



## Sugarbacon Restaurant

### Letter of Intent

#### Project Narrative:

We propose some exterior construction the complete interior finish-out construction for a +/- 5,087 square foot restaurant space with an additional exterior covered patio area of approximately +/- 813 square feet adjacent to the main entrance and will provide custom awnings over two existing openings.

The exterior finishes are re-painted existing masonry walls, limited applied cedar wood veneer and a custom protective metal canopy with perimeter cedar wood beams over the patio design and custom metal awnings over the main entrance and south facing openings. There will be booth seating under cover at the patio with a cedar wood veneer low wall. A new storefront system with transparent insulated glass will be incorporated within the existing fenestration.

#### Design Exception Requests:

**Section 8.4.1.iii** (*Building Materials*) to allow accent materials (cedar wood veneer) to cover more than 15% of the façade facing a Pedestrian Priority “A” street (Virginia Street).

We propose to provide approximately 18.7% of the Cedar Wood Veneer as an accent material for this project. The calculation does not consider the existing areas of fenestration (doors and window openings).

**Section 8.3.1.viii** (*Façade Composition*) to vary from the requirement that all ground floor facades along a Pedestrian Priority “A” street (Virginia Street) have transparent storefront windows that cover no less than 65% of said façade area.

We propose to replace all of the existing windows and door openings only, with transparent storefront entrance and window system and are not altering the façade beyond the addition of the Cedar Wood Veneer.

**Section 7.1.2** (*Building Placement*) to vary from the requirement of the required 95% building frontage along a Pedestrian Priority “A” street.

The existing building does not currently meet this requirement. The addition of the new canopy is going to provide additional structure and mass within the frontage area and move towards meeting the intent of the ordinance.

Ronald D. Shultz, AIA, NCARB

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