

V2 - SDP-24-03  
Response to V1 Comments  
about Architectural Elevations



June 28, 2024

Town of Rolesville  
ATTN: Planning

**RE: Chase NB\_Wallbrook**  
**Application #: SDP-24-03**  
**BDG Project #: 234053**

To Whom It May Concern:

In response to the Town of Rolesville plan review comments, the following items are enclosed for your review and approval of the above referenced project, [PLAN REVIEW COMM, Rev #1, 07-01-2024](#)

- *Revised Sheets:*
  - [A00.0, A00.1, A00.2, A00.3, A00.5, A00.6](#)
- *Attachments:*
  - [Narrative Rev 1](#)

The following are responses to said plan review comments. Listed below are the review comments in **bold** followed by BDG Architects responses in *italics*:

Architectural Review

**1. Blank wall area is prohibited per LDO Section 6.8.2.C.1**

- a. Blank wall areas are portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change**
- b. The maximum continuous blank wall area for any building shall be maximum fifty (50) square feet without a break by windows, doors. Architectural features greater than one (1) foot in depth or a substantial material change, As proposed, the Ease Elevation appears to conflict with this requirement**

*BDG Response: The proposed building has 3 street facing sides, making the Northeast side the "rear face" of the building which faces the dumpster and houses the restrooms, secure banking areas, data room and back of house service areas.*

*The Northeast façade has been updated to comply with LDO section 6.8.2.D.3.e by shifting the window and reducing blank walls down to 25% or less on the rear of the building.*

**2. Per LDO Section 6.8.2.D.2, Ground floor transparency shall be calculated based on the total facade area located between the finished ground floor level and the beginning of the upper floor. All ground floor transparency shall be a minimum thirty (30) percent. As proposed, the East Elevation does north appear to comply with this requirement**

*BDG Response: The proposed building has 3 street facing sides, making the Northeast side the "rear face" of the building which faces the dumpster and houses the restrooms, secure banking areas, data room and back of house service areas.*

*Per LDO section 6.8.2.D.2 Transparency not required for service areas.*

*If you have any questions or need any additional information, please contact me at 813-323-9233. Thank you for your time.*

*Sincerely,  
BDG Architects*



*Trish Nearhoof  
Vice President – Program Studio*



## **Narrative Entitlements Revision 1**

DATE: July 1, 2024  
BDG Project No: 234053  
PROJECT: Chase Bank – Wallbrook Entitlements  
SEC of S Main St and Virginia Water Dr  
Rolesville, NC 27587  
FROM: BDG Architects (AP/TN)

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### **MODIFICATION TO DRAWINGS**

Revision 1, Plan Review Comm., 07/01/2024.

#### **Architectural**

##### **A00.0**

1. The Sheet Index has been updated to include the sheets issued under this revision.
2. Updated the prototype version.
3. Updated the SF for the building.
4. Added application reference number to cover sheet.

##### **A00.1**

1. Added merch to floorplan.
2. Removed windows in floor plan.
3. Shifted lounge window to comply with LDO 6.8.2.D.3.e.

##### **A00.2**

1. Updated northeast elevation to reduce size of blank wall by shifting lounge window to comply with LDO 6.8.2.D.3.e.
2. Added notes for brick coursing.
3. Added first story height to elevations.
4. Added notes for LDO 6.8.2 compliance.

##### **A00.3**

1. Updated southeast and southwest elevations to match floor plan.
2. Added first story height to elevations.

##### **A00.5**

1. Updated transparency table to reflect Rolesville LDO requirement 6.8.2.D.2. "Transparency applies to all sides of a building facing a public and/or private street. Transparency shall not be required for service areas, loading/unloading areas, or those areas not visible from the public and/or private street. Ground floor transparency shall be calculated between the finished ground floor level and beginning of the upper floor. All ground floor transparency shall be a minimum thirty (30) percent, unless stated otherwise in this LDO."

2. Updated northeast elevation to reduce size of blank wall by shifting lounge window to comply with LDO 6.8.2.D.3.e.
3. Added dimensions to northeast elevation to show compliance with LDO Section 6.8.2.D.3.e. "Except as otherwise regulated, the maximum permitted blank wall length for the rear of buildings shall be one-hundred (100) feet, or twenty-five (25) percent of the building length, whichever is less.
4. Added first story height to elevations.

**A00.6**

1. Updated southeast and southwest elevations to match floor plan.
2. Added first story height to elevations.

**END OF NARRATIVE**