Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the Permit and Development Portal. (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☑

Building and Development Type (Check all that apply)		**Site Transaction History**
☐ Detached ☐ Attached ☐ Townhouse ☐ Apartment ☐ Tiny house ☐ Open lot	☐ General ☑ Mixed use ☐ Civic ☐ Cottage Court ☐ Frequent Transit Development Option	Subdivision case #: SUB-0026-2022 Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: Z-60-20 Design Alternate #: _____

GENERAL INFORMATION

Development name: The Weld

Inside City limits? Yes ☑ No ☐

Property address(es):
1127, 1123 Lake Wheeler Rd., 1030, 1018, 1022 S. Saunders St. Raleigh, NC 27603

Site P.I.N.(s): 1703349337, 1703440428, 1703348676, 1703440642, 1703441629

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Construction of a mixed-use building with multi-family living, retail, and structured parking

Current Property Owner(s): Dix P2 Owner LLC

Company: Mack Real Estate Group | Title: Developer

Address: 60 Columbus Circle, New York, New York 10019

Phone #: 212.484.0050 | Email: JMarcus@mackregroup.com

Applicant Name (If different from owner. See "who can apply" in instructions):

Relationship to owner: ☐ Lessee or contract purchaser ☑ Owner's authorized agent ☐ Easement holder

Company: Mack Real Estate Group | Address: 621 Hillsborough St. Suite 500, Raleigh, NC 27603

Phone #: 919.823.4300	Email: boyette@mcadamsco.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Jeff Marcus	
Company: Mack Real Estate Group	Title: Senior Vice President
Address: 434 Fayetteville Street, Raleigh, NC 27601	
Phone #:	Email: JMarcus@mackregroup.com
Applicant Name: David Boyette	
Company: McAdams	Address: 621 Hillsborough St. Suite 500, Raleigh, NC 27603
Phone #:	Email: boyette@mcadamsco.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	**BUILDING DATA**
Zoning district(s) (please provide the acreage of each): CX-20-UL-CU	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 3.67 AC.	Existing gross floor area to be demolished: 27,678 SF
# of parking spaces proposed: 702	New gross floor area: 901,053 SF
Max # parking permitted (7.1.2.C): 873	Total sf gross (to remain and new): 901,053 SF
Overlay District (if applicable): TOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 20
Proposed use (UDO 6.1.4): Multi-unit living, parking retail	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 55,673 Proposed total (sf) 140,747	Impervious Area for Compliance (includes ROW): Existing (sf) 65,707 Proposed total (sf) 153,508

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 525	Total # of hotel bedrooms: NA
# of bedroom units: 1br 355 2br 148 3br 22 4br or more ____	
# of lots: 2	Is your project a cottage court? ○ Yes ◉ No
	A frequent transit development? ○ Yes ◉ No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement. By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f). The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance. The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.	
Signature:	Date: 12.14.2023
Printed Name: David Boyette	

THE WELD PHASE 2

1127 LAKE WHEELER ROAD
RALEIGH, NORTH CAROLINA, 27603

ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER: MRE-23001
DATE: DECEMBER 15, 2023

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

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Page 1 of 3 REVISION 1.23.23
raleighnc.gov

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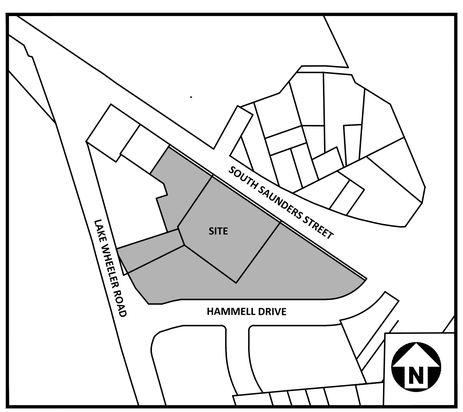
Signature: | Date: 12.14.2023
Printed Name: David Boyette



VICINITY MAP
1" = 200'

Ordinance (2020) 296 ZC 289
Adopted: 10/19/2021 **Effective: 10/24/2021**
Corrected: 11/12/2021

Z-60-20 - 1217, 1215, 1213, 1209, 1205, 1201, and 1123 Lake Wheeler Road; 1008 and 1009 Hammell Drive; 1048, 1040, 1036, 1030, 1018, and 1022 South Saunders Street, being Wake County PINs 1703347242, 1703345483, 1703346585, 1703441629, 1703348676, 1703343287, 1703349179, 1703440428, 1703440642, 1703348546, 1703349192, 1703349257, 1703346551, 1703344394, 1703349335, 1703346427. Approximately 7.52 acres rezoned to Commercial Mixed Use - 20 stories - Urban Limited - Conditional Use (CX-20-UL-CU).

Conditions dated: September 9, 2021

1. For all areas within 100 feet of Lake Wheeler Road southern right of way line and located southwest of its intersection with Hammell Drive, only residential, overnight lodging, and parking uses shall be permitted principal uses on any story above the ground floor.
2. The following uses shall not be permitted principal uses on the property: adult uses; detention center, jail, or prison; and self-service storage.
3. Not more than 1,200 dwelling units, nor more than 600,000 square feet of gross office use, nor more than 60,000 square feet of gross retail use shall be permitted within the area conditionally rezoned.
4. No certificate of occupancy shall be issued for any structure that would result in more than 500,000 square feet of cumulative new construction on the subject site after the effective date of these conditions, except where any approved site plan for development of any portion of the property has provided for a location on the property or adjacent right-of-way to accommodate a City bikeshare station with no fewer than 8 docks, which shall be installed by the property owner, subject to approval of an encroachment agreement for such work by the City of Raleigh.
5. One public art installation shall be located at least partly within 500 feet of the intersection of Lake Wheeler Road and Hammell Drive and visible from the public right of way or other publicly accessible outdoor area. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area, and, if a three-dimensional installation, no less than 10 feet in height, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the subject site, the owner shall designate which such installation is that required by this condition.
6. Public facades of structured parking: Parking structure facades shall comply with the following: Screening elements shall have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in a parking structure where such elements are employed to complement the architectural character of any building on the site. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four (4) square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
7. Lighting within parking structures: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:

Ordinance (2020) 296 ZC 289 **Page 2**
Adopted: 10/19/2021 **Effective: 10/24/2021**
Corrected: 11/12/2021

a. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from public rights of way or adjacent parcels outside the property governed by these conditions. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility.
b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.

1. THERE ARE NO PROHIBITED USES ABOVE GROUND STORY WITHIN 100' OF THE SOUTHWEST INTERSECTION OF HAMMELL DRIVE AND LAKE WHEELER ROAD.
2. NONE OF THE PROHIBITED USES ARE PROPOSED WITH THIS PROJECT.
3. THERE ARE LESS THAN 1,200 DWELLING UNITS, 0 SF OF OFFICE SPACE, AND LESS THAN 60,000 GSF OF RETAIL SPACE WITHIN THE CONDITIONALLY REZONED AREA.
4. CITY BIKESHARE STATION PROPOSED WITH PHASE 1 OF THIS PROJECT (SPR-0268-2022).
5. POTENTIAL AREAS FOR PUBLIC ART INSTALLATION IS PROPOSED WITH PHASE 1 OF THIS PROJECT (SPR-0268-2022).
6. SEE ARCHITECTURAL ELEVATIONS FOR DEMONSTRATION OF COMPLIANCE WITH STRUCTURED PARKING REQUIREMENTS.
7. SEE ARCHITECTURAL ELEVATIONS/PLANS FOR DEMONSTRATION OF COMPLIANCE WITH LIGHTING REQUIREMENTS FOR STRUCTURED PARKING.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at **(919) 996-2409**, and the **Public Utilities Department** at **(919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation** of **City of Raleigh Standards** will result in a **Fine and Possible Evolution** from future work in the **City of Raleigh.**

811 Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SITE DATA:

SITE ADDRESS:	1127, 1123 LAKE WHEELER ROAD RALEIGH, NC 27603 1030, 1018, 1022 SOUTH SAUNDERS STREET RALEIGH, NC 27603
PIN (& DEEDED ACREAGE):	1703349337 (1.82 AC.), 1703440428 (1.09 AC.), 1703348676 (.27 AC.), 1703440642 (.30 AC.), 1703441629 (.19 AC.)
TOTAL AREA:	GROSS SITE AREA : 3.67 AC. RIGHT OF WAY DEDICATION: 0.11 AC. NET SITE AREA: 3.56 AC. NET SITE AREA LOT 1: 2.61 AC. NET SITE AREA LOT 2: 0.95 AC.
ZONING:	CX-20-UL-CU: COMMERCIAL MIXED USE (Z-060-20), & TRANSIT OVERLAY DISTRICT
EXISTING USE:	BUSINESS
PROPOSED USE:	MULTI-FAMILY LIVING: 602,832 SF RETAIL: 20,885 SF STRUCTURED PARKING: 261,831 SF
RIVER BASIN:	NEUSE
WATERSHED:	WALNUT CREEK
AREA IN FLOODWAY/FLOODPLAIN:	0 AC.
FLOODPLAIN/FIRM PANEL:	3720170300K
PREVIOUS APPROVALS	REZONING: Z-60-20 RECOMBINATION PLAT: RCMP-0032-2022
TOTAL EXISTING LOTS	5
TOTAL PROPOSED LOTS	2
IMPERVIOUS SURFACE:	EXISTING IMPERVIOUS SURFACE TO REMAIN: 0 SF / 0 AC PROPOSED IMPERVIOUS SURFACE TO BE ADDED: 153,508 SF / 3.52 AC NET IMPERVIOUS SURFACE CHANGE: 87,801 SF / 2.02 AC
VEHICULAR PARKING SUMMARY:	TOTAL SPACES ALLOWED(UDO 7.1.3.B): (355 (# OF STUDIOS AND 1 BEDS) X 1.5) +(170 (# OF 2 AND 3 BEDROOMS) X 2) = 873 SPACES ALLOWED REGULAR STALLS PROVIDED: 476 SPACES COMPACT STALLS PROVIDED: 209 SPACES ACCESSIBLE STALLS PROVIDED: 17 (3 OF WHICH ARE VAN ACCESSIBLE) TOTAL SPACES PROPOSED: 702 SPACES ADA SPACES REQUIRED: 14(3 OF WHICH MUST BE VAN ACCESSIBLE)
BICYCLE PARKING SUMMARY:	REQUIRED BIKE PARKING SHORT-TERM: 525 UNITS @ 1 SP/20 UNITS = 26 SPACES 18,106 SF RETAIL @ 1 SP/5,000 SF (MIN. 4) = 4 SPACES TOTAL SHORT-TERM = 30 SPACES LONG-TERM: 706 BEDS @ 1 SP/7 BEDS = 101 SPACES NO LONG TERM REQUIRED FOR RETAIL SALES TOTAL LONG-TERM = 101 SPACES TOTAL MAX. BIKE PARKING REQUIRED = 50 SPACES (UDO SEC. 7.1.7.J) PROVIDED BIKE PARKING SHORT-TERM = 26 SPACES (SEE SHEET C2.00) LONG-TERM = 25 SPACES (SEE SHEET ASR-101 AND ASR-103)
OUTDOOR AMENITY AREA	10% OF SITE (UDO SEC. 3.2.6.A4) = 113,632 SF X 10% = 11,363 SF 11,363 + (13*50) = 12,013 SF (13 IS THE MAXIMUM NUMBER OF STORIES OVER 7) 12,363 SF IS THE REQUIRED AMENITY AREA URBAN PLAZA REQUIREMENTS (UDO SEC. 1.5.3.C): (1) LF OF SEATING / 50 SF = 12,013 SF / 50 = (240) LF (1) 2"-CAL TREE / 1,000 SF = 12,013 SF / 1,000 = (12) 2" TREES SEE LANDSCAPE PLAN FOR PROVIDED OUTDOOR AMENITY AREA
BUILD-TO REQUIREMENTS * -UL FRONTAGE	PRIMARY STREET BUILD-TO (MIN/MAX) 0'/20' BLDG. WIDTH IN PRIMARY BUILD-TO (MIN) 50% SIDE STREET BUILD-TO (MIN/MAX) 0'/20' BLDG. WIDTH IN SIDE BUILD-TO (MIN) 25%
PROPOSED BUILD-TO *LAKE WHEELER AND SOUTH SAUNDERS ARE PRIMARY STREETS	REQUIRED FOR LAKE WHEELER 89.15 LF OF 178.3 LF OF FRONTAGE (50%, 0'-20') PROVIDED FOR LAKE WHEELER 91.6 LF (51.4%) REQUIRED FOR HAMMELL 45.9 LF OF 183.5 LF OF FRONTAGE (25%, 0'-20') PROVIDED FOR HAMMELL 0 LF REQUIRED FOR SOUTH SAUNDERS 204.2 LF OF 408.4 LF OF FRONTAGE (50%, 0'-20') PROVIDED FOR SOUTH SAUNDERS 302.5 LF (74.1%)
BUILDING/STRUCTURE SETBACKS:	FROM PRIMARY STREET (MIN): 0' PER UDO SEC. 3.4.7 FROM SIDE STREET (MIN): 0' PER UDO SEC. 3.4.7 FROM SIDE LOT LINE (MIN): 0' OR 6' FROM REAR LOT LINE (MIN): 0' OR 6' FROM ALLEY (MIN): 5'
PARKING SETBACKS:	FROM PRIMARY STREET (MIN): 10' FROM SIDE STREET (MIN): 10' FROM SIDE LOT LINE (MIN): 0' OR 3' FROM REAR LOT LINE (MIN): 0' OR 3' FROM ALLEY (MIN): 5'

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C2.01	RECOMBINATION PLAT
C3.00	GRADING AND STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C4.01	FIRE ACCESS PLAN
C8.00	SITE DETAILS
C8.01	WATER DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	SANITARY SEWER DETAILS
C9.00	STORMWATER CONTROL MEASURE "A" DETAILS
C9.01	STORMWATER CONTROL MEASURE "B" DETAILS
L6.00	LIGHTING PERFORMANCE PLAN

LANDSCAPE ARCHITECTURE SHEETS

LA-01	SITE LANDSCAPE PLAN

ARCHITECTURAL SHEETS

ASR-100	ARCH SITE PLAN
ASR-101	1ST FLOOR PLAN
ASR-102	2ND FLOOR PLAN
ASR-103	3RD FLOOR PLAN
ASR-104	4TH FLOOR PLAN
ASR-105	5TH FLOOR PLAN
ASR-106	6TH FLOOR PLAN
ASR-107	7TH FLOOR PLAN
ASR-108	8TH FLOOR PLAN
ASR-109	9TH FLOOR PLAN
ASR-110	10TH FLOOR PLAN
ASR-111	11TH-19TH FLOOR PLAN
ASR-112	20TH FLOOR PLAN
ASR-113	ROOF PLAN
ASR-201	BUILDING ELEVATIONS
ASR-202	BUILDING ELEVATIONS
ASR-203	BUILDING ELEVATIONS
ASR-204	BUILDING ELEVATIONS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT
DAVID BOYETTE
boyette@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT
MACK REAL ESTATE GROUP
434 FAYETTEVILLE STREET
RALEIGH, NC 27601
PHONE: 212.484.0050

SLI CAPITAL
2020 PROGRESS COURT, SUITE 130B
RALEIGH, NC 27608
PHONE: 919.630.3550

PROJECT DIRECTORY
DEVELOPER
MACK REAL ESTATE GROUP
434 FAYETTEVILLE STREET, SUITE 2040
RALEIGH, NC 27601
PHONE: 212.484.0050

DEVELOPER
SLI CAPITAL
2020 PROGRESS COURT, SUITE 130B
RALEIGH, NC 27608
PHONE: 919.630.3550

ARCHITECT
PERKINS EASTMAN
555 FAYETTEVILLE STREET
RALEIGH, NC, 27601
PHONE: 919. 351. 6100

LANDSCAPE ARCHITECT
DESIGN WORKSHOP, INC
621 HILLSBOROUGH STREET, SUITE 202
RALEIGH, NC, 27603
PHONE: 919. 351. 6100

[redacted]

REVISIONS

NO. DATE

ADMINISTRATIVE SITE REVIEW FOR:
THE WELD PHASE 2
RALEIGH, NORTH CAROLINA, 27603
PROJECT NUMBER: MRE-23001

M:\Projects\MRE\MRE23001\04-Production\Engineering\Construction Drawings\Current Drawings\MRE23001-ASR-C53.dwg, 12/15/2023 1:55:44 PM, Joann Jackson

SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THOROUGHFARES.
3. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
4. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MET AND ORDINANCED BY CITY COUNCIL APPROVAL.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
10. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
12. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2409, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
13. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
15. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
16. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
17. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10'x20'x6" (3000 PSI) CONCRETE PAD.

DEMOLITION NOTES

1. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
2. COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2018 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2018 NC BUILDING CODE).

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

ADDITIONAL UTILITY NOTES

1. ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 5'Wx5'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
24. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. WHERE SANITARY SERVICES ARE SERVING A BUILDING INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE SERVICE LINE. SANITARY SERVICES SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
25. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
26. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
27. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 296-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
28. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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[redacted]

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MRE-23001
FILENAME	MRE23001-ASR-N1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	NTS
DATE	12.15.2023

SHEET

PROJECT NOTES

C0.00

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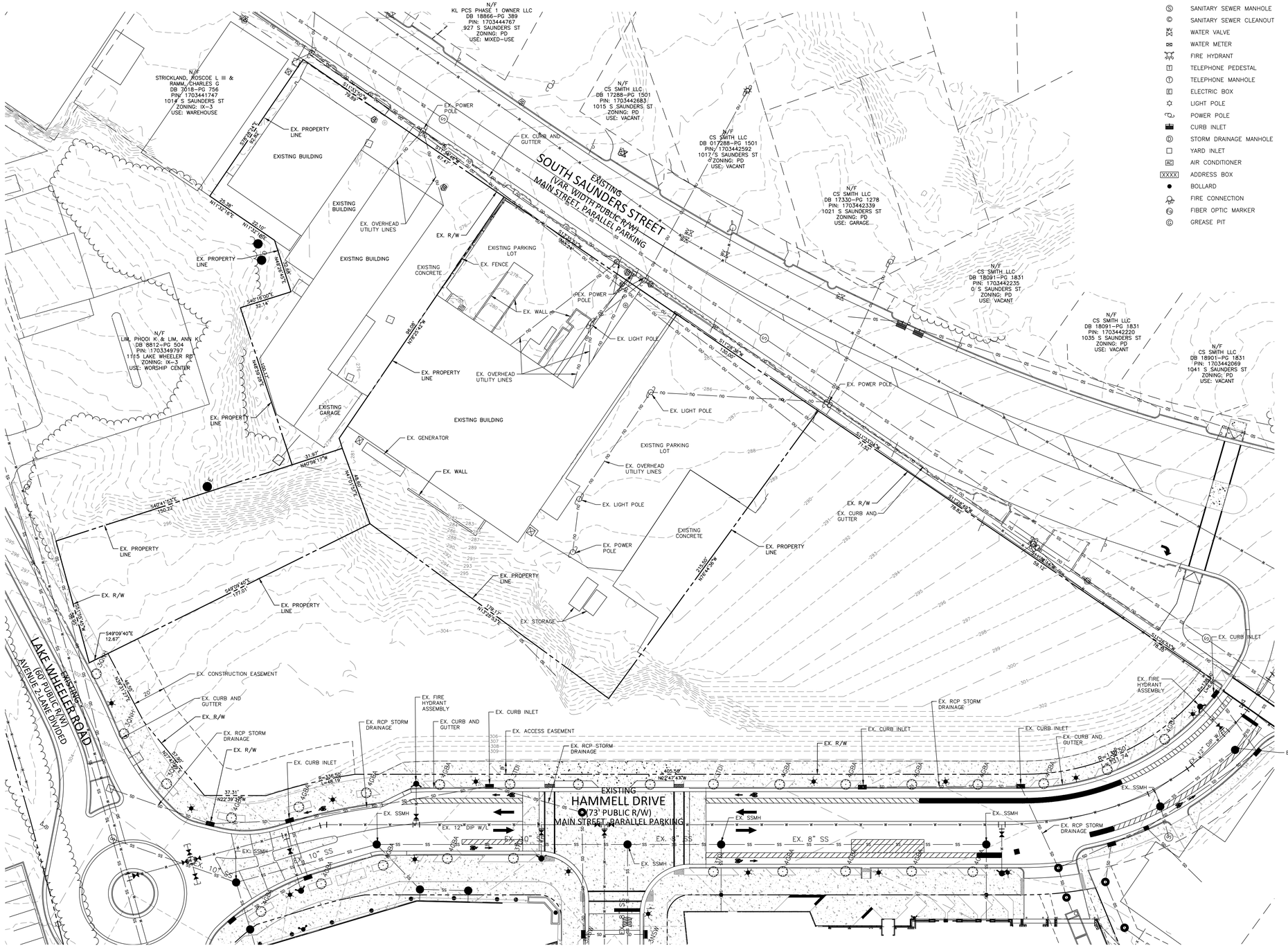

LEGEND

EXISTING IRON PIPE	ACCESSIBLE PARKING
IRON PIPE SET	IRRIGATION CONTROL VALVE
CALCULATED POINT	FLOOD LIGHT
BORE HOLE	MAIL BOX
SANITARY SEWER MANHOLE	MONITORING WELL
SANITARY SEWER CLEANOUT	SIAMESE CONNECTION
WATER VALVE	SIGN
WATER METER	WELL
FIRE HYDRANT	WATER MANHOLE
TELEPHONE PEDESTAL	LIGHT SINGLE
TELEPHONE MANHOLE	LIGHT DOUBLE
ELECTRIC BOX	CABLE BOX
LIGHT POLE	FIBER OPTIC VAULT
POWER POLE	SPRINKLER HEAD
CURB INLET	SD — STORM DRAIN PIPE
STORM DRAINAGE MANHOLE	OU — OVERHEAD UTILITY LINES
YARD INLET	W — WATER LINE
AC — AIR CONDITIONER	SS — SANITARY SEWER LINE
XXXX — ADDRESS BOX	T — TELEPHONE LINE
BOLLARD	G — GAS LINE
FIRE CONNECTION	UE — UNDERGROUND ELECTRIC
FIBER OPTIC MARKER	UT — UNDERGROUND TELEPHONE
GREASE PIT	X — X — FENCE LINE

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MRE-23001
FILENAME	MRE23001-ASR-XC1
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DRAWN BY	JJ
SCALE	1" = 30'
DATE	12.15.2023

SHEET

EXISTING CONDITIONS

C1.00

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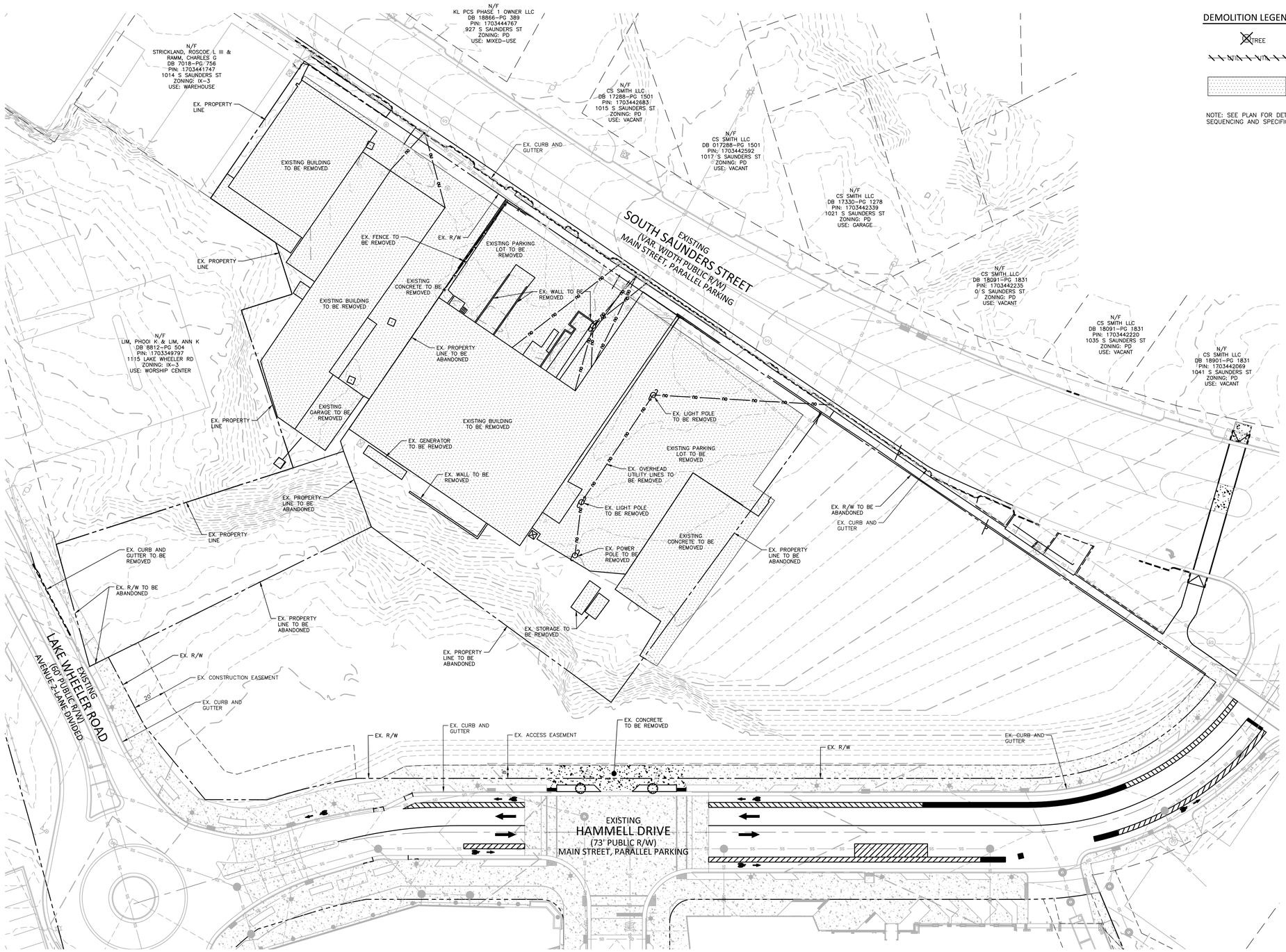

DEMOLITION LEGEND

TREE	TREE OR OTHER VEGETATION TO BE REMOVED
	UNDERGROUND UTILITY TO BE REMOVED
	AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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REVISIONS

NO. DATE

PLAN INFORMATION

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DEMOLITION PLAN

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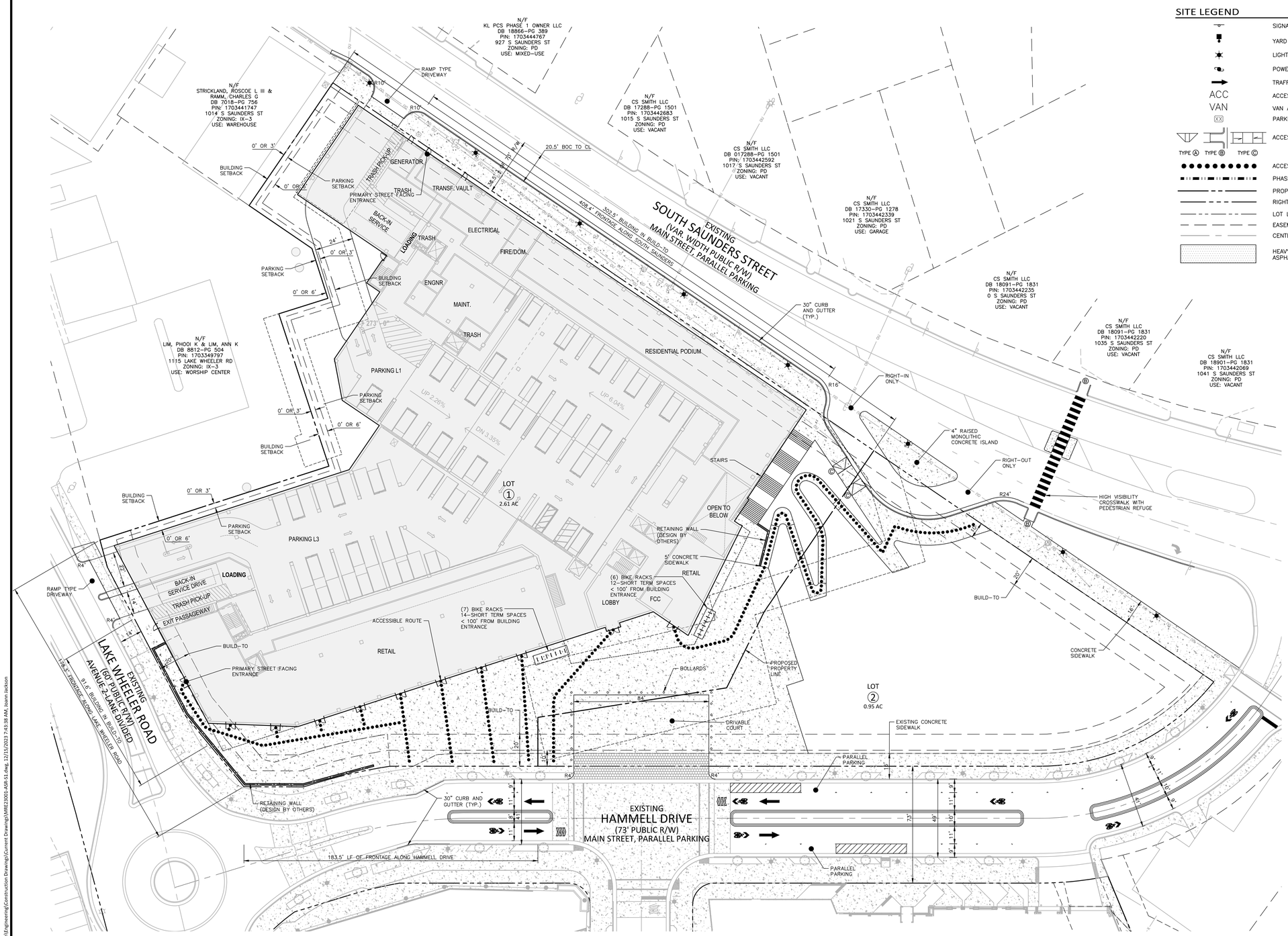

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PLAN INFORMATION

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SHEET

SITE PLAN

C2.00

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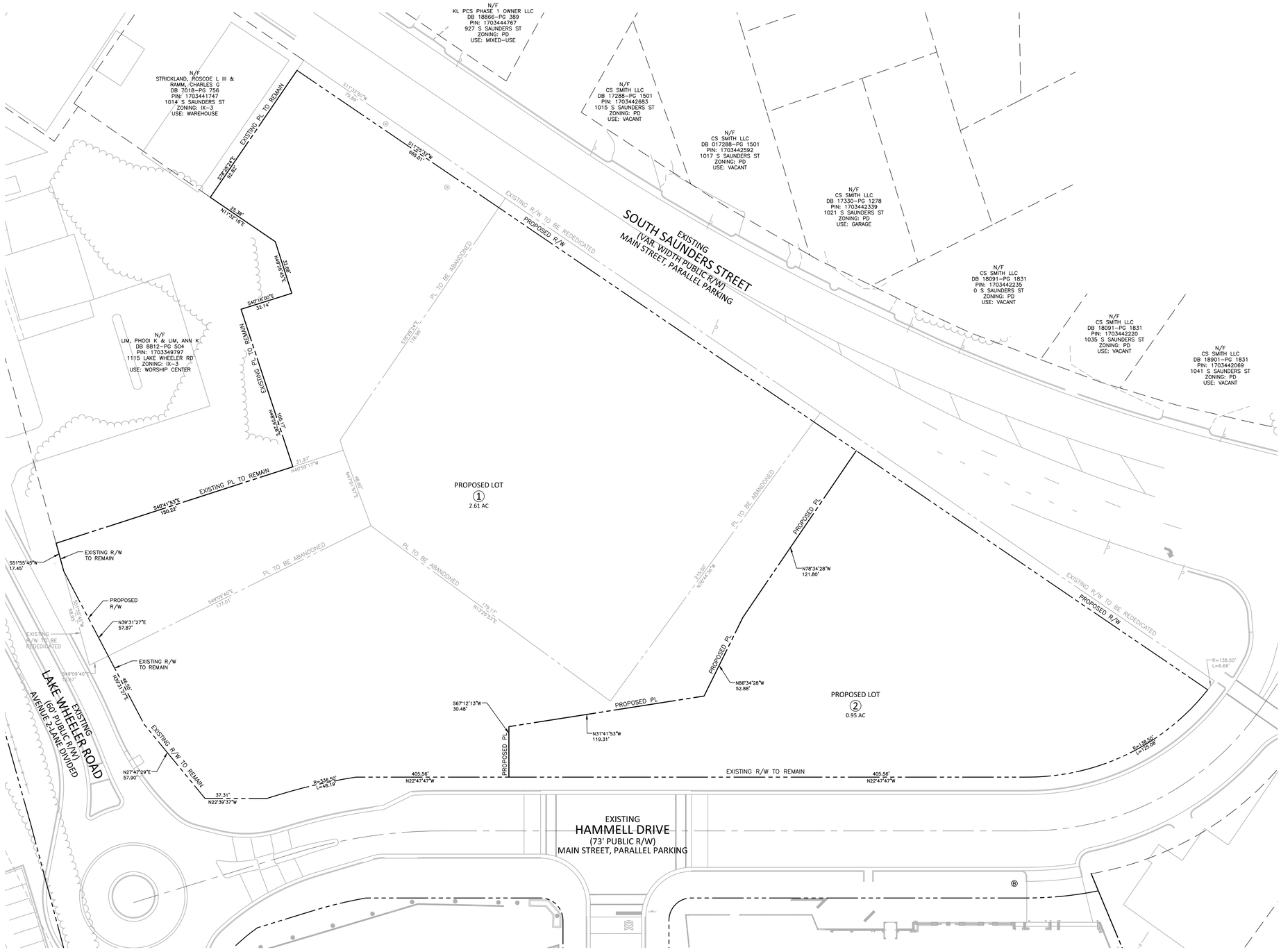

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PHONE: 919.630.3550

SLI CAPITAL

THE WELD
PHASE 2
1127 LAKE WHEELER ROAD
RALEIGH, NC, 27603

[redacted]

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MRE-23001
FILENAME	MRE23001-ASR-R1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 30'
DATE	12.15.2023

SHEET

RECOMBINATION PLAT
C2.01

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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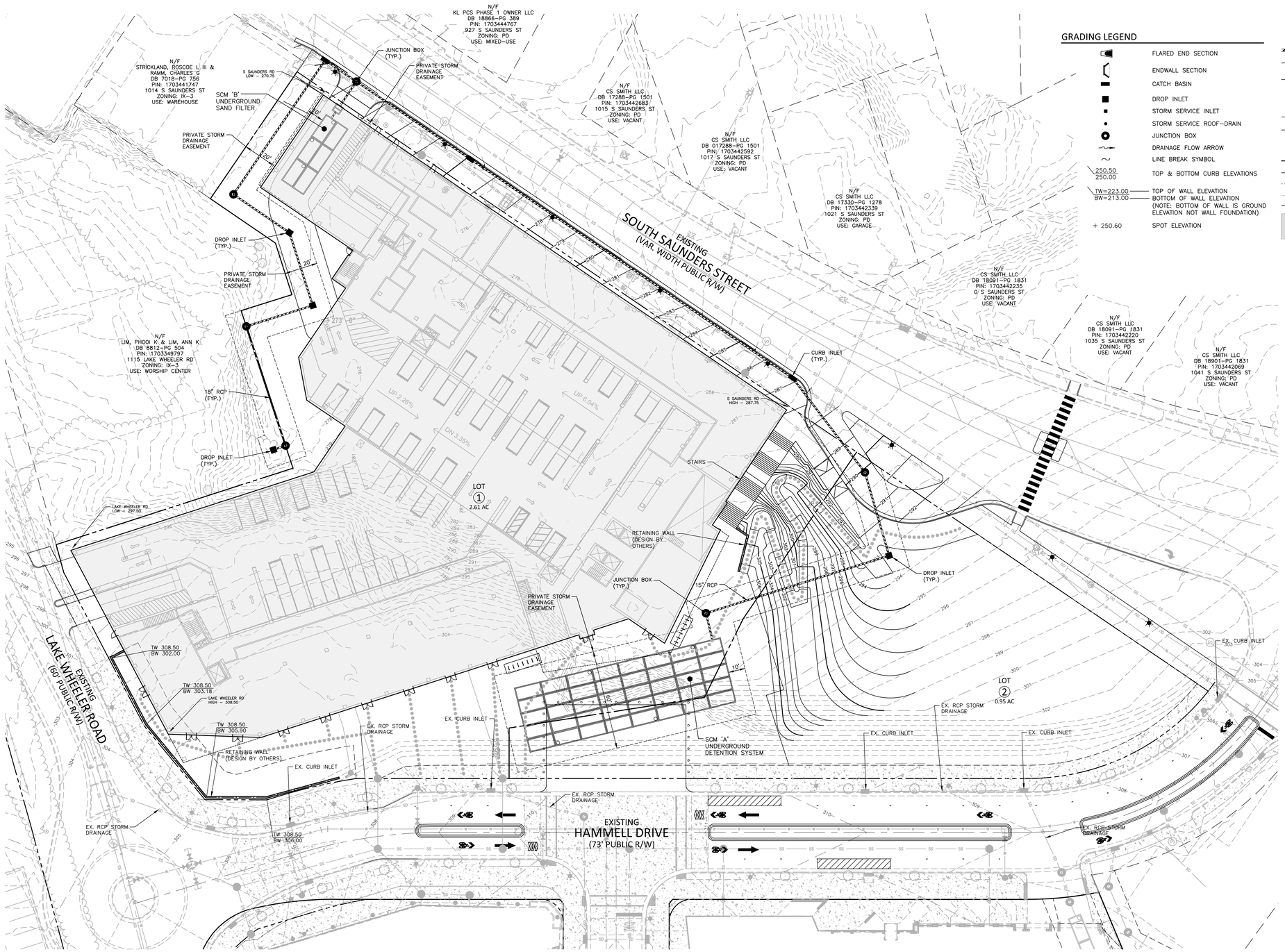

GRADING LEGEND

	FLARED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF–DRAIN
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	LINE BREAK SYMBOL
250.50 / 250.00	TOP & BOTTOM CURB ELEVATIONS
TW=223.00 / BW=213.00	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
+ 250.60	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
RD RD RD	ROOF DRAIN, 8" ADS NON–PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
TP TP TP	TREE PROTECTION FENCE
LD LD	LIMITS OF DISTURBANCE
	WOODED AREA
250	MAJOR CONTOUR
252	MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
252	EXISTING MINOR CONTOUR
	EASEMENT LINE
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

AVERAGE GRADE CALCULATIONS

	HIGH	LOW	AVERAGE
Lake Wheeler Road	308.50	297.50	303.00
S Saunders Street	287.75	270.75	279.25

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GRADING PLAN

C3.00

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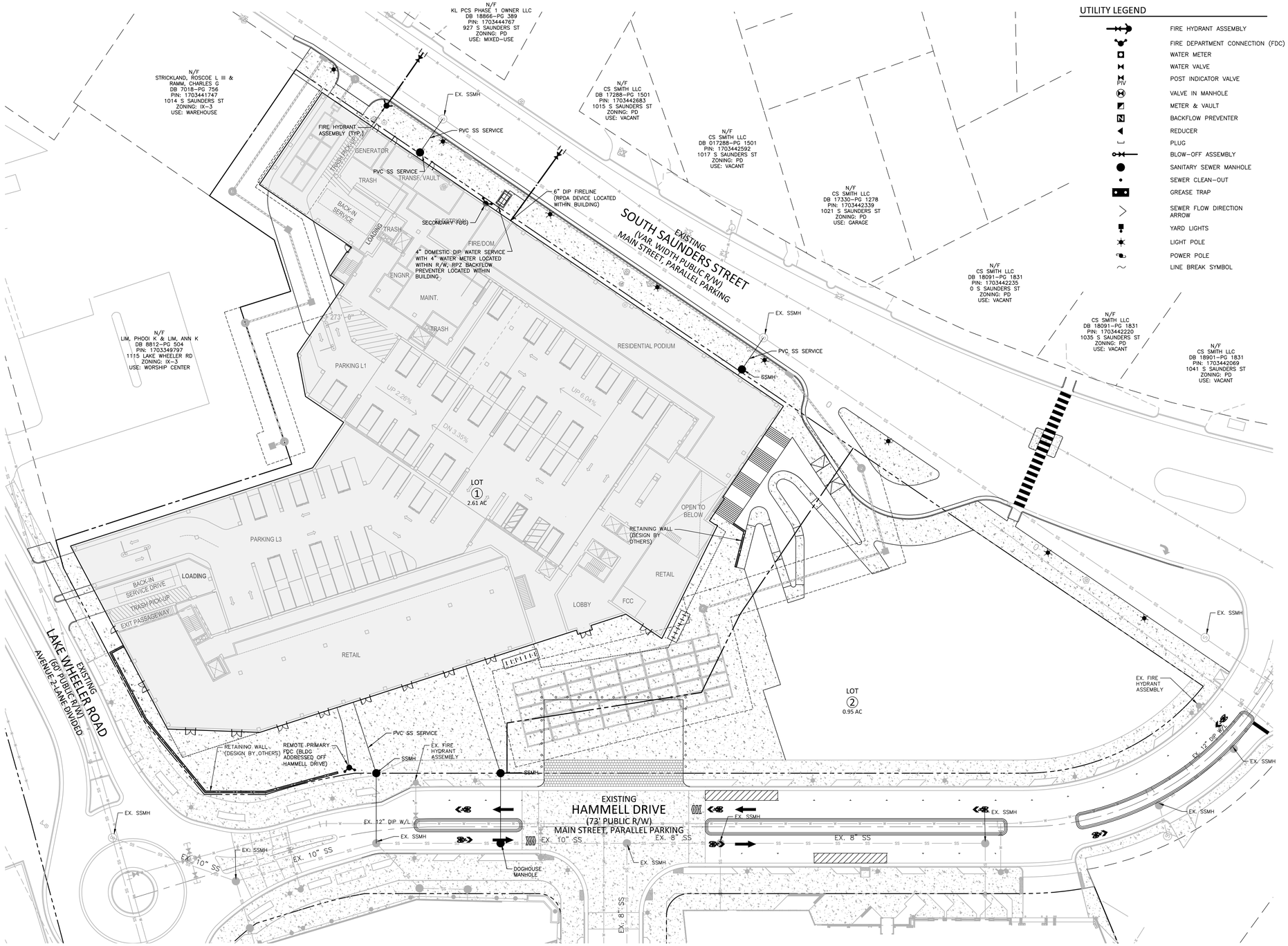

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE (PIV)
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW–OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN–OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — SEWER FORCE MAIN
- G — GAS LINE
- OU — OVERHEAD UTILITY
- UE — UNDERGROUND ELECTRIC
- T — TELEPHONE
- EASEMENT LINE

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UTILITY PLAN

C4.00

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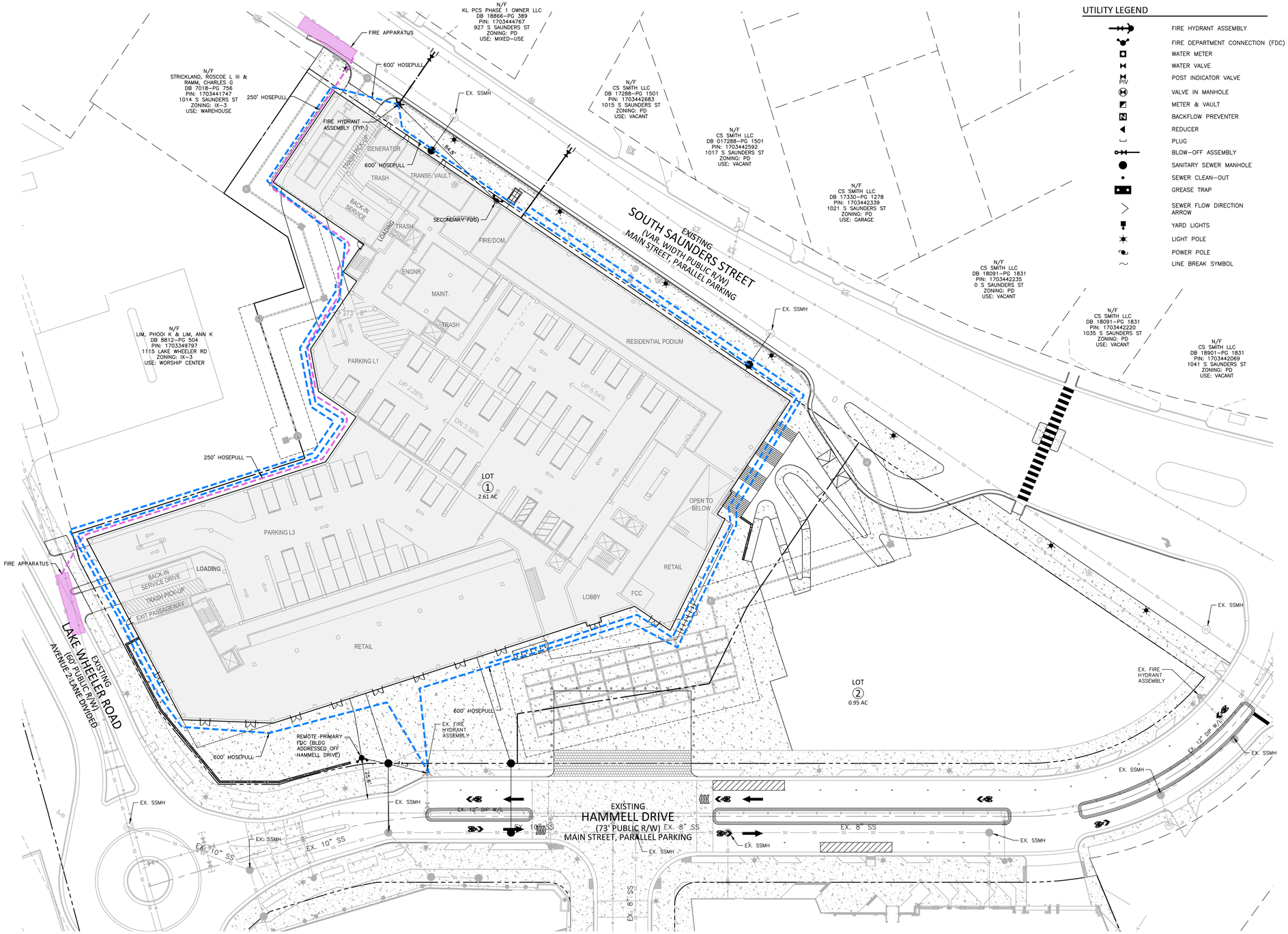

UTILITY LEGEND

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- FIRE DEPARTMENT CONNECTION (FDC)
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- WATER VALVE
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- VALVE IN MANHOLE
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FIRE ACCESS PLAN

C4.01

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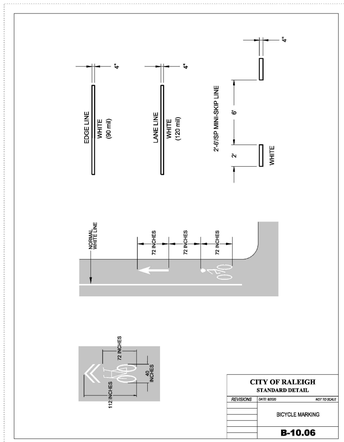
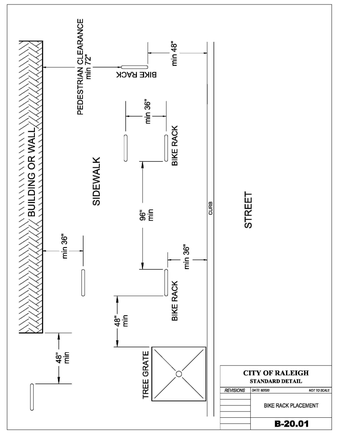
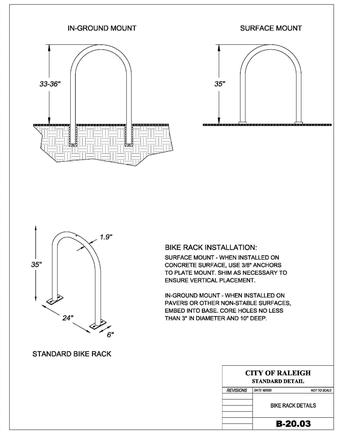
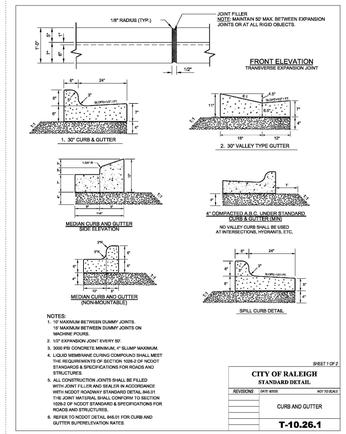
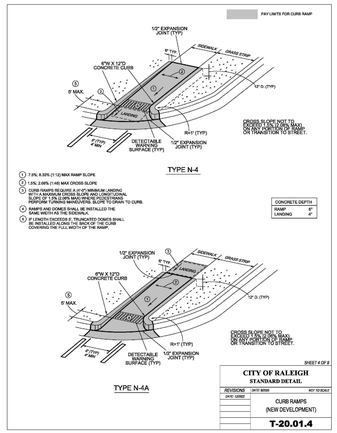






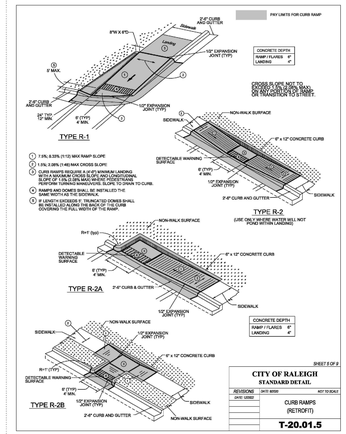


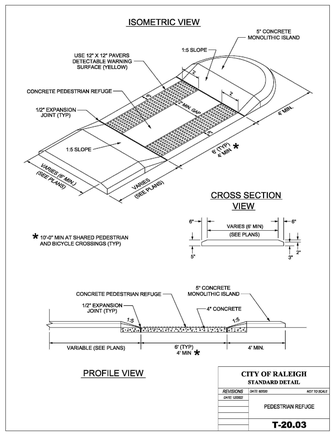


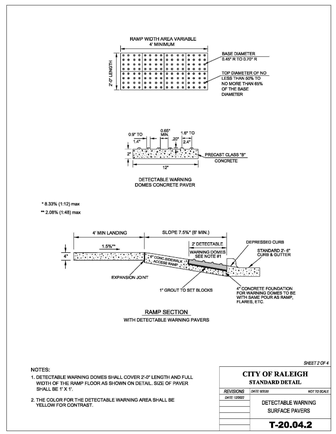
CITY OF RALEIGH CURB RAMPS GENERAL NOTES

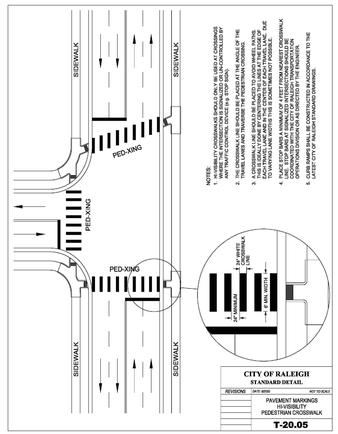
1. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
2. CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
3. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
4. THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
5. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
7. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
8. A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
9. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

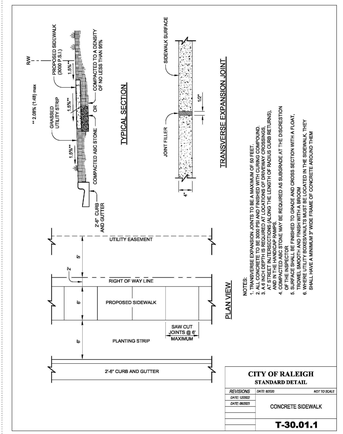
SHEET 6 OF 9
CITY OF RALEIGH
STANDARD DETAIL
CURB RAMP NOTES
T-20.01.8











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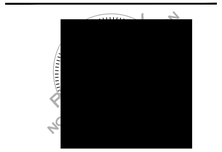

REVISIONS

NO. DATE

PLAN INFORMATION

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DRAWN BY	JJ
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SHEET

SITE DETAILS

C8.00

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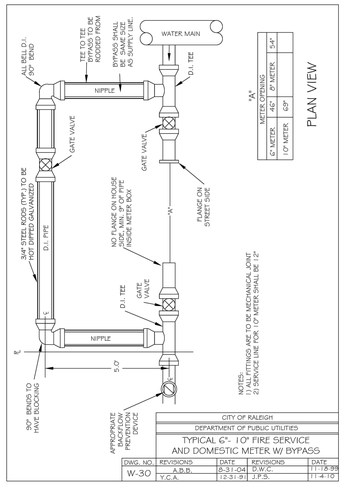

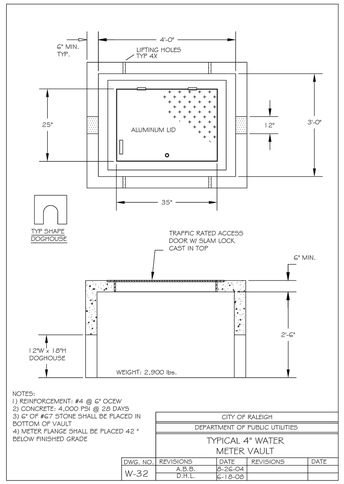

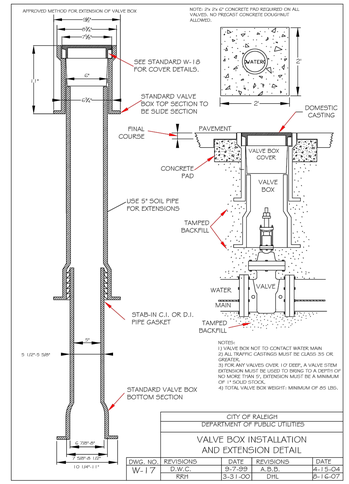

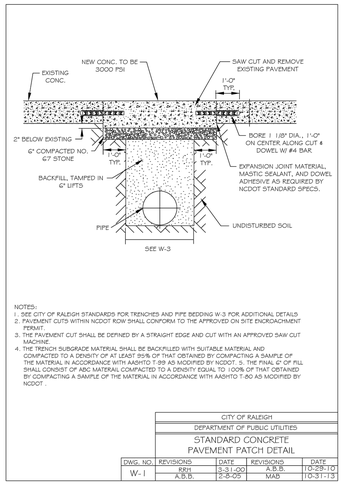

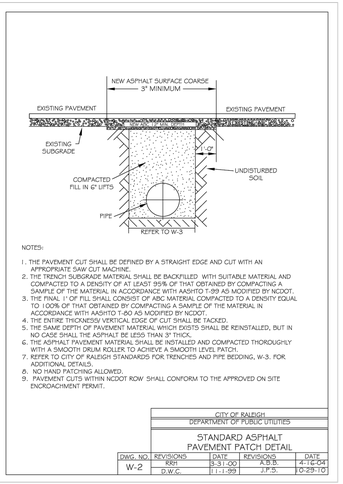

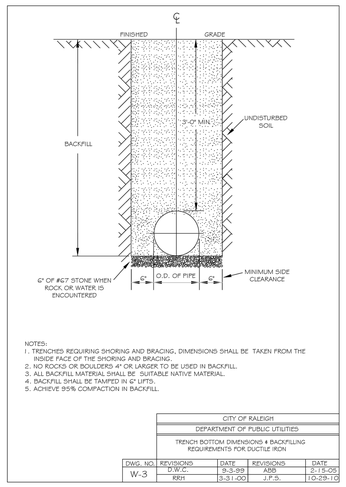

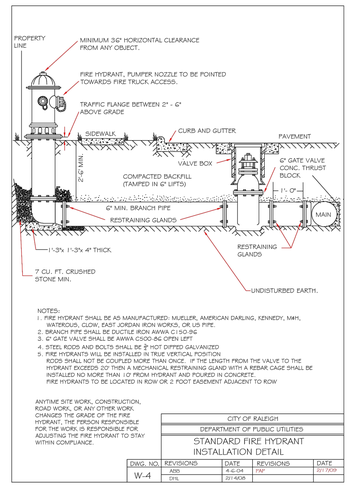

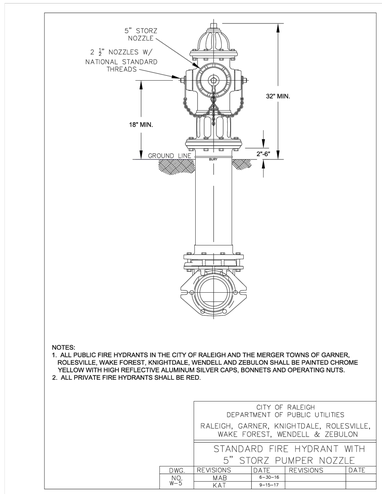

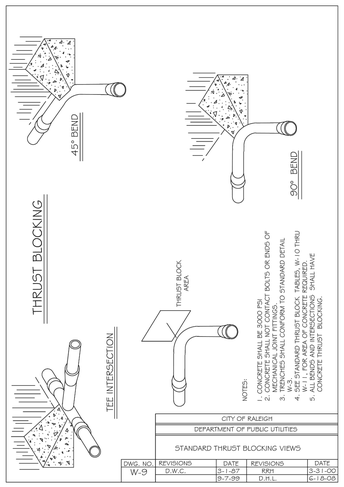

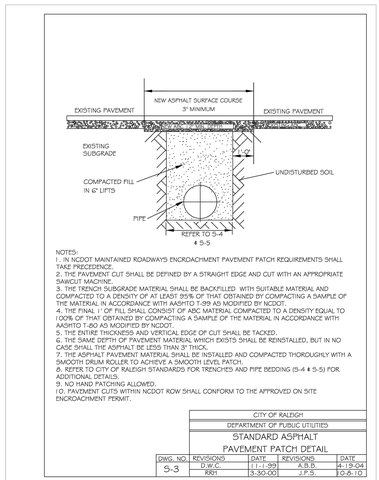

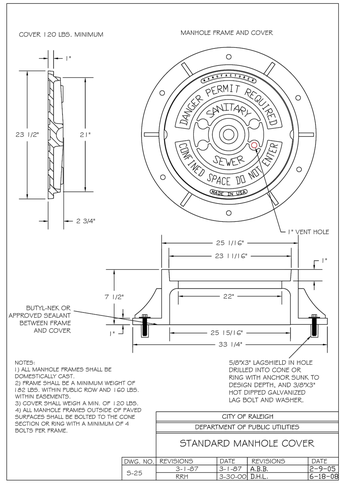

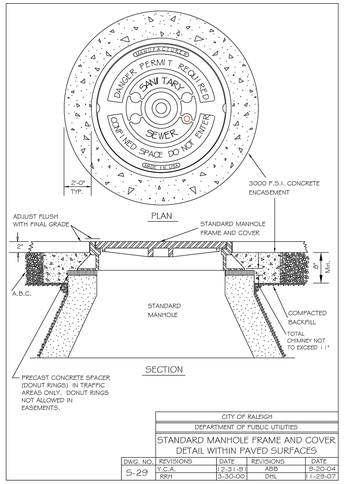

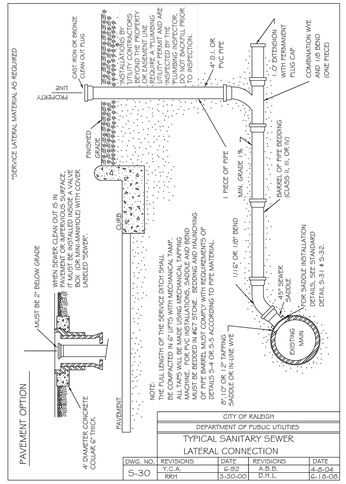

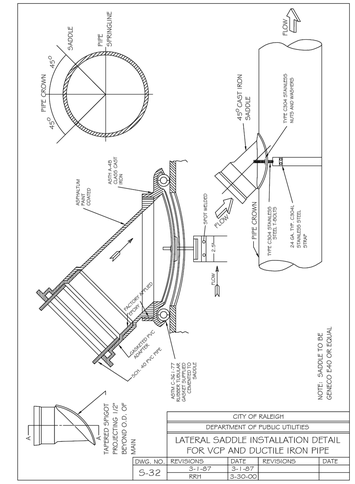

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UTILITY DETAILS

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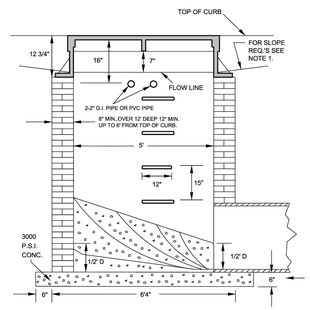
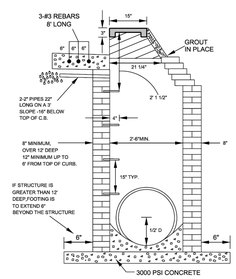
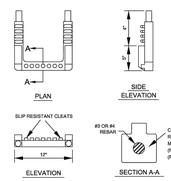


NOTES:

1. THE SLOPE OF THE GUTTER TO THE CATCH BASIN ON THE UPHILL SIDE SHALL BEGIN 10' FROM THE THE CATCH BASIN. THE SLOPE OF THE GUTTER TO THE CATCH BASIN ON THE DOWNHILL SIDE, SHALL BEGIN 10' FROM THE CATCH BASIN.
2. STEPS SHALL BE INSTALLED IN ALL CATCH BASINS OVER 3' IN DEPTH. DEPTH SHALL BE MEASURED FROM THE TOP OF CURB TO THE INVERT OF THE CATCH BASIN.
3. SOLID CONCRETE BRICKS MAY BE USED IN 4X4X8 OR 4X8X16 SIZES.
4. NCDOT APPROVED PRECAST CONCRETE BOXES ACCEPTABLE USING STANDARD 5' CASTINGS.
5. DOMESTIC CASTING REQUIRED WITHIN STREET RIGHT OF WAY.
6. 1" MAXIMUM EXTENSION OF PIPE INTO THE STORM BOX.

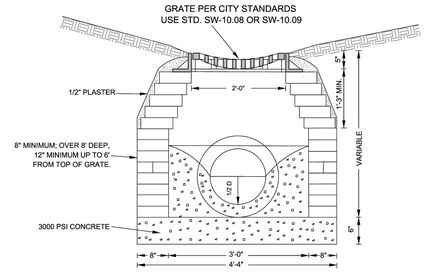
STANDARD C.B. STEP

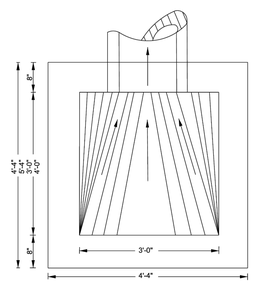




CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	5' OM CATCH BASIN	
	SW-10.01	



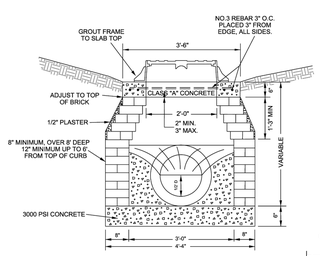


NOTES:

1. FOR 24" RCP & LARGER USE PIPE DIAMETER PLUS 12" FOR MINIMUM INSIDE DIMENSION.
2. 24" X 24" CASTING WITH 12", 15" & 18" PIPE, 24" X 36" CASTING USED WITH 24" PIPE OR LARGER. IF PLACED WITHIN PUBLIC R/W CASTING MUST BE TRAFFIC BEARING TYPE PER NCDOT STANDARDS.
3. USE 4" X 4" X 8" OR 4" X 8" X 16" SOLID CONCRETE BLOCK. CAST IN PLACE OR PRECAST CONCRETE TO MEET N.C.D.O.T. STANDARDS ACCEPTABLE.
4. STEPS SHALL BE INSTALLED IN ALL DROP INLETS OVER 3' IN DEPTH. DEPTH SHALL BE MEASURED FROM THE TOP OF GRATE TO THE INVERT OF THE DROP INLET.

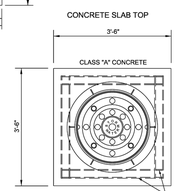
CITY OF RALEIGH
STANDARD DETAIL

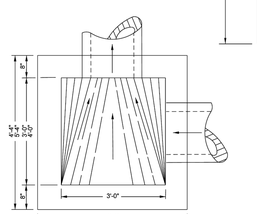
REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD DROP INLET	
	SW-10.03	



NOTES:

1. FOR 24" PIPE & LARGER USE PIPE DIAMETER PLUS 12" FOR MINIMUM INSIDE DIMENSION.
2. USE 4" X 4" X 8" OR 4" X 8" X 16" SOLID CONCRETE BLOCK. CAST IN PLACE OR PRECAST CONCRETE TO MEET NCDOT STANDARDS ACCEPTABLE.
3. FOR STEP REQUIREMENTS, SEE NOTE 4 ON STANDARD DETAIL SW-10.03.



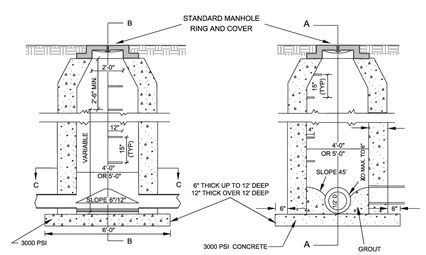


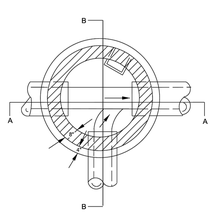
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD JUNCTION BOX	
	SW-10.04	

TYPICAL MH FOR STORM SEWER

PIPE SIZE	MH DIAMETER
12-24"	4'-0"
30-42"	5'-0"
48"	6'-0"
54"	8'-0"





TYPE A
SECTION C-C

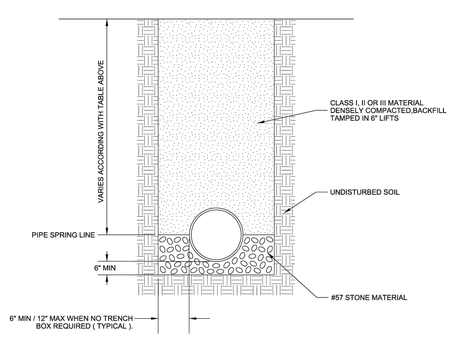
NOTES:

1. DEPTH MEASURED FROM TOP OF CASTING TO INVERT OF MANHOLE.
2. PRECAST MANHOLE COMPONENTS SHALL MEET ASTM-C-478 REQUIREMENTS.
3. SEE STANDARD. SW-10.10 FOR MANHOLE COVER DETAIL.
4. DOMESTIC CASTINGS REQUIRED WITHIN STREET RIGHT-OF-WAY.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD CLASS "A" MANHOLE	
	SW-10.05	

COVER FOR PIPES WITHIN THE R.O.W. MINIMUM PIPE CLEARANCE FROM INVERT TO SUBGRADE	
PIPE SIZE (in)	CLEARANCE DISTANCE (ft)
15	2.4
18	2.7
24	3.3
30	3.6
36	4.4
42	4.9
48	5.4
54	6.0
60	6.5
66	7.0
72	7.6



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	BEDDING FOR STORMWATER RCP PIPES	
	SW-10.14	

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RALEIGH, NC 27608
PHONE: 919.630.3550

SLI CAPITAL

THE WELD
PHASE 2
1127 LAKE WHEELER ROAD
RALEIGH, NC, 27603

[redacted]

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MRE-23001
FILENAME	MRE23001-ASR-D1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	NTS
DATE	12.15.2023

SHEET

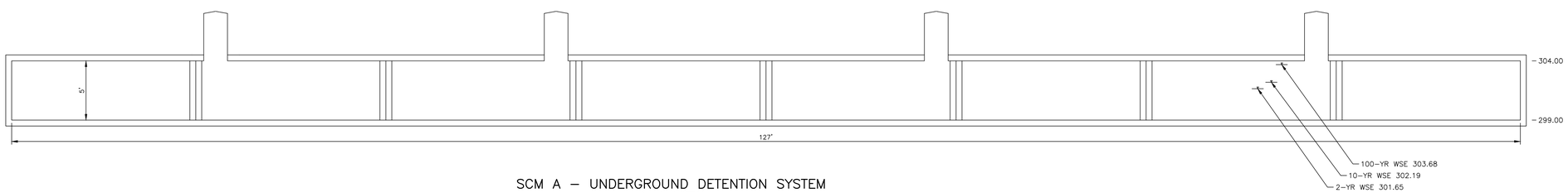
STORMWATER DETAILS

C8.02

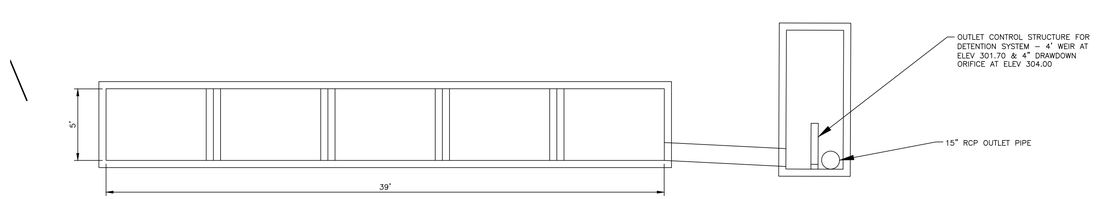
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\MRE\MRE23001\04-Production\Engineering\Construction Drawings\Current Drawings\MRE23001-ASR-D1.dwg, 12/15/2023 7:44:31 AM, Joann Jackson

SCM A – UNDERGROUND DETENTION SYSTEM
PLAN VIEW
SCALE: 1"=10'



SCM A – UNDERGROUND DETENTION SYSTEM
A–A VIEW
SCALE: 1"=5'



SCM A – UNDERGROUND DETENTION SYSTEM
B–B VIEW
SCALE: 1"=5'

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MRE-23001
FILENAME	MRE23001-ASR-G1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 10'/ 1"=5'
DATE	12.15.2023

SHEET

SCM A DETAILS

C9.00

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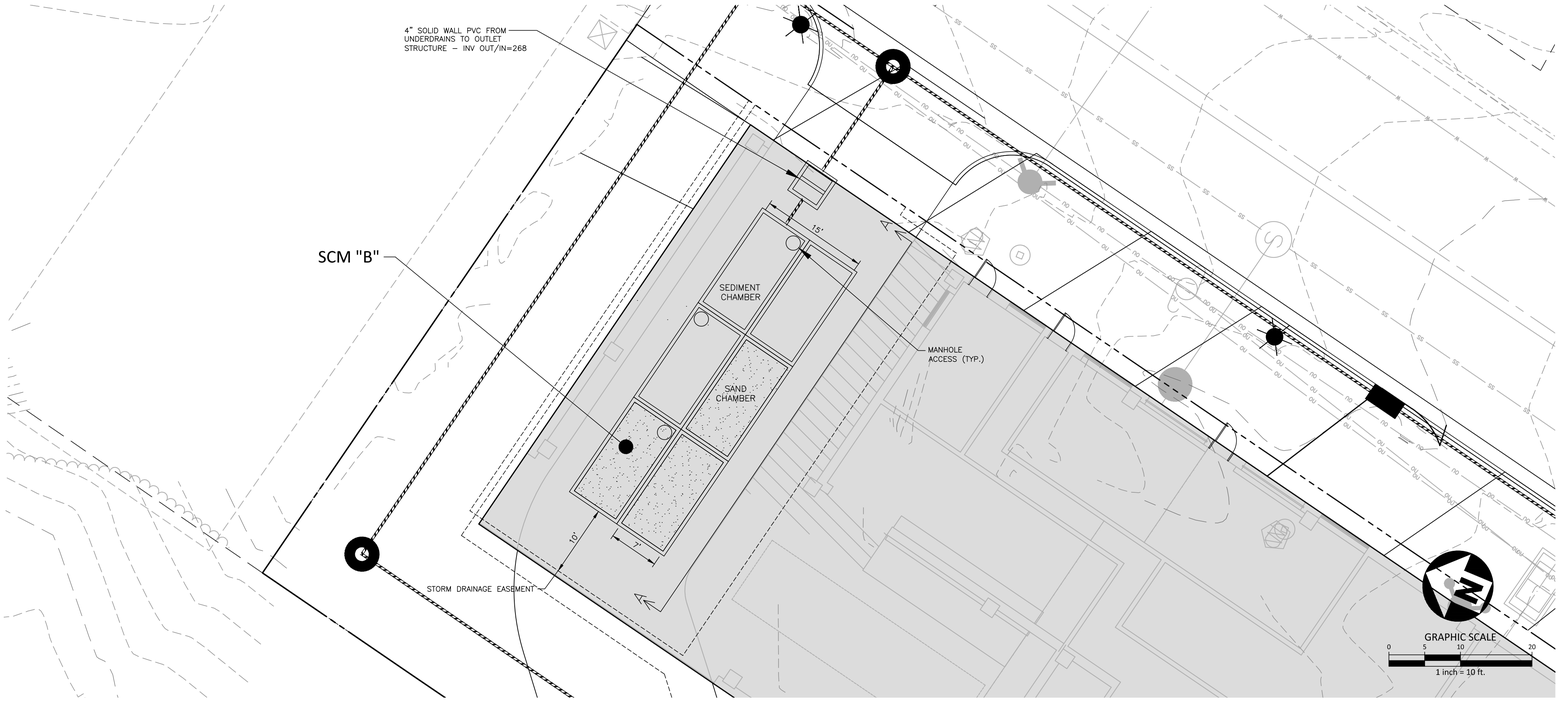
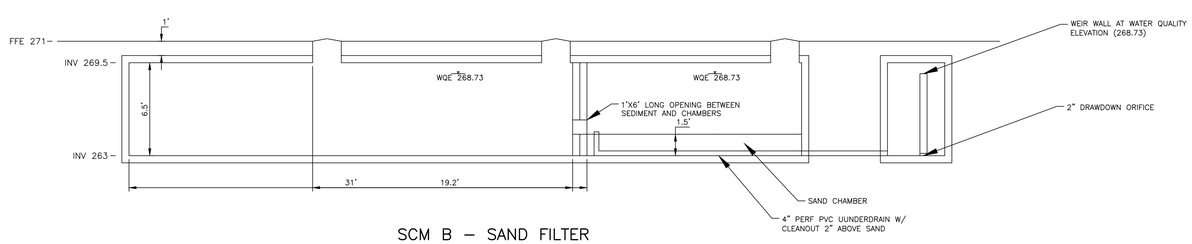


SCM B – SAND FILTER PLAN

SCALE: 1"=10'



SCM B – SAND FILTER A–A VIEW

SCALE: 1"=5'

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MRE-23001
FILENAME	MRE23001-ASR-G1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 10'/ 1"=5'
DATE	12.15.2023

SHEET

SCM B DETAILS

C9.01

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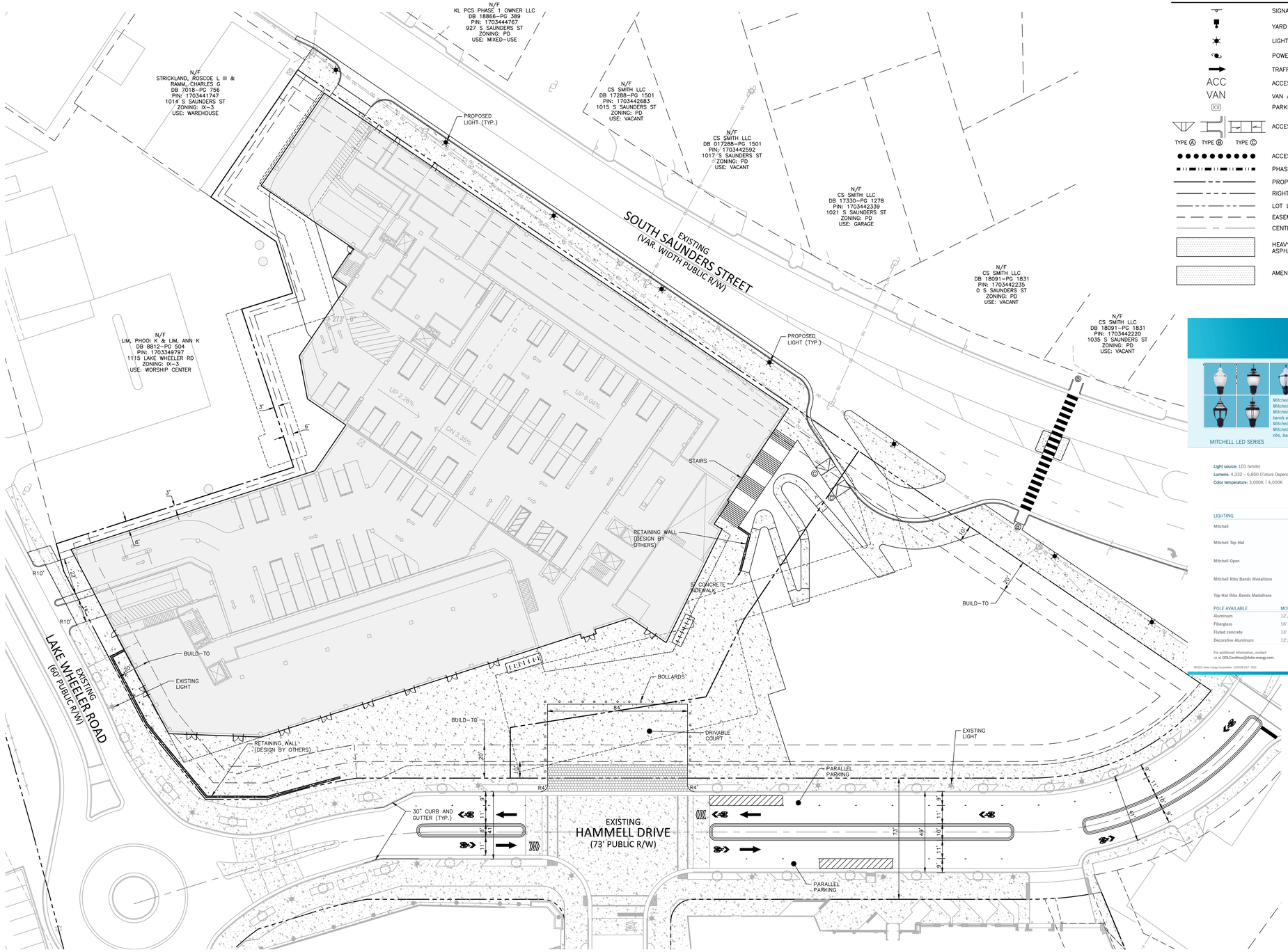

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- AMENITY AREA

Outdoor Lighting

MITCHELL LED SERIES

Mitchell LED, Mitchell Top Hat LED, Mitchell LED with ribs, bands and medallions, Mitchell Open LED, Mitchell Top Hat LED with ribs, bands and medallions

LED (Light-emitting diode)	50 | 70 watts (Mitchell Open)
Mounting height	12' – 17'
Color	Black Green (Special conditions)
Pole	Fiberglass Smooth round concrete Style V Style VI Style VII Style I

Light source: LED *(white)*
Lumens: 4,332 – 6,850 (Fixture Dependent)
Color temperature: 3,000K | 4,000K

light distribution patterns

LIGHTING	WATTS	TYPE	BUG RATING
Mitchell	50	III, V	B2U5G3 (Type III) B3U4G3 (Type V)
Mitchell Top Hat	50	III, V	B2U4G3 (Type III, 3,000K) B2U4G4 (Type III, 4,000K) B3U3G3 (Type V)
Mitchell Open	50, 70	III, V (70W Only)	B1U0G1 (50W, Type III) B2U0G2 (70W, Type III) B3U0G1 (70W, Type V)
Mitchell Ribs Bands Medallions	50	III, V	B2U4G3 (Type III, 3,000K) B2U5G3 (Type III, 4,000K) B3U4G3 (Type V, 3,000K | 4,000K)
Top Hat Ribs Bands Medallions	50	III, V	B2U3G3 (Type III) B3U3G3 (Type V)

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12', 15', 17'	Black
Fiberglass	16'	Black
Fluted concrete	13'	Black
Decorative Aluminum	12', 16'	Black

For additional information, contact us at DOLCarolinas@duke-energy.com.

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GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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[redacted]

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	MRE-23001
FILENAME	MRE23001-ASR-LI1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 30'
DATE	12.15.2023

SHEET

LIGHTING PLAN

L6.00

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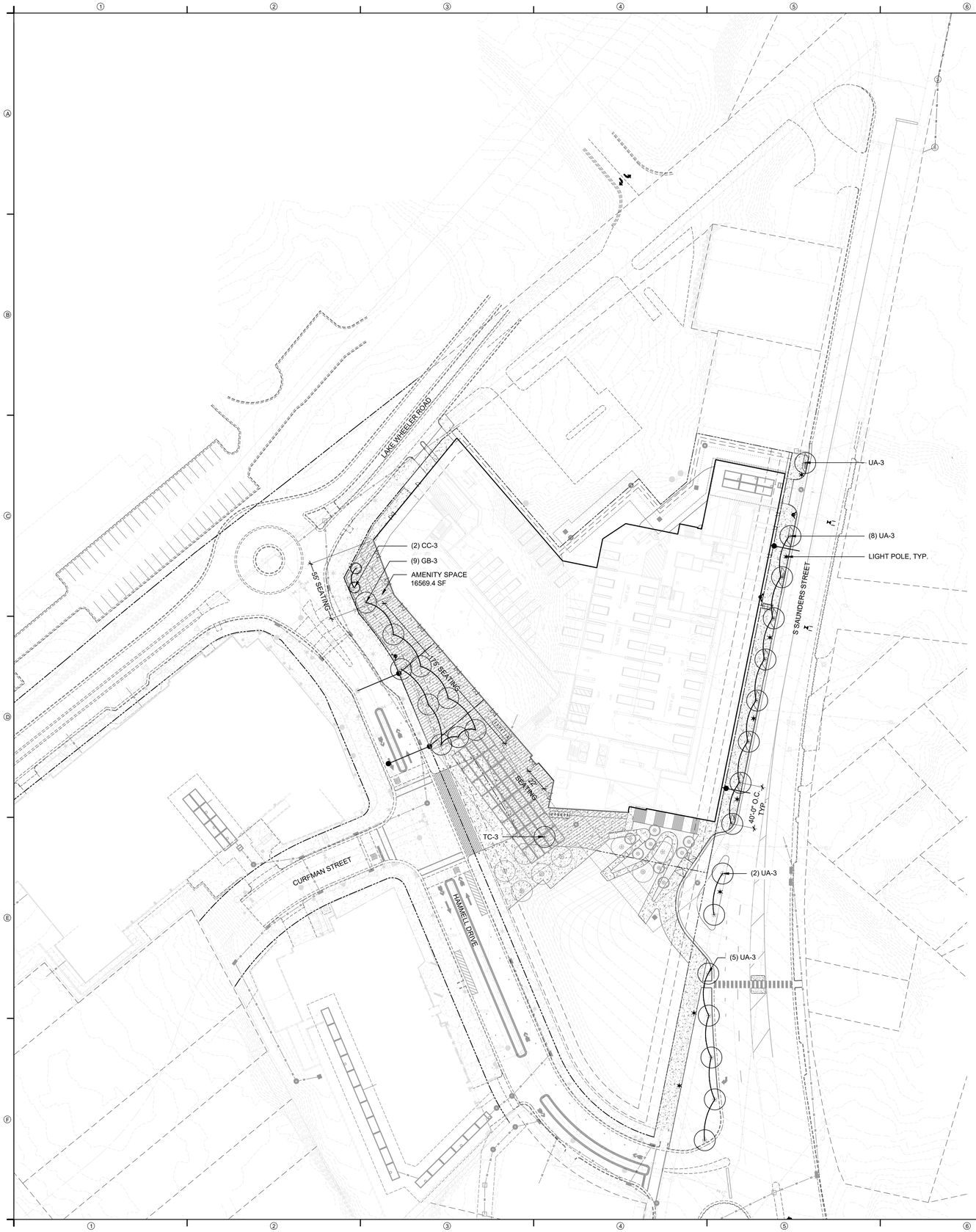

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	SPACING	NOTES
DECIDUOUS TREES							
CC-3	2	*Cercis canadensis*	Eastern Redbud	B&B	3" CAL	As Shown	
GB-3	9	*Ginko biloba*	Ginko	B&B	3" CAL	As Shown	Male/Fruitless
UA-3	16	*Ulmus americana 'Jefferson'*	Jefferson American Elm	B&B	3" CAL	As Shown	
TC-3	1	*Tillia cordata*	Littleleaf Linden	B&B	3" CAL	As Shown	

LANDSCAPE REQUIREMENTS

STREET TREES REQUIRED:

TOTAL ROW FRONTAGE:	665 LF
TOTAL STREET TREES REQUIRED (665 LF / 40 LF):	16.62 TREES
TOTAL STREES TREES PROVIDED:	**16 TREES**

TCA PLAN IS NOT APPLICABLE AS NO TREES ON SITE QUALITY FOR TREE CONSERVATION PER UDO 9.1

OPEN SPACE REQUIRED:

TOTAL SITE AREA:	113,923.8 SF (2.61 AC)
10% OF SITE AREA:	11,392 SF (0.26 AC)

ADDITIONAL OPEN SPACE REQUIRED:

PER UDO SEC. 1.5.3.C.4, AN ADDITIONAL 50SF OF OAA IS REQUIRED FOR STORIES ABOVE 7.

20 STORIES - 7 STORIES = 13 STORIES:	650 ADDITIONAL SF
TOTAL REQUIRED OAA (11,392 + 650):	**12,042 SF** (0.28 AC)

AMENITY AREA PROVIDED:

PER UDO SEC. 1.5.3.C.1 MIN 50% MUST BE AT GRADE (7,887.5 SF).

AT GRADE:	16569.4 SF (0.38 AC)
ABOVE GRADE:	0 SF (0 AC)
TOTAL PROVIDED:	16569.4 SF (0.38 AC)

SEATING AND TREES REQUIRED:

REQUIRED FOR URBAN PLAZAS PER UDO SEC.1.5.3.C.3, 1 LF OF SEATING FOR EACH 50SF OF REQUIRED AMENITY AREA AND 1-2" CALIPER TREE FOR EVERY 1,000 SF OF REQUIRED AMENITY AREA.

12,042 SF REQUIRED / 50 LF:	241 LF OF SEATING
TOTAL SEATING PROVIDED:	253 LF OF SEATING
12,042 SF REQUIRED / 1,000 SF	12 TREES
TOTAL TREES PROVIDED:	12 TREES PROVIDED

NORTH

0 25' 50' 100'
ORIGINAL SCALE: 1"=50'-0"

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RALEIGH, NC 27608
PHONE: 919.630.3550

The Weld - Phase 2
1127 Lake Wheeler Road
Raleigh, NC 27603

ISSUE DATE: 12/15/2023

REVISIONS

#	DATE	DESCRIPTION

DRAWN: ZW REVIEWED: BB, EM

PROJECT NUMBER: XXXX

SITE LANDSCAPE PLAN

LA-01

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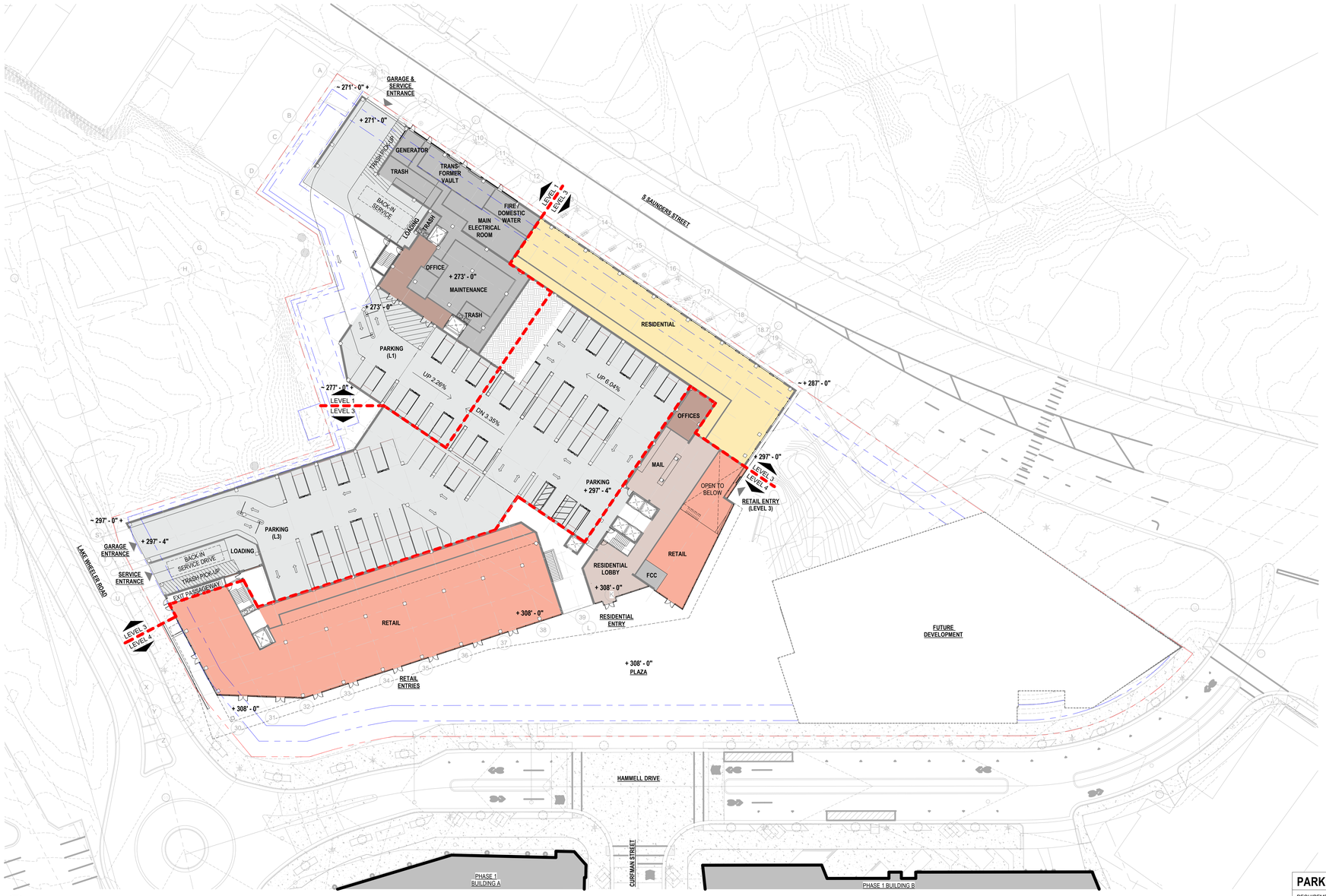
Dec 15, 2023 - 1:14pm
J:\PROJECTS_A\XXXX-Hammel Drive\D-CAD\02 Sheets\dwg-XXXX-ASR-Landscape Plan.dwg

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION



1 **ARCH SITE COMPOSITE PLAN - ASR**

1" = 30'-0"

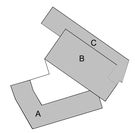
LEGEND

- Retail
- Amenity
- Residential Stick
- Residential Tower
- Res Support
- Building Support
- Parking

0' 15' 30' 60' 90'

SCALE : 1" = 30'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PARKING COUNTS

REQUIREMENTS:
(2018 NC Building Code & NC Accessibility Code)

ACCESIBLE PARKING COUNTS:
IBC 1106.2 ACCESSIBLE PARKING
1. MIN. 2% OF TOTAL PARKING
or 3. TOTAL # OF TYPE A UNITS
IBC 1106.5 VAN PARKING
1 PER 6 REQ'D ACCESSIBLE

ACCESSIBLE UNITS:
IBC 1107.6 TYPE A UNIT COUNT
exception 3 ≤ 100 UNITS = 5% OF UNITS
>100 UNITS = 2% OF UNITS

COMPACT PARKING:
UDO ____ NO MORE THAN 2 ADJACENT
MAX 30% OF TOTAL PARKING

ANALYSIS:

RESIDENTIAL UNITS:	
TOTAL RESIDENTIAL UNITS	525
ACCESSIBLE TYPE A UNITS	14 = (100 * 5% + 425 * 2%)

PARKING:	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING	14	17
(VAN ACCESSIBLE PARKING)	(3)	(3)
STANDARD PARKING	---	476
COMPACT PARKING	210 MAX	209
TOTAL PARKING	**---**	**702**

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

ARCH SITE PLAN

SCALE: As indicated

ASR-100

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
12/15/2023 1:02:13 PM

1 1ST FLOOR PLAN - ASR

1/16" = 1'-0"

LEGEND

- CIRCULATION
- TH L1
- SERVICE
- PARKING

PARKING COUNTS

REQUIREMENTS:
(2018 NC Building Code & NC Accessibility Code)

ACCESIBLE PARKING COUNTS:
IBC 1106.2 ACCESSIBLE PARKING
1. MIN. 2% OF TOTAL PARKING
or 3. TOTAL # OF TYPE A UNITS
IBC 1106.5 VAN PARKING
1 PER 6 REQ'D ACCESSIBLE

ACCESSIBLE UNITS:
IBC 1107.6 TYPE A UNIT COUNT
exception 3 ≤ 100 UNITS = 5% OF UNITS
>100 UNITS = 2% OF UNITS

COMPACT PARKING:
UDO ____ NO MORE THAN 2 ADJACENT
MAX 30% OF TOTAL PARKING

ANALYSIS:

RESIDENTIAL UNITS:	
TOTAL RESIDENTIAL UNITS	525
ACCESSIBLE TYPE A UNITS	14 = (100 * 5% + 425 * 2%)

PARKING:	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING	14	17
(VAN ACCESSIBLE PARKING)	(3)	(3)
STANDARD PARKING	---	476
COMPACT PARKING	210 MAX	209
TOTAL PARKING	**---**	**702**

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'
SCALE : 1/16" = 1'-0"

SEAL

KEY PLAN

PERKINS — EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

1ST FLOOR PLAN

SCALE: As indicated

ASR-101

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
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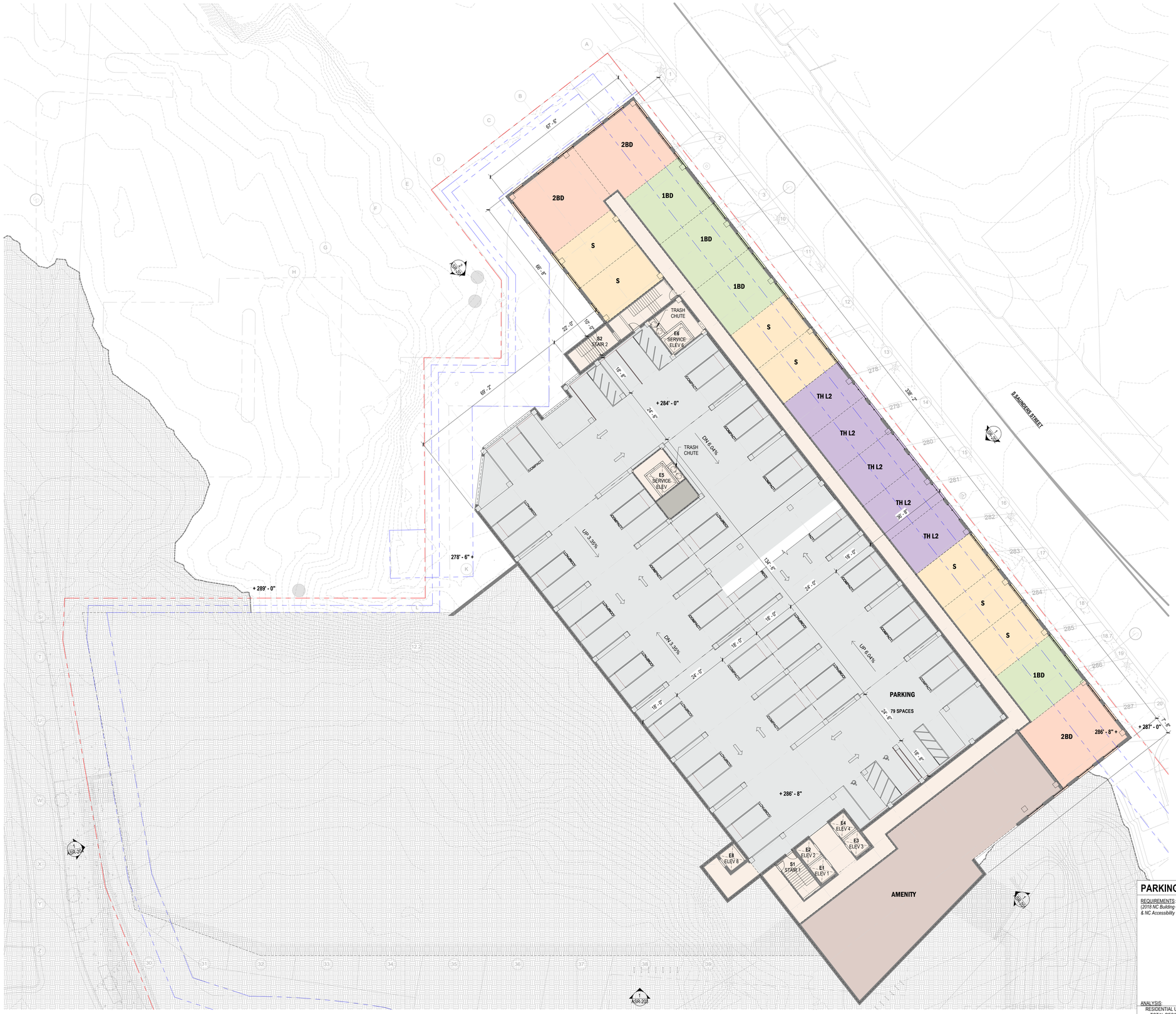

1 **2ND FLOOR PLAN - ASR**

1/16" = 1'-0"

LEGEND

- CIRCULATION
- S
- 1BD
- 2BD
- TH L2
- AMENITY
- SUPPORT
- PARKING

PARKING COUNTS

REQUIREMENTS:
(2018 NC Building Code & NC Accessibility Code)

ACCESIBLE PARKING COUNTS:
IBC 1106.2 ACCESSIBLE PARKING
1. MIN. 2% OF TOTAL PARKING
or 3. TOTAL # OF TYPE A UNITS
IBC 1106.5 VAN PARKING
1 PER 6 REQ'D ACCESSIBLE

ACCESSIBLE UNITS:
IBC 1107.6 TYPE A UNIT COUNT
exception 3 ≤ 100 UNITS = 5% OF UNITS
>100 UNITS = 2% OF UNITS

COMPACT PARKING:
UDO ____ NO MORE THAN 2 ADJACENT
MAX 30% OF TOTAL PARKING

ANALYSIS:

RESIDENTIAL UNITS:	
TOTAL RESIDENTIAL UNITS	525
ACCESSIBLE TYPE A UNITS	14 = (100 * 5% + 425 * 2%)

PARKING:	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING	14	17
(VAN ACCESSIBLE PARKING)	(3)	(3)
STANDARD PARKING	---	476
COMPACT PARKING	210 MAX	209
TOTAL PARKING	**---**	**702**

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"

SEAL

KEY PLAN

PERKINS — EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

2ND FLOOR PLAN

SCALE: As indicated

ASR-102

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

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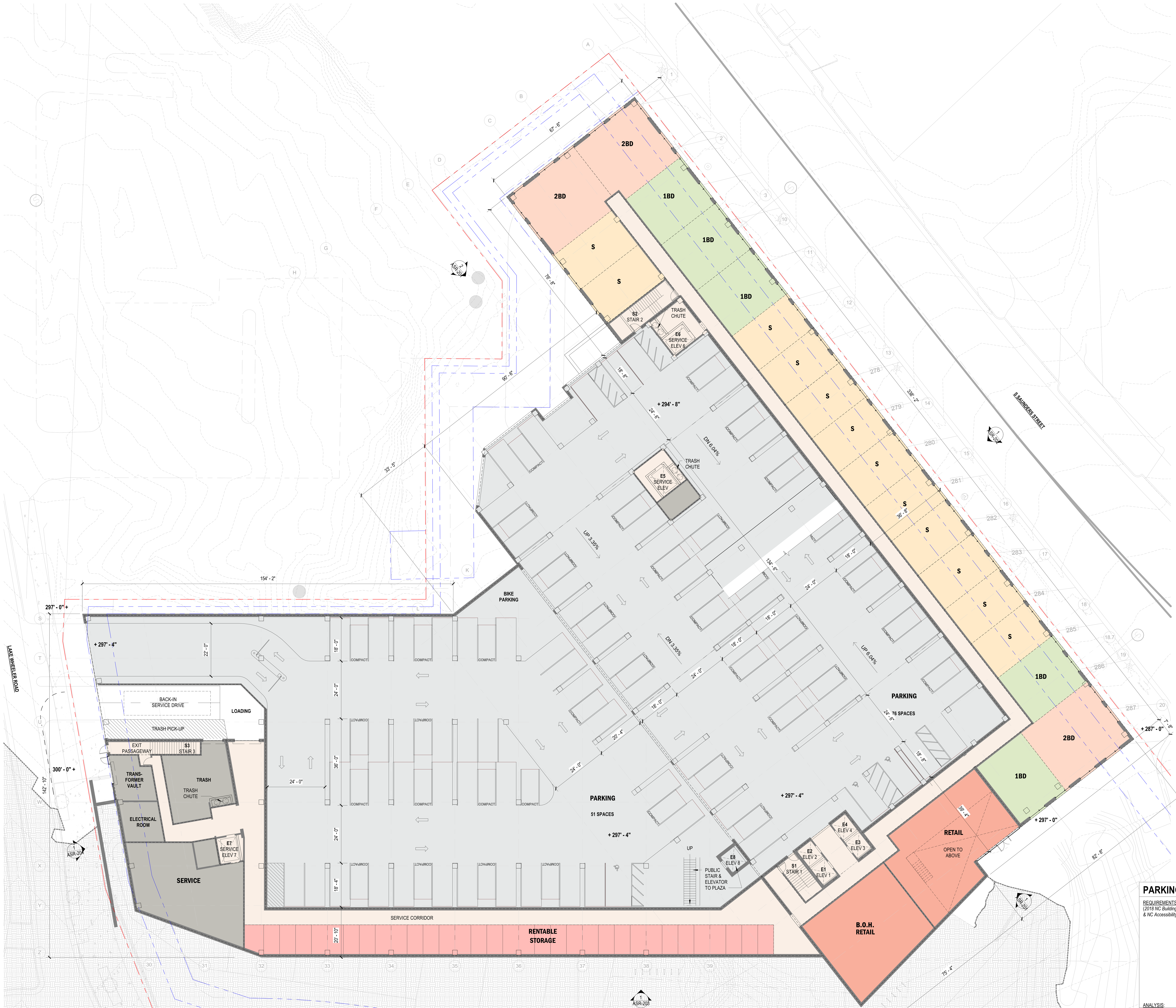
12/15/2023 1:02:30 PM

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"



1 3RD FLOOR PLAN - ASR

1/16" = 1'-0"

LEGEND

- CIRCULATION
- S
- 1BD
- 2BD
- RETAIL
- RENTABLE STORAGE
- SUPPORT
- SERVICE
- PARKING
- OFFICE

PARKING COUNTS

REQUIREMENTS:
(*2018 NC Building Code & NC Accessibility Code*)

ACCESIBLE PARKING COUNTS:
IBC 1106.2 ACCESSIBLE PARKING
1. MIN. 2% OF TOTAL PARKING
or 3. TOTAL # OF TYPE A UNITS
IBC 1106.5 VAN PARKING
1 PER 6 REQ'D ACCESSIBLE

ACCESSIBLE UNITS:
IBC 1107.6 exception 3 TYPE A UNIT COUNT
≤ 100 UNITS = 5% OF UNITS
>100 UNITS = 2% OF UNITS

COMPACT PARKING:
UDO ____ NO MORE THAN 2 ADJACENT
MAX 30% OF TOTAL PARKING

ANALYSIS:

RESIDENTIAL UNITS:	
TOTAL RESIDENTIAL UNITS	525
ACCESSIBLE TYPE A UNITS	14 = (100 * 5% + 425 * 2%)

PARKING:	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING	14	17
(VAN ACCESSIBLE PARKING)	(3)	(3)
STANDARD PARKING	---	476
COMPACT PARKING	210 MAX	209
TOTAL PARKING	---	702

SEAL

KEY PLAN

A B C

PERKINS — EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

3RD FLOOR PLAN

SCALE: As indicated

ASR-103

CONCEPT DESIGN

NOT FOR CONSTRUCTION

15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
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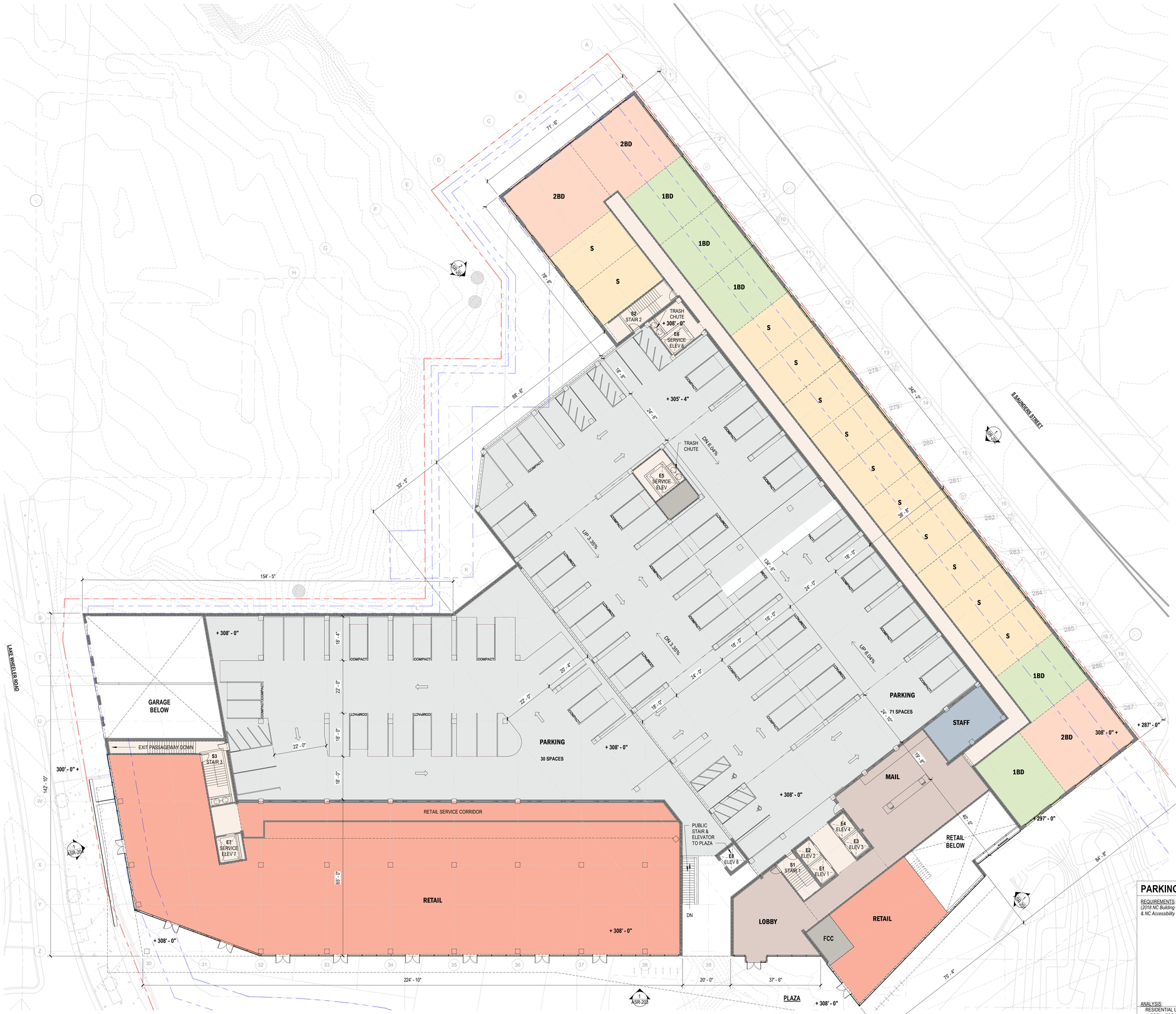


1 **4TH FLOOR PLAN - ASR**

1/16" = 1'-0"

LEGEND

- LOBBY
- CIRCULATION
- S
- 1BD
- 2BD
- MAIL
- RETAIL
- STAFF
- SUPPORT
- PARKING
- OFFICE

PARKING COUNTS

REQUIREMENTS:
(2018 NC Building Code & NC Accessibility Code)

ACCESIBLE PARKING COUNTS:
IBC 1106.2 ACCESIBLE PARKING
1. MIN. 2% OF TOTAL PARKING
or 3. TOTAL # OF TYPE A UNITS
IBC 1106.5 VAN PARKING
1 PER 6 REQ'D ACCESSIBLE

ACCESSIBLE UNITS:
IBC 1107.6 TYPE A UNIT COUNT
exception 3 ≤ 100 UNITS = 5% OF UNITS
>100 UNITS = 2% OF UNITS

COMPACT PARKING:
UDO ____ NO MORE THAN 2 ADJACENT
MAX 30% OF TOTAL PARKING

ANALYSIS:

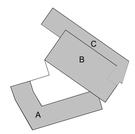
RESIDENTIAL UNITS:	
TOTAL RESIDENTIAL UNITS	525
ACCESSIBLE TYPE A UNITS	14 = (100 * 5% + 425 * 2%)

PARKING:	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING	14	17
(VAN ACCESSIBLE PARKING)	(3)	(3)
STANDARD PARKING	--	476
COMPACT PARKING	210 MAX	209
TOTAL PARKING	**---**	**702**

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'
SCALE : 1/16" = 1'-0"

SEAL



KEY PLAN

PERKINS — EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

4TH FLOOR PLAN (PLAZA)

SCALE: As indicated

ASR-104

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
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1 **5TH FLOOR PLAN - ASR**
1/16" = 1'-0"

LEGEND

- CIRCULATION
- S
- 1BD
- 2BD
- SUPPORT
- SERVICE
- PARKING
- OFFICE

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'
SCALE : 1/16" = 1'-0"

SEAL

KEY PLAN

PERKINS — EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

5TH FLOOR PLAN

SCALE: As indicated

ASR-105

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

PARKING COUNTS

REQUIREMENTS:
(2018 NC Building Code & NC Accessibility Code)

ACCESIBLE PARKING COUNTS:
IBC 1106.2 ACCESSIBLE PARKING
1. MIN. 2% OF TOTAL PARKING
or 3. TOTAL # OF TYPE A UNITS
IBC 1106.5 VAN PARKING
1 PER 6 REQ'D ACCESSIBLE

ACCESSIBLE UNITS:
IBC 1107.6 TYPE A UNIT COUNT
exception 3 ≤ 100 UNITS = 5% OF UNITS
>100 UNITS = 2% OF UNITS

COMPACT PARKING:
UDO ____ NO MORE THAN 2 ADJACENT
MAX 30% OF TOTAL PARKING

ANALYSIS:

RESIDENTIAL UNITS:	
TOTAL RESIDENTIAL UNITS	525
ACCESSIBLE TYPE A UNITS	14 = (100 * 5% + 425 * 2%)

PARKING:	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING	14	17
(VAN ACCESSIBLE PARKING)	(3)	(3)
STANDARD PARKING	---	476
COMPACT PARKING	210 MAX	209
TOTAL PARKING	**---**	**702**

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1 **6TH FLOOR PLAN - ASR**

1/16" = 1'-0"

LEGEND

- CIRCULATION
- S
- 1BD
- 2BD
- AMENITY
- AMENITY DECK
- POOL
- RENTABLE STORAGE
- SUPPORT
- MEP
- PARKING
- OFFICE

PARKING COUNTS

REQUIREMENTS:

(2018 NC Building Code & NC Accessibility Code)

ACCESIBLE PARKING COUNTS:
IBC 1106.2 ACCESSIBLE PARKING
1. MIN. 2% OF TOTAL PARKING
or 3. TOTAL # OF TYPE A UNITS
IBC 1106.5 VAN PARKING
1 PER 6 REQ'D ACCESSIBLE

ACCESSIBLE UNITS:
IBC 1107.6 TYPE A UNIT COUNT
exception 3 ≤ 100 UNITS = 5% OF UNITS
>100 UNITS = 2% OF UNITS

COMPACT PARKING:
UDO ____ NO MORE THAN 2 ADJACENT
MAX 30% OF TOTAL PARKING

ANALYSIS:

RESIDENTIAL UNITS:	
TOTAL RESIDENTIAL UNITS	525
ACCESSIBLE TYPE A UNITS	14 = (100 * 5% + 425 * 2%)

PARKING:	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING	14	17
(VAN ACCESSIBLE PARKING)	(3)	(3)
STANDARD PARKING	-	476
COMPACT PARKING	210 MAX	209
TOTAL PARKING	---	**702**

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPN, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

6TH FLOOR PLAN

SCALE: As indicated

ASR-106

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
12/15/2023 1:02:56 PM

1 **7TH FLOOR PLAN - ASR**

1/16" = 1'-0"

PARKING COUNTS

REQUIREMENTS:

(2018 NC Building Code & NC Accessibility Code)

ACCESIBLE PARKING COUNTS:
IBC 1106.2 ACCESSIBLE PARKING
1. MIN. 2% OF TOTAL PARKING
or 3. TOTAL # OF TYPE A UNITS
IBC 1106.5 VAN PARKING
1 PER 6 REQ'D ACCESSIBLE

ACCESSIBLE UNITS:
IBC 1107.6 TYPE A UNIT COUNT
exception 3 ≤ 100 UNITS = 5% OF UNITS
>100 UNITS = 2% OF UNITS

COMPACT PARKING:
UDO ____ NO MORE THAN 2 ADJACENT
MAX 30% OF TOTAL PARKING

ANALYSIS:

RESIDENTIAL UNITS:	
TOTAL RESIDENTIAL UNITS	525
ACCESSIBLE TYPE A UNITS	14 = (100 * 5% + 425 * 2%)

PARKING:	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING	14	17
(VAN ACCESSIBLE PARKING)	(3)	(3)
STANDARD PARKING	--	476
COMPACT PARKING	210 MAX	209
TOTAL PARKING	**---**	**702**

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

LEGEND

- CIRCULATION
- S
- 1BD
- 2BD
- RENTABLE STORAGE
- SUPPORT
- MEP
- PARKING
- OFFICE

0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPN, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

7TH FLOOR PLAN

SCALE: As indicated

ASR-107

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
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1 **8TH FLOOR PLAN - ASR**
1/16" = 1'-0"

LEGEND

- CIRCULATION
- S
- 1BD
- 2BD
- RENTABLE STORAGE
- SUPPORT
- MEP
- PARKING
- OFFICE

PARKING COUNTS

REQUIREMENTS:
(2018 NC Building Code & NC Accessibility Code)

ACCESIBLE PARKING COUNTS:
IBC 1106.2 ACCESSIBLE PARKING
1. MIN. 2% OF TOTAL PARKING
or 3. TOTAL # OF TYPE A UNITS
IBC 1106.5 VAN PARKING
1 PER 6 REQ'D ACCESSIBLE

ACCESSIBLE UNITS:
IBC 1107.6 TYPE A UNIT COUNT
exception 3 ≤ 100 UNITS = 5% OF UNITS
>100 UNITS = 2% OF UNITS

COMPACT PARKING:
UDO ____ NO MORE THAN 2 ADJACENT
MAX 30% OF TOTAL PARKING

ANALYSIS:

RESIDENTIAL UNITS:	
TOTAL RESIDENTIAL UNITS	525
ACCESSIBLE TYPE A UNITS	14 = (100 * 5% + 425 * 2%)

PARKING:	REQUIRED	PROVIDED
TOTAL ACCESSIBLE PARKING	14	17
(VAN ACCESSIBLE PARKING)	(3)	(3)
STANDARD PARKING	---	476
COMPACT PARKING	210 MAX	209
TOTAL PARKING	**---**	**702**

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'
SCALE : 1/16" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

8TH FLOOR PLAN

SCALE: As indicated

ASR-108

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
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1 **9TH FLOOR PLAN - ASR**

1/16" = 1'-0"

LEGEND

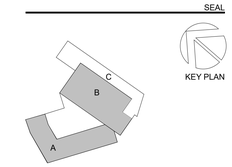
- LOBBY
- CIRCULATION
- S
- 1BD
- 2BD
- 3BD
- AMENITY
- AMENITY DECK
- RENTABLE STORAGE
- STAFF
- MEP
- SERVICE
- OFFICE

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

9TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

ASR-109

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
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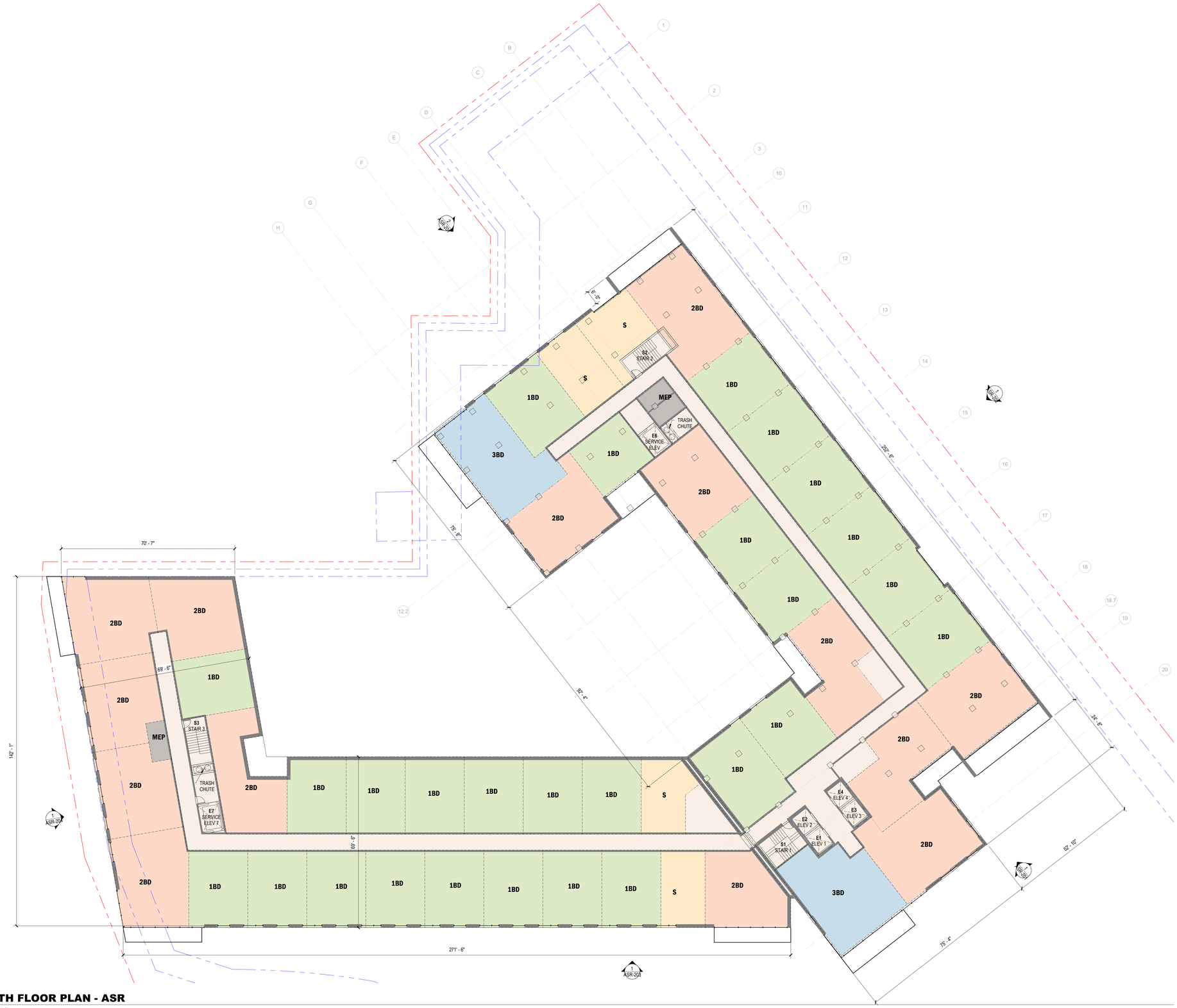


1 **10TH FLOOR PLAN - ASR**
1/16" = 1'-0"

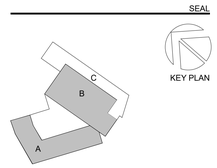
LEGEND

- CIRCULATION
- S
- 1BD
- 2BD
- 3BD
- MEP
- OFFICE

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'
SCALE : 1/16" = 1'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

10TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

ASR-110

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
12/15/2023 1:03:18 PM

1 **11TH FLOOR PLAN - ASR**

1/16" = 1'-0"

LEGEND

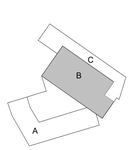
- CIRCULATION
- S
- 1BD
- 2BD
- 3BD
- MEP
- OFFICE

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

11TH-19TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

ASR-111

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
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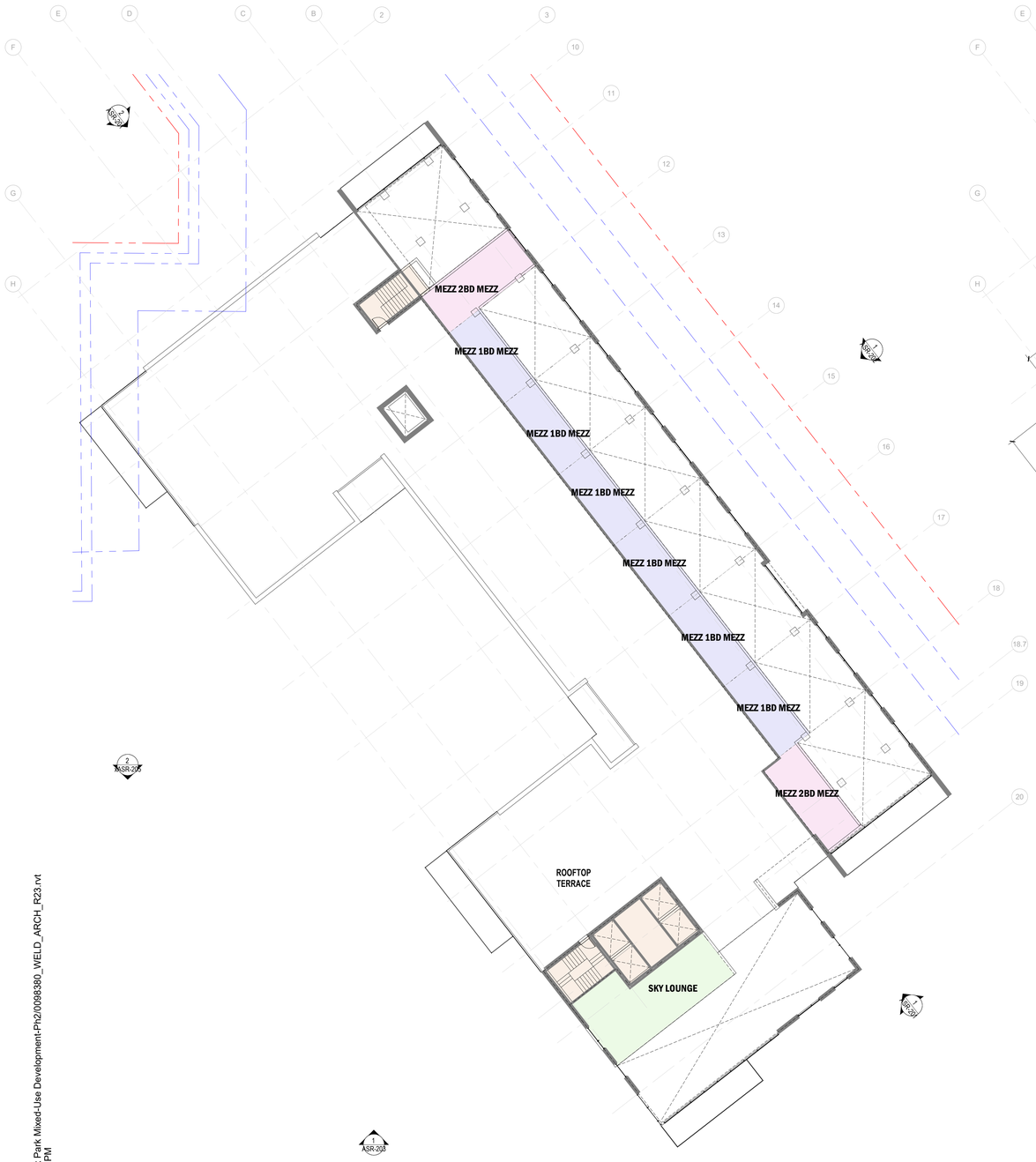


2 **20TH FLOOR MEZZ PLAN - ASR**
1/16" = 1'-0"

1 **20TH FLOOR PLAN - ASR**
1/16" = 1'-0"

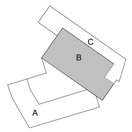
LEGEND

- CIRCULATION
- S
- 1BD
- 2BD
- 3BD
- MEZZ 1BD
- MEZZ 2BD
- SKY LOUNGE
- MEP

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'
SCALE : 1/16" = 1'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
562 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

20TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

ASR-112

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
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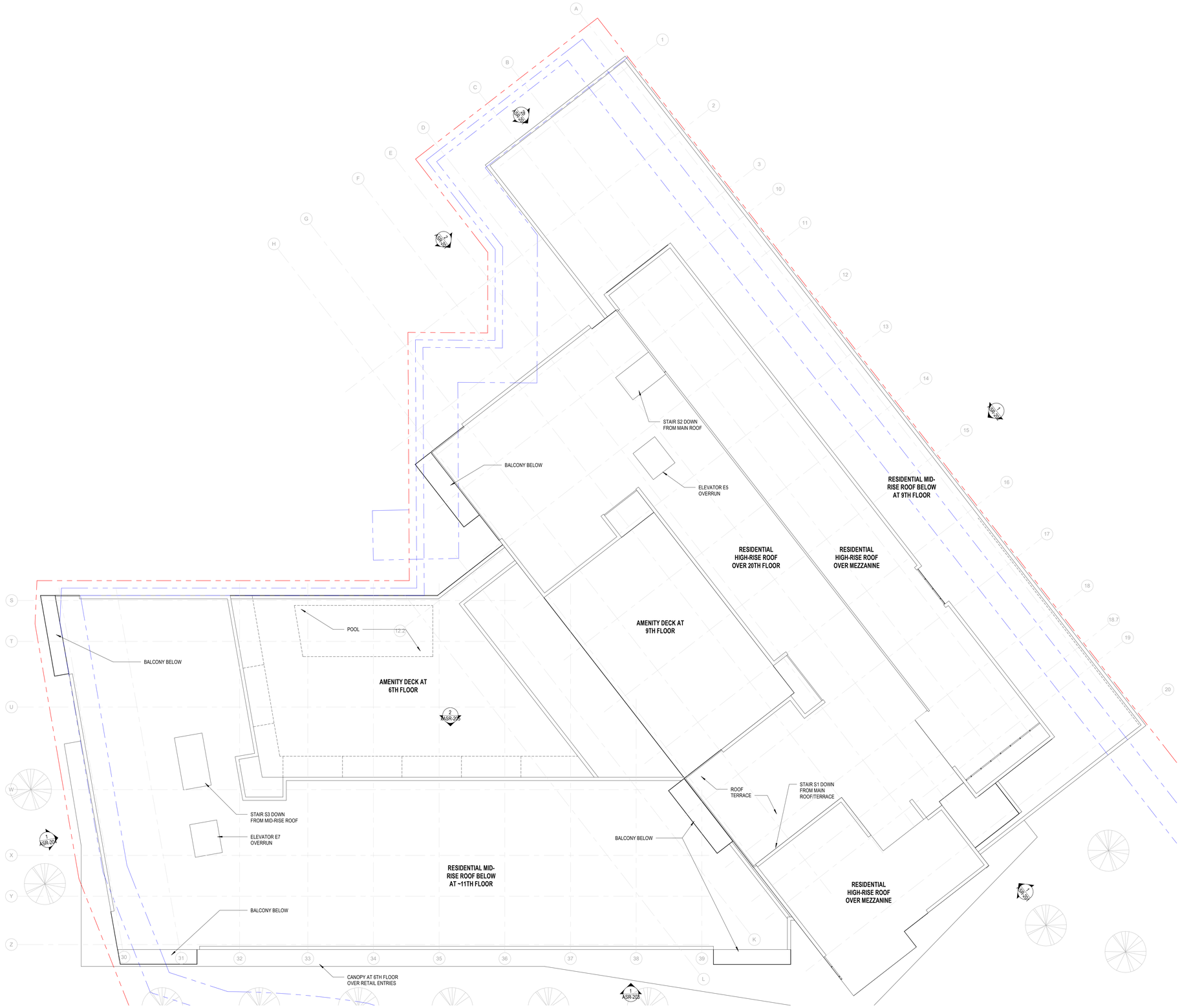
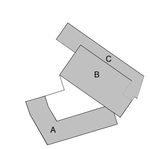


1 **ROOF PLAN - ASR**
1/16" = 1'-0"

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'
SCALE : 1/16" = 1'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

ROOF PLAN

SCALE: 1/16" = 1'-0"

ASR-113

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
12/15/2023 1:03:31 PM

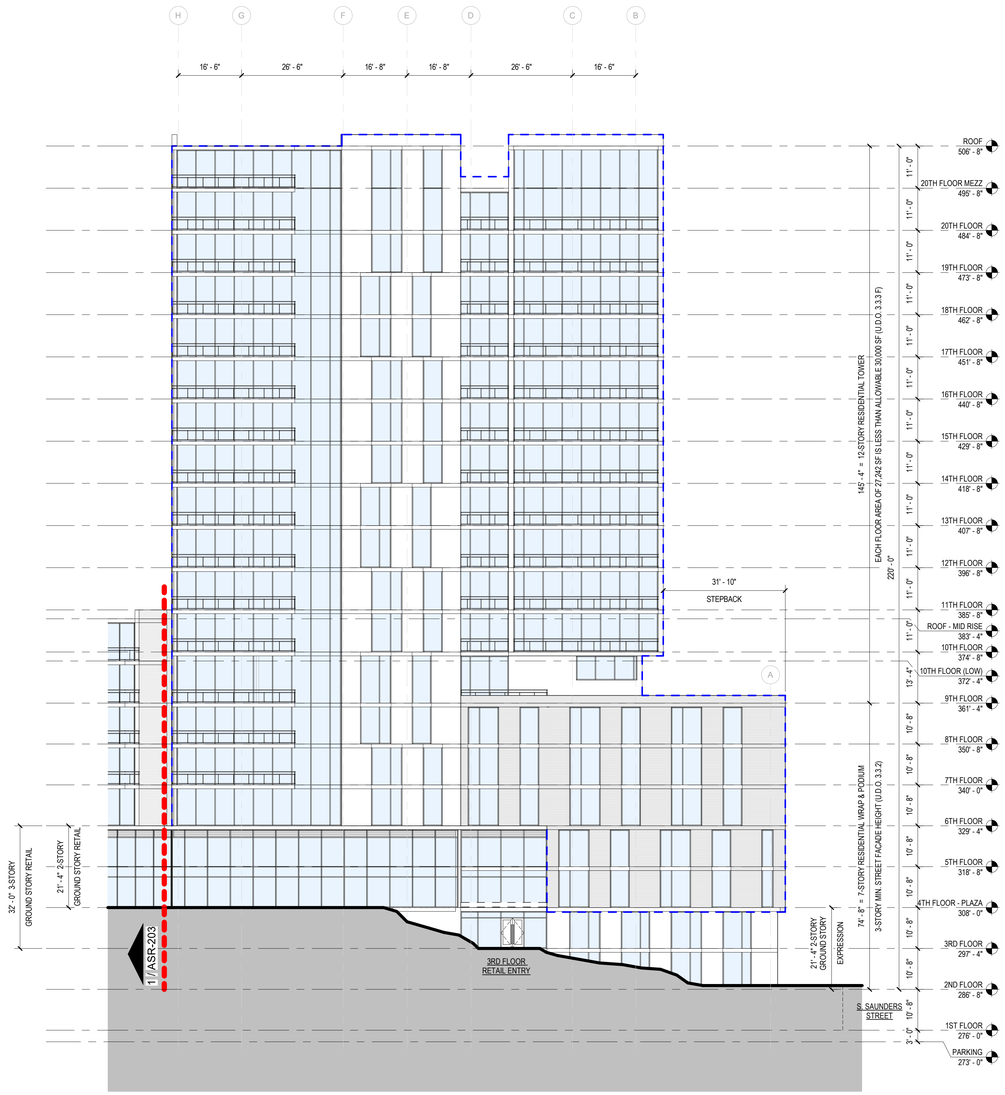
NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"

2 **NORTH ELEVATION (OFF S SAUNDERS) - ASR**

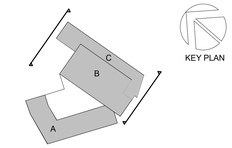
1/16" = 1'-0"



1 **SOUTH ELEVATION (PLAZA OFF S SAUNDERS) - ASR**

1/16" = 1'-0"

SEAL



PERKINS — EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

BUILDING ELEVATIONS

ELEVATION TRANSPARENCY CALCULATIONS (THIS FACADE)

REQUIREMENTS:
(U.D.O. 1.5.9, 1.5.10 & 3.2.6.F)

F1 GROUND STORY: MIN 50%
F2 UPPER STORY: MIN 20%
F3 BLANK WALL: MAX 20 FT

	FACADE AREA	TRANSPARENCY MIN. REQ'D	TRANSPARENCY PROVIDED
GROUND STORY (0' TO 12')	1,920 SF	960 SF	1,561 SF
GROUND STORY (3' TO 8')		480 SF	536 SF
UPPER STORY	25,267 SF	5,054 SF	15,091 SF

SCALE: As indicated

ASR-201

CONCEPT DESIGN
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15 DEC 2023

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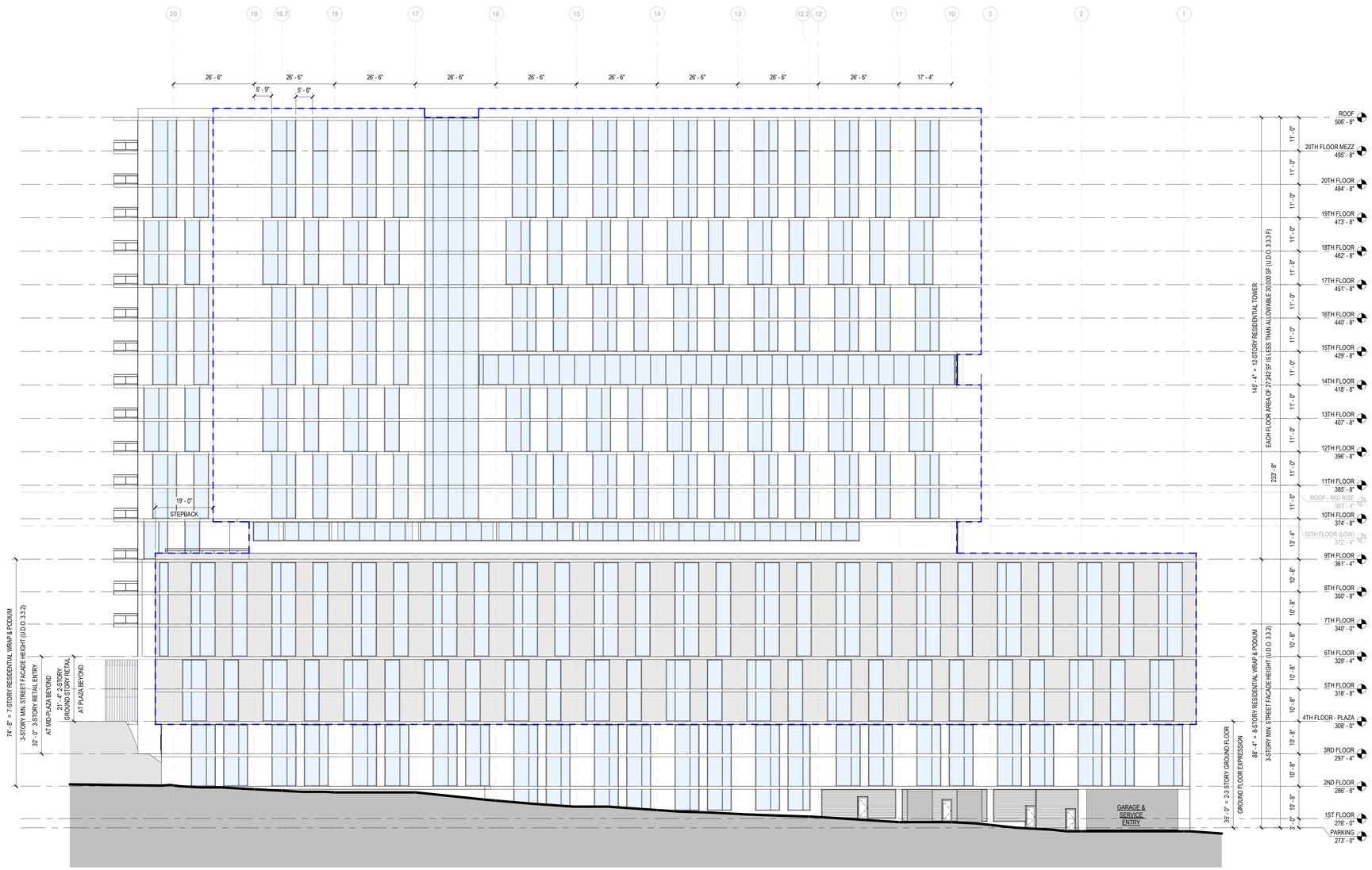
12/15/2023 2:10:06 PM

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"



1 **EAST ELEVATION (S SAUNDERS) - ASR**

1/16" = 1'-0"

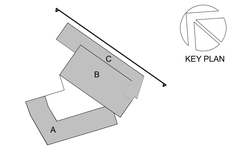
ELEVATION TRANSPARENCY CALCULATIONS (THIS FACADE)

REQUIREMENTS:
(U.D.O. 1.5.9, 1.5.10 & 3.2.6.F)

F1 GROUND STORY: MIN 50%
F2 UPPER STORY: MIN 20%
F3 BLANK WALL: MAX 20 FT

	FACADE AREA	TRANSPARENCY MIN. REQ'D	TRANSPARENCY PROVIDED
GROUND STORY (0' TO 12')	4,056 SF	2,028 SF	1,588 SF
GROUND STORY (3' TO 8')		1,014 SF	790 SF
UPPER STORY	55,940 SF	11,188 SF	30,510 SF

SEAL



KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPN, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

BUILDING ELEVATIONS

SCALE: As indicated

ASR-202

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
12/15/2023 2:10:09 PM

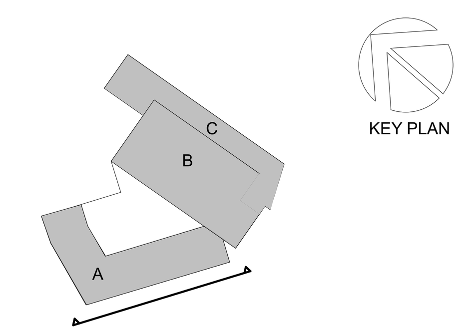
NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0"

SEAL

KEY PLAN



PERKINS — EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

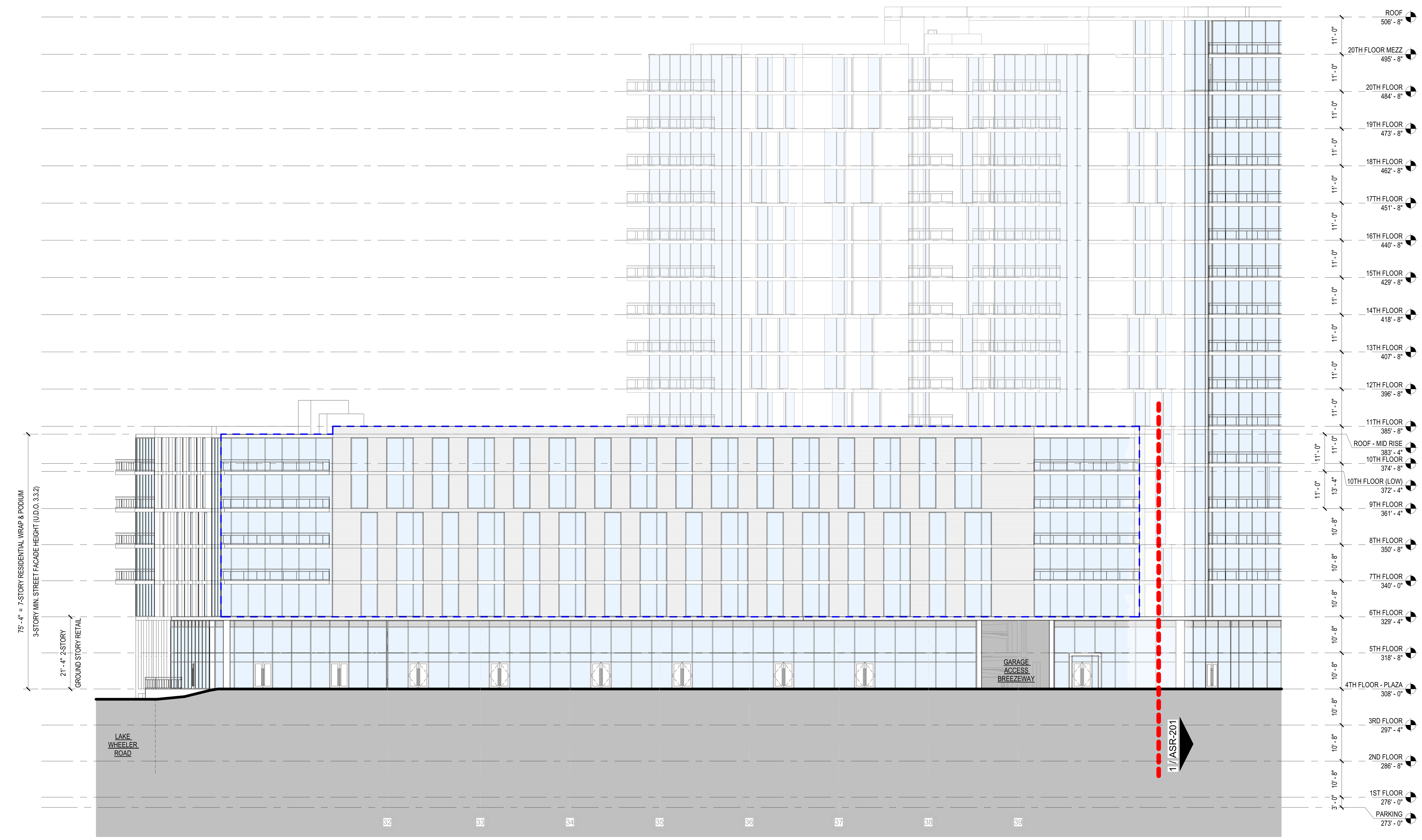
Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPM, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606



1 **SOUTH ELEVATION (PLAZA OFF LAKE WHEELER)- ASR**
1/16" = 1'-0"

ELEVATION TRANSPARENCY CALCULATIONS (THIS FACADE)

REQUIREMENTS: (U.D.O. 1.5.9, 1.5.10 & 3.2.6.F)
F1 GROUND STORY: MIN 50%
F2 UPPER STORY: MIN 20%
F3 BLANK WALL: MAX 20 FT

	FACADE AREA	TRANSPARENCY MIN. REQ'D	TRANSPARENCY PROVIDED
GROUND STORY (0' TO 12')	3,170 SF	1,585 SF	3,137 SF
GROUND STORY (3' TO 8')		793 SF	1,308 SF
UPPER STORY	15,219 SF	3,044 SF	10,001 SF

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

BUILDING ELEVATIONS

SCALE: As indicated

ASR-203

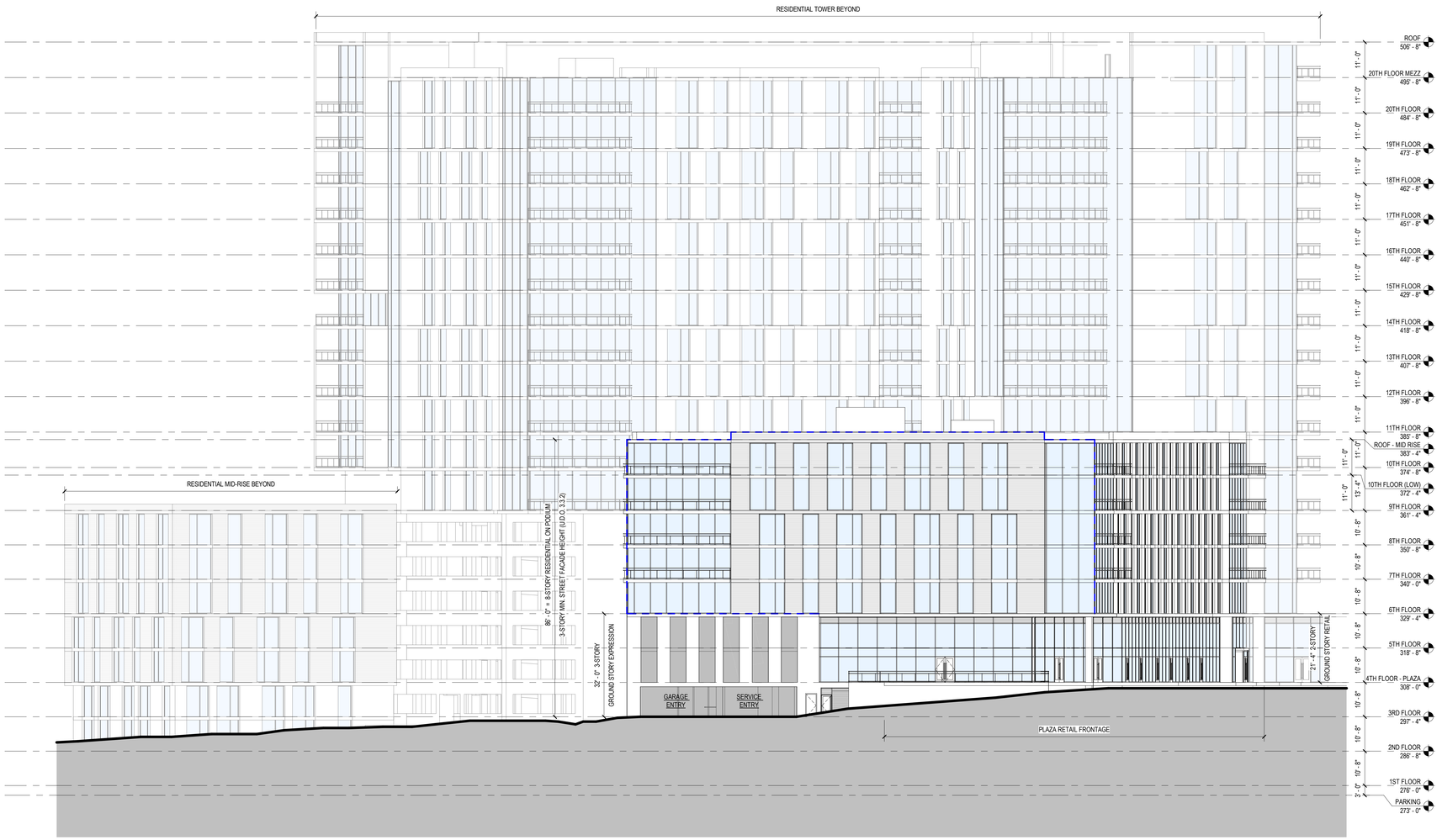
CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

Autodesk Docs://Dix Park Mixed-Use Development-Ph2/0098380_WELD_ARCH_R23.rvt
12/15/2023 2:10:16 PM

NO.	DATE	ISSUE
	12/15/2023	ASR SUBMISSION

0' 8' 16' 32' 48'

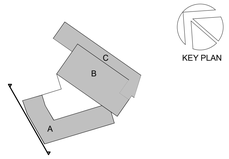
SCALE : 1/16" = 1'-0"



1 **WEST ELEVATION (LAKE WHEELER) - ASR**

1/16" = 1'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
MACK REAL ESTATE GROUP

Owner:
SLI CAPITAL

Civil / Site:
McADAMS
621 HILLSBOROUGH ST, SUITE 500
RALEIGH, NC 27603

Landscape:
DESIGN WORKSHOP
621 HILLSBOROUGH ST, SUITE 202
RALEIGH, NC 27603

Structural:
EM STRUCTURAL
4208 SIX FORKS RD, SUITE 830
RALEIGH, NC 27609

Plumbing, Mechanical & Electrical:
LIGHTHOUSE ENGINEERING
400 W MORGAN ST, #100
RALEIGH, NC 27603

Elevator Consultant:
DPO CONSULTING
582 W WATER GROVE DR
EAGLE, ID 83616

Code Consultant:
EPN, INC.
5540 CENTERVIEW DR
RALEIGH, NC 27606

PROJECT TITLE:

THE WELD - DIX PARK PHASE 2

1127 LAKE WHEELER RD.
RALEIGH, NC 27603

PROJECT No: 0098380

DRAWING TITLE:

BUILDING ELEVATIONS

SCALE: As indicated

ASR-204

CONCEPT DESIGN
NOT FOR CONSTRUCTION
15 DEC 2023

ELEVATION TRANSPARENCY CALCULATIONS (THIS FACADE)

REQUIREMENTS:
(U.D.O. 1.5.9, 1.5.10 & 3.2.6.F)

F1 GROUND STORY: MIN 50%
F2 UPPER STORY: MIN 20%
F3 BLANK WALL: MAX 20 FT

	FACADE AREA	TRANSPARENCY MIN. REQ'D	TRANSPARENCY PROVIDED
GROUND STORY (0' TO 12')	1,506 SF	753 SF	1,194 SF
GROUND STORY (3' TO 8')		377 SF	538 SF
UPPER STORY	8,601 SF	1,721 SF	5,544 SF

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12/15/2023 2:10:27 PM