Administrative Approval Action

Case File / Name: ASR-0056-2020
DSLC - 306 Glenwood Renovations

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Glenwood Avenue at 304 and 306 Glenwood Avenue.

REQUEST: Development of a 0.17 acre site zoned DX-7-SH. This proposal includes renovation of an existing building of 3,726 sf gross area (304 Glenwood Ave) and the demolition of an existing building at 306 Glenwood for an outdoor patio area with bar and outdoor seating. A proposed deck at 306 Glenwood Avenue will be 3,664 sf. This site is a change-of-use only with interior work only. Current use is retail and the proposed use is bar/outdoor seating. No change to the building's exterior transparency, height, or structure addition is being proposed for the structure which will remain at 304 Glenwood Ave. The site will keep the existing two lots as shown on the site plans for 304 and 306 Glenwood Ave.

The Board of Adjustment approved variances providing relief from roadway and streetscape improvements along the Glenwood Avenue frontage with case A-141-19.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: **City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 30, 2021 by Red Line Engineering.**

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

☑ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

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General

1. A demolition permit shall be obtained.

2. A cross access legal agreement is recorded for access onto the shared amenity areas as shown on the ASR-0056-2020 for 304 and 306 Glenwood Avenue prior building permit approval.

3. Applicant revises note #2, on sheet A2.1 of the approved ASR plans set, noting the general building use & mixed-use, and match the boxes on the application form.

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City if land disturbance exceeds 12,000 sf. (UDO 9.4.4).

Engineering

5. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Urban Forestry

6. A tree impact permit must be obtained for tree protection fence for the (3) existing trees in the right of way. This development proposes to protect 3 street trees in tree pits in front of 304 & 306 Glenwood Ave.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: **The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan.** If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: April 21, 2024
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified

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time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 04/21/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

306 GLENWOOD RENOVATIONS

304 & 306 GLENWOOD AVENUE (P.I.N. 1704-40-6652 & 1704-40-6657)
RALEIGH, NORTH CAROLINA 27603
CASE # ASR-0056-2020

OWNER
LANEWOOD 2, LLC & LANEWOOD 3, LLC
509 W NORTH STREET
RALEIGH, NORTH CAROLINA 27603

DEVELOPER
306 GLENWOOD, LLC
610 W. JOHNSON STREET
RALEIGH, NORTH CAROLINA 27603
PHONE - (704) 830-6853

CIVIL ENGINEER
RED LINE ENGINEERING, P.C. (C-3075)
123 RALEIGH STREET
FUQUAY-VARINA, NORTH CAROLINA 27526
PHONE - (919) 779-6851

SURVEYOR
NEWCOMB LAND SURVEYORS, LLC (P-0203)
7008 HARPS MILL ROAD, SUITE #105
RALEIGH, NORTH CAROLINA 27615
PHONE: (919) 847-1800

VICINITY MAP
SCALE: 1"=500'

SHEET INDEX

C0	COVER SHEET
C1	NOTES & LEGEND
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	PROPOSED SITE PLAN
C4	PROPOSED GRADING PLAN
C5	PROPOSED UTILITY IMPROVEMENTS
C6	SITE DETAILS
C7	PROPOSED TRAFFIC & PEDESTRIAN CONTROL PLAN
A1.0	EXISTING ELEVATIONS
A1.1	PROPOSED STREET ELEVATION
A1.2	PROPOSED ELEVATIONS
A2.0	PROPOSED STREET LEVEL FLOOR PLAN
A2.1	PROPOSED LOWER LEVEL FLOOR PLAN

Administrative Site Review Application

GENERAL INFORMATION

Development name: 306 GLENWOOD RENOVATIONS

Property address: 304 & 306 Glenwood Avenue, Raleigh, North Carolina 27603

DEVELOPMENT TYPE + SITE DATE TABLE

STORMWATER INFORMATION

RESIDENTIAL DEVELOPMENTS

SIGNATURE BLOCK

STORMWATER PRE VS. POST CALCULATIONS (RATIONAL METHOD)

C-VALUE=	PRE-DEVELOPMENT (0.1470.33+(0.03*0.55)/0.17 = 0.04	POST-DEVELOPMENT (0.1978.33+(0.04*0.33)/0.17 = 0.91	AVERAGE DECREASE
0-1=	0.04 X (4.2 IN/HR) X (0.17 AC) = 0.02 CFS	0.91 X (4.3 IN/HR) X (0.17 AC) = 0.67 CFS	-0.65 CFS (-96.6%)
0-2=	0.04 X (5.1 IN/HR) X (0.17 AC) = 0.01 CFS	0.91 X (5.1 IN/HR) X (0.17 AC) = 0.79 CFS	-0.80 CFS (-99.0%)
0-10=	0.04 X (7.2 IN/HR) X (0.17 AC) = 0.02 CFS	0.91 X (7.2 IN/HR) X (0.17 AC) = 0.93 CFS	-0.91 CFS (-98.0%)

*NOTE: PER SECTION 1.2.5.5 OF THE RALEIGH STORMWATER DESIGN MANUAL, THE PROPOSED PROJECT REDUCES THE PEAK STORMWATER RUNOFF BY LESS THAN 10% FOR THE 1, 2, AND 10 YEAR STORMS BY SUCH ONSITE TREATMENT AND DETENTION IS NOT REQUIRED.

[redacted]

THIS CONSERVATION EXEMPTION NOTE: THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS PER UDO SECTION 9.1.10.A.3. THE SITE IS 0.17 ACRES + 2.00 ACRES.

STORMWATER EXEMPTION NOTE: THIS PROJECT IS EXEMPT FROM THE RALEIGH STORMWATER MANAGEMENT ORDINANCE IN ACCORDANCE WITH CITY OF RALEIGH UDO SECTION 9.2.2.3.b.ii (SITE IS LESS THAN 0.5 ACRES).

FINAL DRAWING
FOR REVIEW
PURPOSES ONLY

NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODE VOL. 1C, AND WITH THE CITY OF RALEIGH AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.

REVISION 2 : MARCH 30, 2021
REVISION 1 : FEBRUARY 19, 2021
DATE: JUNE 29, 2020 PROJ. NO.: 18-028 SHEET

SCALE: 1" = 10'

10 0 10'

SCALE OF HARDCOPY VARY DUE TO METHODS OF REPRODUCTION

W. NORTH STREET
(66' PUBLIC R/W)

GLENWOOD AVENUE
(66' PUBLIC R/W)

EXISTING CONCRETE SIDEWALK

EXISTING BRICK PAVING

EXISTING SIGN POST

EXISTING LAMP POST

EXISTING RECYCLING BIN

EXISTING 6" MAPLE

EXISTING ELECTRICAL VAULT

NEW LINE PLAN ALONG FACE OF BUILDING. NO BUILDING ENCROACHMENTS INTO THE R/W PROPOSED.

EXISTING TELEPHONE PEDESTAL

EXISTING PAY STATION

EXISTING FIBER-OPTIC PEDESTAL

MAG NAIL IN CONCRETE

EXISTING CANOPY

EXISTING CONCRETE SIDEWALK

OLD PROPERTY LINE PER D.B. 1279, PG. 2259

EXISTING BRICK BUILDING

EXISTING 2-STORY BRICK BUILDING

500 GLENWOOD AVE
TOTAL: 0.344 AC (±15,000 SF)

EXISTING 1-STORY STIGHT FRAME BUILDING (#LOWER LEVEL IN REAR)
FFE(STREET LEVEL)=317.4'
FFE(LOWER LEVEL)=311.0'

EXISTING CANOPY

CONTROL CORNER
N: 710,648.82
E: 2,100,893.05

MAG NAIL IN PIPE FLUSH

EXISTING GAS METER

EXISTING ELECTRIC METER

EXISTING BASEMENT EXIT WITH CANOPY (TO REMAIN)

EXISTING BASEMENT EXIT WITH CANOPY (TO REMAIN)

NEW LINE PLAN ALONG FACE OF BUILDING. NO BUILDING ENCROACHMENTS INTO THE R/W PROPOSED.

EXISTING FIBER-OPTIC PEDESTAL

EAST SIDE GARDEN, LLC
DB 15832, PG 1183
PIN: 1704-49-9349
LAND USE: MULTI-TENANT
ZONING: DX-3-SH

ARHF AVENUE VENTURES, LLC
DB 9426, PG 2017
PIN: 1704-49-7700
LAND USE: WAREHOUSE
ZONING: DX-3-SH

NORTHLANE2 LLC
DB 14423, PG 1332
PIN: 1704-49-7739
LAND USE: SINGLE-TENANT
ZONING: DX-3-SH

LOT 2
NORTHLANE LLC
DB 14364, PG 1664
BM 2013, PG 462
PIN: 1704-49-7584
LAND USE: WAREHOUSE
ZONING: DX-3-SH

EXISTING BRICK BUILDING

EXISTING BRICK BUILDING

EXISTING BRICK BUILDING

LOT 1
NORTHLANE LLC
DB 14364, PG 1664
BM 2013, PG 462
PIN: 1704-49-7584
LAND USE: WAREHOUSE
ZONING: DX-3-SH

S 87°12'15" E
59.00' (R/E)

MAG NAIL IN CONC. WALL

L6 (TIE)

L3

L2

L1

L11

L12

LONEWOOD LLC
DB 14072, PG 1003
PIN: 1704-49-4546
LAND USE: SINGLE-TENANT
ZONING: DX-3-SH

LINE TABLE

LINE	LENGTH	BEARING
L1	49.84	S 2°21'18" W
L2	73.15	S 87°38'16" E
L3	31.85	S 87°38'16" E
L4	51.22	N 2°21'18" E
L5	51.22	N 2°21'18" E
L6	7.40	N 87°46'29" W
L7	4.31	N 87°40'29" W
L8	72.98	N 87°40'29" W
L9	50.00	N 2°21'21" E
L10	50.00	N 2°21'21" E
L11	12.20	N 87°46'29" W
L12	72.78	N 87°46'59" W
L13	50.00	S 2°21'18" W
L14	4.38	S 2°21'18" W
L15	49.84	N 87°38'32" W

VICINITY MAP
SCALE: 1"=500'

THE FOLLOWING GLENWOOD SOUTH STREETSCAPE PLAN REQUIREMENTS ARE EXISTING AND ARE TO REMAIN:

- CONCRETE PAVING WITHIN THE 12 TO 15' RIGHT OF WAY STRIP FROM THE CURB TO BUILDING WALL WITH A SCORED GRID.
- GRANITE CURBS TO BE PRESERVED
- MAPLE TREE PLANTINGS.
- MAXIMUM BUILDING HEIGHT OF 90'

DEMOLITION NOTES

1. DEMOLISH AND REMOVE EXISTING BUILDING ON 300 GLENWOOD. BACKFILL BASEMENT WITH SUITABLE FILL MATERIAL.
2. DEMOLISH AND REMOVE STAIRS TO THE REAR OF EXISTING BUILDING.
3. DEMOLISH AND REMOVE EXIST'G CONCRETE TO LINE SHOWN OF EXISTING BUILDING APPROX. 32 SF.
4. DEMOLISH AND REMOVE APPROX. 340 SF OF EXISTING CONCRETE DRIVEWAY APRON AS SHOWN.

811
Know what's below.
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FINAL DRAWING FOR REVIEW PURPOSES ONLY

RE

306 GLENWOOD RENOVATIONS
504 & 300 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA 27603

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS:	DATE:
1 PER COR	2/19/21
2 PER COR	3/26/21

ISSUED FOR:	DATE:
REVIEW/PERMIT	6/26/20

PROJECT NO.: 19-023
DRAWN BY: TAL
REVIEWED BY: GJM

SHEET NUMBER:
C2
OF 12 SHEETS

SCALE: 1" = 10'

SCALE OF RAMPWAY VARY DUE TO METHODS OF REPRODUCTION

SOLID WASTE STATEMENTS

1. TRASH AND RECYCLING COLLECTION SERVICE SHALL BE PROVIDED BY CITY OF RALEIGH VIA ROLL-OUT BINS TO BE LOCATED AT THE REAR OF THE EXISTING BUILDING ON 304 GLENWOOD AND THE REAR OF THE PROPOSED DECK ON 306 GLENWOOD.
2. SOLID WASTE MANAGEMENT PLAN ADHERES TO APPLICABLE SECTIONS OF RALEIGH SOLID WASTE DESIGN MANUAL.
3. TRASH COLLECTION IS SCHEDULED FOR THURSDAYS EACH WEEK WITH TWO (2) TRASH BINS PROVIDED BY THE CITY OF RALEIGH FOR EACH SITE. RECYCLING COLLECTION IS SCHEDULED FOR THURSDAYS BI-WEEKLY, ON THE CITY OF RALEIGH WEEK SCHEDULE WITH ONE (1) BIN PROVIDED BY THE CITY OF RALEIGH FOR EACH SITE.
4. REFUSE SHALL BE DEPOSITED IN BAGS AND CARTS. RESTAURANTS WILL BE REQUIRED TO USE CARTS APPROVED BY THE CITY OF RALEIGH AND WILL BE PLACED OFF THE CURB BETWEEN THE HOURS OF 2:00AM AND 6:00AM EACH COLLECTION DAY AND REMOVED BY 9:00AM THE NEXT DAY.
5. EXCEPT AS OTHERWISE STATED, ANY OWNER OF RECORD AND/OR TENANT OF ANY BUILDING, UNIT, OR LAND IN THE CITY IN VIOLATION OF PROVISIONS OF THIS CHAPTER SHALL BE SUBJECT TO ADMINISTRATIVE FEES AND CIVIL PENALTIES PURSUANT TO RALEIGH CITE 7.30(6) 2

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/EXECUTION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CLAIMS EXECUTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

W. NORTH STREET (66' PUBLIC R/W)

STORMWATER PRE VS. POST CALCULATIONS (RATIONAL METHOD)

	PRE-DEVELOPMENT (0.15*0.85+0.9*0.05)/0.17 = 0.81	POST-DEVELOPMENT (0.15*0.85+0.9*0.05)/0.17 = 0.81	Δ INCREASE/DECREASE
C-VALUE=			
C1=	0.81 X (8.6 IN/HR) X (0.17 AC) = 0.80 CFS	0.81 X (8.6 IN/HR) X (0.17 AC) = 0.80 CFS	-0.00 CFS (-0.00%)
C2=	0.81 X (5.7 IN/HR) X (0.17 AC) = 0.81 CFS	0.81 X (5.7 IN/HR) X (0.17 AC) = 0.78 CFS	-0.03 CFS (-3.73%)
C10=	0.81 X (7.2 IN/HR) X (0.17 AC) = 1.05 CFS	0.81 X (7.2 IN/HR) X (0.17 AC) = 0.99 CFS	-0.06 CFS (-5.80%)

PER CITY OF RALEIGH UDO SECTION 3.4.1, WHERE THERE IS A CONFLICT BETWEEN THE BASE DIMENSIONAL STANDARDS AND THE FRONTAGE REQUIREMENTS, THE FRONTAGE REQUIREMENTS CONTROL.

VICINITY MAP
SCALE: 1"=500'

SITE PLAN INFORMATION:

1. NAME: 306 GLENWOOD RENOVATIONS
2. STREET ADDRESS: 304 & 306 GLENWOOD AVENUE, RALEIGH, NORTH CAROLINA 27603
3. P.I.N.: 1704-40-6692 / 1704-40-6695
4. LAND USE (EXISTING/PROPOSED): RETAIL SALES (NIGHTCLUB)
5. TOTAL NUMBER OF LOTS: 2
6. TOTAL AREA: 304 GLENWOOD (1704-40-6692): 0.108 SF/0.09 ACRES; 306 GLENWOOD (1704-40-6695): 0.3644 SF/0.08 ACRES
7. DISTURBED AREA: 0.144 SF/0.09 ACRES
8. CURRENT ZONING: DX-3-SH
9. EXISTING BUILDING AREAS: EXISTING 1 STORY BRICK BUILDING: 2,291 SF; EXISTING 1 STORY BRICK BUILDING: 3,776 SF; TOTAL EXISTING SQUARE FOOTAGE: 6,067 SF
10. EXISTING FLOOR AREA TO BE REMOVED/DEMOLISHED: 2,291 SF
11. BUILDING HEIGHT: 304 GLENWOOD (VIE): 14.3/9' EXISTING NO CHANGES; 306 GLENWOOD (NIB): 37.9/35'
12. PROPOSED BUILDING LOT COVERAGE: 100% (304 GLENWOOD); 0% (306 GLENWOOD); 29% TOTAL
13. BUILDING SETBACKS: FRONT - 3 FT.; SIDE - 0 FT./6 FT.; REAR - 0 FT./6 FT.; ALLEY - 5 FT.
14. PRIMARY STREET BUILD-TO (MINIMUM) -SH FRONTAGE REQUIREMENT: 70%
15. REQUIRED PRIMARY BUILD-TO WIDTH (306 PER UDO SEC. 3.4.0.D.2): (304 GLENWOOD: 51.32' 80%=40.98 FT; (306 GLENWOOD: NO BUILDING PROPOSED)
    PROPOSED PRIMARY BUILD-TO WIDTH: (51.32'+51.32')/102% = 100%
16. INSIDE CITY LIMITS: YES
17. INSIDE FLOOD HAZARD BOUNDARY: NO (PER FEMA MAP 3720173100J EFFECTIVE DATE: MAY 2, 2006)
18. THEORETICAL PARKING CALCULATIONS: EXISTING (RETAIL SALES): (1 SPACE/300 SF) 6,067 SF / 300 = 20.23 SPACES (20 SPACES REQUIRED); PROPOSED (NIGHTCLUB): (1 SPACE/3 SEATS) X 295 SEATS = 98.3 SPACES (98 SPACES REQUIRED) OR (1 SPACE/150 SF) 6,067 SF / 150 = 40.45 SPACES (40 SPACES REQUIRED)

    PARKING CALCULATIONS ARE FOR SITE PLAN REVIEW ONLY. NO ON-SITE PARKING IS REQUIRED PER UDO SECTION 7.1.3.A.1.c (0 SPACES REQUIRED)
19. BICYCLE PARKING REQUIRED: SHORT-TERM: (1 SPACE/5,000 SF) * 6,067 SF = 1.21 4 SPACES MINIMUM PER UDO SECTION 7.1.2; LONG-TERM: (1 SPACE/25,000 SF) * 6,067 SF = 0.24 4 SPACES MINIMUM PER UDO SECTION 7.1.2
20. IMPERVIOUS SURFACE AREA: EXISTING: 5,992 SF/0.14 ACRES (87.13%); PROPOSED: 414 SF/0.01 ACRES (6.02%); TOTAL: 6,406 SF/0.15 ACRES (93.15%)
21. OUTDOOR AMENITY AREA: REQUIRED (10% OUTDOOR AMENITY AREA): 7,276 SF X 0.10 = 728 SF; PROVIDED: 738 SF
22. OWNER: LAKEWOOD 2, LLC & LAKEWOOD 3, LLC, 630 W NORTH STREET, RALEIGH, NORTH CAROLINA 27603
23. DEVELOPER: 306 GLENWOOD, LLC, 630 W JOHNSON STREET, RALEIGH, NORTH CAROLINA 27603
24. EXEMPTIONS: STORMWATER: THIS PROJECT IS EXEMPT FROM THE 40% BUILT UPON NUTRIENT MANAGEMENT STRATEGY IN ACCORDANCE WITH CITY OF RALEIGH STORMWATER DESIGN MANUAL SECTION 1.2.4.3 (LESS THAN 12% INCREASE). TREE CONSERVATION: THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS IN ACCORDANCE WITH CITY OF RALEIGH UDO SECTION 9.1.10.A.1 (SITES LESS THAN 2 ACRES).

SITE NOTES:

1. INSTALL OUTDOOR DECK SPACE (DESIGNED BY OTHERS)(APPROX 3,644 SF)
2. INSTALL PERMANENT ROUNDHUNT CANOPY OVER OPEN AIR BAR AND LONG-TERM BICYCLE PARKING AS SHOWN (APPROX. 583 SF)
3. INSTALL 4' TALL MASONRY WALL WITH COLUMNS AND WROUGHT IRON AS SHOWN
4. PROPOSED "U" SHAPED BICYCLE RACK (2) (LONG TERM)
5. PROPOSED "U" SHAPED BICYCLE RACK (2) (SHORT TERM)
6. INSTALL APPROX. 10 LF OF CONCRETE CURB
7. INSTALL APPROX 34 LF ADA RAMP WITH 5'X5' LANDINGS
8. INSTALL CONCRETE SIDEWALK BETWEEN EXISTING CONCRETE PAVEMENT AND PROPOSED GRANITE CURBING. CONCRETE SCORING PATTERN SHALL BE A 4X4 GRID.
9. INSTALL OPAQUE WOODEN FENCE AT LEAST 10' BUT LESS THAN 8 FT TALLER AROUND THE PROPOSED DESIGNATED ROLL-OUT TRASH & RECYCLING RECEPTACLES.
10. INSTALL 42" TALL METAL GUARDRAIL WITH HANDRAILS ANCHORED ON DECK.
11. INSTALL NEW CMU TIRE DEMARCATION WALL ON PROPERTY LINE. SEE ARCHITECTURAL PLANS FOR DETAILS.

LINE TABLE

LINE	LENGTH	BEARING
L1	46.04	S 27°13' W
L2	73.19	S 6°58'42" E
L3	11.65	S 6°58'42" E
L4	51.27	N 27°13' E
L5	51.29	N 27°13' E
L6	7.49	N 67°46'20" W
L7	1.61	N 67°46'20" W
L8	72.96	N 67°46'20" W
L9	50.00	N 27°13' E
L10	30.00	N 27°13' E
L11	14.22	N 67°46'20" W
L12	72.46	N 67°46'20" W
L13	50.00	S 27°13' W
L14	4.20	S 27°13' W
L15	61.84	N 67°46'20" W

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FINAL DRAWING FOR REVIEW PURPOSES ONLY

RE ARCHITECTURE & DESIGN
RICHARD ENGINEERING, P.C. (C-0473)
1218 EAST EDENTON STREET
FUQUAY-VARINA, NORTH CAROLINA 27526
PHONE: (919) 772-9551

306 GLENWOOD RENOVATIONS

304 & 306 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA 27603

PROPOSED SITE PLAN

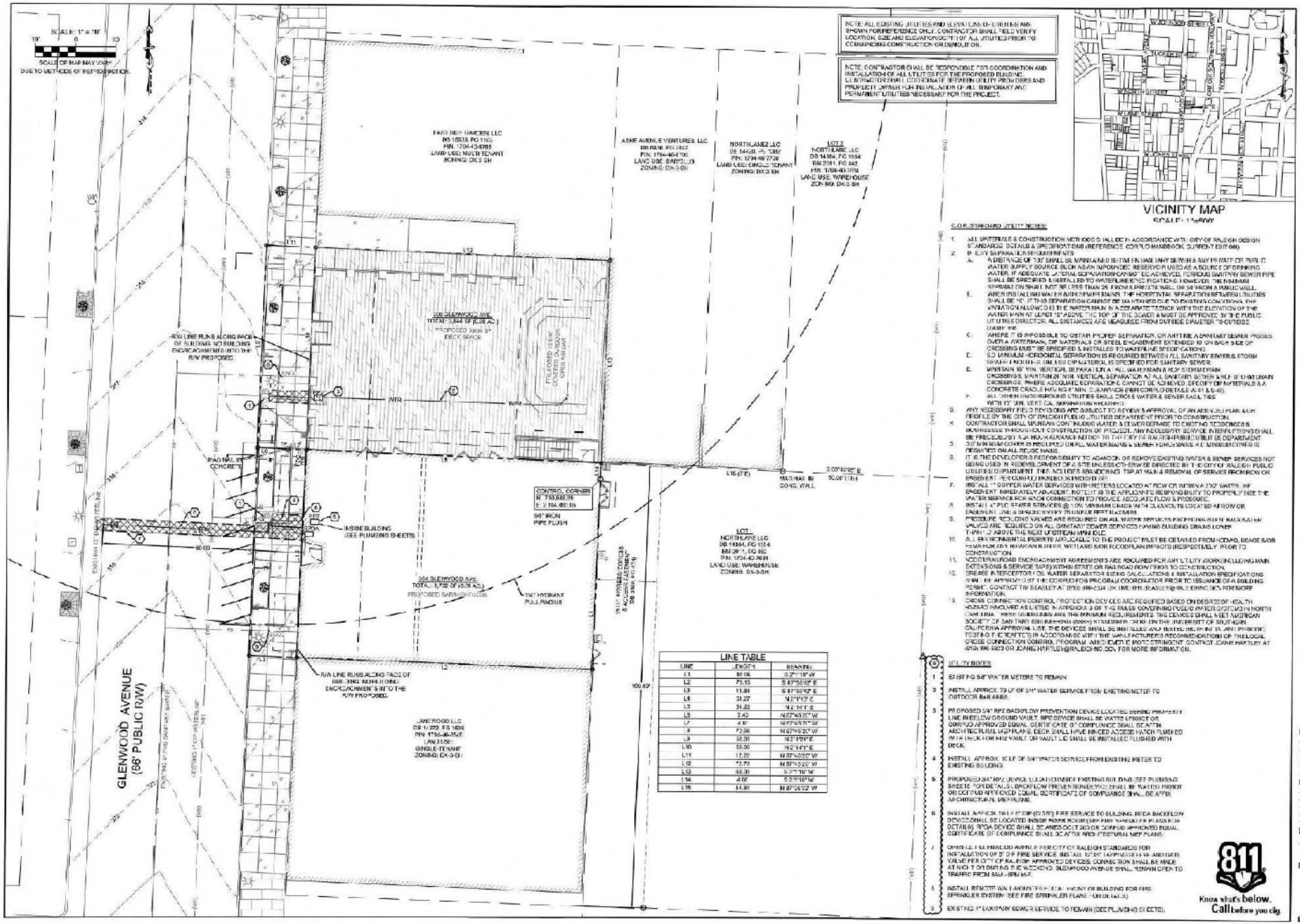
REVISIONS	DATE
PER COR	2/19/21
PER COR	3/26/21

ISSUED FOR:	DATE:
REVIEW/PERMIT	9/28/20

PROJECT NO.: 18-923
DRAWN BY: TAL
REVIEWED BY: GJM

SHEET NUMBER: C3

OF 12 SHEETS



LINE TABLE		
LINE	LENGTH	BEARING
L1	86.56	S 27°11'18" W
L2	73.15	S 87°55'32" E
L3	11.89	S 87°55'32" E
L4	31.27	N 2°11'17" E
L5	31.22	N 2°11'17" E
L6	7.43	N 87°48'20" W
L7	4.67	N 87°48'20" W
L8	72.06	N 87°48'20" W
L9	50.00	N 2°11'09" E
L10	50.00	N 2°11'17" E
L11	12.22	N 87°48'20" W
L12	72.70	N 87°48'20" W
L13	50.00	S 27°11'18" W
L14	4.67	S 27°11'18" W
L15	14.81	N 87°55'32" W

VICINITY MAP
SCALE: 1"=500'

GOR STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS INSTALLED IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: COR PLD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   A. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN ANY SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE VERTICAL 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 AND SANITARY SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS TO 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 ANY TIME 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. HOWEVER, DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & NON STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & REF. STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (SEE CORPLD DETAILS W-41 & S-40).
   F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER EACH TIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN REVISED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING TENANTS/BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 48 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL RECLAIM 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 NOTICE IS ANNOUNCING THAT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT. PER COR PLD HANDBOOK, SHOULD BE.
7. INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED IN ROW OR WITHIN A 2'X2' WATER METER EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR ADEQUATE CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED IN ROW OR EASEMENT LINE & SPACED EVERY 75' (SIMPLIFIED FIT MAXIMUM).
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACK FLOW PREVENTER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES FEEDING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR PENDING ON WATERSHED BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD RIGHT OF WAY PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR/ OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPLD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM SEASLEY AT (919) 996-2534 OR TIM.SEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. 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 DEVICES ARE THE MINIMUM REQUIREMENT. 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 (BEFORE INITIAL AND PERIODIC TESTING IF EFFECTED) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OF THE LOCAL CROSS CONNECTION CONTROL PROGRAM. WHICH EVER IS MOST STRINGENT. CONTACT JEANE HARTLEY AT (919) 996-3923 OR JEANE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

UTILITY NOTES

1. EXISTING 5/8" WATER METERS TO REMAIN.
2. INSTALL APPROX. 20 LF OF 3/4" WATER SERVICE FROM EXISTING METER TO OUTDOOR BAR AREA.
3. PROPOSED 3/4" RPZ BACKFLOW PREVENTION DEVICE LOCATED BEHIND PROPERTY LINE IN BELOW GROUND VAULT. RPZ DEVICE SHALL BE WATTS LF800QT OR CORPLD APPROVED EQUAL. CERTIFICATE OF COMPLIANCE SHALL BE AFFIX ARCHITECTURAL MEP PLANS. DECK SHALL HAVE HINGED ACCESS HATCH FLUSHED WITH DECK FOR RPZ VAULT. OR VAULT LID SHALL BE INSTALLED FLUSHED WITH DECK.
4. INSTALL APPROX. 10 LF OF 3/4" WATER SERVICE FROM EXISTING METER TO EXISTING BUILDING.
5. PROPOSED 3/4" RPZ DEVICE LOCATED WITHIN EXISTING BUILDING. SEE PLUMBING SHEETS FOR DETAILS. BACKFLOW PREVENTION DEVICE SHALL BE WATTS LF800QT OR CORPLD APPROVED EQUAL. CERTIFICATE OF COMPLIANCE SHALL BE AFFIX ARCHITECTURAL MEP PLANS.
6. INSTALL APPROX. 50 LF OF 6" DIP (0.375") FIRE SERVICE TO BUILDING. RPZ BACKFLOW DEVICE SHALL BE LOCATED INSIDE MECH ROOM (SEE FIRE SPRINKLER PLANS FOR DETAILS). RPZ DEVICE SHALL BE WATTS LF909QT OR CORPLD APPROVED EQUAL. CERTIFICATE OF COMPLIANCE SHALL BE AFFIX ARCHITECTURAL MEP PLANS.
7. CROSS CUT & INSTALL WITH 6" PER CITY OF RALEIGH STANDARDS FOR INSTALLATION OF 6" DIP FIRE SERVICE. INSTALL 12"X6" TAPPING SLEEVE AND GATE VALVE PER CITY OF RALEIGH APPROVED DEVICES. CONNECTION SHALL BE MADE AT NIGHT OR DURING THE WEEKEND. GLENWOOD AVENUE SHALL REMAIN OPEN TO TRAFFIC FROM 6AM - 6PM M-F.
8. INSTALL REMOTE WALL MOUNTED FIRE DEPARTMENT CONNECTION FOR FIRE SPRINKLER SYSTEM (SEE FIRE SPRINKLER PLANS FOR DETAILS).
9. EXISTING 4" SANITARY SEWER SERVICE TO REMAIN (SEE PLUMBING SHEETS).

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

[redacted]

FINAL DRAWING FOR REVIEW PURPOSES ONLY

RALEIGH ENGINEERING, PC C-3672
123 RALEIGH STREET
CLAYTON, NORTH CAROLINA 27520
PHONE: (919) 553-6671

306 GLENWOOD RENOVATIONS
304 & 306 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA 27603

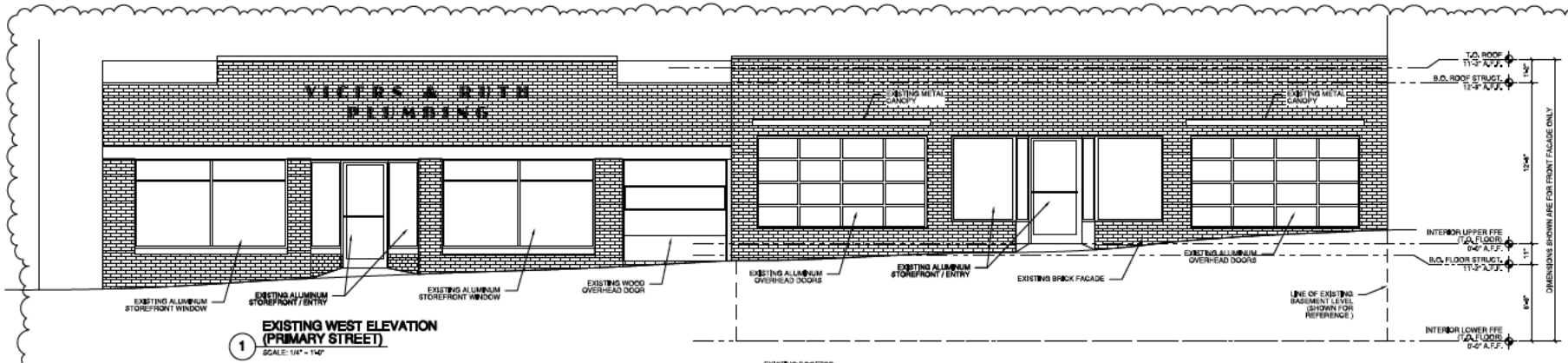
PROPOSED UTILITY IMPROVEMENTS

REVISIONS:	DATE:
1 PER COR	2/10/21
2 PER COR	3/10/21

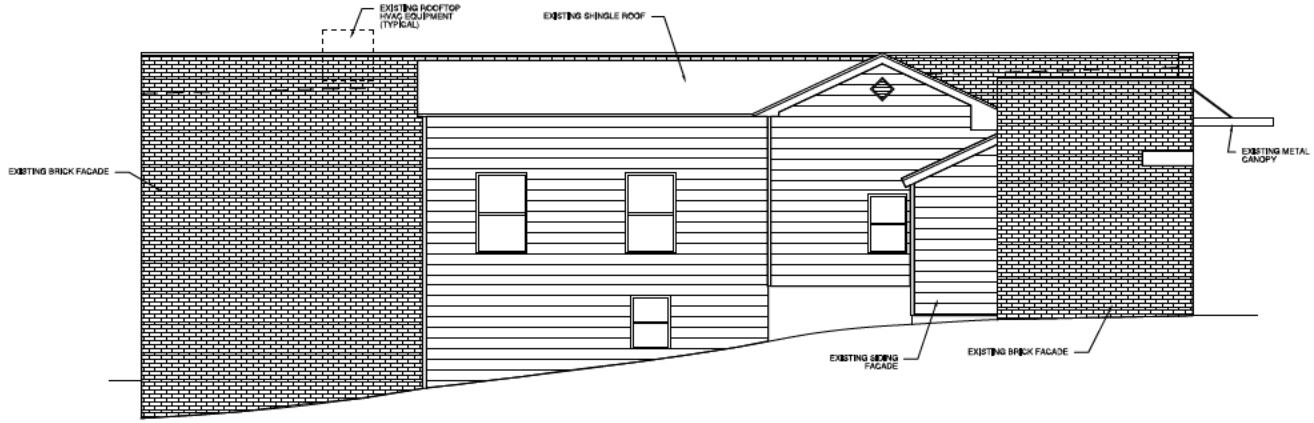
ISSUED FOR:	DATE:
REVIEW/PERMIT	6/25/20

PROJECT NO. 18-025
DRAWN BY: TAL
REVIEWED BY: CJW

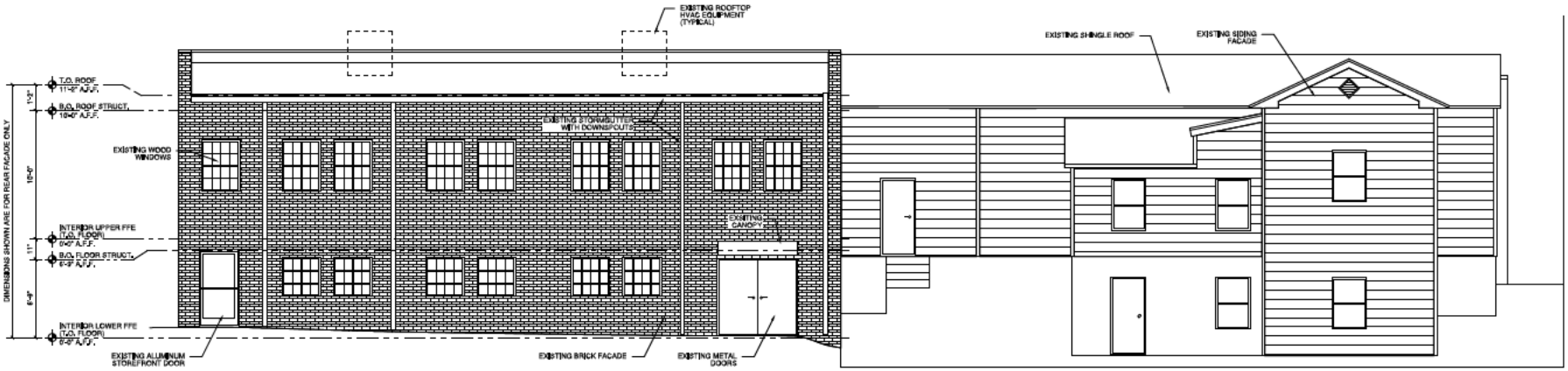
SHEET NUMBER:
C5
OF 22 SHEETS



1 **EXISTING WEST ELEVATION (PRIMARY STREET)**
SCALE: 1/4" = 1'-0"



2 **EXISTING NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



3 **EXISTING EAST ELEVATION**
SCALE: 1/4" = 1'-0"

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PROJECT TITLE
306 GLENWOOD RENOVATIONS
304 & 306 GLENWOOD AVE
RALEIGH, NORTH CAROLINA

PROJECT NO.
1911

DRAWING TITLE
EXISTING ELEVATIONS

SHEET 1 OF 3

A1.0

PLOT DATE 3/30/21
REVISION 08/05/21

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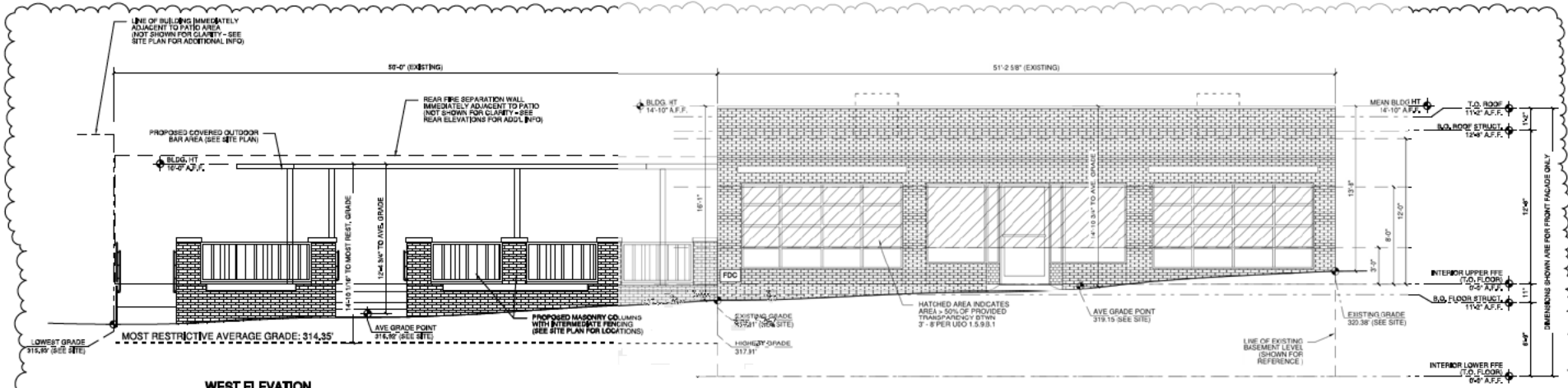


1 WEST ELEVATION (PRIMARY STREET)

SCALE: 1/4" = 1'-0"

5' 0 1' 2' 3' 4' 5'
graphic scale 1/4"

STREET ELEVATION FACES PRIMARY STREET OF GLENWOOD AVENUE

NOTES:

FRONT FACADE OF BUILDING IS LEVEL WHERE BUILDING MEETS GRADE. BUILDING HEIGHTS SHOWN ARE FOR THE MOST RESTRICTIVE HEIGHT ABOVE GROUND LEVEL.

ROOFTOP HVAC UNITS AND OTHER EQUIPMENT SHALL BE DETERMINED FOR QUANTITY, LOCATION, ETC. AS PART OF INTERIOR TENANT ALTERATION WORK. DETAILS SHOWN ARE FOR TYPICAL REFERENCE ONLY TO BE IMPLEMENTED AS REQUIRED BASED ON FINAL HVAC DESIGN AS APPROVED BY CITY OF RALEIGH.

TRANSPARENCY NOMENCLATURE PER CITY OF RALEIGH UDO 1.5.9.B.3 AND 1.5.9.B.4

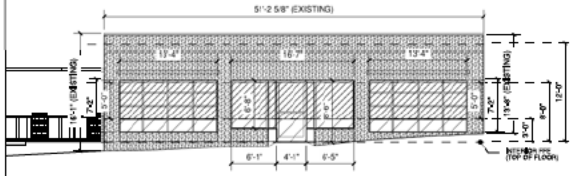
3. In a mixed use building, or general building where an Urban Frontage is applied, a minimum of 60% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).
4. Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.

NOTE: GLAZING / WINDOW AREAS DEFINED AS PORTION OF TRANSPARENCY AS REFERENCED BELOW SHALL CONFORM TO EXTERNAL REFLECTANCE AS REQUIRED BY ABOVE-REFERENCED SECTION.

TRANSPARENCY REQUIREMENTS FOR STREET-FACING FACADE (PER SEC 3.2.5)

MARK	DESCRIPTION	AREA	CALCULATION
	LOWER FACADE TOTAL AREA TO 12 FT: (TOTAL LOWER FACADE AREA IS 615 SQ FT)	615 SQ FT	309 / 615 = 0.502 (%) REQUIRED TRANSPARENCY: 50% (304 SQ FT) EXISTING TRANSPARENCY: 50.2% (309 SQ FT)
	LOWER FACADE TOTAL TRANSPARENCY AREA:	309 SQ FT	
	TRANSPARENCY LOCATED BTWN 3' - 8' ON LOWER FACADE	216 SQ FT	216 / 309 = 0.70 (%) REQUIRED TRANSPARENCY: 20% (62 SQ FT) EXISTING TRANSPARENCY: 70% (216 SQ FT)
	LOWER FACADE TOTAL TRANSPARENCY AREA:	309 SQ FT	

(51'-2 5/8") x (12'-0") = 615 sq ft



NOTE:
TRANSPARENCY FOR 304 GLENWOOD AND FRONT FACADE SHALL REMAIN UNCHANGED

AVERAGE GRADE CALCULATIONS

	EXISTING			PROPOSED		
ELEVATION	HIGH (FT)	LOW (FT)	AVERAGE (FT)	HIGH (FT)	LOW (FT)	AVERAGE (FT)
NORTH	315.89	311.81	313.87	315.89	311.81	313.87
SOUTH	317.91	311.79	314.62	317.91	311.79	314.62
EAST	311.81	311.79	311.77	311.81	311.79	311.77
WEST	317.91	315.89	316.92	317.91	315.89	316.92
			314.35			314.35

PER SECTION 1.5.7.A.2 (TC-1-16) OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PREDEVELOPMENTY GRADE OR IMPROVED GRADE, WHICHEVER IS THE MOST RESTRICTIVE ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVATIONS.

WORK PROPOSED DOES NOT INCREASE LOWEST CONDITION OR DECREASE HIGHEST CONDITION FOR THE EXISTING PRIMARY (STREET-FACING) BUILDING FACADE.

THE MOST RESTRICTIVE CONDITIONS OCCURS IN THE EXISTING CONDITION WITH AN AVERAGE GRADE OF 314.35'

PER UDO SECTOPM 5.3.5 THIS BUILDING IS CLASSIFIED AS A GENERAL USE BUILDING AS A SINGLE TENANT BUILDING AND IS NOT CONSIDERED MIXED USE. REQUIREMENT FOR TRANSPARENCY UNDER -3X OVERLAY SHALL APPLY TO REQUIRE 60% TRANSPARENCY.

ALL TRANSPARENCY FOR 304 GLENWOOD IS EXISTING TO REMAIN. NO CHANGES TO TRANSPARENCY OR FRONT FACADE ARE PROPOSED.

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PROJECT TITLE
306 GLENWOOD RENOVATIONS
304 & 306 GLENWOOD AVE
RALEIGH, NORTH CAROLINA

PROJECT NO.
1911

DRAWING TITLE
PROPOSED STREET ELEVATION

SHEET 2 OF 3

A1.1

PLOT DATE 3/30/21
REVISION 00/00/21

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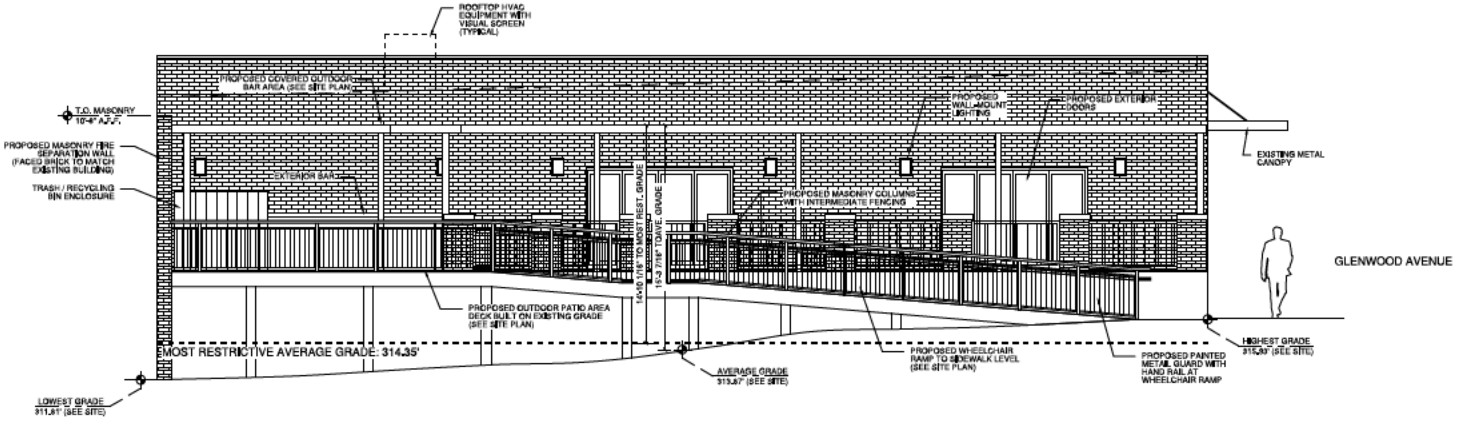
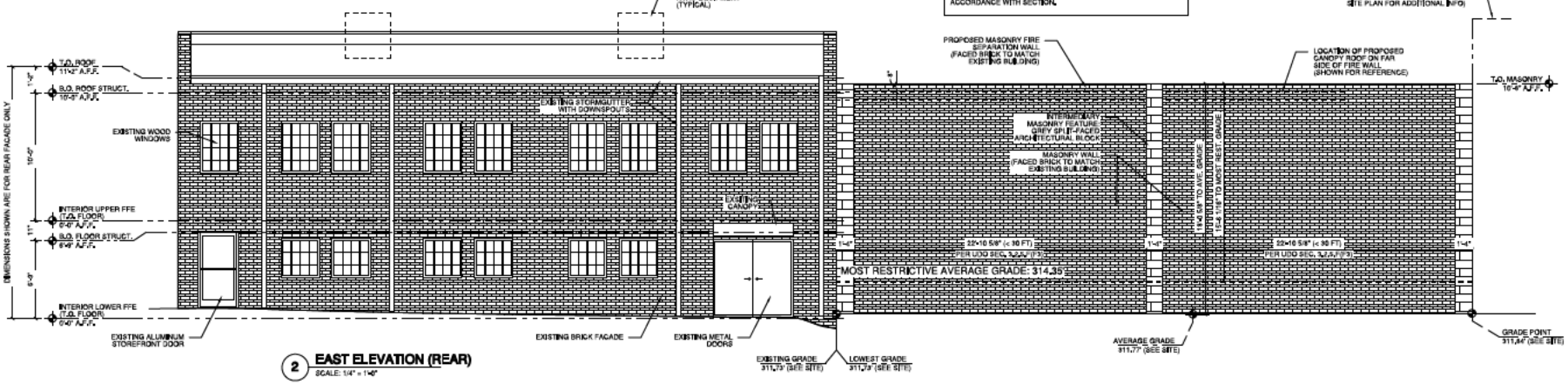


1 **NORTH ELEVATION (SIDE)**
SCALE: 1/4" = 1'-0"

NOTES:
REAR FIRE SEPARATION WALL NOT SUBJECT TO UDO SECTION 3.3.2.U.F.(FII) AS:
- PER UDO SECTION 3.3.5 THIS BUILDING IS CLASSIFIED AS A GENERAL USE BUILDING AS A SINGLE TENANT BUILDING AND IS NOT CONSIDERED MIXED USE.
- WALL IS NOT LOCATED IN A REAR SETBACK.

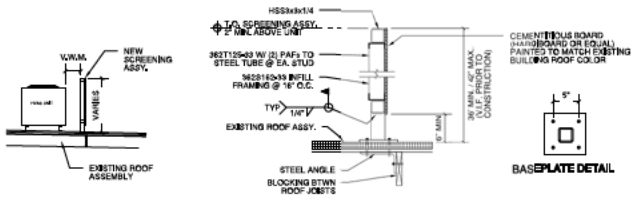
PROPERTY IS SUBJECT TO REQUIREMENTS OF UDO SECTION 3.3.2.U.(III-IV). WALL IS BUILT TO 8' FROM PROPERTY LINE IN ACCORDANCE WITH SECTION.



2 **EAST ELEVATION (REAR)**
SCALE: 1/4" = 1'-0"

NOT SHOWN:
BUILDING IS FLUSH TO ADJACENT STRUCTURE WITH NO VISIBLE FACADE ON SOUTH FACADE

3 **SOUTH ELEVATION (SIDE)**
SCALE: 1/4" = 1'-0"



4 **HVAC SCREENING DETAILS**
SCALE: NTS

ROOFTOP HVAC UNITS AND OTHER EQUIPMENT SHALL BE DETERMINED FOR QUANTITY, LOCATION, ETC. AS PART OF INTERIOR TENANT ALTERATION WORK. DETAILS SHOWN ARE FOR TYPICAL REFERNCE ONLY TO BE IMPLEMENTED AS REQUIRED BASED ON FINAL HVAC DESIGN AS APPROVED BY CITY OF RALEIGH.

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304 & 306 GLENWOOD AVE
RALEIGH, NORTH CAROLINA

PROJECT NO.
1911

DRAWING TITLE
PROPOSED SIDE & REAR ELEVATIONS

SHEET 3 OF 3
A1.2

PLOT DATE 3/30/21
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