



Administrative Site Review Application

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

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
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option	Subdivision case #: <u>SUB-0034-2023</u> Scoping/sketch plan case #: <u>SCOPE-0019-2023</u> Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: <u>TCA-23-22</u> Design Alternate #: _____

GENERAL INFORMATION

Development name: WakeMed

Inside City limits? Yes No

Property address(es): 5101 Forestville Rd

Site P.I.N.(s): 1746422158

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

Construction of WakeMed, and associated utilities and site infrastructure.

Current Property Owner(s): Evan Conder

Company: VSI Raleigh LLC Title: Partner

Address: 106 E 8th Avenue, Rome, GA 30161

Phone #: 502-558-8698 Email: e.conder@vsouth.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: VSI Raleigh LLC Address: _____

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Evan Conder	
Company: VSI Raleigh LLC	Title: Partner
Address: 120 West Trinity Place, Suite 400, Decatur, GA 30030	
Phone #: 502-558-8698	Email: e.conder@vsouth.com
Applicant Name: Katie Witt	
Company: Kimley-Horn	Address: 300 S Main Street, Suite 212, Holly Springs, NC 27540
Phone #: 984 275 3559	Email: Katie.witt@kimley-horn.com

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-3-CU (+/-0.97 AC)	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: +/-0.97 AC	Existing gross floor area to be demolished: 0 SF
# of parking spaces proposed: 27 Standard, 3 ADA	New gross floor area: 3,810 SF
Max # parking permitted (7.1.2.C): No maximum	Total sf gross (to remain and new): 3,810 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Medical Care	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>4,306</u> Proposed total (sf) <u>17,511</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>4,306</u> Proposed total (sf) <u>17,511</u>
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: N/A	Total # of hotel bedrooms: N/A
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

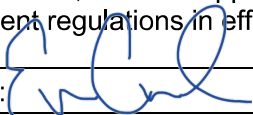
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for 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: 09.26.23

Printed Name: Evan Conder

ADMINISTRATIVE SITE REVIEW FOR YARDLY BUFFALO VILLAGE - WAKEMED

ASR-XXXX-XXXX BUFFALO ROAD RALEIGH, WAKE COUNTY, NORTH CAROLINA

Administrative Site Review Application
Planning and Development Services Bureau - 1000 Kirtland Place, Suite 400 | Raleigh, NC 27601 | 919-996-2000

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

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

Please review UDO Section 10.2.6 to determine the site plan fee. If assistance determining a Site Plan Fee is needed, a Site Plan Fee Verification request can be submitted online via the [Zoning 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)

Detached General Attached Mixed use Townhouse Office Apartment College Court Trip house Frequent Transit Development Option Open lot Design Alternate # _____

GENERAL INFORMATION

Development name: Wakemed
Inside City limits? Yes No
Property address(es): 5101 Forestville Rd
Site P.I.N.(s): 1746422158
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
Construction of Wakemed, and associated utilities and site infrastructure.

Current Property Owner(s): Even Conder
Company: VSI Raleigh LLC Title: Partner
Address: 120 West Trinity Place, Decatur, GA 30030
Phone #: 502-558-8698 Email: e.conder@vsouth.com
Applicant Name (if different from owner, list "who you apply" to here):
Relationship to owner: Lessee or contract purchaser Owner's authorized agent Assessor holder

Company: VSI Raleigh LLC Address: _____

Page 1 of 3 REVISED 1.12.23
raleighnc.gov

Phone # _____ Email: _____
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact: Even Conder
Company: VSI Raleigh LLC Title: Partner
Address: 120 West Trinity Place, Suite 400, Decatur, GA 30030
Phone #: 502-558-8698 Email: e.conder@vsouth.com

Applicant Name: Katie Witt
Company: Kimley-Horn Address: 300 S Main Street, Suite 212, Holly Springs, NC 27540
Phone #: 984-275-3559 Email: Katie.Witt@kimley-horn.com

DEVELOPMENT TYPE + SITE DATA TABLE
(Applicable to all developments)

SITE DATA		BUILDING DATA	
Zoning District(s) (please provide the acreage of each): COC-CU (4.0/0.75 AC)	Existing gross floor area (not to be demolished): 0 SF	Existing gross floor area (not to be demolished): 0 SF	Existing gross floor area to be demolished: 0 SF
Zone site coverage: 4.0/0.75 AC	Existing gross floor area to be demolished: 0 SF	Existing gross floor area to be demolished: 0 SF	Existing gross floor area to be demolished: 0 SF
# of parking spaces proposed: 27 Standard, 3 ADA	New gross floor area: 3,810 SF	New gross floor area: 3,810 SF	New gross floor area: 3,810 SF
Max # parking permitted (7.1.2.C): No maximum	Total # of gross to remain and new: 3,810 SF	Total # of gross to remain and new: 3,810 SF	Total # of gross to remain and new: 3,810 SF
County District (if applicable): N/A	Proposed # of buildings: 1	Proposed # of buildings: 1	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1	Proposed # of stories for each: 1	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Medical Care	Proposed # of basement levels (UDO 1.5.7.A.6): 0	Proposed # of basement levels (UDO 1.5.7.A.6): 0	Proposed # of basement levels (UDO 1.5.7.A.6): 0

STORMWATER INFORMATION

Impervious Area on Parcel(s):	Impervious Area for Compliance (include ROW)
Existing (sf): 4,306	Proposed total (sf): 17,511
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units, lock	Total # of total bedrooms: N/A
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	Is this project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
# of lots: _____	A frequent transit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Continue to Applicant Signature Block on Page Three.

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raleighnc.gov

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160C-400a), 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 assessment holder may also apply for development approval for such development as is authorized by the assessment.

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. 160C-400a) 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 development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160C-400c.

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 terms 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. 143-750b.1), 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, in 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 requirements of the new permit processing is deemed shall apply to the new application.

Signature: Date: 09.28.23
Printed Name: Evan Conder

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NOTES:

- LIGHTING PLAN TO BE PROVIDED WITH SITE PERMIT REVIEW.
- TREE CONSERVATION PLANS PROPOSED WITH COR CASE #SUB-0034-2023.

SHEET LIST TABLE

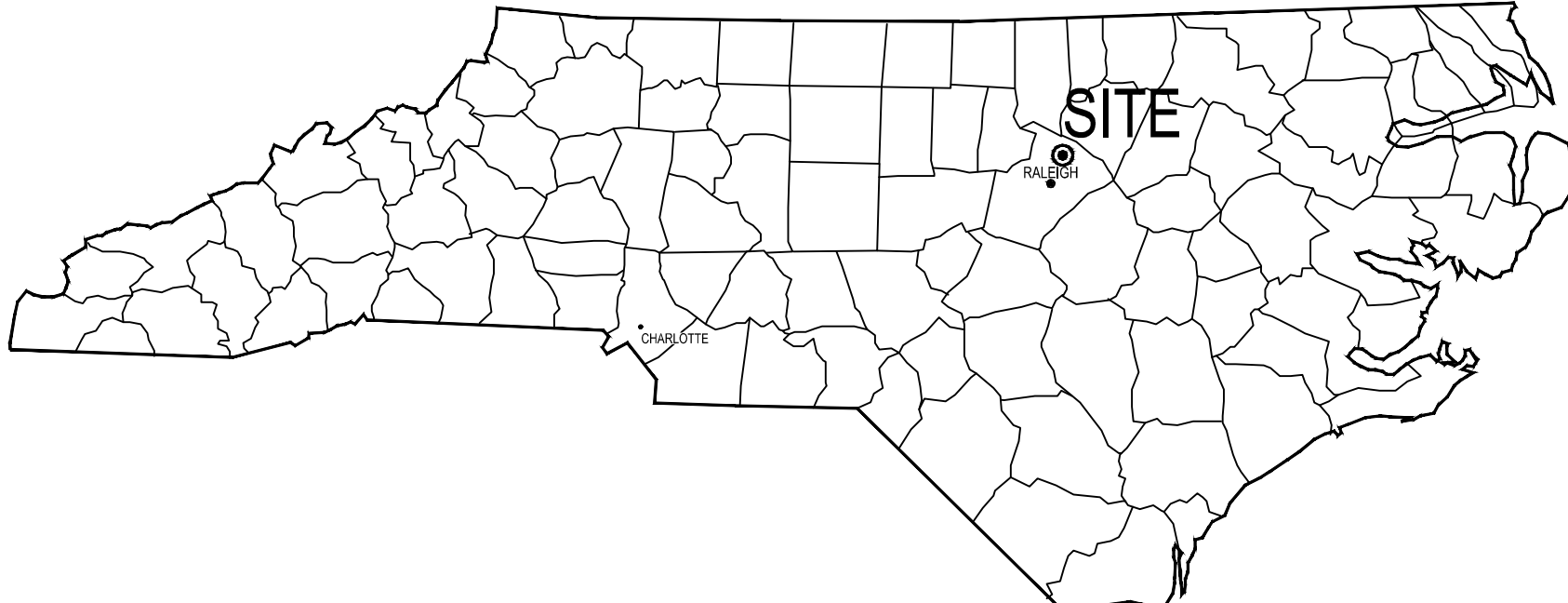
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C002	ZONING CONDITIONS
C003	APPROVAL LETTERS
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING AND DRAINAGE PLAN
C400	UTILITY PLAN
L100	LANDSCAPE PLAN
A111	FLOOR PLAN
A201-A202	EXTERIOR ELEVATIONS

SITE DATA TABLE

PROPERTY INFORMATION	
PROJECT NAME:	YARDLY BUFFALO VILLAGE - WAKEMED
CURRENT OWNER(S):	VSI RALEIGH LLC
JURISDICTION:	CITY OF RALEIGH
PN #:	1746-42-2158
STREET ADDRESS:	5101 FORESTVILLE ROAD
SITE SIZE & COVERAGE	
EXISTING ACREAGE:	0.97 AC
GROSS BUILDING SQUARE FOOTAGE (PROJECT LIMITS):	3,810 SF
MAXIMUM BUILDING HEIGHT:	3 STORIES / 50' MAX
ZONING	
EXISTING ZONING:	CX-3-CU
PROPOSED ZONING:	CX-3-CU
EXISTING USE (WITHIN PROJECT LIMITS):	VACANT LOT
PROPOSED USE (WITHIN PROJECT LIMITS):	COMMERCIAL
FRONTAGE REQUIREMENTS:	
FRONTAGE REQUIREMENTS:	N/A
BUILDING / STRUCTURE SETBACK REQUIREMENTS	
PRIMARY STREET (BUFFALO RD):	10' MINIMUM
SIDE STREET (YARDLY VILLAGE LN):	10' MINIMUM
SIDE / REAR PROPERTY LINE:	10' MINIMUM
PARKING SETBACK REQUIREMENTS	
PRIMARY STREET (BUFFALO RD, FORESTVILLE RD):	0' MINIMUM
SIDE STREET (YARDLY VILLAGE LN):	0' MINIMUM
SIDE / REAR PROPERTY LINE:	0' MINIMUM
OFF-STREET PARKING	
PARKING MAXIMUM (CX-3-CU):	NO MAXIMUM
PROVIDED PARKING:	27 SPACES
PROVIDED HANDICAP PARKING:	3 SPACES
PROVIDED BICYCLE PARKING:	0 SPACES

ADDRESS TABLE

ADDRESS	PIN	PARCEL ID/REID	COUNTY
5101 FORESTVILLE ROAD	#1746-42-2158	#0404462	WAKE



PROJECT OWNER AND CONSULTANT INFORMATION

<p>DEVELOPER: VSI RALEIGH, LLC 120 WEST TRINITY PLACE SUITE 400 DECATUR, GEORGIA 30030 PHONE (502) 558-8698</p> <p>CONTACT: EVAN CONDER</p>	<p>ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 300 SOUTH MAIN STREET SUITE 212 HOLLY SPRINGS, NORTH CAROLINA 27540 PHONE (984) 275-3559 TEL</p> <p>CONTACT: KATIE WITT, P.E.</p>	<p>SURVEYOR: ALLIED ASSOCIATES, P.A. 4720 KESTER MILL ROAD WINSTON-SALEM, NC 27103 PHONE (336) 765-2377 FAX (336) 760-8886</p> <p>CONTACT: DAVID K. ALLEY, PLS</p>
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NOT FOR CONSTRUCTION

GEOMETRIC CONTROL
HORIZONTAL DATUM:
NAD 83 (2011)
VERTICAL DATUM:
NAVD 88
DRAWING UNITS:
U.S. SURVEY FEET



Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
300 SOUTH MAIN ST, SUITE 212, HOLLY SPRINGS, NC 27540
WWW.KIMLEY-HORN.COM
NC LICENSE #P-702

PRELIMINARY
NOT FOR CONSTRUCTION

KH PROJECT	017270019
DATE	09/27/2023
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	KLW

COVER SHEET

WAKEMED
PREPARED FOR
VENTURE SOUTH
INVESTMENTS LLC

SHEET NUMBER
C001

ZONING CONDITIONS:

TCZ-28-22 - 0 BUFFALOE ROAD, LOCATED AT THE SOUTHEAST CORNER OF ITS INTERSECTION WITH FORESTVILLE ROAD, BEING WAKE COUNTY PIN 1746411926. APPROXIMATELY 22.93 ACRES REZONED TO COMMERCIAL MIXED USE-3 STORIES-CONDITIONAL USE (CX-3-CU) [MODIFIED CONDITIONS].

AMENDED CONDITIONS DATED: APRIL 13, 2022

- A. THERE SHALL BE A MINIMUM FIFTY-FOOT (50') PRINCIPAL BUILDING SETBACK FROM THE SHARED BOUNDARY LINE WITH THOSE ADJACENT PROPERTIES WITH PROPERTY IDENTIFICATION NUMBERS (PINS) 1746-42-7078 (DEED BOOK 1 6 I 05, PAGE 1542, WAKE COUNTY REGISTRY) AND 1746-41-6877 (DEED BOOK 9050, PAGE 759, WAKE COUNTY REGISTRY), ANY TREES WITHIN THE SETBACK SHALL REMAIN, EXPECT FOR THOSE TREES DETERMINED TO BE UNHEALTHY, DEAD OR HAZARDOUS.
- B. PROHIBITED USES: THE FOLLOWING USES SHALL BE PROHIBITED UPON THE PROPERTY:
 - i. DORMITORY, FRATERNITY, SORORITY;
 - ii. ADULT ESTABLISHMENTS;
 - iii. BAR, NIGHTCLUB, TAVERN, LOUNGE (EXCEPT AS ASSOCIATED WITH A HOTEL IN THE SAME BUILDING);
 - iv. FUNERAL HOME;
 - v. ANIMAL CARE (INDOOR);
 - vi. VETERINARY CLINIC/HOSPITAL;
 - vii. DETENTION CENTER, JAIL, PRISON;
 - viii. MOVIE THEATRE - EITHER INDOOR OR OUTDOOR;
 - ix. EMERGENCY SHELTER - TYPE B;
 - x. BOWLING ALLEY;
 - xi. MINI-WAREHOUSE STORAGE FACILITY.
- C. THE VEHICLE FUEL SALES USE SHALL COMPLY WITH THE REGULATIONS SET FORTH IN UDO SECTION 6.4.11.C.3. UDO SECTIONS 6.4.11.C.3.A.I - IX SHALL NOT APPLY IF THE PROPERTY ON WHICH ANY VEHICLE FUELS SALES USE SITS IS FARTHER THAN 200' FROM A RESIDENTIAL DISTRICT.
- D. THE VEHICLE SALES/RENTAL AND VEHICLE REPAIR (MINOR) U E SHALL BE SUBJECT TO THE NEIGHBORHOOD MIXED USE REGULATIONS LISTED IN UDO SECTIONS 6.4.13.B.5. AND 6.5.6.C.2.F., RESPECTIVELY.
- E. NO SINGLE RETAIL ESTABLISHMENT DEVELOPED ON THE SUBJECT PROPERTY AFTER ADOPTION OF THIS REZONING ORDINANCE SHALL EXCEED 65,000 SQUARE FEET, FLOOR AREA GROSS. AGGREGATE RETAIL SQUARE FOOTAGE DEVELOPED ON THE ENTIRE SUBJECT PROPERTY SHALL NOT EXCEED 130,000 SQUARE FEET, FLOOR AREA GROSS. PRIOR TO RECORDING ANY PLAT OR DEED DIVIDING THE REZONED PROPERTY INTO TWO OR MORE PARCELS, A RESTRICTIVE COVENANT ALLOCATING RETAIL FLOOR AREA GROSS SQUARE FOOTAGE TO THE LOTS WITHIN THE REZONED PROPERTY SHALL BE RECORDED WITH THE WAKE COUNTY REGISTRY. NO COVENANT ALLOCATING RETAIL SQUARE FOOTAGE SHALL BE RECORDED AMENDED OR TERMINATED WITHOUT THE PRIOR WRITTEN CONSENT OF THE RALEIGH CITY ATTORNEY OR HIS/HER DEPUTY WHICH SHALL BE EVIDENCED BY HIS/HER SIGNATURE ON THE DOCUMENT.
- F. OFFICE AND INSTITUTIONAL USES DEVELOPED ON THE SUBJECT PROPERTY AFTER ADOPTION OF THIS REZONING ORDINANCE SHALL NOT EXCEED 20,000 SQUARE FEET, FLOOR AREA GROSS.
- G. RESIDENTIAL DENSITY DEVELOPED ON THE SUBJECT PROPERTY AFTER ADOPTION OF THIS REZONING ORDINANCE SHALL NOT EXCEED TEN (10) DWELLING UNITS PER ACRE.
- H. NO BUILDING CONSTRUCTED ON THE PROPERTY AFTER ADOPTION OF THIS ZONING ORDINANCE SHALL EXCEED A HEIGHT OF FORTY-FOUR (44) FEET, MEASURED IN ACCORDANCE WITH UDO SECTION 1.5.7, AND NO SUCH BUILDING SHALL EXCEED THREE (3) OCCUPIED STORIES.
- I. POLES FOR FREE STANDING LIGHTING SHALL NOT EXCEED THIRTY-FIVE (35) FEET IN HEIGHT, AND ALL POLE MOUNTED LIGHT FIXTURES SHALL BE FULL CUTOFF TYPE, REGARDLESS OF WATTAGE. NOTWITHSTANDING THE FOREGOING, IN BUFFER AREAS AND PROTECTIVE YARDS, POLES FOR FREE STANDING LIGHTING SHALL NOT EXCEED TWELVE (12) FEET IN HEIGHT.
- J. PRIOR TO LOT RECORDATION OR THE ISSUANCE OF ANY BUILDING PERMIT, WHICHEVER SHALL FIRST OCCUR, THE OWNER OF THE PROPERTY SHALL DEED TO THE CITY THE TRANSIT EASEMENT MEASURING TWENTY (20) FEET LONG BY FIFTEEN (15) FEET WIDE ADJACENT TO THE PUBLIC RIGHT OF WAY TO SUPPORT A BUS STOP FOR FUTURE TRANSIT SERVICES IN THE AREA. THE LOCATION OF THE TRANSIT EASEMENT SHALL BE TIMELY REVIEWED AND APPROVED BY THE TRANSIT DIVISION OF THE CITY, AND THE CITY ATTORNEY OR HIS/HER DESIGNEE SHALL APPROVE THE TRANSIT EASEMENT DEED PRIOR TO RECORDATION IN THE WAKE COUNTY REGISTRY.
- K. UNTIL THE THREE LANES ON THE BUFFALOE ROAD BRIDGE OVER I-540 ARE INCREASED BY AT LEAST ONE EASTBOUND LANE THROUGH REPLACEMENT, EXPANSION OR RE-STRIPING OF SAID BRIDGE, DEVELOPMENT OF THE ENTIRE SUBJECT PROPERTY SHALL BE CAPPED AS FOLLOWS: (I) ONE-STORY RETAIL USES SHALL NOT EXCEED TWENTY THOUSAND (20,000) SQUARE FEET, FLOOR AREA GROSS, AND RETAIL USES WITHIN VERTICAL MIXED USE BUILDINGS SHALL NOT EXCEED A TOTAL OF FORTY THOUSAND (40,000) SQUARE FEET FLOOR AREA GROSS, AND (II) OFFICE AND INSTITUTIONAL USES AS LIMITED BY CONDITION E), AND (III) RESIDENTIAL USES SHALL NOT EXCEED FORTY (40) DWELLING UNITS.
- L. DEVELOPMENT OCCURRING ON THE PROPERTY AFTER THE ADOPTION OF THIS REZONING ORDINANCE SHALL BE CONSISTENT WITH THE FOLLOWING-GUIDELINES.
 - 1. PARKING SHALL NOT OCCUPY MORE THAN ONE-THIRD OF THE FRONTAGE OF THE PROPERTY ALONG BUFFALOE ROAD IF PARKING IS LOCATED TO THE SIDE(S) OF THE BUILDINGS ALONG BUFFALOE ROAD.
 - 2. ANY PARKING SPACES LOCATED WITHIN TWENTY-FIVE (25') OF THE RIGHT-OF-WAY OF EITHER BUFFALOE ROAD OR FORESTVILLE ROAD SHALL BE VISUALLY SCREENED BY EVERGREEN SHRUBS SPACED NO MORE THAN FOUR FEET (4') ON CENTER AND EXPECTED TO REACH A HEIGHT OF AT LEAST THIRTY INCHES (30") WITHIN THREE (3) YEARS OF PLANTING WITH A MINIMUM INSTALL HEIGHT OF 18 INCHES.
 - 3. INTERNAL STREETS WILL BE DESIGNED TO BE PEDESTRIAN ORIENTED AND A NETWORK OF INTERNAL AND PUBLIC SIDEWALKS, WALKWAYS TO BUILDING ENTRANCES AND CROSSWALKS WILL CONNECT BUILDINGS, PARKING, BIKE RACKS, SIDEWALKS AND A TRANSIT STOP.
 - 4. PEDESTRIAN CONNECTIONS BETWEEN THE TRANSIT STOP AND BUILDING ENTRANCES SHALL BE PROVIDED VIA PUBLIC SIDEWALKS AND/OR INTERNAL SIDEWALKS.
 - 5. SIDEWALKS INTERNAL TO THE SITE SHALL BE A MINIMUM OF SIX (6) FEET WIDE.
- M. AN APARTMENT BUILDING TYPE MAY NOT INCLUDE DWELLING UNITS THAT ARE SEPARATED BY A HORIZONTAL PARTY WALL, MEANING THAT DWELLING UNITS IN THE SAME BUILDING MUST BE SEPARATED BY A VERTICAL PARTY WALL. THIS SHALL NOT PROHIBIT A DWELLING UNIT FROM HAVING MULTIPLE STORIES.

Z-27-22 - 5221 AND 5225 FORESTVILLE ROAD, ON ITS EAST SIDE, LOCATED ONE THIRD OF A MILE SOUTH OF ITS INTERSECTION WITH BUFFALOE ROAD, BEING WAKE COUNTY PINS 1746308877 & 1746410189. APPROXIMATELY 14.6 ACRES REZONED TO RESIDENTIAL MIXED USE-3 STORIES- CONDITIONAL USE (RX-3-CU).

CONDITIONS DATED: OCTOBER 10, 2022

- 1. RESIDENTIAL DENSITY SHALL BE LIMITED TO 204 UNITS.
- 2. AN APARTMENT BUILDING TYPE MAY NOT INCLUDE DWELLING UNITS THAT ARE SEPARATED BY A HORIZONTAL PARTY WALL, MEANING THAT DWELLING UNITS IN THE SAME BUILDING MUST BE SEPARATED BY A VERTICAL PARTY WALL. THIS SHALL NOT PROHIBIT A DWELLING UNIT FROM HAVING MULTIPLE STORIES.
- 3. THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 6.1.4. THAT ARE PERMITTED, LIMITED OR SPECIAL USES IN THE RX- DISTRICT SHALL BE PROHIBITED:
 - (I) CEMETERY;
 - (II) SCHOOL, PUBLIC OR PRIVATE (K-12);
 - (III) DAY CARE CENTER; (IV) HEALTH CLUB;
 - (V) MEDICAL; OFFICE;
 - (VI) OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (250 SEATS);
 - (VII) BED AND BREAKFAST;
 - (IX) HOSPITALITY HOUSE;
 - (X) PARKING FACILITY;
 - (XI) COPY CENTER;
 - (XII) OPTOMETRIST;
 - (XIII) EATING ESTABLISHMENT;
 - (XIV) RETAIL SALES.

NO.	REVISIONS	DATE	BY



KH PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
017270019	09/27/2023	AS SHOWN	JMC	JMC	KLW

ZONING CONDITIONS

WAKEMED PREPARED FOR VENTURE SOUTH INVESTMENTS LLC

NC

SHEET NUMBER C002



Know what's below. Call before you dig.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Covallieri, Jessica - Sheet: Snt: WakaMed ASR - Layout: C003 - APPROVAL LETTERS - September 26, 2023 - 01:43:17pm - K:\CHL_PRL\017270_Taylor_Morrison\019_Raleigh-Burfaioe\02 - DWG\PlanSheets\WakaMed ASR_PlanSheets\C004 - APPROVAL LETTERS.dwg



SHEET NUMBER
C003

WAKEMED
PREPARED FOR
VENTURE SOUTH
INVESTMENTS LLC

RALEIGH

NC

APPROVAL LETTERS

KH PROJECT
017270019
DATE
09/27/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLV

PRELIMINARY
NOT FOR CONSTRUCTION



© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
300 SOUTH MAIN ST, SUITE 212, HOLLY SPRINGS, NC 27540
WWW.KIMLEY-HORN.COM
NC LICENSE #P-9162

No.

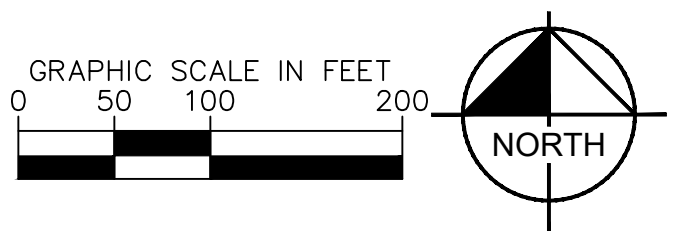
REVISIONS

DATE BY

LEGEND

EXISTING IRON PIN	○ EIP
EXISTING REBAR	○ EIR
NO POINT SET	● NPS
IRON REBAR SET	● IRS
CABLE PEDESTAL	⊕
TELEPHONE MANHOLE	⊕
TELEPHONE PEDESTAL	⊕
FLOOD LIGHT	⊕
GUY WIRE	⊕
LIGHT POLE	⊕
ELECTRIC MANHOLE	⊕
ELECTRIC METER	⊕
ELECTRIC TRANSFORMER	⊕
UTILITY POLE	⊕
BOLLARD	⊕
GAS METER	⊕
GAS VALVE	⊕
SEWER CLEAN OUT	⊕
SEWER MANHOLE	⊕
SIGN	⊕
CATCH BASIN	⊕
CURB INLET	⊕
DROP \ YARD INLET	⊕
FLARED END SECTION	⊕
STORM MANHOLE	⊕
HANDICAP	⊕
FIRE HYDRANT	⊕
WATER MANHOLE	⊕
WATER METER	⊕
WATER VALVE	⊕
WELL	⊕
MANHOLE	⊕
PRESSURE INDICATOR VALVE	⊕
PIV	⊕
TREE	⊕
RIGHT-OF-WAY	R/W
CONCRETE MONUMENT	CM
CHORD	CH
SIGHT EASEMENT	SE
DEED BOOK	DB
PLAT BOOK	PB
CURB AND GUTTER	C&G
REINFORCED CONIC PIPE	RCP
CORRUGATED METAL PIPE	CMP
CORRUGATED PLASTIC PIPE	CPP
BOUNDARY LINE	—
RIGHT-OF-WAY LINE	—
UNSURVEYED PROPERTY LINE	—
SANITARY SEWER LINE	SS
UNDERGROUND ELECTRIC LINE	UE
ELECTRIC LINE	E
TREE LINE	—
WATER LINE	W
FENCE LINE	F
EDGE OF GRAVEL	EG
EDGE OF PAVEMENT	EP
TELEPHONE LINE	T
UNDERGROUND TELEPHONE LINE	UT
OVERHEAD UTILITY EASEMENT	OHU
UNDERGROUND FIBER OPTICS	FO

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	764.47	S59°07'26.29"E	L23	100.00	N22°56'33.71"E
L2	30.74	S23°04'05.37"W	L24	100.00	N31°35'33.71"E
L3	633.07	S23°04'05.37"W	L25	100.00	N37°54'33.71"E
L4	22.92	S5°35'15.40"W	L26	314.09	N40°02'33.71"E
L5	829.16	S3°44'26.30"W	L27	148.75	N41°36'33.71"E
L6	441.17	S82°07'45.05"W	L28	7.50	N42°21'03.71"E
L7	317.26	S82°07'45.05"W	L29	315.05	S60°29'33.00"E
L8	145.02	N1°30'57.28"W	L30	50.00	S32°43'57.00"W
L9	267.29	N78°28'48.79"W	L31	66.00	S57°16'03.00"E
L10	24.61	N78°28'48.79"W	L32	326.73	N32°43'57.00"E
L11	61.24	N0°06'44.21"W	L33	214.52	S57°09'15.00"E
L12	316.88	N0°03'25.12"W	L34	52.29	S30°51'36.00"W
L13	53.29	N89°11'38.92"E	L35	66.00	S59°08'24.00"E
L14	347.80	S76°36'46.72"E	L36	50.00	N30°51'36.00"E
L15	177.16	N1°40'30.84"W	L37	60.37	S57°09'15.00"E
L16	137.39	N88°33'19.34"W	L38	190.71	S30°51'36.00"W
L17	223.42	N7°20'34.02"E	L39	171.81	S1°40'31.00"E
L18	151.91	N84°13'36.96"W	L40	216.19	S87°47'15.59"W
L19	240.47	N14°49'18.12"E	L41	216.19	S87°47'15.59"W
L20	100.00	N15°07'33.71"E	L42	256.75	S0°42'03.96"E
L21	100.00	N16°52'33.71"E	L43	496.49	N88°33'19.34"W
L22	100.00	N22°56'33.71"E			



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KH PROJECT	017270019
DATE	09/27/2023
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	KLW
CHECKED BY	KLW

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DEMOLITION LEGEND

---	EXISTING PROPERTY LINE
-X-X-X-X-X-X-	EXISTING LINEAR ITEM TO BE REMOVED
---	TREE PROTECTION FENCE
---	LIMITS OF DISTURBANCE (LOD)
⊗	EXISTING ITEM TO BE REMOVED

NOTES:
 1. ALL SEPTIC TANKS/WELLS TO BE ABANDONED ACCORDING TO WAKE COUNTY STANDARDS.

TREE LEGEND

LABEL	COMMON NAME
T1	RED MAPLE
T2	SILVER MAPLE
T3	AMERICAN HORNBEAM
T4	PIGNOT HICKORY
T5	PECAN
T6	MOCKERNUT HICKORY
T7	FLOWERING DOGWOOD
T8	AMERICAN HOLLY
T9	EASTERN RED CEDAR
T10	SWEETGUM
T11	TULIP POPLAR
T12	RED MULBERRY
T13	BLACK GUM
T14	SOURWOOD
T15	SHORTLEAF PINE
T16	LOBLOLLY PINE
T17	AMERICAN SYCAMORE
T18	BLACK CHERRY
T19	WHITE OAK
T20	SOUTHERN RED OAK
T21	BLACKJACK OAK
T22	WATER OAK
T23	WILLOW OAK
T24	NORTHERN RED OAK
T25	POST OAK
T26	WINGED ELM
T27	AMERICAN ELM

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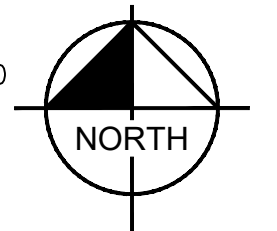
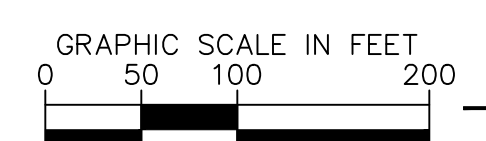
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DEMOLITION PLAN

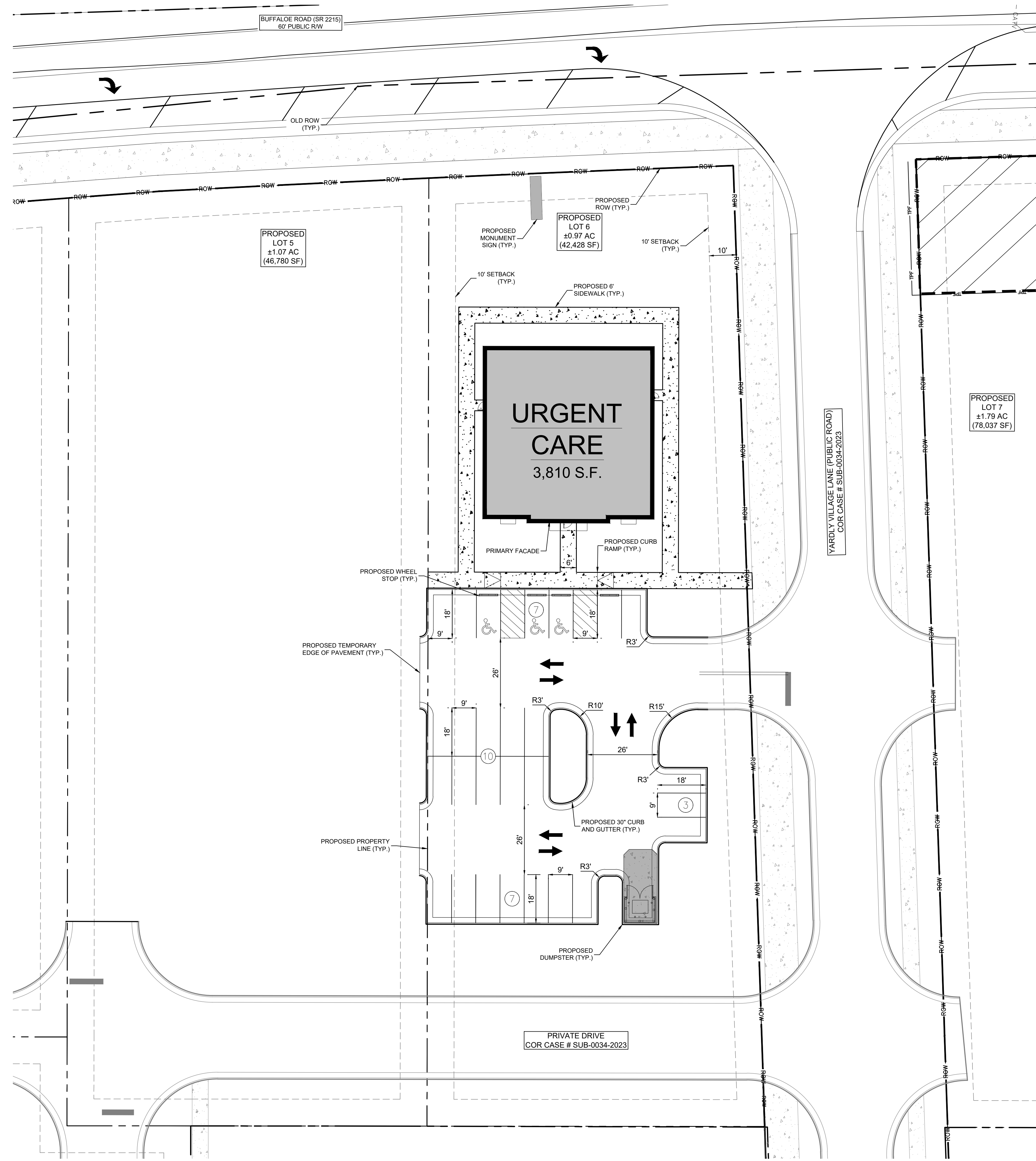
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PROPOSED IMPROVEMENTS LEGEND

--- EXISTING PROPERTY BOUNDARY	--- ROW --- RIGHT-OF-WAY
- - - PROPOSED PROPERTY BOUNDARY	--- TOP OF BANK
--- 20' NEUSE RIVER BUFFER	--- 50' NEUSE RIVER BUFFER
--- 10' BUILDING SETBACK	--- WETLAND
--- CURB AND GUTTER	--- PRIMARY TREE CONSERVATION AREA
↑ TRAFFIC ARROWS	--- SECONDARY TREE CONSERVATION AREA
↑ STOP BAR, "STOP" MARKING & SIGN	--- NEUSE RIVER BUFFER CONSERVATION AREA
↑ DOUBLE SIGNS - MONUMENT / PYLON	--- CONCRETE SIDEWALK
○ SITE LIGHTING	--- HEAVY DUTY CONCRETE

SITE DATA TABLE

PROPERTY INFORMATION	
PROJECT NAME:	YARDLY BUFFALO VILLAGE - WAKEMED
CURRENT OWNER(S):	VSI RALEIGH LLC
JURISDICTION:	CITY OF RALEIGH
PIN #:	1746-42-2158
STREET ADDRESS:	5101 FORESTVILLE ROAD
SITE SIZE & COVERAGE	
EXISTING ACREAGE:	0.97 AC
GROSS BUILDING SQUARE FOOTAGE (PROJECT LIMITS):	3,810 SF
MAXIMUM BUILDING HEIGHT:	3 STORIES / 50' MAX
ZONING	
EXISTING ZONING:	CX-3-CU
PROPOSED ZONING:	CX-3-CU
EXISTING USE (WITHIN PROJECT LIMITS):	VACANT LOT
PROPOSED USE (WITHIN PROJECT LIMITS):	COMMERCIAL
FRONTAGE REQUIREMENTS:	N/A
BUILDING / STRUCTURE SETBACK REQUIREMENTS	
PRIMARY STREET (BUFFALO RD)	10' MINIMUM
SIDE STREET (YARDLY VILLAGE LN)	10' MINIMUM
SIDE / REAR PROPERTY LINE	10' MINIMUM
PARKING SETBACK REQUIREMENTS	
PRIMARY STREET (BUFFALO RD, FORESTVILLE RD)	0' MINIMUM
SIDE STREET (YARDLY VILLAGE LN)	0' MINIMUM
SIDE / REAR PROPERTY LINE	0' MINIMUM
OFF-STREET PARKING	
PARKING MAXIMUM (CX-3-CU)	NO MAXIMUM
PROVIDED PARKING:	27 SPACES
PROVIDED HANDICAP PARKING:	3 SPACES
PROVIDED BICYCLE PARKING:	0 SPACES

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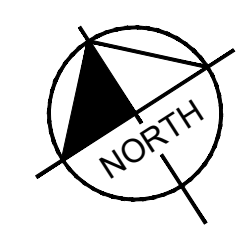
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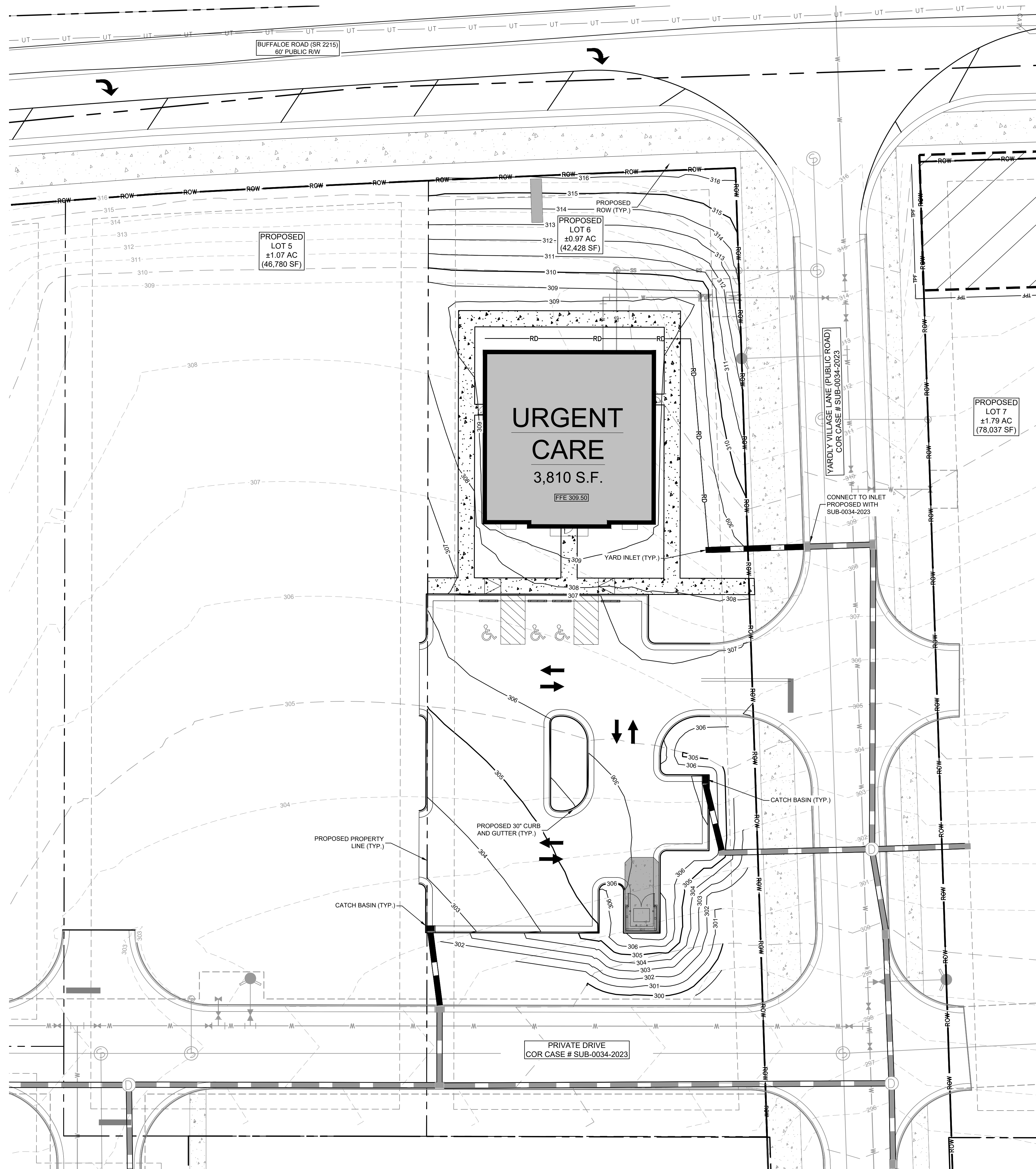
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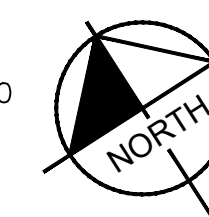


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GRADING AND DRAINAGE LEGEND			
---	PROPERTY BOUNDARY	---	RIGHT-OF-WAY
---	CURB AND GUTTER	---	STORM DRAIN
---	PROPOSED MAJOR CONTOUR	---	EXISTING MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR	---	EXISTING MINOR CONTOUR
---	SPOT ELEVATION	---	LIMITS OF DISTURBANCE
---	CATCH BASIN (CB)	---	PRIMARY TREE CONSERVATION AREA
---	MANHOLE (SDMH)	---	SECONDARY TREE CONSERVATION AREA



Know what's below.
Call before you dig.

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GRADING AND DRAINAGE PLAN

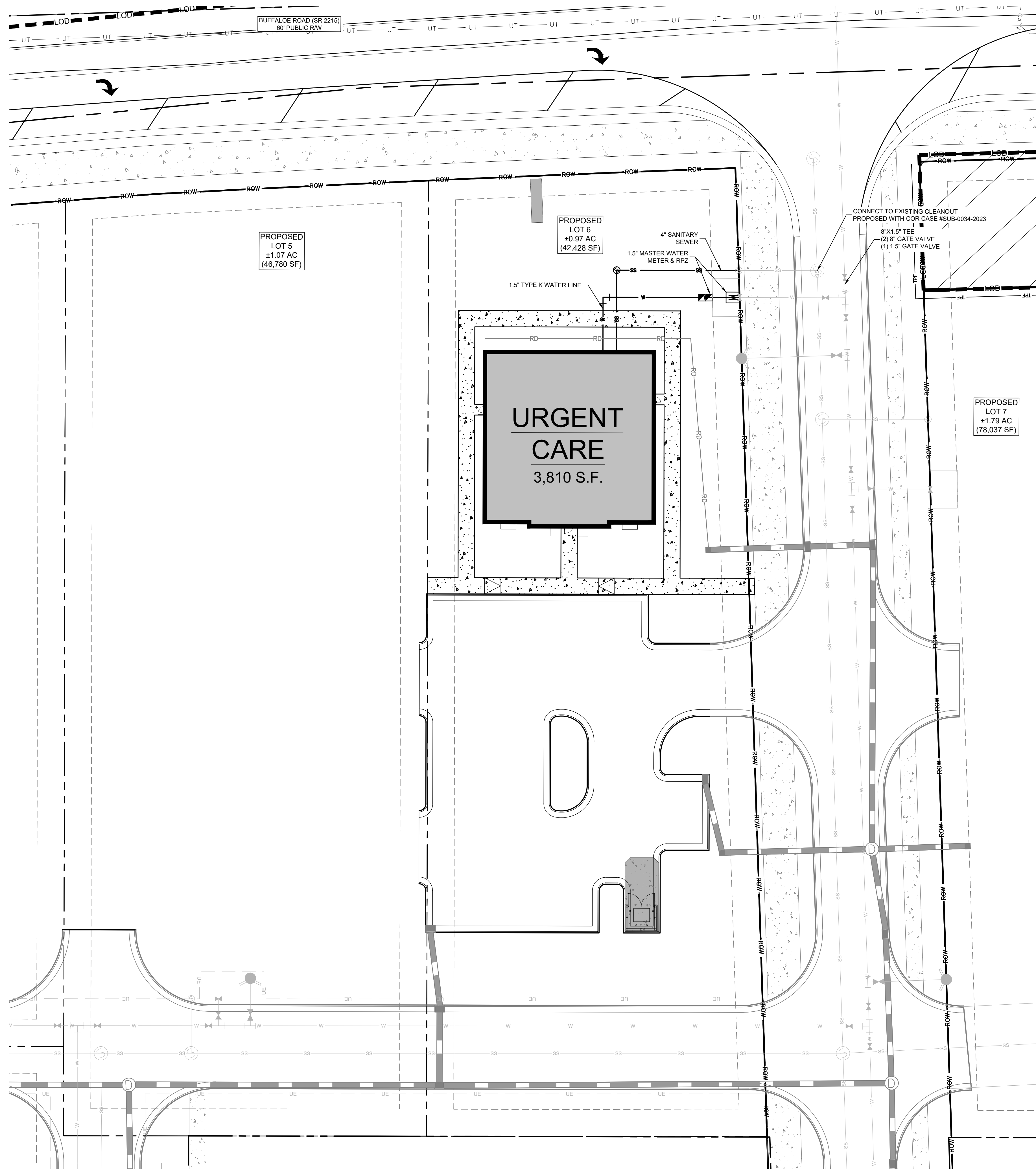
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UTILITY LEGEND					
---	PROPERTY BOUNDARY	---	ROW	---	RIGHT-OF-WAY
W	WATER LINE	SS	SANITARY SEWER LINE		
M	WATER METER	UE	UTILITY EASEMENT		
⊞	POINT OF CONNECTION	⊞	GATE VALVE		
⊞	PIPE TEEBENDS	⊞	BACKFLOW PREVENTOR		
⊞	FIRE HYDRANT (FH)	⊞	SANITARY SEWER CLEANOUT (SSCO)		
⊞	FIRE DEPARTMENT CONNECTION (FDC)	⊞	SANITARY SEWER MANHOLE (SSMH)		

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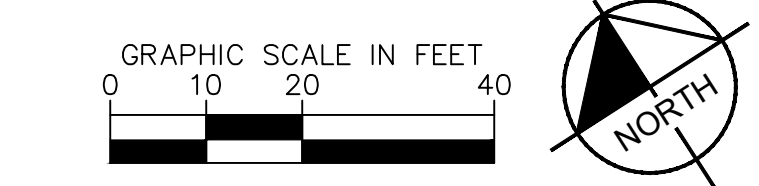
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UTILITY PLAN

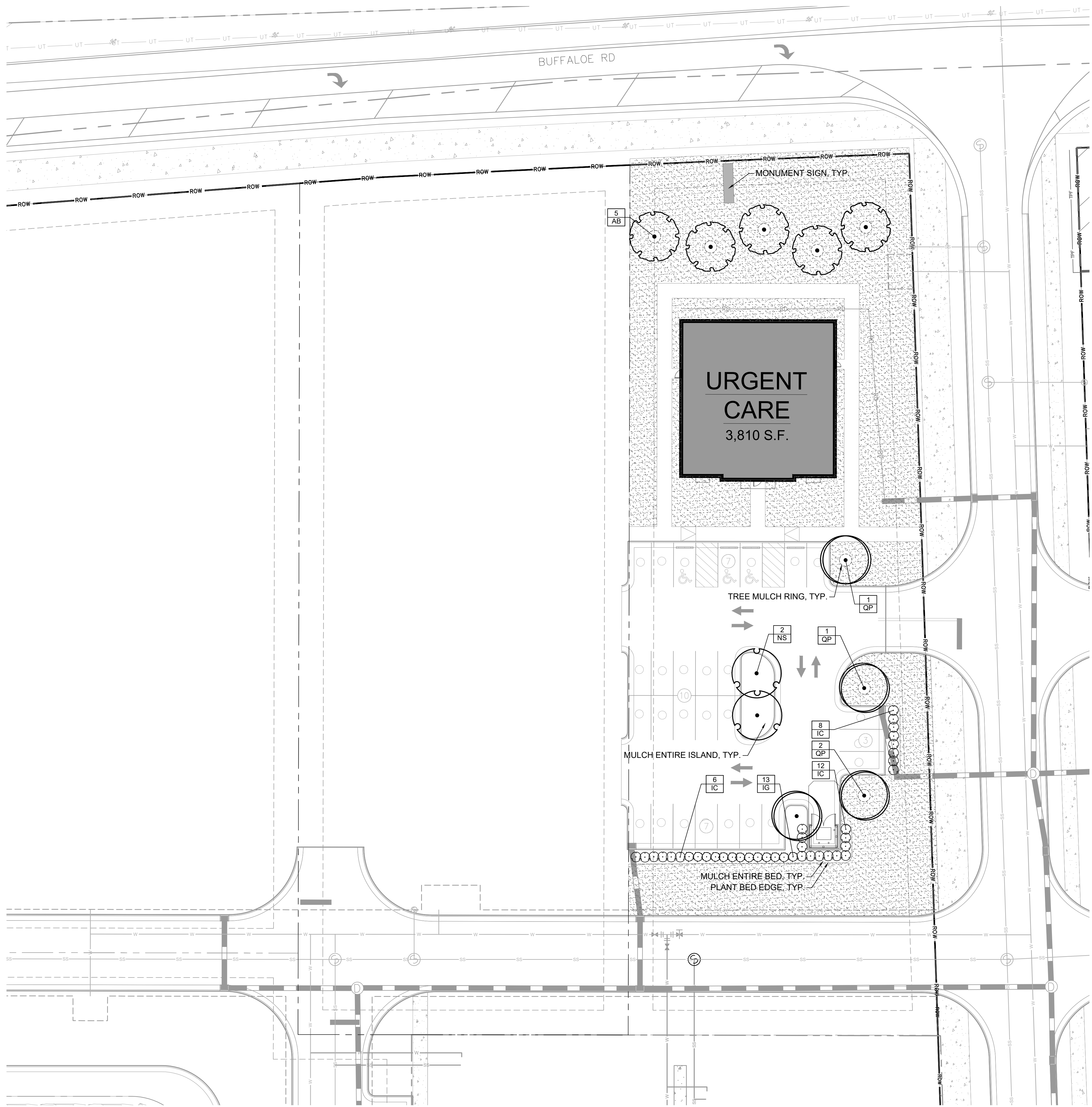
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Plotted By: Scott, Justin Sheet Set: WakedMed ASR Layout: L100 LANDSCAPE PLAN September 27, 2023 03:39:13pm \\kimley-horn.com\C\HSP\CHL_PRA\17270019 Raleigh\Buffaloe\02 - DWG\PlanSheets\WakedMed ASR Plansheets\L100 - LANDSCAPE PLAN.dwg



GROUND COVER NOTES:

1. ESTABLISH SOG IN ALL DISTURBED AREAS. SEE SPECIFICATIONS FOR MORE INFORMATION.
2. ALL AREAS WITH PROPOSED LANDSCAPE MATERIAL SHALL RECEIVE A MINIMUM THREE (3) INCHES OF SHREDDED HARDWOOD MULCH. SEE LANDSCAPE PLAN FOR MULCH BOUNDARY LINES. SEE LANDSCAPE DETAILS FOR TYPICAL MULCH AREA DIMENSIONS.

GENERAL NOTES:

1. LANDSCAPE PLAN IS FOR PLANT STAKING PURPOSES ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
2. ALL TREES LOCATED WITHIN A SIGHT TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MINIMUM ABOVE FINISHED GRADE TO PROVIDE CLEAR SIGHT LINES.
3. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.
4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 2 OF THE CITY TREE MANUAL.
5. UTILITY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND INSTALLATION.

PARKING LOT LANDSCAPING- UDO 7.1.7F	
Parking Spaces Provided	27
Required Shade Trees (1 per 2000 SF of Required)	2.19
1 Tree Per End Terminal and Island	6.00
Provided Deciduous Trees	6

PROTECTIVE YARDS- UDO 7.2.4B					
Location	Width (LF)	Type	LF	Required	Provided
North Property Line (Buffaloe Rd)	10 Min	C2	115	4.6 Large Trees	5 Large Trees
10' Min Setback: 4 Shade Trees/100 LF					

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	PLANTING HEIGHT
AB	5	Acer buergerianum	Trident Maple	B & B	3" CAL.	10' HT. MIN.
NS	2	Nyssa sylvatica 'JFS-red'	Firestarter® Tupelo	B & B	3" CAL.	10' HT. MIN.
QP	4	Quercus phellos 'QPSTA'	Hightower® Willow Oak	B & B	3" CAL.	10' HT. MIN.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	
IC	26	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	CONT.	18" HT MIN.	
IG	13	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	CONT.	18" HT MIN.	

No.	REVISIONS	DATE	BY

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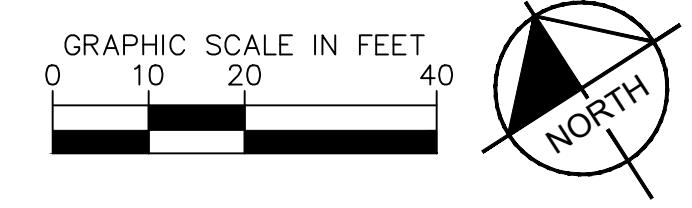
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LANDSCAPE PLAN

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Revisions	
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PROJECT DATE
 09/26/2023
 Drawn By
 MTP
 Checked By
 GI

Sheet No. **A111**

WALL TYPE LEGEND

2x6 WOOD STUDS EXTERIOR WALL - REFER TO WALL SECTIONS AND STRUCTURAL DRAWINGS

DIMENSION NOTES:

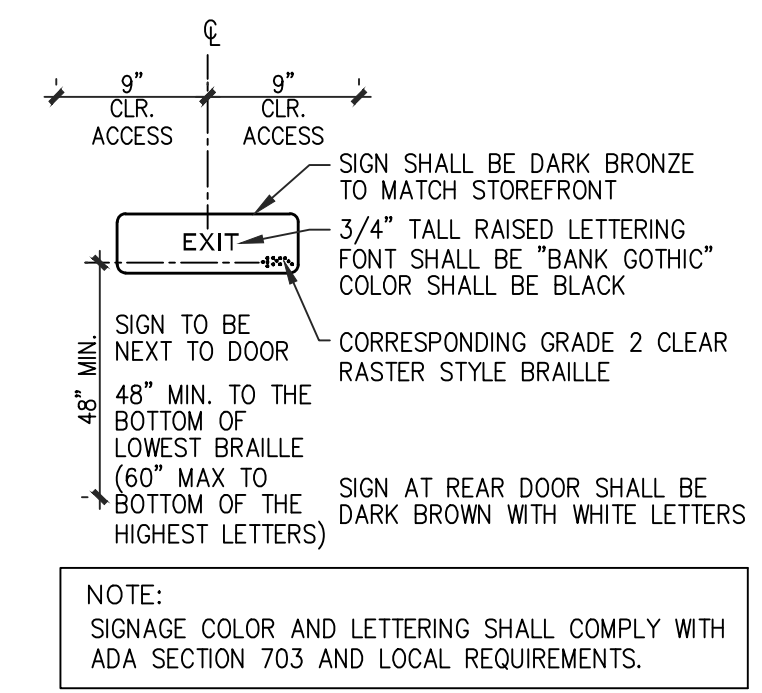
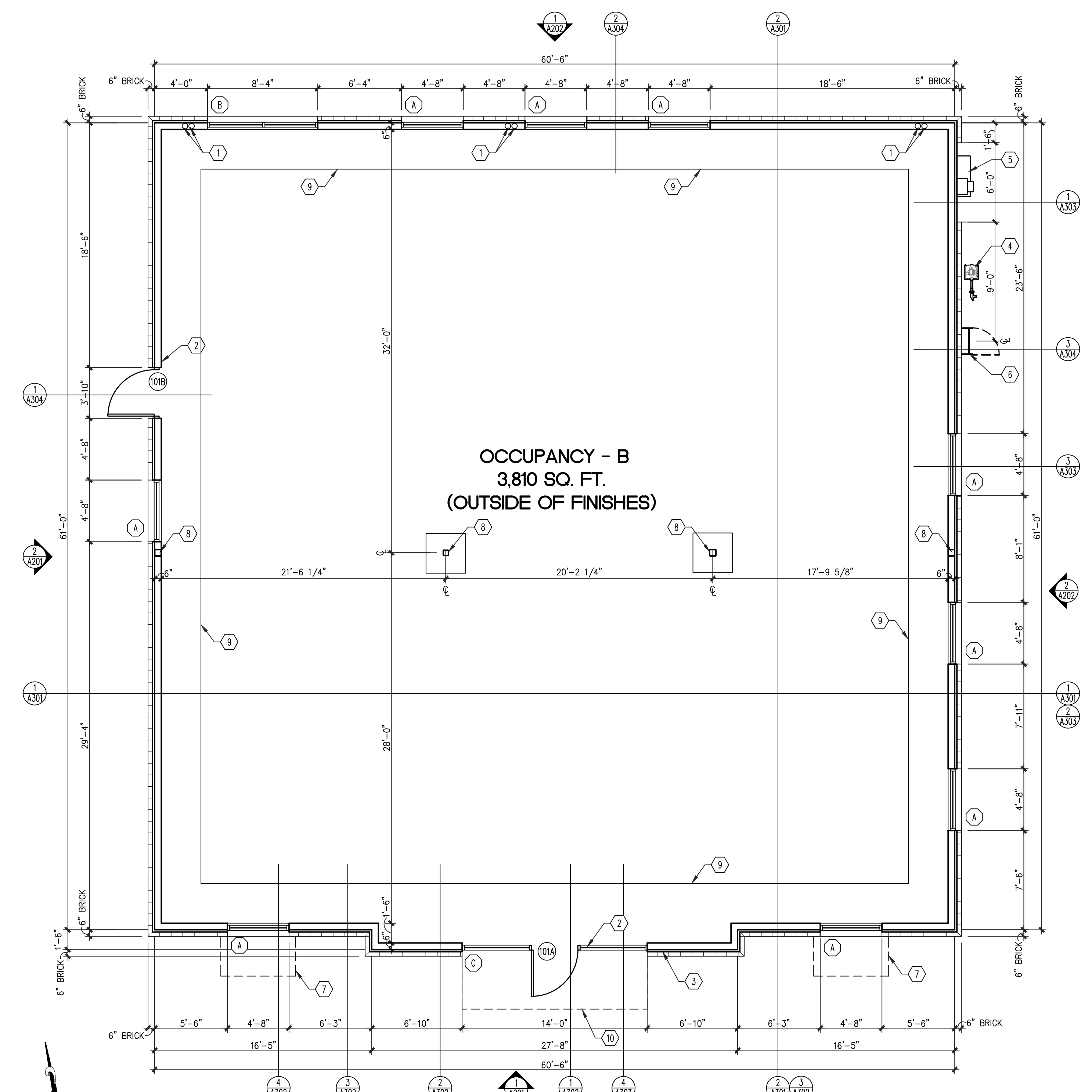
- 3'-0" TO FACE OF STUD
- 3'-0" MIN. MINIMUM DIMENSION ALLOWED (MAY BE MORE)
- 3'-0" MAX. MAXIMUM DIMENSION ALLOWED (MAY BE LESS)
- 3'-0" CLR. EXACT DISTANCE BETWEEN FINAL FINISHED SURFACES (ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED)
- 3'-0" VERIFY TARGET DIMENSION WHICH MAY NOT BE ACHIEVED IN FIELD - BE AWARE OF POSSIBLE CHANGE
- ALIGN ALIGN THESE FINISH SURFACES

GENERAL NOTES

1. FOR DOOR & WINDOW SCHEDULE SEE DRAWING A601.
2. ALL INTERIOR WALLS ARE NON-BEARING.
3. NO CEILING IN SHELL - FOR TEMPORARY LIGHTING SEE ELECTRICAL DRAWINGS.

CONSTRUCTION NOTES

- 1 EXTERIOR ROOF DRAIN - REFER TO ROOF PLAN, DETAIL 3/A301, CIVIL DRAWINGS AND PLUMBING DRAWINGS.
- 2 TACTILE EXIT SIGN - REFER TO DETAIL 2/A111.
- 3 KNOX BOX SERIES 3200 RECESSED WITH LIFT-OFF DOOR TO BE MOUNTED 4'-0" A.F.F. TO BOTTOM OF MOUNTING BOX. VERIFY REQUIREMENTS WITH LOCAL FIRE MARSHAL. (COORDINATE WITH ALL FUTURE TENANTS)
- 4 GAS METERS- REFER TO PLUMBING SHEETS FOR EXACT LOCATION.
- 5 ELECTRICAL METER AND PANELS- REFER TO ELECTRICAL SHEETS FOR EXACT LOCATION.
- 6 EXTERIOR ROOF ACCESS LADDER WITH SECURITY LOCK - REFER TO DETAIL 3/A301.
- 7 PRE-FAB METAL AWNING PROVIDED AND INSTALLED BY TENANT. G.C. TO PROVIDE ALL REQUIRED BLOCKING - SEE DETAIL 13/A501.
- 8 STRUCTURAL COLUMN - REFER TO STRUCTURAL DRAWINGS.
- 9 EDGE OF SLAB - RE: STRUCTURAL DRAWINGS.
- 10 PRE-FAB METAL CANOPY PROVIDED AND INSTALLED BY TENANT. G.C. TO PROVIDE ALL REQUIRED BLOCKING.



2 EXIT SIGNAGE DETAIL
 SCALE: N.T.S.

1 FLOOR PLAN
 SCALE: 3/16" = 1'-0"

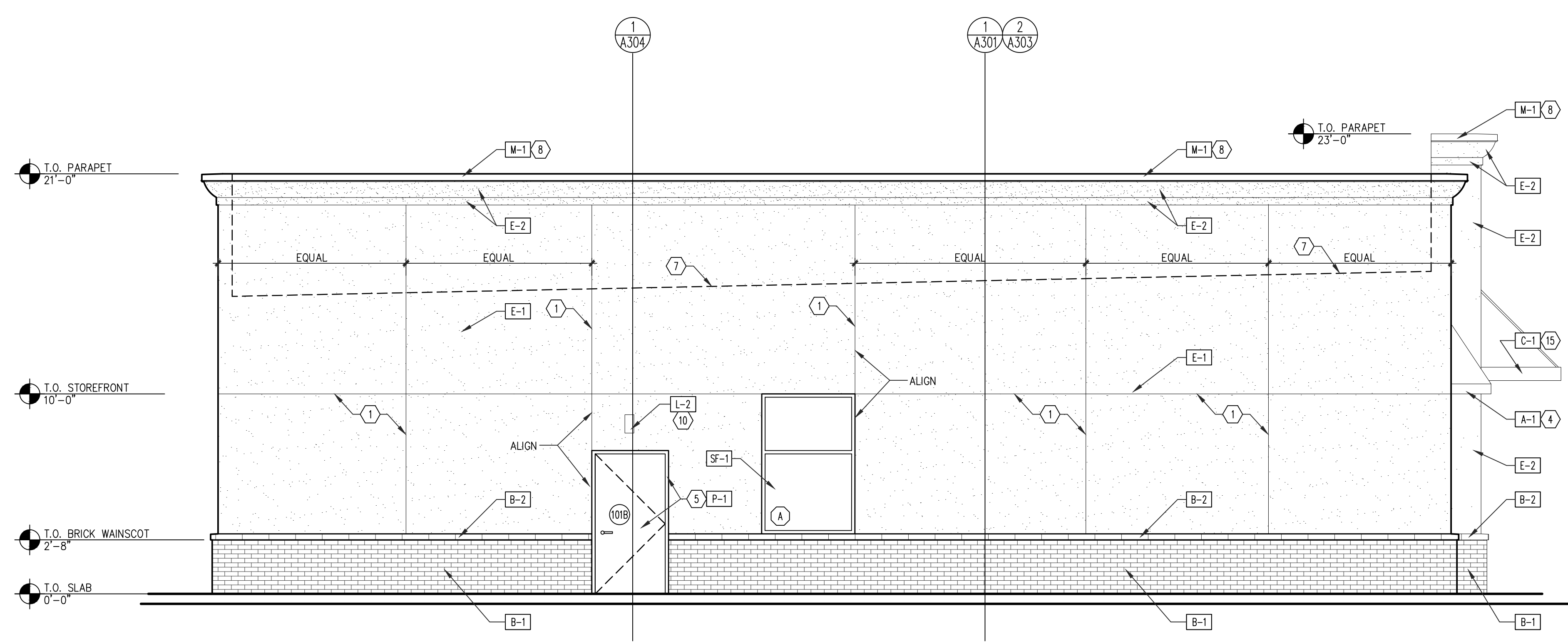
Revisions	
REVISION DATE	

PROJECT DATE	09/28/2023
Drawn By	MTP
Checked By	CW
Sheet No.	A201

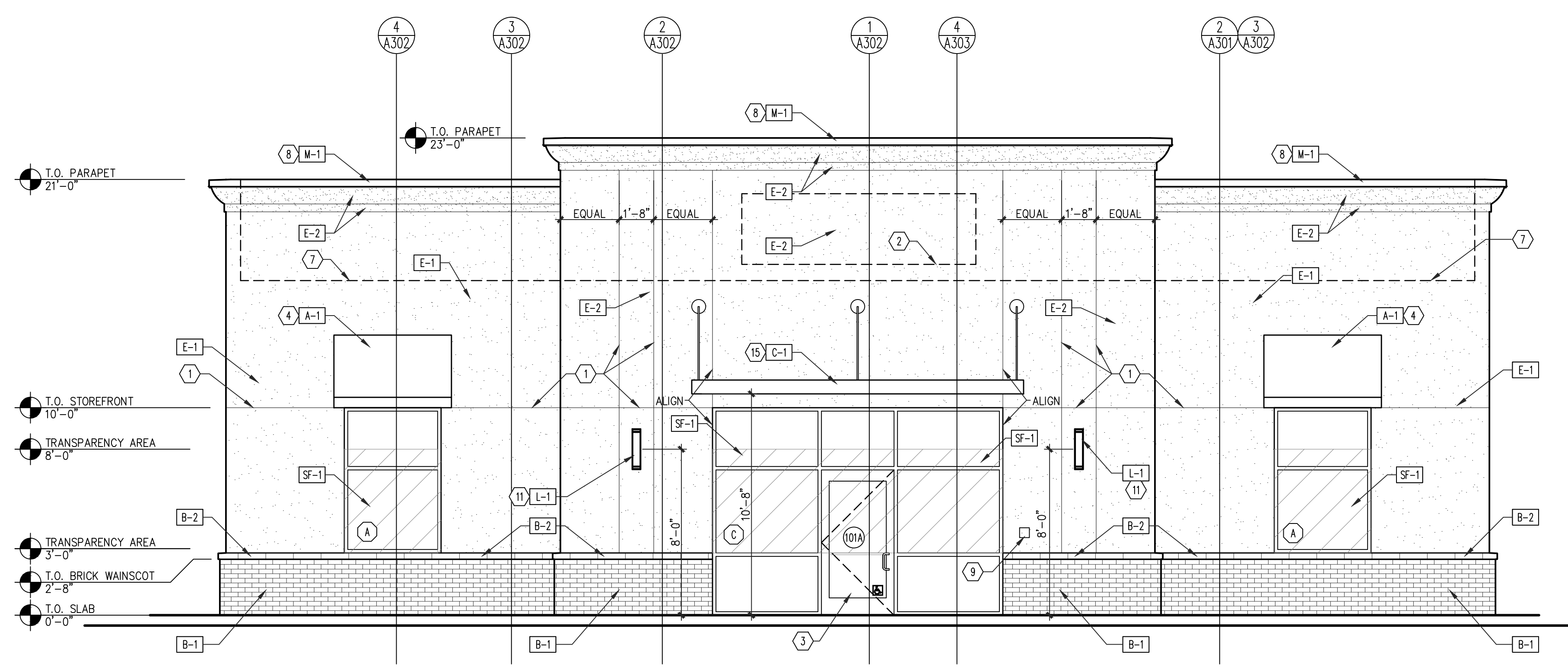
EXTERIOR MATERIAL:	
EXTERIOR INSULATION & FINISH SYSTEMS (EIFS)	
E-1	TYPE: E.I.F.S. MANUFACTURER: DRYVIT COLOR: 102 BRIGHT WHITE FINISH: SANDPABLE FINE STYLE: OUTSULATION LCMD-3
E-2	TYPE: E.I.F.S. MANUFACTURER: DRYVIT COLOR: 472 - CAPTAIN FINISH: SANDPABLE FINE STYLE: OUTSULATION LCMD-3
MASONRY	
B-1	TYPE: TRAD. BRICK W/ 3/8" JOINT MANUFACTURER: PALMETTO BRICK COLOR: FLASHED WIRECUT ALTERNATE: MANUFACTURER: CHEROKEE BRICK COLOR: HERITAGE A/B ORIGINAL / IVORY
B-2	TYPE: BRICK ROWLOCK SILL MANUFACTURER: PALMETTO BRICK COLOR: FLASHED WIRECUT ALTERNATE: MANUFACTURER: CHEROKEE BRICK COLOR: HERITAGE A/B ORIGINAL / IVORY
METAL	
M-1	TYPE: 2-PEICE SNAP-ON COMPRESSION EDGING MANUFACTURER: EXCEPTIONAL METALS COLOR: BLACK
AWNINGS / CANOPIES	
A-1	TYPE: METAL AWNING (TENANT SUPPLIED) DESCRIPTION: SUNBRELLA FABRIC AWNING COLOR: BLACK
C-1	TYPE: METAL CANOPY (TENANT SUPPLIED) DESCRIPTION: 8" TALL METAL CANOPY COLOR: BLACK
LIGHTING	
L-1	EXTERIOR LIGHTING TYPE: 24" TALL LED WALL SCONCE PROGRESS LIGHTING Z-1080 LED WITH BLACK FINISH SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
L-2	EXTERIOR LIGHTING TYPE: EMERGENCY FIXTURE SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
PAINT	
P-1	TYPE: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH E-1 (102 BRIGHT WHITE)
STOREFRONT	
SF-1	TYPE: THERMALLY BROKEN ALUMINUM FRAME WITH INSULATED GLAZING MANUFACTURER: KANWEER COLOR: #14 CLEAR AA-M10C21A41

- ELEVATION NOTES:**
- E.I.F.S. "V" GROOVE JOINT- REFER TO DETAIL 3/A501.
 - EXTERIOR WALL SIGNAGE UNDER SEPARATE PERMIT AND TO BE PROVIDED BY TENANT'S SIGN VENDOR. EC TO COORDINATE WITH SIGN VENDOR AND PROVIDE EMPTY J-BOX AND BLOCKING AT SIGN LOCATIONS AS REQUIRED. SEE ELECT DWGS. PROVIDE 5/8" EXTERIOR GRADE PLYWOOD AT SIGNAGE LOCATIONS.
 - EXTERIOR DOOR PER SCHEDULE
 - METAL AWNING PROVIDE & INSTALLED BY TENANT - UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.
 - HOLLOW METAL DOOR & FRAME, PAINT DOOR AND FRAME- PAINTED AS SHOWN.
 - ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
 - LINE OF ROOF BEYOND
 - METAL SNAP ON COMPRESSION EDGE PROVIDED GENERAL CONTRACTOR. 24 GAUGE- REFER TO DETAILS ON DRAWING A501.
 - "KNOX BOX" PER LOCAL AUTHORITY REQUIREMENTS.
 - EMERGENCY LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS.
 - DECORATIVE EXTERIOR LIGHTS - REFER TO ELECTRICAL DRAWINGS.
 - METAL OVERFLOW DECORATIVE FLANGE - REFER DETAIL 3/A301.
 - GAS METERS - REFER TO PLUMBING DRAWINGS.
 - ROOF DRAIN TO TIE TO STORM DRAIN - REFER CIVIL DRAWINGS BY OTHERS. REFER TO DETAIL 3/A301.
 - METAL CANOPY PROVIDE & INSTALLED BY TENANT - UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.
 - EXTERIOR ROOF LADDER WITH HINGED LOCKABLE GATE - PAINTED P-1.

- GENERAL NOTES:**
- NEW SIGNAGE BY TENANT - TO BE FILED UNDER SEPARATE PERMIT - TYPICAL.
 - SUBMIT CANOPY SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
 - COORD. WITH CIVIL DRAWINGS FOR GENERAL GRADING AND FINAL SURFACE ELEVATIONS.



2 LEFT ELEVATION FACES ADJACENT BUILDING
 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION FACES PARKING LOT
 SCALE: 1/4" = 1'-0"

NOTE: ALL GLASS ON THIS ELEVATION COMPLIES WITH UDO SECTION 1.5.9.B.4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

TRANSPARENCY CALCULATIONS	
GROUND FLOOR FACADE MINIMUM TRANSPARENCY REQUIRED PER UDO BETWEEN 0'-0" AND 12'-0"	
TOTAL FACADE AREA BETWEEN 0'-0" TO 12'-0"	723 SQ. FT.
TOTAL TRANSPARENCY AREA BETWEEN 0'-0" TO 12'-0"	204 SQ. FT.
TOTAL TRANSPARENCY AREA BETWEEN 3'-0" TO 8'-0"	116 SQ. FT.

Revisions

REVISION DATE

PROJECT DATE
 09/26/2023
 Drawn By
 MTP
 Checked By
 CW

Sheet No.
A202

EXTERIOR MATERIAL:

EXTERIOR INSULATION & FINISH SYSTEMS (EIFS)

E-1	TYPE: E.I.F.S. MANUFACTURER: DRYVIT COLOR: 102 BRIGHT WHITE FINISH: SANDPABLE FINE STYLE: OUTSULATION LCMD-3
E-2	TYPE: E.I.F.S. MANUFACTURER: DRYVIT COLOR: 472 - CAPTAIN FINISH: SANDPABLE FINE STYLE: OUTSULATION LCMD-3

MASONRY

B-1	TYPE: TRAD. BRICK W/ 3/8" JOINT MANUFACTURER: PALMETTO BRICK COLOR: FLASHED WIRECUT
ALTERNATE: MANUFACTURER: CHEROKEE BRICK COLOR: HERITAGE A/B ORIGINAL / IVORY	
B-2	TYPE: BRICK ROWLOCK SILL MANUFACTURER: PALMETTO BRICK COLOR: FLASHED WIRECUT
ALTERNATE: MANUFACTURER: CHEROKEE BRICK COLOR: HERITAGE A/B ORIGINAL / IVORY	

METAL

M-1	TYPE: 2-PIECE SNAP-ON COMPRESSION EDGING MANUFACTURER: EXCEPTIONAL METALS COLOR: BLACK
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AWNINGS / CANOPIES

A-1	TYPE: METAL AWNING (TENANT SUPPLIED) DESCRIPTION: SUNBRELLA FABRIC AWNING COLOR: BLACK
C-1	TYPE: METAL CANOPY (TENANT SUPPLIED) DESCRIPTION: 8' TALL METAL CANOPY COLOR: BLACK

LIGHTING

L-1	EXTERIOR LIGHTING TYPE: 24" TALL LED WALL SCONCE PROGRESS LIGHTING Z-1080 LED WITH BLACK FINISH SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
L-2	EXTERIOR LIGHTING TYPE: EMERGENCY FIXTURE SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION

PAINT

P-1	TYPE: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH E-1 (102 BRIGHT WHITE)
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STOREFRONT

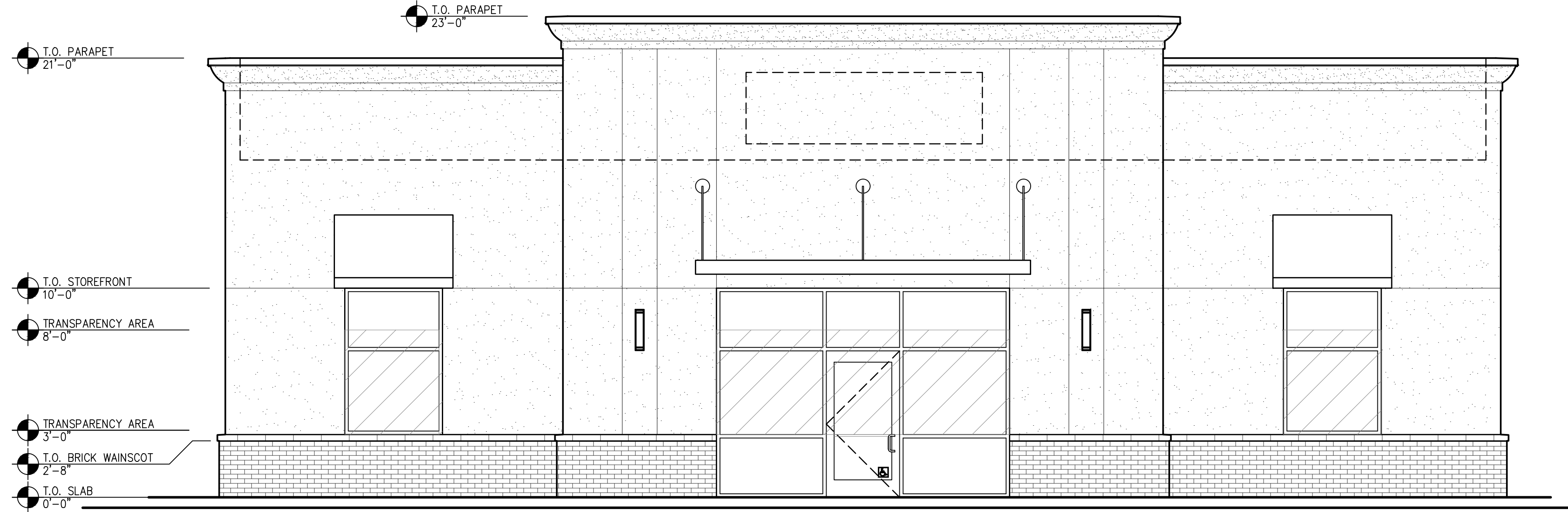
SF-1	TYPE: THERMALLY BROKEN ALUMINUM FRAME WITH INSULATED GLAZING MANUFACTURER: KANWEER COLOR: #14 CLEAR AA-M10C21A41
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ELEVATION NOTES:

- 1 E.I.F.S. "V" GROOVE JOINT- REFER TO DETAIL 3/A501.
- 2 EXTERIOR WALL SIGNAGE UNDER SEPARATE PERMIT AND TO BE PROVIDED BY TENANT'S SIGN VENDOR. EC TO COORDINATE WITH SIGN VENDOR AND PROVIDE EMPTY J-BOX AND BLOCKING AT SIGN LOCATIONS AS REQUIRED. SEE ELECT DWGS. PROVIDE 5/8" EXTERIOR GRADE PLYWOOD AT SIGNAGE LOCATIONS.
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- 11 DECORATIVE EXTERIOR LIGHTS - REFER TO ELECTRICAL DRAWINGS.
- 12 METAL OVERFLOW DECORATIVE FLANGE - REFER DETAIL 3/A301.
- 13 GAS METERS - REFER TO PLUMBING DRAWINGS.
- 14 ROOF DRAIN TO TIE TO STORM DRAIN - REFER CIVIL DRAWINGS BY OTHERS. REFER TO DETAIL 3/A301.
- 15 METAL CANOPY PROVIDE & INSTALLED BY TENANT - UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.
- 16 EXTERIOR ROOF LADDER WITH HINGED LOCKABLE GATE - PAINTED P-1.

GENERAL NOTES:

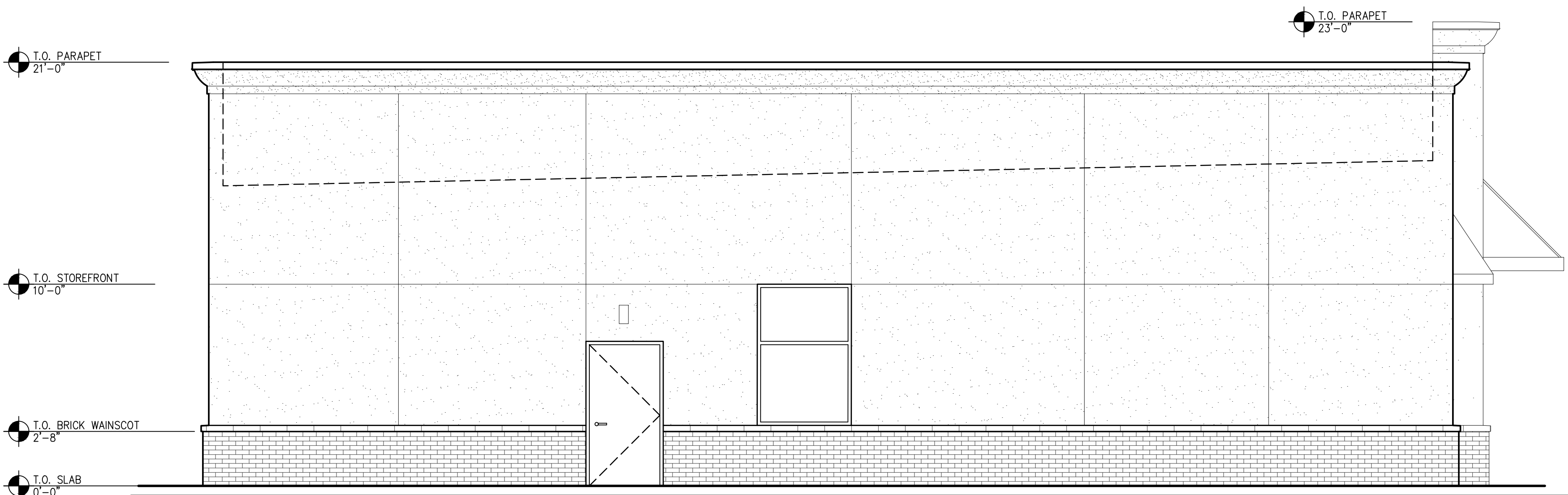
1. NEW SIGNAGE BY TENANT - TO BE FILED UNDER SEPARATE PERMIT - TYPICAL.
2. SUBMIT CANOPY SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
3. COORD. WITH CIVIL DRAWINGS FOR GENERAL GRADING AND FINAL SURFACE ELEVATIONS.



2 RIGHT ELEVATION FACES PRIVATE STREET
 SCALE: 1/4" = 1'-0"

NOTE: ALL GLASS ON THIS ELEVATION COMPLIES WITH UDO SECTION 1.5.9.B.4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

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TOTAL TRANSPARENCY AREA BETWEEN 0'-0" TO 12'-0"	116 SQ. FT.



1 REAR ELEVATION FACES BUFFALO ROAD
 SCALE: 1/4" = 1'-0"