



Administrative Approval Action

Case File / Name: ASR-0069-2019
One Two One Fayetteville St

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

LOCATION: This 1.25 acre site zoned DX-40-SH is located mid block between Hargett Street and Morgan Street at 121 Fayetteville Street.

REQUEST: This is a 32 story, 758,644 SF mixed use tower (Building two) adjacent to an 11 story (Building one) 257,187 SF mixed use parking structure.

One Administrative Alternate, One Design Adjustment, and one Hardship Variance have been approved for this project, noted below. (AAD-25-20, BOA-0063-2019, A-24-20)

1. Administrative Alternate (AAD-25-20) - Pedestrian Access, Building Massing, Transparency, and Blank Wall
2. Hardship Variance (BOA-0063-2019) Relief from Amenity area, driveway spacing, and relief from a side lot line setback.
3. Design Adjustment (A-24-20) Minimum width between driveways, Access to loading dock area, relief from cross access requirements,

**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 January 8, 2021 by MCADAMS.

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:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. A plan for Traffic Control and Pedestrian Plan must be submitted prior to the start of any work on site that impacts the public right-of-way. Pedestrian access must be maintained at all times on Fayetteville Street and Wilmington Street. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater impact analysis is submitted showing compliance with UDO 9.2.2.A.4. for any impervious increase on the offsite lot.

Urban Forestry

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☒	Sidewalk Easement Required
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☒ **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:

Engineering

1. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

☒ **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:

Engineering

1. A plan for Traffic Control and Pedestrian Plan must be submitted prior to the start of any work on site that impacts the public right-of-way. Pedestrian access must be maintained at all times on Fayetteville Street and Wilmington Street. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.



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2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
4. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
6. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along S Wilmington St.
8. A public infrastructure surety for 5 street trees (Tree Grate) is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

Urban Forestry

2. Final inspection of all right of way street trees by Urban Forestry Staff.

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:



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3-Year Expiration Date: July 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 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: 03/24/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCELS OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. BOUNDARIES FOR THIS SURVEY ARE BASED ON NC GRID AND 83 COORDINATES.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: OX-40-SF.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DERIVED BY FEMA FLOOD COMMUNITY PANELS 4370074800L 3270074700L & 37071000L DATED MAY 02, 2004.
7. REFERENCES: BM. 1982 PG. 1189 OF THE BUREAU OF SURVEYING.
8. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NAVD 88 DATUM ESTABLISHED BY GPS SESSIONS.



McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0793, C-187
www.mcadamsco.com

CLIENT
PREFERRED OFFICE PROPERTIES
3284 NORTHSIDE PARKWAY, SUITE 330
ATLANTA, GEORGIA 30327



**ONE TWO ONE FAYETTEVILLE
EXISTING CONDITIONS**
121 FAYETTEVILLE ST/120 WILMINGTON ST
RALEIGH, NC 27601

REVISIONS
NO. DATE
1. 12-10-2019 REVISED PER CITY COMMENTS

PLAN INFORMATION
PROJECT NO. SPC-19056
FILE NAME: SPC19056-RC1
CHECKED BY: RTF
DRAWN BY: JBT
SCALE: 1"=20'
DATE: 08.16.2019
SHEET

EXISTING CONDITIONS

C1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SANITARY SEWER INVERTS

- SS1
TOP=342.45'
INV IN=327.93' 18" SAN(N)
INV OUT=345.82' 15" RCP(S)
- SS2
TOP=343.03'
INV IN=328.71' 18" SAN(N)
INV OUT=328.59' 18" SAN(S)
- SS3
TOP=344.26'
INV IN=328.82' 18" SAN(N)
INV OUT=328.73' 18" SAN(S)
- SS4
TOP=344.80'
INV IN=329.84' 18" SAN(N)
INV OUT=329.84' 18" SAN(S)
- SS5
TOP=347.77'
INV IN=332.91' 18" SAN(N)
INV OUT=332.81' 18" SAN(S)
- SS6
TOP=351.96'
INV IN=337.80' 18" SAN(S)
INV OUT=337.80' 18" SAN(S)
- SS7
TOP=340.51'
INV IN=327.97' 18" SAN(N)
INV OUT=337.42' 15" RCP(E)
- SS8
TOP=343.24'
INV IN=332.92' 18" SAN(N)
INV OUT=332.84' 18" SAN(S)
- SS9
TOP=346.80'
INV IN=336.14' 18" SAN(S)

STORM DRAIN INVERTS

- SD1
TOP=350.78'
INV OUT=345.82' 15" RCP(S)
- SD2
TOP=347.74'
INV IN=342.82' 15" RCP(N)
INV IN=343.37' 15" RCP(E)
INV OUT=342.67' 15" RCP(S)
- SD3
TOP=345.18'
INV IN=339.79' 15" RCP(N)
INV OUT=339.53' 15" RCP(S)
- SD4
TOP=343.23'
INV IN=337.84' 15" RCP(N)
- SD5
TOP=340.96'
INV IN=336.86' 15" RCP(W)
INV IN=336.59' 15" RCP(N)
INV OUT=NOT ACCESSIBLE
- SD6
TOP=341.82'
INV IN=337.27' 15" RCP(N)
INV OUT=337.14' 15" RCP(S)
- SD7
TOP=342.26'
INV IN=336.40' 12" CIP(WW)
INV OUT=338.46' 15" RCP(S)
- SD8
TOP=341.86'
INV IN=FROM YARD INLET
INV OUT=337.42' 15" RCP(E)

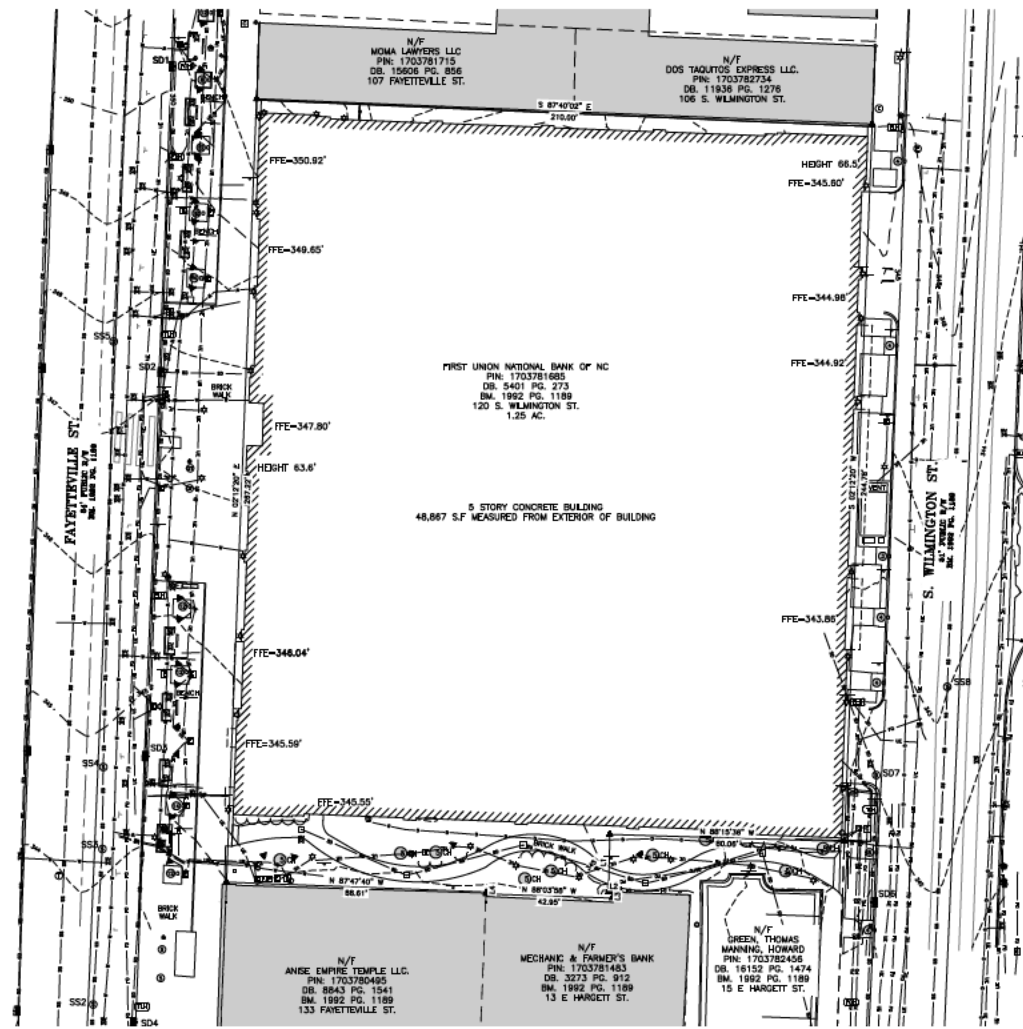
LEGEND

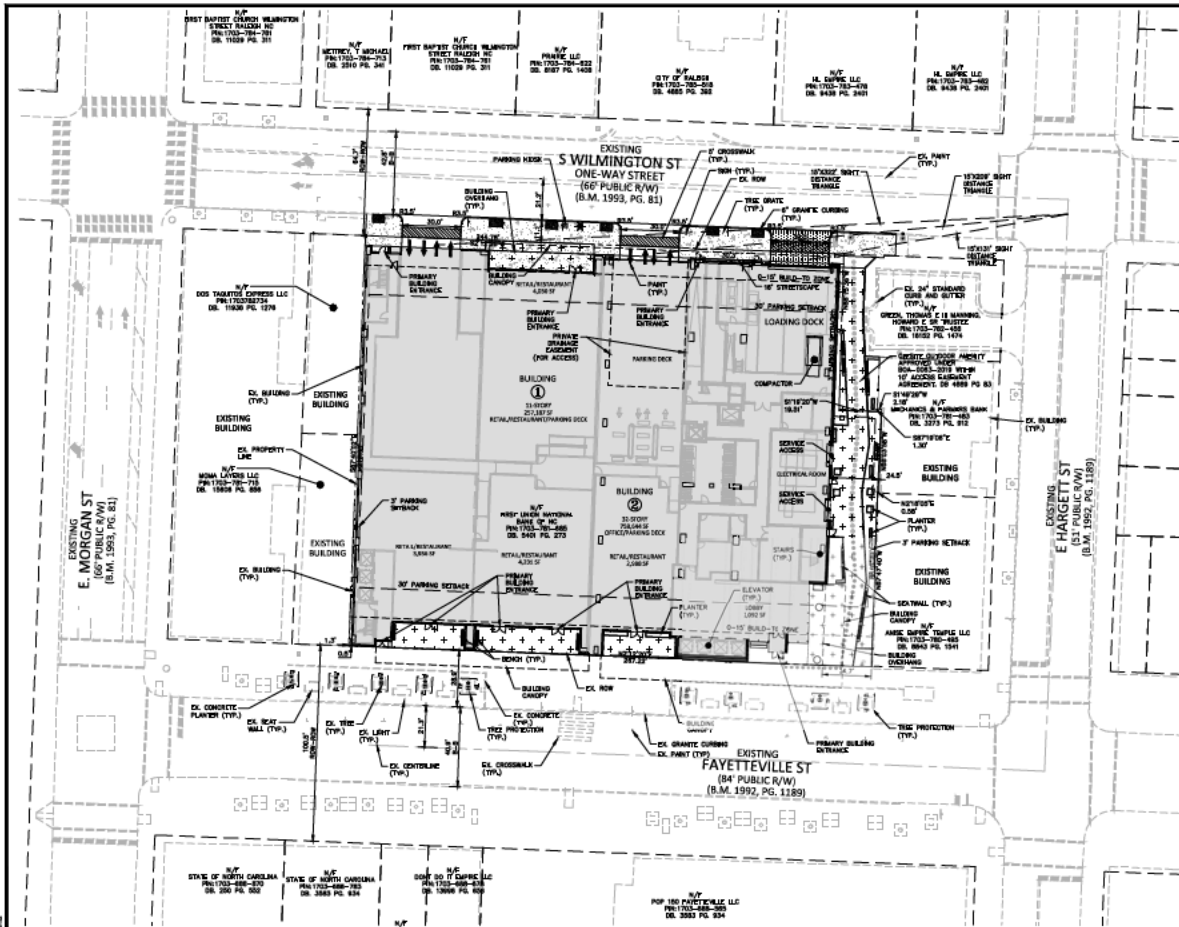
- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDISTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL
- OAK
- CRANE WHIRL
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MANHOLE
- FIBER OPTIC WELD
- FIBER OPTIC MANHOLE
- SIGN
- BOLLARD
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE
- TREE LINE
- GUARDRAIL

TREE LEGEND

- ① ASH
- ② BEECH
- ③ BIRCH
- ④ CEDAR
- ⑤ CHERRY
- ⑥ CRANE WHIRL
- ⑦ CYPRESS
- ⑧ DOGWOOD
- ⑨ ELM
- ⑩ SWEET GUM
- ⑪ WHITE HARDWOOD
- ⑫ YACHTERY
- ⑬ HOLLY
- ⑭ MAGNOLIA
- ⑮ MAPLE
- ⑯ JAPANESE MAPLE
- ⑰ MIMOSA
- ⑱ RED OAK
- ⑲ WHITE OAK
- ⑳ OAK
- ㉑ PINE
- ㉒ PEAR
- ㉓ PEAH
- ㉔ PERSIMMON
- ㉕ PINE
- ㉖ POPLAR
- ㉗ REDBUD
- ㉘ SYCAMORE
- ㉙ WALNUT
- ㉚ DOUBLE AND TRIPLE TRUNKS
- ㉛ DOUBLE OAK
- ㉜ TRIPLE OAK

LINE	BEARING	DISTANCE
1	S 87°47'40" E	88.61'
2	S 87°47'40" E	88.61'
3	S 87°47'40" E	88.61'
4	S 87°47'40" E	88.61'





SITE PLAN NOTES

1. RIGHT-OF-WAY SHALL BE LINED AND GRADED WITHIN 50' OF ALL MAJOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS.
2. WITHIN THE SHORT DISTANCE TRIANGLE SHOWN ON THIS SHEET, NO OBSTRUCTION BETWEEN 2' AND 10' HIGHER ABOVE THE CURB LINE EXISTENCE SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BURN, VOLCANO, POND, WALL, SIGN, OR FENCE. VEHICLE REFER TO SECTION 30.08B OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
3. MAINTAINANCE STOP CONTROL SHALL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT THE CONSENT WRITTEN BY THE CITY OF RALEIGH AND/OR NCOT STANDARDS AND SPECIFICATIONS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCOT STANDARDS AND SPECIFICATIONS.
5. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. OCCUPANCY, SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, TRENCHES, AND SHIELDING SHALL BE APPLIED 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, INDICATED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
7. 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 MAINTAIN ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPES PRIOR TO CONSTRUCTION. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
9. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE RECONSTRUCTED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
10. 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. THEIR SOILS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
11. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRIMMING, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CORRECTLY FOLLOW THE GRADING AND ALIGNMENTS DEPICTED ON THE PLANS.
12. CONTRACTOR SHALL NOTIFY "NC 811" (800-480-4848) AT LEAST 3 BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC 811". RESOLVE ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED REDUCTION (E.G. POWER POLES, TELEPHONE, FIBER, WATER, METERS, ETC.).
14. 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.
15. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH, ENGINEER AND EROSION CONTROL DEPARTMENT FOR EROSION CONTROL AND INSPECTION. PRIOR TO ANY WATER OR SEWER ABANDONMENT, REMOVAL OR INSTALLATIONS.
16. 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 OR FIELD PROCEEDING WITH THE CONTRACTOR FOR ANY NECESSARY PLAN OR GRADE CHANGES. NO FIELD CORRECTIONS SHALL BE MADE TO THE PLAN OR GRADE FOR ANY WORK DONE SHALL BE CORRECTED OR AMENDED SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION WAS NOT BEEN GIVEN.
17. SEE ARCHITECTURE PLANS FOR PARKING LAYOUT.

SITE LEGEND

SYMBOL	NAME
	RIGHT-OF-WAY
	LIGHT POLE
	POWER POLE
	ACCESSIBLE PARKING STALL
	ACCESSIBLE ROUTE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CONTOUR LINE
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SLABWORK

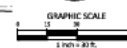
OUTDOOR AMENITY AREA

REQUIRED AMENITY AREA	55,360 SF
PROVIDED AMENITY AREA	5,844 SF
SEATING	131 LF OF SEATING (1/20 SF)
SEATING PROVIDED:	137 LF SEATING

*SEATING AREA SHOWN ARE CORRELATION IN NATURE AND SUBJECT TO CHANGE AND CAN INCLUDE BUT NOT LIMITED TO WALL WALLS, OUTDOOR DINING TABLES, BENCH SEATING AND/OR MOBILE OR FIXED SEATING. FINAL COORDINATION OF SEATING ELEMENTS TO BE COORDINATED WITH CITY OF RALEIGH IN CONJUNCTION WITH ANY MAJOR STREETScape PLANS.

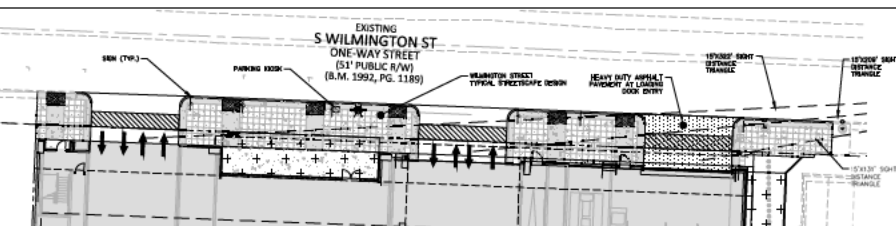
SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE, AND UTILITY NOTES

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

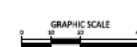


Know what's below.
Call before you dig.

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.



WILMINGTON STREET STREETScape



McADAMS

The John R. McAdams Company, Inc.
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fax 919.361.2269
license number: C-0793, C-187
www.mcadamsco.com

CURRENT

PREFERRED OFFICE PROPERTIES
3284 NORTHSHORE PARKWAY, SUITE 330
ATLANTA, GEORGIA 30327

PREFERRED OFFICE PROPERTIES

121 FAYETTEVILLE
ADMINISTRATIVE SITE REVIEW
121 FAYETTEVILLE ST/120 WILMINGTON ST
RALEIGH, NC 27601

REVISIONS

NO.	DATE	REVISION
1	12-10-2019	REVISED PER CITY COMMENTS
2	09-13-2020	REVISED PER CITY COMMENTS
3	05-07-2021	REVISED PER CITY COMMENTS

PLAN INFORMATION

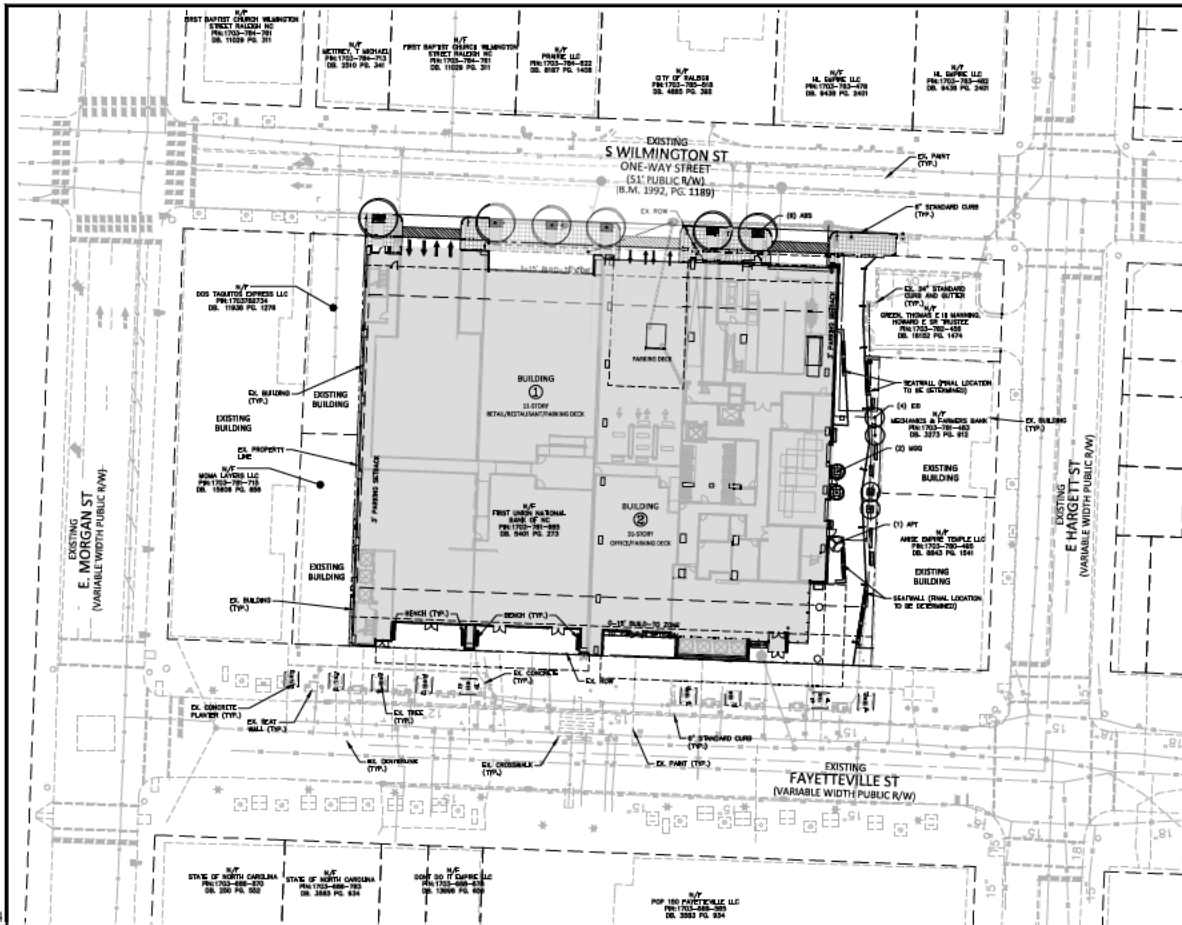
PROJECT NO.	SPIC-19056
FILE NAME	SPIC19056-S1
CHECKED BY	LW
DRAWN BY	JLS
SCALE	AS SHOWN
DATE	09.18.2019

SHEET

SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



LANDSCAPE CALCULATIONS:

STREET TREES	
FAYETTEVILLE ST:	267 LF
STREET TREES REQUIRED/PROVIDED:	6 (MET WITH EXISTING STREET TREES)
WILMINGTON ST:	245 LF
STREET TREES REQUIRED/PROVIDED:	6
OUTDOOR AMENITY/URBAN PLAZA	
TREENTREE REQUIRED:	6,329 SF
2" CALIPER TREES REQUIRED/PROVIDED:	7 TREES (2/5/80 SF)

SITE LEGEND

	STORAGE
	YARD LIGHT
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE

WILMINGTON STREET MATERIALS LEGEND

	UNIT PAVERS
	2' X 2' SCORED CONCRETE

PLANT SCHEDULE

TREE	CODE	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	REMARKS
	ABS	6	Tribute Maple	Acer buergerianum 'Streetbaker' TM	3" min	10' min	
	APT	1	Tanaka Japanese Maple	Acer palmatum dissectum 'Tanakayama'	2" min	5' min	Single Stem Tree Form
	ICD	4	Dakota Holly	Ilex coccinea	2" min	6' min	Tree Form
	MOO	2	Desert Dawn Redwood	Metasequoia glyptostrobiloides 'Little Luck'	2" min	8' min	Desert Tree Form

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PREFERRED
OFFICE PROPERTIES
A LSC COMPANY

121 FAYETTEVILLE
ADMINISTRATIVE SITE REVIEW
121 FAYETTEVILLE ST/120 WILMINGTON ST
RALEIGH, NC 27601

REVISIONS

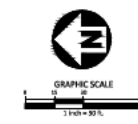
NO.	DATE	REVISION
1	12-10-2019	REVISED PER CITY COMMENTS
2	09-13-2020	REVISED PER CITY COMMENTS
3	05-07-2021	REVISED PER CITY COMMENTS

PLAN INFORMATION

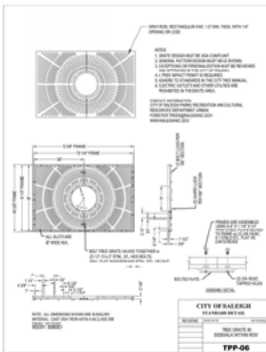
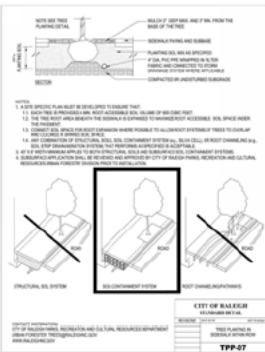
PROJECT NO.	SPIC-19056
FILE NAME	SPIC19056-151
CHECKED BY	CMV
DRAWN BY	CMV
SCALE	1"=30'
DATE	09.18.2019
SHEET	

LANDSCAPE PLAN

L5.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





A202

2008年12月



☐ Alternate Compliance: Required openings are uniformly



OWNER
Owner's Name
Owner's Address

ARCHITECT
Duda Paine Architects, PA
333 Lenoir Street
Durham, NC 27701

CONSULTANT
Consultant's Name
Consultant's Address

CONSULTANT
Consultant's Name
Consultant's Address

CONSULTANT
Consultant's Name
Consultant's Address

CONSULTANT
Consultant's Name
Consultant's Address

CONSULTANT
Consultant's Name
Consultant's Address

FOR REVIEW PURPOSES
ONLY

121 Fayetteville - Phase III - South Tower

121 Fayetteville Street
Raleigh, NC 27601

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Mark	Date	Description

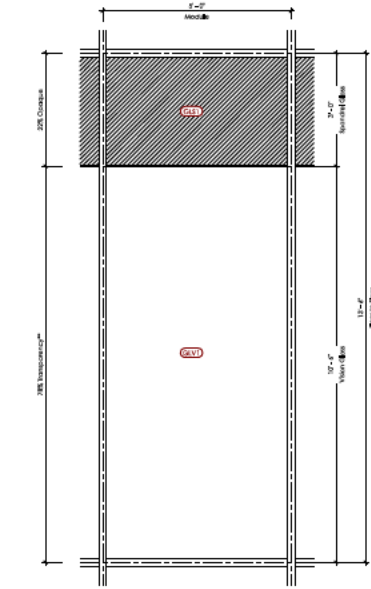
Design Development

ISSUE DATE: 2015-11-22

PROJECT NUMBER: 21802

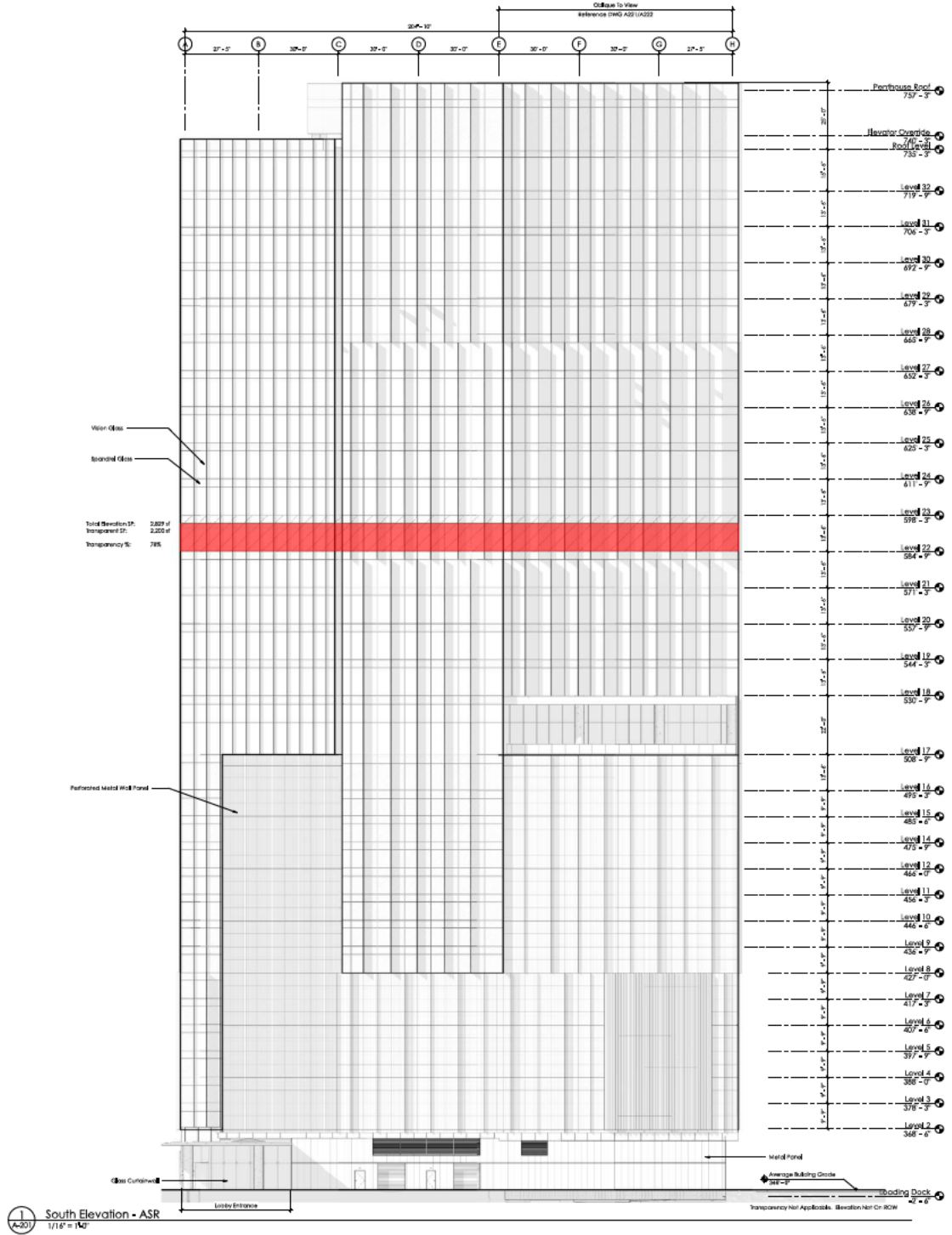
Exterior Elevations

A-201



***High UDO Sec. 3.2.4 F. requires 20% transparency for upper stories.

2 Office Glazing Transparency Diagram
3/4" = 1'-0"



1 South Elevation - ASR
1/16" = 1'-0"

Wall Elevation (Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Story Between 7 th and 11 th	3,811.63 SF	(60%) 1,923.47 SF	(25.42%) 745.50 SF
Ground Story Between 3 rd and 6 th	1,213.17 SF	(50%) 606.59 SF	(25.42%) 308.46 SF

1/2" = 1'-0"



OWNER
Owner's Name
Owner's Address

ARCHITECT
Duda/Paine Architects, PA
333 Liggitt Street
Durham, NC 27701

CONSULTANT
Consultant's Name
Consultant's Address

CONSULTANT
Consultant's Name
Consultant's Address

CONSULTANT
Consultant's Name _____
Consultant's Address _____

CONSULTANT
Consultant's Name

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Consultant's Name

Consultant's Address

FOR REVIEW PURPOSES
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1121 Fayetteville - Phase III - South Tower
121 Fayetteville Street
Raleigh, NC 27601

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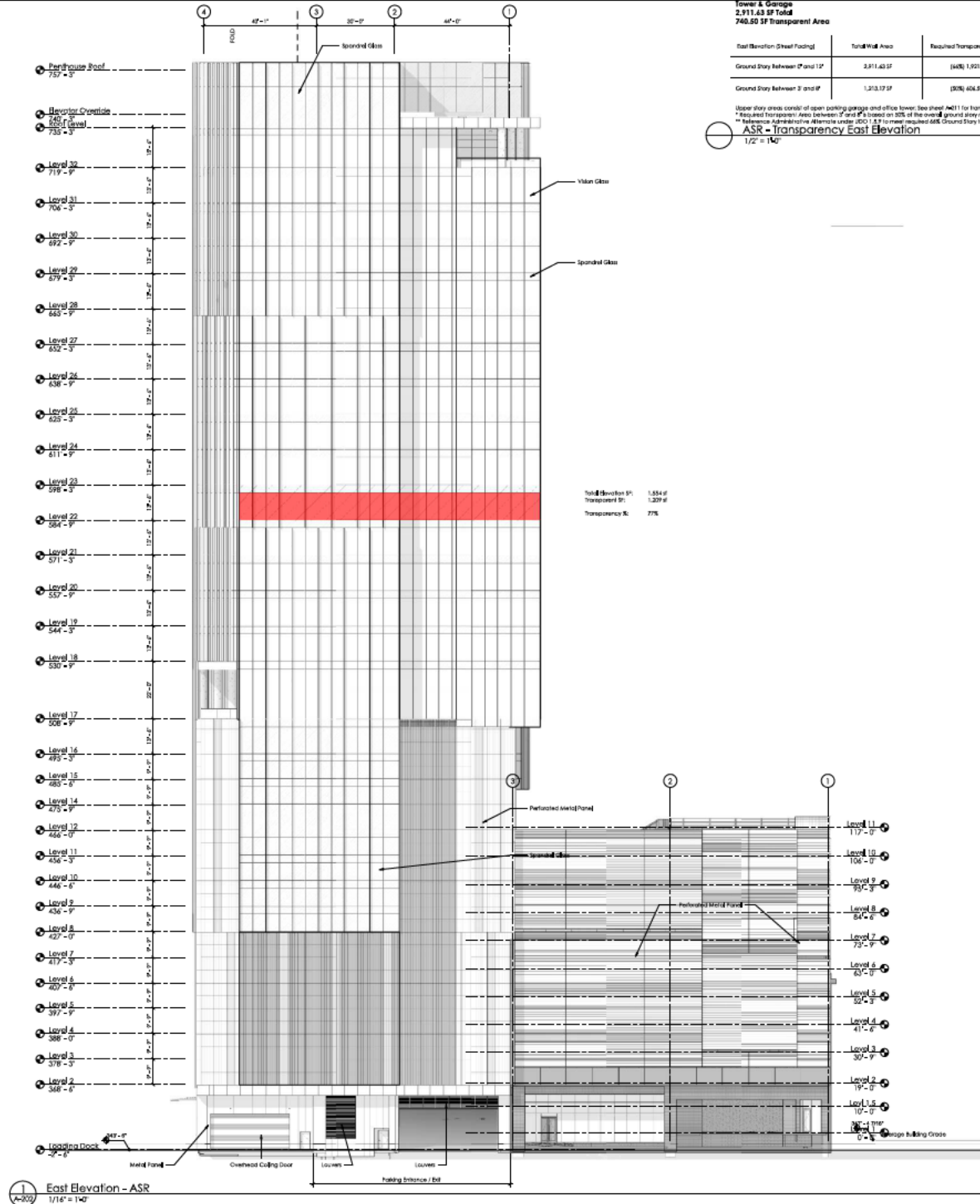
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Design Development

ISSUE DATE:	2019-11-22
PROJECT:	21809

Exterior Elevations

A-202



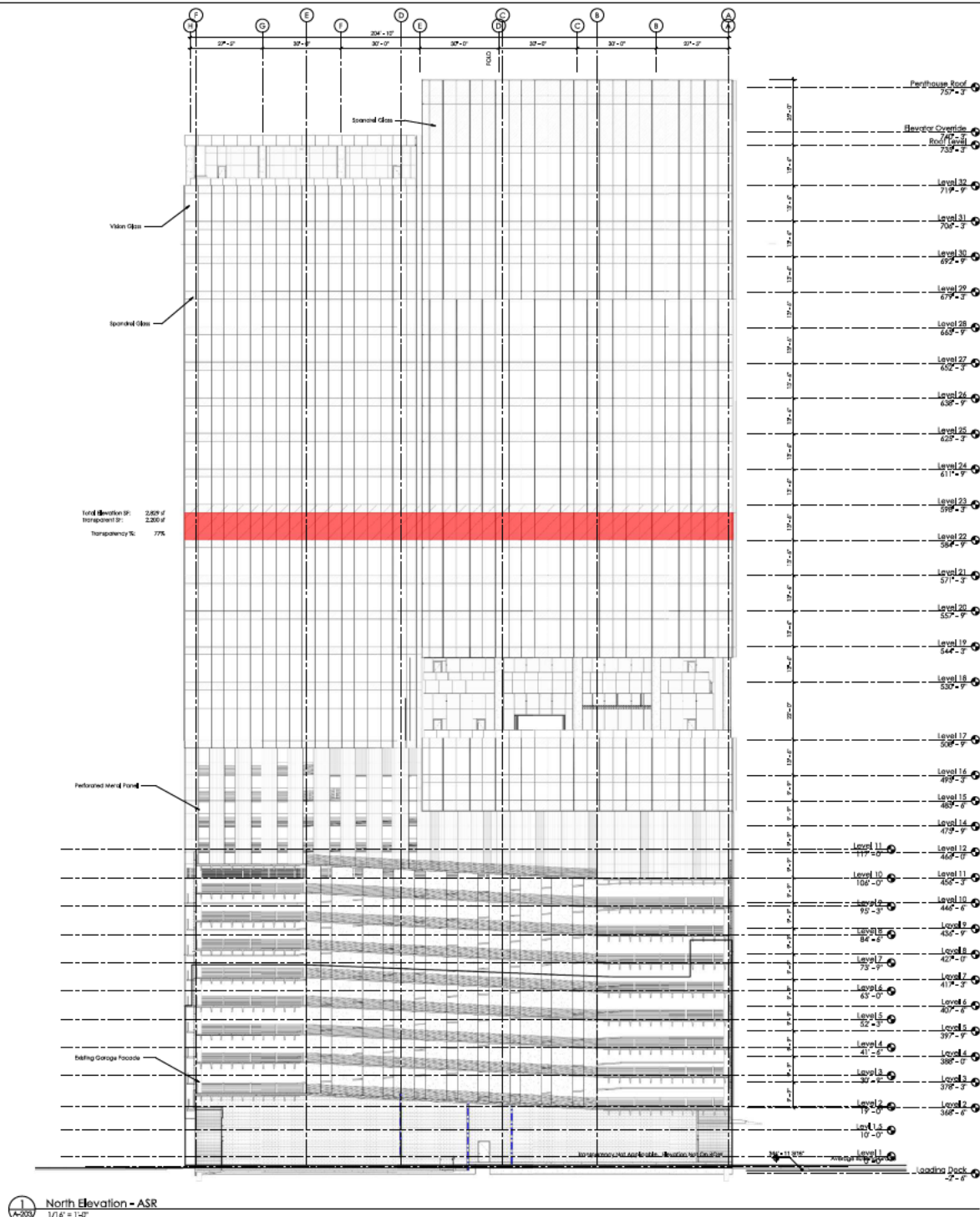
**121 Fayetteville - Phase
III - South Tower**
121 Fayetteville Street
Raleigh, NC 27601

[illegible]

ISSUE DATE:	2019-11-22
PROJECT	21809

NUMBER:
Exterior
Elevations

A-203



FOR REVIEW PURPOSES
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**121 Fayetteville - Phase
III - South Tower**
121 Fayetteville Street
Raleigh, NC 27601

THE POLICE & THE COURT WILL BE INVOLVED IN THIS CASE.

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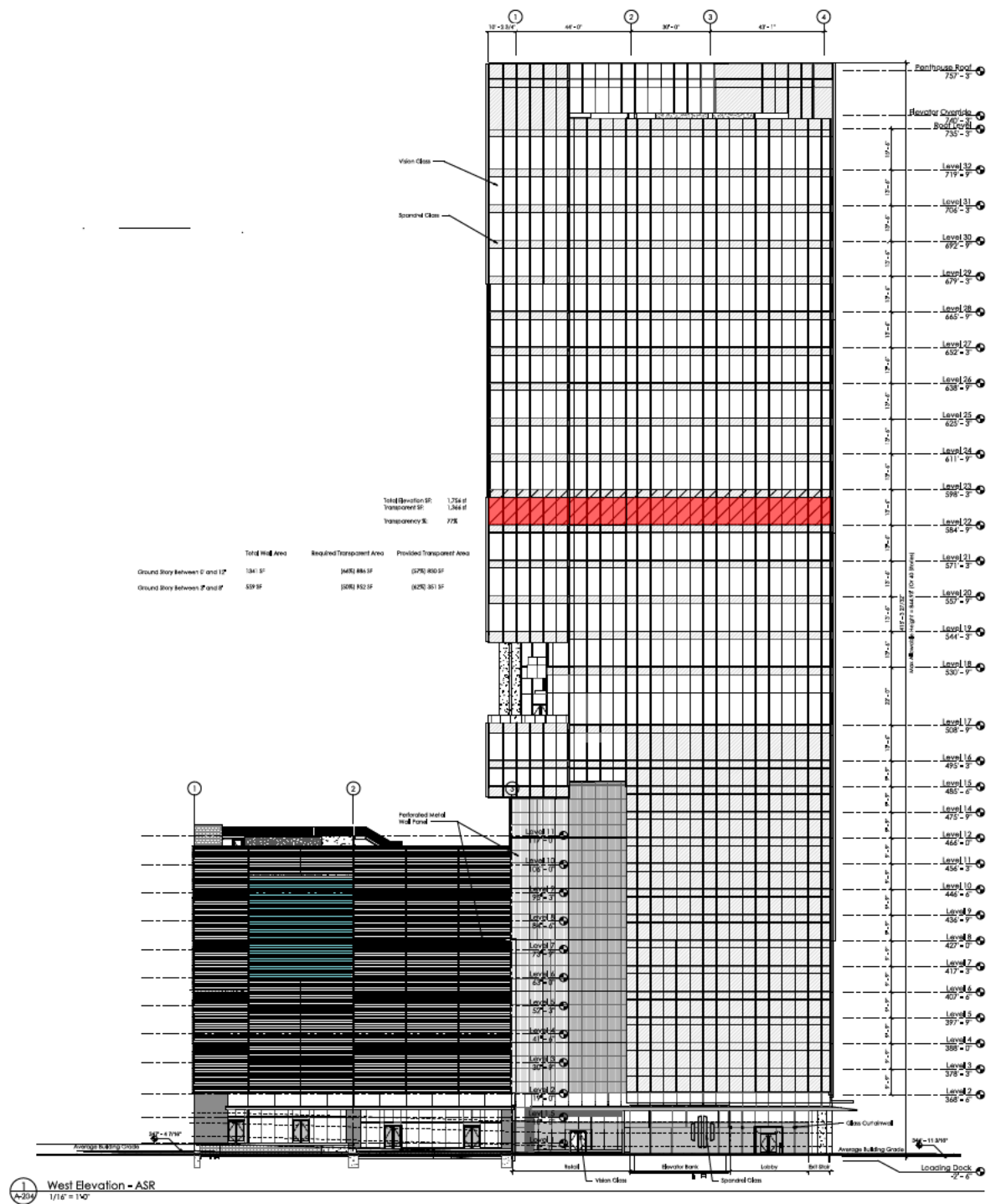
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Design Development

ISSUE DATE:	2019-11-22
PROJECT	21809

NUMBER:
Exterior
Elevations

A-204



Tower & Garage
2,903.75 SF Total
1,974.58 SF Transparent Area

Clear Elevation (Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Story Between Street 12	2,953.74 SF	(44%) 1,316.48 SF	(46.07%) 1,376.88 SF
Ground Story Between Street 2	1,329.30 SF	(32%) 425.45 SF	(48.08%) 639.49 SF

²² Reference Administrative Alternative under EDO 1.5.9 to meet required 60% Ground-Floor transparency for the average 14.1 ft floor.



Tower & Garage
2,911.43 SF Total
740.50 SF transparent Area

Site Location (Street Frontage)	Sold Full Area	Required Transparent Area	Provided Transparent Area
Grounds Between <i>7</i> and <i>17</i>	3,911.43 SF	(30%) 1,173.43 SF	[15.02%] 740.43 SF
Grounds Between <i>7</i> and <i>8</i>	1,213.17 SF	(30%) 363.97 SF	[15.02%] 328.44 SF

²² Reference Administration of Justice Act 1969 (1969) required AAS Ground Store transparency for the average 4.1 m² of ground store area.

