



Administrative Approval Action

Case File / Name: ASR-0079-2024

DSLC- MOORE SQUARE AFFORDABLE HOUSING PROJECT

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

- LOCATION:** The 1.16 acre site, encompassing 12 parcels which will be recombined, is located in downtown Raleigh between East Hargett Street, East Martin Street and South Bloodworth Street. The properties are zoned DX-12-UG and located within a Frequent Transit Area.
- REQUEST:** This project proposes developing this site for a 7-story apartment building with 160 dwelling units. The total proposed building space is 234,815 square feet. Ground level parking within the building is planned along with other site improvements including bicycle parking, outdoor amenity areas, landscaping and screening, and infrastructure. The plan received a Design Alternate (DA-1-2025) for Site Access (UDO Section 8.3.5.A). This is an affordable housing project. It is not utilizing the frequent transit development option (FTDO).
- 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 April 28, 2025 by McAdams Company.

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:

General

1. Prior to approval, add the adopted minutes for DA-1-2025 to plan set (either on the Cover Sheet or on a sheet behind the Cover Sheet). Plan shall show compliance with the design alternate approval with applicable conditions as decided by the Design Review Commission.
2. Include the proposed lot layout/recombination plan. It shall be shown in the SPR plan set to ensure compliance with all applicable standards.

Stormwater

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. A GSI Evaluation shall be submitted. All above and beyond GSI details shall be provided on the plans and all GSI calculations shall be provided in the stormwater compliance report.

☒ **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.

☒ Cross Access Agreements Required

☒ Sidewalk Deed of Easement 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:

Engineering

1. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A cross access agreement among the lots as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, 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:

General

1. Prior to the issuance of a building permit, the recombination map for the 12 existing lots to configure the property as shown on the preliminary plan shall be recorded with Wake County Register of Deeds.



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Engineering

2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
3. 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.

Stormwater

4. 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).
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).

Urban Forestry

6. A public infrastructure surety for 5 street trees (Tree Grate) along E Martin St and 7 street trees (Tree Grate) along S Bloodworth St shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
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 (Tree Grate) along E Martin St and 7 street trees (Tree Grate) along S Bloodworth St.

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

General

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

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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



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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: May 15, 2028

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: Keegan McDonald  Digitally signed by Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.05.15 08:56:40-04'00'
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

Date: 05/15/2025

MOORE SQUARE AFFORDABLE HOUSING
ADMINISTRATIVE SITE REVIEW
319 E. MARTIN STREET
RALEIGH, NORTH CAROLINA 27601

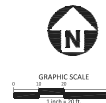
REVISIONS

NO.	DATE	DESCRIPTION
1	05.20.2024	PER CITY OF RALEIGH 2ND ADP REVIEW
2	06.23.2025	PER CITY OF RALEIGH 2ND ADP REVIEW
3	06.28.2025	PER CITY OF RALEIGH 3RD ADP REVIEW

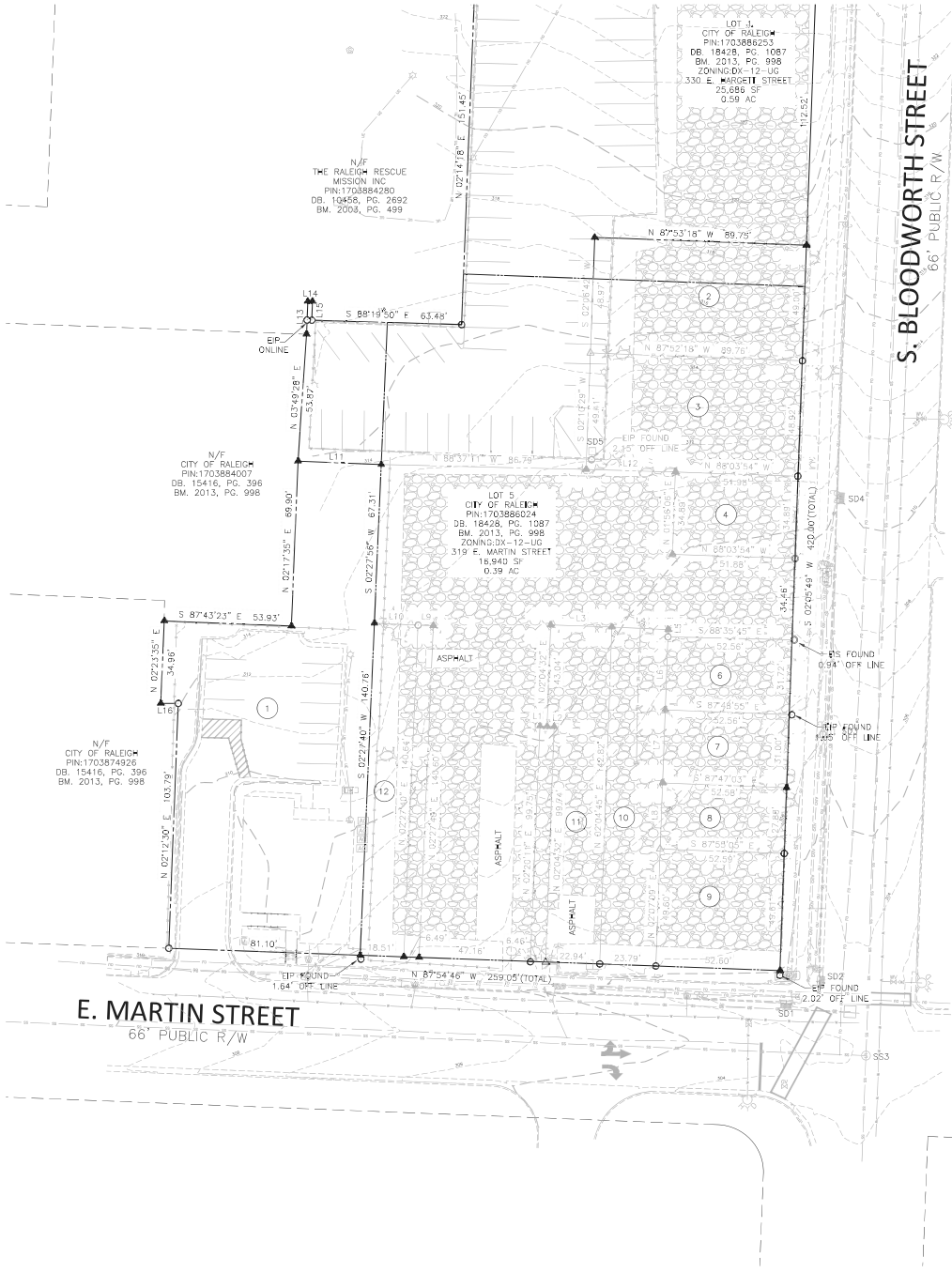
PLAN INFORMATION

PROJECT NO.	GSA-23002
FILENAME	GSA23002_NCL
CHECKED BY	AC/PLV
DRAWN BY	HWM
SCALE	3" = 20'
DATE	04.28.2025

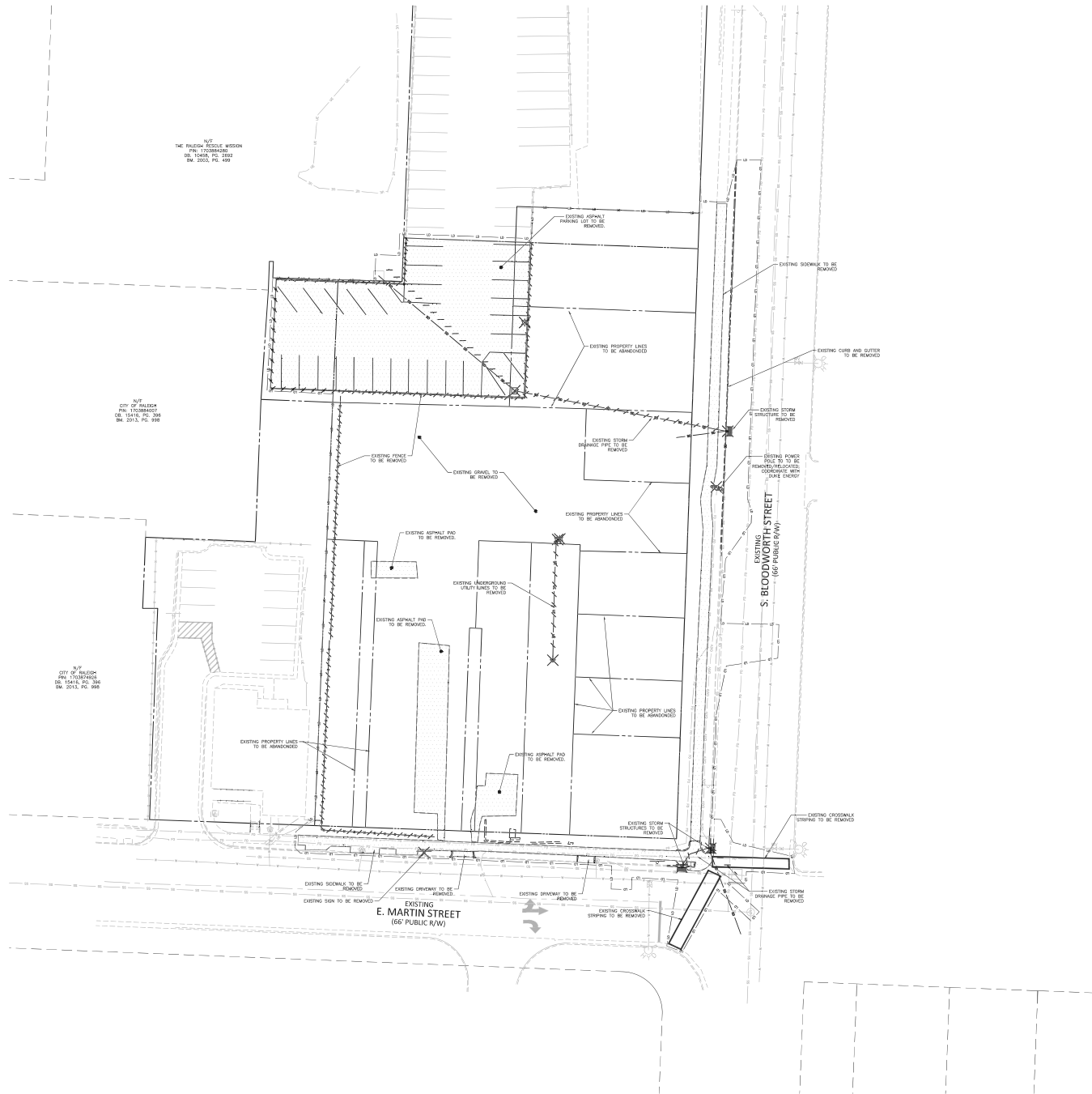
SHEET
EXISTING CONDITIONS
PLAN
C1.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ALL PROJECTS ARE DESIGNED AND DRAWN BY THE FIRM OF ENGINEERS, ARCHITECTS, PLANNERS, AND DESIGNERS, INC. (EAPD) AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF EAPD.



DEMOLITION LEGEND

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

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

McADAMS
The John R. McAdams Company, Inc.
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Suite 500
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2369
license number: C-00393, C-187
www.mcadamsco.com

CLIENT
HARMONY HOUSING
4025 LAKE BOONE TRAIL
RALEIGH, NORTH CAROLINA 27607
PHONE: 406.220.9777

HARMONY HOUSING
AFFORDABLE DEVELOPMENT

MOORE SQUARE AFFORDABLE HOUSING
ADMINISTRATIVE SITE REVIEW
319 E. MARTIN STREET
RALEIGH, NORTH CAROLINA 27601

REVISIONS

NO.	DATE	DESCRIPTION
1	05.20.2024	FOR CITY OF RALEIGH 2ND APP REVIEW
2	06.21.2024	FOR CITY OF RALEIGH 2ND APP REVIEW
3	06.28.2024	FOR CITY OF RALEIGH 3RD APP REVIEW

PLAN INFORMATION

PROJECT NO.	GM-23002
FILENAME	GM23002-ADM1
CHECKED BY	AC/PLV
DRAWN BY	MEM
SCALE	1" = 20'
DATE	04.28.2025

SHEET
OVERALL DEMOLITION PLAN
C1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

HARMONY HOUSING
4025 LAKE BOONE TRAIL
RALEIGH, NORTH CAROLINA 27607
PHONE: 406. 220. 9777

**MOORE SQUARE AFFORDABLE HOUSING**
ADMINISTRATIVE SITE REVIEW

ADMINISTRATIVE SITE REVIEW

319 E. MARTIN STREET
RALEIGH, NORTH CAROLINA 27601

REVISIONS

MO.	DATE	
1	12.37.2024	PER CITY OF RALEIGH 1ST ASR REVIEW
2	02.23.2025	PER CITY OF RALEIGH 2ND ASR REVIEW
3	04.18.2025	PER CITY OF RALEIGH 3RD ASR REVIEW

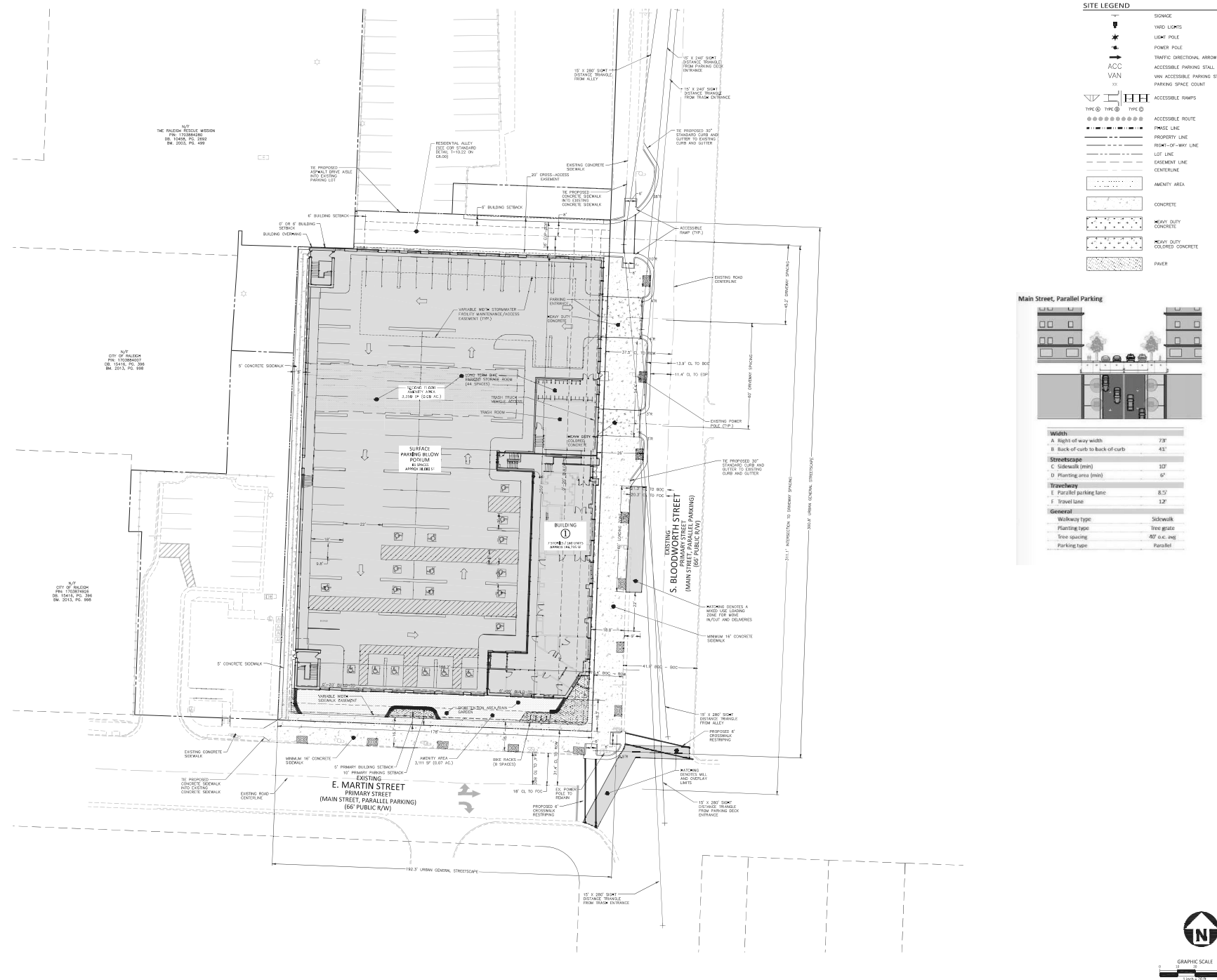
PLAN INFORMATION

PROJECT NO.	GSA-23002
FILENAME	GSA23002-OAS1
CHECKED BY	ACP/LJV
DRAWN BY	MEM
SCALE	1" = 20'
DATE	04.28.2025

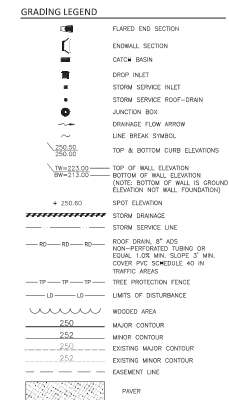
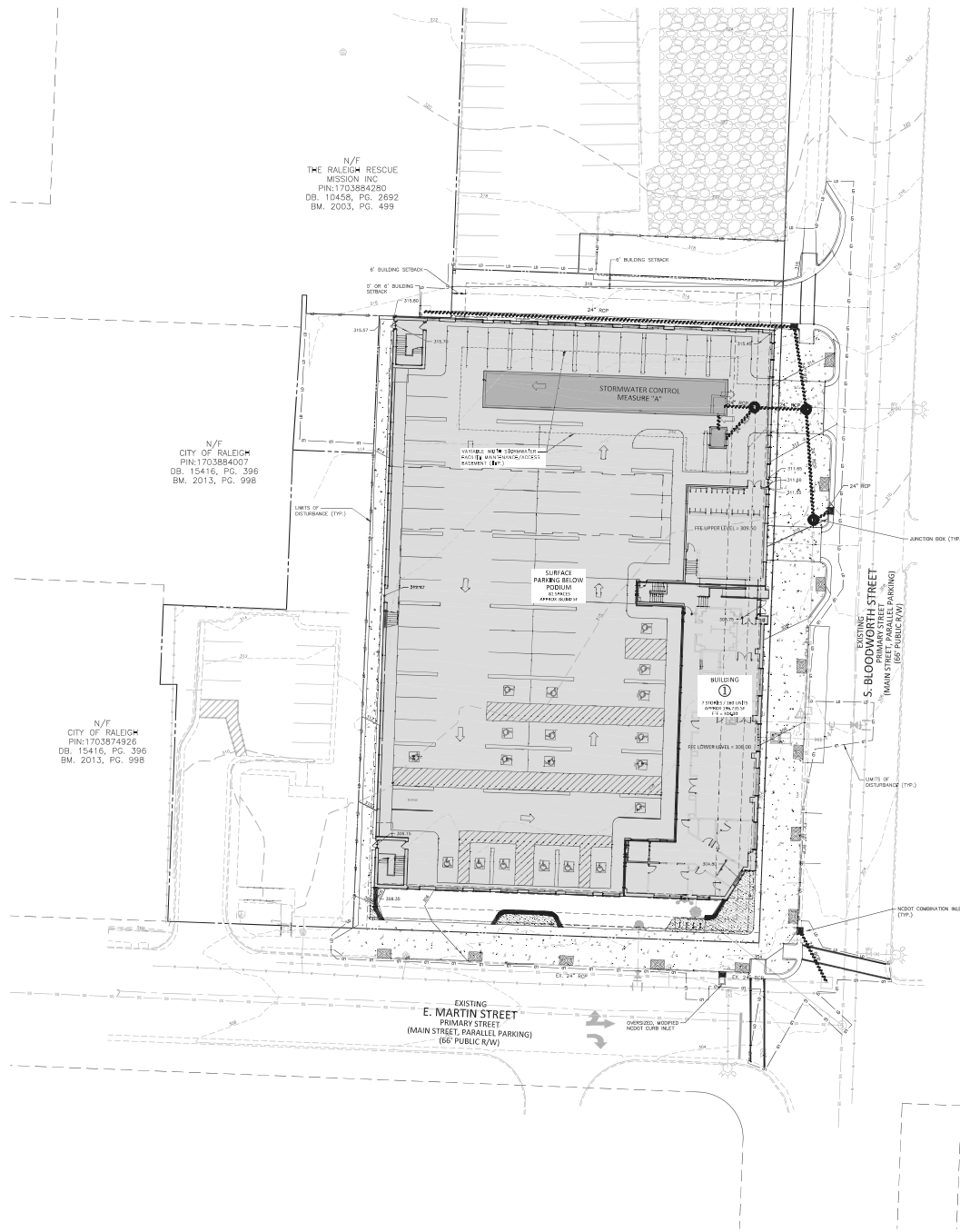
SHEET

OVERALL SITE
PLAN

C2.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



E MARTIN STREET AVERAGE GRADE PLANE

E MARTIN STREET	PROPOSED		
	HIGH	LOW	AVERAGE
	308.25	304.80	306.53

S BLOODWORTH STREET AVERAGE GRADE PLANE

S BLOODWORTH STREET	PROPOSED		
	HIGH	LOW	AVERAGE
	315.45	304.80	310.13

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	04.28.2024	PER CITY OF RALEIGH 3RD APP REVIEW	
2	04.28.2024	PER CITY OF RALEIGH 2ND APP REVIEW	
3	04.28.2024	PER CITY OF RALEIGH 3RD APP REVIEW	

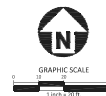
PLAN INFORMATION

PROJECT NO.	GM-23002
FILENAME	GM23002-0401
CHECKED BY	AC/PLV
DRAWN BY	MEM
SCALE	1" = 20'
DATE	04.28.2024

SHEET

OVERALL GRADING PLAN

C3.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT
HARMONY HOUSING
4025 LAKE BOONE TRAIL
RALEIGH, NORTH CAROLINA 27607
PHONE: 406.220.7277

HARMONY HOUSING
AFFORDABLE DEVELOPMENT

MOORE SQUARE AFFORDABLE HOUSING
ADMINISTRATIVE SITE REVIEW
319 E. MARTIN STREET
RALEIGH, NORTH CAROLINA 27601

REVISIONS

NO.	DATE	DESCRIPTION
1	04.28.2024	FOR CITY OF RALEIGH 2ND APP REVIEW
2	02.21.2025	FOR CITY OF RALEIGH 2ND APP REVIEW
3	04.28.2025	FOR CITY OF RALEIGH 3RD APP REVIEW

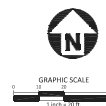
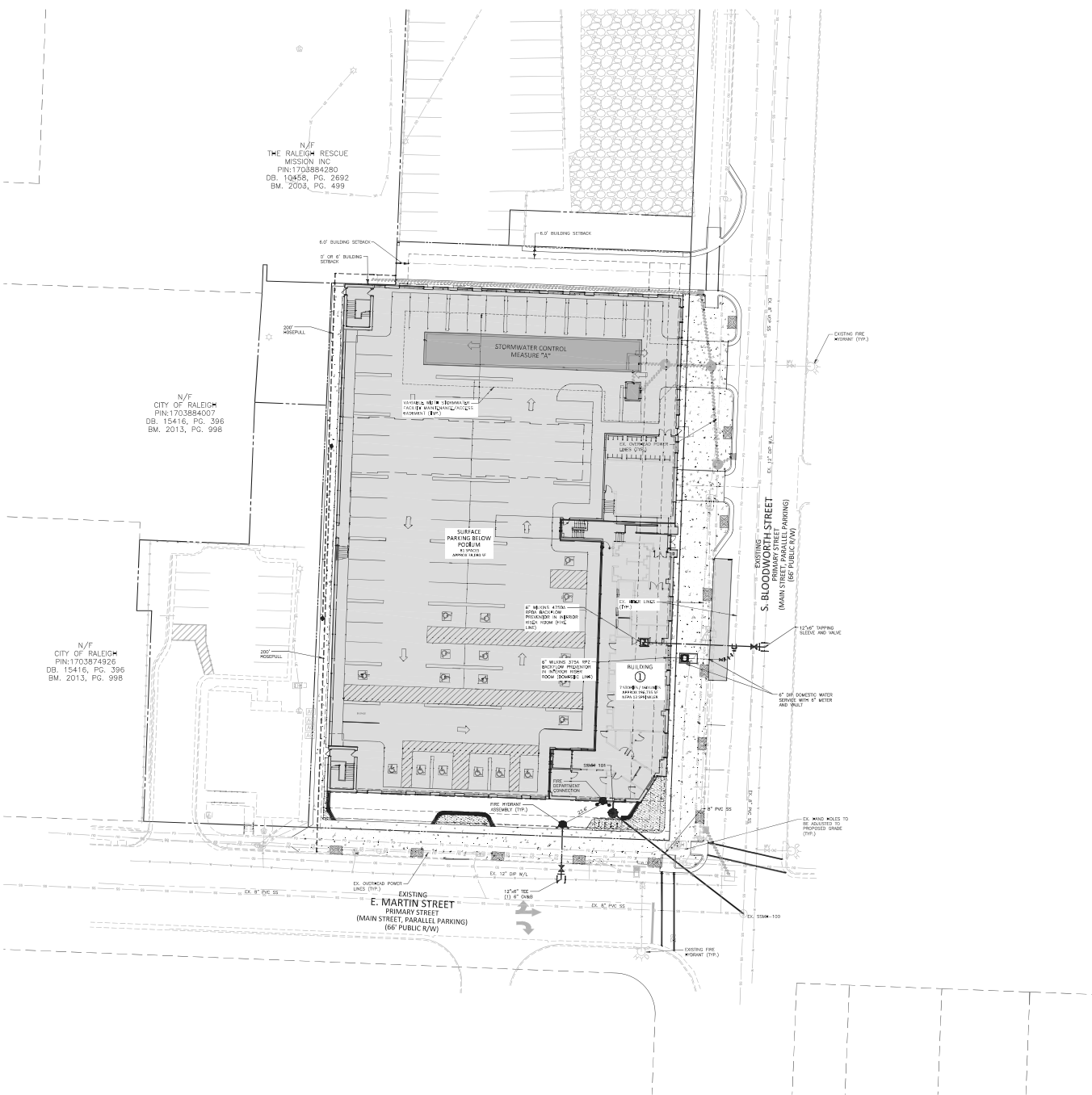
PLAN INFORMATION

PROJECT NO.	GSA-23002
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CHECKED BY	ACPL/PLV
DRAWN BY	MEM
SCALE	1" = 20'
DATE	04.28.2025

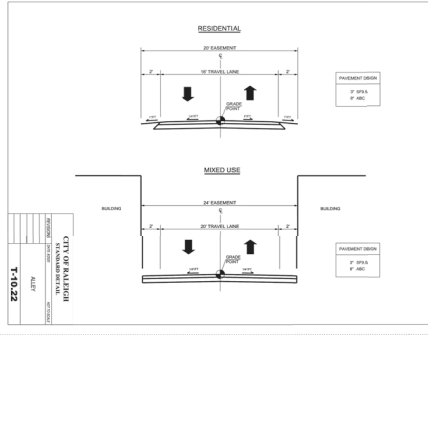
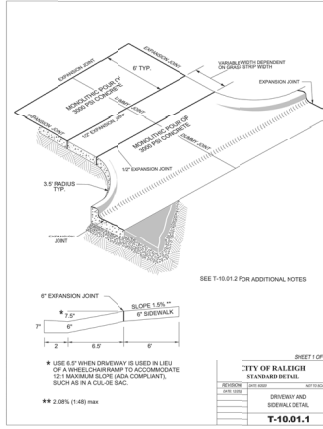
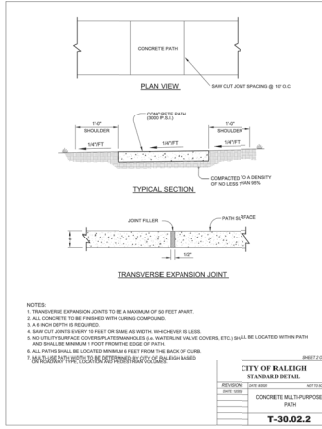
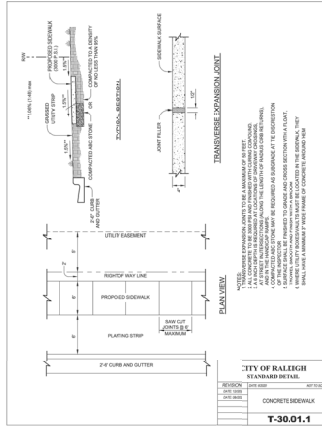
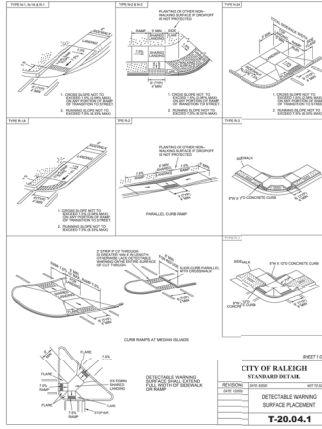
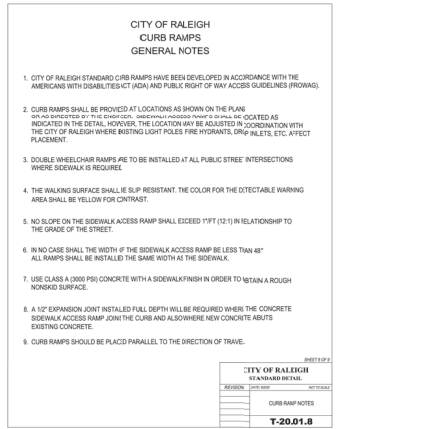
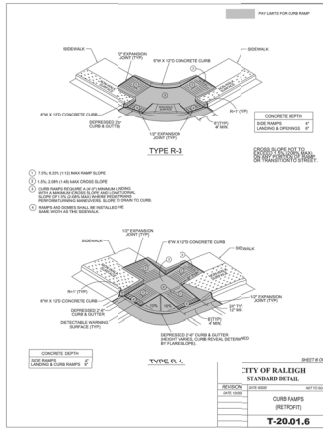
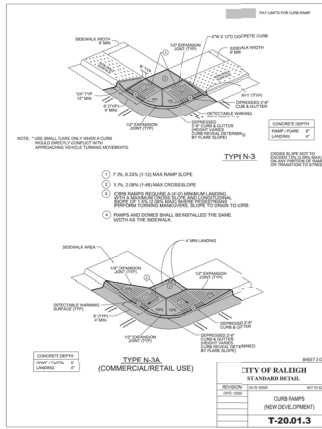
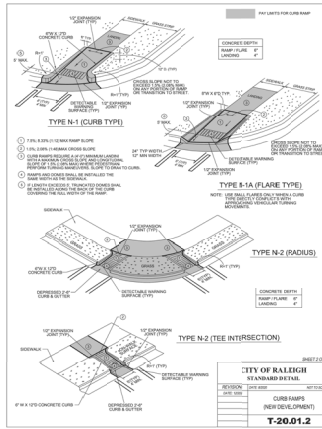
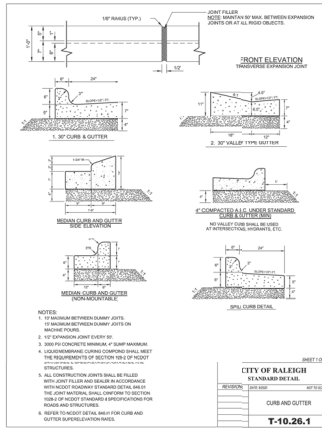
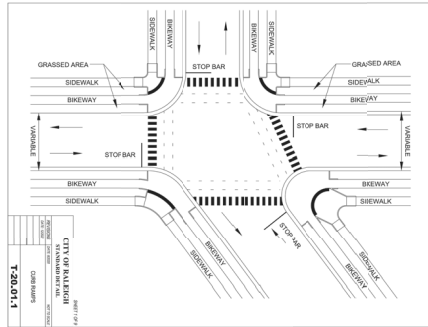
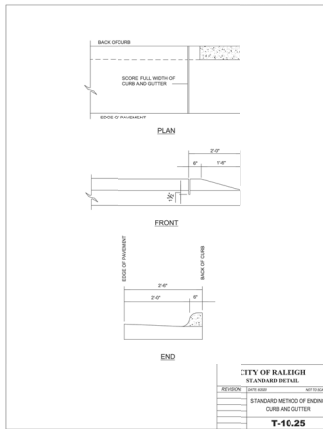
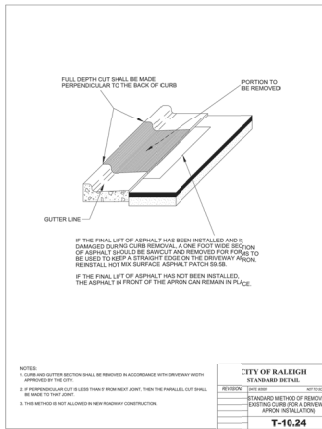
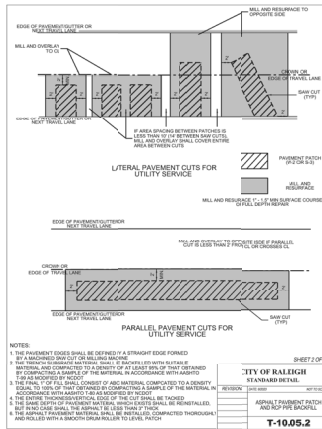
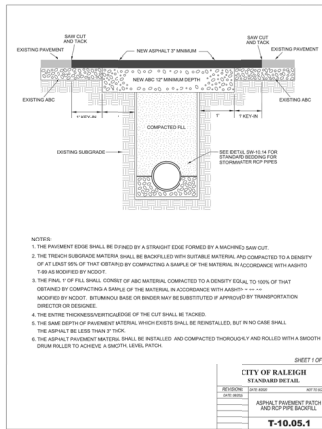
SHEET
OVERALL UTILITY PLAN
C4.00

UTILITY LEGEND

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



REVISIONS

NO.	DATE	DESCRIPTION
1	01.20.2014	FOR CITY OF RALEIGH 2ND ADJ REVIEW
2	02.23.2014	FOR CITY OF RALEIGH 2ND ADJ REVIEW
3	04.28.2015	FOR CITY OF RALEIGH 3RD ADJ REVIEW

PLAN INFORMATION

PROJECT NO.	GSA-33002
FILENAME	GSA33002-01
CHECKED BY	ACPLV
DRAWN BY	MEM
SCALE	N.T.S.
DATE	04.28.2015

CLIENT

HARMONY HOUSING
1025 LAKE BOONE TRAIL
RALEIGH, NORTH CAROLINA 27607
PHONE: 406. 220. 9777



HARMONY
HOUSING™
AFFORDABLE DEVELOPMENT

MOORE SQUARE AFFORDABLE HOUSING
ADMINISTRATIVE SITE REVIEW
319 E. MARTIN STREET
RALEIGH, NORTH CAROLINA 27601

REVISIONS

NO.	DATE	DESCRIPTION
1	12.17.2004	PER CITY OF RALEIGH 1ST ASR REVIEW
2	02.23.2005	PER CITY OF RALEIGH 2ND ASR REVIEW
3	04.28.2005	PER CITY OF RALEIGH 3RD ASR REVIEW

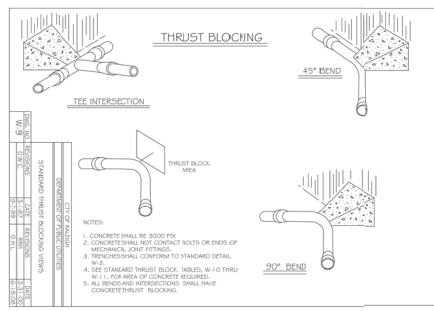
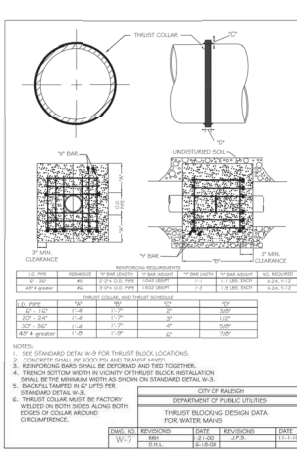
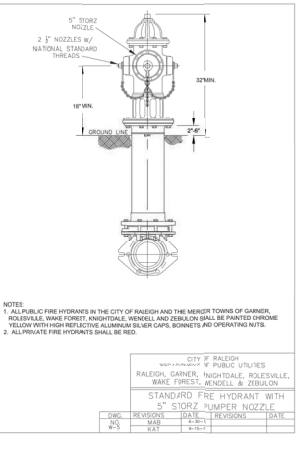
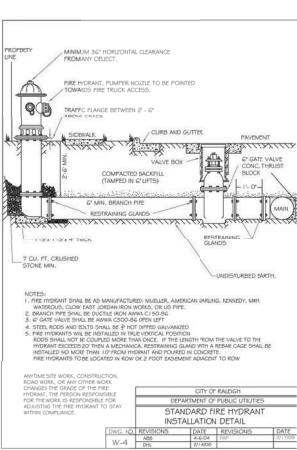
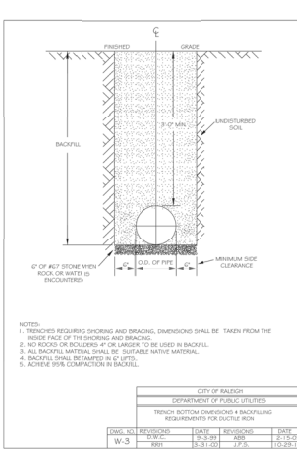
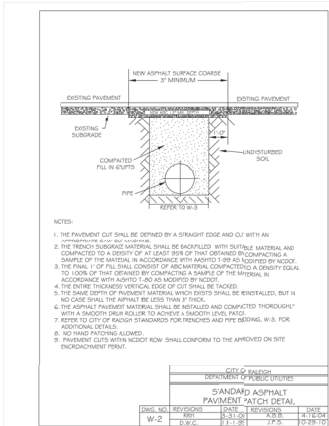
PLAN INFORMATION

PROJECT NO.	GSA-23002
FILENAME	GSA23002-D1
CHECKED BY	ACP/LJV
DRAWN BY	MEM
SCALE	N.T.S.
DATE	04.28.2025

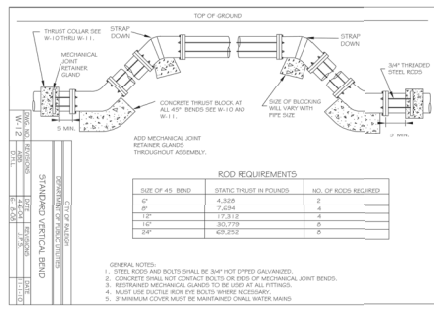
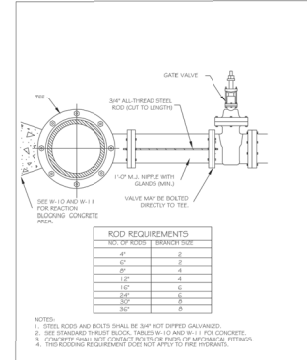
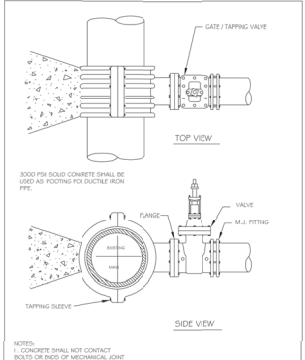
SHEET

WATER DETAILS

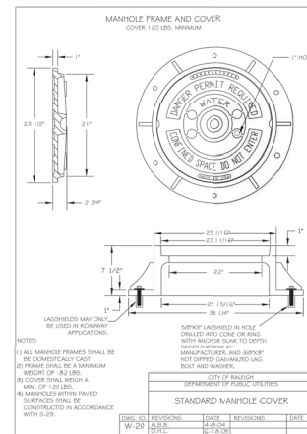
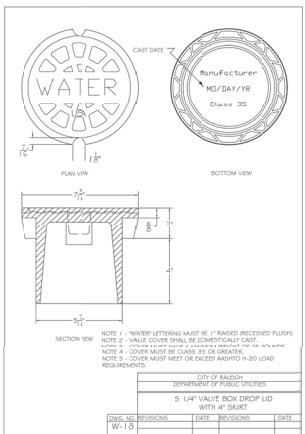
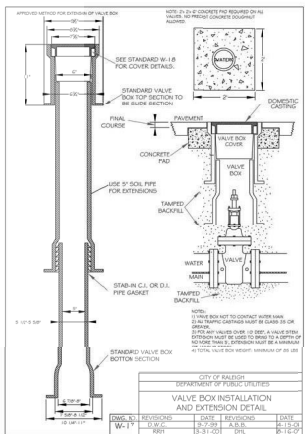
C8.02



BEND RADIUS	BEND TYPE	RATING	100 P.S.I.		150 P.S.I.		200 P.S.I.		250 P.S.I.		300 P.S.I.	
			100 P.S.I.	150 P.S.I.	100 P.S.I.	150 P.S.I.	100 P.S.I.	150 P.S.I.	100 P.S.I.	150 P.S.I.		
1/4"	1/4"	1	1	1	1	1	1	1	1	1	1	
1/2"	1/2"	2	2	2	2	2	2	2	2	2	2	
3/4"	3/4"	3	3	3	3	3	3	3	3	3	3	
1"	1"	4	4	4	4	4	4	4	4	4	4	
1 1/4"	1 1/4"	5	5	5	5	5	5	5	5	5	5	
1 1/2"	1 1/2"	6	6	6	6	6	6	6	6	6	6	
1 3/4"	1 3/4"	7	7	7	7	7	7	7	7	7	7	
2"	2"	8	8	8	8	8	8	8	8	8	8	
2 1/4"	2 1/4"	9	9	9	9	9	9	9	9	9	9	
2 1/2"	2 1/2"	10	10	10	10	10	10	10	10	10	10	
2 3/4"	2 3/4"	11	11	11	11	11	11	11	11	11	11	
3"	3"	12	12	12	12	12	12	12	12	12	12	
3 1/4"	3 1/4"	13	13	13	13	13	13	13	13	13	13	
3 1/2"	3 1/2"	14	14	14	14	14	14	14	14	14	14	
3 3/4"	3 3/4"	15	15	15	15	15	15	15	15	15	15	
4"	4"	16	16	16	16	16	16	16	16	16	16	
4 1/4"	4 1/4"	17	17	17	17	17	17	17	17	17	17	
4 1/2"	4 1/2"	18	18	18	18	18	18	18	18	18	18	
4 3/4"	4 3/4"	19	19	19	19	19	19	19	19	19	19	
5"	5"	20	20	20	20	20	20	20	20	20	20	
5 1/4"	5 1/4"	21	21	21	21	21	21	21	21	21	21	
5 1/2"	5 1/2"	22	22	22	22	22	22	22	22	22	22	
5 3/4"	5 3/4"	23	23	23	23	23	23	23	23	23	23	
6"	6"	24	24	24	24	24	24	24	24	24	24	
6 1/4"	6 1/4"	25	25	25	25	25	25	25	25	25	25	
6 1/2"	6 1/2"	26	26	26	26	26	26	26	26	26	26	
6 3/4"	6 3/4"	27	27	27	27	27	27	27	27	27	27	
7"	7"	28	28	28	28	28	28	28	28	28	28	
7 1/4"	7 1/4"	29	29	29	29	29	29	29	29	29	29	
7 1/2"	7 1/2"	30	30	30	30	30	30	30	30	30	30	
7 3/4"	7 3/4"	31	31	31	31	31	31	31	31	31	31	
8"	8"	32	32	32	32	32	32	32	32	32	32	
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8 3/4"	8 3/4"	35	35	35	35	35	35	35	35	35	35	
9"	9"	36	36	36	36	36	36	36	36	36	36	
9 1/4"	9 1/4"	37	37	37	37	37	37	37	37	37	37	
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10"	10"	40	40	40	40	40	40	40	40	40	40	
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10 1/2"	10 1/2"	42	42	42	42	42	42	42	42	42	42	
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12"	12"	48	48	48	48	48	48	48	48	48	48	
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18 1/4"	18 1/4"	73	73	73	73	73	73	73	73	73	73	
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19"	19"	76	76	76	76	76	76	76	76	76	76	
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21 1/4"	21 1/4"	85	85	85	85	85	85	85	85	85	85	
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21 3/4"	21 3/4"	87	87	87	87	87	87	87	87	87	87	
22"	22"	88	88	88	88	88	88	88	88	88	88	
22 1/4"	22 1/4"	89	89	89	89	89	89	89	89	89	89	
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24"	24"	96	96	96	96	96	96	96	96	96	96	
24 1/4"	24 1/4"	97	97	97	97	97	97	97	97	97	97	
24 1/2"	24 1/2"	98	98	98	98	98	98	98	98	98	98	
24 3/4"	24 3/4"	99	99	99	99	99	99	99	99	99	99	
25"	25"	100	100	100	100	100	100	100	100	100	100	



REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR. USE 6" - 90 SEBID VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY FACTOR.	CITY OF MALEDON DEPARTMENT OF PUBLIC UTILITIES THRUST BLOCKING DESIGN QUANTITY TABLE				
	DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
	W-10	D.W.C.	6-23-99		



McADAMS

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RALEIGH, NORTH CAROLINA 27607
PHONE: 406. 220. 9777



**HARMONY
HOUSING™**
AFFORDABLE DEVELOPMENT

MOORE SQUARE AFFORDABLE HOUSING
ADMINISTRATIVE SITE REVIEW
319 E. MARTIN STREET
RALEIGH, NORTH CAROLINA 27601

REVISIONS

MO.	DATE	
1	12.37.2004	PER CITY OF RALBIGH 1ST ASR REVIEW
2	02.23.2005	PER CITY OF RALBIGH 2ND ASR REVIEW
3	06.18.2005	PER CITY OF RALBIGH 3RD ASR REVIEW

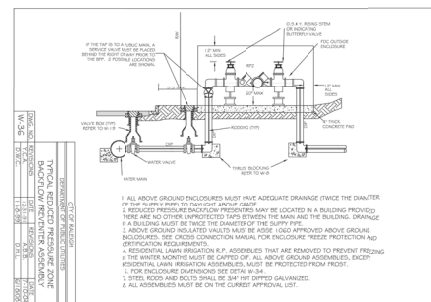
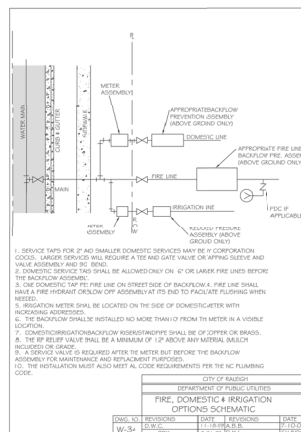
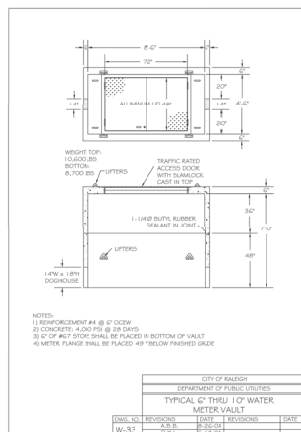
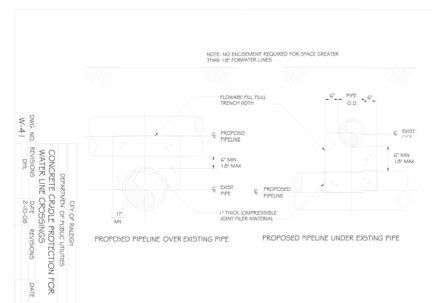
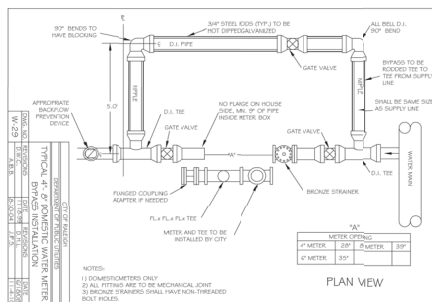
PLAN INFORMATION

PROJECT NO.	GSA-23002
FILENAME	GSA23002-D
CHECKED BY	ACP/LIV
DRAWN BY	MEM
SCALE	N.T.S.
DATE	04.28.2025

SHEET

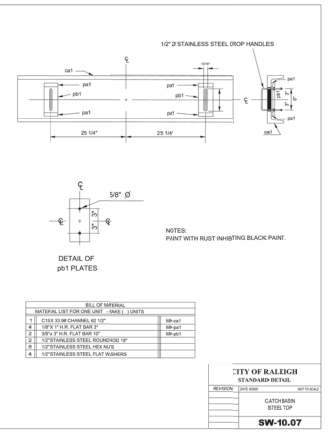
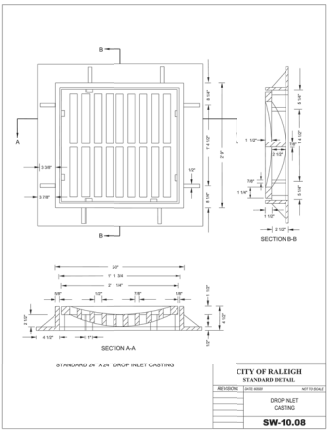
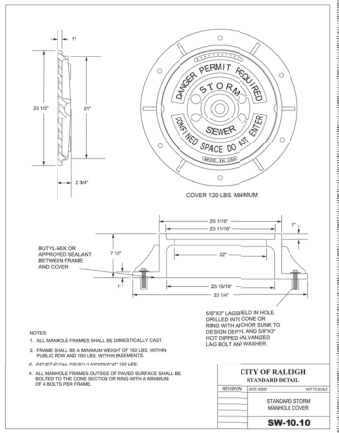
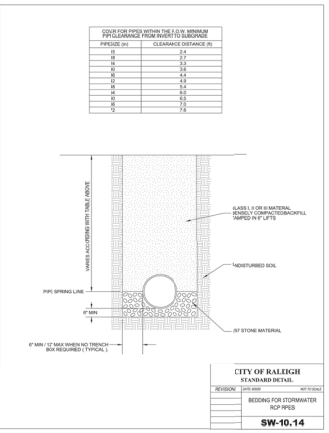
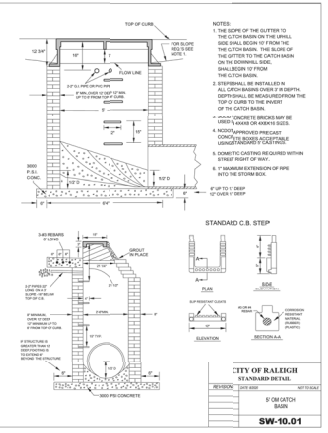
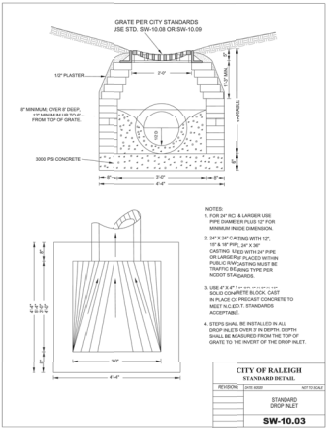
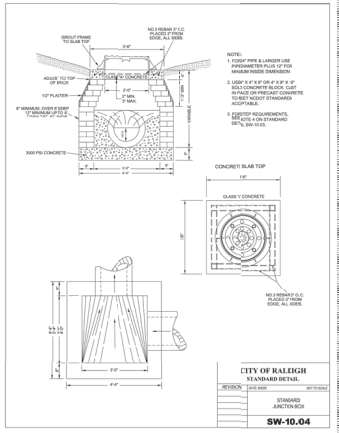
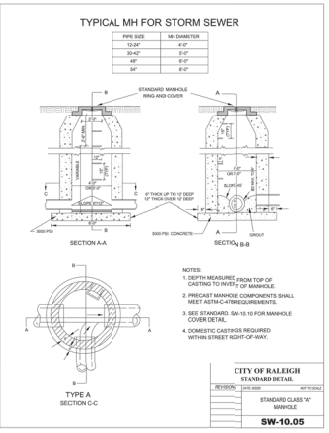
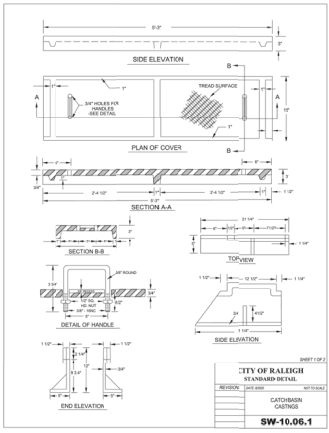
WATER DETAILS

C8.03



REVISIONS	
NO.	DATE
1	05.20.2014 PER CITY OF RALEIGH 2ND ASR REVIEW
2	02.23.2015 PER CITY OF RALEIGH 2ND ASR REVIEW
3	04.28.2015 PER CITY OF RALEIGH 3RD ASR REVIEW

PLAN INFORMATION	
PROJECT NO.	GM-23002
FILENAME	GA23002-01
CHECKED BY	AC/PLV
DRAWN BY	MEM
SCALE	N.T.S.
DATE	04.28.2015

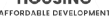




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MOORE SQUARE AFFORDABLE HOUSING
ADMINISTRATIVE SITE REVIEW
319 E. MARTIN STREET
RALEIGH, NORTH CAROLINA 27601

REVISIONS

NO.	DATE	DESCRIPTION
1	12.31.2004	PER CITY OF RALEIGH 1ST ASR REVIEW
2	02.21.2005	PER CITY OF RALEIGH 2ND ASR REVIEW
3	04.28.2005	PER CITY OF RALEIGH 3RD ASR REVIEW

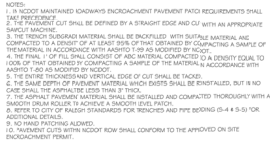
PLAN INFORMATION

PROJECT NO.	GSA-23002
FILENAME	GSA23002-01
CHECKED BY	ACP/LJV
DRAWN BY	MEM
SCALE	N.T.S.
DATE	04.28.2025

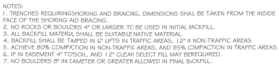
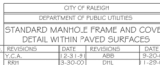
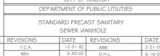
SHEET

**SANITARY SEWER
DETAILS
C8.05**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD ASPHALT				
PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
53	D.W.C. RKH	1-1-89 3-30-00	A.B.B. J.P.S.	4-15-04 10-6-10



CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON					
DATE	NO.	REVISIONS	DATE	NO.	REVISIONS
5-4		D.W.C.	5-3-99		
		8991	3-30-00		



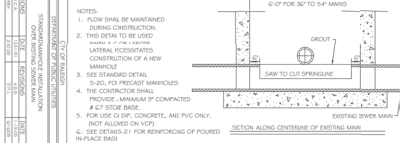
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20A	AND	01-14		



CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES	
TRENCH BOTTOM DIMENSIONS AND BACKFILL REQUIREMENTS FOR PVC GRAVITY SEWER MAIN	
DESIG. NO.	REVISIONS
5-5	TO NOTES
	DATE
	3-1-87
	7-2-82
	REVISIONS
	D.W.C.
	8991
	DATE
	9-3-99
	5-30-00



CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES	
STANDARD MANHOLE COVER	
DATE	REVISIONS
3-1-87	3-1-87 A.B.L.
3-30-02	3-30-02 D.M.L.



STANDARDWAVE INSTALLATION OVER EXISTING SOWER MAIN			
DWG. NO.	REVISIONS	DATE	REVISIONS
9-22	V.C.A.	1-23-00	A.B.W.
	MSD	3-23-00	0-7-1
			0-7-05
			0-7-03

— — — — —

LANDSCAPE CALCULATIONS

STREET TREES	
1. BLOSSOMING LILY:	270 LF
TREES REQUIRED:	7 (1.40 LF)
PROVIDED:	7
E. MARTIN ST:	
1. TREES REQUIRED:	178 LF
PROVIDED:	5 (1.40 LF)

OUTDOOR AMENITY AREA	
SEE AREA:	1.36 AC OR 59,058 SF
OUTDOOR AMENITY AREA REQUIRED:	5,065 SF (20%)
OUTDOOR AMENITY AREA PROVIDED:	6,462 SF

MINIMUM ONE LOWER LEVEL AMENITY REQUIRED:	2,533 SF
LOWER LEVEL AMENITY AREA PROVIDED:	3,113 SF
UPPER LEVEL AMENITY AREA PROVIDED:	3,350 SF

URBAN PLAZA AREA REQUIREMENTS	
SEATING TREES REQUIRED:	102 LF (1.70 LF)
SEATING PROVIDED:	102 LF (SEE NOTE 1 BELOW)
2" CALIBER TREES REQUIRED:	9 TREES (1.11 LF)
2" CALIBER TREES PROVIDED:	6 TREES

*PER LEO SECTION 1.5.3 C.2 OUTDOOR AMENITY AREAS SHALL CONTAIN AT LEAST ONE OF THE FOLLOWING: TABLES, SEATING AREAS, FOUNTAINS, ACTIVE RECREATION AREAS, OR PUBLIC ART.

- NOTES:**
- SEATING AREAS MAY INCLUDE BENCHES, OUTDOOR DINING TABLES, MOVABLE TYPED CHAIRS AND SEAT WALLS.
 - ALL TREES LOCATED WITHIN A RIGHT-OF-WAY TRINGLE SHALL BE MAINTAINED UP TO A MINIMUM 4' ABOVE FINISHED GRADE AT MATURITY.
 - STREET TREES MUST BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING THE CITY'S APPROVAL OF THE STREET TREE PLANTING.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
 - ALL STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-04 AND TPP-05.

PLANT SCHEDULE

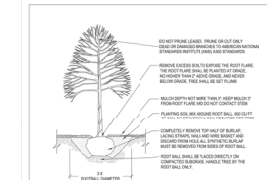
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAI	HEIGHT	REMARKS
	CCA	6	CERES CANADENSIS HEARTS OF GOLD	2" MIN	8' MIN	SINGLE STEM
	HC	5	FRAXINA CANADENSIS GREEN STREET	1.7" MIN	8' MIN	SINGLE STEM, STRONG CENTRAL LEADER, MALE SPECIES
	OPQ	7	QUERCUS PHILLOIDES TOPSA	1" MIN	10' MIN	SINGLE STEM, STRONG CENTRAL LEADER

GENERAL LANDSCAPE NOTES:

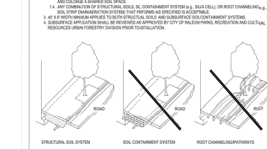
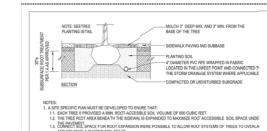
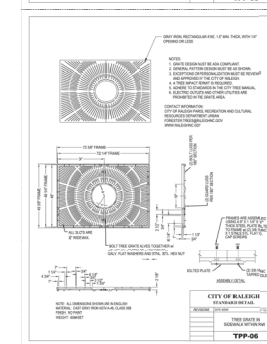
- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BENCHES, GRADING, WELLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GOOD DEVELOPMENT OF BRANCHING AND SHALL BE FREE FROM DISEASE, PESTS AND WEATHER. MATERIAL SHALL BE QUALITY OF SURFACE QUALITY AS DEFINED BY THE CURRENT FORM OF STANDARD SPECIFICATIONS FOR HIGHWAY STRUCTURES AS PUBLISHED BY THE AMERICAN ROAD & BUILDING BUILDERS ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR TWIGS OF THE PLANT. UNWANTED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES TO PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNMENT SUPERVISOR PRIOR TO ANY HOUSING BEING BUILT.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENT OF MAINTENANCE NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSTHOLE DRAINAGE IN ALL PLANTING AREAS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1/4" INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLATS, CRACKS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TWIGS, OR OTHER EXTENSIVE MATERIAL.
- LOOSEN TOPSOIL / SUBGRADE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AUGMENTATION AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIUM AND MAY BE FERTILIZED INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING OR WASH TO TOP OF 6 INCHES BUT NOT EXCEED 1/4" INCHES TO MEET FRESH GRASS AFTER NATURAL SET. LIMIT: DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, WINDY, OR EXCESSIVELY WET.
- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO APPLICATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- ALL TREE PLANTINGS SHALL BE PLANTED TO A DEPTH OF 3 INCHES AND WITH A MINIMUM 1/4" INCHES FROM GRADE TO 1/2" INCHES FROM GRADE. PLANTS SHALL BE FREE OF FRUIT AND MAINTAINED FREE FROM FRUIT. ALL SHALL NOT COVER THE ROOT FLARE. CONFIRM ROOT BALLS SPECIFIC TO THE PLANTING AREA AND LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, SWELLING, WINDING, WHIPPING, AND OTHER HAZARDS AND TRIM DAMAGE. DO NOT TRIM OR PRUNE TREES OR SHRUBS PRIOR TO DELIVERY. TO PROTECT THE BARK OF SUN SCALD, APPLY A 2 INCHES THICK WHITE PAINT OR WHITE SPACER. UNDESIRABLE BRANCHES SHALL BE REMOVED PRIOR TO DELIVERY. DO NOT PRUNE PLANTS DURING DELIVERY AND CHARGES.
- DELIVER EXISTING PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND TRIM DAMAGE. DO NOT TRIM OR PRUNE TREES OR SHRUBS PRIOR TO DELIVERY. TO PROTECT THE BARK OF SUN SCALD, APPLY A 2 INCHES THICK WHITE PAINT OR WHITE SPACER. UNDESIRABLE BRANCHES SHALL BE REMOVED PRIOR TO DELIVERY. DO NOT PRUNE PLANTS DURING DELIVERY AND CHARGES.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- FRESH GRASSING: GRASS PLANTING AREA TO A SMOOTH, UNIFORM SURFACE PLANT WITH LOOSE, UNIFORM FINE TEXTURE. GRASS TO WITHIN PLUS OR MINUS 1/2" RICH OF FINISH ELEVATION. SOIL AND FINE GRADE, WEEDS AND FILL COMPRESSED TO MEET FINISH GRADES. UNWIT BRUSHED GRASSES TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

STRUCTURAL SOIL NOTES FOR CONTRACTOR:

- STRUCTURAL SOIL SHALL BE A MINIMUM 12" DEEP, 100% UNCOMPRESSED GRADE AND 100% UNWIT 1/2" RICH. COMPACT STRUCTURAL SOIL FOR EVERY 4 INCHES OF UNWIT 1/2" RICH. UNWIT 1/2" RICH SHALL BE 100% UNWIT 1/2" RICH.
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GRAPHIC SCALE
1" = 20'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

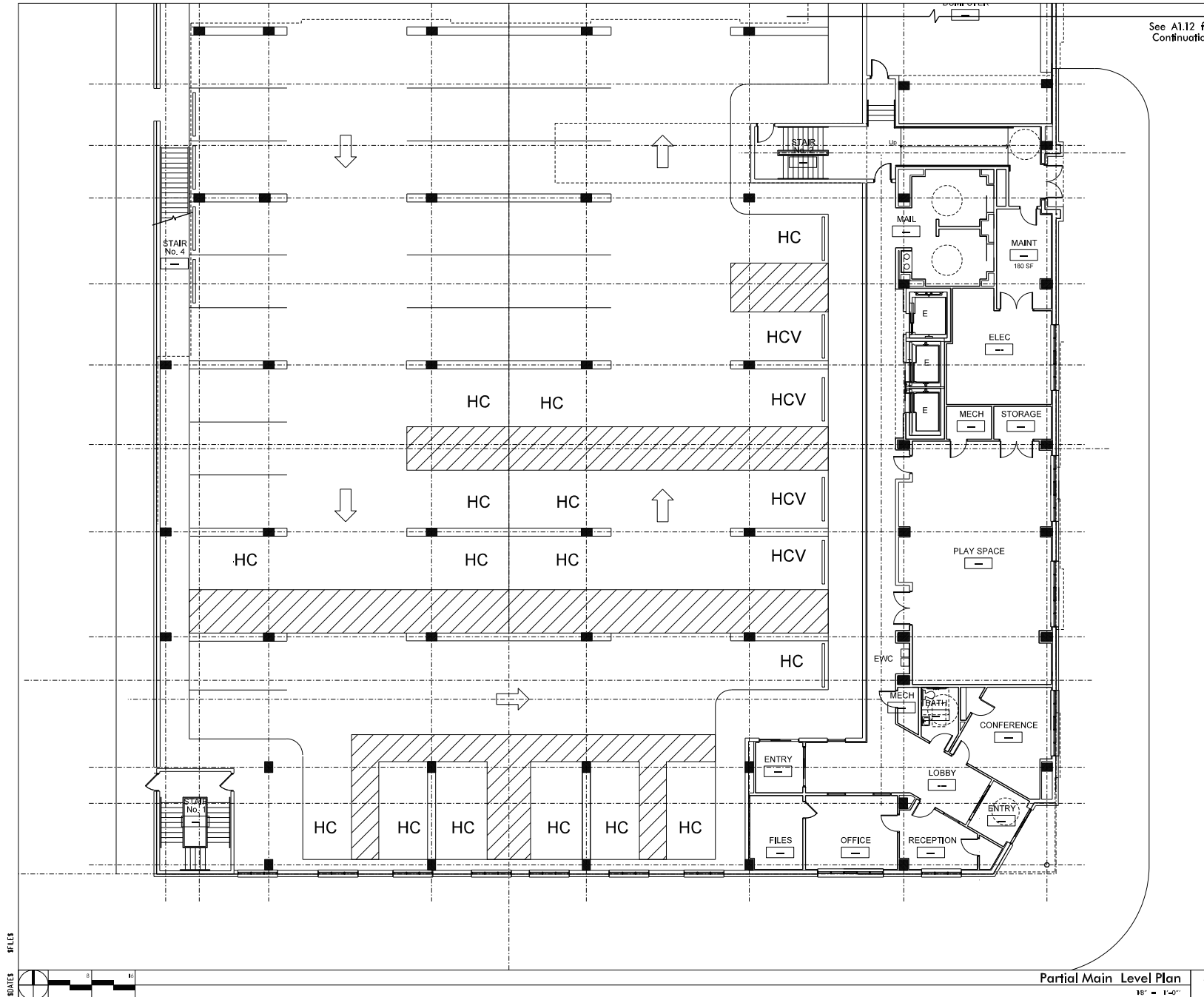
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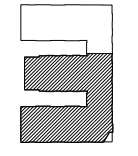
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See A1.12 for
Continuation

PLAN LEGEND

KEY PLAN



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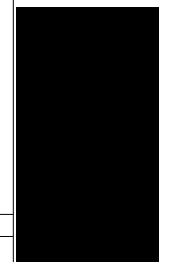
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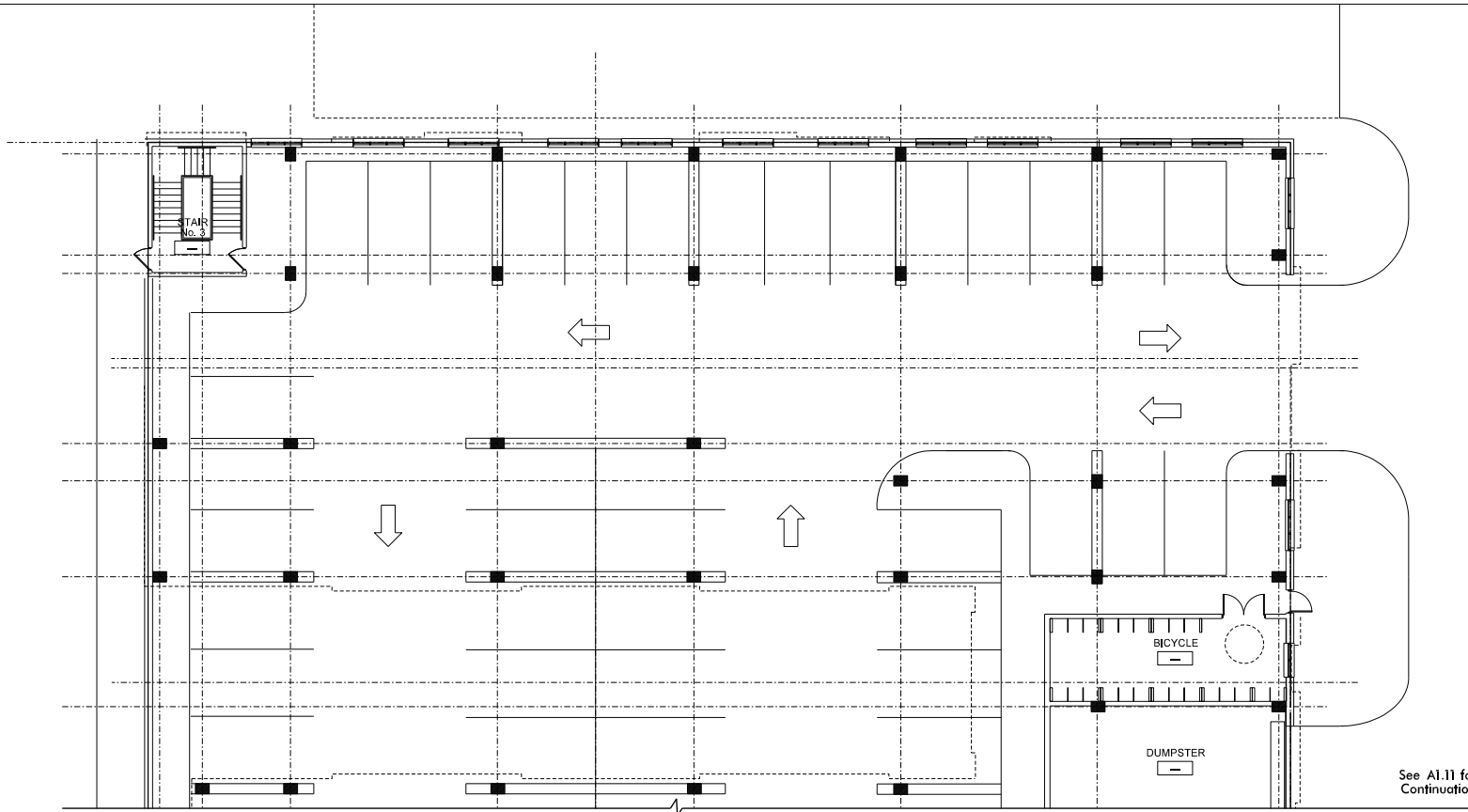
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Job Number: 0000
Date: 2024_1016
Revisions:

GENERAL PLAN NOTES



Main Level Plan Sheet A1.11



See A1.11 for Continuation

Partial Main Level Plan
1/8" = 1'-0"

1

PLAN LEGEND

GENERAL PLAN NOTES

KEY PLAN



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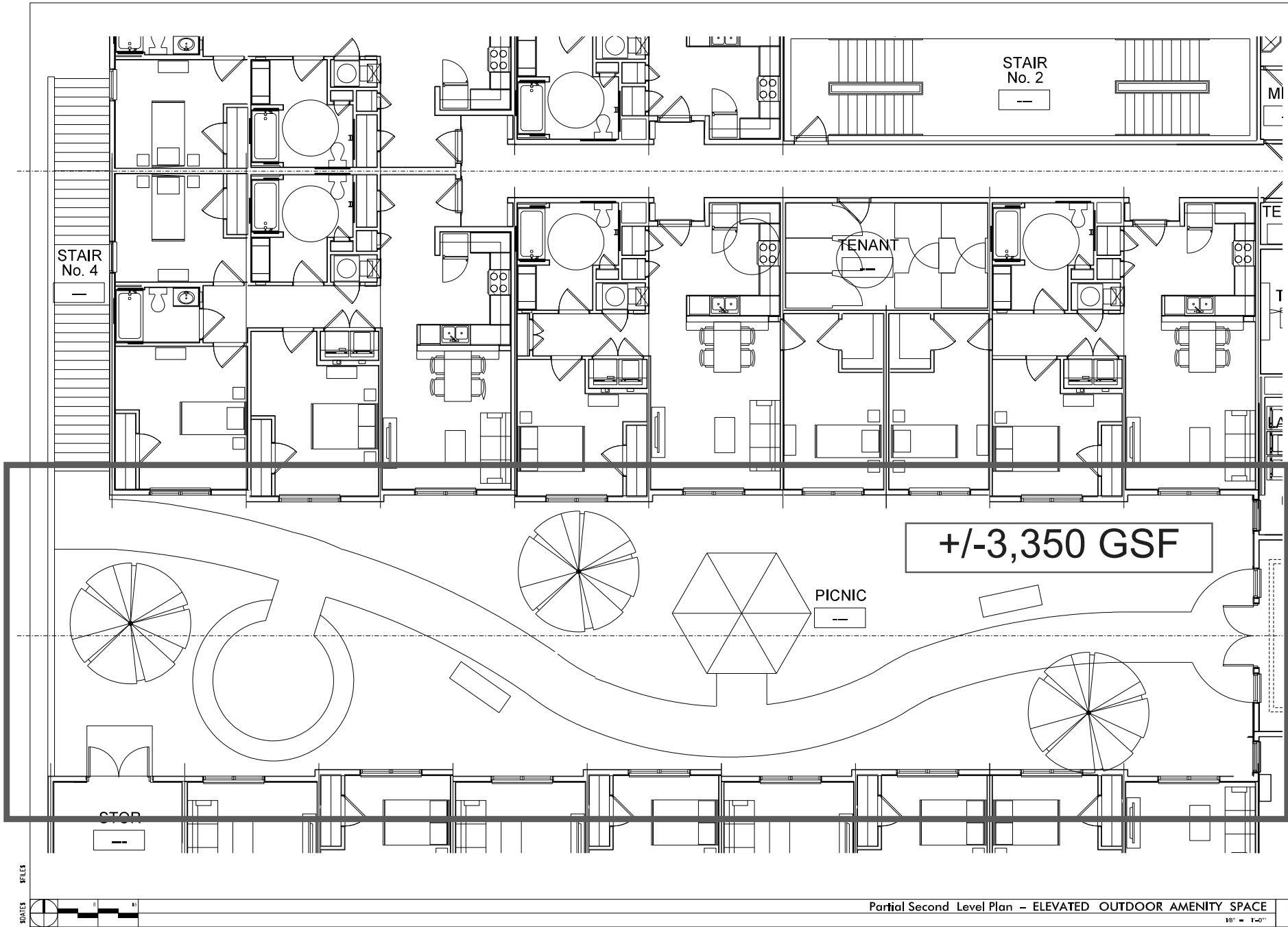
Job Number: 0000

Date: 2024_1016

Revisions:

Main Level
Plan
Sheet

A1.12

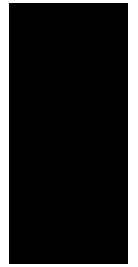


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Revisions:

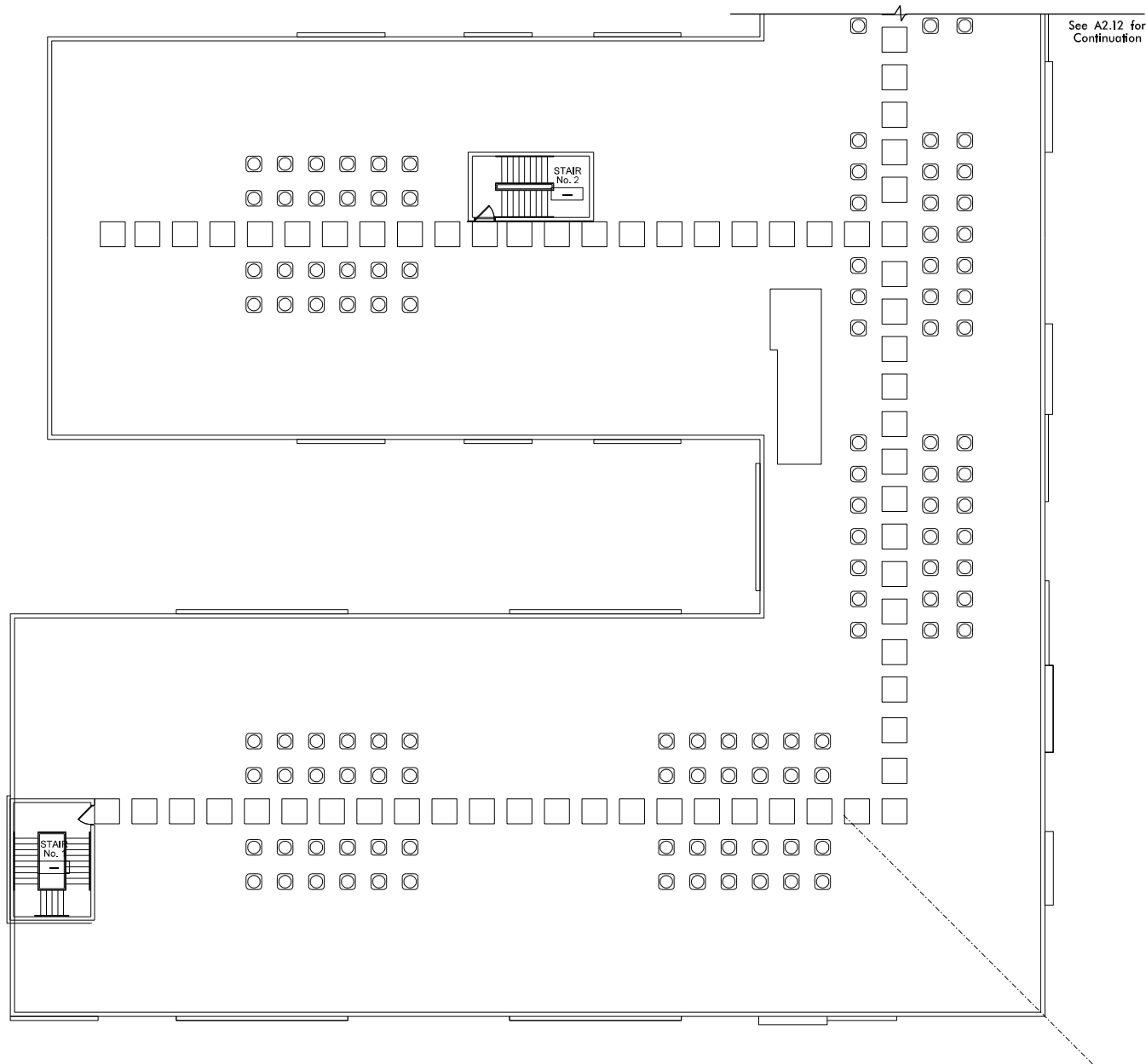


Second Level Plan
Sheet

A1.21

Partial Second Level Plan - ELEVATED OUTDOOR AMENITY SPACE

1/8" = 1'-0"

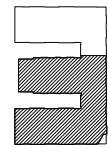


See A2.12 for Continuation

PLAN LEGEND

GENERAL PLAN NOTES

KEY PLAN



Partial Roof Level Plan
1/8" = 1'-0"

1

TISE KIESTER ARCHITECTS

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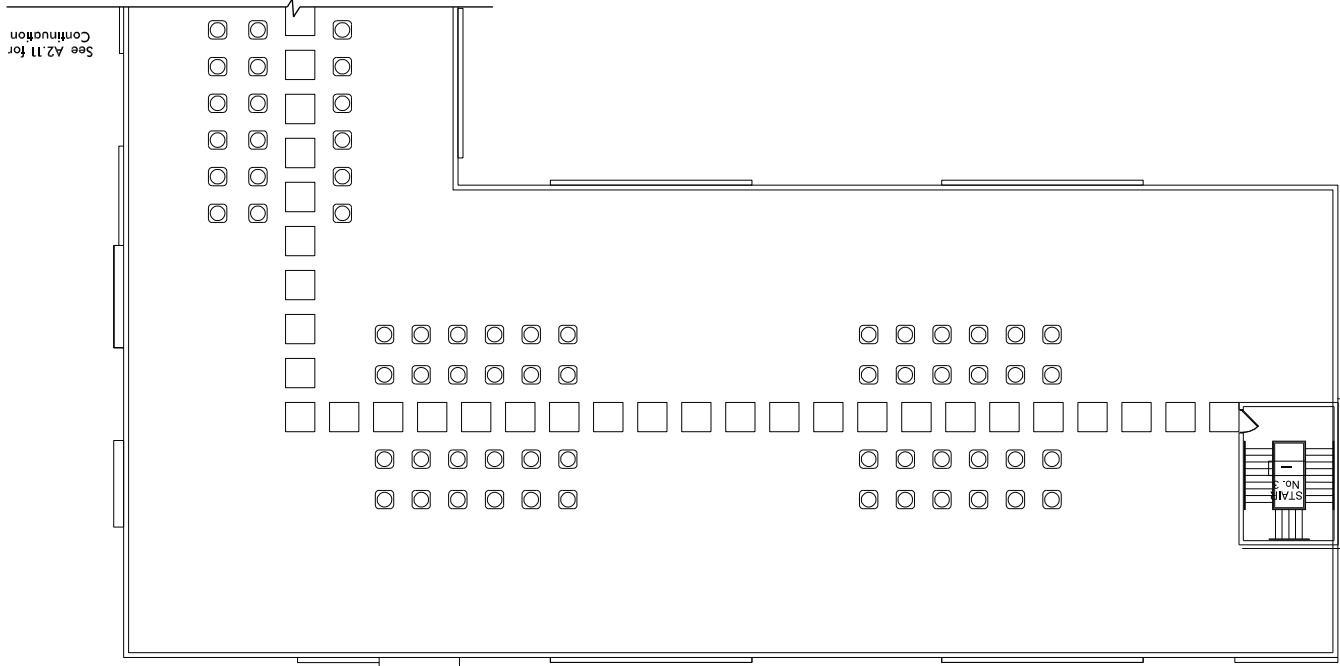


Plan Sheet
A2.11

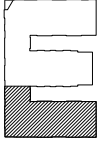


Partial Roof Level Plan
1/8" = 1'-0"

1



KEY PLAN



GENERAL PLAN NOTES

- Job Number: 0000
- Date: 2024.12.18
- Conditions:

Raleigh, NC

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No responsibility is assumed by the
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Roof Level
Plan

Sheet

A2.21



South Elevation - "View from East Martin Street"

Scale: 3/16" = 1'-0"

2



East Elevation - "View from South Bloodworth Street"

Scale: 3/16" = 1'-0"

1

ELEVATION KEY NOTES

- 1 ALUMINUM STOREFRONT ENTRY SYSTEM
- 2 EXTERIOR METAL CANOPY
- 3 VINYL WINDOWS - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE A-1
- 5 BRICK VENEER, RUNNING BOND PATTERN
- 6 BRICK SOLIDER COURSE / STACKED BOND ACCENT BAND
- 7 BRICK VENEER ROWLOCK, 1" EXPOSURE - COLOR 1
- 8 CEMENTITIOUS LAP SIDING, 1" EXPOSURE - COLOR 2
- 9 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
- 10 CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR, TYP.
- 11 BRICK CEMENT COL. / BEAM WRAP WITH 4" TRIM ON SOLID PANELS
- 12 PREFINISHED VINYL GUARDRAIL SYSTEM, 42" HIGH, TYP. AT ALL BALCONIES
- 13 MASONRY CONTROL JOINT, TYP.
- 14 6" X 16" SPLIT FACE CONCRETE MASONRY UNIT
- 15 EXTERIOR ACENT LIGHT
- 16 PREFINISHED METAL CORING
- 17 ELECTRICAL EQUIPMENT, SEE ELECTRICAL
- 18 REVEAL TRIM
- 19 PREFINISHED METAL CORING DOOR
- 20 LINE OF BUILDING BEYOND IN FRONT

LEGEND

- ↓ DOWNSPOUT, VERIFY LOC. IN FIELD PRIOR TO INSTALL

- Revisions:

AGP Calculations

East Martin Street

Proposed

High	Low	Average
308.25	306.00	307.13

South Bloodworth Street

Proposed

High	Low	Average
314.00	306.00	310.00

ELEVATION KEY PLAN



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Job Number: 0000

Date: 2024_1218

Revisions:

Building
Elevations

Sheet

A3.11