# Administrative Site Review Application

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

Raleigh

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

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

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

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

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

**GENERAL INFORMATION**

Development name: ICE Raleigh Office Building

Inside City limits? Yes ☑ No ☐

Property address(es): 4220 & 4300 BLAND ROAD

Site P.I.N.(s): 1716404376 , 1716404479

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

Construction of a 3-story office building & surface parking lot.

**Current Property Owner(s):** RDU OFFICE PARTNERS, LLC.

Company: RDU OFFICE PARTNERS, LLC. | Title:

Address: 110 MIDLANDS CT WEST COLUMBIA SC 29169-3456

Phone #: | Email:

**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: | Address:

| | |
|---|---|
| Phone #: | Email: |
| **NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.** | |
| **Developer Contact:** Peter Graf | |
| Company: Infrastructure Consulting & Engineering | Title: Executive Vice President |
| Address: 4505 Falls of Neuse, Suite 110, Raleigh, NC 27609 | |
| Phone #: 919-812-7776 | Email: peter.graf@ice-eng.com |
| Applicant Name: Peter Graf | |
| Company: Infrastructure Consulting & E | Address: 4505 Falls of Neuse, Suite 110, Raleigh, NC 27609 |
| Phone #: 919-812-7776 | Email: peter.graf@ice-eng.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 | Existing gross floor area (not to be demolished): 0 |
| Gross site acreage: 1.361 | Existing gross floor area to be demolished: 0 |
| # of parking spaces proposed: 58 | New gross floor area: 20,895 |
| Max # parking permitted (7.1.2.C): 111 | Total sf gross (to remain and new): 20,895 |
| Overlay District (if applicable): | Proposed # of buildings: 1 |
| Existing use (UDO 6.1.4): Vacant | Proposed # of stories for each: 3 |
| Proposed use (UDO 6.1.4): Office building | Proposed # of basement levels (UDO 1.5.7.A.6) |

| STORMWATER INFORMATION | |
|---|---|
| Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 34,150 | Impervious Area for Compliance (includes ROW): Existing (sf) 0 Proposed total (sf) 1,907 |

| RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS | |
|---|---|
| Total # of dwelling units: | Total # of hotel bedrooms: |
| # of bedroom units: 1br ____ 2br ____ 3br ____ 4br or more ____ | |
| # of lots: | Is your project a cottage court? ◯ Yes ◯ No |
| | A frequent transit development? ◯ Yes ◯ No |

Continue to Applicant Signature Block on Page 4.

## 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.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

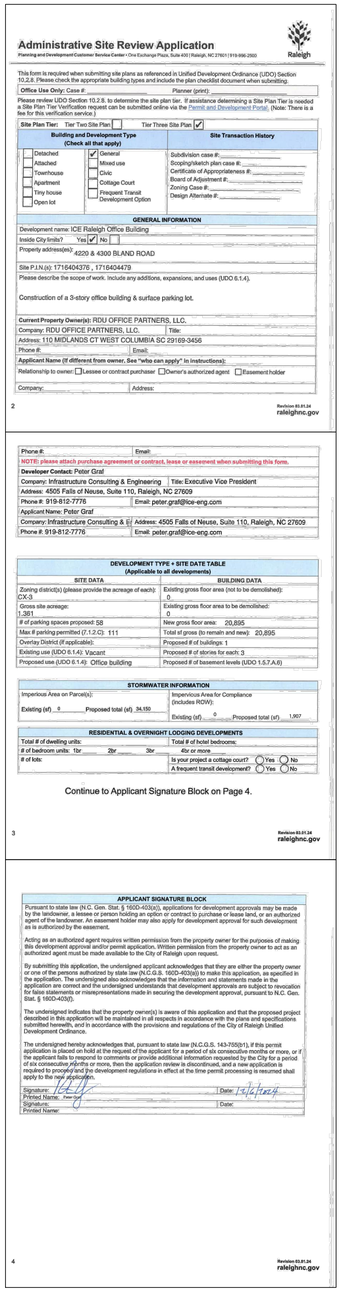
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

| | |
|---|---|
| Signature: | Date: 12/6/2024 |
| Printed Name: Peter Grat | |
| Signature: | Date: |
| Printed Name: | |

# ICE RALEIGH OFFICE BUILDING
# 4300 BLAND ROAD
## ASR REVIEW
ASR-2024



**Administrative Site Review Application**

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Raleigh

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Company: Address:

2 Revision 03.01.24 raleighnc.gov



Phone #: Email:

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

**Developer Contact:** Peter Graf

Company: Infrastructure Consulting & Engineering Title: Executive Vice President

Address: 4505 Falls of Neuse, Suite 110, Raleigh, NC 27609

Phone #: 919-812-7776 Email: peter.graf@ice-eng.com

Applicant Name: Peter Graf

Company: Infrastructure Consulting & E Address: 4505 Falls of Neuse, Suite 110, Raleigh, NC 27609

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(Applicable to all developments)

| SITE DATA | BUILDING DATA |
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| | |
|---|---|
| Impervious Area on Parcel(s): Existing (sf): 0 Proposed total (sf): 34,150 | Impervious Area for Compliance (includes ROW): Existing (sf): 0 Proposed total (sf): 1,967 |

**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

| | |
|---|---|
| Total # of dwelling units: | Total # of hotel bedrooms: |
| # of bedroom units: 1br 2br 3br | 4br or more |
| # of lofts: | Is your project a cottage court? ◯ Yes ◯ No |
| | A frequent transit development? ◯ Yes ◯ No |

Continue to Applicant Signature Block on Page 4.

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**APPLICANT SIGNATURE BLOCK**

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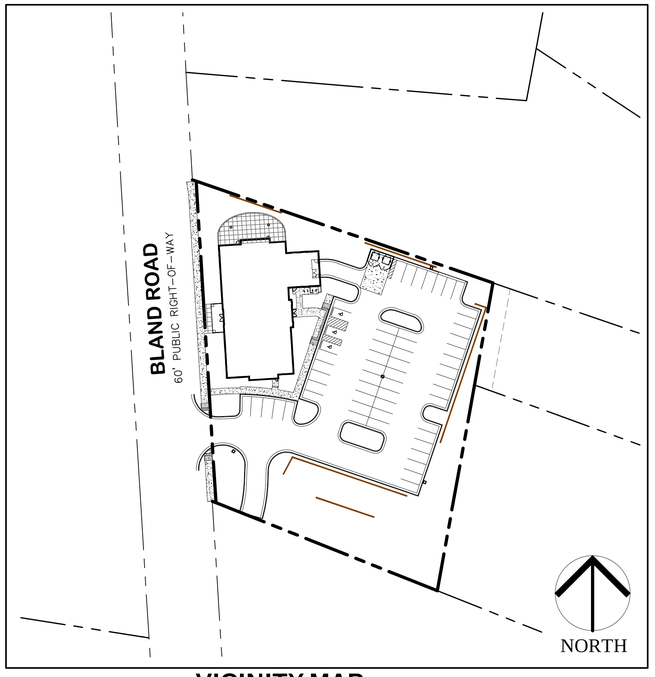
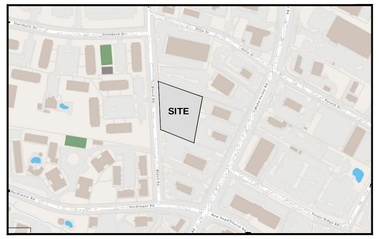
Signature: Date: 12/6/2024
Printed Name: Peter Graf
Signature: Date:
Printed Name:

4 Revision 03.01.24 raleighnc.gov




**VICINITY MAP** SCALE: 1"=60'




**VICINITY MAP** NTS

## SITE DATA

| | | |
|---|---|---|
| 1. | CURRENT PROPERTY OWNER | RDU OFFICE PARTNERS LLC<br>110 MIDLANDS CT<br>WEST COLUMBIA SC 29169-3456 |
| 2. | CONTACT PERSON | PIEDMONT LAND DESIGN, PLLC<br>ATTN. MIKE SCHNEIDER<br>8522-204 SIX FORKS ROAD<br>RALEIGH , NORTH CAROLINA 27615<br>(919) 845-7600 (PHONE)<br>(919) 845-7703 (FAX)<br>MIKES@PIEDMONTLANDDESIGN.COM (E-MAIL) |
| 3. | TOTAL PROJECT AREA | 1.36 AC GROSS (59,308 SF)<br>- 0.02 AC R/W DEDICATION (810 SF)<br>= 1.34 AC NET (58,498 SF) |
| 4. | PARCEL DATA: | EXISTING LOT 1<br>PIN: 1716404479<br>ADDRESS: 4300 BLAND RD.<br><br>EXISTING LOT 2<br>PIN: 1716404376<br>ADDRESS: 4220 BLAND RD. |
| 5. | ZONING | CX-3 |
| 6. | MINIMUM LOT CRITERIA: | BUILDING SETBACKS:<br>PRIMARY STREET: 5'<br>SIDE STREET: 5'<br>SIDE LOT LINE: 0' OR 6'<br>REAR LOT LINE: 0' OR 6'<br><br>PARKING SETBACKS:<br>PRIMARY STREET: 10'<br>SIDE STREET: 10'<br>SIDE LOT LINE: 0' OR 3'<br>REAR LOT LINE: 0' OR 3' |
| 7. | PROPOSED PARKING SUMMARY: | MAXIMUM ALLOWED = 1 SP/ 200 SF GFA = 20,895/200 = 104 SPACES<br>SPACES PROVIDED: 58 PROVIDED |
| | TOTAL HANDICAPPED SPACES: | HANDICAP SPACES REQUIRED = 3<br>HANDICAP SPACES PROVIDED = 3 (INCLUDES 1 VAN SPACE) |
| | TOTAL BICYCLE PARKING: | SHORT TERM PARKING REQUIRED<br>1 SP/10,000 SF GFA (MINIMUM 4) = 20,895/10,000 = 2 (4 REQUIRED)<br>4 PROVIDED<br><br>LONG TERM PARKING REQUIRED<br>1 SP/5,000 SF GFA (MINIMUM 4) = 20,895/5,000 = 4 REQUIRED<br>4 PROVIDED |
| 8. | OUTDOOR AMENITY AREA: | REQUIRED AMENITY AREA = 10% OF 20,895 SF = 2,090 SF<br>50% IS REQUIRED TO BE ADA ACCESSIBLE = 1,045 SF<br><br>AMENITY AREA PROVIDED = 2,643 SF ( 12.6% )<br>ADA ACCESSIBLE AMENITY AREA PROVIDED = 2,643 SF (100%) |
| 9. | CURRENT USE | VACANT |
| 10. | PROPOSED USE | OFFICE |
| 11. | HISTORIC STRUCTURES | NONE ARE LOCATED ON SITE |
| 12. | FEMA FLOODPLAIN | PROPERTY IS NOT LOCATED IN A FEMA FLOOD AREA |
| 13. | WATERSHED | NEUSE RIVER |
| 14. | FLOOD HAZARD SOILS | NO FLOOD HAZARD SOILS (AS LISTED IN THE WAKE COUNTY UDO) AREA PRESENT ON THE PROPERTY |
| 15. | PRIMARY STREET | BLAND ROAD |

## SOLID WASTE SERVICES STATEMENT

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE DEVELOPER PLANS TO USE PRIVATE HAULER TO HANDLE TRASH NEEDS.

## GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.

## RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

## PUBLIC IMPROVEMENT QUANTITY SUMMARY

| PHASE NUMBER(S) | PHASE 1 |
|---|---|
| NUMBER OF LOT(S) | 1 |
| LOT NUMBER(S) BY PHASE | 0 |
| NUMBER OF UNITS | 0 |
| LIVABLE BUILDINGS | 1 |
| OPEN SPACE | 0 |
| NUMBER OF OPEN SPACE LOTS | 0 |
| PUBLIC WATER (LF) | 0 |
| PUBLIC SEWER (LF) | 0 |
| PUBLIC STREET (LF) - FULL | 0 |
| PUBLIC STREET (LF) - PARTIAL | 0 |
| PUBLIC SIDEWALK (LF) - FULL | 268 |
| PUBLIC SIDEWALK (LF) - PARTIAL | 0 |
| STREET SIGNS (LF) | 0 |
| WATER SERVICE STUBS | 1 |
| SEWER SERVICE STUBS | 1 |

## SHEET INDEX:


| | |
|---|---|
| PA 1 | COVER SHEET |
| PA 2 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| PA 3 | SITE PLAN |
| PA 4 | SOLID WASTE SERVICE PLAN |
| PA 5 | GRADING AND DRAINAGE PLAN |
| PA 6 | UTILITY PLAN |
| L4.00 | LANDSCAPE PLAN |
| L4.20 | LANDSCAPE NOTES |
| L4.21 | LANDSCAPE DETAILS |
| E1 | LIGHTING PLAN |
| AR-101 | ROOF PLAN |
| AR-102 | PROPOSED FIRST FLOOR PLAN |
| AR-103 | PROPOSED SECOND FLOOR PLAN |
| AR-104 | PROPOSED THIRD FLOOR PLAN |
| AR-105 | ELEVATION ZONING REQUIREMENTS |
| AR-106 | DUMPSTER ENCLOSURE |
| AR-107 | LINE OF SIGHT |


ASR-2024


ICE ARCHITECTS
ARCHITECTURE
110 Midlands Court
West Columbia, SC 29169
803-822-0333

PLD
PIEDMONT LAND DESIGN, PLLC
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE #F-0843


Consultant

[redacted]

Graphic Scale:
0 60 120 180

**REVISIONS**

| No. | Description | Date |
|---|---|---|
| | | |

Project Name:

ICE OFFICE BUILDING

4300 BLAND RD.
RALEIGH, NC

Drawing Name:

COVER SHEET

| | |
|---|---|
| Date: 12-6-2024 | Sheet Number: PA 1 |
| Scale: 1" = 60' | Drawing Number: |


© ICE-ENG Copyright
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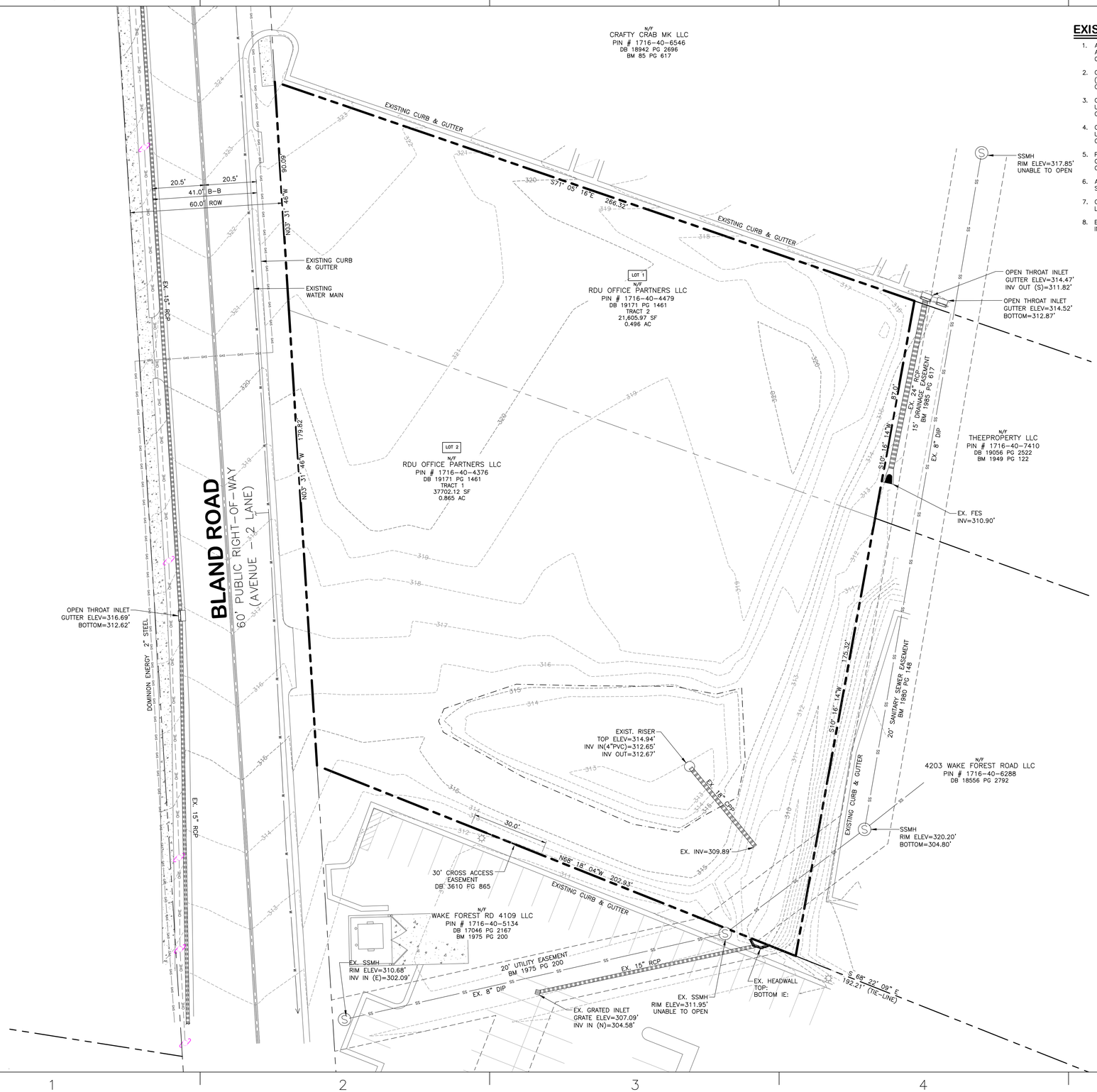
F:\Projects\BROCR\Drawings\Site\BROCR_Base.dwg - 1-COVER Dec 11, '24 - 8:15am




## EXIST. CONDITIONS/DEMOLITION NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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4. CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES.
5. PHASING OF ALL REMOVALS SHALL BE COORDINATED WITH INSTALLATION OF NEW IMPROVEMENTS SO THAT THERE IS NO INTERRUPTION IN SERVICES OR LACK OF PROPER DRAINAGE OR EROSION CONTROL.
6. ALL TREE PROTECTION FENCE AND SILT FENCE WITH TREE PROTECTION SIGNAGE SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION.
7. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
8. EXISTING CONDITIONS, TOPOGRAPHY AND PROPERTY BOUNDARY INFORMATION PROVIDED BY INFRASTRUCTURE CONSULTING & ENGINEERING.


ICE ARCHITECTS
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[redacted]

12/10/24

Graphic Scale: 0 20 40 60

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

Project Name:

ICE OFFICE BUILDING

4300 BLAND RD.
RALEIGH, NC

Drawing Name:

EXISTING CONDITIONS PLAN

| Date: | Sheet Number: |
|---|---|
| 12-6-2024 | PA 2 |
| Scale: 1" = 20' | Drawing Number: |

NORTH ASR-2024

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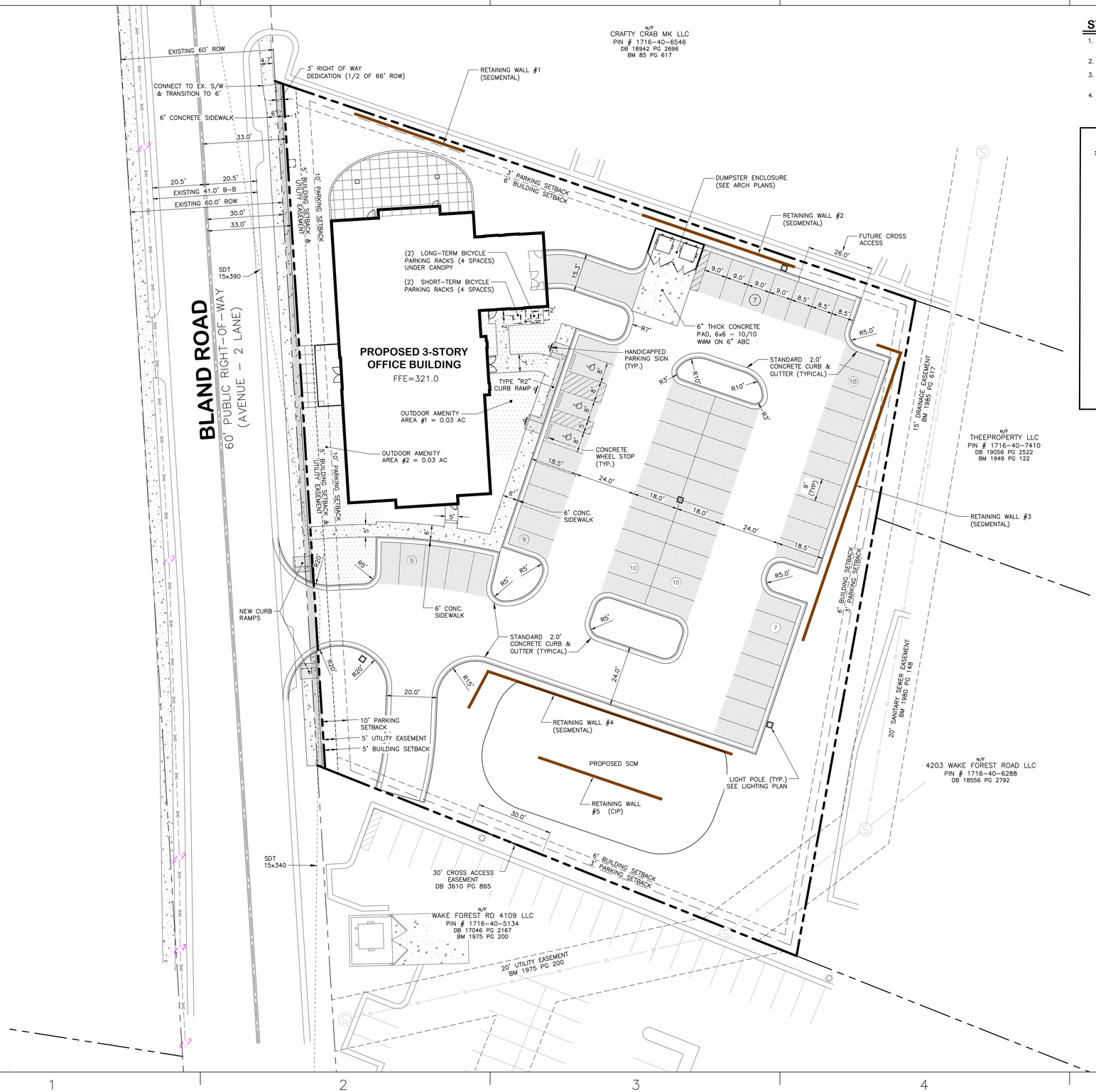


## STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

## HATCH LEGEND

- HEAVY DUTY ASPHALT PAVING: 1 1/2" S9.5B ON 2 1/2" 119.0 B ON 8" CABC STONE
- LIGHT DUTY ASPHALT PAVING: 2" S9.5B ON 8" CABC STONE
- HEAVY DUTY CONCRETE PAVING: 6" THICK 4,500 PSI CONC. 4" ABC STONE
- SIDEWALK CONCRETE: 4" 3,000 PSI CONCRETE
- PROPOSED RIGHT OF WAY DEDICATION
- OUTDOOR AMENITY AREA


ICE ARCHITECTS
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[redacted]

12/10/24

Graphic Scale: 0 20 40 60

**REVISIONS**

| No. | Description | Date |
|---|---|---|
| | | |

Project Name:

# ICE OFFICE BUILDING

## 4300 BLAND RD. RALEIGH, NC

Drawing Name: STAKING PLAN

| Date: 12-6-2024 | Sheet Number: PA 3 |
|---|---|
| Scale: 1" = 20' | Drawing Number: |

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## SOLID WASTE PLAN NOTES

SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS

## HATCH LEGEND

HD – HEAVY DUTY CONCRETE

SOLID WASTE TRUCK ROUTE

GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
1 inch = 20 ft.

NORTH

ASR-2024


ICE ARCHITECTS
ARCHITECTURE
110 Midlands Court
West Columbia, SC 29169
803-822-0333

PLD
PIEDMONT LAND DESIGN, PLLC
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE #F-0843


[redacted]

12/10/24

Graphic Scale:
0 20 40 60

REVISIONS

| No. | Description | Date |
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Project Name:

ICE OFFICE BUILDING

4300 BLAND RD.
RALEIGH, NC

Drawing Name:

SOLID WASTE
SERVICE PLAN

| Date: | Sheet Number: |
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| 12-6-2024 | PA 4 |
| Scale: 1" = 20' | Drawing Number: |

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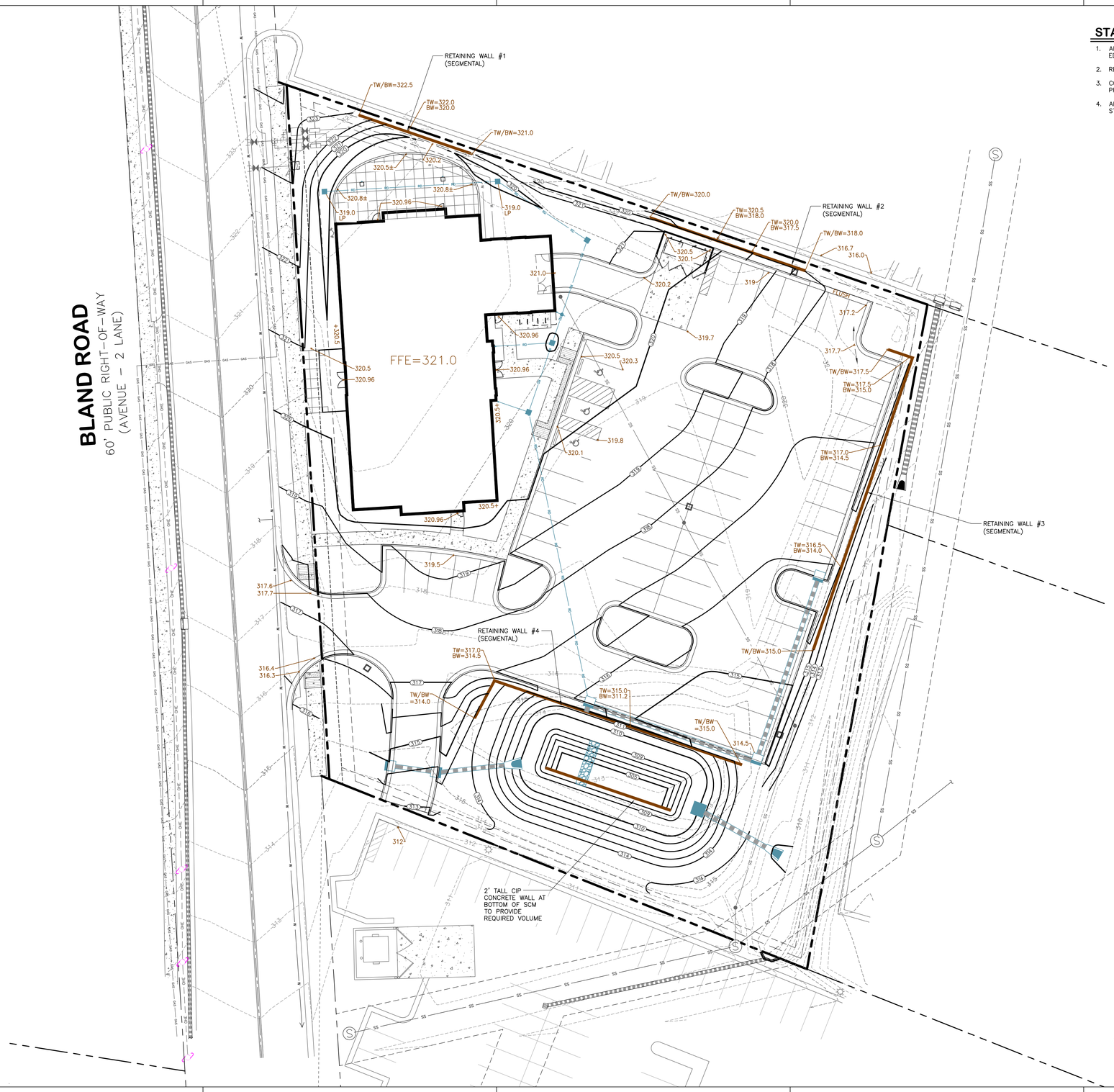


## STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
1 inch = 20 ft.

NORTH

ASR-2024


ICE ARCHITECTS
ARCHITECTURE
110 Midlands Court
West Columbia, SC 29169
803-822-0333

PLD
PIEDMONT LAND DESIGN, PLLC
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE #F-0843


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12/10/24

Graphic Scale:

0 20 40 60

REVISIONS

| No. | Description | Date |
|---|---|---|
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Project Name:

ICE OFFICE BUILDING

4300 BLAND RD.
RALEIGH, NC

Drawing Name:

GRADING & DRAINAGE PLAN

| Date: | Sheet Number: |
|---|---|
| 12-6-2024 | PA 5 |
| Scale: | Drawing Number: |
| 1" = 20' | |

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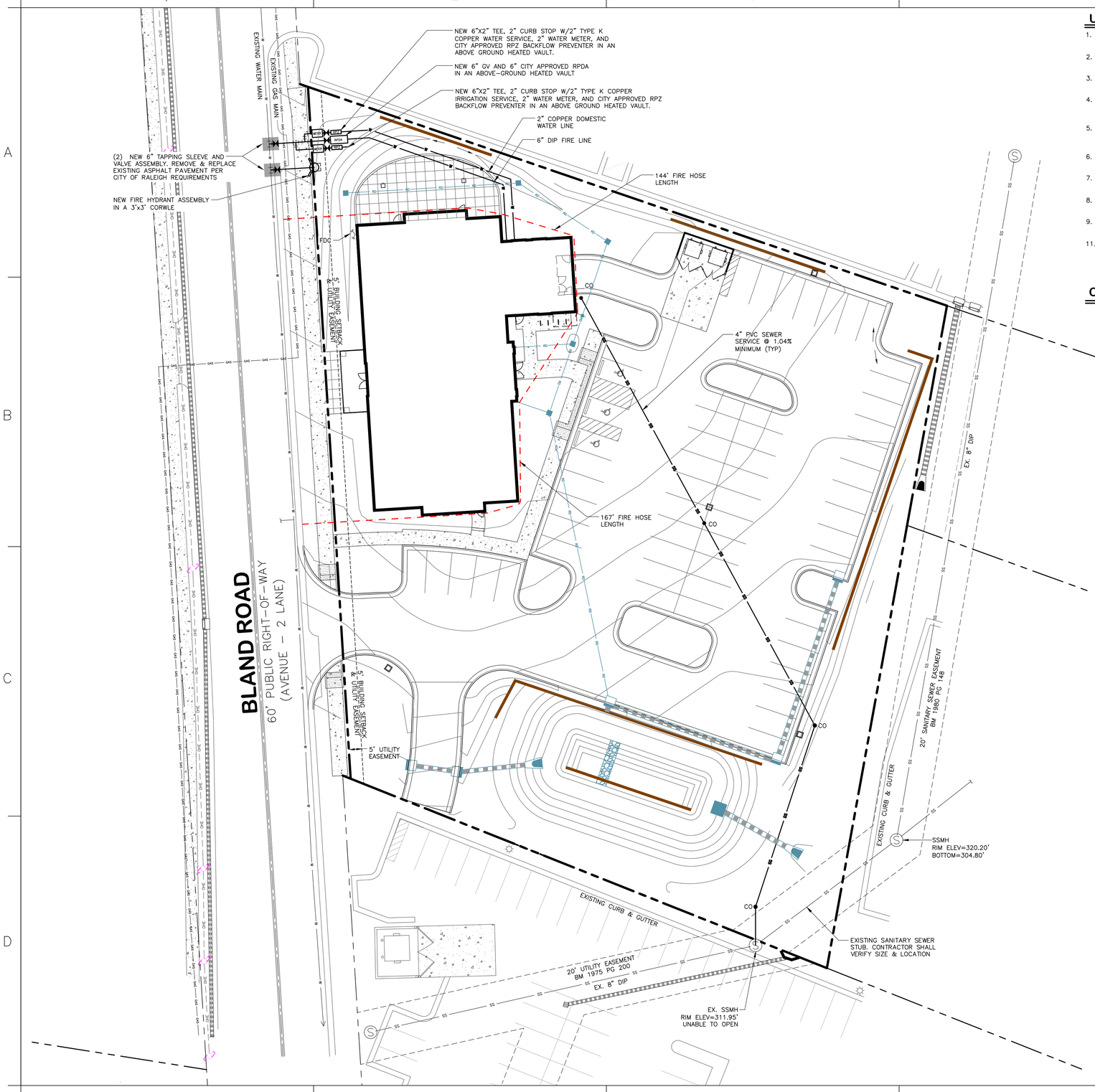


## UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDINGS WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
7. ALL CLEAN-OUTS SHALL BE PROVIDED IN CAST IRON FRAME AND COVER SIMILAR TO WATER VALVE BOX. PROVIDE HEAVY DUTY FRAME AND COVER IN PAVED AREAS.
8. ALL MANHOLE AND CLEAN OUT FRAMES AND COVERS/GRATES SHALL BE PAINTED BLACK SEMI-GLOSS ENAMEL AFTER INSTALLATION.
9. CONTRACTOR SHALL PROVIDE CONDUITS FOR IRRIGATION LINES UNDER PAVED AREAS.
11. CONTRACTOR SHALL PROVIDE PVC CONDUIT(S) UNDER PAVED AREAS FOR POWER TO LIGHT POLES AND MONUMENT SIGN.

## CITY OF RALEIGH STANDARD UTILITY NOTES

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
   a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
   b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
   c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications.
   d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
   e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W- 41 & S-49).
   f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
5. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
6. SEWER BYPASS PUMPING – A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
7. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
8. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
9. Install **2"** copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
10. Install **6"** PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
11. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
12. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
13. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
14. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
15. Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
16. The devices shall meet the American Society of Sanitary Engineering (SAAE) standards and be on the University of Southern California approval list.
17. The device and installation shall meet the guidelines of Appendix A – Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
18. The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
19. NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than $250,000.00 must undergo the public bidding process.

GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
1 inch = 20 ft.

NORTH

ASR-2024


ICE ARCHITECTS
ARCHITECTURE
110 Midlands Court
West Columbia, SC 29169
803-822-0333

PLD
PIEDMONT LAND DESIGN, PLLC
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE #F-0843


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12/10/24

Graphic Scale:
0 20 40 60

REVISIONS

| No. | Description | Date |
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| | | |

Project Name:

ICE OFFICE BUILDING

4300 BLAND RD.
RALEIGH, NC

Drawing Name:

UTILITY PLAN

| Date: 12-6-2024 | Sheet Number: PA 6 |
|---|---|
| Scale: 1" = 20' | Drawing Number: |

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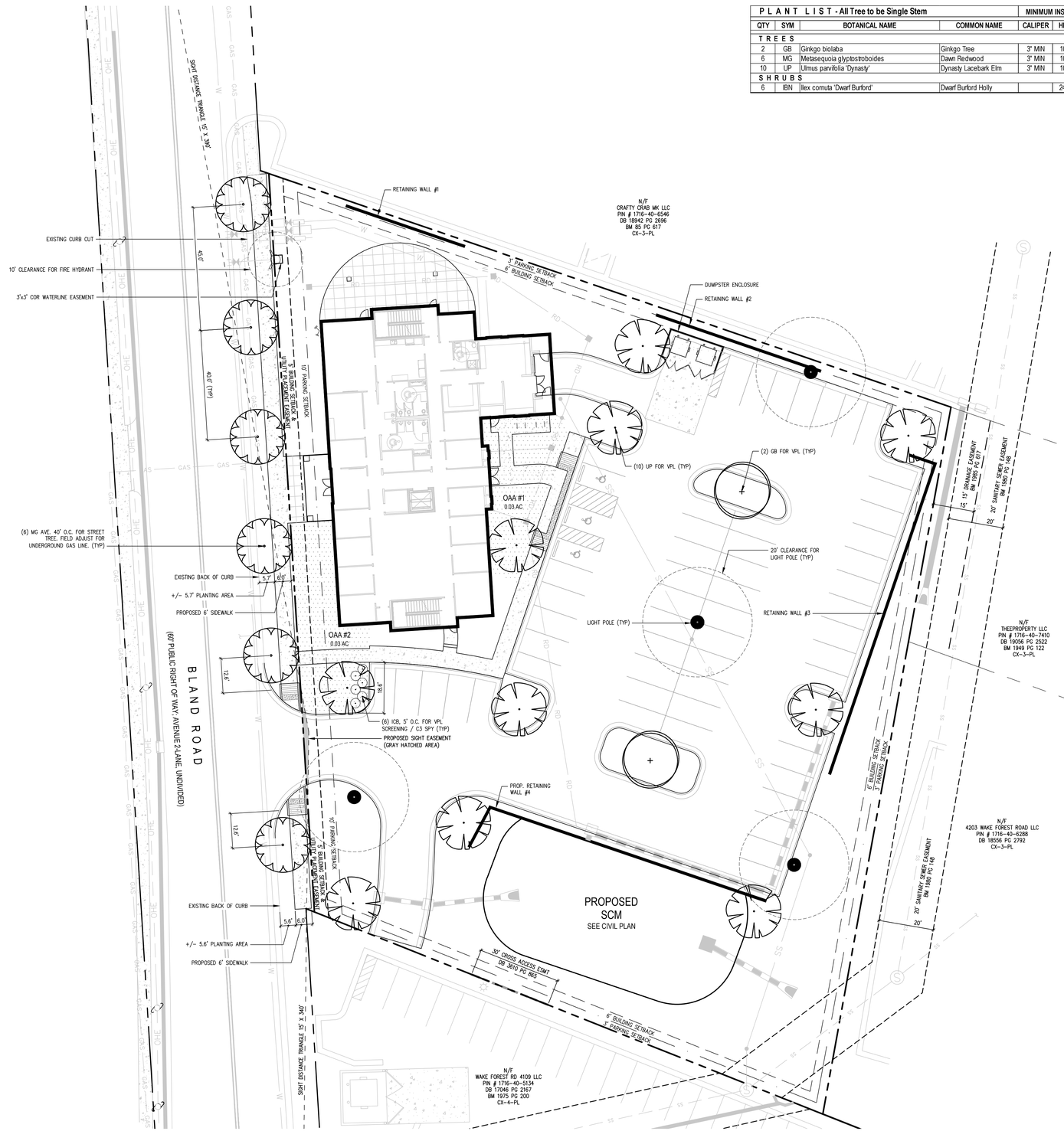


| PLANT LIST - All Tree to be Single Stem | | | | MINIMUM INSTALL | | MATURE SIZE | | |
|---|---|---|---|---|---|---|---|---|
| QTY | SYM | BOTANICAL NAME | COMMON NAME | CALIPER | HEIGHT | HEIGHT | SPREAD | REMARKS |
| TREES | | | | | | | | All Tree to be Single Stem |
| 2 | GB | Ginkgo biolaba | Ginkgo Tree | 3" MIN | 10' MIN | 80' | 40' | VPL/Deciduous Shade Tree/Male Plant Only |
| 6 | MG | Metasequoia glyptostroboides | Dawn Redwood | 3" MIN | 10' MIN | 50'-60' | 30' | Street Tree/Deciduous ShadeTree |
| 10 | UP | Ulmus parvifolia 'Dynasty' | Dynasty Lacebark Elm | 3" MIN | 10' MIN | 40' | 40' | VPL/Deciduous ShadeTree |
| SHRUBS | | | | | | | | |
| 6 | IBN | Ilex cornuta 'Dwarf Burford' | Dwarf Burford Holly | | 24" MIN | 6'-8' | 8'-10' | Screening/Evergreen Shrub |

SEE L4.20 AND L4.21 FOR LANDSCAPE DETAILS AND NOTES.

PLANT LEGEND

STREET TREE - SINGLE STEM DECIDUOUS LARGE SHADE TREES

(MG) Metasequoia glyptostroboides (SINGLE STEM)
DAWN REDWOOD

VEHICULAR PARKING LOT TREE - SINGLE STEM DECIDUOUS SHADE TREES:

(GB) Ginkgo biloba (SINGLE STEM / MALE PLANT ONLY)
GINKGO TREE

(UP) Ulmus americana 'Princeton' (SINGLE STEM)
PRINCETON AMERICAN ELM

VEHICLE PARKING LOT SCREENING (C3 SPY) - EVERGREEN SHRUB:

(ICB) ILEX CORNUTA 'BURFORDII NANA'
DWARF BURFORD HOLLY

LANDSCAPE NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
5. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
7. ALL PLANTING BEDS ARE TO BE MULCHED TO A DEPTH OF 3 INCHES, WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
8. ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURE'S SPECIFICATIONS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. SEEDED OR/AND SODDED AREA TO BE DETERMINED BY LANDSCAPE ARCHITECT OR/AND OWNER/DEVELOPER.
9. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
10. HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
11. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
12. ALL STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03 AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
13. MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
14. MIN. 10' DISTANCE SHALL BE PROVIDED BETWEEN FIRE HYDRANT/FIRE DEPARTMENT CONNECTION AND TREE TRUNKS.
15. TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.
16. TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
17. TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.
18. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
19. A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
20. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

**City of Raleigh UDO Lanscape & Screening Requirements**
**UDO 34th Supplement, Published October, 2024**
**Project: PLD ICE Bland Rd Office**
**Date: 12.09.2024 (Revised: xx.xx.2024)**

| | | | | | | |
|---|---|---|---|---|---|---|
| **Street Trees - Bland Road** | | | | | | |
| Length of Right of Way | | | | | 270 | LF |
| Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average; round down) | 270 | / | 40 | = | 6.8 | EA |
| Shade Tree Required; Round Down | | | | = | 6 | EA |
| Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average) | | | | | **6** | EA |
| **Vehicular Parking Lot** | | | | | | |
| Vehicular Parking Lot Area | | | | | 23,942 | SF |
| Shade Trees Required (3" cal. 10' ht per 2,000 sf) | 23942 | / | 2000 | | 12.0 | EA |
| Shade Trees Provided (3" cal. 10' ht) | | | | | **12** | EA |
| Vehiclular Parking Lot Screening | | | | | 18.6 | LF |
| Evergreen Shrubs Required (18" ht. @ 30/100 LF) | 18.6 | x | 0.3 | = | 5.6 | EA |
| Evergreen Shrubs Provided (18" ht. @ 30/100 LF) | | | | | **6** | EA |


ICE ARCHITECTS
ARCHITECTURE
110 Midlands Court
West Columbia, SC 29169
803-822-0333

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1218 Chestnut St. 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121


| No | |
|---|---|
| S | [redacted] |
| D | |
| D | |
| C | |
| P | |

ADMINISTRATIVE SITE REVIEW ONLY.
NOT FOR CONSTRUCTION.

Graphic Scale:
20' 10' 0 20' 40'
SCALE: 1" = 20'

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

Project Name:

# ICE OFFICE BUILDING

# 4300 BLAND RD. RALEIGH, NC

ASR-2024

Drawing Name:

LANDSCAPE PLAN

| | |
|---|---|
| Date: 12-06-2024 | Sheet Number: L4.00 |
| Scale: 1"=20' | Drawing Number: LP01 |


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# CHAPTER 2 TREE PLANTING AND MAINTENANCE

THIS CHAPTER OUTLINES THE STANDARDS FOR PLANTING AND MAINTAINING TREES ON PROPERTY OWNED OR CONTROLLED BY THE CITY OF RALEIGH.

**B. TREE PLANTING ON CITY PROPERTY**

THE PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT IS RESPONSIBLE FOR PLAN REVIEW, INSPECTION, MONITORING AND ENFORCEMENT ASSOCIATED WITH TREE PLANTING AND MAINTENANCE ON PROPERTY OWNED OR CONTROLLED BY THE CITY.

1. DEVELOPMENT, PRIVATE CITIZEN OR CONTRACT PLANTING ON CITY OWNED OR CONTROLLED PROPERTY BY ANY INDIVIDUAL OR ORGANIZATION OTHER THAN THE CITY. THESE PROJECTS ARE AT THE EXPENSE OF THE REQUESTOR AND REQUIRE A TREE IMPACT PERMIT.
2. PARTNERSHIP PLANTING UNDERTAKEN BY NON-PROFIT ORGANIZATIONS, PUBLIC-PRIVATE PARTNERSHIPS, AND CIVIC GROUPS. UNLESS WORK IS DONE UNDER STRICT GUIDANCE AND OVERSIGHT BY THE URBAN FORESTER, THESE PROJECTS ARE AT THE EXPENSE OF THE REQUESTOR AND REQUIRE A TREE IMPACT PERMIT.

**C. REQUESTS FOR TREE PLANTING**

1. REQUESTS FOR TREE PLANTING AND TREE IMPACT PERMITS ARE EVALUATED IN THE ORDER IN WHICH THEY ARE RECEIVED.
2. TREE PLANTING IS CONTINGENT ON THE PLANTING SEASON, AVAILABILITY OF PLANT MATERIAL, SITE SUITABILITY, STAFFING, AND FUNDING.
3. THE URBAN FORESTER OR DESIGNEE WILL PRIORITIZE TREE PLANTING REQUESTS ACCORDING TO THE FOLLOWING CRITERIA:
   - A. NEEDS BASED: AREAS IDENTIFIED WITH THE GREATEST TREE CANOPY DEFICITS
   - B. PRE-IDENTIFIED LOCATIONS: AREAS EARMARKED FOR BEAUTIFICATION IMPROVEMENTS
   - C. ON DEMAND: CITY DEPARTMENTS, VOLUNTEER GROUPS, NEIGHBORHOODS, CITIZENS, AND DEVELOPMENT

**D. TREE QUALITY STANDARDS**

1. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING AND A VISIBLE ROOT FLARE. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
2. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, OR CUTS ON LIMBS OVER 1/2 IN. IN DIAMETER THAT ARE NOT COMPLETELY CLOSED, OR ROOT FLARE MORE THAN 2" BELOW SURFACE OF ROOT BALL WILL BE REJECTED.
3. SPECIES SELECTION
   - A. SELECTED TREE SPECIES SHALL BE OF A CULTIVAR THAT IS SUPERIOR IN FORM AND DISEASE RESISTANCE. PREFERENCE WILL BE GIVEN TO STREET TREES GROWN SPECIFICALLY FOR URBAN CONDITIONS.
   - B. EXOTIC INVASIVE SPECIES ARE NOT PERMITTED.
   - C. TREES TO BE INSTALLED UNDER OVERHEAD POWERLINES SHALL HAVE A MATURE HEIGHT OF NO GREATER THAN 30FT.
   - D. ALL SPECIES SELECTIONS SHALL BE REVIEWED BY THE URBAN FORESTER OR DESIGNEE.
   - E. SPECIES DIVERSITY IS ENCOURAGED TO IMPROVE OVERALL URBAN FOREST HEALTH.
   - F. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THIS MANUAL, THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 AND NURSERY STOCK, ANSI Z60.1 AND APPROVED CITY STANDARD DETAILS.
4. ALL PLANT MATERIAL SHALL BE FREE OF ALL PESTS, DISEASES, AND CANKERS, IN HEALTHY CONDITION, AND FREE OF MECHANICAL DAMAGE AT THE TIME OF PLANTING AS DETERMINED BY URBAN FORESTRY STAFF.
5. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF LARGER SIZE MAY BE USED IF ACCEPTABLE TO URBAN FORESTER, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
6. LABEL EACH PLANT OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE.
7. WHEN MORE THAN ONE PLANT OF ANY SPECIES IS PLANTED, ALL PLANT MATERIAL SHALL BE UNIFORM IN SIZE AND SHAPE WHEN POSSIBLE. ALL PLANT MATERIAL SHALL HAVE FULL FORM WITH EVEN-SPACED BRANCHING. ONE-SIDED PLANTS OR TIGHT ROW PLANTS ARE NOT ACCEPTABLE IF THE GROWTH HABIT IS ADVERSELY AFFECTED.
8. TREE AND SHRUB MEASUREMENTS
   - A. MEASURE ACCORDING TO ANSI Z60.1 WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.
   - B. INSTALLATION SIZE FOR RIGHT OF WAY TREES.
     - SHADE TREES SHALL BE A MINIMUM OF 3" CALIPER AND 10' TALL.
     - UNDERSTORY TREES SHALL BE A MINIMUM OF 1.5" CALIPER FOR SINGLE STEM AND 6' TALL FOR BOTH SINGLE AND MULTI-STEMMED TREES.
9. BALLED AND BURLAP (B&B), CONTAINER AND BARE ROOT PLANT MATERIALS
   - A. TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL WITH BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF TREE, RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE. BALLS SHALL BE FIRMLY WRAPPED WITH BIODEGRADABLE BURLAP AND SECURED WITH NAILS AS RECOMMENDED BY ANSI Z60.1.
   - B. THE ROOT FLARE SHALL BE APPARENT AT THE SURFACE OF THE ROOT BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOT BALL IN ORDER TO ESTABLISH THE CORRECT GRADE. TREES SHALL BE REJECTED IF THE ROOT FLARE HAS BEEN BURIED LONG ENOUGH FOR THE STEM TO SPROUT ADVENTITIOUS ROOTS. TREES WITH LOOSE, BROKEN, PROCESSED, OR MANUFACTURED ROOT BALLS WILL NOT BE ACCEPTED.
   - C. CONTAINER-GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED EXTERIOR PLANTS GROWN IN A CONTAINER WITH WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. THE ROOT FLARE SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOT BALL IN ORDER TO ESTABLISH THE CORRECT GRADE. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR KIND, TYPE, AND SIZE OF EXTERIOR PLANT REQUIRED.
   - D. BARE ROOT MATERIAL SHALL BE GROWN IN THE GROUND IN THE NURSERY WITHOUT ARTIFICIAL ROOT RESTRICTION DEVICES, SUCH AS CONTAINERS OR FABRIC BAGS, UNDER FAVORABLE GROWING CONDITIONS AND WHICH HAVE RECEIVED THE PROPER CULTURAL TREATMENT TO DEVELOP A WELL-BRANCHED ROOT SYSTEM. AFTER HARVEST, THE SOIL IS REMOVED FROM THE ROOTS.
10. DELIVERY, STORAGE AND HANDLING
    - A. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY.
    - B. HANDLE PLANTING STOCK BY ROOT BALL. HEAVIER MATERIAL SHALL BE HANDLED WITH STRAPS ON THE ROOT BALL AND APPROPRIATE EQUIPMENT SUCH AS A SMALL SKID STEER LOADER.
    - C. DELIVER BARE-ROOT STOCK PLANTS FRESHLY DUG. IMMEDIATELY AFTER DIGGING UP BARE-ROOT STOCK, PACK ROOT SYSTEM IN WET STRAW, HAY, OR OTHER SUITABLE MATERIAL TO KEEP ROOT SYSTEM MOIST UNTIL PLANTING.
    - D. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET EXTERIOR PLANTS IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
      - SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
      - DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
      - WATER ROOT SYSTEMS OF EXTERIOR PLANTS STORED ON-SITE WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY-WET CONDITION
      - HEEL-IN BARE-ROOT STOCK. SOAK ROOTS THAT ARE IN DRY CONDITION IN WATER FOR TWO HOURS. REJECT DRIED-OUT PLANTS.
11. NURSERY
    - A. PLANTS SHALL BE GROWN WITHIN ONE COLD HARDINESS ZONE OF THE PROJECT SITE.
    - B. PROVIDE DIGITAL PHOTOS FROM THE NURSERY WITH HEIGHT IDENTIFIED FOR REVIEW BY THE URBAN FORESTER OR DESIGNEE PRIOR TO DIGGING OR SHIPPING. ALL TREES SHALL ALSO BE REVIEWED AND APPROVED PRIOR TO INSTALLATION EITHER AT PLACE OF PURCHASE, NURSERY, HOLDING YARD OR WORK SITE BY THE URBAN FORESTER OR DESIGNEE.
12. OBSERVATION AND REJECTION
    - A. URBAN FORESTER OR DESIGNEE MAY OBSERVE TREES AT PLACE OF PURCHASE, NURSERY HOLDING YARD, OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. URBAN FORESTER RETAINS RIGHT TO OBSERVE TREES FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES IMMEDIATELY FROM PROJECT SITE.
13. SUBSTITUTIONS
    - A. REQUESTS FOR SUBSTITUTION FOR THE LISTED PLANT MATERIAL MUST BE MADE TO THE URBAN FORESTER IN WRITING. THE REQUEST SHALL INCLUDE A MINIMUM OF 5 NURSERIES ATTEMPTED FOR LOCATION AND CONTACT INFORMATION. SUBSTITUTIONS WILL BE CONSIDERED IF THE LISTED MATERIAL CANNOT BE LOCATED OR CONFIRMED BY KNOWN SUPPLIERS. PLANT SUPPLIERS MUST BE RESEARCHED AND LOCATED PRIOR TO SUBMITTAL. IF PLANT MATERIAL SUBSTITUTIONS ARE TO BE MADE AFTER AWARD OF THE CONTRACT OR PERMIT, THE SUBSTITUTION MUST BE OF SIMILAR GROWTH HABIT, FORM, AND CHARACTERISTICS; SIMILAR IN SPECIFIED SIZE; AND EQUAL IN PRICE AND SUBJECT TO APPROVAL OR REJECTION BY THE URBAN FORESTER.
    - B. IF FOR ANY REASON TREES CANNOT BE INSTALLED ACCORDING TO THE PLANS A REQUEST SHALL BE MADE TO THE URBAN FORESTER IN WRITING. THE CONTRACTOR SHALL INFORM THE CITY AND ALTERNATE PLANTING LOCATIONS SHALL BE SELECTED FOR APPROVAL BY THE URBAN FORESTER.

**E. TREE QUALITY STANDARDS**

1. PLEASE REFER TO CITY OF RALEIGH STANDARD DETAILS LOCATED AT RALEIGHNC.GOV
2. LINEAR SPACING AND LOCATION
   - A. TREES WILL BE PLANTED IN ACCORDANCE WITH SPACING REQUIREMENTS DETAILED IN THE UNIFIED DEVELOPMENT ORDINANCE UNLESS OTHERWISE DIRECTED BY THE URBAN FORESTER OR DESIGNEE
   - B. TREES TO BE INSTALLED UNDER OVERHEAD UTILITY LINES SHALL HAVE A MATURE HEIGHT OF NO GREATER THAN 30FT.
   - C. GROUPED PLANTINGS
     - GROUPING TREES WHEREVER POSSIBLE AND DESIGNING TREE PITS OR MULCH AREAS THAT ALLOW SHARED ROOT SPACE PROVIDES A NUMBER OF BENEFITS TO THE HEALTH AND LONGEVITY OF URBAN TREES. DESIGNS THAT GROUP TREES ARE FAVORED OVER INDIVIDUAL PLANTINGS
3. EXECUTION
   - A. TREE AND SHRUB EXCAVATION
     - PLANTING HOLE: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE. DO NOT FURTHER DISTURB BASE. SCARIFY SIDES OF PLANT PIT SMEARED OR SMOOTHED DURING EXCAVATION.
     - EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR ALL PLANT MATERIAL.
     - PLANTING HOLES SHALL BE NO DEEPER THAN THE ROOT FLARE OF THE TREE OR PLANT WHICH SHALL BE INSTALLED AT GRADE, A MAXIMUM OF 2 INCHES ABOVE GRADE, AND NEVER BELOW GRADE.
     - SOIL REMOVED FROM EXCAVATIONS MAY BE USED AS BACKFILL PROVIDED IT MEETS THE SPECIFIED PLANTING SOIL MIX REQUIREMENTS.
     - OBSTRUCTIONS: NOTIFY URBAN FORESTER IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
     - DRAINAGE: PLANTING HOLES NOT ASSOCIATED WITH A DRAIN SYSTEM SHALL DRAIN FULLY WITHIN A 12-HOURPERIOD. NOTIFY URBAN FORESTER IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
   - B. TREE AND SHRUB PLANTING
     - BALL AND BURLAP
       - a. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH ROOT FLARE AT GRADE, A MAXIMUM OF 2 INCHES ABOVE ADJACENT FINISH GRADES, AND NEVER BELOW GRADE. DO NOT MANEUVER BY TRUNK. HANDLE BY ROOT BALL ONLY.
       - b. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP ½ OF ROOT BALL, CUT OFF AND DISCARD FROM HOLE, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
       - c. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING GENTLY TO SETTLE MIX AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
     - CONTAINER
       - a. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH ROOT FLARE AT GRADE, A MAXIMUM OF 2 INCHES ABOVE ADJACENT FINISH GRADES, AND NEVER BELOW GRADE. DO NOT MANEUVER BY TRUNK. HANDLE BY ROOT BALL ONLY.
       - b. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT. GENTLY LOOSEN THE ROOTS AND CUT ANY GIRDLING ROOTS IN AT LEAST TWO PLACES.
       - c. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
     - BARE ROOT
       - a. FOLLOW THE METHOD FOR CONTAINER PLANTING. STAKING REQUIRED.
   - C. TREES IN SIDEWALKS, PITS, GRATES AND TREE LAWNS
     - TREE GRATES
       - a. 4' X 6' GRAY IRON, ADA COMPLIANT
       - b. TREE GRATES SHALL HAVE A PROVISION FOR TRUNK EXPANSION OF THE TREE, SUCH AS POP OUT CONCENTRIC RINGS IN THE GRATE AROUND THE TRUNK.
       - c. NO UTILITIES OR ELECTRICAL CONDUITS ARE PERMITTED WITHIN THE TREE PIT OR GRATE. UTILITIES MAY RUN BELOW AND THROUGH THE SUBSURFACE ROOT EXPANSION INFRASTRUCTURE.
     - TREES SHALL BE CENTERED IN THE PIT
     - TREE PITS SHALL ACCOMMODATE A DEPTH OF 3' OF PLANTING SOIL.
     - HIGH QUALITY PLANTING SOIL SHALL BE USED IN THE PIT DIRECTLY BELOW THE GRATE
     - DRAINAGE SHALL BE PROVIDED.
   - D. TREE LAWN
     - MINIMUM 6 FEET WIDE TREE LAWN.
     - TREE CENTERED IN AREA.
     - 600 CUBIC FEET OF HIGH-QUALITY PLANTING SOIL IN THE IMMEDIATE AREA WHERE TREE IS TO BE PLACED.
   - E. REQUIRED SUBSURFACE ROOT EXPANSION
     - HIGH-QUALITY PLANTING SOIL OR STRUCTURAL SOIL SHALL BE USED TO ACCOMPLISH THE SOIL VOLUME REQUIREMENT.
     - 600 CUBIC FEET OF SUBSURFACE ROOT EXPANSION AREA REQUIRED PER TREE.
       - a. STRUCTURAL SOIL
       - b. SUBSURFACE SOIL CONTAINMENT STRUCTURE
       - c. ROOT PATHWAYS
         - c.1. MAY ONLY BE USED IN COMBINATION WITH OTHER OPTIONS OR IN CASES WHERE CONNECTIONS TO AVAILABLE SOIL SPACE ACHIEVES THE 600 CUBIC FEET REQUIREMENT.
         - c.2. 20-FOOT MINIMUM EXTENSION FOR EACH PATH. CONNECT TO ADJACENT ROOT PATHS WHEN POSSIBLE.
         - c.3. WHEN ROOT EXPANSION PATHS EXTEND UNDER THE SIDEWALK ENSURE MINIMUM DENSITY REQUIREMENTS ARE MET.
       - d. SUSPENDED PAVEMENT
       - e. EXCEPTIONS AND DESIGN ALTERNATIVES ARE ENCOURAGED TO ACHIEVE SOIL VOLUME: URBAN FORESTER REVIEW REQUIRED.DESIGNS THAT GROUP TREES AND CONNECT ROOT SPACES WILL BE FAVORED AS WELL AS THE INTRODUCTION OF LID MATERIALS AND TECHNOLOGY.
   - F. ORGANIC MULCHING
     - APPLY 3 INCH AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEYOND EDGE OF PLANTING PIT OR TRENCH. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS. ROOT FLARE SHALL BE VISIBLE AT BASE OF ALL PLANT MATERIAL.
     - MULCH SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER TO REFRESH AS NEEDED AND KEEP FREE OF DEBRIS AND TRASH.
   - G. SOIL
     - BACKFILL DIRECTLY IN TREE PIT OR PLANTING AREA SHALL BE HIGH-QUALITY PLANTING SOIL SUITABLE FOR SUCCESSFUL GROWTH.
     - IF SOIL ON SITE IS SUITABLE IT MAY BE MIXED AT A RATE OF 50% WITH HIGH-QUALITY PLANTING SOIL.
     - SOIL MUST BE FREE OF SUBSOIL, HARD CLODS, STONE, RESIDUES OR UNDESIRABLE MATERIALS, STICKS, WEED SEED AND UNIFORM IN QUALITY.
     - THE URBAN FORESTER OR DESIGNEE MAY REJECT UNSUITABLE SOIL.
   - H. GUYING AND STAKING
     - DO NOT STAKE UNLESS THE TREE BECOMES UNSTABLE OR IT IS A HIGH WIND AREA.
     - REMOVE ALL STAKING MATERIAL AFTER 1 YEAR.
     - LEAVE SLIGHT SLACK IN TIE TO PROMOTE TRUNK TAPER.
     - UPRIGHT STAKING AND TYING: WHEN REQUIRED USE A MINIMUM OF 3 STAKES. SET VERTICAL STAKES AND SPACE TO AVOID PENETRATING ROOT BALLS OR ROOT MASSES. SUPPORT TREES WITH TWO STRANDS OF TIE WIRE ENCASED IN HOSE SECTIONS OR ARBORIST TAPE AT CONTACT POINTS WITH TREE TRUNK. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE. SPACE STAKES EQUALLY AROUND TREES AND ATTACH FLAGS TO EACH GUY WIRE FOR VISIBILITY.

F. MAINTENANCE AND WARRANTY STANDARDS

A TREE IMPACT PERMIT IS REQUIRED FOR MAINTENANCE ACTIVITIES

IT IS THE ADJACENT PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN THE MULCH RING OR TREE GRATE AROUND TREES IN THE RIGHT OF WAY AND PREVENT STRING TRIMMER OR MOWER DAMAGE.

A 2-YEAR WARRANTY AND MAINTENANCE PERIOD IS REQUIRED AFTER THE FINAL INSPECTION OF PERMITTED PLANTING.

1. TREE AND PLANT MAINTENANCE
   - A. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP PLANTS FREE OF INSECTS AND DISEASE.
   - B. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING, RUTTING OR DAMAGE BY EQUIPMENT OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
   - C. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOSING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.
2. WATERING INSTRUCTIONS
   - A. PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES.
   - B. SCHEDULE WATERING TO COMPLY WITH THE CITY OF RALEIGH WATER CONSERVATION ORDINANCE.
   - C. WATERING VOLUMES SHOULD BE BASED UPON DELIVERY OF INCH OF MOISTURE PER WEEK TO THE PLANT IF PRECIPITATION DOES NOT MEET THAT AMOUNT DURING THE ACTIVE GROWING SEASON DEFINED AS APRIL 1 THROUGH NOVEMBER 1.
   - D. SUPPLEMENTAL WATER SHALL BE APPLIED DURING THE ESTABLISHMENT PERIOD AS FREQUENTLY AS 3 TIMES PER WEEK AND DURING PERIODS OF DROUGHT OR EXCESSIVE HEAT.
   - E. USE A SLOW FLOW HOSE END DEVICE AND WATER EACH TREE AT THE BASE FOR SEVERAL MINUTES. COMMERCIALLY AVAILABLE WATER BAGS ARE ACCEPTABLE. AT EACH VISIT MAKE SURE THE BAG IS EMPTY, THOROUGHLY SOAK THE ROOT BALL, THEN REFILL THE BAG CHECKING THE EMITTERS ALLOW FREE FLOW OF WATER TO ENSURE THE BAG WILL DRAIN. ALL WATERING BAGS SHALL BE REMOVED FROM TREES STARTING NOVEMBER 1 UNTIL APRIL 1 OF FOLLOWING YEAR.
3. MULCH
   - A. MAINTAIN A 3-INCH AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEYOND EDGE OF PLANTING PIT OR TRENCH. TYPICAL MATERIAL IS SHREDDED HARDWOOD, PINE BARK, WOOD CHIPS OR PINE STRAW (NOT PERMITTED WITHIN 10' OF STRUCTURES).
   - B. MULCH TO THE DRIP LINE OF MATURE TREES.
   - C. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS. ROOT FLARE SHALL BE VISIBLE AT BASE OF ALL PLANT MATERIAL.
   - D. KEEP MULCH FREE OF WEEDS, TRASH AND DEBRIS
   - E. THE MULCH RING PREVENTS STRING TRIMMER, MOWER AND OTHER MECHANICAL DAMAGE. IT ALSO IMPROVES SOIL QUALITY, MOISTURE AND TEMPERATURE EXCHANGE, AESTHETICS AND OVERALL HEALTH AND LONGEVITY OF THE URBAN TREE
4. TREE GRATES
   - A. TREE GRATE MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER. MAINTAIN GRATES FREE OF WEEDS, TRASH AND DEBRIS.
   - B. REPLENISH GRAVEL AS NEEDED TO MAINTAIN AN EVEN SURFACE. GRAVEL SHALL MATCH EXISTING MATERIAL; TYPICALLY GRAY PEA GRAVEL/ #67 WASHED STONE GRAVEL.
   - C. NOTIFY URBAN FORESTER IF THE TREE GRATE IS GIRDLING TREE OR CAUSING DAMAGE TO TREE.
5. PESTICIDE AND HERBICIDE APPLICATION
   - A. APPLY PESTICIDES AND OTHER CHEMICALS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH CITY OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY URBAN FORESTER BEFORE EACH APPLICATION IS PERFORMED OR AS SPECIFIED IN PERMIT
   - B. PRE-EMERGENT HERBICIDE: APPLY TO TREE, SHRUB AND GROUND-COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
   - C. POST-EMERGENT HERBICIDE: APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
6. TREE PRUNING
   - A. ALL TREE PRUNING SHALL BE DONE BY OR UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST
   - B. ANSI A-300 PRUNING STANDARDS SHALL APPLY (CHAPTER 6).
7. ROOT PRUNING
   - A. AREA FOR ROOT PRUNING MUST BE APPROVED BY AN ISA CERTIFIED ARBORIST TO PREVENT A HAZARDOUS TREE CONDITION (CHAPTER 6).
   - B. ACCEPTABLE METHODS OF CUTTING ARE BY SHARP HAND PRUNERS, LOPPERS, HAND SAW OR HYDRAULIC TOOLS. IMPLEMENT MUST LEAVE A CLEAN CUT.
   - C. IF EXCAVATION CAUSES PRUNED ROOTS OVER 1.5" IN DIAMETER TO REMAIN EXPOSED FOR MORE THAN 24 HOURS, ROOTS ON TREE SIDE SHALL BE KEPT MOIST. BACKFILL WITH TOPSOIL, MOIST MULCH, OR DRAPE WITH WET BURLAP.
   - D. WHERE CONCRETE IS POURED ADJACENT TO PRUNED ROOTS HEAVY DUTY PLASTIC SHALL BE INSTALLED AGAINST THE TREE SIDE OF THE PRUNED ROOTS TO PREVENT UPTAKE (TOXIC TO TREE)
8. TREE REPLACEMENT OF WARRANTIED TREES
   - A. TREES SHALL BE REPLACED IN THE NEXT PLANTING SEASON IF THEY ARE MORE THAN 25% DEAD, IN RAPID DECLINE, ARE INFESTED BY INSECTS OR DISEASE, HAVE LOST THE NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING INCLUDING VANDALISM, INADEQUATE OR IMPROPER MAINTENANCE, OR ARE FAILING DUE TO OTHER CAUSES.
   - B. REPLACEMENT TREES INSTALLED AFTER THE 1ST YEAR OF A 2-YEAR WARRANTY/MAINTENANCE PERIOD SHALL GET A FULL 1 YEAR OF WARRANTY/MAINTENANCE FROM THE TIME OF PLANTING.
   - C. DEAD, DYING, DISEASED OR VANDALIZED TREES THAT ARE DESTROYED SHALL BE REMOVED WITHIN 15 BUSINESS DAYS.
   - D. REPLACEMENT TREE SPECIES MAY BE CHANGED WITH APPROVAL FROM URBAN FORESTER OR DESIGNEE.

G. TREE PROTECTION

A TREE PROTECTION PLAN IS REQUIRED FOR ANY ACTIVITY IMPACTING CITY TREES INTENDED TO REMAIN.

1. TREE PROTECTION PLAN
   - A. SUBMIT PROJECT PLANS SHOWING TREE PROTECTION WITH THE TREE IMPACT PERMIT REQUEST.
   - B. TREE PROTECTION PLAN SHALL INCLUDE ALL THAT APPLY
     - EXISTING TREES ON SITE
     - CRITICAL ROOT ZONES OF PROTECTED TREES
     - TREE PROTECTION FENCING DELINEATION AND SPECIFICATION
     - OTHER PRODUCTS FOR PROTECTION (MULCH/MATTING/ETC.)
     - REMEDIATION
2. TREE PROTECTION FENCING SHALL BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (CRZ) OF TREES (CRZ DEFINED AS RADIUS 1.25' FEET PER CALIPER INCH AT DBH FROM TRUNK OF TREE).
3. TREE PROTECTION SIGNAGE REQUIRED EVERY 50 FEET.
4. IF CONSTRUCTION OCCURS WITHIN THE CRZ AT LEAST 12" OF MULCH SHALL BE PLACED AND/OR LOGGING MATS WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE AND IDENTIFY ON PLAN.
5. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
6. THERE WILL BE ZERO TOLERANCE FOR STORING OR PARKING VEHICLES, SUPPLIES, OR EQUIPMENT UNDER PROTECTED TREES.
7. REMEDIATION INCLUDES BUT IS NOT LIMITED TO REPLACEMENT, PRUNING, SUPPLEMENTAL WATER, MULCH, NUTRITION (FERTILIZER, ORGANIC MATTER, ETC.), INSECT/DISEASE CONTROL, STAKING AND COMPACTION MITIGATION
8. AFTER CONSTRUCTION OR IMPACT PROTECTION DEVICES SHALL BE REMOVED. MULCH OR OTHER MATERIALS USED FOR A ROOT BUFFER SHALL BE REMOVED BY HAND WITHIN THE CRITICAL ROOT ZONE. IT MAY BE REMOVED MECHANICALLY BEYOND THIS ZONE. THERE SHALL BE 3" OF MULCH LEFT ON SITE AS DESCRIBED IN SECTION F.3 OF THIS CHAPTER.

CITY OF RALEIGH STANDARD NOTES FOR CITY TREES

SCALE: NTS

1


ICE ARCHITECTS
ARCHITECTURE
110 Midlands Court
West Columbia, SC 29169
803-822-0333

JDAVIS >
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1218 Chestnut St. 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121


[redacted]

ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

Graphic Scale: 20' 10' 0 20' 40'

SCALE: 1" = 20'

| REVISIONS | | |
|---|---|---|
| No. | Description | Date |
| | | |

Project Name:

ICE OFFICE BUILDING

4300 BLAND RD.
RALEIGH, NC

ASR-2024

Drawing Name:

CITY STANDARD LANDSCAPE NOTES

| Date: 12-06-2024 | Sheet Number: L4.20 |
|---|---|
| Scale: NTS | Drawing Number: LP01 |


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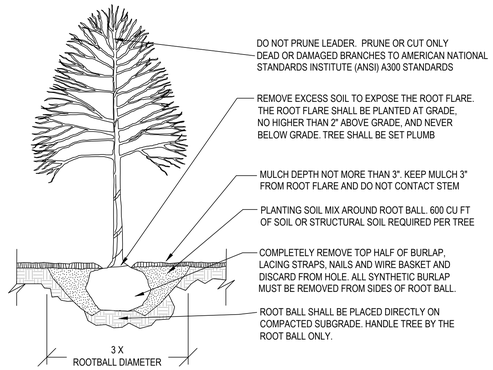



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

**CITY OF RALEIGH**
**STANDARD DETAIL**

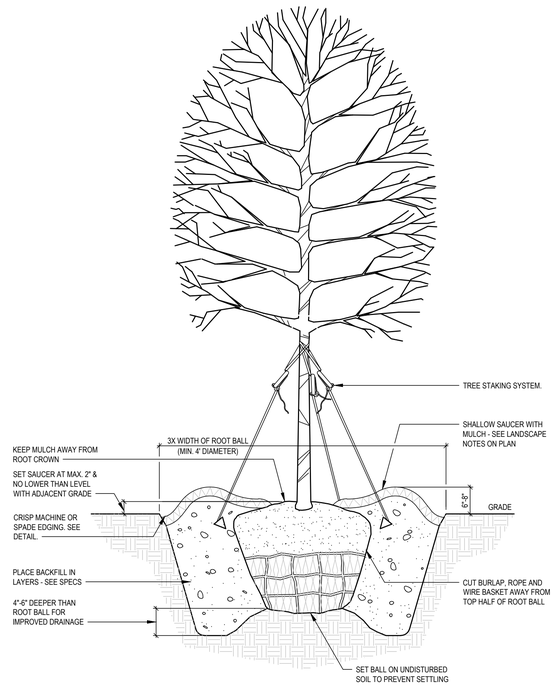
| REVISIONS | DATE: 8/2020 | NOT TO SCALE |
|---|---|---|
| 10/2019 | TREE PLANTING DETAIL | |
| | TPP-03 | |

NOTE: DETAIL TPP-03 IS FOR STREET TREE PLANTINGS. SEE DETAIL # 5 ON THIS SHEET FOR ALL OTHER TREES ON SITE

## TREE INSTALLATION FOR STREET TREES
SCALE: NTS — 6

TREE PLANTING NOTES

1. MATCH PLANTING PROCEDURE FOR EVERGREEN TREES.
2. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
3. IF TREES ARE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
4. FOR CONTAINER-GROWN TREES, EXTRACT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.
6. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
7. IN MEDIAN ISLANDS, SET PLANT MATERIAL AS CLOSE TO FINISHED GRADE AS POSSIBLE.
8. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL
9. KEEP MULCH AWAY FROM ROOT CROWN.




## TREE INSTALLATION (NOT FOR STREET TREES)
SCALE: NTS — 5

LANDSCAPE NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
5. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
7. ALL PLANTING BEDS ARE TO BE MULCHED TO A DEPTH OF 3 INCHES, WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
8. ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURE'S SPECIFICATIONS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. SEEDED OR/AND SODDED AREA TO BE DETERMINED BY LANDSCAPE ARCHITECT OR/AND OWNER/DEVELOPER.
9. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
10. HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
11. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
12. ALL STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03 AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
13. MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
14. MIN. 10' DISTANCE SHALL BE PROVIDED BETWEEN FIRE HYDRANT/FIRE DEPARTMENT CONNECTION AND TREE TRUNKS.
15. TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.
16. TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
17. TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.
18. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
19. A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
20. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

## LANDSCAPE NOTES
SCALE: NTS — 4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510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1218 Chestnut St. 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121


S [redacted]
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C
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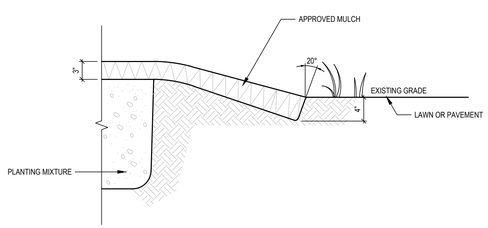
No

ADMINISTRATIVE SITE REVIEW ONLY.
NOT FOR CONSTRUCTION.

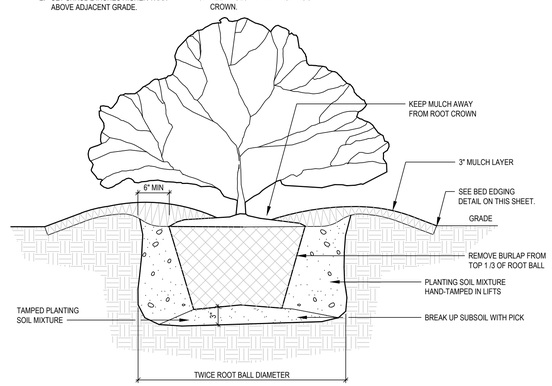
Graphic Scale:




## BED EDGING
SCALE: NTS — 3

SHRUB PLANTING NOTES

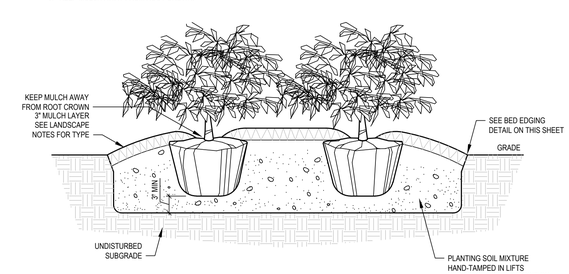
1. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
2. SET SHRUB 2 INCHES HIGHER THAN ABOVE ADJACENT GRADE.
3. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.
4. PROVIDE 2 INCH DEEP SAUCER AROUND SHRUB.
5. KEEP MULCH AWAY FROM ROOT CROWN.
6. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.




## B & B SHRUB INSTALLATION
SCALE: NTS — 2

MASS PLANTING NOTES

1. PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.
2. CROWN PLANTING BED A MIN. OF 3 INCHES ABOVE ADJACENT GRADE EXCEPT IN COURTYARD SITUATIONS WHERE BEDS SHALL BE SLOPED TO NEAREST DRAIN BASIN.
3. KEEP MULCH AWAY FROM ROOT CROWN.




## CONTAINER PLANT INSTALATION
SCALE: NTS — 1

ASR-2024

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|---|---|---|
| | | |

Project Name:

ICE OFFICE BUILDING

4300 BLAND RD.
RALEIGH, NC

Drawing Name:

LANDSCAPE NOTES & DETAILS

| Date: 12-06-2024 | Sheet Number: L4.21 |
|---|---|
| Scale: NTS | Drawing Number: LP01 |


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| SYMBOL | DESCRIPTION | MANUFACTURER & MODEL NUMBER | LAMP INFO | HEIGHT | WATTS/VOLTAGE |
|---|---|---|---|---|---|
| ▲ | AREA POLE LED LIGHT FIXTURE WITH TYPE 3 DISTRIBUTION | LITHONIA DSX1 LED P2 40K 70CRI T3M MVOLT SPA FINISH | LED 9,368 LUMENS 4000K | LUMINAIRE MOUNTED 30' AFG. | 68 WATTS 208V |
| ■ | AREA POLE LED LIGHT FIXTURE WITH TYPE 5 DISTRIBUTION | LITHONIA DSX1 LED P4 40K 70CRI T5W MVOLT SPA FINISH | LED 16,324 LUMENS 4000K | LUMINAIRE MOUNTED 30' AFG. | 124 WATTS 208V |
| ⬟ | AREA POLE LED LIGHT FIXTURE WITH TYPE 4 DISTRIBUTION WITH HOUSE SIDE SHIELD | LITHONIA DSX1 LED P2 40K 70CRI T4M MVOLT SPA HS FINISH | LED 9,507 LUMENS 4000K | LUMINAIRE MOUNTED 30' AFG. | 68 WATTS 208V |

# D-Series Size 1
## LED Area Luminaire

Catalog Number

Notes

Type

Hit the link(s) or notice over the page to see all interactive elements.

### Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### Specifications

**EPA:** 0.69 ft² (0.06 m²)

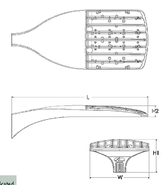
**Length:** 32.71" (83.1 cm)

**Width:** 14.26" (36.2 cm)

**Height H1:** 7.88" (20.0 cm)

**Height H2:** 2.73" (6.9 cm)

**Weight:** 34 lbs (15.4 kg)




Design Select options indicated by this color background.

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Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

### Ordering Information

**EXAMPLE:** DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

**DSX1 LED**

| Series | LEDs | Color temperature[1] | Color Rendering Index[1] | Distribution | | | Voltage | Mounting |
|---|---|---|---|---|---|---|---|---|
| DSX1 LED | **Forward optics** | (this section 70CRI only) | | AFR Automotive front row | T5M Type V medium | | MVOLT (120V-277V)[1] | **Shipped included** |
| | P1 P6 | 30K 3000K | 70CRI | T1S Type I short | T5LG Type V low glare | | HVOLT (347V-480V)[1,2] | SPA Square pole mounting (4 ft drilling) |
| | P2 P7 | 40K 4000K | 70CRI | T2M Type II medium | T5W Type V wide | | XVOLT (277V - 480V)[1,2] | RPA Round pole mounting (4 ft drilling) |
| | P3 P8 | 50K 5000K | 70CRI | T3M Type III medium | BLC3 Type III backlight control[3] | | 120[N,3,8] | SPA5 Square pole mounting #5 drilling[9] |
| | P4 P9 | | | T3LG Type III low glare[1] | BLC4 Type IV backlight control[3] | | 208[N,3,8] | RPA5 Round pole mounting #5 drilling[9] |
| | P5 | (this section 80CRI only, extended lead times apply) | | T4M Type IV medium | LCCO Left corner cutoff[4] | | 240[N,3,8] | SPANN Square narrow pole mounting #8 drilling |
| | **Rotated optics** | 27K 2700K | 80CRI | T4LG Type IV low glare[1] | RCCO Right corner cutoff[4] | | 277[N,3,8] | WBA Wall bracket[10] |
| | P10[1] P12[1] | 30K 3000K | 80CRI | T5FTM Forward throw medium | | | 347[N,3,8] | MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenons) |
| | P11[1] P13[1] | 35K 3500K | 80CRI | | | | 480[N,3,8] | |
| | | 40K 4000K | 80CRI | | | | | |
| | | 50K 5000K | 80CRI | | | | | |

| Control options | | | Other options | Finish (required) |
|---|---|---|---|---|
| **Shipped installed** | | PER7 Seven-pin receptacle only (controls ordered separately)[6,12] | **Shipped installed** | DDBXD Dark Bronze |
| NLTAIR2 PIRHN NLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–42' mounting height, ambient sensor enabled at 2fc[5,6,7,8,9,12] | | FAO Field adjustable output[10,13] | SPD20KV 20KV surge protection | DDBTXD Black |
| | | BL30 Bi-level switched dimming, 30%[10,13] | HS Houseside shield (black finish standard)[11] | DNAXD Natural Aluminum |
| PIR High/low, motion/ambient sensor, 8–42' mounting height, ambient sensor enabled at 2fc[5,6,8,12] | | BL50 Bi-level switched dimming, 50%[10,13] | LSO Left rotated optics[1] | DWHXD White |
| | | DMG 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[13] | RSO Right rotated optics[1] | DDBTXD Textured dark bronze |
| PER NEMA twist-lock receptacle only (controls ordered separately)[6,9] | | DS Dual switching[6,7,9,12] | CCE Coastal Construction[14] | DBLBXD Textured black |
| | | | HA 50°C ambient operation[8] | DNATXD Textured natural aluminum |
| PER5 Five-pin receptacle only (controls ordered separately)[6,9,12] | | | BAA Buy American Act and/or Build America Buy America Qualified | DWHGXD Textured white |
| | | | SF Single fuse (120, 277, 347V)[8] | |
| | | | DF Double fuse (208, 240, 480V)[8] | |
| | | | **Shipped separately** | |
| | | | EGSR External Glare Shield (reversible, field install required, matches housing finish) | |
| | | | BSDB Bird Spikes (field install required) | |

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DSX1-LED
Rev. 11/15/24
Page 1 of 10

**Plan View**
Scale - 1" = 30ft

PLAN NORTH
N

1"=30'
30' 0 30' 60' 90'
scale feet

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Designed by: PDB
Drawn by: PDB
Checked by: CES
Project Number: IC22302
Seal
Notes:

Graphic Scale:

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Project Name:
ICE OFFICE BUILDING SITE LIGHTING DESIGN

4300 BLAND ROAD RALEIGH, NORTH CAROLINA 27609

Drawing Name:
ELECTRICAL SITE CALCULATIONS

Date: 12-2-2024
Sheet Number: E1
Scale: 1" = 30'-0"
Drawing Number: 1

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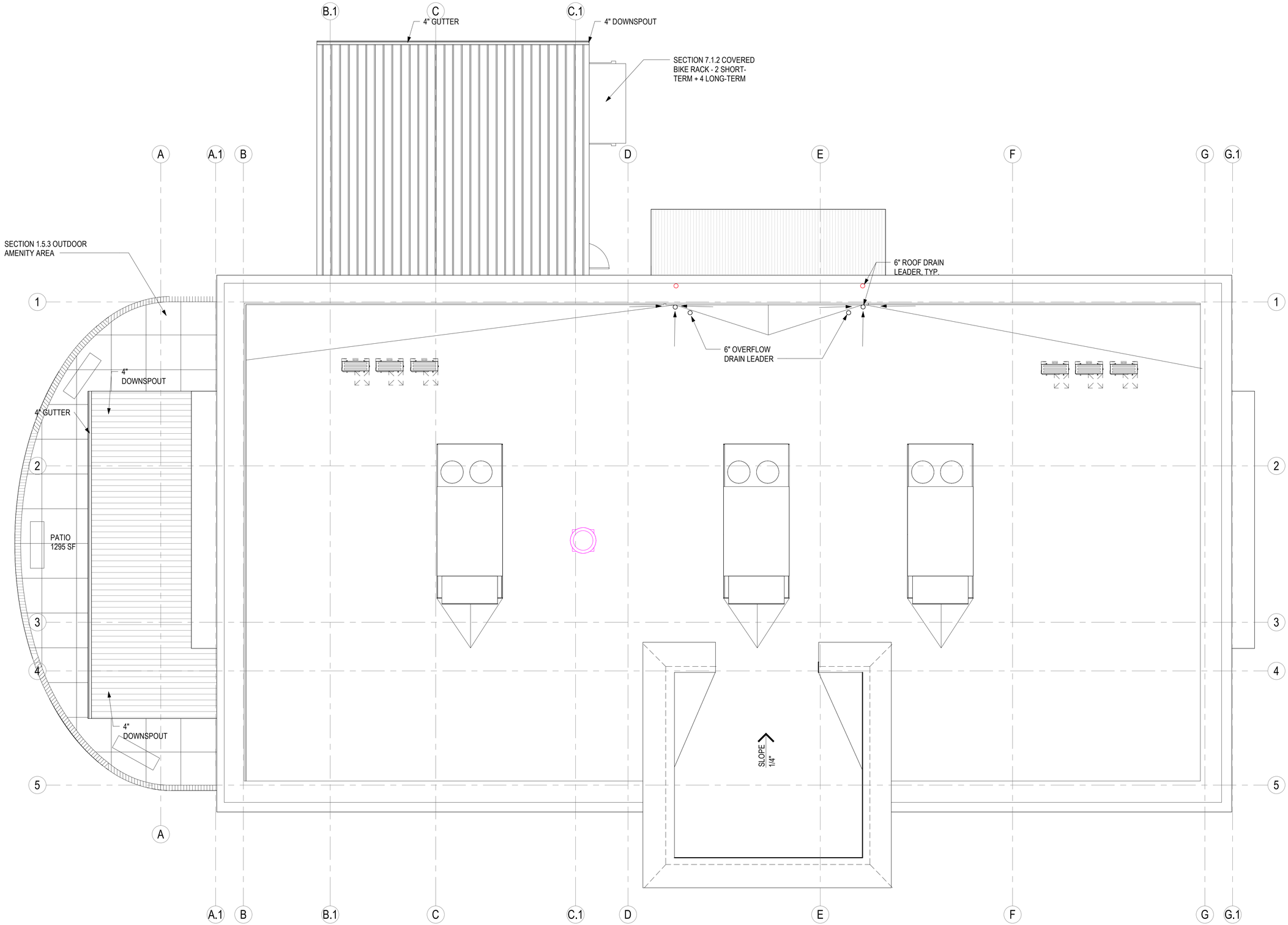


1 ROOF PLAN
SCALE: 3/16" = 1'-0"


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| Drawn by: JGS | |
| Checked by: BEA | |
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Drawing Name:

ROOF PLAN

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| Scale: 3/16" = 1'-0" | Drawing Number: 22-98 |

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

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| Drawn by: JGS | |
| Checked by: KGL | |
| Project Number: 22-98 | Seal |

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Drawing Name:
PROPOSED FIRST FLOOR PLAN

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| Scale: 3/16" =1'-0" | Drawing Number: 22-98 |

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1 PROPOSED SECOND FLOOR PLAN - ZONING

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

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Drawn by: JGS

Checked by: KGL

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PROPOSED SECOND FLOOR PLAN

Date: 05-07-2024

Sheet Number: AR-103

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

Drawing Number: 22-98

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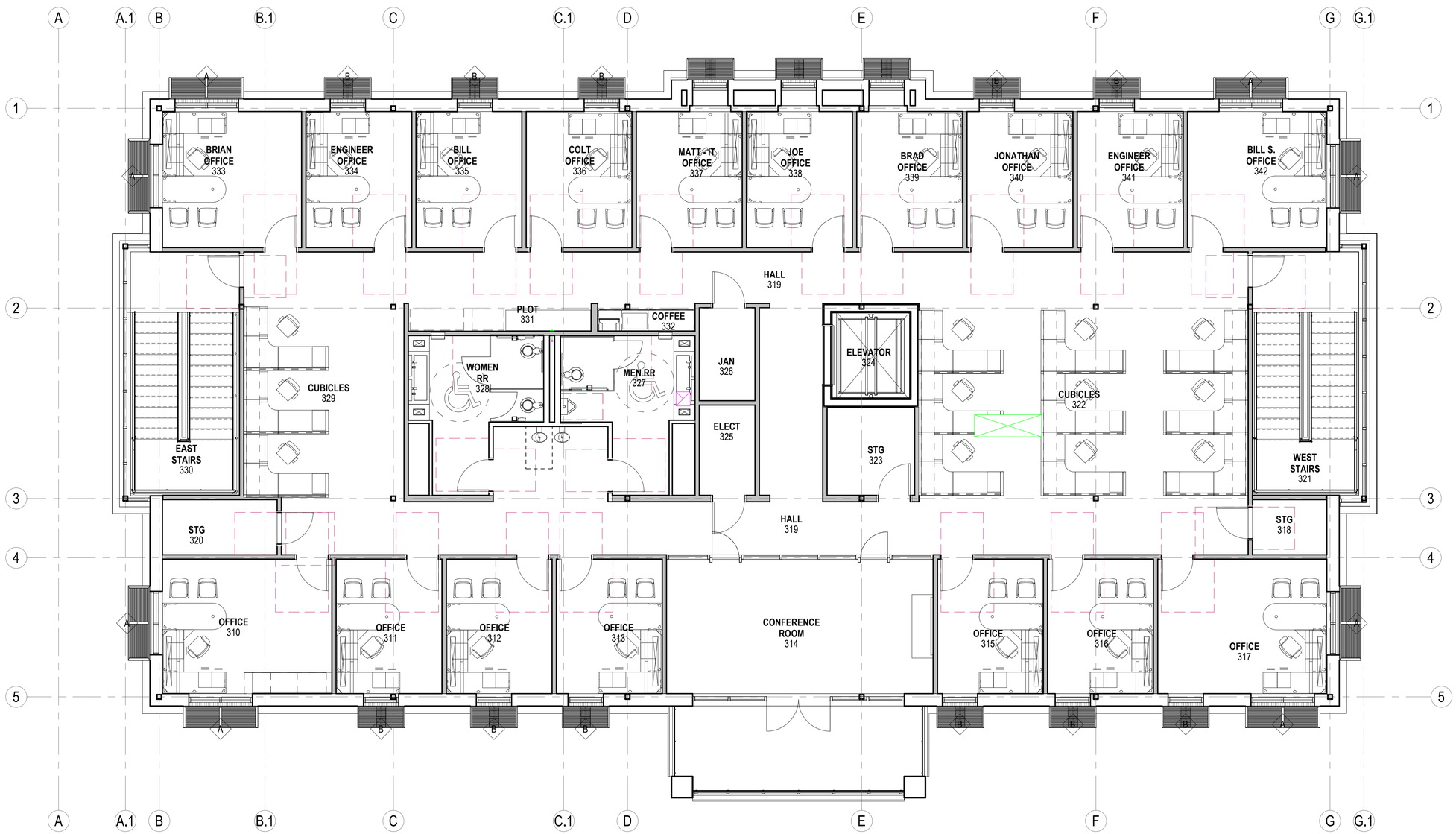


1 PROPOSED THIRD FLOOR PLAN - ZONING
SCALE: 3/16" = 1'-0"

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| Drawn by: JGS | |
| Checked by: KGL | |
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RALEIGH, NC
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Drawing Name:
PROPOSED THIRD FLOOR PLAN

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| Scale: 3/16" =1'-0" | Drawing Number: 22-98 |

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| | |
|---|---|
| TOTAL AREA 0' - 12' | 1,345 SF |
| TOTAL TRANSPARENCY REQ. 33% OF TOTAL AREA (443 SF) | 875 SF |
| 50% OF TOTAL TRANSPARENCY FROM 3'-8' (221 SF) | 263 SF |

## 1 ELEVATION ZONING REQUIREMENTS - WEST ELEVATION

SCALE: 1/8" = 1'-0"

| | REQUIRED | PROPOSED | |
|---|---|---|---|
| | | WEST FACADE | SOUTH FACADE |
| TRANSPARENCY - GROUND FLOOR; 0' - 12' ABOVE THE SURFACE OF THE FINISHED GROUND FLOOR | 33% MIN | 58% PROVIDED | 65% PROVIDED |
| *TRANSPARENCY - AT 3'-8' ABOVE THE SURFACE OF THE FINISHED GROUND FLOOR | *50% OF REQUIRED MIN. | 63% PROVIDED | 60% PROVIDED |
| BLANK WALL | 30' MAX. | 18'-4" | 18'-4" |

*50% OF THE TOTAL REQUIRED TRANSPARENCY (33%) MUST BE BETWEEN 3' AND 8' ABOVE THE SURFACE OF THE FINISHED GROUND FLOOR.

WEST FACADE:
AT THE GROUND FLOOR (0'-12')
- TOTAL FACADE S.F.= 1,345 SF
- TOTAL TRANSPARENCY S.F.= 875 SF OF 222 SF REQ.
- TOTAL TRANSPARENCY %= 875 SF / 1,345 SF = 65%

- MINIMUN REQUIRED TRANS. BETWEEN 3' AND 8'= 1,345 X 0.33= 443 SF X 0.50= 222 SF REQ.
- TOTAL TRANSP. (BETWEEN 3'-8') S.F. = 263 SF
- TOTAL TRANSP. (BETWEEN 3'-8') % = 60% OF THE REQ.

NORTH FACADE:
AT THE GROUND FLOOR (0'-12')
- TOTAL FACADE S.F.= 683 SF
- TOTAL TRANSPARENCY S.F.= 396 SF OF 225 SF REQ.
- TOTAL TRANSPARENCY %= 396 SF / 683 SF = 58%

- MINIMUN REQUIRED TRANS. BETWEEN 3' AND 8' = 683 SF X 0.33= 225 SF X 0.50= 113 SF REQ.
- TOTAL TRANSP. (BETWEEN 3'-8') S.F. = 181 SF
- TOTAL TRANSP. (BETWEEN 3'-8') % = 63% OF THE REQ.

| | |
|---|---|
| TOTAL AREA 0' - 12' | 683 SF |
| TOTAL TRANSPARENCY REQ. 33% OF TOTAL AREA (225 SF) | 396 SF |
| 50% OF TOTAL TRANSPARENCY FROM 3'-8' (112 SF) | 181 SF |

## 2 ELEVATION ZONING REQUIREMENTS - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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Consultant

Designed by: KGL

Drawn by: JGS

Checked by: EEA

Project Number: 22-98

Seal

Notes:

Graphic Scale:

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Project Name:

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RALEIGH, NC
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Drawing Name:

ELEVATION ZONING REQUIREMENTS

Date: 05-07-2024

Sheet Number: AR-105

Scale: 1/8" =1'-0"

Drawing Number: 22-98

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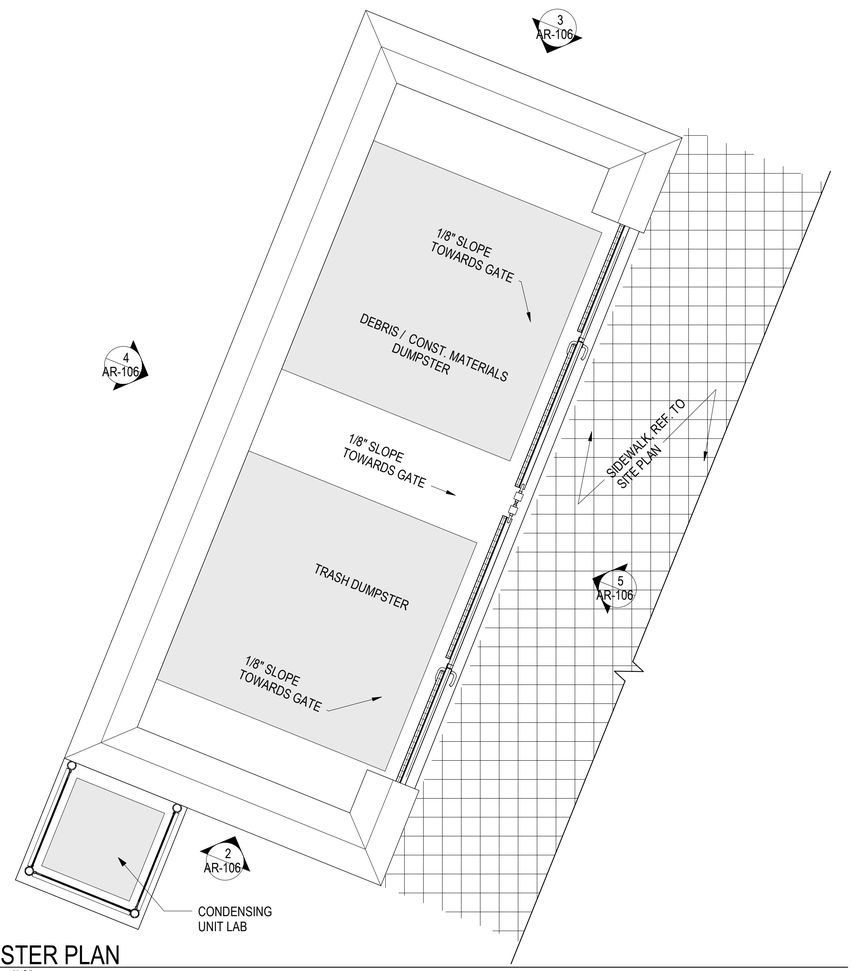
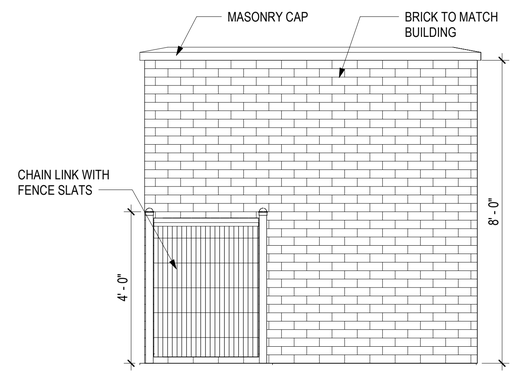
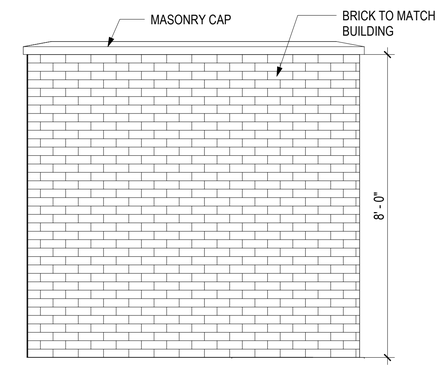


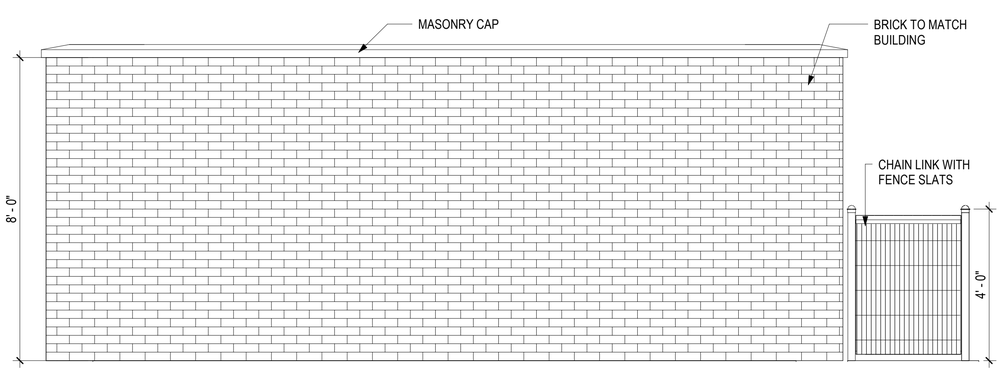

1 DUMPSTER PLAN
SCALE: 1/2" = 1'-0"



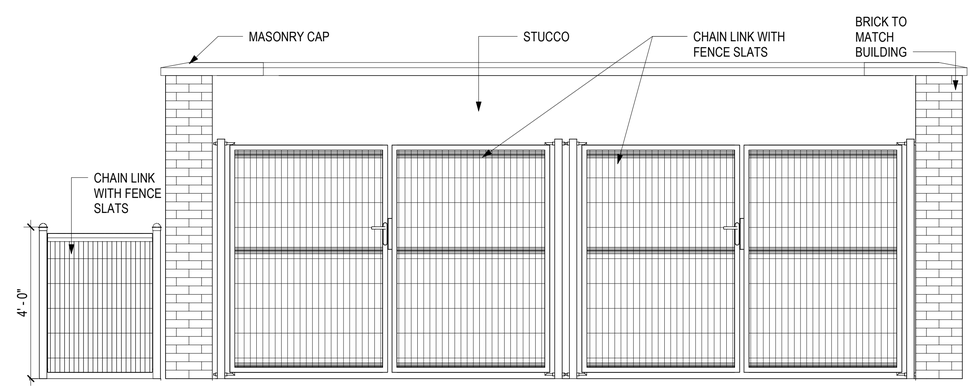

2 DUMPSTER ELEVATION -1
SCALE: 1/2" = 1'-0"




3 DUMPSTER ELEVATION -3
SCALE: 1/2" = 1'-0"




4 DUMPSTER ELEVATION -2
SCALE: 1/2" = 1'-0"




5 DUMPSTER ELEVATION -4
SCALE: 1/2" = 1'-0"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Project Name:

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Drawing Name:

DUMPSTER ENCLOSURE

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Review Dwgs

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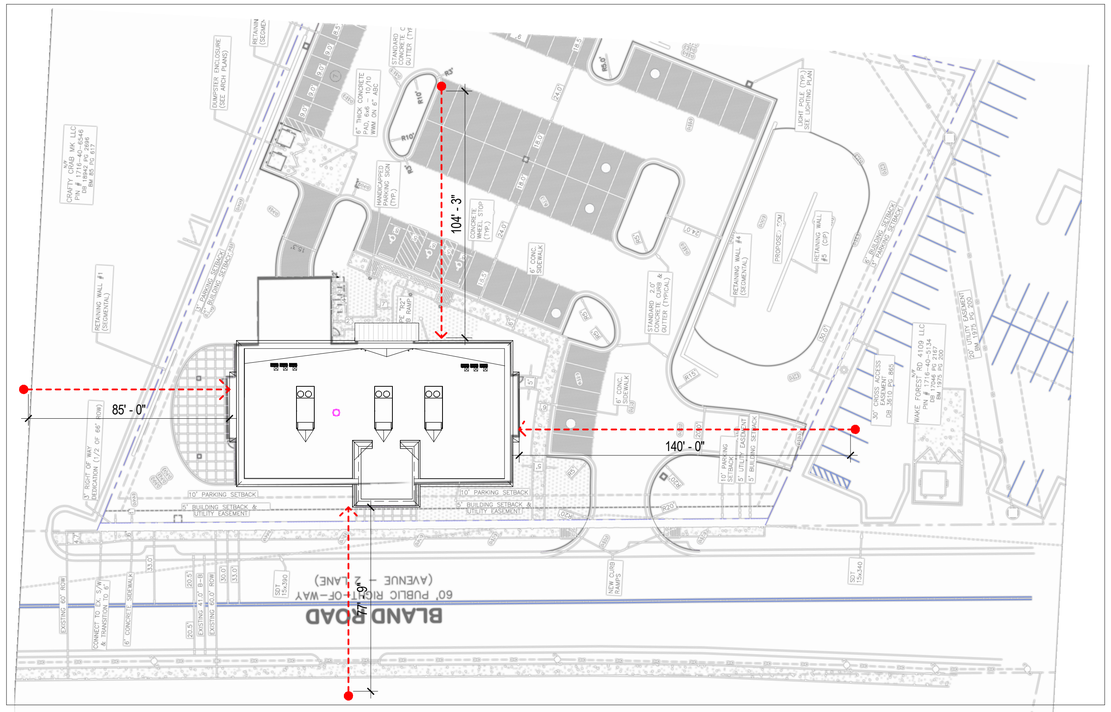
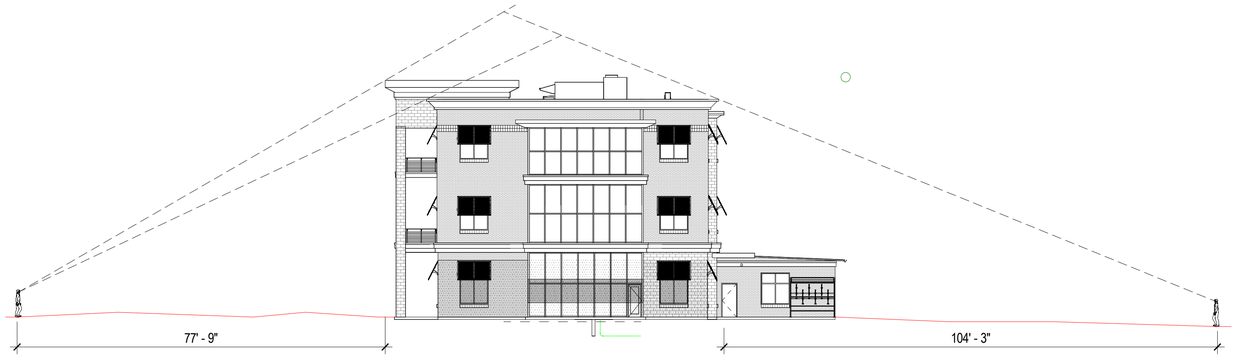



1 SITE PLAN
SCALE: 1/32" = 1'-0"

2 ELEVATION ZONING REQUIREMENTS - WEST LINE SIGHT
SCALE: 1/16" = 1'-0"




3 ELEVATION ZONING REQUIREMENTS - NORTH LINE SIGHT
SCALE: 1/16" = 1'-0"

ICE ARCHITECTS
ARCHITECTURE
110 Midlands Court
Columbia, SC 29169
803-822-0333

Consultant

| | |
|---|---|
| Designed by: EEA | |
| Drawn by: JGS | |
| Checked by: KGL | |
| Project Number: 22-98 | Seal |

Notes:

Graphic Scale:

REVISIONS

| No. | Description | Date |
|---|---|---|
| | | |

Project Name:
ICE OFFICE RALEIGH
4300 BLAND RD

RALEIGH, NC
27609

Drawing Name:
LINE OF SIGHT

| | |
|---|---|
| Date: 05-07-2024 | Sheet Number: AR-107 |
| Scale: As indicated | Drawing Number: 22-98 |

Review Dwgs

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