



Administrative Approval Action

Case File / Name: ASR-SR-21-2019
VINTAGE JONES FRANKLIN

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

LOCATION: This 15.4 acre site is comprised of four parcels to be recombined and is zoned CX-3, OX-7-CU and SHOD-2 overlay district. It is located on the southwest corner of the intersection of Jones Franklin Road and Capital Center Drive at 800 Jones Franklin Road.

REQUEST: Development of a 277 unit multi-family residential apartment complex with associated on-site parking, community area and infrastructure. The total building size proposed within four structures is 352,648 square feet.
Two variances have been approved by the Board of Adjustment for this project, noted below.
Case A-87-2019, granting relief from the minimum ground floor elevation requirements.
Case A-88-2019 granting relief from block parameter requirements, relief from the pedestrian access requirements, and to the right-of-way and streetscape improvements.

**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 August 5, 2019 by J DAVIS ARCHITECTS.

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. That a letter of understanding between the developer and NCDOT is required for the access for the apartments and residents on Denise Drive

Engineering

2. An encroachment agreement for retaining walls within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.

Stormwater



Administrative Approval Action

Case File / Name: ASR-SR-21-2019
VINTAGE JONES FRANKLIN

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

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of grading and tree conservation permits.
7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

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:

Public Utilities

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
2. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

Stormwater

3. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.2 acres of tree conservation area.

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:



Administrative Approval Action

Case File / Name: ASR-SR-21-2019
VINTAGE JONES FRANKLIN

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

General

1. That the 6' sidewalk along the North Side of Capital Center Drive between Jones Franklin Road and the project driveway (Vintage Jones Way) is constructed.
2. Comply with all conditions of Z-27-86.
3. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing into a single tract.

Engineering

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
7. A cross access agreement among the lots identified as PIN 0783046376 and the resulting recombination of the following lots of this development identified as PIN 0783147726, PIN 0783144438, PIN 073047076, and PIN 0783141268 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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, further recordings and building permit issuance will be withheld.
8. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Public Utilities

9. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
11. 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).



**Administrative
Approval Action**
Case File / Name: ASR-SR-21-2019
VINTAGE JONES FRANKLIN

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

12. 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

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 31 street trees along Jones Franklin Rd. and 19 trees along Capital Center Dr.

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

Stormwater

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

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

3-Year Expiration Date: September 18, 2022
Obtain a valid building permit for the total area of the project, or a phase of the project.

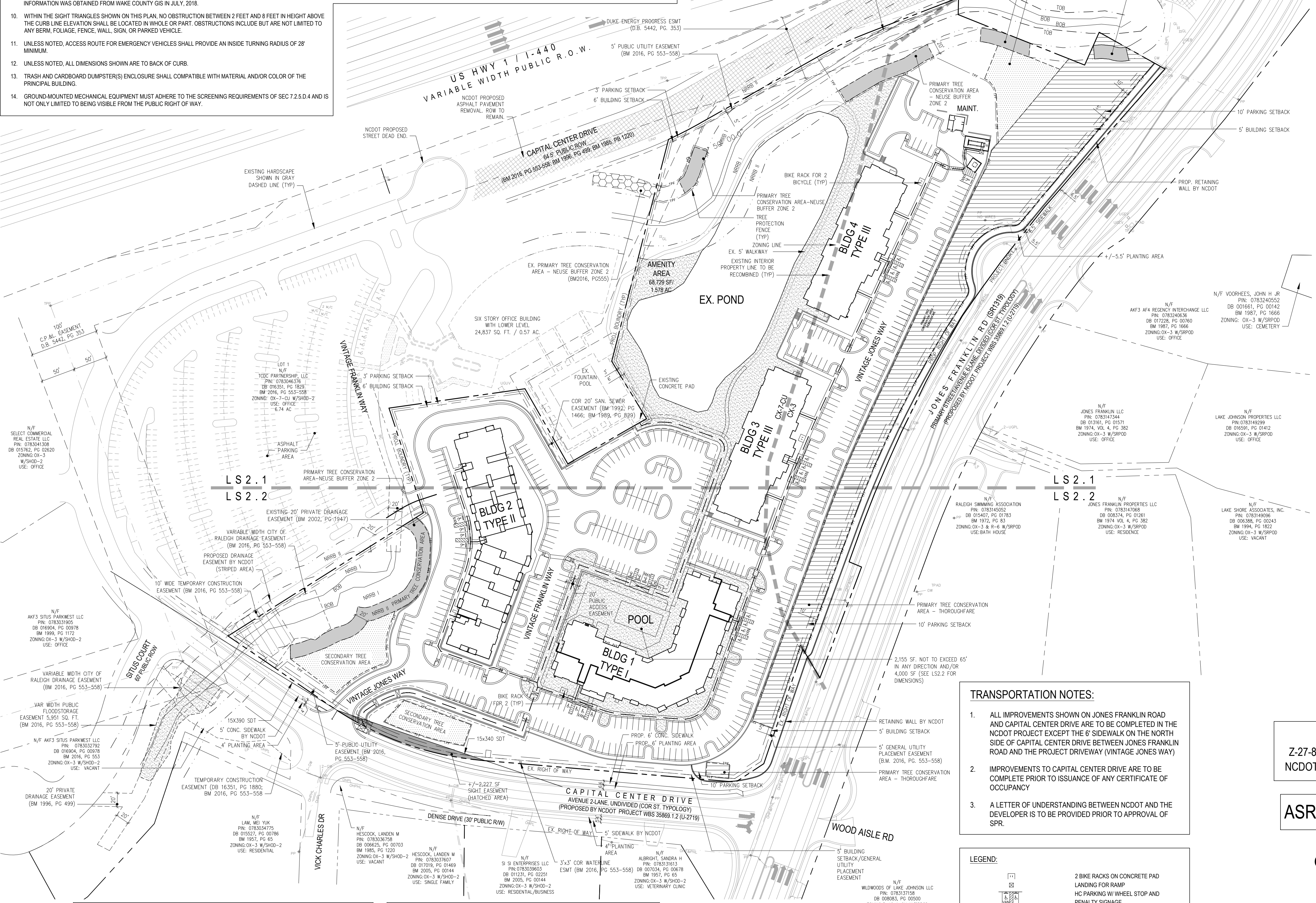
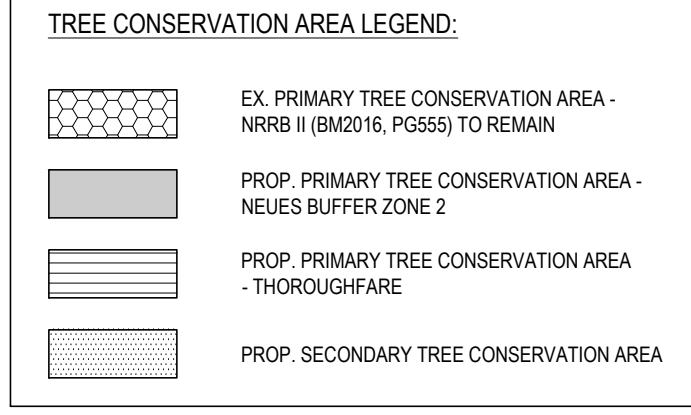
4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: _____ Date: 09/18/2019
Development Services Dir/Designee
Staff Coordinator: Michael Walters

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
 - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO J.DAVIS ARCHITECTS BY ROBINSON & PLANTE, PC IN CARY IN MARCH, 2019 AND JOHN R MCADAMS COMPANY IN DURHAM, NORTH CAROLINA IN SEPTEMBER, 2018 IN DIGITAL FORMAT. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY, 2018.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
 - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.

- ALL ABOVE GROUND 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.
- ALL HVAC EQUIPMENTS OF THIS PROJECT TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTIONS AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRDACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
- GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.



Overall Site Data - 03.07.2019 (updated 06.22.2019) Project: Vintage Jones Franklin

1 Zoning	OX-7-CU 10.67 AC (deed)
	CX-3 4.71 AC (deed)
2 Section 3.2.4 Apartment Base Dimensional Standards	
A. Site Dimensions	
A1 Area (min)	10,000 SF
A1 Area (max)	n/a
A2 Width (min)	n/a
A3 Outdoor amenity area	10 %
B. Building / structure setbacks	
B1 From primary street (min)	5 FT
B2 From side street (min)	5 FT
B3 From side lot line (min)	0 or 6 FT
B4 From rear lot line (min)	0 or 6 FT
B4 From alley (min)	4 FT OR 20 FT MIN.
C. Parking setbacks	
C1 From primary street (min)	10 FT
C2 From side street (min)	10 FT
C3 From side lot line (min)	0 or 3 FT
C4 From rear lot line (min)	0 or 3 FT
D. Build-to	n/a TC-5A-18 Frontages
E. Height	
D1 Principal building (max)	OX-7-CU (90' max) 7 Story
D1 Principal building (max)	CX-3 (60' max) 3 Story
D2 Accessory structure (max)	25 FT
F. Floor heights	
F1 Ground floor elevation (min)	
Residential nonresidential	
F2 Ground story height, floor to floor (min)	n/a FT
F3 Upper story height, floor to floor (min)	n/a FT
G. Transparency	
G1 Ground story (min)	20 %
G2 Upper story (min)	15 %
G3 Blank wall area (max)	35 FT
F. Allowed building elements	
Balcony	
Gallery / awning	
3 Required parking (UDO section 7.1.2.C)	
Multi-unit living	
1 BR	1.0 Unit
2 BR	2.0 Unit
3 BR	3.0 Unit
Visitor	1 per 10 Unit
4 Required bicycle parking (UDO section 7.1.2.C)	
Residential	
Short term	
Long term	
1 per 20 rooms (4 min.)	
None	
5 Site Data	
6 Tract area	
0783047076	3.5 AC
0783141268	7.2 AC
0783144438	3.9 AC
0783147726	0.8 AC
Gross acreage	15.4 AC
Less right of way dedication	-0.5 AC
Net acreage	14.9 AC
7 Proposed use	
Apartment	
1 BR	176 Units
2 BR	94 Units
3 BR	7 Units
Total	277 Units
8 Proposed FAR	
Building lot coverage	352,648 / 14,900 = 54.3%
Proposed density	81,891 / 14,900 = 12.6%
9 Outdoor amenity area (UDO section 3.2.6.A3)	
Area required - 10% of net acreage	14,903 x 10% = 1,490 AC
Area provided - OAA #1	68,729 SF = 1,578 AC
Total	68,729 SF = 1,578 AC
10 Allowed height	
Allowed height	(90' max) 7 Story
Proposed height	
Building #1	(46'-11") 4 Story
Building #2	(59'-8") 4 Story
Allowed height	(50' max) 3 Story
Proposed height	
Building #3	(35'-3") 3 Story
Building #4	(36'-3") 3 Story
11 Required parking (UDO section 7.1.2.C)	
Multi-unit living	
1 BR	176 x 1.0 = 176 SP
2 BR	94 x 2.0 = 188 SP
3 BR	7 x 3.0 = 21 SP
Visitor	28 SP
Total	413 SP
Parking provided	
Standard space	418 SP
HC space	25 SP
Total spaces provided	443 SP
12 Required bicycle parking (UDO section 7.1.2)	
Total required	
Short term (1 space per 20 rooms, min. 4)	277 / 20 = 14 SP
Total bike parking provided	(16 outside, 0 in bldg) 16 SP
13 Impervious area	
Existing	0.13 AC
Proposed	6.62 AC
14 Notes:	

- LANDING NOTES:**
- ALL INTERSECTIONS OF ACCESSIBLE ROUTE TO BE LESS THAN 2% SLOPE IN ANY DIRECTION. MINIMUM LANDING AT THE INTERSECTIONS SHALL BE 5' X 5'.
 - ALL MINIMUM LANDINGS AT ACCESS AISLE FOR HC SPACE SHALL BE 4' X 4' AND NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.

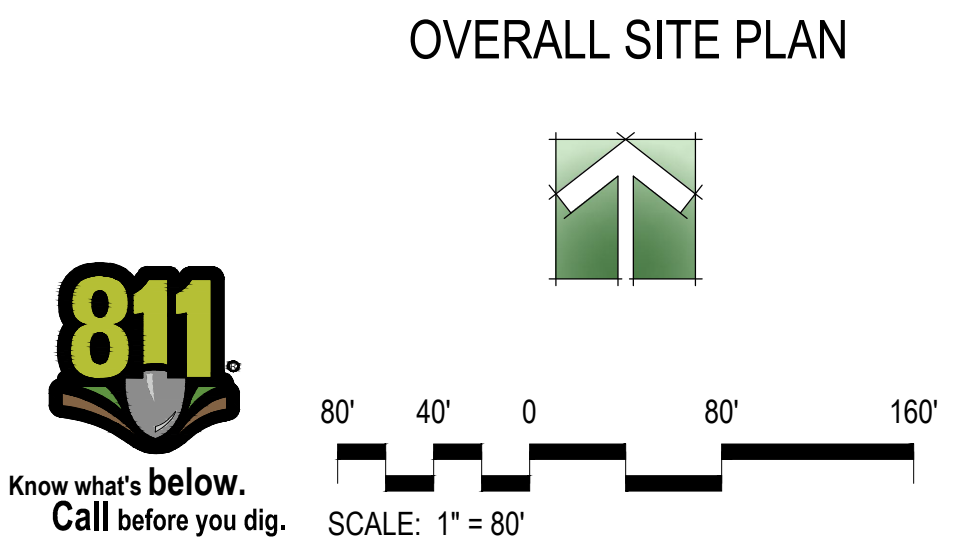
- HC RAMPS:**
- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

REFER TO LS 2.1 FOR NORTH ENLARGED SITE PLAN.
REFER TO LS 2.2 FOR SOUTH ENLARGED PLAN.
REFER TO LS 3.1 FOR STREET SECTIONS.

- TRANSPORTATION NOTES:**
- ALL IMPROVEMENTS SHOWN ON JONES FRANKLIN ROAD AND CAPITAL CENTER DRIVE ARE TO BE COMPLETED IN THE NCDOT PROJECT EXCEPT THE 6' SIDEWALK ON THE NORTH SIDE OF CAPITAL CENTER DRIVE BETWEEN JONES FRANKLIN ROAD AND THE PROJECT DRIVEWAY (VINTAGE JONES WAY).
 - IMPROVEMENTS TO CAPITAL CENTER DRIVE ARE TO BE COMPLETE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - A LETTER OF UNDERSTANDING BETWEEN NCDOT AND THE DEVELOPER IS TO BE PROVIDED PRIOR TO APPROVAL OF SPR.

REFERENCE
Z-27-86; S-12-2014; BM2016, PG553-558
NCDOT PROJECT WBS 35869.1.2 (U-2719)

ASR-SR-21-19/TA 589315



JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.1121

VINTAGE
JONES FRANKLIN

Vintage Jones Franklin JV, LLC
Vintage Jones Franklin
Raleigh, NC

ASR-SR-21-19
TRANSACTION NO. 589315 (Administrative Site)

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ADMINISTRATIVE SITE REVIEW

PROJECT:	CCI-18059	DATE:	
ISSUE:	Administrative Site	DATE:	03.13.2019
REVISIONS:	1st Review Comments	DATE:	05.29.2019
	2nd Review Comments	DATE:	08.05.2019

DRAWN BY: SB
CHECKED BY: KT
CONTENT: SITE PLAN

LS1.1

TREE CONSERVATION AREA LEGEND:

- EX. PRIMARY TREE CONSERVATION AREA - NRRB II (BM2016, PG555) TO REMAIN
- PROP. PRIMARY TREE CONSERVATION AREA - NEUES BUFFER ZONE 2
- PROP. PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
- PROP. SECONDARY TREE CONSERVATION AREA

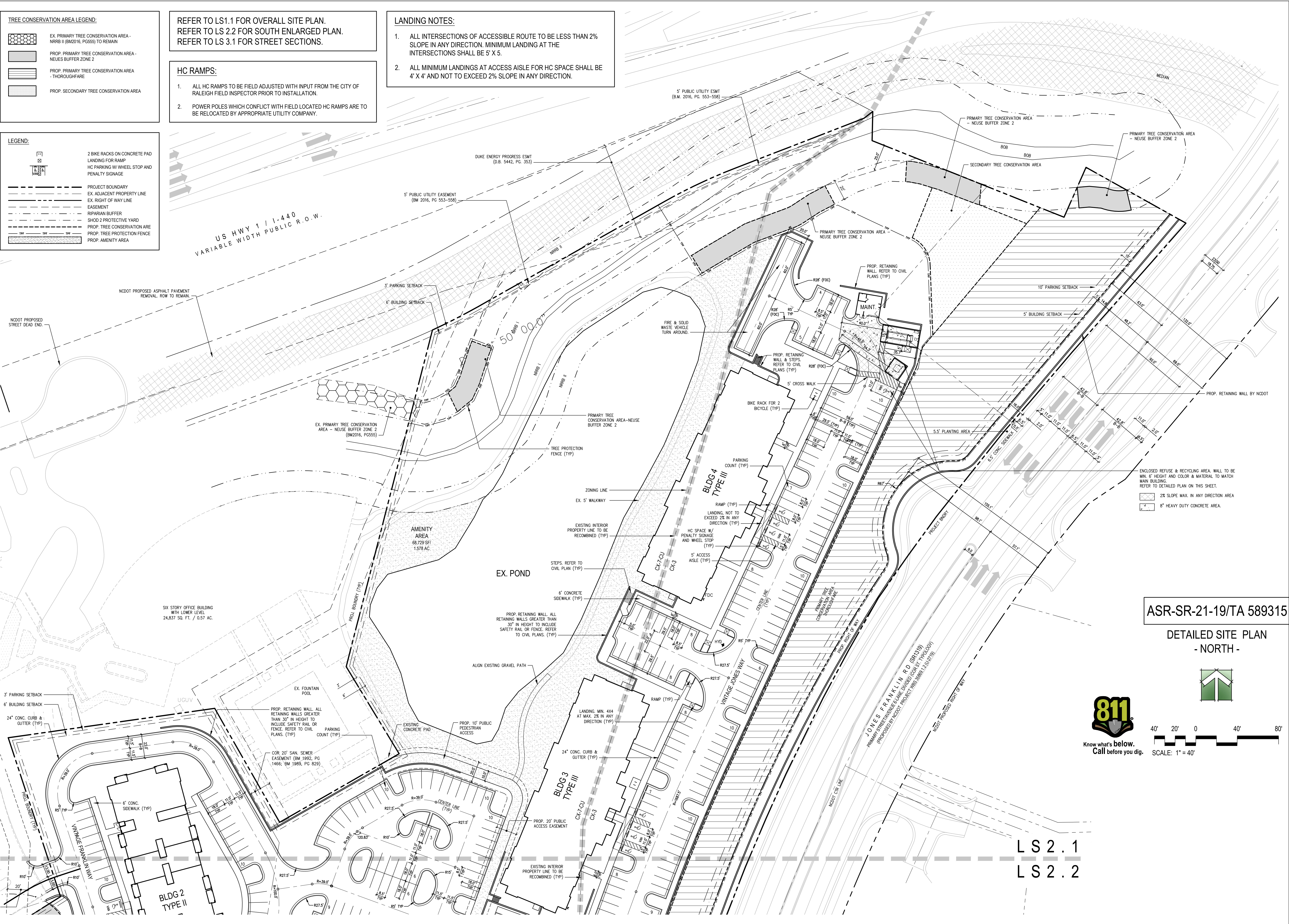
REFER TO LS1.1 FOR OVERALL SITE PLAN.
REFER TO LS 2.2 FOR SOUTH ENLARGED PLAN.
REFER TO LS 3.1 FOR STREET SECTIONS.

- LANDING NOTES:**
- ALL INTERSECTIONS OF ACCESSIBLE ROUTE TO BE LESS THAN 2% SLOPE IN ANY DIRECTION. MINIMUM LANDING AT THE INTERSECTIONS SHALL BE 5' X 5'.
 - ALL MINIMUM LANDINGS AT ACCESS AISLE FOR HC RAMP SHALL BE 4' X 4' AND NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.

- HC RAMPS:**
- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

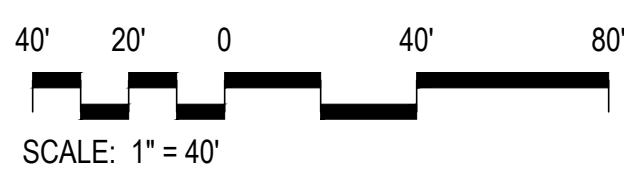
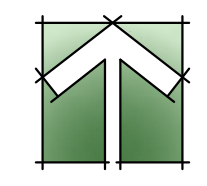
LEGEND:

- 2 BIKE RACKS ON CONCRETE PAD
- LANDING FOR RAMP
- HC PARKING W/ WHEEL STOP AND PENALTY SIGNAGE
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EASEMENT
- RIPIARIAN BUFFER
- SHOUD 2 PROTECTIVE YARD
- PROP. TREE CONSERVATION AREA
- PROP. TREE PROTECTION FENCE
- PROP. AMENITY AREA



ASR-SR-21-19/TA 589315

DETAILED SITE PLAN - NORTH -



LS 2.1
LS 2.2



Vintage Jones Franklin JV, LLC
Vintage Jones Franklin
Raleigh, NC

ADMINISTRATIVE SITE REVIEW
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

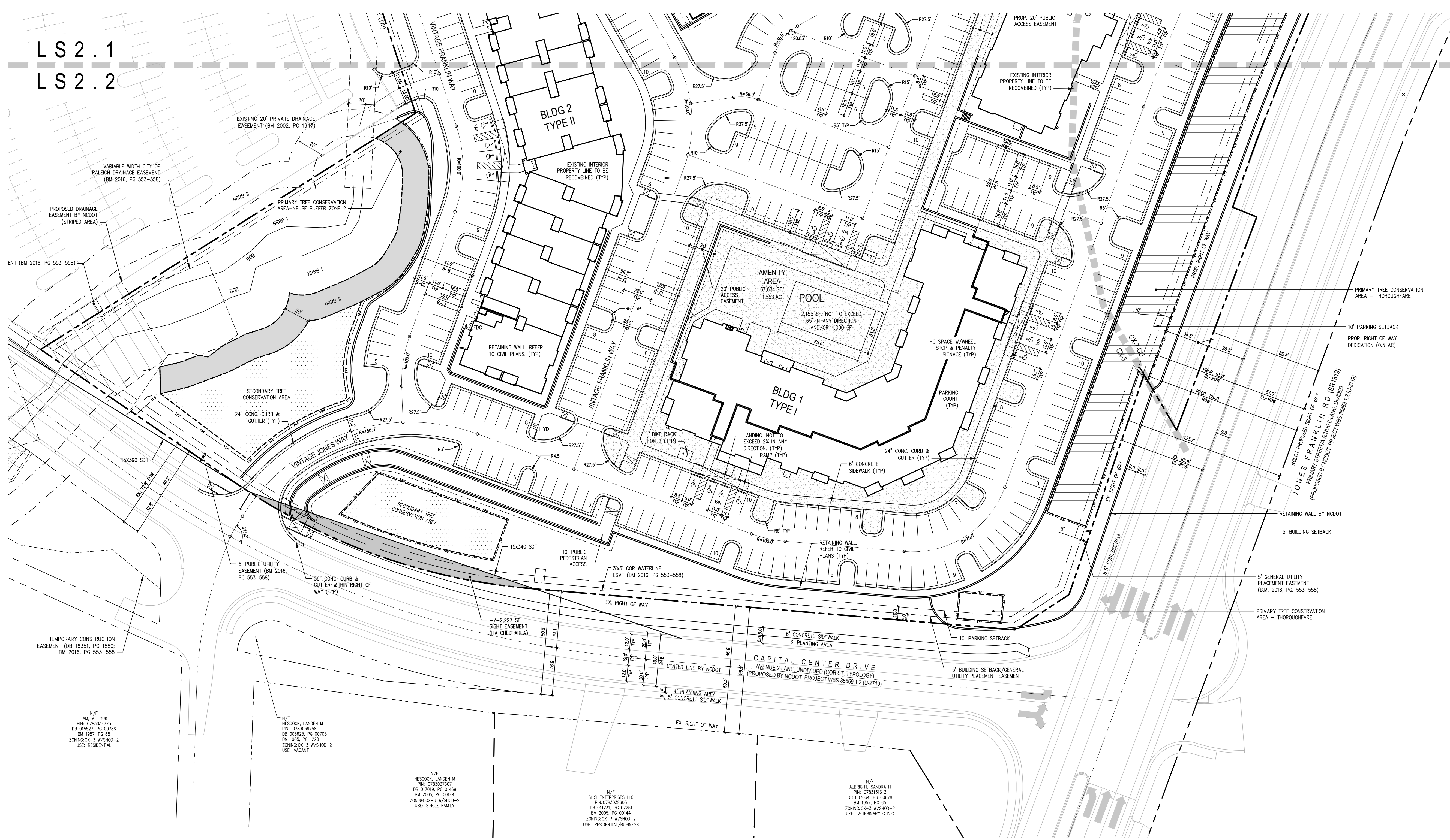
PROJECT:	CCI-18059	DATE:	
ISSUE:	Administrative Site	DATE:	03.13.2019
REVISIONS:	1st Review Comments	DATE:	05.29.2019
	2nd Review Comments	DATE:	08.05.2019
DRAWN BY:	KT, SB		
CHECKED BY:	KT		
CONTENT:	DETAILED SITE PLAN		
	NORTH		

LS2.1

8/5/2019 7:52 AM P:\18059_Jones-Franklin\CC-LAND\Draw-LP1_18059-Jones-Franklin.dwg

©2019 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC.

LS 2.1
LS 2.2



LEGEND:

	2 BIKE RACKS ON CONCRETE PAD
	LANDING FOR RAMP
	HC PARKING W/ WHEEL STOP AND PENALTY SIGNAGE
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EASEMENT
	RIPIARIAN BUFFER
	SHOD 2 PROTECTIVE YARD
	PROP. TREE CONSERVATION AREA
	PROP. TREE PROTECTION FENCE
	PROP. AMENITY AREA

TREE CONSERVATION AREA LEGEND:

	EX. PRIMARY TREE CONSERVATION AREA - NRRB II (BM2016, PG555) TO REMAIN
	PROP. PRIMARY TREE CONSERVATION AREA - NEUSES BUFFER ZONE 2
	PROP. PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
	PROP. SECONDARY TREE CONSERVATION AREA

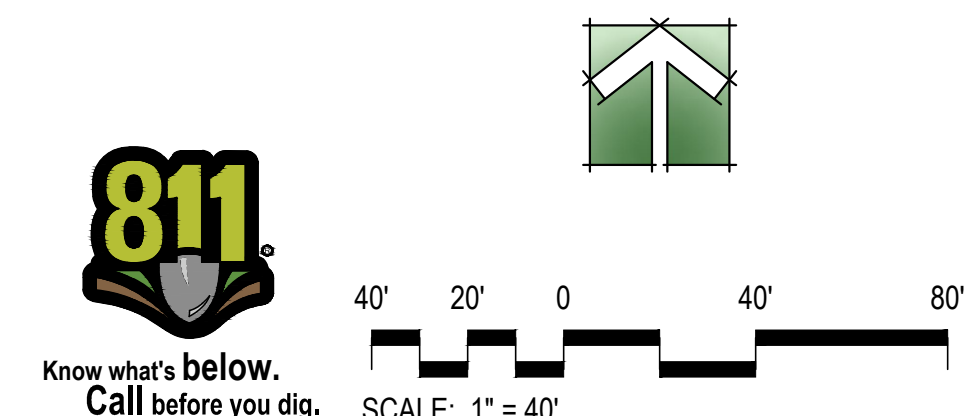
REFER TO LS1.1 FOR OVERALL SITE PLAN.
REFER TO LS 2.1 FOR NORTH ENLARGED PLAN.
REFER TO LS 3.1 FOR STREET SECTIONS.

- LANDING NOTES:**
- ALL INTERSECTIONS OF ACCESSIBLE ROUTE TO BE LESS THAN 2% SLOPE IN ANY DIRECTION. MINIMUM LANDING AT THE INTERSECTIONS SHALL BE 5' X 5'.
 - ALL MINIMUM LANDINGS AT ACCESS AISLE FOR HC SPACE SHALL BE 4' X 4' AND NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.

- HC RAMPS:**
- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

ASR-SR-21-19/TA 589315

DETAILED SITE PLAN
- SOUTH -



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

ASR-SR-21-19
TRANSACTION NO. 589315 (Administrative Site)

Vintage Jones Franklin JV, LLC
Vintage Jones Franklin
Raleigh, NC

ADMINISTRATIVE SITE REVIEW

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT:	CCI-18059	DATE:	
ISSUE:	Administrative Site	DATE:	03.13.2019
REVISIONS:	1st Review Comments	DATE:	05.29.2019
	2nd Review Comments	DATE:	08.05.2019
DRAWN BY:	KT, ST		
CHECKED BY:	KT		
CONTENT:	DETAILED SITE PLAN		
	SOUTH		

LS2.2

8/5/2019 7:52 AM P:\18059_Jones-Franklin\LS2_LAND\Map-LP1_18059-Jones-Franklin-Site.dwg

PRELIMINARY
NOT FOR CONSTRUCTION

THE VINTAGE
AT JONES FRANKLIN
800 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA

ISSUED: 12 MAR 2019

REVISIONS:

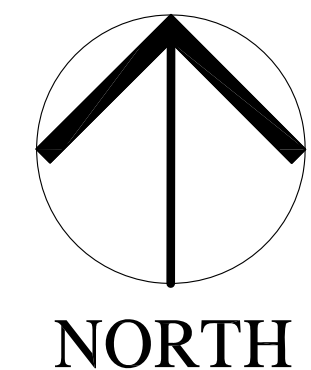
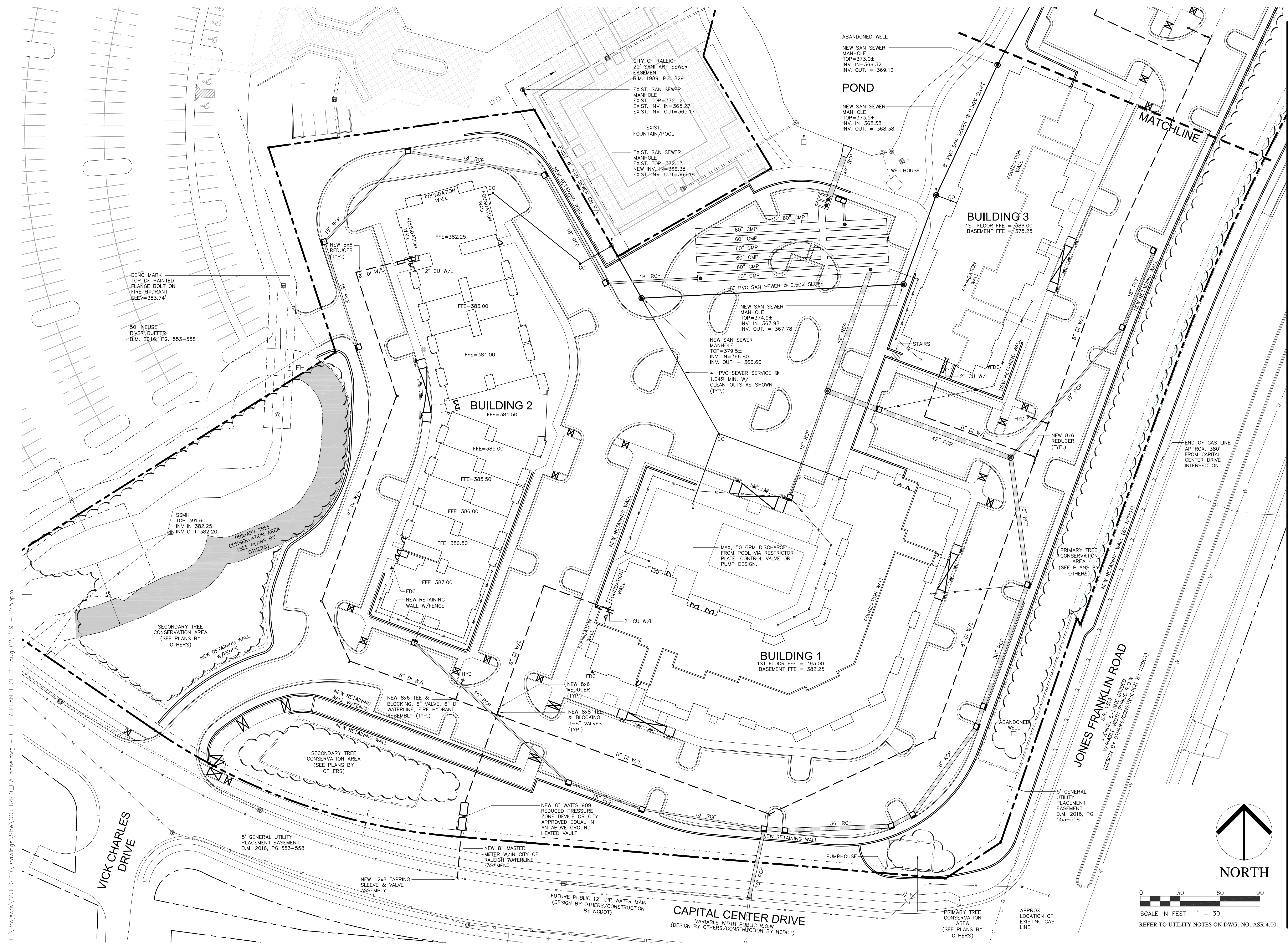
- 29 MAY 2019
REV. PER CITY COMMENTS
- 05 AUG 2019
REV. PER CITY COMMENTS

DRAWN BY: MGD
CHECKED BY: RPH

PROJECT: CCJFR440

PRELIMINARY
UTILITY PLAN
1 OF 2

DWG. NO. ASR.3.00



SCALE IN FEET: 1" = 30'
REFER TO UTILITY NOTES ON DWG. NO. ASR.4.00

F:\Projects\CCJFR440\Drawings\Site\CCJFR440_PA_base.dwg - UTILITY PLAN 1 OF 2 Aug 02, '19 - 2:53pm

U.S. HIGHWAY 1
INTERSTATE 440

DEP EASEMENT
D.B. 5442, PG. 353

DEP EASEMENT
D.B. 3521, PG. 489

30' DEP EASEMENT
D.B. 1909, PG. 489

50' NEUSE
RIVER BUFFER
B.M. 2016, PG. 553-558

CITY OF RALEIGH
20' SANITARY SEWER
EASEMENT
B.M. 1989, PG. 829

POND

BUILDING 4
1ST FLOOR FFE = 385.00
BASEMENT FFE = 374.25

JONES FRANKLIN ROAD
(DEGN. VARIATION PER 1319 DIVIDED
BY OTHER CONSTRUCTION BY NCDOT)

NEW 8" PVC SAN SEWER
@ 0.50% SLOPE W/
CLEAN-OUTS AS SHOWN
(TYP.)

NEW SAN SEWER
MANHOLE
TOP=374.8±
IN = 370.00
INV. OUT = 369.80

NEW 8" PVC SAN
SEWER @ 0.50%
SLOPE

NEW 8x6 TEE &
BLOCKING, 6" VALVE, 6" DI
WATERLINE,
FIRE HYDRANT
ASSEMBLY (TYP.)

NEW 8x6
REDUCER
(TYP.)

NEW 8x8 TEE &
BLOCKING
3-8" VALVES
(TYP.)

F:\Projects\CCJFR440\Drawings\Site\CCJFR440_PA_base.dwg - UTILITY PLAN 2 OF 2 Aug 02, '19 - 2:05pm

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.
10. IRRIGATION METER, REDUCED PRESSURE ZONE DEVICE, AND SERVICE SHALL BE PROVIDED. (DESIGN-BUILD.)
11. CONTRACTOR SHALL PROVIDE PVC CONDUIT(S) UNDER PAVED AREAS FOR POWER TO LIGHT POLES AND MONUMENT SIGN.
12. EXISTING WELLS THAT ARE SCHEDULED TO BE REMOVED SHALL BE ABANDONED PER WAKE COUNTY STANDARDS AND SPECIFICATIONS PRIOR TO LAND DISTURBANCE. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ABANDONMENT.

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 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.
 - 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.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" 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)
 - 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. 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
 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
 7. INSTALL 3/4" 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
 8. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
 9. 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
 10. 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.
 11. NCDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
 13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (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 JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- * EDIT TYPICAL SERVICE SIZE & MATERIAL AS APPROPRIATE

PLD

PIEDMONT LAND DESIGN, LLP

8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
FIRM LICENSE #F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

THE VINTAGE
AT JONES FRANKLIN ROAD
800 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA

ISSUED: 12 MAR 2019

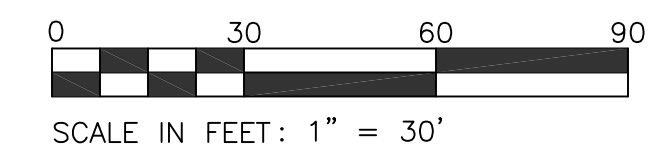
REVISIONS:

- △ 29 MAY 2019
REV. PER CITY COMMENTS
- △ 05 AUG 2019
REV. PER CITY COMMENTS

DRAWN BY: MGD
CHECKED BY: RPH
PROJECT: CCJFR440

PRELIMINARY
UTILITY PLAN
2 OF 2

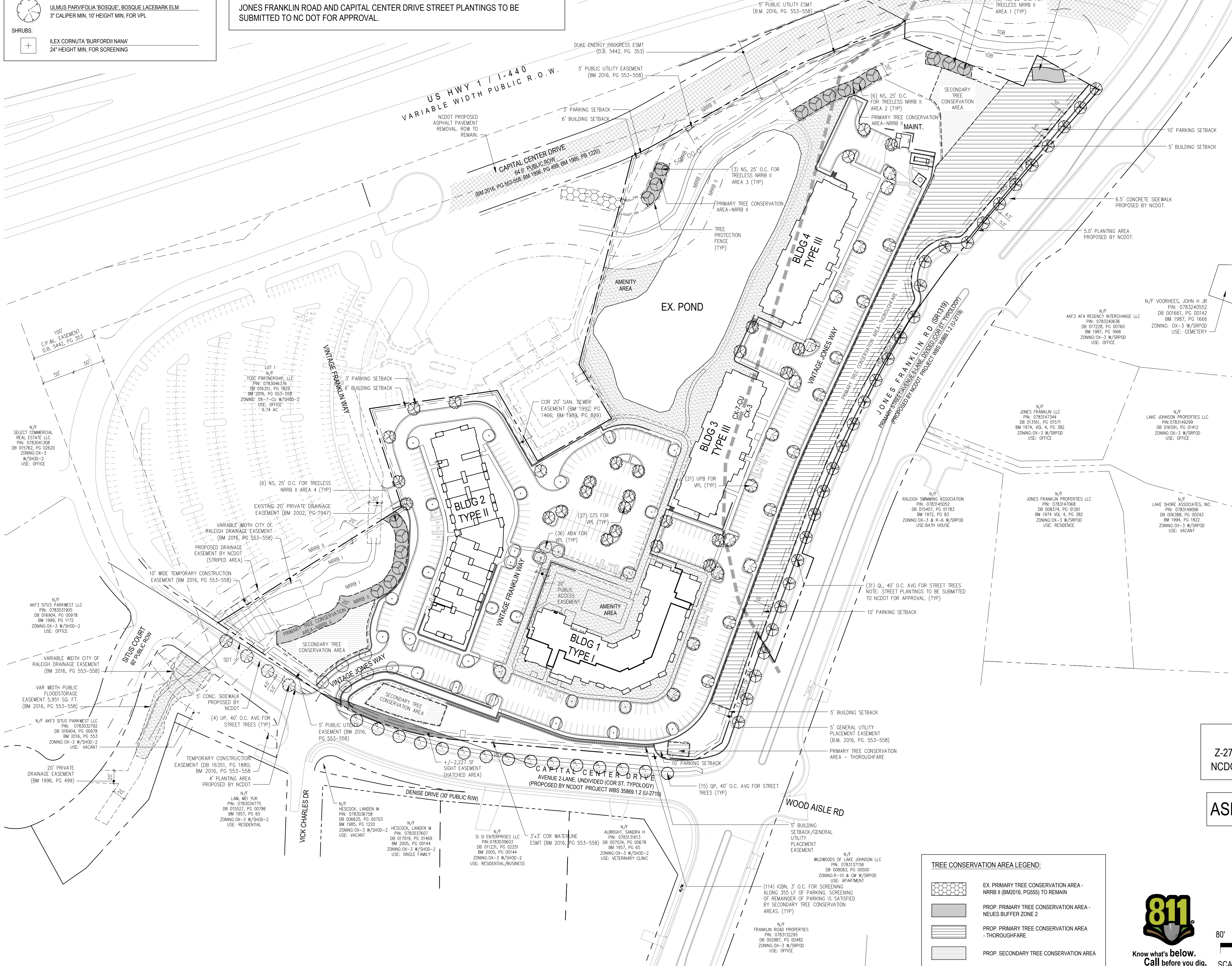
DWG. NO. ASR.4.00



PLANT LEGEND	
TREES	
	ACER BUERGERIANUM 'AERYN', TRIDENT MAPLE 3" CALIPER MIN, 10' HEIGHT MIN, FOR VPL
	GLEDTISIA TRIACANTHOS VAR. INERIS, SHADMASTER 3" CALIPER MIN, 10' HEIGHT MIN, FOR VPL
	NYSSA SYLVATICA, BLACK GUM 10 GALLON MIN, FOR TREELESS NEUSE BUFFER ZONE 2
	QUERCUS LYRATA, OVERCUP OAK 3" CALIPER MIN, 10' HEIGHT MIN, FOR STREET TREE
	QUERCUS PHellos, WILLOW OAK 3" CALIPER MIN, 10' HEIGHT MIN, FOR STREET TREE
	ULMUS PARVIFOLIA 'BOSQUE', BOSQUE LACEBARK ELM 3" CALIPER MIN, 10' HEIGHT MIN, FOR VPL
SHRUBS	
	ILEX CORNUTA 'BURFORDI NANA' 24" HEIGHT MIN, FOR SCREENING

PLANT LIST - THIS SHEET ONLY						
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
35	ABA	Acer buergerianum 'Aeryn'	Aeryn Trident Maple	3" MIN	10' MIN	VPL
27	GTS	Gleditsia triacanthos var. inermis 'Shadmaster'	Shadmaster Thornless Honeylocust	3" MIN	10' MIN	VPL
18	NS	Nyssa sylvatica	Black Gum	10 GALLON MIN		NRBB II
31	QL	Quercus lyrata	Overcup Oak	3" MIN	10' MIN	Street Tree
15	QP	Quercus Phellos	Willow Oak	3" MIN	10' MIN	Street Tree
21	LPB	Ulmus Parvifolia 'Bosque'	Bosque Lacebark Elm	3" MIN	10' MIN	VPL
4	LP	Ulmus Parvifolia 'Bosque'	Bosque Lacebark Elm	3" MIN	10' MIN	Street Tree
S H R U B S						
114	ICBN	Ilex cornuta 'Burfordi Nana'	Dwarf Burford Holly		24" MIN	Screening

JONES FRANKLIN ROAD AND CAPITAL CENTER DRIVE STREET PLANTINGS TO BE SUBMITTED TO NC DOT FOR APPROVAL.



City of Raleigh UDO Landscape & Screening Requirements			
Project: Vintage Jones Franklin			
Date: 02.25.2019 (Rev. 08.01.2019)			
Street Plantings & Street Protective Yard - Jones Franklin Road			
Street Typology	Avenue 6-Lane, Divided		
Yard Type:	C3 @ Parking Area Only		
Length of Parking Area	845 x 0.30 =	283.5	EA
Shrubs Required (Min. 18" H. 30 shrubs/100 LF = 0.3 /LF)			945
Shrubs Provided			0
Screening requirements are satisfied by Primary Tree Conservation Area fronting Jones Franklin Rd			
Length of Right of Way	1,266 / 40 =	31.65	EA
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)			31
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			31
Street Plantings & Street Protective Yard - Capital Center Drive			
Street Typology	Neighborhood Street		
Yard Type:	C3 @ Parking Area Only		
Length of Parking Area	348 x 0.30 =	104.4	EA
Shrubs Required (Min. 18" H. 30 shrubs/100 LF = 0.3 /LF)			314
Shrubs Provided			114
Length of Right of Way	819 / 40 =	20.475	EA
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)			20
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			19
Vehicle Parking Lot			
Vehicle Parking Lot Area	152,326.63 / 2000 =	76.163	SF
Shade Trees Required (3" cal. 10' ht. per 2,000 sq)			76
Shade Trees Provided (3" cal. 10' ht.)			82
Treeless Areas of Neuse Buffer Zone 2			
Length of Area 1	75.00 / 25 =	3.0	EA
Shade Trees Required (2 - 10 gallon shade tree per 50 LF)			3
Shade Trees Provided (2 - 10 gallon shade tree per 50 LF)			3
Length of Area 2	145.00 / 25 =	5.8	EA
Shade Trees Required (2 - 10 gallon shade tree per 50 LF)			6
Shade Trees Provided (2 - 10 gallon shade tree per 50 LF)			6
Length of Area 3	64.00 / 25 =	2.56	EA
Shade Trees Required (2 - 10 gallon shade tree per 50 LF)			3
Shade Trees Provided (2 - 10 gallon shade tree per 50 LF)			3
Length of Area 4	145.00 / 25 =	5.8	EA
Shade Trees Required (2 - 10 gallon shade tree per 50 LF)			6
Shade Trees Provided (2 - 10 gallon shade tree per 50 LF)			6

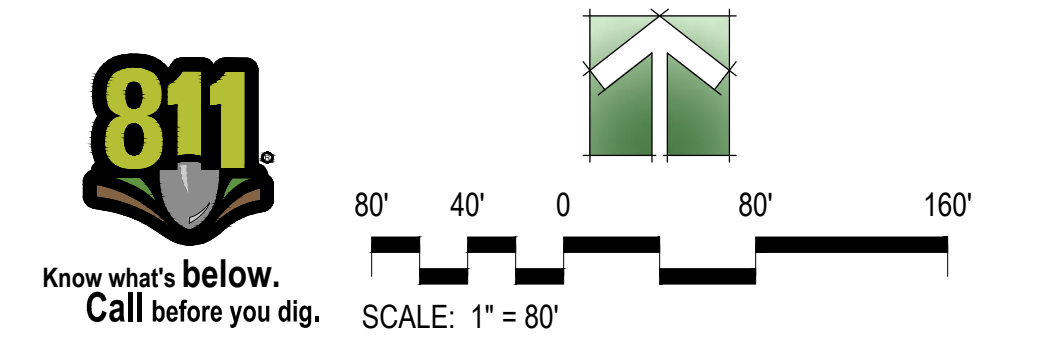
SEE LP3.1 FOR LANDSCAPE DETAILS AND NOTES.

REFERENCE
Z-27-86; S-12-2014; BM2016, PG553-558
NCDOT PROJECT WBS 35869.1.2 (U-2719)

ASR-SR-21-19/TA 589315

LANDSCAPE PLAN

TREE CONSERVATION AREA LEGEND:	
	EX. PRIMARY TREE CONSERVATION AREA - NRBB II (BM2016, PG556) TO REMAIN
	PROP. PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2
	PROP. PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
	PROP. SECONDARY TREE CONSERVATION AREA



Vintage Jones Franklin JV, LLC
Vintage Jones Franklin
Raleigh, NC

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

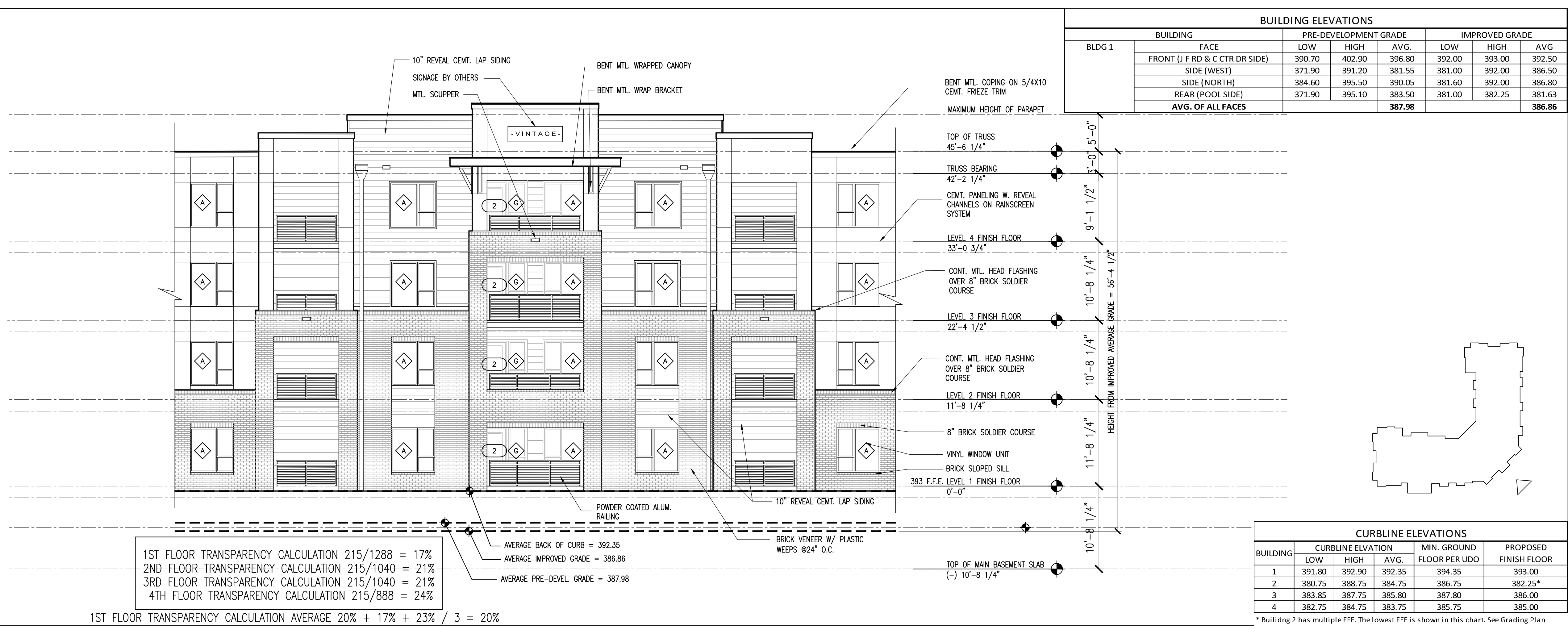
ADMINISTRATIVE SITE REVIEW

PROJECT:	CC-18059	DATE:
ISSUE:	Administrative Site	03.13.2019
REVISIONS:	1st Review Comments	05.29.2019
	2nd Review Comments	08.05.2019

DRAWN BY: SB, CHK
CHECKED BY: KT
CONTENT: LANDSCAPE PLAN

LP1.1

8/7/2019 8:12 AM \\18proj\18059_Jones-Franklin\4z_ARCHITECTURE_Sheets\CD_A3.01.1.dwg



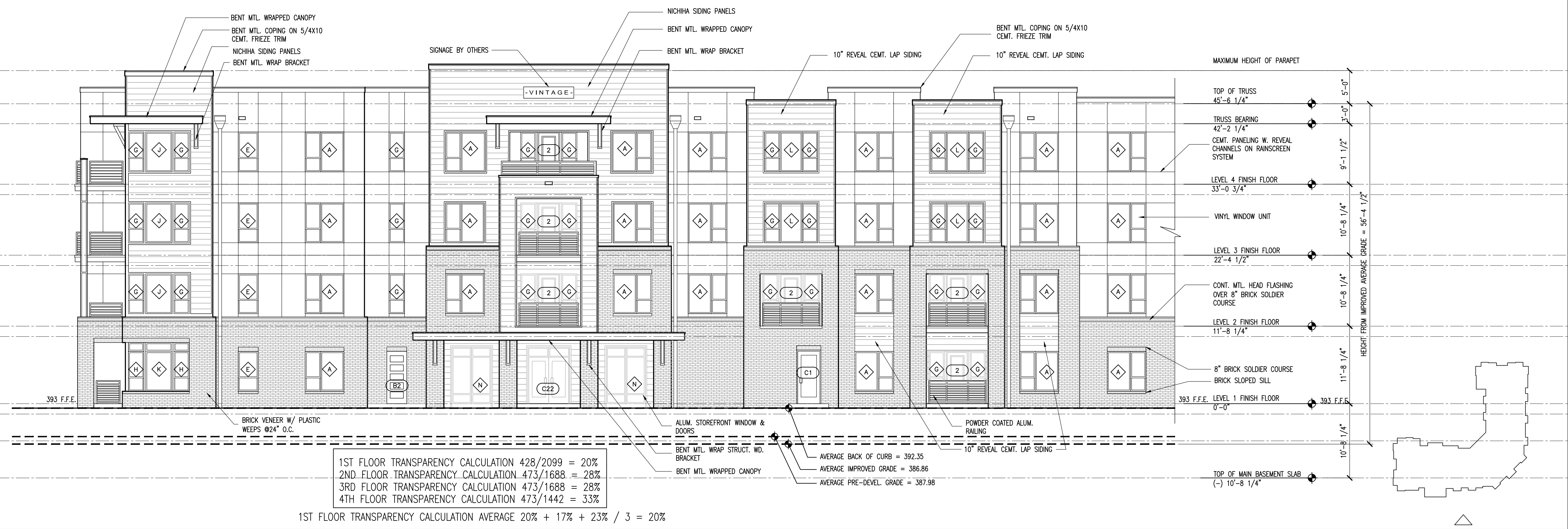
BUILDING ELEVATIONS							
BLDG 1	BUILDING FACE	PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
		LOW	HIGH	AVG.	LOW	HIGH	AVG.
	FRONT (J F RD & C CTR DR SIDE)	390.70	402.90	396.80	392.00	393.00	392.50
	SIDE (WEST)	371.90	391.20	381.55	381.00	392.00	386.50
	SIDE (NORTH)	384.60	395.50	390.05	381.60	392.00	386.80
	REAR (POOL SIDE)	371.90	395.10	383.50	381.00	382.25	381.63
	AVG. OF ALL FACES			387.98			386.86

BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	391.80	392.90	392.35	394.35	393.00
2	380.75	388.75	384.75	386.75	382.25*
3	383.85	387.75	385.80	387.80	386.00
4	382.75	384.75	383.75	385.75	385.00

1ST FLOOR TRANSPARENCY CALCULATION 215/1288 = 17%
 2ND FLOOR TRANSPARENCY CALCULATION 215/1040 = 21%
 3RD FLOOR TRANSPARENCY CALCULATION 215/1040 = 21%
 4TH FLOOR TRANSPARENCY CALCULATION 215/888 = 24%

1ST FLOOR TRANSPARENCY CALCULATION AVERAGE 20% + 17% + 23% / 3 = 20%

BUILDING NO. "1" - FRONT ELEVATION - JONES FRANKLIN & CAPITAL CENTER DRIVE SIDE CONT.
 SCALE: 1/8" = 1'-0" 2



1ST FLOOR TRANSPARENCY CALCULATION 428/2099 = 20%
 2ND FLOOR TRANSPARENCY CALCULATION 473/1688 = 28%
 3RD FLOOR TRANSPARENCY CALCULATION 473/1688 = 28%
 4TH FLOOR TRANSPARENCY CALCULATION 473/1442 = 33%

1ST FLOOR TRANSPARENCY CALCULATION AVERAGE 20% + 17% + 23% / 3 = 20%

BUILDING NO. "1" - FRONT ELEVATION - CAPITAL CENTER DR. SIDE CONT.
 SCALE: 1/8" = 1'-0" 1

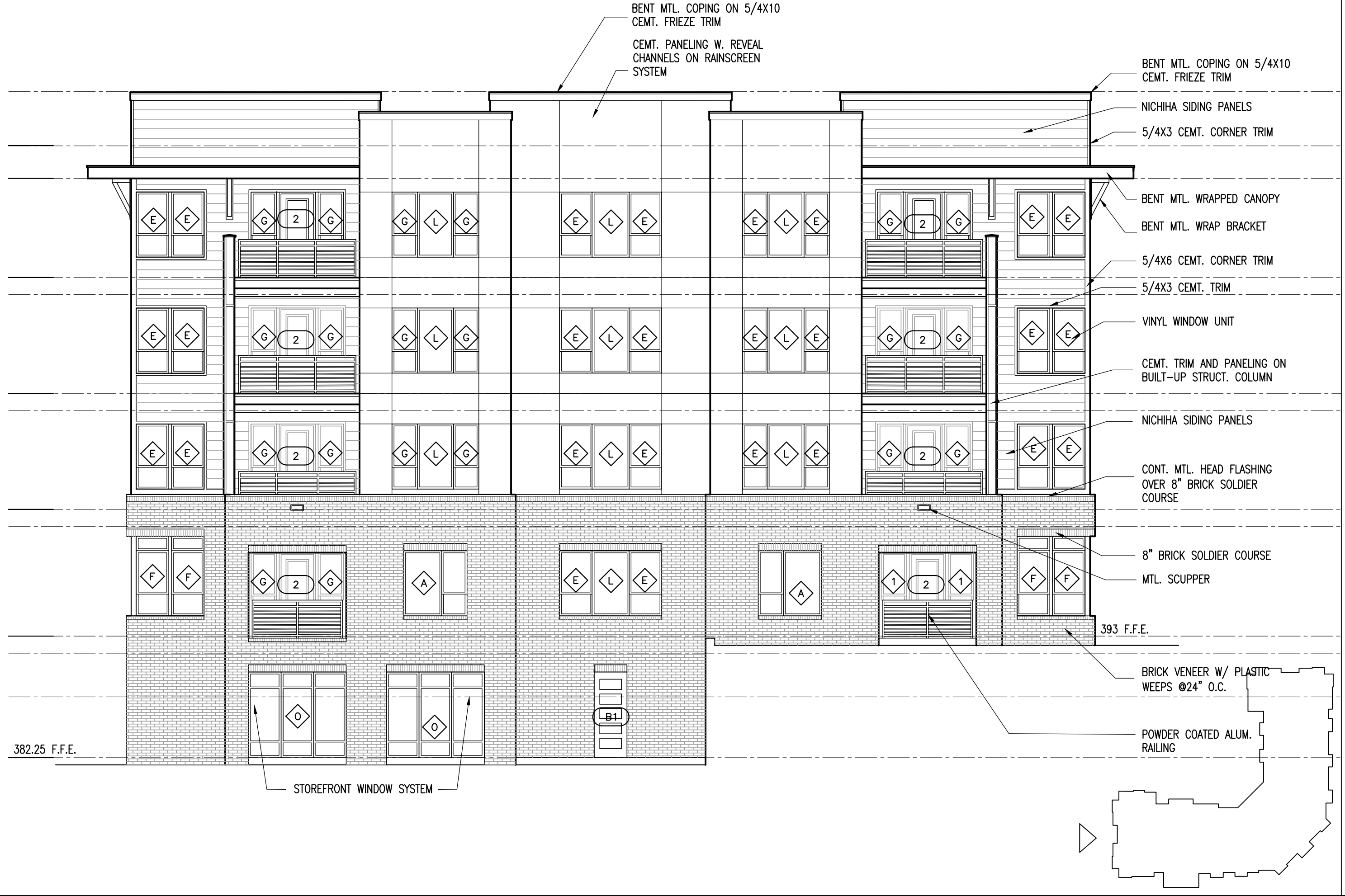
JDAVIS
 510 South Wilmington St., Raleigh, NC 27601 | Tel: 919.835.1500
 1518 Walnut St., Suite 1308 | Philadelphia, PA 19102 | Tel: 215.545.0121
VINTAGE
 JONES FRANKLIN
 Vintage Jones Franklin JV, LLC
 Vintage Jones Franklin
 Raleigh, NC

NOT FOR CONSTRUCTION

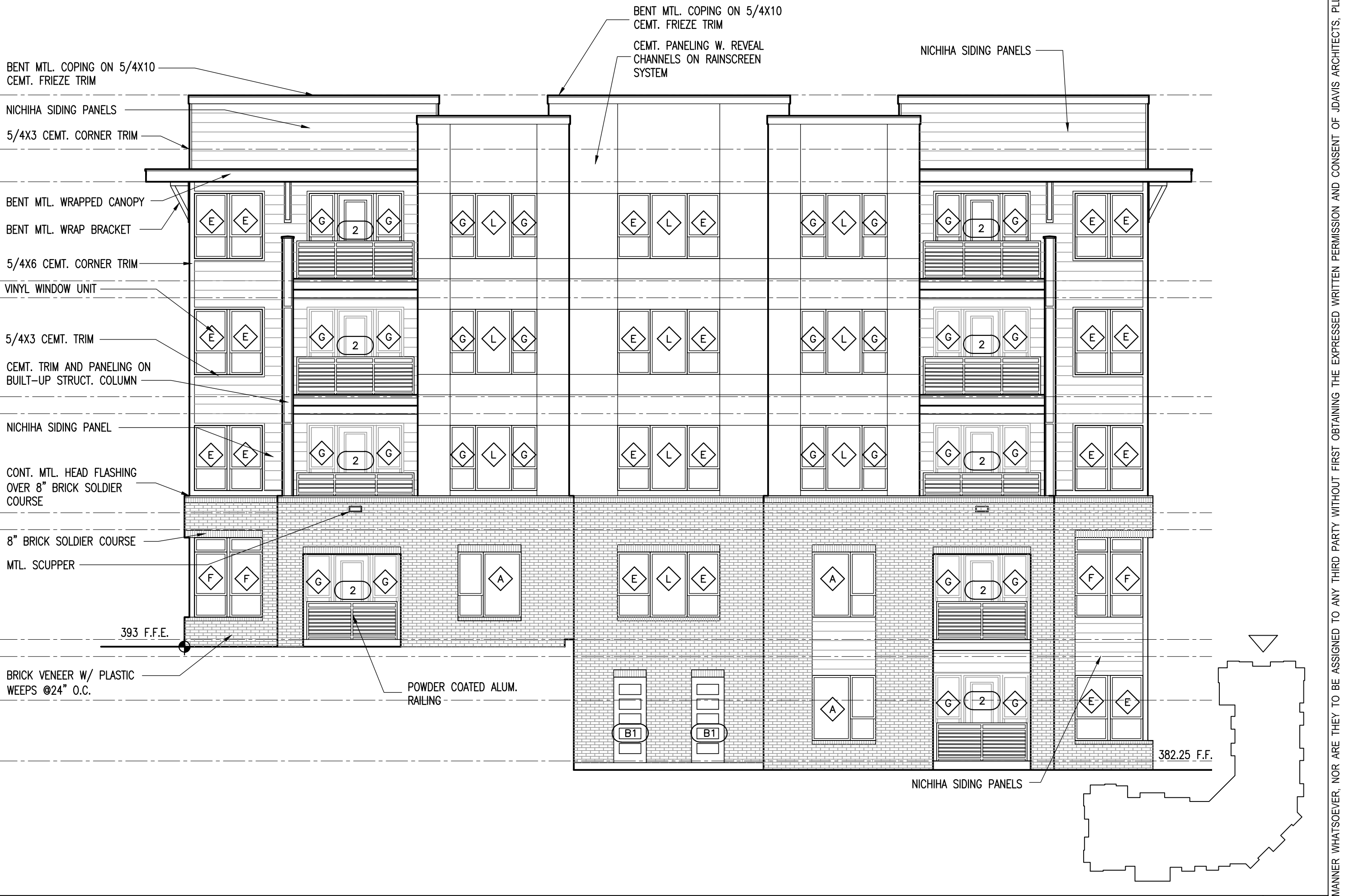
REVISIONS		
PROJECT:	18059	DATE
ISSUE:		Start Date
	50% DD Set	03.08.2019
	100% DD Set	04.05.2019
	50% CD Set	07.03.2019
DRAWN BY:		
CHECKED BY:		
CONTENT: BUILDING 1		
EXTERIOR ELEVATIONS		

A3.01.1

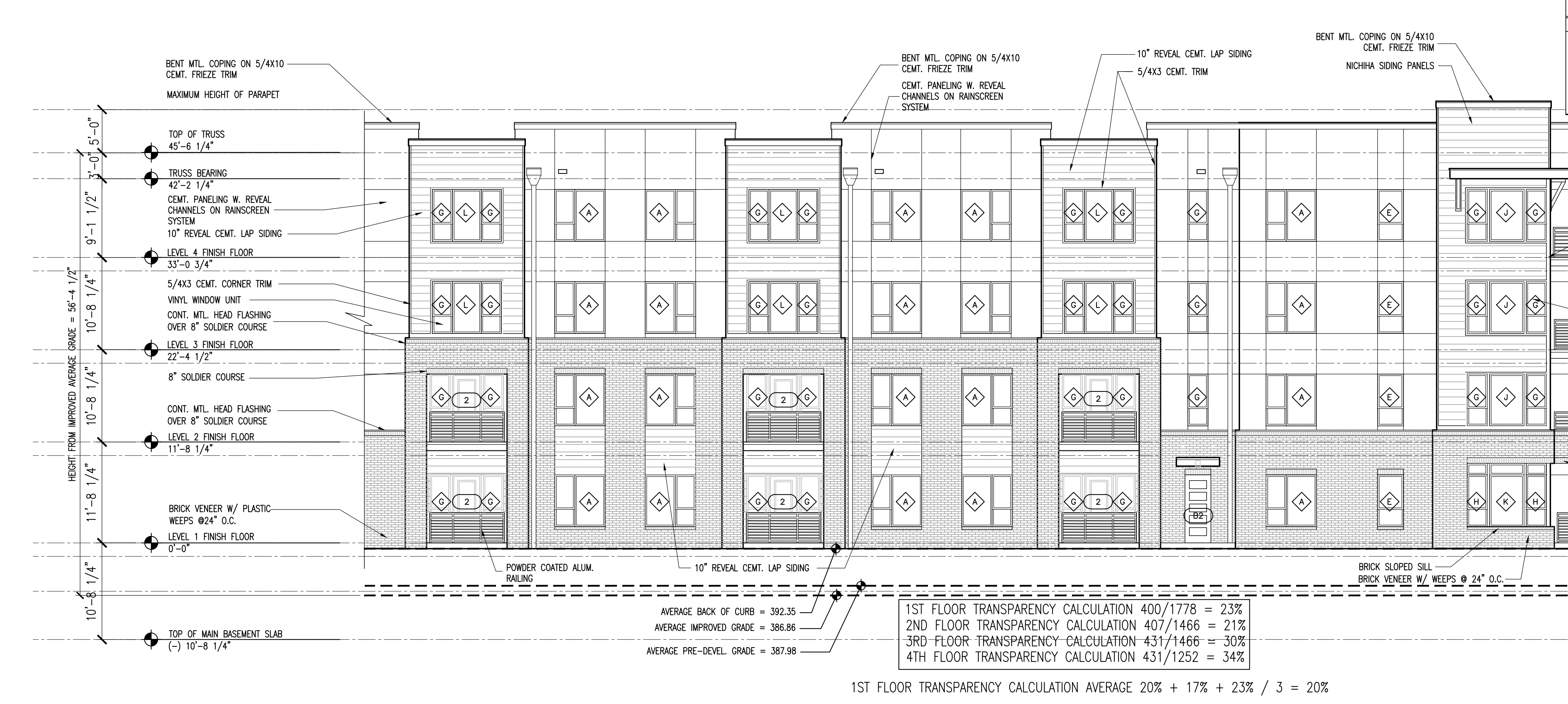
©2019 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC



BUILDING NO. "1" - SIDE ELEVATION - WEST
SCALE: 1/8" = 1'-0" **3**



BUILDING NO. "1" - SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0" **2**



BLDG 1	BUILDING FACE	PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
		LOW	HIGH	AVG.	LOW	HIGH	AVG.
	FRONT (J F RD & C CTR DR SIDE)	390.70	402.90	396.80	392.00	393.00	392.50
	SIDE (WEST)	371.90	391.20	381.55	381.00	392.00	386.50
	SIDE (NORTH)	384.60	395.50	390.05	381.60	392.00	386.80
	REAR (POOL SIDE)	371.90	395.10	383.50	381.00	382.25	381.63
	AVG. OF ALL FACES			387.98			386.86

CURBLINE ELEVATIONS	
BUILDING	CURBLINE ELVATION
1	391.80
2	380.75
3	383.85
4	382.75

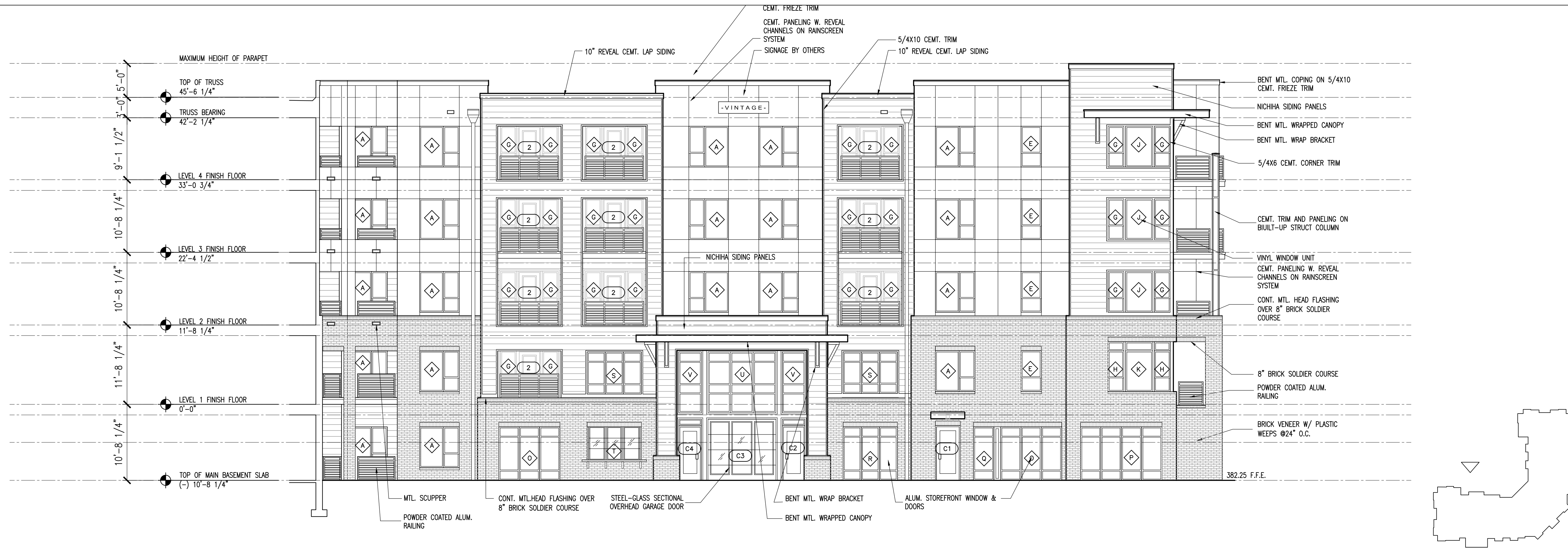
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	391.80	392.90	392.35	394.35	393.00
2	380.75	388.75	384.75	386.75	382.25*
3	383.85	387.75	385.80	387.80	386.00
4	382.75	384.75	383.75	385.75	385.00

1ST FLOOR TRANSPARENCY CALCULATION $400/1778 = 23\%$
 2ND FLOOR TRANSPARENCY CALCULATION $407/1466 = 21\%$
 3RD FLOOR TRANSPARENCY CALCULATION $431/1466 = 30\%$
 4TH FLOOR TRANSPARENCY CALCULATION $431/1252 = 34\%$
 1ST FLOOR TRANSPARENCY CALCULATION AVERAGE $20\% + 17\% + 23\% / 3 = 20\%$

BUILDING NO. "1" - FRONT ELEVATION - JONES FRANKLIN RD. SIDE CONT.
SCALE: 1/8" = 1'-0" **1**

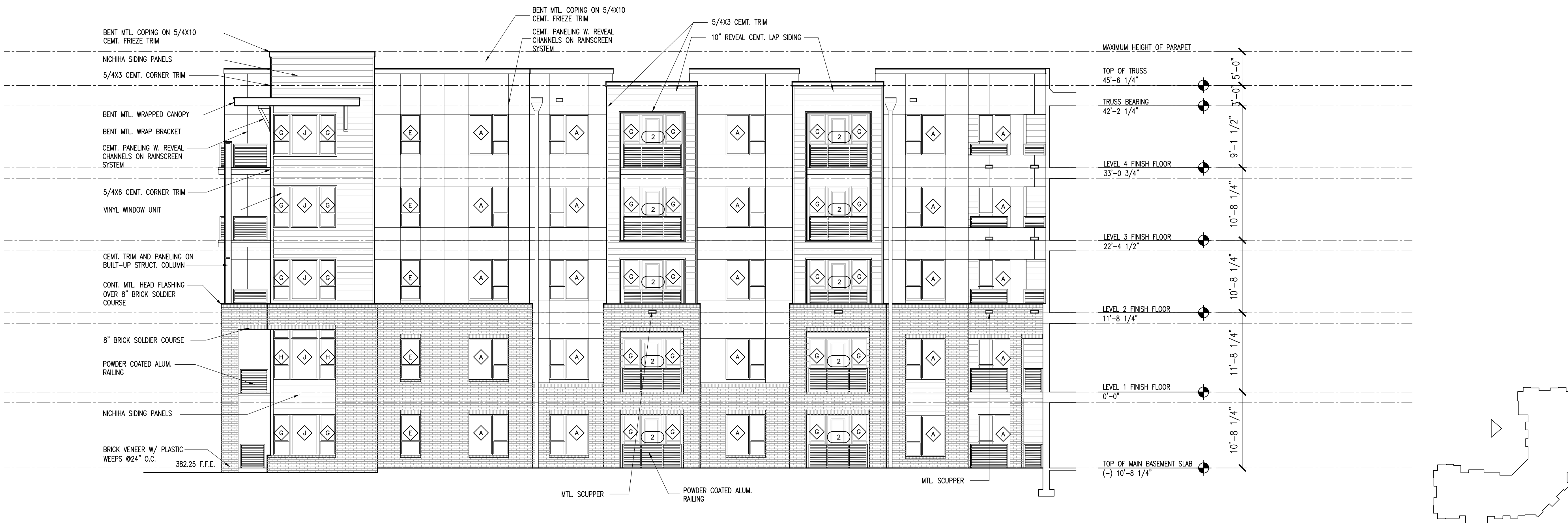
©2015 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC

8/7/2019 8:15 AM \\18pro1\18059_Jones-Franklin\42_ARCHITECTURE\Sheets\CD_A3.01.3.dwg



BUILDING NO. "1" - REAR ELEVATION - POOL SIDE CONT.
SCALE: 1/8" = 1'-0"

2



BUILDING NO. "1" - REAR ELEVATION - POOL SIDE CONT.
SCALE: 1/8" = 1'-0"

1

Vintage Jones Franklin JV, LLC
Vintage Jones Franklin
Raleigh, NC

NOT FOR
CONSTRUCTION

DATE	
PROJECT:	18059 Start Date
ISSUE:	
50% DD Set	03.08.2019
100% DD Set	04.05.2019
50% CD Set	07.03.2019
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
CONTENT: BUILDING 1	
EXTERIOR ELEVATIONS	

A3.01.3

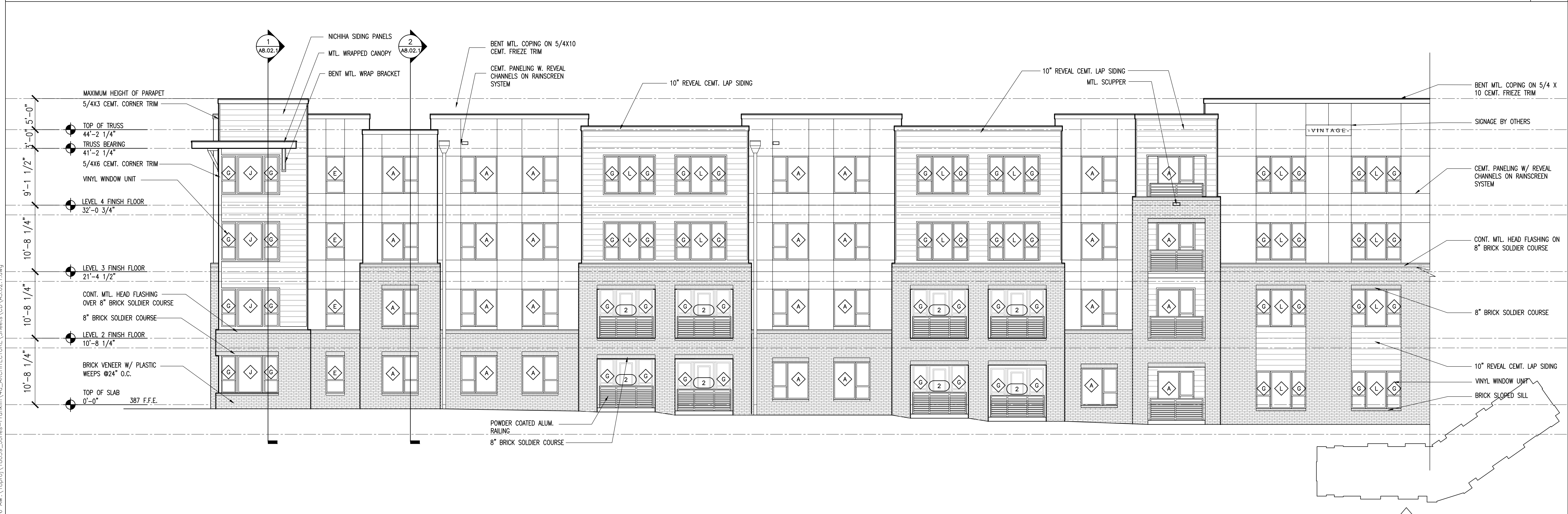
JDAVIS
510 South Wilmington St., Raleigh, NC 27601 | tel 919.835.1500
1518 Walnut St., Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121



©2019 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC



BUILDING NO. "2" - REAR ELEVATION - EAST/ FACING BUILDING NO. 1 SIDE CONT. 2
SCALE: 1/8" = 1'-0"



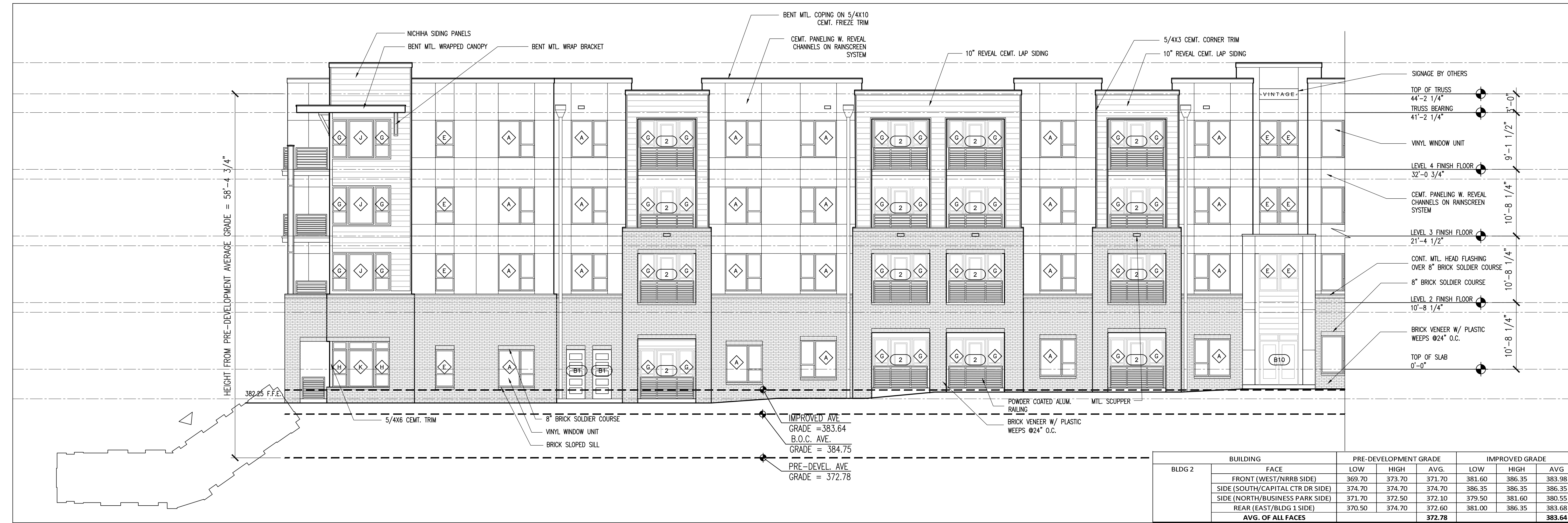
BUILDING NO. "2" - REAR ELEVATION - EAST/FACING BUILDING NO. 1 SIDE CONT. 1
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT:	18059	DATE
ISSUE:		Start Date
	50% DD Set	03.08.2019
	100% DD Set	04.05.2019
	50% CD Set	07.03.2019
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING 2	
	EXTERIOR ELEVATIONS	

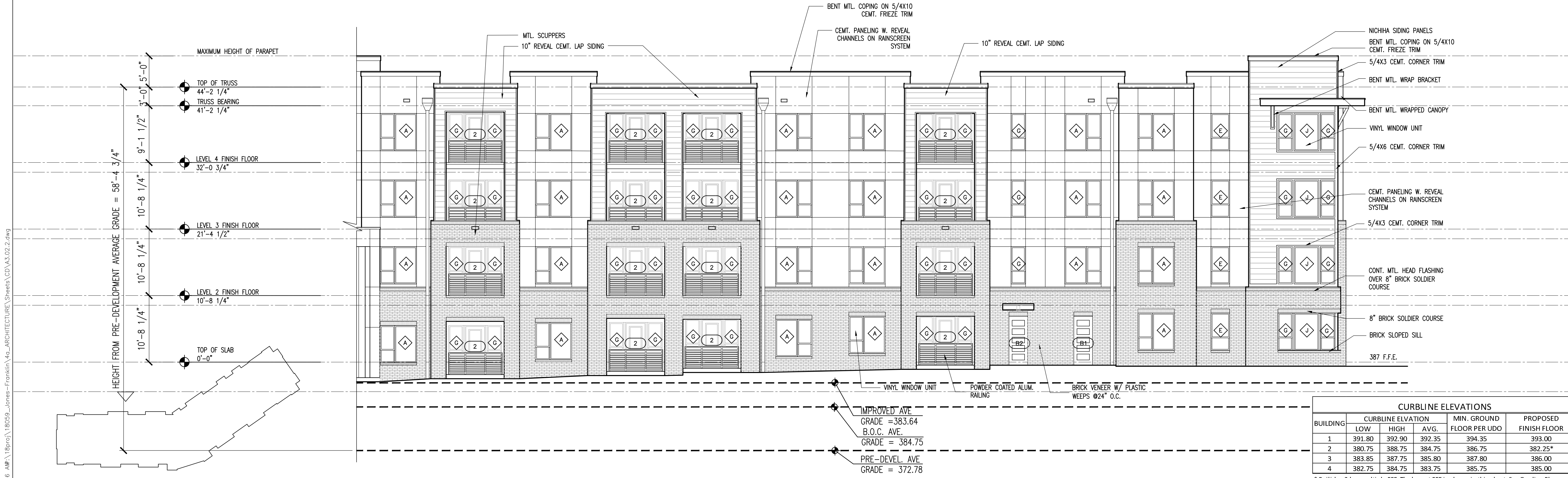
8/7/2019 8:16 AM \\18059_Jones-Franklin\4a_ARCHITECTURE\Sheets\CD\A3.02.1.dwg

©2019 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC



BLDG 2	BUILDING FACE	PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
		LOW	HIGH	AVG.	LOW	HIGH	AVG.
	FRONT (WEST/NRRB SIDE)	369.70	373.70	371.70	381.60	386.35	383.98
	SIDE (SOUTH/CAPITAL CTR DR SIDE)	374.70	374.70	374.70	386.35	386.35	386.35
	SIDE (NORTH/BUSINESS PARK SIDE)	371.70	372.50	372.10	379.50	381.60	380.55
	REAR (EAST/BLDG 1 SIDE)	370.50	374.70	372.60	381.00	386.35	383.68
	AVG. OF ALL FACES			372.78			383.64

BUILDING NO. "2" - FRONT ELEVATION - WEST NRRB SIDE CONT. SCALE: 1/8" = 1'-0" 2



BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDD	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	391.80	392.90	392.35	394.35	393.00
2	380.75	388.75	384.75	386.75	382.25*
3	383.85	387.75	385.80	387.80	386.00
4	382.75	384.75	383.75	385.75	385.00

BUILDING NO. "2" - FRONT ELEVATION - WEST NRRB SIDE CONT. SCALE: 1/8" = 1'-0" 1

NOT FOR CONSTRUCTION

PROJECT:	18059	DATE	Start Date
ISSUE:			
	50% DD Set		03.08.2019
	100% DD Set		04.05.2019
	50% CD Set		07.03.2019

DRAWN BY: _____
CHECKED BY: _____
CONTENT: BUILDING 2
EXTERIOR ELEVATIONS

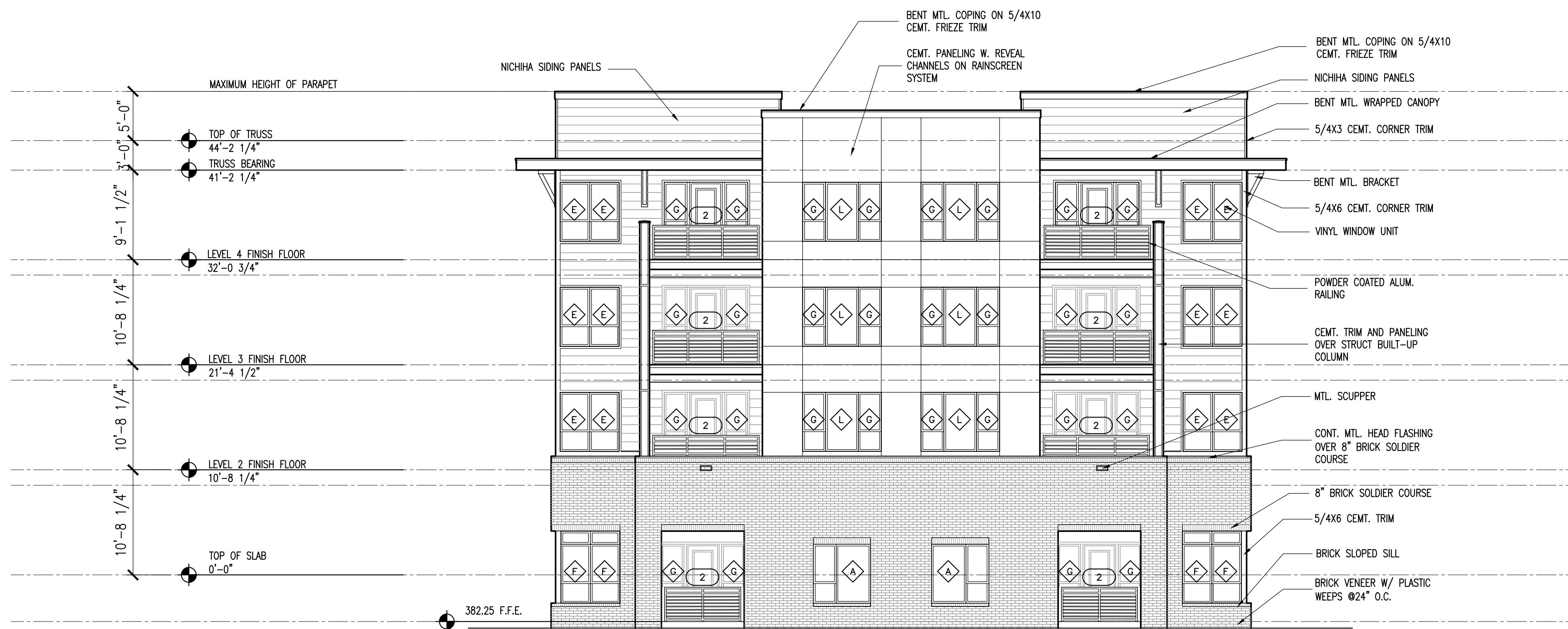
8/7/2019, 8:16 AM \\18059_Jones-Franklin_4z_ARCHITECTURE_Sheets\CD_A3.02.2.dwg

©2019 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC.



BUILDING NO. "2" - SIDE ELEVATION - SOUTH CAPITAL CENTER DRIVE SIDE
SCALE: 1/8" = 1'-0"

2

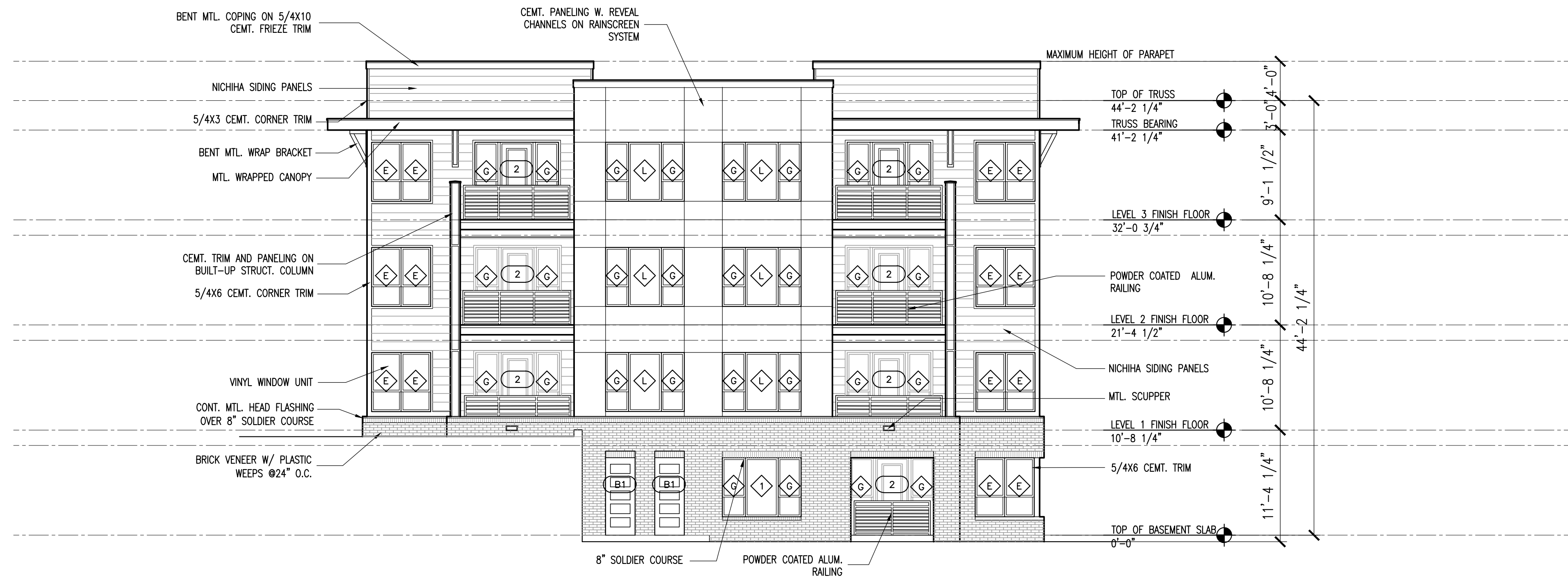


BUILDING NO. "2" - SIDE ELEVATION - NORTH BUSINESS PARK SIDE
SCALE: 1/8" = 1'-0"

1

NOT FOR CONSTRUCTION

REVISIONS:		DATE
PROJECT:	18059	Start Date
ISSUE:	ISSUE	
	50% DD Set	03.08.2019
	100% DD Set	04.05.2019
	50% CD Set	07.03.2019
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING 2	
	EXTERIOR ELEVATIONS	

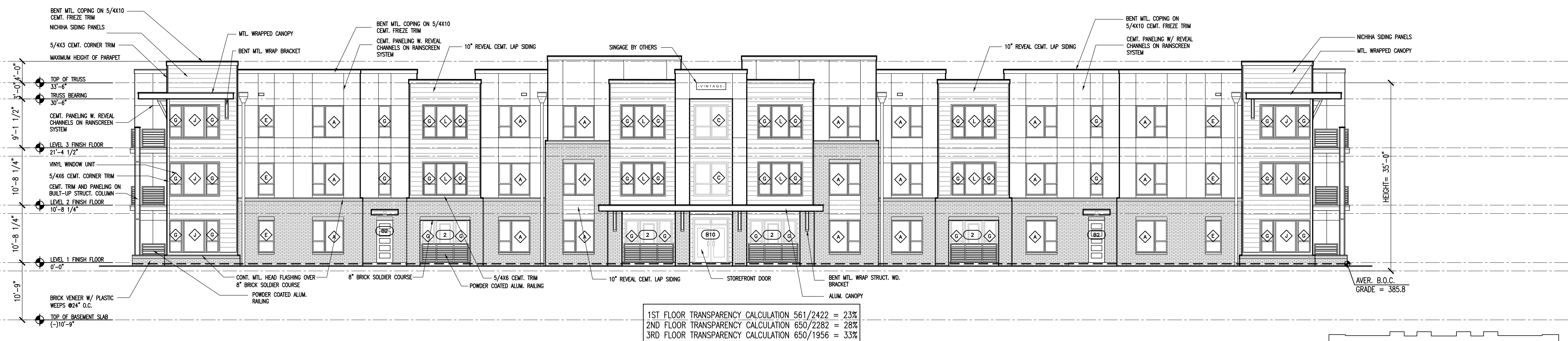


BUILDING NO. "3" - SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

2

BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	391.80	392.90	392.35	394.35	393.00
2	380.75	388.75	384.75	386.75	382.25*
3	383.85	387.75	385.80	387.80	386.00
4	382.75	384.75	383.75	385.75	385.00

* Building 2 has multiple FFE. The lowest FFE is shown in this chart. See Grading Plan



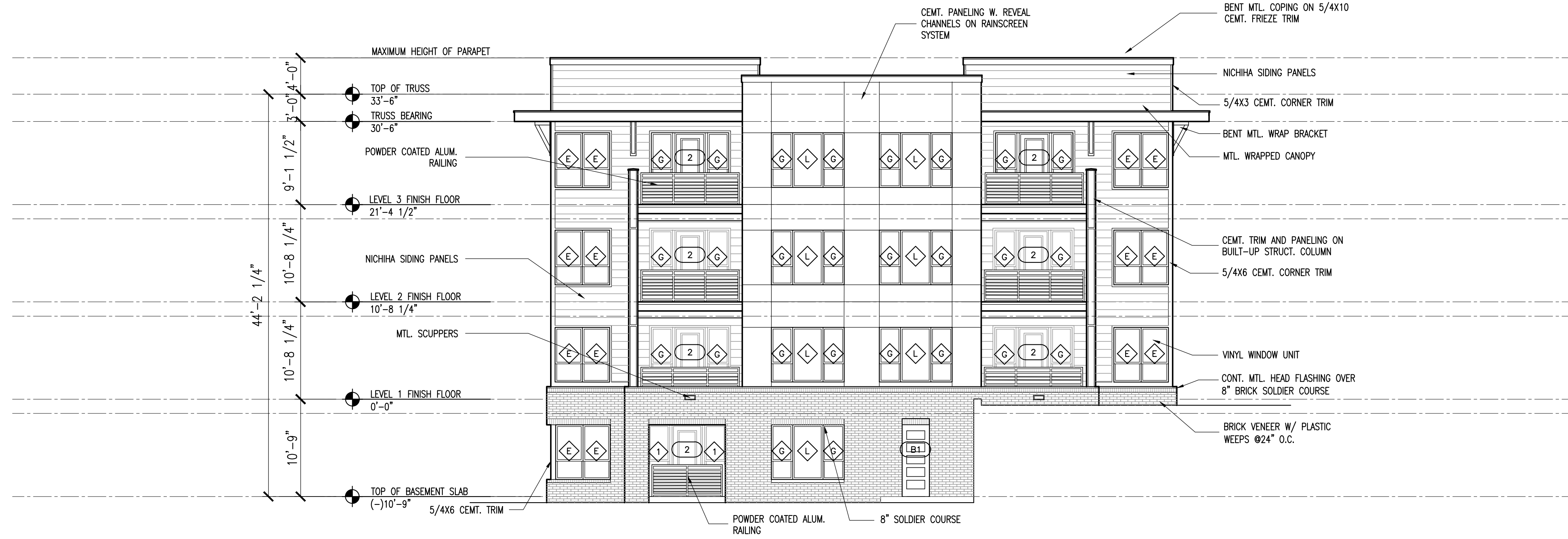
1ST FLOOR TRANSPARENCY CALCULATION 561/2422 = 23%
2ND FLOOR TRANSPARENCY CALCULATION 650/2282 = 28%
3RD FLOOR TRANSPARENCY CALCULATION 650/1956 = 33%

BUILDING NO. "3" - FRONT ELEVATION - JONES FRANKLIN RD. SIDE
SCALE: 3/32" = 1'-0"

1

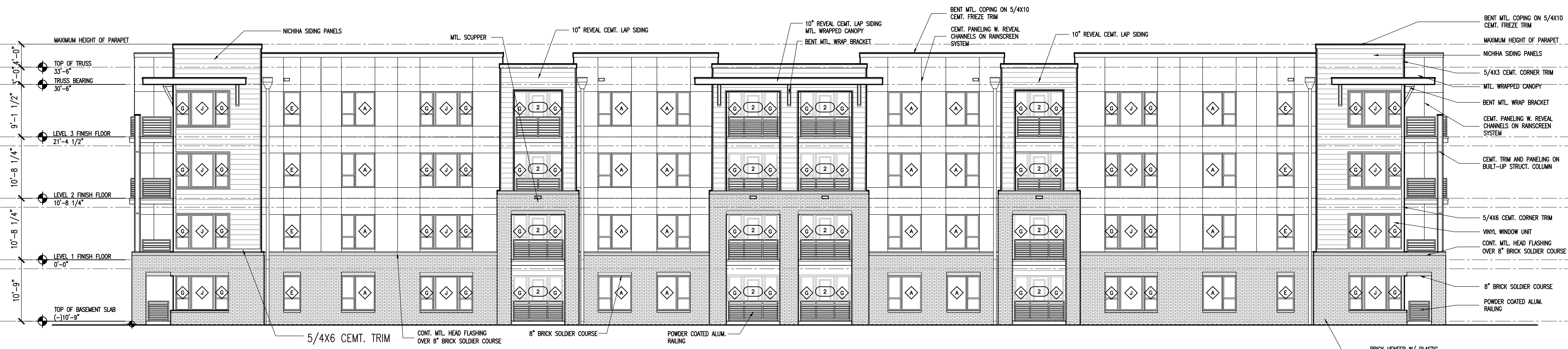
NOT FOR CONSTRUCTION

PROJECT:	18059	DATE
ISSUE:		Start Date
	50% DD Set	03.08.2019
	100% DD Set	04.05.2019
	50% CD Set	07.03.2019
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING 3	
	EXTERIOR ELEVATIONS	



BUILDING NO. "3" - SIDE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

2

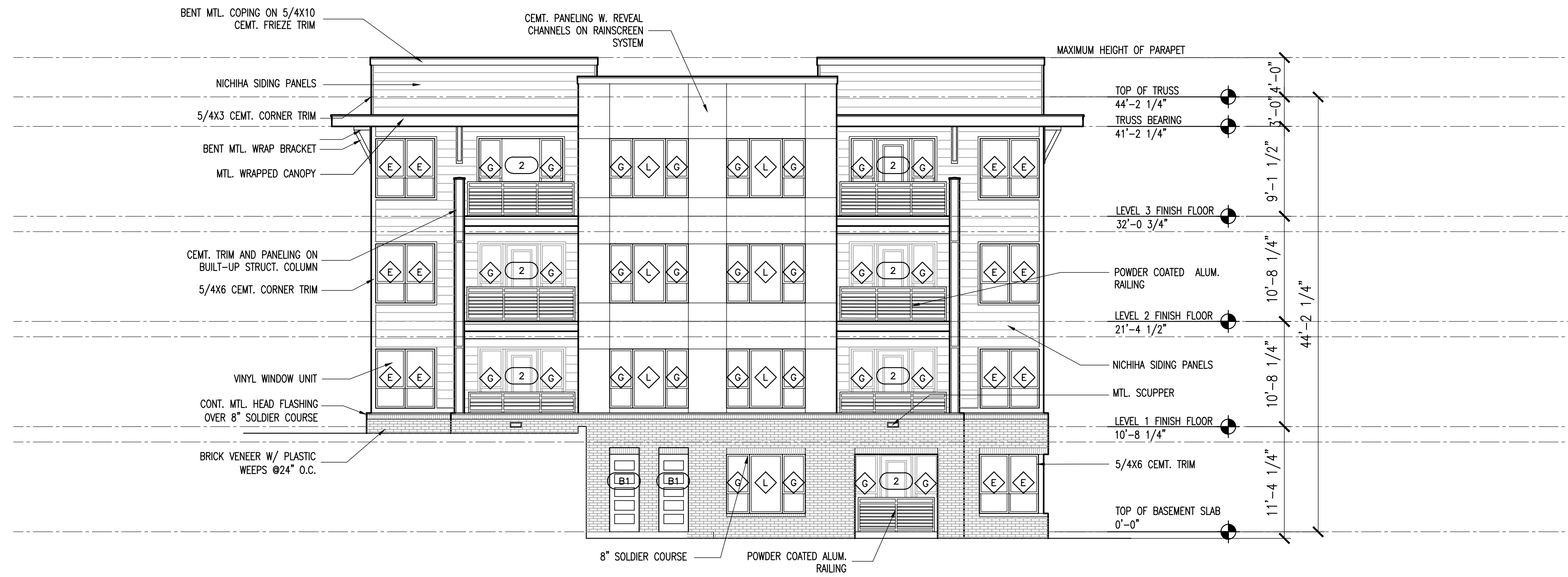


BUILDING NO. "3" - REAR ELEVATION - POND SIDE
SCALE: 3/32" = 1'-0"

1

NOT FOR
CONSTRUCTION

PROJECT:	18059	DATE
ISSUE:		Start Date
	50% DD Set	03.08.2019
	100% DD Set	04.05.2019
	50% CD Set	07.03.2019
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING 3 EXTERIOR ELEVATIONS	

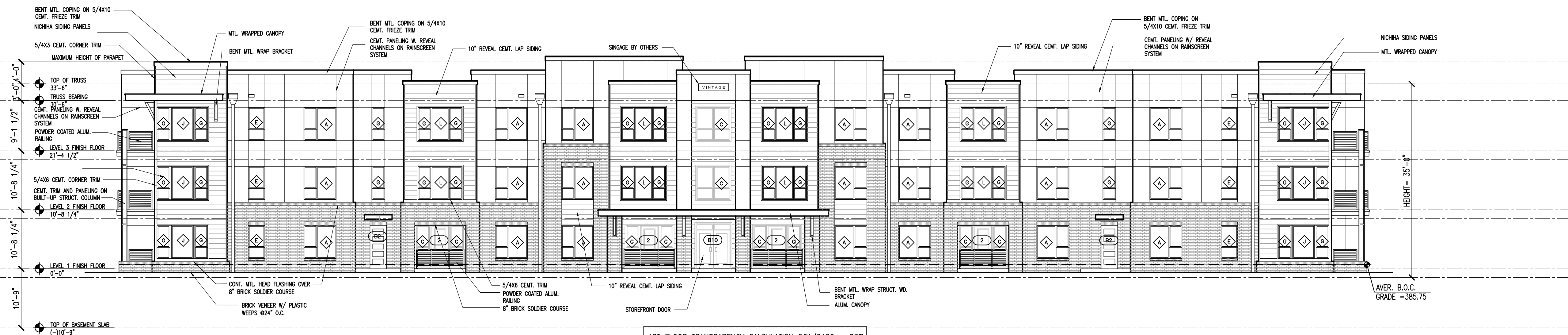


BUILDING NO. "4" - SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

2

BUILDING	CURBLINE ELVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	391.80	392.90	392.35	394.35	393.00
2	380.75	388.75	384.75	386.75	382.25*
3	383.85	387.75	385.80	387.80	386.00
4	382.75	384.75	383.75	385.75	385.00

* Building 2 has multiple FFE. The lowest FFE is shown in this chart. See Grading Plan



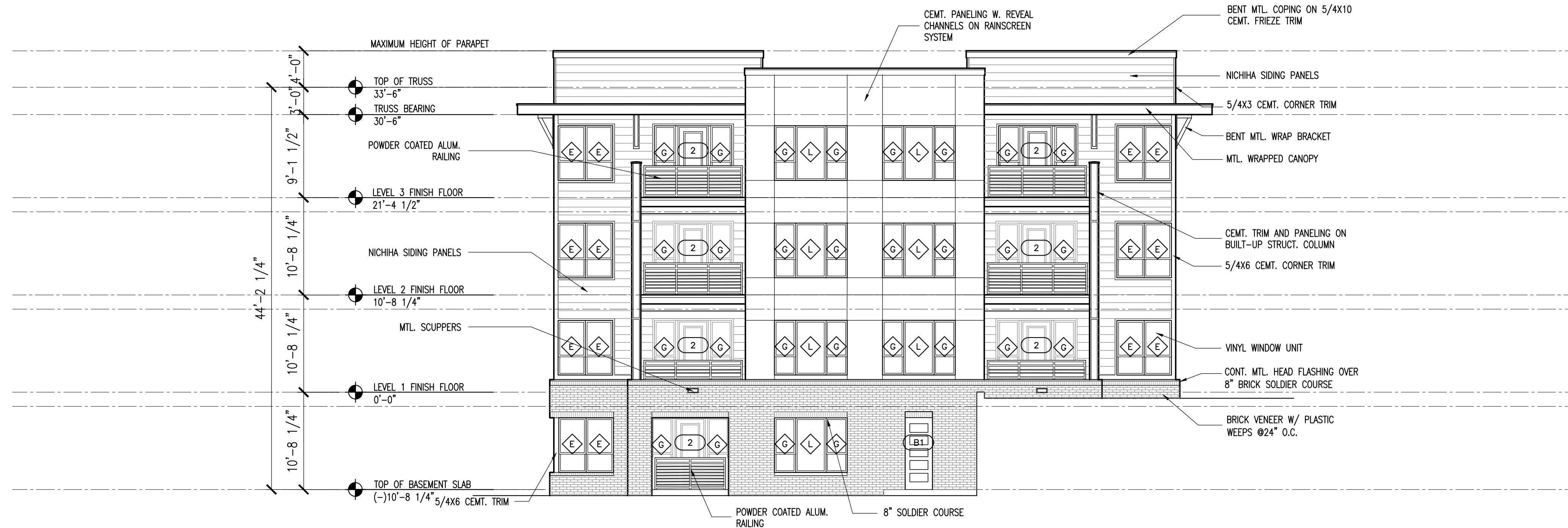
1ST FLOOR TRANSPARENCY CALCULATION 561/2422 = 23%
2ND FLOOR TRANSPARENCY CALCULATION 650/2282 = 28%
3RD FLOOR TRANSPARENCY CALCULATION 650/1956 = 33%

BUILDING NO. "4" - FRONT ELEVATION - JONES FRANKLIN RD. SIDE
SCALE: 3/32" = 1'-0"

1

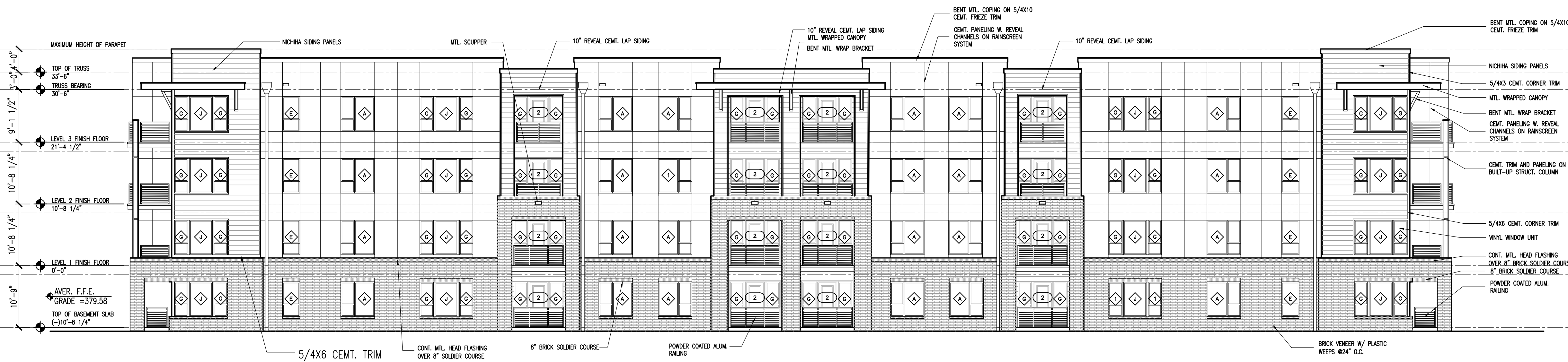
NOT FOR CONSTRUCTION

PROJECT:	18059	DATE
ISSUE:		Start Date
	50% DD Set	03.08.2019
	100% DD Set	04.05.2019
	50% CD Set	07.03.2019
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING 4	
	EXTERIOR ELEVATIONS	



BUILDING NO. "4" - SIDE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

2



BUILDING NO. "4" - REAR ELEVATION - POND SIDE
SCALE: 3/32" = 1'-0"

1

Vintage Jones Franklin JV, LLC
Vintage Jones Franklin
Raleigh, NC

NOT FOR CONSTRUCTION

PROJECT:	18059	DATE
ISSUE:		Start Date
	50% DD Set	03.08.2019
	100% DD Set	04.05.2019
	50% CD Set	07.03.2019
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING 4 EXTERIOR ELEVATIONS	

A3.04.2