



Administrative Approval Action

SR-31-18, Tin Roof Restaurant & Bar
Transaction # 550163, AA # 3870

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Glenwood Avenue and north side of West Lane Street. The site is addressed at 300 Glenwood Ave, which is inside City limits.

REQUEST: Change of use and expansion of an existing 3,752 square foot office building on a 0.13 acre tract zoned DX-7-SH. Final gross floor area will be 6,068 square feet for restaurant/bar use.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

A Design Adjustment was approved for UDO 8.3 providing relief from block perimeter requirements.

Variances to the provisions of the Raleigh Unified Development Ordinance were approved by the Board of Adjustment for the following:

- 1) A-47-18 – for complete relief from UDO Section 3.2.5.A.3 for an outdoor amenity area.
- 2) A-78-18 – for relief from UDO Section 8.5.1 for dedication of right-of-way on the north side of W Lane Street abutting the site.

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 submitted by Josh Crumpler, PE of Crumpler Consulting Services, PLLC, dated 9/17/18.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

3. Obtain required tree impact permits from the City of Raleigh.
4. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.



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PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

5. Comply with all conditions of A-47-18 and A-78-18.
6. A Final Plat shall be approved by the City and recorded with the Wake County Register of Deeds office for all right of way and easement dedications.
7. Provide fire flow analysis.

ENGINEERING

8. 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.
9. A sidewalk deed of easement for any public sidewalk on Private Property 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
10. Next Step: 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

11. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Right-of-Way, Utility / Stormwater Easement Dedications.

STORMWATER

12. Next Step: 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.

URBAN FORESTRY

13. A final inspection of required right of way tree protection areas by Urban Forestry staff must be completed.
14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.



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2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. Next Step: As-built drawings and associated forms showing compliance with UDO 9.2.2 are accepted by the Engineering Services Department
7. Next Step: Final inspection of all required right of way tree protection areas and right of way tree plantings by Urban Forestry Staff.

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

3-Year Expiration Date: 10-3-2021

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:(Planning Dir./Designee)

Date: 10/3/2018

Staff Coordinator: Ryan Boivin

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Tin Roof Restaurant and Bar	
	Development Case Number	SR-31-2018	
	Transaction Number	550163	
	Design Adjustment Number	DA - 84 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

KENNETH W. RITCHIE, PE, MPA
ENGINEERING AND INFRASTRUCTURE MANAGER

10/3/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for a Design Adjustment as it pertains to block perimeter. W Lane is an existing stub street that dead ends approximately 240' from the public right-of-way line at Glenwood Ave S that dead ends into a railroad track and then an existing building is on the opposite side of the tracks. Discussions have occurred with Transportation Planning and there does not exist any future plans to extend this section of W Lane St to make any future connections. Also, the lot requesting the design adjustment is the corner building within a block that is almost completely built out. Any potential roads through this property would create an irregular block face and immediately dead end into surrounding buildings.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Tin Roof Restaurant and Bar		
	Case Number SR-31-18		
	Transaction Number 550163		
	OWNER	Name Lanewood, LLC	
		Address 509 W. North Street	City Raleigh
		State NC	Zip Code 27603
	CONTACT	Name Josh Crumpler	Firm Crumpler Consulting Services, PLLC
		Address 2308 Ridge Road	City Raleigh
		State NC	Zip Code 27612
	REQUEST	Phone 919-755-0025	
Phone 919-413-1704			
I am seeking a Design Adjustment from the requirements set forth in the following:			
<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		- See page 2 for findings	
<input type="checkbox"/> UDO Art. 8.4 New Streets		- See page 3 for findings	
<input type="checkbox"/> UDO Art. 8.5 Existing Streets		- See page 4 for findings	
<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings		
Provide details about the request; (please attach a memorandum if additional space is needed):			
A design adjustment is being requested to seek relief of the requirement for block perimeter (UDO 8.3.2.A.2.B). The existing development adjacent to the site will not permit to meet the intent and requirement for the block perimeter (UDO 8.3.2.A.2.B).			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

7-21-18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



**DEVELOPMENT
SERVICES
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The existing development adjacent to the site will not permit to meet the intent and requirement for the block perimeter (UDO 8.3.2.A.2.B).
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The requested design adjustment conforms with the Comprehensive Plan and adopted City plans as the proposed use of the site meets the future land use plan and is designed to meet the adopted City plans.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment does not increase congestion or compromise safety as patterns are not being altered.
- D. The requested design adjustment does not create any lots without direct street Frontage;
All lots that are adjacent to the site have frontage along the public right of way.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- The presence of existing buildings and the site layout of developed properties prohibits meeting the block perimeter.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

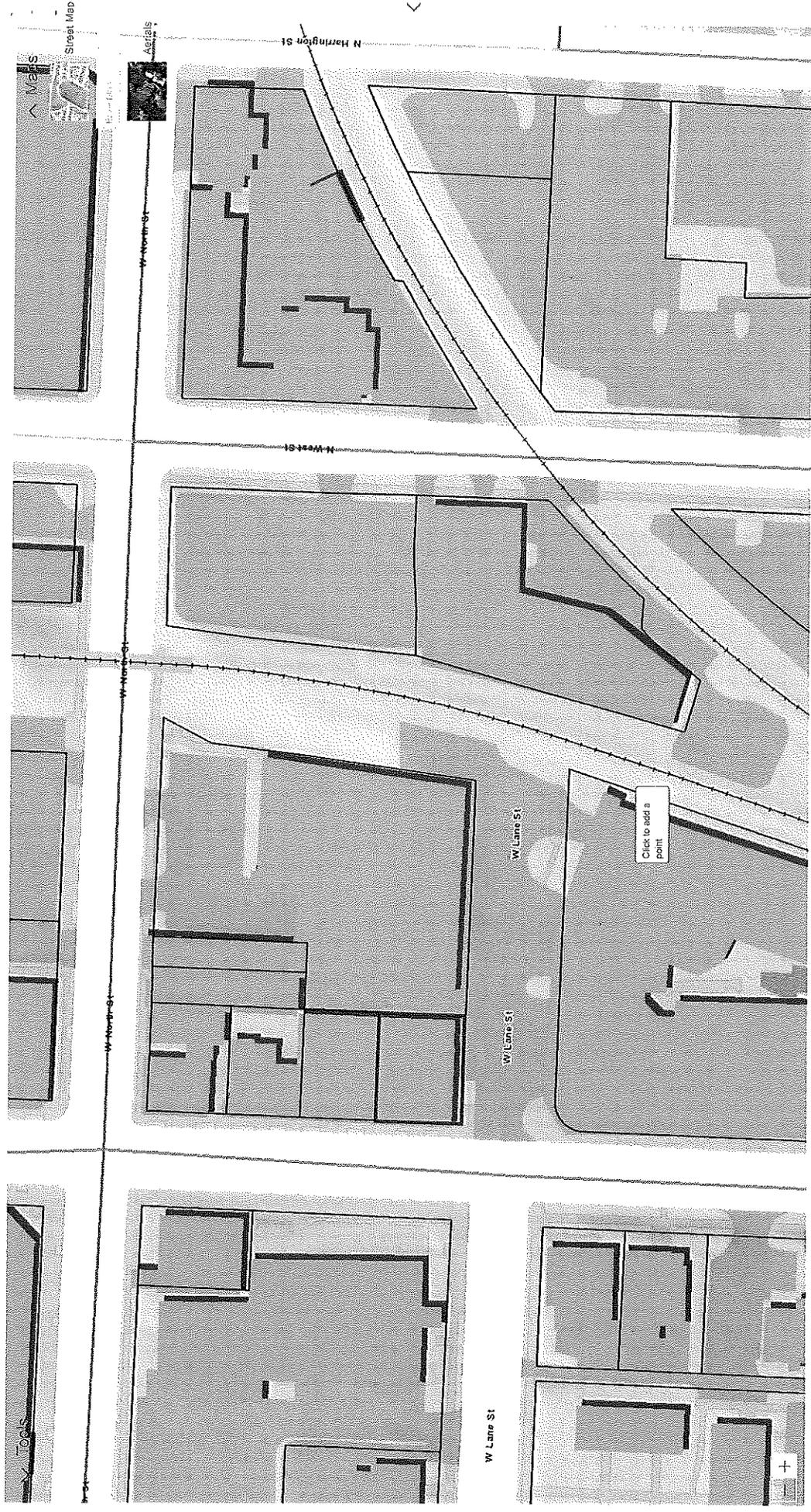
I, Royal Comer, a Notary Public do hereby certify that
S Charles Long personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 21 day of August, 2018.

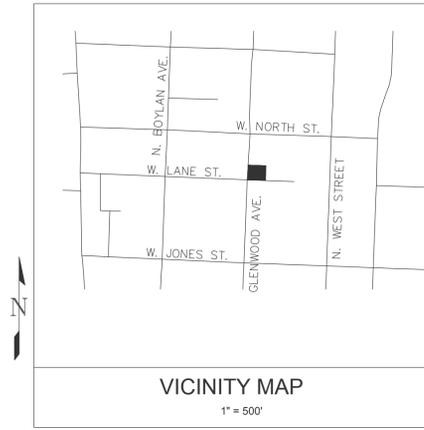


Notary Public Royal Comer

My Commission Expires: 1/21/2023



SITE PLANS FOR TIN ROOF RESTAURANT AND BAR



300 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SR-31-18
CITY OF RALEIGH TRANSACTION NUMBER: 550163

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISION
(A-47-18 - 6/11/18)

DECISION: APPROVED AS REQUESTED.

A-47-18 WHEREAS LANEWOOD LLC, PROPERTY OWNER, REQUESTS A VARIANCE AFFORDING COMPLETE RELIEF FROM THE OUTDOOR AMENITY AREA REQUIRED BY SECTION 3.2.5.A.3. OF THE UNIFIED DEVELOPMENT ORDINANCE IN ORDER TO PERMIT A CHANGE OF USE TO THE EXISTING GENERAL BUILDING TO ALLOW A RESTAURANT USE ON A .129 ACRE PARCEL ZONED DOWNTOWN MIXED USE-7-SHOPFRONT AND LOCATED AT 300 GLENWOOD AVENUE.

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISION
(A-78-18 - 8/13/18)

DECISION: APPROVED WITH THE CONDITION THE VARIANCE IS TIED TO THE DEVELOPMENT AS OUTLINED IN SR-31-18 THAT ALSO INCLUDES PROPOSED IMPROVEMENTS ALONG THE NORTH SIDE OF WEST LANE STREET ABUTTING THE SUBJECT PROPERTY.

A-78-18 WHEREAS LANEWOOD LLC, PROPERTY OWNER, REQUESTS A COMPLETE VARIANCE TO SECTION 8.5.1. OF THE UNIFIED DEVELOPMENT ORDINANCE SUCH THAT NO RIGHT-OF-WAY DEDICATION OR STREETScape IMPROVEMENTS ARE REQUIRED ALONG W. LANE STREET AS PART OF CHANGING THE USE OF THE EXISTING BUILDING TO A RESTAURANT AND BAR ON A .1ACRE PARCEL ZONED DOWNTOWN MIXED-USE-7-SHOPFRONT AND LOCATED AT 300 GLENWOOD AVENUE.

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SHEET	DESCRIPTION
C-1	COVER SHEET
C-2	EXISTING CONDITIONS AND DEMOLITION PLAN
C-3	SITE PLAN
C-4	GRADING AND STORMDRAINAGE PLAN
C-5	UTILITY PLAN
C-6	LANDSCAPING PLAN
D-1	DETAILS
D-2	DETAILS

PUBLIC IMPROVEMENT QUANTITIES TABLE	
NUMBER OF LOTS	0
NUMBER OF UNITS	0
LIVABLE BUILDINGS	0
OPEN SPACE	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF)	0
PUBLIC SIDEWALK (LF)	73
STREET SIGNS	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-3-B.

Administrative Site Review Application
(for UDO Districts only)

Development Services Customer Service Center | Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed Use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot
<input type="checkbox"/> Townhouse	Transaction Number
	Assigned Project Coordinator
	Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 545378

GENERAL INFORMATION

Development Name: **Tin Roof Restaurant and Bar**

Zoning District: **DX-7-SH** Overlay District (if applicable): _____ Inside City Limits? Yes No

Proposed Use: **Restaurant and Bar**

Property Address(es): **300 Glenwood Avenue** Major Street Location: _____

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **1704.18-40-6546** P.I.N. _____ P.I.N. _____

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Chapel Telecommunication Tower Religious Institution Residential Condo Retail Carriage Court
 Other: If other, please describe: **Commercial Restaurant and Bar**

WORK SCOPE Per City Code Section 10.2.B.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Change of Use and remodel of existing building from an office to a restaurant/bar.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act

CLIENT/DEVELOPER/OWNER
Company: **Lanewood, LLC** Name (s): **Charles Long**
Address: **509 W. North Street, Raleigh, NC 27603**
Phone: **919-272-3419** Email: **charles@centerline.net** Fax: _____

CONSULTANT (Contact Person for Plans)
Company: **Crumpler Consulting Services, PLLC** Name (s): **Josh Crumpler, PE**
Address: **2308 Ridge Road, Raleigh, NC 27612**
Phone: **919-413-1704** Email: **josh@crumplerconsulting.com** Fax: _____

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

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

Zoning Information	Building Information
Zoning District(s): DX-7-SH	Proposed building use(s): Restaurant/Bar
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross: 3,752
Overlay District:	Proposed Building(s) sq. ft. gross: 2,316
Total Site Acres: Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: 0.129	Total sq. ft. gross (existing & proposed): 6,068
Off street parking: Required 0 Provided 0	Proposed height of building(s): 27'-10"
CDA (Certificate of Appropriateness) case #:	# of stories: 2
BDA (Board of Adjustment) case # A-:	Ceiling height of 1 st floor: 12'-10"
CUD (Conditional Use District) case # Z-:	

Stormwater Information

Existing Impervious Surface: **132/5,781** acres/square feet Flood Hazard Area Yes No
Proposed Impervious Surface: **125/5,433** acres/square feet If Yes, please provide: Flood Study
Neuse River Buffer Yes No Wetlands Yes No FEMA Map Panel # _____

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-4 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate **Josh Crumpler, PE** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed: **Charles Long** Owner and Manager Date: **9/20/2018**

Printed Name: **Charles Long**

Signed: _____ Date: _____

Printed Name: _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1553

ISSUED FOR
CONSTRUCTION

DATE	DESCRIPTION
04/25/18	CITY OF RALEIGH COMMENTS
05/07/18	CITY OF RALEIGH COMMENTS
07/30/18	CITY OF RALEIGH COMMENTS
08/24/18	CITY OF RALEIGH COMMENTS
09/17/18	CITY OF RALEIGH COMMENTS

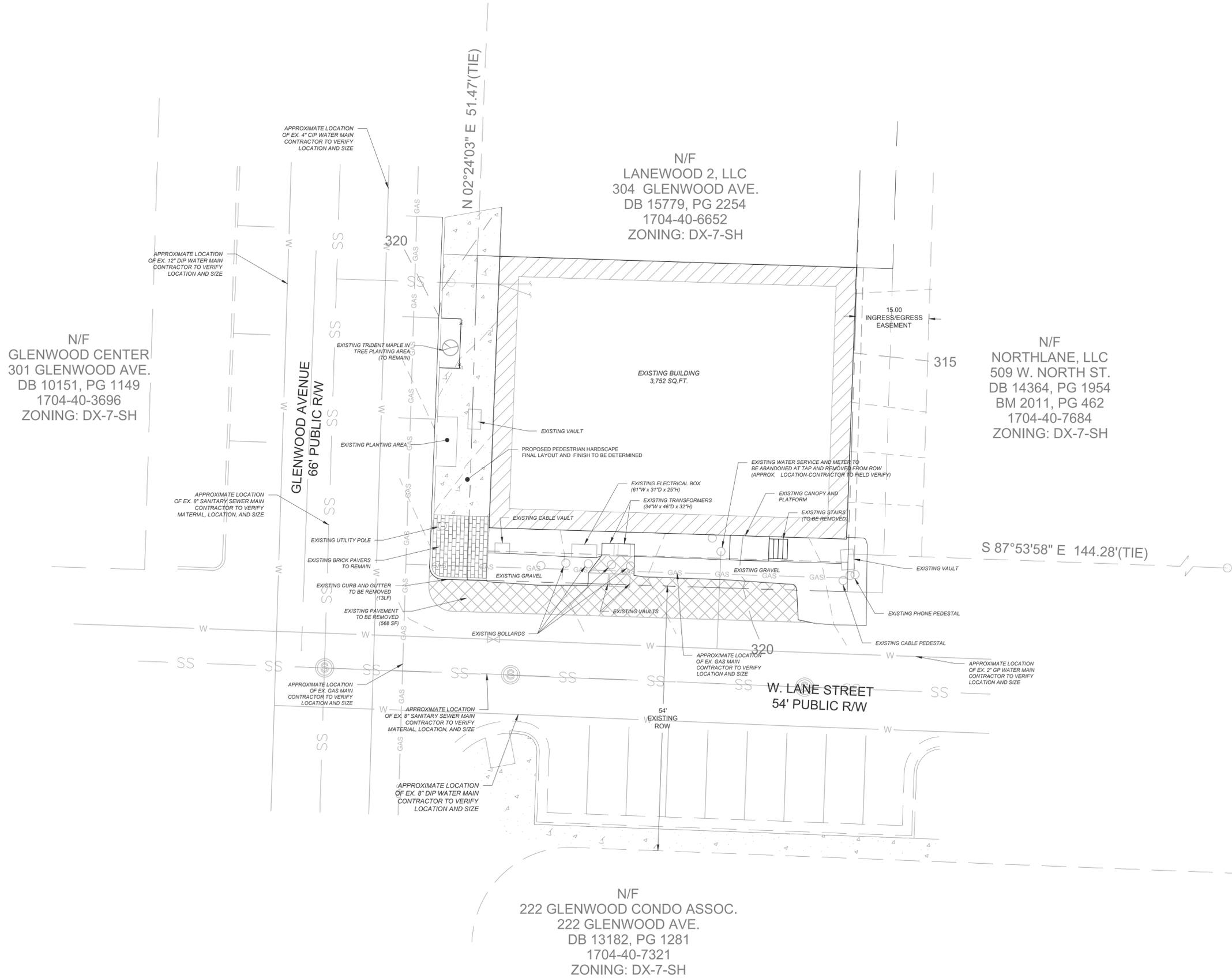
REV.	DESCRIPTION
1	CITY OF RALEIGH COMMENTS
2	CITY OF RALEIGH COMMENTS
3	CITY OF RALEIGH COMMENTS
4	CITY OF RALEIGH COMMENTS
5	CITY OF RALEIGH COMMENTS

COVER SHEET
TIN ROOF RESTAURANT AND BAR
300 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18003
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 04/02/18
SCALE: N/A

C-1

1 of 8



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING PAVEMENT TO BE REMOVED

- NOTES**
1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., PA, DATED 03/15/18.
 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720078600J DATED MAY 2, 2006.
 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. THIS DRAWING IS NOT FOR RECORDATION.

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-373-1704
P-1553

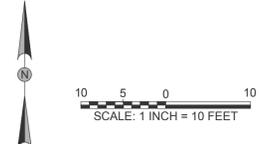
ISSUED FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	04/25/18
2	CITY OF RALEIGH COMMENTS	05/07/18
3	CITY OF RALEIGH COMMENTS	07/30/18
4	CITY OF RALEIGH COMMENTS	08/24/18
5	CITY OF RALEIGH COMMENTS	09/17/18

EXISTING CONDITIONS AND DEMOLITION PLAN
TIN ROOF RESTAURANT AND BAR

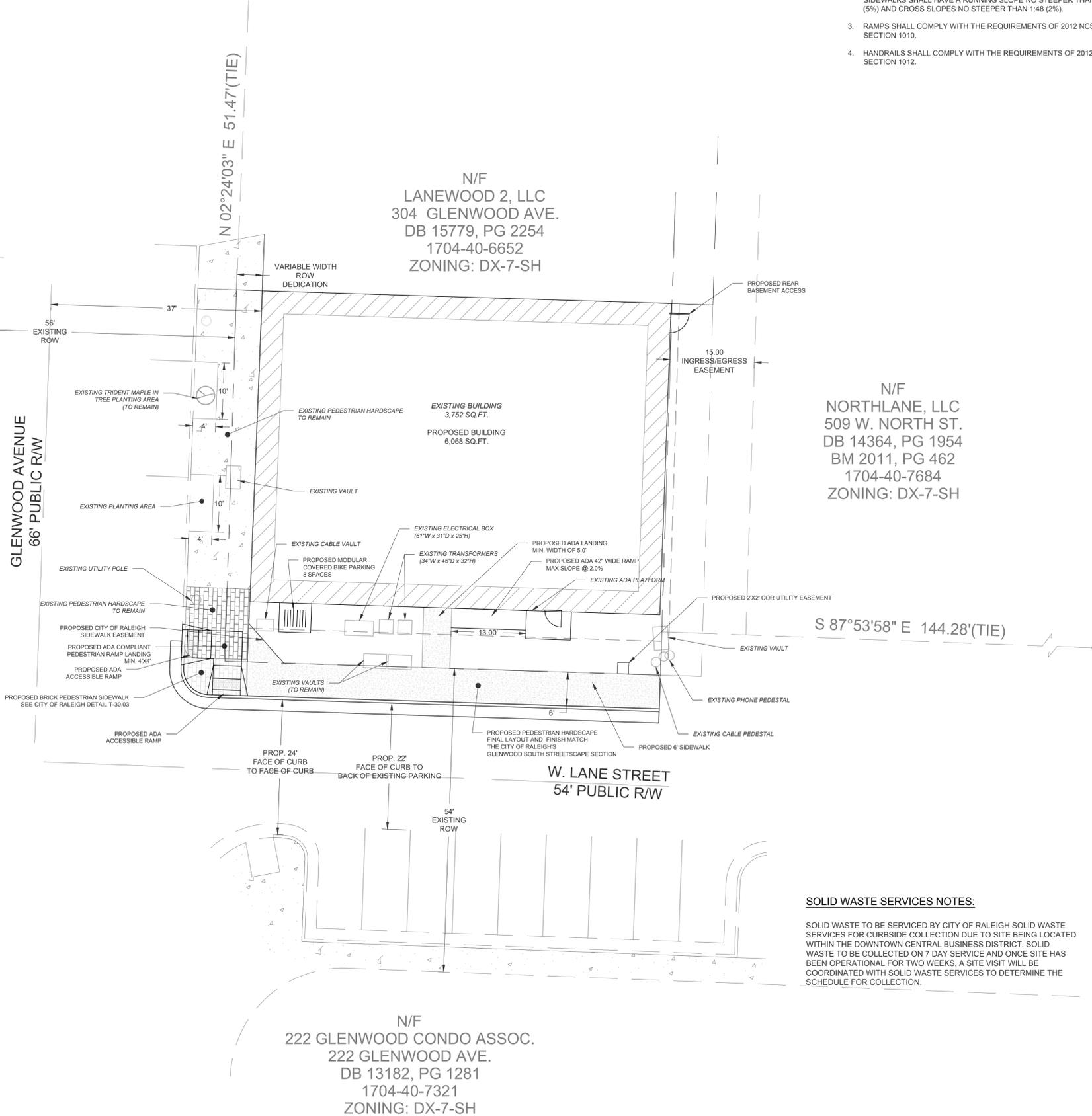
300 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	18003
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	04/02/18
SCALE:	1" = 10'



N/F
GLENWOOD CENTER
301 GLENWOOD AVE.
DB 10151, PG 1149
1704-40-3696
ZONING: DX-7-SH

GLENWOOD AVENUE
66' PUBLIC R/W



N/F
222 GLENWOOD CONDO ASSOC.
222 GLENWOOD AVE.
DB 13182, PG 1281
1704-40-7321
ZONING: DX-7-SH

N/F
LANEWOOD 2, LLC
304 GLENWOOD AVE.
DB 15779, PG 2254
1704-40-6652
ZONING: DX-7-SH

N/F
NORTHLANE, LLC
509 W. NORTH ST.
DB 14364, PG 1954
BM 2011, PG 462
1704-40-7684
ZONING: DX-7-SH

ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK SIDEWALK

SUMMARY INFORMATION

DEVELOPMENT NAME: TIN ROOF RESTAURANT AND BAR
SITE ADDRESS: 300 GLENWOOD AVENUE, RALEIGH, NORTH CAROLINA
PIN NUMBER: 1704-18-40-6546
TOTAL ACREAGE: 0.129 ACRES (5,610.00 SF)
JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: DX-7-SH
EXISTING USE: OFFICE
PROPOSED USE: RESTAURANT/BAR
EXISTING BUILDING SQUARE FOOTAGE: 3,752 SF
PROPOSED BUILDING SQUARE FOOTAGE: 6,068 SF
BUILDING SETBACKS:
 FRONT: 3'
 SIDE STREET: 3'
 SIDE: 0' OR 6'
 REAR: 0' OR 6'
PARKING SETBACKS:
 FRONT: 10'
 SIDE STREET: 10'
 SIDE: 0' OR 3'
 REAR: 0' OR 3'
PRE DEVELOPMENT IMPERVIOUS AREA (AC): 0.136 AC
POST DEVELOPMENT IMPERVIOUS AREA (AC): 0.125 AC
OUTDOOR AMENITY AREA REQUIRED (10%): 561.0 SF
OUTDOOR AMENITY AREA PROVIDED (10%): 00.00 SF*
 *VARIANCE REQUEST HAS BEEN APPROVED (A-47-18)
PARKING CALCULATIONS:
 1 PER 150 GROSS FLOOR AREA
 10,000 SF EXEMPT FOR NONRESIDENTIAL USE
EXISTING PARKING:
 N/A
REQUIRED PARKING:
 -1 PARKING SPACES PER 150SF OF GROSS FLOOR AREA OR
 1 PER 5 SEATS
 -6,068SF/150SF=40 SPACES REQUIRED
PROPOSED PARKING:
 0 PARKING SPACES PER NONRESIDENTIAL
 USE UDO SECTION 7.1.3.A.1.D
BIKE PARKING REQUIRED: 4 SHORT TERM, 4 LONG TERM
BIKE PARKING PROVIDED: 4 SHORT TERM, 4 LONG TERM
OWNER/DEVELOPER:
 TIN ROOF
 1516 DEMONBREUN STREET
 NASHVILLE, TENNESSEE 37203
ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NORTH CAROLINA 27612
 (919) 413-1704

ISSUED FOR CONSTRUCTION

DATE	DESCRIPTION
04/25/18	CITY OF RALEIGH COMMENTS
05/07/18	CITY OF RALEIGH COMMENTS
07/30/18	CITY OF RALEIGH COMMENTS
08/24/18	CITY OF RALEIGH COMMENTS
09/17/18	CITY OF RALEIGH COMMENTS

SITE PLAN
TIN ROOF RESTAURANT AND BAR
300 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

SOLID WASTE SERVICES NOTES:

SOLID WASTE TO BE SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES FOR CURBSIDE COLLECTION DUE TO SITE BEING LOCATED WITHIN THE DOWNTOWN CENTRAL BUSINESS DISTRICT. SOLID WASTE TO BE COLLECTED ON 7 DAY SERVICE AND ONCE SITE HAS BEEN OPERATIONAL FOR TWO WEEKS. A SITE VISIT WILL BE COORDINATED WITH SOLID WASTE SERVICES TO DETERMINE THE SCHEDULE FOR COLLECTION.

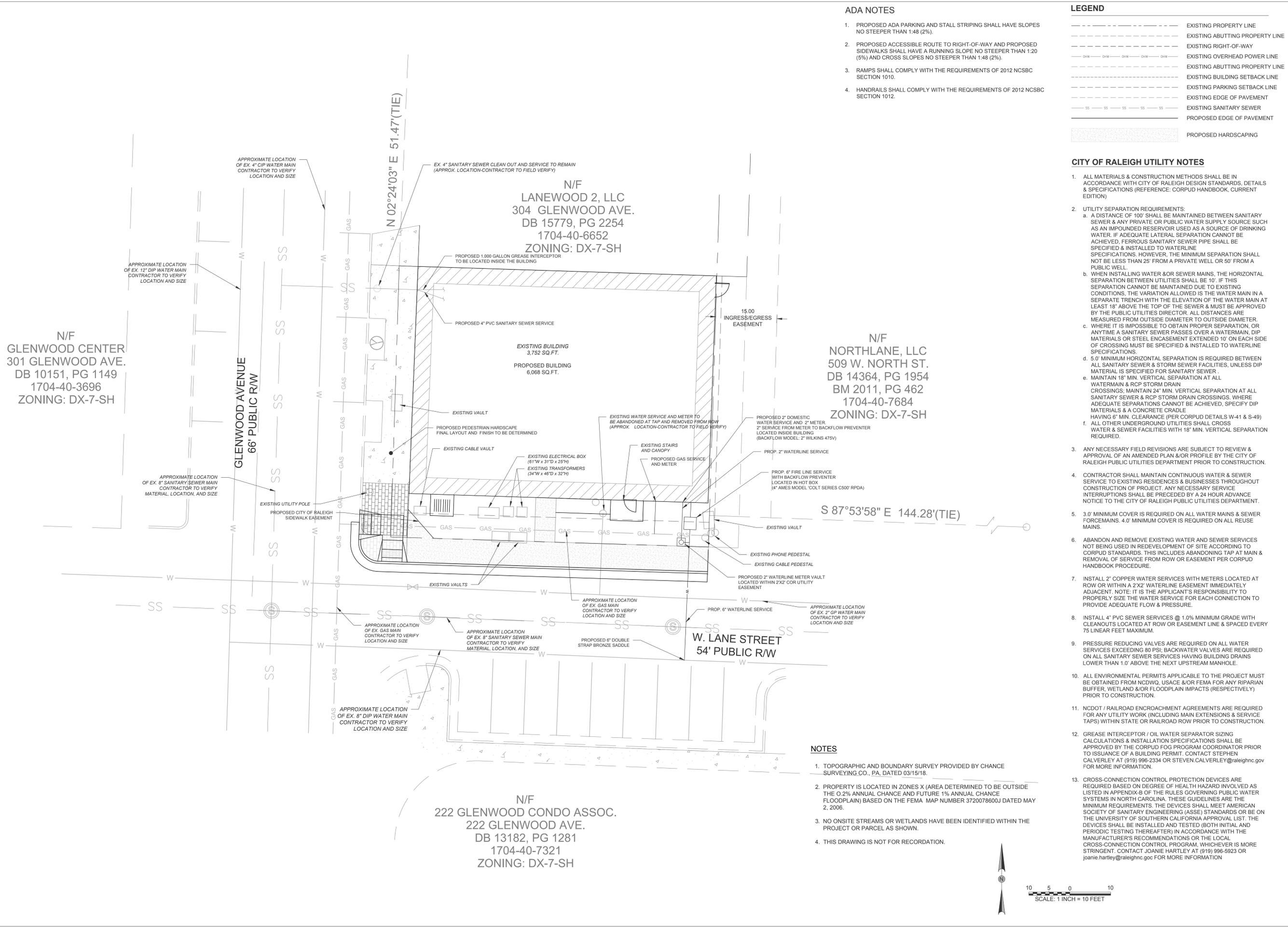
NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., PA, DATED 03/15/18.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720078600J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.



PROJECT NO.: 18003
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 04/02/18
 SCALE: 1" = 10'

C-3



ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

LEGEND

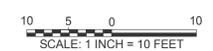
- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- OHW --- OHW --- OHW --- OHW --- OHW EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- SS --- SS --- SS --- SS --- SS EXISTING SANITARY SEWER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED HARDSCAPING

CITY OF RALEIGH 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 ENCASMENT 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 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)
 - 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. 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 FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE ACCORDING TO CORPUD STANDARDS. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' 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 STEPHEN CALVERLEY AT (919) 996-2334 OR STEVEN.CALVERLEY@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

NOTES

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F: 919-373-1553

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REV.	DATE	DESCRIPTION
1	04/25/18	CITY OF RALEIGH COMMENTS
2	05/07/18	CITY OF RALEIGH COMMENTS
3	07/30/18	CITY OF RALEIGH COMMENTS
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5	09/17/18	CITY OF RALEIGH COMMENTS

UTILITY PLAN

TIN ROOF RESTAURANT AND BAR

300 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18003

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 04/02/18

SCALE: 1" = 10'

C-5

5 of 8

KEY	QUA.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ROOT	CALIPER
		UNDERSTORY TREES					
TM	1	ACER BUERGERIANUM	SINGLE STEM TRIDENT MAPLE	6'		B&B	3"
		SHRUBS					
WA	12	RHODODENDRON PERICYCLOIDES	WILD AZALEA	18"		5 GAL.	

ADA NOTES

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- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
- HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
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- EXISTING PARKING SETBACK LINE
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- SS --- SS --- SS --- SS --- SS --- EXISTING SANITARY SEWER
- PROPOSED TREE PROTECTION FENCE

PLANTING REQUIREMENTS

- GENERAL PRODUCT REQUIREMENTS
 - PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARDS AS FOLLOWS:
 - 3/4" EXPANDED SLATE 80%
 - SANDY CLAY LOAM 20%
 - PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS.
 - COMPACTION: WHEN CALCULATING THE VOLUME NECESSARY FOR THE PROJECT, ADD APPROXIMATELY 18% TO THE CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT IN ADDITION TO THE NATURAL SETTLING PROCESS.

- STRUCTURAL SOIL COMPONENTS:
 - SIZE 3/4" ROTARY KILN EXPANDED SLATE
 - ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE.
 - UNIT DRY WEIGHT LOOSE: 48 LB./C.F. TO 55 LB./C.F. (ASTM C29)(SATURATED SURFACE LOOSE: 55 LBS./C.F. TO 60 LBS./C.F.)
 - SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127)
 - GRADATION: 3/4" #4 SIZE

SIEVE SIZE	% PASSING
1"	100
3/4"	90-100
3/8"	10-50
#4	0-10
 - TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-131 MODIFIED METHOD FM 1-1096. NO MORE THAN 28% OF THE WEIGHT OF THE AGGREGATE MUST BE LOST TO DEGRADATION.
 - SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED WITH 'PLANTING SOIL'

TEXTURE:
40 - 65% SAND
15 - 25% SILT
20 - 35% CLAY
2 - 5 % ORGANIC MATTER

- PREPARATION:
 - GENERAL:
 - STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL.
 - ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D698)
 - PREPARING SUBGRADE:
 - THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE: REMOVE ALL ORGANIC MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS.
 - DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL.
 - LOOSEN HARD SPOTS, UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY.
 - PERFORATED UNDERDRAIN SYSTEM (IF USED):
 - INSTALL UNDER DRAIN SYSTEM WITH SOCK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN.

- INSTALLATION OF STRUCTURAL SOIL MIX:
 - GENERAL:
 - INSTALL THE SOIL DRAINS ENSURING THE STRUCTURAL SOIL IS PROPERLY COMPACTED UNDER AND AROUND EACH PIPE.
 - CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES.
 - PLACING AND COMPACTING STRUCTURAL SOIL:
 - PLACE STRUCTURAL SOIL MIX IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. COMPACT USING A VIBRATORY PLATE COMPACTING MACHINE. PERFORM A MINIMUM OF TWO PASSES, OF NOT LESS THAN 10 SECONDS PER PASS, BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS REACHED.
 - FOR LARGE SPACES, A VIBRATORY STEEL ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES COMPACTED. THE MINIMUM NUMBER OF PASSES IS TWO AND MAXIMUM NUMBER IS FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER.

- TREE PIT PREPARATION:
 - TREE PIT EXCAVATION:
 - EXCAVATE THE TREE PIT USING THE FOLLOWING PROCEDURE:
 - EXCAVATE THE STRUCTURAL SOIL MIX TO A DEPTH EQUAL TO THE HEIGHT OF THE ROOT BALL OF THE TREE TO BE PLANTED. REMOVE THE STRUCTURAL SOIL TO WITHIN NO MORE THAN ONE FOOT OF THE EDGE OF THE EDGE OF THE PAVED AREA.
 - PLACE THE TREE IN THE PIT AND BACKFILL AS DESCRIBED BELOW AS SOON AS POSSIBLE.
 - NO TREE PIT SHALL REMAIN EXCAVATED FOR MORE THAN 2 HOURS UNLESS FORMS ARE USED.
 - TREE PIT BACKFILL PLANTING MIX:
 - REMOVE ANY WOODEN FORMS. IMMEDIATELY PLACE THE TREE IN THE PIT AS DETAILED AND REPLACE THE EXCAVATED STRUCTURAL SOIL WITH EITHER OF THE FOLLOWING:
 - PLANTING SOIL FOR TREES AS SPECIFIED
 - HAND TAMP THE PLANTING MIX IN 12 INCH LIFTS UNTIL THE PIT IS FILLED TO THE SPECIFIED GRADE.
 - DO NOT USE EXCAVATED SOIL AS ENGINEERED FILL TO SUPPORT PAVING OR STRUCTURES. EXCESS EXCAVATED STRUCTURAL SOIL MIX MAY BE USED FOR OTHER PLANTING BACKFILL OPERATIONS.

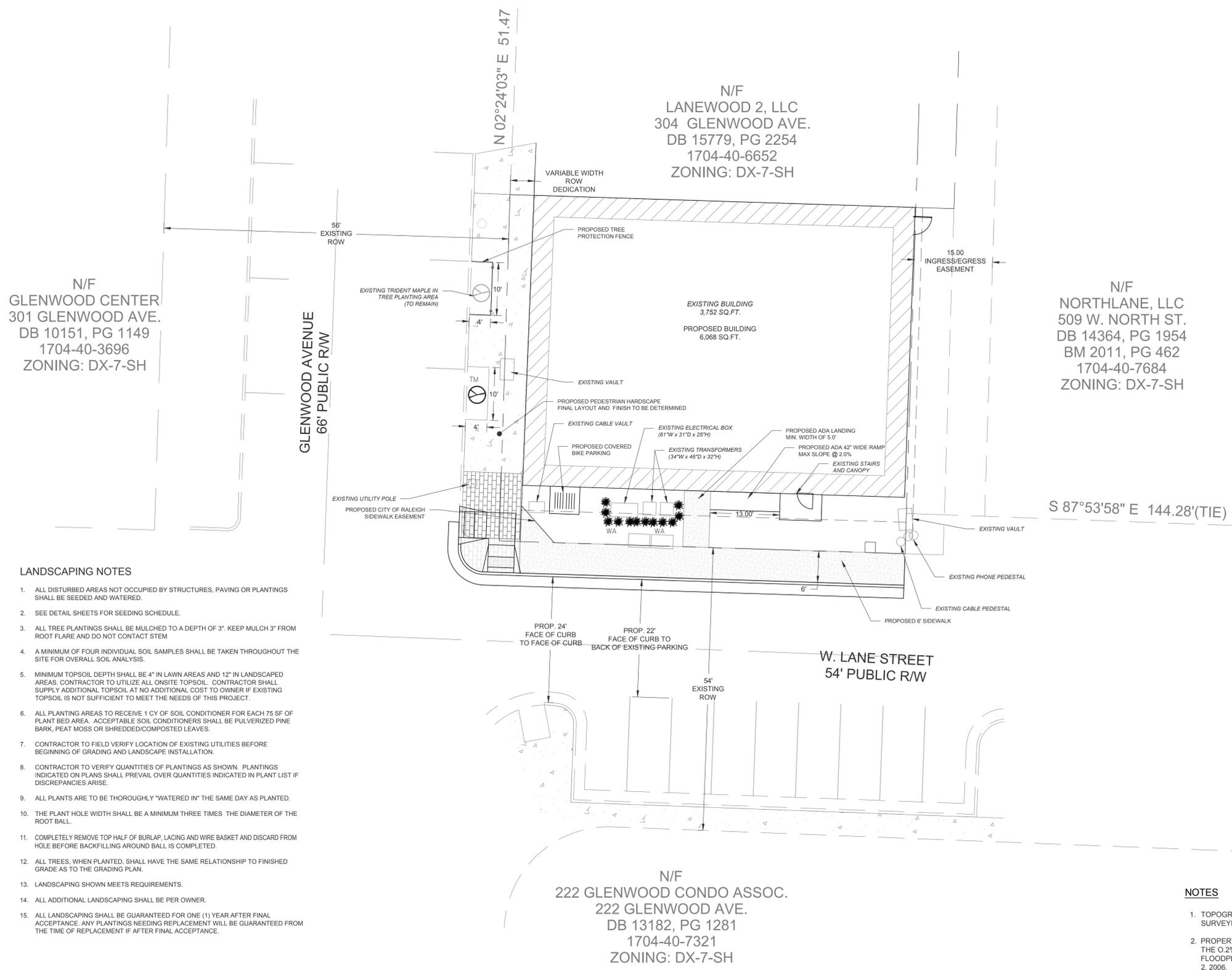
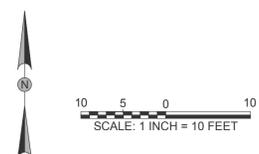
TREE CONSERVATION AND LANDSCAPING NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT OF WAY IF REQUIRED.

NOTES

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LANDSCAPING NOTES

- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

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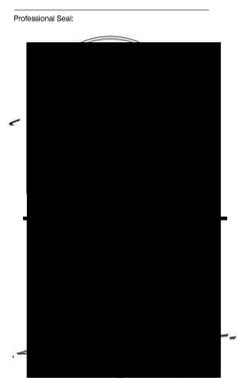
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LANDSCAPING PLAN
TIN ROOF RESTAURANT AND BAR
300 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	18003
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	04/02/18
SCALE:	1" = 10'

PLOTTED: 20 Sep 2018 1:06pm - jcumler
 CAD FILE: D:\CSP\Projects\2018\18003-Lawrence Group-Tin Roof\Basel LAYOUT - Landscaping



The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or part, or for any other purpose or project without the written consent of the architect.

No.	Description	Date
1	95% Bld Set	04/27/2018
2	For Construction (Health Dept/State)	05/09/2018
3	Pricing Set	08/10/2018

TRANSPARENCY CALCULATIONS FOR STREET-FACING FACADE	
GLENWOOD AVE.	
TOTAL FACADE AREA:	658 SQ FT
TOTAL WINDOW / STOREFRONT AREA:	260 SQ FT
TRANSPARENCY AREA AS PERCENTAGE:	40 %
* EXISTING BUILDING TRANSPARENCY AREA PERCENTAGE: 40% ALL EXISTING TRANSPARENCY ON GLENWOOD AVE. FRONTAGE TO REMAIN AS IS.	
* COMBINED BUILDING FACADE AREA ALONG GLENWOOD AND LANE:	1,534 SF
* COMBINED BUILDING TRANSPARENCY ALONG GLENWOOD AND LANE AREA:	394 SF
* COMBINED TRANSPARENCY ALONG GLENWOOD AND LANE AREA AS PERCENTAGE:	26%
UNIFIED DEVELOPMENT ORDINANCE, 4th SUPPLEMENT, SEPT. 2017.	
SECTION 1.1.11 EXISTING BUILDINGS AND STRUCTURES. No existing building or structure constructed prior to September 1, 2013 shall be considered a nonconforming structure based on any of the following provisions:	
1.	Build-to-Regulations 1.5.6
2.	Pedestrian Access regulations 1.5.8
3.	Transparency regulations in Sec 1.5.9
4.	Blank wall regulations 1.5.10
5.	Residential garage parking options1.5.12
* EXISTING BUILDING WAS BUILT PRIOR TO 2013	

TRANSPARENCY CALCULATIONS FOR STREET-FACING FACADE ABOVE 12' @ NEW ROOF LEVEL	
GLENWOOD AVE.	
TOTAL FACADE AREA:	687 SQ FT
TOTAL WINDOW / STOREFRONT AREA:	305 SQ FT
TRANSPARENCY AREA AS PERCENTAGE:	44 %
* COMBINED BUILDING FACADE AREA ALONG GLENWOOD AND LANE (ABOVE 12' @ NEW ROOF LEVEL): 1,218 SF	
* COMBINED BUILDING TRANSPARENCY ALONG GLENWOOD AND LANE AREA (ABOVE 12' @ NEW ROOF LEVEL): 486 SF	
* COMBINED TRANSPARENCY ALONG GLENWOOD AND LANE AREA AS PERCENTAGE (ABOVE 12' @ NEW ROOF LEVEL): 40%	
UNIFIED DEVELOPMENT ORDINANCE, 4th SUPPLEMENT, SEPT. 2017.	
SECTION 1.1.11 EXISTING BUILDINGS AND STRUCTURES. No existing building or structure constructed prior to September 1, 2013 shall be considered a nonconforming structure based on any of the following provisions:	
1.	Build-to-Regulations 1.5.6
2.	Pedestrian Access regulations 1.5.8
3.	Transparency regulations in Sec 1.5.9
4.	Blank wall regulations 1.5.10
5.	Residential garage parking options1.5.12
* EXISTING BUILDING WAS BUILT PRIOR TO 2013	

NOTE: A ROOF LEVEL USABLE SPACE HAS BEEN ADDED TO THE DESIGN.

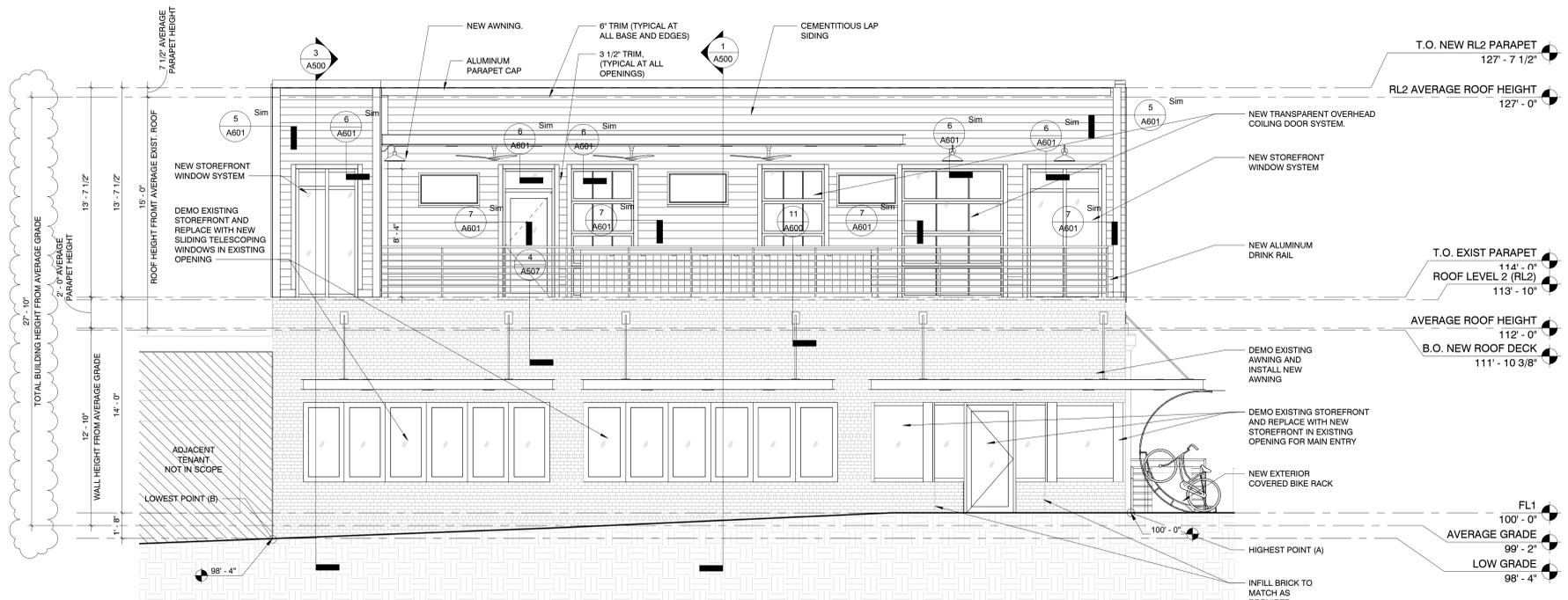
A VARIANCE FOR THE 10% ACCESSIBLE OUTDOOR AMENITY SPACE ON THE SITE WAS APPROVED BY THE BOARD OF ADJUSTMENT CASE NUMBER A-47-18 - 6/11/18

AN ELEVATOR IS NOT REQUIRED PER THE NCBC CHAPTER 11 EXCEPTION 1 AS THE USABLE SPACE IS WELL BELOW THE 3,000 SF THRESHOLD INDICATED.

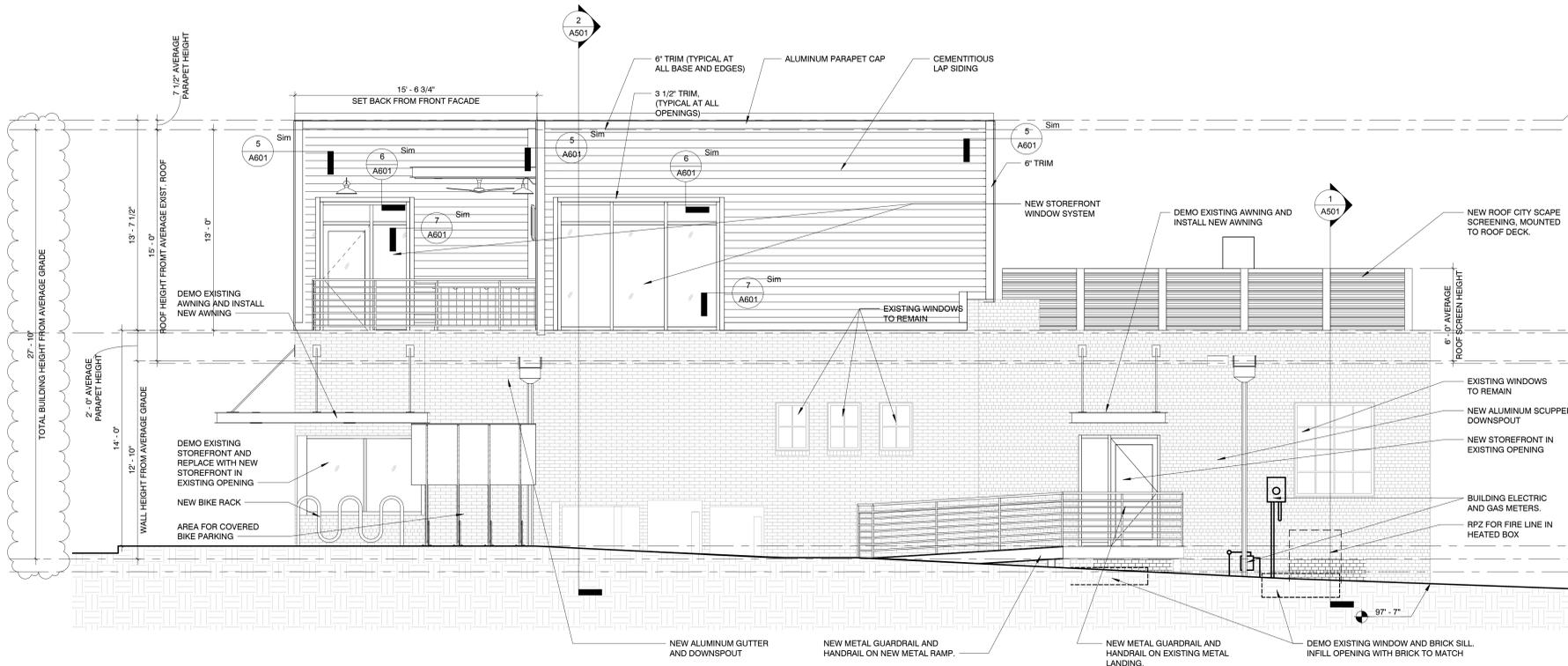
NOTE: V1104.4 Multilevel Buildings and facilities.

At least one accessible route shall connect each accessible level, including mezzanines, in multilevel building and facilities.

Exceptions:
 1. An accessible route is not required to stories and mezzanines that have an aggregate area of not more than 3,000 square feet and are located above and below accessible levels. This exception shall not apply to:
 1.1 Multiple tenant facilities of Group M occupancies containing five or more tenant spaces;
 1.2 Levels containing offices of health care providers (Group B or I); or
 1.3 Passenger transportation facilities and airports (Group A-3 or B).
 1.4 All buildings of state, county, or municipal government or any government agencies, including publicly owned schools, colleges, university buildings, and publicly owned dormitories, two or more stories in height.



1 WEST ELEVATION - GLENWOOD AVE
 A410 1/4" = 1'-0"



2 SOUTH ELEVATION - WEST LANE STREET
 A410 1/4" = 1'-0"

