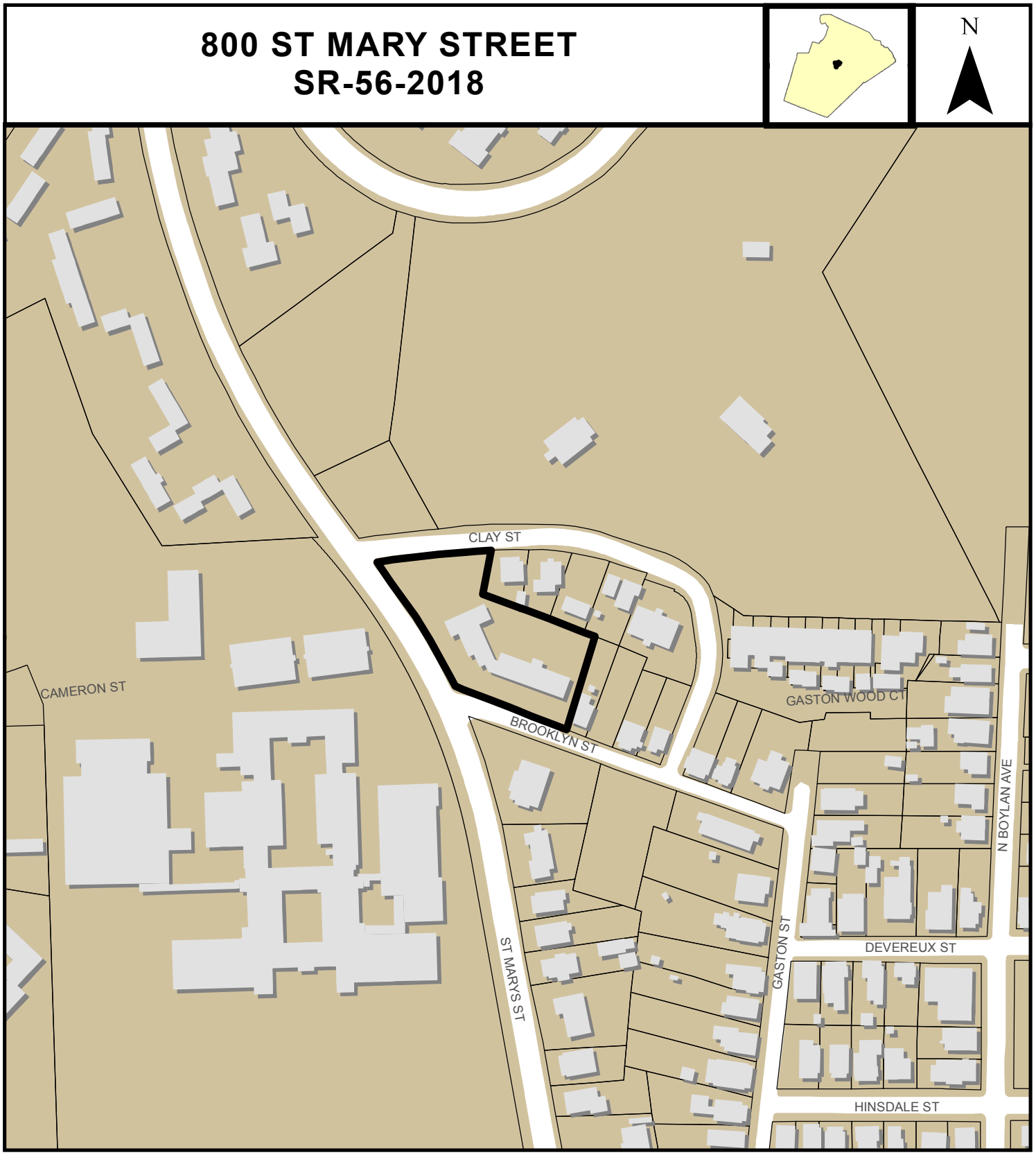
800 ST MARY STREET
SR-56-2018



Zoning: **OX-4**
CAC: **Five Points**
Drainage Basin: **Pigeon House**
Acreage: **1.08**
Sq. Ft.: **129,639**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **800 St Marys JVLLC**

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

Administrative Approval Action

AA #3835 / Name: SR-56-18, 800 St. Mary's Street
Transaction #557687

LOCATION: This site is located on east side of St. Mary's Street, between Clay Street and Brooklyn Street, addressed as 800 St. Mary's Street.

REQUEST: Development of a 1.07 acre tract zoned Office Mixed Use-4 (OX-4) into a 4-story, 129,639 square foot / 61 unit multifamily residential apartment building. **This administrative site review approval replaces the original 800 St. Marys (case SR-68-17) as this plan (SR-56-18) increases the number of units and square footage size of the building. ***

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 July 17, 2018 submitted by John A. Edwards & Company.**

*Infrastructure Construction Plans (ICPs) are required with the revision to the existing concurrent site review plans- public or private infrastructure has been proposed with this new development plan. Concurrent Site Revision may be submitted upon receipt of this signed approval document.

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 THE REVISED CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

PLANNING

1. Official withdrawal of case SR-68-17 (transaction # 525683).

STORMWATER

2. A stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance prior to grading or the approval of construction drawings whichever event comes first.

3. 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

1. Obtain required tree impact permits from the City of Raleigh.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Recombinations, Right of Way and/or Easement Dedications, and Tree Save Areas.

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2. A plan showing the location of all required off-site parking in conformance with UDO Sections 7.1.5, 7.1.6, and 7.1.7 shall be provided to the Development Services Department prior to building permit issuance. If the proposed off-site parking plan requires improvements which necessitate permitting then separate plan submittal shall be made to the City with permits issued and site improvements inspected and approved prior to certificates of occupancy for the subject building.

3. A demolition permit shall be obtained.

4. Provide fire flow analysis.

ENGINEERING

5. The ½ of 64' of required right of way on St. Mary's Street, ½ of 64' of required right of way on Brooklyn Street and ½ of 55' of required right of way on Clay Street for the existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

6. A 5' general utility easement and associated deed of easement on St. Mary's Street, Brooklyn Street, and Clay Street 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.

7. A 10'x10' slope easement(s) are recorded on the subject property for ease of future sidewalk construction. The easements shall be on Clay Street and Brooklyn Street at the proposed sidewalk as shown on the preliminary plan.

8. Next Step: In accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on St. Mary's Street, Brooklyn Street, and Clay Street is paid to the Development Services Department.

9. 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.

10. Next Step: Concurrent review drawings for site permits and/or infrastructure must be approved prior to submitting applications for building permits.

PUBLIC UTILITIES

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

URBAN FORESTRY

19. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Administrative Approval Action

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Transaction #557687

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Prior to issuance of building occupancy permit:

1. Proof of an offsite parking lease agreement or easement within 800 feet of the entrance of this site plan building for customer parking and within 1,200 feet for employee parking shall be provided to fulfill the required parking. The applicant shall provide a signed agreement indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Part 10A Section 7.1.5 of the Unified Development Ordinance.

2. 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.

3. 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.

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. Per Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval. Next Step: Final inspection of all required 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:

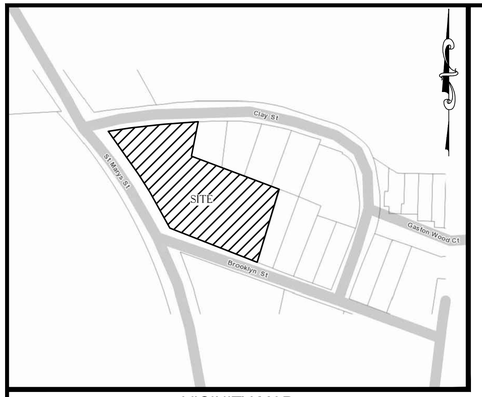
3-Year Expiration Date: 7-26-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

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: 2/26/2018

Staff Coordinator: Michael Walters



VICINITY MAP
NOT TO SCALE

SITE DATA

SITE ADDRESS:	800 ST. MARY'S STREET	
WAKE COUNTY PIN#:	1704334102	
ZONING:	OX-4 (OFFICE MIXED USE)	
EXISTING AREA (DEEDED)	46,552 SF (1.07 AC)	
EXISTING AREA (FIELD SURVEY)	46,486 SF (1.07 AC)	
AREA TO BE DEDICATED:	- 5,218 SF (0.12 AC)	
PROPOSED TOTAL ACREAGE:	**41,268 SF (0.95 AC)**	
REQUIRED AMENITY AREA:	4,127 SF (0.10 AC) (10%)	
PROVIDED AMENITY AREA:	2,880 SF (TERRACE - SEE ARCH) 2,418 SF (ON SITE)	
	5,298 SF (0.12 AC) (12.8%)	
EXISTING USE:	OFFICE	
PROPOSED USE:	MULTIFAMILY RESIDENTIAL	
EXISTING PARKING:	72 SPACES	
REQUIRED PARKING: 0-1 BEDROOM = 1 SPACE/UNIT 2 BEDROOM = 2 SPACES/UNIT 3 BEDROOM = 3 SPACES/UNIT 4 BEDROOM = 4 SPACES/UNIT 5+ BEDROOM = 4.5 SPACES/UNIT + 1 VISITOR SPACE/10 UNITS PARKING REDUCTIONS (UDO SEC. 7.1.4): D. PRIVATE CAR SHARING PROGRAM): -5 SPACES REQUIRED/CAR SHARE +1 SPACE PER CAR SHARE VEHICLE **-4 NET SPACES/CAR SHARE SPACE**	19 * 1 BEDROOM = 19 SPACES 40 * 2 BEDROOM = 80 SPACES 2 * 3 BEDROOM = 6 SPACES 61 TOTAL UNITS = 6 VISITOR SPACES **SUB-TOTAL = 111 SPACES** 4 SPACES = **-16 SPACES** **TOTAL REQUIRED = 95 SPACES**	
PROPOSED PARKING:	70 SPACES (GARAGE) 4 PARALLEL (8'x22') SPACES (SURFACE) 2 STANDARD (8.5'x18') (SURFACE)	
	76 SPACES TOTAL*	
SHORT-TERM BICYCLE PARKING REQUIRED (MIN. 4):	61 UNITS*1 SPACE/20 UNITS = **4 SPACES (MIN.)**	
BUILDING AREA:	129,639 SF	
BUILDING HEIGHT:	49'-8"	
EXISTING IMPERVIOUS:	1.00 AC	
PROPOSED IMPERVIOUS:	0.96 AC	
BUILDING SETBACKS:	STREET: 5' SIDE/REAR: 0' OR 6'	
BUILD-TO:	(SEE SHEET CE-1.1)	
PARKING SETBACKS:	STREET: 10' SIDE/REAR: 0' OR 3'	
NEIGHBORHOOD TRANSITION:	ZONE A (PROTECTIVE YARD): 10' SERVICE AREA: 25' ZONE B (USE RESTRICTED): 50' ZONE C (HEIGHT AND FORM): 100'	
*REMAINING 19 SPACES ARE TO BE PROVIDED OFF SITE IN ACCORDANCE WITH UDO SECTION 7.1.5.B.		
NOTES: 1. PER UDO SECTION 9.2.2.A.7, THE SUBJECT SITE IS EXEMPT FROM THE NITROGEN REDUCTION REQUIREMENTS IN UDO SECTION 9.2.2.B, AS THE SITE MEETS THE EXEMPTION CRITERIA IN UDO SECTION 10.3.4E. 2. POI #1 AND POI #2 ARE EXEMPT FROM STORMWATER RUNOFF CONTROL PER UDO SECTION 9.2.2.E.2.B. 3. POI #3 IS EXEMPT FROM STORMWATER RUNOFF CONTROL PER UDO SECTION 9.2.2.E.2.E.		

800 ST. MARY'S STREET
ADMINISTRATIVE SITE REVIEW
SR-56-18 (PREVIOUSLY SR-68-17)
TRANS. #557687
800 ST. MARY'S STREET
RALEIGH, NORTH CAROLINA 27605

JUNE 5, 2018
JULY 17, 2018

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CE-5	SITE DETAILS
CE-6	UTILITY DETAILS
LP1.1	LANDSCAPE PLAN
LP3.1	LANDSCAPE DETAILS AND NOTES
CS.00	COVER SHEET
CS.10	BUILDING DATA
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A3.01 - A3.04	EXTERIOR ELEVATIONS
A3.05	VIEW 'A'

OWNER:
800 ST. MARY'S JV, LLC
4310 PARK ROAD; APT 101
CHARLOTTE, NC 28209
Phone: (919) 343-2828
E-mail: Grey@selwynpropertygroup.com

ARCHITECT:
JDAVIS ARCHITECTS
510 S. WILMINGTON ST.
RALEIGH, NC 27601
Phone: (919) 835-1500
E-mail: bille@jdavisarchitects.com

LANDSCAPE ARCHITECT:
JDAVIS ARCHITECTS
510 S. WILMINGTON ST.
RALEIGH, NC 27601
Phone: (919) 835-1500
E-mail: jonathanp@jdavisarchitects.com

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPER TO CONTRACT WITH PRIVATE COLLECTION SERVICE FOR RECYCLING AND SOLID WASTE REMOVAL. CONTAINERS WILL BE STORED IN A DEDICATED ROOM FOR WASTE LOCATED ON THE PARKING LEVEL.

PRIVATE CAR SHARING PROGRAM
DEVELOPMENT TO PROVIDE FOUR (4) PRIVATE CAR SHARING SPACES (I.E. "ZIPCAR") FOR EXCLUSIVE USE OF RESIDENTS PURSUANT TO RALEIGH UDO SECTION 7.1.4.D.

Administrative Site Review Application
(for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 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
☐ Detached ☐ Attached ☒ Apartment ☐ Townhouse	☐ General ☐ Mixed Use ☐ Open Lot	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 #*

GENERAL INFORMATION

Development Name: 800 St. Marys Street
Zoning District: OX-4 | Overlay District (if applicable): – | Inside City Limits? ☒ Yes ☐ No
Proposed Use: Multifamily residential
Property Address(es): 800 St. Marys Street; Raleigh, NC 27605 | Major Street Locator: St. Marys Street
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
P.I.N.: 1704334102 | P.I.N. | 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 ☐ Duplex ☐ Telecommunication Tower ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ Cottage Court
☐ Other: If other, please describe: _____

WORK SCOPE: Per City Code Section 10.2.8.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.
Removal of existing buildings and associated site improvements and the construction of 4 stories with 61 multifamily residential units above 1 level of parking.

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

CLIENT/DEVELOPER/OWNER: Company: 800 St. Marys JV, LLC | Name (s): | Address: 4310 Park Road; Apt 101; Charlotte, NC 28209 | Phone | Email | Fax

CONSULTANT (Contact Person for Plans): Company: John A. Edwards & Company | Name (s): Jon R. Callahan, P.E. | Address: 333 Wade Ave; Raleigh, NC 27605 | Phone: (910) 828-4428 | Email: info@jaeco.com | Fax: (919) 828-4711

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

Zoning Information	Building Information
Zoning District(s): OX-4	Proposed building use(s): Multifamily Residential
If more than one district, provide the acreage of each: –	Existing Building(s) sq. ft. gross: 28,790 +/-
Overlay District: –	Proposed Building(s) sq. ft. gross: 129,639
Total Site Acres: Inside City Limits ☒ Yes ☐ No: 1.07	Total sq. ft. gross (existing & proposed): 129,639
Off street parking: Required: 95 Provided: 95*	Proposed height of building(s): 49'-8"
CDA (Certificate of Appropriateness) case # : –	# of stories: 4
BOA (Board of Adjustment) case # A- –	Ceiling height of 1st Floor: 10'
CUD (Conditional Use District) case # Z- –	
Stormwater Information	
Existing Impervious Surface: 1.00/43,582 acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface: 0.97/42,068 acres/square feet	If Yes, please provide:
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units: 61	5. Bedroom Units: 1br 19 2br 40 3br 2 4br or more 0
2. Total # Of Congregate Care Or Life Care Dwelling Units: –	6. Infill Development 2.2.7: no
3. Total Number of Hotel Units: –	7. Open Space (only) or Amenity: Amenity
4. Overall Total # Of Dwelling Units (1-6 Above): 105 bedrooms	8. Is your project a cottage court? ☐ Yes ☒ 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.

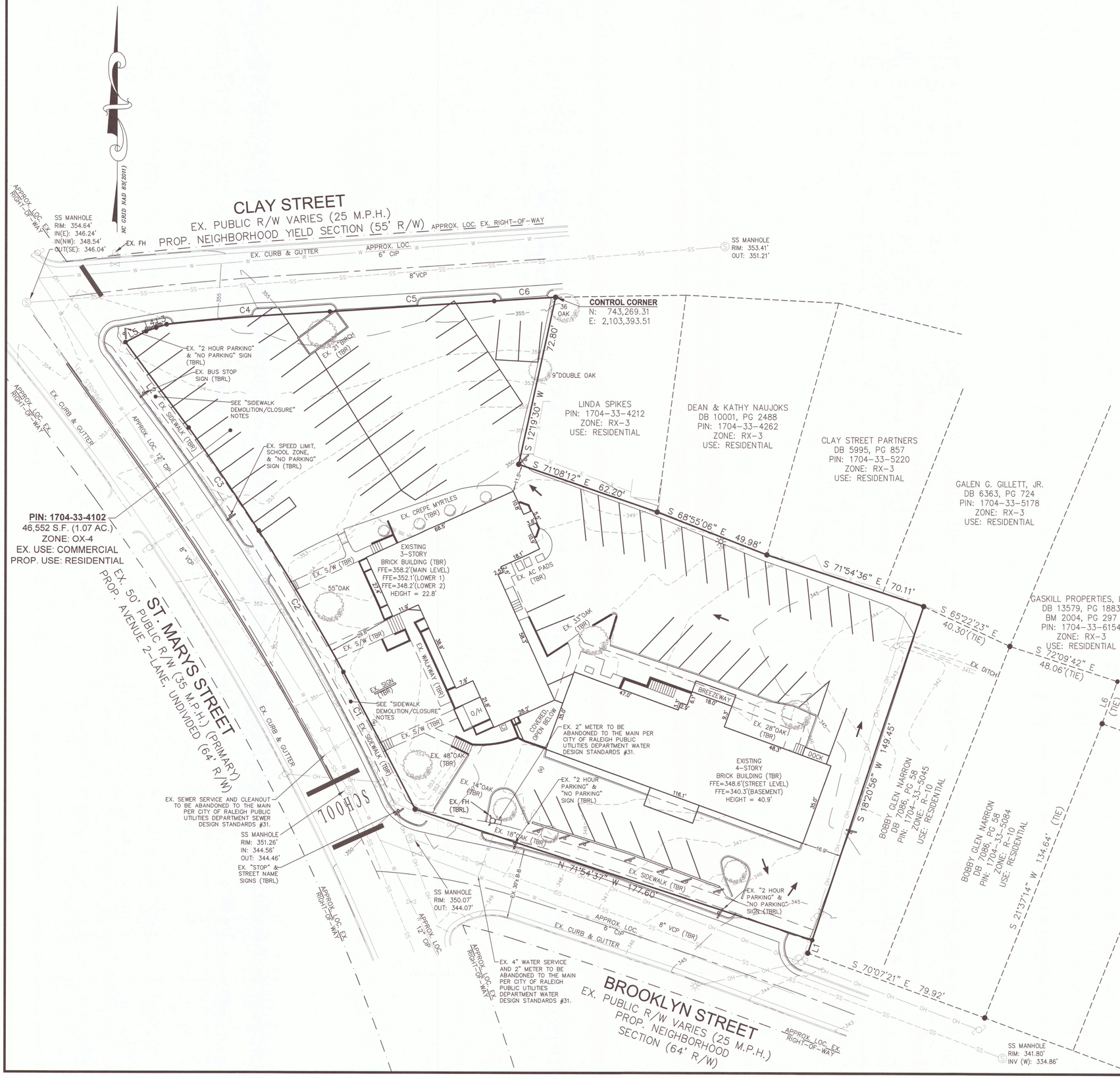
I hereby designate Jon R. Callahan, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed: Grey Sale Date: 5/31/18
Printed Name: Grey Poole

Signed: _____ Date: _____
Printed Name: _____

*Note: 111 base parking requirement is reduced to 95 by four (4) proposed vehicle share parking spaces, providing a net reduction of 16 spaces. 76 spaces are proposed on site, with the remaining 19 spaces to be provided off site.



GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

SIDEWALK DEMOLITION/CLOSURE NOTES:

1. TEMPORARY SIDEWALK WIDENING TO BE CONSTRUCTED ALONG ST. MARY'S STREET AS SHOWN ON PHASE I OF THE SEDIMENT AND EROSION CONTROL PLAN. CONTRACTOR TO MAINTAIN FIVE (5) FOOT MINIMUM WIDTH AT ALL TIMES, PRIOR TO DEMOLITION OF REMAINING SIDEWALK.
2. SIDEWALK TO BE CLOSED FOR AS SHORT A TIME FRAME AS POSSIBLE.
3. SIDEWALK CLOSURE TO BE COORDINATED WITH THE CITY OF RALEIGH FOR PERMITTING.

EXISTING IMPERVIOUS CALC.

TOTAL EFFECTIVE AREA	51,166 SF
EXISTING PERVIOUS AREA	7,584 SF
EXISTING IMPERVIOUS AREA	43,582 SF

20 10 5 0 20
1" = 20'

JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
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E-mail: info@jaeco.com

www.jaeco.com

Seals

Project

800 ST. MARY'S STREET
RALEIGH, NC 27605

Client

800 ST. MARYS STREET, LLC
2320 BEECHRIDGE RD
RALEIGH, NC 27608
Phone: (919) 343-2828
E-mail:
Grey@selwynpropertygroup.com

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
TMH	TELEPHONE MANHOLE
TF	ELECTRICAL TRANSFORMER
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
MW	MONITORING WELL
CATV	CABLE PEDESTAL
FH	FIRE HYDRANT
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED

DENOTES BRICK
DENOTES CONCRETE
XXX DENOTES ADDRESS

PROPERTY LINE
PROP. LOT LINE
PROP. LINE NOT SURVEYED
STORM PIPE
SS SEWER LINE
OH OVERHEAD POWER LINE
G GAS LINE
EASEMENT LINE
M WATER LINE

CB FH LP WV SSMH
GW MW PP TP GV

Drawing Title

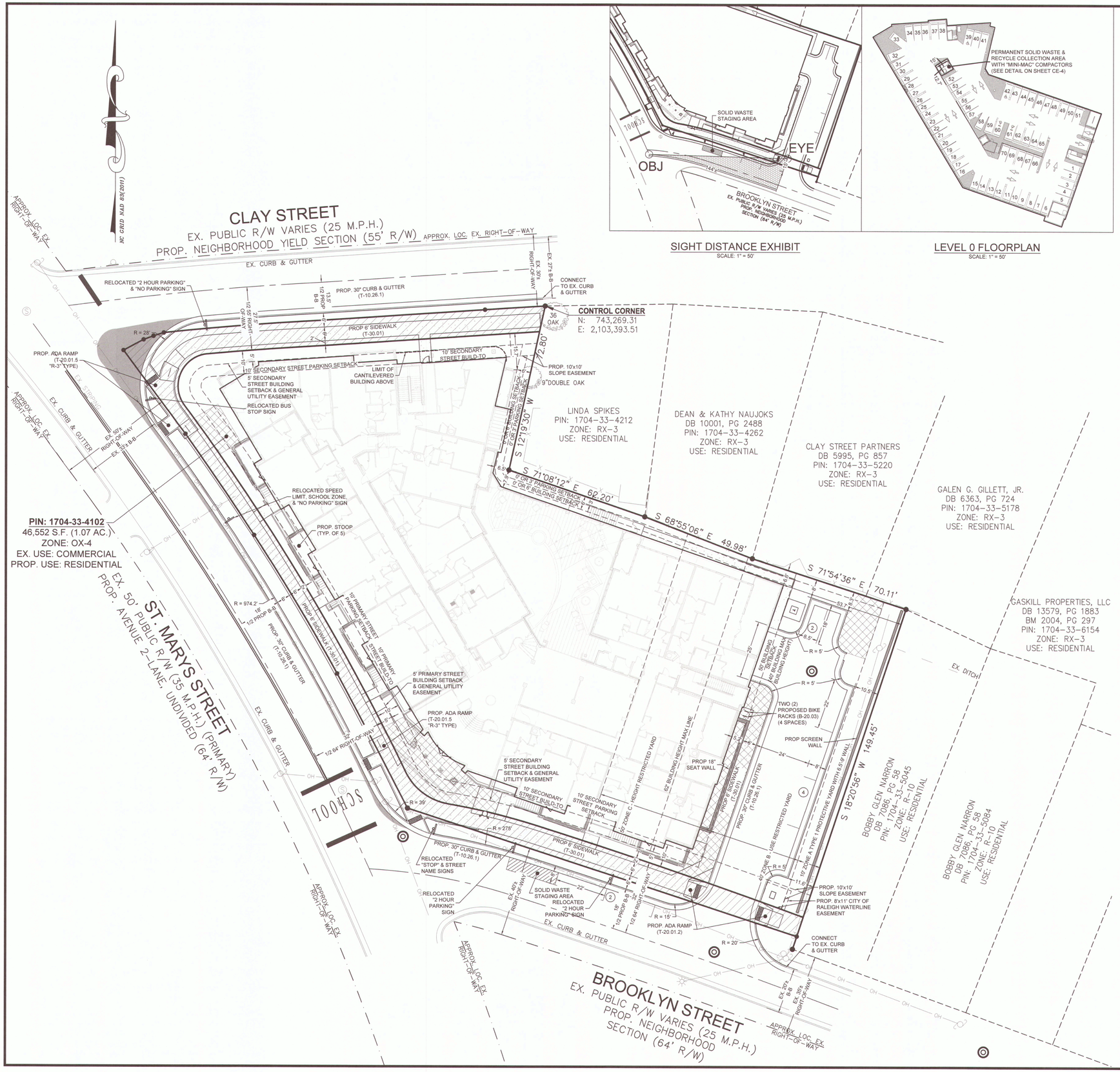
EXISTING CONDITIONS/ DEMOLITION PLAN

Revisions

Number	Description	Date
1	PER CITY COMMENTS	07/17/18

Drawing Scale 1" = 20'
Drawn By TCT
Checked By JRC
Date Issued 06/05/18

CE-1



SIGHT DISTANCE EXHIBIT
SCALE: 1" = 50'

LEVEL 0 FLOORPLAN
SCALE: 1" = 50'

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 996-2409 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
6. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
7. THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

TRANSPORTATION NOTES:

1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-20.01.2.
3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-10.10, T-10.12, AND T-10.14 AS NOTED.
6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
7. UNLESS OTHERWISE SHOWN, TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

AMENITY AREA CALCULATION

EXISTING ACREAGE	46,486 SF (1.07 AC)
AREA TO BE DEDICATED	-5,218 SF (0.12 AC)
PROPOSED ACREAGE	41,268 SF (0.95 AC)
10% REQUIRED AMENITY AREA	**4,127 SF (0.10 AC)**
ON SITE AREA	2,418 SF (0.05 AC)
BUILDING AREA (SEE ARCH)	+2,880 SF (0.07 AC)
AMENITY AREA PROVIDED	**5,298 SF (0.12 AC) (12.8%)**

HATCH LEGEND

PROPOSED DEDICATION AREA (5,360 SF OR 0.12 AC.)

ASPHALT WIDENING AREA

SIGHT DISTANCE TRIANGLE

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPER TO CONTRACT WITH PRIVATE COLLECTION SERVICE FOR RECYCLING AND SOLID WASTE REMOVAL. CONTAINERS WILL BE STORED IN A DEDICATED ROOM FOR WASTE LOCATED ON THE PARKING LEVEL.

PRIVATE CAR SHARING PROGRAM
DEVELOPMENT TO PROVIDE FOUR (4) PRIVATE CAR SHARING SPACES (I.E. "ZIPCAR") FOR EXCLUSIVE USE OF RESIDENTS PURSUANT TO RALEIGH UDO SECTION 7.1.4.D.

PROPOSED IMPERVIOUS CALC.

TOTAL EFFECTIVE AREA	51,782 SF
PROPOSED PERVIOUS AREA	9,917 SF
PROPOSED IMPERVIOUS AREA	41,865 SF

20 10 5 0 20
1" = 20'

JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
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www.jaeco.com

Seals

Project

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RALEIGH, NC 27605

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2320 BEECHRIDGE RD
RALEIGH, NC 27608
Phone: (919) 343-2828
E-mail:
Grey@selwynpropertygroup.com

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
TMH	TELEPHONE MANHOLE
TF	ELECTRICAL TRANSFORMER
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
MW	MONITORING WELL
CATV	CABLE PEDESTAL
FH	FIRE HYDRANT
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED

DENOTES BRICK
DENOTES CONCRETE
XXX DENOTES ADDRESS

PROPERTY LINE
PROP. LOT LINE
PROP. LINE NOT SURVEYED
STORM PIPE
SS SEWER LINE
OH OVERHEAD POWER LINE
G GAS LINE
EASEMENT LINE
W WATER LINE

CB FH LP WV SSMH
GW MW PP TP GV

Drawing Title

SITE PLAN

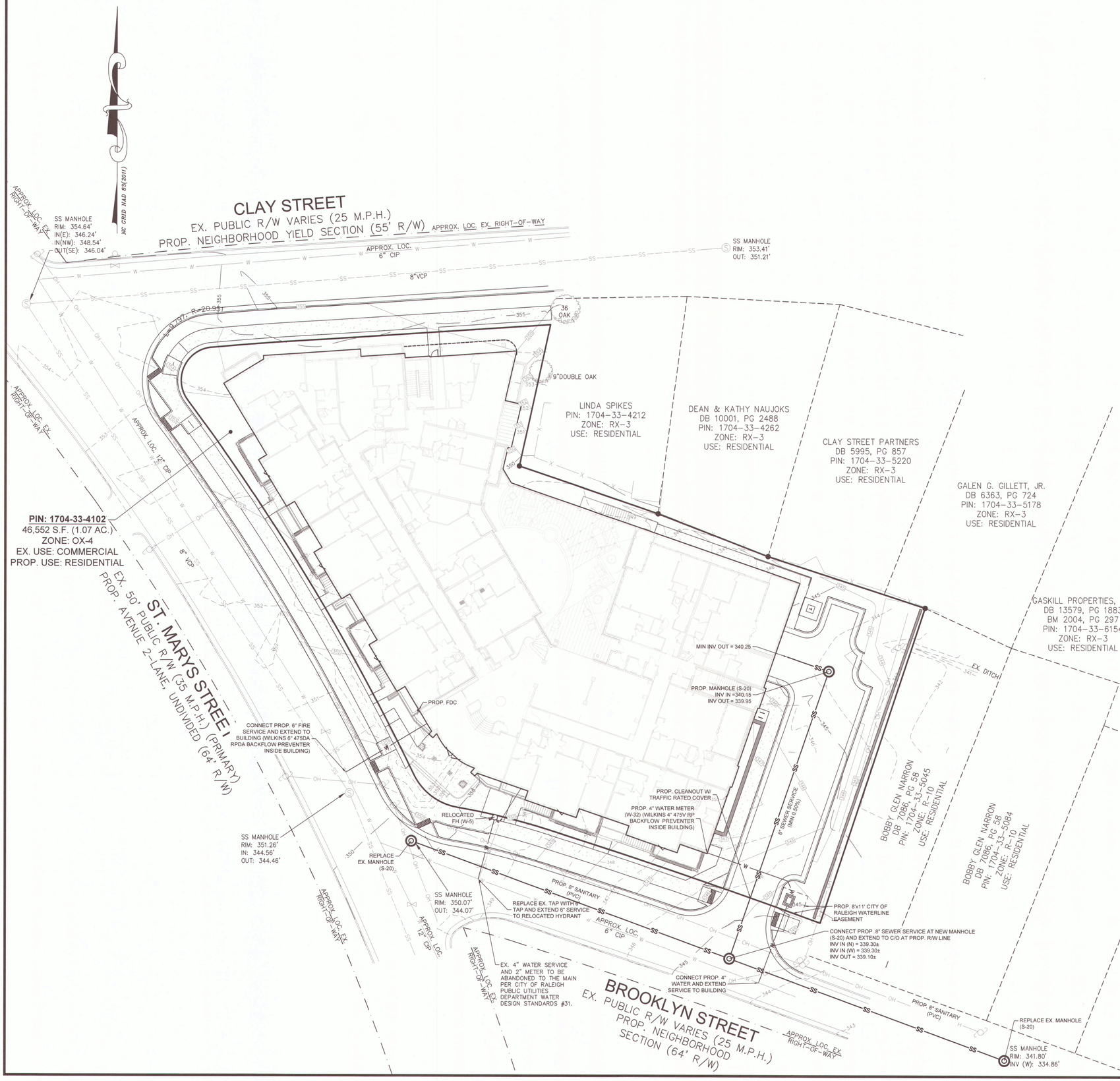
Revisions

Number	Description	Date
1	PER CITY COMMENTS	07/17/18

Drawing Scale AS SHOWN
Drawn By TCT
Checked By JRC
Date Issued 06/05/18

CE-2

3 of 18



GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

STANDARD UTILITY NOTES (as applicable):

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
   a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
   b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
   c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
   d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
   e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 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 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 ¾" 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

GENERAL NOTES

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2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

BROOKLYN ST. UTILITY MAIN REPLACEMENT NOTE:

AS REQUIRED BY THE CITY OF RALEIGH URBAN REDEVELOPMENT MAIN REPLACEMENT REIMBURSEMENT POLICY, IN ACCORDANCE WITH THE IDENTIFICATION OF MAINS REQUIRING REPLACEMENT #3 - 'PROXIMITY TO AGED INFRASTRUCTURE (WATER AND SEWER)', THE CITY OF RALEIGH WILL REIMBURSE THE DEVELOPER AT THE PREVAILING RATES OUTLINED IN SAID POLICY AT THE TIME OF INFRASTRUCTURE ACCEPTANCE FOR THE FOLLOWING UTILITY REPLACEMENT WITHIN THE BROOKLYN STREET RIGHT-OF-WAY, TO BE DESIGNED AND PERMITTED WITH THE CONCURRENT SITE REVIEW:

- APPROXIMATELY 270 LF OF 8" VITRIFIED CLAY PIPE SANITARY MAIN, INCLUDING REPLACEMENT OF TWO (2) MANHOLES, WITH A NEW 8" SANITARY MAIN.

ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (919) 996-2409 and the PUBLIC UTILITIES DEPARTMENT at (919)996-4540 at least twenty four hours prior to beginning any of their construction.

FAILURE to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

FAILURE to call for Inspection, Install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of CITY OF RALEIGH STANDARDS will result in a Fine and Possible Exclusion from future work in the CITY OF RALEIGH.

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and Land Surveyors

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	STORM PIPE
SS	SEWER LINE
OH	OVERHEAD POWER LINE
G	GAS LINE
	EASEMENT LINE
M	WATER LINE

CB FH LP WV SSMH

GW MW PP TP GV

Drawing Title

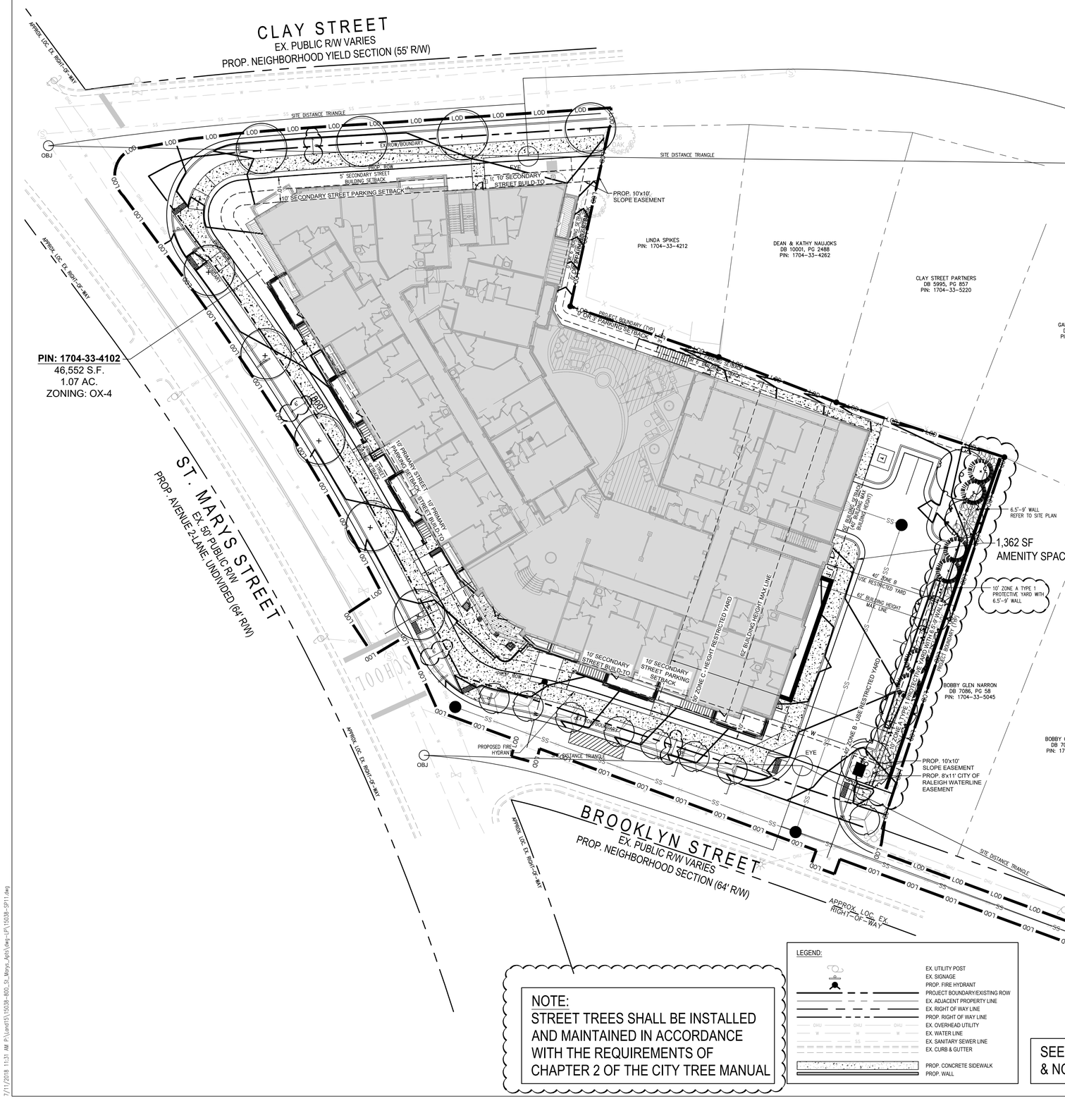
UTILITY PLAN

Revisions

Number	Description	Date
1	PER CITY COMMENTS	07/17/18

Drawing Scale 1" = 20'
Drawn By TCT
Checked By JRC
Date Issued 06/05/18

CE-4



SITE DATA:

SITE ADDRESS:	800 ST. MARYS STREET, RALEIGH , NORTH CAROLINA 27603
PIN NUMBER:	1704-33-4102
DEED BOOK:	DB 015951, PG 02778
ZONING(S):	OX-4
ACREAGE:	1.07 AC
EXISTING USE:	OFFICE
PROPOSED USE:	APARTMENTS
AMENITY SPACE/OPEN SPACE:	4,824 SF AMENITY SPACE

City of Raleigh UDO Requirements for 800 St Marys Street
Date: 08.14.2017 (Rev. 10.11.2017)

Clay Street, Street Trees						
Length of Right of Way					159	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	159	/	40		4.0	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					**4**	EA
St. Mary's Street, Street Trees						
Length of Right of Way					213	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	213	/	40	=	5.3	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)					**5**	EA
Brooklyn Street, Street Trees						
Length of Right of Way					174	LF
Understory Shade Trees Required (1.5" cal. 8' ht. @ 20' o.c. average)	174	/	20	=	8.7	EA
Understory Shade Trees Provided (1.5" cal. 8' ht. @ 20' o.c. average)					**8**	EA
Vehicular Parking Lot						
Vehicular Parking Lot					3742	SF
Shade Trees Required (3" cal. 10' ht. per 2,000 sf)	3,899.0	/	2,000	=	1.9	EA
Shade Trees Provided (3" cal. 10' ht.)					**2**	EA
Neighborhood Transitions (East Property Line)						
Zone A, Type 2, 10 feet (min. average) Protective Yard Required					141.0	LF
Zone A, Type 2, 10 feet Protective Yard Provided					141.0	LF
Shade Trees Required (Four 3" cal. 10' ht. per 100 lf)	1.4	x	4	=	5.6	EA
Shade Trees Provided (3" cal. 10' ht. min.) - 50% EVERGREEN					**6**	EA
Understory Trees Required (Four 1.5" cal. 6' ht. per 100 lf)	1.4	x	4	=	5.6	EA
Understory Trees Provided (1.5" cal. 6' ht. min.) 50% EVERGREEN					**6**	EA
Shrubs Required 40 / 100 lf	40	/	100	=	0.4	LF
Shrubs Provided 56	0.4	x	140	=	**56**	LF

PLANT LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT
TREES						
3	CC	Cercis Canadensis 'Forest Pansy'	Eastern Redbud	1 1/2" MIN.	6' MIN.	B&B
3	CE	Ulmus Parvifolia	Chinese Elm	3" MIN.	10' MIN.	B&B
7	SJ	Styrax Japonica 'Emerald Pagoda'	Japanese Snowbell	1 1/2" MIN.	6' MIN.	B&B
2	NS	Nyssa Sylvatica 'Wildfire'	Wildfire Black Gum	3" MIN.	10' MIN.	B&B
9	QL	Quercus Lyrata "Hightower"	Overcup Oak	3" MIN.	10' MIN.	B&B
EVERGREEN TREES						
6	MG	Magnolia Grandiflora 'Bracken's Brown Beauty'	Bracken's Beauty Magnolia	-	8' HGT	B&B
SHRUBS						
5	RI	Rhaphiolepis Indica	Indian Hawthorn	-	24" MIN.	3 GAL
56	IC	Ilex Comuta 'Burfordii Nana'	Dwarf Burford Holly	-	24" MIN.	3 GAL

TREES

NS		WILDFIRE BLACK GUM NYSSA SYLVATICA 'WILDFIRE'
QL	+	QUERCUS LYRATA "HIGHTOWER" OVERCUP OAK
CE		CHINESE ELM ULMUS PARVIFOLIA
CP		STYRAX JAPONICA 'EMERALD PAGODA' EMERALD PAGODA JAPANESE SNOWBELL
CC		EASTERN REDBUD CERCIS CANADENSIS
SHRUBS		
RI		INDIAN HAWTHORN RHAPHIOLEPIS INDICA
ICB		DWARF BURFORD HOLLY ILEX CORNUTA 'BURFORDII NANA'
EVERGREEN TREE		
MG		MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' BRACKEN'S BROWN BEAUTY MAGNOLIA

NOTE:
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

LEGEND:

- EX. UTILITY POST
- EX. SIGNAGE
- PROP. FIRE HYDRANT
- PROJECT BOUNDARY/EXISTING ROW
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- PROP. RIGHT OF WAY LINE
- EX. OVERHEAD UTILITY
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. CURB & GUTTER
- PROP. CONCRETE SIDEWALK
- PROP. WALL

SEE LP3.1 FOR LANDSCAPE DETAILS & NOTES.

811 Know what's **below.** **Call** before you dig.

NAD 83 F & NAVD 88 F
20' 10' 0 20' 40'
SCALE: 1" = 20'

SR-68-17

LANDSCAPE PLAN

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140 Broadway, Suite 1150 | New York, NY 10005 | tel 212.945.0121

SR-56-18
TRANSACTION NO: 557687 (Administrative Site Review)

800 St. Marys Street, LLC
800 St. Marys Street
Raleigh, North Carolina 27603

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

		DATE
PROJECT:	MC-15038	08.14.2017
ISSUE:	Administrative Site Review	08.14.2017
	Administrative Site Review	09.14.2017
	Administrative Site Review	10.18.2017
	Administrative Site Review	11.20.2017
	Administrative Site Review	01.02.2018
REVISIONS:	Administrative Site Review	02.12.2018
	Administrative Site Review	02.27.18
	Administrative Site Review	06.05.18
	Administrative Site Review	06.26.2018
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	.	.
DRAWN BY:	JH,SB	
CHECKED BY:	JP	
CONTENT:	LANDSCAPE PLAN	
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LP1.1

7/11/2018 11:31 AM P:\Local\15\15038-800_St_Marys_Apts\Dwg-LP\15038-SP11.dwg

800 ST. MARY'S STREET APARTMENTS

PROGRESS PRINTS | 03.07.2018

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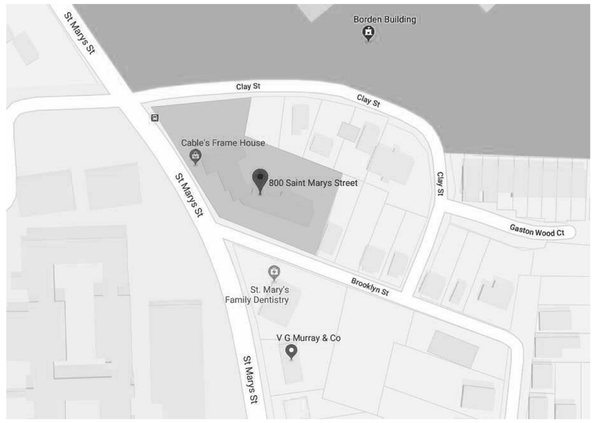
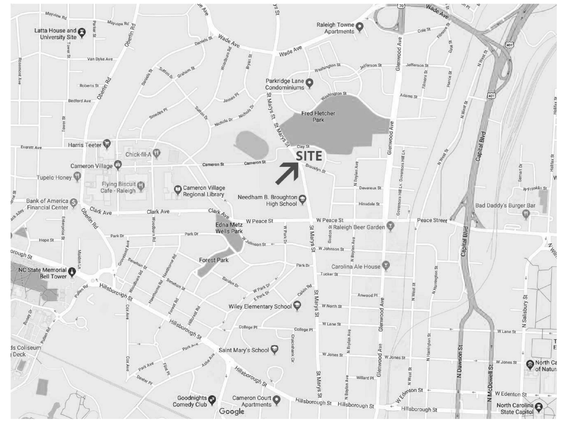
RALEIGH, NC 27609
919.871.1070 EXT. 110
sab@lighthouseengineering.com

VICINITY MAPS







SELWYN PROPERTY GROUP
800 ST. MARY'S
800 ST. MARY'S ST.
RALEIGH, NC 27605

NOT FOR CONSTRUCTION

PROJECT:	16011	DATE
ISSUE:	NOT FOR CONSTRUCTION	05.17.2018
REVISIONS:		
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	COVER SHEET	

CS.00

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

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7/13/2018 9:47:04 AM \\jda-fs01\UserFld\$\randys\Documents\Autodesk\My Projects\800 St Marys_v9-CD_randys.rvt

MATERIAL	FINISH	MATERIAL DESCRIPTION	FINISH DESCRIPTION
9			
C			
E1	m2	Through Wall Scupper	Anodized Aluminum; Color: Bronze
E2	m2		
E4	m2	Premanufactured Metal Canopy	Anodized Aluminum; Color: Bronze
E5	m2	Premanufactured Aluminum Pedestrian Railing	Anodized Aluminum; Color: Bronze
F1	v1	Vinyl Fenestration Unit	Vinyl; Color: Tan
F1	v2	Vinyl Fenestration Unit	Vinyl; Color: Bronze
Gf	1	GLASS	CLEAR, ARGON FILLED
M1	b1	Masonry: Norman Brick, Running Bond	Brick Color: Limestone; Grout Color: Light Grey; Grout Profile: Weathered

MATERIAL	FINISH	MATERIAL DESCRIPTION	FINISH DESCRIPTION
M1	b3	Masonry: Norman Brick, Running Bond	Brick Color: Red/Brown; Grout Color: Dark Grey; Grout Profile: Concave
M2	b2	Masonry: Norman Brick, 1/3 Staggered Running Bond	Brick Color: Limestone; Grout Color: Light Grey; Grout Profile: Weathered
M3	b1	Masonry: Norman Brick, Rowlock/Soldier/Header Courses (Various Profiles)	Brick Color: Red/Brown; Grout Color: Dark Grey; Grout Profile: Concave
M3	b2	Masonry: Norman Brick, Rowlock/Soldier/Header Courses (Various Profiles)	Brick Color: Limestone; Grout Color: Light Grey; Grout Profile: Concave
MC	1		
R1	m2	Premanufactured Aluminum Railing	Anodized Aluminum; Color: Bronze
R2	m2	Standing Seam Metal Roof	Anodized Aluminum; Color: Bronze
S1	c1	Horizontal Lap Siding; 4" Exposure	Cementitious Board; Color: Tan
S2	c1	Vertical Siding: Board + Batten	?; Color: Light Grey
T1	c1	Trim Board (Various Sizes + Profiles)	Cementitious Board; Color: Tan

GENERAL NOTES - ELEVS

EXTERIOR SEALANT NOTES:

- APPLY STPE BASED SEALANT @ ALL EXTERIOR CONDITIONS
- ALLOW FOR 4 SEALANT COLORS - SUBMIT TO ARCHITECT FOR APPORVAL
- SEALANT COLOR AROUND WINDOWS & DOORS SHALL MATCH FRAME COLOR
- SEALANT IN BRICK CONTROL JOINTS SHALL MATCH BRICK GROUT COLOR (FOR EACH TYPE OF BRICK)
- SEALANT IN ALL OTHER EXTERIOR LOCATIONS SHALL MATCH EXTERIOR TRIM

SYMBOL LEGEND

(###) -DENOTES DOOR TYPE. SEE FLOOR PLANS/UNIT PLANS FOR EXACT LOCATION. SEE DOOR SCHEDULE AND ELEVATION TYPES ON A11 SHEETS.

(##) -DENOTES WINDOW TYPE. SEE FLOOR PLANS/UNIT PLANS FOR EXACT LOCATIONS. SEE WINDOW SCHEDULE AND ELEVATION TYPES ON A11 SHEETS.

(A)(B) BUILDING MATERIAL AND FINISH KEYNOTE; SEE BUILDING MATERIAL AND FINISH TABLE.

-DENOTES MATERIAL FINISH.

-DENOTES BUILDING MATERIAL.



BROOKLYN ST. 2
3/32" = 1'-0"



ELEVATION - ST. MARYS 1
3/32" = 1'-0"

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PROJECT:	16011	DATE
ISSUE:	NOT FOR CONSTRUCTION	05.17.2018
REVISIONS:		
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	EXTERIOR ELEVATIONS	

A3.01

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MATERIAL	FINISH	MATERIAL DESCRIPTION	FINISH DESCRIPTION
9			
C			
E1	m2	Through Wall Scupper	Anodized Aluminum; Color: Bronze
E2	m2		
E4	m2	Premanufactured Metal Canopy	Anodized Aluminum; Color: Bronze
E5	m2	Premanufactured Aluminum Pedestrian Railing	Anodized Aluminum; Color: Bronze
F1	v1	Vinyl Fenestration Unit	Vinyl; Color: Tan
F1	v2	Vinyl Fenestration Unit	Vinyl; Color: Bronze
Gf	1	GLASS	CLEAR, ARGON FILLED
M1	b1	Masonry: Norman Brick, Running Bond	Brick Color: Limestone; Grout Color: Light Grey; Grout Profile: Weathered

MATERIAL	FINISH	MATERIAL DESCRIPTION	FINISH DESCRIPTION
M1	b3	Masonry: Norman Brick, Running Bond	Brick Color: Red/Brown; Grout Color: Dark Grey; Grout Profile: Concave
M2	b2	Masonry: Norman Brick, 1/3 Staggered Running Bond	Brick Color: Limestone; Grout Color: Light Grey; Grout Profile: Weathered
M3	b1	Masonry: Norman Brick, Rowlock/Soldier/Header Courses (Various Profiles)	Brick Color: Red/Brown; Grout Color: Dark Grey; Grout Profile: Concave
M3	b2	Masonry: Norman Brick, Rowlock/Soldier/Header Courses (Various Profiles)	Brick Color: Limestone; Grout Color: Light Grey; Grout Profile: Concave
MC	1		
R1	m2	Premanufactured Aluminum Railing	Anodized Aluminum; Color: Bronze
R2	m2	Standing Seam Metal Roof	Anodized Aluminum; Color: Bronze
S1	c1	Horizontal Lap Siding; 4" Exposure	Cementitious Board; Color: Tan
S2	c1	Vertical Siding: Board + Batten	?; Color: Light Grey
T1	c1	Trim Board (Various Sizes + Profiles)	Cementitious Board; Color: Tan

GENERAL NOTES - ELEVS

EXTERIOR SEALANT NOTES:

- APPLY STPE BASED SEALANT @ ALL EXTERIOR CONDITIONS
- ALLOW FOR 4 SEALANT COLORS - SUBMIT TO ARCHITECT FOR APPORVAL
- SEALANT COLOR AROUND WINDOWS & DOORS SHALL MATCH FRAME COLOR
- SEALANT IN BRICK CONTROL JOINTS SHALL MATCH BRICK GROUT COLOR (FOR EACH TYPE OF BRICK)
- SEALANT IN ALL OTHER EXTERIOR LOCATIONS SHALL MATCH EXTERIOR TRIM

SYMBOL LEGEND

-DENOTES DOOR TYPE. SEE FLOOR PLANS/UNIT PLANS FOR EXACT LOCATION. SEE DOOR SCHEDULE AND ELEVATION TYPES ON A11 SHEETS.

-DENOTES WINDOW TYPE. SEE FLOOR PLANS/UNIT PLANS FOR EXACT LOCATIONS. SEE WINDOW SCHEDULE AND ELEVATION TYPES ON A11 SHEETS.

A / B BUILDING MATERIAL AND FINISH KEYNOTE; SEE BUILDING MATERIAL AND FINISH TABLE.

-DENOTES MATERIAL FINISH.

-DENOTES BUILDING MATERIAL.



ELEVATION BACKSIDE 2

3/32" = 1'-0"



ELEVATION - CLAY ST. 1

3/32" = 1'-0"

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DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	EXTERIOR ELEVATIONS	

A3.02

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MATERIAL	FINISH	MATERIAL DESCRIPTION	FINISH DESCRIPTION
9			
C			
E1	m2	Through Wall Scupper	Anodized Aluminum; Color: Bronze
E2	m2		
E4	m2	Premanufactured Metal Canopy	Anodized Aluminum; Color: Bronze
E5	m2	Premanufactured Aluminum Pedestrian Railing	Anodized Aluminum; Color: Bronze
F1	v1	Vinyl Fenestration Unit	Vinyl; Color: Tan
F1	v2	Vinyl Fenestration Unit	Vinyl; Color: Bronze
Gf	1	GLASS	CLEAR, ARGON FILLED
M1	b1	Masonry: Norman Brick, Running Bond	Brick Color: Limestone; Grout Color: Light Grey; Grout Profile: Weathered

MATERIAL	FINISH	MATERIAL DESCRIPTION	FINISH DESCRIPTION
M1	b3	Masonry: Norman Brick, Running Bond	Brick Color: Red/Brown; Grout Color: Dark Grey; Grout Profile: Concave
M2	b2	Masonry: Norman Brick, 1/3 Staggered Running Bond	Brick Color: Limestone; Grout Color: Light Grey; Grout Profile: Weathered
M3	b1	Masonry: Norman Brick, Rowlock/Soldier/Header Courses (Various Profiles)	Brick Color: Red/Brown; Grout Color: Dark Grey; Grout Profile: Concave
M3	b2	Masonry: Norman Brick, Rowlock/Soldier/Header Courses (Various Profiles)	Brick Color: Limestone; Grout Color: Light Grey; Grout Profile: Concave
MC	1		
R1	m2	Premanufactured Aluminum Railing	Anodized Aluminum; Color: Bronze
R2	m2	Standing Seam Metal Roof	Anodized Aluminum; Color: Bronze
S1	c1	Horizontal Lap Siding; 4" Exposure	Cementitious Board; Color: Tan
S2	c1	Vertical Siding: Board + Batten	?; Color: Light Grey
T1	c1	Trim Board (Various Sizes + Profiles)	Cementitious Board; Color: Tan

GENERAL NOTES - ELEVS

EXTERIOR SEALANT NOTES:

- APPLY STPE BASED SEALANT @ ALL EXTERIOR CONDITIONS
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- SEALANT IN BRICK CONTROL JOINTS SHALL MATCH BRICK GROUT COLOR (FOR EACH TYPE OF BRICK)
- SEALANT IN ALL OTHER EXTERIOR LOCATIONS SHALL MATCH EXTERIOR TRIM

SYMBOL LEGEND

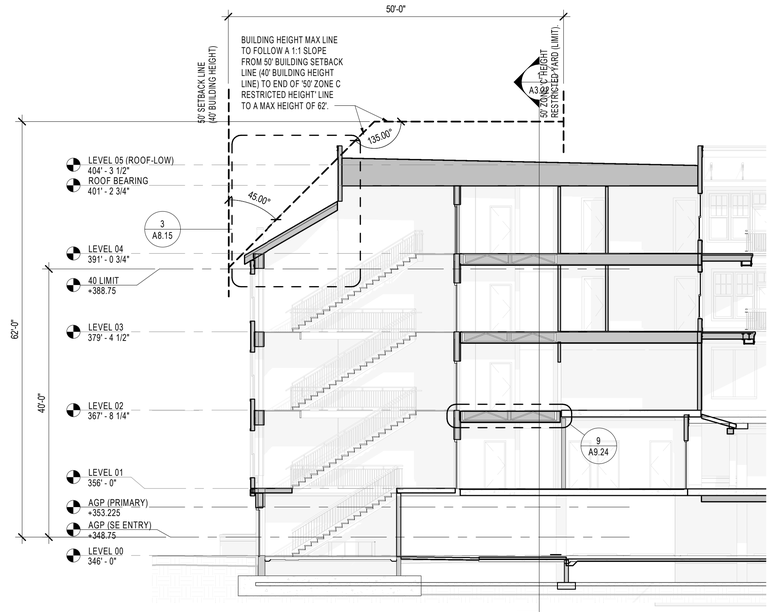
(###) -DENOTES DOOR TYPE. SEE FLOOR PLANS/UNIT PLANS FOR EXACT LOCATION. SEE DOOR SCHEDULE AND ELEVATION TYPES ON A11 SHEETS.

<#> -DENOTES WINDOW TYPE. SEE FLOOR PLANS/UNIT PLANS FOR EXACT LOCATIONS. SEE WINDOW SCHEDULE AND ELEVATION TYPES ON A11 SHEETS.

A | B BUILDING MATERIAL AND FINISH KEYNOTE; SEE BUILDING MATERIAL AND FINISH TABLE.

-DENOTES MATERIAL FINISH.

-DENOTES BUILDING MATERIAL.



SECTION AT TRANSITION ZONING 3

3/32" = 1'-0"



ELEVATION - NE 1

3/32" = 1'-0"

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MATERIAL	FINISH	MATERIAL DESCRIPTION	FINISH DESCRIPTION
9			
C			
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E2	m2		
E4	m2	Premanufactured Metal Canopy	Anodized Aluminum; Color: Bronze
E5	m2	Premanufactured Aluminum Pedestrian Railing	Anodized Aluminum; Color: Bronze
F1	v1	Vinyl Fenestration Unit	Vinyl; Color: Tan
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Gf	1	GLASS	CLEAR, ARGON FILLED
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MATERIAL	FINISH	MATERIAL DESCRIPTION	FINISH DESCRIPTION
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M3	b2	Masonry: Norman Brick, Rowlock/Soldier/Header Courses (Various Profiles)	Brick Color: Limestone; Grout Color: Light Grey; Grout Profile: Concave
MC	1		
R1	m2	Premanufactured Aluminum Railing	Anodized Aluminum; Color: Bronze
R2	m2	Standing Seam Metal Roof	Anodized Aluminum; Color: Bronze
S1	c1	Horizontal Lap Siding; 4" Exposure	Cementitious Board; Color: Tan
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GENERAL NOTES - ELEVS

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SYMBOL LEGEND

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-DENOTES WINDOW TYPE. SEE FLOOR PLANS/UNIT PLANS FOR EXACT LOCATIONS. SEE WINDOW SCHEDULE AND ELEVATION TYPES ON A11 SHEETS.

BUILDING MATERIAL AND FINISH KEYNOTE; SEE BUILDING MATERIAL AND FINISH TABLE.

-DENOTES MATERIAL FINISH.

-DENOTES BUILDING MATERIAL.



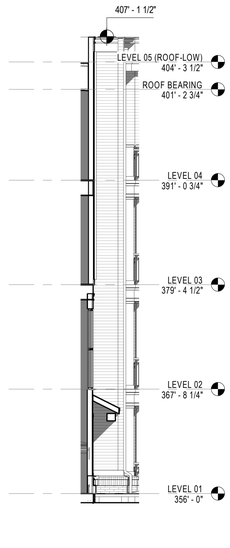
ELEVATION - TERRACE 1 5
1/8" = 1'-0"



ELEVATION - TERRACE 2 4
1/8" = 1'-0"



ELEVATION - TERRACE 3 2
1/8" = 1'-0"



ELEVATION - TERRACE 4 3
1/8" = 1'-0"



ELEVATION - SE (LOWER ENTRY) 1
3/32" = 1'-0"

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LINE OF SITE from across ST. MARY'S 2

1/8" = 1'-0"

VIEW 'A' 1

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