

WILMINGTON STREET PARTNERS SR-76-2017



Zoning: **DX-7-SH/HOD-G**

CAC: **Central**

Drainage Basin: **Walnut Creek**

Acreage: **0.04**

Sq. Ft.: **4557**

Planner: **Daniel Stegall**

Phone: **(919) 996-2712**

Applicant: **Plaza Associates**





Administrative Approval Action

SR-76-17, 211 South Wilmington Street Restaurant,
Transaction# 528954, AA 3671

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 South Wilmington Street and south of the intersection of South Wilmington Street and East Hargett. The address of the site is 211 South Wilmington Street and the PIN number is 1703783262.

REQUEST: Development of a 0.04 acre tract zoned Downtown Mixed use-7 Stories-Shop Frontage (DX-7-SH). The proposed development is a 2 story 4,576 square feet restaurant. The site is also located in a Historic Overlay District (HOD) and subject to the Certificate of Appropriateness number 127-17-CA.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

A design adjustment was approved to waive the right-of-way dedication for the Avenue 4-lane Parallel Parking street classification. The existing 66' right-of-way will remain as it is consistent with the William Christmas Plan.

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 John A. Edwards of John A. Edwards & Company

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.

URBAN FORESTRY

2. A fee-in-lieu is paid for one street tree.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of Certificate of Appropriateness 128-17-CA.

ENGINEERING

2. An encroachment agreement for a 2' existing building encroachment within the public right-of-way at 211 S. Wilmington Street shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the



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encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

URBAN FORESTRY

3. A fee-in-lieu is paid for one street tree.

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: 11-9-2020

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.

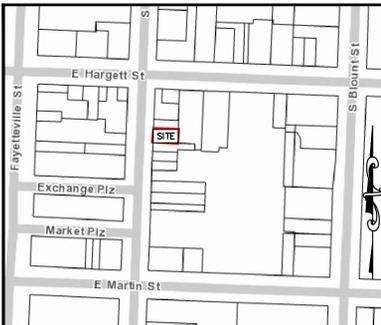
I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)



Date: 11/9/2017

Staff Coordinator: Daniel L. Stegall



VICINITY MAP
(SCALE: NTS)

SITE DATA

OWNER: TULSI VENTURES LLC
 PIN: 1703783262
 REFERENCES: DB 15444, PG 1337
 ZONING: DX-7-SH
 EXISTING BUILDING SQUARE FOOTAGE: 3,635 SF
 PROPOSED BUILDING SQUARE FOOTAGE: 941 SF
 TOTAL BUILDING SQUARE FOOTAGE: 4,576 SF

PARKING SUMMARY CALCULATIONS

REQUIRED PARKING: 4,576 SF = 0 SPACES
 (DOWNTOWN DISTRICT (DX) UDO SEC. 7.13.A.1.(d))
 NO VEHICLE PARKING IS REQUIRED FOR THE FIRST
 10,000 SQUARE FEET OF GROSS FLOOR AREA OF
 ANY NONRESIDENTIAL USE

PROVIDED: 0 SPACES

DESIGN ADJUSTMENT APPLICATION

THE APPLICANT IS REQUESTING A DESIGN
 ADJUSTMENT FROM RIGHT-OF-WAY DEDICATION,
 STREETSCAPE IMPROVEMENTS AND FEE-IN-LIEU
 FOR TREE PLANTING. A DESIGN ADJUSTMENT
 APPLICATION HAS BEEN SUBMITTED WITH THIS
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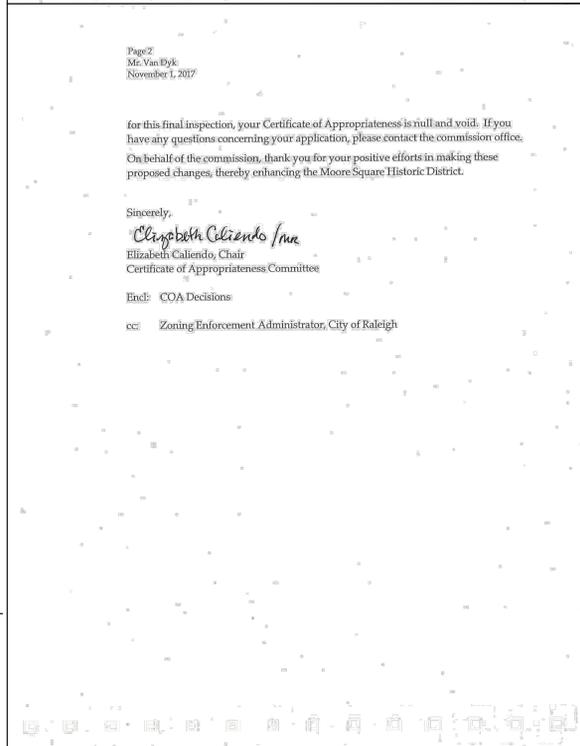
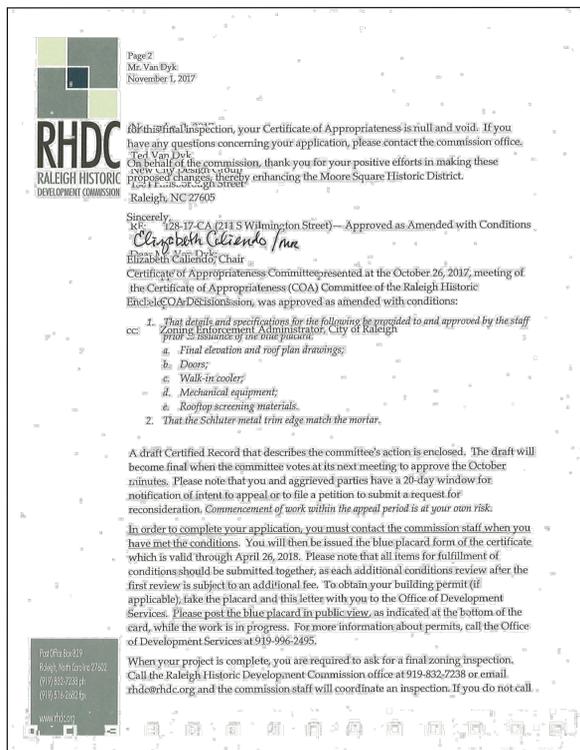
FEE-IN-LIEU

THE APPLICANT IS REQUESTING TO PAY FEE-IN-LIEU
 FOR (1) REQUIRED STREET TREE PLANTING.

SOLID WASTE INSPECTIONS STATEMENT
 DEVELOPER IS IN COMPLIANCE WITH
 THE REQUIREMENTS SET FORTH IN
 THE SOLID WASTE DESIGN MANUAL.

INDEX

- COVER SHEET
- C-1 EXISTING CONDITIONS PLAN
- C-2 SITE / UTILITY PLAN
- A201 EXTERIOR ELEVATIONS



WILMINGTON STREET PARTNERS, LLC ADMINISTRATIVE SITE REVIEW

SR-76-17

TRANS #528954

211 S. WILMINGTON STREET
RALEIGH, NORTH CAROLINA

SEPTEMBER 5, 2017

REVISED OCTOBER 23, 2017

DEVELOPER

PLAZA ASSOCIATES
 2840 PLAZA PLACE #100
 RALEIGH, NC 27612

CIVIL ENGINEER:

JOHN A. EDWARDS & COMPANY

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



**Administrative Site Review Application
(for UDO Districts only)**



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 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 checked="" type="checkbox"/> General	Transaction Number
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader
<input type="checkbox"/> Townhouse		

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

GENERAL INFORMATION

Development Name: **Wilmington Street Partners, LLC**

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

Proposed Use: **Restaurant**

Property Address(es): **211 S. Wilmington Street** Major Street Locator: _____

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

P.I.N. **1703783262** 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: **Restaurant**

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.
Change of use from office to restaurant.

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.
Design adjustment for ROW dedication streetscape improvements

CLIENT/DEVELOPER/OWNER
 Company: **Plaza Associates** Name (s): **Bobby Medlin**
 Address: **Cross Point II - 2840 Plaza Place #100**
 Phone: **919-781-8870** Email: **bmedlin@plazaassociatesinc.com** Fax: _____

CONSULTANT (Contact Person for Plans)
 Company: **John A. Edwards & Company** Name (s): **Jason Meadows**
 Address: **333 Wade Ave**
 Phone: **919-828-4428** Email: **jason@jaeco.com** Fax: **919-828-4428**

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s): DX-7-SH	Proposed building use(s): Restaurant
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross: 3,635 SF
Overlay District	Proposed Building(s) sq. ft. gross: 941 SF
Total Site Acres: Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.04 acres	Total sq. ft. gross (existing & proposed): 4,576 SF
Off street parking: Required <input type="checkbox"/> Provided <input type="checkbox"/>	Proposed height of building(s): 30'-11 3/4"
COA (Certificate of Appropriateness) case # 128-17-CA	# of stories: 2
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor: 11'-7"
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface: .04 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 0 acres/square feet	If Yes, please provide: Altitude Soils FEMA Map Panel # _____ Flood Study _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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 (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" 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 **Jason Meadows, 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.

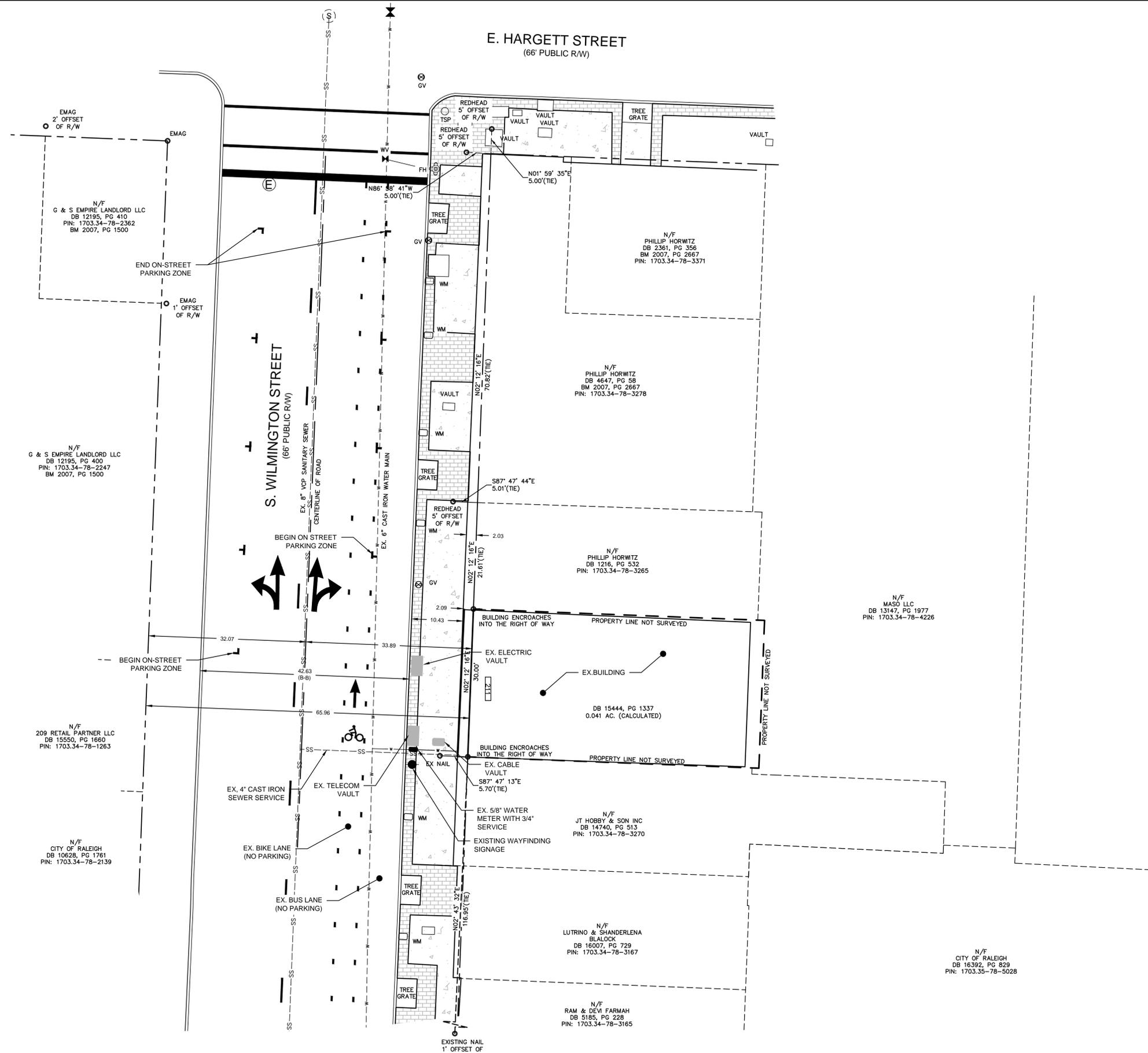
Signed: Date: **8-31-2017**

Printed Name: **SANDEEP MATAI**

Signed: _____ Date: _____

Printed Name: _____

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS



JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 and Land Surveyors

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 333 Wade Ave., Raleigh, N.C. 27605
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Project
WILMINGTON STREET PARTNERS, LLC
 211 S. WILMINGTON STREET

Client
new city design group
 1304 HILLSBOROUGH ST.
 RALEIGH, NC 27605
 919.831.1308
 FAX 919.831.9737

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
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CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
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[Thin Dashed Line]	SEWER LINE
[Line with 'OHP']	OVERHEAD POWER

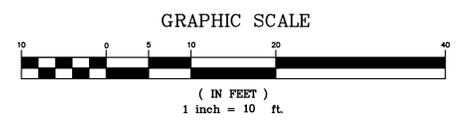


EXISTING CONDITIONS PLAN

Revisions

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	10/23/17

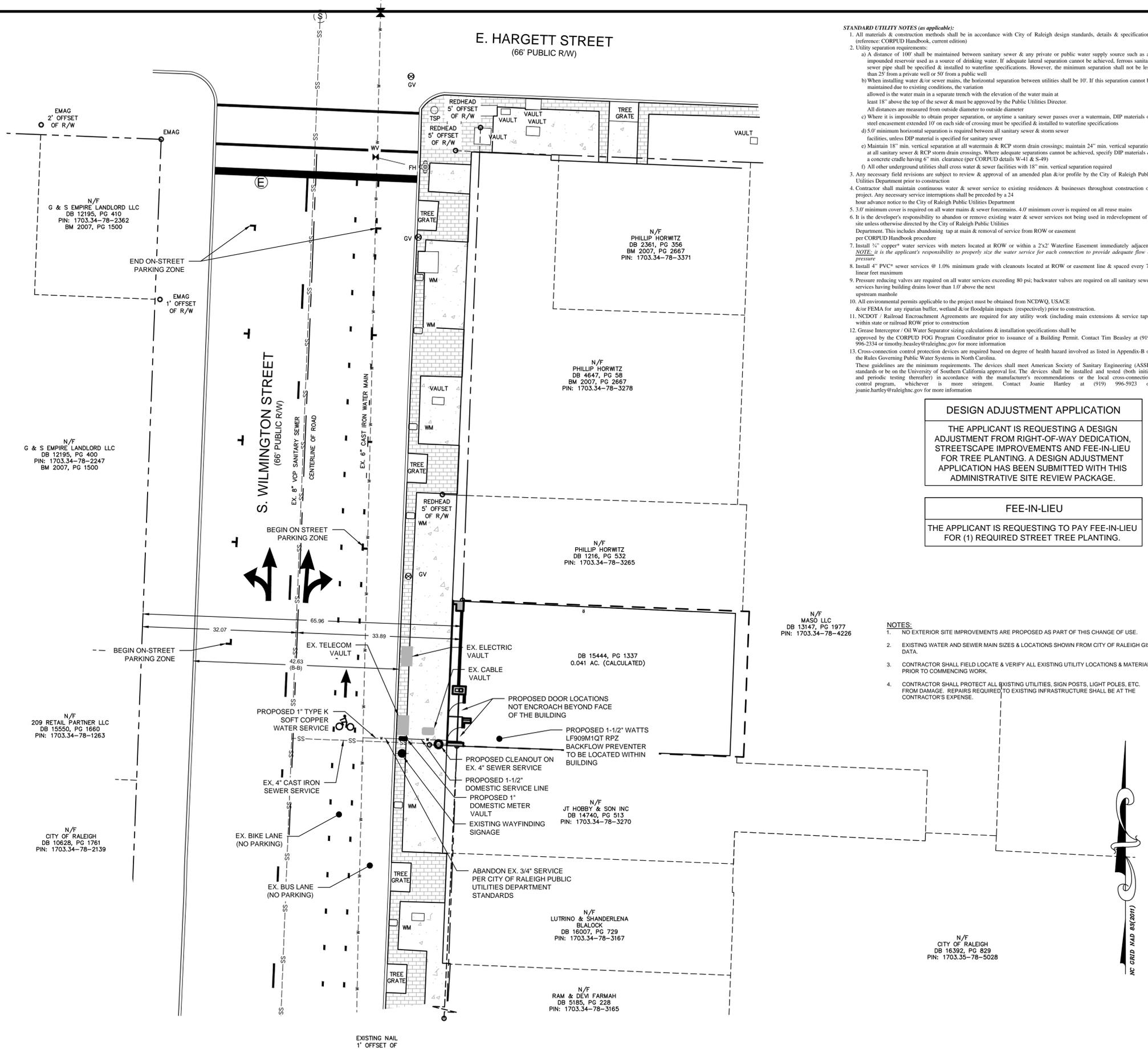
Drawing Scale 1"=10'
 Drawn By ZCS
 Checked By CLP
 Date Issued 9/5/17



Traffic Control and Pedestrian Plan Notes

General Notes:

- All work shall be in accordance with City of Raleigh and/or NCDOT standard details and specifications.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit Application within any public street within Raleigh's Jurisdiction. This includes NCDOT roads in Raleigh's Jurisdiction.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Right-of-way Services Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The Client must have an issued Right-of-Way Permit for street, lane and/or sidewalk closure to conduct any work in the right-of-way.
- All permits must be available on-site during the operation.
- Field adjustments to the approved plan may be required by the City of Raleigh as needed during construction.
- Any revision to the approved plan must be approved by a Right-of-Way Services Coordinator prior to implementation.
- Any damage to the Right of Way shall be repaired per City of Raleigh specifications at no cost to the city.
- All pavement markings shall be restored to original placement and conditions.
- Construction fencing should not encroach into the public right of way. If it does, it must be movable in case adjustments have to be made. No drilling, boring or any permanent fastening of the fence is allowed in the public right of way.
- Construction fencing should not encroach into the public right of way. If it does, it must be movable in case adjustments have to be made. No drilling, boring or any permanent fastening of the fence is allowed in the public right of way.
- No portable restrooms are permitted in the public right-of-way. Accessible restrooms must be provided on site.
- All signage must be verified and maintained properly by contractor before the start of work and remain intact for the duration of the project.
- Driveways impacted by the lane closure must remain accessible.
- When work is performed within a School Zone during school operational hours, work must not impede within the posted school traffic times. The work being performed MUST be reported to the Principal of the school prior to commencement of work.
- Sediment and Erosion Control Devices shall be installed prior to the commencement of the project. Such measures include but are not limited to: Silt fence, Inlet Protection, and construction entrance.
- The storm water control devices cannot interfere with any ADA accessible path.
- All existing underground utilities shall be located prior to beginning any excavation or underground construction. All underground utility locates shall be ordered no less than 3 days prior and no more than 12 days prior to the beginning of said excavation or underground construction.
- Curbside/sidewalk removal debris, pre-made building packages, gravel, sod, etc. shall not be stockpiled within the public right-of-way.
- If work is being performed 5' from back of curb no lane closure is required. signage of work ahead is required to notify traffic and pedestrians.
- If work is being performed 15' from the edge of pavement no lane closure. signage of work ahead is required to notify traffic and pedestrians.
- A minimum two way access of 20' is required at all times for traffic, not including the curb and gutter areas.
- If any operator/contractor parks in a residential area forcing the homeowner/resident to park on the other side of the road, narrowing to 20' or less, the operator/contractor is liable to ensure a lane closure permit is obtained.
- Sight visibility must be maintained at all times.



- STANDARD UTILITY NOTES (as applicable):**
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
 - Utility separation requirements:
 - a) A distance of 10' 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 watertight 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 watertight 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.
 - 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.
 - 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.
 - 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
 - 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.
 - Install 3/4" 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.**
 - Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
 - 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.
 - 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.
 - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
 - 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@raleigh.gov for more information.
 - 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@raleigh.gov for more information.

DESIGN ADJUSTMENT APPLICATION

THE APPLICANT IS REQUESTING A DESIGN ADJUSTMENT FROM RIGHT-OF-WAY DEDICATION, STREETSCAPE IMPROVEMENTS AND FEE-IN-LIEU FOR TREE PLANTING. A DESIGN ADJUSTMENT APPLICATION HAS BEEN SUBMITTED WITH THIS ADMINISTRATIVE SITE REVIEW PACKAGE.

FEE-IN-LIEU

THE APPLICANT IS REQUESTING TO PAY FEE-IN-LIEU FOR (1) REQUIRED STREET TREE PLANTING.

- NOTES:**
- NO EXTERIOR SITE IMPROVEMENTS ARE PROPOSED AS PART OF THIS CHANGE OF USE.
 - EXISTING WATER AND SEWER MAIN SIZES & LOCATIONS SHOWN FROM CITY OF RALEIGH GIS DATA.
 - CONTRACTOR SHALL FIELD LOCATE & VERIFY ALL EXISTING UTILITY LOCATIONS & MATERIAL PRIOR TO COMMENCING WORK.
 - CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, SIGN POSTS, LIGHT POLES, ETC. FROM DAMAGE. REPAIRS REQUIRED TO EXISTING INFRASTRUCTURE SHALL BE AT THE CONTRACTOR'S EXPENSE.

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 and Land Surveyors

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new city design group

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- LEGEND**
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 - CONC CONCRETE
 - SSMH SANITARY SEWER WATER METER
 - LP LIGHT POLE
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 - SSW --- SEWER LINE
 - OHP --- OVERHEAD POWER

SITE / UTILITY PLAN

Drawing Title: NC CRID NAD 83(2011)

Number	Description	Date
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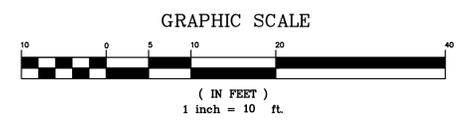
Revisions

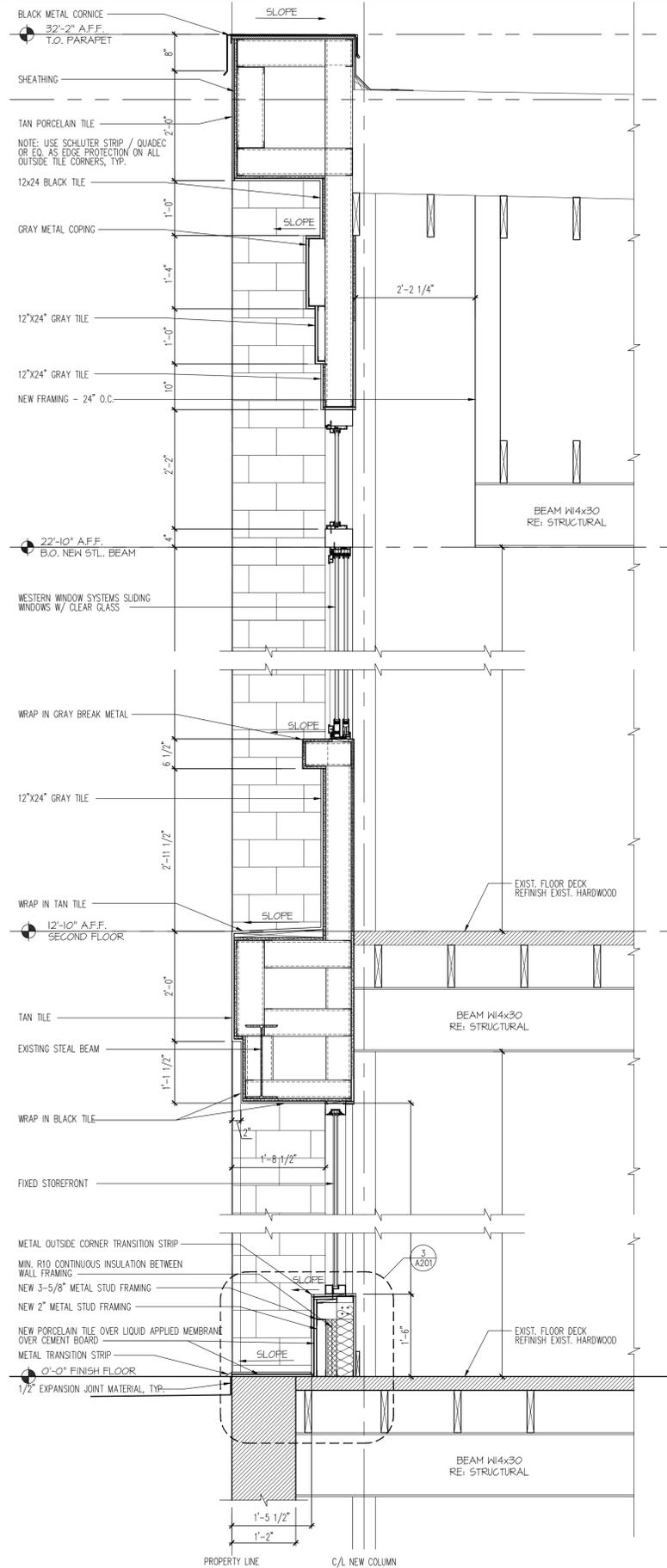
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Drawn By ZCS

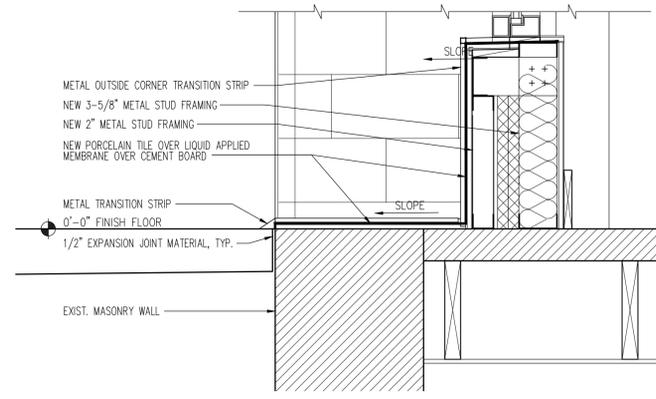
Checked By CLP

Date Issued 9/5/17

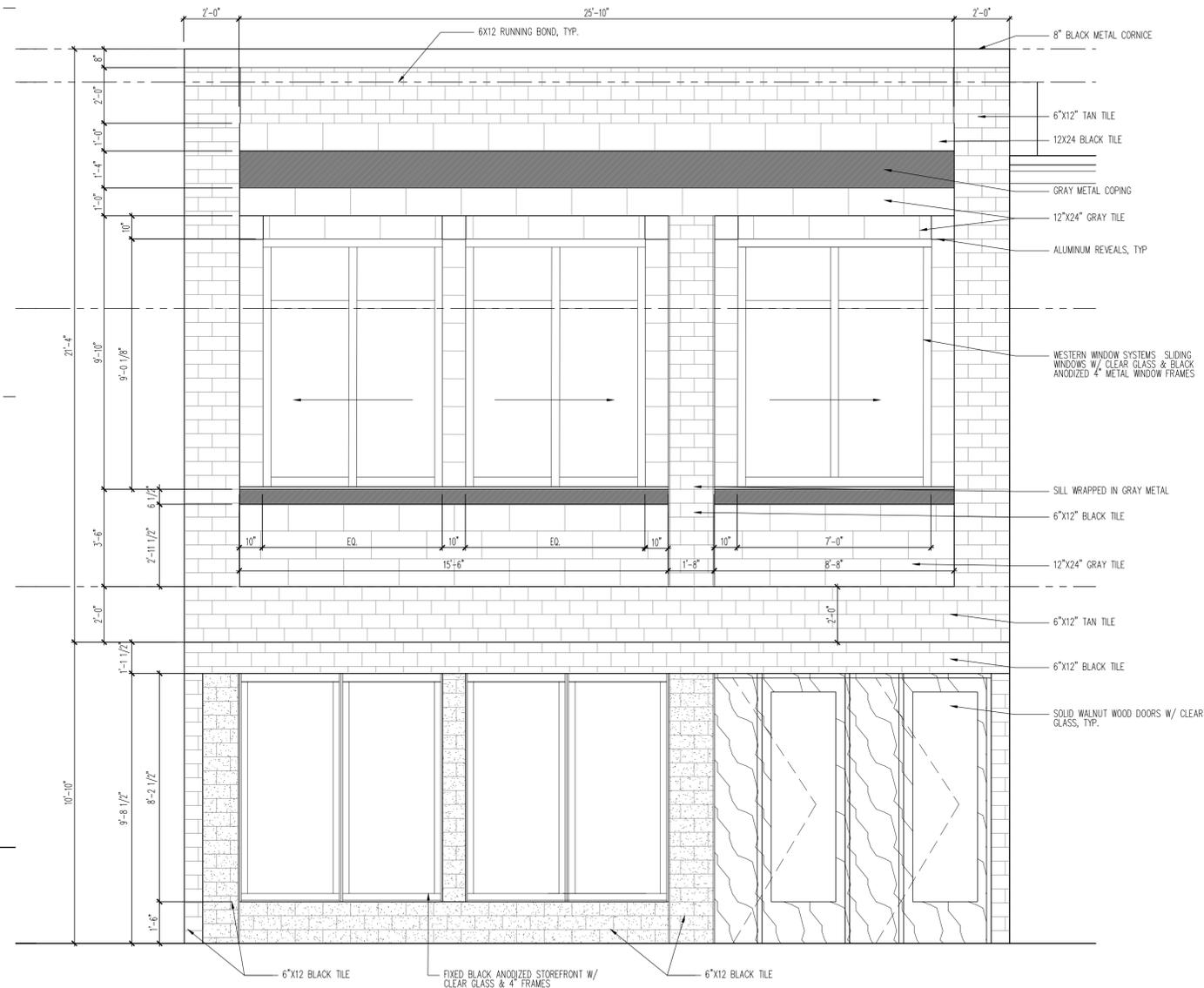




2 Proposed Wall Section
 A201 SCALE: 3/4"=1'-0"



3 Section Detail
 A201 SCALE: 1-1/2"=1'-0" Transition @ Sidewalk

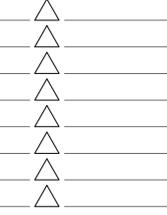


1 Proposed Exterior Elevation
 A201 SCALE: 3/8"=1'-0" East

9 October 2017

NOT FOR CONSTRUCTION

10/3/17	<input type="checkbox"/>	PROGRESS PRINT
7/31/17	<input type="checkbox"/>	HEALTH DEPT. PLAN CHECK
7/31/17	<input type="checkbox"/>	BUILDING DEPT. PLAN CHECK
7/13/17	<input type="checkbox"/>	BID SET
-	<input type="checkbox"/>	CONSTRUCTION SET
10/9/17	<input checked="" type="checkbox"/>	SUBMITTAL DOCUMENT



THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY THE ARCHITECT.

Tonbo
 211 S. Wilmington Street
 Raleigh, NC 27601
COA Meeting

DESIGNER :	TVO/SKL
DRAWN :	SR
CHECKED :	-
SCALE :	AS SHOWN
JOB NUMBER :	7798
SHEET TITLE	Exterior Elevations

SHEET NUMBER
A201