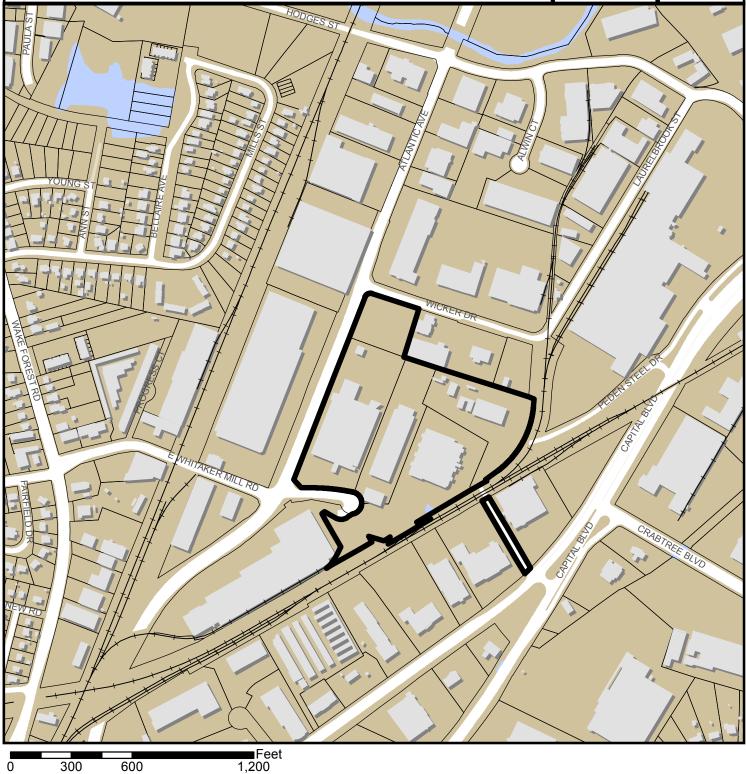
RALEIGH IRON WORKS - PHASE 1 SR-82-17







Zoning: CX-7-PL

CAC: East

Drainage Basin: Crabtree Creek

Acreage: **18.59** Sq. Ft.: **220,157** Planner: Mike Walters Phone: (919) 996-2636

Applicant: Anthony Smithson Phone: (919) 786-9905



RALEIN TRON WORKS-PHASE 1 SR-82-2017

Administrative Site Review Application (for UDO Districts only)

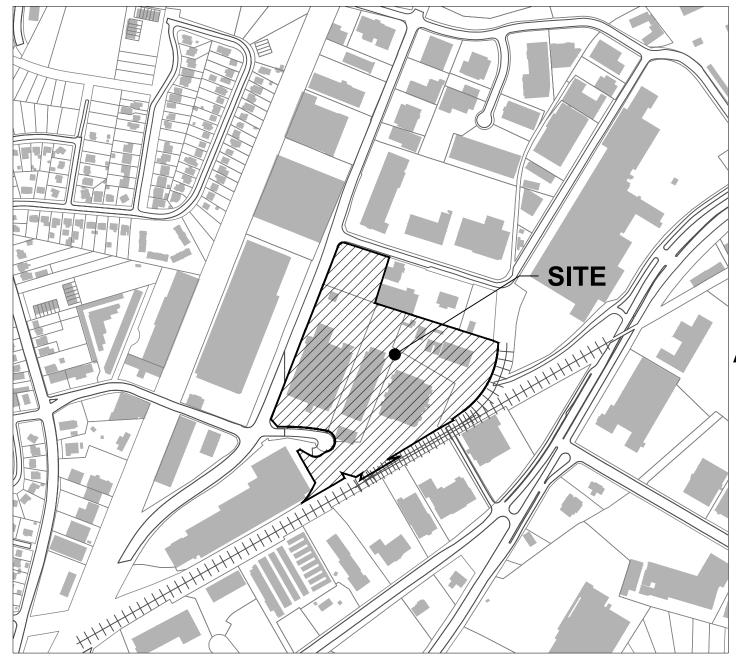


Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document. G:447210 FOR OFFICE USE ONLY **BUILDING TYPE** ☐ Detached ☐ General Transaction Number 531*57*2 ☐ Attached Mixed Use Apartment Open Lot ☐ Townhouse Assigned Team Leader WALFERS Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # **GENERAL INFORMATION** Development Name Raleigh Iron Works Overlay District (if applicable) ■Yes Zoning District CX-7 Inside City Limits? Proposed Use Residential, Office, Retail, Restaurant Major Street Locator: E. Whitaker Mill Ext. Property Address(es) 2200 Atlantic Avenue Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: P.I.N. 1714298779 P.I.N. 1714299235 P.I.N. 1714297326 P.I.N. 1714390095, 1714393386 ☐ Elderly Facilities What is your project type? 🔳 Apartment Hospitals ☐ Hotels/Motels Office ☐ _{School} Non-Residential Condo ☐ Industrial Building Mixed Residential Shopping Center Banks ☐ _{Duplex} Religious Institutions Telecommunication Tower Residential Condo Retail Cottage Court Other: If other, please describe: 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. **WORK SCOPE** Reuse of two existing industrial buildings as office, retail, and restaurant. New mixed-use apartment building with ground-floor retail and residential around parking deck. Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate **DESIGN ADJUSTMENT** Administrative AE OR ADMIN ALTERNATE Company Grubb Ventures Name (s) Anthony Smithson CLIENT/DEVELOPER/ Address 3700 Glenwood Ave, Suite 330, Raleigh, NC 27612 **OWNER** Email asmithson@grubbventures.com Phone 919.786.9905 Company Stewart, Inc. Name (s) Joseph Pucket CONSULTANT Address 421 Fayetteville Street, Suite 400 (Contact Person for Plans) Email jpucket@stewartinc.com Fax 919.380.8752 Phone 919,866,4829

DEVELOPMENT TYPE & SITE DATA TA	ABLE (Applica	able to all developments)		
Zoning Information	Building Information			
Zoning District(s) Commercial Mixed Use (CX-7)	Proposed building use(s) Office, Retail, Residential, Restuarant			
f more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 108,029		
Overlay District parking limited		Proposed Building(s) sq. ft. gross 112,128 +residential		
Total Site Acres Inside City Limits 🔳 Yes 🔲 No		Total sq. ft. gross (existing & proposed) 220,157 +residential		
Off street parking: Required 917 Provided 615		Proposed height of building(s) 73' - 9"		
COA (Certificate of Appropriateness) case #		# of stories 6		
BOA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor 14'		
CUD (Conditional Use District) case # Z-				
Stormwater	r Information			
Existing Impervious Surface 6.37/277,545 acres/square feet		Flood Hazard Area 🔲 Yes 🔳 No		
Proposed Impervious Surface 6.69/2914 acres/square feet		If Yes, please provide:		
Neuse River Buffer 🔲 Yes 🔳 No Wetlands 🗀 Yes 🗐 No	I	Alluvial Soils Flood Study FEMA Map Panel #		
FOR RESIDENTIA	L DEVELOPM	ENTS		
I. Total # Of Apartment, Condominium or Residential Units 204	5. Bedroom	Units: 1br 1662br 38 3br 0 4br or more 0		
t. Total # Of Congregate Care Or Life Care Dwelling Units 🐧	6. Infill Deve	Development 2.2.7		
3. Total Number of Hotel Units ()	7. Open Spa	en Space (only) or Amenity 61,340 sf		
1. Overall Total # Of Dwelling Units (1-6 Above) 204	8. Is your pr	Is your project a cottage court?		
SIGNATURE BLOCK (Appli	cable to all d	evelopments)		
In filing this plan as the property owner(s), I/we do hereby agree and firm and assigns jointly and severally to construct all improvements and make approved by the City. I hereby designate	all dedication	s as shown on this proposed development plan as to serve as my agent regarding this application, to		
I/we have read, acknowledge and affirm that this project is conforming tuse.				
Signed Thue tolded		Date 10/2/2017		
Printed Name Anne E. Stoddard, D	lirector	of Development Plan of Stee		
signed	,	Date		
Printed Name				

TO BE COMPLETED BY APPLICANT	TO BE CO	OMPLETED STAFF	BY CITY		
General Requirements	YES	N/A	YES	NO	N/A
Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	Ą				
2. Administrative Site Review Application completed and signed by the property owner(s)	⊻		1/		
Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	쥑		1		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	ZÍ,				
5. Provide the following plan sheets:	Ø				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	4		ルシ		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	6		v		
c) Proposed Site Plan	□		1		
d) Proposed Grading Plan	Q		V		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	4		V		
f) Proposed Utility Plan, including Fire	Q				
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.		Ą			
h) Proposed Landscape Plan	Q				
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	Ó		1		
j) Transportation Plan		Ø			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals — include all revision dates					
7. Minimum plan size 18"x24" not to exceed 36"x42"	☑		レ		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	4		V		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	\display \int \frac{1}{2}		u		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	4		1		
11. Wake County School Form, if dwelling units are proposed	Q		V		
12. If applicable, zoning conditions adhered to the plan cover sheet				NAME OF	



SITE DATA PROJECT NAME: RALEIGH IRON WORKS - PHASE 1 2200 ATLANTIC AVENUE SITE ADDRESS: RALEIGH, NC 27604 COUNTY: 1714297326, 1714298779, 1714299235, PARCEL PIN #: 1714390095 & 1714393386 PARCEL OWNER: PLAN OF STEEL LLC. **TOTAL PARCEL AREA:** 18.59 ACRES TOTAL DISTURBED/ PROJECT AREA: 7.83 ACRES COMMERCIAL MIXED USE (CX-7-PL) **CURRENT ZONING:** VARIES (VACANT, WAREHOUSE, **EXISTING LAND USE:** LT MANUFACTURE & OFFICE GROSS) VARIES (RESIDENTIAL, OFFICE, RETAIL) PROPOSED USE: RIVER BASIN: **NEUSE RIVER BASIN CONSTRUCTION TYPE:** REUSE AND NEW MAX BUILDING HEIGHT: PROPOSED BUILDING HEIGHT. 84' - 6" - RESIDENTIAL BUILDING **EXISTING IMPERVIOUS AREA:** 14.419 AC(COMBINED 5 PARCEL) 14.376 AC(COMBINED 5 PARCEL) PROPOSED IMPERVIOUS AREA:

	UTILITIES IMPROVEMENTS QTY					
PUBLIC SEWER						
8" PVC		983 LF				
8" DIP		114 LF				
PUBLIC WATER						
8" WATER MAIN		1547 LF				
6" WATER MAIN		77 LF				
4" WATER MAIN		42 LF				

1. NO ADDITIONAL TCA IS PROPOSED DURING THIS PHASE OF THE PROJECT. SEE SHEET

SOLID WASTE NOTES

VICINITY MAP

SCALE: 1" = 500'

PROPERTY OWNER WILL USE PRIVATE TRASH COLLECTION SERVICES FOR THE SUBJECT PROPERTIES. 2200 ATLANTIC AND 1111 E. WHITAKER WILL BE SERVICED BY ONE RECYCLING COMPACTOR AND ONE TRASH COMPACTOR IN THE SOUTHWEST CORNER OF THE SITE. 1200 WICKER DRIVE WILL BE SERVED OFF IRON WORKS DRIVE WITH 2 CY ROLL CARTS TO SERVE TRASH

RALEIGH IRON WORKS - PHASE 1

2200 ATLANTIC AVENUE RALEIGH, NC 27604

CITY OF RALEIGH ADMINISTRATIVE SITE SUBMITTAL

SR-82-17, TR # 531572 SUBMITTED ON OCTOBER 4, 2017 RESUBMITTED ON DECEMBER 21, 2017 RESUBMITTED ON MAY 30, 2018 RESUBMITTED ON MAY 30, 2019

UDO V	EHICULAR PARKING REQUIR	RED		
	S.F. OR UNITS		REQUIRED	
OFFICE	129,895 S.F.		325	
RETAIL	-		0	
RESIDENTIAL - STUDIO	0 UNITS		0	
RESIDENTIAL - ONE BEDROOM	175 UNITS		175	
RESIDENTIAL - TWO BEDROOM	45 UNITS		90	
RESIDENTIAL - VISITORS	220 TOTAL UNITS		22	
RESTAURANTS	27,997 S.F.		187	
UDO TOTAL PARKING REQUIRED			799	
PROJECT PROPOSES URBAN LAND INSTITUTE	PARKING STUDY PER UDO SEC	7.1.2, B-1	675	
VEH	IICULAR PARKING PROVIDE	D		
SURFACE LOT - STANDARD				
SURFACE LOT - ADA VAN			1	
SURFACE LOT - ADA VEHICLE				
PARKING DECK - STANDARD				
PARKING DECK - ADA VAN				
PARKING DECK - ADA VEHICLE				
ON STREET PARKING - STANDARD				
TOTAL PARKING PROPOSED				
1	BIKE PARKING REQUIRED			
		SHORT TERM	LONG TERM	
OFFICE		13	26	
RESTAURANT		1	2	
RESIDENTIAL		11	0	
TOTAL 25			28	
TOTAL BIKE PARKING REQUIRED		5	3	
1	BIKE PARKING PROVIDED			
PARKING DECK			40	
ON STREET/SITE			13	

	SQUAR	E FOOTAGE	
OFFICE	RESTAURANTS	RESIDENTIAL	PARKING DECK
129,895	27,997	193,124	220,910
TOTAL PROPOSED SO	QUARE FOOTAGE		571,926
	PARKING RATIO (MIN. REQUIREMENTS	5):
VEHICULAR SF	PACE - 1 PER 400 S.F. OF OFF	FICE SPACE	
VEHICULAR SF	PACE - 1 PER 300 S.F. OF RET	TAIL SPACE	
VEHICULAR SF	PACE - 1 PER 150 S.F. OF RES	STAURANT SPACE	
VEHICULAR SF 10 UNITS FOR V	PACE - MULTI -UNIT LIVING: C VISITORS	NE BEDROOM, 1 PER RESI	DENTIAL UNIT + 1 PER
VEHICULAR SF PER 10 UNITS F	PACE - MULTI -UNIT LIVING: T FOR VISITORS	WO BEDROOM, 2 PER RESI	DENTIAL UNIT + 1
BIKE SPACE (S PER 5,000 S.F.	HORT TERM) - 1 PER 10,000 OFFICE, MIN 4	S.F. OFFICE, MIN 4, BIKE SP	ACE; (LONG TERM) - 1
BIKE SPACE (S PER 25,000 S.F	HORT TERM) - 1 PER 50,000 -	S.F. RESTAURANT; BIKE SP.	ACE (LONG TERM) - 1
BIKE SPACE (S TERM) - NONE	HORT TERM) - 1 PER 20 RES	IDENTIAL UNITS, MIN 4; BIKI	E SPACE (LONG

011555	SHEET INDEX
SHEET #	SHEET NAME
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C1.01	NORTH EXISTING CONDITIONS PLAN
C1.02	SOUTH EXISTING CONDITIONS PLAN
C1.03	WEST EXISTING CONDITIONS
C1.10	TREE CONSERVATION PLAN
C2.01	NORTH DEMOLITION PLAN
C2.02	SOUTH DEMOLITION PLAN
C3.00	OVERALL SITE PLAN
C3.01	NORTH SITE PLAN
C3.02	SOUTH SITE PLAN
C3.03	WEST SITE PLAN
C3.05	REFUSE COLLECTION
C3.10	PROPERTY DIAGRAM
C3.20	AMENITY SPACE PLAN
C3.30	ADA ACCESS PLAN
C5.01	NORTH GRADING PLAN
C5.02	SOUTH GRADING PLAN
C5.03	GRADING PLAN - DRIVE AISLE INSETS
C6.00	OVERALL UTILITY PLAN
C6.01	NORTH UTILITY PLAN
C6.02	SOUTH UTILITY PLAN
C6.20	FIRE PROTECTION
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.02	SITE DETAILS
C9.03	SITE DETAILS
C9.20	WATER UTILITY DETAILS
C9.30	SANITARY SEWER DETAILS
C9.40	STORM UTILITY DETAILS
L1.00	OVERALL PLANTING PLAN
L1.01	NORTH PLANTING PLAN
L1.02	SOUTH PLANTING PLAN
L2.00	PLANTING DETAILS
L2.01	LANDSCAPE DETAILS
L2.01	PLANTING DETAILS
A.101	LOT 1 PLAN LEVEL 1
A.102	LOT 1 PLAN LEVEL 2
A.103	LOT 1 PLAN ROOF
A.201	EXTERIOR ELEVATIONS DOUBLE GABLE BLDG LOT 1
A.202	OPENING AREA DOUBLE GABLE BLDG LOT 1
A.203	OPENING AREA DOUBLE GABLE BLDG LOT 1
A 1.1	PARKING PLAN
A 1.2	PARKING PLAN
A 1.3	PARKING PLAN
A 1.4	PARKING PLAN PARKING PLAN
A 1.4 A 1.5	PARKING PLAN PARKING PLAN
A 1.5	PARKING PLAN PARKING PLAN
	RESIDENTIAL ELEVATIONS
A 2.1	
A 2.2	RESIDENTIAL ELEVATIONS
A 2.3	RESIDENTIAL TRANSPARENCY DIAGRAMS

APPLICANT/OWNER

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS





GRUBB VENTURES 3700 GLENWOOD AVE, SUITE 330 RALEIGH, NC 27612 CONTACT: ANTHONY SMITHSON ANNE E. STODDARD 919.786.9905 (T) ASMITHSON@GRUBBVENTURES.COM

ASTODDARD@GRUBBVENTURES.COM

STEWART INC. - CIVIL ENGINEERING CONTACT: JOSEPH PUCKETT, PE, LEED AP PROJECT MANAGER 919.866.4829 (T) 919.380.8752 (F) JPUCKETT@STEWARTINC.COM



STEWART INC. - LANDSCAPE ARCHITECTURE CONTACT: JENNIFER WAGNER, PLA, LEED AP LANDSCAPE ARCHITECT 919.866.4739 (T) 919.380.8752 (F) JWAGNER@STEWARTINC.COM

STEWART INC. - GEOMATICS CONTACT: FRANK G. MUNDY, II, PLS DIRECTOR OF GEOMATICS 919.866.4806 (T) 919.380.8752 (F) FMUNDY@STEWARTINC.COM

S9ARCHITECTURE

S9 ARCHITECTURE 460 WEST 34TH STREET NEW YORK, NY 10001 CONTACT: EMILY KIRWAN 646.677.3067 (T) E.KIRWAN@S9ARCHITECTURE.COM CLINE DESIGN 125 N. HARRINGTON STREET RALEIGH, NC 27603 CONTACT: JOHN E. FELTON 919.833.6413 (T)

APPLICATION DEVELOPMENT SERVICES Administrative Site Review Application Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting. Office Use Only: Transaction #: 531572



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section

	Building	Туре		Site Transaction History		
	Detached		General	Subdivision transaction #		
	Attached		Mixed use	Sketch transaction #: 504963		
	Attached	[Y]	wiixea use	Certificate of Appropriateness #:		
	Apartment	✓	Open lot	Board of Adjustment #:		
	Townhouse		Civic	Zoning Case #: Administrative Alternate #: AAD-2-18		
				Administrative Alternate #: AAD-2-18		
			GENERAL IN	FORMATION		
Development r	name: Raleigh I	lron Works - P	hase 1			
Inside City limi	ts? ✓ Yes	No				
Property address(es) 2200 Atlantic Ave,1200 Wicker Dr, 1111 E. Whitaker Mill Rd, 1121 E. Whitaker Mill Rd, 1859 Capital Blvd						
Site P.I.N.(s): 1	714297326, 1	714298779, 1	714299235,	1714390095, 1714393386		
Please describ	e the scope of	work. Include a	ny additions, e	expansions, and change of use.		
Reuse of an	existing indust	trial buildings	as office, re	tail, and restaurant. New mixed-use apartment nd parking deck.		
•	ty Owner/Deve	•				
NOTE: please	attach purcha	se agreement	when submit	ting this form.		
Company: Gru	bb Ventures/ A	Anthony Smith	son	Title: Senior Project Manager		
Address: 3700 Glenwood Ave, Suite 330, Raleigh, NC 27612						
Phone #: 919.7	786.9905		Email: asmith	nson@grubbventures.com		
Applicant Nam	e: Joe Puckett					
Company: Stewart Address: 223 S West St, Suite 1100						

Email: jpuckett@stewartinc.com

Page **1** of **2**

Phone #: 919.866.4829

REVISION 05.01.19

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) SITE DATA **BUILDING DATA** Existing gross floor area (not to be demolished): Zoning district (if more than one, please provide the acreage of each): 38,258 sf in Bowtruss Bldg CX-7-PL Existing gross floor area to be demolished: 67,500 sf in Ex Double Gable to be Renovated Gross site acreage: 18.57 New gross floor area: 414,034 APT + 129,895 OFF = 543,919 Total sf gross (to remain and new): 582 187 SF # of parking spaces required: 675 + 31 surface=706 # of parking spaces proposed: 667 Proposed # of buildings: 3 Total (2 Existing) Overlay District (if applicable): Parking Limited Proposed # of stories for each: 7 in APT, 2 in DG Existing use (UDO 6.1.4): Warehouse Proposed use (UDO 6.1.4): Mixed Use

STORMWATER I	NFORMATION
Existing Impervious Surface: Acres: 14.419 Square Feet: 628,073	Proposed Impervious Surface Acres: 14.376 Square Feet: 626,225
Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils: Flood stu FEMA Map Panel #: 3720171400J	
Neuse River Buffer Yes No	Wetlands Yes No
RESIDENTIAL DE	VELOPMENTS
Total # of dwelling units: 220	Total # of hotel units: 0
# of bedroom units: 1br: 175 2br: 45 3br: 0	4br or more: 0
# of lots: 3	Is your project a cottage court? Yes No

SIGNATURE BLOCK

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 of Raleigh.

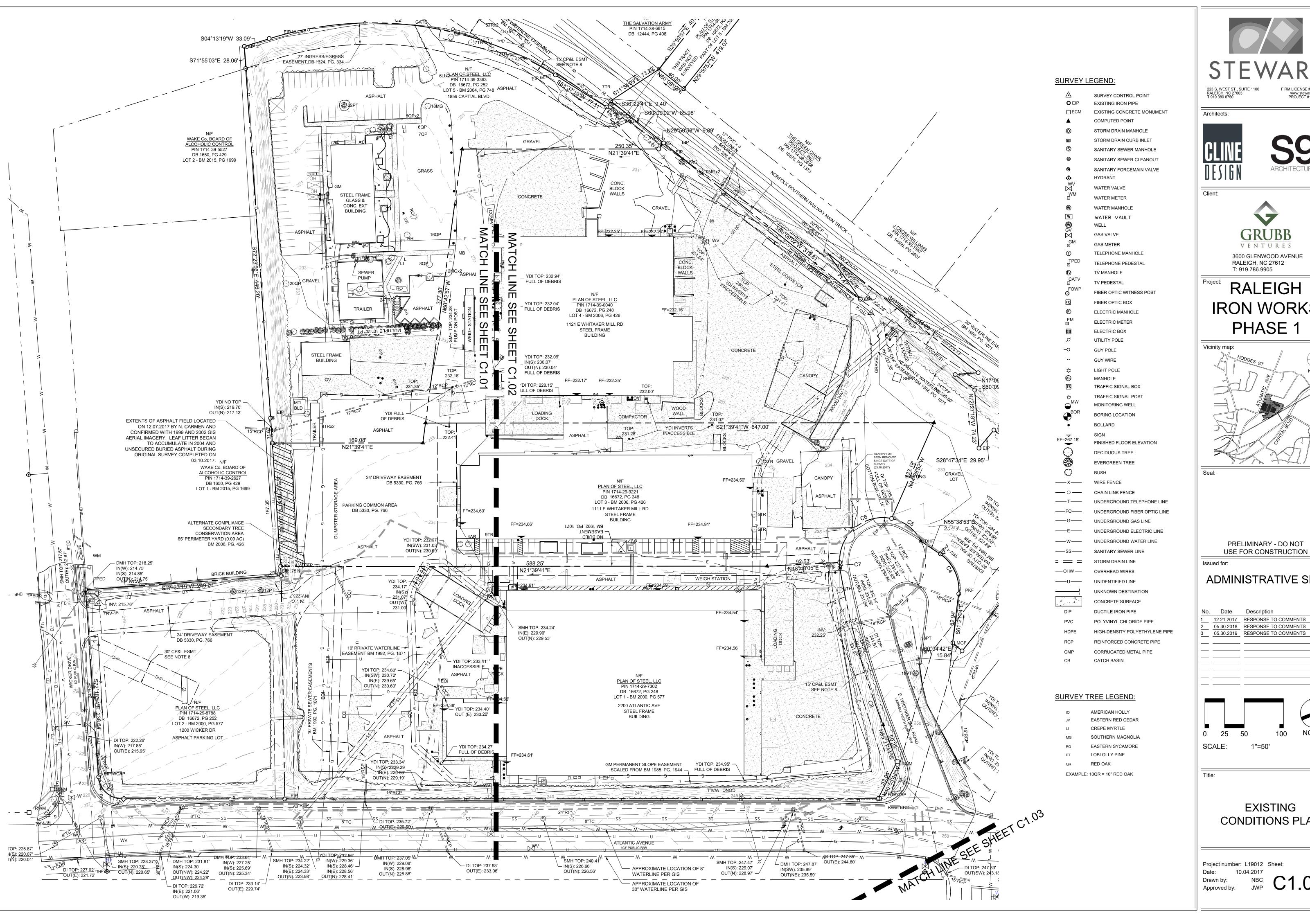
I hereby designate _Joe Puckett of Stewart this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:

Date: 5/29/19 Printed Name: Anthony Smithson

JOHNF@CLINEDESIGNASSOC.COM

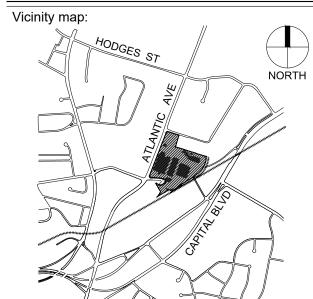






RALEIGH, NC 27612

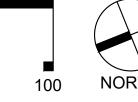
RALEIGH IRON WORKS PHASE 1



PRELIMINARY - DO NOT

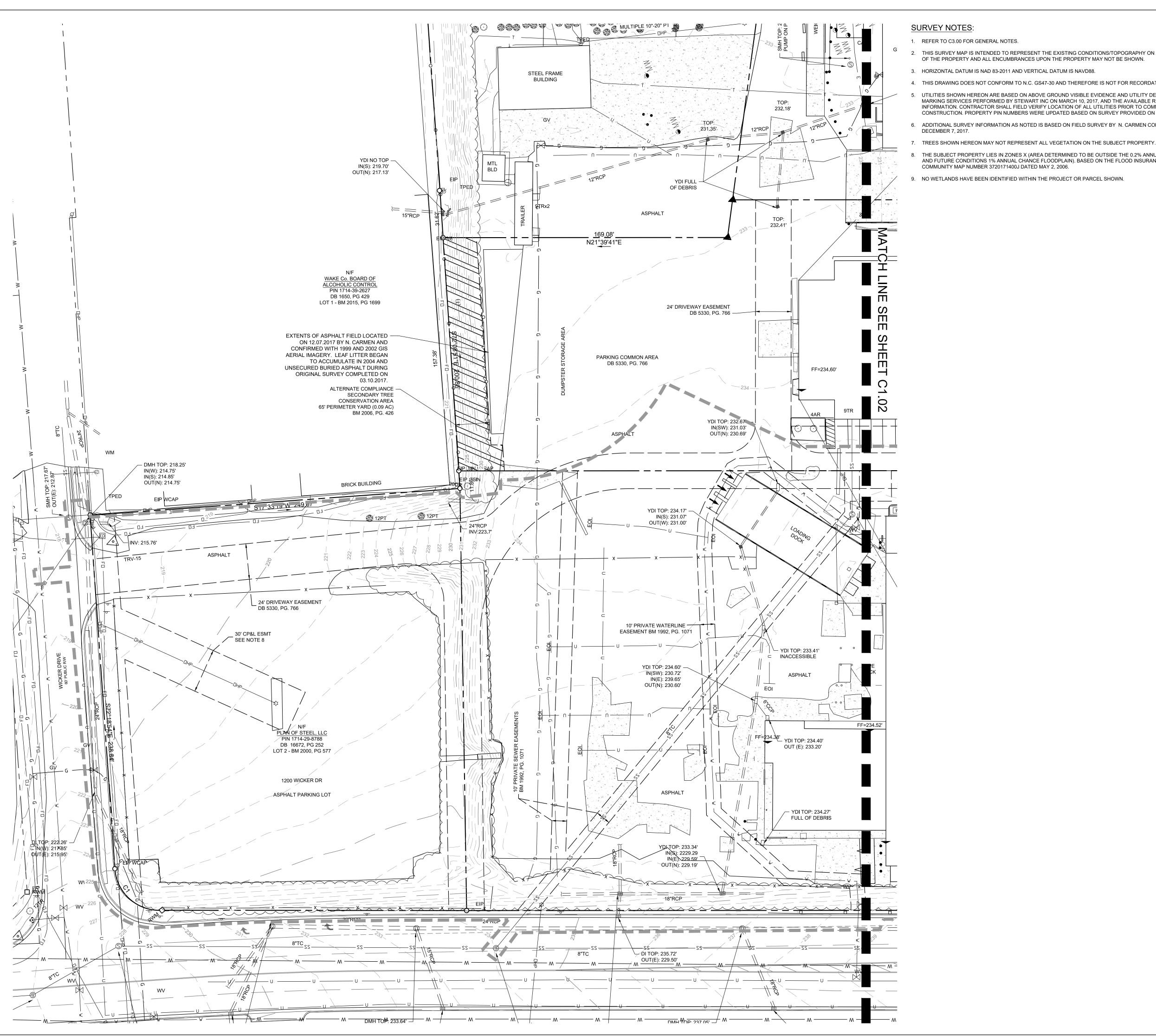
ADMINISTRATIVE SITE

12.21.2017 RESPONSE TO COMMENTS 05.30.2018 RESPONSE TO COMMENTS



EXISTING CONDITIONS PLAN

Project number: L19012 Sheet:



SURVEY NOTES:

- 1. REFER TO C3.00 FOR GENERAL NOTES.
- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION
- 3. HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVD88.
- THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
- UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION / MARKING SERVICES PERFORMED BY STEWART INC ON MARCH 10, 2017, AND THE AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROPERTY PIN NUMBERS WERE UPDATED BASED ON SURVEY PROVIDED ON APRIL 8, 2019.
- 6. ADDITIONAL SURVEY INFORMATION AS NOTED IS BASED ON FIELD SURVEY BY N. CARMEN COMPLETED ON
- DECEMBER 7, 2017.
- THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN). BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720171400J DATED MAY 2, 2006.
- NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL SHOWN.

SURVEY LEGEND:

SURVEY CONTROL POINT EXISTING IRON PIPE

COMPUTED POINT STORM DRAIN MANHOLE STORM DRAIN CURB INLET

SANITARY SEWER CLEANOUT SANITARY FORCEMAIN VALVE

HYDRANT

WATER VALVE WATER METER WATER MANHOLE

WATER VAULT WELL GAS VALVE **GAS METER**

TELEPHONE MANHOLE TELEPHONE PEDESTAL TV MANHOLE

TV PEDESTAL FIBER OPTIC WITNESS POST FIBER OPTIC BOX

ELECTRIC MANHOLE ELECTRIC METER ELECTRIC BOX UTILITY POLE

GUY POLE LIGHT POLE MANHOLE

> TRAFFIC SIGNAL BOX TRAFFIC SIGNAL POST MONITORING WELL **BORING LOCATION**

FINISHED FLOOR ELEVATION

BOLLARD

DECIDUOUS TREE EVERGREEN TREE ——X—— WIRE FENCE

CHAIN LINK FENCE UNDERGROUND TELEPHONE LINE UNDERGROUND FIBER OPTIC LINE

UNDERGROUND GAS LINE UNDERGROUND ELECTRIC LINE UNDERGROUND WATER LINE

SANITARY SEWER LINE STORM DRAIN LINE **OVERHEAD WIRES**

UNIDENTIFIED LINE UNKNOWN DESTINATION CONCRETE SURFACE

DIP DUCTILE IRON PIPE POLYVINYL CHLORIDE PIPE HIGH-DENSITY POLYETHYLENE PIPE REINFORCED CONCRETE PIPE

CORRUGATED METAL PIPE CATCH BASIN

SURVEY TREE LEGEND:

- AMERICAN HOLLY EASTERN RED CEDAR
- CREPE MYRTLE SOUTHERN MAGNOLIA
- EASTERN SYCAMORE LOBLOLLY PINE
- RED OAK

EXAMPLE: 10QR = 10" RED OAK

EXISTING CONCRETE MONUMENT

SANITARY SEWER MANHOLE

Client:

Architects:

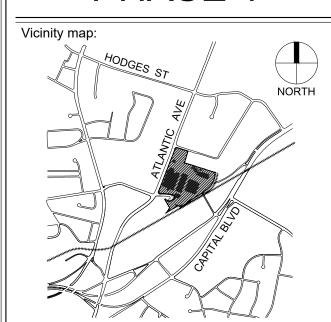
3600 GLENWOOD AVENUE RALEIGH, NC 27612 T: 919.786.9905

VENTURES

STEWART

FIRM LICENSE #: C-1051

RALEIGH IRON WORKS PHASE 1



PRELIMINARY - DO NOT

USE FOR CONSTRUCTION

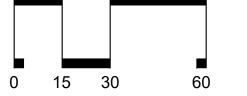
Issued for:

ADMINISTRATIVE SITE

No. Date Description

12.21.2017 RESPONSE TO COMMENTS 05.30.2018 RESPONSE TO COMMENTS 05.30.2019 RESPONSE TO COMMENTS

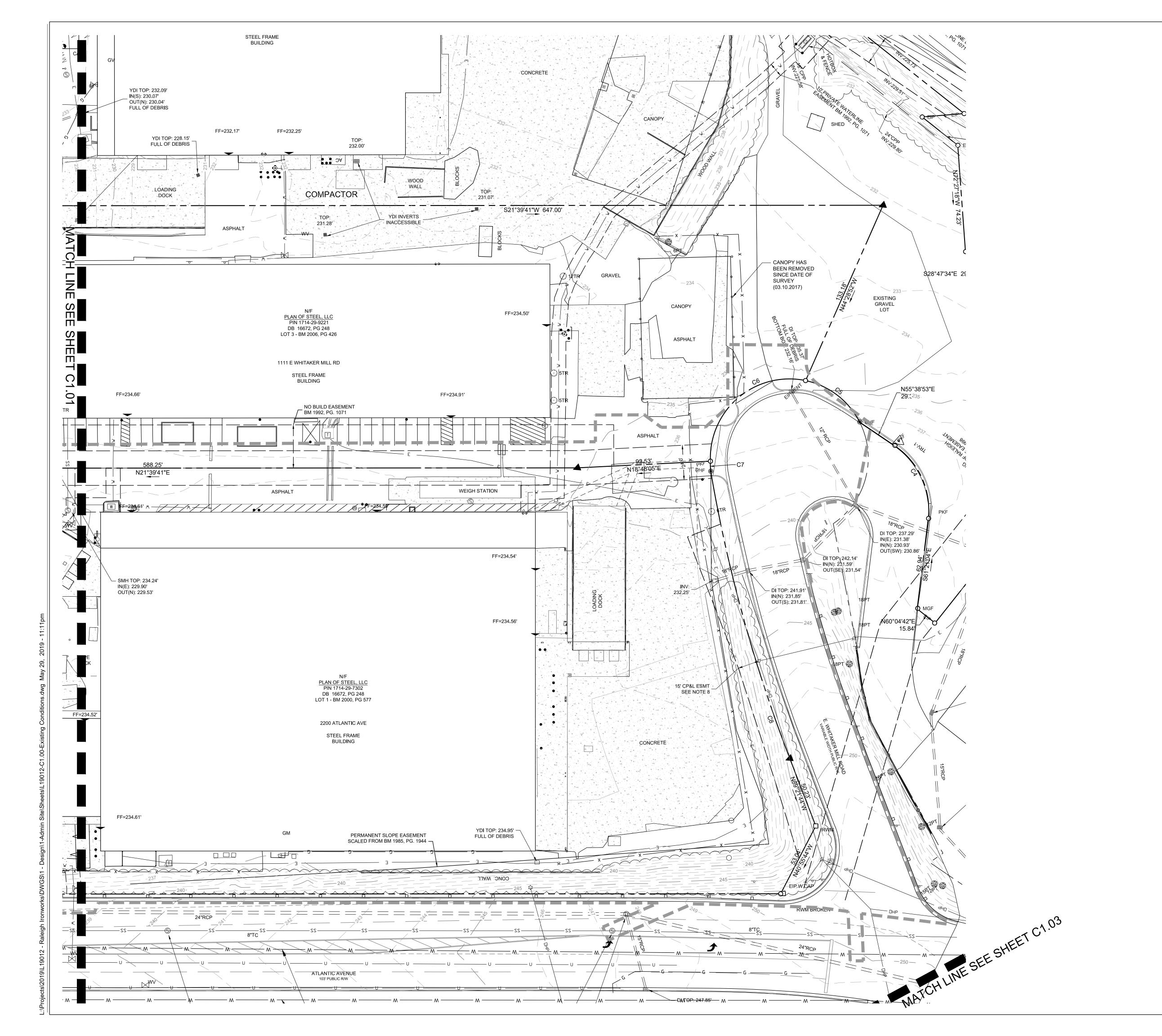




NORTH EXISTING CONDITIONS PLAN

Project number: L19012 Sheet:

Drawn by: JWP





SURVEY CONTROL POINT **EXISTING IRON PIPE** EXISTING CONCRETE MONUMENT COMPUTED POINT STORM DRAIN MANHOLE STORM DRAIN CURB INLET SANITARY SEWER MANHOLE SANITARY SEWER CLEANOUT SANITARY FORCEMAIN VALVE HYDRANT WATER VALVE WATER METER WATER MANHOLE WATER VAULT GAS VALVE **GAS METER** TELEPHONE MANHOLE TELEPHONE PEDESTAL TV MANHOLE TV PEDESTAL FIBER OPTIC WITNESS POST FIBER OPTIC BOX ELECTRIC MANHOLE ELECTRIC METER

TRAFFIC SIGNAL POST
MONITORING WELL
BORING LOCATION
BOLLARD
SIGN

ELECTRIC BOX

UTILITY POLE

GUY POLE

LIGHT POLE MANHOLE

TRAFFIC SIGNAL BOX

FF=267.18'
FINISHED FLOOR ELEVATION
DECIDUOUS TREE
EVERGREEN TREE
BUSH

——X—— WIRE FENCE

CHAIN LINK FENCE

T UNDERGROUND TELEPHONE LINE

FO UNDERGROUND FIBER OPTIC LINE

UNDERGROUND GAS LINE

UNDERGROUND ELECTRIC LINE

— W — UNDERGROUND WATER LINE
— SS — SANITARY SEWER LINE
= = STORM DRAIN LINE
— OHW — OVERHEAD WIRES

UNIDENTIFIED LINE
UNKNOWN DESTINATION
CONCRETE SURFACE
DIP DUCTILE IRON PIPE

PVC POLYVINYL CHLORIDE PIPE

HDPE HIGH-DENSITY POLYETHYLENE PIPE

RCP REINFORCED CONCRETE PIPE

CMP CORRUGATED METAL PIPE

CB CATCH BASIN

SURVEY TREE LEGEND:

- IO AMERICAN HOLLY

 JV EASTERN RED CEDAR

 LI CREPE MYRTLE
- LI CREPE MYRTLE

 MG SOUTHERN MAGNOLIA

 PO EASTERN SYCAMORE
- PT LOBLOLLY PINE

 QR RED OAK

EXAMPLE: 10QR = 10" RED OAK

SOUTH EXISTING CONDITIONS PLAN

Project number: L19012 Sheet:
Date: 10.04.2017
Drawn by: NBC

NBC C1.02



VEST ST., SUITE 1100 FIRM LICENSE #: C-1051 H, NC 27603 www.stewartinc.com 90.8750 PROJECT #: C17018



ARCHITECTURE

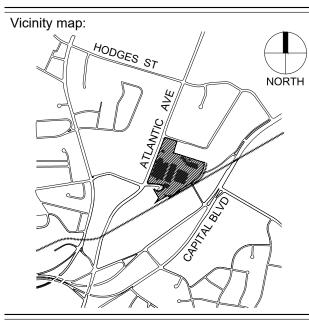
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RALEIGH IRON WORKS PHASE 1



Seal:

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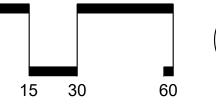
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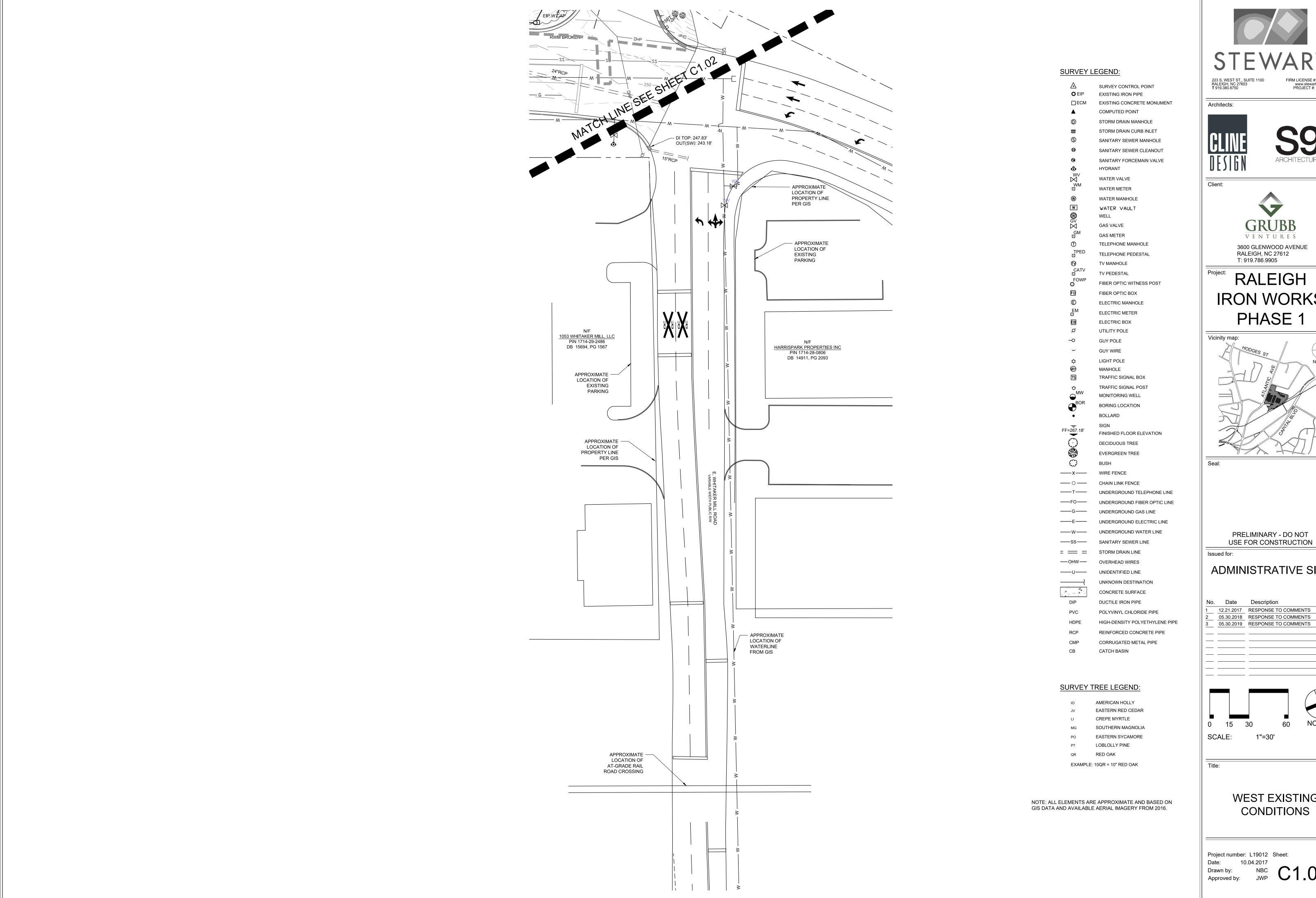
 No.
 Date
 Description

 1
 12.21.2017
 RESPONSE TO COMMENTS

 2
 05.30.2018
 RESPONSE TO COMMENTS

 3
 05.30.2019
 RESPONSE TO COMMENTS



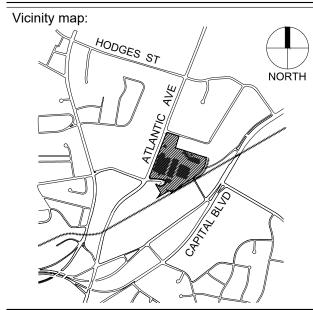






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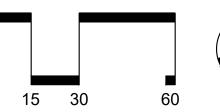
RALEIGH **IRON WORKS** PHASE 1



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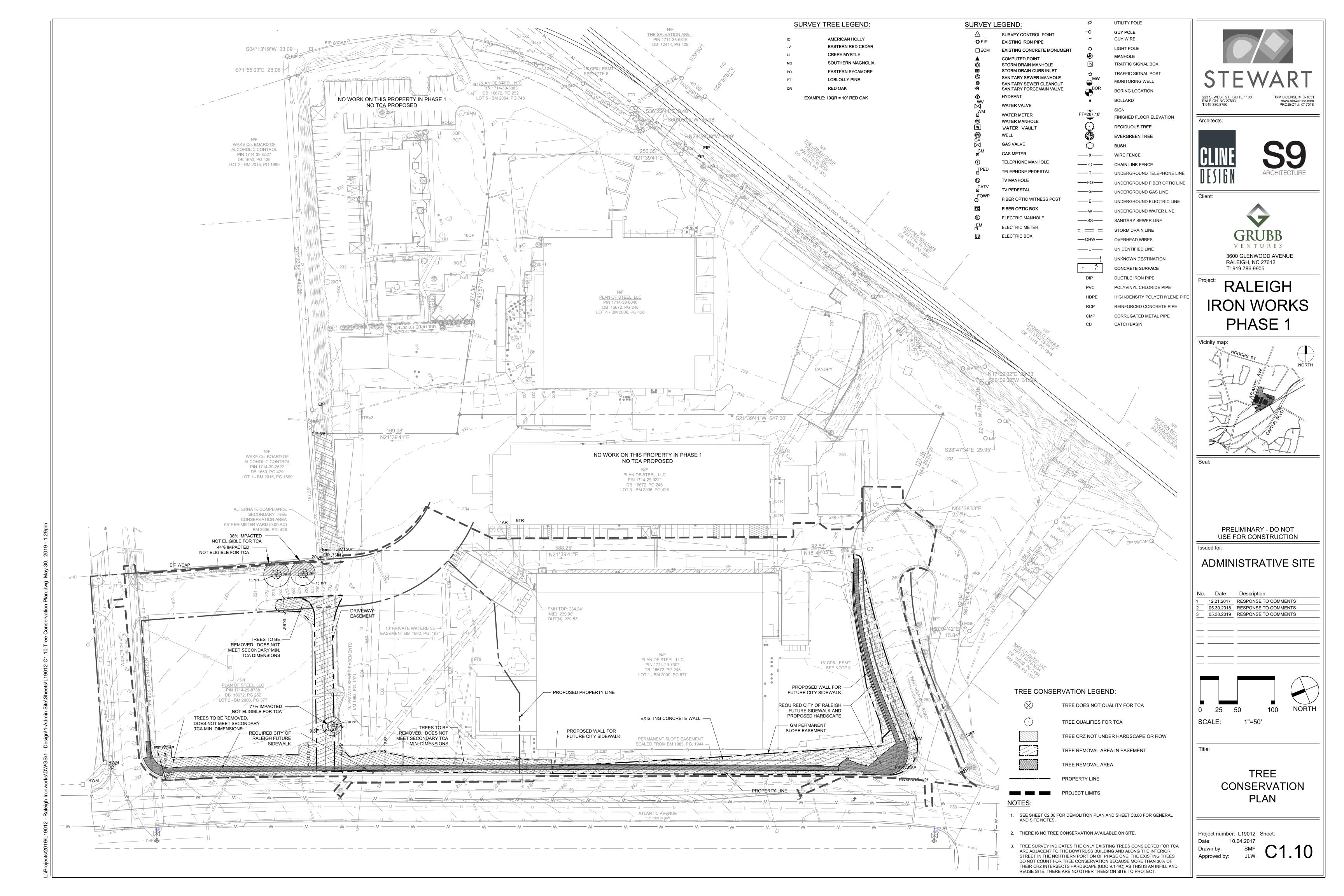
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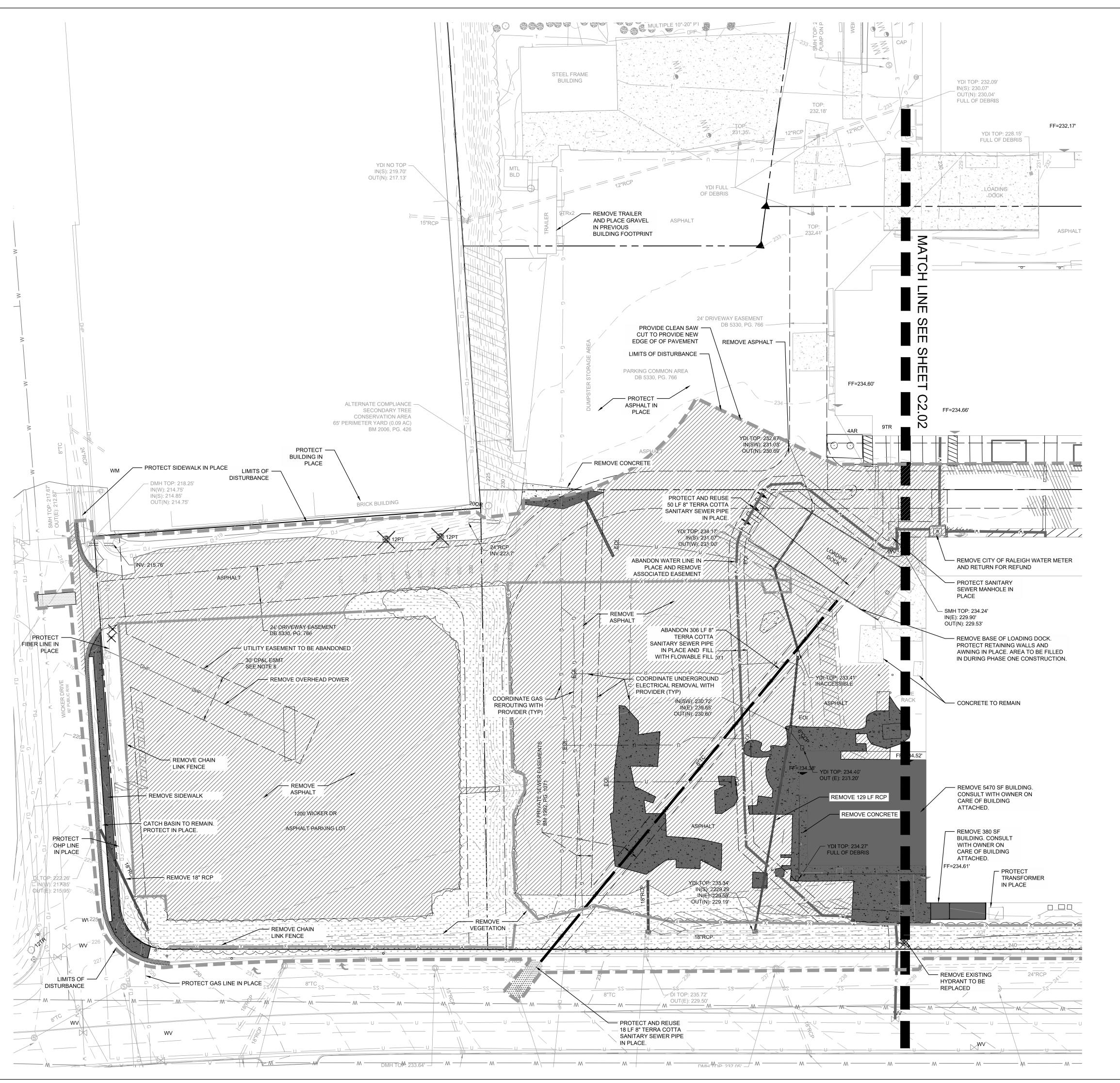




WEST EXISTING CONDITIONS

NBC C1.03





DEMOLITION LEGEND

REMOVE BUILDING REMOVE ASPHALT



REMOVE GRAVEL



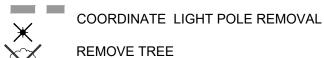
REMOVE AND REPLACE ASPHALT SECTION



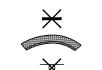
REMOVE VEGETATION REMOVE WATER LINE REMOVE SANITARY SEWER LINE

SS REMOVE STORM DRAINAGE

REMOVE FENCE TREE PROTECTION FENCE —— TP —— LIMITS OF DISTURBANCE



REMOVE TREELINE ~~~



REMOVE WHEEL STOP **REMOVE CURB & GUTTER**

REMOVE SIGN

DEMOLITION NOTES

- 1. REFER TO SHEET C3.00 FOR GENERAL NOTES.
- 2. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
- 3. THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
- 4. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.
- 5. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES.
- 6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."
- 7. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION
- 8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
- 9. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- 10. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.
- 11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
- 12. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION
- 13. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO
- BEGINNING DEMOLITION.
- 14. ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.
- 15. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION.
- 16. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN

SERVICE DURING CONSTRUCTION.

- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING LOT, SIDEWALK AND CURB AND GUTTER AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN A PRE-CONSTRUCTION VIDEO OR PHOTO DOCUMENTATION TO SHOW NO DAMAGES OCCURRED.
- 18. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 19. WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
- 20. CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD
- 21. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



Architects:

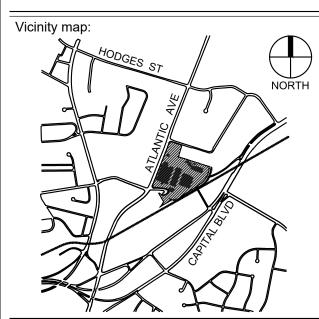


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RALEIGH **IRON WORKS** PHASE 1



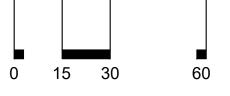
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No. Date Description 12.21.2017 RESPONSE TO COMMENTS 05.30.2018 RESPONSE TO COMMENTS 05.30.2019 RESPONSE TO COMMENTS





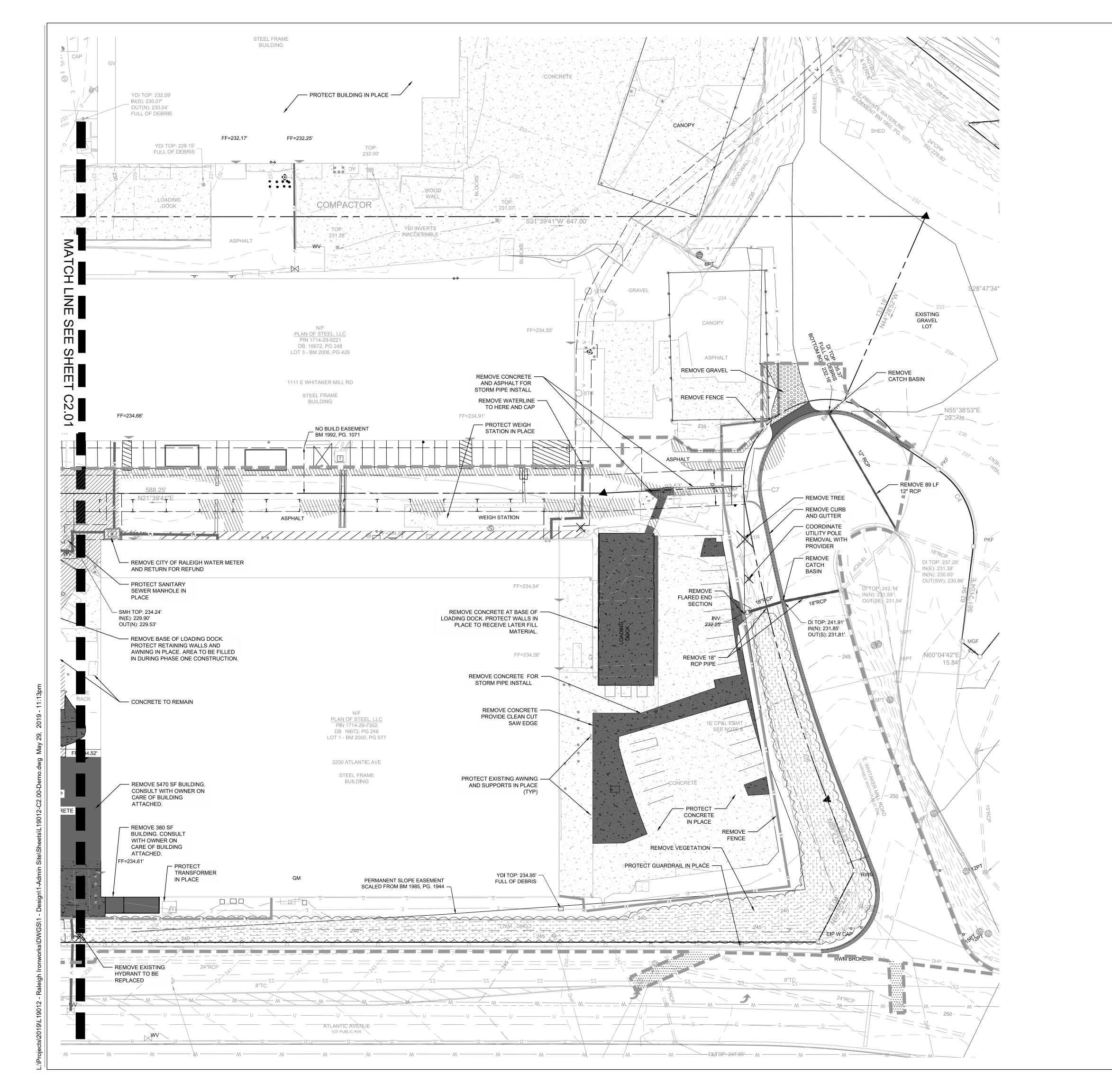
1"=30'

Title:

NORTH DEMOLITION **PLAN**

Project number: L19012 Sheet:

Drawn by:



DEMOLITION LEGEND

REMOVE BUILDING

REMOVE ASPHALT

REMOVE CONCRETE

REMOVE GRAVEL



REMOVE AND REPLACE ASPHALT SECTION

REMOVE VEGETATION



REMOVE WATER LINE REMOVE SANITARY SEWER LINE REMOVE STORM DRAINAGE

REMOVE FENCE

TREE PROTECTION FENCE —— TP —— LIMITS OF DISTURBANCE COORDINATE LIGHT POLE REMOVAL

REMOVE TREE

REMOVE TREELINE



REMOVE WHEEL STOP **REMOVE CURB & GUTTER**

REMOVE SIGN

DEMOLITION NOTES

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- 3. THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
- 4. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.
- 5. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES.
- 6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."
- 7. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION
- 8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
- 9. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- 10. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.
- 11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
- 12. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION

BEGINNING DEMOLITION.

- 13. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO
- 14. ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY
- THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE. 15. WHERE UTILITIES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW
- BUILDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 16. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION.
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- 19. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 20. WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
- 21. CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD
- 22. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



Architects:

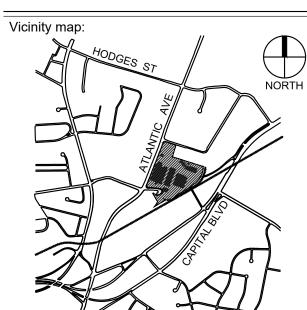


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RALEIGH **IRON WORKS** PHASE 1



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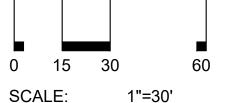
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No. Date Description

12.21.2017 RESPONSE TO COMMENTS 05.30.2018 RESPONSE TO COMMENTS 05.30.2019 RESPONSE TO COMMENTS



Drawn by:

SOUTH DEMOLITION

Project number: L19012 Sheet:



- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE
- 4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

STARTED WITHOUT ALL UTILITIES BEING LOCATED.

EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- 8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN
- 12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

SITE NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- 2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- 3. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM WICKER DRIVE UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- 4. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- 5. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- 7. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM
- 8. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.

- 9. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 10. ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
- 11. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- 12. ALL CURB TAPERS ARE SIX (6') FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- 13. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. TIE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
- 14. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
- 15. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN
- 16. SIGHT TRIANGLES NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- 17. THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT
- 18. HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE

NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS, IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.

19. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

STEWAR FIRM LICENSE #: C-1051

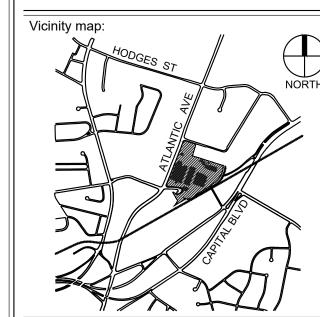
Architects:





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RALEIGH IRON WORKS PHASE 1

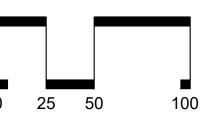


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ADMINISTRATIVE SITE

No. Date Description

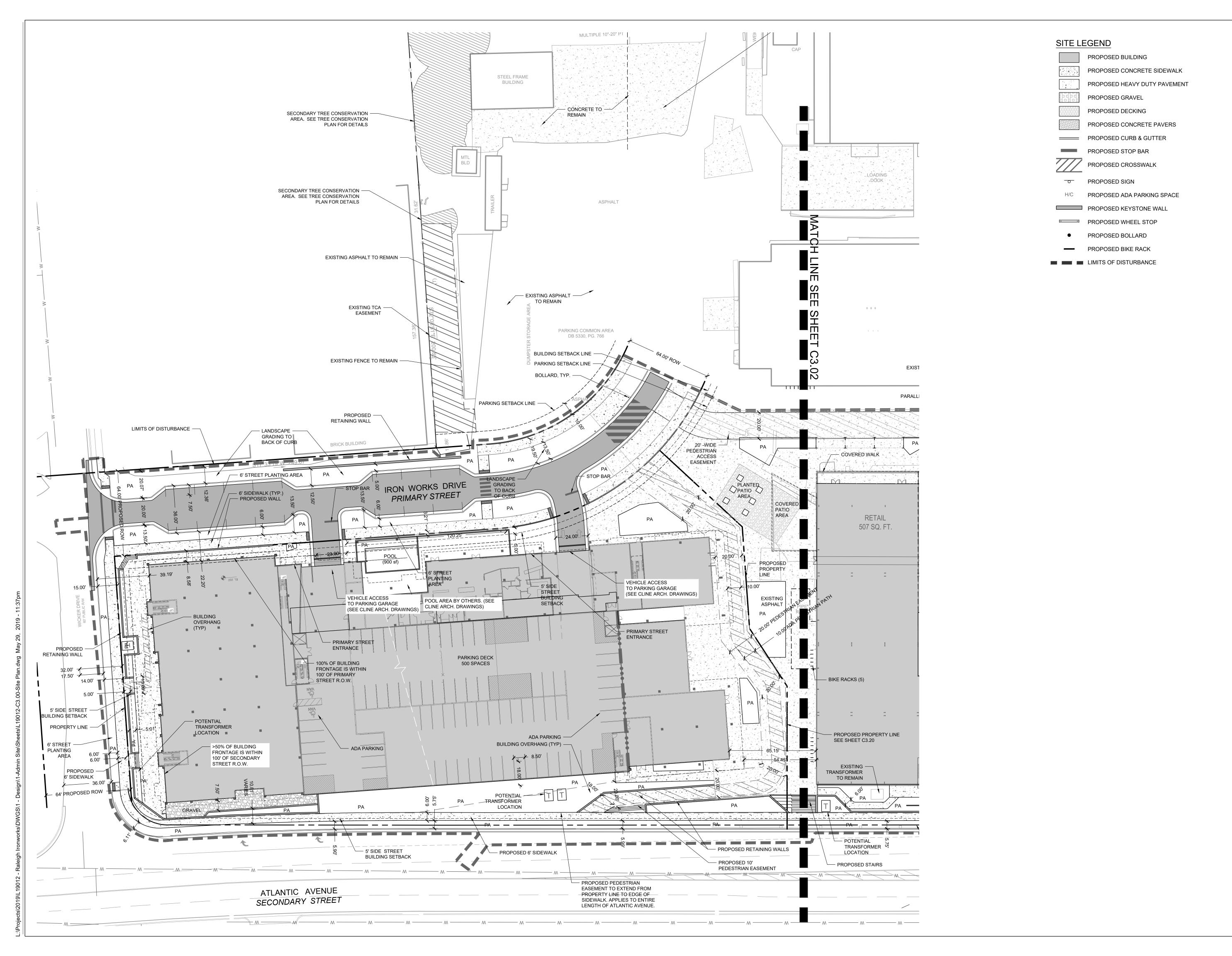
12.21.2017 RESPONSE TO COMMENTS 05.30.2018 RESPONSE TO COMMENTS 05.30.2019 RESPONSE TO COMMENTS



OVERALL SITE PLAN

Project number: L19012 Sheet:

Drawn by:





Architects:

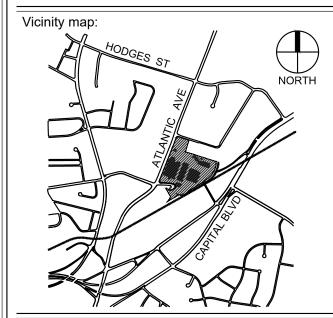


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RALEIGH **IRON WORKS** PHASE 1



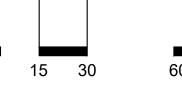
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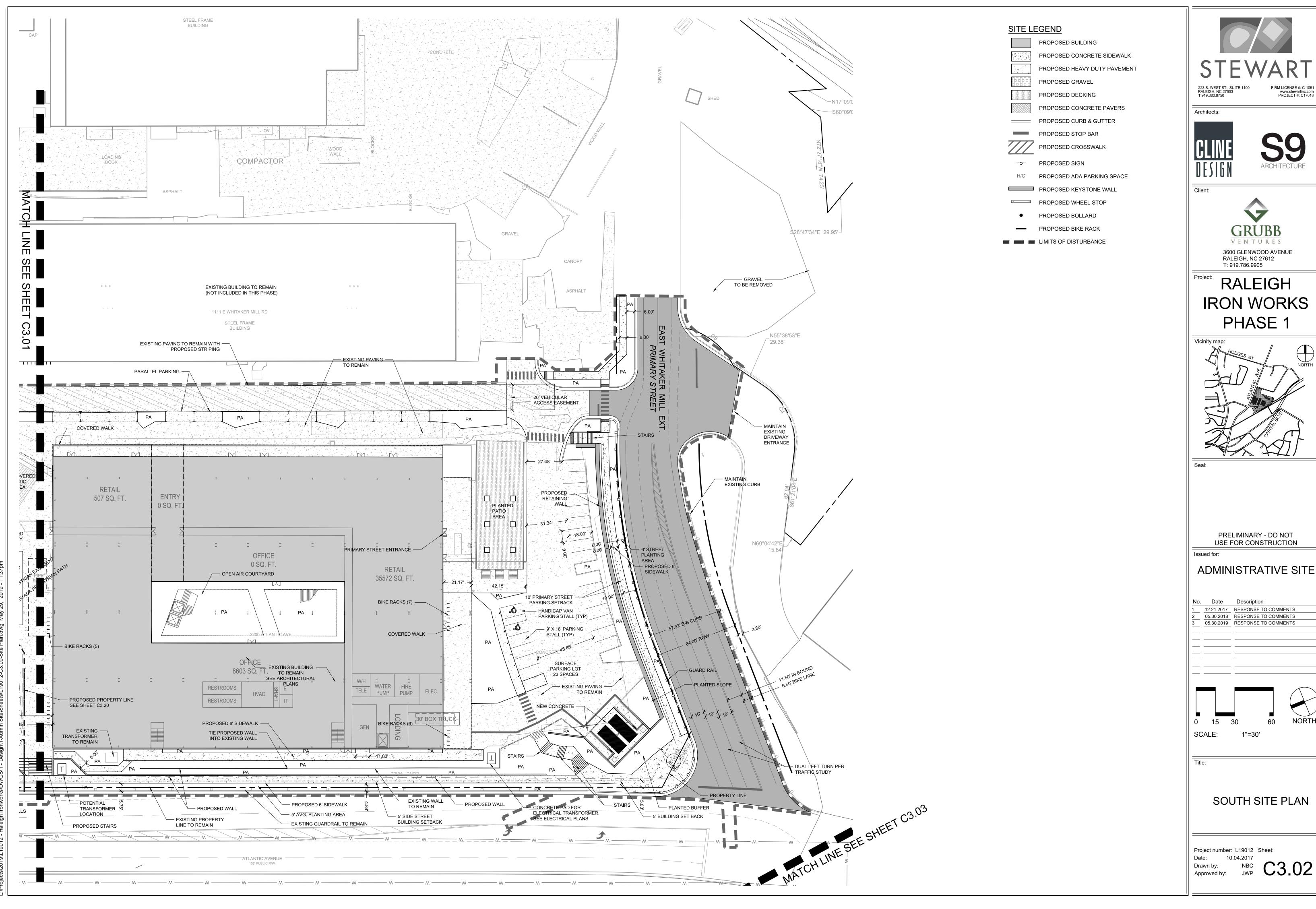


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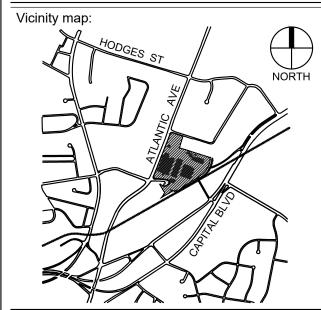
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Project number: L19012 Sheet: Drawn by:

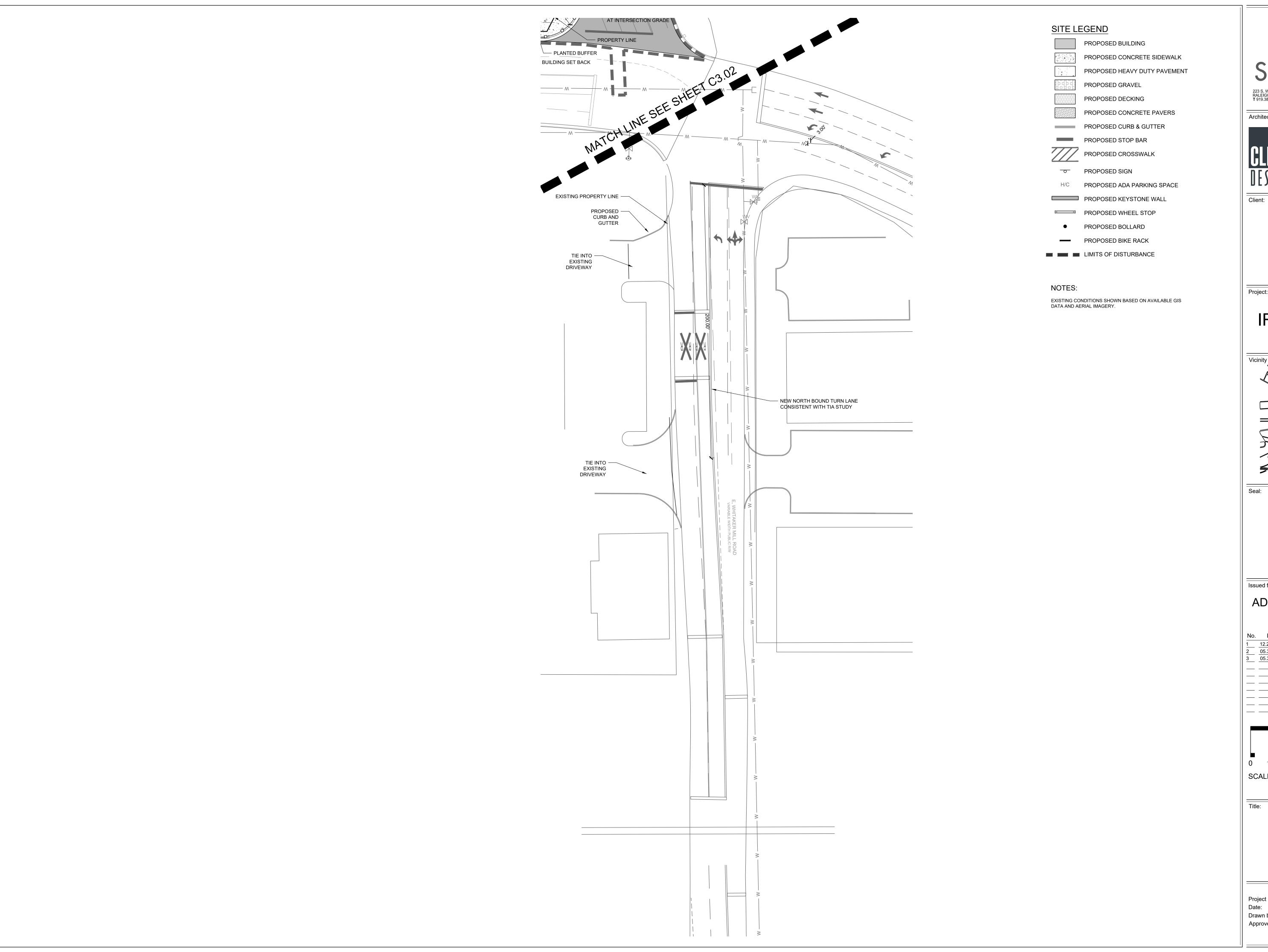
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FIRM LICENSE #: C-1051



ADMINISTRATIVE SITE





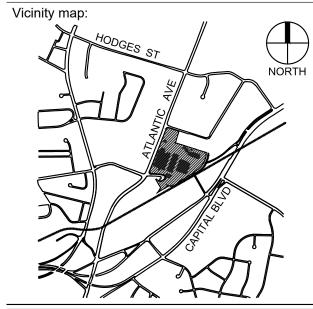
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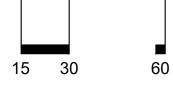
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Issued for:

ADMINISTRATIVE SITE

No. Date Description 12.21.2017 RESPONSE TO COMMENTS 2 05.30.2018 RESPONSE TO COMMENTS 3 05.30.2019 RESPONSE TO COMMENTS





WEST SITE PLAN

Project number: L19012 Sheet:

<u>UTILITY NOTES:</u>

- 1. REFER TO SHEET C3.00 FOR GENERAL NOTES.
- UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION
- THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
- THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
- 8. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- 9. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
- 10. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURB AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.
- 11. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

PROPOSED UTILITY SEPARATION:

- 1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE;
- a. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR b. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.
- 2. CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
- 3. CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

SEPARATION OF SANITARY SEWERS AND STORM SEWERS:

 A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

SEWER NOTES:

- 1. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
- 2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
- MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
- . MINIMUM REQUIRED SLOPES FOR SEWER SERVICES: 4" SEWER SERVICE - 2.00% SLOPE 6" SEWER SERVICE - 1.00% SLOPE

8" SEWER SERVICE - 0.50% SLOPE

8" SEWER SERVICE - SDR-35

- 5. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
- 6. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW: 4" SEWER SERVICE - SCH 80 6" SEWER SERVICE - SCH 80
- SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
- 8. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS. 9. SANITARY SEWER FLOW FROM THE RESIDENTIAL BUILDING ARE PROPOSED TO BE SPLIT SUCH THAT LEVELS 2-5 ARE DIRECTED TO THE ATLANTIC AVENUE SYSTEM. THE BASEMENT AND LEVEL 1 ARE INTENDED TO BE DIRECTED TO WICKER DRIVE. ALL FLOWS FROM THE BOW TRUSS BUILDING AND DOUBLE GABLE BUILDING ARE PROPOSED TO BE DIRECTED TO THE ATLANTIC AVENUE SYSTEM, TO WHICH THEY ARE CURRENTLY CONNECTED.

WATER NOTES:

1. AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.

UTILITY LEGEND

—— w —— EXISTING WATER LINE

EXISTING SANITARY SEWER LINE

PROPOSED WATER VALVE

PROPOSED CLEANOUT

GREASE INTERCEPTOR

PROPOSED FDC

LIMITS OF DISTURBANCE

PROPOSED SANITARY SEWER LINE

EXISTING SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER MANHOLE

PROPOSED POST INDICATOR VALVE (PIV)

300' HYDRANT COVERAGE CIRCLE

- 2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
- TESTING NOTES:
- LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
- TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
- PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.





Architects:

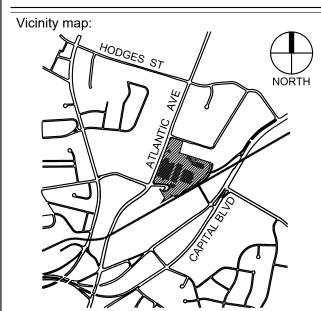


3600 GLENWOOD AVENUE

RALEIGH, NC 27612

T: 919.786.9905 **RALEIGH IRON WORKS**

PHASE 1

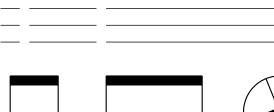


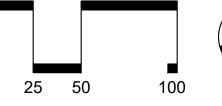
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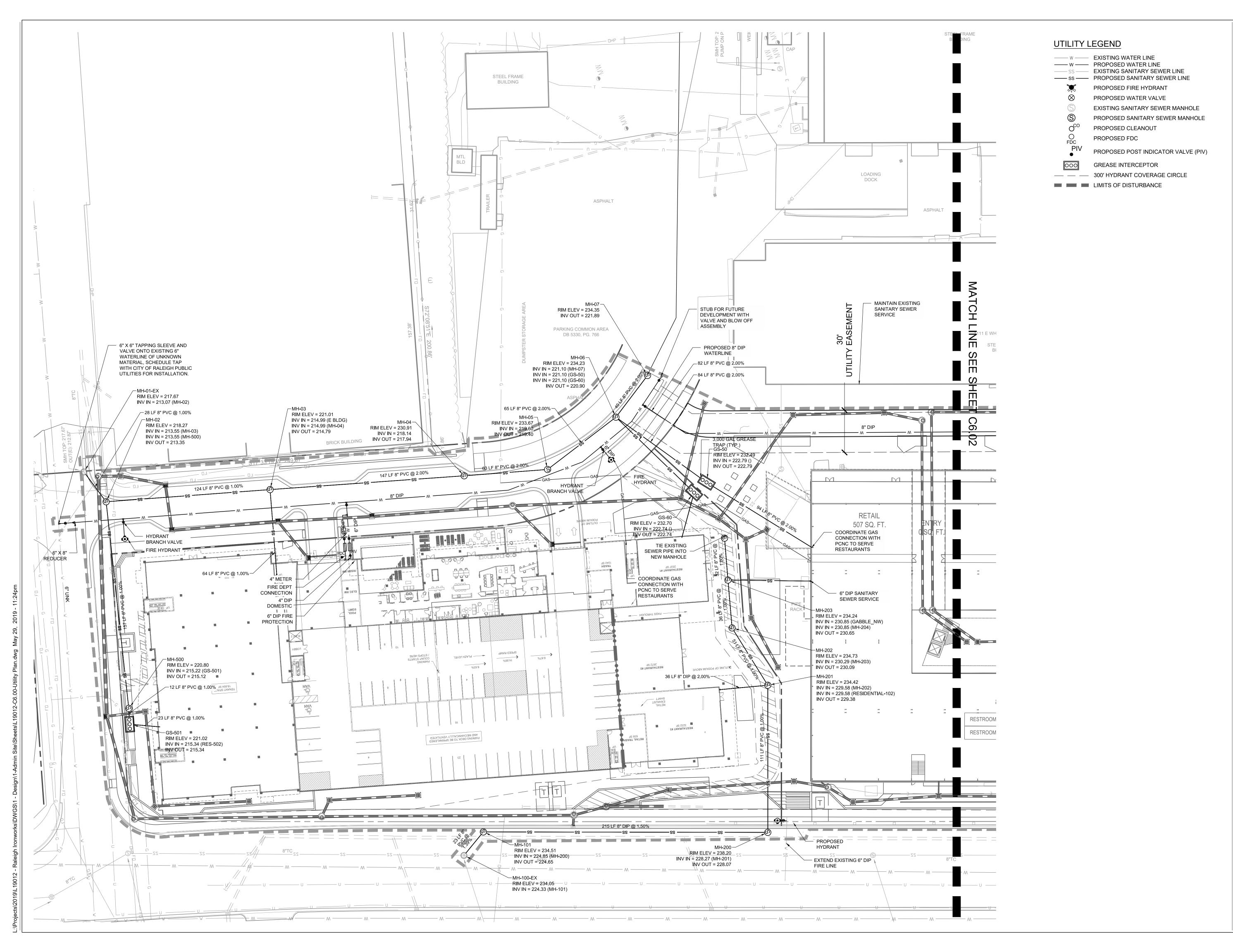




OVERALL UTILITY

Project number: L19012 Sheet:

Drawn by: Approved by:





STEWART

FIRM LICENSE #: C-1051

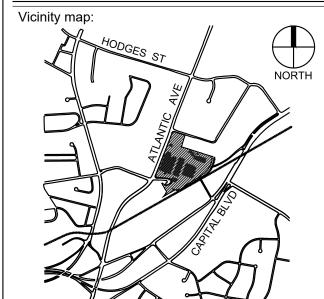
Client:

Architects:



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RALEIGH **IRON WORKS** PHASE 1



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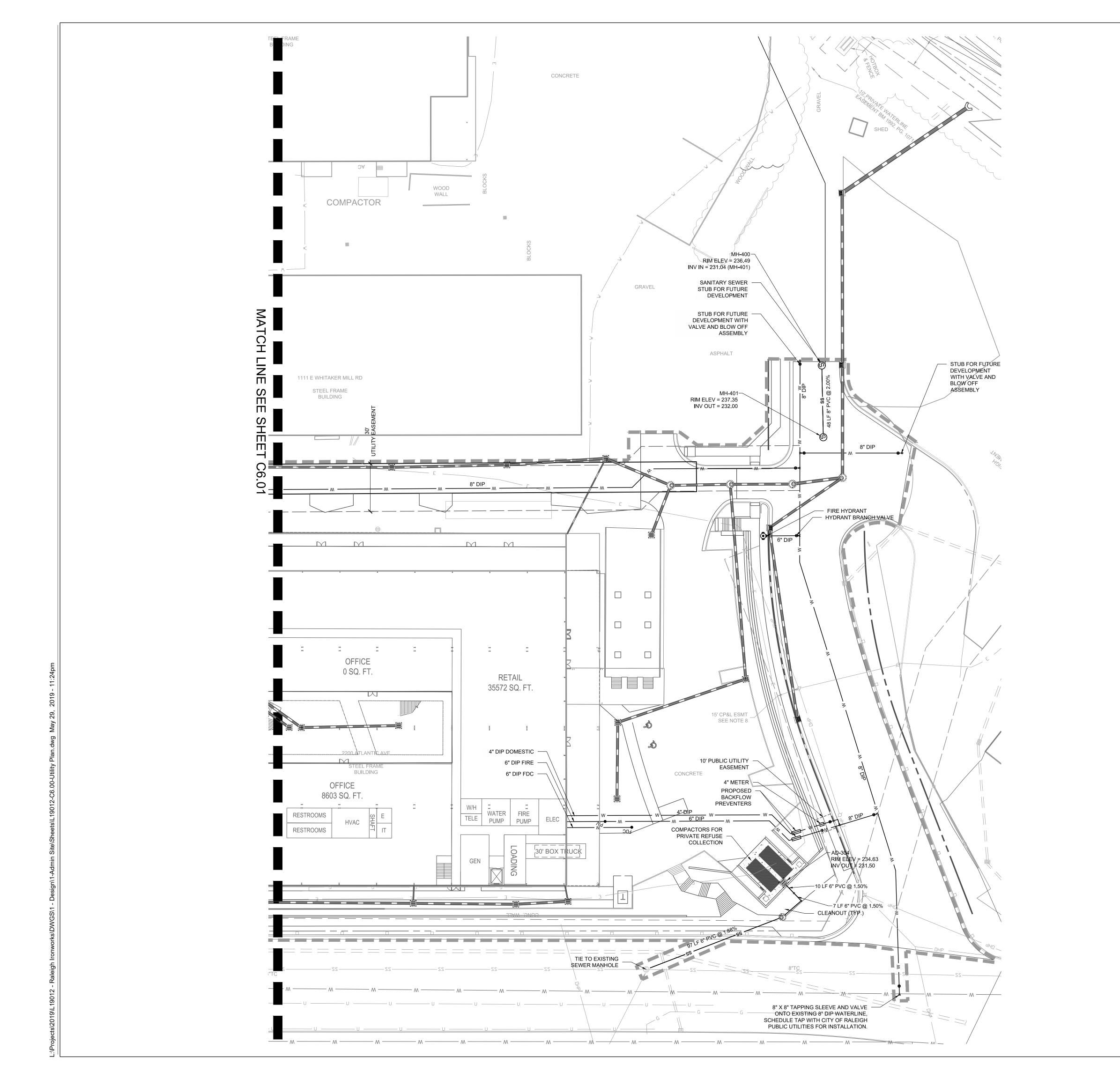
SCALE:

NORTH UTILITY PLAN

Project number: L19012 Sheet: Drawn by:

Approved by:

JWP



UTILITY LEGEND

---- W ---- EXISTING WATER LINE —— SS —— EXISTING SANITARY SEWER LINE —— ss —— PROPOSED SANITARY SEWER LINE PROPOSED FIRE HYDRANT PROPOSED WATER VALVE EXISTING SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER MANHOLE PROPOSED CLEANOUT PROPOSED FDC PROPOSED POST INDICATOR VALVE (PIV)

> GREASE INTERCEPTOR — 300' HYDRANT COVERAGE CIRCLE

LIMITS OF DISTURBANCE

STEWART

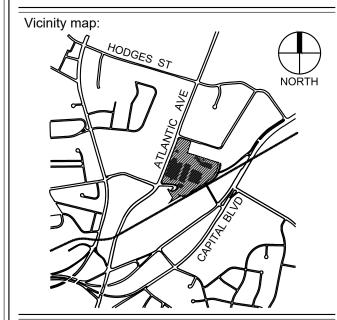
Architects:





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RALEIGH **IRON WORKS** PHASE 1

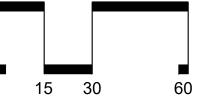


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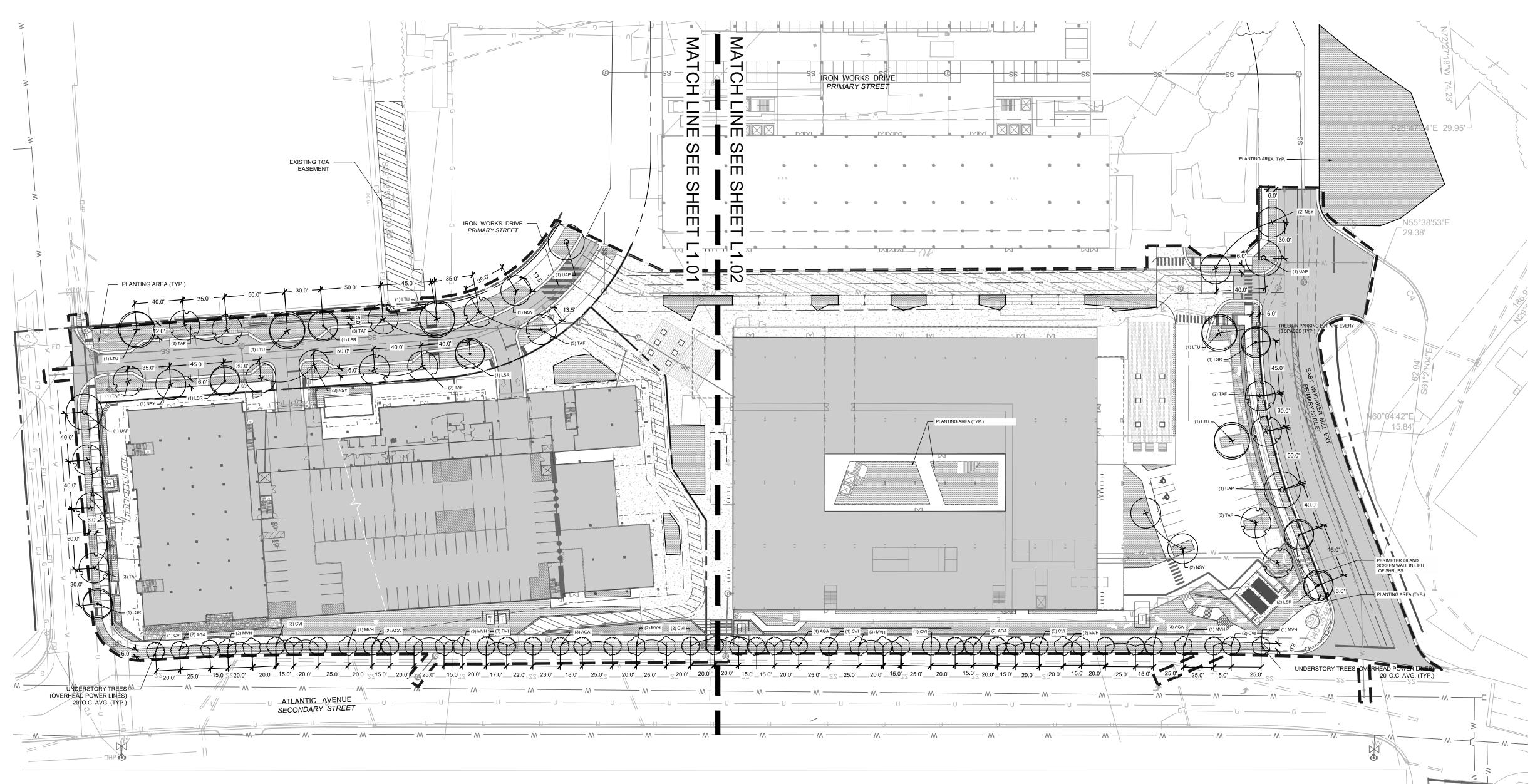
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SCALE:

SOUTH UTILITY PLAN

Project number: L19012 Sheet: Drawn by:



Provided Trees

49

19

= 20' average

Trees

19

80

= 40' average

= 40' average

= 40' average

LANDSCAPING NOTES

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
- THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE
- LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE. Architects: ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE

AMERICAN STANDARD FOR NURSERY STOCK.

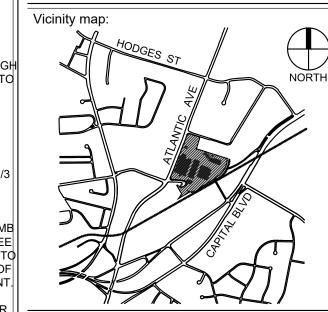
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ÁRBOLES."
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR TRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION || Client: CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE \mid VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING
- SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO BE RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & | Project: DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR
- 10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED
- 11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
- SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
- TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
- FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL, ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF
- USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER
- 17. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF
- 18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.





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RALEIGH **IRON WORKS** PHASE 1



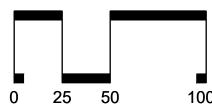
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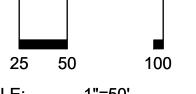
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OVERALL PLANTING PLAN

JLW

Project number: L19012 Sheet:

SURFACE PARKING TREE CALCULATIONS

STREET TREE CALCULATIONS

STREET TREE SPACING CHART

Atlantic Ave.

Wicker Drive

Atlantic Ave.

Wicker Drive

Whitaker Mill Extension

Iron Works Drive (Both Sides)

Whitaker Mill Extension

Iron Works Drive (Both Sides)

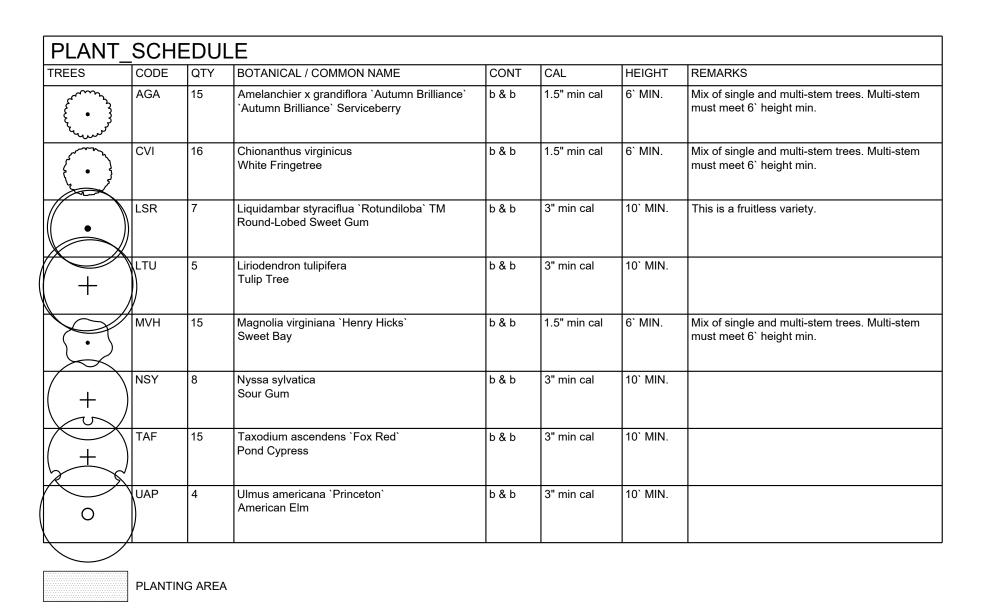
Required **Provided Trees** Surface Parking Req. Spaces 1 per Terminal Island 24

353'

900'

185'

1. VEHICLE CURB CUTS WIDTHS WERE DEDUCTED FROM THE FRONTAGE CALCULATIONS PER THE STREET PER THE CITY OF RALEIGH STREET DESIGN



15' Spaces | 17' Spaces | 18' Spaces | 20' Spaces | 22' Spaces | 23' Spaces | 25' Spaces

Drives and Crossings

145'

30' Spaces 35' Spaces 40' Spaces 45' Spaces 50' Spaces

30' Spaces | 35' Spaces | 40' Spaces | 45' Spaces | 50' Spaces

30' Spaces | 35' Spaces | 40' Spaces | 45' Spaces | 50' Spaces

*See detailed chart below

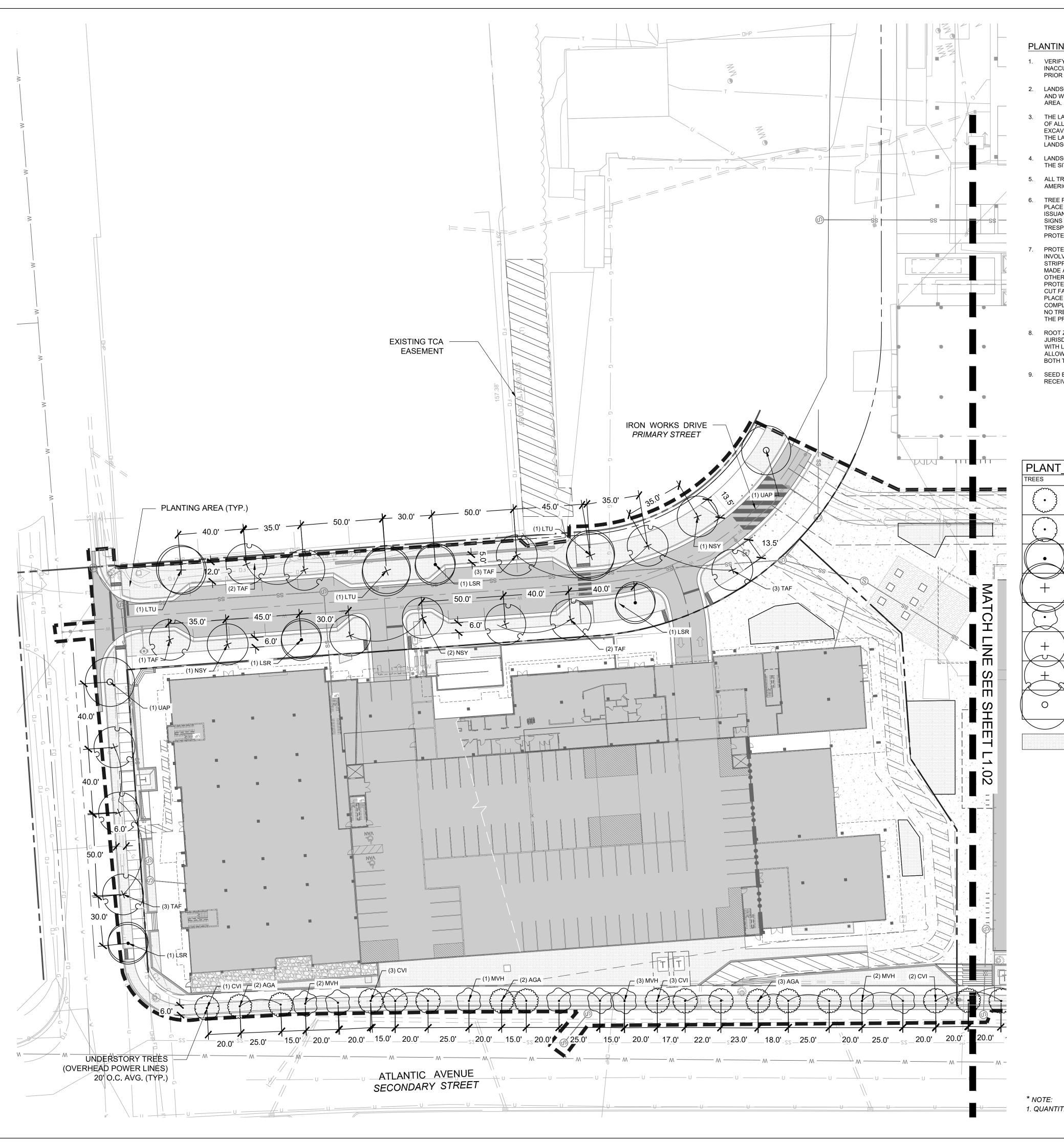
40' Average

40' Average

40' Average

TOTAL

20' Average (OHP)



PLANTING NOTES:

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR VERIFY ALL QUANTITIES AND REPORT AND DISSIDE AND SECURITY AND DISSIDE AND REPORT AND DISSIDE AND DISSI
- 2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT 11
- 3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY 12. THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- 4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON
- 5. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA 14. FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED PROTECTORA PARA LOS ÁRBOLES."
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR 15. STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- 8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- 9. SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO BE RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS,

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APPROVED TOPSOIL.

SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.

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DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.

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USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.

USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT

LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

PLANT_SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	REMARKS
(·)	AGA	15	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	b & b	1.5" min cal	6` MIN.	Mix of single and multi-stem trees. Multi-stem must meet 6' height min.
	CVI	16	Chionanthus virginicus White Fringetree	b & b	1.5" min cal	6` MIN.	Mix of single and multi-stem trees. Multi-stem must meet 6` height min.
	LSR	7	Liquidambar styraciflua `Rotundiloba` TM Round-Lobed Sweet Gum	b & b	3" min cal	10` MIN.	This is a fruitless variety.
+	LTU	5	Liriodendron tulipifera Tulip Tree	b & b	3" min cal	10` MIN.	
	MVH	15	Magnolia virginiana `Henry Hicks` Sweet Bay	b & b	1.5" min cal	6` MIN.	Mix of single and multi-stem trees. Multi-stem must meet 6` height min.
+	NSY	8	Nyssa sylvatica Sour Gum	b & b	3" min cal	10` MIN.	
+	TAF	15	Taxodium ascendens `Fox Red` Pond Cypress	b & b	3" min cal	10` MIN.	
0	UAP	4	Ulmus americana `Princeton` American Elm	b & b	3" min cal	10` MIN.	

PLANTING AREA

STEWART

Architects:



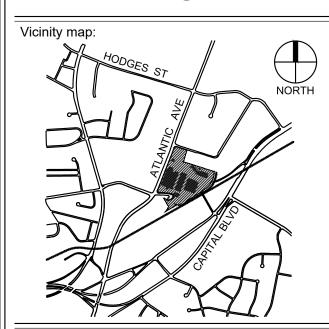
FIRM LICENSE #: C-1051

Client:



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RALEIGH **IRON WORKS** PHASE 1



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

ADMINISTRATIVE SITE

No. Date Description

12.21.2017 RESPONSE TO COMMENTS 05.30.2018 RESPONSE TO COMMENTS

05.30.2019 RESPONSE TO COMMENTS



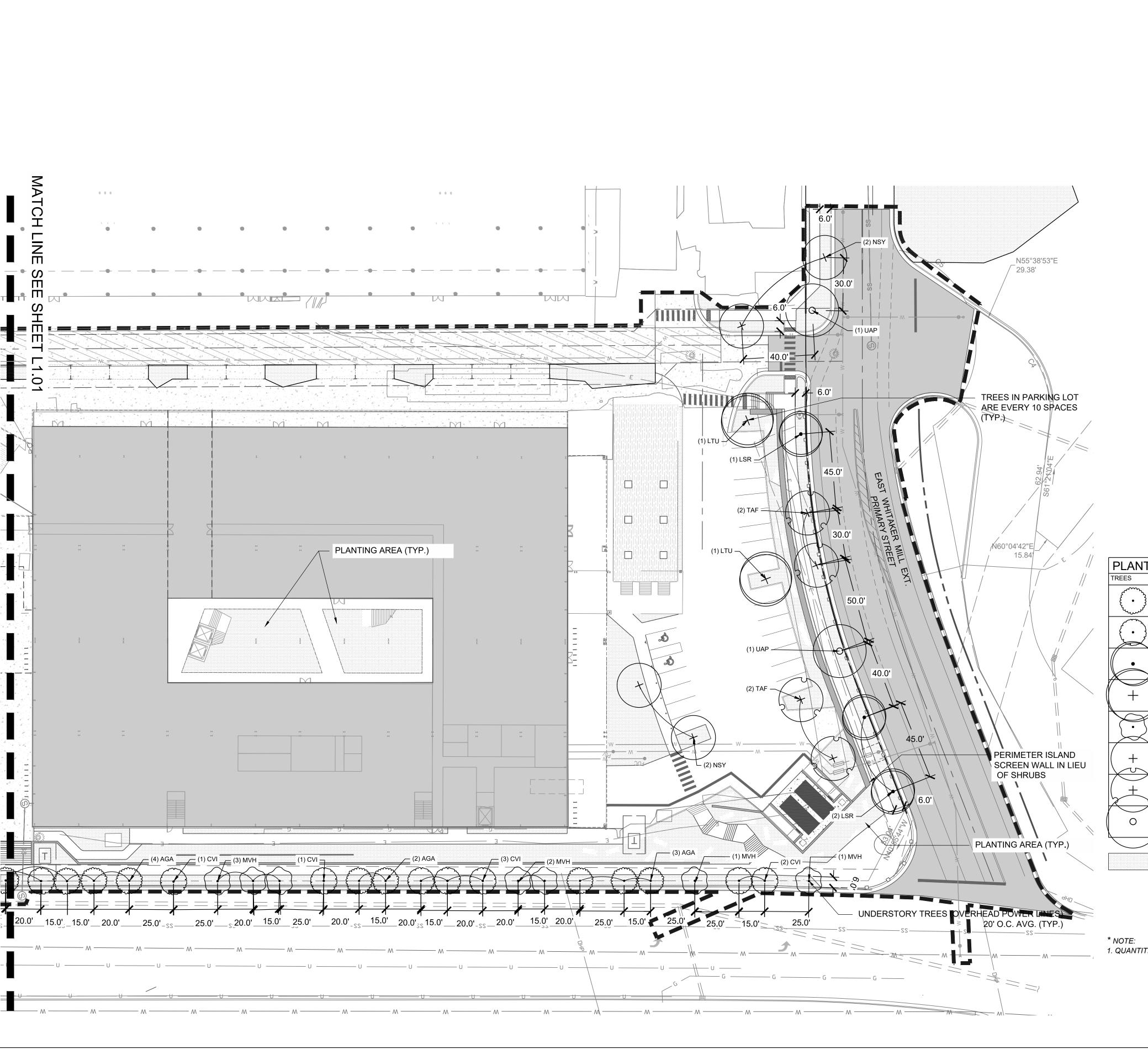
SCALE:

NORTH PLANTING PLAN

Project number: L19012 Sheet:

JBW L1.01

1. QUANTITIES SHOWN ARE FOR THE ENTIRE SITE



LANDSCAPING NOTES:

- 1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- 2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
- 3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE
- 4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
- 5. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- 6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ÁRBOLES."
- 7. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- 8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- 9. SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO BE RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR
- 10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
- 11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
- 12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
- 13. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
- 14. FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
- 15. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL, ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
- 16. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION
- 17. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF
- 18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

PLANT_SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	REMARKS
(•)	AGA	15	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	b & b	1.5" min cal	6` MIN.	Mix of single and multi-stem trees. Multi-stem must meet 6` height min.
	CVI	16	Chionanthus virginicus White Fringetree	b & b	1.5" min cal	6` MIN.	Mix of single and multi-stem trees. Multi-stem must meet 6' height min.
	LSR	7	Liquidambar styraciflua `Rotundiloba` TM Round-Lobed Sweet Gum	b & b	3" min cal	10` MIN.	This is a fruitless variety.
+	LTU	5	Liriodendron tulipifera Tulip Tree	b & b	3" min cal	10` MIN.	
	MVH	15	Magnolia virginiana `Henry Hicks` Sweet Bay	b & b	1.5" min cal	6` MIN.	Mix of single and multi-stem trees. Multi-stem must meet 6` height min.
(+)	NSY	8	Nyssa sylvatica Sour Gum	b & b	3" min cal	10` MIN.	
+	TAF	15	Taxodium ascendens `Fox Red` Pond Cypress	b & b	3" min cal	10` MIN.	
0	UAP	4	Ulmus americana `Princeton` American Elm	b & b	3" min cal	10` MIN.	

PLANTING AREA

1. QUANTITIES SHOWN ARE FOR THE ENTIRE SITE





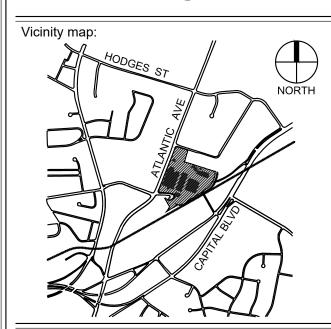
FIRM LICENSE #: C-1051

PROJECT #: C17018



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RALEIGH **IRON WORKS** PHASE 1



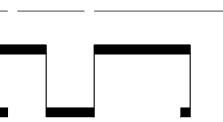
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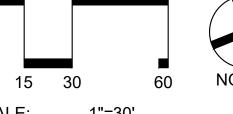
Issued for:

ADMINISTRATIVE SITE

No. Date Description 12.21.2017 RESPONSE TO COMMENTS

05.30.2018 RESPONSE TO COMMENTS 05.30.2019 RESPONSE TO COMMENTS





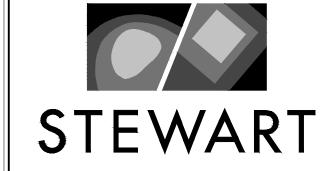
SCALE:

SOUTH PLANTING **PLAN**

Project number: L19012 Sheet:

JLW





223 S. WEST ST., SUITE RALEIGH, NC 27603 T 919 380 8750

Architects:



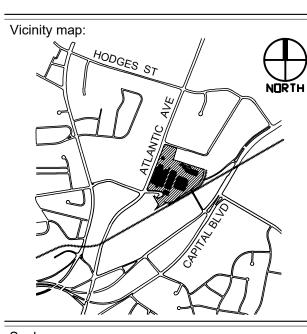


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ADMINISTRATIVE SITE

 No.
 Date
 Description

 1
 12.21.2017
 RESPONSE TO COMMENTS

 2
 05.30.2018
 RESPONSE TO COMMENTS

 3
 05.24.2019
 RESPONSE TO COMMENTS

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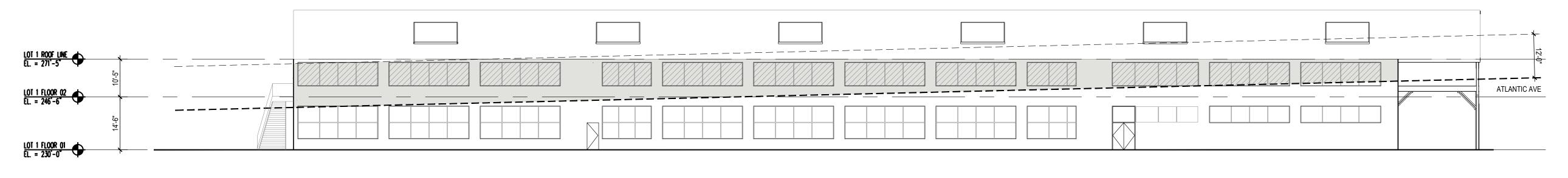
SCALE:



Title:

EXTERIOR ELEVATIONS
DOUBLE GABLE BLDG
LOT 1

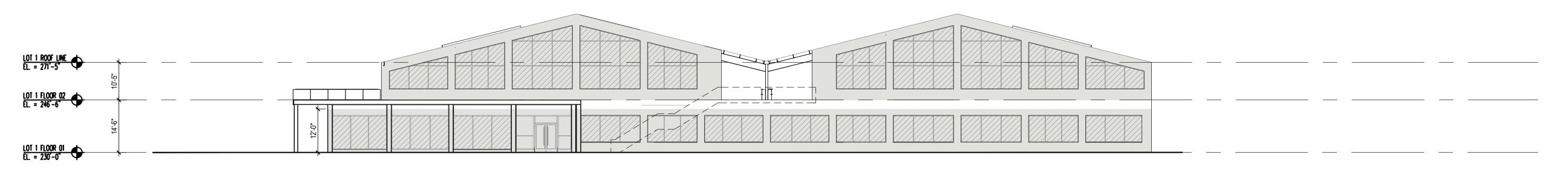
Project number: 66334 Sheet: A-201
Date: 05/20/2019
Drawn by: GJ
Approved by:



LOT 1 - WEST ELEVATION AREA SCALE: 1/16"=1'-0"

> WEST ELEVATION TRANSPARENCY (FLOOR 1 MEASURED OFF ATLANTIC AVE) FLOOR 1 WALL AREA: 2892 SQ. FT. FLOOR 1 TRANSPARENCY: 1587 SQ. FT. FLOOR 1 RATIO: 50%

55% > 50% REQ, COMPLIES



LOT 1 - NORTH ELEVATION AREA

NORTH ELEVATION TRANSPARENCY FLOOR 1 WALL AREA: 2723 SQ. FT. FLOOR 1 TRANSPARENCY: 1551 SQ. FT. FLOOR 1 RATIO: 57% 57% > 50% REQ, COMPLIES

FLOOR 2 WALL AREA: 3333 SQ. FT. FLOOR 2 TRANSPARENCY: 1877 SQ. FT. FLOOR 2 RATIO: 56%

56% > 20% REQ, COMPLIES

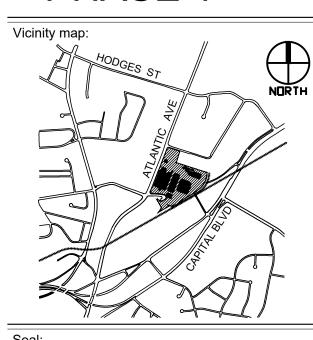






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RALEIGH **IRON WORKS** PHASE 1



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

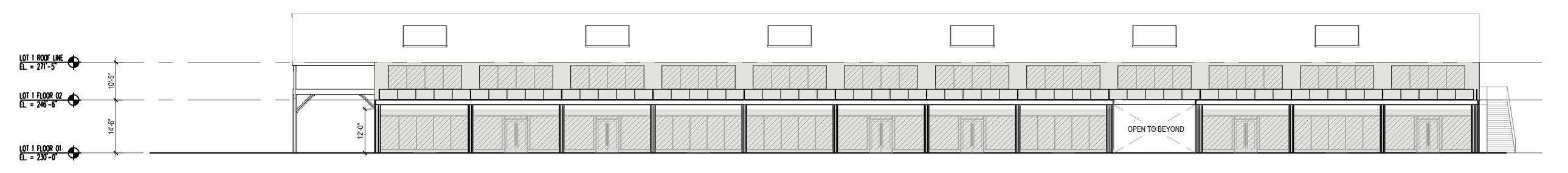
ADMINISTRATIVE SITE

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.24.2019	RESPONSE TO COMMENTS
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SCALE:

OPENING AREA DOUBLE GABLE BLDG LOT 1

Project number: 66334 Sheet: A-202 05/20/2019 Drawn by: GJ Approved by:



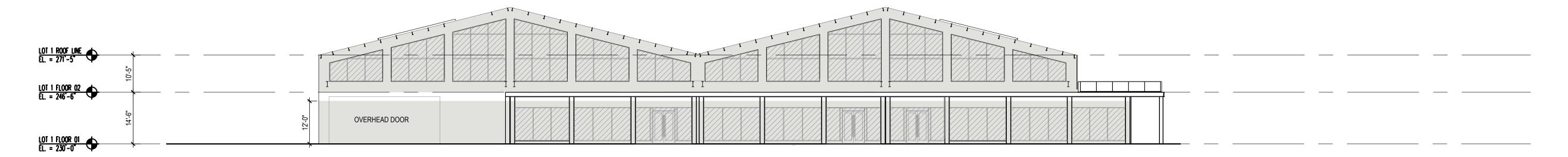
LOT 1 - EAST ELEVATION AREA SCALE: 1/16"=1'-0"

> EAST ELEVATION TRANSPARENCY FLOOR 1 WALL AREA: 3367 SQ. FT. FLOOR 1 TRANSPARENCY: 2465 SQ. FT. 73% FLOOR 1 RATIO:

FLOOR 2 WALL AREA: 3127 SQ. FT. FLOOR 2 TRANSPARENCY: 1573 SQ. FT. FLOOR 2 RATIO: 50%

50% > 20% REQ, COMPLIES

73% > 50% REQ, COMPLIES

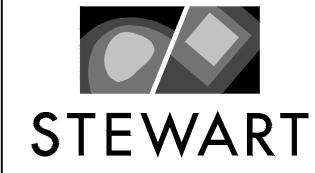


LOT 1 - SOUTH ELEVATION AREA SCALE: 1/16"=1'-0"

SOUTH ELEVATION TRANSPARENCY FLOOR 1 WALL AREA: 2727 SQ. FT. FLOOR 1 TRANSPARENCY: 1473 SQ. FT. FLOOR 1 RATIO: 57% 54% > 50% REQ, COMPLIES

FLOOR 2 WALL AREA: 3639 SQ. FT. FLOOR 2 TRANSPARENCY: 2043 SQ. FT. FLOOR 2 RATIO: 56%

56% > 20% REQ, COMPLIES



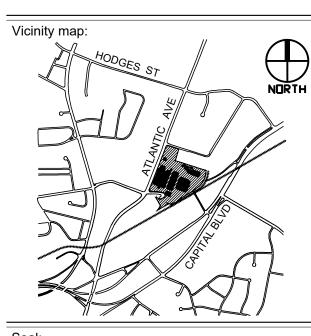






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RALEIGH **IRON WORKS** PHASE 1



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	12	1 12.21.2017 2 05.30.2018

SCALE:

OPENING AREA DOUBLE GABLE BLDG LOT 1

Project number: 66334 Sheet: A-203 05/20/2019 Drawn by: GJ Approved by: