STREETSCAPE AND PARKING PLAN GUIDELINES

A Streetscape and Parking Plan PEDESTRIAN BUSINESS OVERLAY DISTRICT – Section 10-2055 (f)(2) of Raleigh City Code

PURPOSE: This Streetscape and Parking Plan has been prepared to satisfy the requirements as prescribed in Section 10-2055, paragraph (f)(2) for defining the design and policies concerning the character and function of streets and the elements that may add to the character of the district. This Plan will be prepared prior to or in conjunction with the proposed rezoning. Modifications to the Streetscape and Parking Plan may be required in the future to further define issues that may arise as adjacent properties are developed, to redefine discontinued materials, or to address future issues. These modifications will require staff approval only and will not require rezoning of the property to modify the Streetscape and Parking Plan.

The following is an outline of the Raleigh City Code, Section 10-2055 – PEDESTRIAN BUSINESS OVERLAY DISTRICT. The pages referenced to the right indicate where specific items requested in paragraph (f)(2) have been addressed and described.

1. Approval
2. Permitted Uses
3. Prohibited Uses
4. Area, Density, and Zoning Requirements
5. Supplementary Regulations

A. Approval

B. Permitted Uses

1. Schedule of Permitted Uses in Zoning Districts, Section 10-2071 & conditional use case

C. Prohibited Uses

1. Schedule of Permitted Uses in Zoning Districts, Section 10-2071
2. Improvements to Sides of Buildings, Section 10-2146.3(a)(8)
3. Improvements to Streets Rights-of-Way, Section 10-2146(a)(8)
4. Vehicular Access Areas

D. Area, Density, Bulk, Yard, and Height Requirements

1. Area, Density, and Bulk
   a. Site Plan Approval, Section 10-2051(c)(2)
   b. Minimum Setoff Area and Residential Densities, Section 10-2073(c)
2. Yards
   a. Front Yard, Corner Lot Side Yard, and Rear Yard that adjoin a public right of way - min. of 9 (10-2055(d)(2)
   b. All Other Yards, Section 10-2075
3. Height, Max. 90' at property and right of way lines provided that conditions of underlying CUD are met, 25', 60', 90' per zoning conditions
   Required Open Space not required.

E. Supplementary Regulations

1. Off-Street Parking, Schedule for Off-Street Parking Standards, Section 10-2081
2. Vehicular Parking Areas
   a. New
   b. Existing, Section 10-2081(b)
3. Landscape, Section 10-2082
4. Signage
   a. On-Premise Signs, Section 10-2083
   b. Off-Premise Signs, Section 10-2084
5. Pedestrian Ways
6. Bicycle Parking
7. Exterior Building Walls
   a. Public Doorway of Transparent Materials
   b. Doorway of Opaque Materials and Recessed
   c. Stairway Available at Street Level
   d. Fenestration
8. Thoroughfare Driveway Widths
9. Streetscape Plan
   a. Additions, Changes, Expansions, and Alterations, Section 10-2146.3(a)(8)
   b. Improvements, Section 10-2055(c)(2)
10. Existing Structures and Lots
    a. Additions, Changes, Expansions, or Alterations, Section 10-2146.3(a)(8)

F. Designation of a Pedestrian Business District and Adoption of a Streetscape Plan

<table>
<thead>
<tr>
<th></th>
<th>Locational Guidelines</th>
<th>Streetscape Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Sidewalk</td>
<td>2.6, 6.9</td>
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<tr>
<td>2.</td>
<td>Sidewalk</td>
<td>3.4, 5, 8, 9</td>
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<td>7.12</td>
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<td>Canopy and Awnings</td>
<td>6.9</td>
</tr>
<tr>
<td></td>
<td>Street Tree Species and Planting Detail</td>
<td>25.0</td>
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<td></td>
<td>Pedestrian Crosswalk</td>
<td>9.10, 11, 17 - 25</td>
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<td>Utility Locations</td>
<td>2.5</td>
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<tr>
<td></td>
<td>Maintenance Plan</td>
<td>15, 16</td>
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<td>Signage</td>
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<td>Assessment</td>
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<td>Parking</td>
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<td></td>
<td>Width of Pedestrian way</td>
<td></td>
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<tr>
<td></td>
<td>Maximum height limitations</td>
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</tbody>
</table>

STREETSCAPE AND PARKING PLAN NARRATIVE

f(1) Location Guidelines: The general characteristics of this proposed project consists primarily of business office use. Retail uses have been incorporated as a Neighborhood Business District to meet the needs of the office tenancy and draw pedestrian patronage from adjoining residential development.

f(2a) Streetscape Plan: The following Streetscape and Parking Plan is intended to record items which will contribute to the character and function of the area, and will include the following:

1. Sidewalk: building materials are primarily concrete pavers at the plaza area, in front of parking decks, and between parking decks and buildings; concrete comprises the remaining hardscape areas and is generally laid out per page 2, with materials per page 6, and in paving patterns as indicated on page 9.

2. Signage: signs are described on page 7 with City standard planting details shown on page 12.

3. Pedestrian crosswalks: pedestrian crosswalks are described on page 11 and 16.

4. Bicycle parking: bicycle parking is described on page 12.

5. Street furniture: street furniture is shown on pages 4 and 5.

6. Roadway intersections: roadways are included in the project for crosswalks to maintain the character of the streets.
- Parking will exceed city minimum of 1 space per 300 sf of gross building area.
- There is no on-street parking at streets 'A' & 'B', therefore the 55% min. off-site parking is in compliance.
- A minimum of 70% of the total parking within the development will be provided in multi-level parking decks.
# Streetscape & Parking Plan Development Standards

## Street Lights

<table>
<thead>
<tr>
<th>Type</th>
<th>Boulevard</th>
<th>Side Street</th>
<th>Crosswalk</th>
<th>Building to Parking Connection</th>
<th>Office Square</th>
<th>Square B</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPL TYPE E2A ROADWAY LIGHT</td>
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</tr>
<tr>
<td>POLE = 30' HT. COOPER ENGL22 1/POLE, BLACK FINISH</td>
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</tr>
<tr>
<td><strong>NOTE:</strong> STREET LIGHTING IS PER CITY OF RALEIGH LIGHTING STANDARDS AS PROVIDED BY CPL</td>
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</tbody>
</table>

## Tree Up-Lights

- N/A

## Sign Up-Lights

- For 6' HT. Signs: 9100 mh100/277'/w/w34 Ground-mounted.
- For 2'-4' HT. Signs: 9100mh70/277'/w/w34, GROUND MOUNTED BY HYDREL (OR APPROVED EQUAL)

## Pedestrian Lights

- HEIGHT = 16'
- FIXTURE AND POLE MANUFACTURED BY ARCHITECTURAL AREA LIGHTING OR APPROVED EQUAL
- FIXTURE= SP1_IND-S (175 W), METAL HALIDE OR SODIUM FIXTURE FINISH= BLACK
- POLE=PR4-4R16-125
- POLE FINISH= BLACK

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**CPL SINGLE COBRA HEAD FIXTURE**

**METAL HALIDE UP-LIGHT**

**IN-GROUND METAL HALIDE UP-LIGHT**

**LENS = SP1**

**CONCEALED LIGHT SOURCE**

**PR3-3810**

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**GlenLake Office Park**

22 MAY 01
<table>
<thead>
<tr>
<th>BENCH</th>
<th>BUS STOP SHELTER</th>
</tr>
</thead>
</table>
| **“A”** Boulevard | Kaleidoscope Shelter  
     Centered Canopy with Solid Panel  
     Presidio Backed 3-Seat Unit, No Arms  
     3 Panel Height, Solid Wall  
     Finish: Pangard II Powdercoat, Grotto Color  
     Manufactured by Landscape Forms or Acceptable Alternate with Similar Design and Construction  
     Final number and location of bus stop shelters to be locally developed in accordance with the Transportation Department once City Bus Service Is Provided to Area |
| **“B”** Side street | N/A |
| **“C”** Crosswalk | N/A |
| **“D”** Building to Parking Connection | N/A |
| **“E”** Office Square | Hyde Park-75" Length  
     Grotto Powder Coat Finish  
     Manufactured by Landscape Forms or Acceptable Alternate with Similar Design and Construction.  
     Page 9 Shows Proposed Location at Square  
     Final number and location of bus stop shelters to be locally developed in accordance with the Transportation Department once City Bus Service is Provided to Area |
| **“F”** Bldg B Square | Hyde Park-75" Length  
     Grotto Powder Coat Finish  
     Manufactured by Landscape Forms or Acceptable Alternate with Similar Design and Construction.  
     Final number and location of bus stop shelters to be locally developed in accordance with the Transportation Department once City Bus Service is Provided to Area |
| **“G”** Park/Buffer zone | Hyde Park-75" Length  
     Grotto Powder Coat Finish  
     Manufactured by Landscape Forms or Acceptable Alternate with Similar Design and Construction.  
     Final number and location of bus stop shelters to be locally developed in accordance with the Transportation Department once City Bus Service is Provided to Area |

OR EQUAL

**GlenLake Office Park**

22 MAY 01
<table>
<thead>
<tr>
<th>ASH/TRASH</th>
<th>BICYCLE RACKS</th>
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<tbody>
<tr>
<td><strong>&quot;A&quot; Boulevard</strong></td>
<td><strong>&quot;B&quot; Side street</strong></td>
</tr>
<tr>
<td>PRESIDIO: MODEL NUMBER PD6005-4-6</td>
<td>N/A</td>
</tr>
<tr>
<td>GROTTO POWDER FINISH</td>
<td>N/A</td>
</tr>
<tr>
<td>MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>&quot;C&quot; Crosswalk</strong></td>
<td><strong>&quot;D&quot; Building to Parking Connection</strong></td>
</tr>
<tr>
<td>PRESIDIO: MODEL NUMBER PD6005-4-6</td>
<td>bike racks:</td>
</tr>
<tr>
<td>GROTTO POWDER FINISH</td>
<td>25% plaza</td>
</tr>
<tr>
<td>MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE</td>
<td>25% buildings</td>
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<tr>
<td>ALTERNATE WITH SIMILAR DESIGN AND CONSTRUCTION.</td>
<td>PI RACK: MODEL # P19005-EM55</td>
</tr>
<tr>
<td></td>
<td>GROTTO POWDER FINISH</td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td></td>
<td>ALTERNATE WITH SIMILAR DESIGN AND CONSTRUCTION.</td>
</tr>
<tr>
<td><strong>&quot;E&quot; Office Square</strong></td>
<td><strong>&quot;F&quot; Bldg B Square</strong></td>
</tr>
<tr>
<td>PRESIDIO: MODEL NUMBER PD6005-4-6</td>
<td>bike racks:</td>
</tr>
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<td>GROTTO POWDER FINISH</td>
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<td>PROVIDE 1:20 BIKE RACK TO PARKING SPACE RATIO</td>
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<tr>
<td><strong>&quot;G&quot; Park/Buffer zone</strong></td>
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<td>PRESIDIO: MODEL NUMBER PD6005-4-6</td>
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<tr>
<td>Location</td>
<td>Description</td>
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<tr>
<td>&quot;A&quot; Boulevard</td>
<td>N/A</td>
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<tr>
<td>&quot;B&quot; Side Street</td>
<td>N/A</td>
</tr>
<tr>
<td>&quot;C&quot; Crosswalk</td>
<td>Bands: adobe tan color concrete, light sandblast, quarry red (or similar color) concrete pavers, tan (or similar color) concrete pavers - by Hanover (or acceptable substitute) Fields: charcoal pavers, tudor finish, by Hanover (or acceptable substitute)</td>
</tr>
<tr>
<td>&quot;D&quot; Building to Parking Connection</td>
<td>Bands: adobe tan color concrete, light sandblast, quarry red (or similar color) concrete pavers, tan (or similar color) concrete pavers - by Hanover (or acceptable substitute) Fields: charcoal pavers, tudor finish, by Hanover (or acceptable substitute)</td>
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</table>

A) Adobe tan
B) Coral RED
C) Charcoal concrete

SEE PAGE 25 - MAINTENANCE
<table>
<thead>
<tr>
<th>STREET TREES</th>
<th>MEDIAN TREES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>&quot;A&quot; Boulevard</strong></td>
<td>OPTIONS:</td>
</tr>
<tr>
<td>DECIDUOUS SHADE TREE</td>
<td>TREE 1: MEDIUM SHADE TREE: Hornbeam, Zelkova, Trident Maple, Yoshino Cherry, River Birch, 3&quot; MINIMUM CALIPER</td>
</tr>
<tr>
<td>4.0&quot; minimum CALIPER</td>
<td>TREE 2: SMALL FLOWERING TREE: Okame Cherry, Crape Myrtle, Redbud, 6&quot; HT, MIN.</td>
</tr>
<tr>
<td>DECIDUOUS SHADE TREE</td>
<td>TREE 3: SMALL EVERGREEN TREE: Treeform Buford Holly, Treeform Yaupon Holly, Treeform Savannah Holly, 8&quot; HT, MIN.</td>
</tr>
<tr>
<td>(ALL BOULEVARD STREET TREES TO BE MATCHING SPECIMENS)</td>
<td>TREE 4: MEDIUM EVERGREEN TREE: Claudia Wannamaker Magnolia, Bracken Brown Beauty Magnolia, MINIMUM 8&quot;-10&quot; HT</td>
</tr>
<tr>
<td>I.E. Hornbeam, Zelkova, Allegheny Elm, Chinese Pistachio, Armstrong Maple, Scarlet Sentinel Maple, Boshall Maple, Legacy Sugar Maple, River Birch (buffer as required)</td>
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<tr>
<td><strong>&quot;B&quot; Side Street</strong></td>
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</tr>
<tr>
<td><strong>&quot;G&quot; Park/Buffer Zones</strong></td>
<td>N/A</td>
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</tbody>
</table>

**Note:**

All tree spacings shall meet the minimum standards as set forth by the City Code.
Lighting -- Site

Street Lights
- Single-head Cobra fixture, type E2A luminaire, Cooper E2412, 1/2 pole, 11-1/4" pole, 11-Lu-305 Lamp, 30" Mount Ht., high pressure sodium, poles and fixtures by CPL, black finish
- Layout generated by SPAL per city standards

Pedestrian Lights
- SP1-400-6 fixture, 175W metal halide or sodium, black finish
- P64 4x125 pole, black finish
- Pole and fixture by Architectural Area Lighting or approved equal
- Layout generated by SPAL per city standards

Tree Up-Lights
- H4320/277V/120V by KIM or approved equal

Signage Wall-Up-Lights
- For 8' Ht., Surface: 9100 W 4x100/277V/120V
- Ground-mounted and for 8'-4" Ht., Surface: 9100 W 4x120/277V/120V
- Approved by KIM or approved equal

Note: See Sheet B for square lighting

Lighting Legend
- Street Light
- Pedestrian Light
- Tree Up-Light
- Signage Up-Light

GlenLake Office Park
ROAD AND SIDEWALK DETAILS IN SQUARE

CURB AND PAVER DRIVE WITH CONCRETE SUBBASE

CURB AND PAVER DRIVE WITH AGGREGATE SUBBASE

CURB AND PAVER DRIVE WITH ASPHALT SUBBASE

CONCRETE PAVER SIDEWALK

CONCRETE PAVER SIDEWALK - SOLDIER COURSE

GlenLake Office Park
PLANTING DETAILS

Tree Planting Detail

To promote survival and percolation in heavy soil, plant rootball above existing grade as shown.

Provide an earth saucer for water retention.

Steam with 30% parent material and 20% composted organic matter by volume well mixed.

Provide 6" minimum of backfill on each side of rootball to promote rapid re-establishment.

Shrub Planting Detail

To promote survival and percolation in heavy soil, plant rootball above existing grade as shown.

Provide an earth saucer for water retention.

Steam with 30% parent material and 20% composted organic matter by volume well mixed as approved by the architect.

Provide 6" minimum of backfill on each side of rootball to promote rapid re-establishment.

Do not cut leader thin up to 1/3 of branches. Retain natural shape of tree. Do not leave stubs.

Set rootball minimum 4" above finish grade.

Cut all binding and remove wrapping from top of ball.

3" mulch layer (as specified) slope to 1" below concrete surface.

Excavated soils:

Tree planting fertilizer

Scarify bottom of pit and loosen or remove hardpan soil as req'd to provide positive drainage.

Stakes to be 18" below pit in undisturbed subgrade.

Excavated soils:

Concrete paving

Excavate hole 12" larger than root ball

Concrete paving

8" depth (no. 57 gravel)

Perforated drain pipe (4") to drain outfall (see eng. deign) full circle around rootball.

Tree Well Detail

Configure 140m fabric - pin securely to sides of pit.
Road & Sidewalk Details

30" Concrete Curb and Gutter (Typical at Outside Edges of Road Excluding Town Square)

18" Concrete Curb and Gutter, Typical at Road Medians (Excluding Square)

Concrete Sidewalk Details

- Non-slip finish
- 4" concrete sidewalk
- Compacted subgrade
- 6"x6"x10/10 wmm

Slope 1/4" per foot away from buildings

1/2" width expansion joint

Locate expansion joints as indicated on detail 2A.1.1

Joint filler

1/2" width control joint

Locate control joints as indicated on detail 2A.1.1

1/4" radius each side
Typical street 'A' without median section
Unity of development issues

The dominant materials making up the exterior skin of the buildings will be architectural precast concrete and insulad glass units with a high performance coating, giving the glass a reflective quality in a pewter or antique silver color. The architectural precast finishes will include a sandblasted finish to simulate beige limestone, and heavy sandblasted or retarded finishes to simulate granite stone. The frames of the glass system will be painted aluminum. Picture of precast and picture of building using the same glass is attached.

The dominant colors of the project have been selected to simulate limestone and granite. The buildings may vary in color, but all will be in the beige earthtone values. The glass for the project will have a pewter or antique silver reflective appearance. The painted metal for the project will be selected from the colors in the architectural precast concrete.

The dominant architectural features of the buildings will include a distinctive "post and beam" base to the buildings and a traditional punched opening glass expression on upper floors. The base of the buildings will include some form of an arched expression, whether expressed as the Phase One building or the similar project referenced above, attached. Columns will be expressed in the architectural precast as square and/or round. Where pedestrian circulation between buildings is anticipated, an arcade will be developed at the ground level. This vocabulary of architectural elements will allow for distinctiveness between different buildings, but with the use of precast and glass, there will be a unity of the development.
Sign located at EDWARDS MILL RD.

Tract ID Sign #1 (single face) - Front Elevation
Scale: 1/8" = 1'-0"

Sign located at GLEN EDEN DRIVE

Tract ID Sign #2 (double face) - Front Elevation
Scale: 3/16" = 1'-0"

Graphics Elevation for Tract ID Signs #1 & #2
Scale: 1/2" = 1'-0"

SCAPE
STREET
& PARKING
PLAN
DEVELOPMENT
STANDARDS

GlenLake Office Park

Mounting Detail (TYPICAL)
Shipping and Receiving
Parking Deck for Building 3301
3301-3600

Vehicular Directional Sign (double face) - Front, Side & Top Elevations
Scale: 1" = 1'-0"

SCOPE OF WORK & COLOR KEY

V1 SIGN POST (extruded aluminum): 4" x 4" x 4'-7" long "above grade" (2 pcs. per post) - painted Brushed Aluminum #41-342 (Matthews Acrylic Polyurethane - satin finish) - Installation: Post permanently set into drilled footing with 3000psi concrete

V2 SIGN PANEL (aluminum): 4" deep fabricated aluminum construction with 1/8" thk. flat aluminum face "both sides" - painted White #42-202 (Matthews Acrylic Polyurethane - satin finish). All text & arrows surface applied black "engineer grade" reflective vinyl (3M brand or approved equal) - Installation: Panel permanently attached to reveal with stainless steel fasteners (2 mn. req'd per side)

V3 SIGN REVEAL (extruded aluminum): 1" x 2" (length as required) - painted Black Anodic #41-335 (Matthews Acrylic Polyurethane) - Installation: Reveals permanently attached to posts with continuous welds "finished and sanded smooth"

* Must obtain encroachment from City of Raleigh
Note: Street sign must meet DOT standards.

**SCOPE OF WORK & COLOR KEY**

**S1** STREET POST (extruded aluminum): 3" x 3" x 8'-10" long "above grade" (2 post. per post)
- painted Brushed Aluminum #41-342 (Matthews Acrylic Polyurethane - satin finish)
  - Installation: Post permanently set into drilled footing with 3/000 psi concrete

**S2** BLADE (aluminum): 2" deep fabricated alum. construction with 1/8" thk. flat aluminum face
  "both sides" - painted White #42-202 (Matthews Acrylic Polyurethane - satin finish)
- All text surface applied Black "engineer grade" reflective vinyl (3M brand or approved equal)
  - Installation: Blade permanently attached to reveal with stainless steel fasteners (2 min. reqd)

**S3** BLADE REVEAL (extruded aluminum): 1" x ½" (length as required) - painted Black Anodic #41-335
  (Matthews Acrylic Polyurethane) - Installation: Reveal permanently attached to post with continuous
  welds "finished and sanded smooth"

**Street Sign - Front & Top Elevations**
Scale: 3/4" = 1'-0"
GATE PRECAST - GLENLAKE A-16

Example of Precast

Color 1

Color 2 - White

Color 3 - Black

Color 4 - T.B.D.

Metal Colors

Section of Arcade Signage band
Primary Tenant ID (wall mount) - Front Elevation
Scale: 3/8" = 1'-0"

NOTE: Length not exceed 2 sq. feet per lineal foot of building front (facing public street or private accessway)

SCOPE OF WORK & COLOR KEY

P1 PRIMARY TENANT LETTERS (52" high maximum): Letterforms = 082" thick (min.) fabricated aluminum construction (4" deep) – inside painted White, returns painted White #41-335 (Matthews Acrylic Polyurethane) – Letterstyle = TIMES NEW ROMAN BOLD • Letter faces = Black "casocryl" (black/white) plex • Letter trim = White Jewellite® illumination = 13mm (min.) - 15mm (max.) #6500 White neon – Installation: Letters flush mounted to aluminum raceway

P2 RACEWAY (8" high x 8" deep): .125" thick, extruded or fabricated aluminum with removable top cover – painted "TO MATCH" building color (satin finish) • All connections to be weather-tight • Electrical power source T.B.D. • Construction to conform to U.L. specifications & bear all U.L. labels – Installation: Raceway mounted to building front with stainless steel bolts & expansion anchors (as required for secured installation).

PRIMARY TENANT ID

Front Building Elevation - TYPICAL
Estimated Scale: 1/32" = 1'-0"

NOTE: Actual placement of Tenant Letters to be approved by GLARS
SCOPE OF WORK & COLOR KEY

M1 PRECAST PANELS (concrete): 1 3/8" thk. concrete material "as manufactured by Gate Precast Products" - color = Heavy Sandblast (To Match Building) - Installation: Pre-cast panels permanently set into freestanding concrete block

M2 PLATE NUMBERS (stainless steel): 1/2" thk. stainless steel plate material "precision cut" - Natural grained stainless steel finish Numbers = 6" high TIMES NEW ROMAN BOLD - Installation: Numbers stud mounted 1/4" off pre-cast and permanently set into drilled holes filled with (3m brand or approved equal) clear silicone adhesive

M3 TENANT PLATE LETTERS (aluminum): 1/4" thk. aluminum plate material "precision cut" NOTE: Custom "corporate logo/letters with corresponding colors (as approved by GLARB)
- Generic tenant lettering - painted Black Acrod #41-235 (Mathies Acrylic Polyurethane) Letters = TIMES NEW ROMAN BOLD "size to fit" - Installation: All logo & letters flush mounted to aluminum TENANT SIGN PANEL with (3m brand or approved equal) clear silicone adhesive

M4 TENANT SIGN PANEL (aluminum): fabricated aluminum construction with 1/8" thk. aluminum face "sandblasted" - color = Light Sandblast (paint & finish To Match Building) - Installation: Panel flush mounted to pre-cast reveal system with angle "mounting" clips. Clips secured with lag & expansion type hardware. All holes filled with (3m brand or approved equal) clear silicone adhesive

M5 PRECAST REVEAL SYSTEM (concrete): custom concrete material "as manufactured by Gate Precast Products - color = AS REQUIRED (To Match Building) - Installation: Reveal system permanently set below grade (as recommended per soil conditions

M6 DEVELOPER LOGO (stainless steel): 1/4" thk. stainless steel plate material "precision cut" with individual details and applied to back panel - Natural grained stainless steel finish - Installation: Flush mounted to pre-cast panel with (3m brand or approved equal) clear silicone adhesive
SCOPE OF WORK & COLOR KEY

M1 PRECAST PANELS (concrete): 1 3/8" thk. concrete material "as manufactured by Gate Precast Products" - color = Heavy Sandblast (To Match Building) - Installation: Precast panels permanently set into freestanding concrete block

M2 PLATE NUMBERS (stainless steel): 1/2" thk. stainless steel plate material "precision cut" - Natural grained stainless steel finish Numbers = 6" high TIMES NEW ROMAN BOLD - Installation: Numbers stud mounted 1/4" off pre-cast and permanently set into drilled holes filled with (3m brand or approved equal) clear silicone adhesive

M3 TENANT PLATE LETTERS (aluminum): 1/4" thk. aluminum plate material "precision cut" NOTE: Custom "corporate logo/letters with corresponding colors (as approved by GLARB)

- Generic tenant lettering = printed black Anodic #41 - 335 (Matthews Acrillic Polyurethane) Letters = TIMES NEW ROMAN BOLD "size to fit" - Installation: All logo & letters flush mounted to aluminum "TENANT SIGN PANEL" with (3m brand or approved equal) clear silicone adhesive

M4 TENANT SIGN PANEL (aluminum): fabricated aluminum construction with 1/8" thk. aluminum face "seamless" - color = Light Sandblast (paint & finish To Match Building) - Installation: Panel flush mounted to pre-cast reveal system with angle "mounting" clips. Clips secured with lag & expansion type hardware. All holes filled with (3m brand or approved equal) clear silicone adhesive

M5 PRECAST REVEAL SYSTEM (concrete): custom concrete material "as manufactured by Gate Precast Products - color = AS REQUIRED (To Match Building) - Installation: Reveal system permanently set below grade (as recommended per soil conditions)

M6 DEVELOPER LOGO (stainless steel): 1/4" thk. stainless steel plate material "precision cut" with individual details and applied to back panel - Natural grained stainless steel finish - Installation: Flush mounted to pre-cast panel with (3m brand or approved equal) clear silicone adhesive
Regulatory Signs - Front & Top Elevations
Scale: 1/2" = 1'-0"

SCOPE OF WORK & COLOR KEY

R1  SIGN POST (extruded aluminum): 3"x3"x8'-6" long "above grade" – painted Brushed Aluminum #41-342 (Mathews Acrylic Polyurethane - satin finish) or Natural Satin grained stainless steel – Installation: Post permanently set into drilled footing with 3000psi concrete


R3  SIGN FACE (aluminum): 1/8" thk. flat aluminum material "one side only" – edges painted White #42-202 (Mathews Acrylic Polyurethane - satin finish) All graphics including text & arrows are surface applied "engineer grade" reflective vinyl (3M brand or approved equal) in colors conforming to DOT standards – Installation: Face permanently attached to sign panel with 2-part chemical adhesive (Versilok® or approved equal)
STREETSCAPE MAINTENANCE PLAN

1. General
   a. The Developer shall at all times maintain the Streetscape and its improvements theron in a safe, clean, attractive and good state of condition and repair.
   b. The Developer's maintenance obligation shall include, but be limited to the repairing, reconstructing, renewing of all non-standard dedicated improvements in the right of way.
   c. The Developer's maintenance shall also include the storage and prompt removal of all litter, trash, garbage and waste in accordance with applicable Legal requirements.

2. Lighting
   a. CP&L Roadway light fixtures will be maintained by CP&L
   b. The Developer shall maintain non-city standard pole lights, fixture lights, bollards in the streetscape plan as follows:
      1. Lamp replacement
      2. Finish repair, including repainting of painted finishes

3. Furniture
   a. The Developer will maintain all streetscape furniture and ancillary fixtures as follows:
      1. Benches – painted as needed
      2. Bus stop shelter-painted as needed
      3. Ash/Trash receptacles
         a. Painted as needed
         b. Trash and ash receptacles are cleaned and emptied every day
      4. Bicycle racks – painted as needed

4. Landscaping
   a. The Developer will maintain all streetscape landscaping as follows:
      1. Trimming of bushes and tree limbs as necessary to maintain a neat appearance
      2. Edging and cutting the grass weekly
      3. Planting of annuals and pots (if any) – 2 times per year
      4. Picking up of trash daily
      5. Blowing leaves – weekly as needed
      6. Installing sod as needed
      7. Pine straw refurbishment – 2 times per year