

## Administrative Approval Action

AA #3842 / SR-14-18, Raleigh Police -SE District Transaction# 545596

LOCATION:	This site is located on the south side of Rock Quarry Road, between the intersections of Rock Quarry and New Birch Drive, and Rock Quarry and Olde Birch Drive, at 2801-3401 New Birch Drive.
REQUEST:	Development of a 2.95-acre tract comprised of three lots to be recombined, all zoned NX-3-PL CU (Z-54-98, and Z-6-90), into a 18,750-square foot Civic (Office) Building with associated parking on site.
DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:	One Administrative Alternate has been approved by the Planning Director for this project, noted below.

- 1. Approval of an alternative design allowing for the reduction of the Build To percentage and corner lot Build To from the primary street and the two side streets (1.5.6 C 1), and less than 50% of the window openings between three and eight feet. (1.5.9 B 1, and 3.2.5 F1). (AAD-8-18)
- FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Jones & Cnossen Engineering, PLLC.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

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

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

#### ENGINEERING

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

#### STORMWATER

 <u>Next Step:</u> A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

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



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## PRIOR TO ISSUANCE OF BUILDING PERMITS:

## GENERAL

- 1. Comply with all conditions of Z-54-98, and Z-6-90.
- 2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Recombinations, and Right of Way and/or Easement Dedications.
- 3. Provide fire flow analysis.

#### ENGINEERING

- 4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.
- 5. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
- 6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
- 7. A sidewalk deed of easement for any public sidewalk on Private Property shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
- 8. <u>Next Step:</u> A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

## **PUBLIC UTILITIES**

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

#### STORMWATER

10. <u>Next Step:</u> In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.



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- AA #3842 / SR-14-18, Raleigh Police -SE District Transaction# 545596
- 11. <u>Next Step:</u> The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
- 12. <u>Next Step:</u> The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
- 13. <u>Next Step:</u> All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
- 14. <u>Next Step:</u> In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

## **URBAN FORESTRY**

15. A tree impact permit must be obtained for the approved streetscape tree installation in the rights-ofway.

#### Prior to issuance of building occupancy permit:

- 16. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- 17. <u>Next Step:</u> Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- <u>Next Step:</u> Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
- 19. Next Step: All street lights and street signs required as part of the development approval are installed.
- 20. <u>Next Step:</u> Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services Development Engineering program.
- 21. <u>Next Step:</u> As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
- 22. Next Step: Final inspection of all required right-of-way tree plantings by Urban Forestry Staff.



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## EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to

request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring reapproval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

#### 3-Year Expiration Date: 8-15-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

#### 4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

· Bi Signed:(Planning Dir./Designee) \_ Date: 8/15/2018

Staff Coordinator: Michael Walters

# RALEIGH POLICE - SE DISTRICT ADMINISTRATIVE SITE REVIEW

	ervices Customer Service Co Litchford Satellite Office	ce   8320 - 130 Litchford R	for the second s	
When sub	omitting plans, please check th	ne appropriate buildin	g type and include the Plan	Checklist document.
	BUILDI	NG TYPE		FOR OFFICE USE ONLY
Detached		General Civic		Transättion Number
Apartment		Mixed Use Open Lot		Assigned Project Coordinator
Townhouse				Assigned Team Leader
Has your project previou	usly been through the Due Diligen	nce or Sketch Plan Revie	w process? If yes, provide the t	ransaction # 533993
Development Name	aleigh Police - SE D	GENERAL INFORM	ATION	
Zoning District NX-		ict (if applicable)	Inside City I	Jmits? Byes DNo
Proposed Use Office				
	801, 2807 & 3401 N dentification Number(s) for each	1	and the second se	ock Quarry Road
P.I.N. 1712-86-5			1712-86-8986	P.I.N.
What is your project type Mixed Residential	Apartment	Elderly Facilities		Hotels/Morels 🗰 Office Banks 🛛 Industrial Building
Duplex	O Non-Residential Condo	Religious Institutions		Refail Cottage Court.
presse	Per City Code Section 10.2.8.D.	1, summarize the project	t work scope. For additions, cf	nanges of use, or
WORK SCOPE	occupancy (per Chapter 6 of th Development of an offi	e UDO), indicate impact ce building with a	s on parking requirements.	
	Raleigh Police - SE Dis Per City Code Chapter 8, summ		uires either a design adjustme	nt, ar Section 10 - Alternate
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Administrative AS			
	Company Farmington		Name (5) Howard	Моуе
CLIENT/DEVELOPER/ OWNER			150 Raleigh, NC	27612 Fax
	Phone 919-669-765	the second se	elli@gmail.com	
and a state of the	Company Jones & Chossen Engineering, PLLC Name (s) Peter Chossen			
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(Contact Person for Plans)	Address P.O. Box 10 Phone 919-387-1174	086 Apex, NC	27502 er@jonescnossen.c	nossen om <sup>Fax</sup> 919-387-337 REVISION 05.13.1
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[Contact Person for Plans] PACIE 1 OF 3 Zoning District(s) NX-4 If more than one distric Overlay District Total Site Acres Insic Off street parking: Rea COA (Certificate of App BOA (Board of Adjustm CUD (Conditional Use C Existing Impervious Sur Proposed Impervious Sur Proposed Impervious Sur Proposed Impervious Sur Proposed Impervious Sur 1. Total # Of Apartment 2. Total # Of Apartment 2. Total # Of Apartment 3. Total # Of Apartment 4. Overall Total # Of Du In filing this plan as the and asigns jointly and septionation. (We have read, acknow USE. Signed	Address P.O. Box 10 Phone 919-387-1174 DEVELOPMENT TYPE 8 Zoning information 3-PL-CU ct. provide the acreage of each: acreating information acreating in	286 Apex, NC 4 Email peter 4 Email peter 24 Email peter 24 Email peter 25 ac 2 94 4-98 Stormwater Informater 26 Peter 27 95 INO 27 00 28 15 Process 28 Action 10 Peter 29 Action 10 Peter 29 Action 10 Peter 20 Action 10 Pete	27502 er@jonescnossen.c nc.GOV  policable to all developmen Buildi Proposed building use(s) Existing Building(s) sq. Total sq. ft. gross (existin Proposed Building(s) sq. ft. gross Pro	Image: Second state of the second
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ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.



Z-54-98 Rock Quarry Road, south side, between Interstate-40 and Creech Road, being a portion of Wake County Tax Map Parcel 1712.16 84 7676. Approximately 7.6 acres rezoned to Neighborhood Business Conditional Use.

Conditions:

a. Adult establishments, bar, nightclub, tavern, or lounge uses shall be prohibited. b. Stadium. amphitheater, race track, rifle range, group housing, penal facilities, motel, hotel, multi-family dwelling development, and townhouse development shall be prohibited. c. Storm water runoff from the site shall comply with C.R. 7107.

d. Future subdivision plans will show a public street or streets intersecting with Rock Quarry Road and traversing the proposed Neighborhood Business CUD tract and RIO CUD tract and connect to the adjacent R-6 tract (PIN

1712.84 7676 (part) to the south.

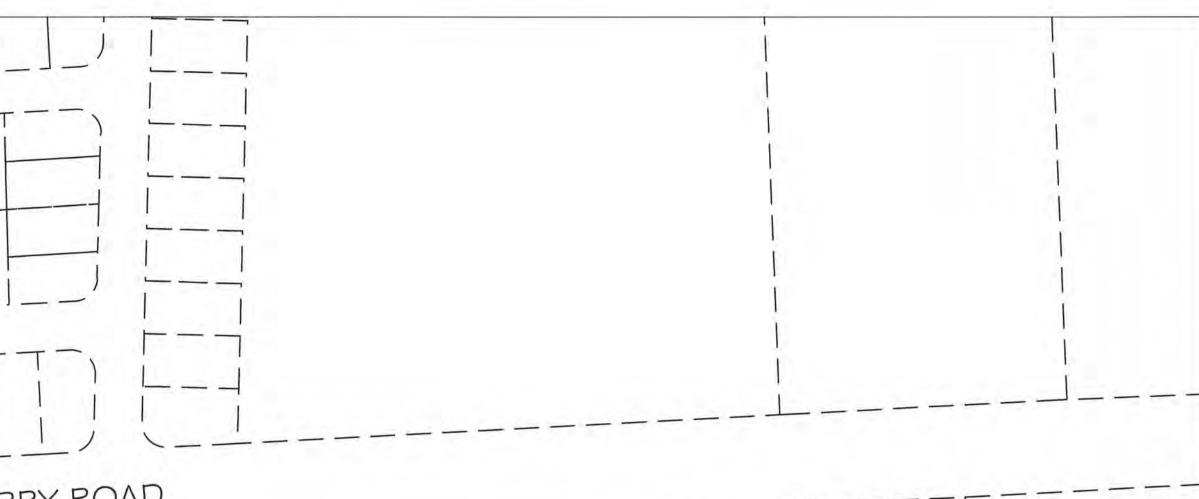
e. For the purposes of reimbursement, public street right-of-way value for the proposed Neighborhood Business CUD shall be retained at the RG zoning value.

f. Arcades and pool halls will not be allowed in the Neighborhood business center. g. An ABC store will be prohibited unless otherwise mandated by local, state, or federal law.

SOLID WASTE INSPECTIONS STATEMENT

THE DEVELOPMENT PROPOSES USE OF A PRIVATE WASTE SERVICES CONTRACTOR FOR TRASH PICK-UP. THE BUILDING HAS USE OF A DUMPSTER FOR TRASH DISPOSAL AS SHOWN ON SHEET 4.

# SR-14-2018



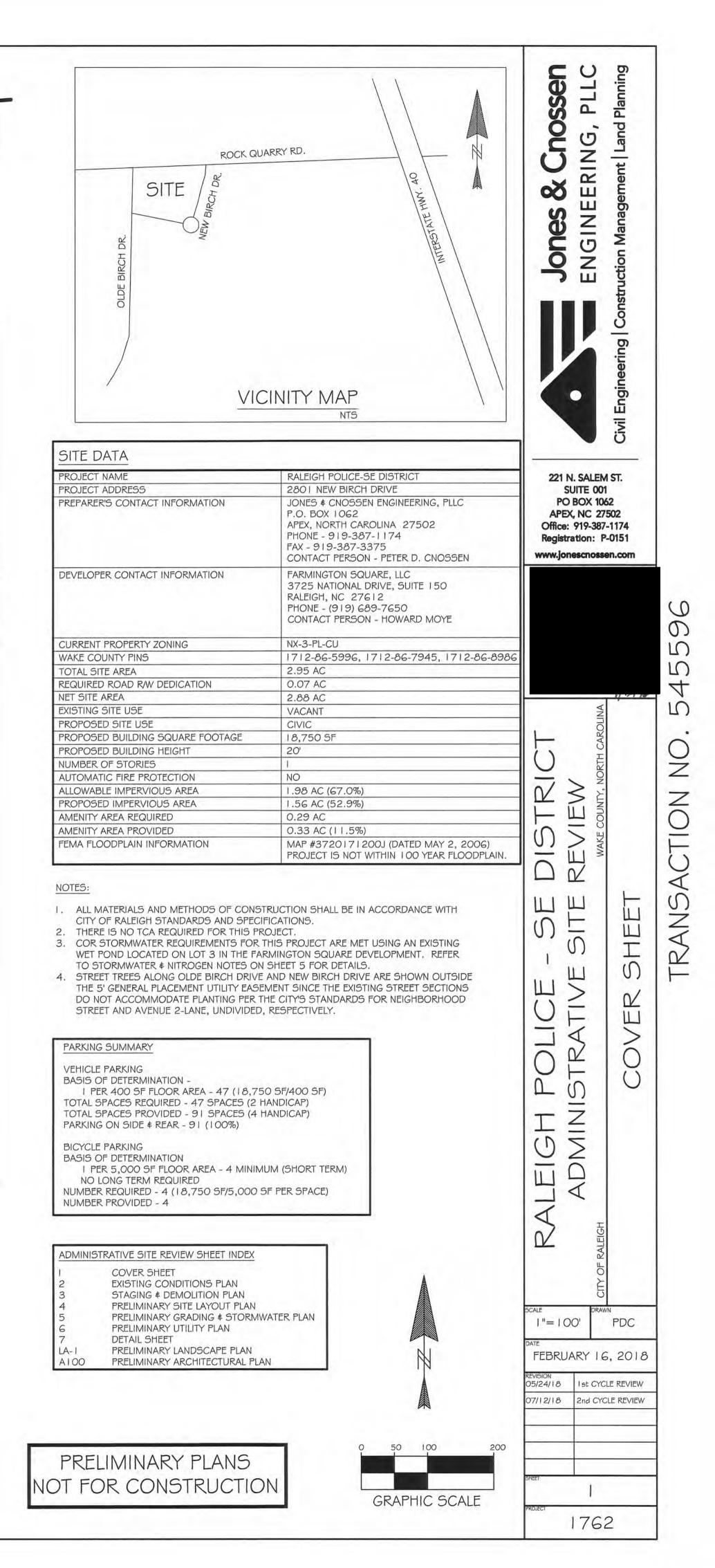
Z-6-90 Rock Quarry Road, south side, between Creech Road and Interstate 40, being a northern portion of Parcel 6, Tax Map 607, rezoned to Neighborhood Business Conditional Use District.

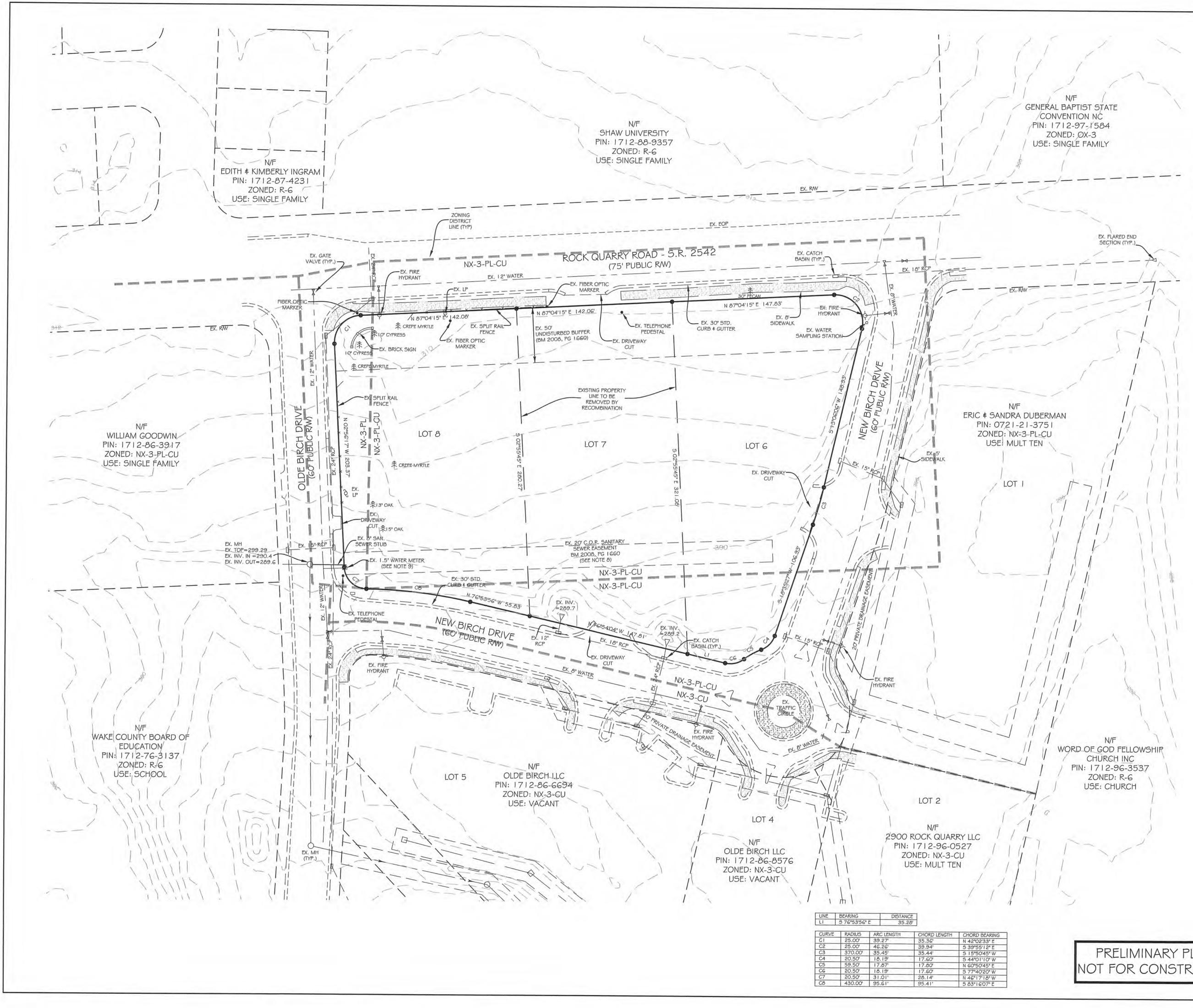
Conditions:

a. Dedication of 15 feet of additional right-of-way (at Residential-6 value) to the now existing 300 feet from center of Rock Quarry Road to allow for future widening of Rock Quarry Road along the subject property. b. Prohibition of multi-family dwellings, hotels, motels, adult establishments and emergency

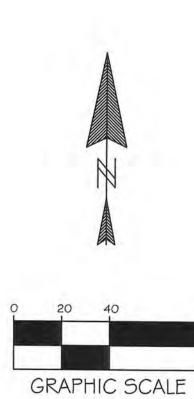
shelters. c. Removal of existing retail and service store business from the property within 30 days

after receiving Certificate of Occupancy on new business. Existing retail business presently located on adjacent property northeast quadrant of parcel #486. d. Upon development, the rate of stormwater runoff will comply with CR 7107.





- NOTES:
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. 2. BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITION INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ELINGBURG LAND SURVEYING COMPANY.
- NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE.
   CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949)
- LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. EXISTING LOTS 6, 7  $\notin$  8 ARE TO BE RECOMBINED TO CREATE A SINGLE LOT FOR THE PLANNED DEVELOPMENT. 6. LOTS 6, 7 ¢ 8 WERE ORIGINALLY SHOWN AS LOTS 6 ¢ 7 ON CONSTRUCTION DRAWINGS FOR FARMINGTON SQUARE SHOPPING AREA BY DIEHL ¢ PHILLIPS,
- PA (SP-13-2005 AND S-14-2005). THESE TWO LOTS WERE SUBDIVIDED TO CREATE LOTS 6, 7 ¢ 8 IN BM 2008, PG 1660. SITE RUNOFF FROM THE FARMINGTON SQUARE DEVELOPMENT DRAINS TO A
- WET POND ON LOT 3. THIS POND HAS BEEN SIZED TO MEET CITY OF RALEIGH STORMWATER AND NITROGEN REQUIREMENTS FOR LOTS 6, 7 # 8. EXISTING 20' COR SANITARY SEWER EASEMENT IS TO BE DISPOSED OF BY THE CITY OF RALEIGH THROUGH A FUTURE INSTRUMENT. EXISTING 1.5" WATER METER TO BE RELOCATED IN COR UTILITY EASEMENT
- OUTSIDE OF PLANNED PERIMETER SIDEWALK. 10. THE EXISTING ON-SITE SEPTIC TANK NOTED BY THE SYMBOL ON IMAPS WAS EVIDENTLY ABANDONED WHEN THE FARMINGTON SITE WAS DEVELOPED IN 2008. THE OWNER SPOKE WITH KENT DAEKE WITH WAKE COUNTY ENVIRONMENTAL SERVICES WHO CONFIRMED THAT SEPTIC ABANDONMENT DID NOT REQUIRE A PERMIT PRIOR TO 2011.



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Chossen RING, PLLC

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Jones

ERIN

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ENGIN

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221 N. SALEM ST.

SUITE 001

PO BOX 1062

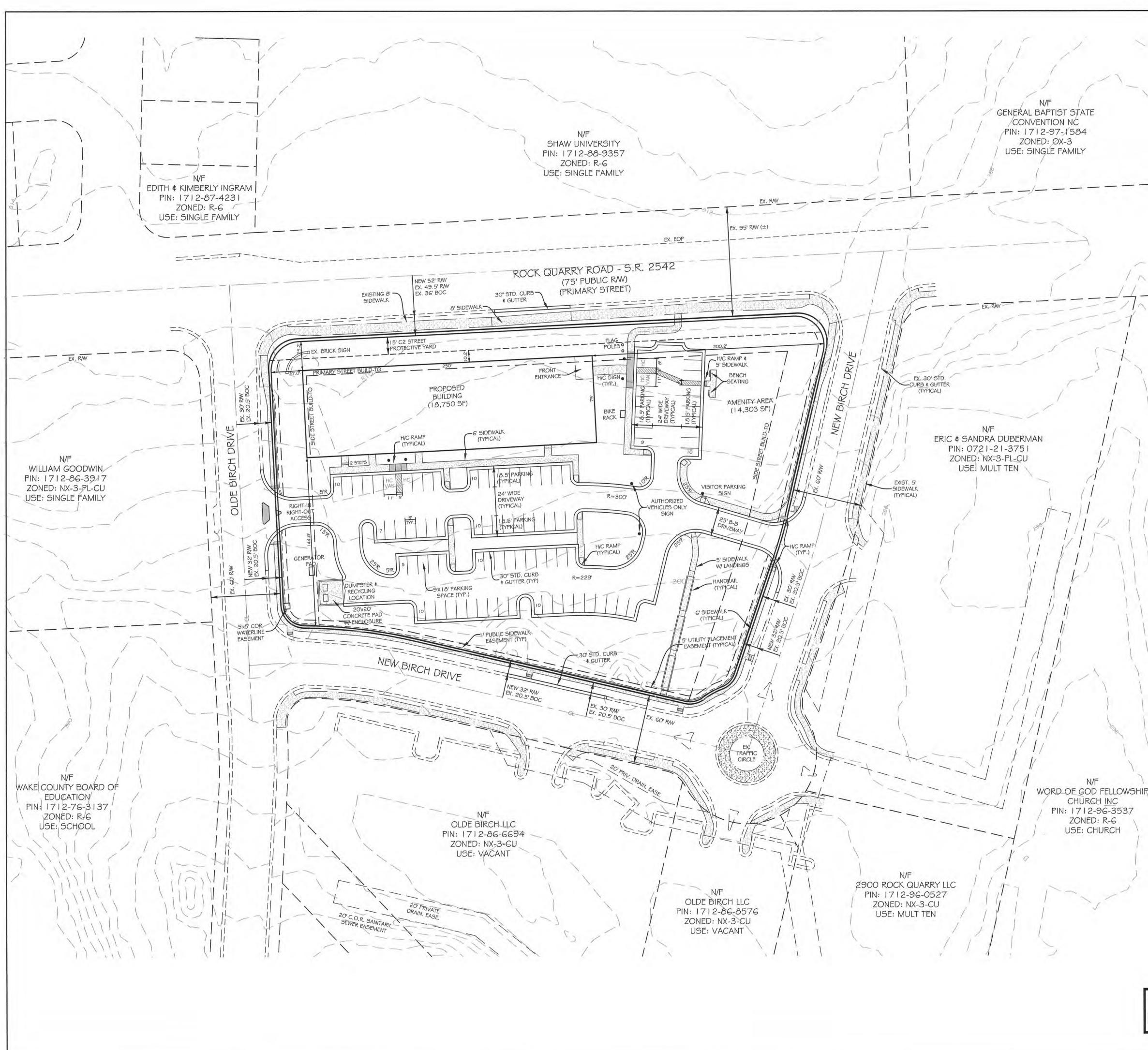
APEX, NC 27502

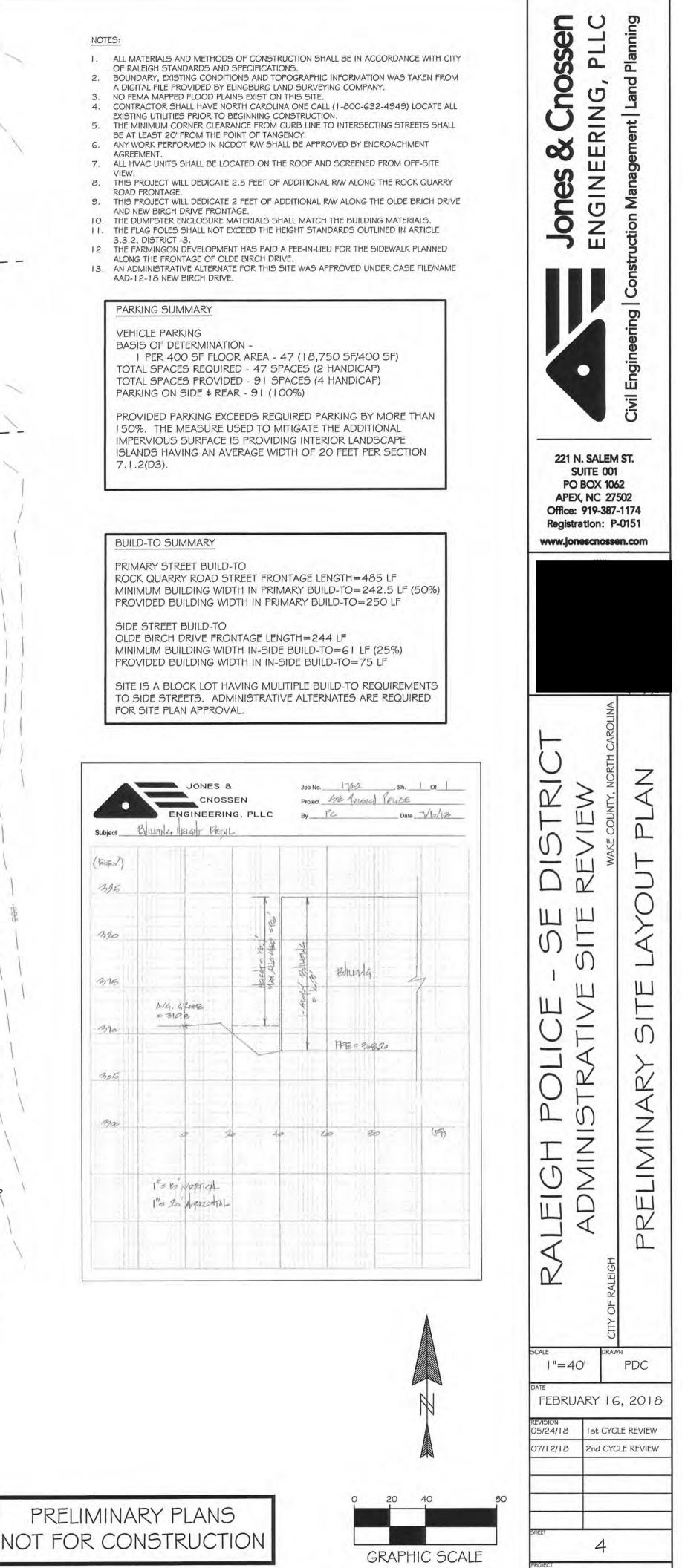
Office: 919-387-1174

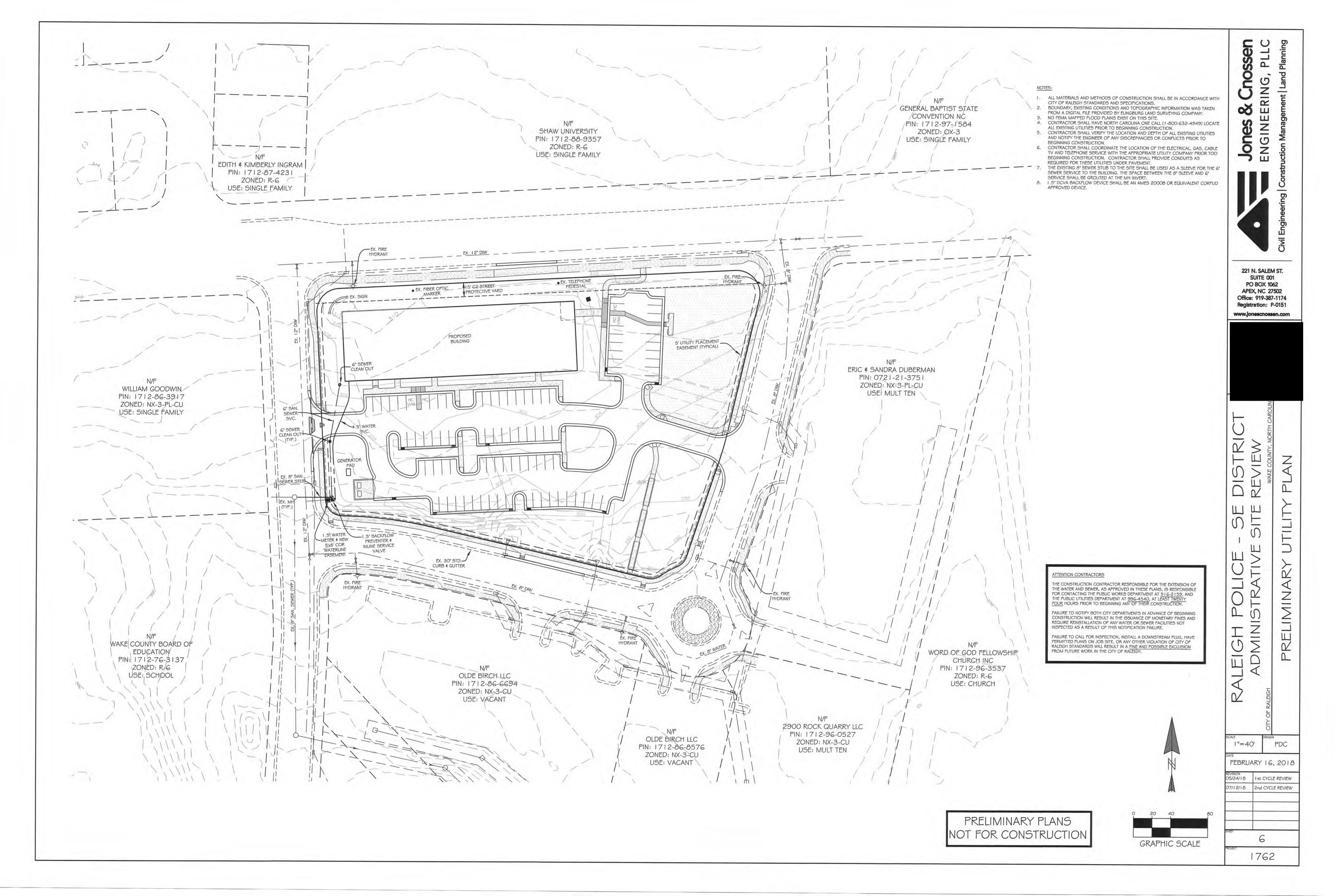
Registration: P-0151

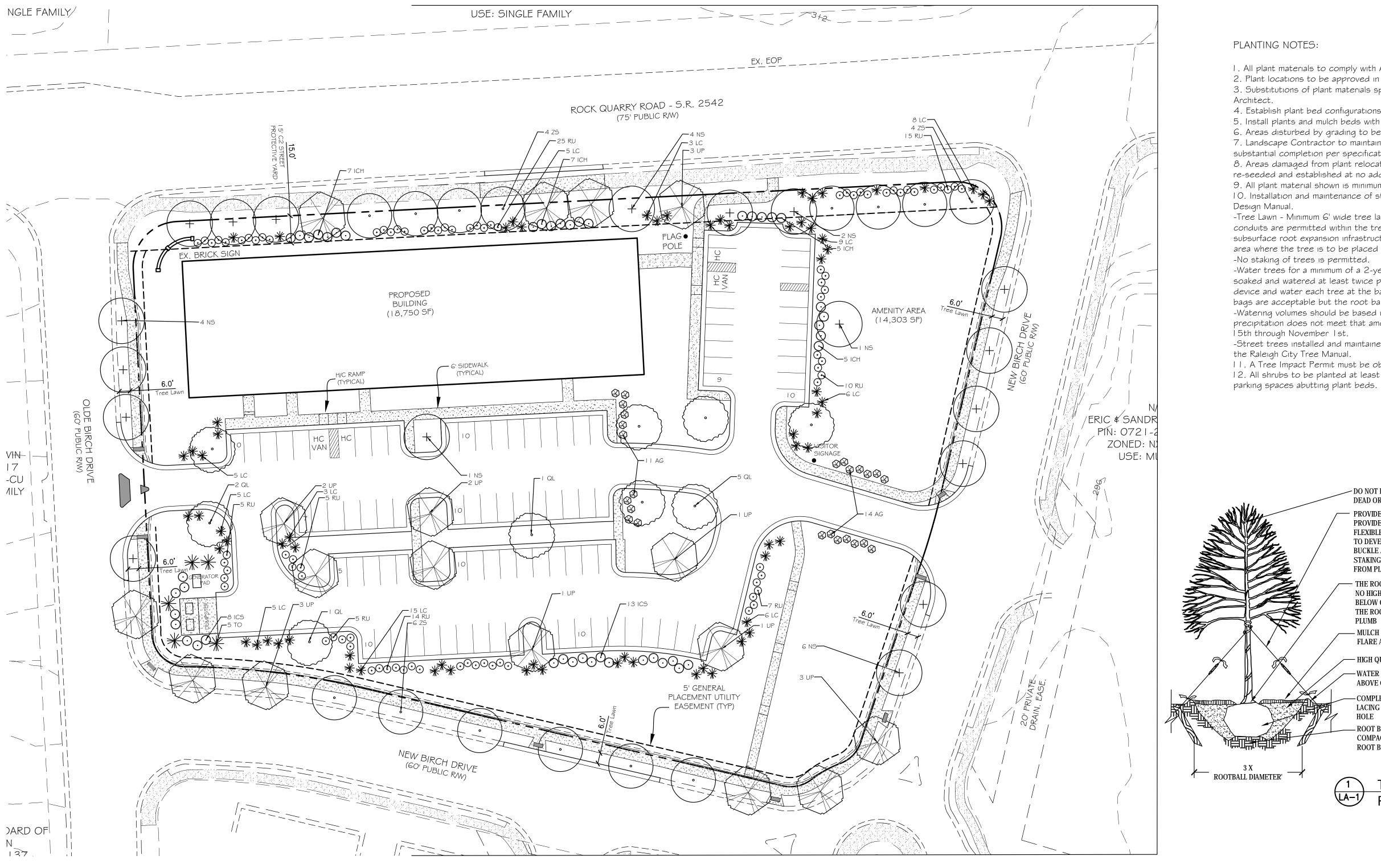
www.jonescnossen.com

PRELIMINARY PLANS NOT FOR CONSTRUCTION







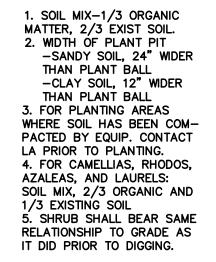


## PLANT SCHEDULE

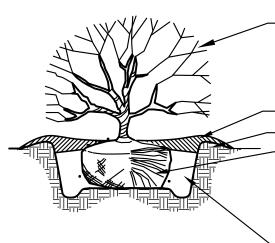
KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
AG	Abelia x grandiflora 'Edward Goucher' / Glossy Abelia	18" HT.	CONT.	4' O.C.
UP	Ulmus parvifolia / Lacebark Elm	3" Cal. /10' HT.	CONT./ B ∉ B	as indicated
QL	Quercus lyrata 'Hıghbeam' / Overcup Oak	3" Cal. /10' HT.	CONT./ B ∉ B	as indicated
LC	Loropetalum chinensis 'Ruby' / Chinese Fringe Flower	1 <i>8</i> " HT.	CONT.	4' O.C.
NS	Nyssa sylvatica / Blackgum	3 Cal. /10' HT.	CONT./ B ∉ B	as indicated
ТО	Thuja occidentalis 'Emerald Green' / Arborvitae	4' HT.	CONT.	7' O.C.
ICS	llex crenata 'Steeds' Japanese Holly	36" HT.	CONT.	5' O.C.
RU	Rhaphiolepsis indica 'Snow White' / Indian Hawthorne	18" HT.	CONT.	5' O.C.
ICH	llex crenata 'Hoogendorn' / Holly	18" HT.	CONT.	4' O.C.
ZS	Zelkova serrata 'Village Green' / Japanese Zelkova	3" Cal. /10' HT.	CONT./ B ≰ B	as indicated

I. All plant materials to comply with American Standard for Nursery Stock ANSI.Z60. 2. Plant locations to be approved in field prior to installation. 3. Substitutions of plant materials specified can only occur with prior approval by Landscape

4. Establish plant bed configurations. Landscape Architect to approve bed layout in field. 5. Install plants and mulch beds with 4" of pinestraw. 6. Areas disturbed by grading to be seeded and strawed.



2 LA-1



SHRUB PLANTING

PRUNE AND THIN DECIDUOUS SHRUBS APPROX. 1/3 OF INITIAL BRANCHES TO COMPENSATE FOR LOSS OF ROOTS WHILE DIGGING. FOLLOWING PRUNING PLANT SHALL MEET SPECIFIED SIZE.

- 4" MULCH MIN. PER SPECIFICATION 4" EARTH BERM TO FORM SAUCER REMOVE ALL METAL/PLASTIC CONT. PRIOR TO PLANTING. SLICE FIBER ROOTS IN THREE PLACES TO ALLOW ROOT GROWTH LOOSEN BURLAP AT STEM/ALLOW

IT TO REMAIN ON BALL TAMP OR WATER TOPSOIL MIXTURE

NTS

AT 6" INTERVALS.

7. Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications

8. Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.

9. All plant material shown is minimum required by the City Code. 10. Installation and maintenance of street trees: Section 6.18.1 and 6.18.2 of Street

-Tree Lawn - Minimum 6' wide tree lawn; Trees centered in area; No utilities or electrical conduits are permitted within the tree lawn (utilities may run below and through the subsurface root expansion infrastructure); 600 cubic feet of organic soil in the immediate area where the tree is to be placed

-Water trees for a minimum of a 2-year period. After installation trees shall be thoroughly soaked and watered at least twice per week until establishment. Use a slow flow hose end device and water each tree at the base for several minutes. Commercially available water bags are acceptable but the root ball shall be soaked as well as filling the bag.

-Watering volumes should be based upon delivery of 1" of moisture / week to the tree if precipitation does not meet that amount during the active growing season defined as April

-Street trees installed and maintained in accordance wit the requirements of Chapter 2 of

II. A Tree Impact Permit must be obtained prior to issuance for building permit. I2. All shrubs to be planted at least 2' from edge of curb or install wheel stops at all

- DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES

> PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

> - THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB

– MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

- HIGH QUALITY SOIL MIX AS SPECIFIED ABOVE GRADE

- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE

– ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

> TREE PLANTING PRCR-03

LA-1

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT) 2. ADHERE TO STANDARDS IN THE CITY TREE

MANUAL. 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST

- BRANCH HEIGHT. PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.

NTS

ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

LANDSCAPE PLAN

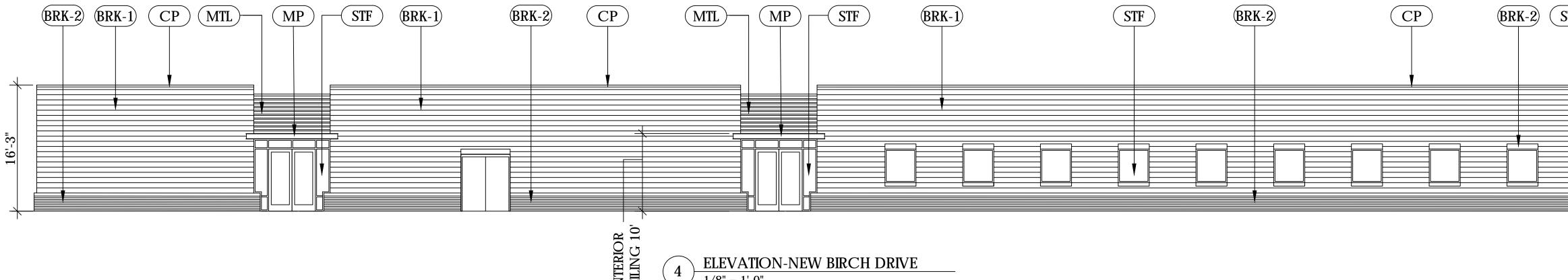
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		Jones & Chossen	ENGINEERING. PLLC	Civil Engineering   Construction Management   Land Planning
				COALY DESIGN LANDSCAPE ARCHITECTURE 537 E. Martin Street Raleigh, NC 27601 919.539.0012
	RALEIGH POLICE		Southeast District	Rock Quarry Road Raleigh, NC
2.16.18 Professional Seals				
2.16.18	1"=30'	RBS	KJW	
Date Issued:	<sub>By</sub> Scale	в kuw Drawn by:	Checked by:	
Revisions	No. Description Date By	1 Per City Comments 5.23.18 KJ		
			Δ	_1



EXTERIOR FINISH SCHEDULE					
CODE	MATERIAL	FINISH			
(BRK-1)	BRICK VENEER	MODULAR BRICK WITH STANDARD MORTAR	STANDARD MATERAIL		
BRK-2	BRICK VENEER ACCENT	MODULAR BRICK WITH STANDARD MORTAR	STANDARD MATERAIL		
MTL	METAL SIDING	ARCHITECTURAL METAL SIDING HORIZONTAL INSTALLATION	FACTORY PAINT		
MP	METAL PANEL	ARCHITECTURAL METAL PANEL	FACTORY PAINT		
STF	STOREFRONT	ALUMINUM STOREFRONT W/ INSULATED ENERGY EFFICIENT GLAZING	CLEAR MILL FINISH		
СР	METAL COPING	ALUMINUM SNAP LOCK METAL COPING	FACTORY PAINT		
GENERAL NOTES:					
<ol> <li>ALL GLAZING TO BE 1" INSULATED LOW "E" GLASS UNITS</li> <li>ALL HVAC EQUIPMENT WILL BE ROOF MOUNTED WITH SCREENS</li> </ol>					

3. GC TO PROVIDE COLOR SAMPLES OF ALL MATERIALS TO ARCHITECT

FOR FINAL SELECTIONS

