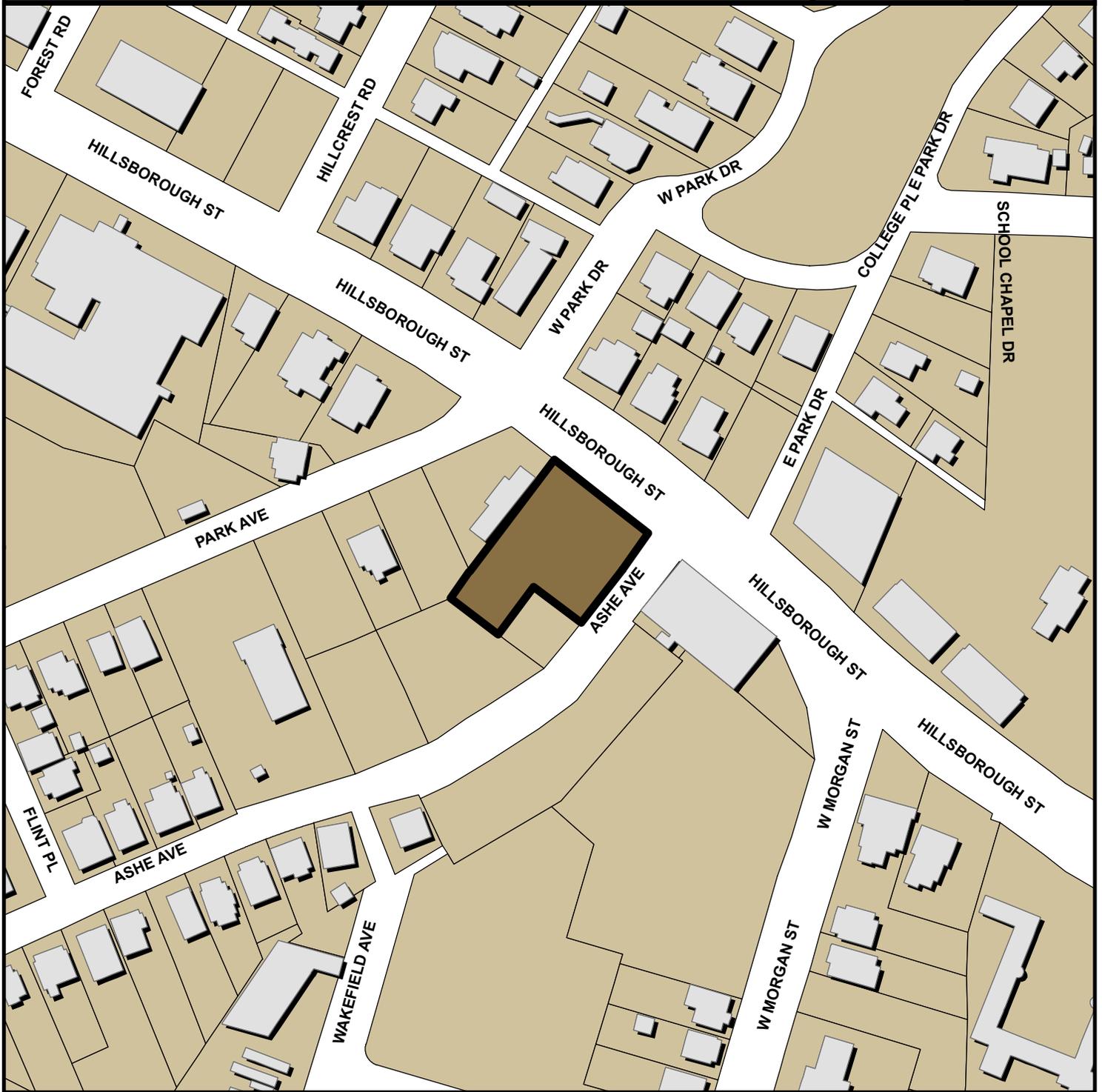


# 1301 HILLSBOROUGH SP-19-2014



0 80 160 320 480 Feet

Zoning: **IND-2**  
CAC: **Hillsborough**  
Drainage Basin: **Rocky Branch**  
Acreage: **0.55**  
Square Feet: **32,231**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **FMW Hillsborough & Morgan, LLC**  
Phone: **(704) 906-6706**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

*SP-19-14*

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>393753</i> Assigned Project Coordinator <i>Newsome</i> Assigned Team Leader <i>Deedlow</i> <i>TEAM 4</i>
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # *390477* / *SP-38-13*

### GENERAL INFORMATION

Development Name	1301 Hillsborough			
Proposed Use	Mixed Use (Apt and Retail)			
Property Address(es)	1301 and 1307 Hillsborough Street, 2 Ashe Avenue			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:				
P.I.N. Recorded Deed 1704109162 DB13324 PG2399	P.I.N. Recorded Deed 1704108049 DB13324 PG2399	P.I.N. Recorded Deed 1704109027 DB13324 PG2399	P.I.N. Recorded Deed	
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Other: If other, please describe: Mixed Use (Apt and Retail)				
<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. <b>N/A</b>			
<b>PLANNING COMMISSION</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Site Plan approval per 10-2055 (PBOD) and per 10-2051(d) for increased residential density and net lot area.			
<b>CLIENT (Owner or Developer)</b>	Company	FMW Hillsborough & Morgan LLC	Name (s)	Jim Zanoni
	Address	132 Brevard Court, Charlotte, NC 28202		
	Phone	704-906-6706	Email	jim@fmwrealestate.com
<b>CONSULTANT (Contact Person for Plans)</b>	Company	Baker Eng consultants, Inc	Name (s)	Rick Baker
	Address	605 Adams Street, Raleigh NC 27605		
	Phone	919-417-3484	Email	rbaker@bakerenginc.com

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

Zoning Information	Building Information
Zoning District(s) <u>IND-2</u>	Proposed building use(s) <u>Mixed Use (Apt &amp; Retail)</u>
If more than one district, provide the acreage of each <u>N/A</u>	Existing Building(s) sq. ft. gross <u>0</u>
Overlay District <u>P800 SRP20</u>	Proposed Building(s) sq. ft. gross <u>32,231 sq</u>
Total Site Acres <u>0.548</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <u>32,231 sq</u>
Off street parking Required <u>23</u> Provided <u>29</u>	Proposed height of building(s) <u>45' 0"</u>
COA (Certificate of Appropriateness) case # <u>N/A</u>	FAR (floor area ratio percentage) <u>1.35</u>
BOA (Board of Adjustment) case # A- <u>N/A</u>	Building Lot Coverage percentage (site plans only) <u>28.4%</u>
CUD (Conditional Use District) case # Z- <u>W-10</u>	

**Stormwater Information**

Existing Impervious Surface acres/square feet <u>21,605 sq</u>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet <u>20,786 sq</u>	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.  
Future land use is for Community Mixed Use.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots <input type="checkbox"/> Detached <input type="checkbox"/> Attached	11. Total number of all lots <u>1</u>
2. Total # Of Single Family Lots <u>0</u>	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units <u>39</u>	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units <u>0</u>	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots <u>0</u>	b) Total number of Single Family Lots
6. Total Number of Hotel Units <u>0</u>	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) <u>39</u>	d) Total number of Open Space Lots
8. Bedroom Units 1br <input type="checkbox"/> 2br <input checked="" type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>71.2</u>	f) Total Number of Phases
10. Total number of Open Space (only) lots <u>0</u>	g) Perimeter Protective Yard Provided <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

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

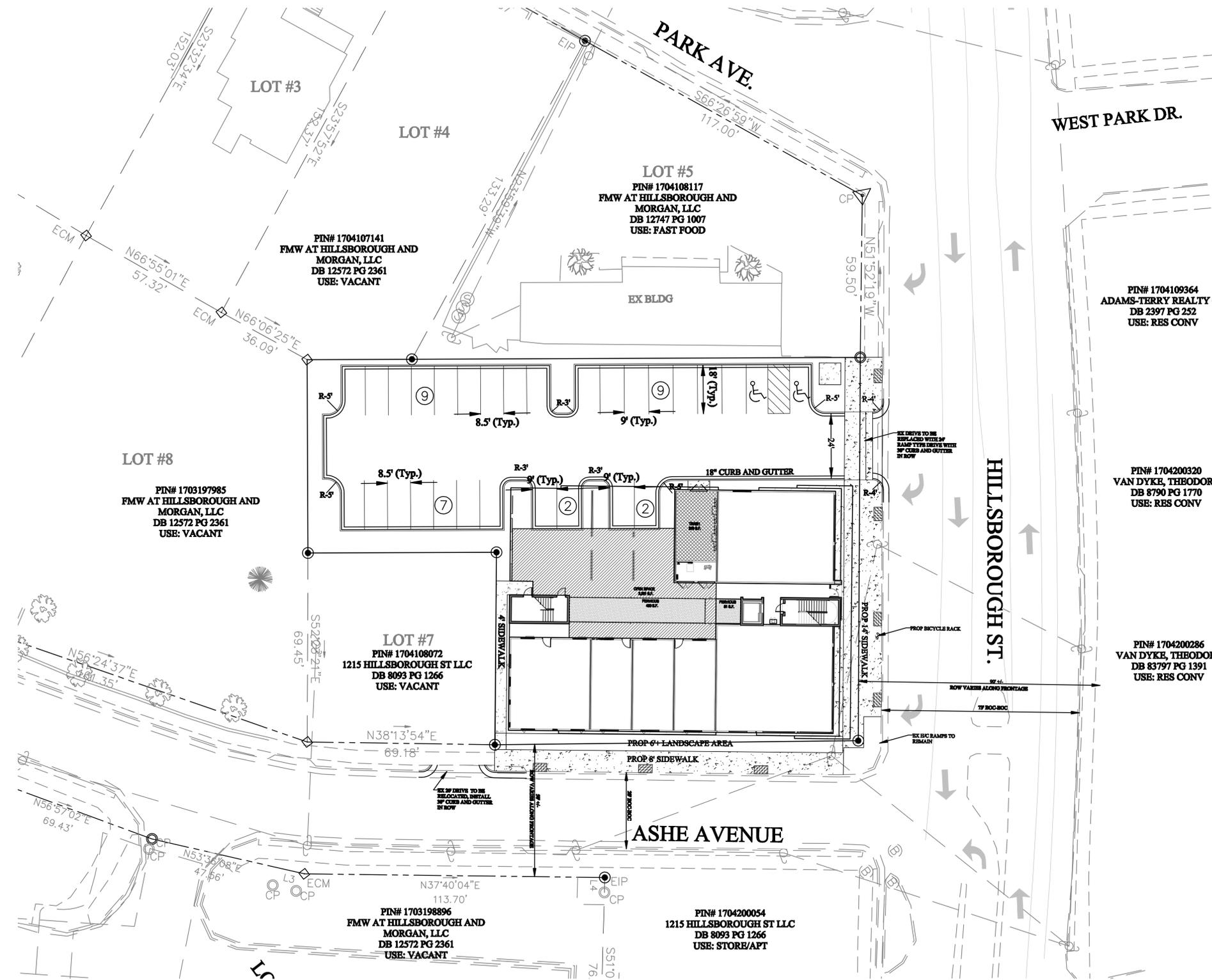
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed EMW at HILLSBOROUGH & MORRAN LLC Date 4.8.2014  
 Signed By: JMZ Date

James M. Zancari, Manager

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	X				
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	X				
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	X	<input type="checkbox"/>			
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	X				
5. Provide the following plan sheets:	X				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X				
b) Existing Conditions Sheet	X	<input type="checkbox"/>			
c) Proposed Site or Subdivision Plan	X				
d) Proposed Grading and Stormwater Plan	X	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	X	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	X			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	X	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	X	<input type="checkbox"/>			
i) Transportation Plan	X	<input type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	X				
7. Plan size 18"x24" or 24"x36"	X				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	X				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	X				
11. Wake County School Form, if dwelling units are proposed	X	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	X			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	X			

# SITE PLAN



**LEGEND**

- ⊙ PROPERTY CORNER (EIP)
- ⊠ NAIL
- ⊙ POWER POLE
- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WELL
- ⊙ CURB INLET
- ⊙ STORM MANHOLE
- ⊙ LIGHT POLE

**SITE DATA TABLE:**

TOTAL TRACT AREA	0.548 AC.
PIN#	1704108049 1704109027 1704109162
RECOMBINED BY DEED DB 13324 PG 2402	
PROJECT ADDRESS	1301 HILLSBOROUGH STREET
ZONING	CUD I-2, PBOD, SRPOD
EX USE	VACANT
PROPOSED USE	MIXED USE
UNIT MIX:	22 - 1 BEDROOM 6 - 2 BEDROOM 11 - 3 BEDROOM
DENSITY:	39 UNITS/0.548 AC. = 71.2 UNITS/AC.
3,216 SF RETAIL	
REQUIRED PARKING	23 SPACES
PROPOSED PARKING	29 SPACES
OPEN SPACE REQUIRED (10%)	2,387 SF
OPEN SPACE PROVIDED (14.7%)	3,517 SF
14' SIDEWALK OUTSIDE ROW	= 1,166 SF
AREA OF OPEN SPACE (RECREATION AREA)	= 2,351 SF

- GENERAL NOTES:**
- SOLID WASTE TO BE COLLECTED BY PRIVATE CONTRACTOR. ROLLCAKES TO BE USED AND LOCATED AS SHOWN ON PLANS.
  - PER HILLSBOROUGH MORGAN STREETSCAPE AND PARKING PLAN, 14' SIDEWALK TO BE CONSTRUCTED ALONG FRONTAGE OF HILLSBOROUGH STREET AND AN 8' SIDEWALK AND 6' LANDSCAPE AREA TO BE CONSTRUCTED ALONG FRONTAGE OF ASHE AVENUE. EASEMENT SHALL BE PROVIDED FOR PORTION OF EACH OUTSIDE OF EXISTING RIGHT OF WAY.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		

**SITE PLAN**  
1301 HILLSBOROUGH STREET  
RALEIGH, NC



**BAKER ENGINEERING CONSULTANTS, INC.**  
*Consulting Engineers*  
605 ADAMS STREET  
RALEIGH, NORTH CAROLINA 27605  
TELEPHONE: (919) 417-3484

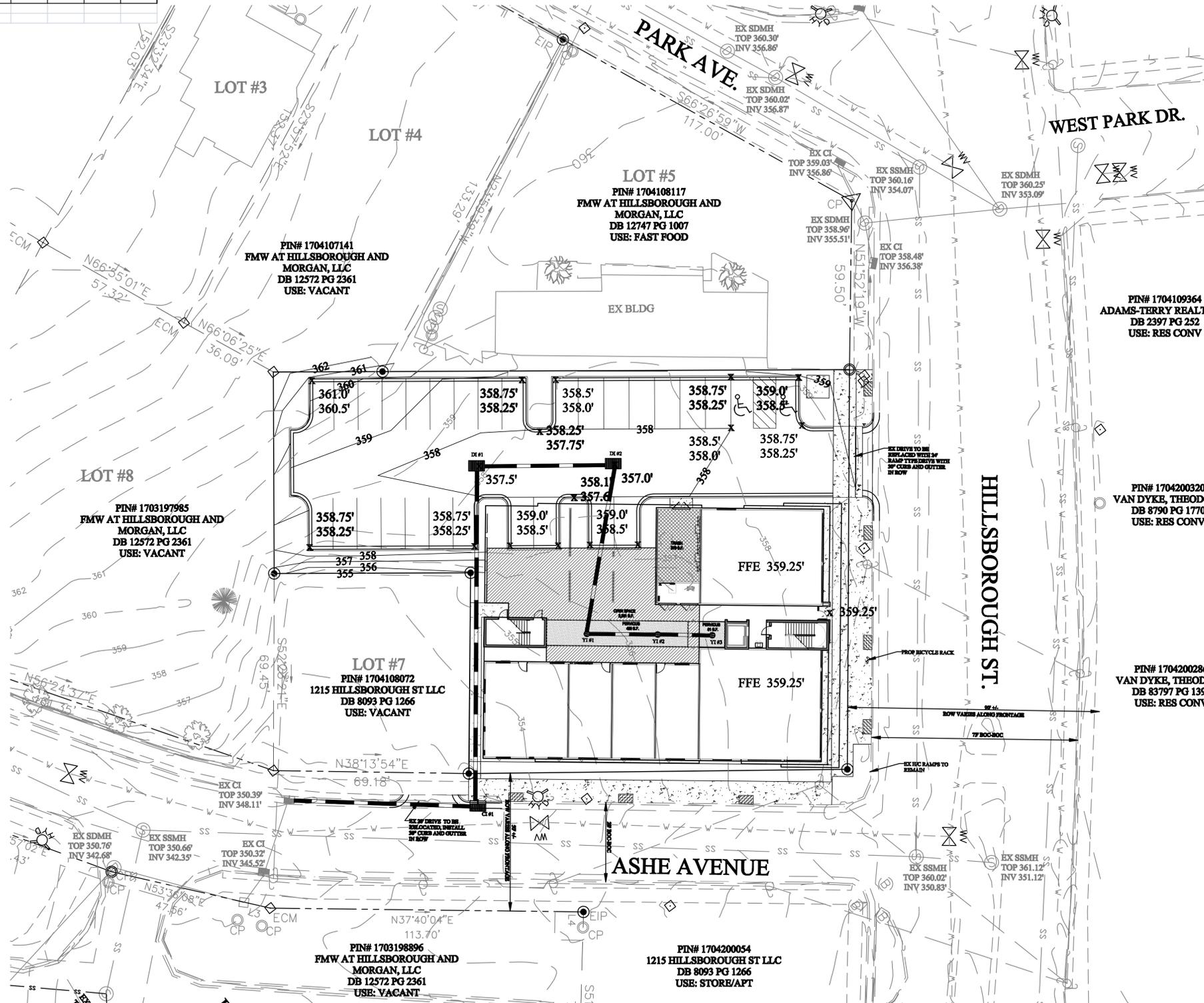
DATE: 04/11/14  
DRAWN: RWB

SHEET:  
**C3.0**

Storm Drainage Pipe Summary									
From	To	Length (Ft)	Diameter (Inches)	Material	Slope (%)	Top (From)	Top (To)	Invert (From)	Invert (To)
Y#1	Y#2	17	8	DIP	1.18	358.75	358.75	354.60	354.40
Y#2	Y#3	23	8	DIP	1.30	358.75	358.75	354.40	354.10
Y#3	D#2	58	8	DIP	1.03	358.75	357.00	354.10	353.50
D#2	D#1	43	12	HDPE	1.16	357.00	357.50	353.50	353.00
D#1	CH#1	116	12	HDPE	3.70	357.50	352.70	353.00	348.71
CH#1	EXCI	62	15	RCP	0.97	352.70	XX	348.71	348.11

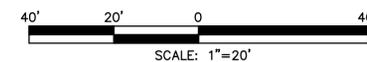
\*Y1-3 SHALL BE 12" OVAL NYLOPLAST INLETS  
 \*D1-2 SHALL BE 24" X 36" INLETS

# GRADING PLAN



IMPERVIOUS CALCULATIONS  
 TOTAL TRACT AREA = 23,868 sf = 0.548 ac  
 EX IMPERVIOUS AREA = 21,105 sf = 0.485 ac  
 PROP IMPERVIOUS AREA = 20,796 sf = 0.477 ac  
 PROP IMPERVIOUS AREA < EX IMPERVIOUS AREA,  
 THEREFORE EXEMPT FROM STORMWATER RULES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		

GRADING PLAN  
 1301 HILLSBOROUGH STREET  
 RALEIGH, NC



**BAKER ENGINEERING CONSULTANTS, INC.**  
*Consulting Engineers*  
 605 ADAMS STREET  
 RALEIGH, NORTH CAROLINA 27605  
 TELEPHONE: (919) 417-3484

DATE: 04/11/14  
 DRAWN: RWB  
 SHEET:

**C4.0**

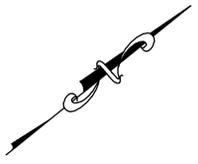
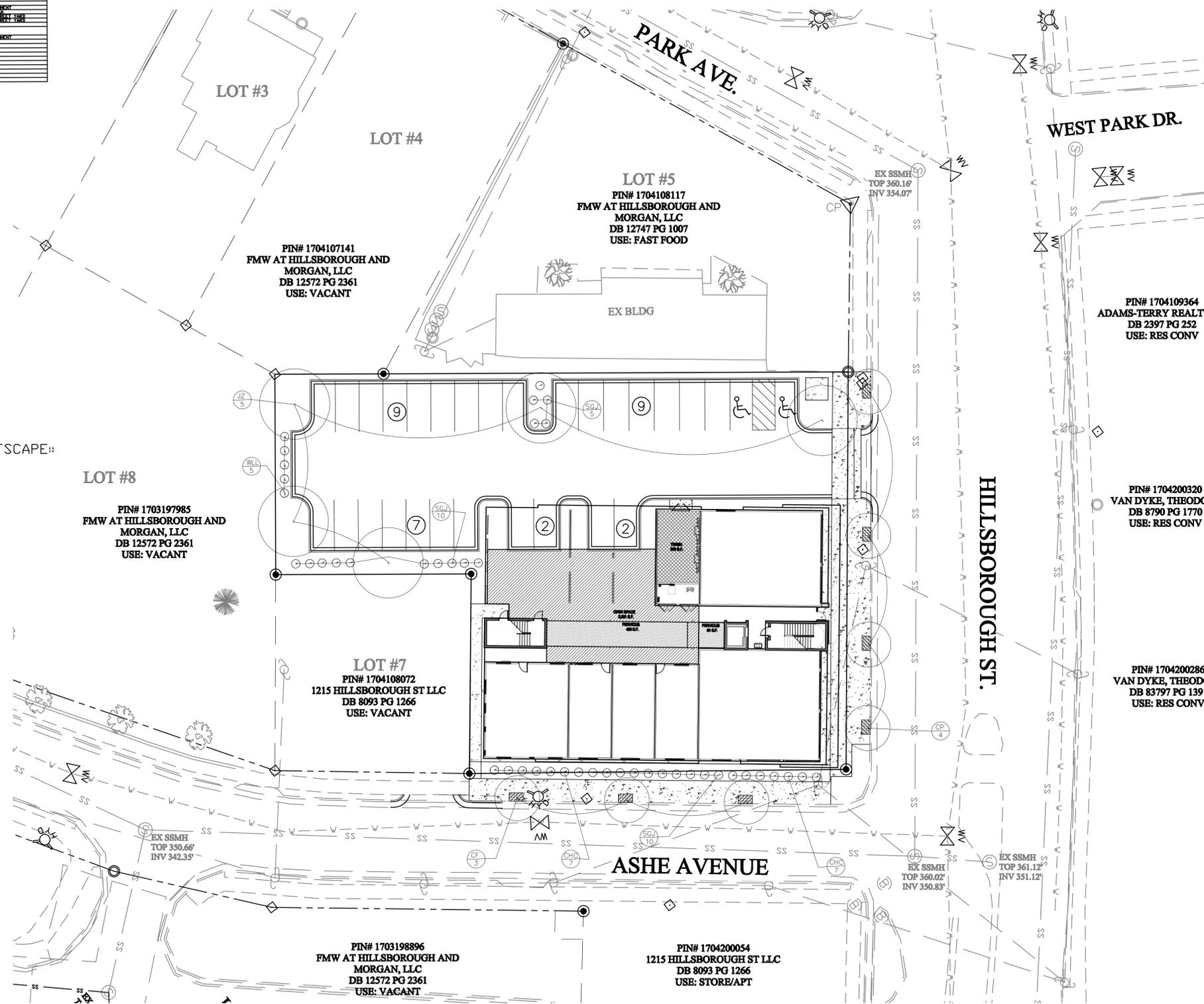
# LANDSCAPE PLAN

- Landscape Notes:**
- All trees and shrubs have been located with respect to existing and proposed facilities.
  - Verification of total quantities shown on plans and plant list shall be the responsibility of the landscape contractor.
  - All trees, shrubs and other plant material shall conform to standards set by the American Association of Nurserymen.
  - All planting basins shall be soaked with water and mulch shall be installed immediately.
  - All newly installed trees and shrubs shall be planted slightly above proposed finished grade.
  - All container grown plant material shall have their rootballs scarified prior to planting.
  - Mulch plant beds with 3" of specified mulch.
  - Any changes to plans or specifications must be approved by the owner AND the governing approval agency.

LANDSCAPE PLANTING LIST			
NO.	PLANT	QUANTITY	REMARKS
1	SPRING BURNING BUSH	5	1" DB
2	SPRING BURNING BUSH	5	1" DB
3	SPRING BURNING BUSH	5	1" DB
4	SPRING BURNING BUSH	5	1" DB
5	SPRING BURNING BUSH	5	1" DB
6	SPRING BURNING BUSH	5	1" DB
7	SPRING BURNING BUSH	5	1" DB
8	SPRING BURNING BUSH	5	1" DB
9	SPRING BURNING BUSH	5	1" DB
10	SPRING BURNING BUSH	5	1" DB
11	SPRING BURNING BUSH	5	1" DB
12	SPRING BURNING BUSH	5	1" DB
13	SPRING BURNING BUSH	5	1" DB
14	SPRING BURNING BUSH	5	1" DB
15	SPRING BURNING BUSH	5	1" DB
16	SPRING BURNING BUSH	5	1" DB
17	SPRING BURNING BUSH	5	1" DB
18	SPRING BURNING BUSH	5	1" DB
19	SPRING BURNING BUSH	5	1" DB
20	SPRING BURNING BUSH	5	1" DB

**LANDSCAPE CALCULATIONS:**  
 VEHICULAR SURFACE AREA:  
 1 TREE PER 2,000 SF  
 1 SHRUB PER 500 SF.  
 TOTAL VSA = 9,761 sf.  
 TOTAL TREES REQUIRED = 5  
 TOTAL TREES PROVIDED = 5  
 TOTAL SHRUBS REQUIRED = 20  
 TOTAL SHRUBS PROVIDED = 20

**HILLSBOROUGH MORGAN STREETSCAPE:**  
 STREET YARD (1) 2" CAL TREE / 40 LF  
 HILLSBOROUGH AND ASHE 273 LF TOTAL  
 7 TREES 2" CAL TREES REQ'D  
 7 TREES 2" CAL TREES PROV'D



NO.	REVISION	DATE
1		
2		
3		

**LANDSCAPE PLAN**  
 1301 HILLSBOROUGH STREET  
 RALEIGH, NC

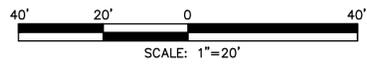


**BAKER ENGINEERING CONSULTANTS, INC.**  
*Consulting Engineers*  
 605 ADAMS STREET  
 RALEIGH, NORTH CAROLINA 27605  
 TELEPHONE: (919) 417-3484

DATE: 04/11/14  
 DRAWN: RWB  
 SHEET:

**L1.0**

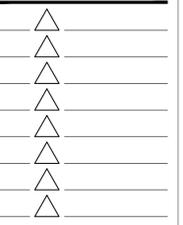
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

**NOT FOR CONSTRUCTION**

- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET
- SUBMITTAL DOCUMENT



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

**1301**  
1301 Hillsborough Street  
Raleigh, North Carolina 27605  
**SITE PLAN SUBMITTAL**

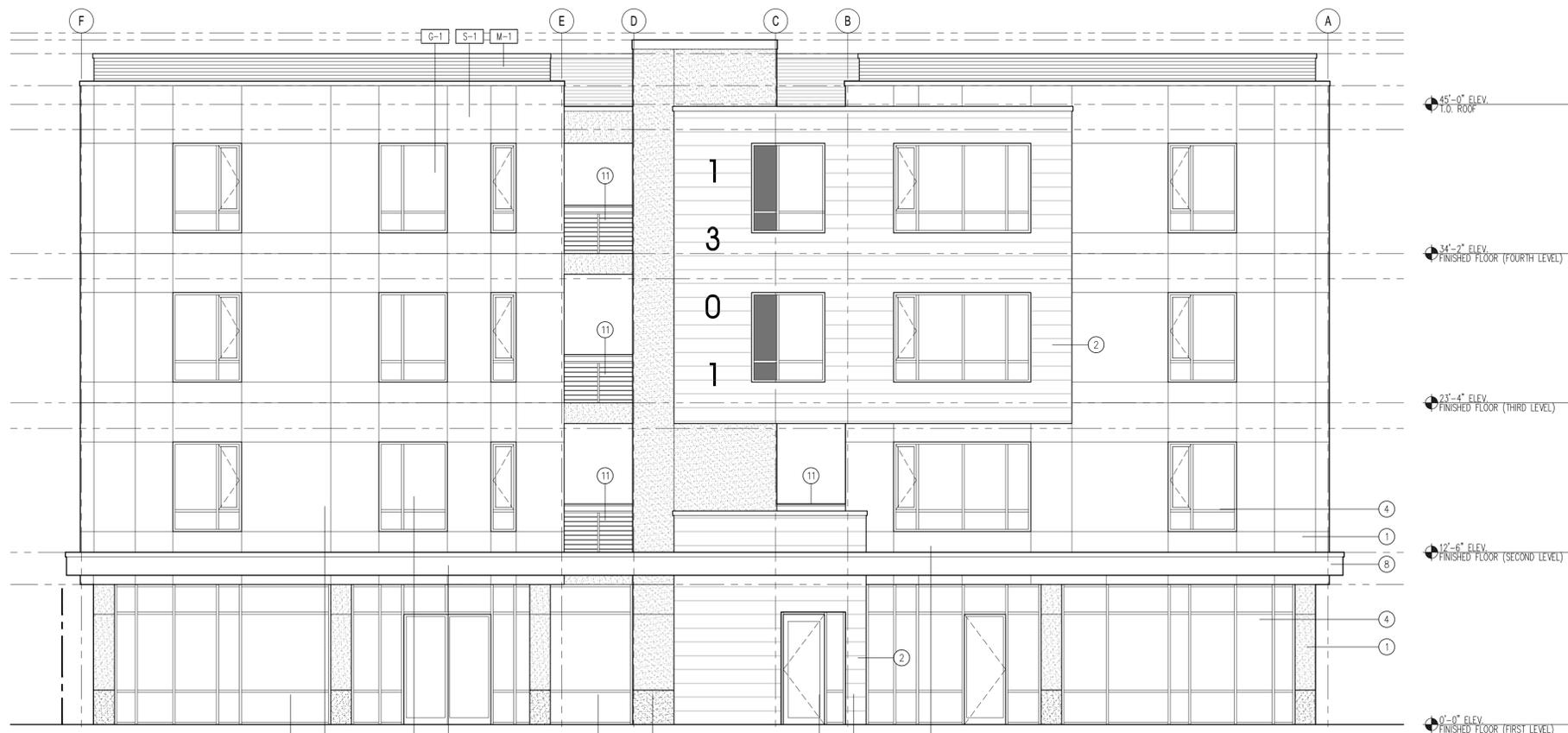
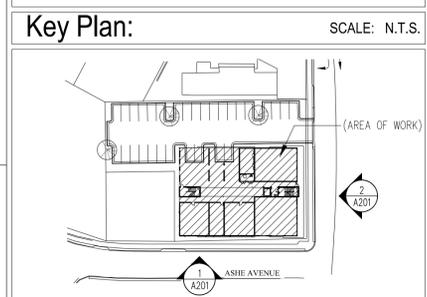
DESIGNER : -  
DRAWN : -  
CHECKED : -  
SCALE : AS SHOWN  
JOB NUMBER : 7494  
SHEET TITLE  
**Exterior Elevations**

SHEET NUMBER  
**A201**

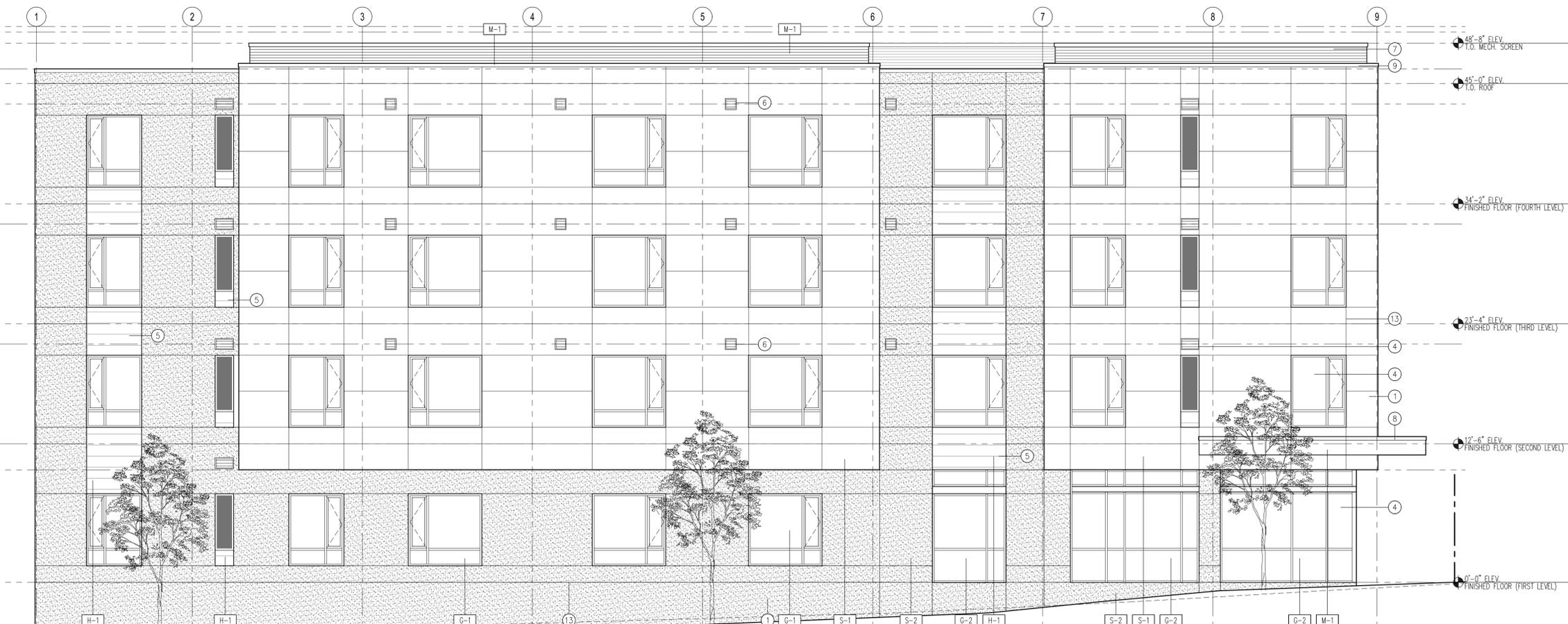
Finish Schedule:			
Exterior Materials			
S-1	TYPE: MANUFACTURER: COLOR: LOCATION:	HARDCOAT STUCCO SYSTEM TBD. TBD. BUILDING EXTERIOR AS SHOWN	NOTE:
S-2	TYPE: MANUFACTURER: COLOR: LOCATION:	HARDCOAT STUCCO SYSTEM TBD. TBD. BUILDING EXTERIOR AS SHOWN	NOTE:
H-1	TYPE: MANUFACTURER: COLOR: LOCATION:	CEMENTITIOUS SIDING TBD. TBD. BUILDING EXTERIOR AS SHOWN	NOTE:
G-1	TYPE: MANUFACTURER: COLOR: LOCATION:	1" INSULATED LOW 'E' GLAZING TBD. CLEAR	NOTE:
G-2	TYPE: MANUFACTURER: COLOR: LOCATION:	1" INSULATED LOW 'E' GLAZING TBD. CLEAR	NOTE:
M-1	TYPE: LOCATION:	MEDIUM GREY METAL STOREFRONT SYSTEM, BREAK METAL DETAILING	NOTE:
-	TYPE: LOCATION:	-	NOTE:
-	TYPE: LOCATION:	-	NOTE:
-	TYPE: MANUFACTURER: COLOR: LOCATION:	-	NOTE:

- Notes:**
- ALL EXTERIOR GLASS TO BE CLR, LOW 'E'.
  - ALL EXTERIOR METAL ELEMENTS TO BE CLEAR ANODIZED ALUMINUM FINISH U.N.O.
  - ALL STOREFRONT MULLIONS TO BE CLEAR ANODIZED ALUMINUM.
  - UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER. A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES.
  - ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL. SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.

- Elevation Keynotes:**
- 1" THICK 3-COAT PORTLAND CEMENT PLASTER (STUCCO) OVER METAL LATH
  - EXTERIOR CEMENTITIOUS PANEL SIDING
  - 1/2" ALUMINUM REVEAL
  - WINDOW SYSTEM (CLEAR LOW-E GLAZING) - SEE WINDOW SCHEDULE A801
  - DECORATIVE INFILL PANEL (RECESSED)
  - EXHAUST VENT - RE: MECH. DRAWINGS
  - MECHANICAL ROOF SCREEN
  - ROOF CANOPY
  - ALUM. FLASHING CAP
  - SIGNAGE BY OWNER - PROVIDE ELEC. POWER & WALL BACKING AS REQ'D
  - GUARD RAILING
  - ALUM. STOREFRONT SYSTEM - RE: SCHEDULE A801
  - CONTROL JOINT (CJ)
  - DECORATIVE WALL SCIENCE
  - PROPERTY LINE
  - PARAPET BEYOND
  - WALKWAY/BALCONY
  - KNOX BOX (RECESSED) PER FIRE DEPT. STANDARDS
  - FENCING PER SITE/CIVIL DWGS.
  - ALUM. CUTTER W/ DOWNSPOUT - TIE INTO STORM SEWER SYSTEM
  - UNIT ENTRY DOOR
  - 
  - UTILITY ROOM BEYOND
  - OVER-FLOW SCUPPER
  -



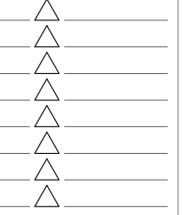
**2 Exterior Elevation**  
A201 SCALE: 3/16"=1'-0" North



**1 Exterior Elevation**  
A201 SCALE: 3/16"=1'-0" East

**NOT FOR CONSTRUCTION**

- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET
- 4/14/14  SUBMITTAL DOCUMENT



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**1301**  
1301 Hillsborough Street  
Raleigh, North Carolina 27605  
**SITE PLAN SUBMITTAL**

DESIGNER :	-
DRAWN :	-
CHECKED :	-
SCALE :	AS SHOWN
JOB NUMBER :	7494
SHEET TITLE	Exterior Elevations

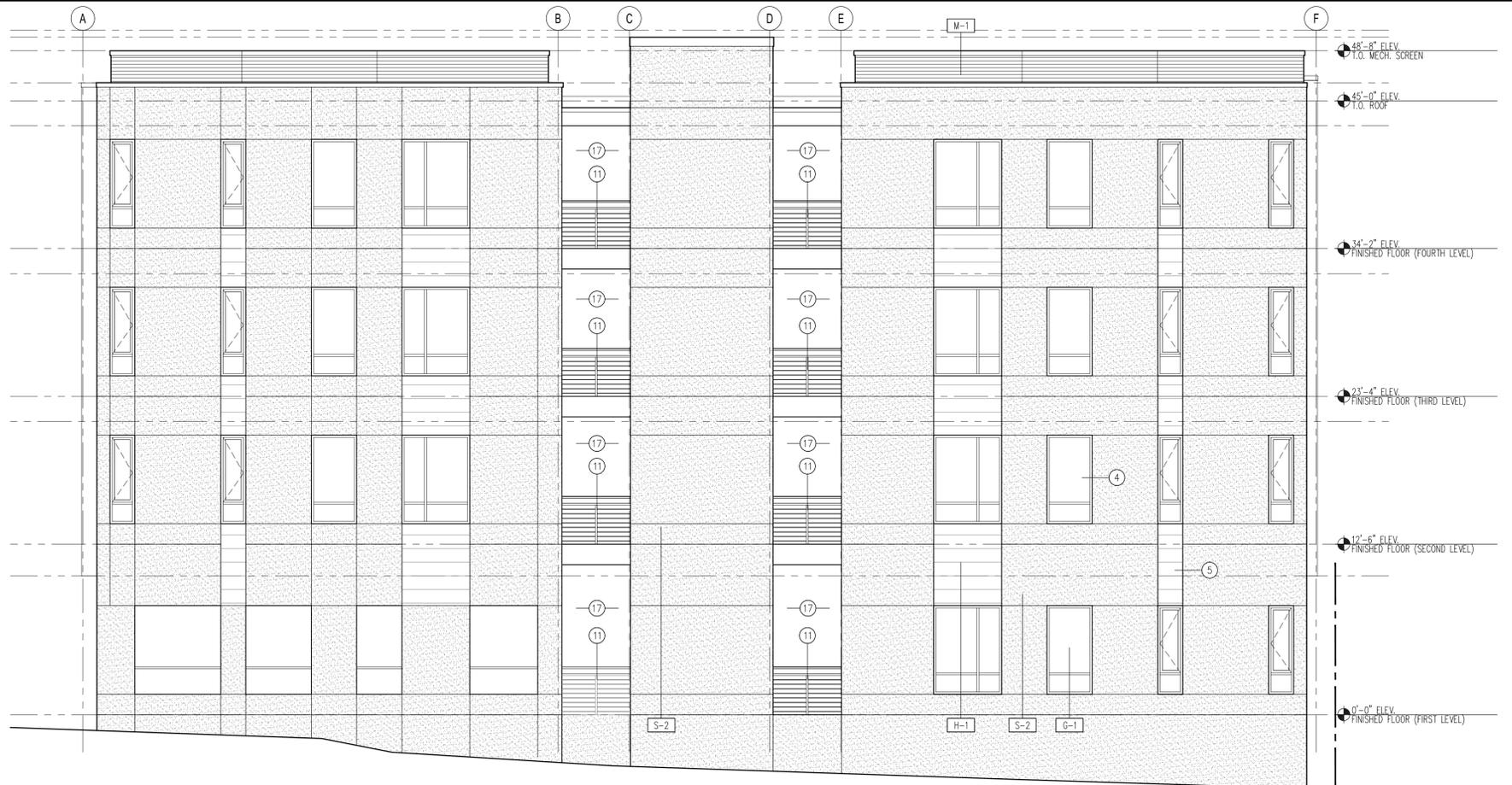
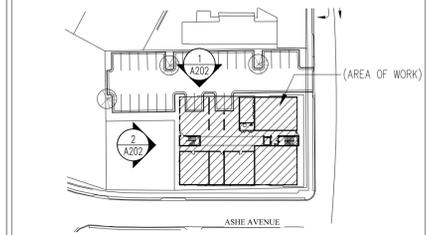
SHEET NUMBER  
**A202**

Finish Schedule:	
Exterior Materials	
S-1	TYPE: MANUFACTURER: HARDCOAT STUCCO SYSTEM COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE:
S-2	TYPE: MANUFACTURER: HARDCOAT STUCCO SYSTEM COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE:
H-1	TYPE: MANUFACTURER: CEMENTITIOUS SIDING COLOR: TBD LOCATION: BUILDING EXTERIOR AS SHOWN NOTE:
G-1	TYPE: MANUFACTURER: 1" INSULATED LOW 'E' GLAZING COLOR: CLEAR LOCATION: - NOTE:
G-2	TYPE: MANUFACTURER: 1" INSULATED LOW 'E' GLAZING COLOR: CLEAR LOCATION: - NOTE:
M-1	TYPE: MEDIUM GREY METAL STOREFRONT SYSTEM, BREAK METAL DETAILING LOCATION: - NOTE:
-	TYPE: LOCATION: - NOTE: -
-	TYPE: LOCATION: - NOTE: -
-	TYPE: MANUFACTURER: - COLOR: - LOCATION: - NOTE: -

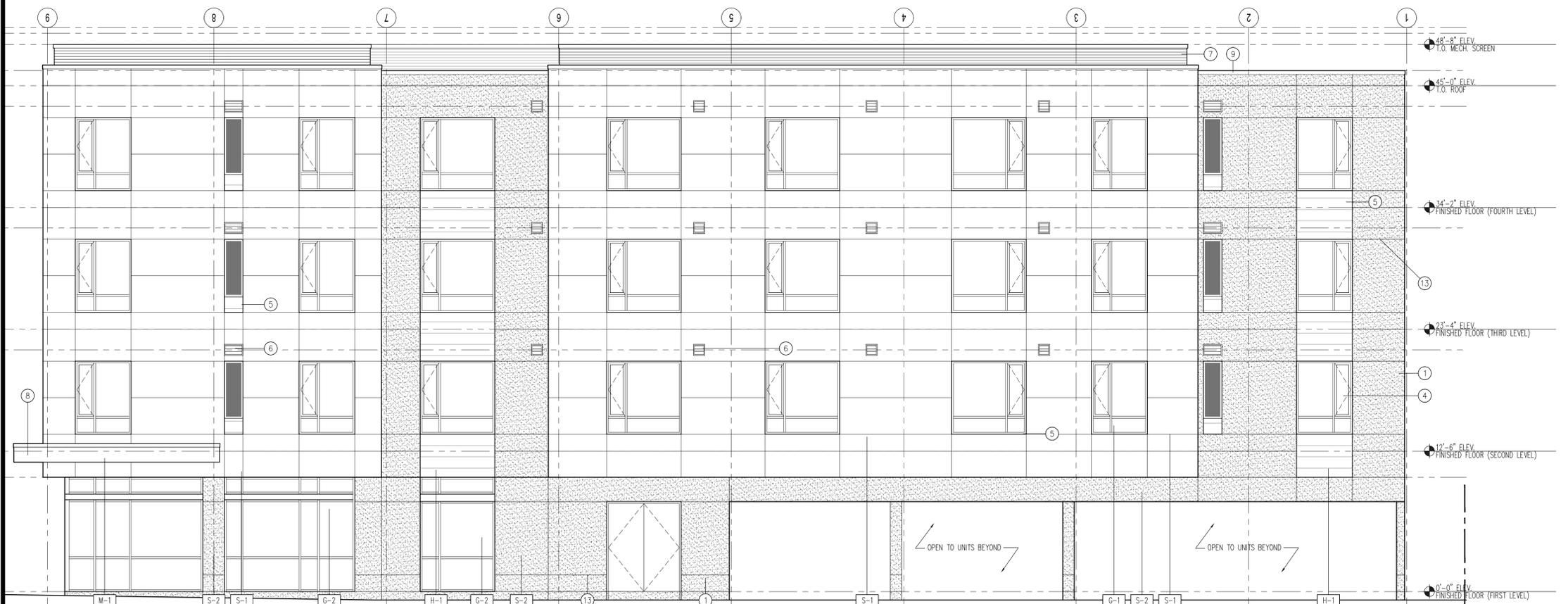
- Notes:**
- ALL EXTERIOR GLASS TO BE CLR. LOW 'E'.
  - ALL EXTERIOR METAL ELEMENTS TO BE CLEAR ANODIZED ALUMINUM FINISH U.N.O.
  - ALL STOREFRONT MULLIONS TO BE CLEAR ANODIZED ALUMINUM. UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER. A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES.
  - ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL. SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.

- Elevation Keynotes:**
- 1" THICK 3-COAT PORTLAND CEMENT PLASTER (STUCCO) OVER METAL LATH
  - EXTERIOR CEMENTITIOUS PANEL SIDING
  - 1/2" ALUMINUM REVEAL
  - WINDOW SYSTEM (CLEAR LOW-E GLAZING) - SEE WINDOW SCHEDULE A801
  - DECORATIVE INFILL PANEL (RECESSED)
  - EXHAUST VENT - RE: MECH. DRAWINGS
  - MECHANICAL ROOF SCREEN
  - ROOF CANOPY
  - ALUM. FLASHING CAP
  - SIGNAGE BY OWNER - PROVIDE ELEC. POWER & WALL BACKING AS REQ'D
  - GUARD RAILING
  - ALUM. STOREFRONT SYSTEM - RE: SCHEDULE A801
  - CONTROL JOINT (CJ)
  - DECORATIVE WALL SCONCE
  - PROPERTY LINE
  - PARAPET BEYOND
  - WALKWAY/BALCONY
  - KNOX BOX (RECESSED) PER FIRE DEPT. STANDARDS
  - FENCING PER SITE/CIVIL DWGS.
  - ALUM. GUTTER W/ DOWNSPOUT - TIE INTO STORM SEWER SYSTEM
  - UNIT ENTRY DOOR
  - 
  - UTILITY ROOM BEYOND
  - OVER-FLOW SCUPPER
  -

**Key Plan:** SCALE: N.T.S.



**2** Exterior Elevation  
A202 SCALE: 3/16"=1'-0" South



**1** Exterior Elevation  
A202 SCALE: 3/16"=1'-0" West