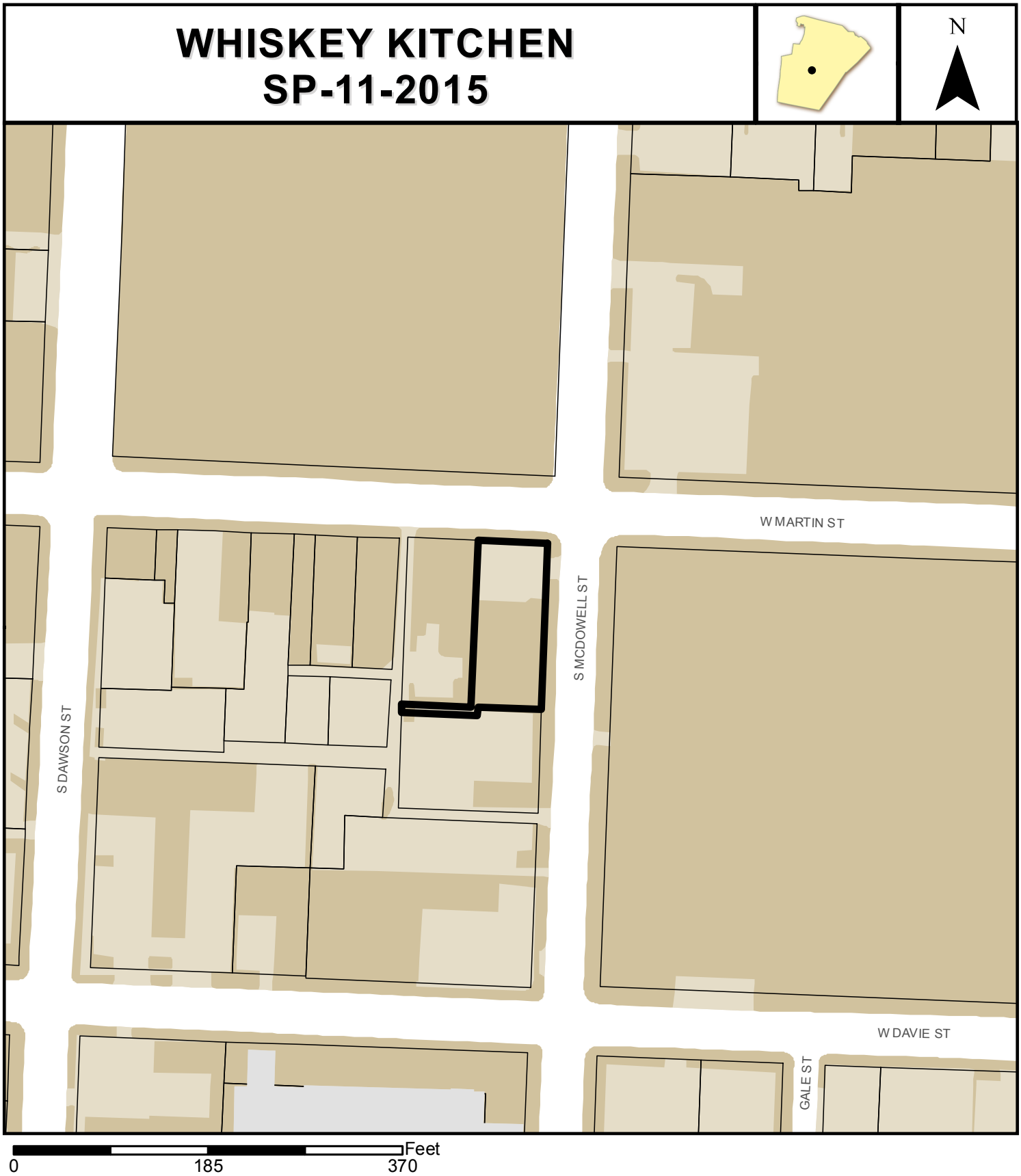
WHISKEY KITCHEN
SP-11-2015



Zoning:	**Bus, DOD**
CAC:	**Central**
Drainage Basin:	**Rocky Branch**
Acreage:	**0.26**
Square Feet:	**6,074**

Planner:	**Justin Rametta**
Phone:	**(919) 996-2674**
Applicant:	**EXECUCORP, LLC**
Phone:	**(919) 524-4988**

SP-11-15

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

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☒ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☐ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 422269 Assigned Project Coordinator Chip Assigned Team Leader Justin
* 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 # 410815

GENERAL INFORMATION

Development Name Whiskey Kitchen

Proposed Use Eating Establishment, Bar & Lounge

Property Address(es) 201 West Martin St

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1703671841			

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☒ Other: If other, please describe: Interior & Exterior Reno w/ Change of Use

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. Sec. 10-2132.2.(3) Project is located in the DOD and is less then 10,000 SF
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)	Company ExecuCorp, LLC	Name (s) Bradley Parker	
	Address 200 S Dawson St. #105, Raleigh, NC 27601		
	Phone 919-524-4988	Email bradparker.iyw@gmail.com	Fax
CONSULTANT (Contact Person for Plans)	Company Commerical Site Design, PLLC	Name (s) Brian Soltz	
	Address 8312 Creedmoor Rd, Raleigh, NC 27613		
	Phone 919-848-6121	Email soltz@csitedesign.com	Fax 919-848-3741

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

Zoning Information	Building Information
Zoning District(s) Business Zone	Proposed building use(s) Eating Establishment & Bar/Lounge
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 6,074 SF
Overlay District Downtown Overlay	Proposed Building(s) sq. ft. gross Same (no change)
Total Site Acres 0.26 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 6,074 SF
Off street parking Required 0 Provided 0	Proposed height of building(s) 20'-5"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) .54
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 54% (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface acres/square feet 10,826 SF 10,826	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet 10,286 SF 10,286	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ 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.

The 2030 Comprehensive Plan calls for future land use of Center Business District in which the proposed uses are compatible. The change of use from warehouse to a more vibrant uses such as the ones proposed will enhance the downtown area.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? ☐ Yes ☐ No
3. Total # Of Apartment Or Condominium Units	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided ☐ Yes ☐ 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.

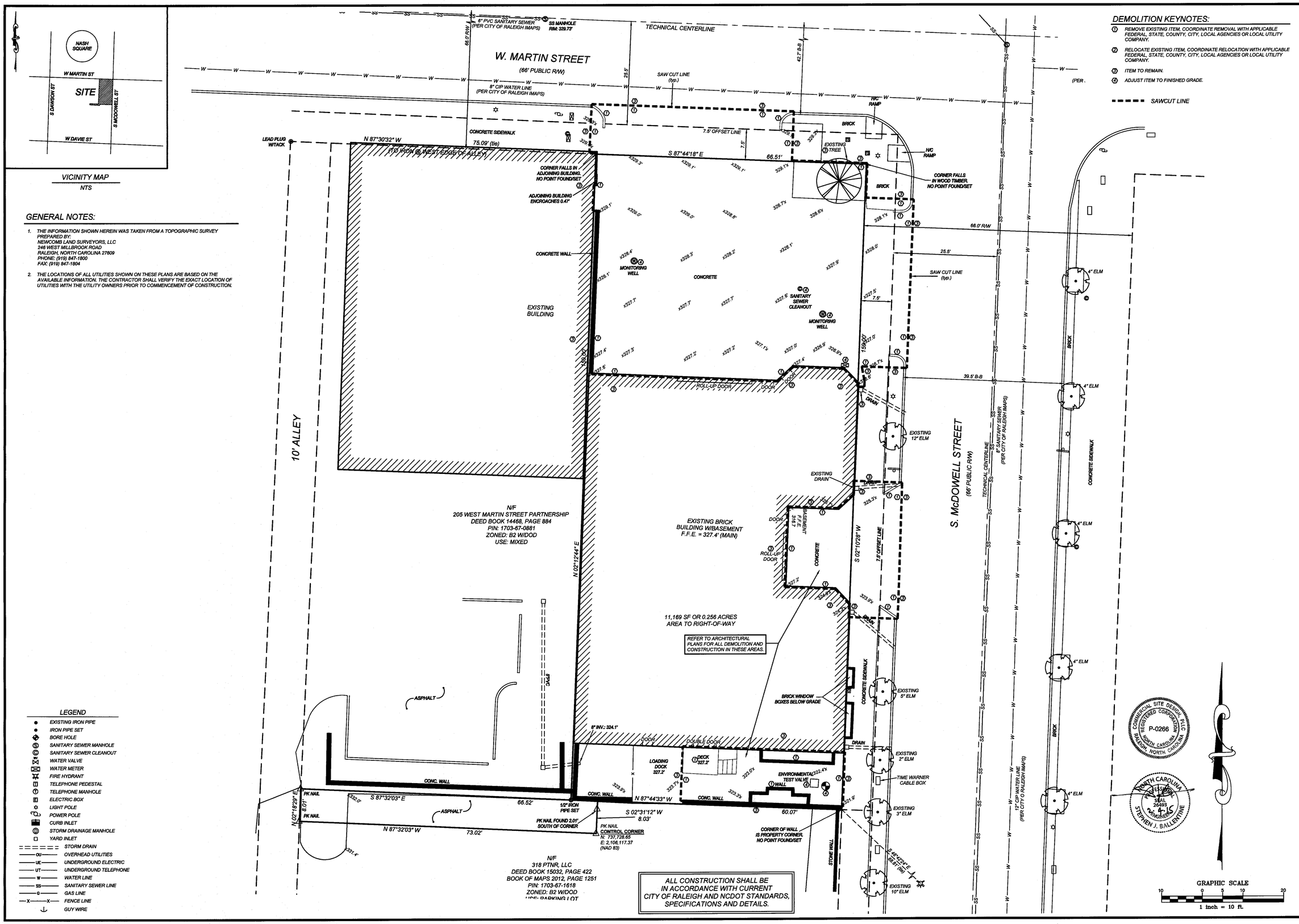
I hereby designate Commercial Site Design, PLLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ 2-1-15 Date

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
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)	☑		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☑		✓		
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☑	☐	✓		
4. I have referenced the **Preliminary Development Plan 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	☑		✓		
5. Provide the following plan sheets:	☑		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☑		✓		
b) Existing Conditions Sheet	☑	☐	✓		
c) Proposed Site or Subdivision Plan	☑		✓		
d) Proposed Grading and Stormwater Plan	☑	☐	✓		
e) Proposed Utility Plan, including Fire	☑	☐	✓		
f) Proposed Tree Conservation Plan	☐	☑			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☑	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☑	☐	✓		
i) Transportation Plan	☐	☑			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☑		✓		
7. Plan size 18"x24" or 24"x36"	☑		✓		
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	☑		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
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	☐		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☐			✓
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☐		✓	
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	☐	☐			✓



DEMOLITION KEYNOTES:

1. REMOVE EXISTING ITEM, COORDINATE REMOVAL WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
2. RELOCATE EXISTING ITEM, COORDINATE RELOCATION WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
3. ITEM TO REMAIN.
4. ADJUST ITEM TO FINISHED GRADE.

SAWCUT LINE

GENERAL NOTES:

1. THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY:
   NEWCOMB LAND SURVEYORS, LLC
   346 WEST MILLBROOK ROAD
   RALEIGH, NORTH CAROLINA 27609
   PHONE: (919) 847-1800
   FAX: (919) 847-1804
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- STORM DRAIN
- OU — OVERHEAD UTILITIES
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- X — FENCE LINE
- GUY WIRE

NO.	DATE	DESCRIPTION	BY

REVISIONS

COMMERCIAL SITE DESIGN
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27615
(919) 848-4323, FAX: (919) 848-3741
WWW.CSITEDESIGN.COM

CLIENT:
ORA ARCHITECTURE
19 W HARGETT STREET
SUITE 600
RALEIGH, NORTH CAROLINA 27601

WHISKEY KITCHEN
201 W. MARTIN STREET
RALEIGH, WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS/DEMOLITION PLAN

COMMERCIAL SITE DESIGN, PLLC REGISTERED CORPORATION RALEIGH, NORTH CAROLINA P-0266

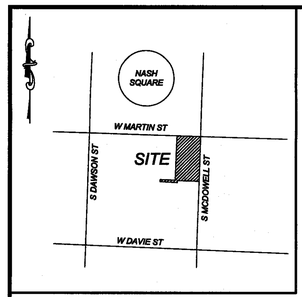
NORTH CAROLINA PROFESSIONAL SEAL 26493 ENGINEER STEPHEN J. BALLENTINE

PROJECT NO.	ORA-1401
FILENAME:	ORA1401-EC
DRAWN BY:	RCN
SCALE:	1" = 10'
DATE:	01-28-15
SHEET NO.	C-2

X:\ORA - ORA Architecture\1401 - Raleigh @ 201 W Martin St\CAD\ORA1401-EC.dwg, 2/4/2015 10:26:16 AM, chrisn

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP (FIRM) #3720117030OJ, EFFECTIVE DATE MAY 2, 2006.



VICINITY MAP
NTS

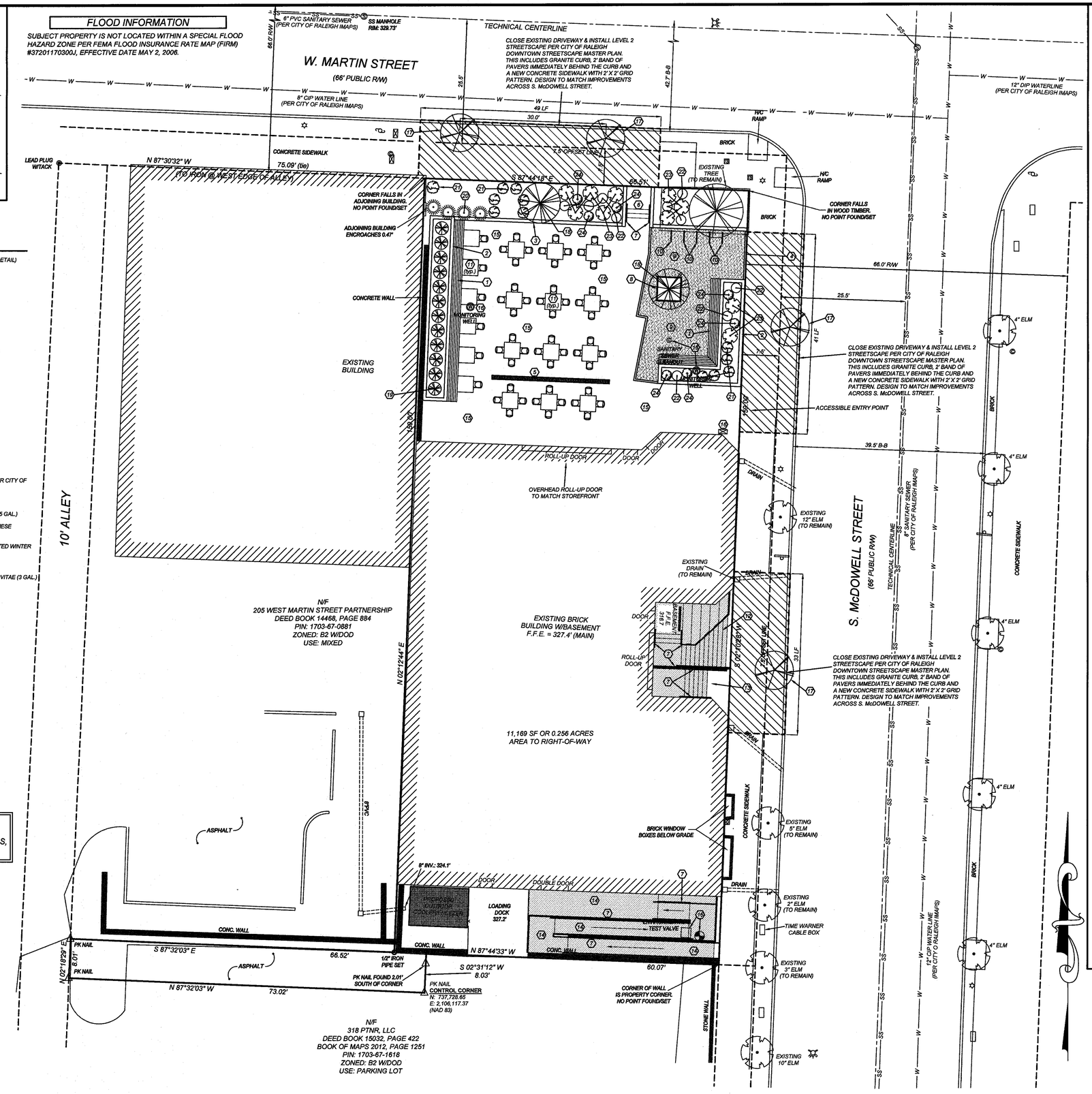
SITE KEYNOTES:

1. BUILT-IN WOOD BENCHES (SEE ARCHITECURAL PLANS FOR DETAIL)
2. 3' HIGH RAISED PLANTER
3. SLIGHTLY RAISED LANDSCAPE BORDER
4. LANDSCAPE BORDER FLUSH WITH SURROUNDING GRADE
5. TRENCH DRAIN (SEE GRADING PLAN)
6. CAST-IN PLACE CONCRETE STAIRS
7. INSTALL HANDRAILS (SEE ARCHITECTURAL PLANS)
8. AT GRADE TREE GRATE TO MATCH STREET IMPROVEMENTS
9. HATCHED AREA INDICATES FINE GRAVEL SURFACE
10. INSTALL BIKE RACKS PER DETAIL SHEET
11. OUTDOOR SEATING (SEE ARCHITECTURAL PLANS)
12. CONCRETE STAIRS TO BASEMENT ENTRY
13. FLATTEN RAMP TO TIE INTO EXISTING GRADE WITH STAIRS
14. PROPOSED ACCESSIBLE ENTRANCE TO BUILDING AT BASEMENT LEVEL FOR FUTURE BUILDING EXPANSION (SEE ARCHITECTURAL PLANS)
15. CONCRETE PATIO AREA
16. ADJUST EXISTING TO PROPOSED GRADES
17. INSTALL (4) - 2.5" CALIPER ELM TREES WITH TREE GRATES PER CITY OF RALEIGH STANDARDS
18. INSTALL (2) - 3 1/2" ACER PALMATUM 'BLOODGOOD'—'BLOODGOOD' JAPANESE MAPLE
19. INSTALL (12) - ROSA X 'RADRAZZ'—KNOCKOUT SHRUB ROSE (5 GAL.)
20. INSTALL (4) - ILEX CRENATA 'SKY PENCIL'—SKY PENCIL JAPANESE HOLLY (3 GAL.)
21. INSTALL (12) - DAPHNE ODORA 'AUREOMARGINATA'—VARIGATED WINTER DAPHNE (3 GAL.)
22. INSTALL (10) LOROPETALUM 'PURPLE PIXIE' (3 GAL.)
23. INSTALL (10) - THUA OCCIDENTALIS 'DANICA'—DANICA ARBORVITAE (3 GAL.)
24. INSTALL (7) - ASSORTED BLUE/GREEN HOSTAS (1 GAL.)

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

SITE LEGEND

- SPILL CURB
- HAND/CAP RAMP
- HAND/CAP STALL
- CONCRETE
- PROPERTY LINE
- SIGN
- BOLLARD
- EX. FIRE HYDRANT
- FENCE
- POLE MOUNTED AREA LIGHT
- PROPERTY CORNER
- F.F.E. = XXX.XX — FINISH FLOOR ELEVATION



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   246 WEST MILLBROOK ROAD
   RALEIGH, NORTH CAROLINA 27609
   PHONE: (919) 847-1800
   FAX: (919) 847-1804
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
4. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGININNING CONSTRUCTION.
5. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
6. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
7. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
8. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
9. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
10. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
11. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
12. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
14. GENERAL CONTRACTOR WILL ERECT AND ILLUMINATE A SITE IDENTIFICATION SIGN, PER OWNER'S SPECIFICATION. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE
15. FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
16. CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
17. ALL RADII DIMENSIONS ARE TO FACE OF CURB.
18. ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE, UNLESS OTHERWISE INDICATED.
19. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
20. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NORTH CAROLINA "ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
22. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO LOCAL REGULATIONS.
23. COMPACTION AND MAINTENANCE OF PROPER MOISTURE CONTENT OF THE SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE ACCOMPLISHED TO ACHIEVE 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT.
24. THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
25. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
26. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
27. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
28. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
29. CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
30. ALL SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.
31. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
32. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
33. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE IRRIGATION CONTRACTOR, FOR IRRIGATION SLEEVE SIZE FOR IRRIGATION SYSTEM.
34. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

COMMERCIAL SITE DESIGN, PLLC. REGISTERED CORPORATION P-0266 NORTH CAROLINA RALEIGH, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 24615 ENGINEER STEPHEN J. BALLENTINE

GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 ft.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	02-02-15	CLIENT COMMENTS	RCN

COMMERCIAL SITE DESIGN
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27615
(919) 848-4321, FAX: (919) 848-3741
WWW.CSITEDESIGN.COM

CLIENT:
ORA ARCHITECTURE
19 W HARGETT STREET
SUITE 600
RALEIGH, NORTH CAROLINA 27601

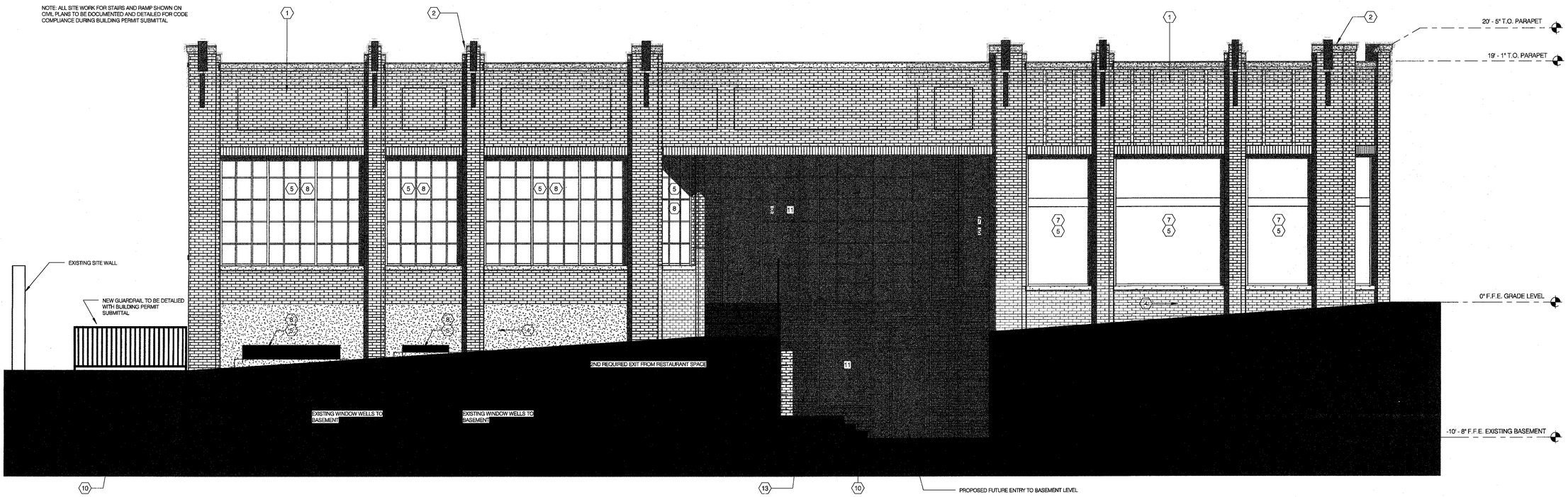
WHISKEY KITCHEN
201 W. MARTIN STREET
RALEIGH, WAKE COUNTY, NORTH CAROLINA

SITE PLAN / LANDSCAPE PLAN

PROJECT NO.	ORA-1401
FILENAME:	ORA-1401
DRAWN BY:	RCN
SCALE:	1" = 10'
DATE:	01-28-15
SHEET NO.	C-3

X:\ORA - ORA Architecture\1401 - Raleigh @ 201 W Martin SIC\ACD\ORA1401-SP.dwg, 2/5/2015 10:06:16 AM, dhrlen

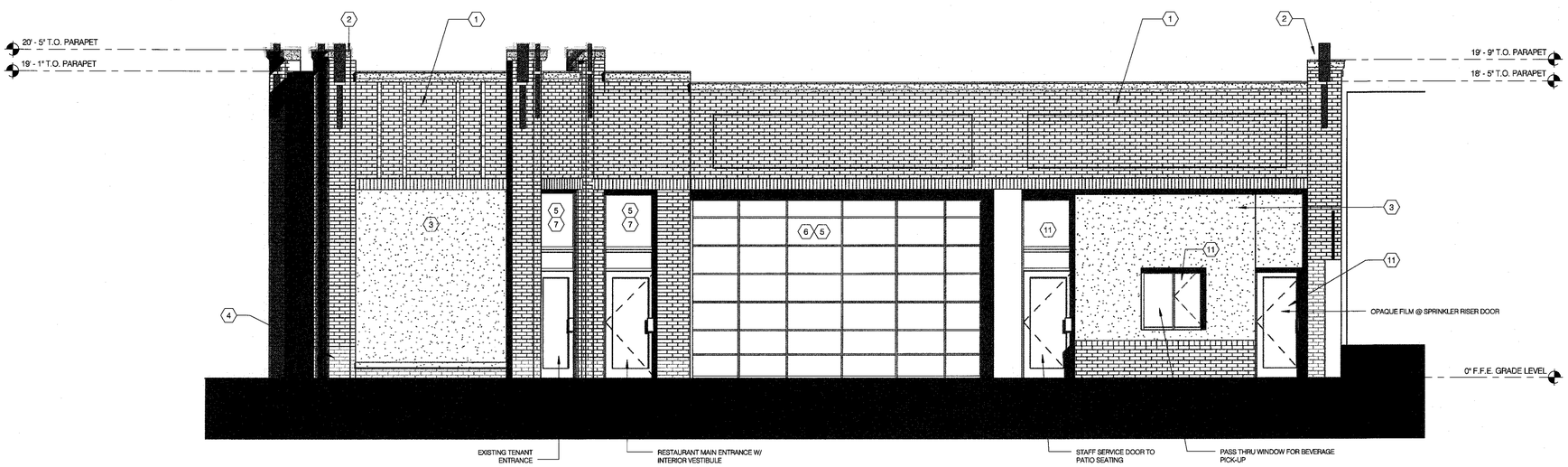
NOTE: ALL SITE WORK FOR STAIRS AND RAMP SHOWN ON CIVIL PLANS TO BE DOCUMENTED AND DETAILED FOR CODE COMPLIANCE DURING BUILDING PERMIT SUBMITTAL



SOUTH MCDOWELL STREET ELEVATION

1/4" = 1'-0"

2



WEST MARTIN STREET ELEVATION

1/4" = 1'-0"

1

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
1	EXISTING BRICK WITH ARCHITECTURAL DETAILING TO REMAIN
2	EXISTING DECORATIVE PRECAST DETAILING TO REMAIN
3	EXISTING STUCCO INFILLS TO REMAIN. TO BE PATCHED AND REPAINTED AS REQUIRED
4	EXISTING PAINTED MASONRY / PAINTED PRECAST WALLS TO REMAIN
5	EXISTING MASONRY OPENING
6	EXISTING OVERHEAD DOOR TO BE REMOVED AND REPLACED WITH NEW INSULATED GLASS OVERHEAD DOOR
7	EXISTING INSULATED GLASS STOREFRONT TO REMAIN
8	EXISTING UNISULATED WINDOWS TO BE REPLACED WITH NEW INSULATED STOREFRONT TO MATCH EXISTING MULLION PATTERN
9	EXISTING OPENING MODIFIED FOR NEW INSULATED STOREFRONT TO MATCH EXISTING STYLE
10	REFER TO CIVIL PLANS FOR NEW SITE WORK MODIFICATIONS (STAIRS AND RAMP ACCESS FOR FUTURE USE TO BE DETERMINED)
11	NEW INSULATED STOREFRONT AND MASONRY / PRECAST OPENING
13	COVER EXPOSED PRECAST WALL WITH BRICK TO MATCH EXISTING

P.A. ARCHITECTURE
18 W. HARGETT ST. STE. 600
RALEIGH, NC 27601 919-754-9924

WHISKEY KITCHEN

201 WEST MARTIN STREET
RALEIGH, NC

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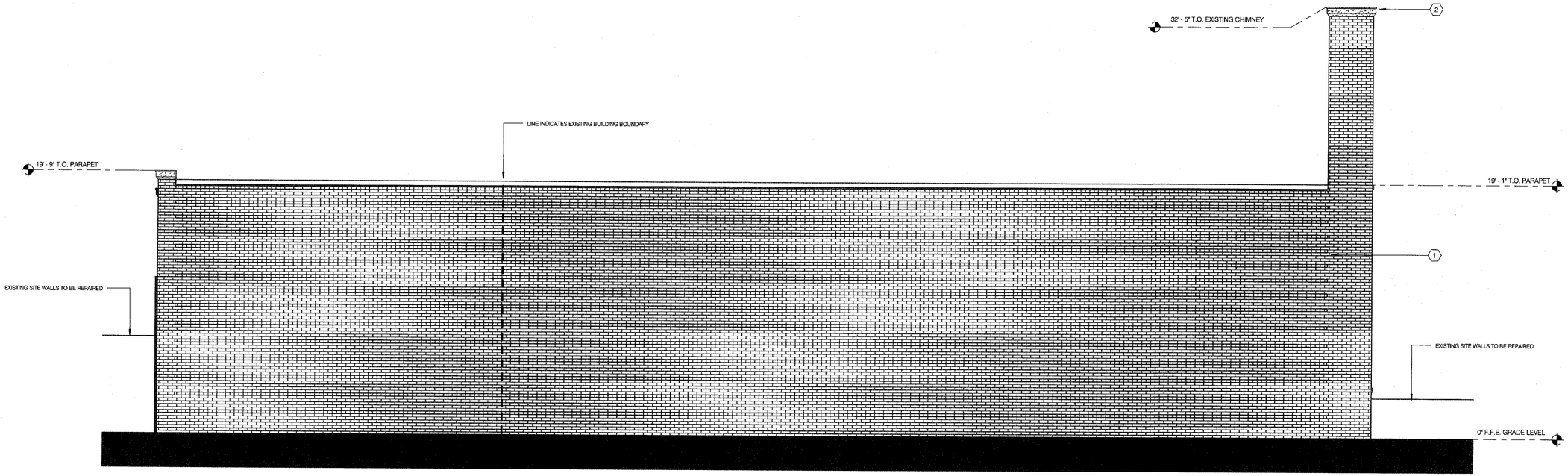
01.30.2015

EXTERIOR ELEVATIONS

SHEET NO.
A2.00

1/4" 1/2" 1" 2"

PROJECT: 14017



NOTE: ALL SITE WORK FOR STAIRS AND RAMP SHOWN ON CIVIL PLANS TO BE DOCUMENTED AND DETAILED FOR CODE COMPLIANCE DURING BUILDING PERMIT SUBMITTAL

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
1	EXISTING BRICK WITH ARCHITECTURAL DETAILING TO REMAIN
2	EXISTING DECORATIVE PRECAST DETAILING TO REMAIN
4	EXISTING PAINTED MASONRY / PAINTED PRECAST WALLS TO REMAIN
5	EXISTING MASONRY OPENING
8	EXISTING UNISULATED WINDOWS TO BE REPLACED WITH NEW INSULATED STOREFRONT TO MATCH EXISTING MULLION PATTERN
10	REFER TO CIVIL PLANS FOR NEW SITE WORK MODIFICATIONS (STAIRS AND RAMP ACCESS FOR FUTURE USE TO BE DETERMINED)
11	NEW INSULATED STOREFRONT AND MASONRY / PRECAST OPENING
13	COVER EXPOSED PRECAST WALL WITH BRICK TO MATCH EXISTING
14	NEW MASONRY OPENING FOR HOLLOW METAL SERVICE DOOR

PA ARCHITECTURE
19 W HARGETT ST, STE 600
RALEIGH, NC 27601 919-754-9524

WHISKEY KITCHEN

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RALEIGH, NC

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EXTERIOR ELEVATIONS

A2.01

1/4" 1/2" 1" 2"

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