STREETSCAPE & PARKING PLAN DEVELOPMENT STANDARDS

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 Section10-2055, paragraph (f)(2) for defining the design and policies concerning the character and function of the area adjoining the streets. This Plan will be approved 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 shall 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.

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 Street Rights-of-Way, Section 10-2146(a)(8)**
- **4. Vehicular Display Areas**

D. Area, Density, Bulk, Yard, and Height Requirements
- **1. Area, Density, and Bulk**
  - **a. Site Plan Approval, Section 10-2051(e)(2)**
  - **b. Minimum Net Lot 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. 0 (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**
- **4. 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(e)(2)**
- **10. Existing Structures and Lots**
  - **a. Additions, Changes, Expansions or Alterations, Section 10-2146.3(a)(8)**

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

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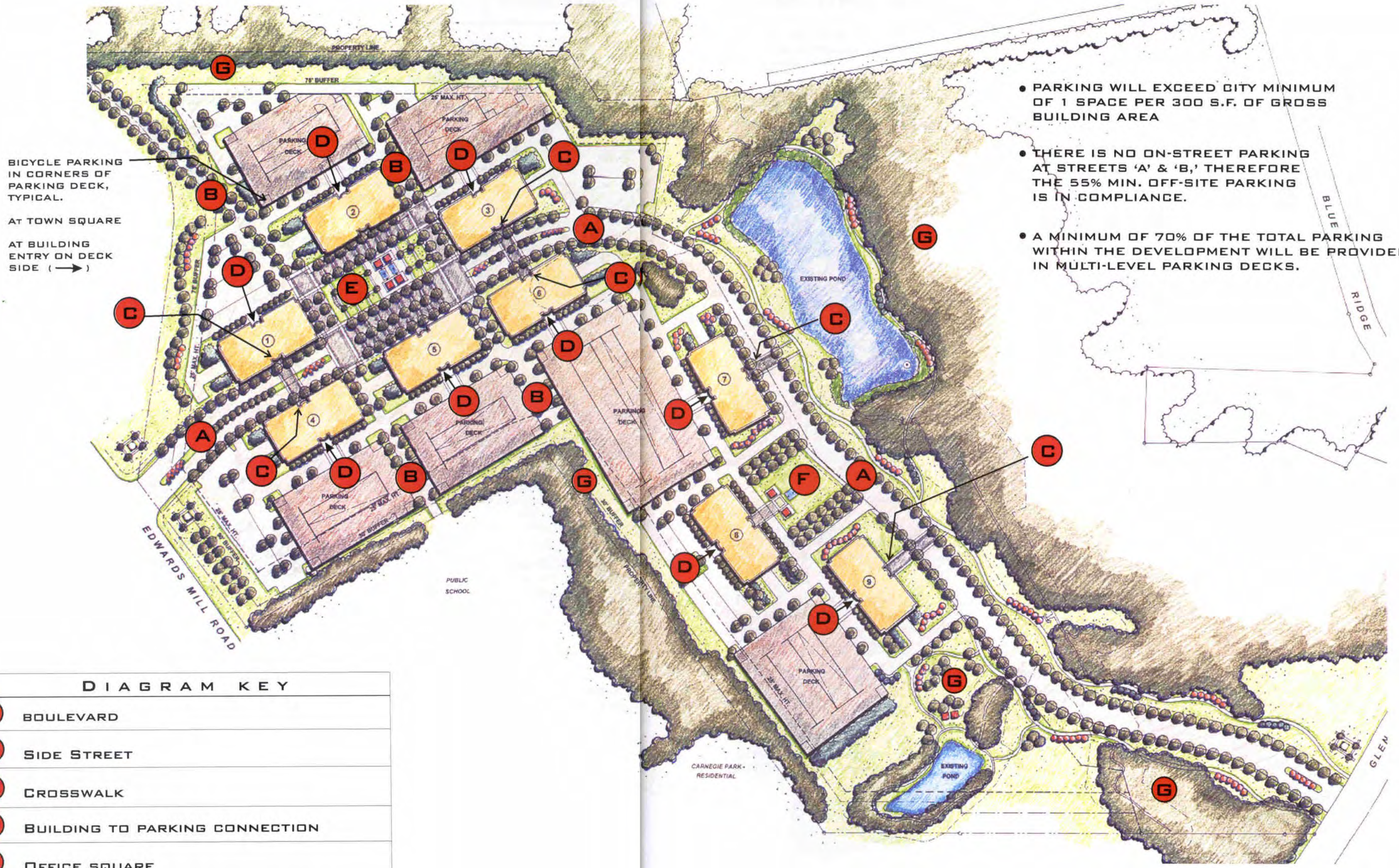
1.	Locational Guidelines:	1
2.	Streetscape Plan	
a.	Sidewalk	2, 6, 9
b.	Street Furniture, Lighting	3, 4, 5,8, 9
c.	Canopy and Awnings	
d.	Street Tree Species and Planting Detail	7, 12
e.	Pedestrian Crosswalk	6, 9
f.	Utility Locations	
g.	Maintenance Plan	25
h.	Signage	9, 10, 11, 17 - 25
i.	Parking	2, 5
j.	Assessment	
k.	Width of Pedestrian way	15, 16
l.	Maximum height limitations	

STREETSCAPE AND PARKING PLAN NARRATIVE

f(1) Locational 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. Arcades have been designed at buildings to provide pedestrian access to the retail and office space. Parking structures have been provided at a minimum distance from the office buildings with crosswalks of distinguishing paving. A public "town center open space" will further draw pedestrian patronage. A variety of formal and casual public walkways and paths have been proposed to provide access from neighborhood residential development. The proposed project possesses the unifying distinctive built environmental characteristics that create an identifiable pedestrian setting and character.

f(2)a. 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:

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.
Street furniture is shown on pages 4 and 5. The general character of these items are depicted by examples from a representative manufacturer. The furniture is proposed in a high performance, black paint finish. The sidewalk (pedestrian) lighting fixture is indicated on page 3, with the layout on page 9. The street lighting will be provided by CP&L using a Cobra Head fixture, with the light level guidelines as required by the City and generally per the layout on page 8.
Canopies and awnings are not anticipated at this time.
Street trees are described on page 7 with City standard planting details shown on page 12.
Pedestrian crosswalks locations are indicated on page 9 and described on page 6.
Utilities are per City standards. An encroachment agreement with the City of Raleigh is in place to construct a concrete encased ductbank for power, telephone and communications, within the public right of way.
A maintenance plan for care of streetscape improvements has been prepared by the Owner and attached under separate cover. Materials have been specifically selected with durable finishes requiring minimal maintenance.
Signs are generally described on page 12 for street signs and pages 10 and 11 for project identity monuments. Building signage will consist of pylon signage of material matching the building material at sidewalk level and major tenant building wall signage at the top of the building, all adhering to the City Sign Ordinance, page 10 and 11.
Location and arrangement of off-street parking is generally indicated on page 2. The parking count will exceed the City minimum of 1 space per 300 gross square feet of building area. The parking will be provided in a combination of surface and structured open parking facilities, per the conditions of zoning. The parking is predominately in multiple level structures, with approximately 20% of the spaces in parking lots. The square has parallel parking Bicycle parking will be provided at a rate of 1 space per 20 car spaces, primarily in the corners of the parking structures and at the public town square open space.. The bicycle racks are described on page 5.
Assessment for the reduction of off-street parking is not anticipated.
Width of pedestrian ways from the curb to the building lines are shown on pages 15 and 16.
Maximum height limitations are in compliance with approved zoning conditions.
Bus stops: Number and location is to be locally developed in accordance with the transportation department.
Street Markings are to be in accordance with MUTCD standards.



- PARKING WILL EXCEED CITY MINIMUM OF 1 SPACE PER 300 S.F. 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.

DIAGRAM KEY	
A	BOULEVARD
B	SIDE STREET
C	CROSSWALK
D	BUILDING TO PARKING CONNECTION
E	OFFICE SQUARE
F	BUILDING 8 SQUARE
G	PARKS AND BUFFER ZONES

	STREET LIGHTS	TREE UP-LIGHTS	SIGN UP-LIGHTS	PEDESTRIAN LIGHTS
"A" BOULEVARD	CPL TYPE E2A ROADWAY LIGHT FIXTURE = LU-2000 (HP SODIUM), BLACK FINISH POLE = 30' HT. COOPER ENCL22_1/POLE, BLACK FINISH NOTE : STREET LIGHTING IS PER CITY OF RALEIGH LIGHTING STANDARDS AS PROVIDED BY CPL	N/A	FOR 6' HT. SIGNS: 9100 MH100/ 277/ WW/ 34 GROUND-MOUNTED. FOR 2' - 4' HT. SIGNS: 9100MH70/ 277/ WW/ 34, GROUND-MOUNTED BY HYDREL (OR APPROVED EQUAL)	HEIGHT= 16' FIXTURE AND POLE MANUFACTURED BY ARCHITECTURAL AREA LIGHTING OR APPROVED EQUAL FIXTURE= SP1_IND-5 (175 W), METAL HALIDE OR SODIUM FIXTURE FINISH= BLACK POLE=PR4-4R16-125 POLE FINISH= BLACK
"B" SIDE STREET	CPL TYPE E2A ROADWAY LIGHT FIXTURE = LU-2000 (HP SODIUM), BLACK FINISH POLE = 30' HT. COOPER ENCL22_1/POLE, BLACK FINISH NOTE : STREET LIGHTING IS PER CITY OF RALEIGH LIGHTING STANDARDS AS PROVIDED BY CPL	N/A	N/A	HEIGHT= 16' FIXTURE AND POLE MANUFACTURED BY ARCHITECTURAL AREA LIGHTING OR APPROVED EQUAL FIXTURE= SP1_IND-5 (175 W), METAL HALIDE OR SODIUM FIXTURE FINISH= BLACK POLE=PR4-4R16-125 POLE FINISH= BLACK
"C" CROSSWALK	N/A (NOT APPLICABLE)	N/A	N/A	N/A
"D" BUILDING TO PARKING CONNECTION	N/A	M6220D/70MH/277/BL BY KIM OR APPROVED EQUAL	N/A	HEIGHT= 16' FIXTURE AND POLE MANUFACTURED BY ARCHITECTURAL AREA LIGHTING OR APPROVED EQUAL FIXTURE= SP1_IND-5 (175 W), METAL HALIDE OR SODIUM FIXTURE FINISH= BLACK POLE=PR4-4R16-125 POLE FINISH= BLACK
"E" OFFICE SQUARE	CPL TYPE E2A ROADWAY LIGHT FIXTURE = LU-2000 (HP SODIUM), BLACK FINISH POLE = 30' HT. COOPER ENCL22_1/POLE, BLACK FINISH NOTE : STREET LIGHTING IS PER CITY OF RALEIGH LIGHTING STANDARDS AS PROVIDED BY CPL	M6220D/70MH/277/BL BY KIM OR APPROVED EQUAL	FOR 6' HT. SIGNS: 9100 MH100/ 277/ WW/ 34 GROUND-MOUNTED. FOR 2' - 4' HT. SIGNS: 9100MH70/ 277/ WW/ 34, GROUND-MOUNTED BY HYDREL (OR APPROVED EQUAL)	HEIGHT= 16' FIXTURE AND POLE MANUFACTURED BY ARCHITECTURAL AREA LIGHTING OR APPROVED EQUAL FIXTURE= SP1_IND-5 (175 W), METAL HALIDE OR SODIUM FIXTURE FINISH= BLACK POLE=PR4-4R16-125 POLE FINISH= BLACK
"F" BLDG 8 SQUARE	CPL TYPE E2A ROADWAY LIGHT FIXTURE = LU-2000 (HP SODIUM), BLACK FINISH POLE = 30' HT. COOPER ENCL22_1/POLE, BLACK FINISH NOTE : STREET LIGHTING IS PER CITY OF RALEIGH LIGHTING STANDARDS AS PROVIDED BY CPL	M6220D/70MH/277/BL BY KIM OR APPROVED EQUAL	FOR 6' HT. SIGNS: 9100 MH100/ 277/ WW/ 34 GROUND-MOUNTED. FOR 2' - 4' HT. SIGNS: 9100MH70/ 277/ WW/ 34, GROUND-MOUNTED BY HYDREL (OR APPROVED EQUAL)	HEIGHT= 16' FIXTURE AND POLE MANUFACTURED BY ARCHITECTURAL AREA LIGHTING OR APPROVED EQUAL FIXTURE= SP1_IND-5 (175 W), METAL HALIDE OR SODIUM FIXTURE FINISH= BLACK POLE=PR4-4R16-125 POLE FINISH= BLACK

CPL SINGLE COBRA HEAD FIXTURE

METAL HALIDE UP-LIGHT

IN-GROUND METAL HALIDE UP-LIGHT

LENS = SP1-CONCEALED LIGHT SOURCE

SP1_IND-5 FIXTURE

PR3-3R10

	BENCH	BUS STOP SHELTER
"A" BOULEVARD	N/A (NOT APPLICABLE)	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	N/A
"C" CROSSWALK	N/A	N/A
"D" BUILDING TO PARKING CONNECTION	N/A	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.	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. PAGE 9 SHOWS PROPOSED LOCATION AT SQUARE LOCATIONS PENDING TRAFFIC STUDY 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 8 SQUARE	HYDE PARK-75" LENGTH GROTTO POWDER COAT FINISH MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE ALTERNATE WITH SIMILAR DESIGN AND CONSTRUCTION.	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
"G" PARK/ BUFFER ZONE	HYDE PARK-75" LENGTH GROTTO POWDER COAT FINISH MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE ALTERNATE WITH SIMILAR DESIGN AND CONSTRUCTION.	N/A
	 OR EQUAL	 OR EQUAL

STREETSCAPE & PARKING PLAN DEVELOPMENT STANDARDS

	ASH/TRASH	BICYCLE RACKS
"A" BOULEVARD	PRESIDIO: MODEL NUMBER PD6005-4-6 GROTTO POWDER FINISH	N/A
"B" SIDE STREET	N/A	N/A
"C" CROSSWALK	PRESIDIO: MODEL NUMBER PD6005-4-6 GROTTO POWDER FINISH MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE	N/A
"D" BUILDING TO PARKING CONNECTION	PRESIDIO: MODEL NUMBER PD6005-4-6 GROTTO POWDER FINISH MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE ALTERNATE WITH SIMILAR DESIGN AND CONSTRUCTION.	bike racks: 25% plaza 25% buildings PI RACK: MODEL # PI9005-EM55 GROTTO POWDER FINISH MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE ALTERNATE WITH SIMILAR DESIGN AND CONSTRUCTION.
"E" OFFICE SQUARE	PRESIDIO: MODEL NUMBER PD6005-4-6 GROTTO POWDER FINISH MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE ALTERNATE WITH SIMILAR DESIGN AND CONSTRUCTION.	bike racks: 25% plaza 25% buildings PI RACK: MODEL # PI9005-EM55 GROTTO POWDER FINISH MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE ALTERNATE WITH SIMILAR DESIGN AND CONSTRUCTION. PROVIDE 1:20 BIKE RACK TO PARKING SPACE RATIO
"F" BLDG 8 SQUARE	PRESIDIO: MODEL NUMBER PD6005-4-6 GROTTO POWDER FINISH MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE ALTERNATE WITH SIMILAR DESIGN AND CONSTRUCTION.	N/A
"G" PARK/ BUFFER ZONE	PRESIDIO: MODEL NUMBER PD6005-4-6 GROTTO POWDER FINISH N/A MANUFACTURED BY LANDSCAPE FORMS OR ACCEPTABLE ALTERNATE WITH SIMILAR DESIGN AND CONSTRUCTION.	N/A

PAVING @ CROSSWALKS

"A" BOULEVARD	N/A
"B" SIDE STREET	N/A
"C" CROSSWALK	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)
"D" BUILDING TO PARKING CONNECTION	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)
"E" OFFICE SQUARE	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)
"F" BLDG 8 SQUARE	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)
"G" PARK/ BUFFER ZONE	N/A

A)
Adobe' tan

B)
coral RED

C)
Charcoal concrete

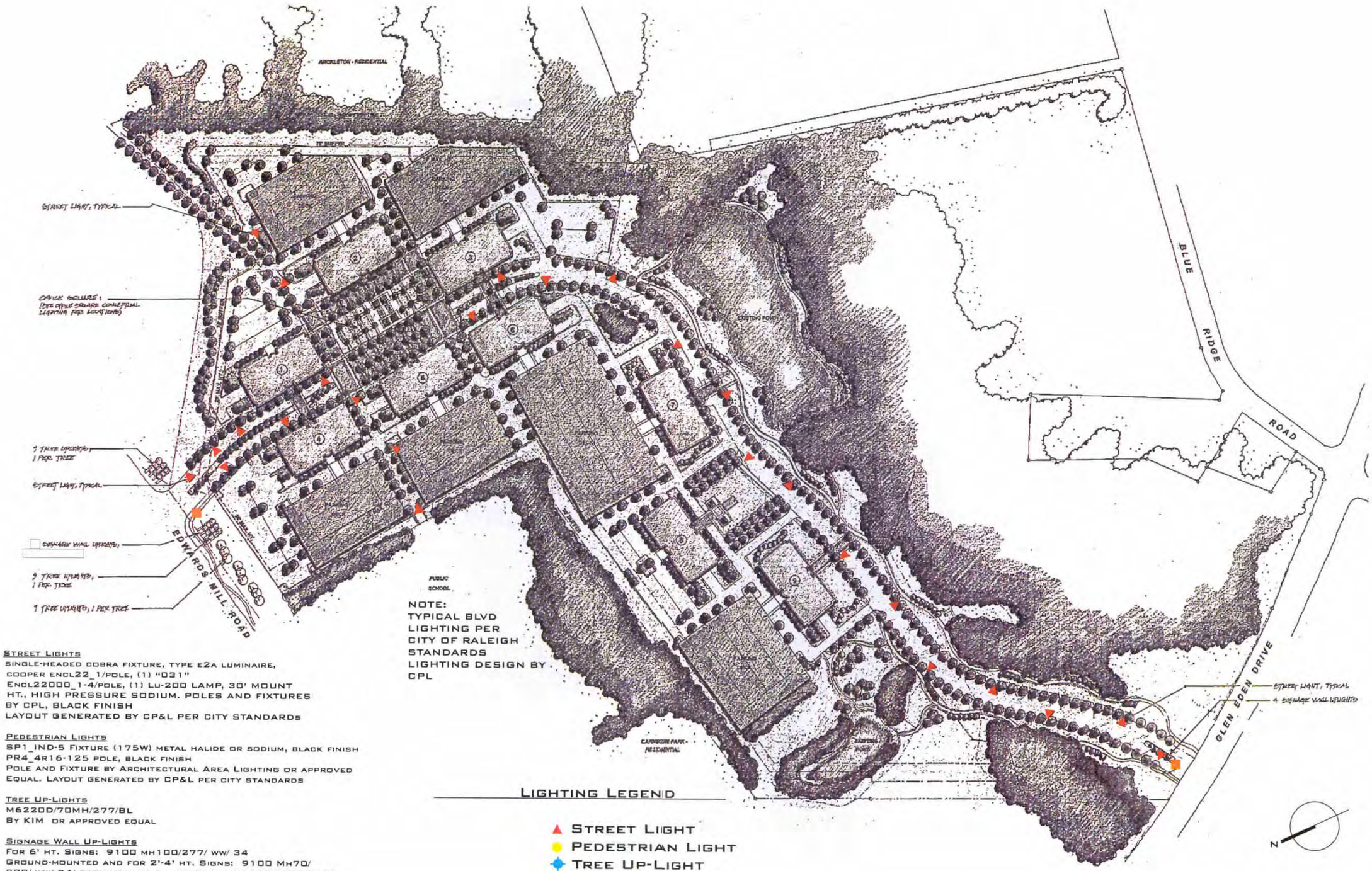
SEE PAGE 25 - MAINTENANCE

	STREET TREES	MEDIAN TREES
"A" BOULEVARD	4.0" MINIMUM CALIPER DECIDUOUS SHADE TREE (ALL BOULEVARD STREET TREES TO BE MATCHING SPECIMENS)) I.E. HORNBEAM, ZELKOVA, ALLEE' ELM, CHINESE PISTACHE, ARMSTRONG MAPLE, SCARLET SENTINEL MAPLE, BOWHALL MAPLE, LEGACY SUGAR MAPLE, RIVER BIRCH (BUFFER AS REQUIRED)	OPTIONS: TREE 1-MEDIUM SHADE TREE: HORNBEAM, ZELKOVA, TRIDENT MAPLE, YOSHINO CHERRY, RIVER BIRCH, 3" MINIMUM CALIPER TREE 2-SMALL FLOWERING TREE: OKAME CHERRY, CRAPE MYRTLE, REDBUD, 8' HT. MIN. TREE 3-SMALL EVERGREEN TREE: TREEFORM BUFORD HOLLY, TREEFORM YAUPON HOLLY, TREEFORM SAVANNAH HOLLY, 8' HT. MIN. TREE 4 - MEDIUM EVERGREEN TREE : CLAUDIA WANNAMAKER MAGNOLIA, BRACKEN BROWN BEAUTY MAGNOLIA, MINIMUM 8'-10' HT
"B" SIDE STREET	4.0" MINIMUM CALIPER DECIDUOUS SHADE TREE (ALL BOULEVARD STREET TREES TO BE MATCHING SPECIMENS)) I.E. HORNBEAM, ZELKOVA, ALLEE' ELM, CHINESE PISTACHE, ARMSTRONG MAPLE, SCARLET SENTINEL MAPLE, BOWHALL MAPLE, LEGACY SUGAR MAPLE, RIVER BIRCH (BUFFER AS REQUIRED)	N/A
"C" CROSSWALK	N/A	N/A
"D" BUILDING TO PARKING CONNECTION	N/A	N/A
"E" OFFICE SQUARE	4.0" MINIMUM CALIPER DECIDUOUS SHADE TREE (ALL BOULEVARD STREET TREES TO BE MATCHING SPECIMENS)) I.E. HORNBEAM, ZELKOVA, ALLEE' ELM, CHINESE PISTACHE, ARMSTRONG MAPLE, SCARLET SENTINEL MAPLE, BOWHALL MAPLE, LEGACY SUGAR MAPLE, RIVER BIRCH (BUFFER AS REQUIRED)	OPTIONS: TREE 1- MEDIUM SHADE TREE: HORNBEAM, ZELKOVA, TRIDENT MAPLE, YOSHINO CHERRY, RIVER BIRCH, 3" MINIMUM CALIPER
"F" BLDG 8 SQUARE	4.0" MINIMUM CALIPER DECIDUOUS SHADE TREE (ALL BOULEVARD STREET TREES TO BE MATCHING SPECIMENS)) I.E. HORNBEAM, ZELKOVA, ALLEE' ELM, CHINESE PISTACHE, ARMSTRONG MAPLE, SCARLET SENTINEL MAPLE, BOWHALL MAPLE, LEGACY SUGAR MAPLE, RIVER BIRCH (BUFFER AS REQUIRED)	N/A
"G" PARK/ BUFFER ZONES	N/A	N/A

NOTE:

ALL TREE SPACING SHALL MEET THE MINIMUM STANDARDS AS SET FORTH BY THE CITY CODE

LIGHTING -- SITE



NOTE:
TYPICAL BLVD LIGHTING PER CITY OF RALEIGH STANDARDS
LIGHTING DESIGN BY CPL

STREET LIGHTS
SINGLE-HEADED COBRA FIXTURE, TYPE E2A LUMINAIRE, COOPER ENCL22_1/POLE, (1) "031" ENCL22000_1-4/POLE, (1) LU-200 LAMP, 30' MOUNT HT., HIGH PRESSURE SODIUM. POLES AND FIXTURES BY CPL, BLACK FINISH
LAYOUT GENERATED BY CP&L PER CITY STANDARDS

PEDESTRIAN LIGHTS
SP1_IND-5 FIXTURE (175W) METAL HALIDE OR SODIUM, BLACK FINISH
PR4_4R16-125 POLE, BLACK FINISH
POLE AND FIXTURE BY ARCHITECTURAL AREA LIGHTING OR APPROVED EQUAL. LAYOUT GENERATED BY CP&L PER CITY STANDARDS

TREE UP-LIGHTS
M6220D/70MH/277/BL
BY KIM OR APPROVED EQUAL

SIGNAGE WALL UP-LIGHTS
FOR 6' HT. SIGNS: 9100 MH100/277/ WW/ 34
GROUND-MOUNTED AND FOR 2'-4' HT. SIGNS: 9100 MH70/ 277/ WW/ 34/ GROUND-MOUNTED BY HYDREL OR APPROVED EQUAL

NOTE: SEE SHEET 9 FOR SQUARE LIGHTING

LIGHTING LEGEND

- STREET LIGHT
- PEDESTRIAN LIGHT
- TREE UP-LIGHT
- SIGNAGE UP-LIGHT

LIGHTING & PAVING -- GLENLAKE SQUARE

PAVING LEGEND

- (A) VEHICULAR/PEDESTRIAN - ADOBE' TAN COLOR CONCRETE BANDS/ CROSSWALKS
- (B) VEHICULAR - CORAL RED CONCRETE BANDS
- (C) VEHICULAR/PEDESTRIAN - CHARCOAL COLOR SCORED CONCRETE FIELDS
- (D) VEHICULAR/PEDESTRIAN - TAN CONCRETE PAVERS
- (E) VEHICULAR/PEDESTRIAN - CHARCOAL COLOR CONCRETE PAVERS
- (F) PEDESTRIAN - QUARRY RED CONCRETE PAVERS
- (G) GRANITE OR PRECAST CONCRETE CURB

LIGHTING LEGEND

- STREET LIGHT
- PEDESTRIAN LIGHT
- TREE UP-LIGHT
- SIGNAGE UP-LIGHT

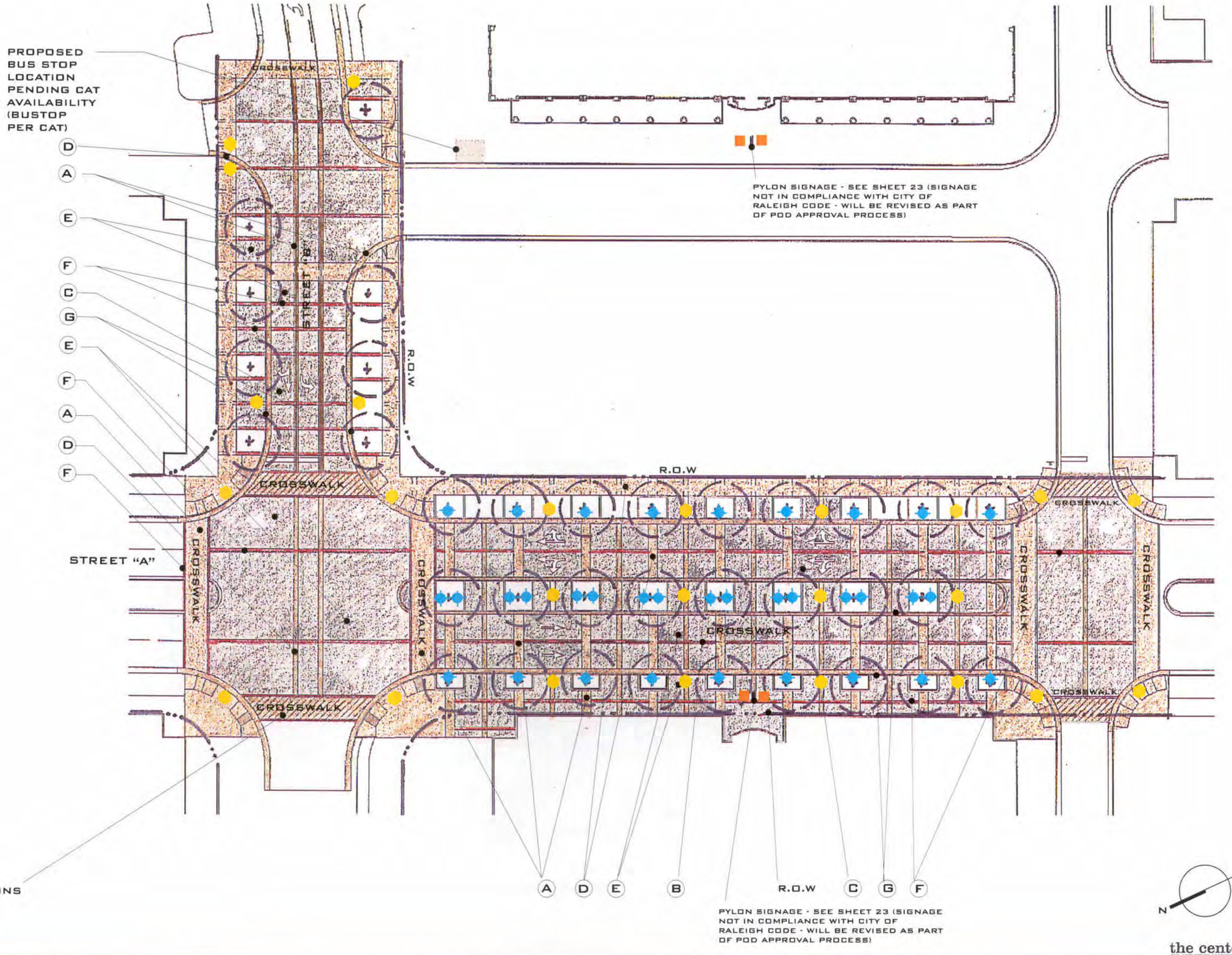
STREET LIGHTS
SINGLE HEADED COBRA
FIXTURE, TYPE E2A
LUMINAIRE, COOPER
ENCL22_1/POLE, (1) "031"
ENCL22000_1-4/POLE, (1)
LU-200 LAMP, 30' MOUNT
HT., HIGH PRESSURE SODIUM.
POLE & FIXTURE BY CPL,
BLACK FINISH

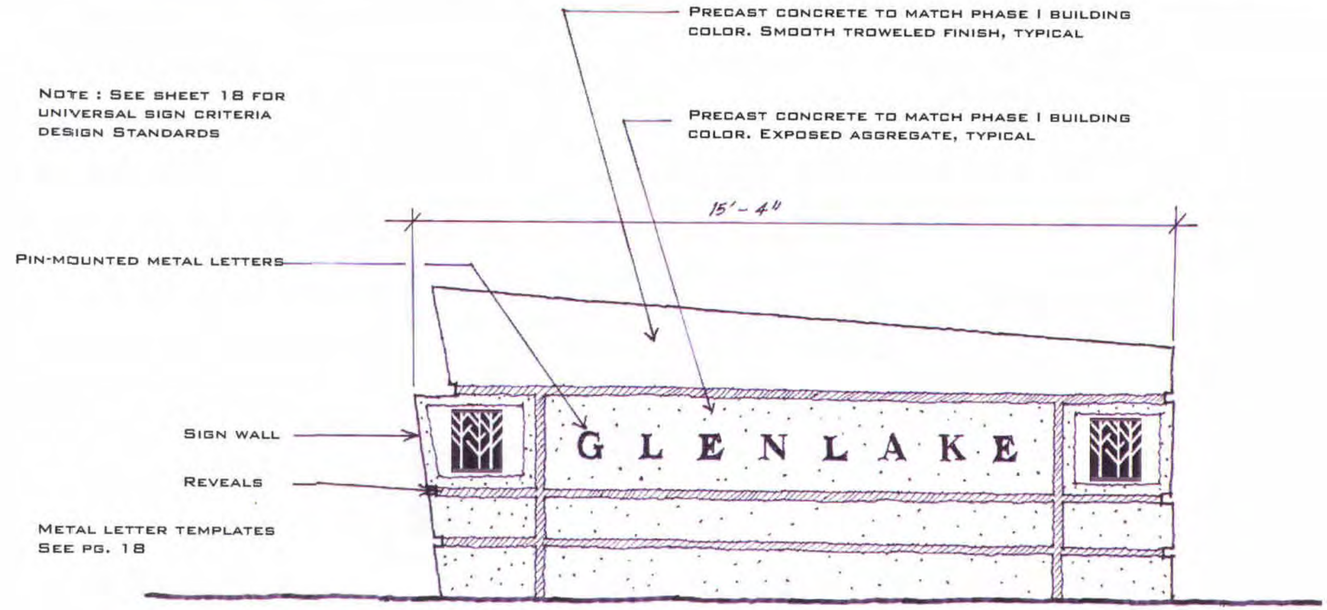
PEDESTRIAN LIGHTS
SP1_IND-5, 175 W METAL HALIDE OR H.P.
SODIUM, BLACK FINISH
PR4-4R16-125 POLE, BLACK FINISH
POLE AND FIXTURE BY ARCHITECTURAL AREA
LIGHTING (OR APPROVED EQUAL)

TREE UP-LIGHTS
M6220D/70MH277/BL
BY KIM (OR APPROVED EQUAL)

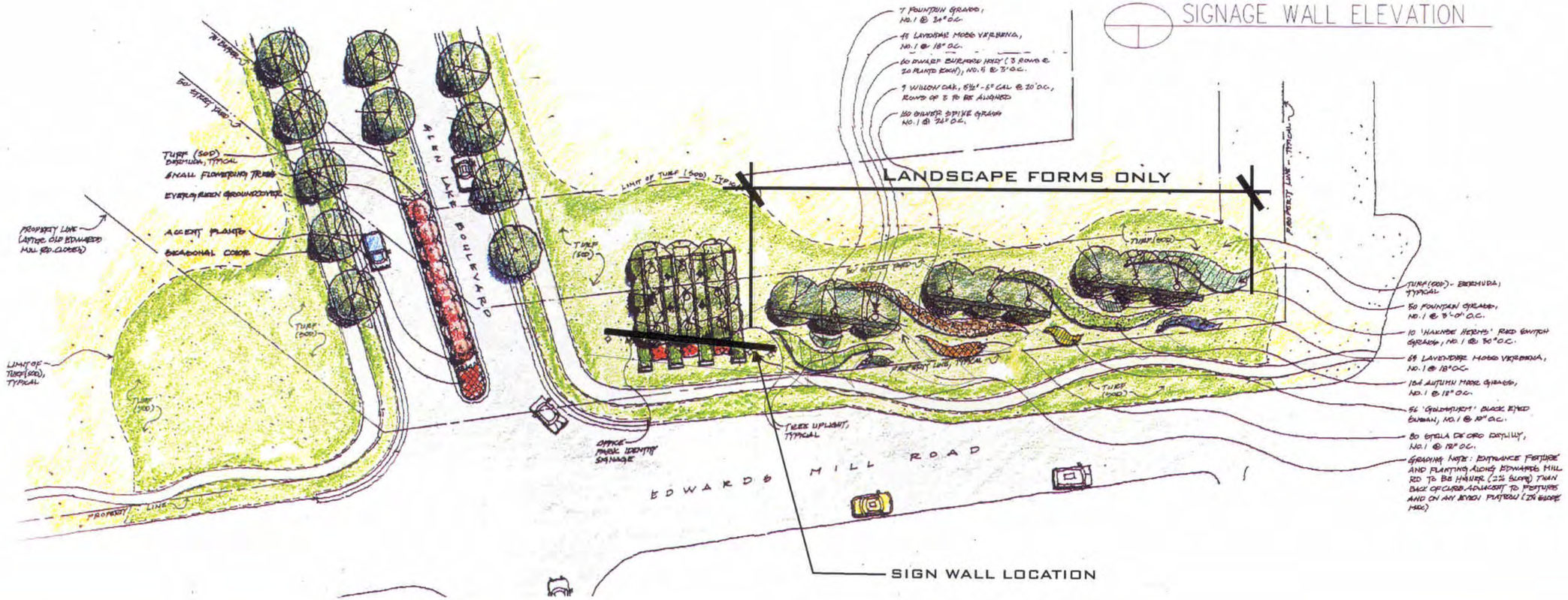
SIGNAGE WALL UP-LIGHTS
FOR 6' HT. SIGNS: 9100 MH100/ 277/ WW/ 34
GROUND-MOUNTED. FOR 2' - 4' HT. SIGNS:
9100 MH70/ 277/ WW/ 34, GROUND-MOUNTED
BY HYDREL (OR APPROVED EQUAL)

NOTE: STREET MARKINGS AT INTERSECTIONS PER MUTCD STANDARDS





SIGNAGE WALL ELEVATION



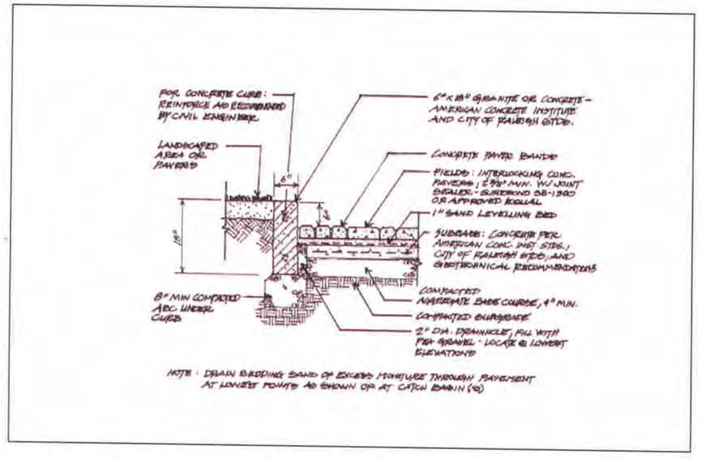
HIGHWOODS PROPERTIES

GLENLAKE OFFICE PARK

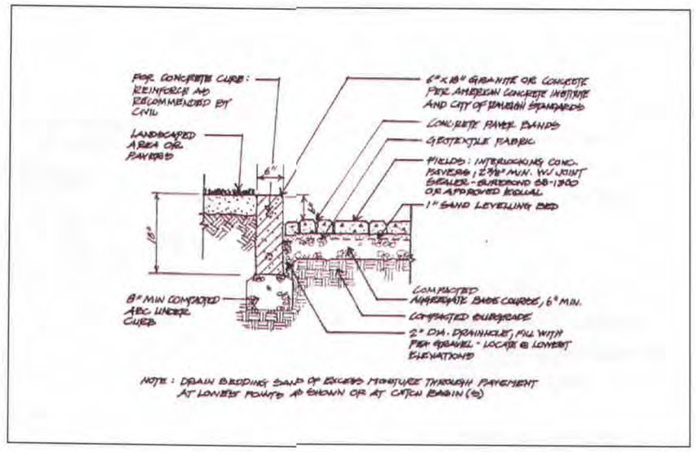
22 MAY 01

the center

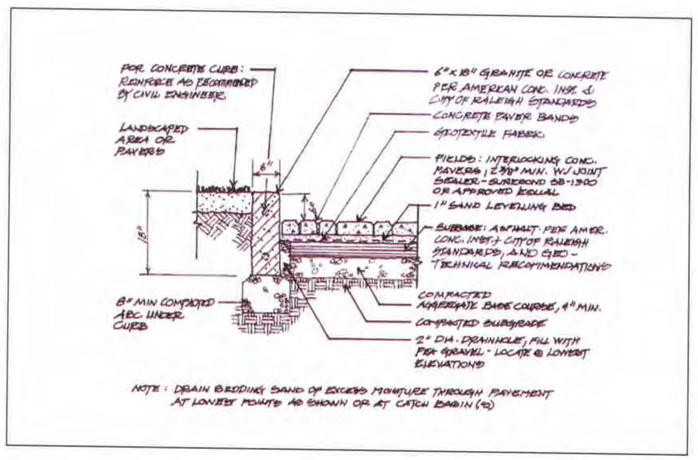
ROAD AND SIDEWALK DETAILS IN SQUARE



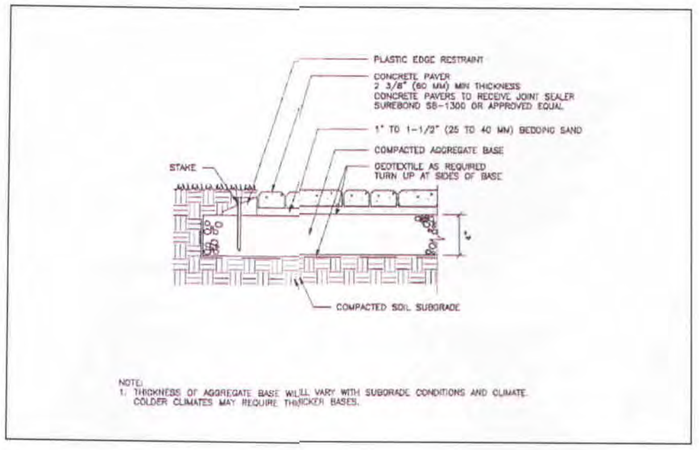
CURB AND PAVER DRIVE WITH CONCRETE SUBBASE



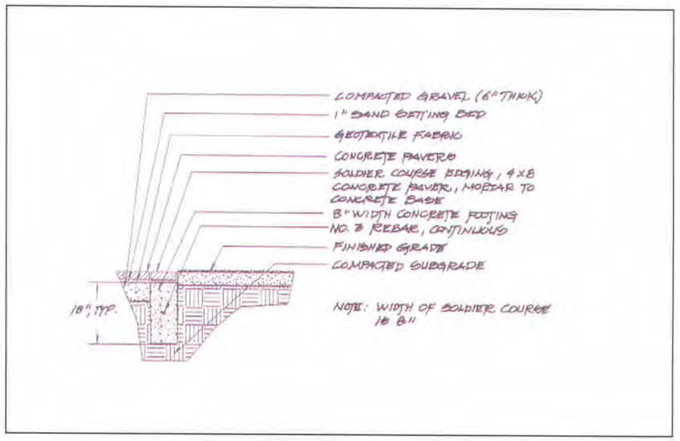
CURB AND PAVER DRIVE WITH AGGREGATE SUBBASE



CURB AND PAVER DRIVE WITH ASPHALT SUBBASE

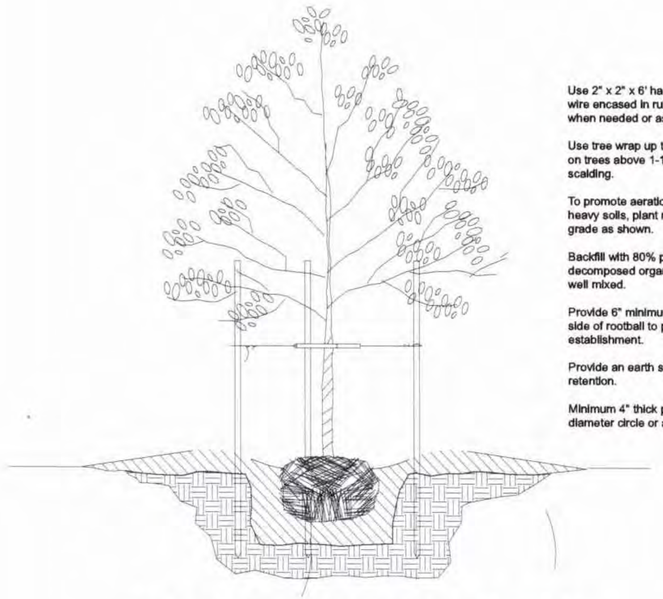


CONCRETE PAVER SIDEWALK



CONCRETE PAVER SIDEWALK - SOLDIER COURSE

PLANTING DETAILS



Use 2" x 2" x 6' hardwood stakes and #9 wire encased in rubber hose for staking when needed or as directed by architect.

Use tree wrap up to first whirl of branches on trees above 1-1/2" caliper to prevent scalding.

To promote aeration and percolation in heavy soils, plant rootball above existing grade as shown.

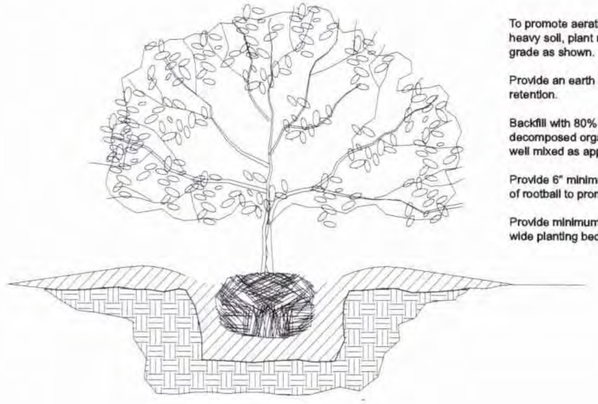
Backfill with 80% parent material and 20% decomposed organic matter by volume well mixed.

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

Provide an earth saucer for water retention.

Minimum 4" thick pine straw in 5' diameter circle or as shown on plans.

TREE PLANTING DETAIL



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

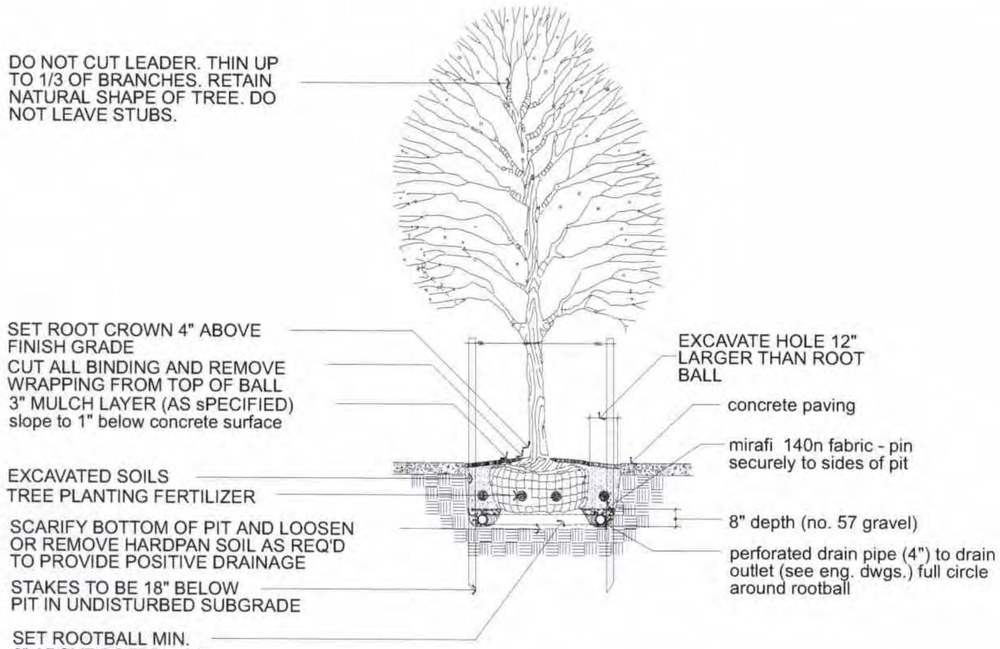
Provide an earth saucer for water retention.

Backfill with 80% parent material and 20% decomposed organic material by volume well mixed as approved by the architect.

Provide 6" minimum of backfill on each side of rootball to promote rapid reestablishment.

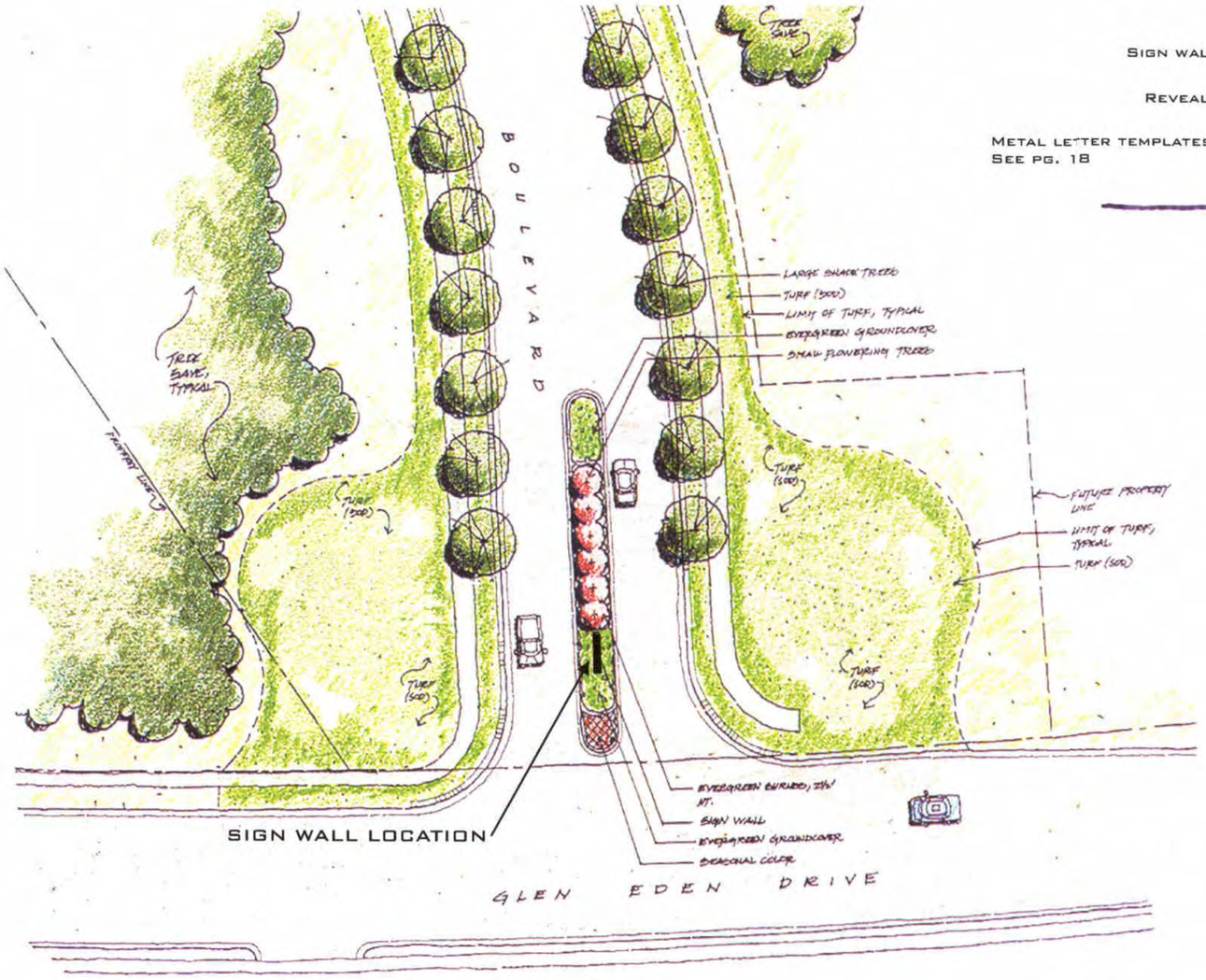
Provide minimum 4" thick pine straw in 5' wide planting beds or as directed on plans.

SHRUB PLANTING DETAIL

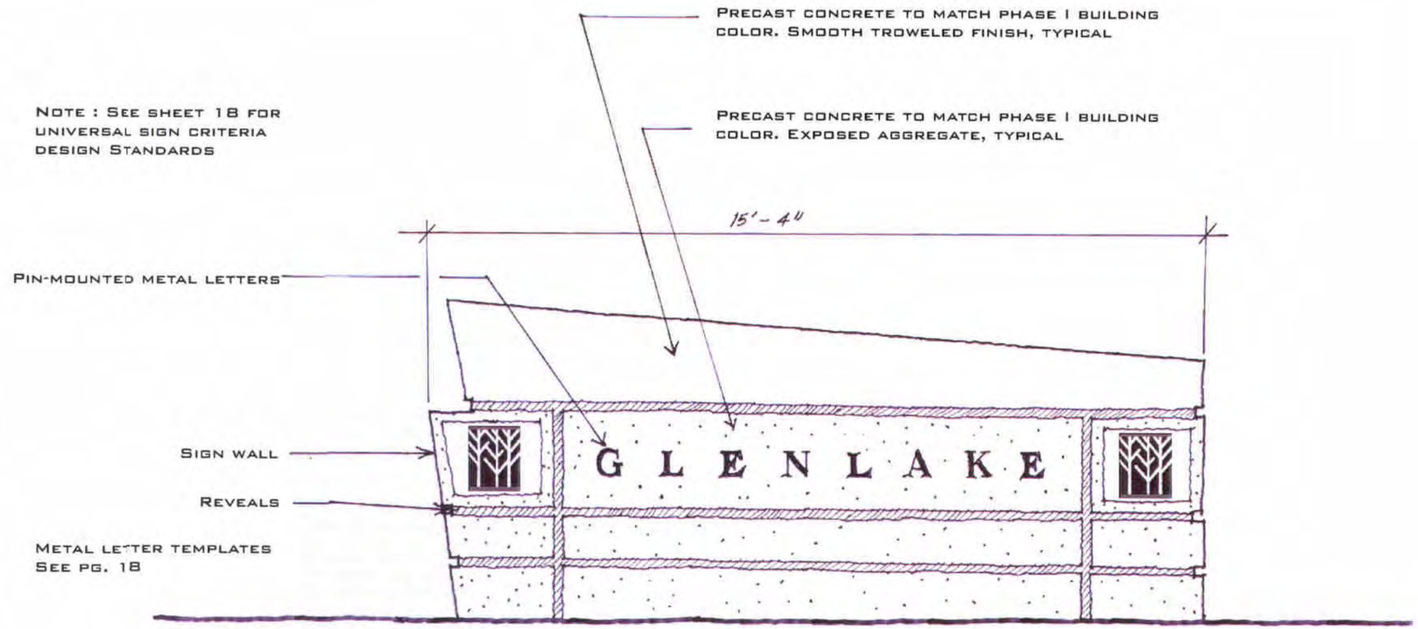


TREE WELL DETAIL

STREETSCAPE & PARKING PLAN DEVELOPMENT STANDARDS

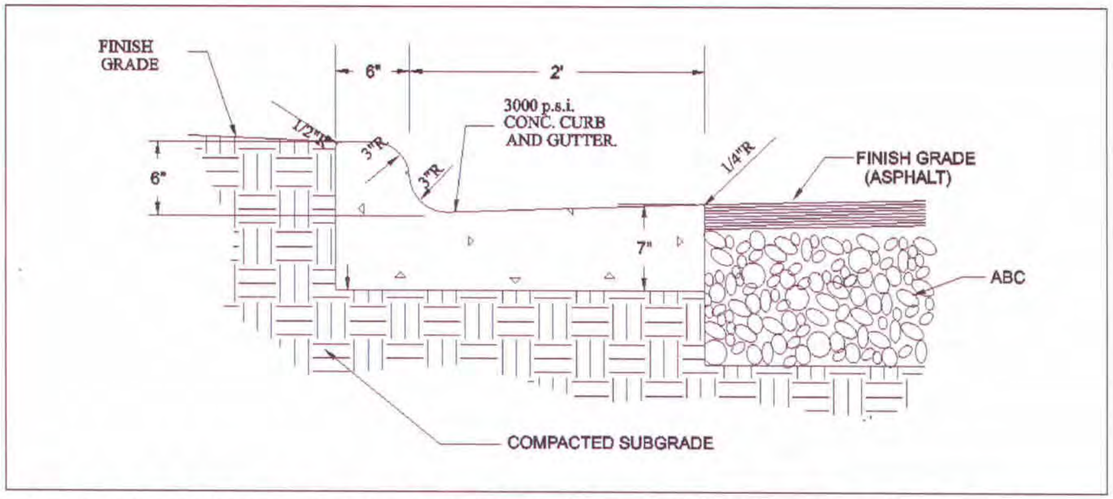


NOTE : SEE SHEET 18 FOR UNIVERSAL SIGN CRITERIA DESIGN STANDARDS

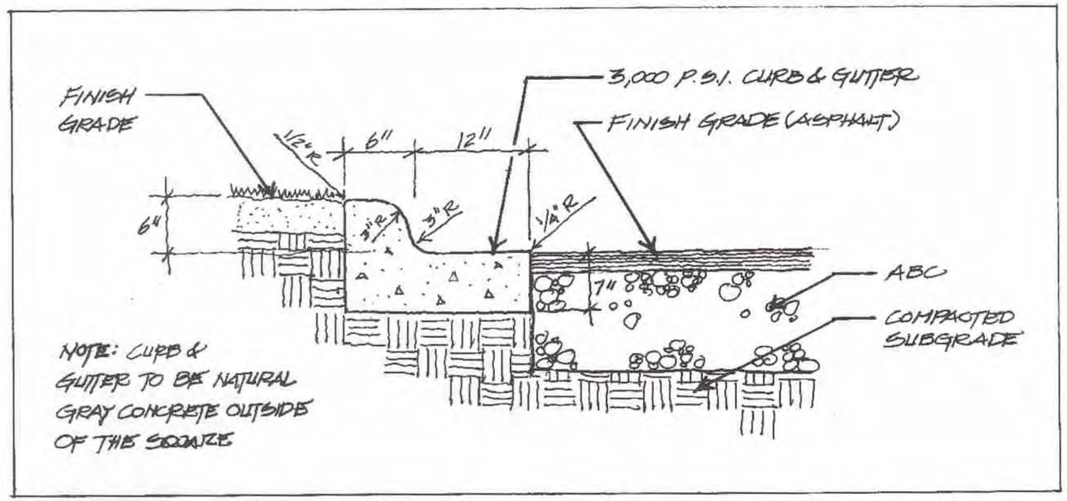


SIGNAGE WALL ELEVATION

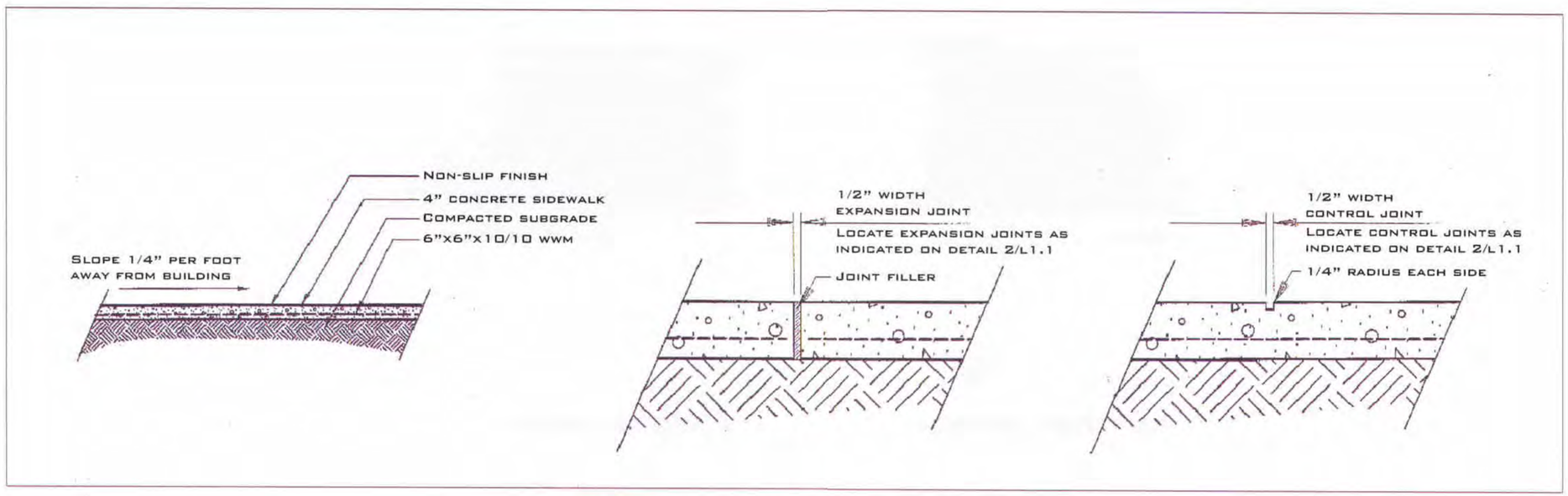
ROAD & SIDEWALK DETAILS



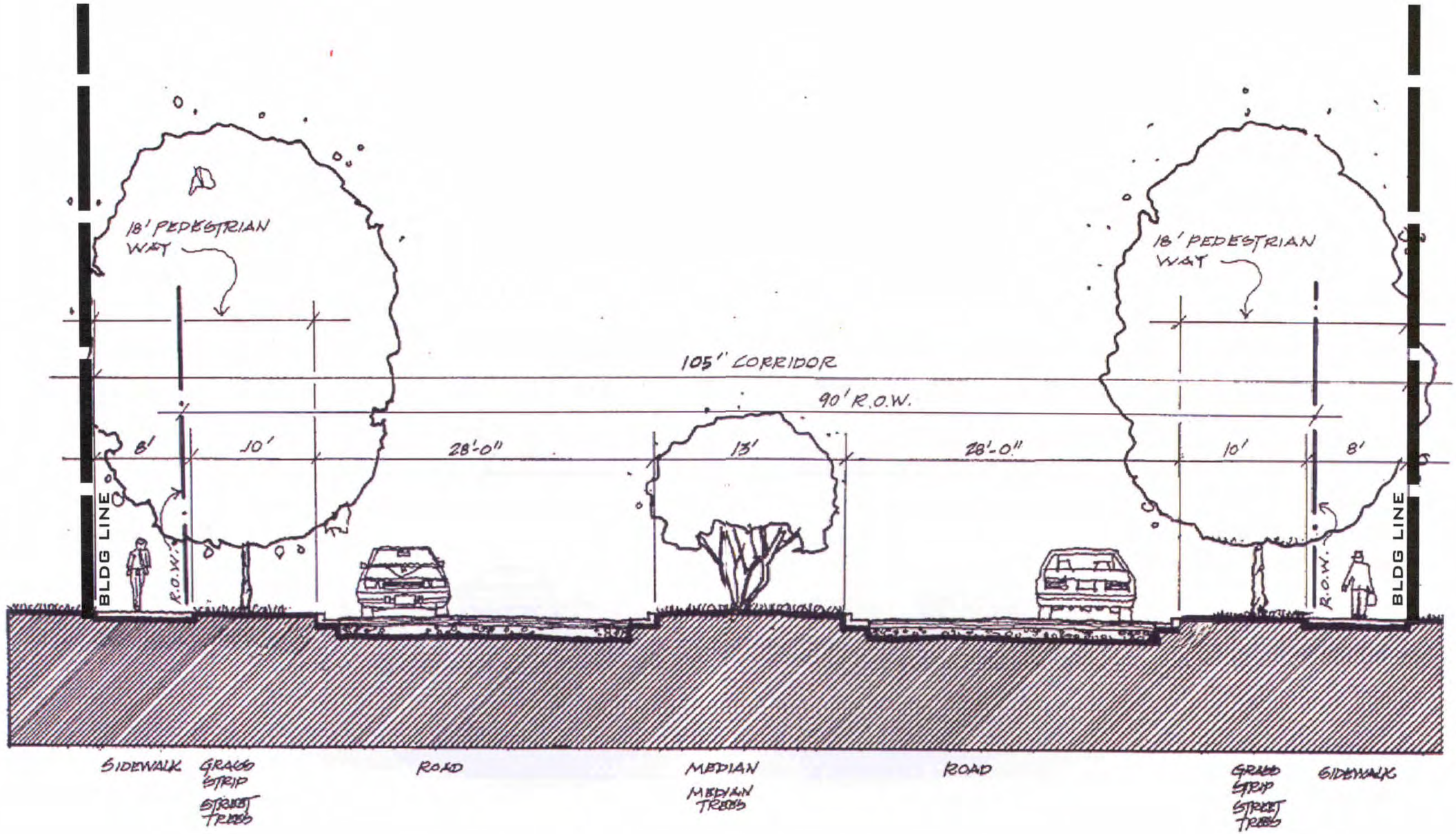
30" CONCRETE CURB AND GUTTER (TYPICAL AT OUTSIDE EDGES OF ROAD EXCLUDING TOWN SQUARE



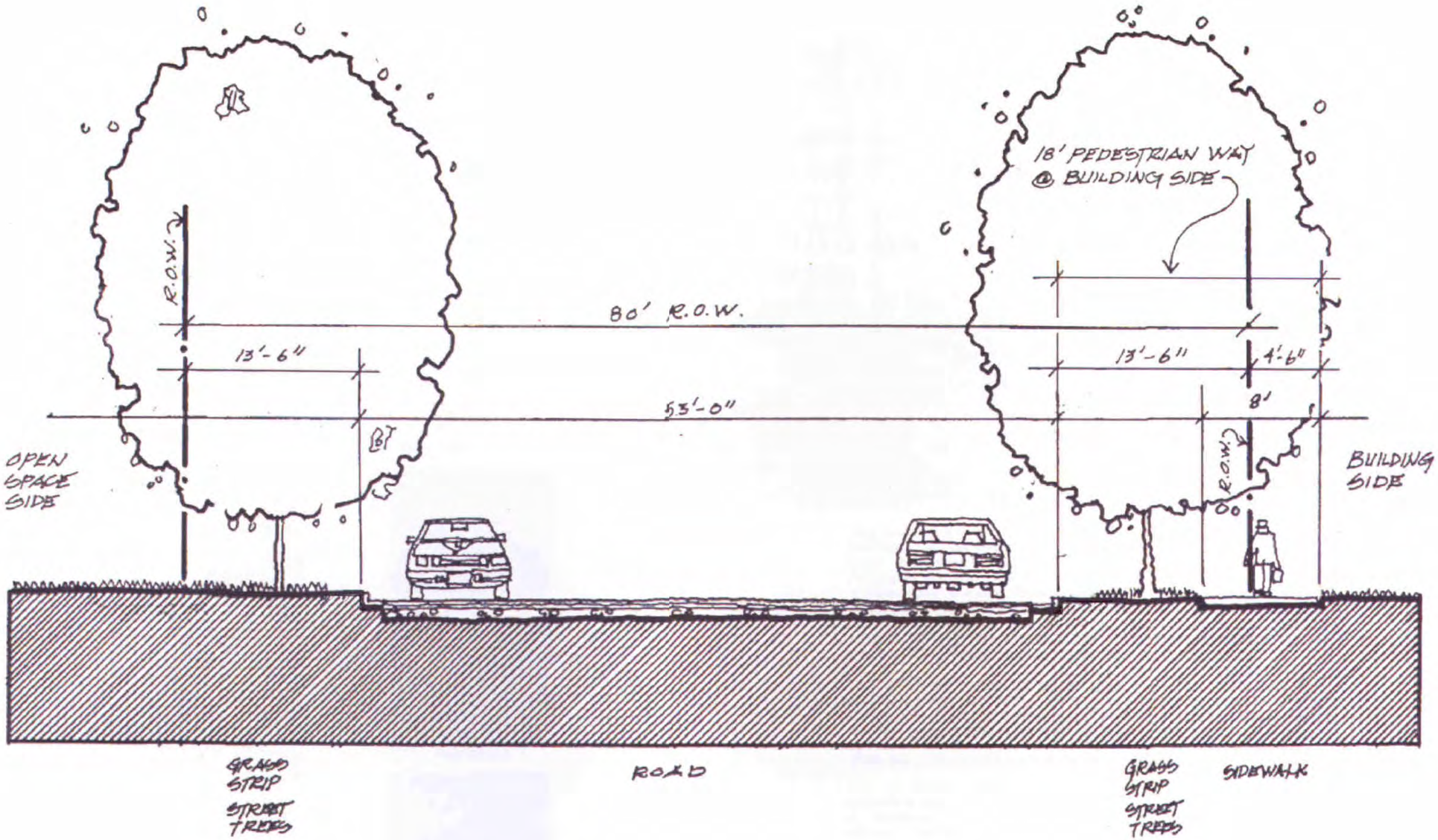
18" CONCRETE CURB AND GUTTER, TYPICAL AT ROAD MEDIANS(EXCLUDING SQUARE)



CONCRETE SIDEWALK DETAILS



TYPICAL STREET 'A' WITH MEDIAN SECTION



TYPICAL STREET 'A' WITHOUT MEDIAN SECTION

UNITY OF DEVELOPMENT ISSUES

Example of Glass

Example of Precast

737 - White

369 - Colonial White

250 - Ivory

311 - Antique Bronze

022 - Mesa Brown

090 - Colonial Bronze

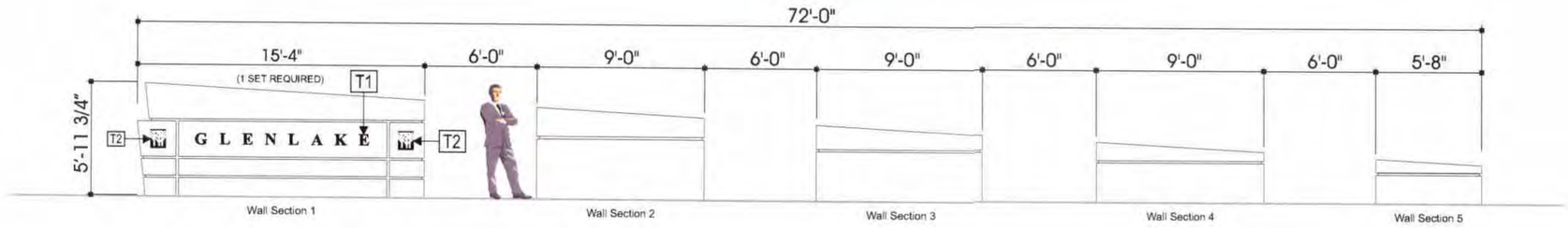
Metal Colors

The dominant materials making up the exterior skin of the buildings will be architectural precast concrete and insulated glass units with a high performance coating, giving the glass a reflective quality in a pewteror 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 pewteror antique silver reflective appearance. The painted metal for the project will be selected from the colors in the architectural precast concrete.

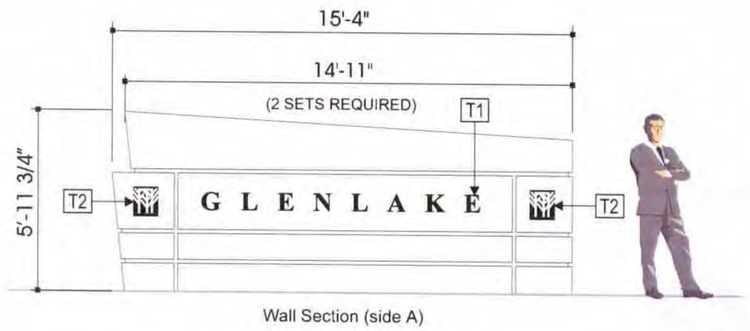
The dominant architectural features of the buildings will include a distinctive "post and beam" base to the buildings and a traditional punched opening glass expression on upper floors.. The base of the buildings will include some form of an arched expression, whether expressed as the Phase One building 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.

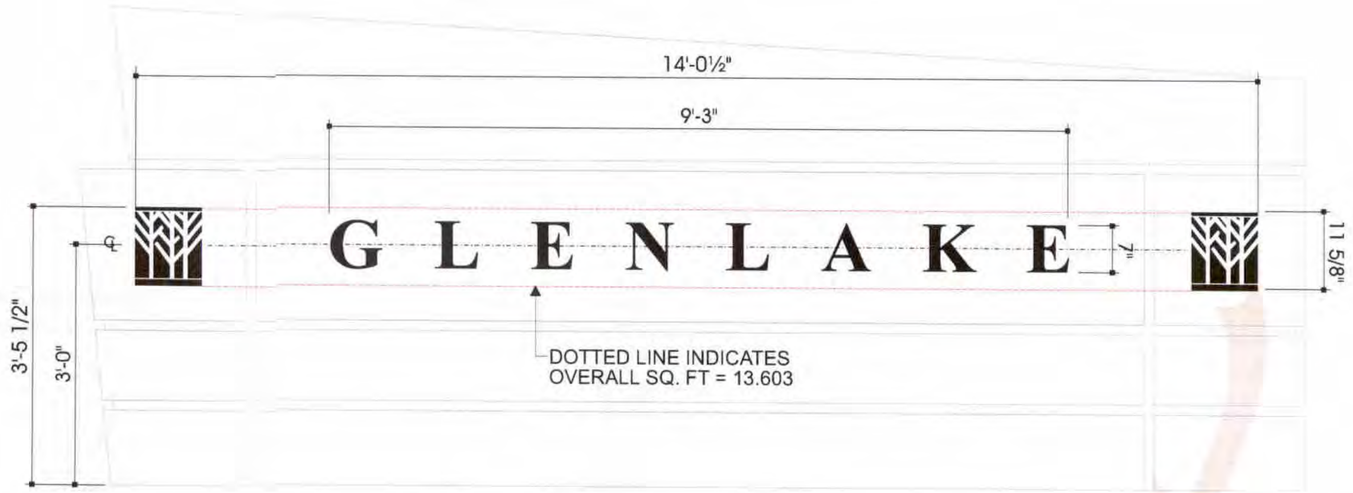
Sign located @ EDWARDS MILL RD.



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

Sign located @ 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"

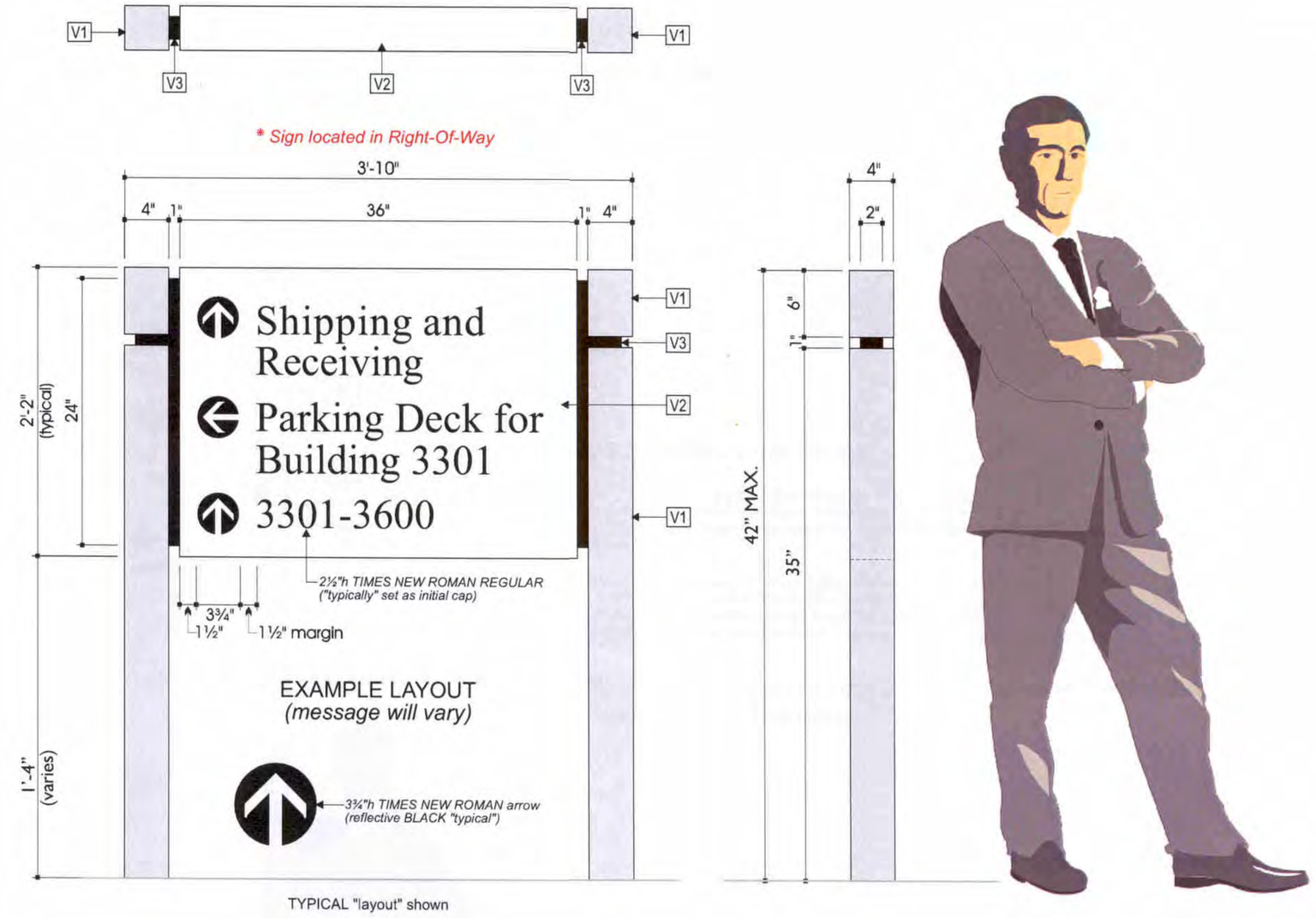
SCOPE OF WORK & COLOR KEY

T1 PLATE LETTERS (aluminum): 1/2" thk. aluminum plate material "precision cut" ~ painted Black Anodic #41-335 (Matthews Acrylic Polyurethane) Letters = 7" high TIMES NEW ROMAN BOLD – Installation: Letters stud mounted ¼" off pre-cast and permanently set into drilled holes filled with (3m brand or approved equal) clear silicone adhesive

T2 PLATE LOGOS (aluminum): 1/2" thk. aluminum plate material "precision cut" ~ painted Black Anodic #41-335 (Matthews Acrylic Polyurethane) Logo = 11 5/8" high **NOTE: Artwork is recommended if logos 'shown' is NOT acceptable* – Installation: Logos stud mounted ¼" off pre-cast and permanently set into drilled holes filled with (3m brand or approved equal) clear silicone adhesive

Mounting Detail
(TYPICAL)

*Must obtain encroachment from City of Raleigh



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

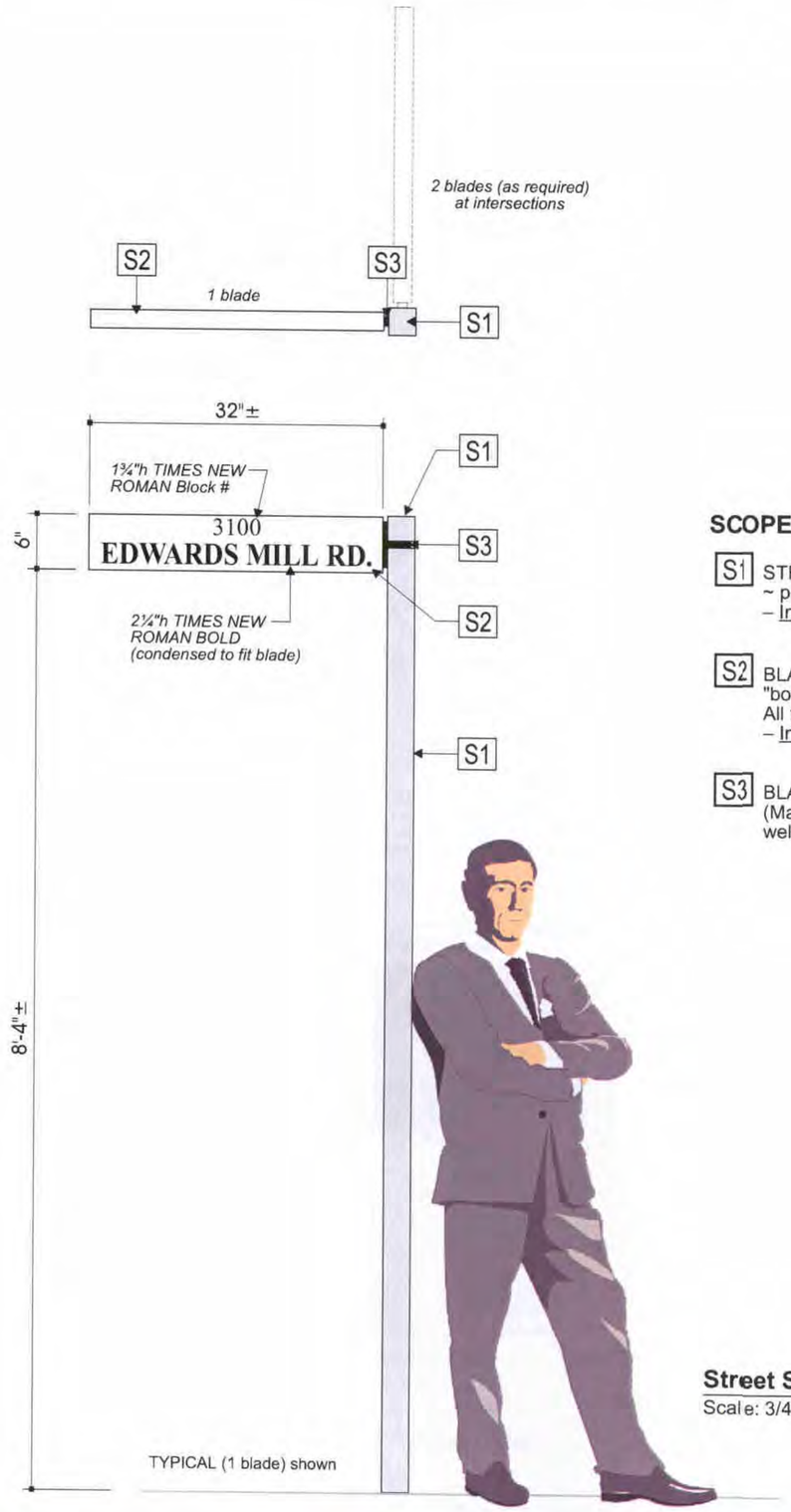
SCOPE OF WORK & COLOR KEY

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 min. 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"

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 pcs. per post)
~ painted Brushed Aluminum #41-342 (Matthews Acrylic Polyurethane - satin finish)
– Installation: Post permanently set into drilled footing with 3000psi 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. req'd)

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

Color 1

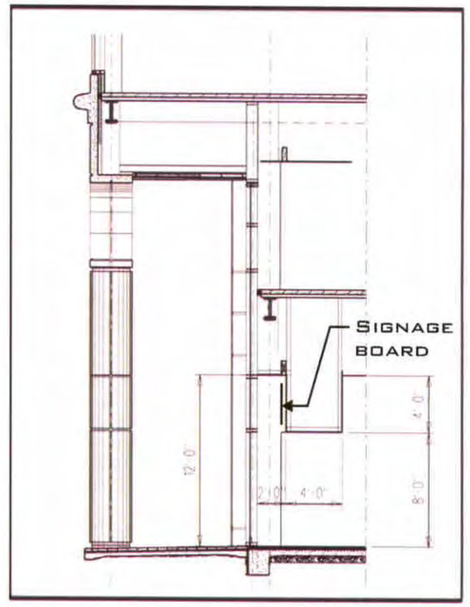
Example of Precast

Color 2 - White

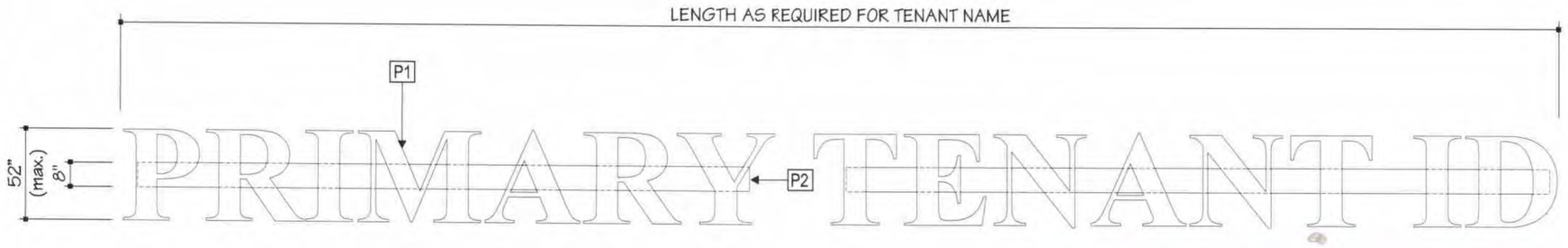
Color 3 - Black

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

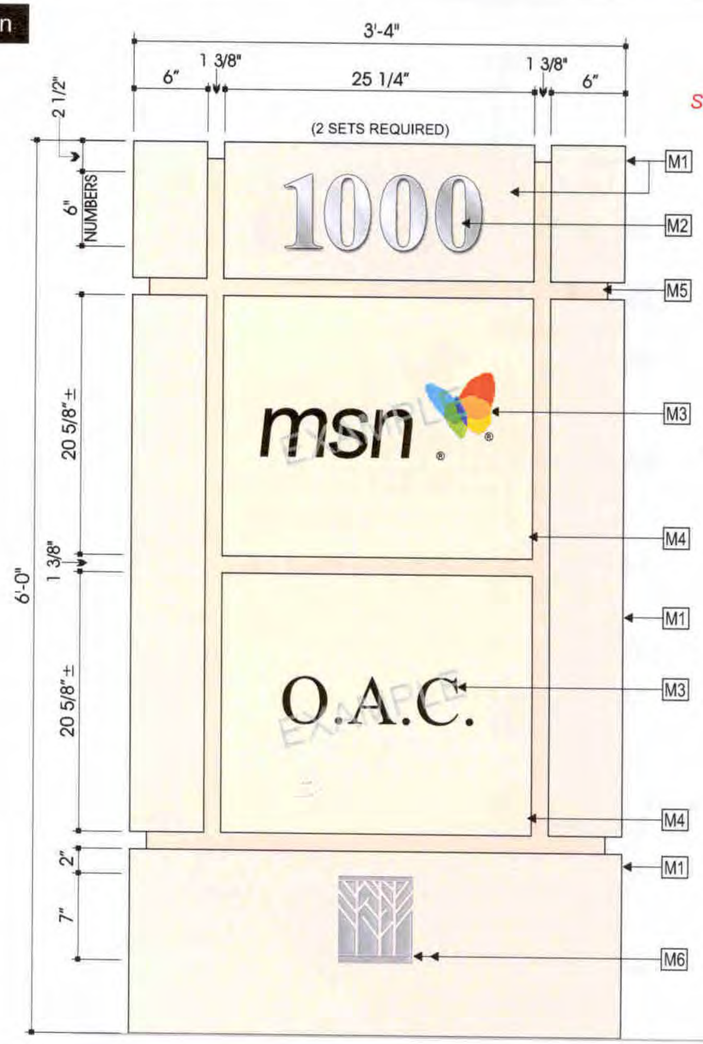
P1 PRIMARY TENANT LETTERS (52" high maximum): Letterforms = .080" thk. (min.) fabricated aluminum construction (4" deep) ~ inside painted White, returns painted White #41-335 (Matthews Acrylic Polyurethane) • Letterstyle = TIMES NEW ROMAN BOLD • Letter faces = Black "casocryl" (black/white) plex • Letter trim = White Jewelite® illumination = 13mm (min.)-15mm (max.) #6500 White neon – Installation: Letters flush mounted to aluminum raceway

P2 RACEWAY (8" high x 8" deep): .125" thk. 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).

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

NOTE: Actual placement of Tenant Letters to be approved by GLARB

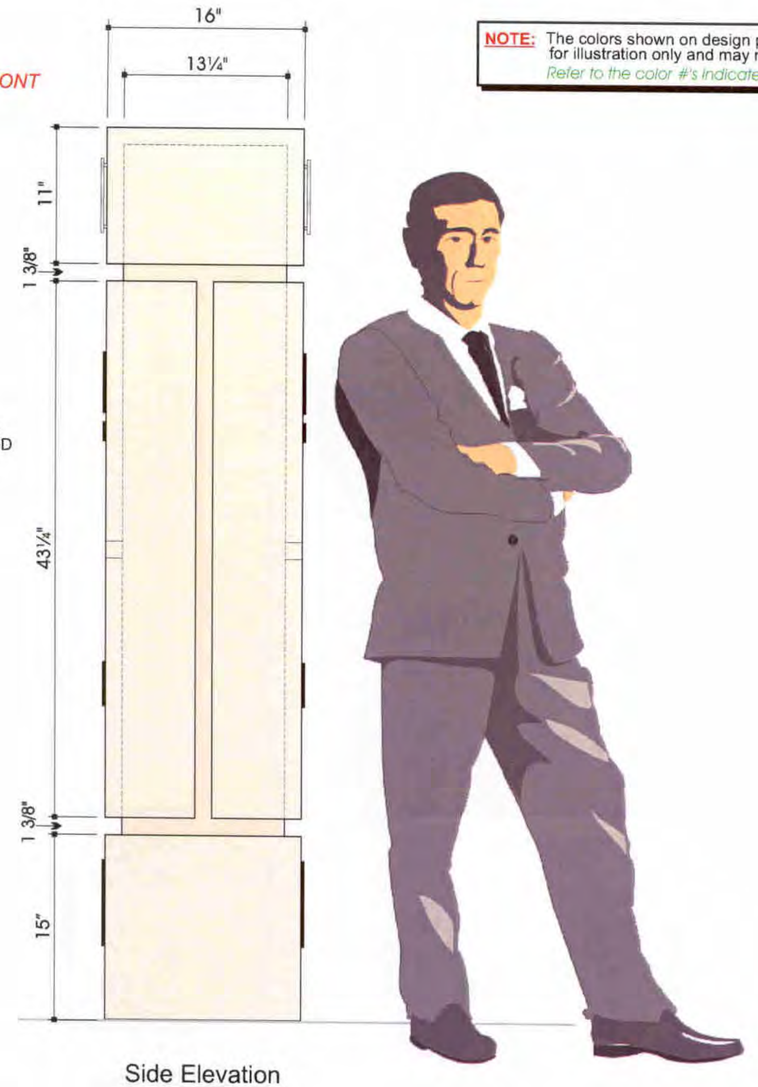
2 panel option



Multi-Tenant ID Sign ***(double face)*** **-** Front Elevation
Scale: 1" = 1'-0"

Sign located @ BUILDING FRONT

NOTE: ALL ® SYMBOLS TO BE 1ST SURFACE APPLIED (BLACK) "MATTE" VINYL



Side Elevation
Scale: 1" = 1'-0"

NOTE: The colors shown on design presentation is for illustration only and may not be exact.
Refer to the color #'s indicated on DRAWING.

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

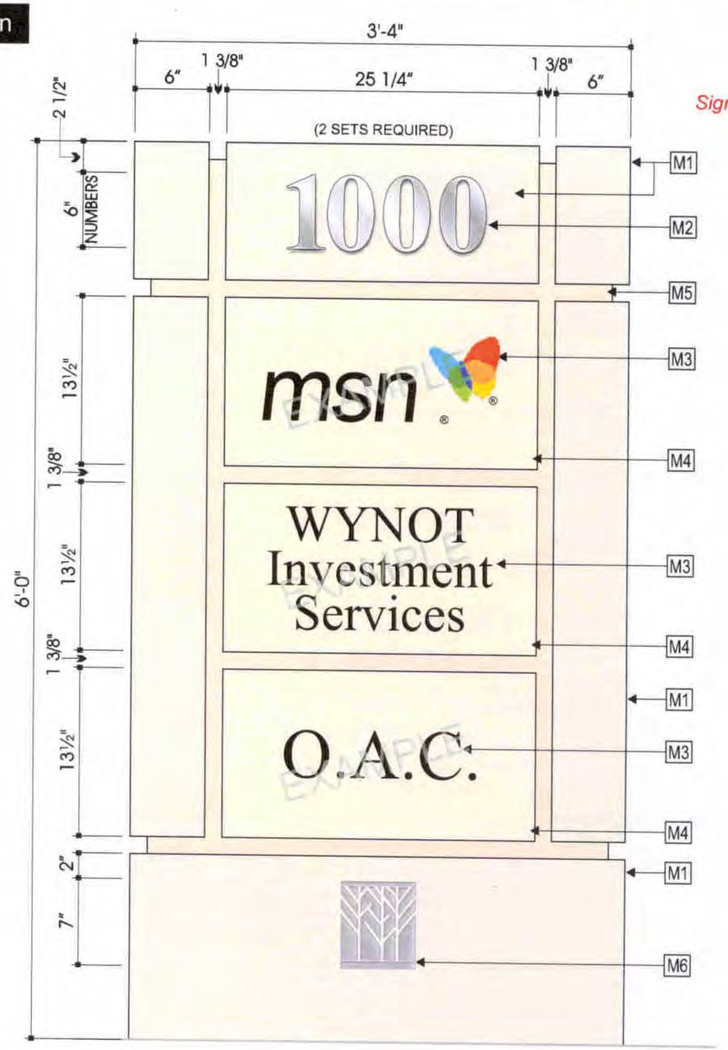
M3 TENANT PLATE LETTERS (aluminum): 1/4" thk. aluminum plate material "precision cut"
NOTE: Custom "corporate logo/letters with corresponding colors (as approved by GLARB)
• Generic tenant lettering ~ painted Black Anodic #41-335 (Matthews Acrylic Polyurethane) Letters = TIMES NEW ROMAN BOLD "size to 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 "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

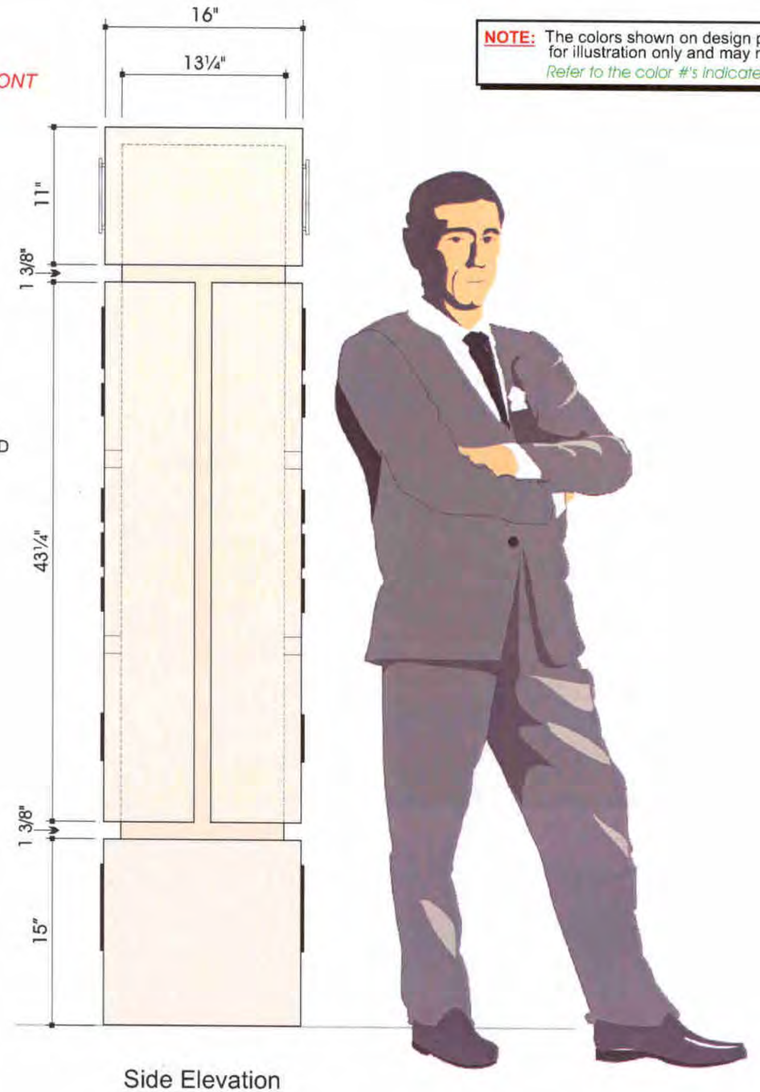
3 panel option



Sign located @ BUILDING FRONT

NOTE: ALL ® SYMBOLS TO BE 1ST SURFACE APPLIED (BLACK) "MATTE" VINYL

Multi-Tenant ID Sign ***(double face)*** **-** Front Elevation
Scale: 1" = 1'-0"



Side Elevation
Scale: 1" = 1'-0"

NOTE: The colors shown on design presentation is for illustration only and may not be exact.
Refer to the color #'s indicated on DRAWING.

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

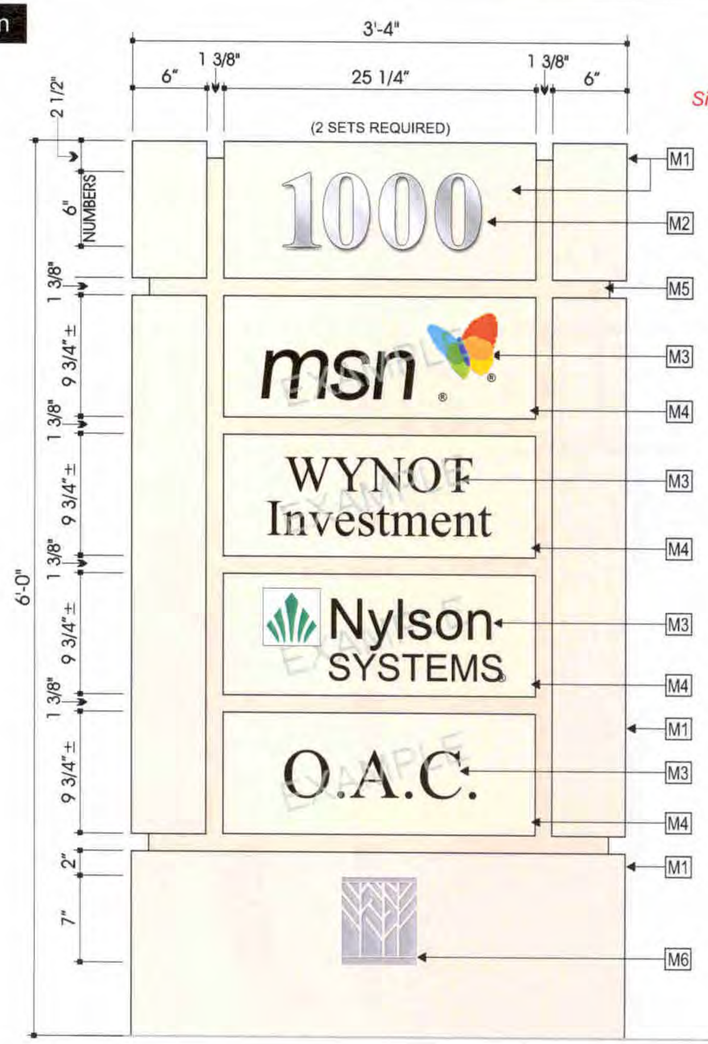
M3 TENANT PLATE LETTERS (aluminum): 1/4" thk. aluminum plate material "precision cut"
NOTE: Custom "corporate logo/letters with corresponding colors (as approved by GLARB)
- Generic tenant lettering ~ painted Black Anodic #41-335 (Matthews Acrylic Polyurethane) Letters = TIMES NEW ROMAN BOLD "size to 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 "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

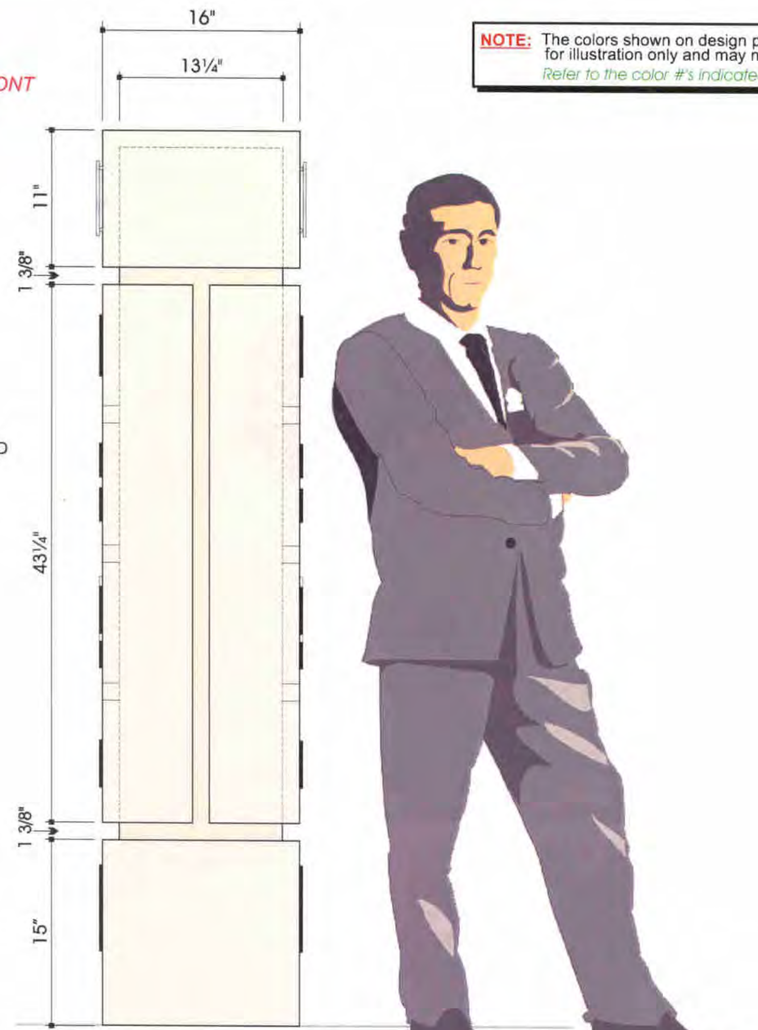
4 panel option



Sign located @ BUILDING FRONT

Multi-Tenant ID Sign ***(double face)*** **-** Front Elevation
Scale: 1" = 1'-0"

NOTE: ALL ® SYMBOLS TO BE 1ST SURFACE APPLIED (BLACK) "MATTE" VINYL



Side Elevation
Scale: 1" = 1'-0"

NOTE: The colors shown on design presentation is for illustration only and may not be exact. *Refer to the color #'s indicated on DRAWING.*

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

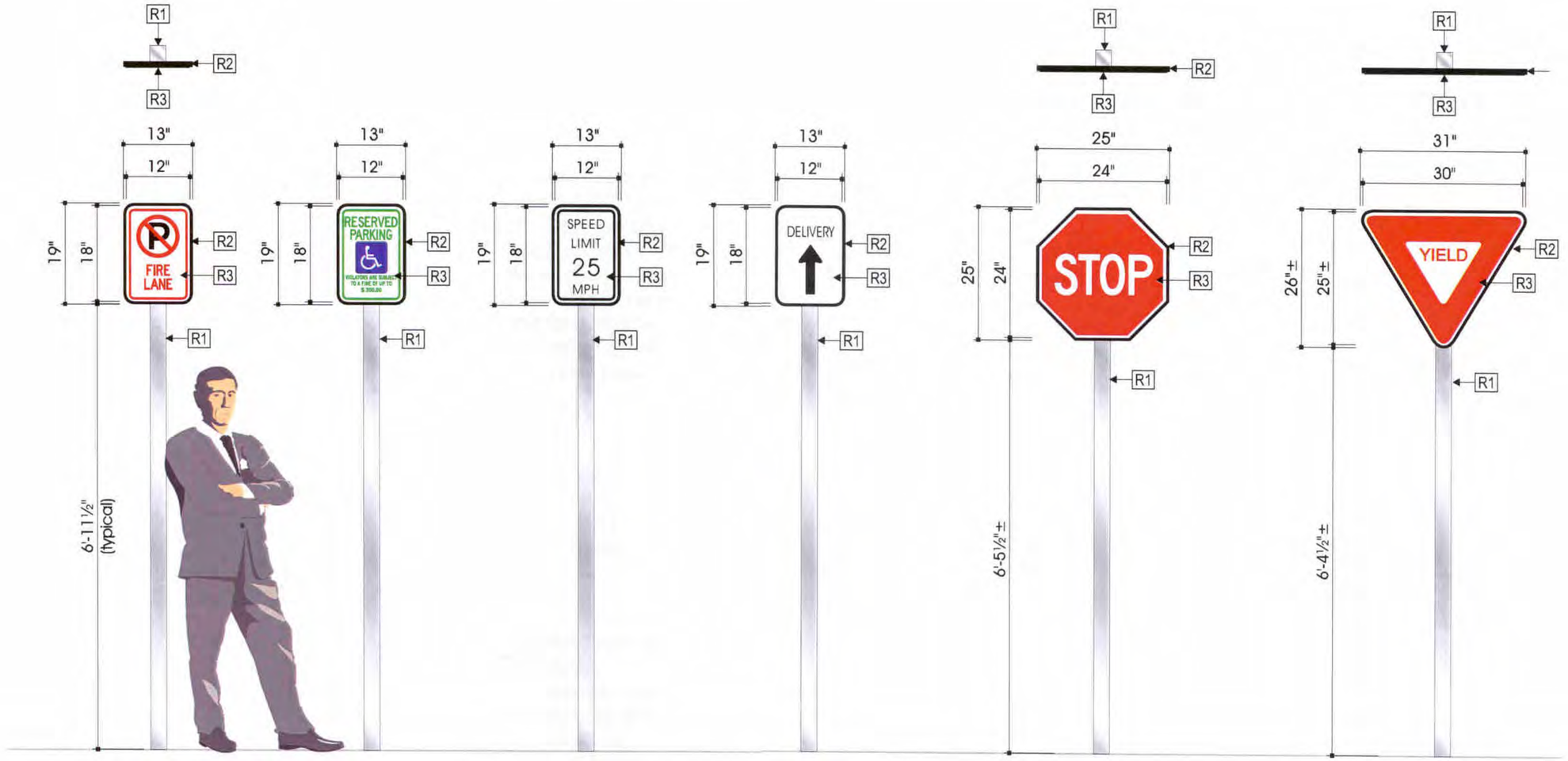
M2 PLATE NUMBERS (stainless steel): 1/2" thk. stainless steel plate material "precision cut" ~ Natural grained stainless steel finish Numbers = 6" high TIMES NEW ROMAN BOLD – Installation: Numbers stud mounted 1/4" off pre-cast and permanently set into drilled holes filled with (3m brand or approved 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 Anodic #41-335 (Matthews 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 "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



No Parking (Fire Lane) | Handicap Parking | Speed Limit | Delivery (Straight) | STOP (D.O.T. std.) | YIELD (D.O.T. std.)

Regulatory Signs - Front & Top Elevations
Scale: 1/2" = 1'-0"

SCOPE OF WORK & COLOR KEY

R1 SIGN POST (extruded aluminum): 3"x3"x8'-6½" long "above grade" ~ painted Brushed Aluminum #41-342 (Matthews Acrylic Polyurethane - satin finish) or Natural Satin grained stainless steel – Installation: Post permanently set into drilled footing with 3000psi concrete

R2 SIGN PANEL (aluminum): 1" deep fabricated aluminum construction with 1/8" thk. aluminum faces ~ painted Black Anodic #41-335 (Matthews Acrylic Polyurethane) – Installation: Panel permanently attached to 3" sq. post with (2-3) countersunk stainless steel fasteners.

R3 SIGN FACE (aluminum): 1/8" thk. flat aluminum material "one side only" ~ edges painted White #42-202 (Matthews 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, reconstruction, 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