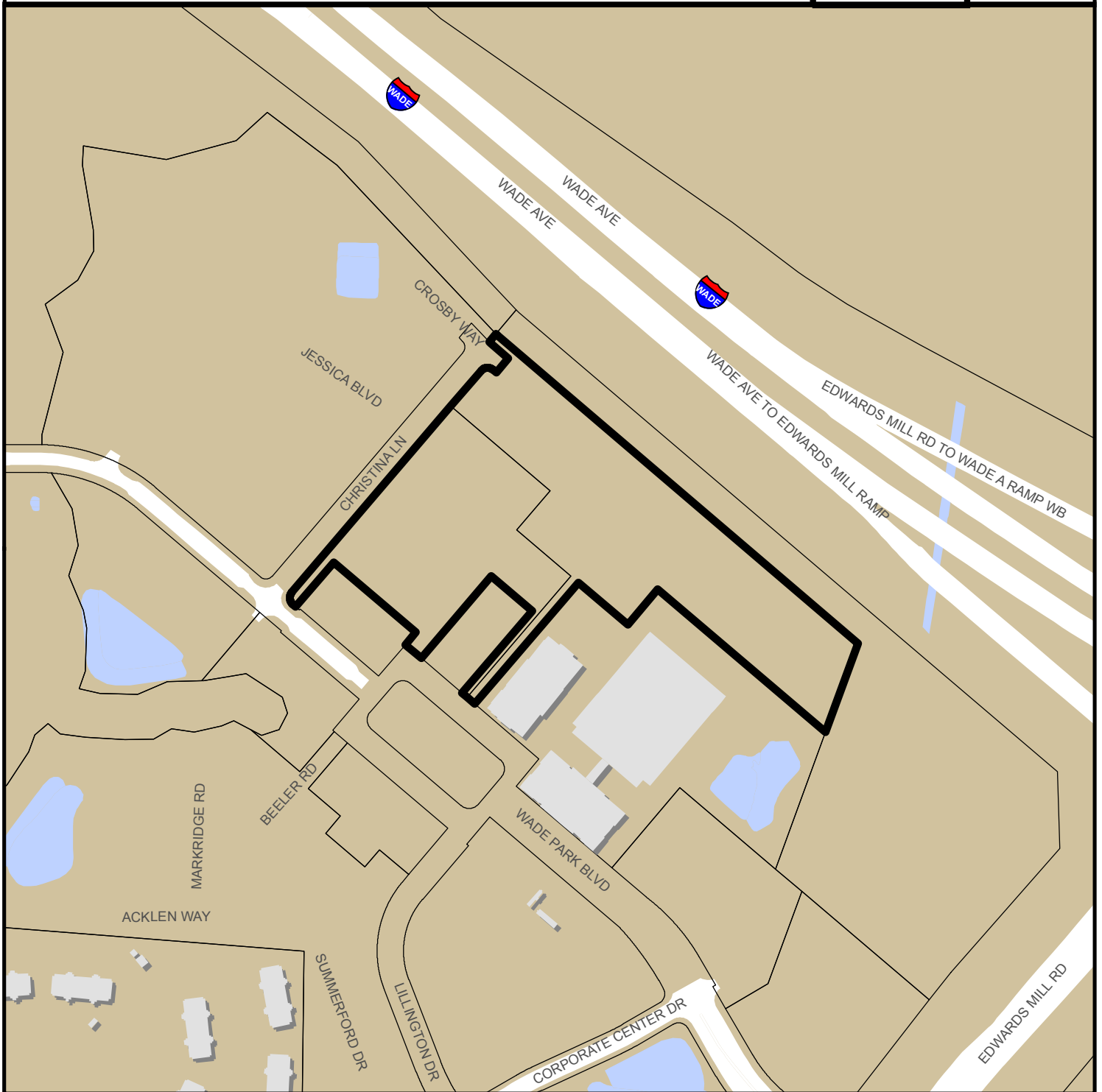


# WADE PARK V SR-46-2017



0 300 600 Feet

Zoning: **OX-12-CU, PD**

CAC: **West**

Drainage Basin: **Richland Creek**

Acreage: **10.48**

Sq. Ft.: **279,768**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Ron Hendricks**

Phone: **(919) 845-7600**





# Administrative Approval Action

SR-46-17 / Wade V  
Transaction# 512884, AA#3687

City of Raleigh  
Development Services  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the south of Wade Avenue, within the southwest quadrant of the intersection of Wade Avenue and Edwards Mill Road, and accessed from Wade Park Blvd. - 5438 and 5440 Wade Park Blvd. The site is within the city limits.

**REQUEST:** Development of a seven story 246,787 square foot office building with accommodations for retail space and surface parking along with an associated seven level parking deck, at 5438 Wade Park Blvd. This portion of the development is zoned OX-12-CU, (Z-17-15). Also, this plan includes development of a two level parking structure on an adjacent parcel zoned PD (MP-2-05).

**DESIGN  
ADJUSTMENTS/  
ALTERNATES,  
ETC:** NA

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Piedmont Land Design, LLP. (Dated August 10, 2017)

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

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

### **Prior to issuance of a land disturbing permit for the site:**

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

### **Prior to the issuance of any site permits or approval of concurrent review process, whichever is applicable;**

2. That a nitrogen offset payment must be made to a qualifying mitigation bank;

### **Prior to issuance of building permits:**

3. That a Final Plat be recorded at the Wake County Register of Deeds office for all Subdivisions, Recombination's, ROW / Easement Dedications & Tree Save Areas;
4. That a tree impact permit is obtained for tree removal and planting in the right-of-way;
5. That as all zoning conditions of Z-17-15 shall be met prior to building permit issuance, verification that condition #7 has been fulfilled with recombination of the portion of lot 201 subject to Z-17-15 with lot 203 shall be recorded or a declaration allocating the permitted uses among the two lots be approved by the City for recording;
6. That the seven level building and associated 7 level parking structure zoned OX-12-CU shall comply with all conditions of Z-17-15;



**Administrative  
Approval Action**  
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**Prior to issuance of building occupancy permit:**

7. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

**3-Year Expiration Date:** 10-10-2020

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

**4-Year Completion Date:**

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

I hereby certify this administrative decision.

**Signed:** (Planning Dir./designee) Angie Bily 7/20 Date: 10/10/2017

**Staff Coordinator:** Michael Walters

PRELIMINARY  
NOT FOR CONSTRUCTION

WADE PARK V  
OFFICE BUILDING  
5438 WADE PARK BOULEVARD  
RALEIGH, NORTH CAROLINA

ISSUED: 01 MAY 2017

REVISIONS:  
10 AUG 2017  
REVISED PER CITY COMMENTS

DRAWN BY: MGD  
CHECKED BY: RPH

PROJECT: WPOP3

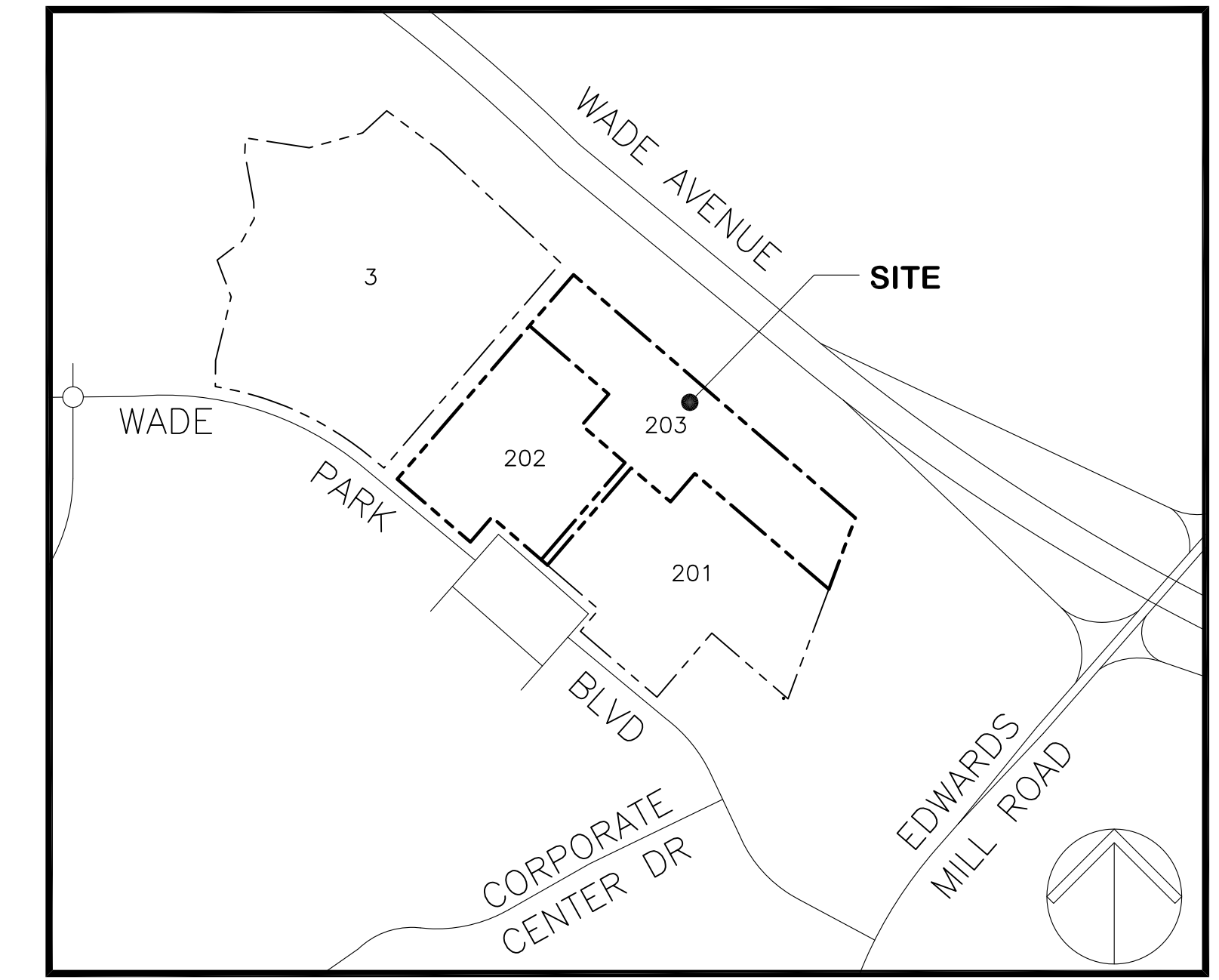
COVER SHEET

DWG. NO. PA. 1

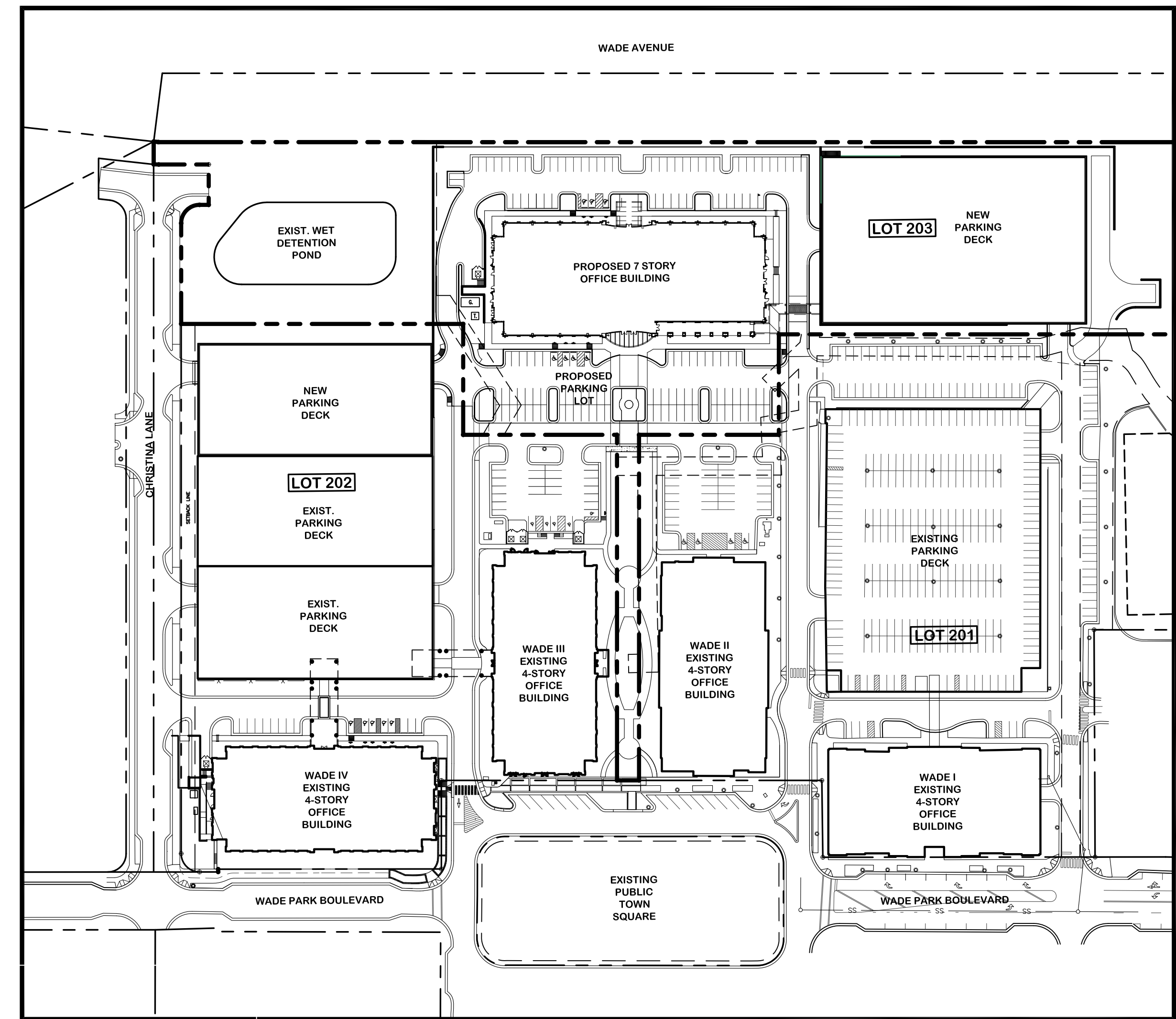
### CITY OF RALEIGH SITE PLAN INFORMATION:

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES NO X	
1. DEVELOPMENT NAME:	WADE PARK V OFFICE BUILDING
2. STREET ADDRESS:	5438 WADE PARK BOULEVARD RALEIGH, NORTH CAROLINA 0784-09-5397 & 0784-09-1328
3. WAKE COUNTY P.I.N.:	2
4. TOTAL NUMBER OF LOTS:	2
5. TOTAL AREA:	12.01 AC.±
6. ZONING:	OX-12-CU (Z-17-15) LOT 203/PD(LOT 201/202)
7. LOT 203 PROPOSED BUILDING SQUARE FOOTAGE & USE:	246,787 S.F. (NEW OFFICE BUILDING)
8. LOT 203 PROPOSED RETAIL SQUARE FOOTAGE SUMMARY: BUILDING SQUARE FOOTAGE DESIGNED TO ACCOMMODATE RETAIL USES: PROPOSED RETAIL SQUARE FOOTAGE:	33,910 S.F. (FIRST FLOOR) NONE
9. LOT 203 PROPOSED BUILDING FOOTPRINT SQUARE FOOTAGE:	33,910 S.F. (NEW OFFICE BUILDING)
10. LOT 202 BUILDING SQUARE FOOTAGE & USE:	213,876 S.F. (EXISTING OFFICE BUILDINGS)
11. LOT 202 EXISTING BUILDING FOOTPRINT SQUARE FOOTAGE:	53,470 S.F. (EXISTING OFFICE BUILDINGS)
12. LOT 203 PROPOSED BUILDING HEIGHT:	103.96' ABOVE F.F.E.
13. LOT 203 PARKING SUMMARY BASIS OF DETERMINATION: PARKING SPACES REQUIRED PER UDO EXISTING ACCESSIBLE SPACES: EXISTING PARKING SPACES TO BE REMOVED: NEW REGULAR PARKING SPACES PROVIDED: NEW ACCESSIBLE SPACES TO BE PROVIDED: TOTAL PARKING SPACES PROVIDED:	1 SP/400 GSF 617 SPACES 306 SPACES 4 SPACES (REMOVED) 268 SPACES (INCLUDING 4 HC SPACES) 1,288 SPACES 29 SPACES 1,355 SPACES—INCLUDING 29 ACCESSIBLE SPACES (120% ABOVE MIN. CODE REQUIREMENTS)
14. LOT 202 PARKING SUMMARY BASIS OF DETERMINATION: PARKING SPACES REQUIRED PER UDO EXISTING ACCESSIBLE SPACES: EXISTING PARKING SPACES TO BE REMOVED: NEW REGULAR PARKING SPACES PROVIDED: NEW ACCESSIBLE SPACES TO BE PROVIDED: TOTAL PARKING SPACES PROVIDED:	1 SP/400 GSF 535 SPACES 428 SPACES 410 SPACES 14 SPACES 19 SPACES 210 SPACES 8 SPACES 624 SPACES—INCLUDING 22 ACCESSIBLE SPACES (57% ABOVE MIN. CODE REQUIREMENTS)
15. LOT 203 BICYCLE PARKING SUMMARY: BASIS OF DETERMINATION: PARKING SPACES REQUIRED/PROVIDED:	1 SHORT TERM SPACE/10,000 GSF 1 LONG TERM SPACE/5,000 GSF 30 SPACES MAXIMUM 10 SHORT TERM AND 20 LONG TERM SPACES
16. IMPERVIOUS SURFACE AREA: EXISTING SITE IMPERVIOUS SURFACE AREA: NEW SITE IMPERVIOUS SURFACE AREA: TOTAL SITE IMPERVIOUS SURFACE AREA:	6.05 AC.± 2.23 AC.± 8.28 AC.±
17. INSIDE CITY LIMITS:	YES
18. INSIDE FLOOD HAZARD BOUNDARY:	NO
19. FLOOR AREA RATIO:	LOT 202: 213,876 S.F./5.59 AC. = 0.88 LOT 203: 246,787 S.F./6.42 AC. = 0.88
20. BUILDING LOT COVERAGE:	LOT 202: 53,470 S.F./5.59 AC. = 0.22 LOT 203: 33,910 S.F./6.42 AC. = 0.12
21. INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA:	NO
22. DEDICATED STREET RIGHT OF WAY:	NO
23. OVERALL WADE PARK BUILDING SQUARE FOOTAGE:	LOT 201 — 208,409 SF LOT 202 — 213,876 SF TOTAL — 422,285 SF MAX. ALLOWABLE — 500,000 SF
24. OVERALL WADE PARK BUILDING USE SQUARE FOOTAGE:	LOT 201 OFFICE — 201,773 SF RETAIL — 6,636 SF (RESTAURANT AND GYM) LOT 202 OFFICE — 188,615 SF DETAIL READY — 25,261 SF TOTAL — 422,285 SF MAX. SF RETAIL = 25,000 SF. LOT 202 IS CURRENTLY LIMITED TO 18,364 SF OF RETAIL BASED ON EXISTING RETAIL ON LOT 201.
25. LOT 203 OUTDOOR AMENITY AREA:	0.67 ACRES (10.4%)
26. OWNER/DEVELOPER:	DOMINION REALTY PARTNERS, LLC c/o ANDY ANDREWS 2626 GLENWOOD AVENUE, SUITE 195 RALEIGH, NC 27608 (919) 845-3306 (PHONE) (919) 845-7297 (FAX) andrews@drp-llc.com (E-MAIL)
27. CONTACT PERSON:	PIEDMONT LAND DESIGN, LLP c/o RON HENDRICKS 8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) ronh@piedmontlanddesign.com (E-MAIL)

# ADMINISTRATIVE SITE REVIEW PLANS FOR: WADE PARK V OFFICE BUILDING SR-46-17 & TRANSACTION NO. 512884 (MP-2-05/S-53-06) 5438 WADE PARK BOULEVARD RALEIGH, NORTH CAROLINA



VICINITY MAP  
1" = 500'



### GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND VERTICAL INFORMATION IS TAKEN FROM SURVEY BY M-III, PLLC.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- THIS DEVELOPMENT SHALL CONFORM TO ZONING CONDITIONS FOR Z-54-05 & Z-17-15.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720078500J, PANEL NO. 0784 EFFECTIVE DATE MAY 2, 2006.

### ZONING CONDITIONS:

Zoning Case No.: Z-17-15 (APPLIES TO LOT 203 ONLY)  
District Classification: OX-12-CU  
CONDITIONS:  
1. NO BUILDING ON THE SUBJECT PROPERTY SHALL EXCEED 8 STORIES OR 120 FEET IN HEIGHT.  
2. THE AGGREGATE SQUARE FOOTAGE OF ALL BUILDINGS ON THE SUBJECT PROPERTY SHALL NOT EXCEED 280,000 SQUARE FEET, FLOOR AREA GROSS.  
3. THE PRINCIPAL BUILDING ON THE SUBJECT PROPERTY SHALL INCLUDE AT LEAST 14,500 SQUARE FEET OF FLOOR AREA WHICH IS CONSTRUCTED TO ACCOMMODATE RETAIL USES, INCLUDING GROUND FLOOR FLOOR-TO-CEILING HEIGHT OF AT LEAST 12 FEET AND GROUND STORY TRANSPARENCY OF AT LEAST 40%.  
4. RETAIL USES ON THE SUBJECT PROPERTY SHALL NOT EXCEED 15,000 SQUARE FEET, FLOOR AREA GROSS.  
5. THE PRINCIPAL BUILDING ON THE SUBJECT PROPERTY SHALL BE "LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)-CERTIFIABLE." "LEED-CERTIFIABLE" MEANS THAT THE BUILDING IS PLANNED AND DESIGNED TO MEET OR EXCEED A CERTIFIED RATING USED BY THE THEN APPLICABLE LEED NC OR LEED CORE AND SHELL AND/OR LEED COMMERCIAL INTERIORS, RATING SYSTEM PROMULGATED BY THE UNITED STATES GREEN BUILDING COUNCIL ("USGBC"). PRIOR TO OBTAINING A BUILDING PERMIT ON THE SUBJECT PROPERTY, THE PROPERTY OWNER SHALL OBTAIN OR CAUSE ITS ACCREDITED DESIGN PROFESSIONAL TO OBTAIN A "PRE-CERTIFICATION" APPROVAL FOR THE PROJECT FROM THE USGBC FOR THE BUILDING PLANNED/DESIGNED. THIS PRE-CERTIFICATION FROM THE USGBC WILL DOCUMENT THAT THE BUILDING AS PLANNED/DRAWN IS DESIGNED TO RECEIVE CERTIFICATION UPON COMPLETION OF CONSTRUCTION AND SUBMITTAL OF THE REQUIRED MATERIALS.

### OX DISTRICT MIXED USE STANDARDS FOR RETAIL SALES

- A RETAIL SALES USE IN AN OX-DISTRICT IS SUBJECT TO THE FOLLOWING:
  - MUST BE WITHIN OR ATTACHED TO A MULTI-TENANT BUILDING, CANNOT BE LOCATED IN A STANDALONE BUILDING.
  - THE FLOOR AREA OF THE RETAIL USE CANNOT EXCEED 15% OF THE GROSS FLOOR AREA OF THE ENTIRE BUILDING OR 4,000 SQUARE FEET, WHICHEVER IS GREATER.
  - HOURS OF OPERATION CAN BEGIN NO EARLIER THAN 6AM AND END NO LATER THAN 11PM, INCLUDING ALL DELIVERIES.
  - DRIVE-THRU OR DRIVE-IN FACILITIES ARE NOT PERMITTED.
  - VEHICLE FUEL SALES, CHECK CASHING AND PAYDAY LOAN FACILITIES ARE NOT PERMITTED.

### COMPLIANCE:

- BUILDING IS 7 STORIES AND 105.96' TALL.
- BUILDING IS 246,787 SF.
- THE FIRST FLOOR (33,910 SF) WILL BE CONSTRUCTED TO ACCOMMODATE RETAIL USES. THE GROUND FLOOR TO CEILING HEIGHT IS 12'; GROUND FLOOR TRANSPARENCY IS 40.1%.
- NO RETAIL USES PROPOSED AT THE TIME.
- THIS IS NOT REQUIRED AT THIS TIME. INFORMATION TO BE PROVIDED AT BUILDING PERMIT REVIEW.
- NO RESIDENTIAL USES ARE PROPOSED.
- THIS IS NOT REQUIRED AT THIS TIME. INFORMATION TO BE PROVIDED AT BUILDING PERMIT REVIEW.

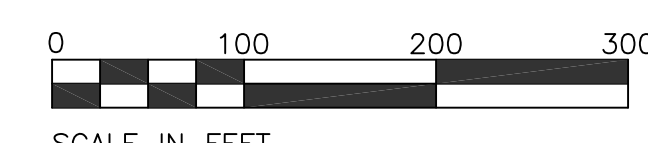
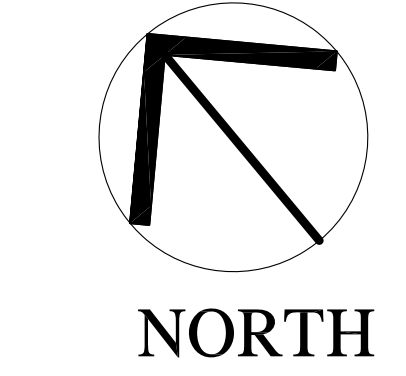
Zoning Case No.: Z-54-05 (APPLIES TO LOTS 201 AND 202)  
District Classification: CUU, O&I-2 with P.D.D. Overlay

### CONDITIONS:

- DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE MASTER PLAN AMENDMENT APPROVED IN CONNECTION WITH THIS ZONING PETITION.
- FUTURE DEDICATIONS OF RIGHT-OF-WAY SHALL BE VALUED ACCORDING TO THE ORIGINAL ZONING CLASSIFICATION (AGRICULTURAL, PRODUCTIVE OR OFFICE AND INSTITUTIONAL -1, RESPECTIVELY) OF THE AREA DEDICATED.

### DRAWING INDEX:

- COVER SHEET
- EXISTING CONDITIONS & DEMOLITION PLAN
- PRELIMINARY STAKING PLAN
- PRELIMINARY SOLID WASTE & OUTDOOR AMENITY AREA
- PRELIMINARY GRADING AND STORM DRAINAGE PLAN
- PRELIMINARY UTILITY PLAN
- PRELIMINARY ENLARGED UTILITY PLAN
- PRELIMINARY LANDSCAPE PLAN
- ENLARGED LOADING DOCK/SERVICE PLAN
- SOUTH BUILDING ELEVATION
- NORTH BUILDING ELEVATION
- EAST/WEST BUILDING ELEVATIONS
- LOT 203 DECK - BASEMENT LEVEL FLOOR PLAN
- LOT 203 DECK - LEVEL 1 FLOOR PLAN
- LOT 203 DECK - LEVEL 2 FLOOR PLAN
- LOT 203 DECK - LEVEL 3 FLOOR PLAN
- LOT 203 DECK - LEVEL 4 - 6 FLOOR PLAN
- LOT 203 DECK - LEVEL 7 FLOOR PLAN
- LOT 202 DECK - FLOOR PLANS
- LOT 203 DECK - ELEVATIONS
- LOT 203 DECK - ELEVATIONS
- LOT 202 DECK - ELEVATIONS



### Administrative Site Review Application (for UDO Districts only)

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | 919-996-1831  
Litchford Station | 6330 - 130 Litchford Road, Raleigh, NC 27601 | 919-996-4000

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

**BUILDING TYPE**  Detached  Attached  Apartment  Townhouse

**FOR OFFICE USE ONLY**  Traditional  Mixed Use  Open Lot

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

**GENERAL INFORMATION**

Development Name: **Wade V**  
Zoning District: **OX-12-CU & PD** Overlay District (if applicable) \_\_\_\_\_ Inside City Limits?  Yes  No  
Proposed Use: **Office/retail**  
Property Address(es): **5438 & 5440 Wade Park Boulevard** Major Street Location: **Edwards Mill Road**  
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **0784095397** P.I.N. **0784091328** P.I.N. \_\_\_\_\_ P.I.N. \_\_\_\_\_

What is your project type?  Apartment  Non-Residential Condo  Duplex  Other: if other, please describe: \_\_\_\_\_

Per City Code Section 102.8.0.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  
Construct new office building with accommodations for retail, new parking deck and surface parking, expand the Wade III/IV parking deck.

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

**CLIENT/DEVELOPER/OWNER**  
Company: **Dominion Realty Partners, LLC** Name (s): **Andy Andrews**  
Address: **565 Fayetteville Street, Suite 210, Raleigh, NC 27601**  
Phone: **919-845-3306** Email: **andrews@drp-llc.com** Fax: **919-845-7297**

**CONSULTANT**  
Company: **Piedmont Land Design, LLP** Name (s): **Ron Hendricks**  
Address: **8522-204 Six Forks Road, Raleigh, NC 27615**  
Phone: **919-845-7600** Email: **ronh@piedmontlanddesign.com** Fax: **919-845-7703**

PAGE 1 OF 3 **WWW.RALEIGHNC.GOV** REVISION 05.13.16

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

Zoning Information	Building Information
Zoning District(s): <b>OX-12-CU and PD</b>	Proposed building use(s): <b>office</b>
If more than one district, provide the acreage of each: <b>0.42 OX-12-CU, 5.59 PD</b>	Existing Building(s) sq. ft. gross: <b>213,876</b>
Overlay District: <b>N/A</b>	Proposed Building(s) sq. ft. gross: <b>246,787</b>
Total Site Acres: <b>12.01</b>	Total sq. ft. gross (existing & proposed): <b>460,663</b>
Off-street parking: Required: <b>1,152</b> Provided: <b>1,979</b>	Proposed height of building: <b>103.96' ABOVE FFE</b>
UDA (Certificate of Appropriateness) case # <b>N/A</b>	# of stories: <b>7 (proposed)</b>
UDA (Board of Adjustment) case # <b>A-N/A</b>	CEILING height of 2 <sup>nd</sup> floor: <b>12'</b>
CUU (Conditional Use District) case # <b>Z-17-15</b>	

**Stormwater Information**

Existing impervious surface: **6.05**  **acres** square feet

Proposed impervious surface: **8.28**  **acres** square feet

Nearby River Buffer:  Yes  No Wetlands:  Yes  No

Flood Hazard Area:  Yes  No

If Yes, please provide: Abundant FEMA Map Panel # \_\_\_\_\_ Flood Study \_\_\_\_\_

**FOR RESIDENTIAL DEVELOPMENTS**

- Total # of Apartment, Condominium or Residential Units
- Total # of Congregate Care or Life Care Dwelling Units
- Total Number of Hotel Units
- Overall Total # of Dwelling Units (2-8 Above)
- Bedroom Units: 3br 3br 3br 4br or more
- In-Unit Development 2,2,7
- Open Space (only) or Amenity
- Is your project a cottage court?  Yes  No

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

In filing this plan as the property owner(s), I/we do hereby agree and affirm that this project is conforming to all application requirements applicable with the proposed development plan as approved by the City.

I hereby designate **Piedmont Land Design, LLP** 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 and understand and affirm that this project is conforming to all application requirements applicable with the proposed development plan.

Signed: *[Signature]* Date: **4-21-17**

Signed: *[Signature]* Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**LEGEND:**  
(BOC)—BACK OF CURB  
(R/W)—RIGHT OF WAY  
(C)—CENTERLINE  
(EP)—EXIST. IRON PIPE  
(EIP)—IRON PIPE SET  
(C)—CONCRETE  
(EOP)—EDGE OF PAVEMENT  
(RWMP)—RIGHT OF WAY MONUMENT FOUND  
(WH)—WATER MANHOLE  
(EB)—ELECTRIC BOX  
(FH)—FIRE HYDRANT  
(UFOB)—UNDERGROUND FIBER OPTIC BOX  
(CBHW)—CINDER BLOCK HEAD WALL

PAGE 2 OF 3 **WWW.RALEIGHNC.GOV** REVISION 05.13.16

### PHASING NOTE:

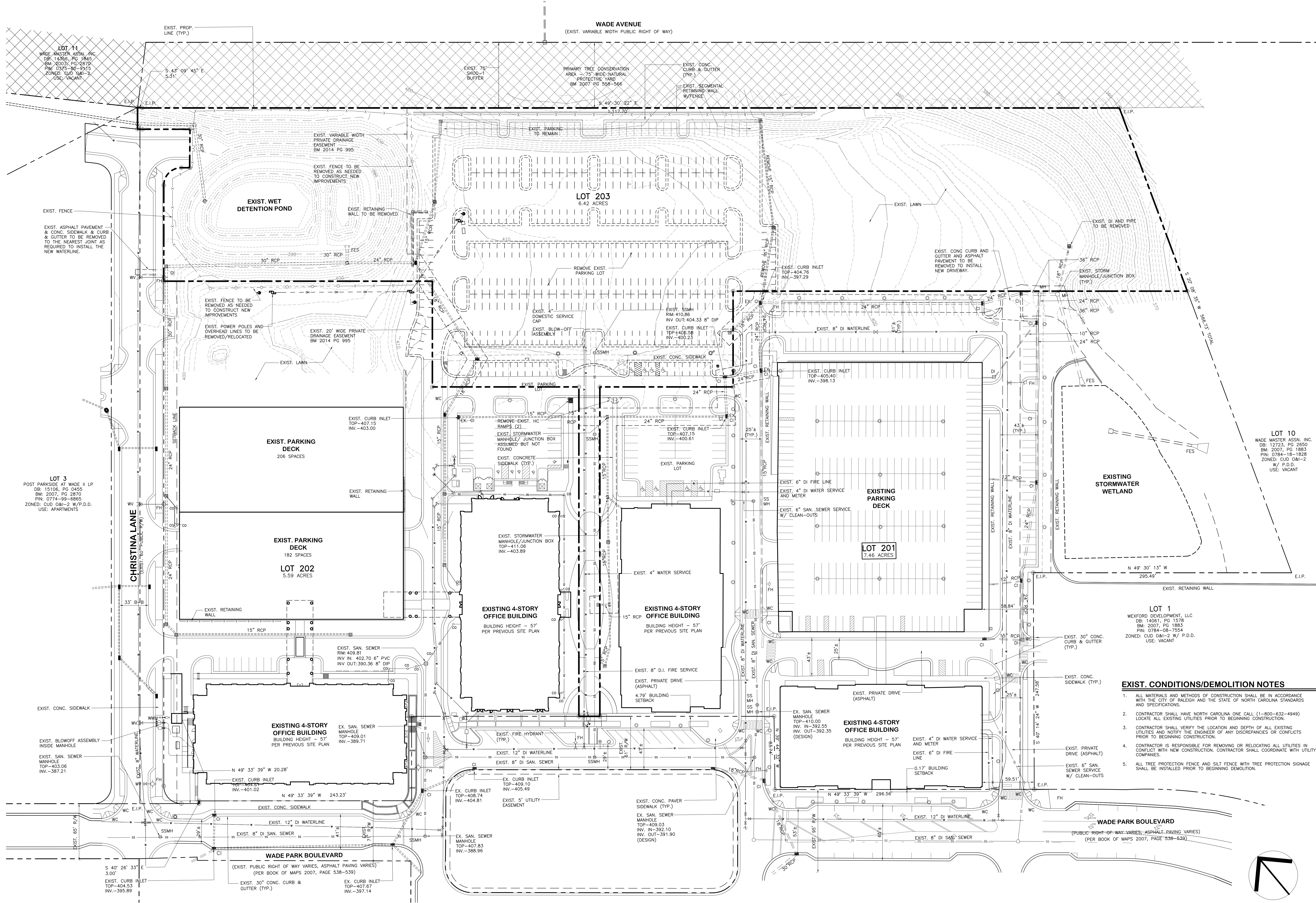
THIS PROJECT MAY BE CONSTRUCTED IN PHASES. LEVEL 1 OR BOTH LEVELS OF THE LOT 202 PARKING DECK MAY BE CONSTRUCTED PRIOR TO PERMITTING THE PROPOSED OFFICE BUILDING.

### TREE CONSERVATION STATEMENT:

TREE CONSERVATION AREAS HAVE ALREADY BEEN PROVIDED FOR THIS DEVELOPMENT AS PART OF S-53-06 IN B.O.M. 2007 PAGES 558-566. NO ADDITIONAL TREE CONSERVATION AREAS ARE REQUIRED.

### SCOPE OF WORK STATEMENT:

PROJECT INCLUDES THE CONSTRUCTION OF AN 8-STORY OFFICE BUILDING, 7-LEVEL PARKING, 2-LEVEL PARKING DECK EXPANSION, SURFACE PARKING SPACES, DRIVEWAYS, SIDEWALKS, AND ASSOCIATED INFRASTRUCTURE.



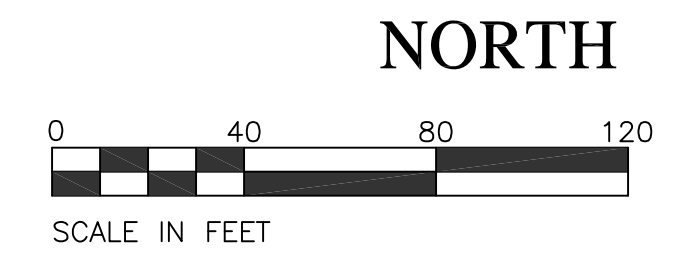
PRELIMINARY  
 NOT FOR CONSTRUCTION

**WADE PARK V  
 OFFICE BUILDING**  
**5438 WADE PARK BOULEVARD  
 RALEIGH, NORTH CAROLINA**

ISSUED: 01 MAY 2017

REVISIONS:  
 10 AUG 2017  
 REVISED PER CITY COMMENTS  
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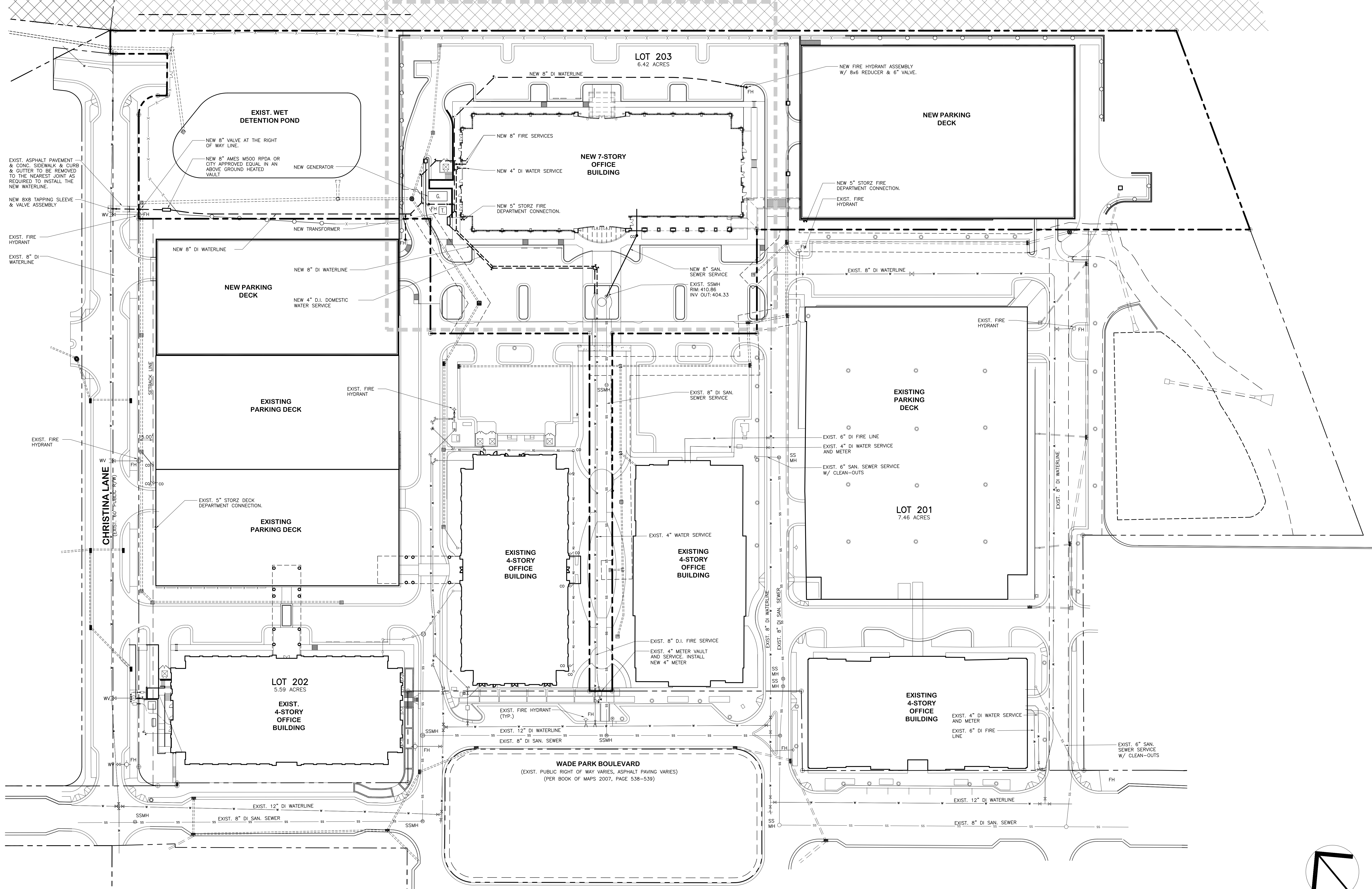
- EXIST. CONDITIONS/DEMOLITION NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
  - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES.
  - ALL TREE PROTECTION FENCE AND SILT FENCE WITH TREE PROTECTION SIGNAGE SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION.



DRAWN BY: MGD  
 CHECKED BY: RPH  
 PROJECT: WPOP3

EXISTING  
 CONDITIONS  
 PLAN

REFER TO ENLARGED UTILITY PLAN - DWG. NO. PA. 6



**PRELIMINARY**  
NOT FOR CONSTRUCTION

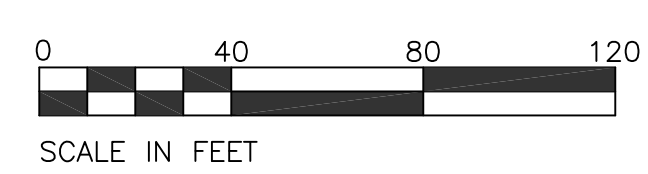
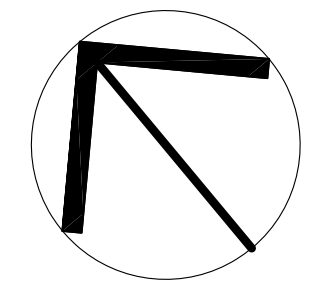
**WADE PARK V  
OFFICE BUILDING**  
5438 WADE PARK BOULEVARD  
RALEIGH, NORTH CAROLINA

ISSUED: 01 MAY 2017

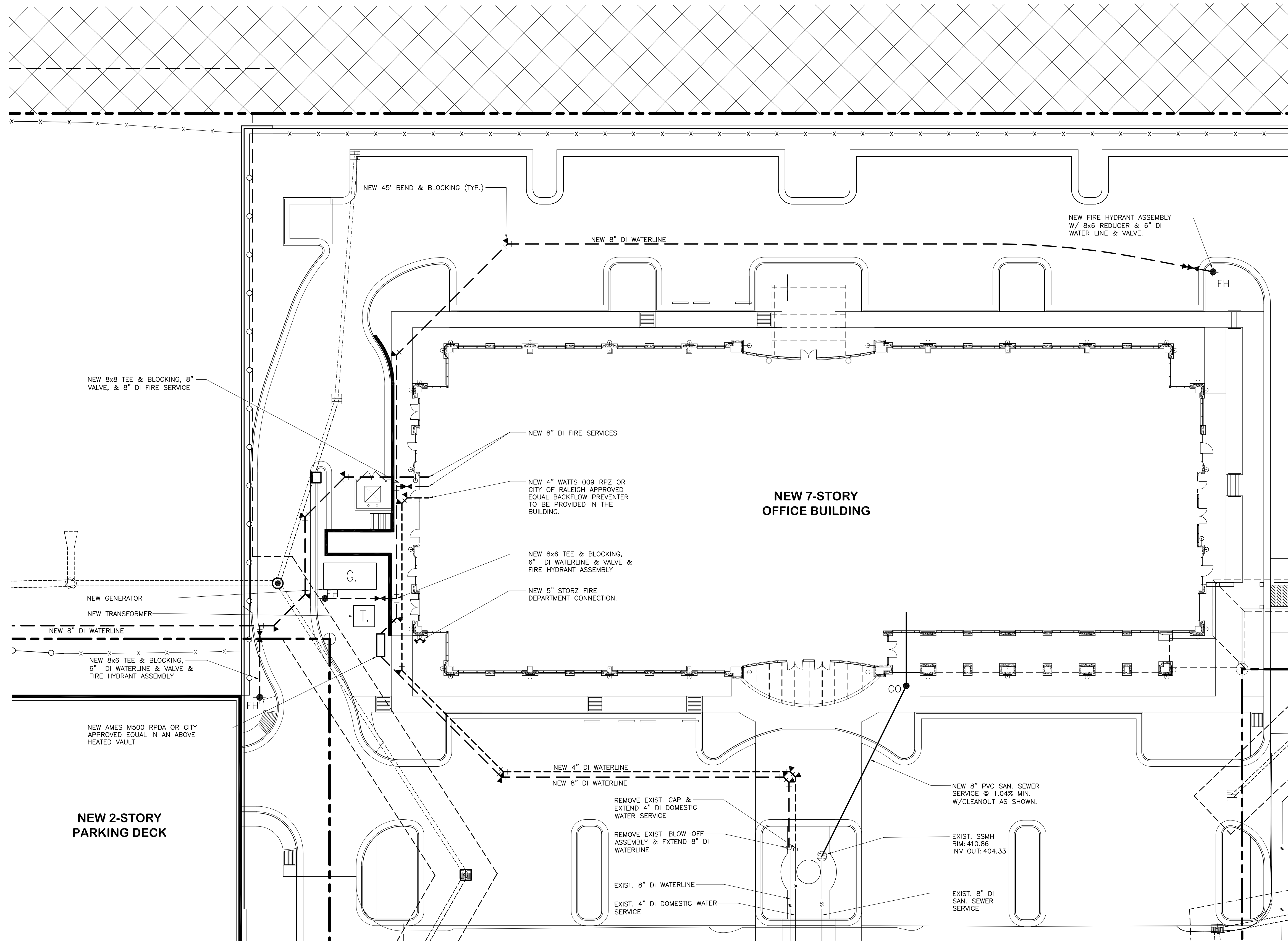
REVISIONS:  
10 AUG 2017  
REVISED PER CITY COMMENTS  
07 SEPT 2017  
REVISED PER CITY COMMENTS

DRAWN BY: MGD  
CHECKED BY: RPH  
PROJECT: WPOP3

**PRELIMINARY  
UTILITY PLAN**



SCALE IN FEET  
REFER TO DWG. NO. PA. 6 FOR UTILITY NOTES



### UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDINGS WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
7. ALL CLEAN-OUTS SHALL BE PROVIDED IN CAST IRON FRAME AND COVER SIMILAR TO WATER VALVE BOX. PROVIDE HEAVY DUTY FRAME AND COVER IN PAVED AREAS.
8. ALL MANHOLE AND CLEAN OUT FRAMES AND COVERS/GRATES SHALL BE PAINTED BLACK SEMI-GLOSS ENAMEL AFTER INSTALLATION.
9. CONTRACTOR SHALL PROVIDE CONDUITS FOR IRRIGATION LINES UNDER PAVED AREAS.
10. IRRIGATION METER, REDUCED PRESSURE ZONE DEVICE, AND SERVICE SHALL BE PROVIDED. (DESIGN-BUILD.)
11. CONTRACTOR SHALL PROVIDE PVC CONDUIT(S) UNDER PAVED AREAS FOR POWER TO LIGHT POLES AND MONUMENT SIGN.

### CITY OF RALEIGH STANDARD UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
  - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
  - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 4" METER & 4" DI WATER SERVICE WITH METER LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 8" PVC SEWER SERVICES @ 1.04% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWO, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.

THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

PRELIMINARY  
NOT FOR CONSTRUCTION

WADE PARK V  
OFFICE BUILDING  
5438 WADE PARK BOULEVARD  
RALEIGH, NORTH CAROLINA

ISSUED: 1 MAY 2017

- REVISIONS:
- ▲ 10 AUG 2017  
REVISED PER CITY COMMENTS
  - ▲ 07 SEPT 2017  
REVISED PER CITY COMMENTS

DRAWN BY: MGD  
CHECKED BY: RPH

PROJECT: WPOP3

PRELIMINARY  
ENLARGED  
UTILITY PLAN

DWG. NO. PA. 6

AUGUST 19, 2017

**Raleigh Fire Department**  
 Office of the Fire Marshal  
 310 W. Martin Street, Suite 200  
 Raleigh, NC 27602  
 Office: (919) 996-5292  
 www.raleighnc.gov

**Alternate Material, Design or Methods Application**

Transaction No. 512884

Design Professional: RON HENDRICKS Phone #: 919-845-7600

Signature: [Signature]

Building Address: 5438 WADE PARK BLVD

Alternate Material, Design or Methods Application requires 10 business days for review. In accordance with 2013 NORTH CAROLINA ADMINISTRATIVE CODES AND POLICIES Section 105 Alternate Material, Design or Methods.

I am requesting review of an alternate or modification to the provisions of Section 503 of the FIRE PREVENTION CODE.

This code section requires: FIRE APPROXIMATE ROAD TO EXTEND TO WITHIN 150' OF ALL PARTS OF THE PARKING DECK.

Proposed Alternates: (include drawings to clearly illustrate request, before and after if appropriate)  
ATTACHED DRAWING SHOWS PROPOSED ACCESS. MAX TRAVEL DISTANCE = 519.3'

Reason for Request:  
TOPOGRAPHY AND LOCATION ON PROPERTY

Request For Alternate Material, Design or Methods  
**Staff Use Only**  
 Page 2 of 2

Date Received: 8/11/17

Evaluation of Proposal by: RFD Office of the Fire Marshal

Suitability: \_\_\_\_\_

Strength: \_\_\_\_\_

Effectiveness: \_\_\_\_\_

Fire Resistance: \_\_\_\_\_

Durability: \_\_\_\_\_

Safety: \_\_\_\_\_

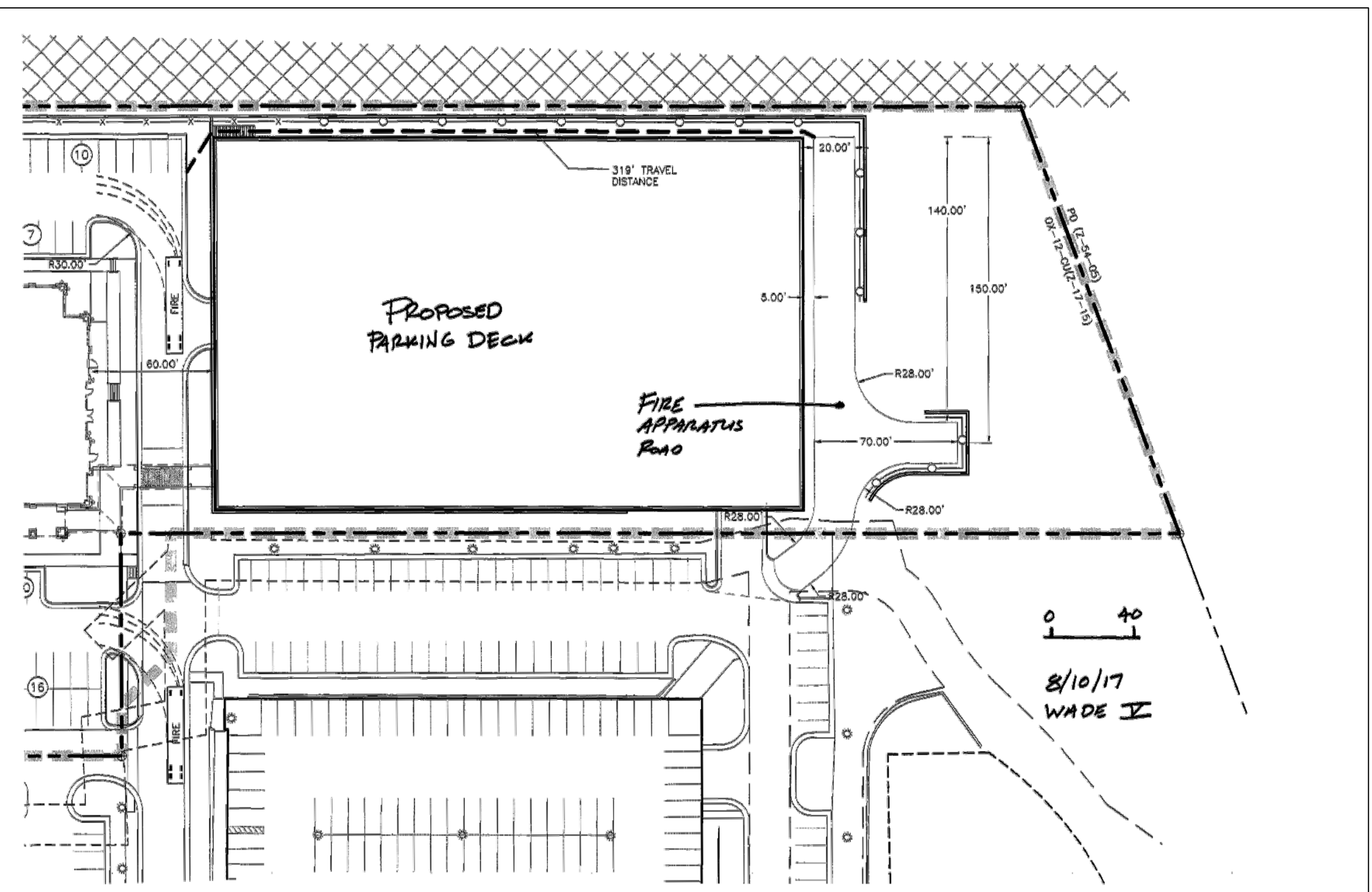
Sanitation: \_\_\_\_\_

Recommended Action: APPROVE  DENY  By: Steve Berry

Conditions: \_\_\_\_\_

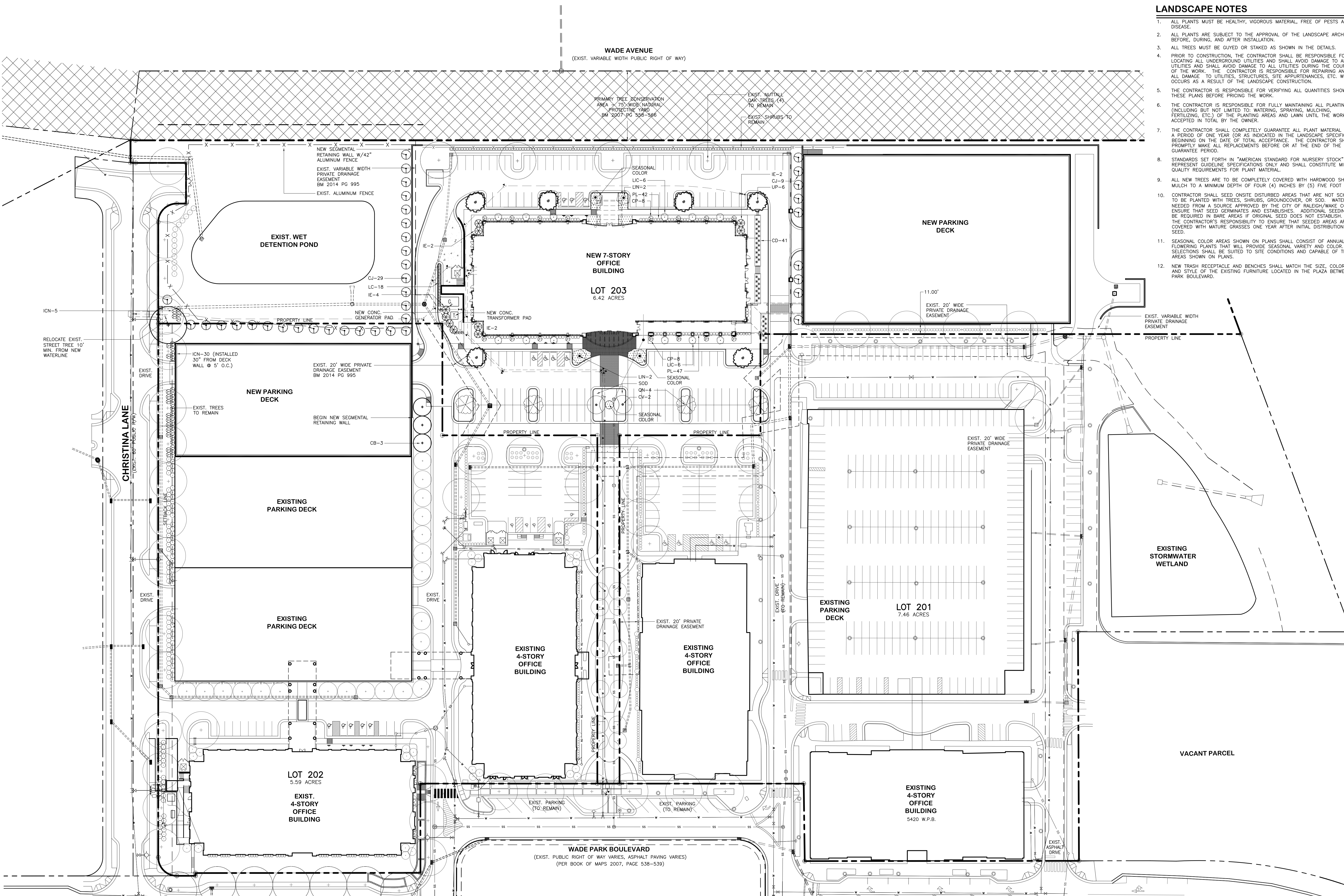
Additional Information on Proposed Alternates: \_\_\_\_\_

Approved by: Steve Berry Date: 8/11/17



## LANDSCAPE NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL NEW TREES ARE TO BE COMPLETELY COVERED WITH HARDWOOD SHREDDED MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES BY (5) FIVE FOOT DIAMETER.
- CONTRACTOR SHALL SEED ONSITE DISTURBED AREAS THAT ARE NOT SCHEDULED TO BE PLANTED WITH TREES, SHRUBS, GROUNDCOVER, OR SOD. WATER AS NEEDED FROM A SOURCE APPROVED BY THE CITY OF RALEIGH/WAKE COUNTY TO ENSURE THAT SEED GERMINATES AND ESTABLISHES. ADDITIONAL SEEDING MAY BE REQUIRED IN BARE AREAS IF ORIGINAL SEED DOES NOT ESTABLISH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SEEDED AREAS ARE FULLY COVERED WITH MATURE GRASSES ONE YEAR AFTER INITIAL DISTRIBUTION OF SEED.
- SEASONAL COLOR AREAS SHOWN ON PLANS SHALL CONSIST OF ANNUAL FLOWERING PLANTS THAT WILL PROVIDE SEASONAL VARIETY AND COLOR. PLANT SELECTIONS SHALL BE SUITED TO SITE CONDITIONS AND CAPABLE OF THRIVING IN AREAS SHOWN ON PLANS.
- NEW TRASH RECEPTACLE AND BENCHES SHALL MATCH THE SIZE, COLOR, MATERIAL, AND STYLE OF THE EXISTING FURNITURE LOCATED IN THE PLAZA BETWEEN WADE PARK BOULEVARD.



PRELIMINARY  
NOT FOR CONSTRUCTION

WADE PARK V  
OFFICE BUILDING  
 5438 WADE PARK AVENUE  
 RALEIGH, NORTH CAROLINA

ISSUED: 01 MAY 2017

REVISIONS:  
 07 SEP 2017  
 REV. PER CITY COMMENTS

DRAWN BY: MGD  
 CHECKED BY: RPH

PROJECT: WPOP3

PRELIMINARY  
LANDSCAPE  
PLAN

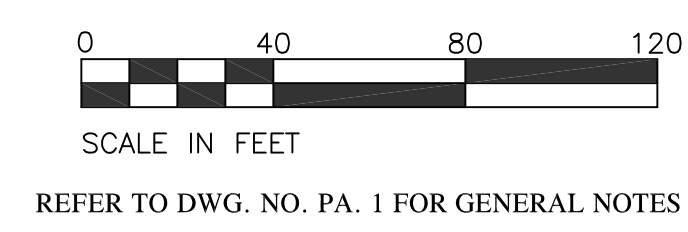
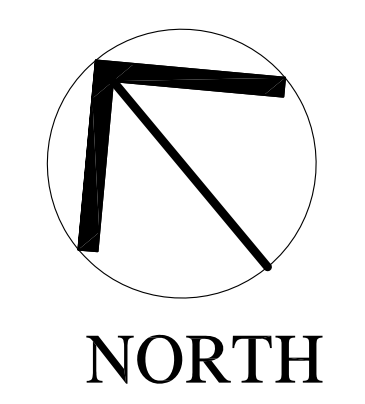
DWG. NO. PA. 7

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	CAL.	HT.	ROOT	REMARKS
<b>TREES</b>							
CB	Carpinus betulus 'Fastigiata'	European Hornbeam	3	3"	8'	B&B	VSA TREE
CY	Chionanthus virginicus	Fringe Tree	2	3"	8'	B&B	VSA TREE
CJ	Cryptomeria japonica 'Radicans'	Radicans Cryptomeria	38	N/A	8'	B&B	ACCENT TREE
LC	Calceolaria indica 'Cotswold'	Cotswold Calceolaria	12	N/A	8'	B&B	ACCENT TREE/MULTI-STEM
LN	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	4	3"	8'	B&B	VSA TREE/SINGLE-STEM
QN	Quercus nuttallii	Nuttall Oak	4	3"	8'	B&B	STREET TREE
UP	Ulmus parvifolia 'Emer II'	Chinese Lacebark Elm	6	3"	8'	B&B	STREET/VSA TREE
<b>SHRUBS</b>							
CP	Chamaecyparis pisifera 'Kings Gold'	Kings Gold Cypress	16	3 GAL 18"			VSA SHRUB
ICN	Ilex cornuta 'Needlepoint'	Needlepoint Holly	35	B&B			SCREEN SHRUB ALONG CHRISTINA LANE
IE	Ilex x 'Emily Bruner'	Emily Bruner Holly	10	7 GAL 36"			FOUNDATION SHRUB
R	Rubus laciniatus 'Ruby'	Ruby Raspberry	18	3 GAL 18"			VSA SHRUB
PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	89	3 GAL 18"			VSA SHRUB

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER; O.C. = ON-CENTER; GAL = GALLON

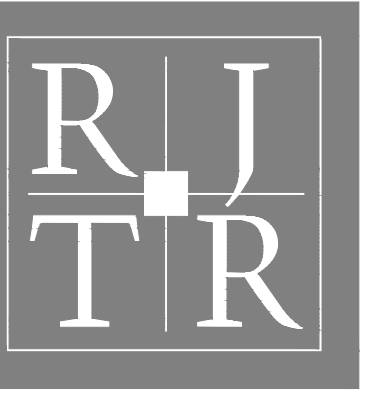
**LAWN NOTES:**  
 SODDED LAWN AREAS AROUND BUILDING:  
 (REFER TO PLAN FOR LOCATION)  
 SOD SHALL BE TIFGRAND HYBRID BERMUDA

SEEDED LAWN AREAS  
 SEEDING SHALL BE AT THE FOLLOWING RATE:  
 PER 1000 S.F. OF LAWN AREA:  
 3 LBS. TURF TYPE FESCUE "TYPE A"  
 3 LBS. TURF TYPE FESCUE "TYPE B"  
 (TWO DIFFERENT FESCUES TO BE SELECTED FROM VARIETIES RECOMMENDED FOR PROJECT AREA)  
 1 LB. KENTUCKY BLUE GRASS



SCALE IN FEET  
 REFER TO DWG. NO. PA. 1 FOR GENERAL NOTES





**RULE JOY TRAMMELL | RUBIO**  
 ARCHITECTURE | INTERIOR DESIGN  
 300 Galleria Parkway Suite 740 Atlanta, Georgia 30339  
 770-661-1492 (phone) 770-661-1493 (fax)  
 www.rjplus.com

PRINTED

DATE	ISSUE/REVISION
02-01-17	SCHEMATIC DESIGN
04-28-17	SITE PLAN APPROVAL
05-01-17	REV. SCHEMATICS
07-20-17	GEN REVISIONS
08-09-17	GEN REVISIONS

Floor	Transparent Area (SF)	Total Area / Floor (SF)	Percentage Transparent	City's Min. Transparency Requirement
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**North Elevation**

L1	2,528	6,296	40.1%	40.0%
L2	1,403	4,132	33.9%	20.0%
L3	2,031	4,118	49.3%	20.0%
L4	2,510	4,111	61.1%	20.0%
L5	2,510	4,111	61.1%	20.0%
L6	2,510	4,111	61.1%	20.0%
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**East Elevation**

L1	859	1,506	57.0%	40.0%
L2	590	1,726	34.0%	20.0%
L3	840	1,712	49.1%	20.0%
L4	1,023	1,704	60.0%	20.0%
L5	1,023	1,704	60.0%	20.0%
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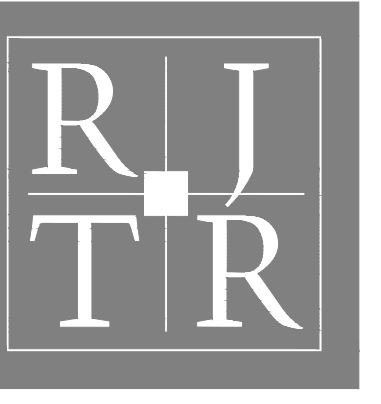
**1 SOUTH ELEVATION**  
 Scale: 3/32"=1'-0"

NOT ISSUED FOR CONSTRUCTION

**SOUTH ELEVATION**  
**WADE PARK V OFFICE BUILDING**  
 RALEIGH, NORTH CAROLINA

COMMISSION NO: 14-086-00  
 DRAWING NO:  
**A5-01**

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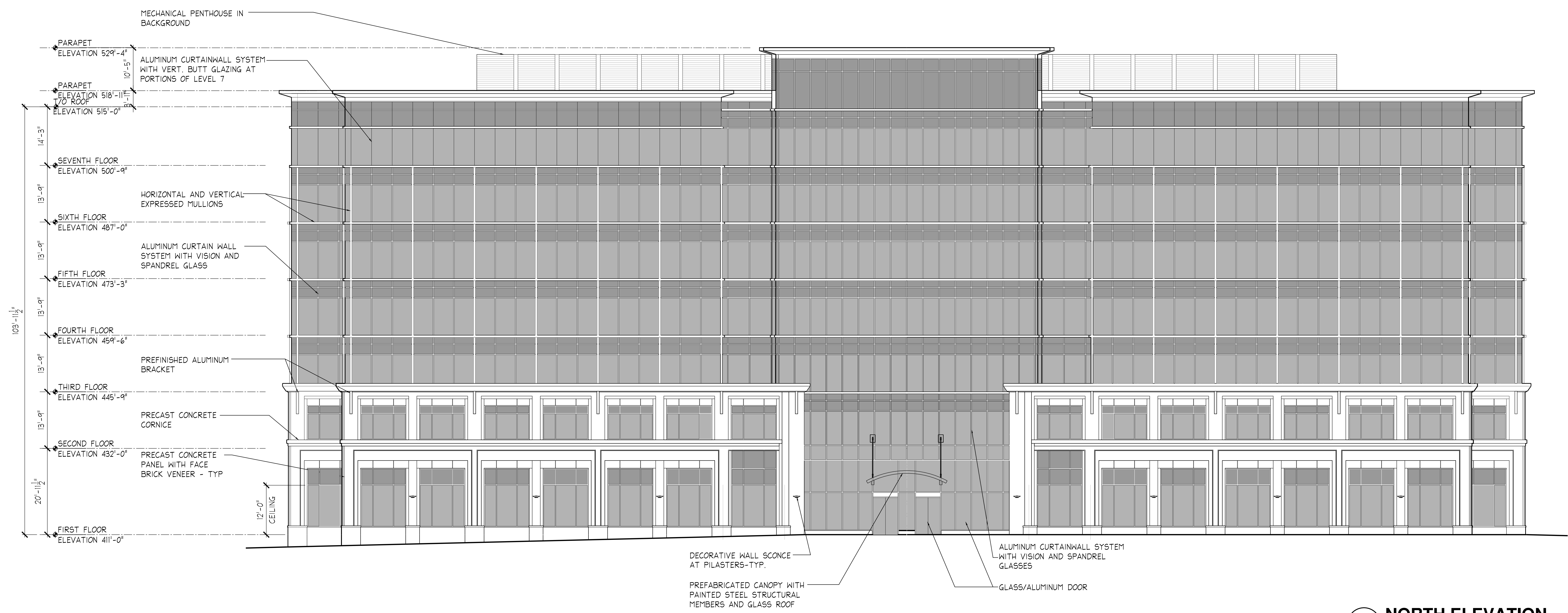
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**1 NORTH ELEVATION**  
 Scale: 3/32" = 1'-0"

**NORTH ELEVATION**  
**WADE PARK V OFFICE BUILDING**  
 RALEIGH, NORTH CAROLINA

COMMISSION NO: 14-086.00  
 DRAWING NO:  
**A5-02**

NOT ISSUED FOR CONSTRUCTION

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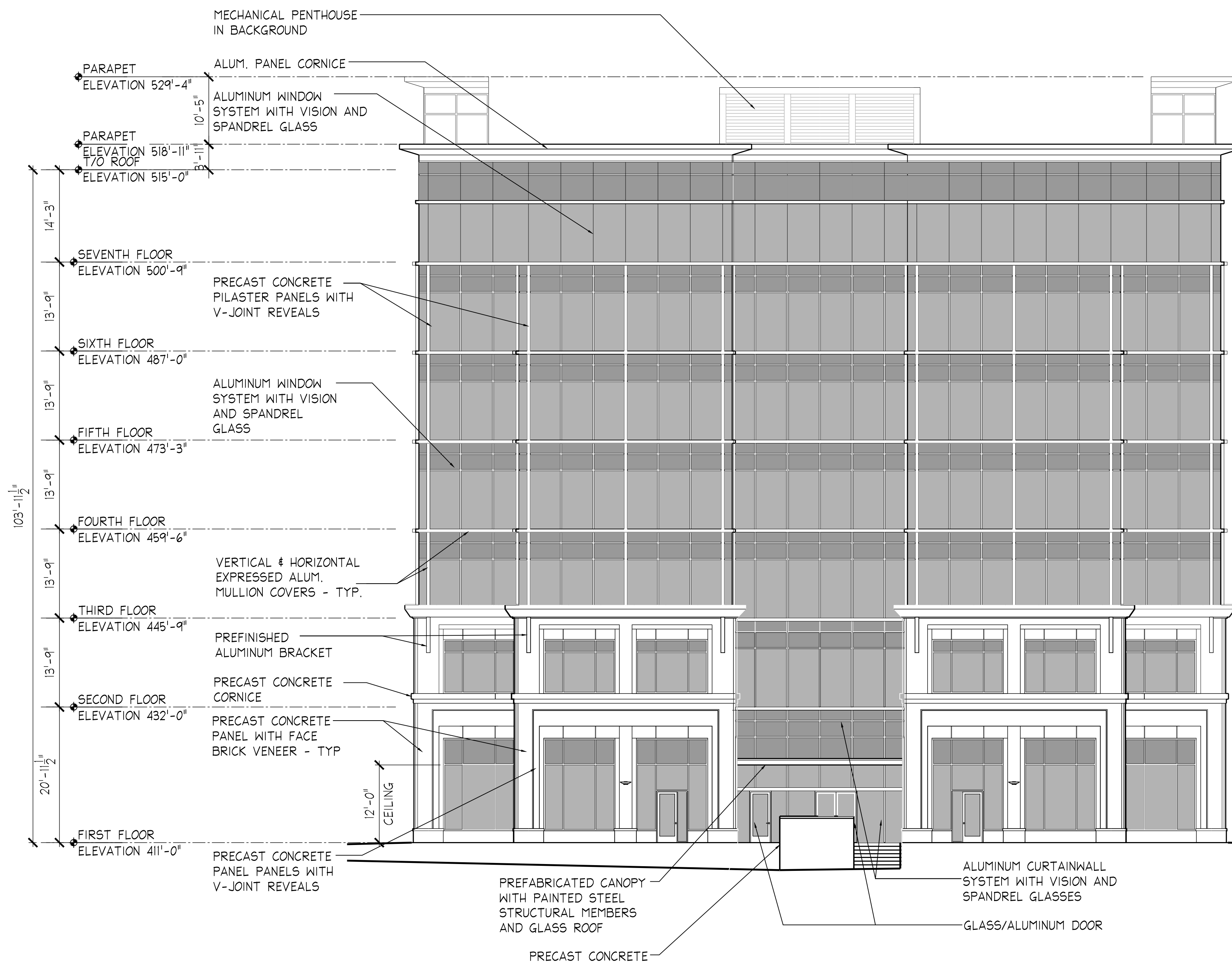
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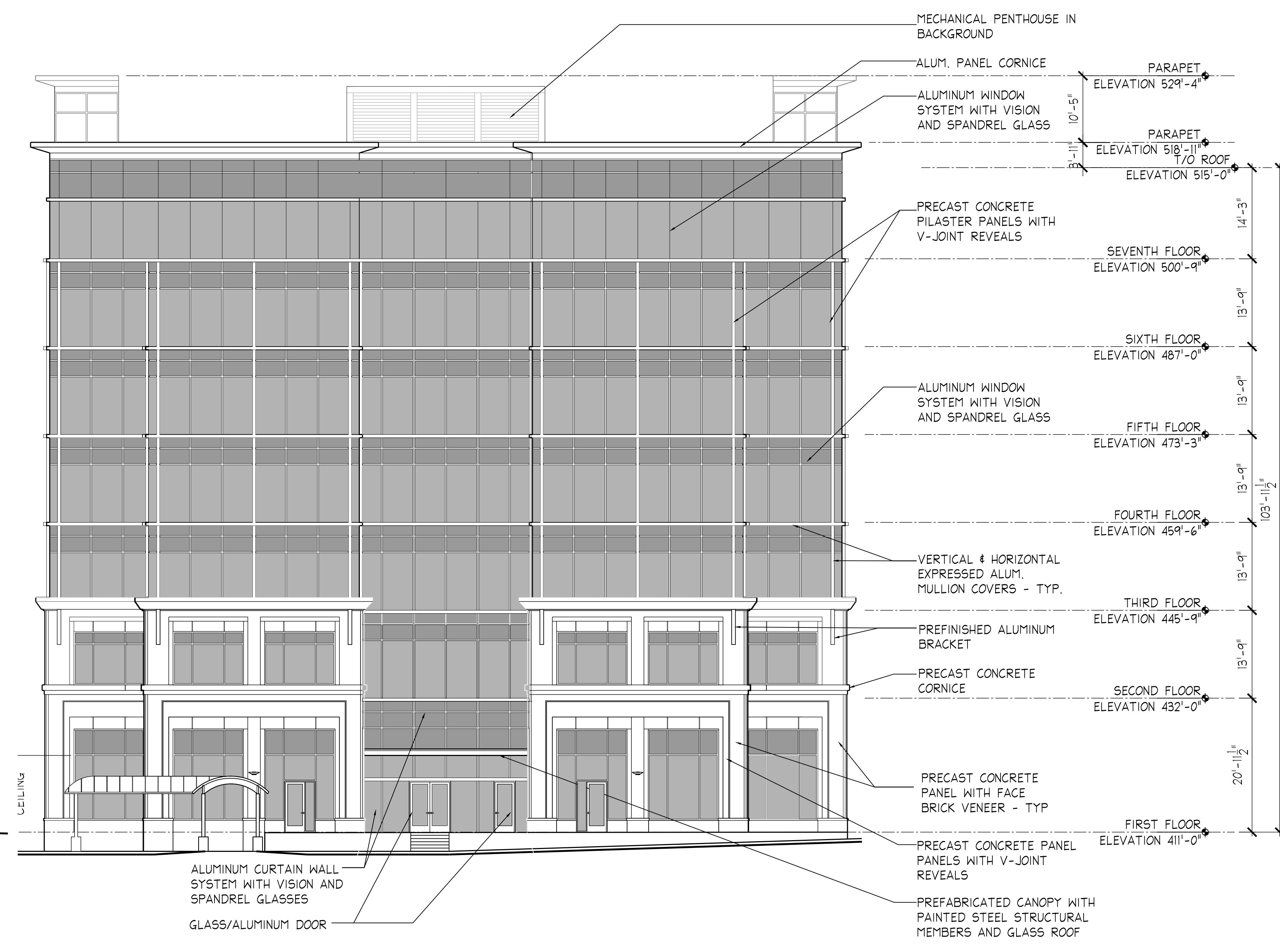
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<b>East Elevation</b>				
L1	859	1,506	57.0%	40.0%
L2	590	1,726	34.0%	20.0%
L3	840	1,712	49.1%	20.0%
L4	1,023	1,704	60.0%	20.0%
L5	1,023	1,704	60.0%	20.0%
L6	1,023	1,704	60.0%	20.0%
L7	1,023	1,704	60.0%	20.0%

Floor	Transparent Area (SF)	Total Area / Floor (SF)	Percentage Transparent	City's Min. Transparency Requirement
<b>West Elevation</b>				
L1	861	1,506	57.0%	40.0%
L2	590	1,726	34.0%	20.0%
L3	840	1,712	49.1%	20.0%
L4	1,023	1,704	60.0%	20.0%
L5	1,023	1,704	60.0%	20.0%
L6	1,023	1,704 </td <td>60.0%</td> <td>20.0%</td>	60.0%	20.0%
L7	1,023	1,704	60.0%	20.0%



**2 WEST ELEVATION**  
 Scale: 3/32"=1'-0"



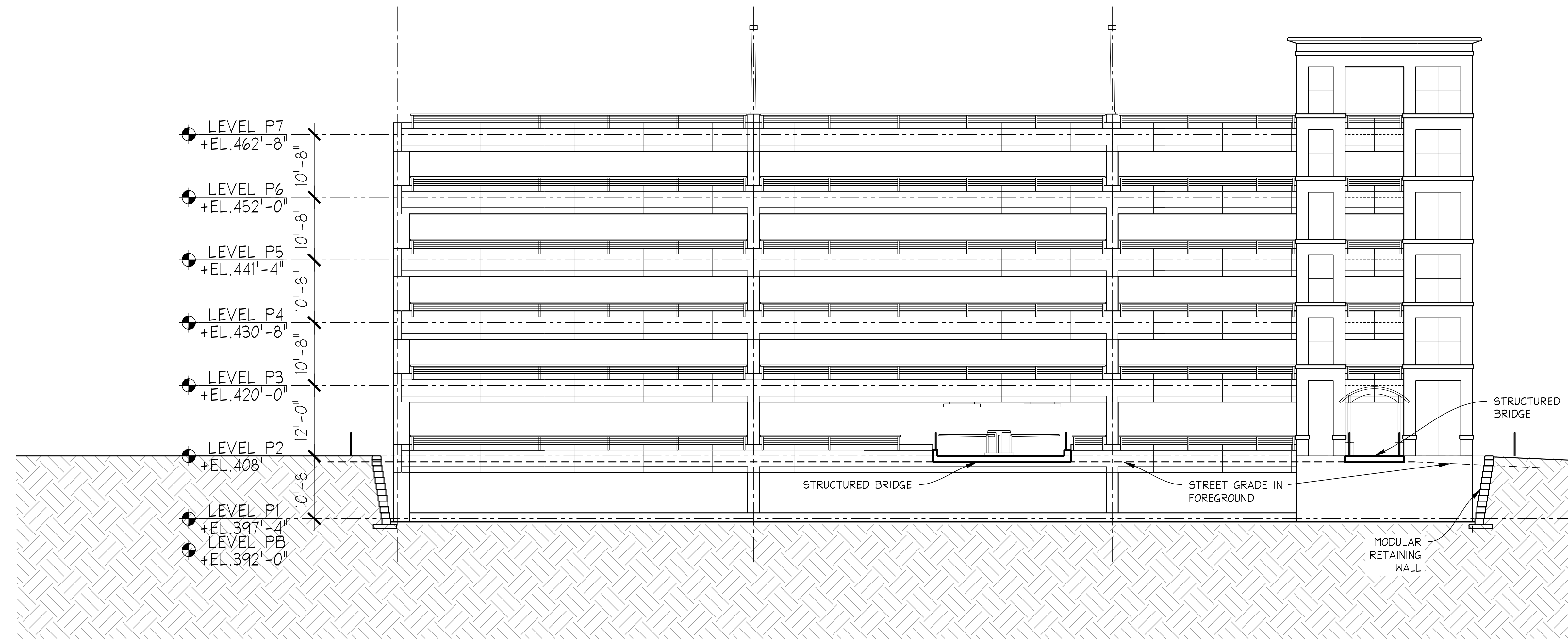
**1 EAST ELEVATION**  
 Scale: 3/32"=1'-0"

NOT ISSUED FOR CONSTRUCTION

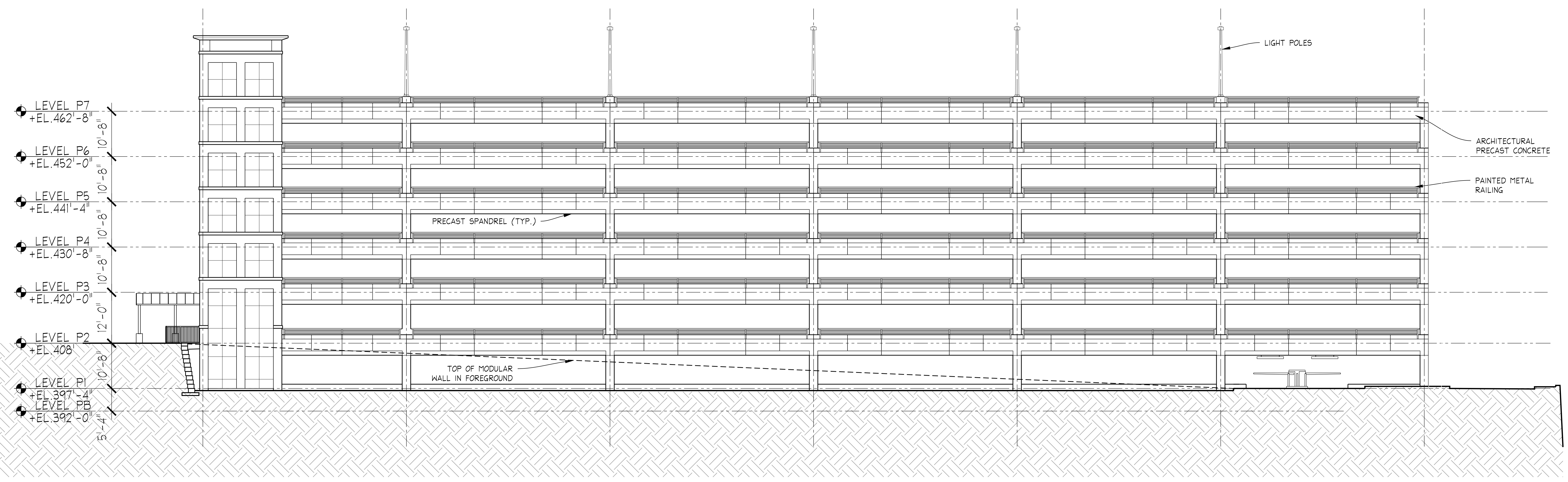
**EAST WEST ELEVATIONS**  
**WADE PARK V OFFICE BUILDING**  
 RALEIGH, NORTH CAROLINA

COMMISSION NO: 14-086-00  
 DRAWING NO:  
**A5-03**

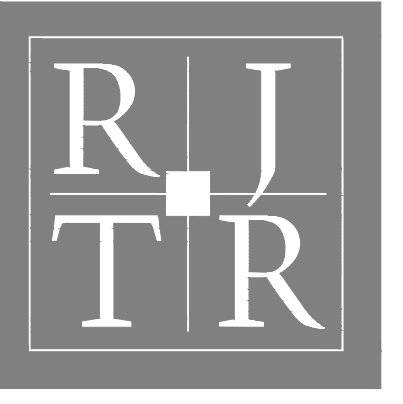
SHEET NOTES  
 1. PARKING DECK MATERIALS TO MATCH PRIMARY BUILDING ON SITE (OFFICE BUILDING).



**2 WEST ELEVATION**  
 Scale: 3/32"=1'-0"



**1 SOUTH ELEVATION**  
 Scale: 3/32"=1'-0"



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PRINTED	
DATE	ISSUE/REVISION
02-01-17	SCHEMATIC DESIGN
04-28-17	SITE PLAN APPROVAL
05-01-17	REV. SCHEMATICS
07-20-17	GEN REVISIONS
08-09-17	GEN REVISIONS

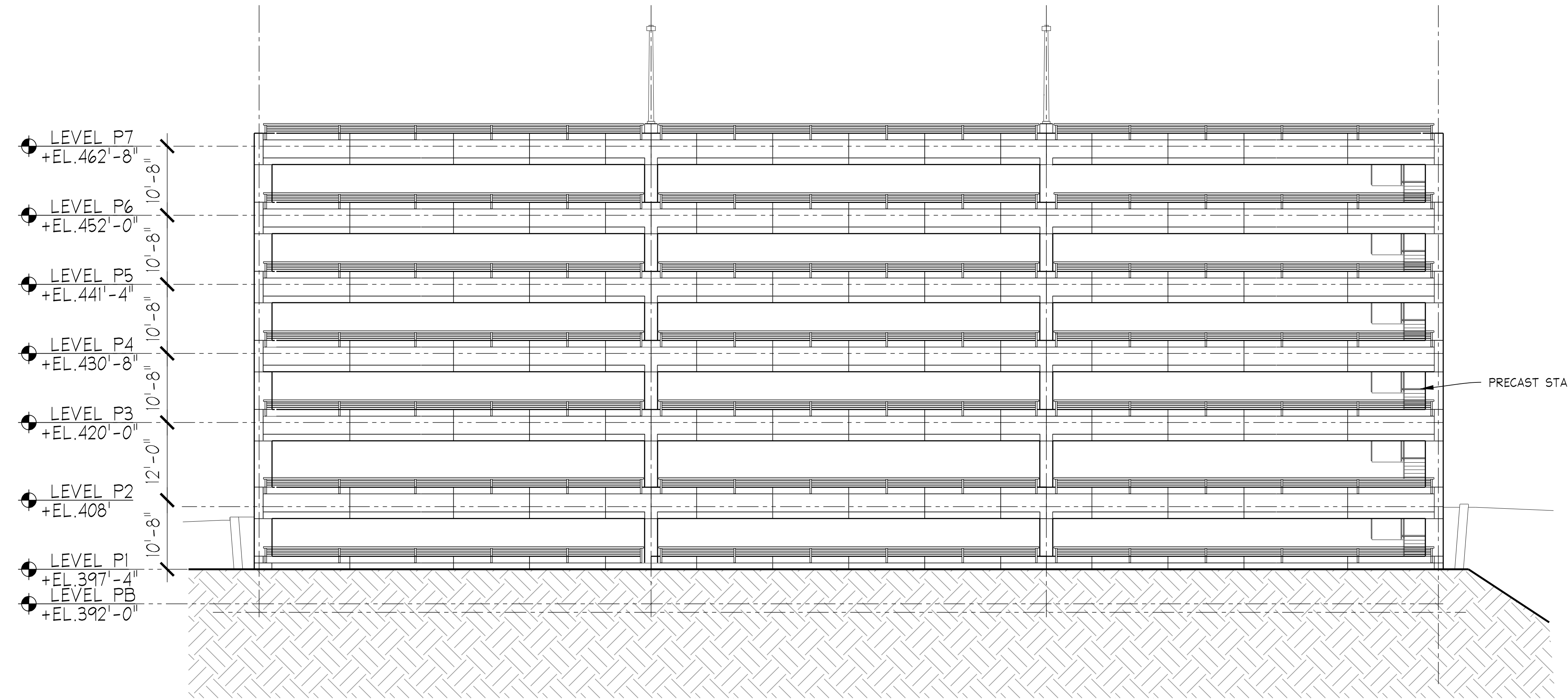
LOT 203 DECK - ELEVATIONS  
 WADE PARK V OFFICE BUILDING  
 RALEIGH, NORTH CAROLINA

COMMISSION NO: 14-086-00  
 DRAWING NO:  
**AP5-01**

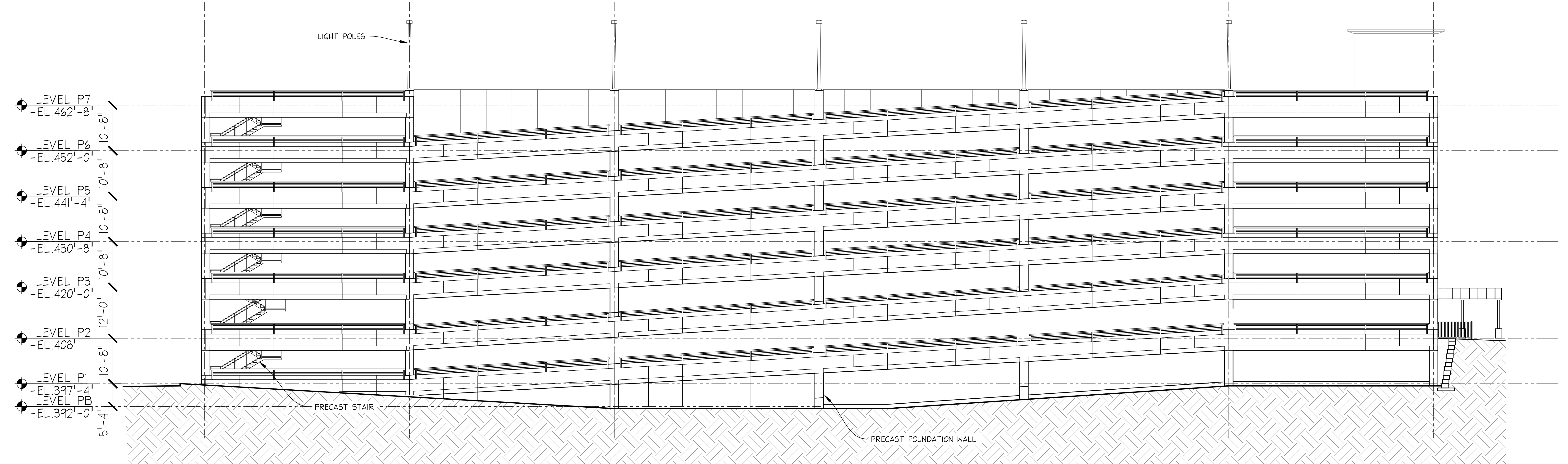
L:\14-086-Wade V Office Deck\DRAWINGS\AP5-01.dwg, 8/9/2017 2:35:53 PM, edavis, 1:1

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SHEET NOTES  
 1. PARKING DECK MATERIALS TO MATCH PRIMARY BUILDING ON SITE (OFFICE BUILDING).



**2 EAST ELEVATION**  
 Scale: 3/32"=1'-0"



**1 NORTH ELEVATION**  
 Scale: 3/32"=1'-0"

PRINTED	
DATE	ISSUE/REVISION
07-20-17	GEN REVISIONS
08-09-17	GEN REVISIONS

LOT 203 DECK - ELEVATIONS  
 WADE PARK V OFFICE BUILDING  
 RALEIGH, NORTH CAROLINA

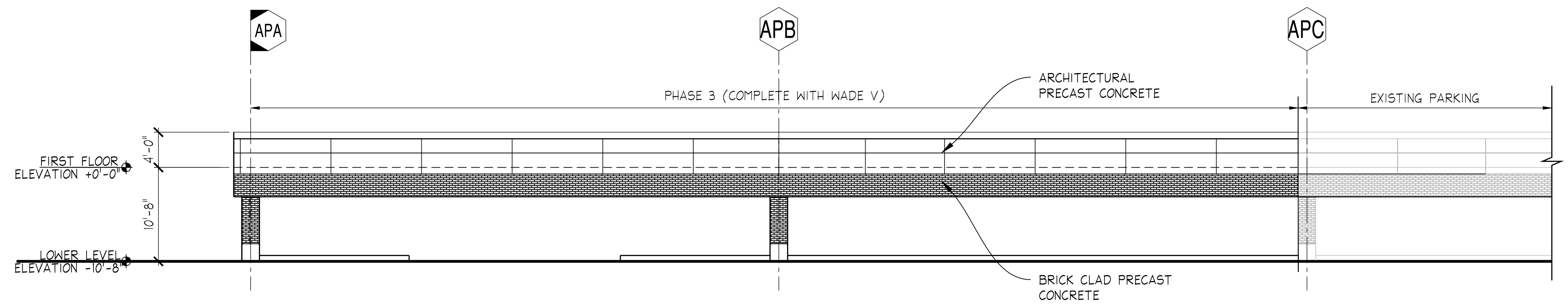
COMMISSION NO: 14-086.00  
 DRAWING NO:  
**AP5-02**

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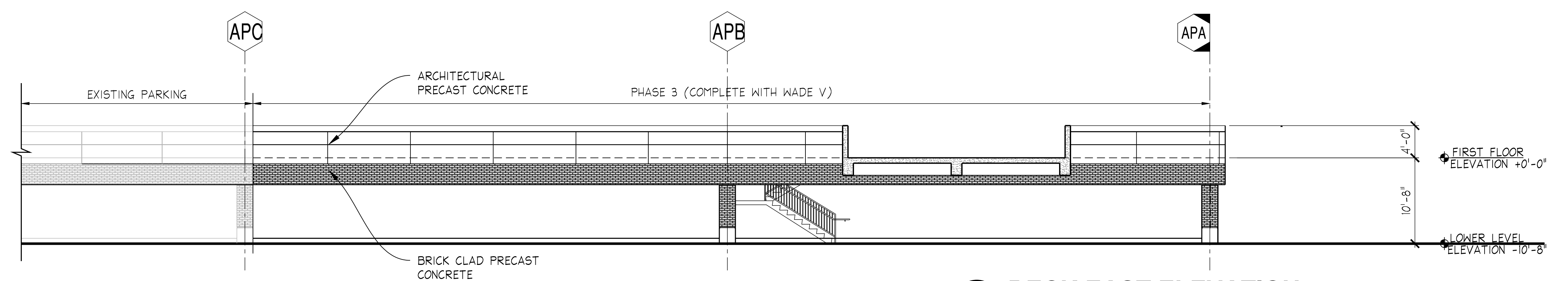
PRINTED

DATE	ISSUE/REVISION
04-28-17	SITE PLAN APPROVAL
05-01-17	REV. SCHEMATICS
07-20-17	GEN REVISIONS
08-09-17	GEN REVISIONS

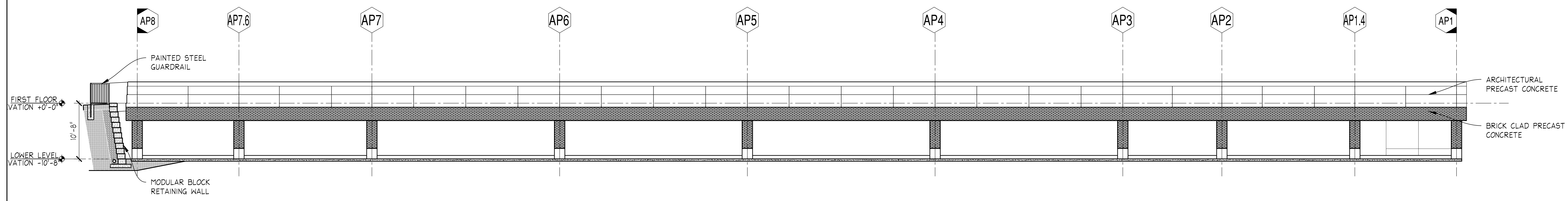
NOTE:  
 DECK MATERIALS & FINISHES TO MATCH EXISTING DECK



**3 DECK WEST ELEVATION**  
 Scale: 1/8"=1'-0"



**2 DECK EAST ELEVATION**  
 Scale: 1/8"=1'-0"



**1 DECK NORTH ELEVATION**  
 Scale: 1/8"=1'-0"

NOT ISSUED FOR CONSTRUCTION

**LOT 202 DECK ELEVATIONS**  
**WADE PARK V OFFICE BUILDING**  
 RALEIGH, NORTH CAROLINA

COMMISSION NO: 14-086.00  
 DRAWING NO:  
**AP5-10**

L:\14-086 Wade V Office Bldg\DRAWINGS\AP5-10.dwg, 8/9/2017 2:35:58 PM, edwin, 1:1