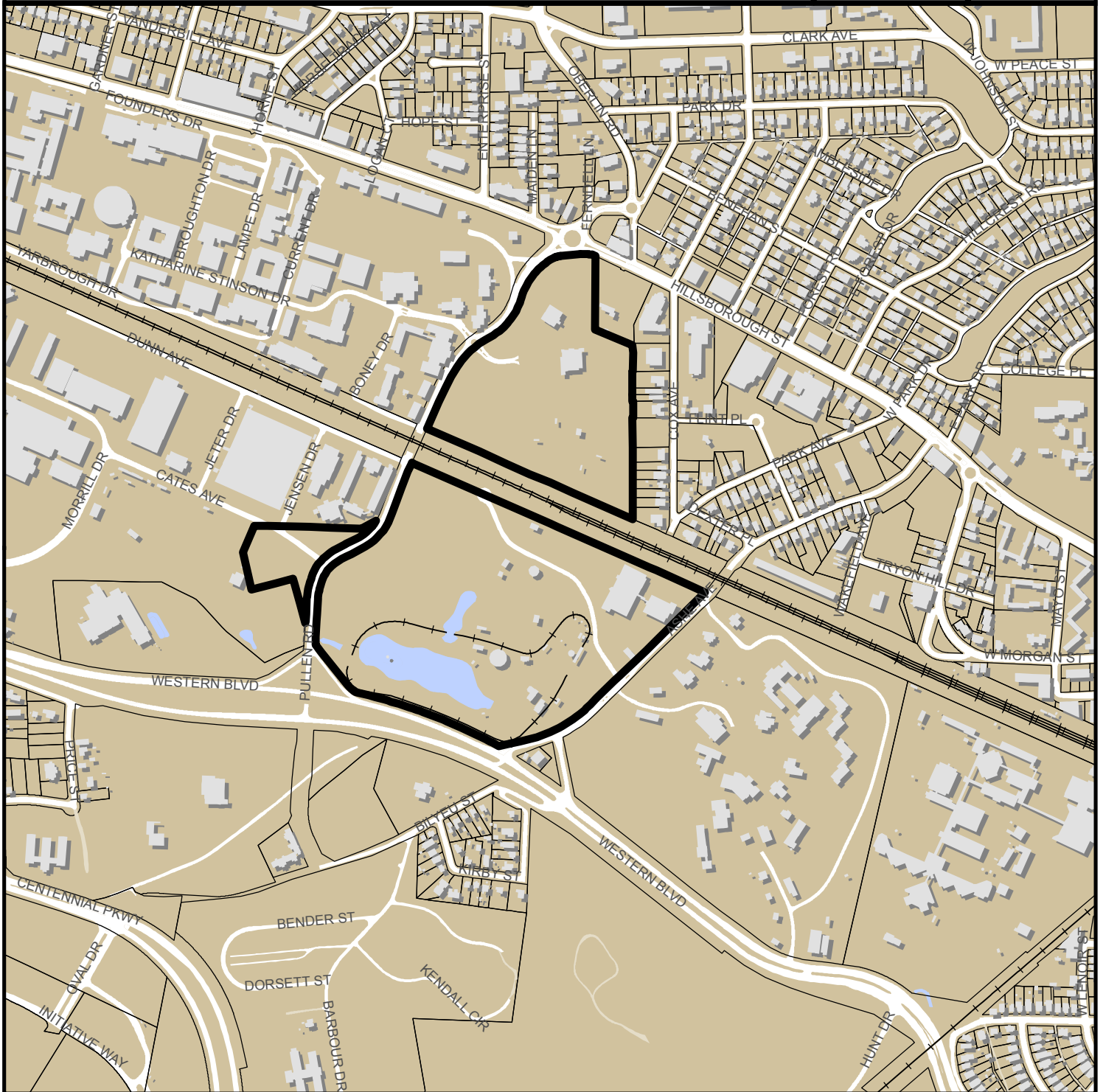


PULLEN ARTS CENTER SR-70-2017



0 300 600 1,200 1,800 Feet

Zoning: **OX-3 w/SRPOD**
CAC: **Hillsborough**
Drainage Basin: **Rocky Branch**
Acreage: **75.6**
Sq. Ft.: **7,510**

Planner: **Michael Walter**
Phone: **(919) 996-2636**

Applicant: **City of Raleigh**
Phone: **(919) 996-6955**





Administrative Approval Action

Case File / Name: SR-70-17 / Pullen Arts Center
Transaction# 525991 AA#3837

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

- LOCATION:** This site is located at 105 Pullen Road.
- REQUEST:** Development on a 75.6-acre tract zoned OX-3 with SRPOD overlay for a 7,510 square-foot addition to the existing 28,526 square foot Pullen Arts Center (Civic building type) and associated site improvements.
- DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** A variance was granted by the Board of Adjustment (A-2-18) for complete relief from streetscape improvements and right-of-way dedication requirements for Section 8.5.
- 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 dated 6/5/2018 by Site Collaborative.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

Urban Forestry

3. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



Administrative Approval Action

Case File / Name: SR-70-17 / Pullen Arts Center
Transaction# 525991 AA#3837

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Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
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BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 7/20/2021

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

4-Year Completion Date:

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

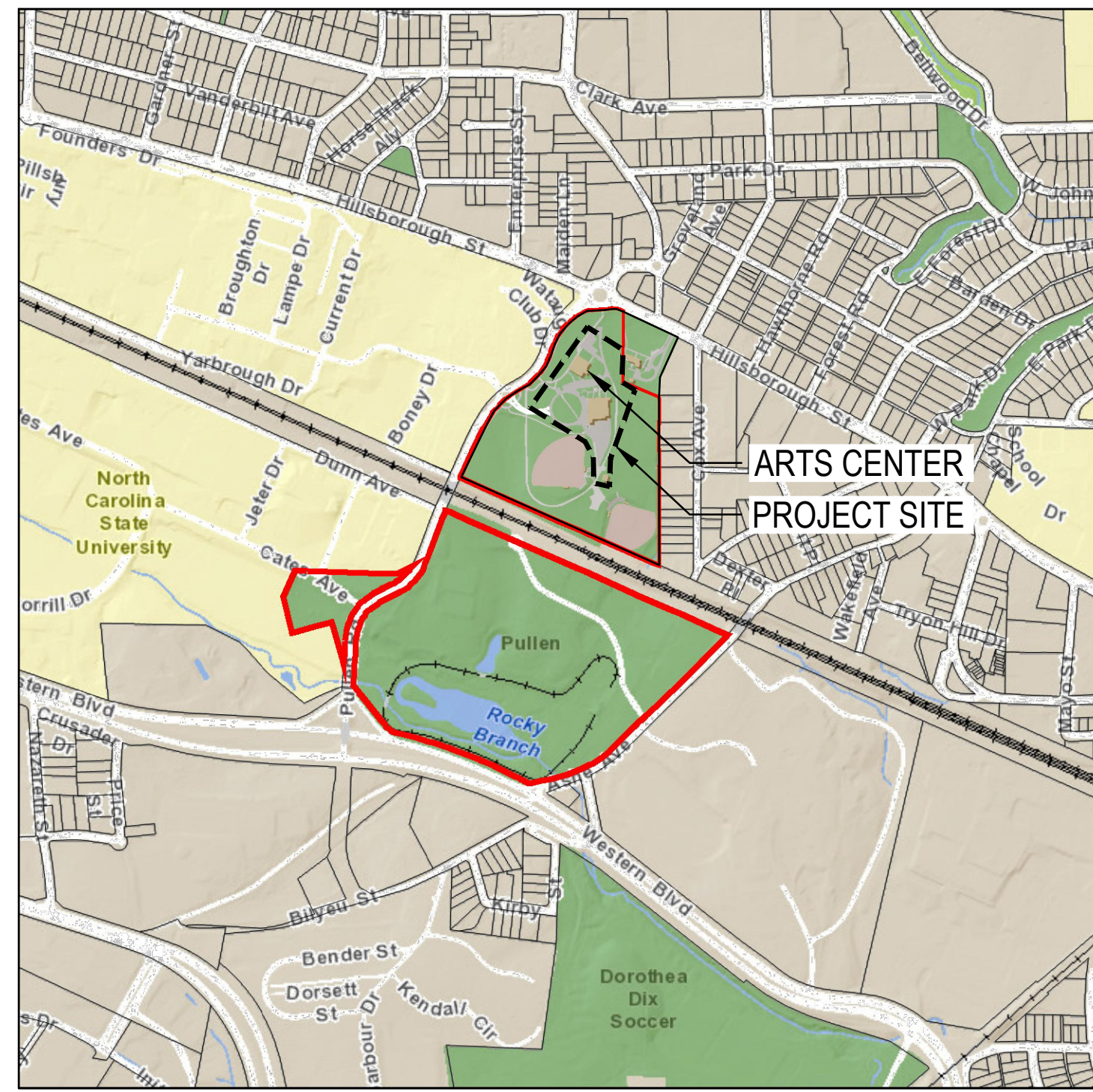
Signed: (Planning Dir./Designee)

Date: 7/20/18

Staff Coordinator: Justin Rametta

PULLEN ARTS CENTER IMPROVEMENTS ADMINISTRATIVE SITE REVIEW

SR-70-17
TRANSACTION #: 525991



VICINITY MAP

SCALE: 1" = 800'

SITE DATA SUMMARY	
PROJECT NAME	PULLEN ARTS CENTER IMPROVEMENTS
EXISTING STREET ADDRESS	105 PULLEN ROAD RALEIGH, NC 27607
PARCEL NUMBER	0793997529
EXISTING TOTAL LOT AREA	75.60 AC
PROJECT AREA	3.42 AC
EXISTING IMPERVIOUS AREA (WITHIN NORTH PULLEN)	158,910 SF
PROPOSED IMPERVIOUS AREA (WITHIN NORTH PULLEN)	158,730 SF
CHANGE IN IMPERVIOUS AREA	-180 SF
CURRENT ZONING	OX-3
FRONTAGE	NONE
OVERLAY DISTRICT(S)	SRPOD
EXISTING GROSS BUILDING AREA	28,526 SF [14,900 SF (PAC) + 13,626 SF (TIP)]
EXISTING BUILDING USE	CIVIC
PROPOSED GROSS BUILDING AREA	36,036 SF [22,410 SF (PAC) + 13,626 SF (TIP)]
PROPOSED BUILDING USE	CIVIC

CONTACT INFORMATION

PROPERTY OWNER / CLIENT
CITY OF RALEIGH PARKS, RECREATION, AND CULTURAL RESOURCES
222 W. HARGETT ST. SUITE 601
RALEIGH, NC 27601
CONTACT: LORA GRECO
PHONE: 919.996.4771
EMAIL: LORA.GRECO@RALEIGHNC.GOV

LANDSCAPE ARCHITECT
SITE COLLABORATIVE
727 W. HARGETT STREET, SUITE 101
RALEIGH, NC 27603
CONTACT: GRAHAM H. SMITH
PHONE: 919.805.3586
EMAIL: GRAHAM@SITECOLLABORATIVE.COM

ARCHITECT
CLEARSCAPES
311-200 W. MARTIN STREET
RALEIGH, NC 27601
CONTACT: MON PENG YUEH
PHONE: 919.821.2775
EMAIL: MONPENG@CLEARSCAPES.COM

CIVIL ENGINEER
CALYX ENGINEERS
6750 TRYON ROAD
CARY, NC 27518
CONTACT: JAMIE POWLESS
PHONE: 919.836.4800
EMAIL: JPOWLESS@CALYXENGINEERS.COM

SHEET INDEX	
COV	COVER
REF	REFERENCE ENTIRE PARCEL
L100	EXISTING CONDITIONS PLAN (NORTH)
L100	EXISTING CONDITIONS PLAN (SOUTH)
L102	DEMOLITION PLAN (NORTH)
L103	DEMOLITION PLAN (SOUTH)
L200	TREE CONSERVATION AREA - NORTH
L201	TREE CONSERVATION AREA - SOUTH
L300	LAYOUT PLAN (NORTH)
L301	LAYOUT PLAN (SOUTH)
L302	MATERIALS PLAN (NORTH)
L303	MATERIALS PLAN (SOUTH)
L304	LAYOUT & MATERIALS DETAILS
L305	CITY OF RALEIGH STANDARD NOTES & DETAILS
L306	CITY OF RALEIGH STANDARD NOTES & DETAILS
L400	GRADING PLAN (NORTH)
L401	GRADING PLAN (SOUTH)
L500	PLANTING PLAN (NORTH)
L501	PLANTING PLAN (SOUTH)
L502	PLANTING NOTES & DETAILS
C-000	EXISTING CONDITIONS
C100	STORMWATER PLAN
C200	UTILITY PLAN
C300	EROSION CONTROL PLAN
C400	DETAILS
C401	DETAILS
A-200	EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS

CLEARSCAPES
ARCHITECTURE + ART
311-200 W. Martin Street
Raleigh, NC 27601
919.821.2775
919.821.0804 fax
artarc@clearscapes.com

CONSULTANTS

LANDSCAPE ARCHITECT
Site Collaborative
727 W. Hargett Street, Suite 101
Raleigh, NC 27603
919.805.3586

CIVIL CONSULTANT
Calyx Engineers
6750 Tryon Road
Cary, NC 27518
919.836.4800

STRUCTURAL CONSULTANT
Lysaght & Associates
120 St. Mary's Street
Raleigh, NC 27605
919.833.0495

P/ME CONSULTANT
Sigma Engineered Solutions
2100 Gateway Centre Blvd.
Suite 100
Morrisville, NC 27560
919.840.9300

SOLID WASTE SERVICES:

- SOLID WASTE ON SITE TO UTILIZE PRIVATE SERVICE.
- ALL ON-SITE AMENITIES RELATED TO GARBAGE DISPOSAL INCLUDING - BUT NOT LIMITED TO - DUMPSTER ENCLOSURE, PAVEMENT, AND CURB RADII SHALL COMPLY WITH THE CITY'S SOLID WASTE DESIGN MANUAL.

STREETSCAPE REQUIREMENTS:

- PER APPROVED VARIANCE REQUEST A-2-18, THIS PROJECT IS RELIEVED OF ALL REQUIREMENTS RELATING TO STREETSCAPE PLANTINGS AND SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY. SEE REFERENCE SHEET FOR MORE INFORMATION.

LIGHTING:

- THE LIGHTING PLAN SHOWING COMPLIANCE WITH ARTICLE 7.4 OF THE UDO SHALL BE SUBMITTED WITH CONCURRENT SITE REVIEW

A-2-18 - 1/8/18

Decision: Approved as requested.

WHEREAS the City of Raleigh, property owner, requests complete relief from all requirements set forth in Section 8.5 of the Unified Development Ordinance as it pertains to right-of-way dedication or improvements to any adjacent street as part of a park improvement site plan which includes renovating and expanding the Pullen Arts Center located in Pullen Park which occupies a 75.6 acre tract of land zoned Office Mixed-Use-3 and Office Mixed-Use-12 and Special Residential Parking Overlay District located at 410 Ashe Avenue.

J. Carr McLamb, Jr.
J. Carr McLamb, Jr.
Chairman

1/9/18
Date

VARIANCE REQUEST FOR SOUTH PULLEN STREETSCAPE (A-2-18) - APPROVED 1.9.2018

Administrative Site Review Application (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	Transaction Number Assigned Project Coordinator Assigned Team Leader
<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> 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: Pullen Arts Center Improvements

Zoning District: OX-3 Overlay District (if applicable): SRPOD Inside City Limits? Yes No

Proposed Use: Civic

Property Address(es): 105 Pullen Road Raleigh, NC 27607 Major Street Locator: Hillsborough St.

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

P.I.N. 0793997529

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court Other: If other, please describe: Civic Arts Center within a City Park

WORK SCOPE: Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. New addition to the existing Pullen Arts Center resulting in approx. 7,510 SF of additional space. Site improvements include parking lot reconfiguration and addition, a driveable plaza, landscaping, and stormwater/utility.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE. Design Adjustment for block perimeter

CLIENT/DEVELOPER/OWNER: Company: City of Raleigh Parks, Recreation, and Cultural Resources Department Name(s): Lora Greco Address: 222 W. Hargett St. Suite 601 Raleigh, NC 27601 Phone: (919) 996.4771 Email: lora.greco@raleighnc.gov Fax:

CONSULTANT (Contact Person for Plans): Company: Site Collaborative Name(s): Graham Smith Address: 727 W. Hargett St. Suite 101 Raleigh, NC 27603 Phone: (919) 805-3586 Email: graham@sitecollaborative.com Fax:

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) OX-3		Proposed building use(s) Civic	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 28,526	
Overlay District SRPOD		Proposed Building(s) sq. ft. gross 36,036	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	75.6 AC	Total sq. ft. gross (existing & proposed) 36,036
Off street parking: Required 90	Provided 100	Proposed height of building(s) 24'-8"	
COA (Certificate of Appropriateness) case #	# of stories 2 (facing Pullen Rd.)		
BOA (Board of Adjustment) case # A-2-18	Ceiling height of 1 st Floor 11'-8"		
CUO (Conditional Use District) case # Z-			
Stormwater Information			
Existing Impervious Surface	158,910 sf	acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	158,730 sf	acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study
FEMA Map Panel #			
FOR RESIDENTIAL DEVELOPMENTS			
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more		
2. Total # of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7		
3. Total Number of Hotel Units	7. Open Space (only) or Amenity		
4. Overall Total # of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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 development plan as approved by the City.			
I hereby designate <u>Graham Smith</u> 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	<i>Diane B. Saucer</i>	Date	8/1/17
Printed Name	Diane B. Saucer	Date	
Signed		Date	
Printed Name		Date	

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

Pullen Arts Center
105 Pullen Road
Raleigh, NC 27607

Renovation & Addition

REVISIONS	
NO.	DATE OF REVISION
1	ASR - 05.01.2018
2	ASR - 06.15.2018

PROJECT DATA

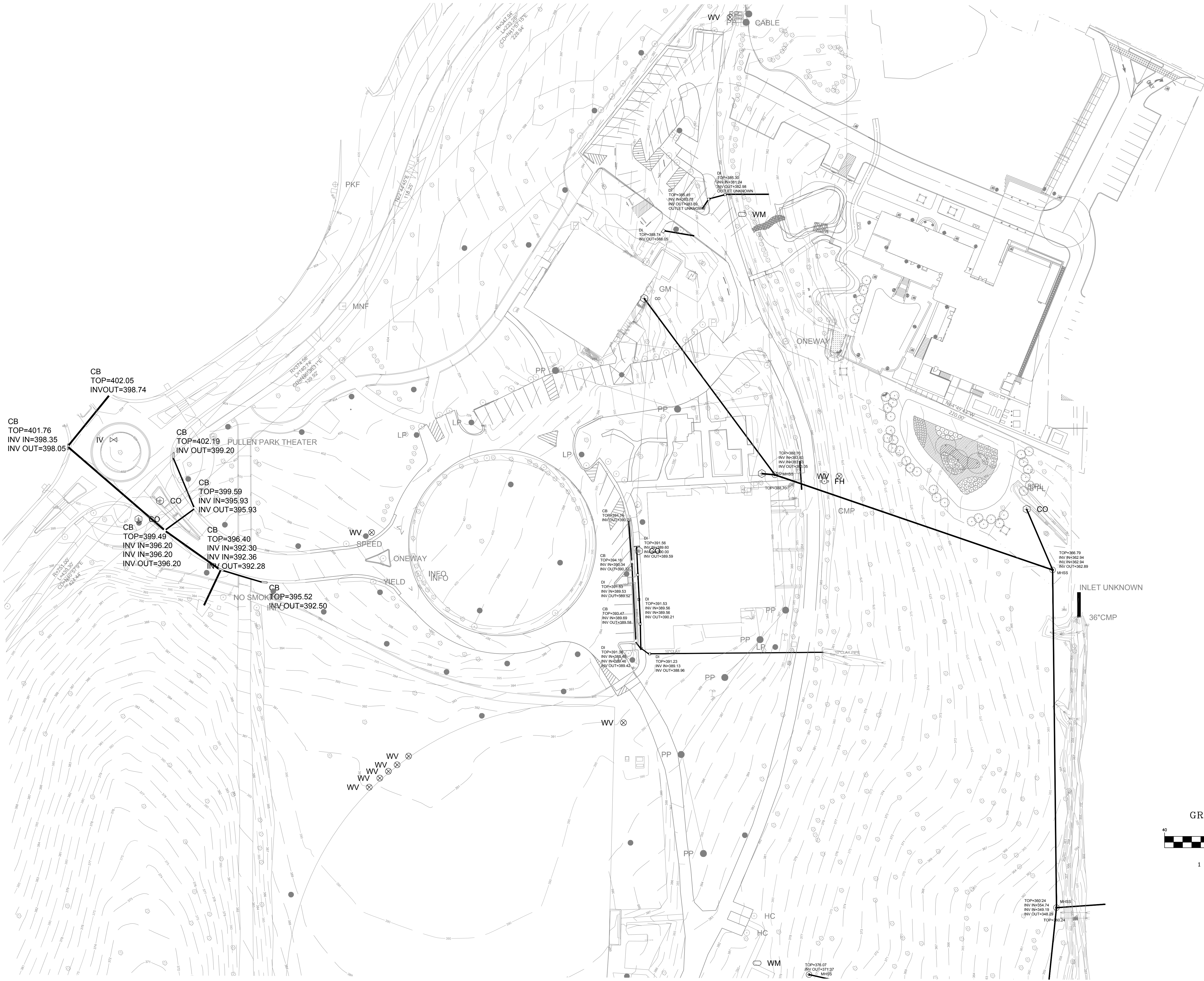
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CHECKED: GHS
FILENAME: PAC
PROJECT NO: 2015-0080
PRINTING:

Cover

SHEET NO.
COV

LEGEND

- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TAPPING SLEEVE AND VALVE ASSEMBLY
- SEWER MANHOLE
- CLEANOUT
- JUNCTION BOX
- CATCH BASIN



NOT FOR CONSTRUCTION

ADMINISTRATIVE SITE PLAN
2018/04/24

Pullen Arts Center

105 Pullen Road
Raleigh, NC 27607

Renovation & Addition

REVISIONS

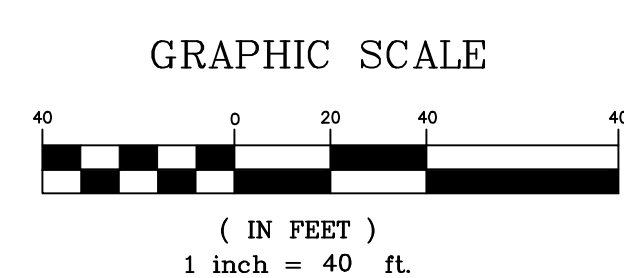
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2	ASR - 06.15.2018

PROJECT DATA

DATE:	2017/08/11
DRAWN:	BW
CHECKED:	JP
FILENAME:	PAC
PROJECT NO.:	2015-0080
PRINTING:	

EXISTING CONDITIONS

SHEET NO.
C-000



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⊠	CONC MONUMENT FOUND
⊡	CONC MONUMENT SET
◇	COMPUTED POINT
⊕	DATUM CONTROL POINT
⊕	VERTICAL BENCHMARK
△	TRAVERSE POINT
●	BOLLARD
+	SIGN
⊕	STORM DRAINAGE MANHOLE
⊕	GRATED INLET
⊕	CURB INLET
⊕	FLARED-END SECTION
⊕	ROOF DRAIN CLEANOUT
⊕	LIGHT POLE
⊕	UTILITY POLE
⊕	GUY WIRE / ANCHOR
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC CONTROL BOX
⊕	ELECTRIC TRANSFORMER
⊕	ELECTRIC PULLBOX
⊕	ELECTRIC METER
⊕	TRAFFIC CONTROL BOX
⊕	HVAC UNIT
⊕	GAS VALVE
⊕	GAS METER
⊕	SEWER MANHOLE
⊕	SEWER CLEANOUT
⊕	TELEPHONE MANHOLE
⊕	TELEPHONE PEDESTAL
⊕	TELEPHONE PULLBOX
⊕	TELEPHONE CALLBOX
⊕	FIBEROPTIC HANDHOLE
⊕	FIBEROPTIC MANHOLE
⊕	CABLE TV PEDESTAL
⊕	CABLE TV MANHOLE
⊕	CABLE TV HANDHOLE
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⊕	WATER MANHOLE
⊕	WATER METER
⊕	WATER VALVE
⊕	POST INDICATOR VALVE
⊕	SPRINKLER HEAD
⊕	TREE

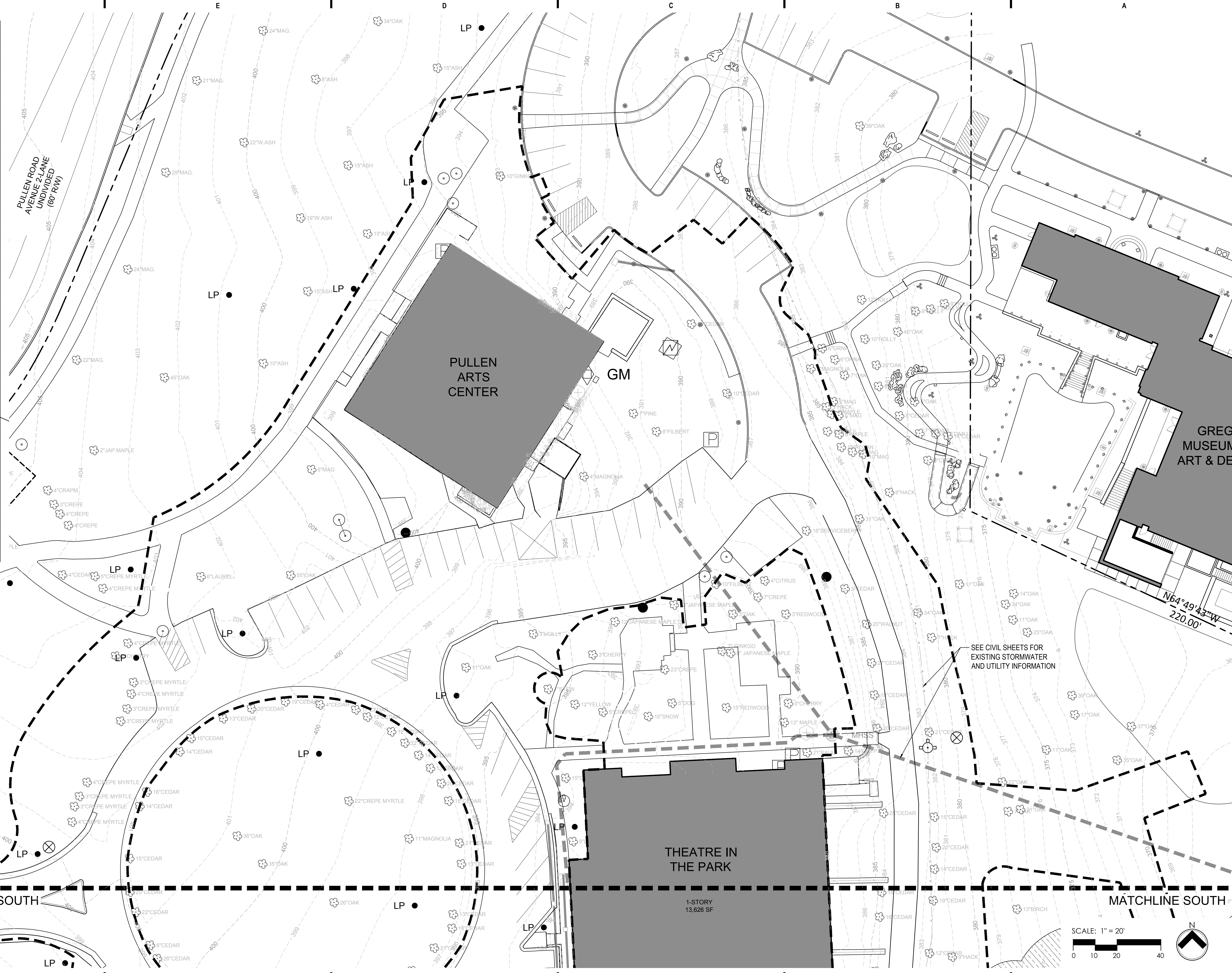
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919.833.0495

PIE CONSULTANT
Sigma Engineered Solutions
2100 Gateway Centre Blvd.
Suite 100
Morrisville, NC 27560
919.840.9300



Administrative Site Plan
2017/08/11

Pullen Arts Center
105 Pullen Road
Raleigh, NC 27607

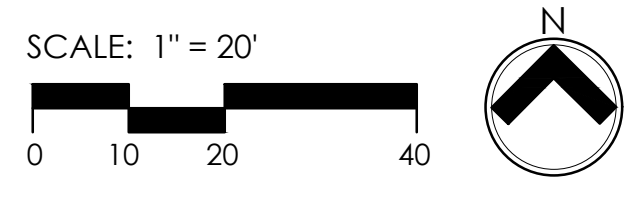
Renovation & Addition

NO.	DATE OF REVISION
1	ASR - 05.01.2018
2	ASR - 06.15.2018

PROJECT DATA	
DATE:	2017/09/29
DRAWN:	JEA
CHECKED:	GHS
FILENAME:	PAC
PROJECT NO.:	2015-0080
PRINTING:	

Existing Conditions (North)

SHEET NO.
L100

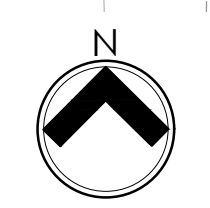
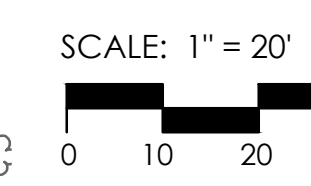


NO.	REVISIONS	DATE OF REVISION
1	ASR - 05.01.2018	
2	ASR - 06.15.2018	

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2015-0080 <td>PROJECT NO.</td>	PROJECT NO.
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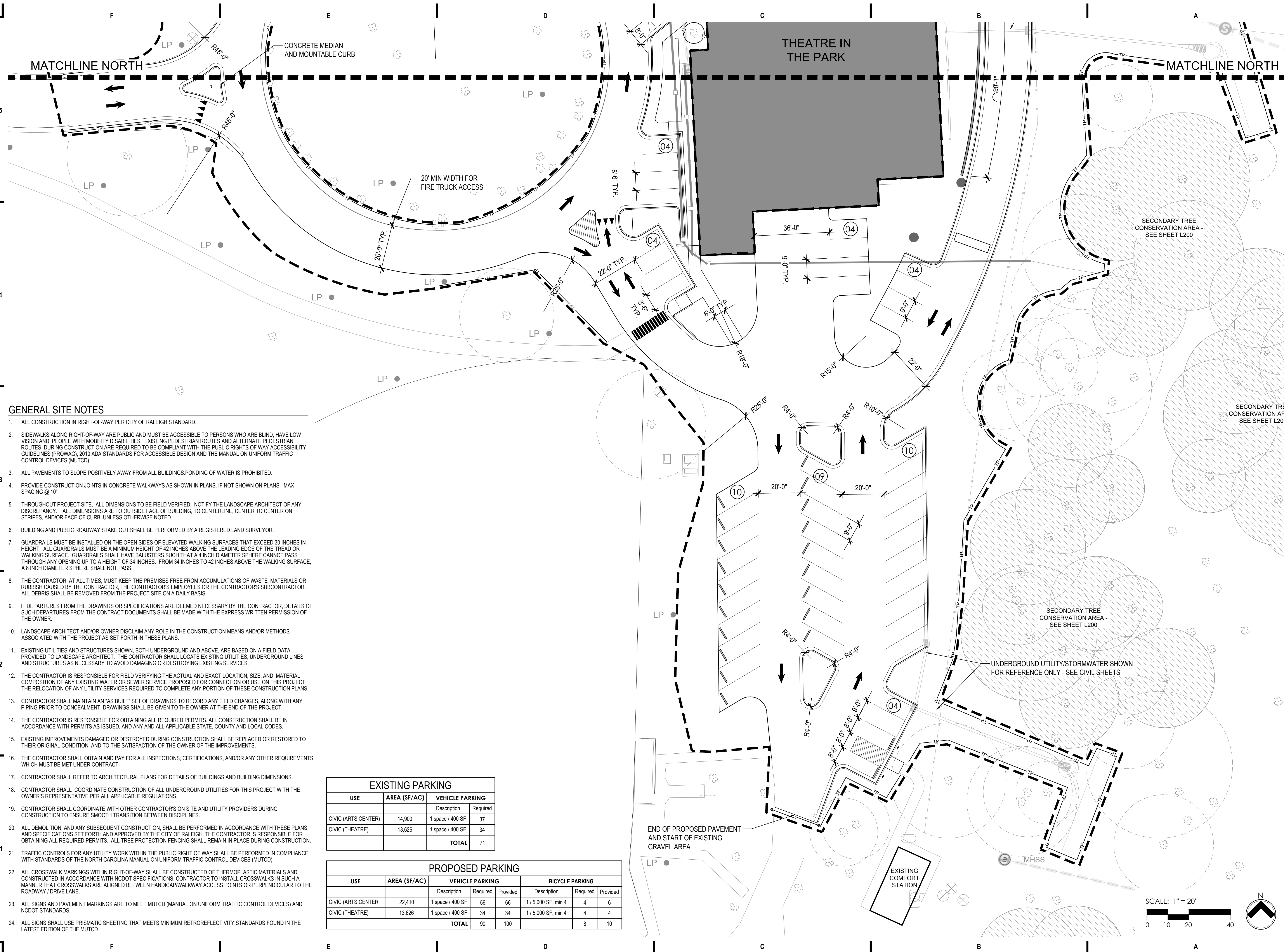


SYMBOL LEGEND	
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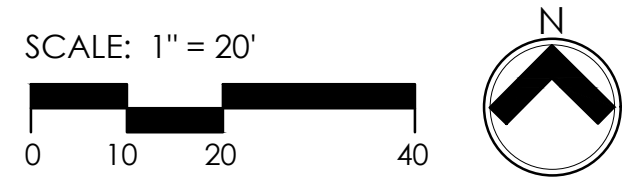


GENERAL SITE NOTES

- ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF RALEIGH STANDARD.
- SIDEWALKS ALONG RIGHT-OF-WAY ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS. PONDING OF WATER IS PROHIBITED.
- PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS. IF NOT SHOWN ON PLANS - MAX SPACING @ 10'
- THROUGHOUT PROJECT SITE. ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE. GUARDRAILS SHALL HAVE BALUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
- THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR, THE CONTRACTOR'S EMPLOYEES OR THE CONTRACTOR'S SUBCONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
- LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD DATA PROVIDED TO LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD ANY FIELD CHANGES, ALONG WITH ANY PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE END OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED, AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION, AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE MET UNDER CONTRACT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ALL UNDERGROUND UTILITIES FOR THIS PROJECT WITH THE OWNER'S REPRESENTATIVE PER ALL APPLICABLE REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR'S ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
- ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.
- ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.

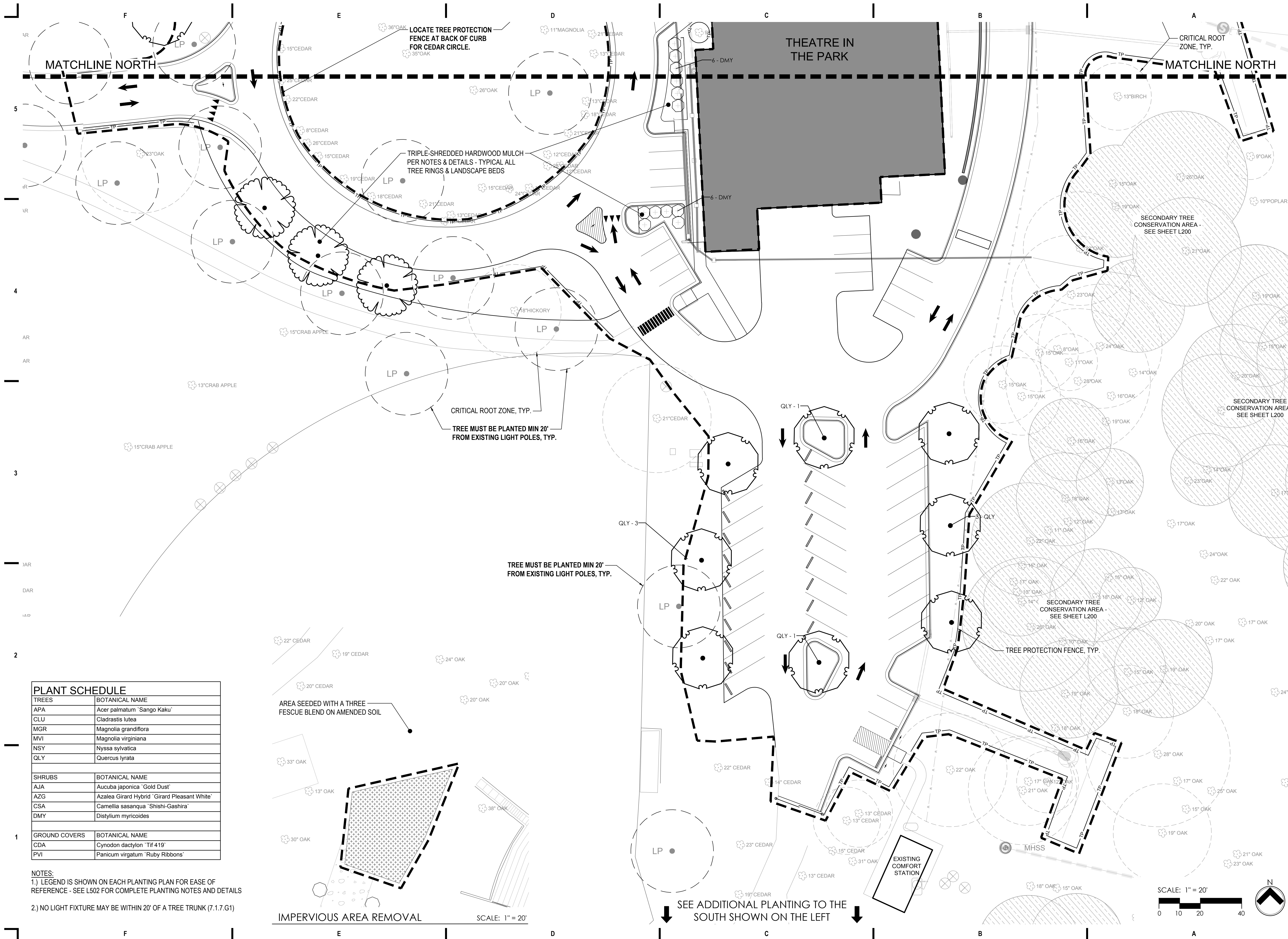
EXISTING PARKING			
USE	AREA (SF/AC)	VEHICLE PARKING	
		Description	Required
CIVIC (ARTS CENTER)	14,900	1 space / 400 SF	37
CIVIC (THEATRE)	13,626	1 space / 400 SF	34
TOTAL			71

PROPOSED PARKING							
USE	AREA (SF/AC)	VEHICLE PARKING			BICYCLE PARKING		
		Description	Required	Provided	Description	Required	Provided
CIVIC (ARTS CENTER)	22,410	1 space / 400 SF	56	66	1 / 5,000 SF, min 4	4	6
CIVIC (THEATRE)	13,626	1 space / 400 SF	34	34	1 / 5,000 SF, min 4	4	4
TOTAL			90	100		8	10



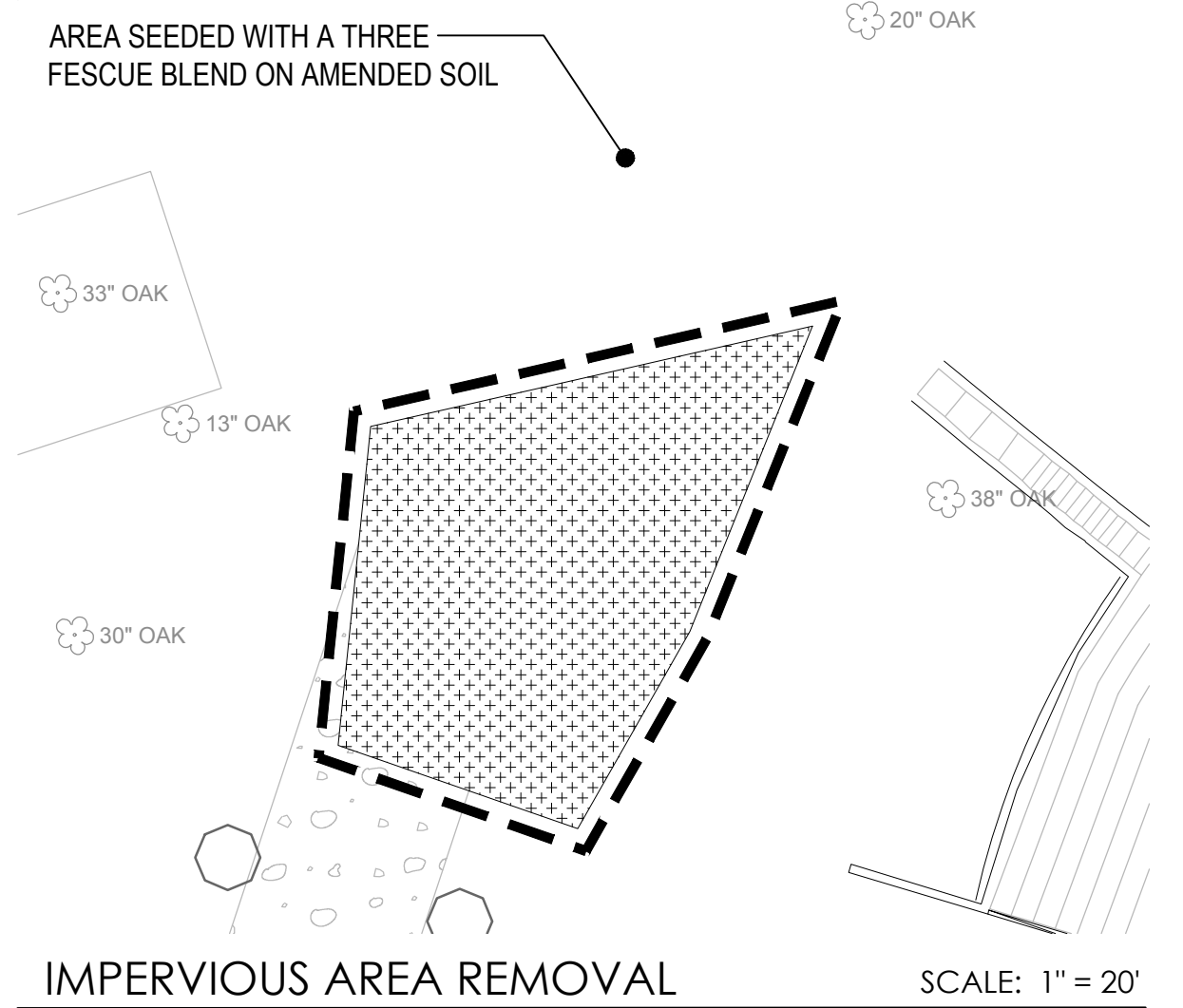
REVISIONS	
NO.	DATE OF REVISION
1	ASR - 05.01.2018
2	ASR - 06.15.2018

PROJECT DATA	
DATE:	2017/09/29
DRAWN:	JEA
CHECKED:	GHS
FILENAME:	PAC
PROJECT NO.:	2015-0080
PRINTING:	



PLANT SCHEDULE	
TREES	BOTANICAL NAME
APA	Acer palmatum 'Sango Kaku'
CLU	Cladrastis lutea
MGR	Magnolia grandiflora
MVI	Magnolia virginiana
NSY	Nyssa sylvatica
QLY	Quercus lyrata
SHRUBS	BOTANICAL NAME
AJA	Aucuba japonica 'Gold Dust'
AZG	Azalea Girard Hybrid 'Girard Pleasant White'
CSA	Camellia sasanqua 'Shishi-Gashira'
DMY	Distylium myricoides
GROUND COVERS	BOTANICAL NAME
CDA	Cynodon dactylon 'Tif 419'
PVI	Panicum virgatum 'Ruby Ribbons'

NOTES:
1.) LEGEND IS SHOWN ON EACH PLANTING PLAN FOR EASE OF REFERENCE - SEE L502 FOR COMPLETE PLANTING NOTES AND DETAILS
2.) NO LIGHT FIXTURE MAY BE WITHIN 20' OF A TREE TRUNK (7.1.7.G1)



NOT FOR CONSTRUCTION

ADMINISTRATIVE SITE PLAN
2018/04/24

PROJECT

Pullen Arts Center

105 Pullen Road
Raleigh, NC 27607

Renovation & Addition

REVISIONS

NO.	DATE OF REVISION
1	ASR - 05.01.2018
2	ASR - 06.15.2018

PROJECT DATA

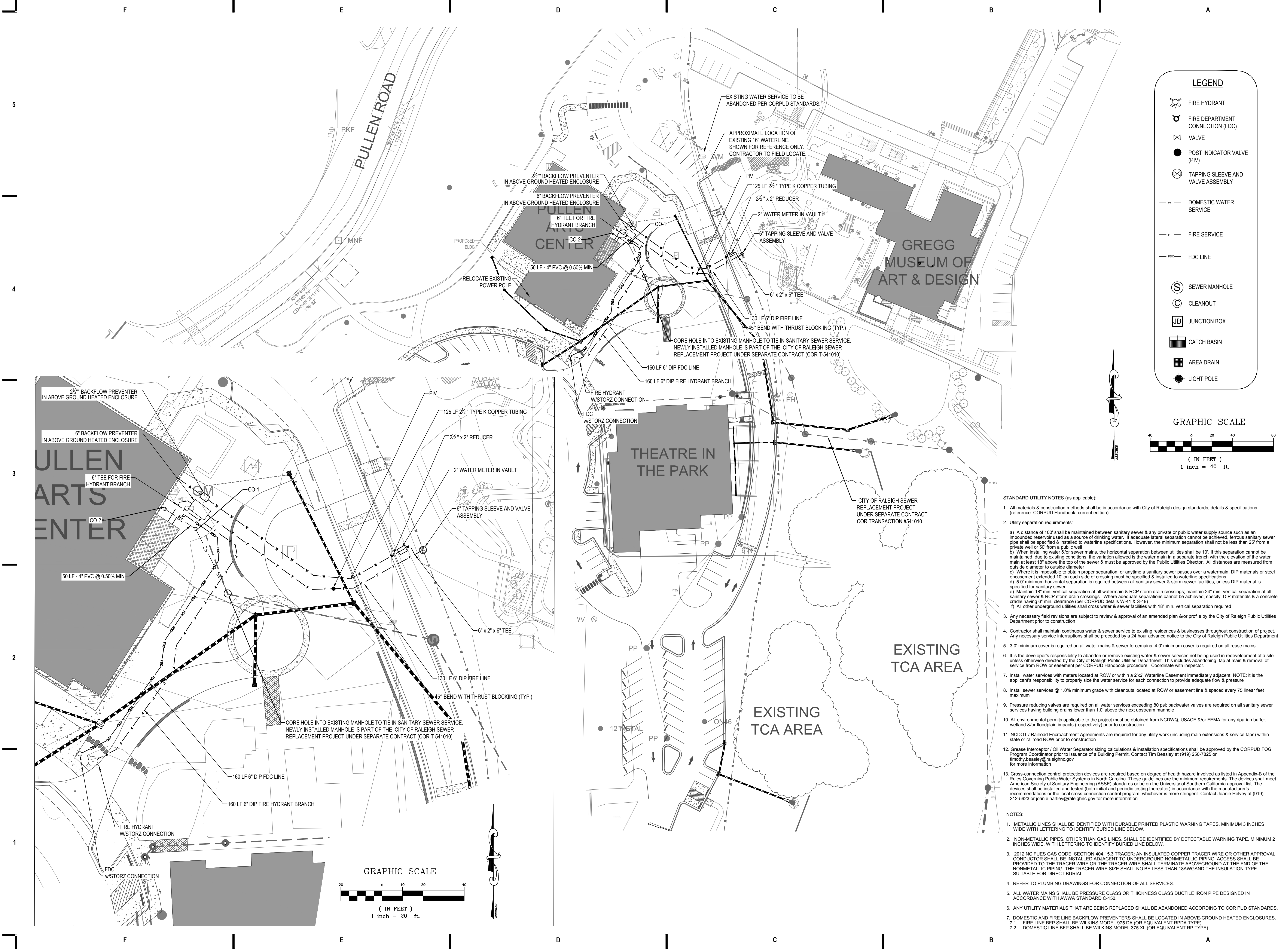
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DRAWN:	BW
CHECKED:	JP
FILENAME:	PAC
PROJECT NO.:	2015-0080
PRINTING:	

SHEET DATA

UTILITY PLAN

SHEET NO.

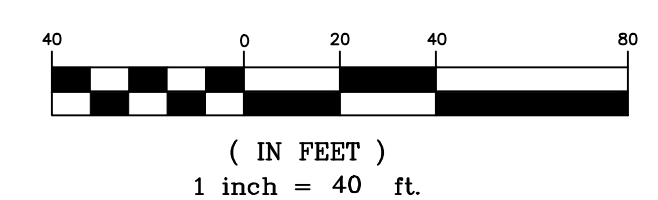
C-200



LEGEND

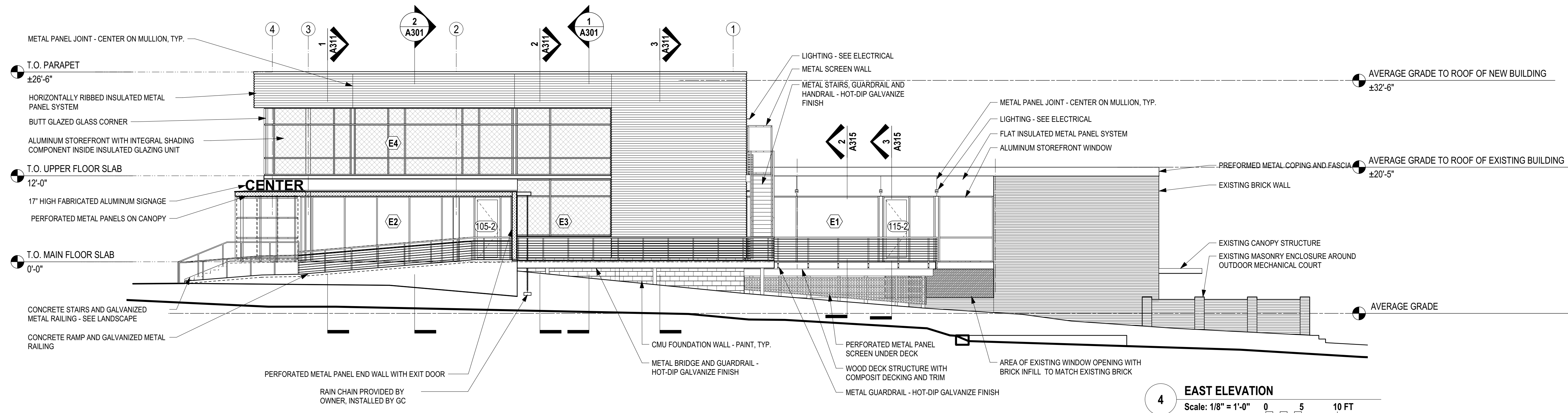
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- VALVE
- POST INDICATOR VALVE (PIV)
- TAPPING SLEEVE AND VALVE ASSEMBLY
- DOMESTIC WATER SERVICE
- FIRE SERVICE
- FDC LINE
- SEWER MANHOLE
- CLEANOUT
- JUNCTION BOX
- CATCH BASIN
- AREA DRAIN
- LIGHT POLE

GRAPHIC SCALE



STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
 - Utility separation requirements:
 - 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 watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - 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.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - 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).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 - 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
 - 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
 - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains
 - 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. Coordinate with inspector.
 - Install water services with meters located at ROW or within a 2x2' 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
 - Install sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
 - 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
 - All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
 - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
 - 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) 250-7625 or timothy.beasley@raleighnc.gov for more information
 - 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 Hevey at (919) 212-5923 or joanie.hartley@raleighnc.gov for more information
- NOTES:
- METALLIC LINES SHALL BE IDENTIFIED WITH DURABLE PRINTED PLASTIC WARNING TAPES, MINIMUM 3 INCHES WIDE WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
 - NON-METALLIC PIPES, OTHER THAN GAS LINES, SHALL BE IDENTIFIED BY DETECTABLE WARNING TAPE, MINIMUM 2 INCHES WIDE, WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
 - 2012 NC FUES GAS CODE, SECTION 404.15.3 TRACER: AN INSULATED COPPER TRACER WIRE OR OTHER APPROVAL CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVEGROUND AT THE END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NO BE LESS THAN 18AWGAND THE INSULATION TYPE SUITABLE FOR DIRECT BURIAL.
 - REFER TO PLUMBING DRAWINGS FOR CONNECTION OF ALL SERVICES.
 - ALL WATER MAINS SHALL BE PRESSURE CLASS OR THICKNESS CLASS DUCTILE IRON PIPE DESIGNED IN ACCORDANCE WITH AWWA STANDARD C-150.
 - ANY UTILITY MATERIALS THAT ARE BEING REPLACED SHALL BE ABANDONED ACCORDING TO COR PUD STANDARDS.
 - DOMESTIC AND FIRE LINE BACKFLOW PREVENTERS SHALL BE LOCATED IN ABOVE-GROUND HEATED ENCLOSURES.
 - FIRE LINE BFP SHALL BE WILKINS MODEL 975 DA (OR EQUIVALENT RPDA TYPE)
 - DOMESTIC LINE BFP SHALL BE WILKINS MODEL 375 XL (OR EQUIVALENT RP TYPE)



4 EAST ELEVATION
Scale: 1/8" = 1'-0" 0 5 10 FT

PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 3.2.7 CIVIC BUILDING, THERE IS NO TRANSPARENCY REGULATION FOR THIS BUILDING.

Administrative Site Plan
2018/06/18

Pullen Arts Center Improvements

105 Pullen Road
Raleigh, NC 27607

PROJECT NO: 2015-0080

DRAWN: MC, MPY

CHECKED:

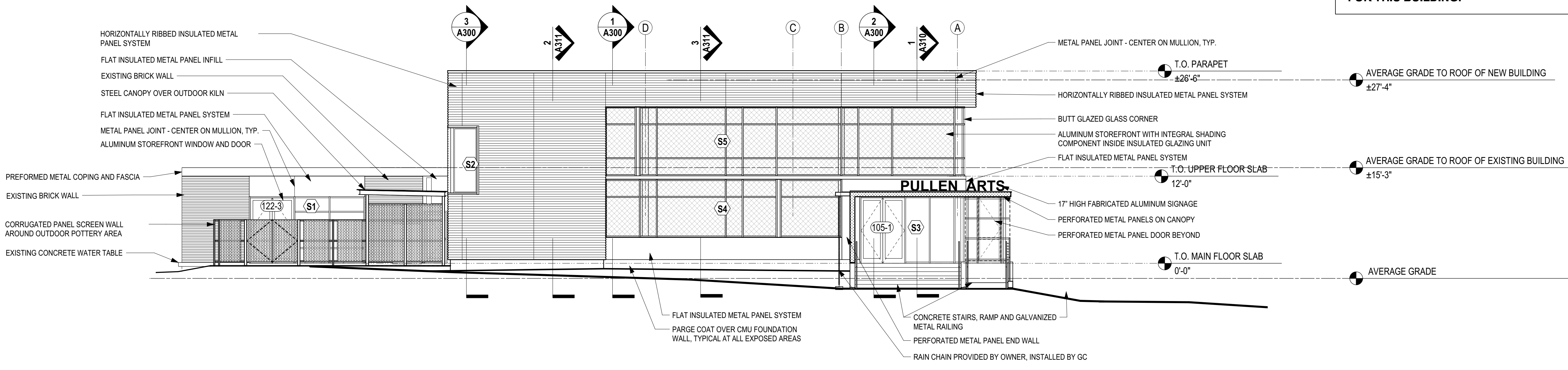
DATE: 2018/06/18

EXTERIOR ELEVATIONS

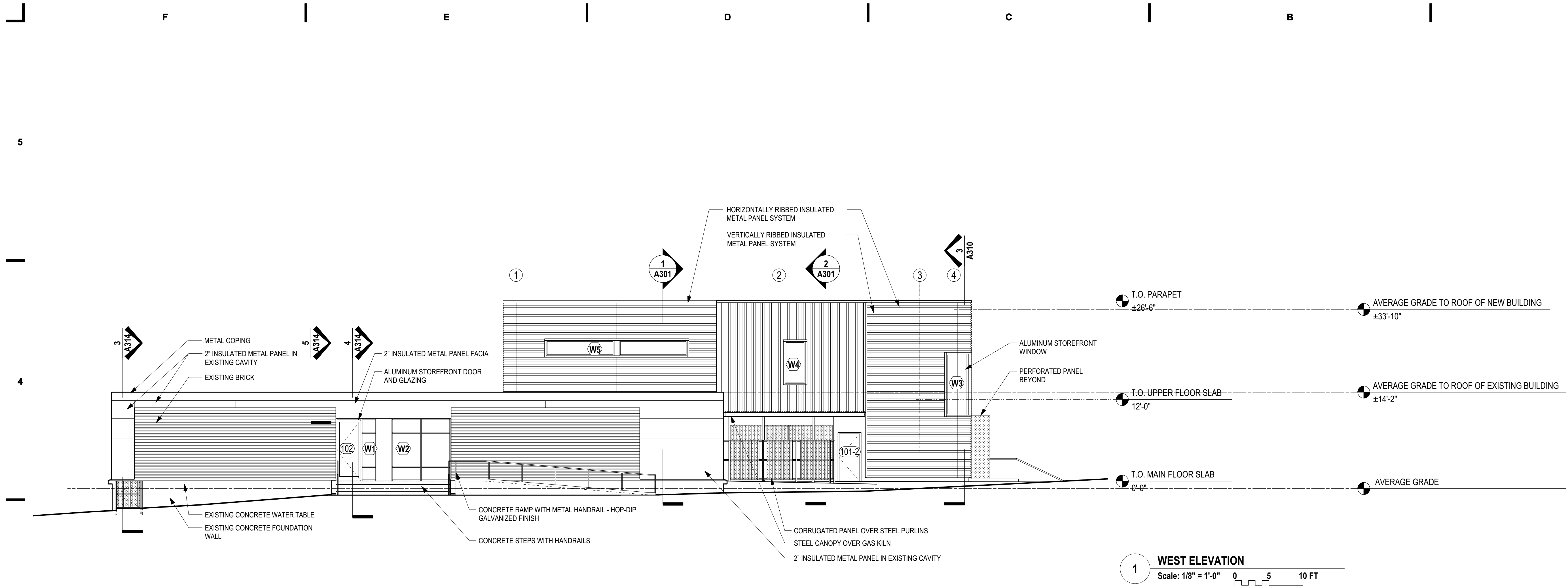
South & East

SHEET NO:

A200



4 SOUTH ELEVATION
Scale: 1/8" = 1'-0" 0 5 10 FT



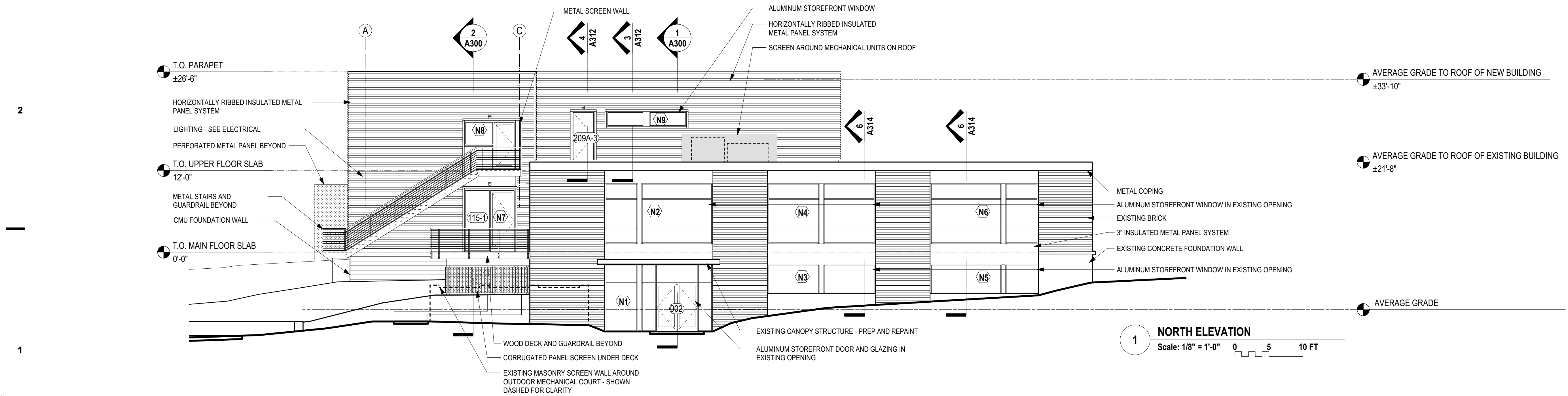
1 WEST ELEVATION
Scale: 1/8" = 1'-0" 0 5 10 FT

PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 3.2.7 CIVIC BUILDING, THERE IS NO TRANSPARENCY REGULATION FOR THIS BUILDING.

Administrative Site Plan
2018/06/18

Pullen Arts Center
Improvements

105 Pullen Road
Raleigh, NC 27607



1 NORTH ELEVATION
Scale: 1/8" = 1'-0" 0 5 10 FT

NO.	REVISION DATE

PROJECT NO: 2015-0080
DRAWN: MC, MPY
CHECKED:
DATE: 2018/06/18

EXTERIOR ELEVATIONS

North & West

A201