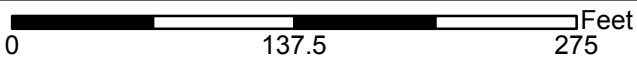


# CRAFT BAR SR-95-2017



Zoning: **DX-7-SH**  
CAC: **Hillsborough**  
Drainage Basin: **Pigeon House**  
Acreage: **0.12**  
Sq. Ft.: **3,360**

Planner: **Ryan Boivin**  
Phone: **(919) 996-2682**  
Applicant: **Daniel Lovenheim**  
Phone: **(704) 830-6853**





# Administrative Approval Action

Case File / Name: SR-95-17, Craft Bar  
Transaction # 535855, AA # 3718

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 on the west side of Glenwood Avenue, north of the intersection with Hillsborough Street. The address of the site is 3 Glenwood Avenue, which is inside City limits.

**REQUEST:** Development of a 0.12 acre tract zoned DX-7-SH to take the two existing businesses in a single structure and change to a single use and add a 430 square foot addition. Currently a portion of the building is used for retail purposes and the other portion is a bar. This proposal is to use the entire structure with the addition totaling 3,410 square feet size for a bar.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**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 Red Line Engineering, P.C., dated 1/19/18.

## **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 BUILDING PERMITS:**

#### **GENERAL**

1. Provide fire flow analysis.

#### **ENGINEERING**

2. The required right of way addition along Glenwood Avenue shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.
3. An encroachment agreement for the proposed bike racks within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
4. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

#### **URBAN FORESTRY**

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.



# Administrative Approval Action

Case File / Name: SR-95-17, Craft Bar  
Transaction # 535855, AA # 3718

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

**Prior to issuance of building occupancy permit:**

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
4. Next Step: Final inspection of right of way tree protection areas by Urban Forestry Staff.

**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:** 2-14-2021

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.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 2/14/2018

Staff Coordinator: Ryan Boivin



# CRAFT BAR PROPOSED SITE IMPROVEMENTS

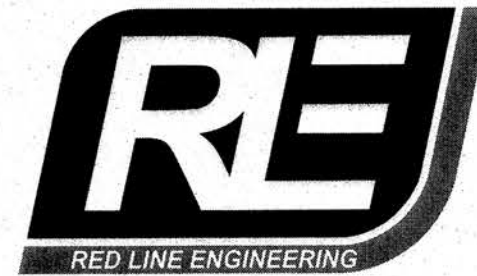
3 GLENWOOD AVENUE (P.I.N. 1703-49-4450)  
RALEIGH, NORTH CAROLINA 27603

ASR # SR-95-17

**OWNER**  
HEIRS OF KATINA F. RUSSOS  
8400 PARKSTONE DRIVE  
RALEIGH, NORTH CAROLINA 27613

**DEVELOPER**  
603 GLENWOOD, INC.  
603 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA 27603

**CIVIL ENGINEER**



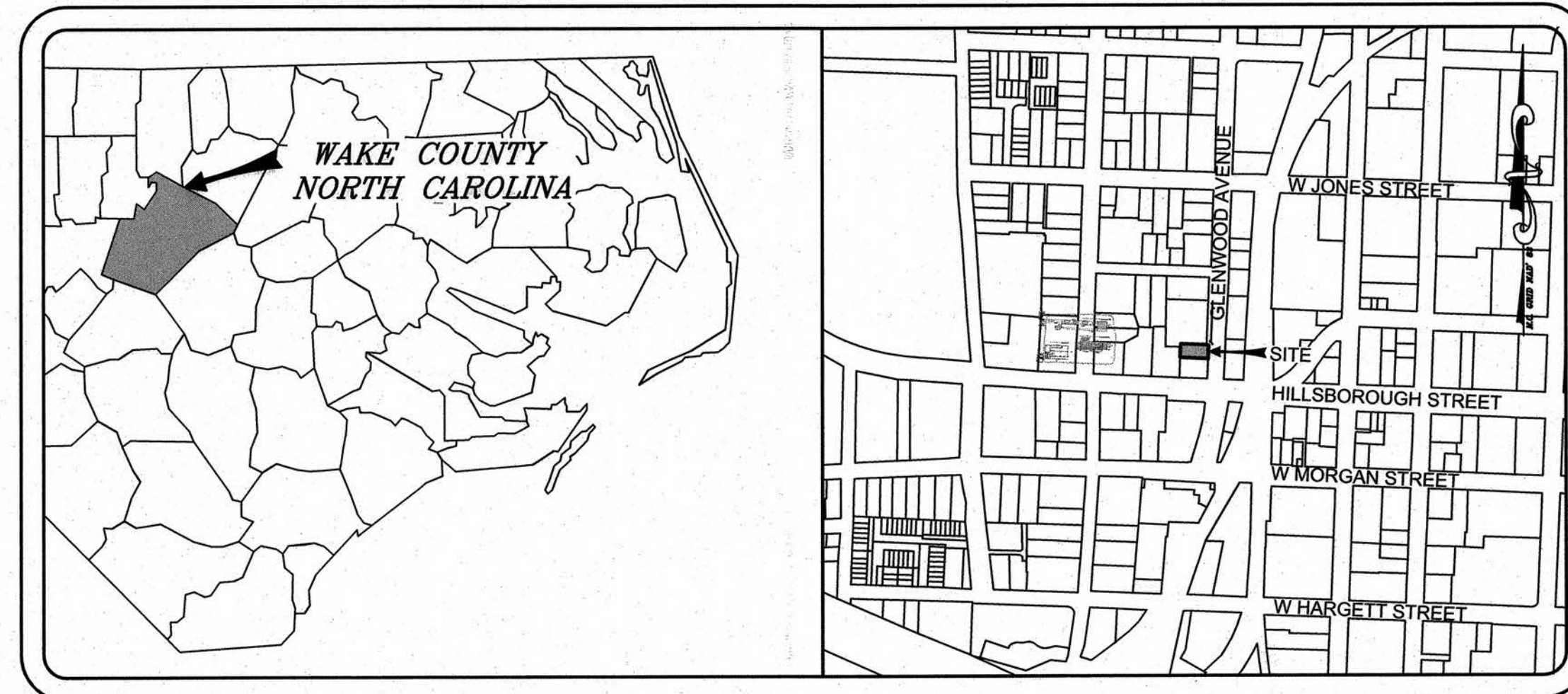
RED LINE ENGINEERING, P.C. (C-3075)  
1401 AVERSBORO ROAD, SUITE 210  
GARNER, NORTH CAROLINA 27529  
PHONE - (919) 779-6851

**SURVEYOR**  
NEWCOMB LAND SURVEYORS, PLLC  
7008 HARPS MILL ROAD, SUITE 105  
RALEIGH, NORTH CAROLINA 27615  
PHONE: (919) 847-1800

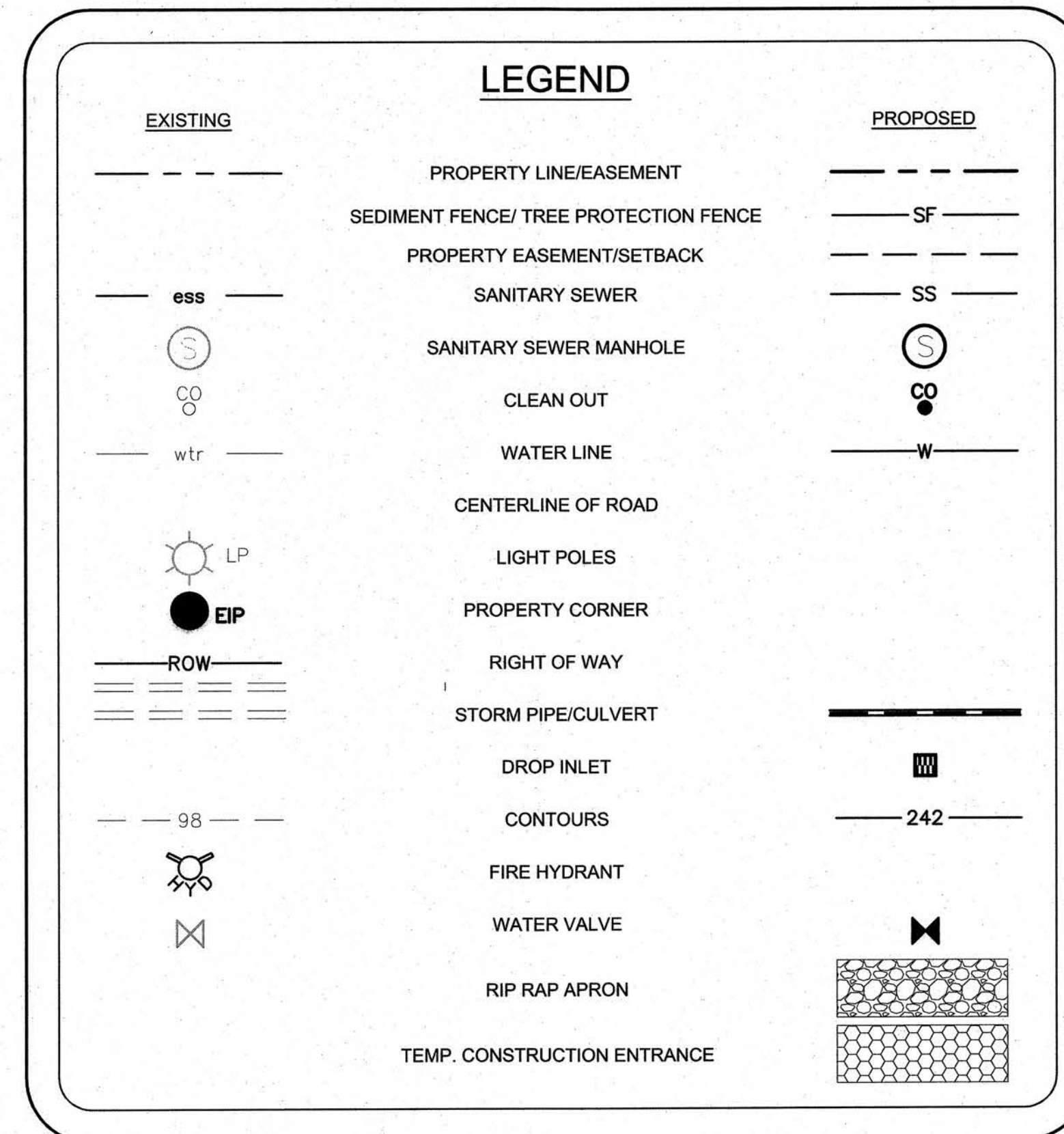
**SHEET INDEX**

- C1 COVER SHEET
- C2 EXISTING CONDITIONS & DEMOLITION PLAN
- C3 PROPOSED SITE IMPROVEMENTS
- C4 PROPOSED SIDEWALK CLOSURE PLAN
- C5 SOLID WASTE MANAGEMENT PLAN
- A5 ARCHITECTURAL BUILDING ELEVATIONS

NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODE VOL. 1C, AND WITH THE CITY OF RALEIGH AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.



VICINITY MAP  
SCALE: 1"=500'



**SOLID WASTE STATEMENTS:**

- TRASH AND RECYCLING COLLECTION SERVICE SHALL BE PROVIDED BY CITY OF RALEIGH VIA ROLL-OUT BINS TO BE LOCATED AT THE REAR OF THE EXISTING BUILDING.
- SOLID WASTE MANAGEMENT PLAN ADHERES TO APPLICABLE SECTIONS OF RALEIGH SOLID WASTE DESIGN MANUAL.
- TRASH & RECYCLING COLLECTION SCHEDULED FOR SEVE (7) TIMES PER WEEK WITH TWO (2) RECYCLING BINS AND TWO (2) TRASH BINS PROVIDED BY THE CITY OF RALEIGH.
- REFUSE SHALL BE DEPOSITED IN BAGS AND CARTS (RESTAURANTS SHALL BE REQUIRED TO USE CARTS) APPROVED BY THE CITY OF RALEIGH AND MUST BE PLACED BY THE CURB BETWEEN THE HOURS OF 2:00AM AND 6:00AM EACH COLLECTION DAY AND REMOVED BY 9:30AM THE NEXT DAY.
- EXCEPT AS OTHERWISE STATED, ANY OWNER OF RECORD AND/OR TENANT OF ANY BUILDING, UNIT, OR LAND IN THE CITY IN VIOLATION OF PROVISIONS OF THIS CHAPTER SHALL BE SUBJECT TO ADMINISTRATIVE FEES AND CIVIL PENALTIES PURSUANT TO RALEIGH CODE 7-2002.2.

**Right-of-Way Obstruction Notes:**

- Lane and Sidewalk closures or detours:** Prior to any lane or sidewalk obstruction, the contractor or engineer shall submit a traffic control and/or pedestrian plan along with a Right-of-Way Services Application to request the obstruction prior to the start of work. [rightofwayservices@raleighnc.gov](mailto:rightofwayservices@raleighnc.gov) for approval.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All permits must be available and visible on site during the operation.

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



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | exts 919-996-1831  
Litchford Satellite Office | 8320 - 139 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	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot
Transaction Number Assigned Project Coordinator Assigned Team Leader	
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #	
<b>GENERAL INFORMATION</b> Development Name: CRAFT BAR Zoning District: DX-7-SH    Overlay District (if applicable):    Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Proposed Use: BAR Property Address(es): 3 GLENWOOD AVENUE    Major Street Locator: Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	
P.I.N. 1703-49-4450    P.I.N.    P.I.N.    P.I.N.	
What is your project type? <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input checked="" type="checkbox"/> Other: if other, please describe: BAR	
<b>WORK SCOPE</b> 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. The proposed project is to combine the existing 1,750 sq. ft. of retail (bottle shop) with the existing 1,230 sq. ft. bar and add bathrooms onto the rear of the building. The result will be a 3,980 sq. ft. building to be used entirely as a bar.	
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b> Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE. A Design Adjustment is requested for the RW dedication. It has already been determined by staff that the existing RW of Glenwood Avenue is sufficient at 66 ft.	
<b>CLIENT/DEVELOPER/OWNER</b> Company: 603 Glenwood, Inc.    Name (s): Dan Lovenheim Address: 603 Glenwood Avenue, Raleigh, NC 27603 Phone: 704-830-6853    Email: danlovenheim@gmail.com    Fax:	
<b>CONSULTANT (Contact Person for Plans)</b> Company: Red Line Engineering, P.C.    Name (s): Gary J. McCabe, P.E. Address: 1401 Aversboro Road, Suite #210, Garner, NC 27529 Phone: 919-779-6851    Email: gary.mccabe@rie-pc.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): DX-7-SH	Proposed building use(s): BAR/NIGHTCLUB	Existing Building(s) sq. ft. gross: 2,980 SF	Proposed Building(s) sq. ft. gross: 430 SF
Overlay District: N/A	Total Site Acres: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: 0.12 ACRES	Total sq. ft. gross (existing & proposed): 3,410 SF	Off street parking: Required: N/A    Provided: N/A
Proposed impervious Surface: 5,156 SF    acres/square feet	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	# of stories: 1	Proposed height of building(s): 14 FT.
Proposed impervious Surface: 5,156 SF    acres/square feet	If Yes, please provide: Alluvial Soils FEMA Map Panel #    Flood Study	CEA (Certificate of Appropriateness) case #:	BOA (Board of Adjustment) case # A-:
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	CUD (Conditional Use District) case # Z-:	CEILING HEIGHT OF 1 <sup>st</sup> FLOOR: 10	
FOR RESIDENTIAL DEVELOPMENTS			
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br    2br    3br    4br or more	6. Infill Development 2.2.7	
2. Total # of Congregate Care Or Life Care Dwelling Units		7. Open Space (only) or Amenity	
3. Total Number of Hotel Units		8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. Overall Total # of Dwelling Units (1-6 Above)			

**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.

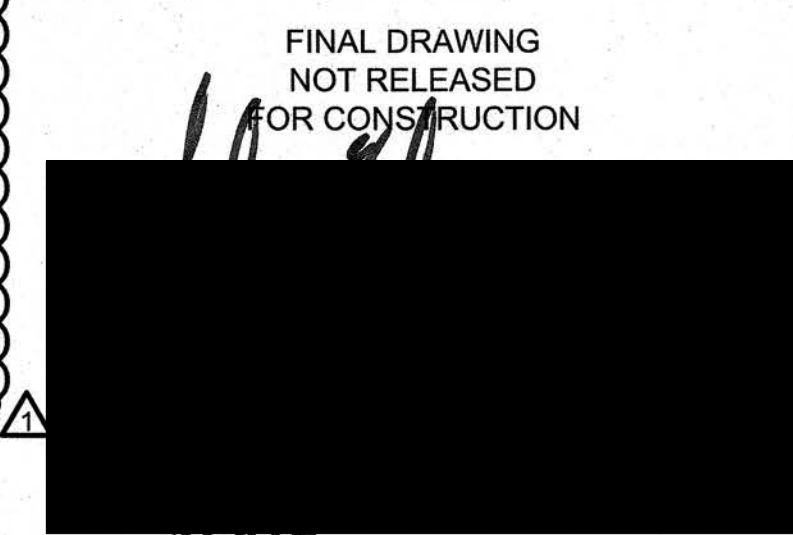
I hereby designate **Gary J. McCabe, P.E.** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed: *[Signature]*    Date: 11/10/17

Printed Name: *[Signature]*    Date: \_\_\_\_\_

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



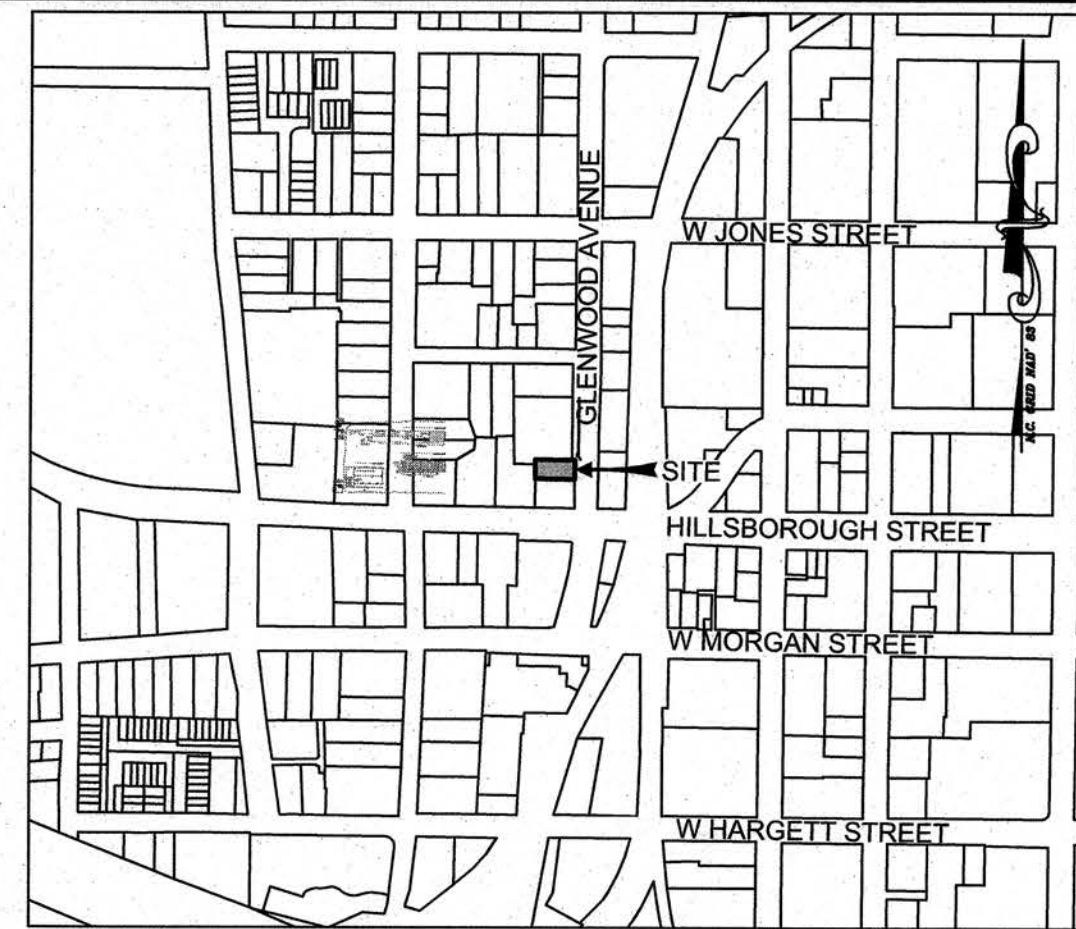
REV 2 : JANUARY 19, 2018  
REV 1 : DECEMBER 8, 2017  
DATE: NOVEMBER 9, 2017    PROJ. NO.: 17-017    SHEET C1



Know what's below.  
Call before you dig.

C.O.R. TRANSACTION # 535855





VICINITY MAP  
SCALE: 1"=500'

FINAL DRAWING  
FOR REVIEW  
PURPOSES ONLY

THIS ORIGINAL SHEET IS 24"x36". OTHER DIMENSIONS INDICATE IT HAS BEEN ALTERED. ALL INFORMATION REPRESENTED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. UNDER PENALTY OF LAW, THIS INFORMATION SHALL NOT BE DUPLICATED IN PART OR WHOLE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM RED LINE ENGINEERING, P.C. 2017 ©



**DEMOLITION NOTES**

- 1 SAW-CUT, DEMOLISH, AND REMOVE APPROX. 474 SF OF EXISTING CONCRETE PATIO AND SIDEWALK AS SHOWN.
- 2 DEMOLISH AND REMOVE APPROX. 343 SF OF EXISTING CONCRETE DRIVEWAY APRON AS SHOWN.
- 3 SAW-CUT, DEMOLISH, AND REMOVE APPROX. 17 LF OF EXISTING CURB ALONG GLENWOOD AVENUE.
- 4 SAW-CUT, DEMOLISH, AND REMOVE APPROX. 375 SF OF EXISTING STAMPED CONCRETE TO THE REAR OF EXISTING BUILDING AS SHOWN.
- 5 EXISTING BLOCK WALL TO REMAIN.
- 6 PARTIALLY DEMOLISH AND REMOVE EXISTING CMU BLOCK WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 7 SAW-CUT, DEMOLISH AND REMOVE APPROXIMATELY 2.5 FT OF EXISTING MASONRY RETAINING WALL

NOTE: ALL EXISTING UTILITIES AND ELEVATIONS OF UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND ELEVATION/DEPTH OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION OR DEMOLITION.

NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH, NCDOT, AND STATE OF NORTH CAROLINA STANDARDS, SPECIFICATIONS, AND DETAILS

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.M.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

**GENERAL NOTES**

- (1) BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC (P-0203). INFORMATION PROVIDED FOR ENGINEERING DESIGN PURPOSES ONLY. NOT FOR SALE OR RECORDATION.
- (2) CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. ELEVATIONS INDICATED ON PLANS SHOWN AS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
- (3) CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH ALL CONSTRUCTION RELATED ACTIVITIES.
- (4) ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH W/NDPDES STABILIZATION TABLE.
- (5) WATER & SEWER PIPES TO BE INSTALLED IN TRENCHES ACCORDING TO THE CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.
- (6) ACCORDING TO THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973 (NORTH CAROLINA GENERAL STATUTE 113A 51-66) THIS PROJECT IS NOT SUBJECT TO AN APPROVED SEDIMENTATION AND EROSION CONTROL PLAN. TOTAL DISTURBED AREA IS APPROXIMATELY 1,032 SF < 12,000 SF. THEREFORE NO CITY OF RALEIGH LAND DISTURBING OR GRADING PERMITS ARE REQUIRED.
- (7) ALL WORK MUST COMPLY WITH APPLICABLE NCDOT STANDARDS, NORTH CAROLINA BUILDING CODES, AND CITY OF RALEIGH STANDARDS, DETAILS AND SPECIFICATIONS.
- (8) ANY CONFLICT(S) BETWEEN ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND CIVIL SHEETS SHALL BE SUBMITTED BY CONTRACTOR, IN WRITING, TO BOTH ARCHITECT AND ENGINEER. WRITTEN CLARIFICATION/RESOLUTION MUST BE RECEIVED BY CONTRACTOR FROM ARCHITECT AND ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- (9) LATERAL SEPARATION OF SEWERS OR WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET LATERALLY FROM EXISTING OR FUTURE SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A TEN (10) FOOT LATERAL SEPARATION - IN WHICH CASE:
  - (A) THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION ON THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER, OR
  - (B) THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.
- (11) CROSSING A WATER MAIN OVER A SEWER. WHENEVER NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN EIGHTEEN (18) INCH SEPARATION - IN WHICH CASE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE CROSSING.
- (12) CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE POINT(S) OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

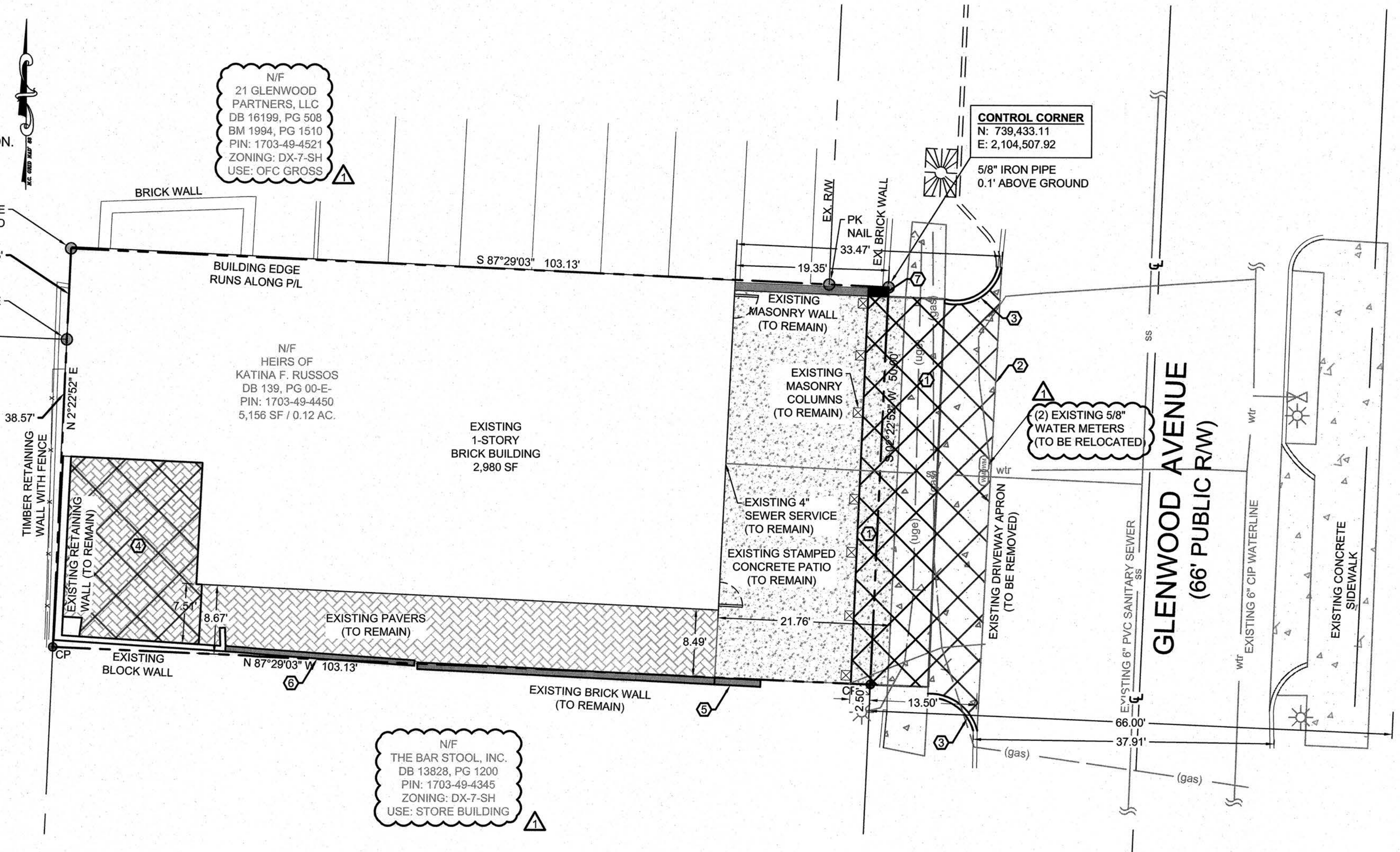
SCALE: 1" = 10'  
SCALE OF MAP MAY VARY  
DUE TO METHODS OF REPRODUCTION.

N/F  
21 GLENWOOD PARTNERS, LLC  
DB 18199, PG 508  
BM 1994, PG 1510  
PIN: 1703-49-4521  
ZONING: DX-7-SH  
USE: OFC GROSS

N/F  
610 HILLSBOROUGH STREET CONDOMINIUMS  
PIN: 1703-49-3325  
ZONING: NX-7-UL  
USE: APARTMENT/CONDOMINIUM

N/F  
HEIRS OF KATINA F. RUSSOS  
DB 139, PG 00-E  
PIN: 1703-49-4450  
5,156 SF / 0.12 AC.

N/F  
THE BAR STOOL, INC.  
DB 13828, PG 1200  
PIN: 1703-49-4345  
ZONING: DX-7-SH  
USE: STORE BUILDING



CRAFT BAR  
3 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA 27603

EXISTING CONDITIONS  
& DEMOLITION PLAN

REVISIONS:	DATE:
PER RALEIGH	12/8/17
PER RALEIGH	1/19/18

ISSUED FOR:	DATE:
REVIEW/PERMIT	11/9/17

PROJECT NO.:	17-017
DRAWN BY:	TAL
REVIEWED BY:	GJM

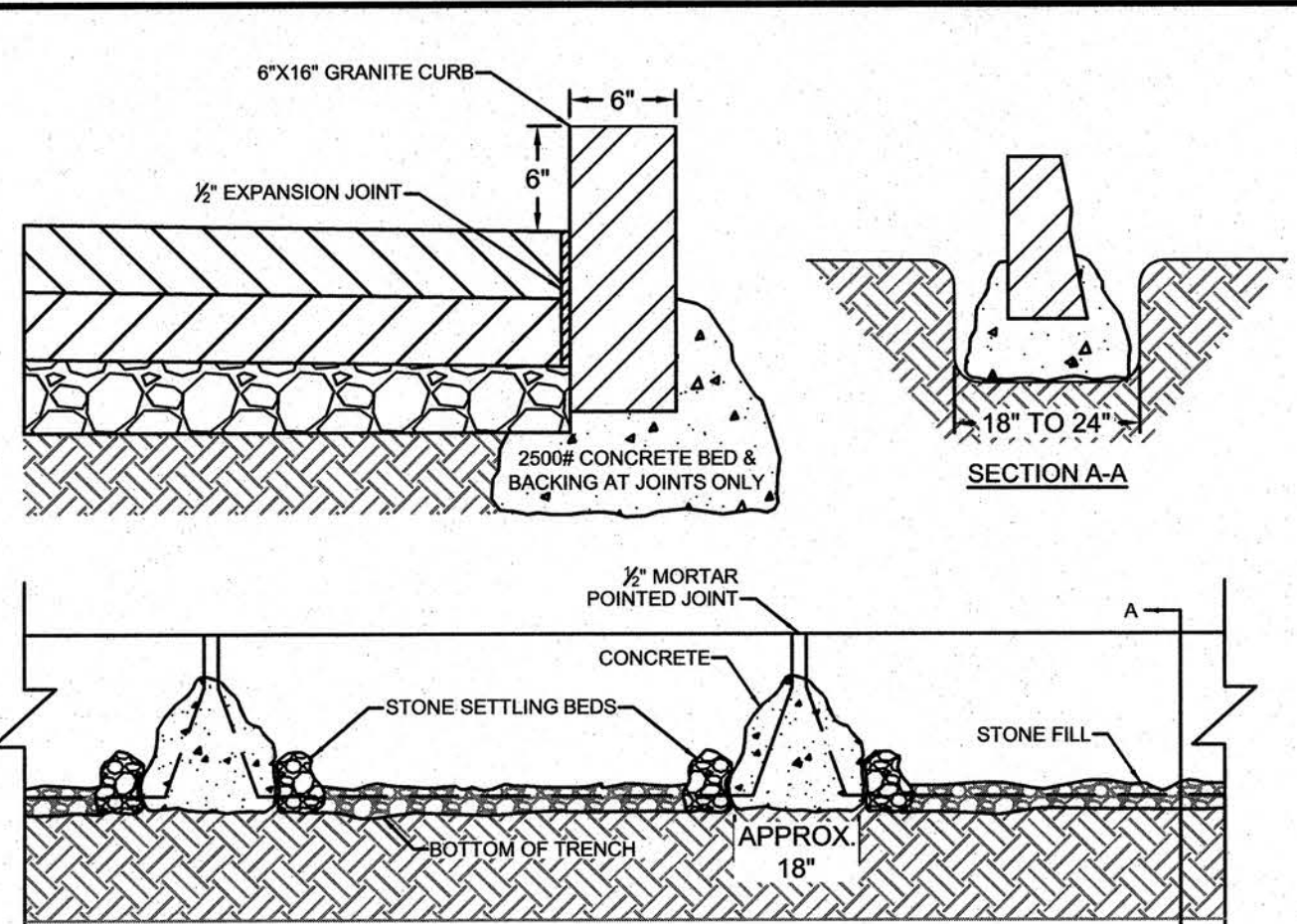
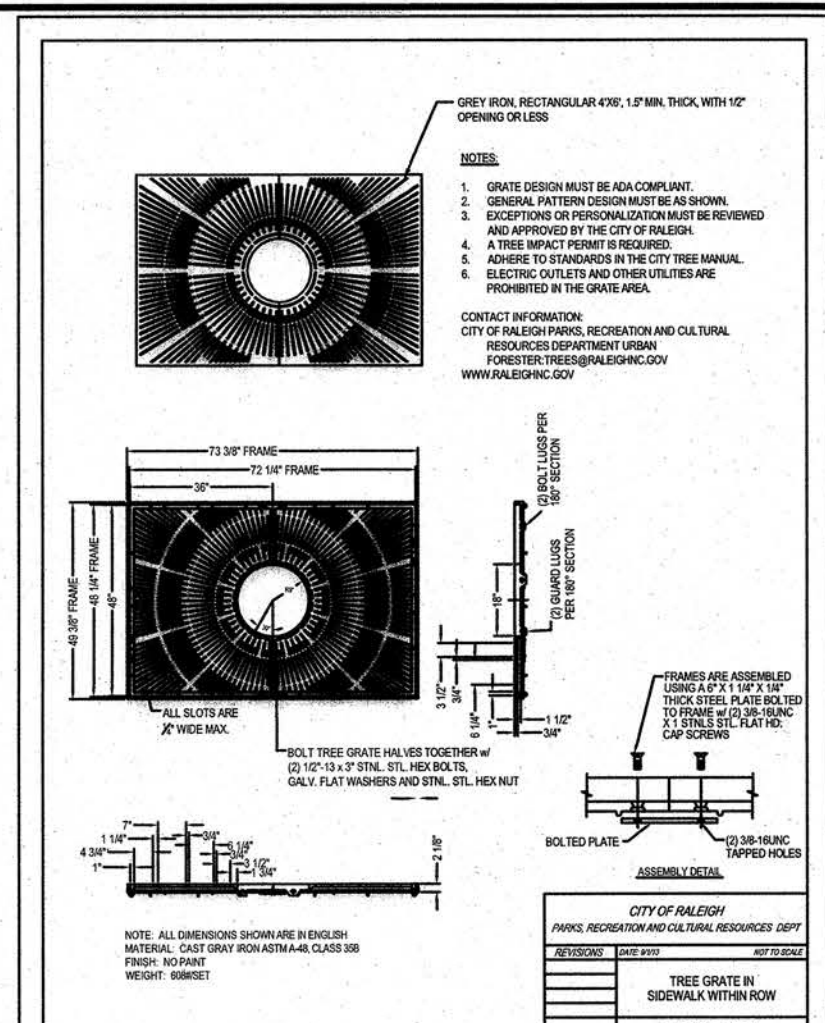
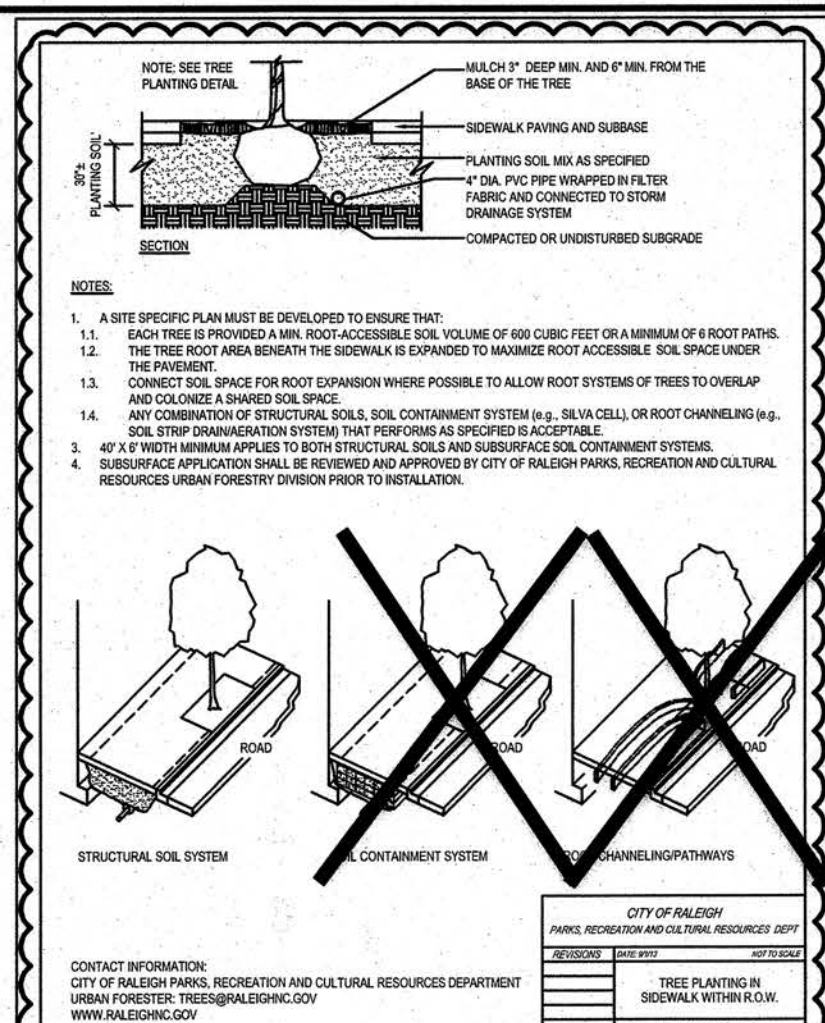
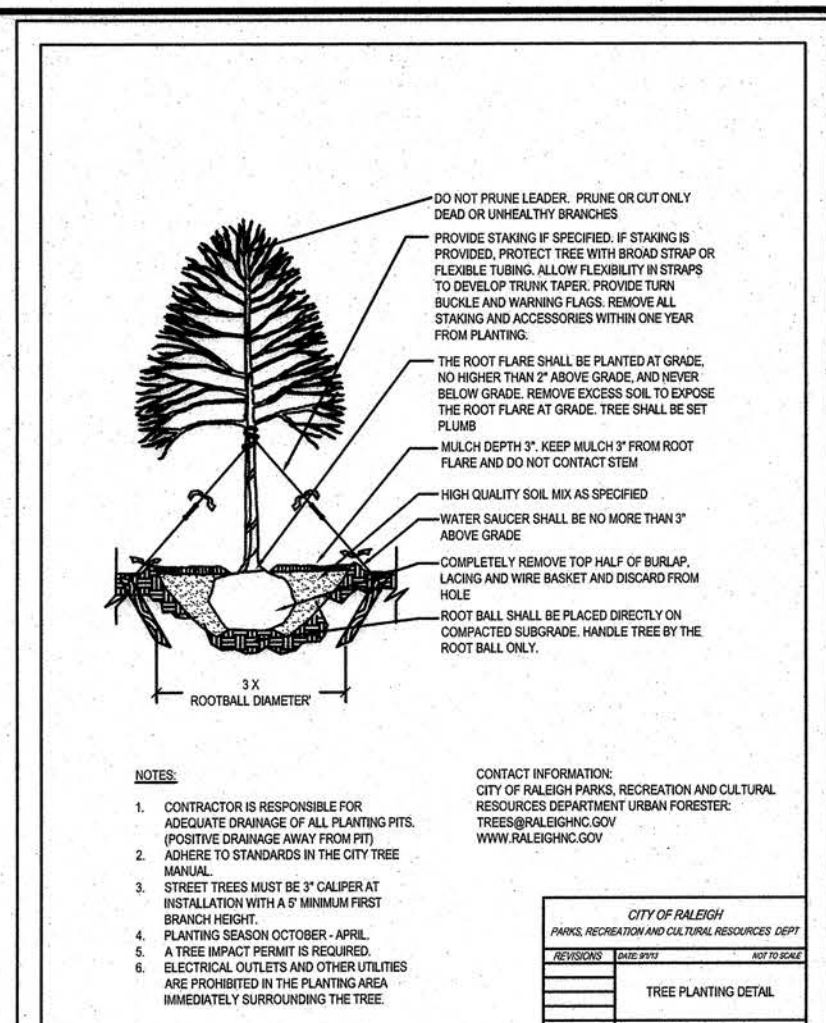
SHEET NUMBER:

C2

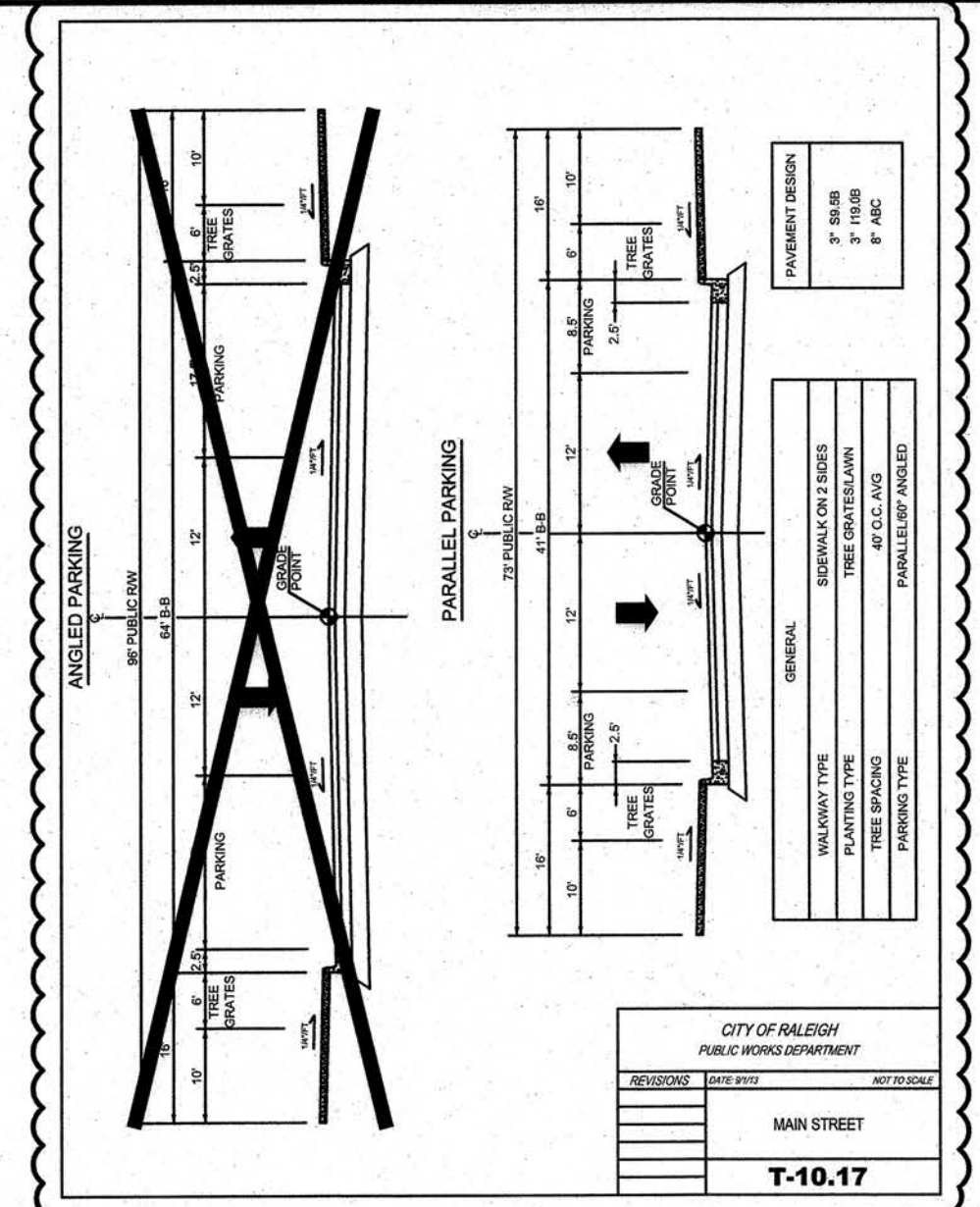
OF 5 SHEETS







18" GRANITE CURB  
DETAIL  
SCALE: NOT TO SCALE



NOTE: ALL EXISTING UTILITIES AND ELEVATIONS OF UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND ELEVATION/DEPTH OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION OR DEMOLITION.

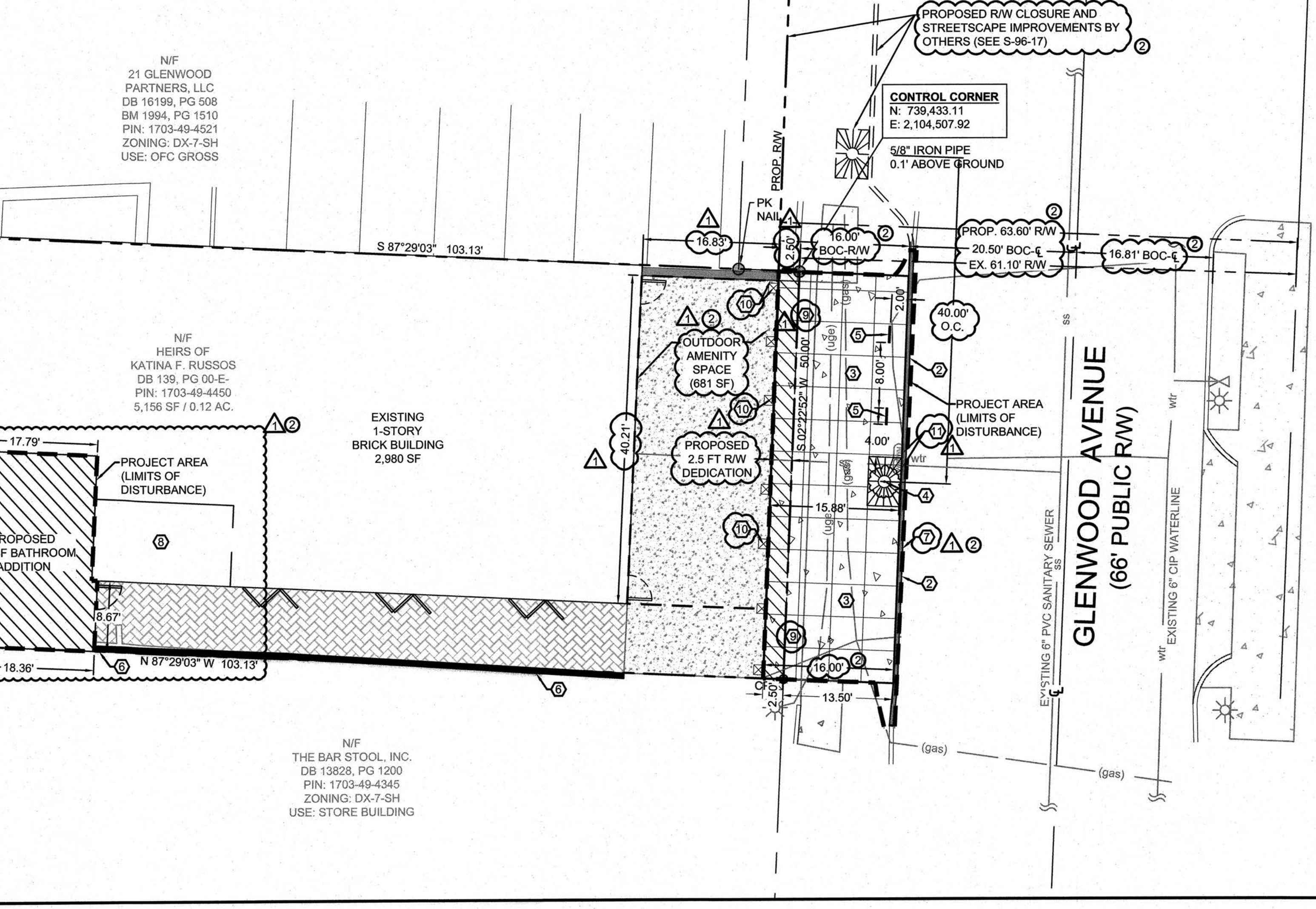
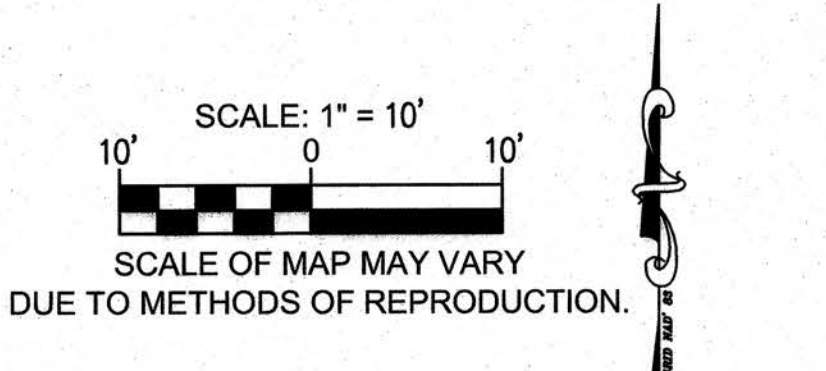
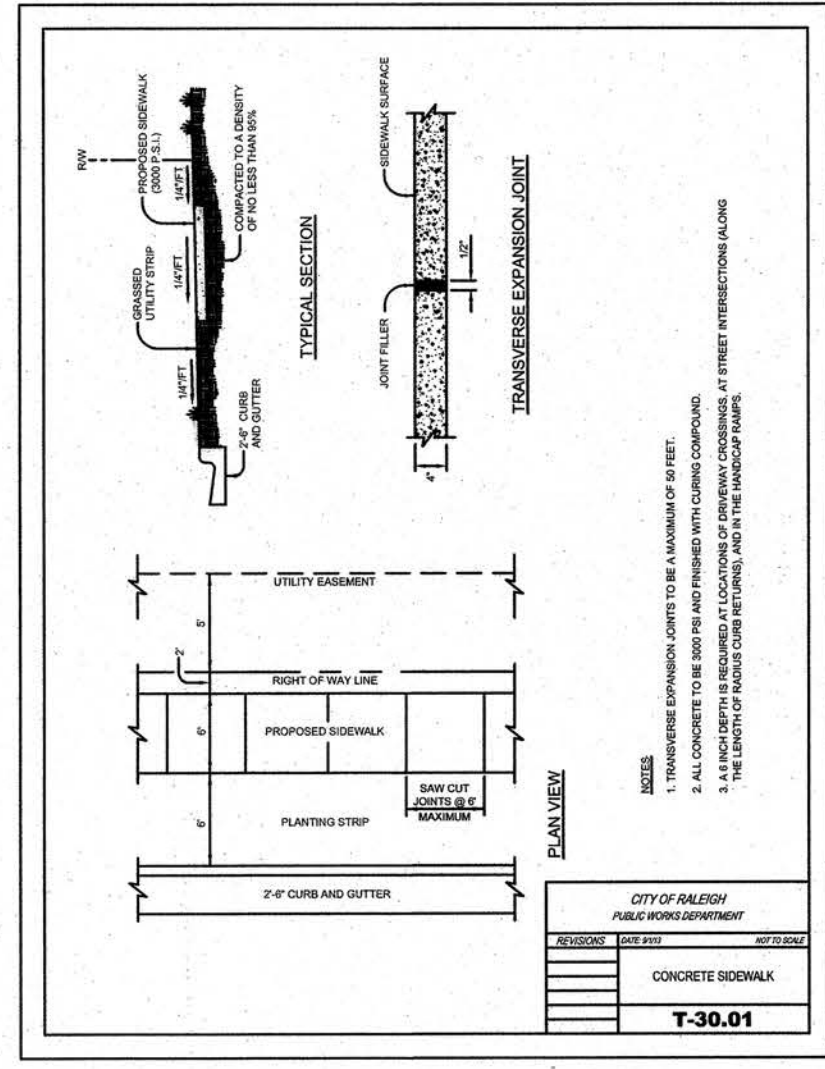
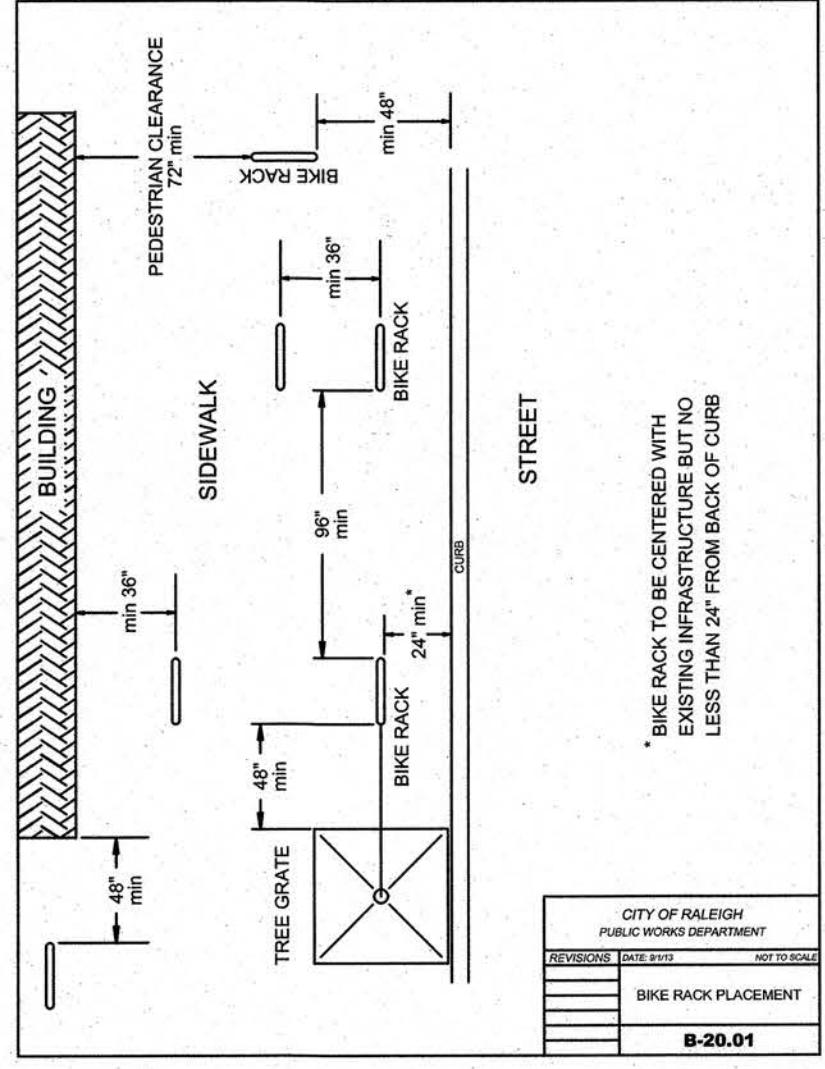
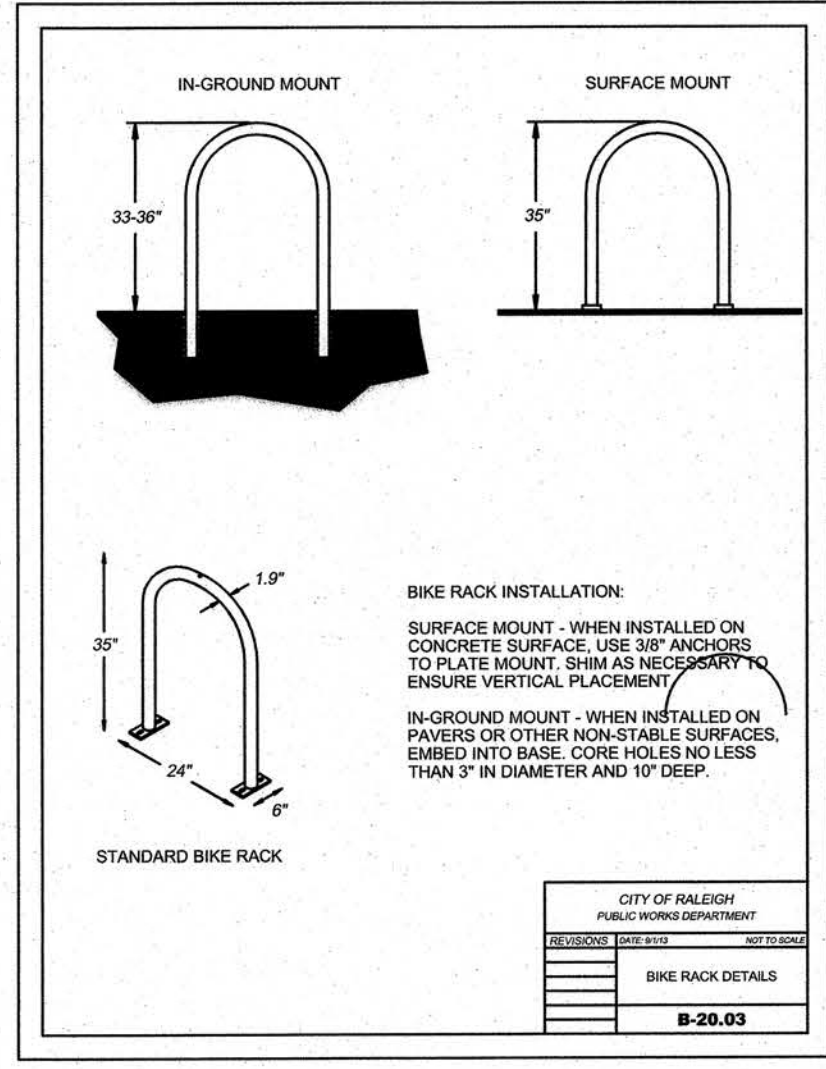
NOTE: ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH, N.C.D.O.T. AND STATE OF NORTH CAROLINA STANDARDS, SPECIFICATIONS, AND DETAILS.

NOTE: CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY CONFLICTS, INCONSISTENCIES OR AMBIGUITIES EXIST BETWEEN ARCHITECTURAL, P.E., STRUCTURAL & CIVIL DRAWINGS & SPECIFICATIONS. IF HIDDEN SITE CONDITIONS ARE DISCOVERED DURING CONSTRUCTION/DEMOLITION, CONTRACTOR SHALL OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION. OTHERWISE, CONTRACTOR PROCEEDS AT THEIR OWN RISK.

- SITE NOTES**
- PROPOSED 430 SF BATHROOM ADDITION TO BUILDING (SEE ARCHITECTURAL PLANS FOR DETAILS).
  - INSTALL APPROX. 59 LF OF GRANITE CURB (SEE DETAIL 4/C3).
  - INSTALL 18" WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH THE MAIN STREET STREETSCAPE. CONCRETE SCORING PATTERN SHALL BE A 4'X4' GRID.
  - INSTALL 3" CAL. TRIDENT MAPLE, FLORIDA MAPLE, OR GREEN MOUNTAIN SUGAR MAPLE IN 4'X6' CITY OF RALEIGH APPROVED TREE WELL WITH GRATE. (SEE DETAILS PRCR-06/C3 & PRCR-07/C3). PLEASE SEE TREE PLANTING STANDARDS PER THE CITY TREE MANUAL (PG.15) AND TREE GRATE AND STRUCTURAL SOIL AND TREE PIT PREPARATION IN APPENDIX C OF THE CITY TREE MANUAL (PG.52-55).
  - INSTALL 2 X 24" BIKE RACKS (4 SPACES). (SEE DETAIL B20.03/C3 & B-20.01/C3)
  - IMPROVE EXISTING BLOCK WALL TO 8 FT. TALL FIRE RATED WALL AND EXTEND TO PROPOSED BUILDING ADDITION ALONG PROPERTY LINE AS SHOWN. (SEE ARCHITECTURAL PLANS FOR DETAILS).
  - INSTALL FULL DEPTH ASPHALT BETWEEN EXISTING EDGE OF PAVEMENT AND PROPOSED GRANITE CURB. (FULL DEPTH ASPHALT SHALL BE AT LEAST 5" B25.0C + 3" 119.0B + 2" S9.5B PER NCDOT SPECIFICATIONS)
  - PROPOSED LONG-TERM BICYCLE PARKING (4 SPACES) SHALL BE LOCATED INSIDE OF BUILDING, IN EMPLOYEE ROOM 101 (SEE ARCHITECTURAL PLANS FOR DETAILS).
  - ALL CONCRETE WITHIN RW SHALL BE C.O.R. STANDARD CONCRETE WITH 4'X4' SCORING PATTERN.
  - EXISTING COLUMNS TO REMAIN OUTSIDE OF PROPOSED RW.
  - RELOCATE EXISTING 5/8" WATER METERS TO BE FLUSH WITH SIDEWALK AT PROPOSED BACK OF CURB.

**SITE PLAN INFORMATION:**

1. NAME:	CRAFT BAR
2. STREET ADDRESS:	3 GLENWOOD AVENUE RALEIGH, NORTH CAROLINA 27613
3. P.I.N.:	1703-49-4450
4. ZONING:	DX-7-SH
5. LAND USE (EXISTING & PROPOSED):	EXISTING USE(S) 1,230 SF BAR + 1,750 SF RETAIL PROPOSED USE(S) 3,410 SF BAR
6. TOTAL NUMBER OF LOTS:	1
7. TOTAL AREA:	5,156 SF/0.12 ACRES
8. DISTURBED AREA:	1,276 SF/0.03 ACRES
9. CURRENT/PROPOSED ZONING:	DX-7-SH/DX-7-SH
10. BUILDING SQUARE FOOTAGE: EXISTING BUILDING PROPOSED BATHROOM ADDITION TOTAL BUILDING SQUARE FOOTAGE	2,980 SF 430 SF 3,410 SF
11. PROPOSED BUILDING LOT COVERAGE:	66%
12. BUILDING SETBACKS:	FRONT - 3 FT. SIDE - 0/6 FT. REAR - 0/6 FT.
12. INSIDE CITY LIMITS:	YES
13. INSIDE FLOOD HAZARD BOUNDARY: EFFECTIVE DATE: MAY, 2, 2006	NO (PER FEMA MAP #3720170300J)
14. PARKING SUMMARY:	3,410 SF BAR 0 SPACES REQUIRED PER UDO SECTION 7.1.3.A.1.d (EXEMPTS FIRST 10,000 SF)
15. BICYCLE PARKING REQUIRED (SHORT-TERM) (LONG-TERM)	4 SPACES MIN. (PER UDO SECTION 7.1.2) 4 SPACES MIN. (PER UDO SECTION 7.1.2)
16. IMPERVIOUS SURFACE AREA: EXISTING: PROPOSED:	5,156 SF/0.12 ACRES (100%) NO CHANGE
17. OUTDOOR AMENITY AREA: REQUIRED: (10% OUTDOOR AMENITY AREA) PROVIDED:	5,156 SF X 0.10 = 516 SF 681 SF (13%)
18. DEVELOPER:	603 GLENWOOD, INC. 603 GLENWOOD AVENUE RALEIGH, NORTH CAROLINA 27603
19. EXEMPTIONS: STORMWATER: THIS PROJECT IS EXEMPT FROM THE NEUSE RIVER NUTRIENT MANAGEMENT STRATEGY IN ACCORDANCE WITH SECTION 1.2.6.2 (SITE IS LESS THAN 0.5 ACRES) AND THERE IS NO INCREASE IN IMPERVIOUS SURFACE AREA OR CHANGE TO ANY EXISTING DRAINAGE PATTERNS. TREE CONSERVATION: THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS 10-2082.14 (SITE IS LESS THAN 2 ACRES).	



FINAL DRAWING FOR REVIEW PURPOSES ONLY

THIS ORIGINAL SHEET IS 24"x36". OTHER DIMENSIONS INDICATE IT HAS BEEN ALTERED. ALL INFORMATION REPRESENTED ON THIS SHEET IS THE PROPERTY OF RED LINE ENGINEERING, P.C. UNDER PENALTY OF LAW, THIS INFORMATION SHALL NOT BE REPRODUCED IN PART OR WHOLE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM RED LINE ENGINEERING, P.C. 2017 ©



CRAFT BAR  
3 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA 27603

PROPOSED SITE IMPROVEMENTS

REVISIONS:	DATE:
PER RALEIGH	12/8/17
PER RALEIGH	1/19/18

ISSUED FOR:	DATE:
REVIEW/PERMIT	11/9/17

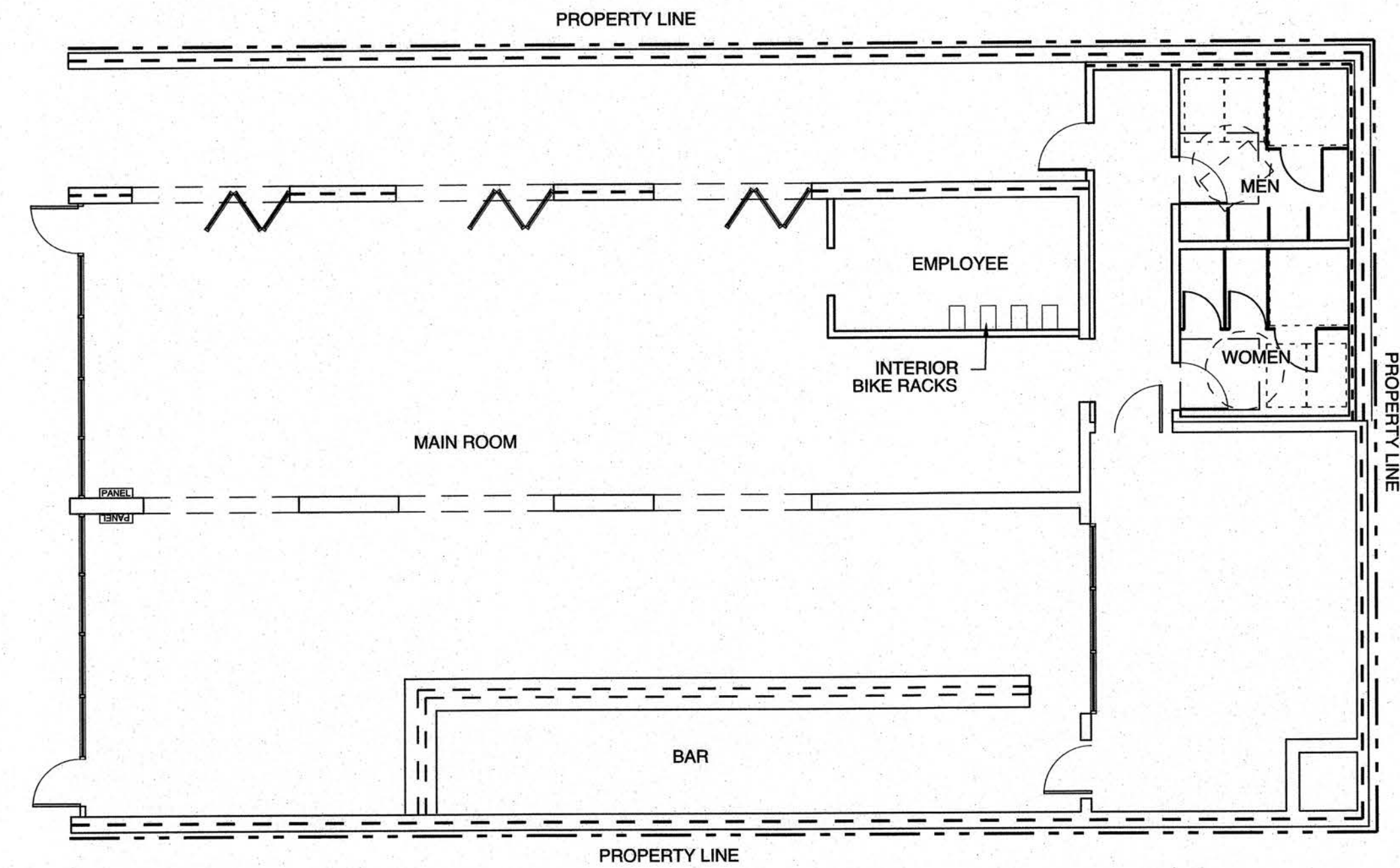
PROJECT NO.:	17-017
DRAWN BY:	TAL
REVIEWED BY:	GJM

SHEET NUMBER:

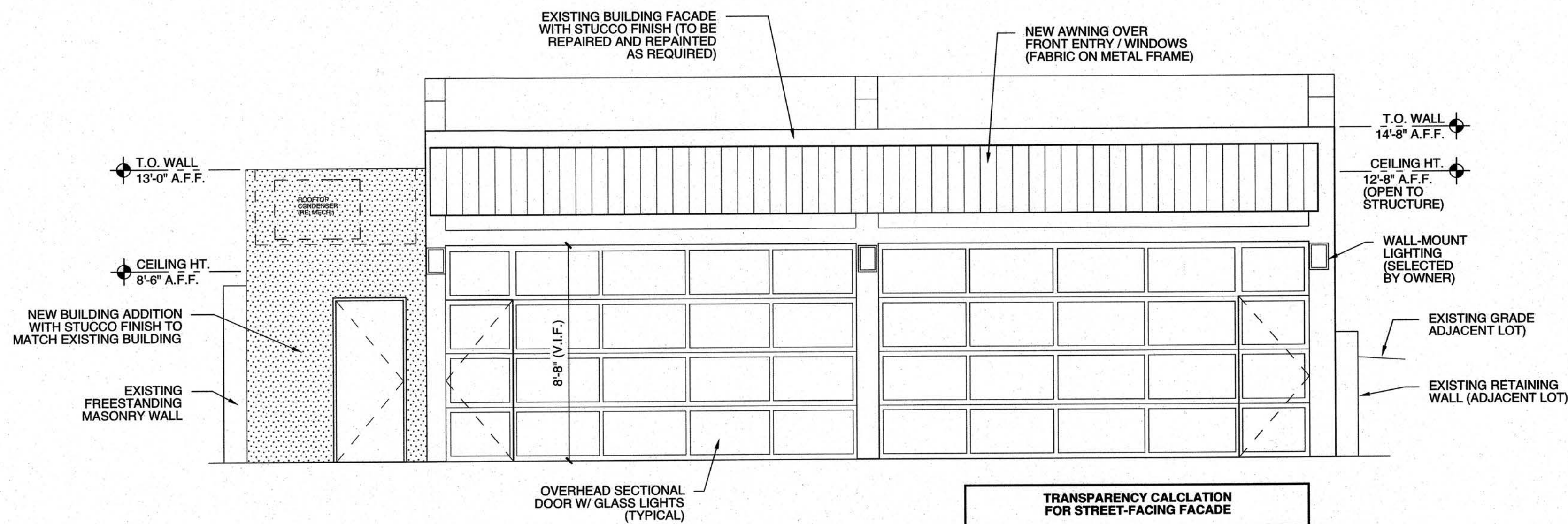
C3  
OF 5 SHEETS







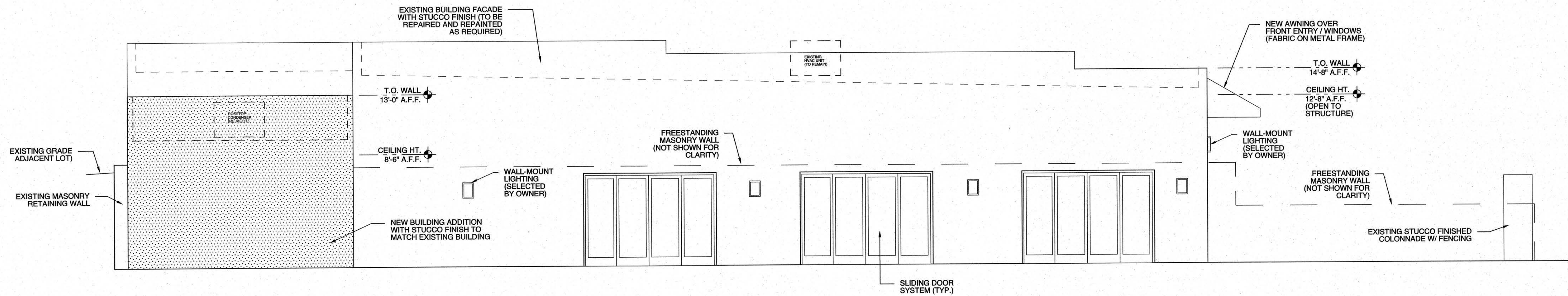
**1 ELEVATION KEY PLAN**  
SCALE: NTS



TRANSPARENCY CALCULATION FOR STREET-FACING FACADE	
TOTAL FACADE AREA:	595 SQ FT
TOTAL WINDOW / OVERHEAD DOOR AREA:	350 SQ FT
TRANSPARENCY AREA AS PERCENTAGE:	60%
NOTE: OVERHEAD DOORS SHOWN ARE NOTED WITH FULL GLASS LIGHTS IN ALL PANELS	

**2 GLENWOOD AVENUE FACADE**  
SCALE: 1/4" = 1'-0"

326.5673 Sq ft



**3 SIDE (NORTH FACING) FACADE**  
SCALE: 1/4" = 1'-0"

PROJECT TITLE  
**CRAFT BAR**

3 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

PROJECT NO.  
**1638b**

DRAWING TITLE  
**ELEVATIONS**

**A5**

PLOT DATE 1/18/18  
REVISION 00/00/17

This original sheet is 24" x 36"; other dimensions indicate it has been altered.  
All information on this sheet is the property of Weeks Turner Architecture and may not be duplicated in whole or in part without written authorization from Weeks Turner Architecture. 2017 ©