



Administrative Approval Action

Sherwin-Williams at Brier Creek Parkway SR-69-18,
Transaction# 563556, AA#3886

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 north of the intersection of Brier Creek Parkway and Cerny Street. The site address is 9550 Brier Creek Parkway and the PIN is 0758930720.

REQUEST: Development of a 1.21-acre tract zoned Commercial Mixed Use with Parkway Frontage (CX-3-PK). The applicant is requesting to construct 4,000 square foot of retail space in a 22'9" tall building.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: The Board of Adjustment approved a 25' variance to reduce the width of the parkway frontage standards along this site (case A-105-17).

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 10/18/2018 by Rick Baker of Timmons Group.

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 NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Stormwater

1. The flood prone areas, as shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
2. The approved Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be updated as necessary and recorded with the county register of deeds office (UDO 9.2.2.G).
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
4. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

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:

General

1. Provide fire flow analysis.

Engineering

2. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
3. Existing cross access easement (BM 2018 PG 820) will need to be revised and recorded to encompass the new driveway dimensions prior to issuance of building permits.
4. The shown offsite improvements will need to be shown within the revised and recorded easement and/or within recorded offsite construction easements.



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The following are required 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. All street lights and street signs required as part of the development approval are installed.
4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. As-built impervious survey is submitted and accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: 11-13-2021

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) Angie B. [Signature] Date: 11/13/2018

Staff Coordinator: Daniel L. Stegall

SHERWIN-WILLIAMS AT BRIER CREEK

ADMINISTRATIVE SITE REVIEW

VARIANCE CASE No. A-105-17 CASE FILE: SR-69-18 TRANSACTION No. 563556

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN: 0758930720

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.9551 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
07/17/2018
DRAWN BY
L. RUSH
DESIGNED BY
B. DOWNS
CHECKED BY
R. BAKER

SCALE
AS NOTED

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
SHERWIN-WILLIAMS AT BRIER CREEK
CITY OF CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

JOB NO.
40461
SHEET NO.
C0.0

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Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	SUBDIVISION PLAT
C2.0	SITE PLAN
C2.2	WASTE SERVICES ACCESS PLAN
C3.0	GRADING AND STORM DRAINAGE PLAN
C4.0	UTILITY PLAN
C4.1	FIRE TRUCK ACCESS PLAN
C5.0	LANDSCAPE PLAN
A200	ARCH ELEVATIONS
A201	ARCH ELEVATIONS
SHEET 1 OF 1	SITE LIGHTING PLAN

Administrative Site Review Application
(for UDO Districts only)

Development Services Customer Service Center | 1 Building Plaza, Suite 400 | Raleigh, NC 27601 | 919.866.9551 | (fax) 919.866.9551
Landscape Services Office | 1000 - 10th Street, Suite 100 | Raleigh, NC 27601 | 919.866.9551

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

GENERAL INFORMATION

Development Name: **Sherwin-Williams at Briar Creek**

Development Type: **CX-3-PK** County: **Wake** City: **Raleigh** Inset City: **N/A**

Proposed Use: **Retail Sales**

Property Address: **5550 Briar Creek Pkwy Raleigh, NC 27617** Nearest Street Location: **Briar Creek Pkwy**

Map Code: **0758930720**

Project Description: **Project will require a block perimeter design adjustment.**

City Code Chapter 9.1.4.A.2, 9.1.4.A.4, 9.1.4.A.8, 9.1.4.A.9, 9.1.4.A.10, 9.1.4.A.11, 9.1.4.A.12, 9.1.4.A.13, 9.1.4.A.14, 9.1.4.A.15, 9.1.4.A.16, 9.1.4.A.17, 9.1.4.A.18, 9.1.4.A.19, 9.1.4.A.20, 9.1.4.A.21, 9.1.4.A.22, 9.1.4.A.23, 9.1.4.A.24, 9.1.4.A.25, 9.1.4.A.26, 9.1.4.A.27, 9.1.4.A.28, 9.1.4.A.29, 9.1.4.A.30, 9.1.4.A.31, 9.1.4.A.32, 9.1.4.A.33, 9.1.4.A.34, 9.1.4.A.35, 9.1.4.A.36, 9.1.4.A.37, 9.1.4.A.38, 9.1.4.A.39, 9.1.4.A.40, 9.1.4.A.41, 9.1.4.A.42, 9.1.4.A.43, 9.1.4.A.44, 9.1.4.A.45, 9.1.4.A.46, 9.1.4.A.47, 9.1.4.A.48, 9.1.4.A.49, 9.1.4.A.50, 9.1.4.A.51, 9.1.4.A.52, 9.1.4.A.53, 9.1.4.A.54, 9.1.4.A.55, 9.1.4.A.56, 9.1.4.A.57, 9.1.4.A.58, 9.1.4.A.59, 9.1.4.A.60, 9.1.4.A.61, 9.1.4.A.62, 9.1.4.A.63, 9.1.4.A.64, 9.1.4.A.65, 9.1.4.A.66, 9.1.4.A.67, 9.1.4.A.68, 9.1.4.A.69, 9.1.4.A.70, 9.1.4.A.71, 9.1.4.A.72, 9.1.4.A.73, 9.1.4.A.74, 9.1.4.A.75, 9.1.4.A.76, 9.1.4.A.77, 9.1.4.A.78, 9.1.4.A.79, 9.1.4.A.80, 9.1.4.A.81, 9.1.4.A.82, 9.1.4.A.83, 9.1.4.A.84, 9.1.4.A.85, 9.1.4.A.86, 9.1.4.A.87, 9.1.4.A.88, 9.1.4.A.89, 9.1.4.A.90, 9.1.4.A.91, 9.1.4.A.92, 9.1.4.A.93, 9.1.4.A.94, 9.1.4.A.95, 9.1.4.A.96, 9.1.4.A.97, 9.1.4.A.98, 9.1.4.A.99, 9.1.4.A.100

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

Existing Information	Building Information
zoning District: CX-3-PK	Proposed Building(s): Retail Sales
Maximum lot area: 1.20 acres	Existing Subdivision: 10/19/1988
County District: N/A	Proposed Subdivision: 10/19/1988
Total lot area: 1.20 acres	Total lot area: 1.20 acres
Office parking: 14 spaces	Proposed height of building: 22' - 0"
Total number of residential units: 0	Total height of building: 22' - 0"
BOD (Board of Adjustment) Case # A-105-17	Ceiling height of floor: 10' - 0"
CDD (Conditional Use District) Case # 0	

FOR RESIDENTIAL DEVELOPMENTS

4. Total of Apartments, Condominiums or Residential Units: **N/A** 5. Maximum Units: **0** 6. Max. Lot Area: **1.20** acres

7. Total of Garages: **0** 8. Total of Carports: **0** 9. Open Space: **0** 10. Other: **0**

11. Total Number of Residential Units: **0** 12. Is your project a single-family? **No**

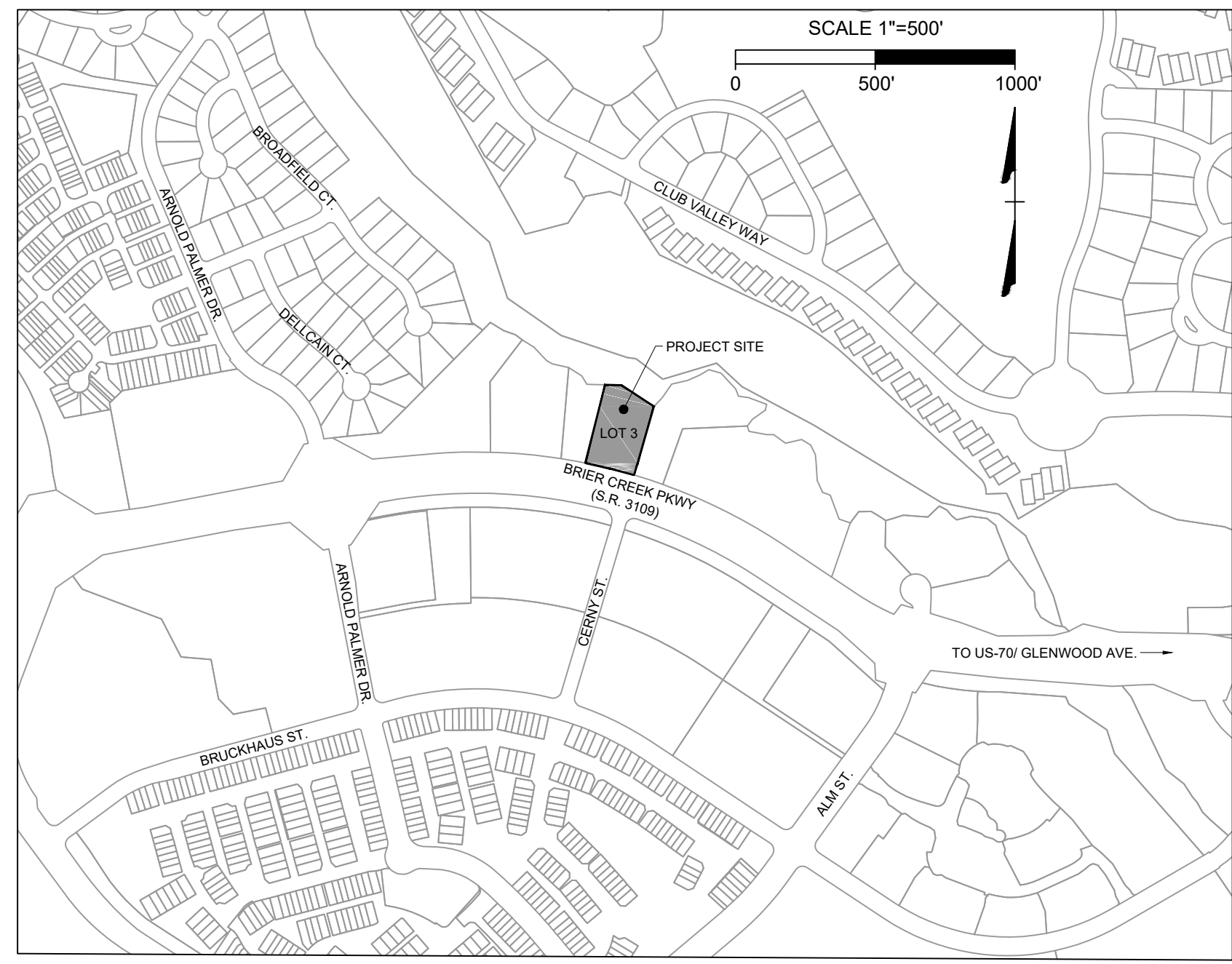
13. Overall Total # of Dwelling Units (11 & 12): **0**

SIGNATURE BLOCK (Applicable to all developments)

I, the undersigned, as the duly authorized representative of the applicant, hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am duly qualified to execute this application.

Signature: **George V. Saied** Date: **July 13, 2018**

Signature: **Justin Luther** Date: **July 13, 2018**



SITE DATA TABLE

PROJECT NAME:	SHERWIN-WILLIAMS AT BRIER CREEK
TOWNSHIP:	CEDAR FORK
PROPERTY ZONING:	CX-3-PK
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL (RETAIL)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C, NSW
WATERSHED:	CRABTREE CREEK

VARIANCE CASE A-105-17:

BCRD HOLDINGS, LLC REQUESTED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS OF SECTIONS 3.4.3 C AND 3.4.3 E OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A 25' BUILDING AND PARKING SETBACK AND A 25' PROTECTIVE YARD. ADDITIONALLY, THE PROPERTY OWNER REQUESTED A COMPLETE VARIANCE TO U.D.O. SECTIONS 9.1.4.A.2 AND 9.1.4.A.8, AND U.D.O. SECTION 9.1.4.E AS IT RELATES TO THE STANDARDS APPLICABLE TO THE PORTION OF THE PROPERTY SUBJECT TO THE PARKWAY FRONTAGE AND AREA ALONG A MAJOR THOROUGHFARE, RESULTING IN NO REQUIREMENT FOR TREE CONSERVATION OR AFFIRMATIVE TREE PLANTING WITHIN THE AREA OTHERWISE SUBJECT TO THE PARKWAY FRONTAGE OR OTHERWISE SUBJECT TO THE REQUIREMENT FOR AN UNDISTURBED BUFFER WITHIN 100 FEET OF A MAJOR THOROUGHFARE.

ON AUGUST 14, 2017, THE BOARD OF ADJUSTMENT APPROVED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS WITH THE CONDITION THE RESULTING BUFFER IS PLANTED TO SHDO-2 STANDARDS.

STORMWATER DETENTION NOTE:

1. DETENTION PROVIDED BY SR-44-17 PLANS.

TREE CONSERVATION NOTE:

1. THIS SITE IS 1.21 ACRES AND FALLS BELOW THE 2.0 ACRES THRESHOLD SET WITHIN UDO SECTION 9.1.2. THEREFORE, NO TREE CONSERVATION IS NEEDED.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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



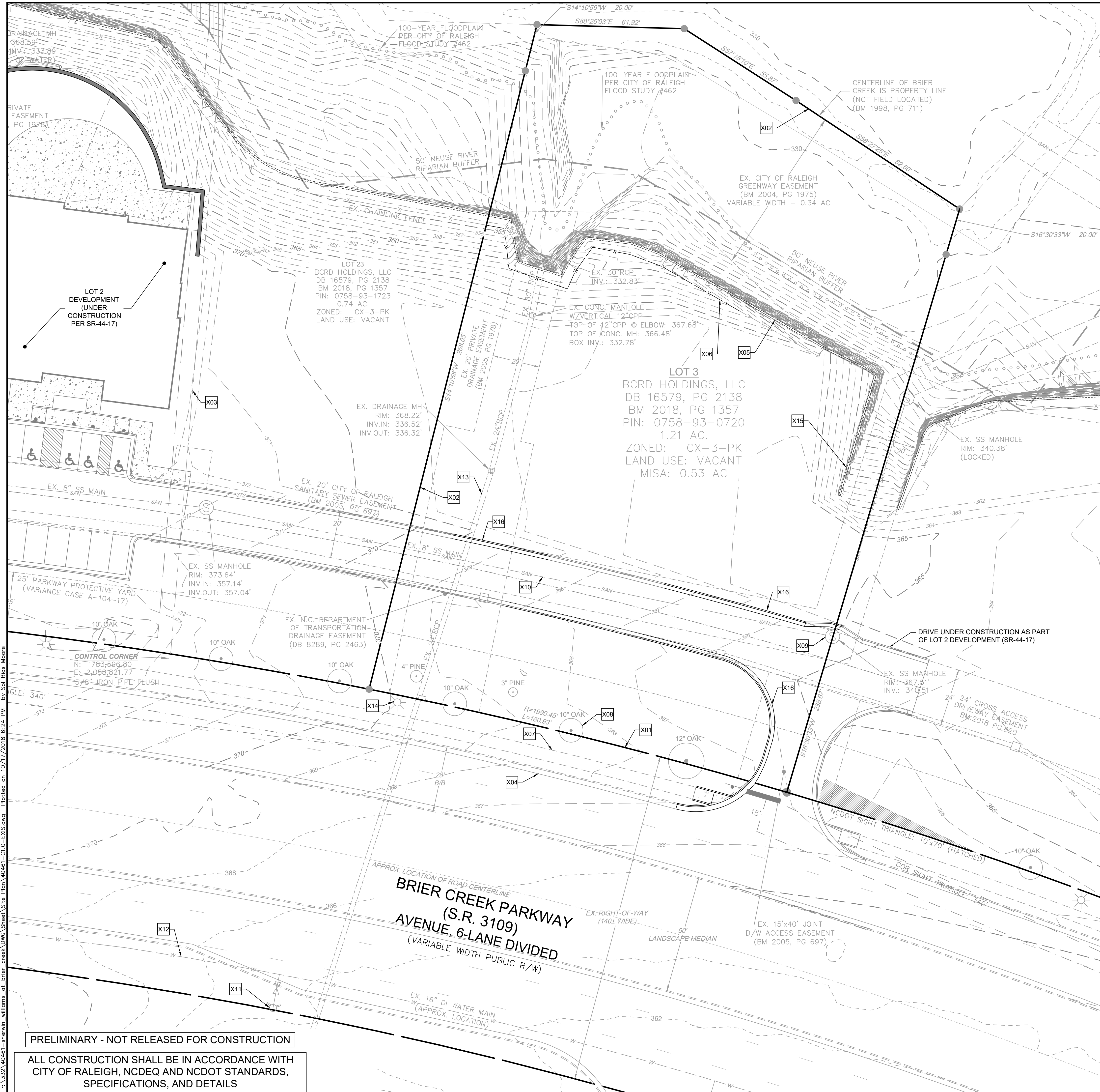
KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.

ARCHITECT:
DESIGN ELEMENTS
1213 CULBRETH DRIVE
WILMINGTON, NC 28405
MICHAEL SAIED
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msaied@designele.com

DEVELOPER:
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210 W. FOURTH STREET, STE. 200
WINSTON-SALEM, NC 27101
BRIAN MOORE
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brian@gemcapdevelopment.com

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TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
RICK BAKER, PE
(919) 866-4939
rick.baker@timmons.com

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JUSTIN LUTHER
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justin@nls.nc.com



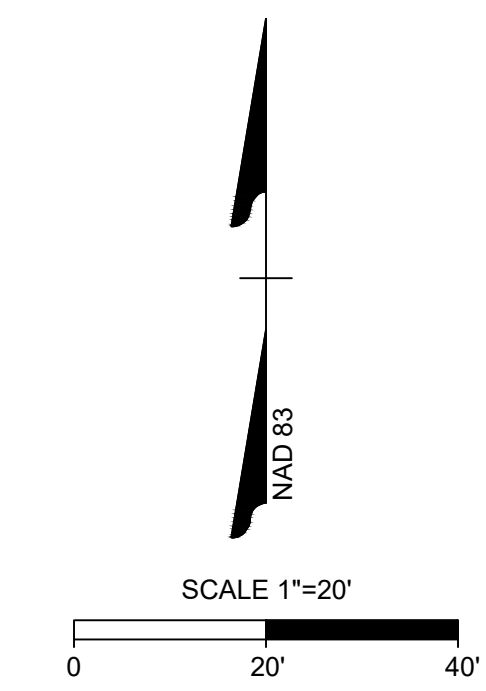
SURVEY NOTES

- ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY BY NEWCOMB LAND SURVEYORS, LLC DATED APRIL 25-27, 2016. OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
- BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2007).
- VERTICAL DATUM SHOWN HEREON IS NAVD88.
- OTHER SOURCES OF INFORMATION INCLUDE CITY OF RALEIGH GIS AND AERIAL IMAGERY.
- NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #3720075800J (EFFECTIVE 05-02-2006).
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FIRM #3720075800J, EFFECTIVE DATE MAY 2, 2006. REAR PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER CITY OF RALEIGH FLOOD STUDY #462 AS SHOWN HEREON.
- RECORDED PROPERTY DATA:
 - BM2018 PG1357
 - DB017259 PG01291
- EXISTING IMPERVIOUS AREA = 0.12 ACRES
- THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.

EXISTING CONDITIONS KEYNOTES	
NUMBER	DESCRIPTION
X01	EXISTING RIGHT-OF-WAY (TYP.)
X02	EXISTING PROPERTY LINE (TYP.)
X03	EXISTING ADJACENT PROPERTY/LOT LINE (TYP.)
X04	EXISTING CURB & GUTTER (TYP.)
X05	EXISTING RETAINING WALL TO REMAIN
X06	PORTION OF EXISTING CHAINLINK FENCE SHOWN IN BOLD TO BE RELOCATED
X07	EXISTING SIDEWALK (TYP.)
X08	EXISTING TREE TO REMAIN (TYP.)
X09	EXISTING SANITARY SEWER MANHOLE (TYP.)
X10	EXISTING 8" SANITARY SEWER MAIN
X11	EXISTING PUBLIC FIRE HYDRANT ASSEMBLY
X12	EXISTING 16" WATER MAIN (APPROXIMATE LOCATION)
X13	EXISTING STORM PIPE
X14	EXISTING UTILITY POLE TO REMAIN (TYP.)
X15	PORTION OF EXISTING FENCE TO REMAIN
X16	EXISTING CURB AND GUTTER SHOWN IN BOLD TO BE REMOVED

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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/11/2018	ADDRESSED CITY COMMENTS
10/18/2018	ADDRESSED CITY COMMENTS

DATE: 07/10/18
DRAWN BY: L. RUSH
DESIGNED BY: B. DOWNS
CHECKED BY: R. BAKER
SCALE: AS NOTED

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

SHERWIN-WILLIAMS AT BRIER CREEK
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO. 40461
SHEET NO. C1.0

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SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S02	PROPOSED PROPERTY BOUNDARY (TYP.)
S04	PROPOSED CONCRETE SIDEWALK - 6' WIDE TYP. UNLESS OTHERWISE NOTED
S05	PROPOSED BUILDING; SEE ARCHITECTURAL PLANS
S11	PROPOSED 3' CURB RADIUS (TYP. - UNLESS OTHERWISE NOTED)
S14	PROPOSED AMENITY AREA - 10' MIN. WIDTH/LENGTH; PER U.D.O. SECTION 1.5.3.C
S15	DUMPSTER PAD & ENCLOSURE
S17	EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
S22	PORTION OF EXISTING FENCE TO REMAIN
S23	PROPOSED FENCE
S26	PROPOSED RETAINING WALL (DESIGN BY OTHERS) WITH 4' CHAIN LINK FENCE
S29	VAN ACCESSIBLE ADA STALL
S31	24" CONCRETE CURB & GUTTER
S32	ADA ACCESSIBLE RAMP, SEE RAMP DETAILS (TYP.)
S39	TAPER 24" CURB TO 30" CURB
S41	ADA ACCESSIBLE PARKING SPACE STRIPING & SYMBOL OF ACCESSIBILITY (TYP. PER ADA AND LOCAL REQUIREMENTS)
S48	PARKING STALL STRIPING (PER LOCAL CODES)
S49	PEDESTRIAN CROSSWALK STRIPING (PER NCDOT REQUIREMENTS)
S54	SHORT-TERM BICYCLE PARKING - 100' MAX. FROM BUILDING ENTRANCE PER U.D.O. SECTION 7.1.8.B.2
S55	EXISTING 20" SANITARY SEWER EASEMENT
S56	ELECTRIC TRANSFORMER PAD
S57	PROPOSED MONUMENT/PYLON SIGN; FURNISHED AND INSTALLED BY OTHERS. WIRED BY BUILDING ELECTRICAL CONTRACTOR. VERIFY EXACT LOCATION BEFORE ROUGH-IN.
S58	6' x 6' CONCRETE AROUND EXISTING STORM MANHOLE

PAVEMENT SECTION LEGEND

	HEAVY DUTY ASPHALT; SEE DETAIL
	HEAVY DUTY ASPHALT (BY OTHERS PER SR-44-17)
	LIGHT DUTY ASPHALT; SEE DETAIL
	STANDARD DUTY CONCRETE; SEE DETAIL
	HEAVY DUTY CONCRETE; SEE DETAIL

SITE DATA TABLE

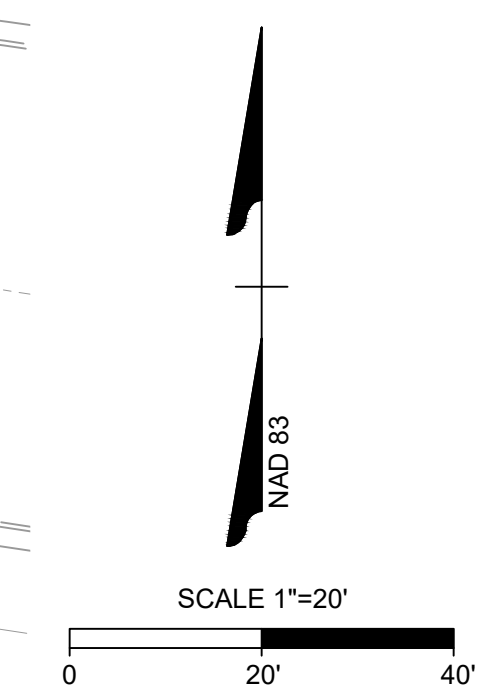
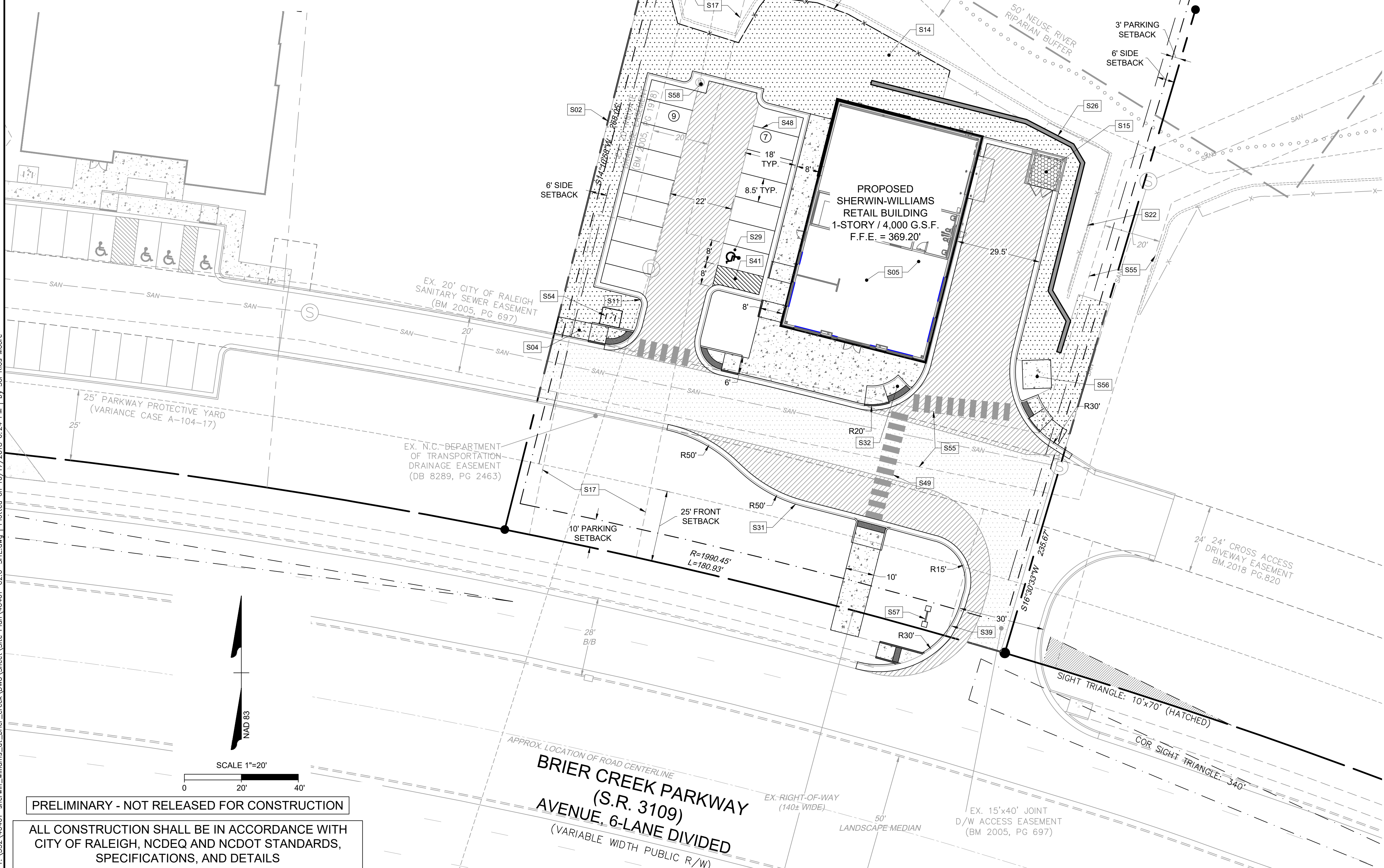
PROJECT NAME:	SHERWIN-WILLIAMS AT BRIER CREEK
APPLICANT/ PROPERTY OWNER:	GEMCAP DEVELOPMENT, LLC BRIAN MOORE 210 W. FOURTH STREET WINSTON-SALEM, NC 27101 (919) 800-1695
PIN:	0758930720
DEED REFERENCE:	DB. 016579 PG.02138
PLAT REFERENCE:	PB.2016 PG.1925
PROPERTY ADDRESS:	9550 BRIER CREEK PKWY, RALEIGH, NC 27617
TOWNSHIP:	CEDAR FORK
PROPERTY ZONING:	CX-3-PK
CURRENT USE:	VACANT
PROPOSED USE:	COMMERCIAL (RETAIL)
TOTAL PROJECT AREA:	57,673 S.F. (1.21 AC.)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C, NSW
WATERSHED:	CRABTREE CREEK
BUILDING/STRUCTURE SETBACKS:	
FRONT (FROM PRIMARY STREET):	25' (-PK FRONTAGE REQUIREMENT PER VARIANCE CASE A-105-17) PARKING: 10'
SIDE:	BLDG.: 6' PARKING: 3'
REAR:	BLDG.: 6' PARKING: 3'
PROPOSED BUILDING INFORMATION:	
TOTAL GROSS S.F.:	4000 GSF
PROPOSED HEIGHT:	24' - 9" (1-STORY)
PARKING SUMMARY:	
REQUIRED VEHICULAR SPACES:	14 (1 SPACE PER 300 SF + 1 SPACE FOR EVERY 600 SF OF OUTDOOR DISPLAY); 4,000 x (1/300) = 13.3 SPACES
PROVIDED VEHICULAR SPACES:	16 SPACES (INCL. 1 H/C SPACES)
REQUIRED BICYCLE SPACES:	SHORT TERM: 4 MIN. LONG-TERM: 0 MIN.
PROVIDED BICYCLE SPACES:	4 (SHORT TERM: 4 SPC LONG-TERM: 0 SPC)
IMPERVIOUS SURFACE SUMMARY:	
EXISTING IMPERVIOUS COVER:	5,302 S.F. (0.12 AC - 1%)
PROPOSED ONSITE POST-DEV. IMPERVIOUS:	22,302 S.F. (0.51 AC - 42%)
MAXIMUM IMPERVIOUS COVER:	23,087 S.F. (0.53 AC)
OUTDOOR AMENITY AREA:	
REQUIRED:	5,267 S.F. (10% - PER U.D.O. SECTION 3.2.5.A.A3)
PROVIDED:	5,695 S.F.

SITE LAYOUT NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
- PARKING SPACES ARE 8.5' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
- ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

GREENWAY EASEMENT NOTE:

- NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE IS PERMITTED WITHIN THE EXISTING GREENWAY EASEMENT AREA WITHOUT AN ENCROACHMENT AGREEMENT.



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REVISION DESCRIPTION	DATE
YOUR VISION ACHIEVED THROUGH OURS.	07/10/18

DATE	10/11/2018
ADDRESSED CITY COMMENTS	10/18/2018
ADDRESSED CITY COMMENTS	
DATE	07/10/18
DRAWN BY	L. RUSH
DESIGNED BY	B. DOWNS
CHECKED BY	R. BAKER
SCALE	AS NOTED

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SHERWIN-WILLIAMS AT BRIER CREEK
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

SITE PLAN

JOB NO. 40461
SHEET NO. C2.0

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HOMEOWNER'S ASSOCIATION, INC.
 DB 12462, PG 2209
 BM 2005, PG 820
 PIN: 0758-93-1866
 11.06 AC.
 ZONED: R-4
 LAND USE: OPEN SPACE

100-YEAR FLOODPLAIN
 PER CITY OF RALEIGH
 FLOOD STUDY #462

100-YEAR FLOODPLAIN
 PER CITY OF RALEIGH
 FLOOD STUDY #462

CENTERLINE OF BRIER
 CREEK IS PROPERTY LINE
 (NOT FIELD LOCATED)
 (BM 1998, PG 711)

EX. CITY OF RALEIGH
 GREENWAY EASEMENT
 (BM 2004, PG 1975)
 VARIABLE WIDTH - 0.34 AC

50' NEUSE RIVER
 RIPARIAN BUFFER

50' NEUSE RIVER
 RIPARIAN BUFFER

EX. 20' PRIVATE
 DRAINAGE EASEMENT
 (BM 2005, PG 1975)

EX. 20' CITY OF RALEIGH
 SANITARY SEWER EASEMENT
 (BM 2005, PG 697)

EX. SS MANHOLE
 RIM: 373.64'
 INV. IN: 357.14'
 INV. OUT: 357.04'

EX. N.C. DEPARTMENT
 OF TRANSPORTATION
 DRAINAGE EASEMENT
 (DB 8289, PG 2463)

25' PARKWAY PROTECTIVE YARD
 (VARIANCE CASE A-104-17)

EX. SS MANHOLE
 RIM: 340.38'
 (LOCKED)

EX. SS MA
 RIM: 367.5
 INV.: 340

STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- 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 WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER AND/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 WATER MAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE 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 WATER MAIN & 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.
- 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.
- INSTALL 1" TYPE "K" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
- 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 AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
- CROSS-CONNECTION 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.

UTILITY KEYNOTES

NUMBER	DESCRIPTION
U01	EXISTING FIRE HYDRANT
U02	PROPOSED 16"x6" TAPPING SLEEVE & VALVE ASSEMBLY
U03	BORE & JACK 6" DI WATER LINE IN 14" STEEL ENCASUREMENT PIPE. STEEL ENCASUREMENT APPROX. 105 LF
U04	TAP 6" DI LINE WITH 1" TYPE "K" COPPER DOMESTIC SERVICE
U05	1" CURB STOP
U06	1" WATER METER IN METER VAULT
U07	TAP 6" DI WATER LINE WITH 1" TYPE "K" COPPER IRRIGATION SERVICE
U08	6" GATE VALVE AND BOX INSTALLATION
U09	1" ABOVE GRADE RPZ BACKFLOW PREVENTER IN A HEATED ENCLOSURE (WILKINS 375 OR AS APPROVED BY CITY OF RALEIGH)
U10	1" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE
U11	1" TYPE "K" COPPER IRRIGATION SERVICE LINE
U12	PRIVATE FIRE HYDRANT ASSEMBLY
U13	4" SCH 40 PVC SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE
U14	SANITARY SEWER CLEANOUT ASSEMBLY (TYP.) TRAFFIC RATED IF WITHIN PAVEMENT
U15	ELECTRIC TRANSFORMER PAD
U16	STORM DRAINAGE CLEANOUT ASSEMBLY (TYP.) TRAFFIC RATED IF WITHIN PAVEMENT
U17	LIGHT POLE (TYP.)
U18	6" ABOVE GRADE RPZ BACKFLOW PREVENTER IN A HEATED ENCLOSURE (WILKINS 375 OR AS APPROVED BY CITY OF RALEIGH)
U19	1" GATE VALVE

DRAWING LEGEND:

SEWER

- SAN- EXISTING SANITARY SEWER LINE
- SAN- SANITARY SEWER LINE
- CLEANOUT ASSEMBLY
- EXISTING SAN. SEWER MANHOLE

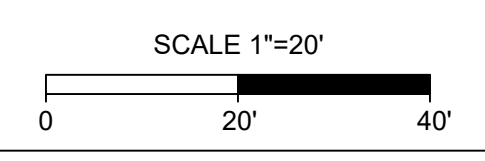
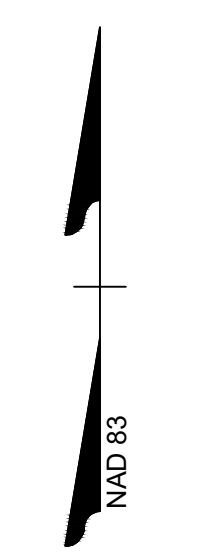
WATER

- W- EXISTING WATER LINE
- W- WATER LINE
- - - IRRIGATION CONDUIT
- ⊥ GATE VALVE
- ⊥ CURB STOP
- ⊥ FIRE HYDRANT
- ⊥ WATER METER VAULT
- ⊥ BACKFLOW PREVENTER

STORM DRAINAGE

- - - EXISTING STORM DRAINAGE PIPE
- - - STORM DRAINAGE PIPE
- JUNCTION BOX
- ⊥ DROP INLET / CATCH BASIN
- STORM CLEANOUT ASSEMBLY

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 DRAWN BY: L. RUSH
 DESIGNED BY: B. DOWNS
 CHECKED BY: R. BAKER
 SCALE: AS NOTED

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

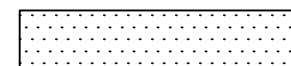


SHERWIN-WILLIAMS AT BRIER CREEK
 CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

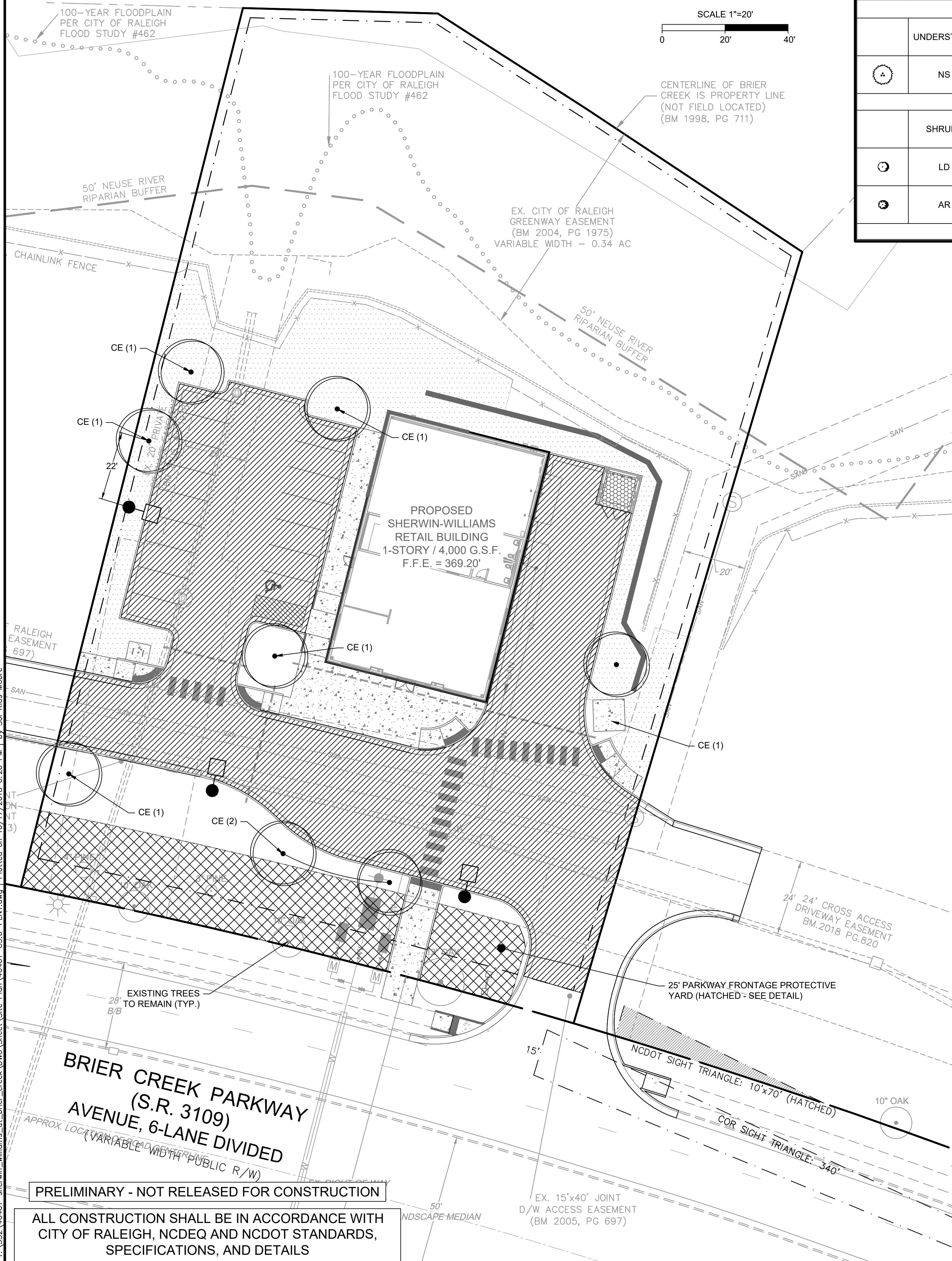
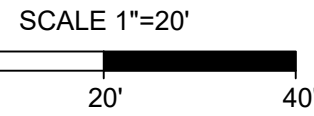
UTILITY PLAN

JOB NO. 40461
 SHEET NO. C4.0


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HATCH LEGEND

-  OUTDOOR AMENITY AREA
-  VEHICULAR SURFACE AREA
-  PK FRONTAGE PROTECTIVE YARD



PLANT SCHEDULE

SYMBOL	TREE		QTY.		BOTANICAL NAME	COMMON NAME	MIN. INSTALLATION SIZE	COMMENTS
	DECIDUOUS SHADE TREE	EVERGREEN TREE	REQ'D	PROV'D				
	RB		6		BETULA NIGRA	RIVER BIRCH	3.5" CAL. 14' HT.	STREET PROTECTIVE YARD
	CE		15	8	ULMUS PARVIFOLIA	CHINESE ELM	3.5" CAL. 14' HT.	V.S.A.
	EVERGREEN TREE	JC		4	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3.0" CAL. 10' HT.	STREET PROTECTIVE YARD
			TOTAL	18				
	UNDERSTORY							
	NS		4	6	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	1.5" CAL. 6' HT.	STREET PROTECTIVE YARD
			TOTAL	6				
	SHRUBS							
	LD		12	12	LOROPETALUM CHINESE	LOROPETALUM DARUMA	24" HT.	STREET PROTECTIVE YARD
	AR		18	18	ABELIA X GRANDIFLORA	ABELIA ROSE CREEK	24" HT.	STREET PROTECTIVE YARD
			TOTAL	30				

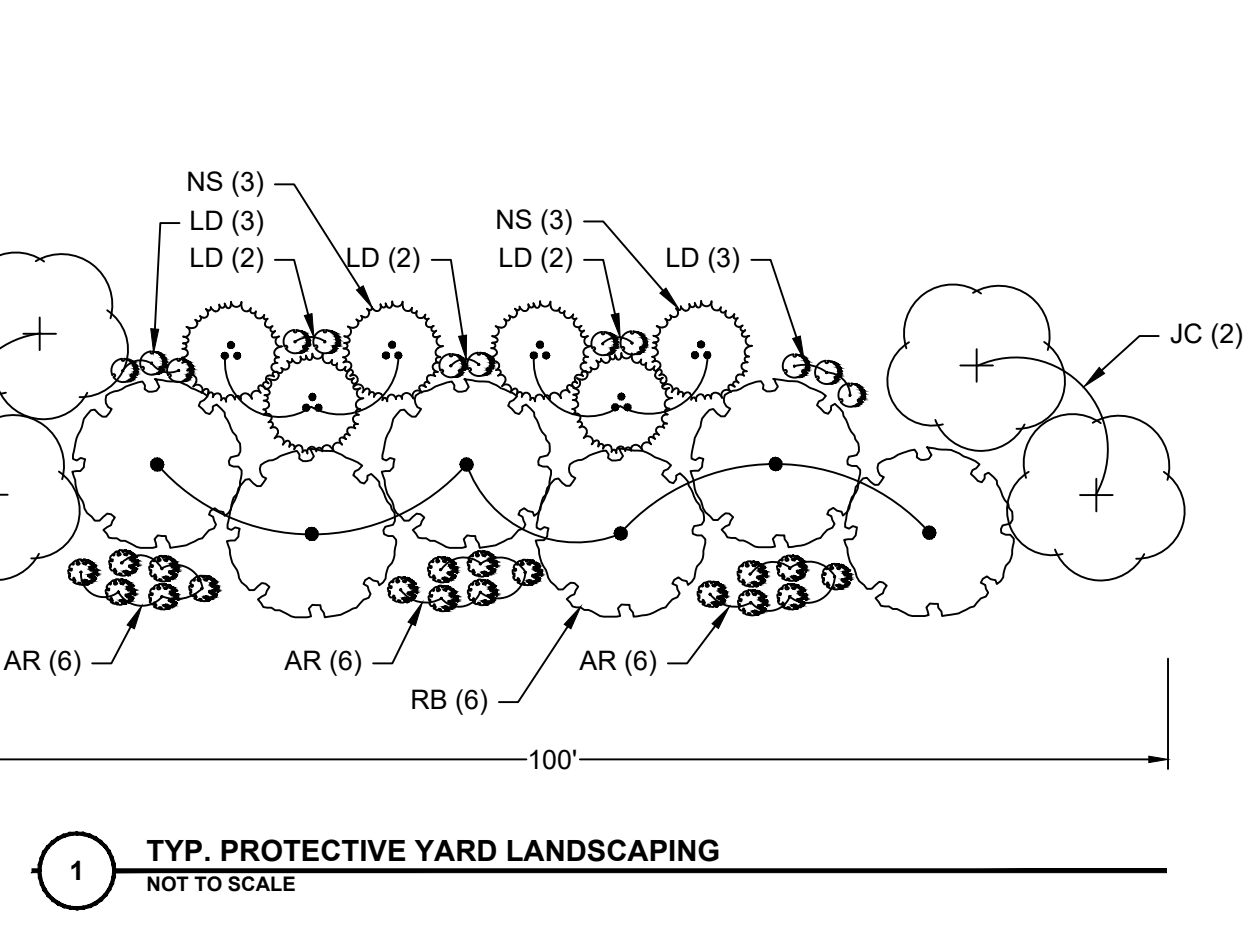
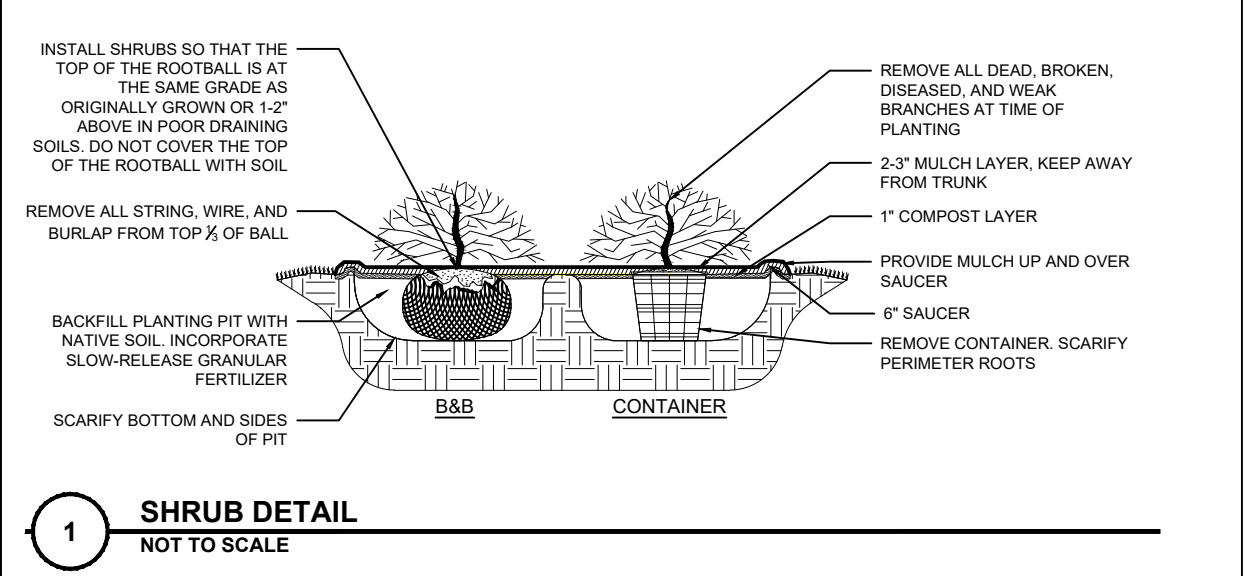
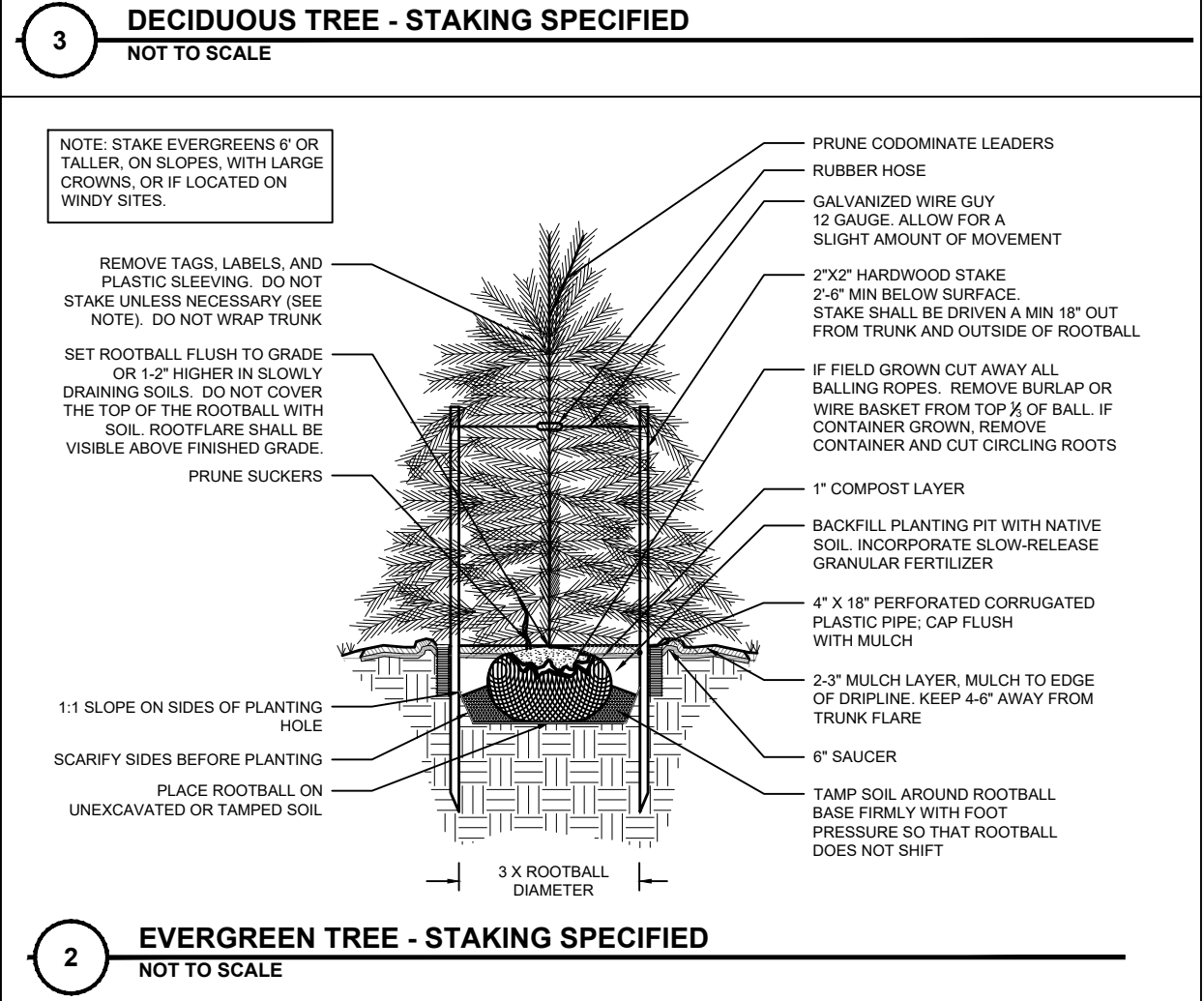
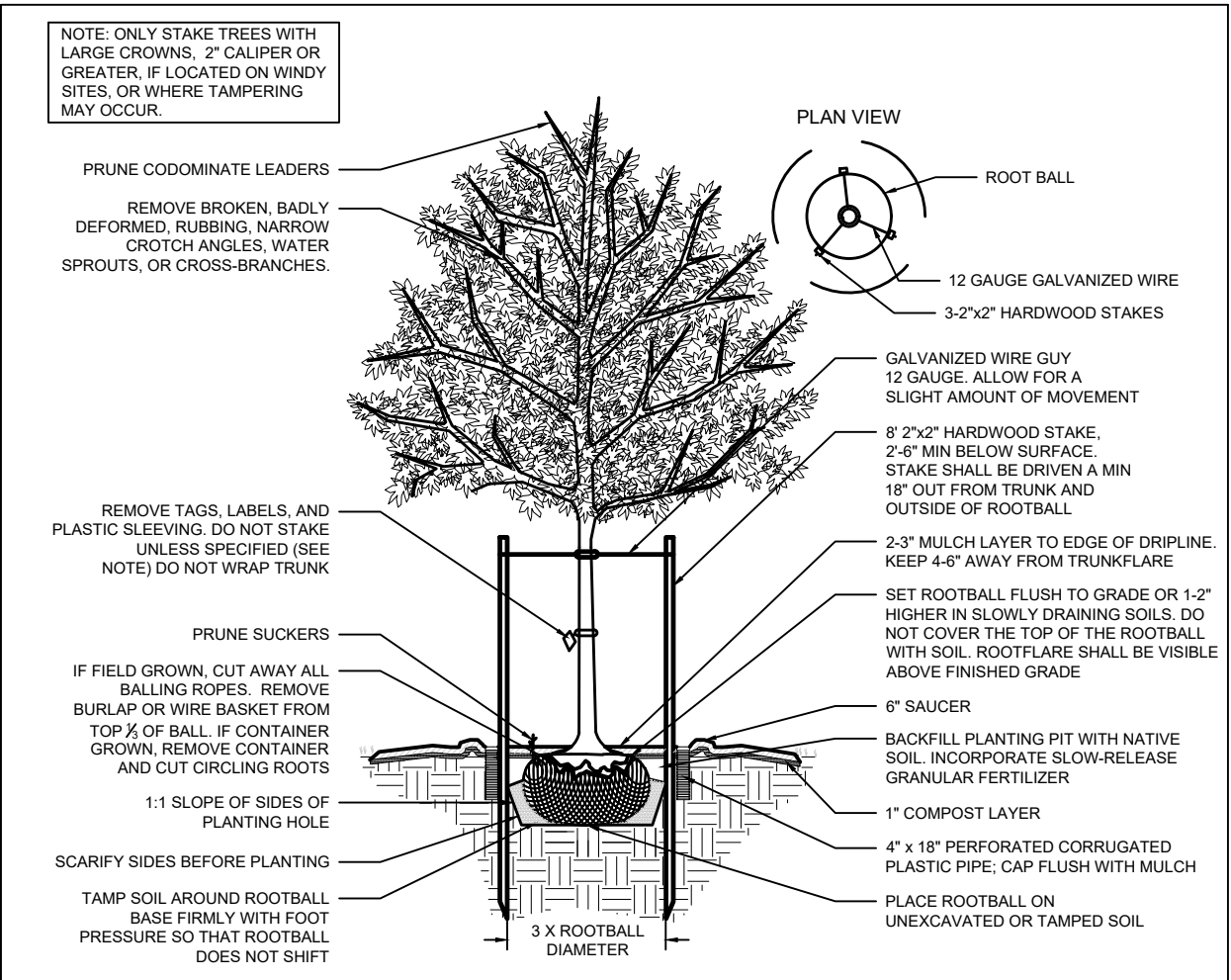
LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY U.D.O. SECTIONS 7.1.7 AND 7.2.
- ALL DISTURBED AREAS TO BE SODDED TO MATCH LOT 2 AND THE MASTER DEVELOPMENT.

VARIANCE CASE A-105-17:

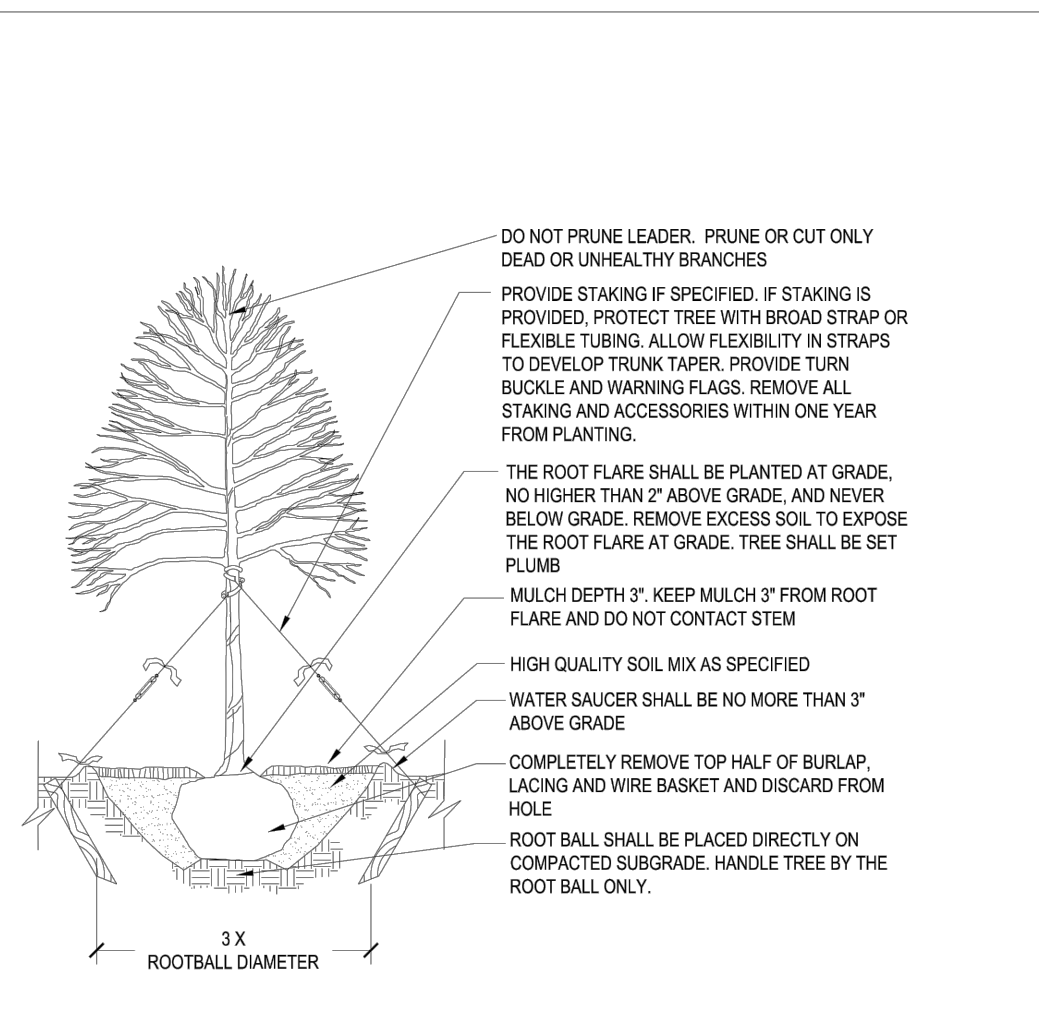
BCRD HOLDINGS, LLC REQUESTED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS OF SECTIONS 3.4.3 C AND 3.4.3 E OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A 25' BUILDING AND PARKING SETBACK AND A 25' PROTECTIVE YARD. ADDITIONALLY, THE PROPERTY OWNER REQUESTED A COMPLETE VARIANCE TO U.D.O. SECTIONS 9.1.4 A.2 AND 9.1.4 A.8, AND U.D.O. SECTION 9.1.4 E AS IT RELATES TO THE STANDARDS APPLICABLE TO THE PORTION OF THE PROPERTY SUBJECT TO THE PARKWAY FRONTAGE AND AREA ALONG A MAJOR THOROUGHFARE, RESULTING IN NO REQUIREMENT FOR TREE CONSERVATION OR AFFIRMATIVE TREE PLANTING WITHIN THE AREA OTHERWISE SUBJECT TO THE PARKWAY FRONTAGE OR OTHERWISE SUBJECT TO THE REQUIREMENT FOR AN UNDISTURBED BUFFER WITHIN 100 FEET OF A MAJOR THOROUGHFARE.

ON AUGUST 14, 2017, THE BOARD OF ADJUSTMENT APPROVED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS WITH THE CONDITION THE RESULTING BUFFER IS PLANTED TO SHDO-2 STANDARDS.



CITY OF RALEIGH LANDSCAPE REQUIREMENTS

REQUIREMENT	CALCULATION	REQUIRED	SIZE (AT TIME OF PLANTING)
VEHICULAR SURFACE AREA:			
UDO 7.1.7.F.1: 1 SHADE TREE PER 2,000 S.F. OF V.S.A.	TOTAL V.S.A. = 14,563 S.F. 14,563 S.F. / 2,000 = 8 TREES	8 TREES	2" CALIPER TREES
STREET TREES:			
N/A - BRIER CREEK PARKWAY IS AN NCDOT ROAD (S.R. 3109) - STREET TREES ARE NOT ALLOWED INSIDE THE ROW PER NCDOT POLICY. HENCE CITY TYPE C2 PROTECTIVE YARD IS REQUIRED; THE TYPE C2 YARD COINCIDES WITHIN THE EXISTING 25' PARKWAY FRONTAGE (PK) PROTECTIVE YARD. THE 25' PK PROTECTIVE YARD PLANTINGS EXCEED THE TYPE C2 YARD PLANTING REQUIREMENTS; THEREFORE, NO FURTHER ACTION IS REQUIRED.			
STREET PROTECTIVE YARD:			
U.D.O. SEC. 5.3.1.F. SHOD-2: 5 TREES, 3 UNDERSTORY TREES, 16 SHRUBS PER 100 FT.	180.93 LF FRONTAGE (180.93 / 100) x 3 = 6 DECIDUOUS TREES (180.93 / 100) x 3 = 4 EVERGREEN TREES (180.93 / 100) x 3 = 6 UNDERSTORY (180.93 / 100) x 16 = 29 SHRUBS	10 TREES (6 DECIDUOUS, 4 EVERGREEN), 6 UNDERSTORY, 29 SHRUBS	DECIDUOUS TREES: 14 FT. MIN HEIGHT OR 3.5" CALIPER EVERGREEN TREES: 10' MIN HEIGHT OR 3.0" CALIPER UNDERSTORY: 6' MIN HEIGHT, 1.5" CALIPER SHRUBS: 24" MIN HEIGHT



NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITTS (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL
- STREET TREES MUST BE 2" CALIPER AT INSTALLATION WITH A MINIMUM FIRST BRANCH HEIGHT
- PLANTING SEASON OCTOBER - APRIL
- A TREE IMPACT PERMIT IS REQUIRED
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER
TREES@RALEIGH.NC.GOV
WWW.RALEIGH.NC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT
REVISIONS: 04/10/2018 NOT TO SCALE
TREE PLANTING DETAIL
PRCR-03

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SCALE:

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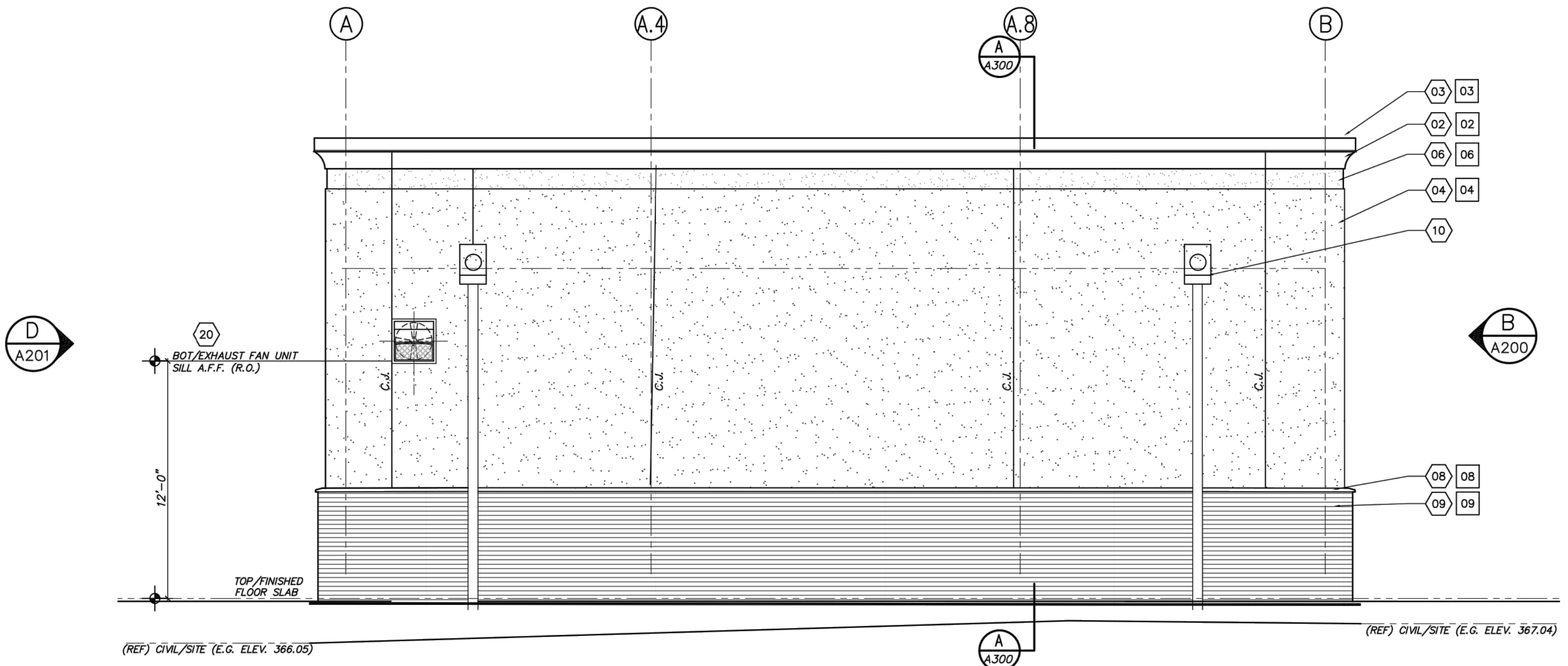
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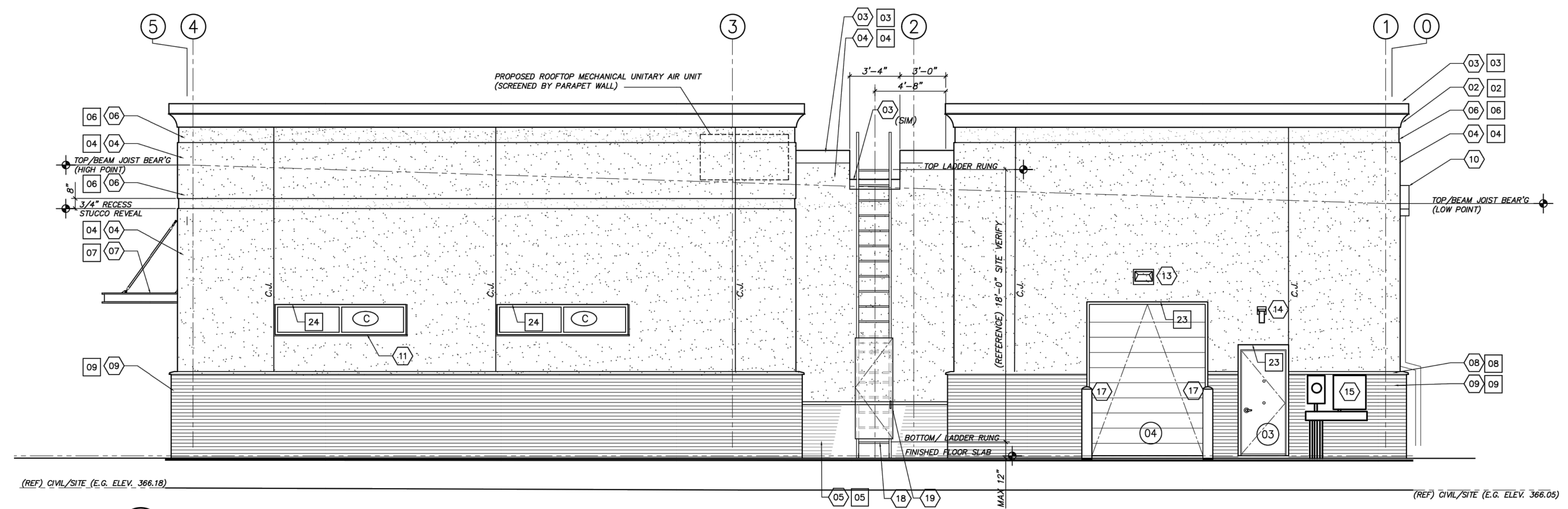
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no.	date	revision
A	03/09/18	ISSUED AS 30 PERCENT PROGRESS REVIEW AND APPROVAL
B	07/09/18	100% PROGRESS REVIEW FOR APPROVAL
C	7/24/18	ISSUED FOR BUILDING OWNER FINAL APPROVAL
D	10/15/18	REVISED FOR CIVIL/SITE EXPRESS REVIEW



C NORTH ELEVATION
SCALE: 1/4" = 1'-0"



D EAST ELEVATION
SCALE: 1/4" = 1'-0"

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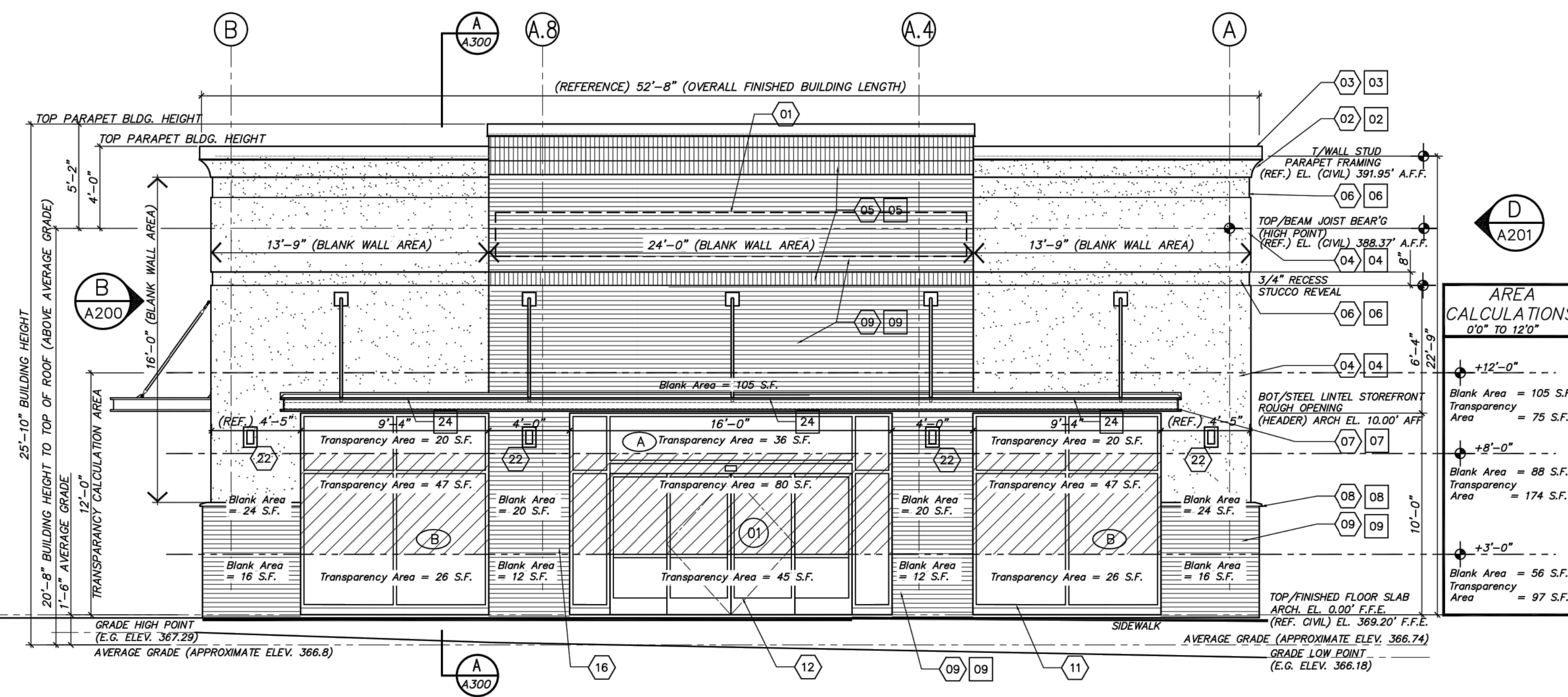
Design Elements
M. L. Saeed (Michael), AIA, LEED-AP
Architect / President
1218 Cabarrish Drive, Suite 142
Carrboro, NC 27510
910.299.3131

GEMCAP
DEVELOPMENT

Proposed "Mercantile" Business facility for Sherwin-Williams at Brier Creek
 9550 BRIER CREEK PARKWAY
 RALEIGH, NORTH CAROLINA
 ELEVATIONS
 job status Contract Documents - Issued for Express Review

date	BRCK/MER/18
job no.	MSAIED
drawn by	MSAIED
checked by	MSAIED
drawing no.	A201
revision no.	D

no.	date	revision
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(FRONT VIEW)
A SOUTH ELEVATION
A200

SCALE: 1/4" = 1'-0"

AREA CALCULATIONS 0'0" TO 12'0"	
GROUND FLOOR FACADE MINIMUM TRANSPARENCY PER UDO BETWEEN 0'-0" AND 12'-0" <u>197 S.F. = 33% REQUIRED</u>	
Section 1.5.9 (Transparency); (facades facing public right-of-way) SOUTH ELEVATION	TOTAL Blank Area (105+88+56) = 249 S.F.
	TOTAL Transparency Area (75+175+97) = 347 S.F. = <u>58% PROVIDED</u>
	TOTAL Facade Area = 596 S.F.
GROUND STORY HEIGHT MIN. 11'-0" (25'-10" provided) (Arch. Ref.) estimated average grade = (CIVIL) 366.74" A.F.F.	
Section 1.5.9.A TOTAL REQUIRED TRANSPARENCY LOCATED BETWEEN 3'-0" AND 8'-0" (50% must be between 3' and 8') SOUTH ELEVATION	(197 S.F. is min. req'd overall) <u>89 S.F. = 50% REQUIRED</u>
	TOTAL Transparency Area SOUTH = 174 S.F. = <u>>50% PROVIDED</u>
Section 3.2.5 (GENERAL BUILDING TYPE "CX")	

- ### ELEVATION KEYNOTES
- (TYPICAL KEYNOTES FOR SHEETS: A200 AND A201 ONLY)
- (PROPOSED FRANCHISE LOGO SIGNAGE LOCATION) ELECTRICAL JUNCTION BOX AND WALL BLOCKING FOR EXTERIOR WALL SIGNAGE FIXTURE (PROPOSED CENTERLINE AT 18'-8" A.F.F. (COORDINATE LOCATION WITH SIGNAGE VENDOR); GENERAL CONTRACTOR SHALL COORDINATE FRANCHISE SIGNATURE LOGO SIGNAGE DESIGN WITH BUILDING OWNER (CUSTOM LOGO SIGNAGE PROVIDED BY BUILDING OWNER'S PROPRIETARY SIGNAGE VENDOR) PROVIDE P.T. WOOD BLOCKING FOR SIGN MOUNTING (PROPOSED SIGN BAND 2'-6" X 32'-6"); PROVIDE CONTINUOUS P.T. 2X12 BLOCKING BEHIND MASONRY VENEER
 - (TYPICAL) CONTINUOUS STUCCO FINISH PRE-FORMED PROFILE (EIFS) CORNICE TRIM (REFERENCE TYPICAL WALL SECTIONS 2/A501)
 - (TYPICAL) CONTINUOUS PARAPET WALL PRE-FINISHED METAL FASCIA/COPING (REFERENCE TYPICAL WALL SECTIONS 2/A501)
 - (TYPICAL) EXTERIOR STUCCO SYSTEM (EIFS) DRAIN-ABLE SYSTEM ASSEMBLY (REFERENCE TYPICAL WALL SECTIONS 6/A504)
 - (MASONRY IN-FIELD VENEER COURSING AND ACCENT BAND SOLIDER COURSING) MODULAR COMMON BRICK; FINISH COLOR AND TEXTURE: REFERENCE FINISH LEGEND
 - (TYPICAL) EXTERIOR STUCCO SYSTEM (EIFS) DRAIN-ABLE SYSTEM ASSEMBLY 3/4" RECESS REVEAL (REFERENCE TYPICAL WALL SECTIONS 6/A504)
 - (TYPICAL) EXTERIOR PROPRIETARY MANUFACTURER METAL CANTILEVER/SUSPENDED ENTRY CANOPY; WALL MOUNTED AND HANGING ROD SYSTEM ASSEMBLY CONNECTIONS; (REFERENCE TYPICAL WALL SECTIONS A/A502)
 - CUSTOM PROFILE PRECAST CONCRETE WATER TABLE/SILL; SECTIONAL UNITS; (REFERENCE TYPICAL WALL SECTIONS A/A501)
 - EXTERIOR WAINSCOT; MASONRY MODULAR COMMON BRICK VENEER; FINISH COLOR AND TEXTURE: REFERENCE FINISH LEGEND
 - (TYPICAL) PRE-FINISHED (COLOR TO MATCH SHERWIN WILLIAMS SW6141) METAL DOWNSPOUT (DS); AND CONDUCTOR BOX HEAD; SECURE W/ COLOR MATCH CONNECTION METAL STRAPS; PROVIDE CLOSED TRANSITION CONNECTION TO UNDERGROUND STORMWATER DRAINAGE SYSTEM; (REFERENCE TYPICAL WALL SECTIONS 2/A500)
 - (TYPICAL) ALUMINUM STOREFRONT INSULATED (FRAME/GLAZING) WINDOW SYSTEM ASSEMBLY; COLOR: BRONZE ANODIZED
 - ALUMINUM STOREFRONT AUTOMATIC (OVERHEAD MOTION SENSOR OPERATOR) SLIDING DOOR; ACTIVE PANELS CONSTRUCTED W/ PIVOT POINTS FOR EMERGENCY EGRESS DIRECTION OF TRAVEL; COLOR: BRONZE ANODIZED
 - TYPICAL (BUILDING SERVICE) EXTERIOR COMMERCIAL WALL PACKET (LED) LIGHTING FIXTURES; DIE-CAST-ALUMINUM SEALED HOUSING WITH POLYCARBONATE (VANDAL RESISTANCE) OPTICAL LENS; DUSK TO DAWN CONTROL; (REFERENCE ELECTRICAL DRAWINGS)
 - TYPICAL (BUILDING SERVICE ENTRY/EXIT) EXTERIOR ARCHITECTURAL COMMERCIAL (LED) LIGHTING FIXTURES; DIE-CAST-ALUMINUM SEALED HOUSING WITH POLYCARBONATE (VANDAL RESISTANCE) OPTICAL LENS; DUSK TO DAWN CONTROL MASONRY VENEER SURFACE MOUNTED (LIGHTING STYLE SHALL BE SPEC BY BUSINESS FRANCHISE UNLESS NOTED OTHERWISE; REFERENCE ELECTRICAL DRAWINGS)
 - PROPOSED ELECTRICAL MAIN DISTRIBUTION PANELS, CT CABINET AND METER BASE W/ WIRING TROUGH; APPROXIMATE LOCATION AND DISTRIBUTION (REFERENCE: ELECTRICAL DRAWINGS FOR DETAILS)
 - EXTERIOR EMERGENCY ACCESS "KNOCK BOX" KEYED FOR FIRE DEPARTMENT (FD) BUILDING ACCESS. (COORDINATE LOCATION WITH LOCAL FIRE MARSHAL/AUTHORITY HAVING JURISDICTION); ALTERNATE LOCATIONS SHOWN; VERIFY LOCATION.
 - STEEL PIPE BOLLARD; CONCRETE ENCASED; CENTERED BOLLARD TO EACH OPENING JAMBS; (REFERENCE DETAIL B/A802); COLOR: SAFETY YELLOW
 - ROOF ACCESS METAL LADDER; PROVIDED STAND-OFF WALL MOUNTED BRACKETS (REFERENCE DETAIL C/A700)
 - SECURITY SWING DOOR PANEL; ALUMINUM EXPANDED DIAMOND FLATTENED PANEL WITH ALUMINUM WELDED TUBE FRAME PROVIDED W/ PADLOCK TOP/BOTTOM HASP (REFERENCE DETAIL C/A700)
 - EXHAUST THRU WALL VENT FAN W/ HOODED WALL CAP, BIRDSCREEN & GRAVITY DAMPER; W/ STAINLESS STL THRU WALL (R.O.) SURROUND INSERT W/ MOUNTING FLANGES SURROUND INSERT; SEE MECHANICAL DRAWINGS FOR ADDITIONAL DETAILED INFORMATION (REFERENCE MASONRY (R.O.) NOMINAL 2'-0"(W)x 2'-0"(H) GEN/MECH CONTRACTOR TO COORDINATE)
 - INTAKE SUPPLY VENT (STORM/DRAINABLE) LOUVER W/ GRAVITY BACKDRAFT DAMPER, BIRD SCREEN; PROVIDED W/ STAINLESS STL THRU WALL (R.O.) SURROUND INSERT W/ MOUNTING FLANGES; SEE MECHANICAL DRAWINGS FOR ADDITIONAL DETAILED INFORMATION (REFERENCE MASONRY (R.O.) NOMINAL 3'-4"(W)x 4'-0"(H) GEN/MECH CONTRACTOR TO COORDINATE)
 - SURFACE MOUNTED ARCHITECTURAL EXTERIOR LED WALL SCONCE LIGHT C/L @ 9'-0" AFF; FIXTURE TO BE DETERMINED BY NATIONAL LIGHTING VENDOR

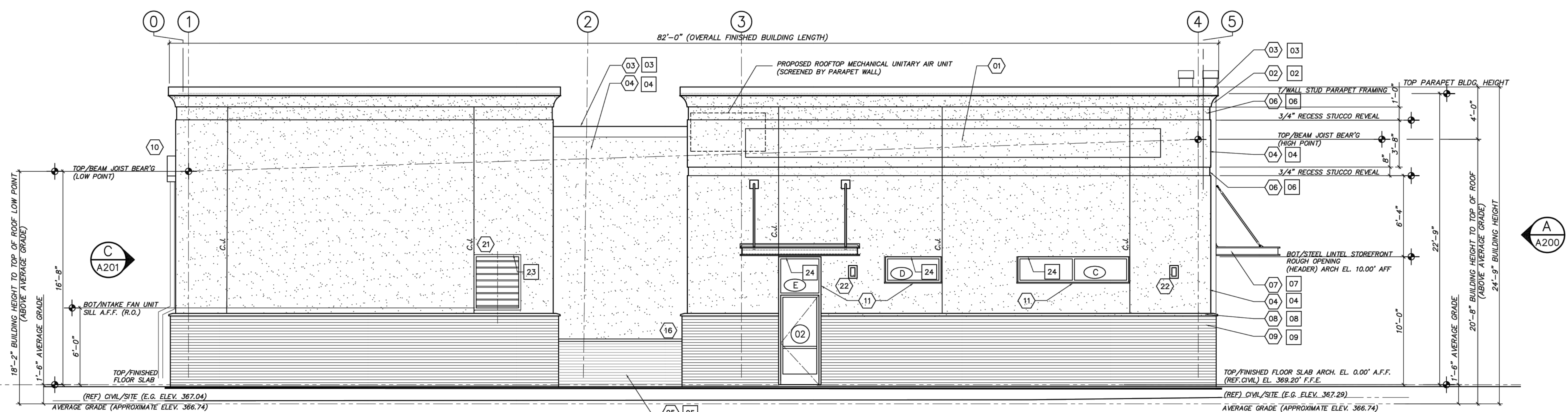
BUILDING FINISHES LEGEND

(KEYNOTE FOR SHEETS A200 AND A201)

- ARCHITECTURAL/COMMERCIAL BRICK VENEER (PROPRIETARY MANUFACTURER (BASE DESIGN: PALMETTO BRICK COMPANY); UNITS SHALL BE MODULAR; HOMOGENEOUS COLORED THRU, WIRE CUT SURFACE TEXTURE FINISH; (MASONRY VENDOR PROVIDER: PALMETTO BRICK COMPANY)
- (TYPICAL) CONTINUOUS STUCCO FINISH PRE-FORMED PROFILE (EIFS) CORNICE TRIM; COLOR: TO MATCH SHERWIN WILLIAMS SW6141 "SOFTER TAN"
 - (TYPICAL) CONTINUOUS PARAPET WALL PRE-FINISHED METAL FASCIA/COPING; COLOR: TO MATCH BRONZE STOREFRONT
 - EXTERIOR STUCCO SYSTEM (EIFS) DRAINABLE SYSTEM ASSEMBLY; COLOR: EQUAL TO SHERWIN-WILLIAMS SW6141 "SOFTER TAN"
 - MODULAR BRICK VENEER; (PALMETTO BRICK COMPANY WHITESTONE (LIGHT TAN COLOR); WIRECUT) COLOR MATCHING MORTAR; VERIFY WITH DEVELOPER
 - 3/4" STUCCO RECESS REVEAL; MATCH SHERWIN WILLIAMS SW 6144 "DAPPER TAN"
 - (TYPICAL) EXTERIOR PROPRIETARY MANUFACTURER METAL CANTILEVER/SUSPENDED ENTRY CANOPY; COLOR TO MATCH BRONZE STOREFRONT SYSTEM
 - CUSTOM PROFILE PRECAST CONCRETE WATER TABLE/SILL; SECTIONAL UNITS; COLOR TO MATCH STUCCO; VERIFY WITH DEVELOPER
 - EXTERIOR WAINSCOT; MODULAR BRICK VENEER; (PALMETTO BRICK COMPANY 75% GREYSTONE (DARK TAN COLOR); WIRECUT) COLOR MATCHING MORTAR; VERIFY WITH DEVELOPER
 - LINTEL AND METAL FRAME TO BE PAINTED TO MATCH STUCCO FIELD COLOR; SHERWIN WILLIAMS SW6141
 - (TYPICAL) LINTEL TO BE PAINTED TO MATCH STUCCO FIELD COLOR; SHERWIN WILLIAMS SW6141

LEGEND

C.J. VERTICAL STUCCO CONTROL JOINT; SEE DETAILS; REFERENCE ARCHITECTURAL SHEET A801



B WEST ELEVATION
A200

SCALE: 1/4" = 1'-0"

THIS SHEET SHOWS BASIC DRAFTING STANDARDS

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Proposed "Mercantile" Business facility for
Sherwin-Williams at Brier Creek

9550 BRIER CREEK PARKWAY
RALEIGH, NORTH CAROLINA

ELEVATIONS
job status

Contract Documents - Issued for Express Review

date
job no. BRCK/MER/18
drawn by MSAIEED
checked by MSAIEED
drawing no.

A200
revision no. D

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