

BIG OAK VET HOSPITAL

MASTER PLAN

TOWN OF KNIGHTDALE

TOK Project# ZCP-11-24



SCALE: 1" = 800'



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PROPOSED SITE DATA	
PROPOSED	
PROJECT NAME	BIG OAK VET HOSPITAL
PROPOSED USE	ANIMAL SERVICES, NON BOARDING
PARKING	
REQUIRED	
MAX: 6 PER 1,000 GFA	35 SPACES
MIN: $\frac{1}{2}$ MAXIMUM	18 SPACES
PROVIDED	
STANDARD SPACES	28 SPACES
ADA SPACES	2 SPACES
ELECTRIC CHARGING: 1 PER 40	2 SPACES
	TOTAL 32 SPACES
BICYCLE PARKING	
REQUIRED: 1 PER 40 SPACES (MIN. 2 SPACES)	2 SPACES
PROVIDED: 1 PER 40 SPACES (MIN. 2 SPACES)	2 SPACES
	TOTAL 2 SPACES
IMPERVIOUS SURFACE AREA	
EXISTING	11,239 SF
PROPOSED	
BUILDING	5,815 SF
CONCRETE	3,050 SF
ASPHALT	15,847 SF
TOTAL AREA PROPOSED	24,712 SF
PERCENT OF THE SITE	53 %
NET CHANGE OF IMPERVIOUS	13,473 SF
AREA FOR STORMWATER DEVICE	1,500 SF
PROVIDED	

EXISTING SITE DATA	
EXISTING STREET ADDRESS	1004 BIG OAK COURT, KNIGHTDALE NC
LOT AREA (CURRENT)	46,677 SF / 1.07 AC
CURRENT ZONING	NMX
PARCEL NUMBER	174445693
REID	0195735
DEED BOOK / DEED PAGE	DB 017157, PG 02669
EXISTING GROSS BUILDING AREA	1,652 SF
EXISTING BUILDING USE	RESTAURANT
EXISTING IMPERVIOUS AREA	11,239 SF

WATER ALLOCATION TABLE	
CATEGORY	POINTS
BASE: SINGLE USE OFFICE	41
BONUS 1A: ABATEMENT OF ANY EXISTING NON-COMFORMING STRUCTURES	3
BONUS 2B: STORMWATER - BIORETENTION	5
BONUS 3A: ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING 2	2
TOTAL	51

CONTACT INFORMATION

OWNER
ROWDY RIDGEBACKS HOLDINGS LLC
325 NASH ST E
WILSON NC 27893-4130
PHONE: 919.266.9852

LANDSCAPE ARCHITECT
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ENGINEER
RESPEC
555 FAYETTEVILLE ST. SUITE 300
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ARCHITECT
CLINE DESIGN ASSOCIATES
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BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

DATE: 08.11.2025
1. RESUBMITAL 12.10.2025
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SHEET TITLE:
COVER SHEET

SHEET NUMBER:

COV

SITE
COLLABORATIVE
LANDSCAPE ARCHITECTURE
1620 Hillsborough St Suite 100
Raleigh, NC 27605
919.805.3586

NORTH CAROLINA
COLLABORATIVE INC.
C-505

NORTH CAROLINA
COLLABORATIVE INC.
C-505

DEMOLITION NOTES

- THE CONTRACTOR SHALL NOTIFY THE N.C. ONE CALL CENTER AT 811 OR 1-800-632-4949 PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNING PUBLIC UTILITIES DEPARTMENT PRIOR TO STARTING WORK.
- ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE LOCAL GOVERNING MUNICIPALITY OR THE STATE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- THE CONTRACTOR SHALL NOT MAKE ANY LANE CLOSURES OR CHANGES TO THE EXISTING TRAVEL PATTERNS ON ANY PUBLIC STREET WITHOUT PRIOR APPROVAL FROM THE LOCAL GOVERNING MUNICIPALITY TRANSPORTATION DEPARTMENT AND/OR STATE TRANSPORTATION DEPARTMENT.
- LANE CLOSURE, TRAFFIC CONTROL PLAN, OR PEDESTRIAN CONTROL PLAN TO BE COORDINATED WITH APPROPRIATE STAFF OF THE LOCAL GOVERNING MUNICIPALITY AND/OR STATE DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING REMOVAL AND DISPOSAL OF MATERIALS AND DEBRIS.
- CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR SANITARY SEWER AND WATER REMOVALS AND RELOCATIONS.
- RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH THE LOCAL UTILITY PROVIDER(S).
- WHERE UTILITIES (TO BE REMOVED) IMPACT THE FOOTPRINT OF THE NEW BUILDING, CONTRACTOR SHALL EXCAVATE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF PIPE, AND 1 FOOT BELOW TO REMOVE UNSUITABLE SOILS, IF UNSUITABLE SOILS EXIST.
- CLEANOUTS LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION THAT ARE TO REMAIN, SHALL BE PROTECTED FROM DAMAGE AND RAISED TO FLUSH WITH NEW GRADE.
- ELECTRICAL OR GAS UTILITY SERVICES TO BE REMOVED SHALL BE REMOVED AND RELOCATED (AS INDICATED) BY THE UTILITY PROVIDER. CONTRACTOR SHALL SCHEDULE AND COORDINATE THIS WORK WITH THE APPROPRIATE SERVICE PROVIDER. ALL SERVICES SHOULD BE RE-INSTALLED PRIOR TO THE INSTALLATION OF PAVEMENT, SIDEWALKS, CURB AND GUTTER, OR OTHER PERMANENT FEATURES.
- REMOVE EXISTING CONCRETE (WHERE REQUESTED) TO FIRST COLD JOINT OR SAWCUT JOINT TO OBTAIN A CLEAN EDGE FOR NEW CONSTRUCTION. SAWCUT EXISTING ASPHALT DRIVE AT LIMITS OF NEW CURBING TO OBTAIN A CLEAN EDGE.
- CONTRACTOR SHALL RETAIN AND STOCKPILE CONCRETE WHEELSTOP WHICH ARE IN USEABLE CONDITION FOR RE-INSTALLATION AT THE END OF THE PROJECT.
- CONTRACTOR SHALL RESTORE THE LAYDOWN AND STAGING AREA TO ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE OWNER, PRIOR TO DEMOBILIZATION AT THE CONCLUSION OF THE PROJECT.
- CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS PERFORMED IN ACCORDANCE WITH SPECIFICATIONS, GEOTECHNICAL REPORT, AND SITE PLAN.
- ALL FENCING TO BE REMOVED SHALL BE REMOVED AT NEXT NEAREST POLE.
- ALL GRAVEL TO BE REMOVED (SURFACE OR SUBSURFACE) SHALL BE STOCKPILED AND REUSED ON SITE WHERE POSSIBLE.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFFSITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- ALL TREES TO BE REMOVED SHALL BE GROUNDED DOWN TO A MINIMUM DEPTH OF 12" BELOW PROPOSED FINISH GRADE.
- ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR SHALL NOT STOCKPILE SOILS OR CONSTRUCTION EQUIPMENT WITHIN ROOT ZONES OF EXISTING TREES TO REMAIN. ANY DAMAGED TREES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

GRADING NOTES

- ORIGINAL EXISTING CONDITIONS SHOWN AS 'EXISTING' IN THIS PLAN SET HAS BEEN COMPILED FROM SURVEY DATA PROVIDED BY JAEKO. CONTRACTOR TO FIELD VERIFY ALL INFORMATION AND REPORT ANY DISCREPANCIES.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS. PONDING OF WATER IS PROHIBITED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL METHODS DURING CONSTRUCTION, AND THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT EROSION CONTROL METHODS AFTER CONSTRUCTION IS COMPLETE, IF ANY PERMANENT METHODS ARE REQUIRED.
- CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CITY OF RALEIGH EROSION AND SEDIMENT CONTROL MANUAL.
- INSPECTOR REFERS TO AUTHORIZED REGULATORY AGENCY SEDIMENTATION AND EROSION CONTROL INSPECTOR OR HIS/HER REPRESENTATIVE. FIELD INSPECTIONS MAY REQUIRE ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS DEEMED NECESSARY BY THE INSPECTOR, CLIENT, AND/OR CLIENT'S REPRESENTATIVES.
- WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
- DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. PLEASE CALL THE REGULATORY AUTHORITY FOR AN INSPECTION.
- INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES EVERY 7 DAYS AND AFTER EACH SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) AND DOCUMENT WITH INSPECTION REPORTS.
- EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
- LOCATE STOCKPILES UPSLOPE FROM EROSION CONTROL MEASURES. ALL SOIL STOCK PILES SHALL HAVE APPROPRIATE EROSION CONTROL PER THE LATEST VERSION OF THE CITY OF RALEIGH EROSION AND SEDIMENT CONTROL MANUAL INCLUDING SEEDING AND SILT FENCE AROUND THE BASE OF THE STOCK PILE.

GENERAL SITE NOTES

- ALL CONSTRUCTION IN RIGHT-OF-WAY PER TOWN OF KNIGHTDALE 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.

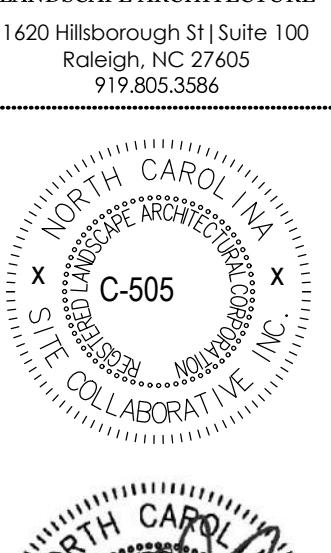
PLANTING NOTES

- ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION. SUBSTANTIAL COMPLETION SIGN-OFF BY LANDSCAPE ARCHITECT CONTRACTOR TO ENSURE NO CHANNELIZED FLOWS AROUND THE SITE.
- CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES AND UNDERGROUND IMPEDIMENTS PRIOR TO BEGINNING PLANTING.
- ALL WEEDS, NON-NATIVE INVASIVE SPECIES, AND EXOTIC SPECIES LOCATED WITHIN THE PROJECT CONTRACTOR LIMITS SHALL BE ELIMINATED PRIOR TO PLANTING BED CREATION, PLANTING, AND SEEDING/SODDING OPERATIONS.
- PLANTING SHOULD OCCUR IMMEDIATELY AFTER CONSTRUCTION TO STABILIZE AREAS OF BARE SOIL.
- IT SHALL BE NOTED THAT ALL SECTIONS OF THE SITE THAT ARE SLOPED 3:1 OR HIGHER WILL BE COVERED WITH EROSION CONTROL STABILIZATION COIR FABRIC (WITH 1" SQUARE OPENINGS) PRIOR TO PLANTING TO ENSURE IMMEDIATE STABILIZATION. LANDSCAPE CONTRACTOR SHALL CUT FABRIC AT EACH PLANT LOCATION AND PLACE PLANTS ACCORDING TO PLAN. ALL FABRIC SHALL BE RE-STAKED PER ENGINEERS ORIGINAL DRAWINGS IMMEDIATELY AFTER PLANTING.
- PLANTS ARE TO BE PURCHASED BY BOTANICAL NAMES. THEY SHALL BE REPRESENTATIVE OF THEIR SPECIES, MEET ALL NOTED CONDITIONS OF SPECIFICATIONS, AND SHALL BE IN VIGOROUS GROWING CONDITION MEETING ANSI STANDARD Z60.
- LANDSCAPE ARCHITECT OR OWNER MAINTAINS RIGHT TO REJECT ANY PLANT DUE TO AESTHETICS OR STRUCTURAL DEFICIENCY AT ANY TIME.
- CONTRACTOR RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANTS SHOWN ON PLANS IN LOCATIONS SHOWN. QUANTITIES GIVEN ON THE PLANT LEGEND ARE FOR CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE PLANS SHALL OVERRULE THE PLANT LEGEND. CONTRACTOR SHALL LOCATE ALL PLANTS AWAY FROM OWN PERMANENT FIXTURES. IF CONFLICT ARISES WITH PLAN, CONTRACTOR SHALL NOTIFY PROJECT MANAGER OR DESIGNEE PRIOR TO PROCEEDING.
- ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL BE FREE OF ALL PESTS, DISEASES, AND CANKERS, IN HEALTHY CONDITION, AND FREE OF MECHANICAL DAMAGE AT THE TIME OF PLANTING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE A HEALTHY AND Viable PLANT AND THE PLANT SHALL BE REJECTED IF DEEMED UNHEALTHY OR UNFIT AT ANY TIME DURING THE CONTRACT OR WARRANTY DURATION.
- IF ANY PLANT/MATERIAL SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, THEN NOTICE SHALL BE GIVEN TO PROJECT MANAGER OR DESIGNEE AT MINIMUM SEVENTY-TWO (72) HOURS (NOT INCLUDING WEEKENDS) PRIOR TO DESIRED ORDERING DATE/TIME. WHEN SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, SUGGESTED ACCEPTABLE REPLACEMENTS SHALL ALSO BE PRESENTED AT TIME FOR FULL AND COMPLETE REVIEW BY LANDSCAPE ARCHITECT OR OWNER.
- BALLED AND BURLAPPED PLANTS/TREES TO BE PLANTED PRIOR TO CONTAINER OR BEDDING PLANTS.
- BALLED AND BURLAPPED MATERIAL SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
 - TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
 - ROOT BALLS SHALL BE FIRMLY WRAPPED WITH NONSYNTHETIC, ROTTABLE BURLAP AND SECURED WITH NAILS AND HEAVY NONSYNTHETIC TWINE.
 - ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
 - REMOVE ALL BURLAP, LACING, AND WIRE BASKET FROM AT LEAST THE TOP 1/2 OF THE ROOTBALL AND DISCARD FROM PLANTING HOLE.
 - DO NOT MANEUVER BY TRUNK. HANDLE BY ROOT BALL ONLY.
- CONTAINERIZED PLANTS SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
 - MATERIAL SHALL HAVE FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
 - ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL, OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
 - REMOVE CONTAINER PRIOR TO PLANTING.
- TREES TO BE STAKED WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT. TREE STAKING FOR CANOPY AND LARGE EVERGREEN TREES SHALL NOT EXCEED 90 DAYS.
- PLANT BED PREPARATION:
 - ALL PLANT BEDS ARE TO RECEIVE A MINIMUM OF 4" OF APPROVED TOPSOIL TILLED IN TO A DEPTH OF 8" TO ENSURE INTEGRATION WITH EXISTING SOIL.
 - APPROVED TOPSOIL IS TO BE PREFERABLY FROM ON-SITE STOCKPILE FROM STRIPPING OPERATIONS - SEE EROSION AND SEDIMENT CONTROL PLANS.
 - IF ON-SITE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE TO SITE ACCORDINGLY.
- ALL MULCH TO BE CERTIFIED TO BE FREE OF WEEDS, NON-NATIVE INVASIVE SPECIES AND THEIR LARVAE. MULCH SAMPLE SUBMITTAL SHALL BE PROVIDED TO LANDSCAPE ARCHITECT BEFORE SITE DELIVERY.

SEEDING/SODDING NOTES

- ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION. SUBSTANTIAL COMPLETION SIGN-OFF BY LANDSCAPE ARCHITECT CONTRACTOR TO ENSURE NO CHANNELIZED FLOWS AROUND THE SITE.
- ALL SEEDED/SODDED AREAS SHALL BE FINISHED GRADE AT THE THICKNESS OF THE SOD.
- NO SEEDED/SODDED AREAS SHALL BE SODDED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING HAVE OCCURRED AND LANDSCAPE ARCHITECT HAS REVIEWED THE FINAL GRADING.
- SOD AREAS WILL BE ACCEPTED WHEN IN COMPLIANCE WITH ALL THE FOLLOWING CONDITIONS:
 - ROOTS ARE THOROUGHLY KNIT TO THE SOIL
 - ABSENCE OF VISIBLE JOINTS
 - ALL AREAS SHOW A UNIFORM STAND OF SPECIFIED GRASS IN HEALTHY CONDITION
 - AT LEAST 30 DAYS HAVE ELAPSED SINCE THE COMPLETION OF WORK UNDER THIS SECTION.
- QUALITY GUARANTEE:
 - SOD SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOT DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.
 - SOD SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOT DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SOD/SOD IS PROPERLY IRRIGATED DURING THE GROW-IN PERIOD AND SHALL BE RESPONSIBLE IF THE SOD SUFFERS IRREPARABLE HARM.
- SEED/SOD IS SUBJECT TO INSPECTION AND ACCEPTANCE. LANDSCAPE ARCHITECT AND/OR CLIENT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE, ANY WORK AND SOD WHICH IN THE LANDSCAPE ARCHITECT'S OPINION FAILS TO MEET THESE SPECIFICATIONS REQUIREMENTS.
- SOD STANDARDS:
 - GENERAL: HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZATION, MOWING AND WEED CONTROL; FREE OF OBJECTABLE WEEDS; UNIFORM IN GREEN COLOR, LEAF TEXTURE AND DENSITY; HEALTHY, VIGOROUS ROOT SYSTEM; INSPECTED AND FOUND FREE OF DISEASE, NEMATODES, PEST AND PEST LARVAE BY THE ENTOMOLOGIST OF THE STATE DEPARTMENT OF AGRICULTURE.
 - EACH PIECE OF SOD: SANDY-LOAM SOIL BASE THAT WILL NOT BREAK, CRUMBLE OR TEAR DURING SOD INSTALLATION.
 - THICKNESS: MINIMUM 3/4" THICK, EXCLUDING THE TOP GROWTH THATCH.
 - THATCH: NOT TO EXCEED 1/2" UNCOMPRESSED.
 - SIZE: CUT IN STRIPS 18" WIDE NO MORE THAN 24 HOURS PRIOR TO DELIVERY.
- SOD DELIVERY, STORAGE AND HANDLING GUIDELINES ARE AS FOLLOWS:
 - SOD SHALL BE DELIVERED ON PALLETES PROPERLY LOADED ON VEHICLES AND WITH ROOT SYSTEM PROTECTED FROM EXPOSURE TO SUN, WIND, AND HEAT IN ACCORDANCE WITH STANDARD PRACTICE AND LABELED WITH BOTANICAL AND COMMON NAME OF EACH GRASS SPECIES IN ACCORDANCE WITH FEDERAL SEED ACT.
 - SOD THAT HAS BEEN DAMAGED BY POOR HANDLING OR IMPROPER STORAGE IS SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT OR OWNER.
 - PROTECT FROM DEHYDRATION, CONTAMINATION, FREEZING AND HEATING AT ALL TIMES, KEEP STORED SOD MOIST AND UNDER SHADE OR COVERED WITH MOISTENED BURLAP.
 - DO NOT DROP SOD ROLLS FROM CARTS, TRUCKS OR PALLETS.
 - DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 36 HOURS.
 - DO NOT STACK SOD MORE THAN 2 FEET DEEP.
- SEED/SODDED BED PREPARATION:
 - ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED PRIOR TO SEEDING/SODDING OR PLANTING.
 - ALL AREAS TO BE SEDED/SODDED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL TILLED INTO A DEPTH OF 4" TO ENSURE INTEGRATION WITH EXISTING SOIL.
 - APPROVED TOPSOIL IS TO BE PREFERABLY FROM ON-SITE STOCKPILE FROM STRIPPING OPERATIONS - SEE EROSION AND SEDIMENT CONTROL PLANS.
 - IF ON-SITE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE TO SITE ACCORDINGLY.

SiTE
COLLABORATIVE
LANDSCAPE ARCHITECTURE
1620 Hillsborough St | Suite 100
Raleigh, NC 27605
919.805.3586



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BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #: ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

DATE: 08.11.2025

1. RESUBMITAL 12.10.2025

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SHEET TITLE:

STANDARD NOTES

SHEET NUMBER:



BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #: ZCP-11-24

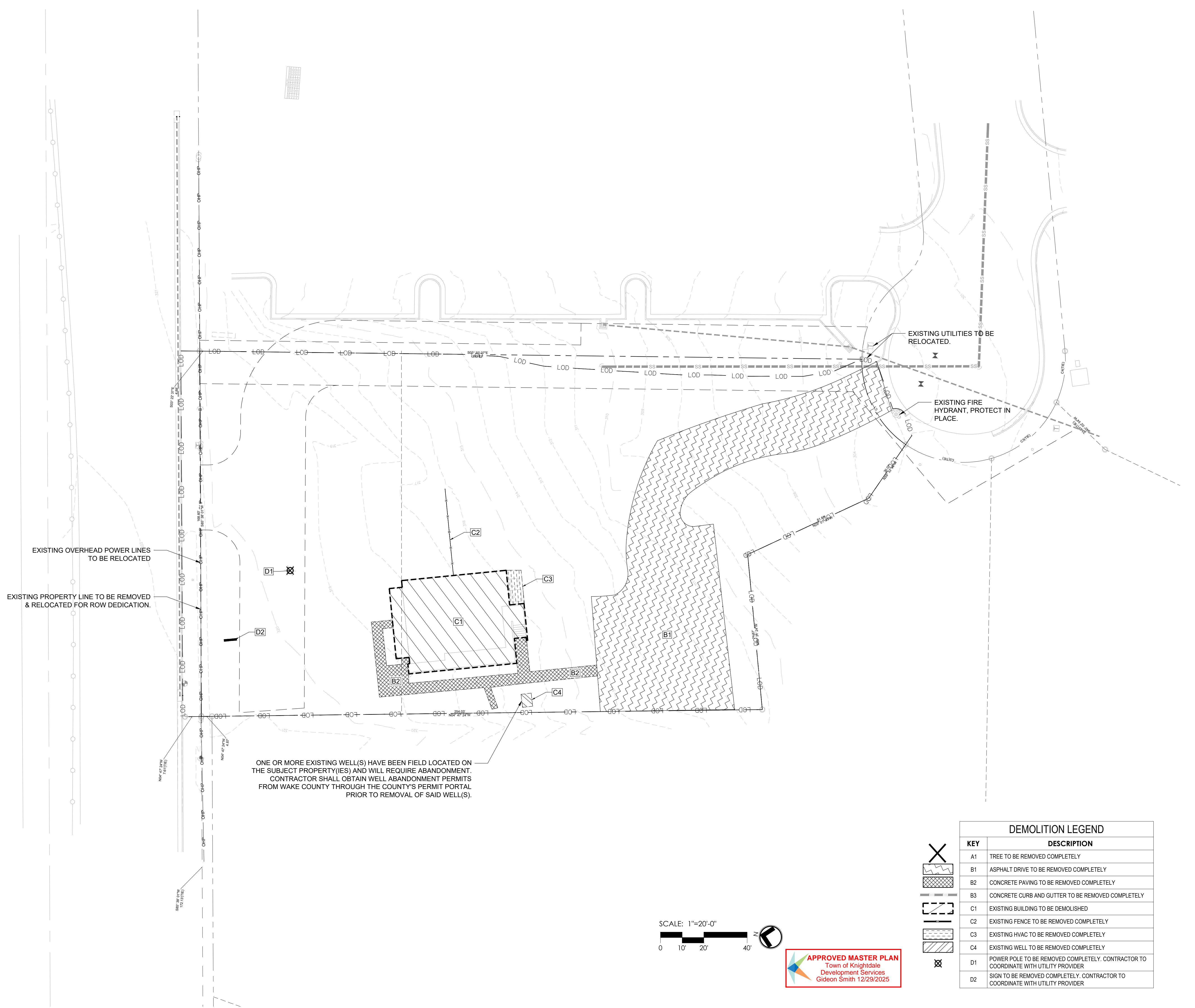
PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

DATE: 08.11.2025
1. RESUBMITAL 12.10.2025

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
L101



US HIGHWAY 64
KNIGHTDALE BLVD
(VARIABLE WIDTH PUBLIC R/W)

SEE NCDOT PROJECT # 6.408004B

HM 3, PG 193

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卷之三

11 of 11

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PROPOSED SITE DATA	
PROPOSED	
PROJECT NAME	BIG OAK VET HOSPITAL
PROPOSED USE	ANIMAL SERVICES, NON BOARDING
PARKING	
REQUIRED	
MAX: 6 PER 1,000 GFA	35 SPACES
MIN: $\frac{1}{2}$ MAXIMUM	18 SPACES
PROVIDED	
STANDARD SPACES	28 SPACES
ADA SPACES	2 SPACES
ELECTRIC CHARGING: 1 PER 40	2 SPACES
	TOTAL 32 SPACES
BICYCLE PARKING	
REQUIRED: 1 PER 40 SPACES (MIN. 2 SPACES)	2 SPACES
PROVIDED: 1 PER 40 SPACES (MIN. 2 SPACES)	2 SPACES
	TOTAL 2 SPACES
IMPERVIOUS SURFACE AREA	
EXISTING	11,239 SF
PROPOSED	
BUILDING	5,815 SF
CONCRETE	3,050 SF
ASPHALT	15,847 SF
	TOTAL AREA PROPOSED 24,712 SF
	PERCENT OF THE SITE 53 %
	NET CHANGE OF IMPERVIOUS 13,473 SF
AREA FOR STORMWATER DEVICE	
PROVIDED	1,500 SF

BIG OAK VET HOSPITAL

VETS PETS

1001 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE: MASTER PLAN

DATE: 08.11.2025

1. RESUBMITTAL 12.10.
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- 10 -

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SHEET TITLE:

LAYOUT PLAN

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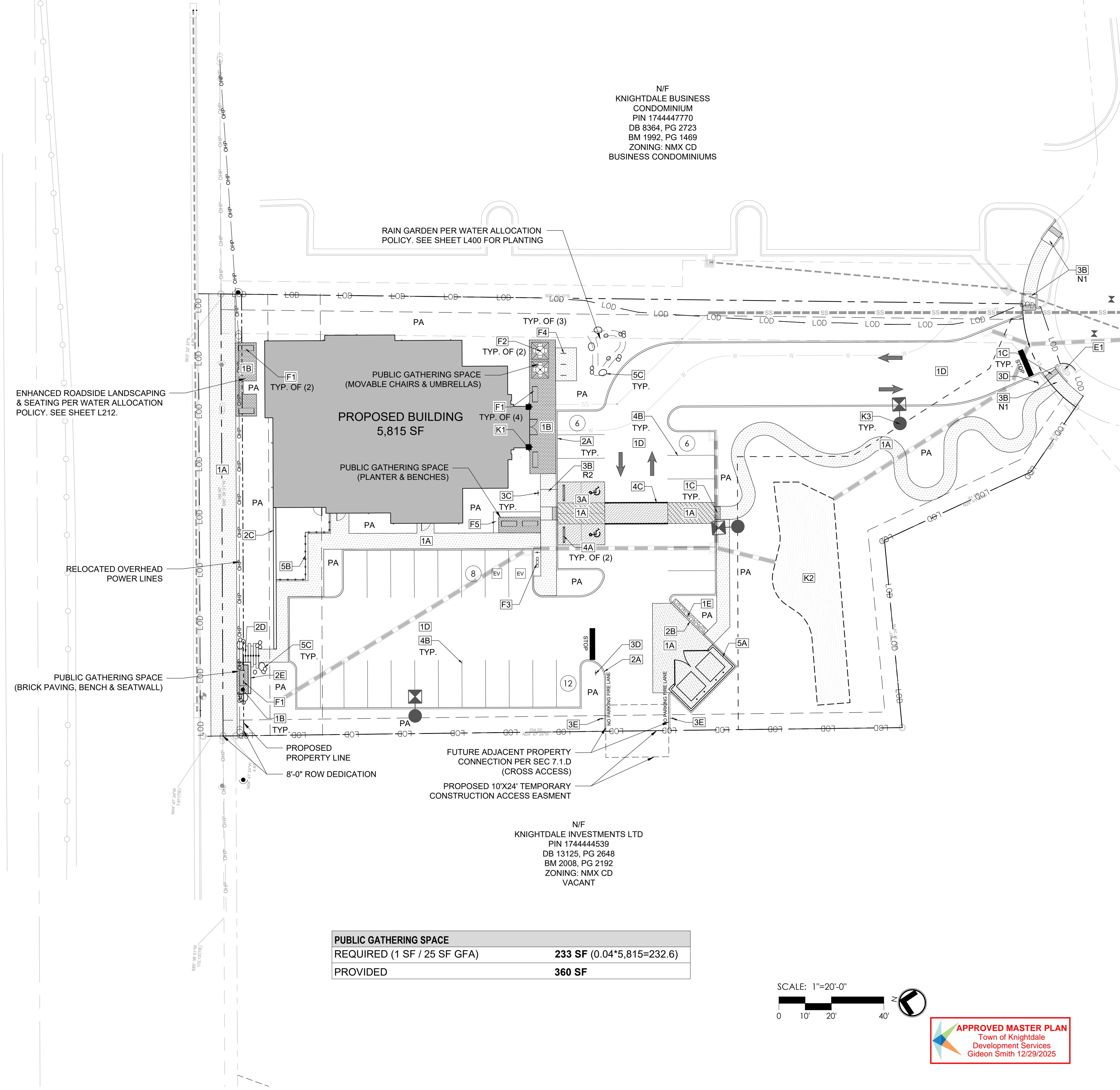
SHEET NUMBER:
100

L200

111 111

US HIGHWAY 64 KNIGHTDALE BLVD (VARIABLE WIDTH PUBLIC R/W)

SEE NCDOT PROJECT # 6408004B
HM 3, PG 193



PROPOSED SITE DATA	
PROPOSED	
PROJECT NAME	BIG OAK VET HOSPITAL
PROPOSED USE	ANIMAL SERVICES, NON BOARDING
PARKING	
REQUIRED	
MAX: 6 PER 1,000 GFA	35 SPACES
MIN: $\frac{1}{2}$ MAXIMUM	18 SPACES
PROVIDED	
STANDARD SPACES	28 SPACES
ADA SPACES	2 SPACES
ELECTRIC CHARGING: 1 PER 40	2 SPACES
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IMPERVIOUS SURFACE AREA	
EXISTING	11,239 SF
PROPOSED	
BUILDING	5,815 SF
CONCRETE	3,050 SF
ASPHALT	15,847 SF
	TOTAL AREA PROPOSED 24,712 SF
	PERCENT OF THE SITE 53 %
	NET CHANGE OF IMPERVIOUS 13,473 SF
AREA FOR STORMWATER DEVICE	
PROVIDED	1,500 SF

HARDSCAPE LEGEND

VEH.	PED.	SYMBOL	PROPOSED SITE ITEM	DETAIL/SHEET
		1A	C.I.P. CONCRETE PAVING	2/L205
		1B	PRECAST CONCRETE PAVERS	7-8/L205
		1C	TRUNCATED DOME PAVERS	4/L209
		1D	ASPHALT PAVING	1/L205
		1E	GRAVEL	9/L205
		2A	C.I.P. CONCRETE CURB	4/L210
		2B	C.I.P. FLUSH CONCRETE CURB	6/L205
		2C	C.I.P. CONCRETE RETAINING WALL	2/L207
		2D	C.I.P. CONCRETE STEPS	1/L207
		2E	C.I.P. CONCRETE SEAT WALL	3/L207
		3A	ADA PARKING	1/L206
		3B	CURB RAMP (TYPE R-2)	3/L209
		3C	ADA SIGN (MUTCD R7-8)	2/L206
		3D	STOP SIGN (MUTCD R1-1)	5/L204
		3E	NO PARKING SIGN (MUTCD R8-3)	5/L204
		4A	CONCRETE WHEELSTOP	3/L206
		4B	PARKING STRIPE (4" WIDE)	
		4C	CROSSWALK	
		5A	DUMPSTER ENCLOSURE WITH GATE	1/L208
		5B	6' HT. OPAQUE FENCE	5/L206
		5C	LANDSCAPE BOULDER	6/L206

SYMBOL	SITE FURNITURE
F1	36" BENCH
F2	CHAIR & UMBRELLAS
F3	2 PORT EV CHARGING STATION
F4	BICYCLE RACK
F5	PLANTER

SYMBOL	BY OTHER CONSULTANTS
K1	BUILDING COLUMN
K2	STORMWATER BASIN
K3	LIGHT POLES

SYMBOL	EXISTING SITE ITEM TO REMAIN
E1	EXISTING FIRE HYDRANT
E2	EXISTING ELECTRICAL EQUIPMENT

SYMBOL	OTHER
PA	PLANTING AREA
TYP.	TYPICAL
SAWCUT JOINT	4/L204
EXPANSION JOINT	4/L204
LOD	LIMIT OF DISTURBANCE

BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

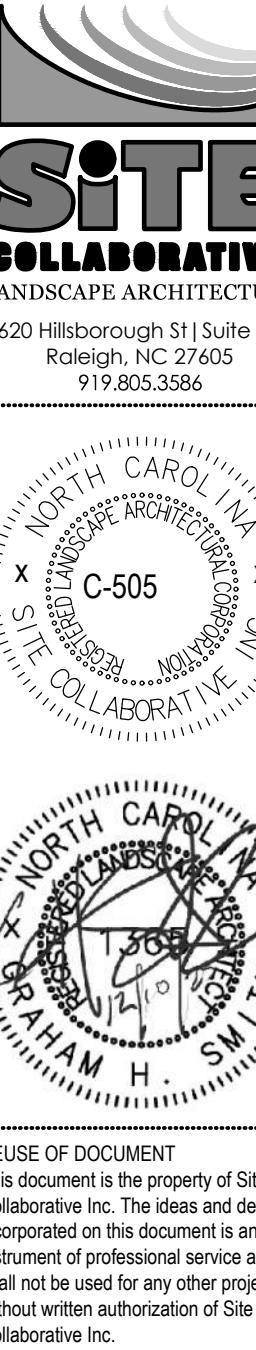
PROJECT PHASE:
MASTER PLAN

DATE:
08.11.2025
1. RESUBMITAL 12.10.2025

SHEET TITLE:
HARDSCAPE PLAN

SHEET NUMBER:

L201



BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

DATE: 08.11.2025
1. RESUBMITAL 12.10.2025

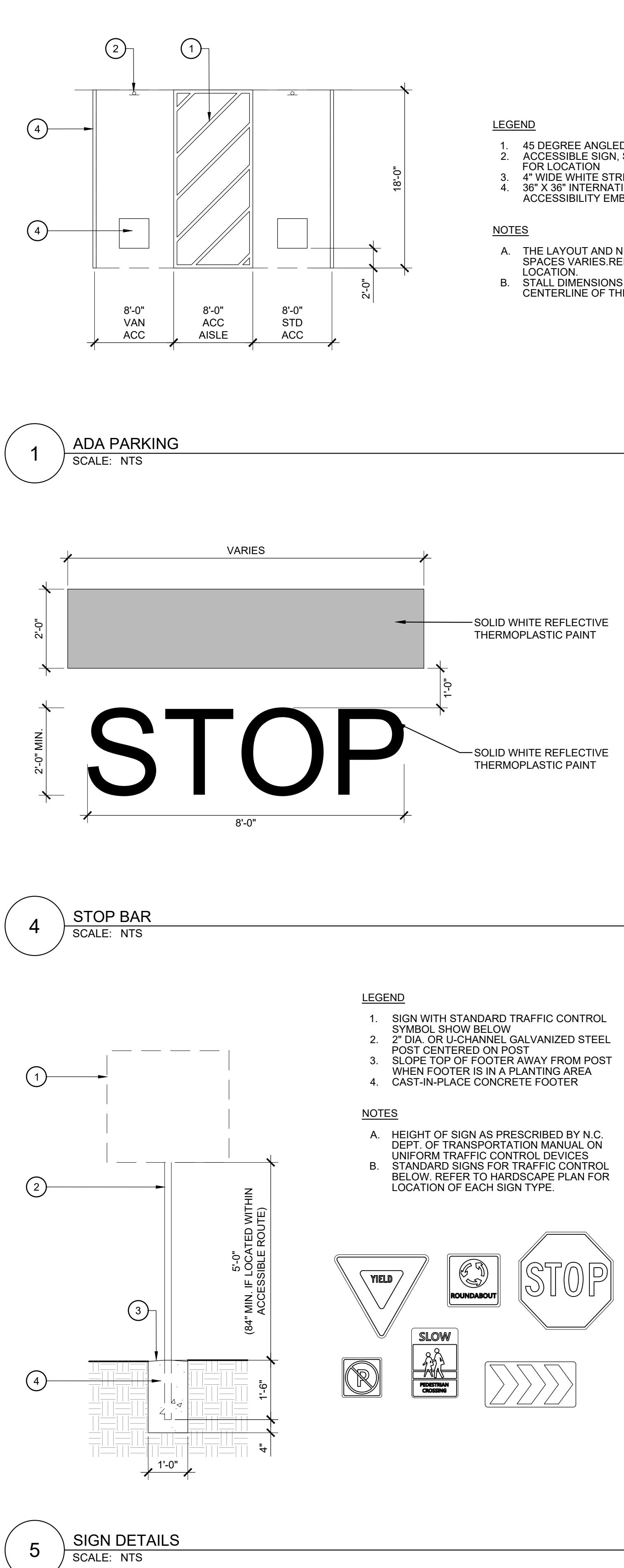
SHEET TITLE:

VICINITY MAP

SHEET NUMBER:

L203





LEGEND

1. 45 DEGREE ANGLED STRIPING 4" THICK
2. ACCESSIBLE SIGN, SEE HARSCAPE PLAN FOR LOCATION
3. 4' WIDE WHITE STRIPE
4. 36" X 36" INTERNATIONAL SIGN OF ACCESSIBILITY EMBLEM

NOTES

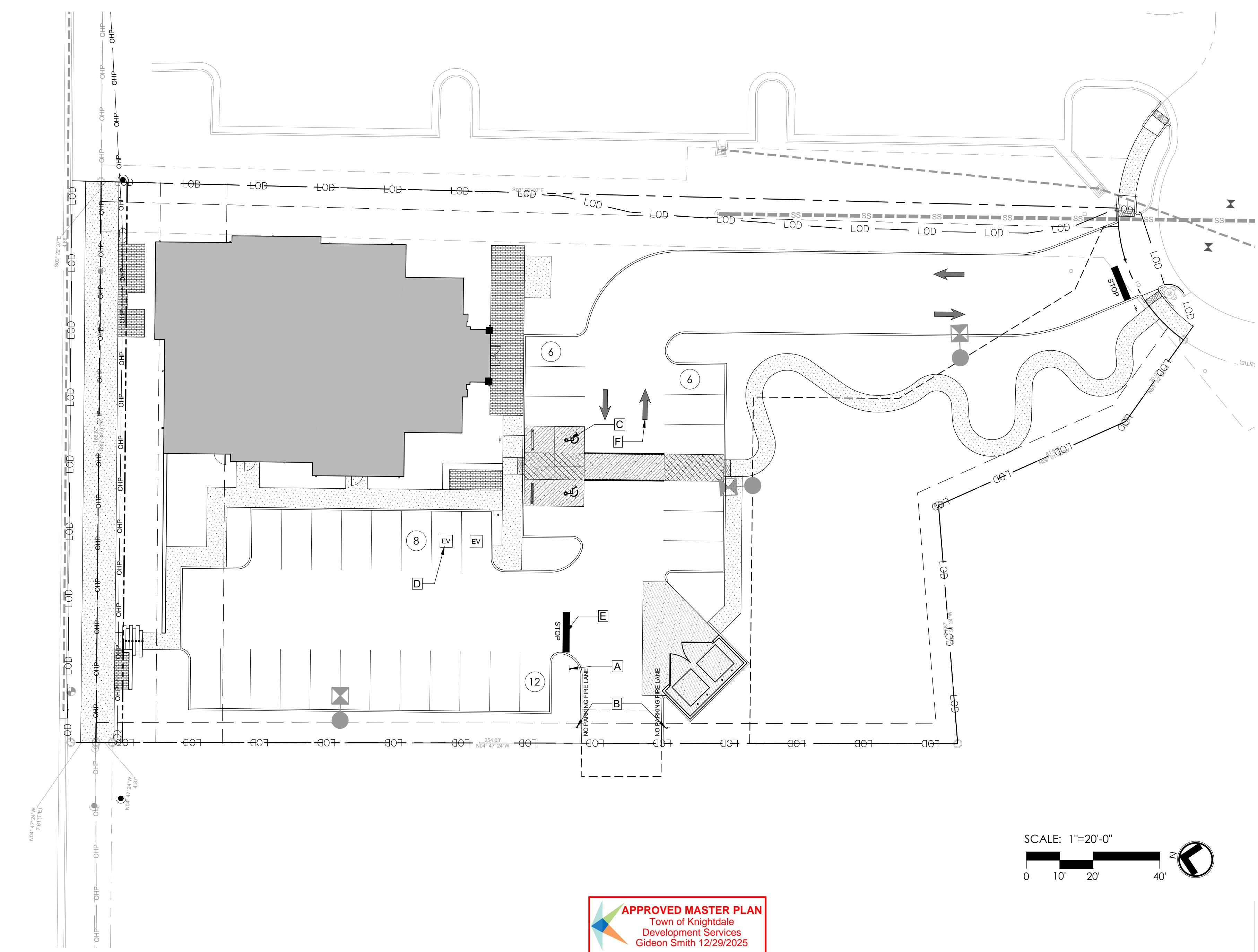
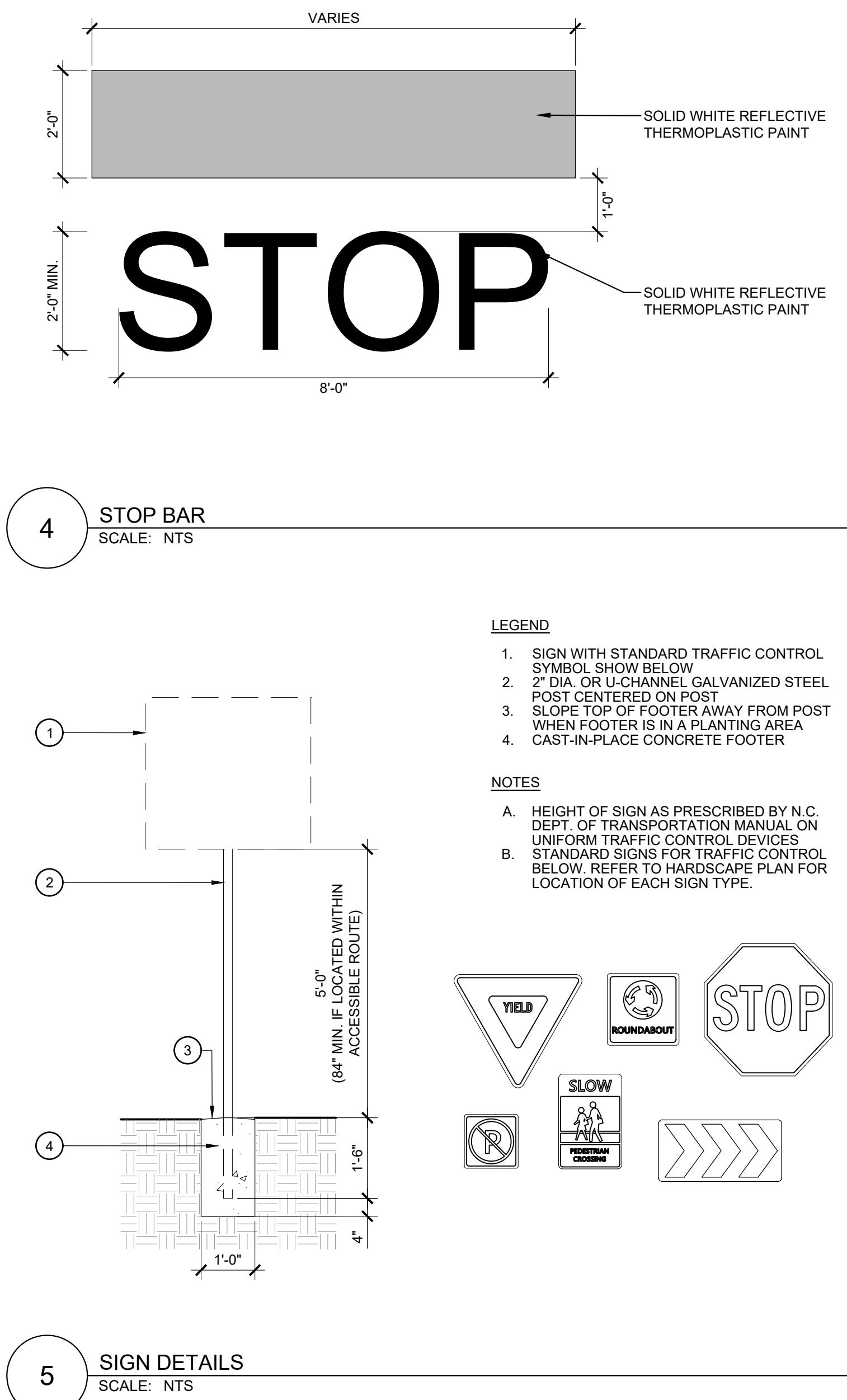
- A. THE LAYOUT AND NUMBER OF PARKING SPACES VARIES REFER TO PLAN FOR LOCATION
- B. STALL DIMENSIONS ARE MEASURED TO THE CENTERLINE OF THE PAINTED STRIPE.

LEGEND

1. ELECTRIC VEHICLE SIGN PER DETAIL, SEE HARSCAPE PLAN FOR LOCATION
2. 4' WIDE WHITE STRIPE
3. 36" X 36" EV SYMBOL FOR ELECTRICAL VEHICLES

NOTES

- A. STALL DIMENSIONS ARE MEASURED TO THE CENTERLINE OF THE PAINTED STRIPE.
- B. REFER TO PLAN FOR EV EQUIPMENT PLACEMENT AND PROTECTION.



BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #: ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

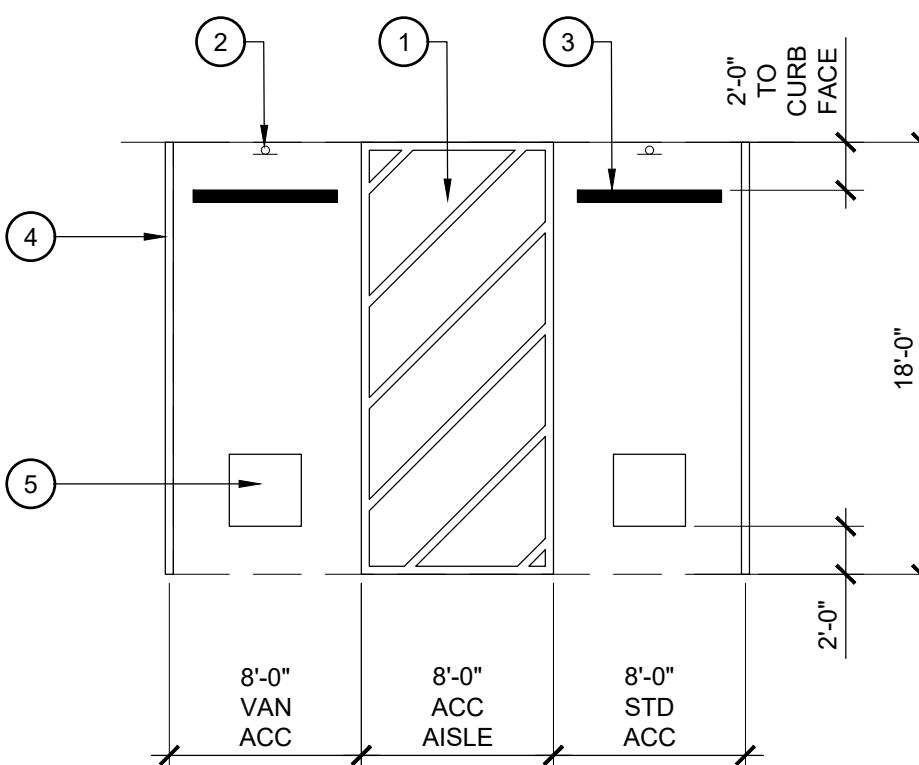
DATE: 08.11.2025
1. RESUBMITTAL 12.10.2025

SHEET TITLE:

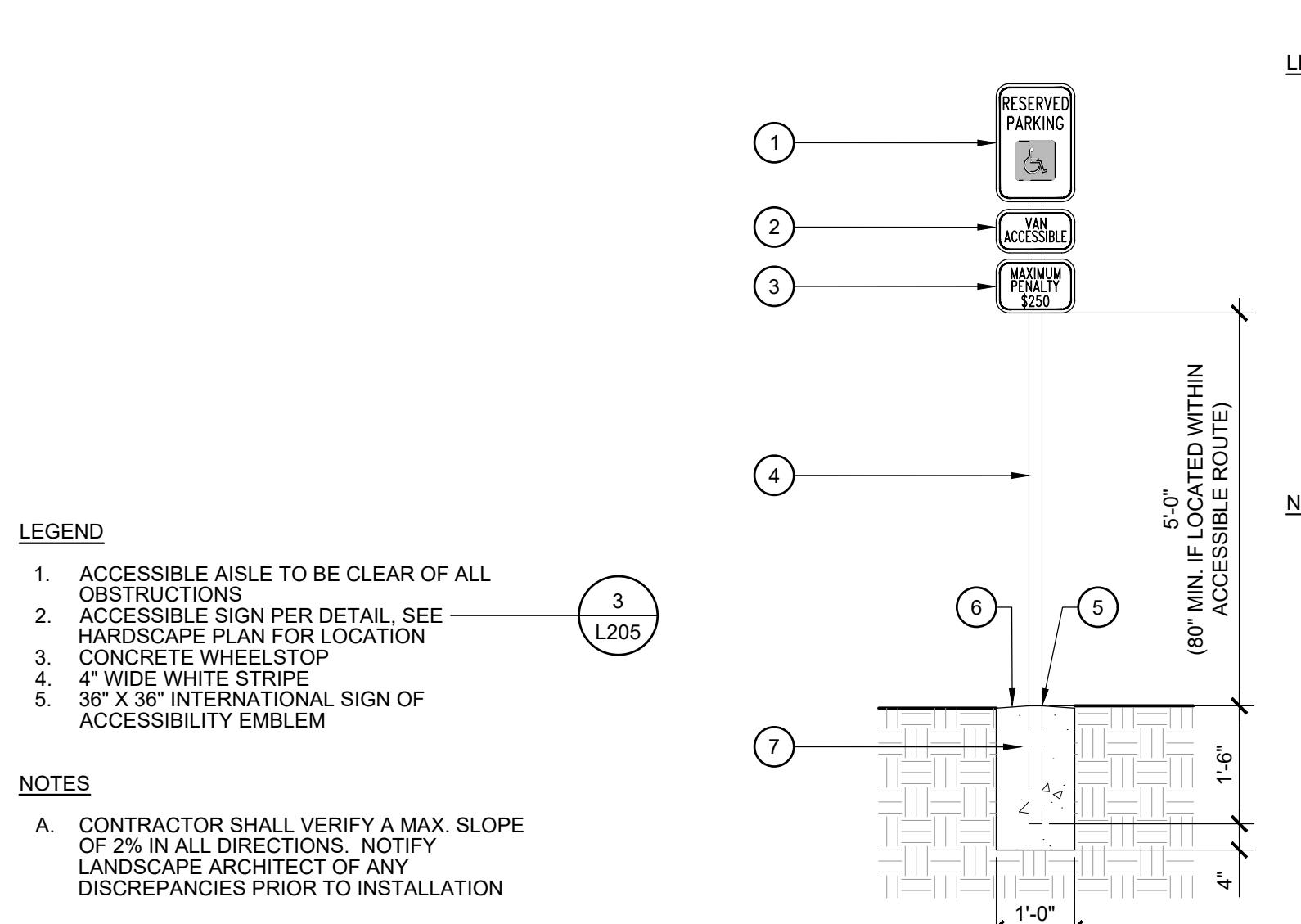
SITE DETAILS

SHEET NUMBER:

L206



1 ACCESSIBLE PARKING SPOT
SCALE: 1/8" = 1'-0"

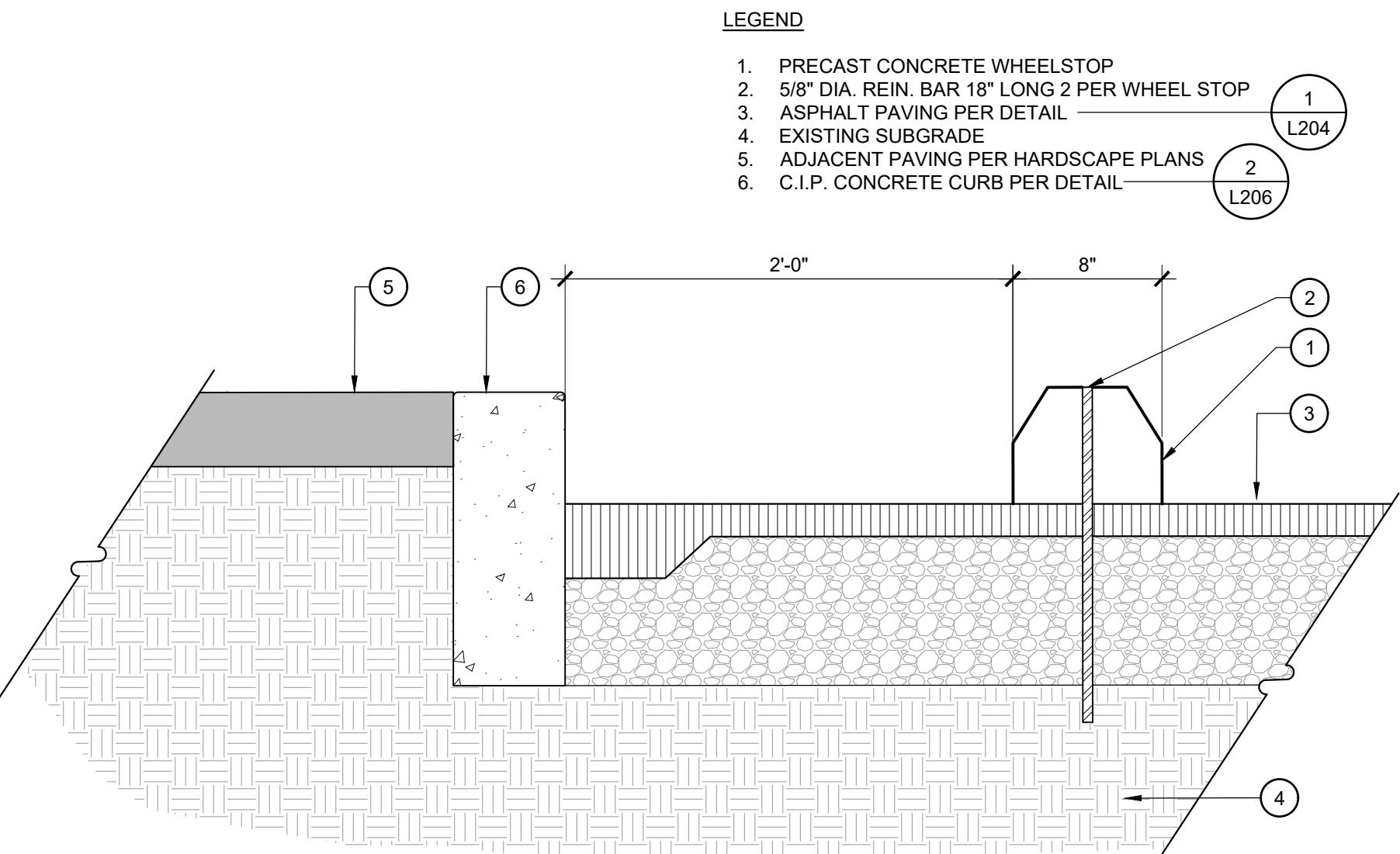


LEGEND
1. ACCESSIBLE AISLE TO BE CLEAR OF ALL OBSTRUCTIONS
2. ACCESSIBLE SIGN PER DETAIL SEE Hardscape Plans
3. CONCRETE WHEELSTOP
4. 4" WIDE WHITE STRIPE
5. 36" X 36" INTERNATIONAL SIGN OF ACCESSIBILITY EMBLEM
NOTES
A. CONTRACTOR SHALL VERIFY A MAX SLOPE OF 2% IN ALL DIRECTIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION

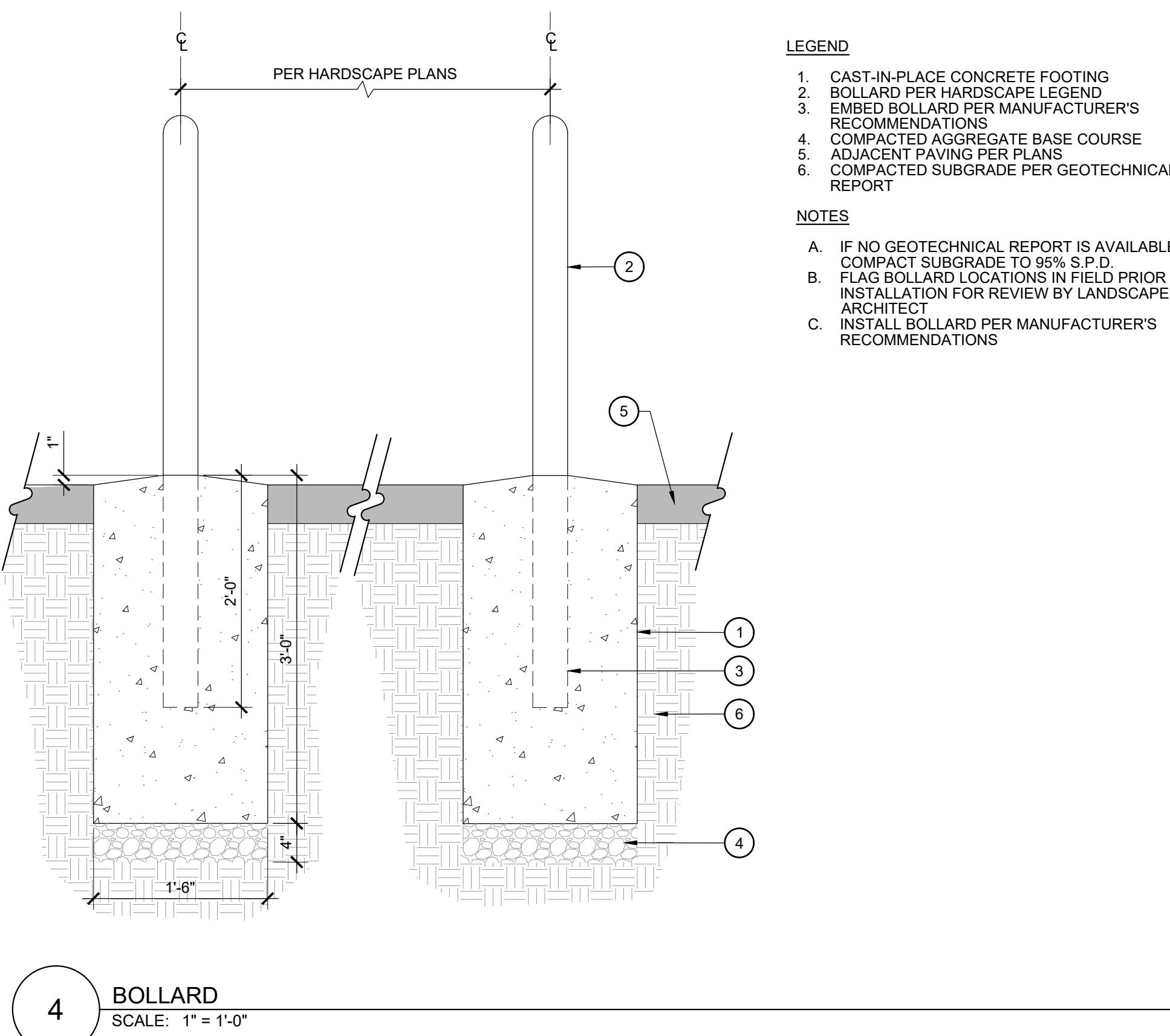
LEGEND
1. SIGN WITH INTERNATIONAL SIGN OF ACCESSIBILITY (MUTCD R7-8)
2. UNTIL AN ACCESSIBLE SIGN WHEN APPLICABLE
3. PENALTY SIGN WHEN VAN ACCESSIBLE SIGN NOT REQUIRED PLACE DIRECTLY BELOW INTERNATIONAL SIGN OF ACCESSIBILITY
4. 2" DIA. OR U-CHANNEL GALVANIZED STEEL POST CENTERED ON POST
5. NO-SHRINK GROUT POST TO FOOTER
6. TOP OF FOOTER AWAY FROM POST WHEN FOOTER IS IN A PLANTING AREA
7. CAST-IN-PLACE CONCRETE FOOTER

NOTES

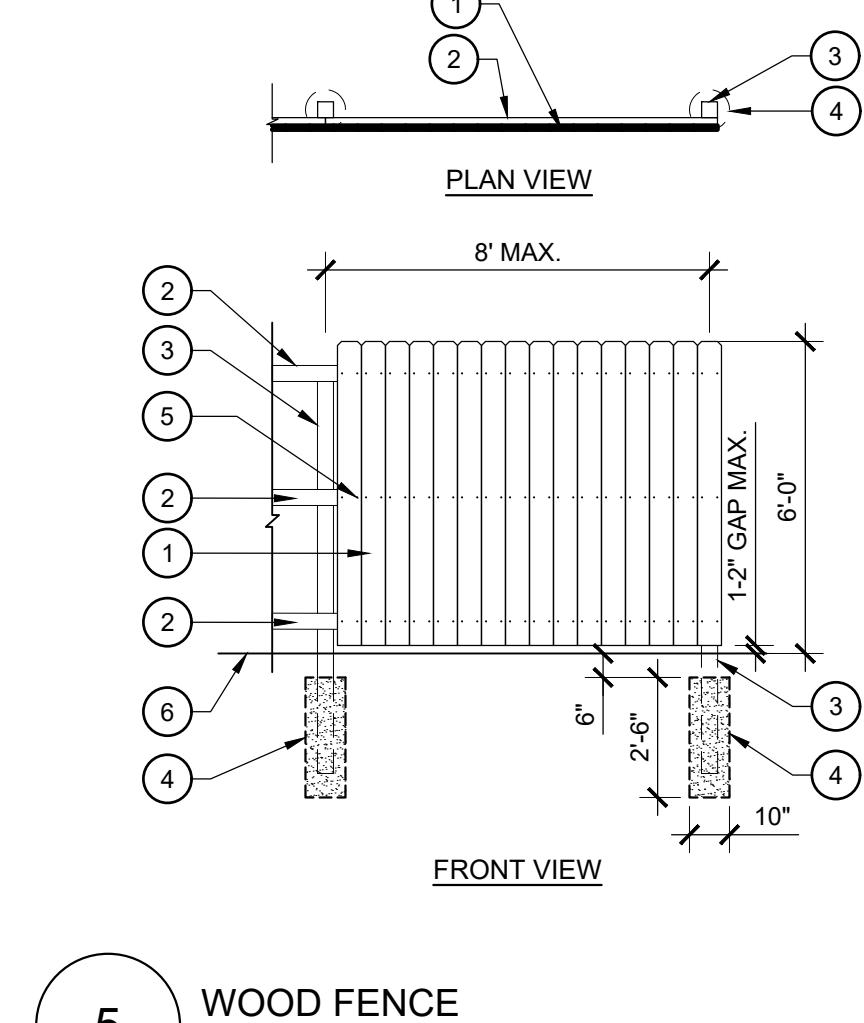
A. HEIGHT OF R7-8C RESERVED PARKING SIGN AS PRESCRIBED BY NC DEPT. OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SECTION 4A-23, PART II



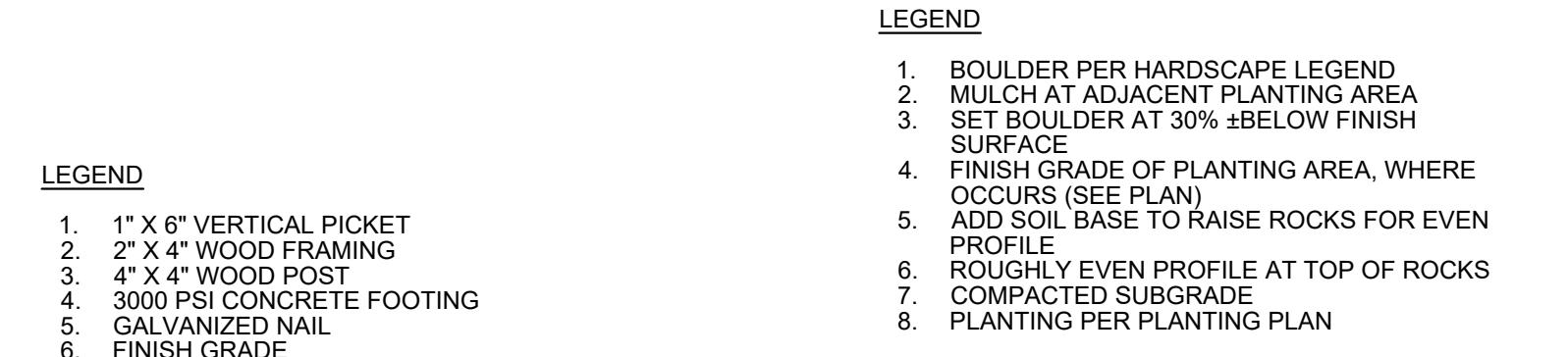
3 CONCRETE WHEEL STOP
SCALE: 1-1/2" = 1'-0"



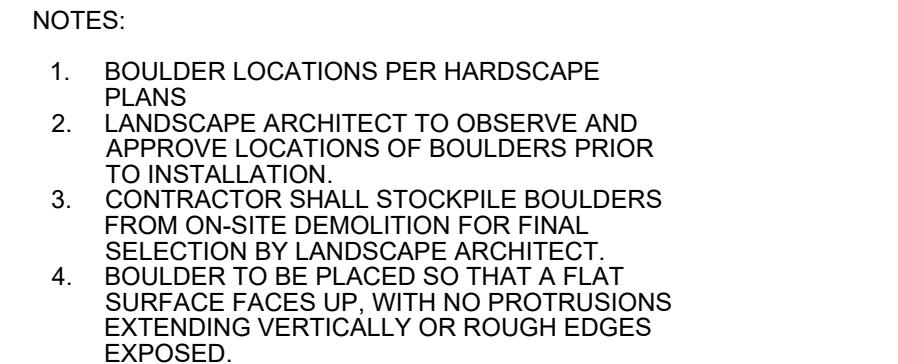
4 BOLLARD
SCALE: 1" = 1'-0"



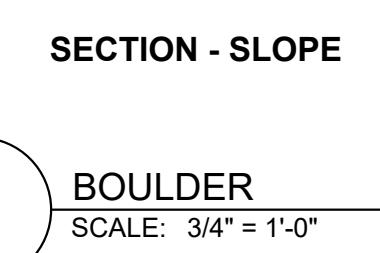
5 WOOD FENCE
SCALE: 1/4" = 1'-0"



LEGEND
1. 1" X 6" VERTICAL PICKET
2. 2" X 4" WOOD FRAMING
3. 4" X 4" WOOD POST
4. 3000 PSI CONCRETE FOOTING
5. GALVANIZED NAIL
6. FINISH GRADE
NOTES
A. ALL LUMBER DIMENSIONS NOMINAL
B. ALL LUMBER TO BE PRESSURE TREATED.
C. INSTALL FENCE SO THAT FRONT VIEW FACES ADJACENT LOT.



LEGEND
1. BOULDER PER Hardscape PLANS
2. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE LOCATIONS OF BOULDERS PRIOR TO INSTALLATION
3. CONTRACTOR SHALL STOCKPILE BOULDERS FROM ON-SITE DEMOLITION FOR FINAL SELECTION BY LANDSCAPE ARCHITECT.
4. BOULDER TO BE PLACED SO THAT A FLAT SURFACE FACES UP, WITH NO PROTRUSIONS EXCLUDING VERTICALLY OR ROUGH EDGES EXPOSED.
NOTES:



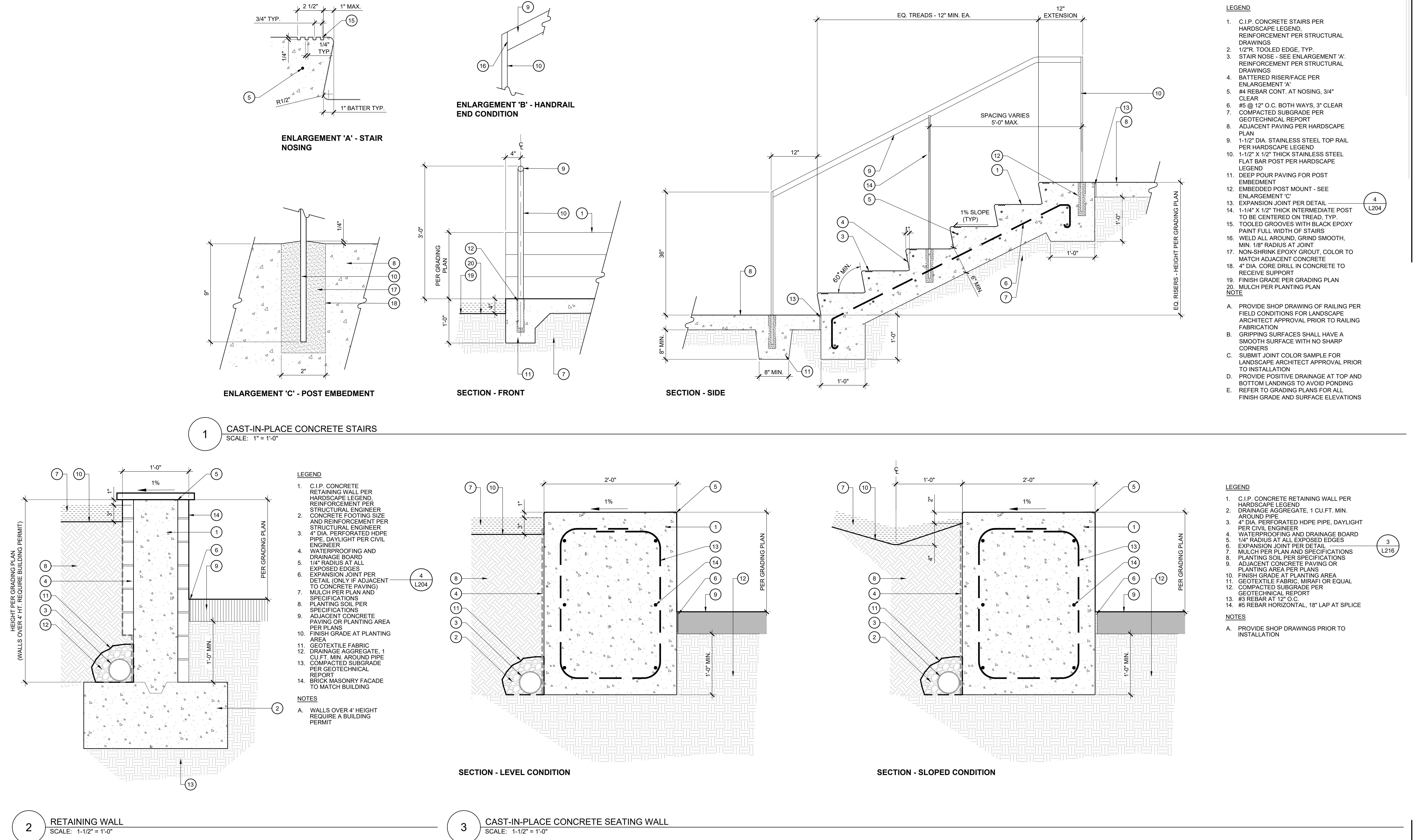
SECTION - SLOPE

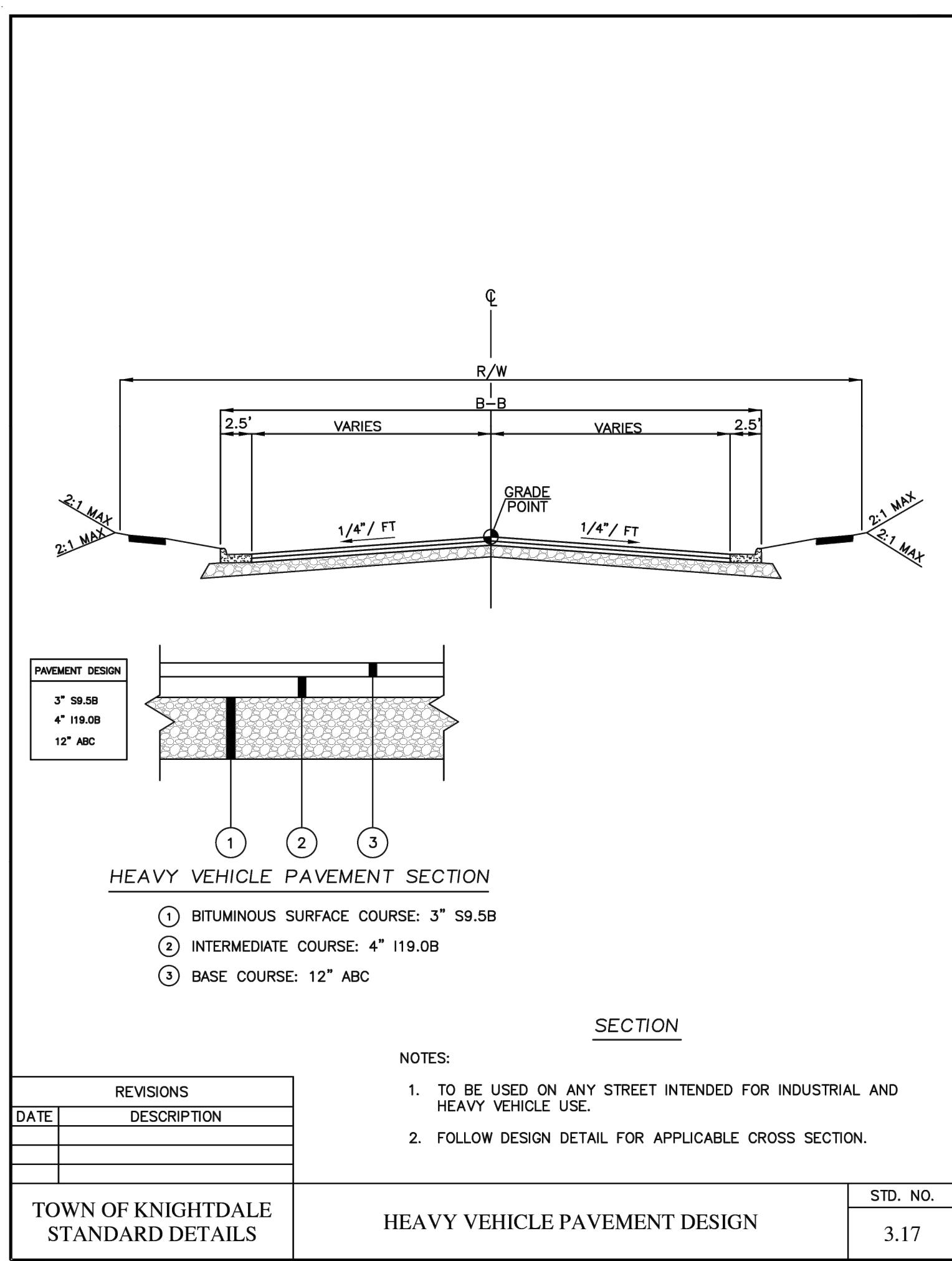
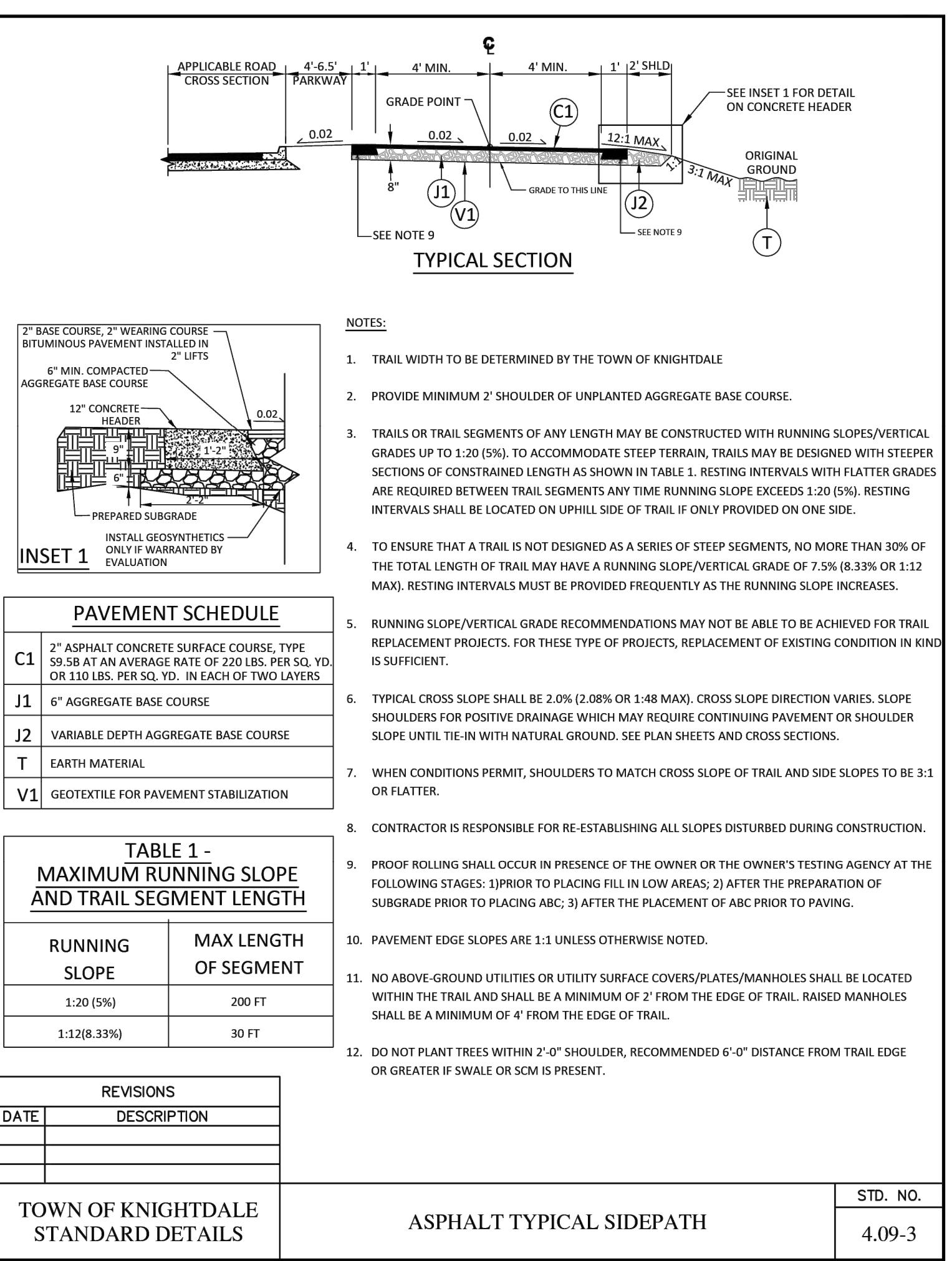
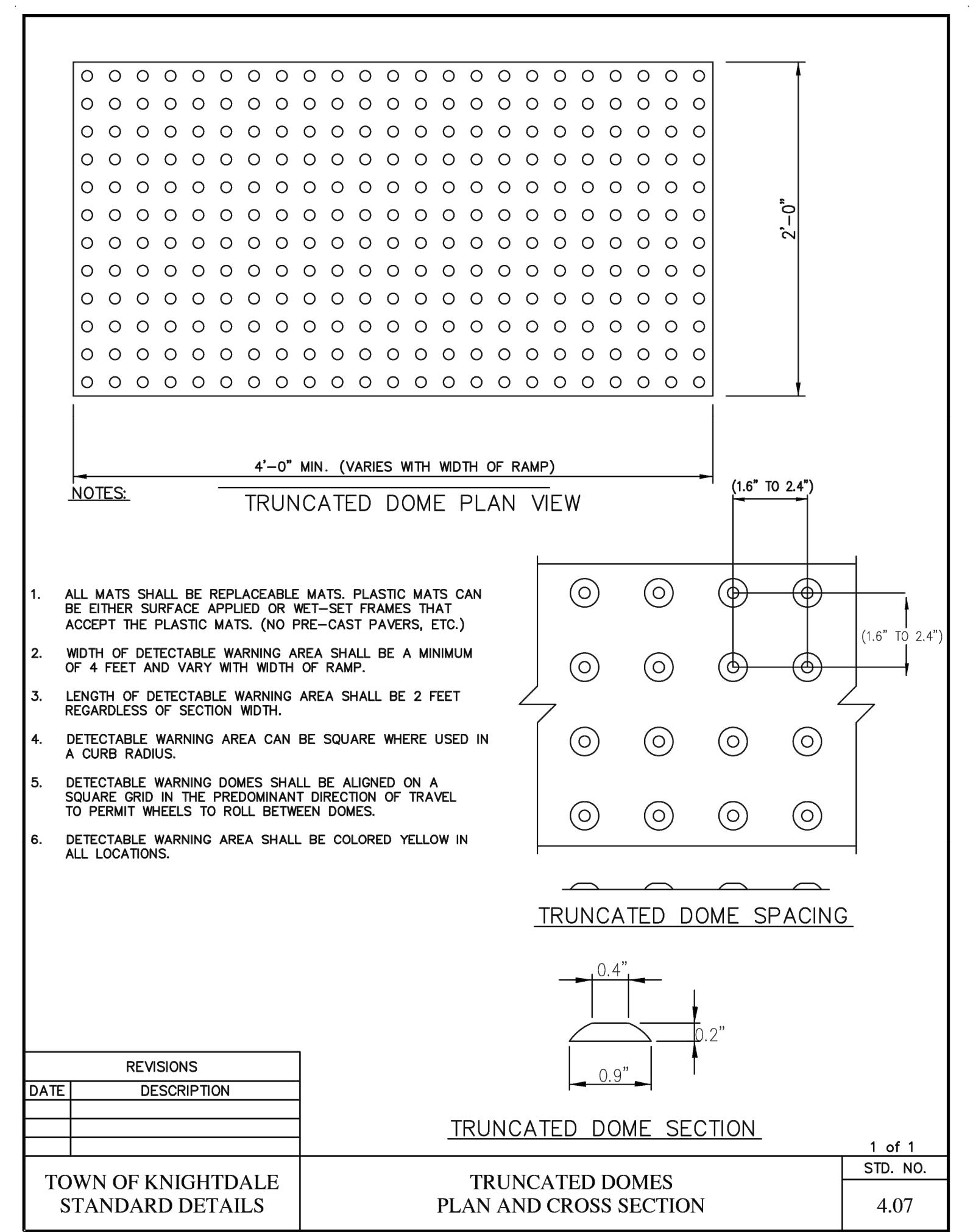
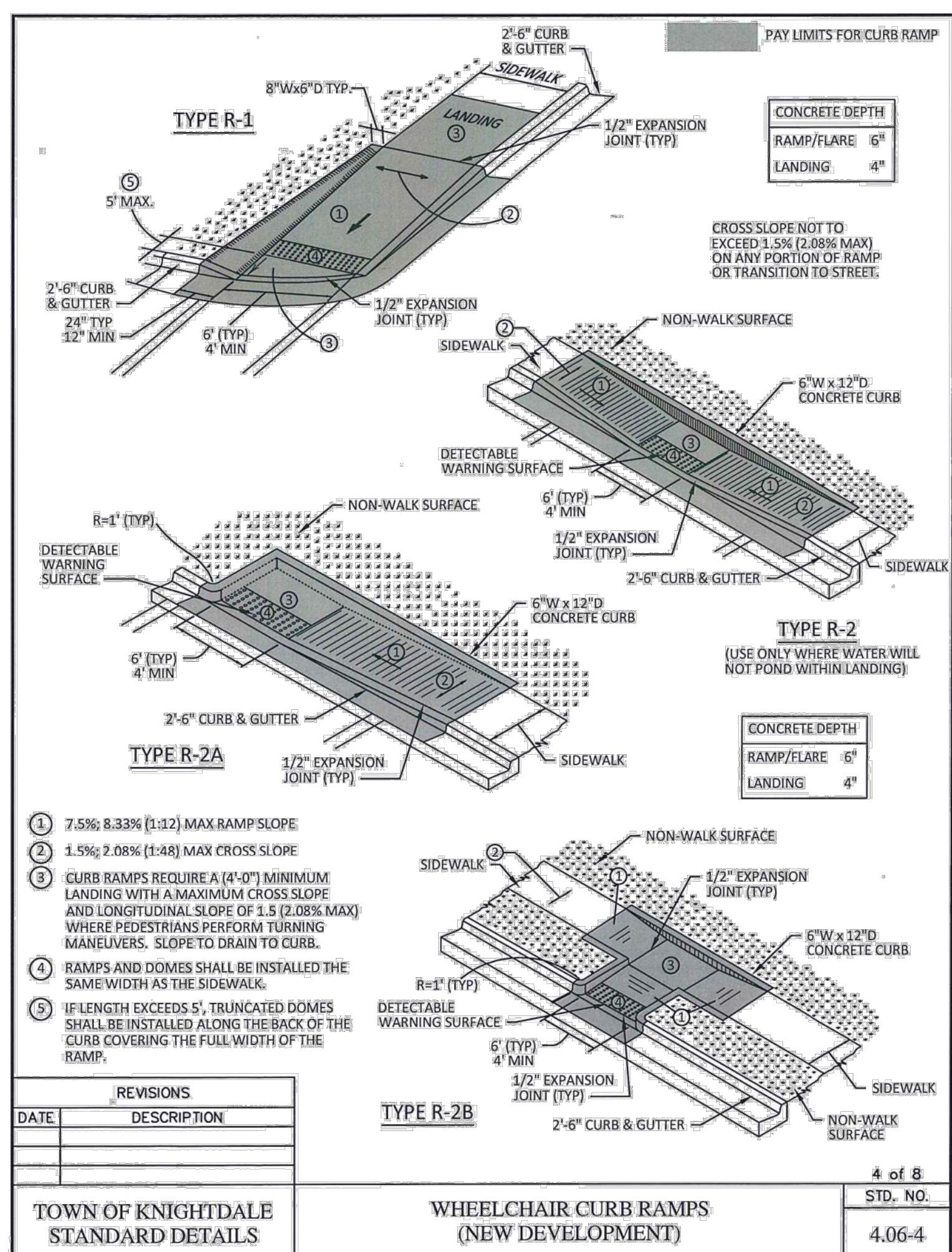
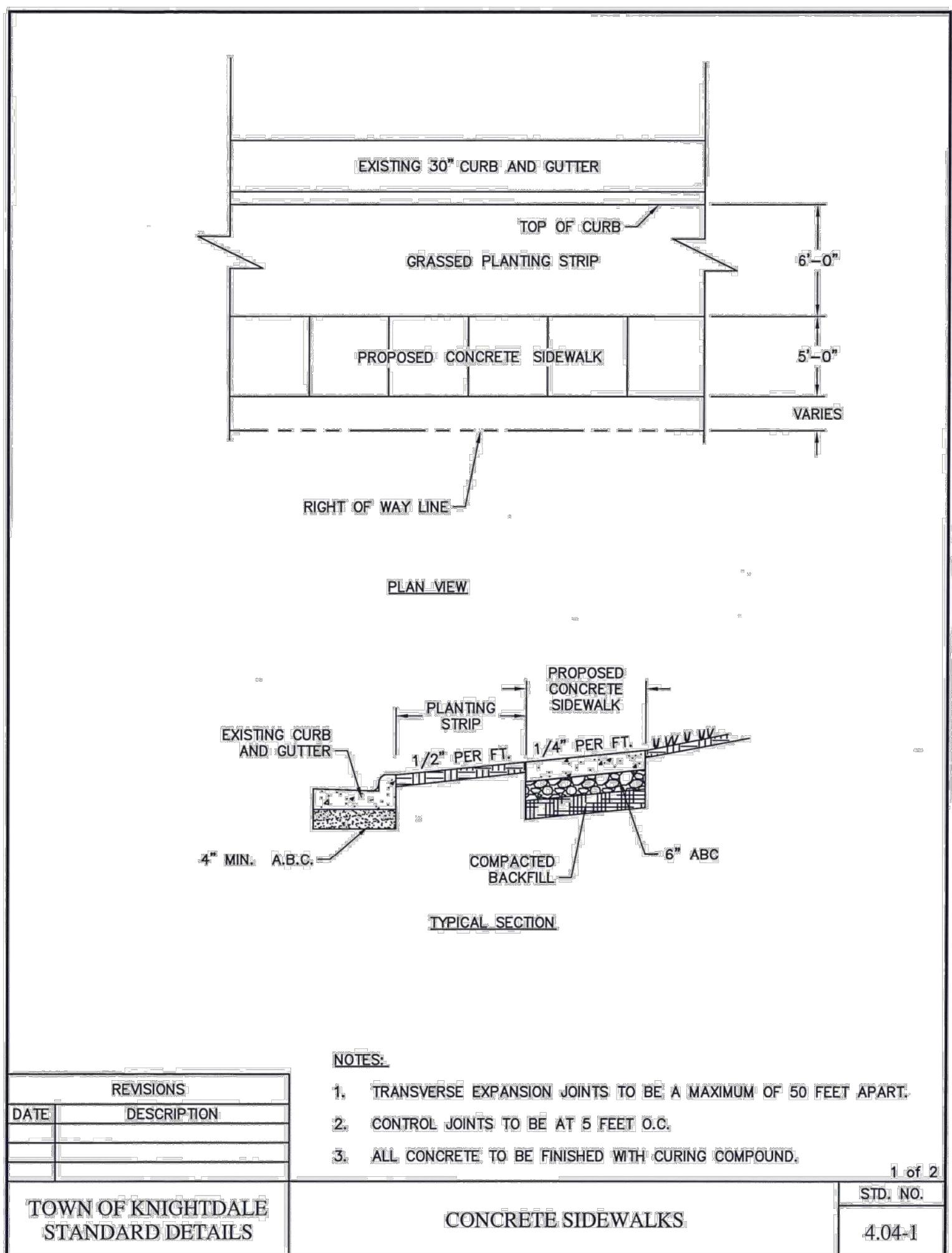
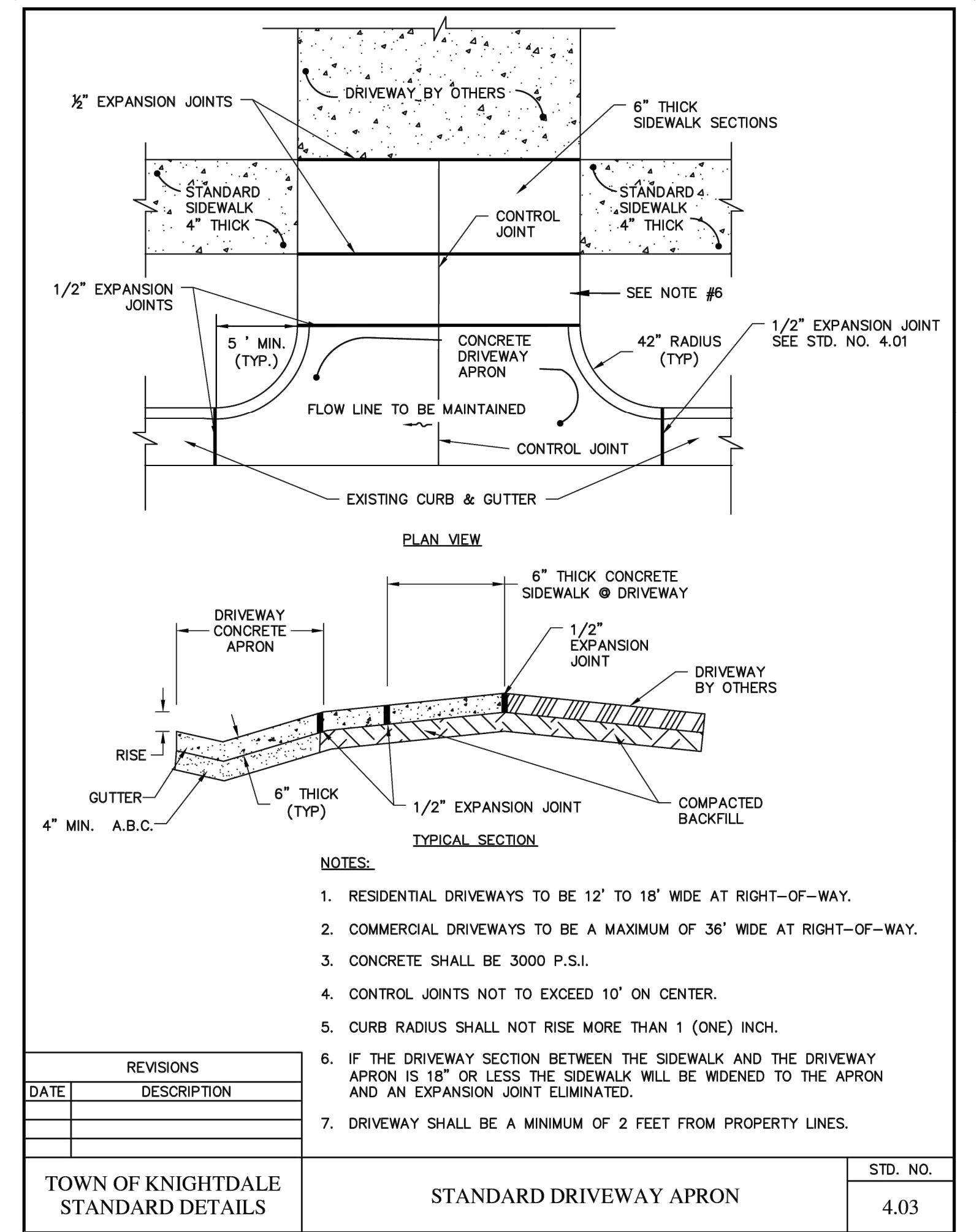


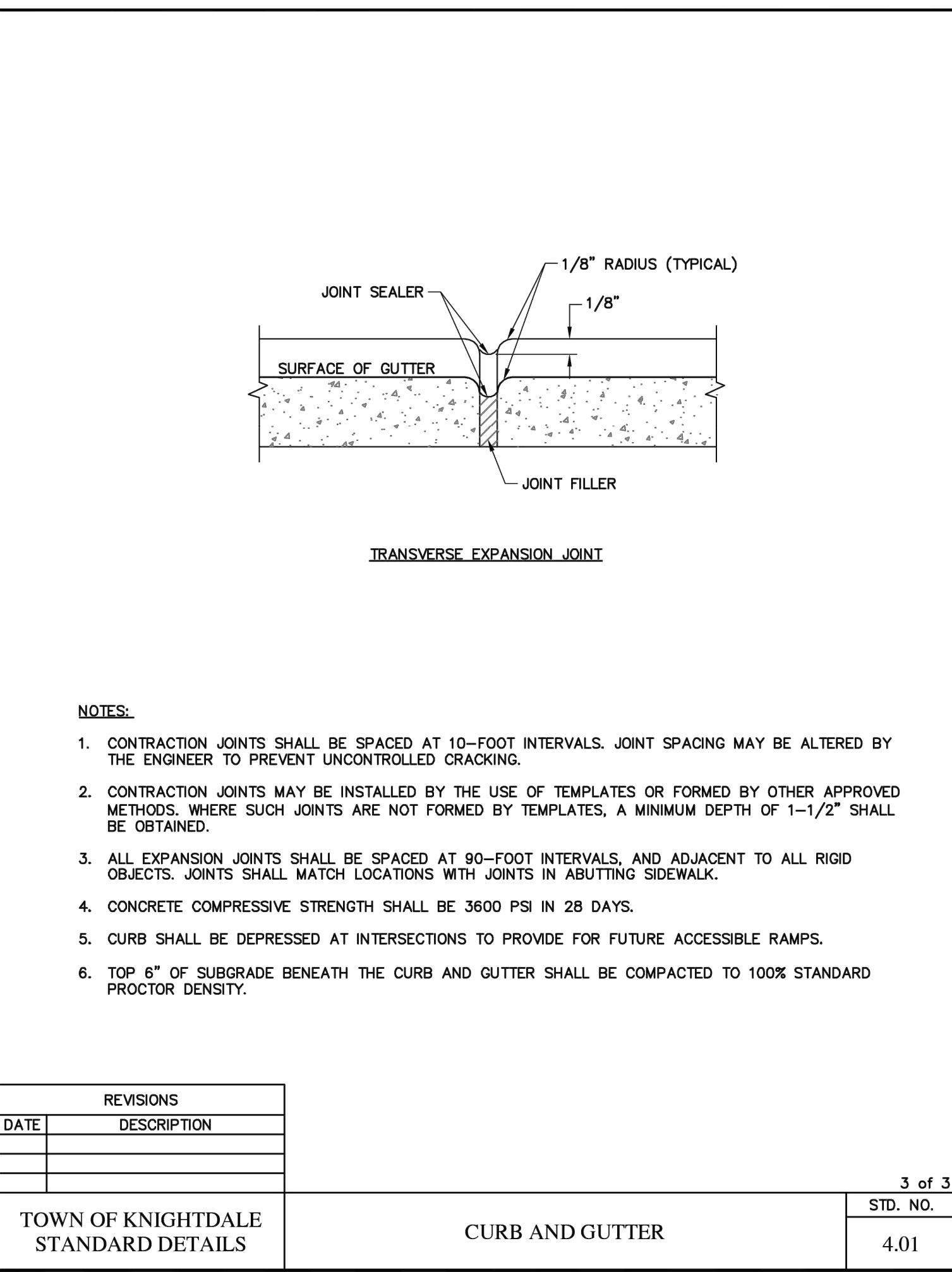
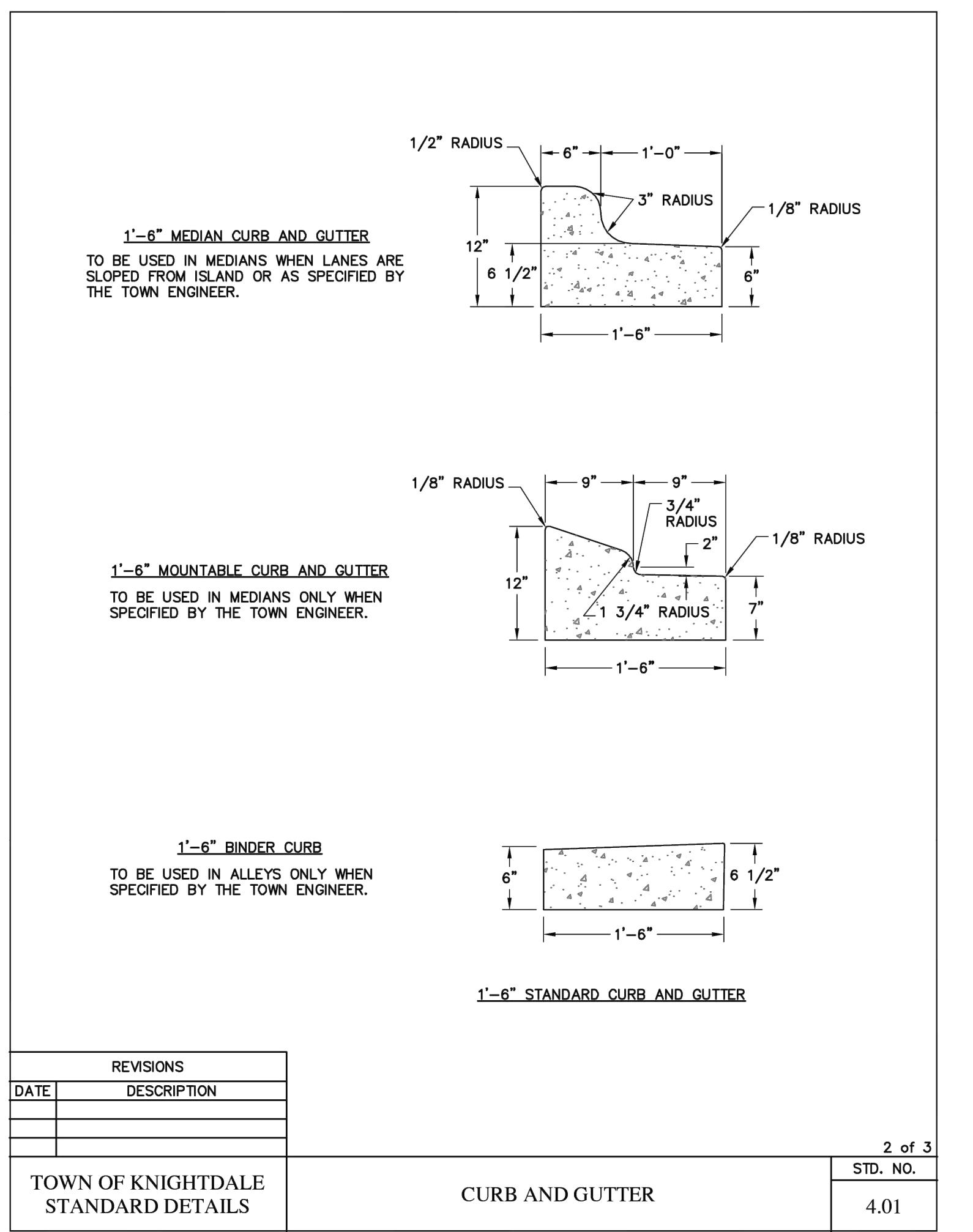
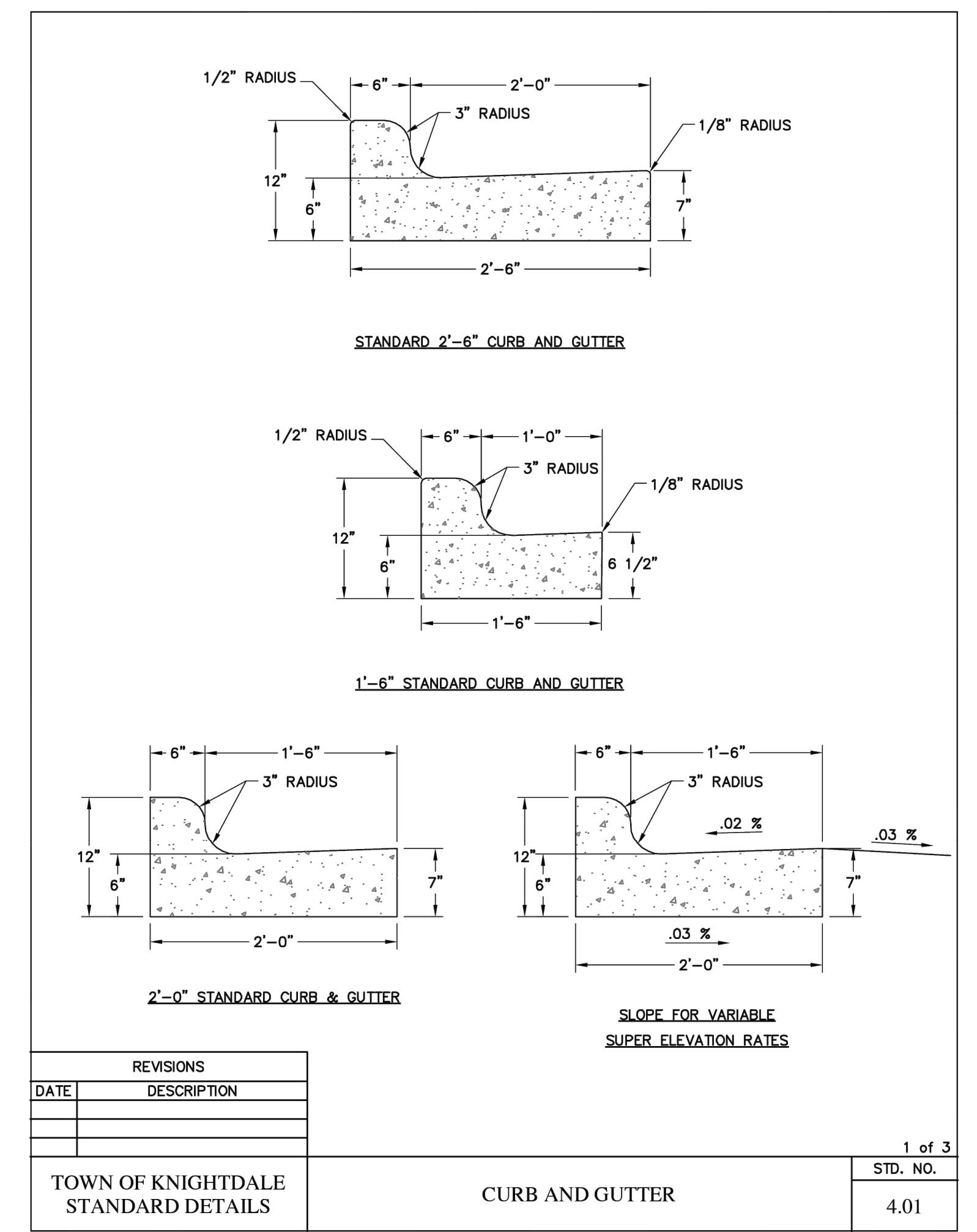
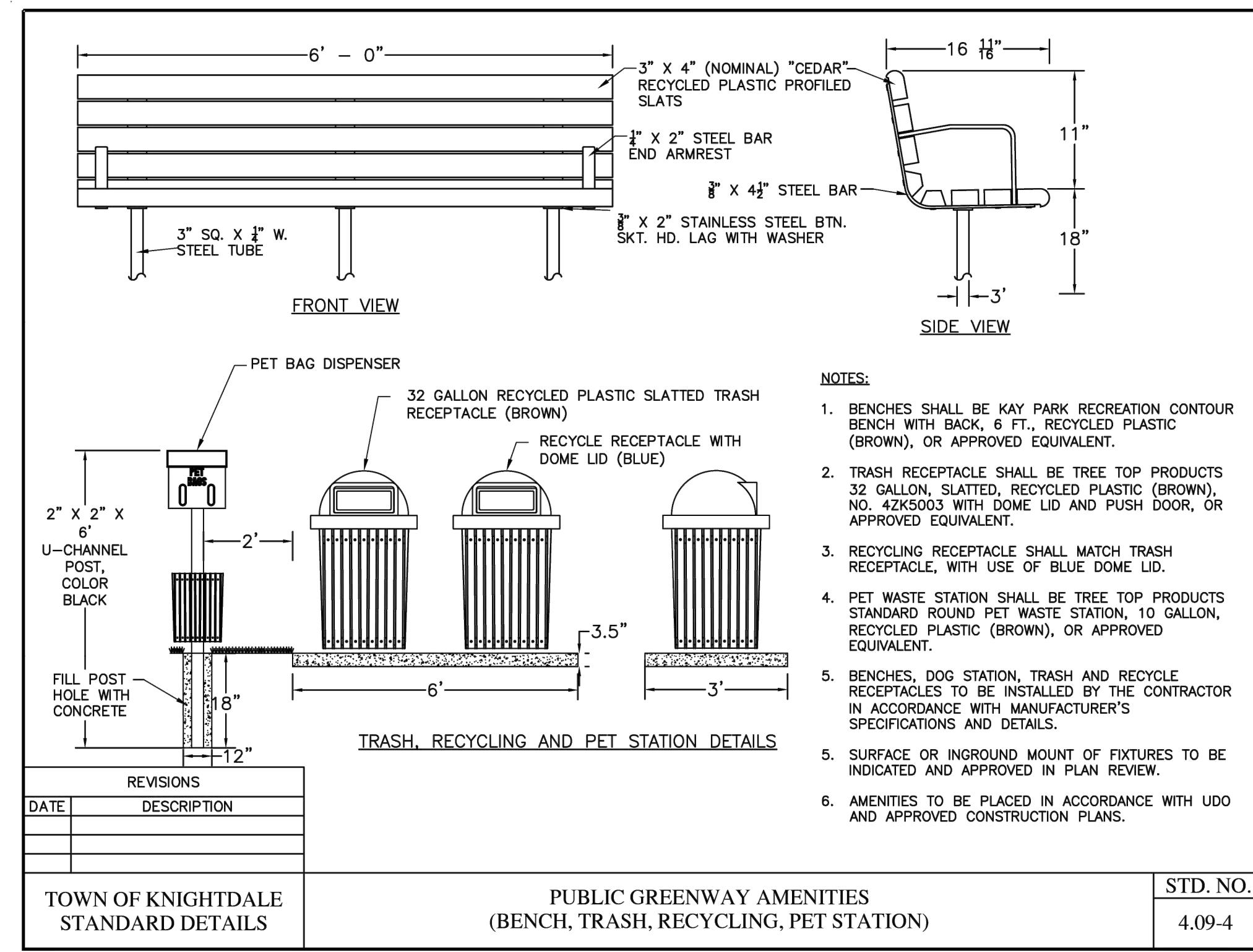
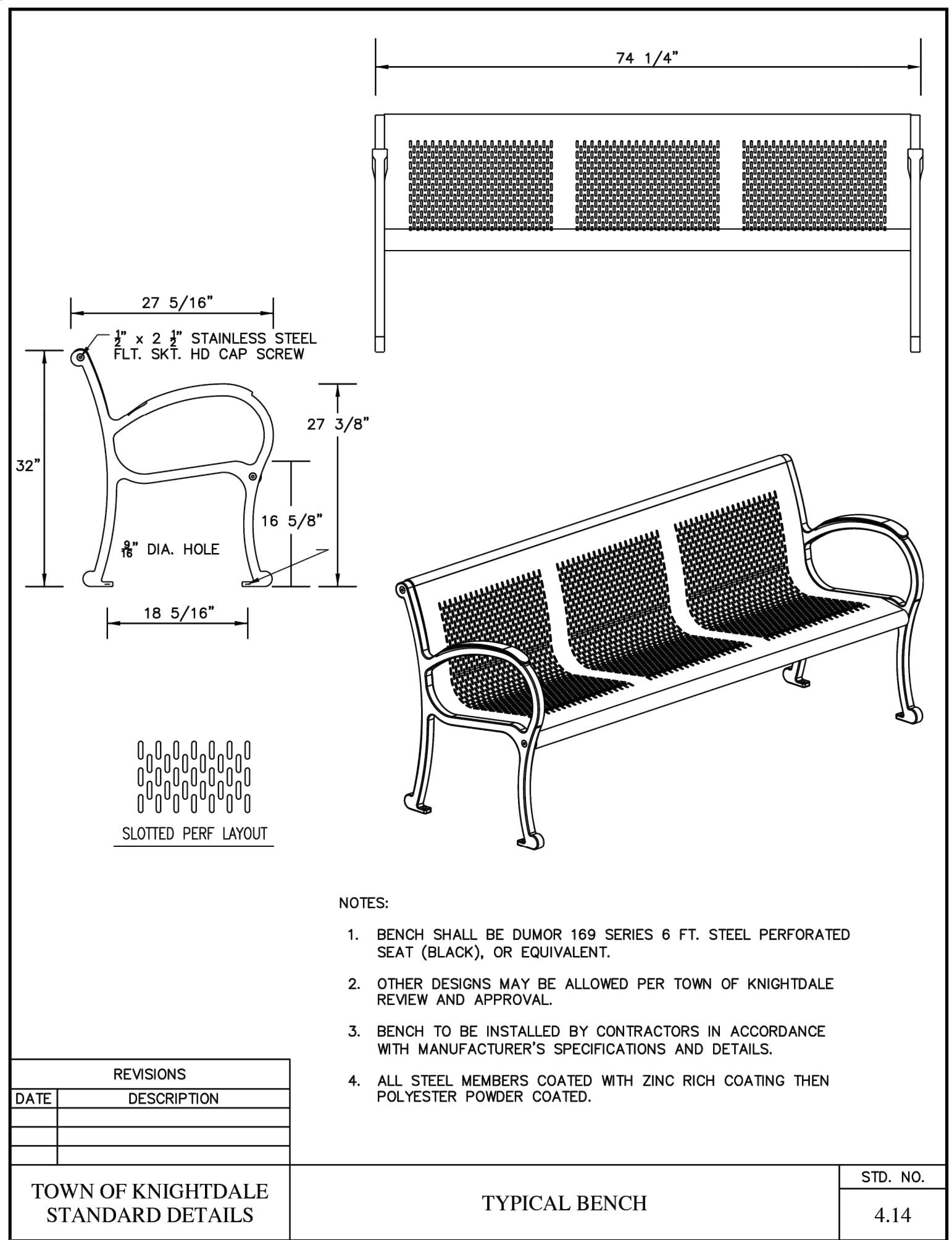
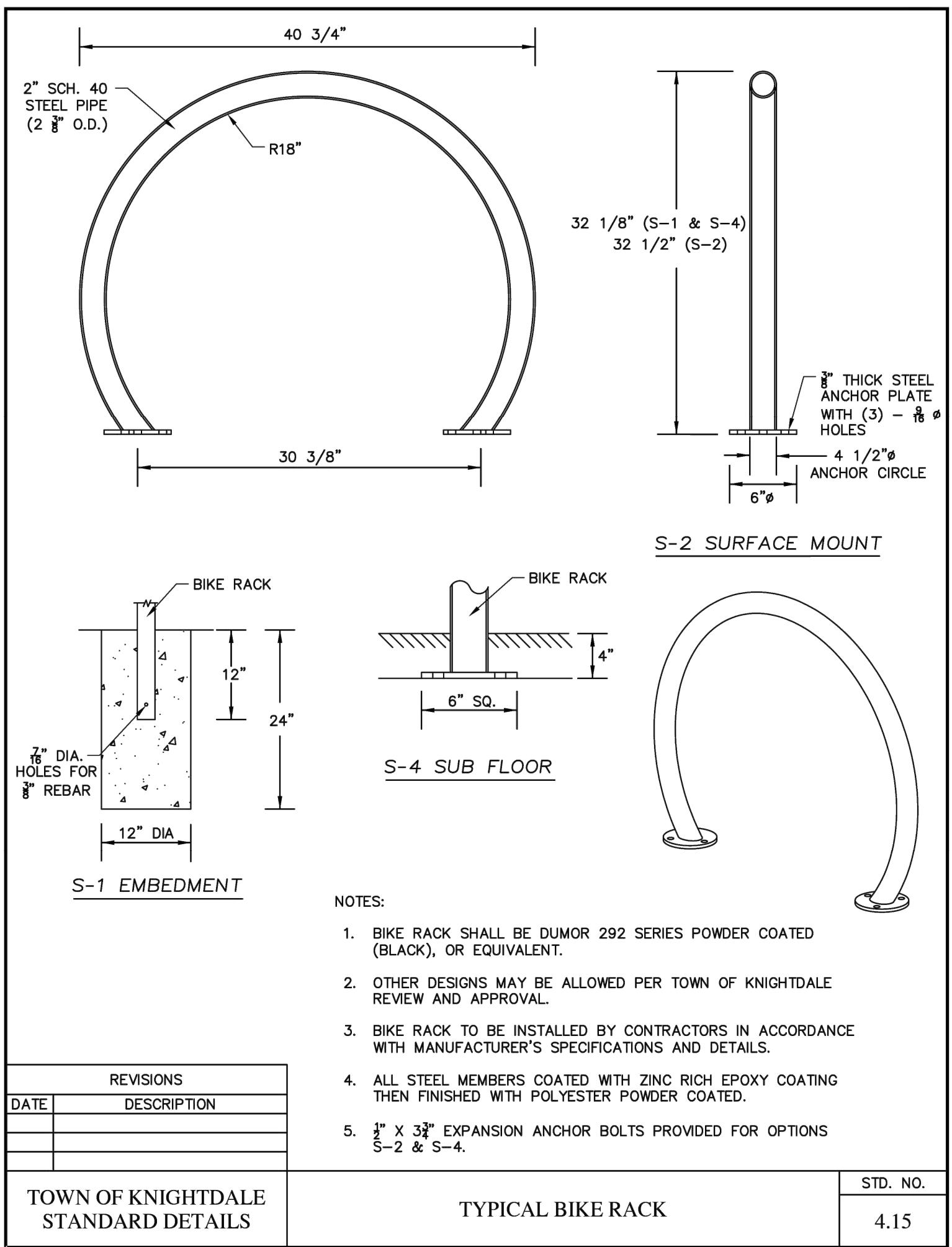
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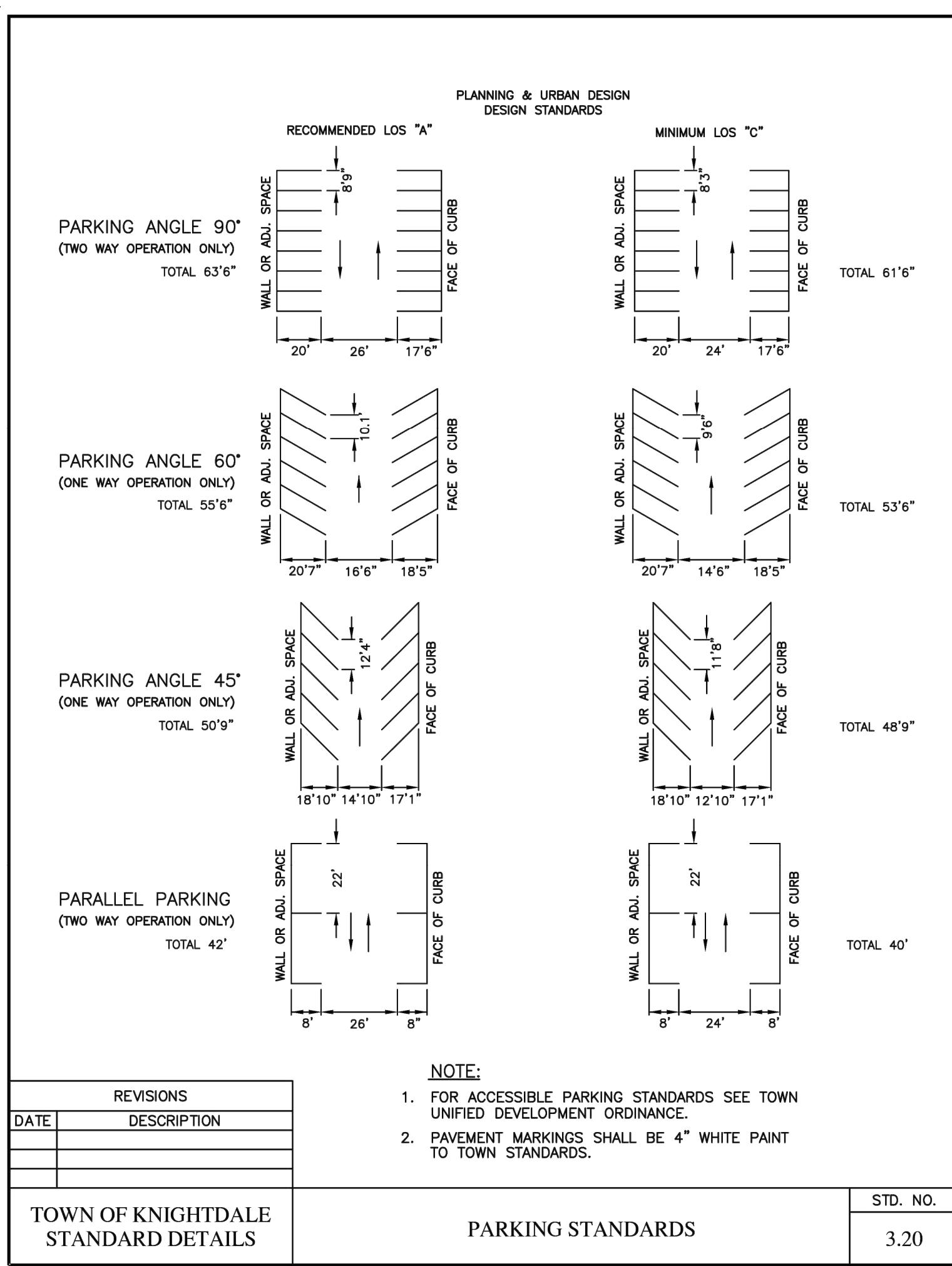
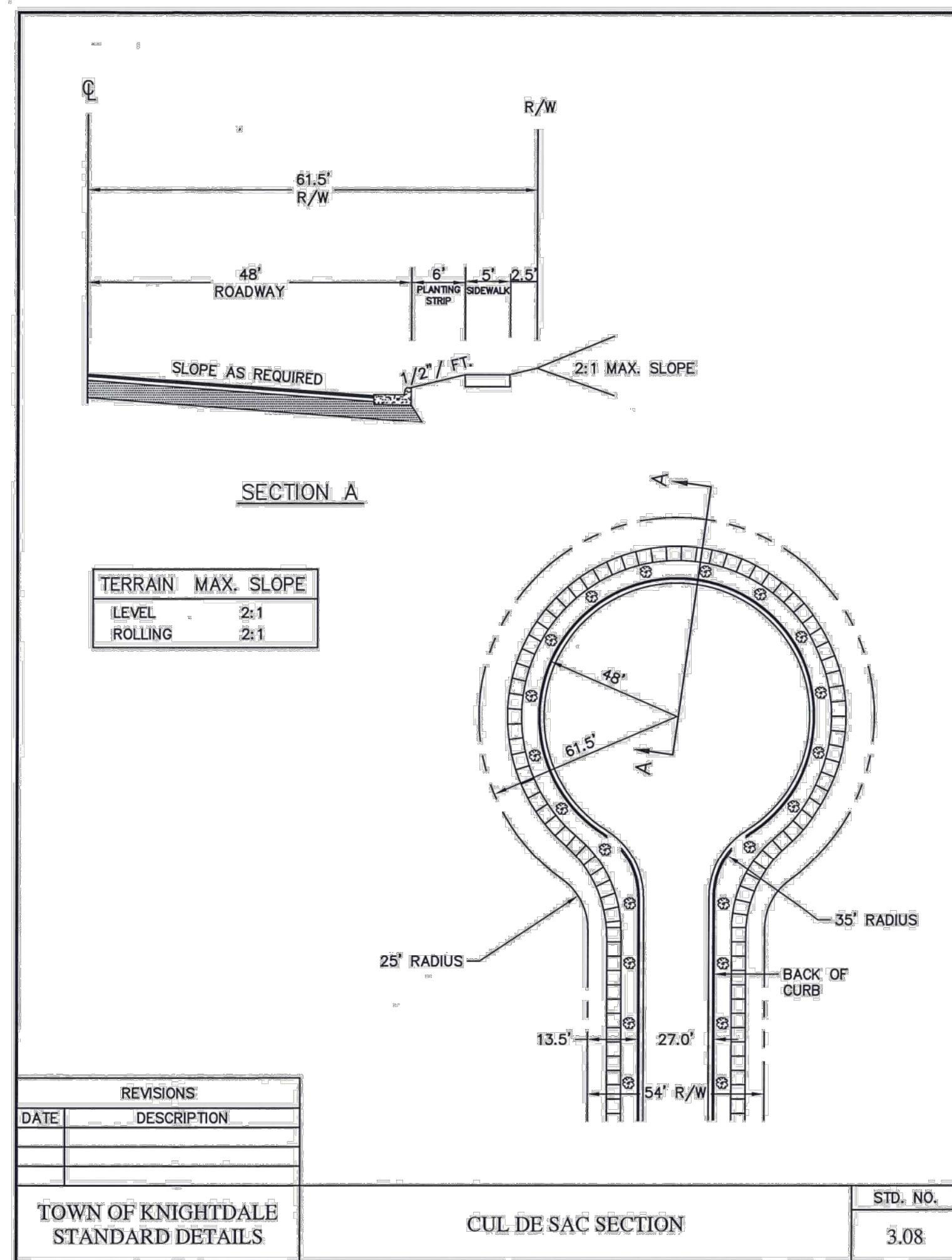
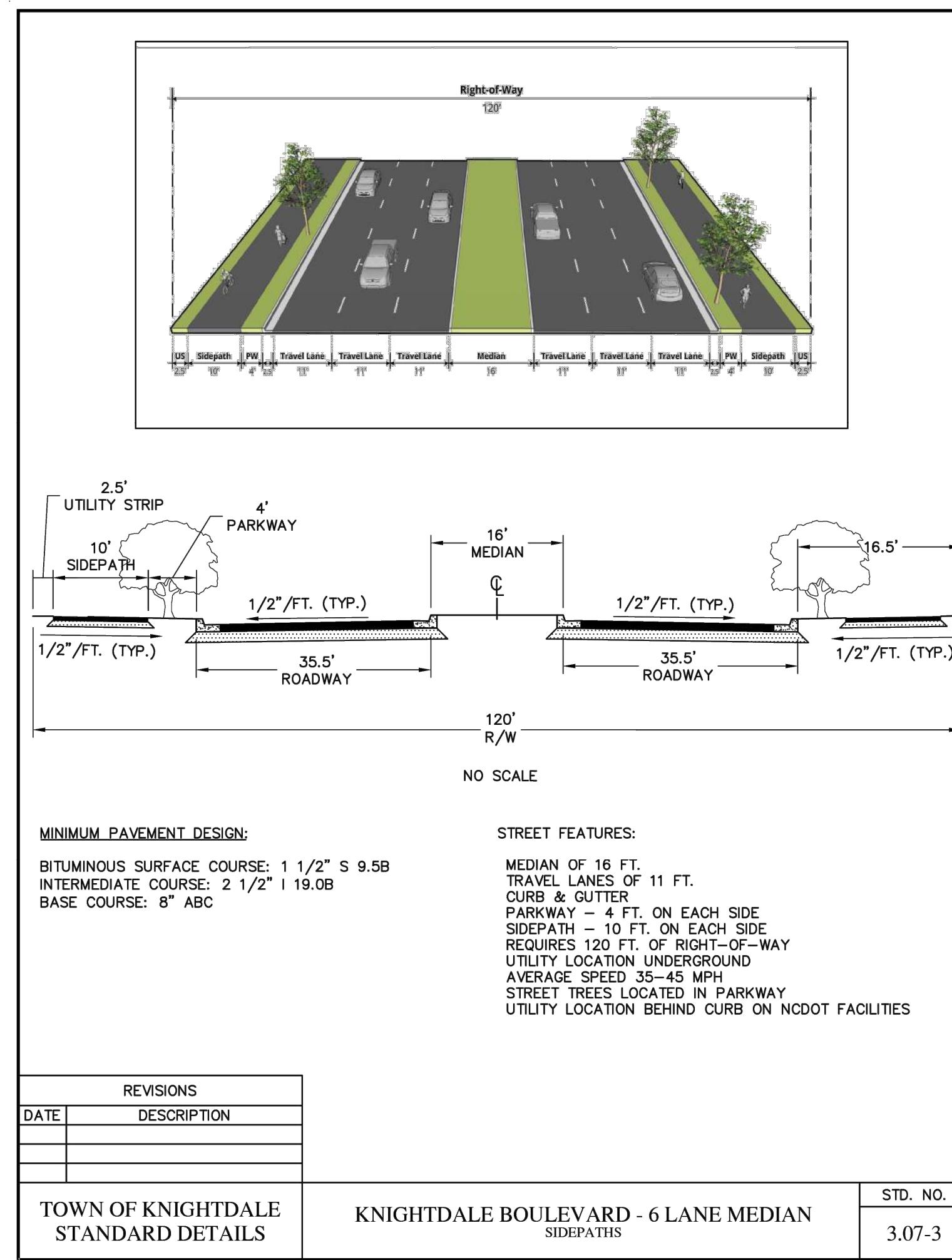
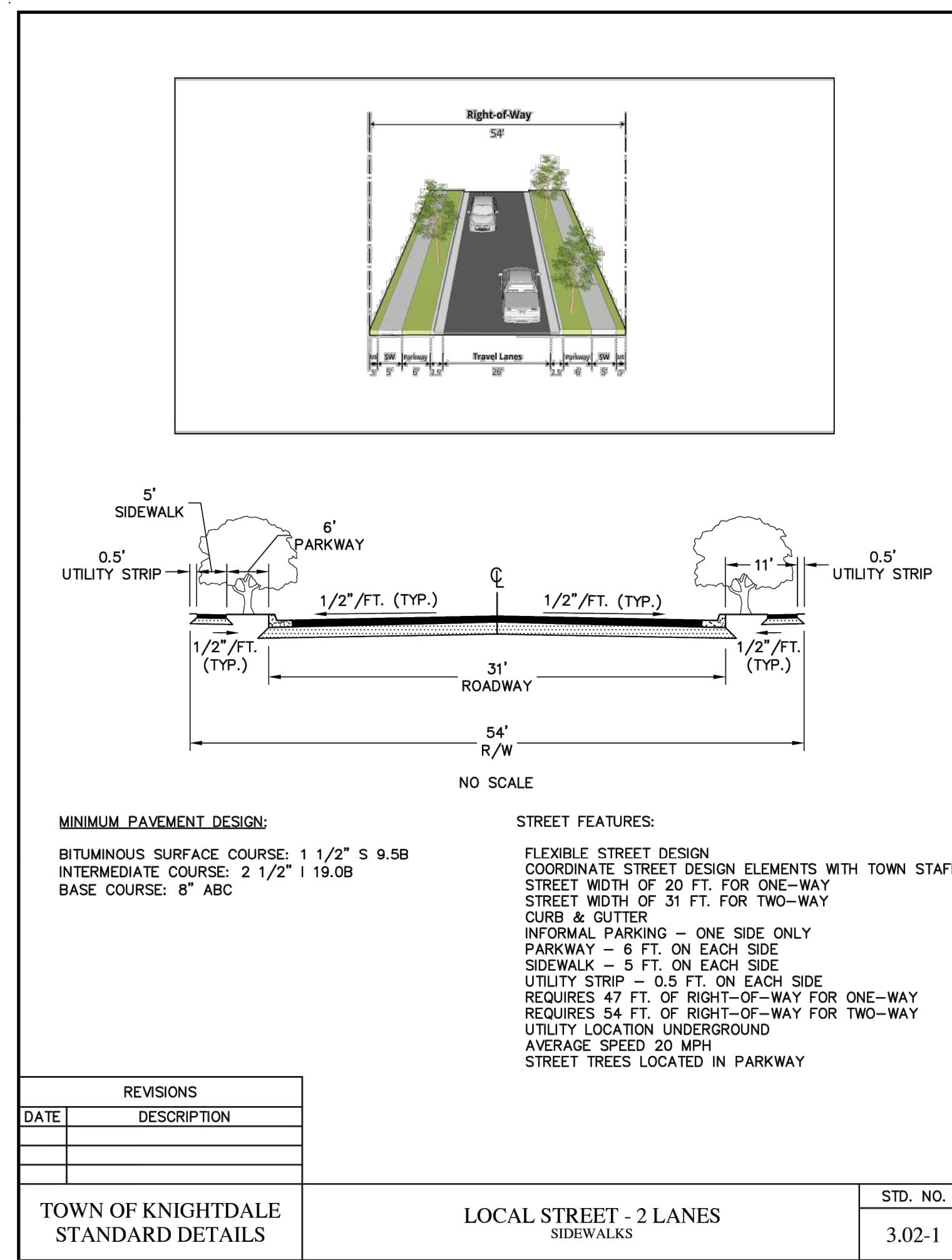


6 BOULDER
SCALE: 3/4" = 1'-0"









BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOC PROJECT #: ZCP-11-24

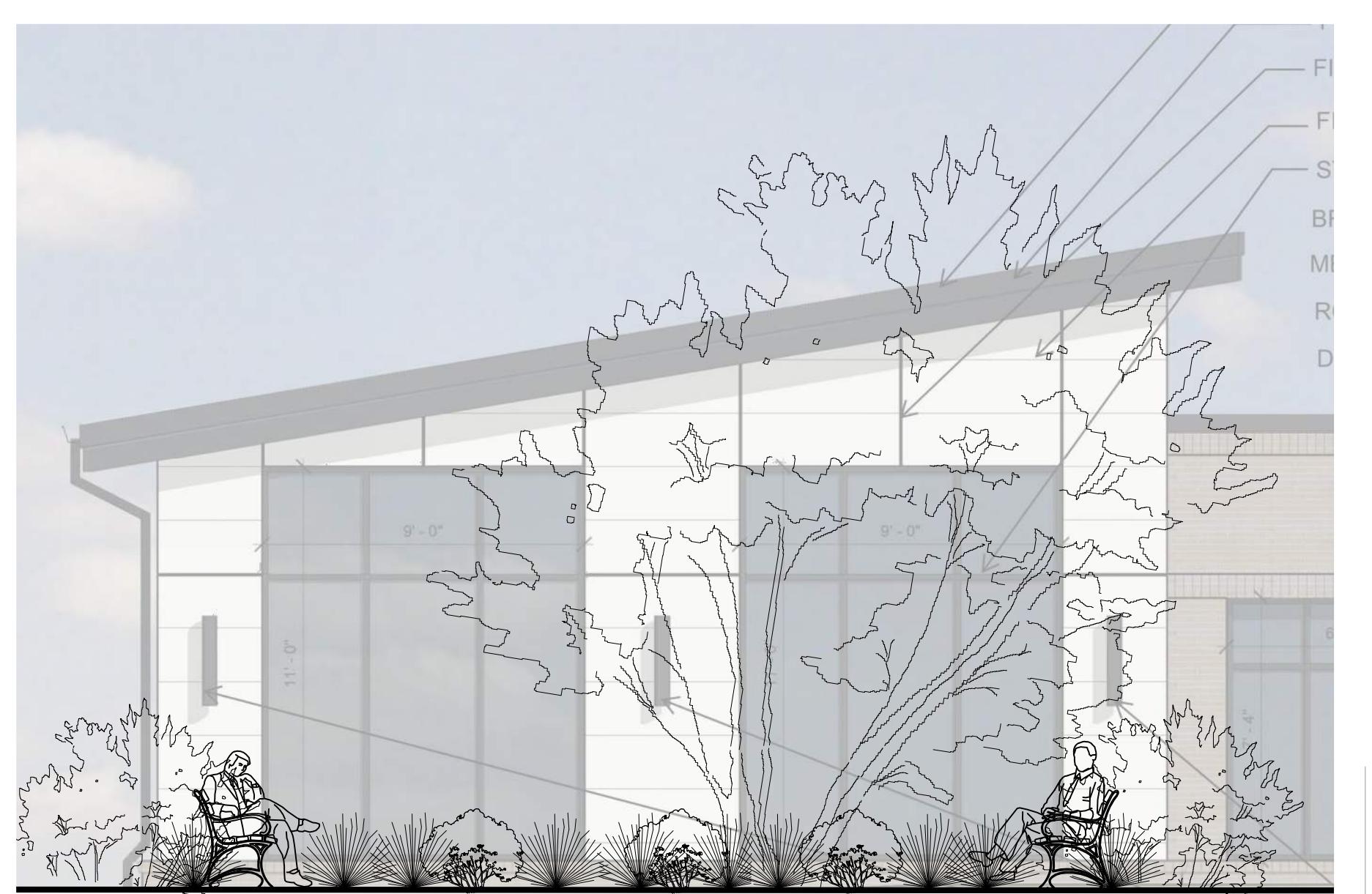
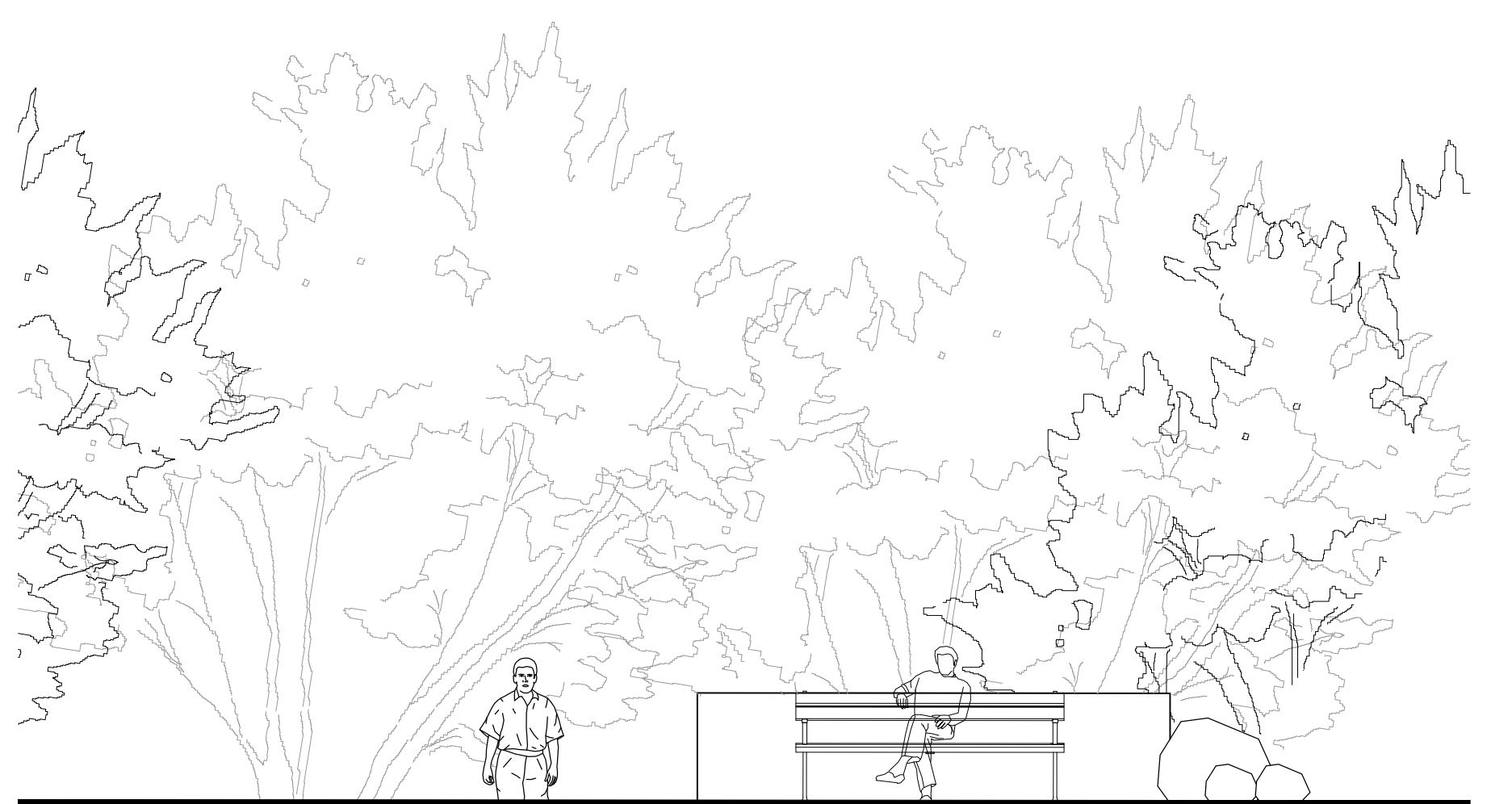
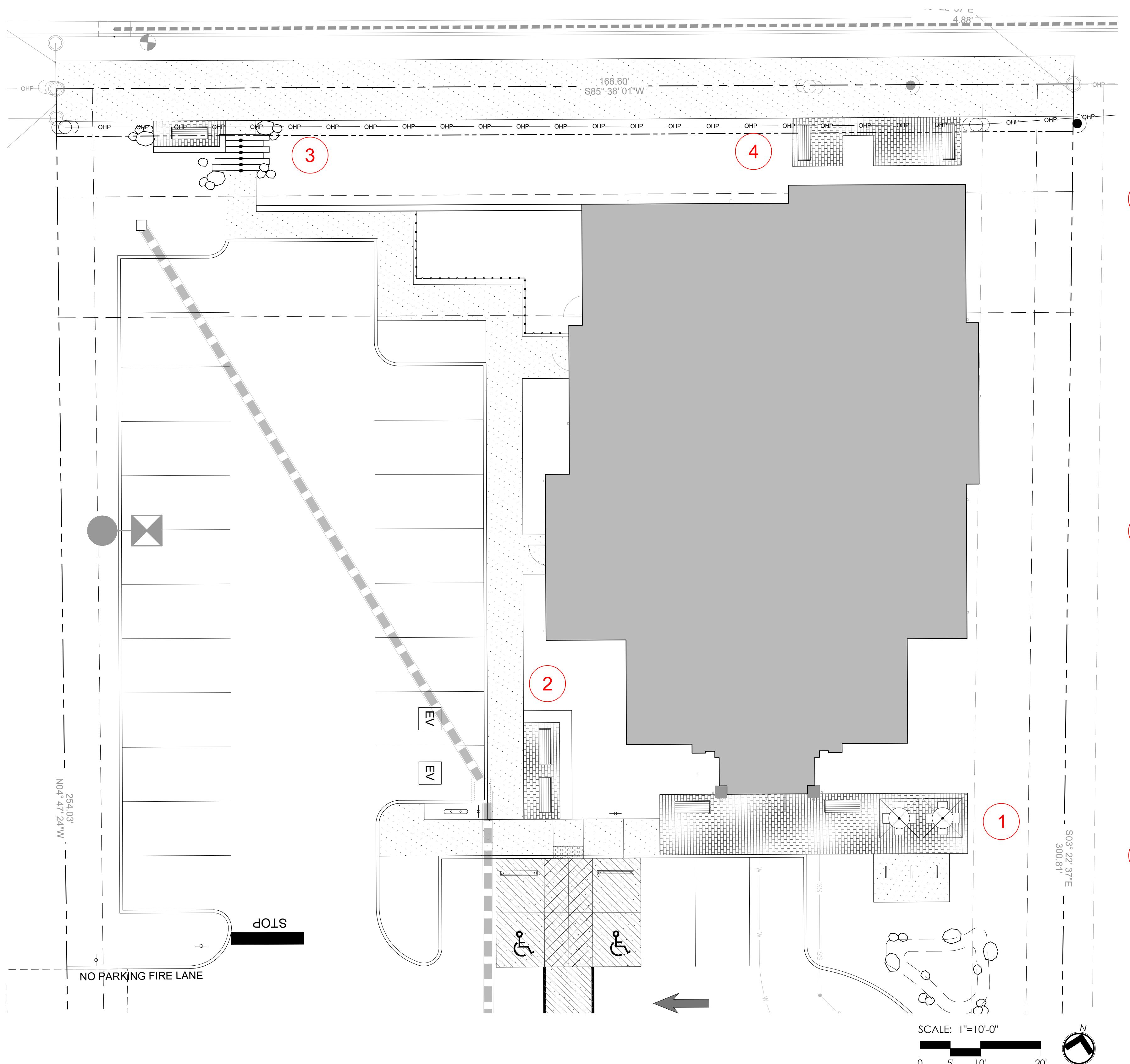
PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

DATE: 08.11.2025
1. RESUBMITAL 12.10.2025

SHEET TITLE:
TOWN DETAILS

SHEET NUMBER:
L211



BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

DATE: 08.11.2025
1. RESUBMITTAL 12.10.2025

SHEET TITLE:
PUBLIC
GATHERING
SPACE

SHEET NUMBER:

L212

SITE
COLLABORATIVE
LANDSCAPE ARCHITECTURE
1620 Hillsborough St Suite 100
Raleigh, NC 27605
(919) 803-3585

NORTH CAROLINA
LICENSED LANDSCAPE ARCHITECTURE INC
C-505

NORTH CAROLINA
LICENSED ARCHITECTURE INC
111-111-1111
GREGORY H. SMITH

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BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

DATE: 08.11.2025
1. RESUBMITTAL 12.10.2025

SCALE: 1"=20'-0"

0 10' 20' 40'
GRADING PLAN

SHEET NUMBER:

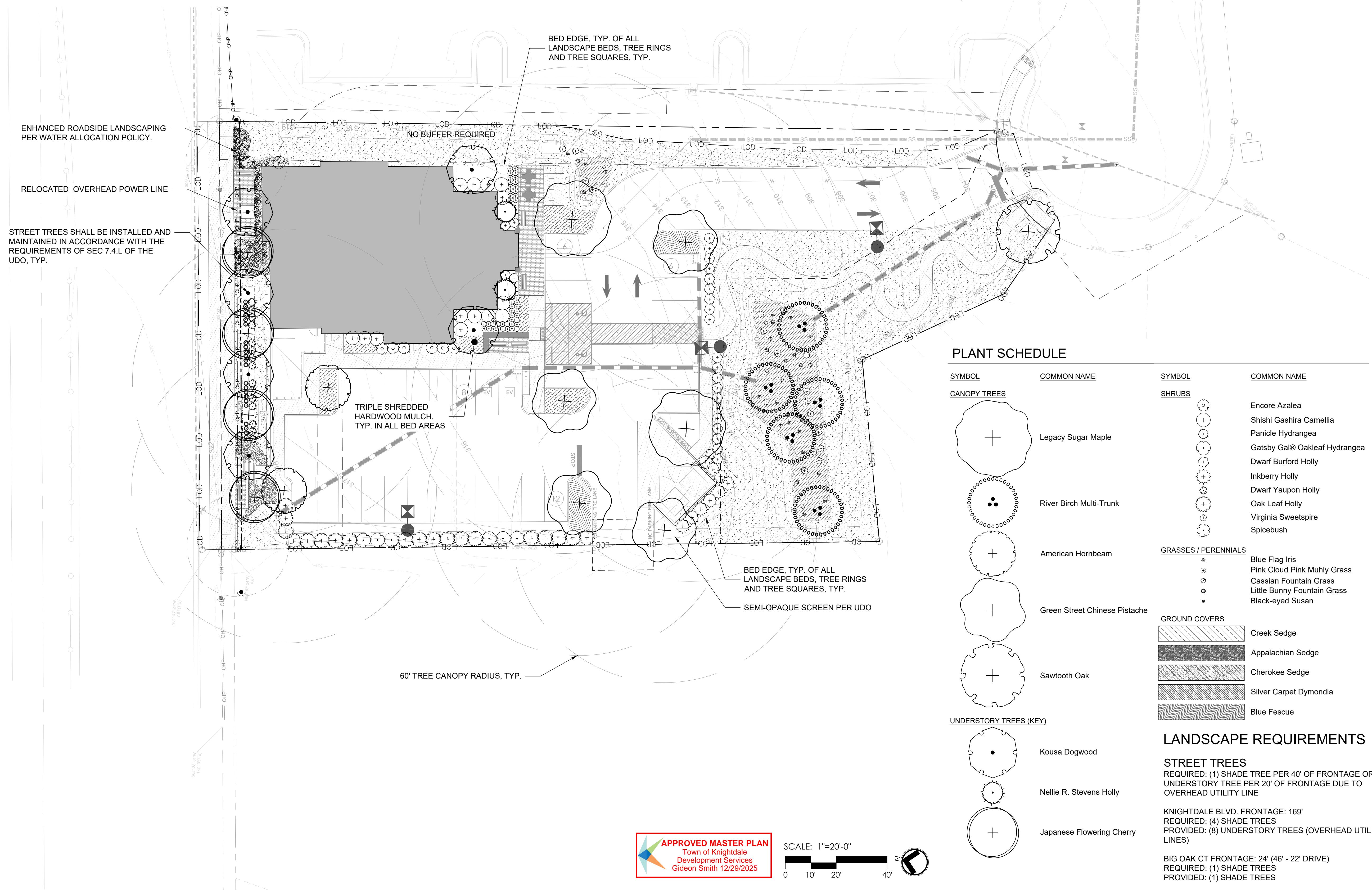
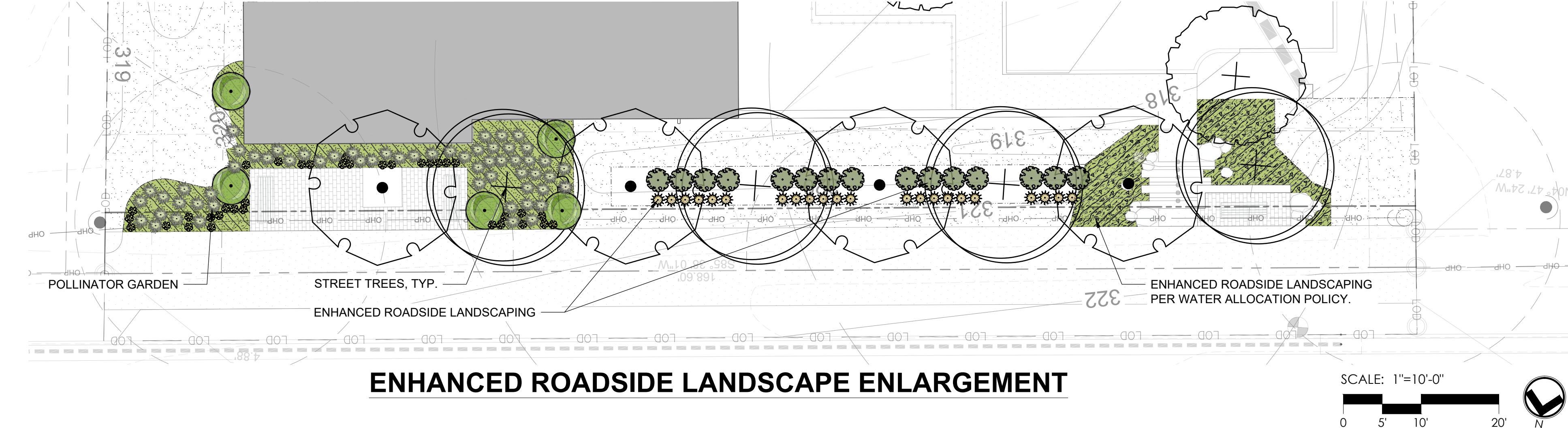
L300



US HIGHWAY 64
KNIGHTDALE BLVD
(VARIABLE WIDTH PUBLIC R/W)

SEE NCDOT PROJECT # 6408004B

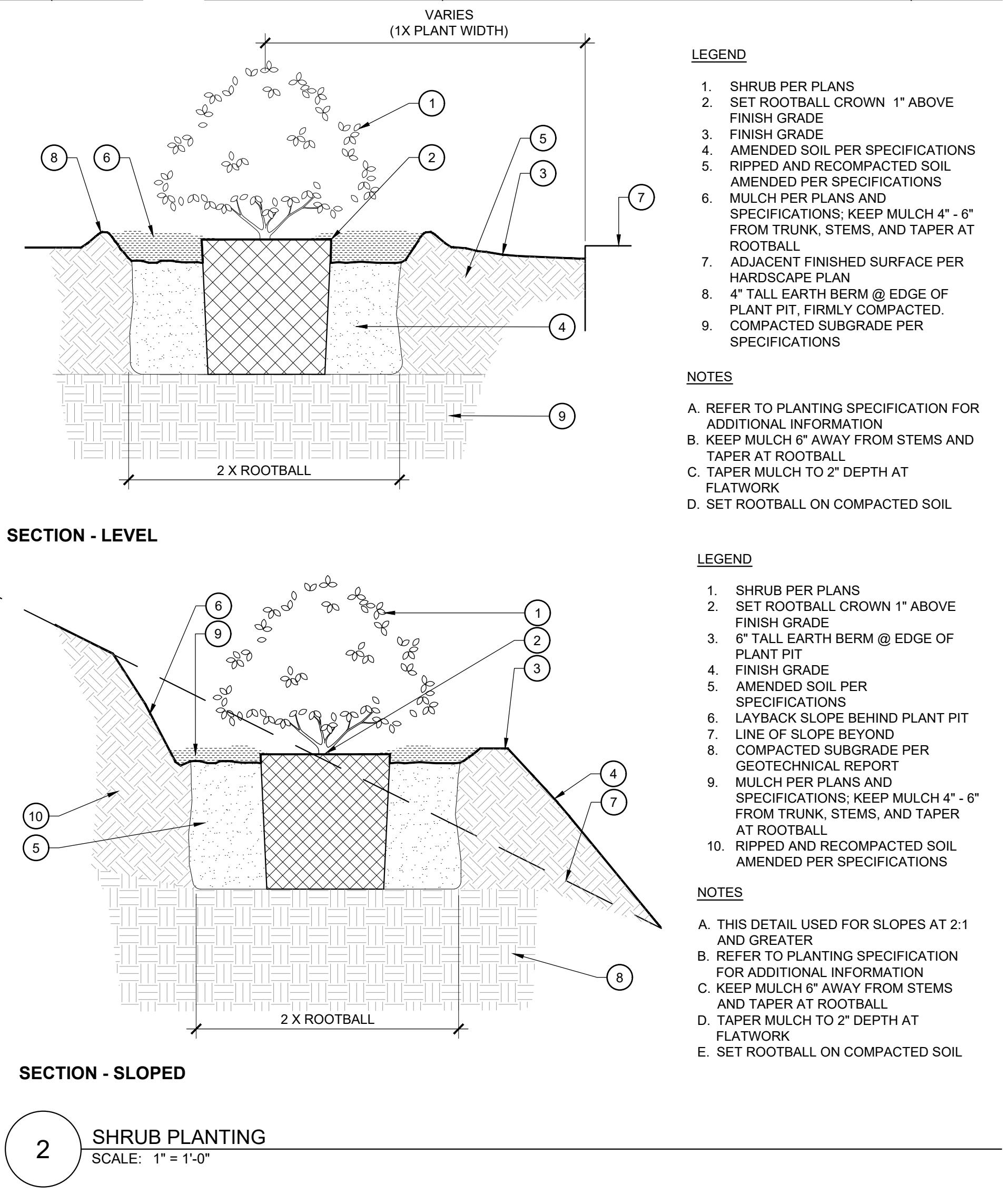
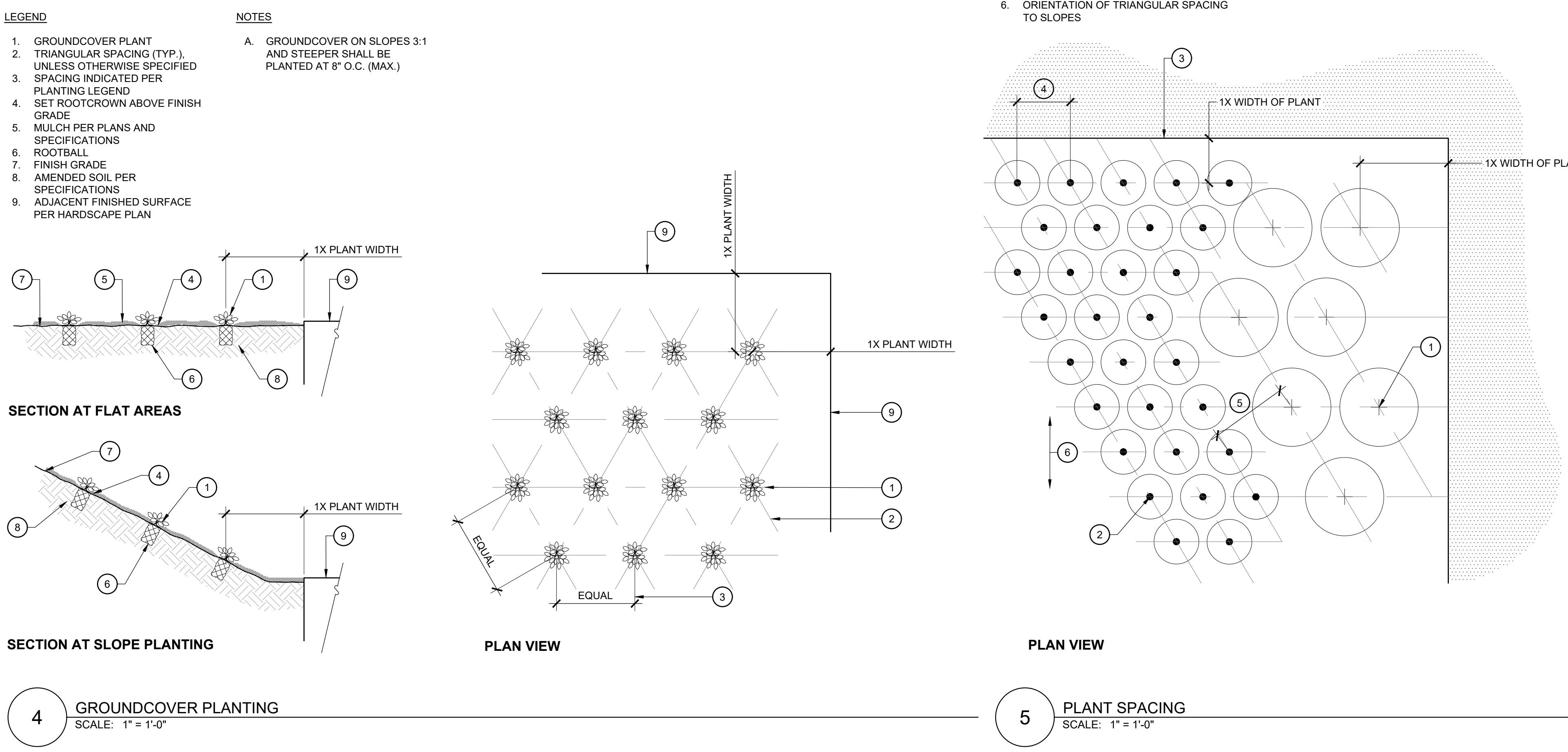
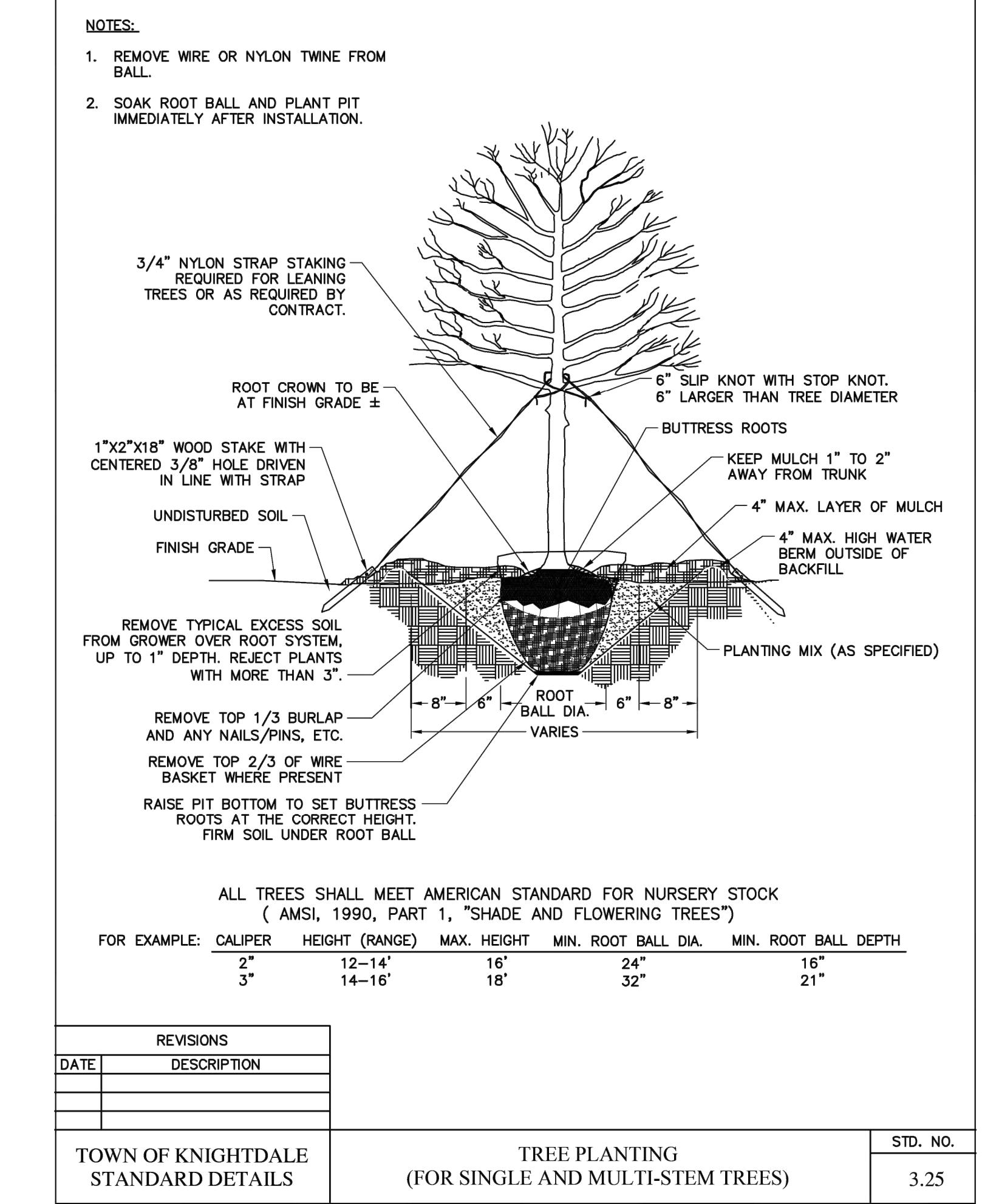
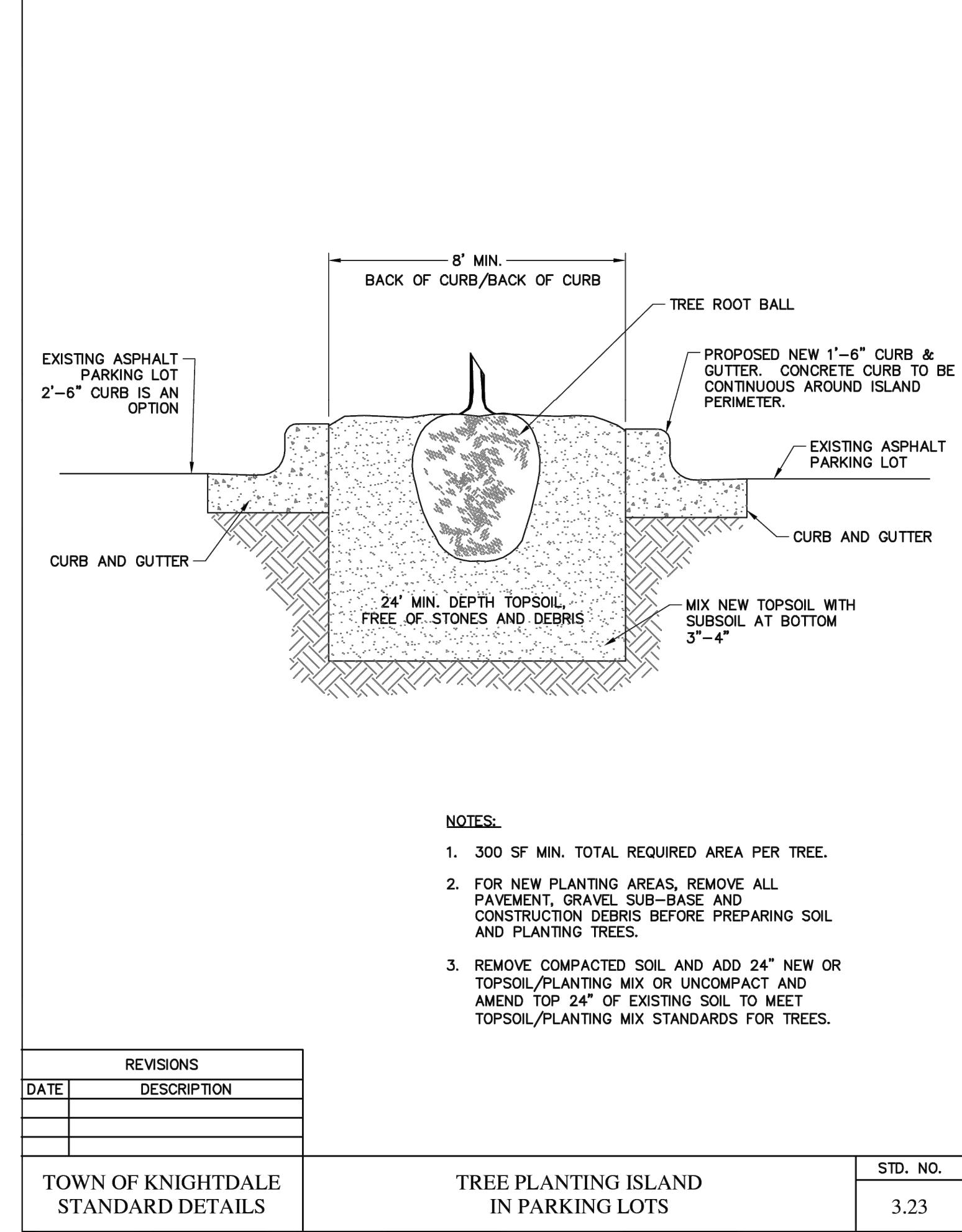
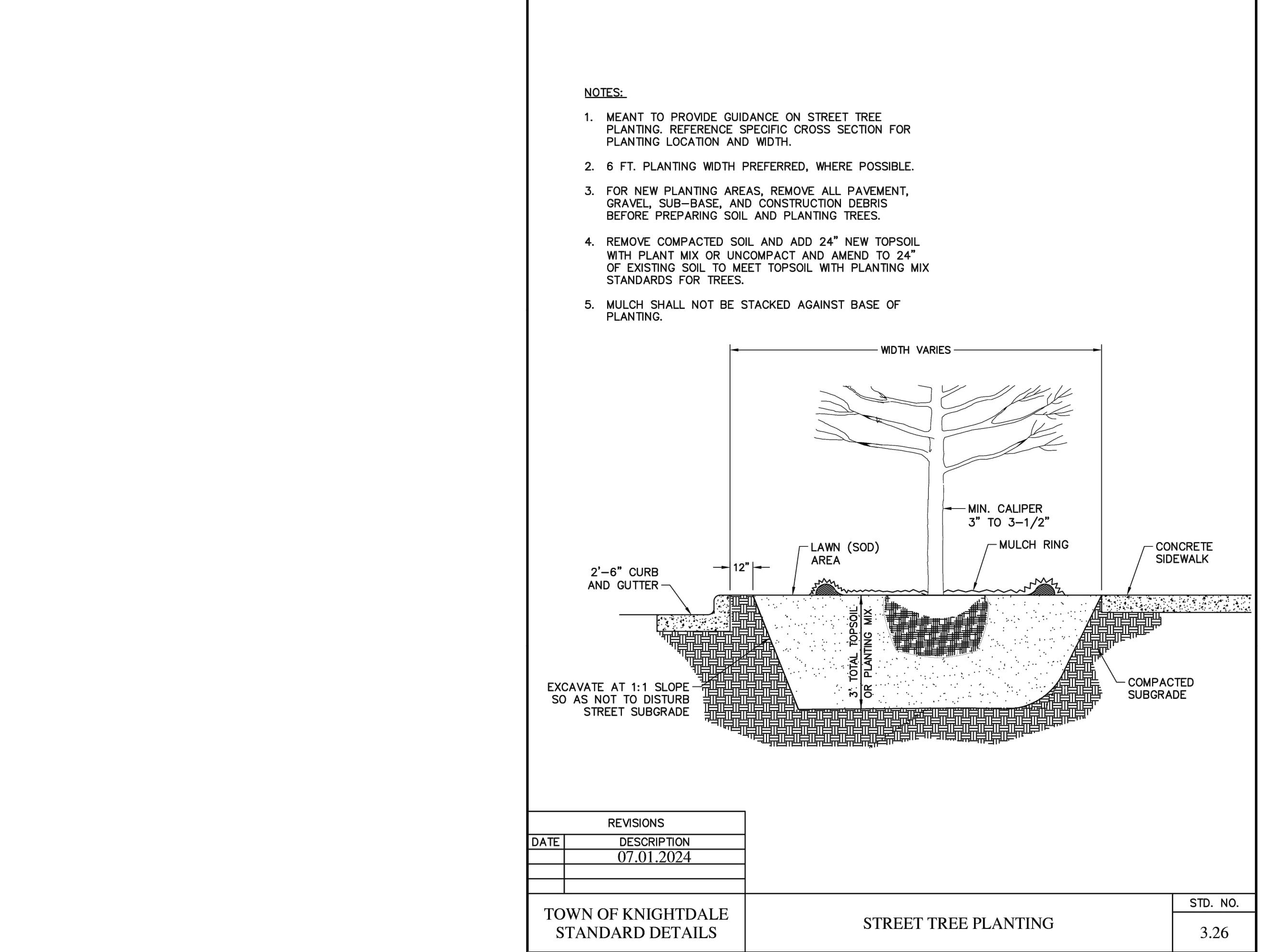
HM 3, PC 193

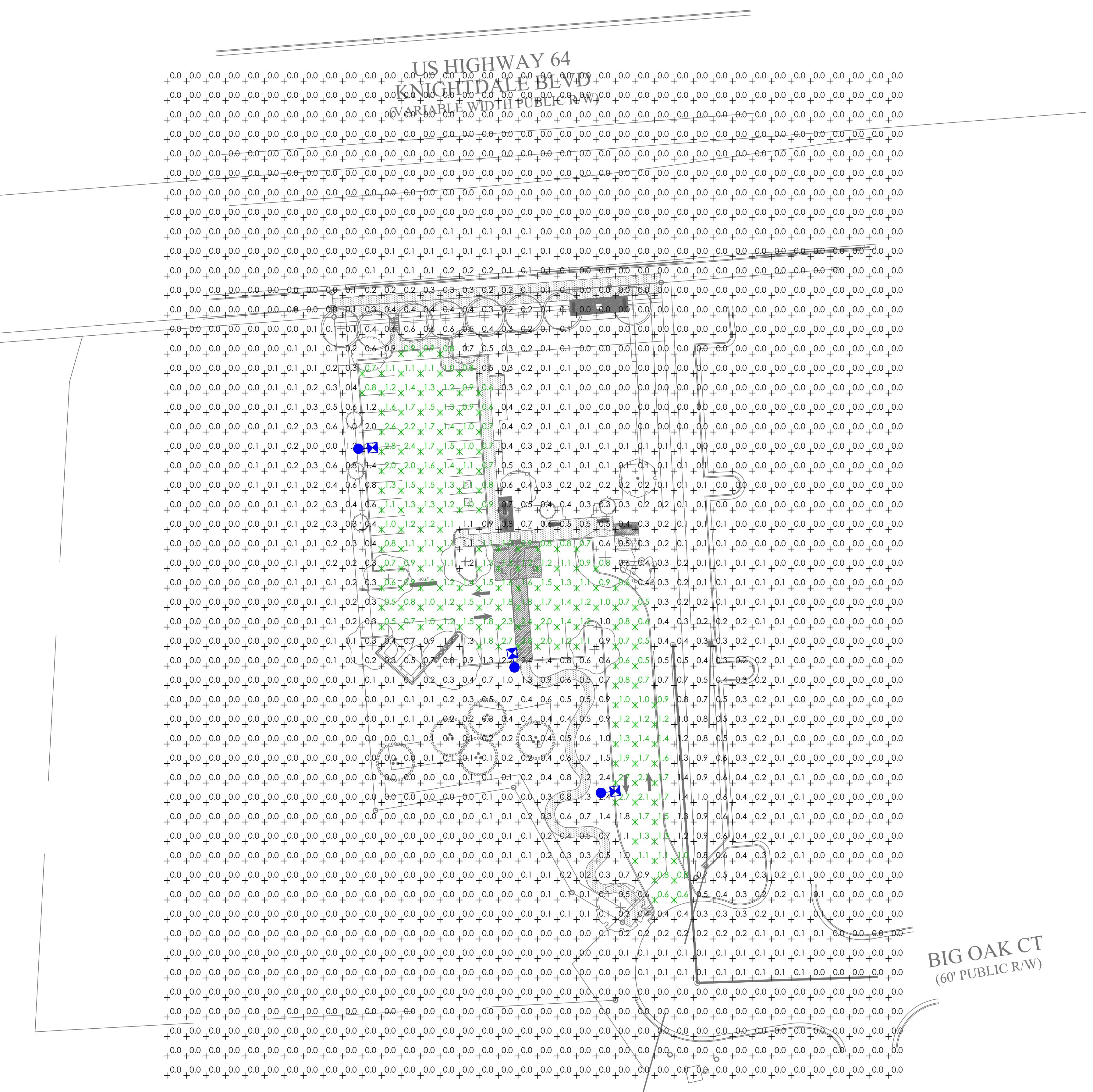
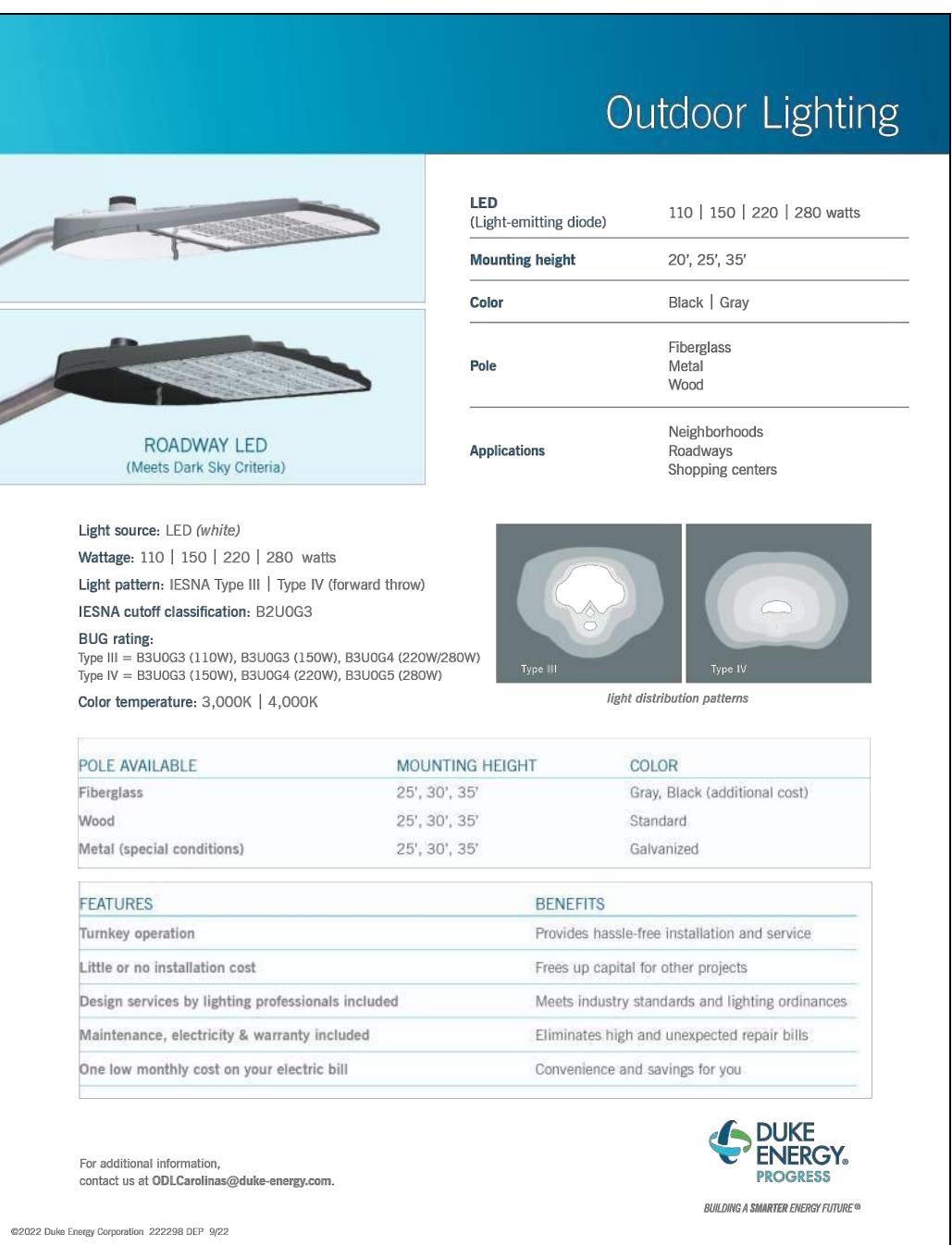


PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	CALIPER	INSTALL HEIGHT	B&B OR CONT.	FORM	QTY	REMARKS
CANOPY TREES								
	Legacy Sugar Maple	Acer saccharum 'Legacy'	2 1/2"	14' MIN.	B&B	SINGLE LEADER	2	Full, Dense, Upright / Strong Central Leader
	River Birch Multi-Trunk	Betula nigra	1 1/2"	8-10' MIN.	B&B	2-3 TRUNKS	5	Bioretention Pond
	American Hornbeam	Carpinus caroliniana	3 1/2"	10-12' MIN.	B&B	SINGLE LEADER	2	Parking Lot Interior
	Green Street Chinese Pistache	Pistacia chinensis 'Green Street'	2 1/2"	12-14' MIN.	B&B	SINGLE LEADER	4	Parking Lot Interior
	Sawtooth Oak	Quercus acutissima 'Gobbler'	3" MIN.	10-12' MIN.	B&B	SINGLE LEADER	1	Strong, Central Leader Street Tree
UNDERSTORY TREES (KEY)								
	Kousa Dogwood	Cornus kousa	1 1/2"	10' MIN.	B&B	SINGLE STEM	6	Street Tree
	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	1 1/2" MIN.	8-10' MIN.	B&B	SINGLE STEM	2	
	Japanese Flowering Cherry	Prunus serrulata 'Snow Goose'	2 1/2"	10-12' MIN.	B&B	2-3 TRUNKS	4	Street Tree
SHRUBS								
	Encore Azalea	Azalea encore 'Autumn Royalty' TM	AS SHOWN	24" MIN.	36" MIN.		6	Full, Dense
	Shishi Gashira Camellia	Camellia sasanqua 'Shishi Gashira'	AS SHOWN	24" MIN.	24" MIN.		14	Full, Dense, Upright
	Panicle Hydrangea	Hydrangea paniculata 'Fire & Ice'	AS SHOWN	24" MIN.	42" MIN.		4	
	Gatsby Gal® Oakleaf Hydrangea	Hydrangea quercifolia 'Brenhill'	AS SHOWN	36" MIN.	36" MIN.		6	Full, Dense
	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	AS SHOWN	18" MIN.	CONTAINER		21	Full, Dense Screening
	Inkberry Holly	Ilex glabra	AS SHOWN	24" MIN.	24" MIN.		9	Screening
	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	36"	24" MIN.	24" MIN.		15	Enhanced Roadside Landscaping
	Oak Leaf Holly	Ilex x 'Oak Leaf'	AS SHOWN	24" MIN.	24" MIN.		19	Screening
	Virginia Sweetspire	Itea virginica	AS SHOWN	24" MIN.	24" MIN.		20	
	Spicebush	Lindera benzoin	AS SHOWN	32" MIN.	30" MIN.		5	Enhanced Roadside Landscaping
GRASSES / PERENNIALS								
	Blue Flag Iris	Iris virginica	AS SHOWN	18" MIN.	16" MIN.		35	
	Pink Cloud Pink Muhly Grass	Muhlenbergia capillaris 'Pink Cloud'	AS SHOWN	18" MIN.	18" MIN.		44	Enhanced Roadside Landscaping
	Cassian Fountain Grass	Pennisetum alopecuroides 'Cassian's Choice'	24"	12" MIN.	12" MIN.		59	Enhanced Roadside Landscaping
	Little Bunny Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	AS SHOWN	10" MIN.	12" MIN.		22	Enhanced Roadside Landscaping
	Black-eyed Susan	Rudbeckia hirta	AS SHOWN	12" MIN.	12" MIN.		35	Enhanced Roadside Landscaping
GROUND COVERS								
	Creek Sedge	Carex amphibola	16"	10" MIN.	10" MIN.		442	
	Appalachian Sedge	Carex appalachica	16"	12" MIN.	16" MIN.		123	Enhanced Roadside Landscaping
	Cherokee Sedge	Carex cherokeensis	16"	12" MIN.	12" MIN.		247	Enhanced Roadside Landscaping
	Silver Carpet Dymondia	Dymondia margaretae	20"	10" MIN.	10" MIN.		244	
	Blue Fescue	Festuca glauca	12"	6" MIN.	10" MIN.		335	
TURF								
	Cashmere Zoysia	Zoysia x 'Cashmere'	SOD				11,172 sf	







LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values. They are based on the specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise), in the lighted area, or lighting from sources other than listed in this design, may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacturer will also affect results.



PROPRIETARY & CONFIDENTIAL

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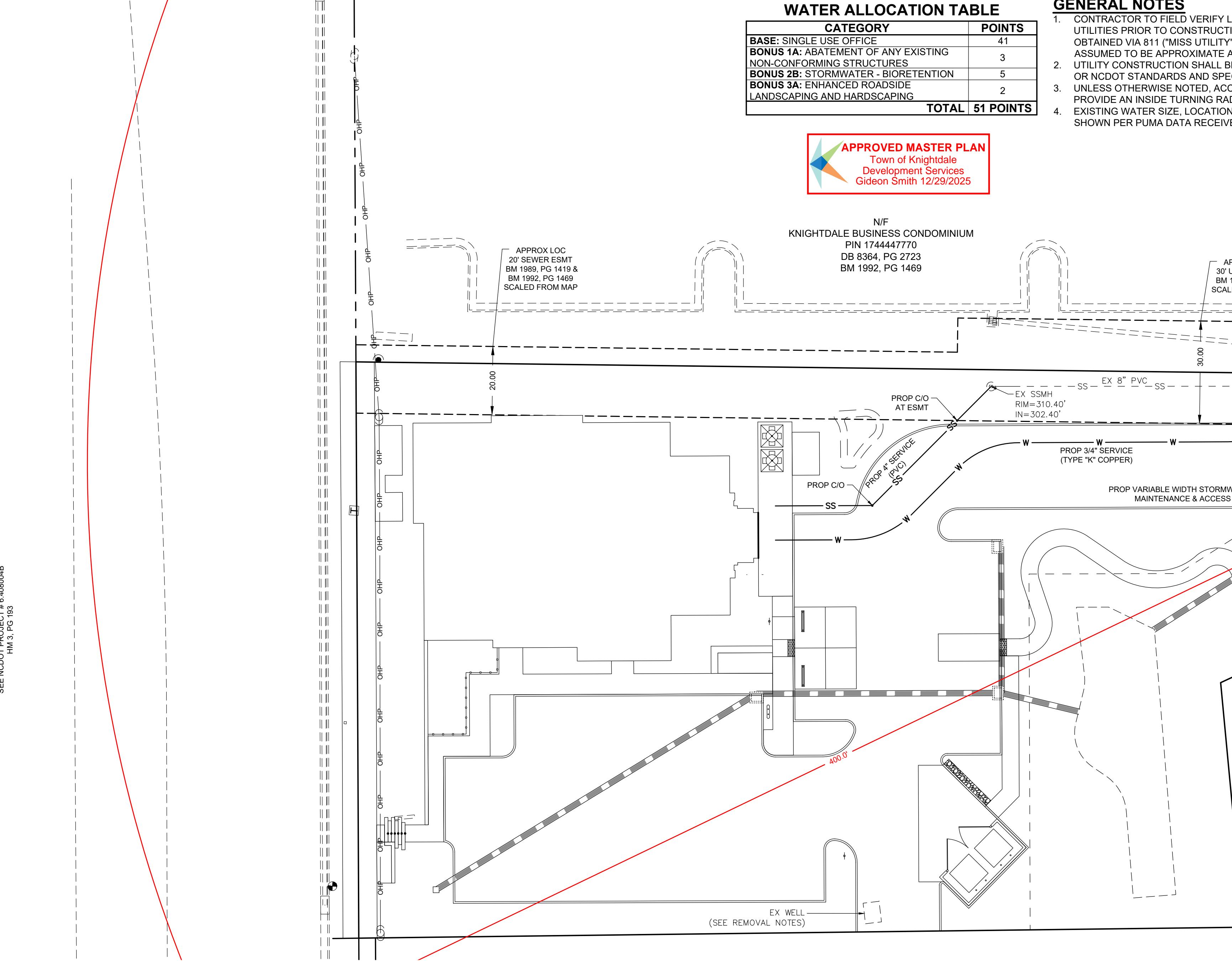
BIG OAK VET						
KNIGHTDALE, NC						
SITE LIGHTING ARRANGEMENT						
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS					
Reviewed by	N. Johnson	Scale	1" = 30'			
Date	08/13/2025	Size	Drawing size "D"			
Description	LED ROADWAY					
Drawing No.	25-0364A	Sht.	1 OF 1			



US HIGHWAY 64
KNIGHTDALE BLVD
(VARIABLE WIDTH PUBLIC R/W)

SEE NCDOT PROJECT # 6-008004B

HM 3, PG 183



ABBREVIATIONS

AC	ACRE	EIR	EX IRON ROD	LF	LINEAR FEET	STBK	SETBACK
APPROX	APPROXIMATE	ELEC	ELECTRIC	LP	LIGHT POLE	STD	STANDARD
B-B	BACK-TO-BACK	ELEV	ELEVATION	LOC	LOCATION	SWM	STORMWATER MANAGEMENT
BFP	BACKFLOW PREVENTOR	EOP	EDGE OF PAVEMENT	MAGS	MAG NAIL SET	TBD	TO BE DETERMINED
BM	BOOK OF MAPS	ESMT	EASEMENT	MH	MANHOLE	TBR	TO BE REMOVED
CB	CATCH BASIN	EX	EXISTING	N/F	NOW OR FORMERLY	TBRL	TO BE RELOCATED
CIP	CAST IRON PIPE	FDC	FIRE DEPARTMENT CONNECTION	NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	TF	ELECTRIC TRANSFORMER
CL	CENTERLINE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PRKG	PARKING	TP	TELEPHONE PEDESTAL
CO	CLEANOUT	FH	FIRE HYDRANT	PG	PAGE	TYP	TYPICAL
CONC	CONCRETE	FM	FORCE MAIN	PP	POWER POLE	UNK	UNKNOWN
COR	CITY OF RALEIGH	FP	FLOODPLAIN	PROP	PROPOSED	UPE	UTILITY PLACEMENT ESMT
CP	COMPUTED POINT	GIS	GEOGRAPHIC INFORMATION SYSTEM	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE
DB	DEED BOOK	GM	GAS METER	RCP	REINFORCED CONC PIPE	WLE	WATER LINE ESMT
DI	DROP INLET	GP	GALVANIZED PIPE	ROW	RIGHT-OF-WAY	WM	WATER METER
DIP	DUCTILE IRON PIPE	GW	GUY ANCHOR	R/W		YI	YARD INLET
DTL	DETAIL	HB	HOT BOX	RSDM	RALEIGH STREET DESIGN MANUAL		
ECM	EX CONC MONUMENT	HDPE	HIGH DENSITY POLYETHYLENE	SF	SQUARE FEET		
EIP	EX IRON PIPE	IPS	IRON PIPE SET	SS	SANITARY SEWER		

WATER ALLOCATION TABLE

CATEGORY	POINTS
BASE: SINGLE USE OFFICE	41
BONUS 1A: ABATEMENT OF ANY EXISTING NON-CONFORMING STRUCTURES	3
BONUS 2B: STORMWATER - BIORETENTION	5
BONUS 3A: ENHANCED ROADSIDE LANDSCAPING AND HARSCAPING	2
TOTAL	51 POINTS



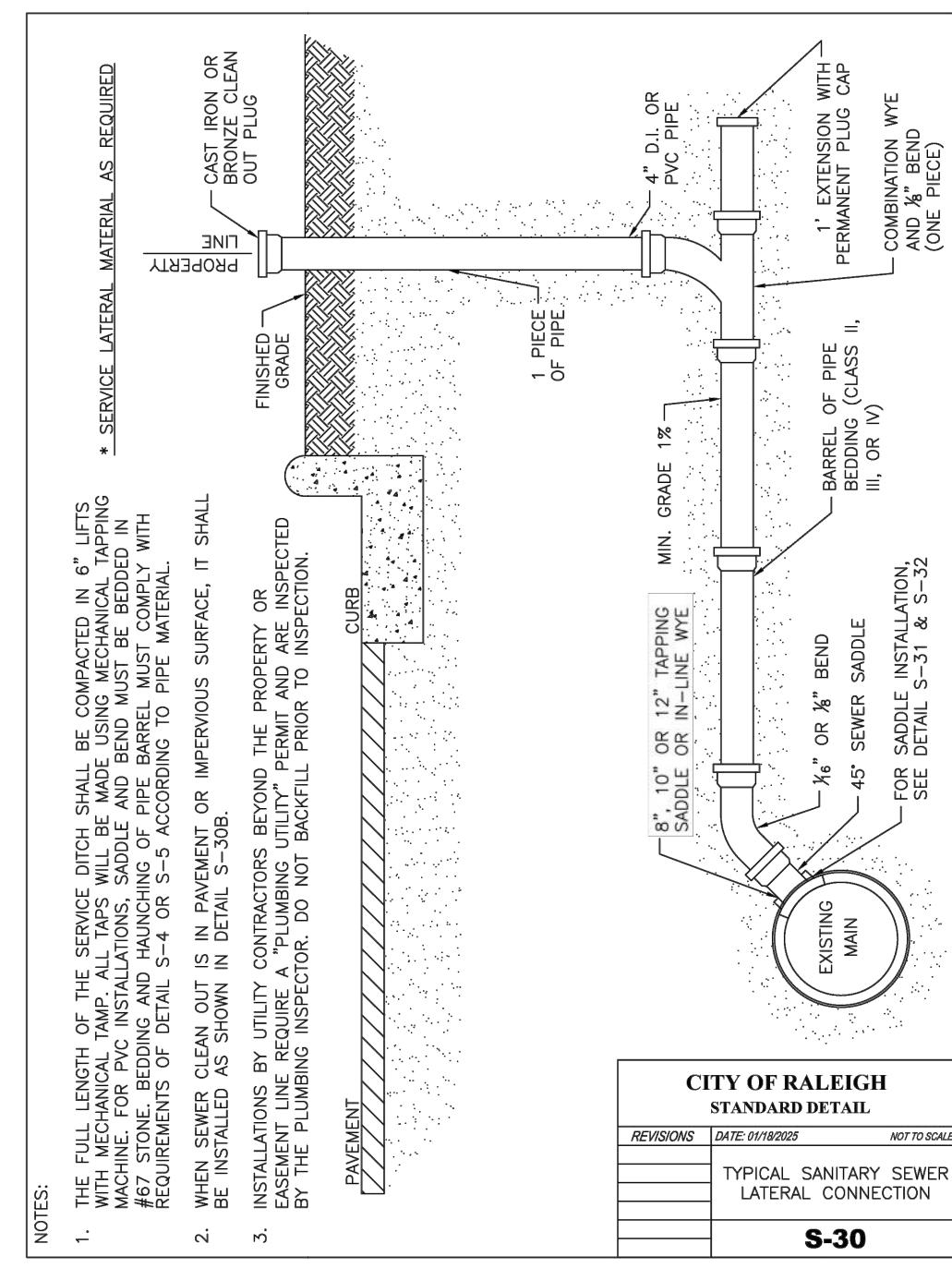
GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 ("MISS UTILITY") MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
4. EXISTING WATER SIZE, LOCATION AND MATERIAL AND SEWER SIZE AND MATERIAL SHOWN PER PUMA DATA RECEIVED 08/06/2025 FROM THE CITY OF RALEIGH.

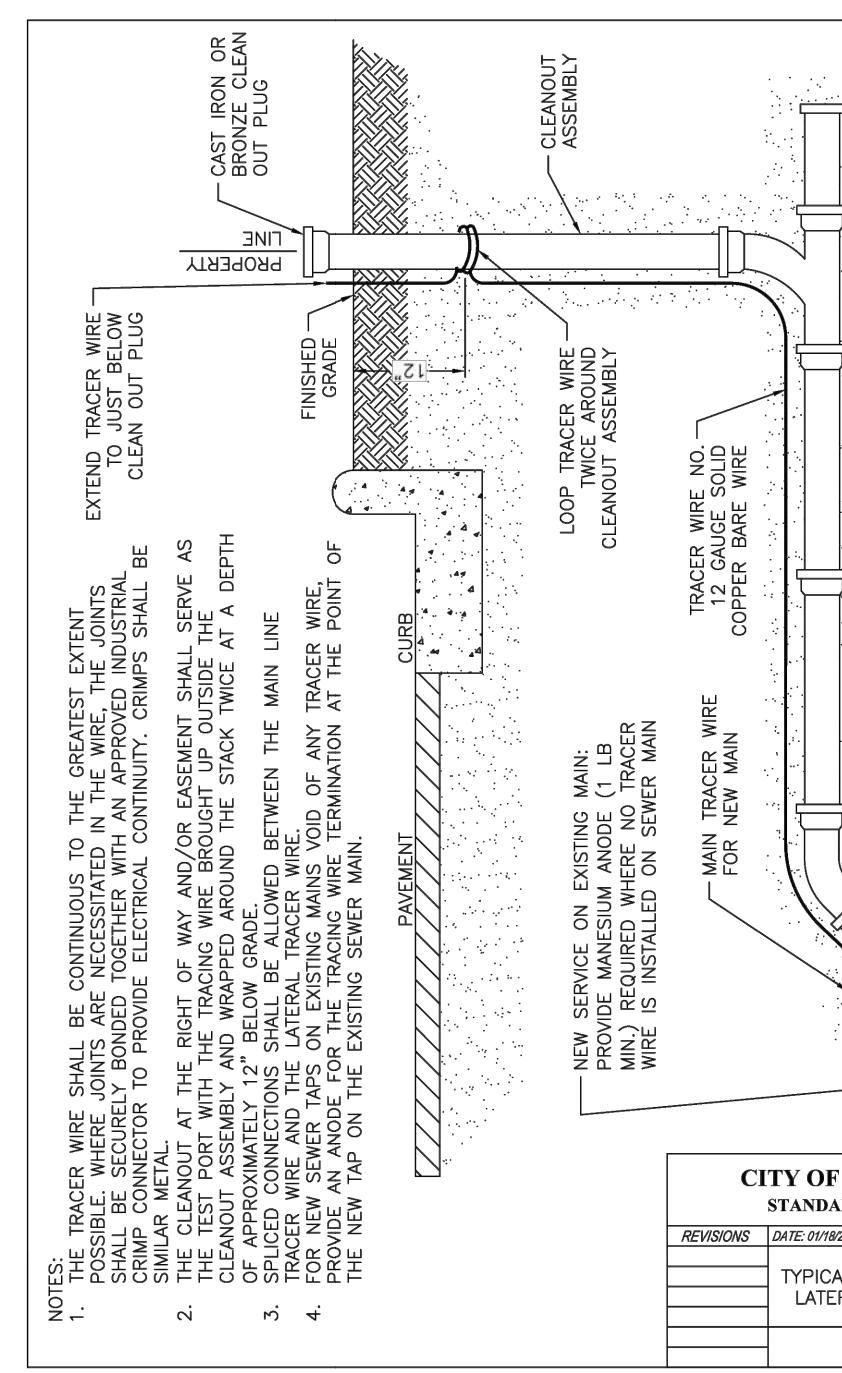
BIG OAK CT
(60' PUBLIC R/W)

W/R

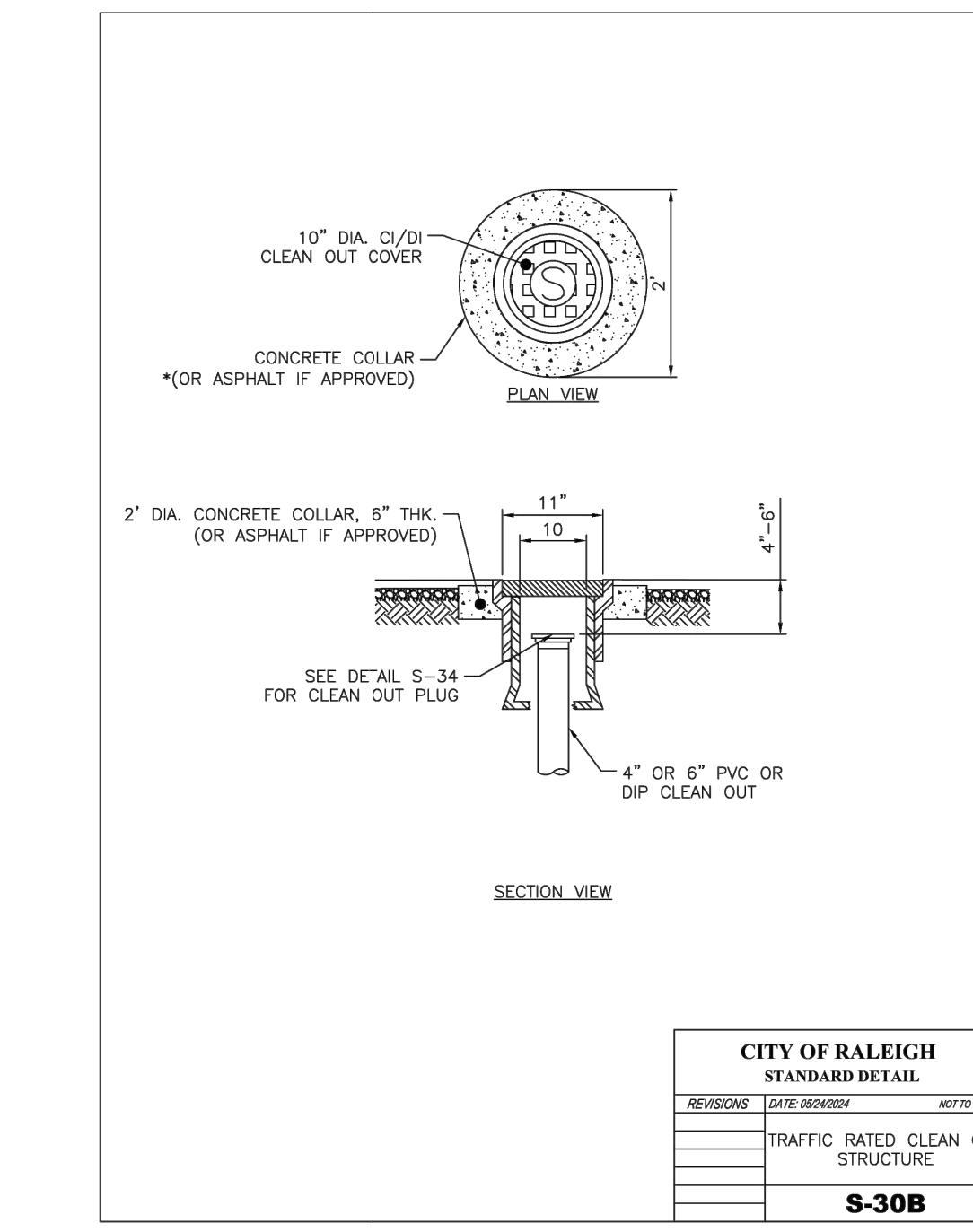
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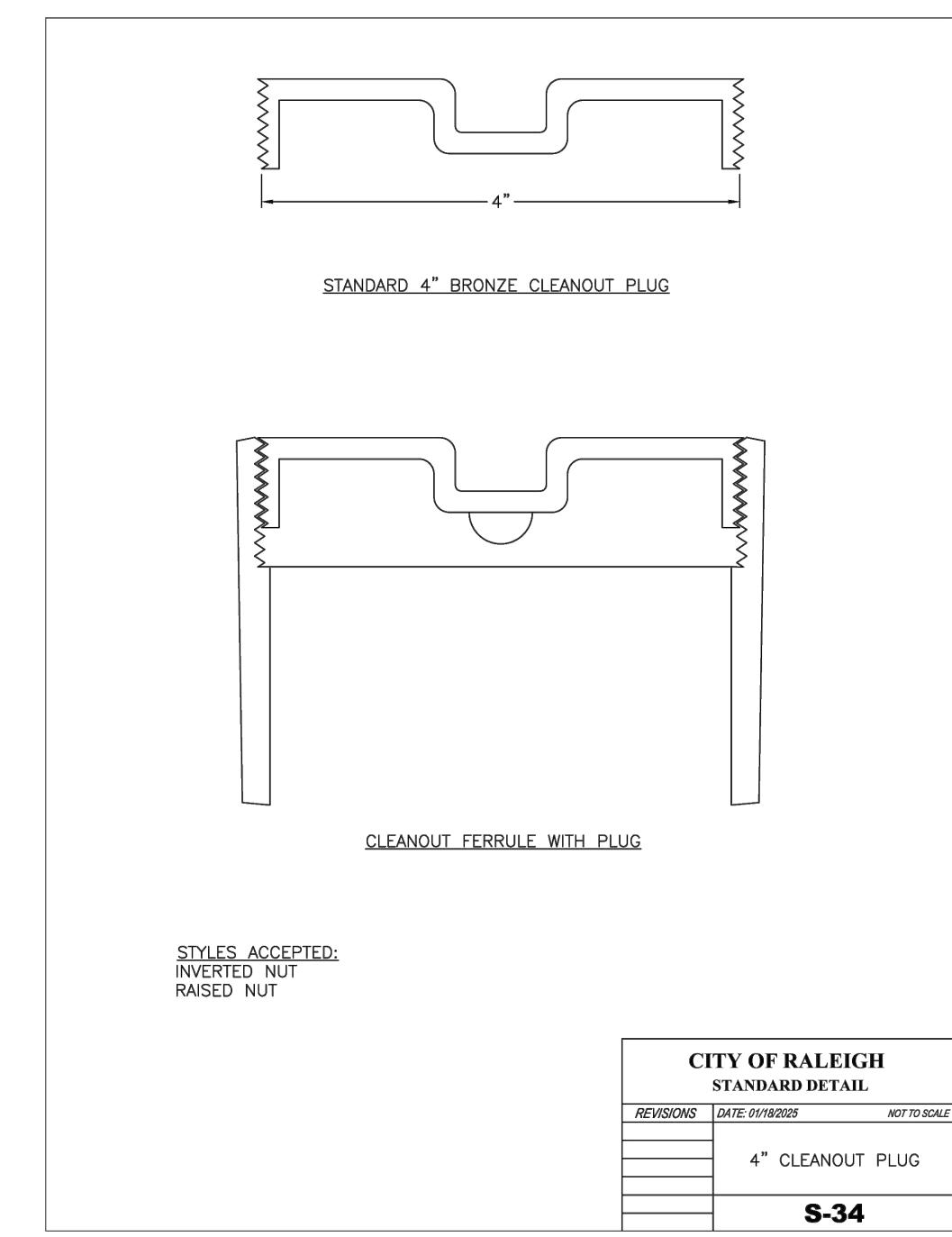
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STANDARD DETAIL
REVISIONS DATE: 01/19/2025 NOT TO SCALE
TYPICAL SANITARY SEWER LATERAL CONNECTION
S-30



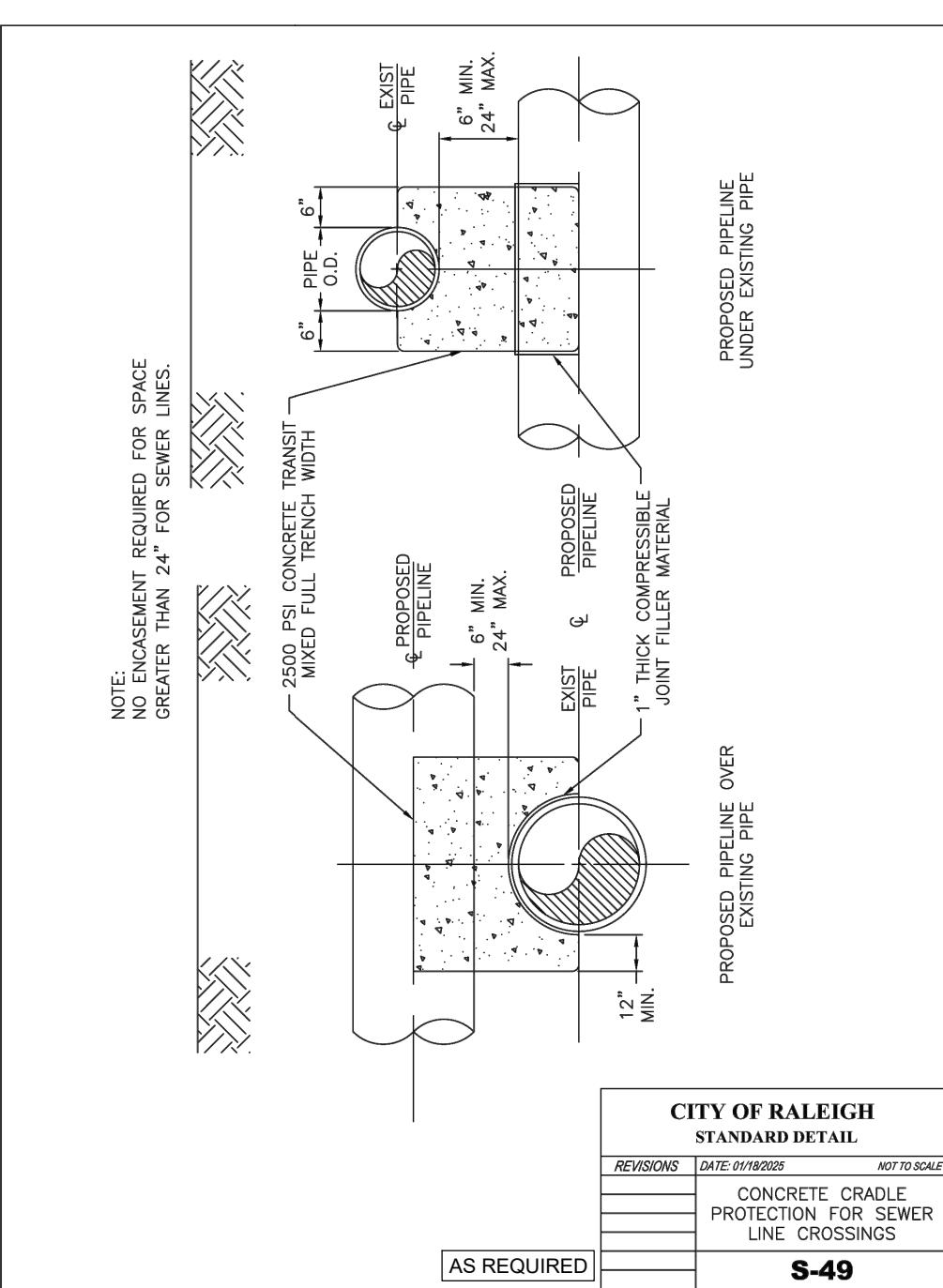
CITY OF RALEIGH
STANDARD DETAIL
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TYPICAL SANITARY SEWER LATERAL TRACER WIRE
S-30A



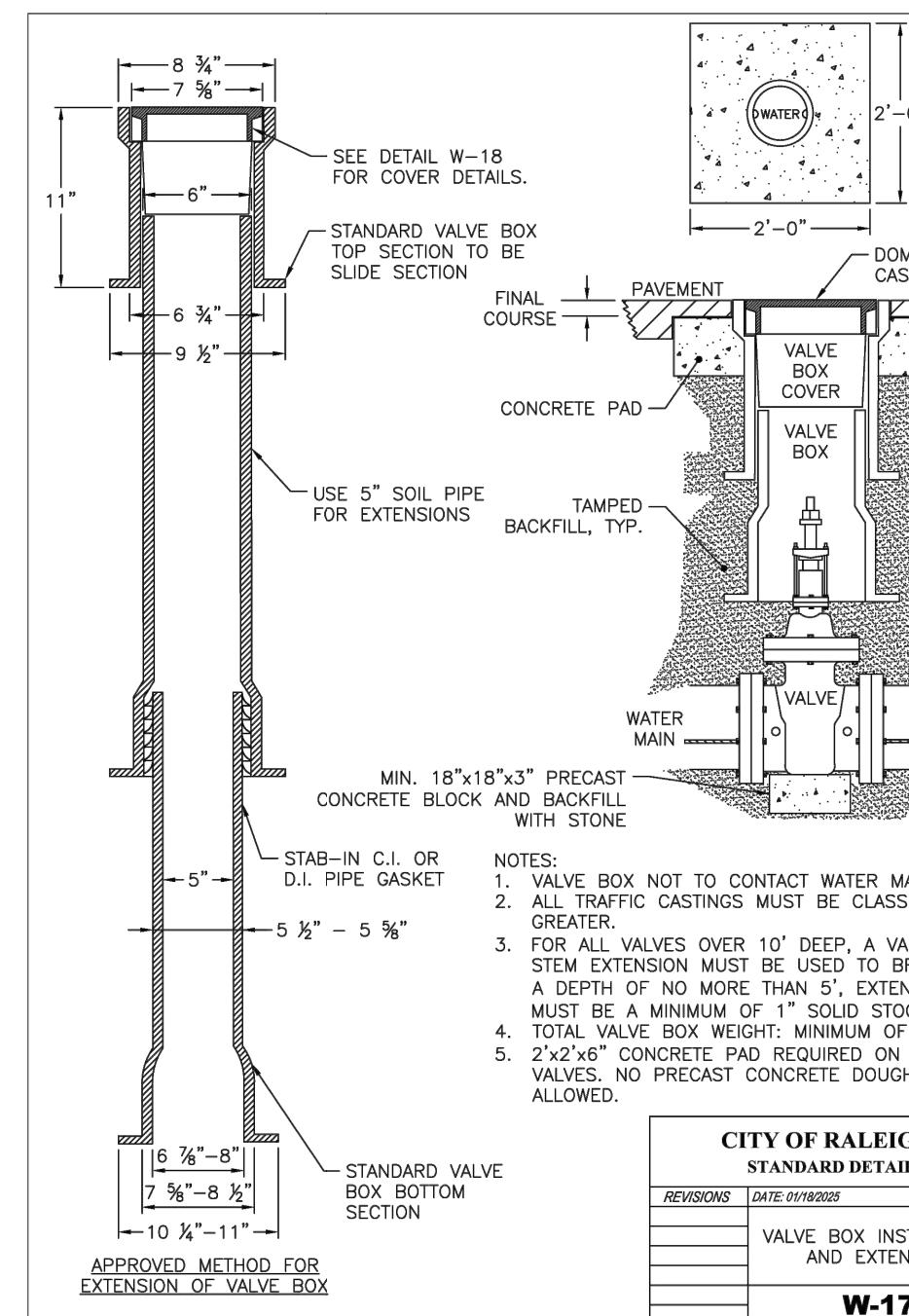
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS DATE: 01/19/2025 NOT TO SCALE
TRAFFIC RATED CLEAN OUT STRUCTURE
S-30B



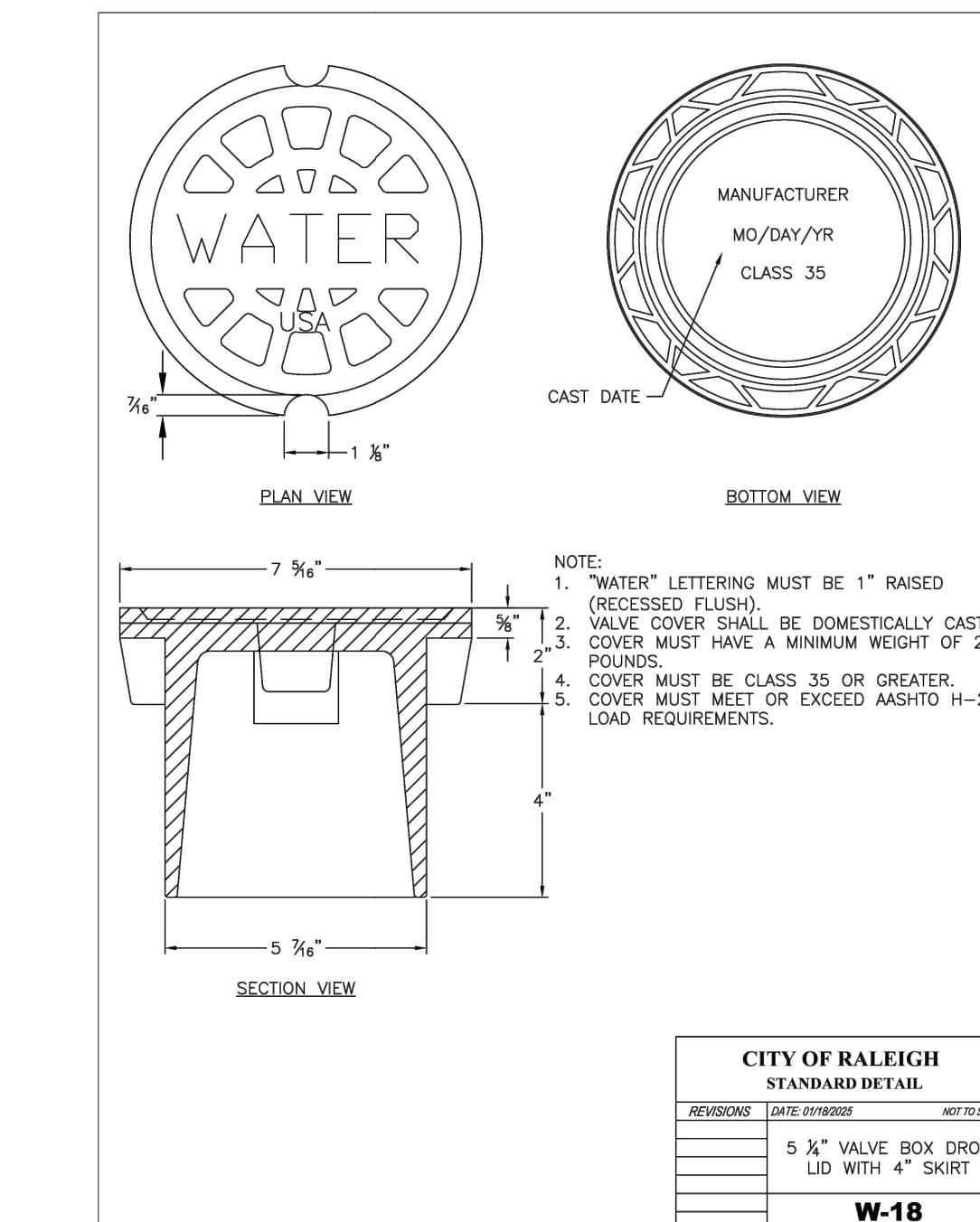
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STANDARD DETAIL
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4" CLEANOUT PLUG
S-34



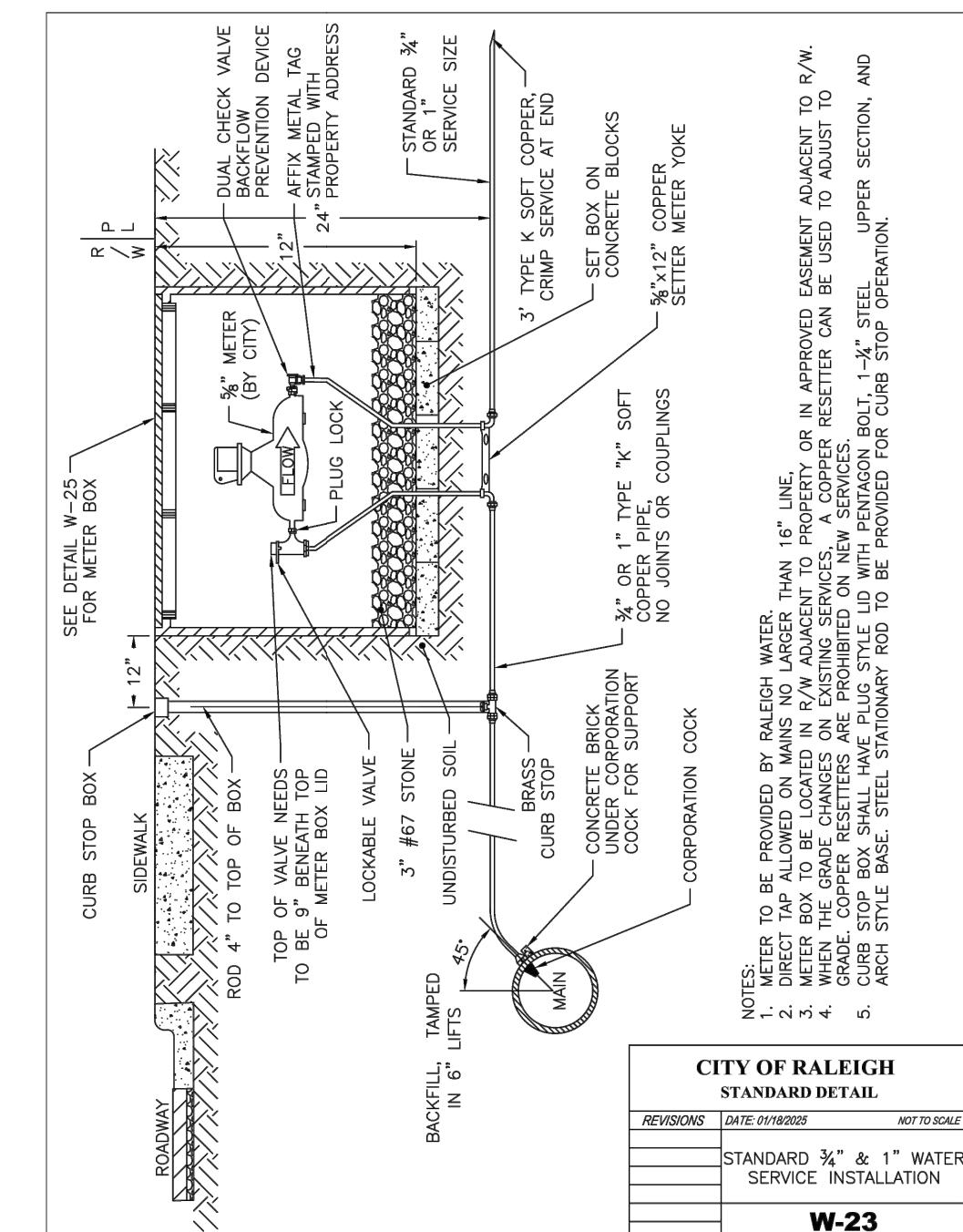
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STANDARD DETAIL
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CONCRETE CRADLE PROTECTION FOR SEWER LINE CROSSINGS
S-49



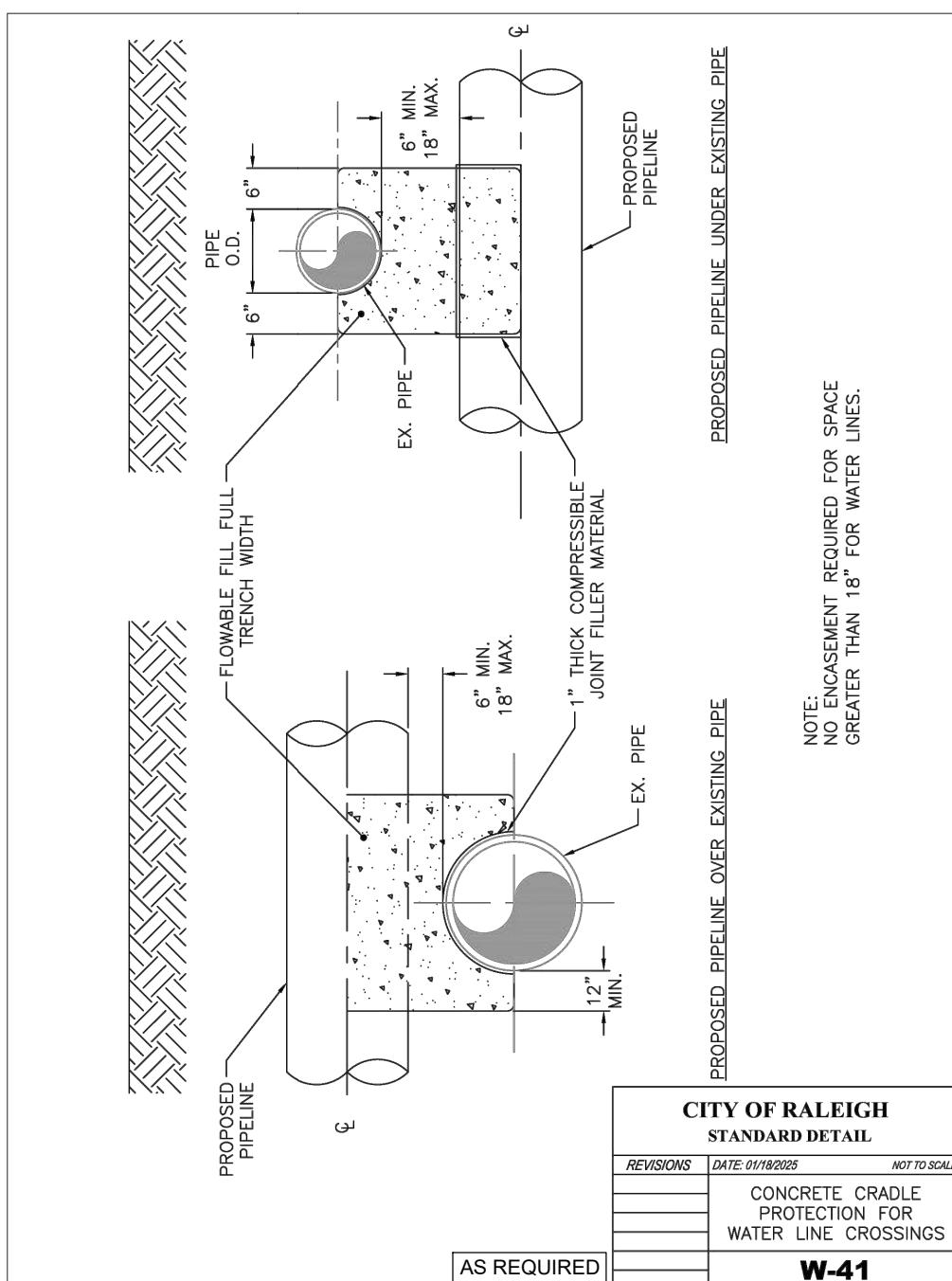
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS DATE: 01/19/2025 NOT TO SCALE
VALVE BOX EXTENSION AND EXTENSION
W-17



CITY OF RALEIGH
STANDARD DETAIL
REVISIONS DATE: 01/19/2025 NOT TO SCALE
5 1/4" VALVE BOX DROP LID WITH 4" SKIRT
W-18



CITY OF RALEIGH
STANDARD DETAIL
REVISIONS DATE: 01/19/2025 NOT TO SCALE
STANDARD 3/4" & 1" WATER SERVICE INSTALLATION
W-23



CITY OF RALEIGH
STANDARD DETAIL
REVISIONS DATE: 01/19/2025 NOT TO SCALE
CONCRETE CRADLE PROTECTION FOR WATER LINE CROSSINGS
W-41

UTILITY DETAILS

PROJECT: BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT; KNIGHTDALE, NC 27545

SEAL:



CONSULTANT:

RSNC Engineering, PLLC
555 Fayetteville St, Suite 300
Raleigh, NC 27601
Phone: 919.230.5597
www.respec.com

DESIGN

TT

DRAWN

TT

CHECKED

TT

DATE

08/11/2025

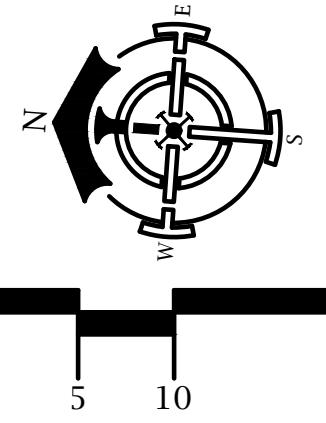
PROJECT NO.

L0029.25001

SHEET NUMBER

C-401





US HIGHWAY 64
KNIGHTDALE BLVD
(VARIABLE WIDTH PUBLIC WORKS)

TABLE WHMI UBLIC NW
SEE NC DOT PROJECT # 6 1088004D

BIG OAK CT
(60' PUBLIC R/W)

N/F KNIGHTDALE BUSINESS CONDOMINIUM
PIN 174444770
DB 8364, PG 2723
BM 1992, PG 1469

EX DI
RIM=309.25'
OUT=308.00'

EX 15" RCP

EX TELPED (TBRL)

EX FIBER VAULT (TBRL)

PROPS BIORETENTION (1,500 SF SURFACE)

APPROX LOC
10' DRAINAGE ESMT
BM 1989, PG 1419 &
BM 1992, PG 1469
SCALED FROM MAP

N/F KNIGHTDALE INVESTMENTS LTD
PIN 174444539
DB 13125, PG 2648
BM 2008, PG 2192

CB
RIM=320.67
IN=315.59

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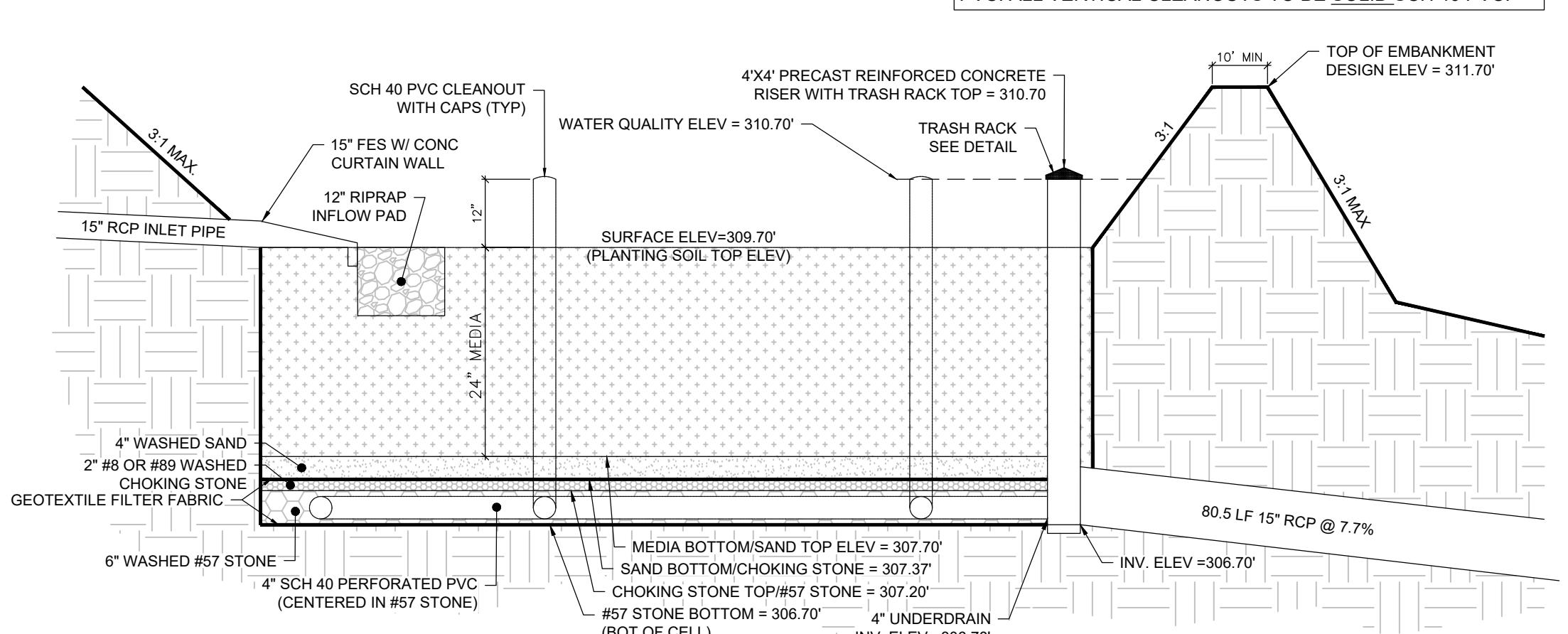
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ABBREVIATION

AC	ACRE	EIR	EX IRON ROD	LF	LINEAR FEET	STBK	SETBACK
APPROX	APPROXIMATE	ELEC	ELECTRIC	LP	LIGHT POLE	STD	STANDARD
B-B	BACK-TO-BACK	ELEV	ELEVATION	LOC	LOCATION	SWM	STORMWATER MANAGEMENT
BFP	BACKFLOW PREVENTOR	EOP	EDGE OF PAVEMENT	MAGS	MAG NAIL SET	TBD	TO BE DETERMINED
BM	BOOK OF MAPS	ESMT	EASEMENT	MH	MANHOLE	TBR	TO BE REMOVED
CB	CATCH BASIN	EX	EXISTING	N/F	NOW OR FORMERLY	TBRL	TO BE RELOCATED
CIP	CAST IRON PIPE	FDC	FIRE DEPARTMENT CONNECTION	NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	TF	ELECTRIC TRANSFORMER
CL	CENTERLINE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PRKG	PARKING	TP	TELEPHONE PEDESTAL
CO	CLEANOUT	FH	FIRE HYDRANT	PG	PAGE	TYP	TYPICAL
CONC	CONCRETE	FM	FORCE MAIN	PP	POWER POLE	UNK	UNKNOWN
COR	CITY OF RALEIGH	FP	FLOODPLAIN	PROP	PROPOSED	UPE	UTILITY PLACEMENT ESMT
CP	COMPUTED POINT	GIS	GEOGRAPHIC INFORMATION SYSTEM	PVC	POLYVINYL CHLORIDE	WV	WATER VALVE
DB	DEED BOOK	GM	GAS METER	RCP	REINFORCED CONC PIPE	WLE	WATER LINE ESMT
DI	DROP INLET	GP	GALVANIZED PIPE	ROW	RIGHT-OF-WAY	WM	WATER METER
DIP	DUCTILE IRON PIPE	GW	GUY ANCHOR	R/W		YI	YARD INLET
DTL	DETAIL	HB	HOT BOX	RSDM	RALEIGH STREET DESIGN MANUAL		
ECM	EX CONC MONUMENT	HDPE	HIGH DENSITY POLYETHYLENE	SF	SQUARE FEET		
EIP	EX IRON PIPE	IPS	IRON PIPE SET	SS	SANITARY SEWER		

UNDERDRAIN PERFORATION NOTE:
ALL HORIZONTAL UNDERDRAINS TO BE PERFORATED SCH 40 PVC. ALL VERTICAL CLEANOUTS TO BE SOLID SCH 40 PVC.

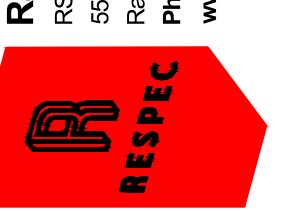


BIORETENTION FACILITY DETAIL

NOT TO SCALE

CONSULTANT :

SEAL:



STORMDRAIN & STORMWATER PLAN

PROJECT : **BIG OAK VET HOSPITAL**
/ETS PETS

BIG OAK VET HOSPITAL
/ETS PETS
1004 BIG OAK COURT; KNIGHTDALE, NC 27545

HEET TITLE:

DES
DRAW
CHEC
DATE

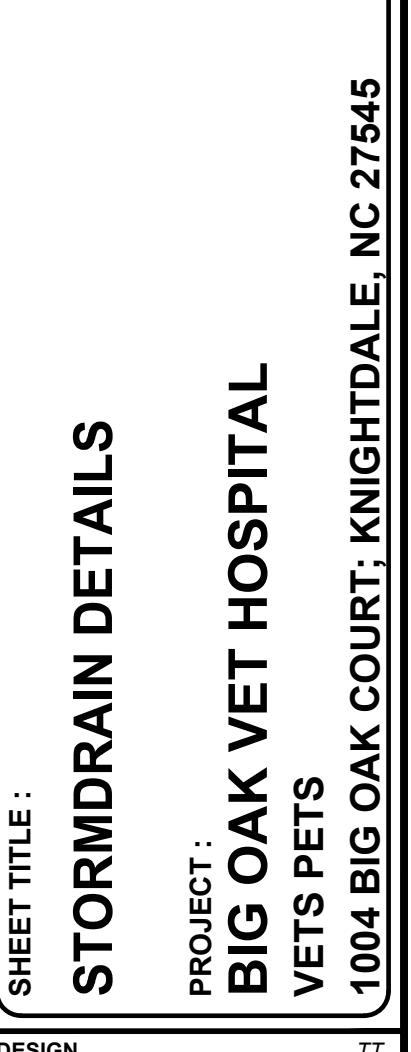
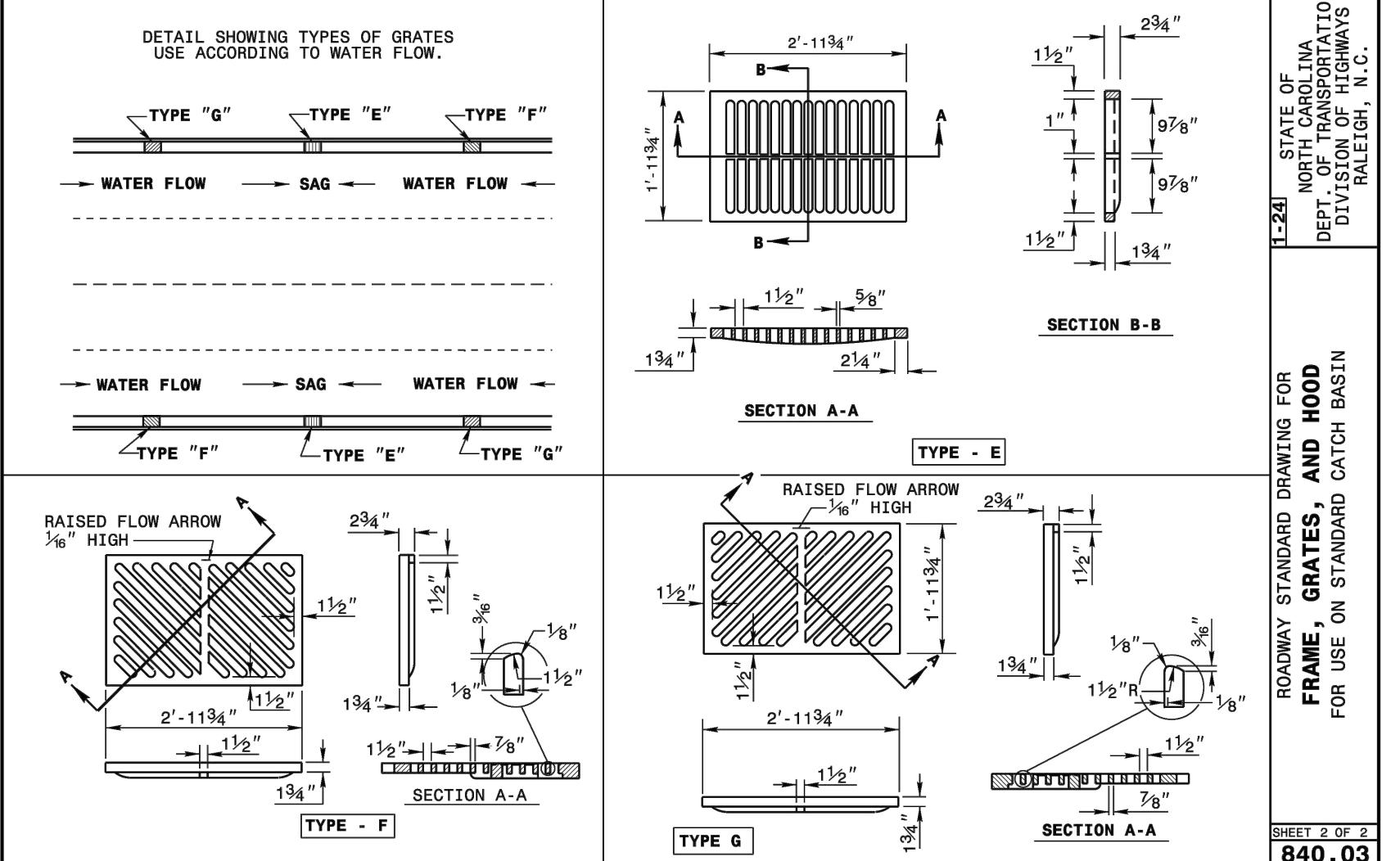
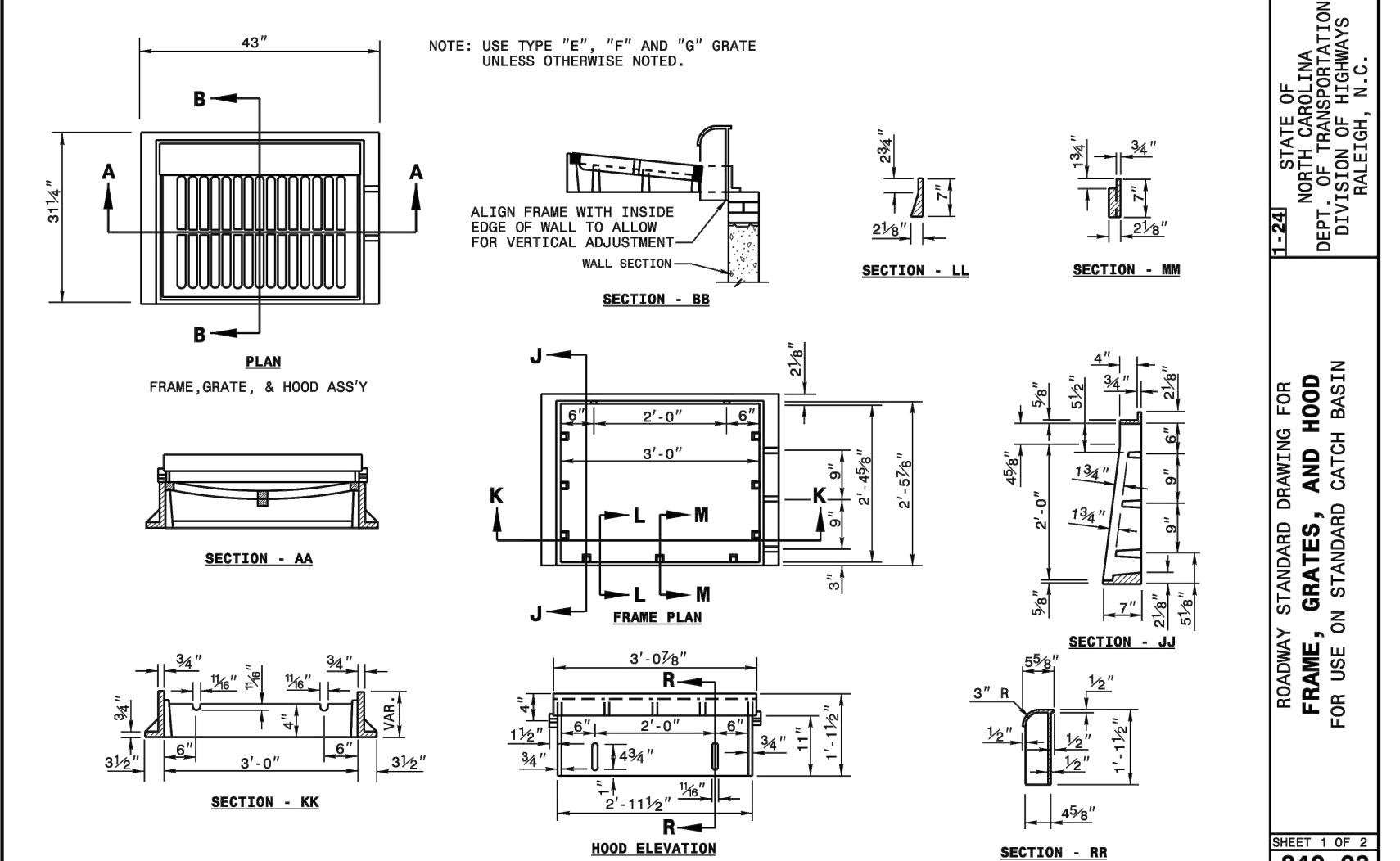
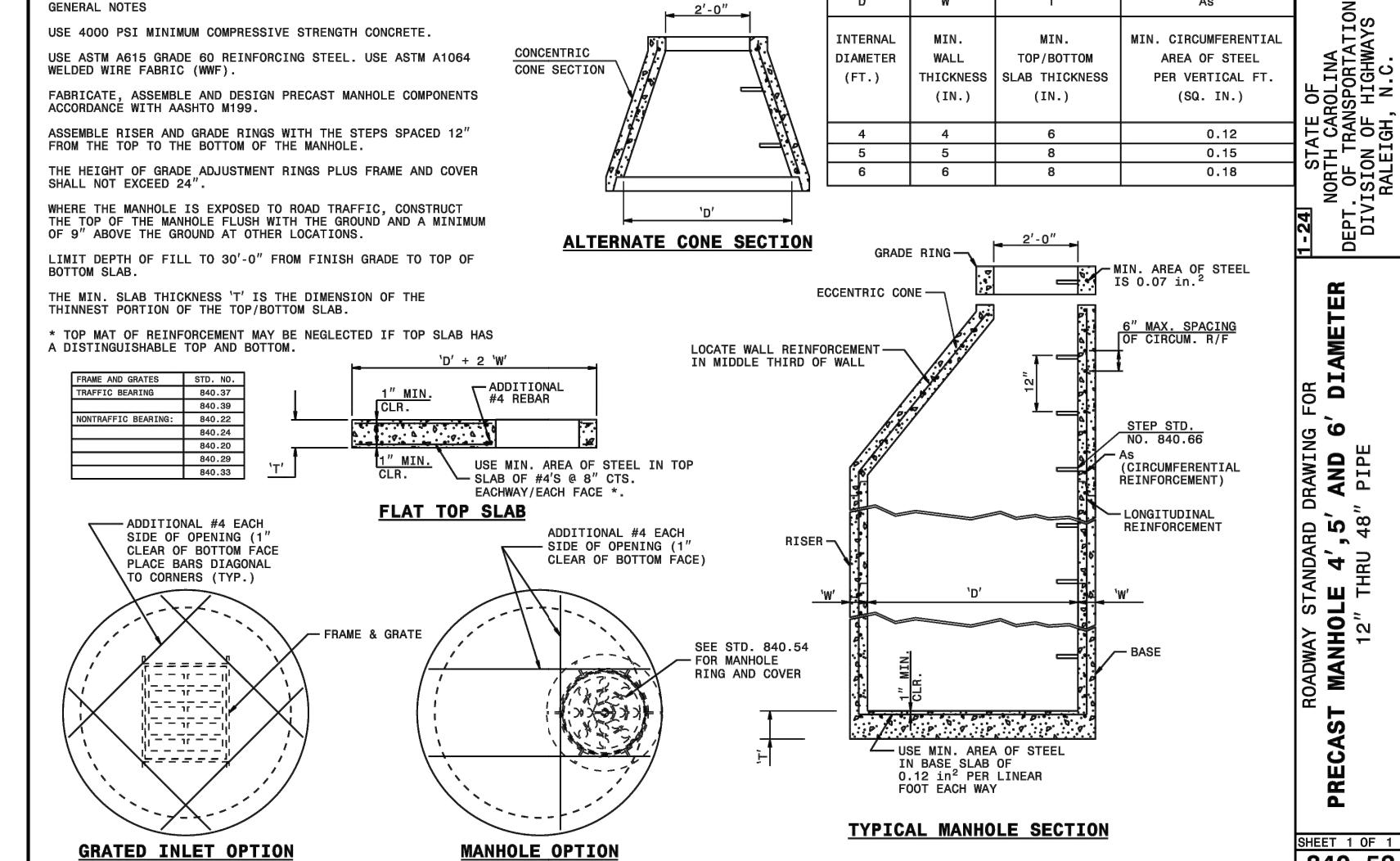
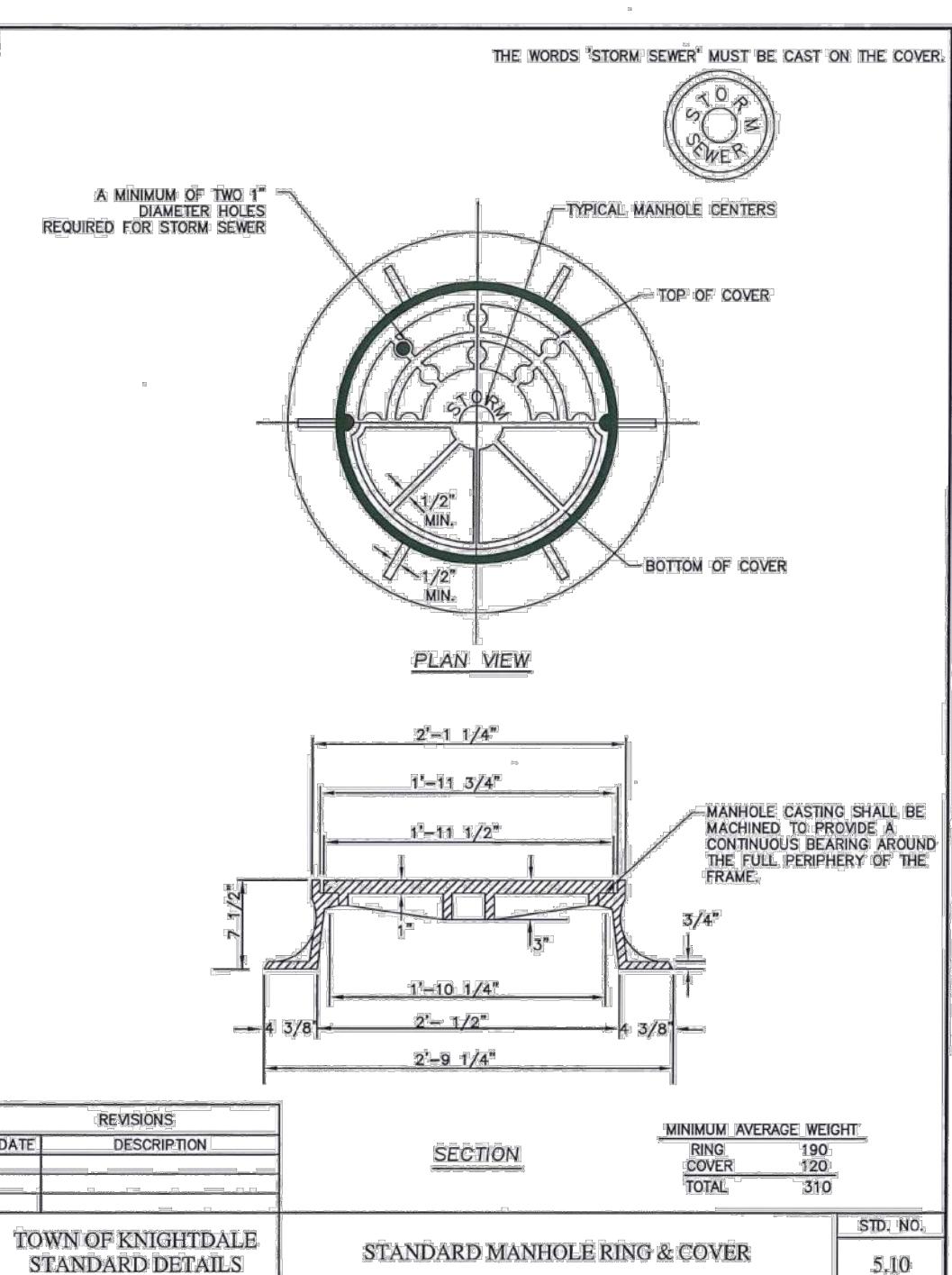
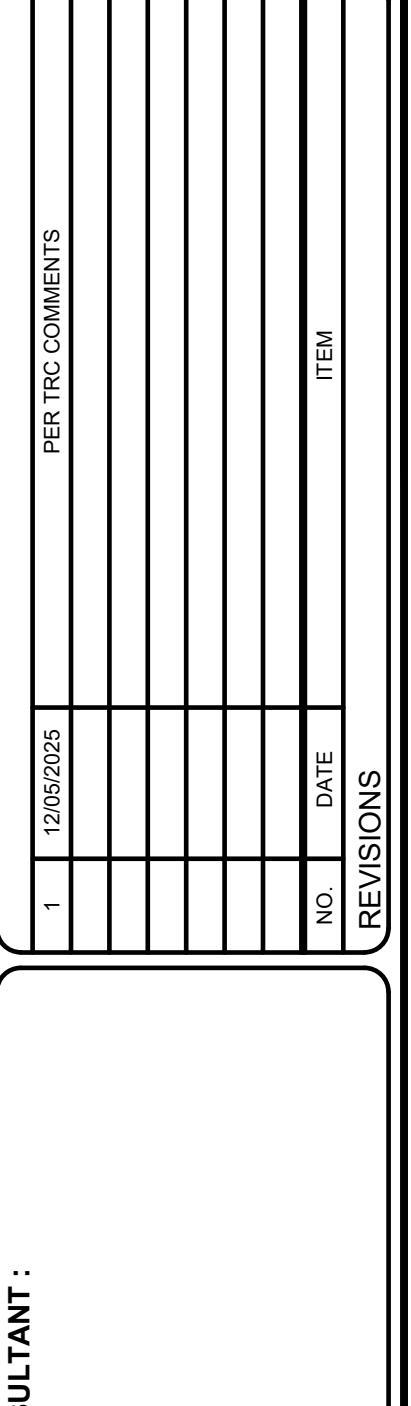
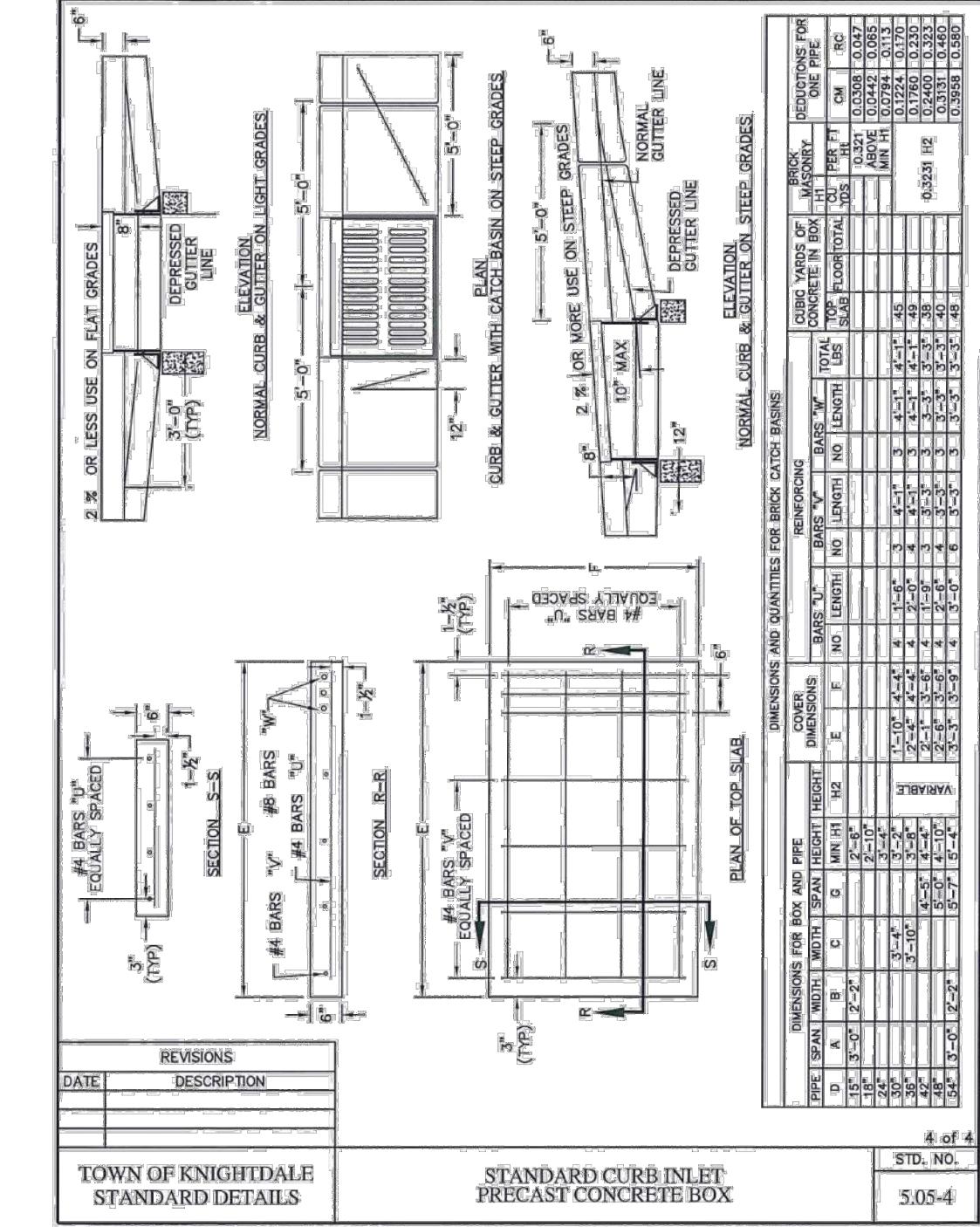
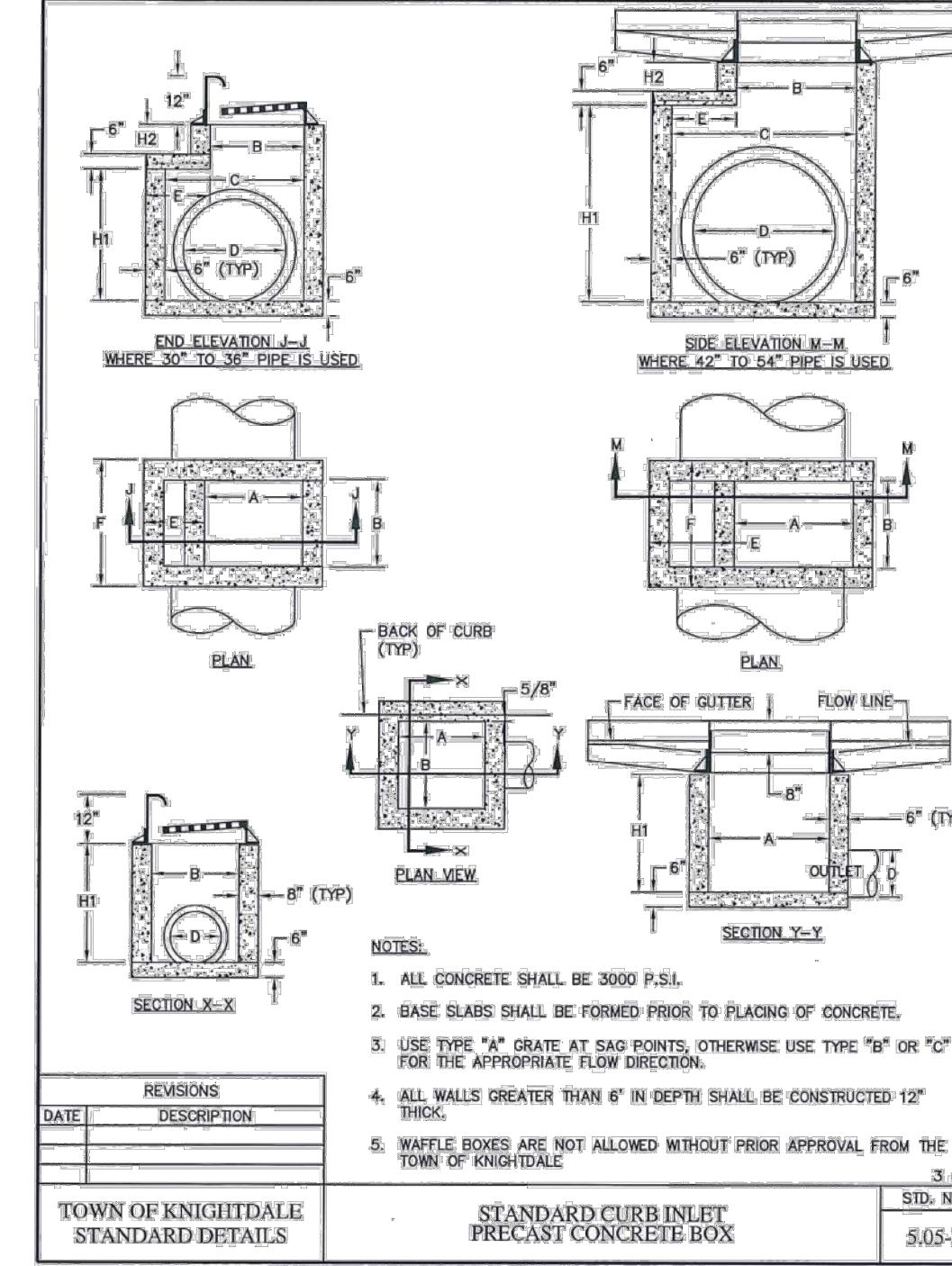
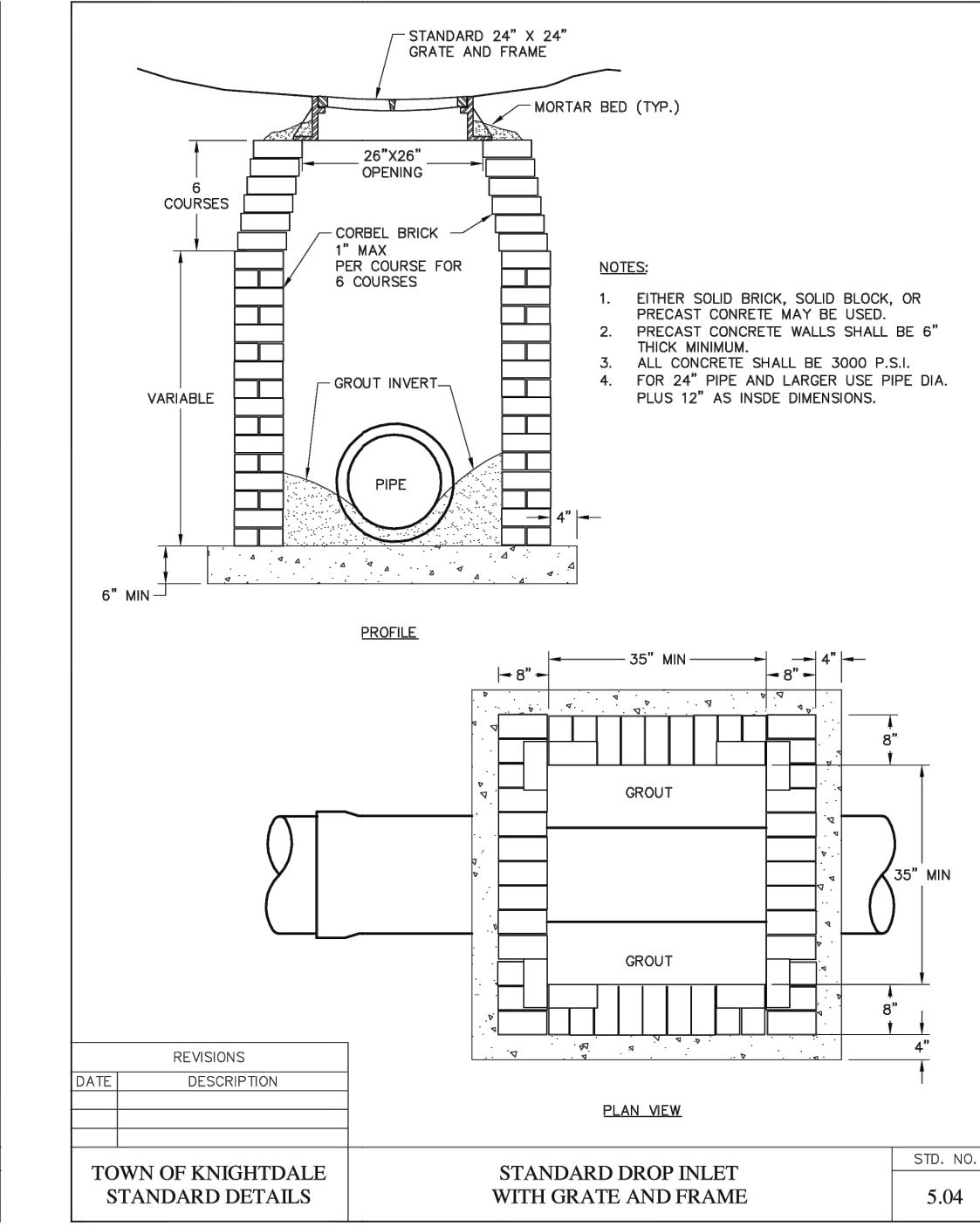
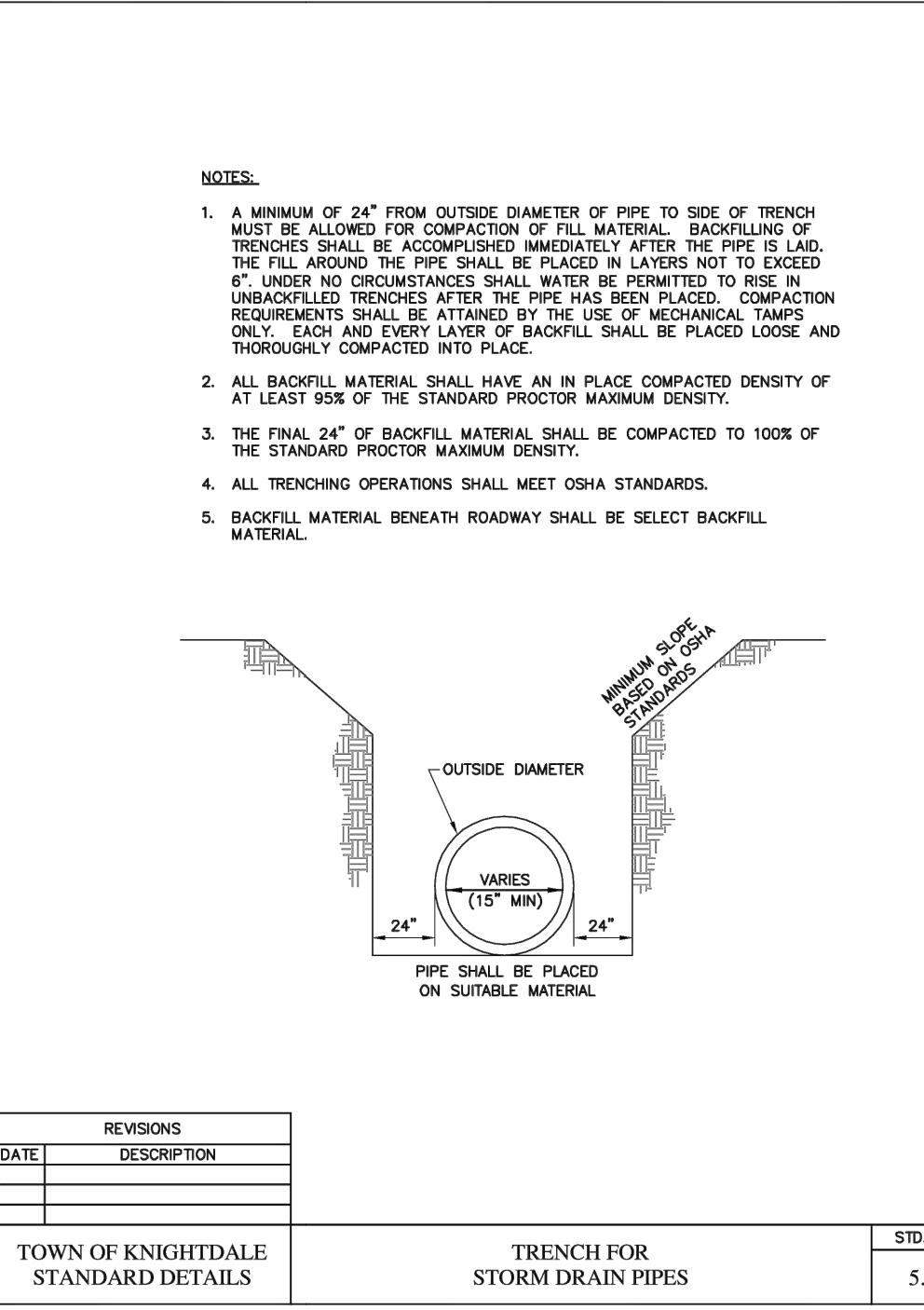
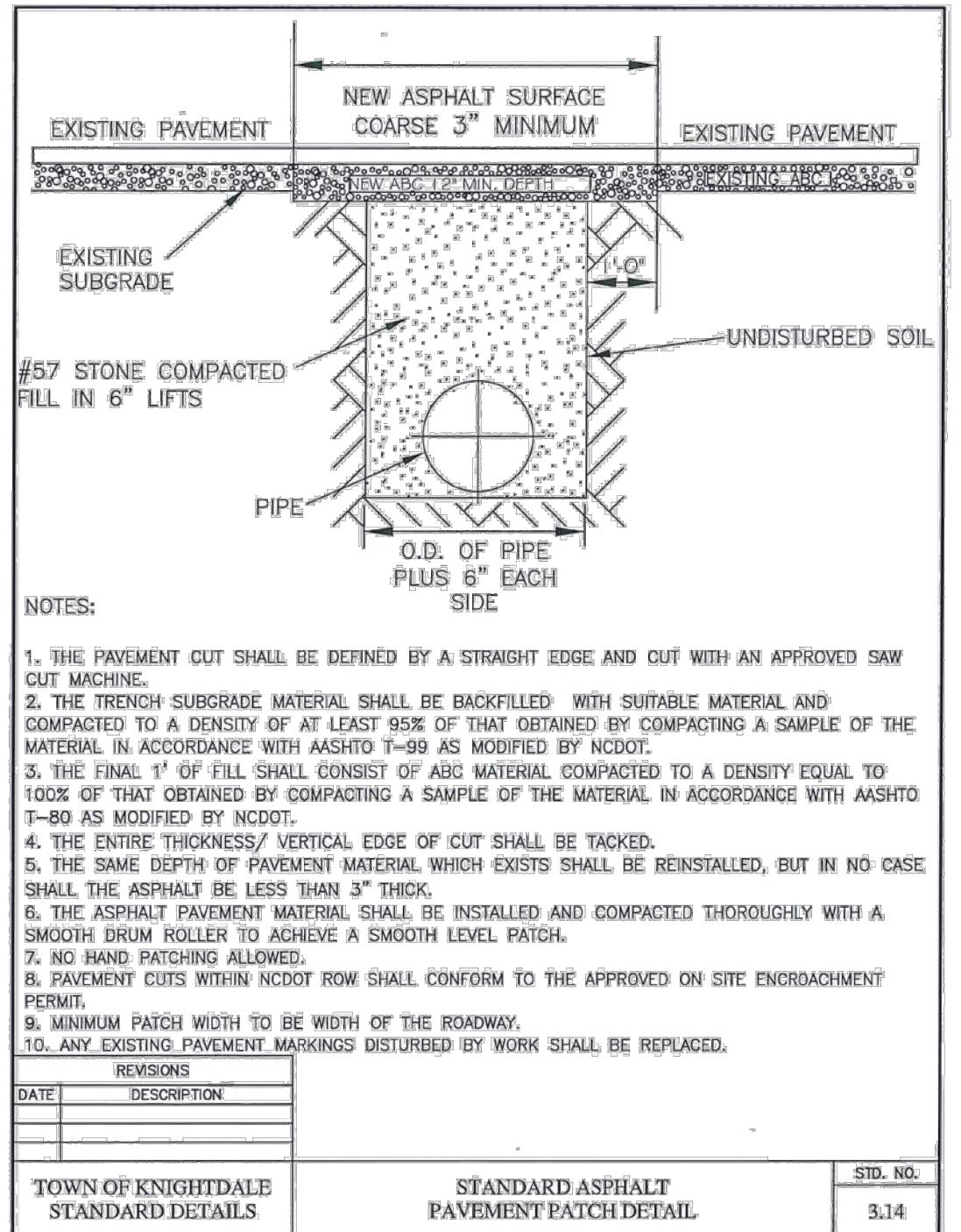
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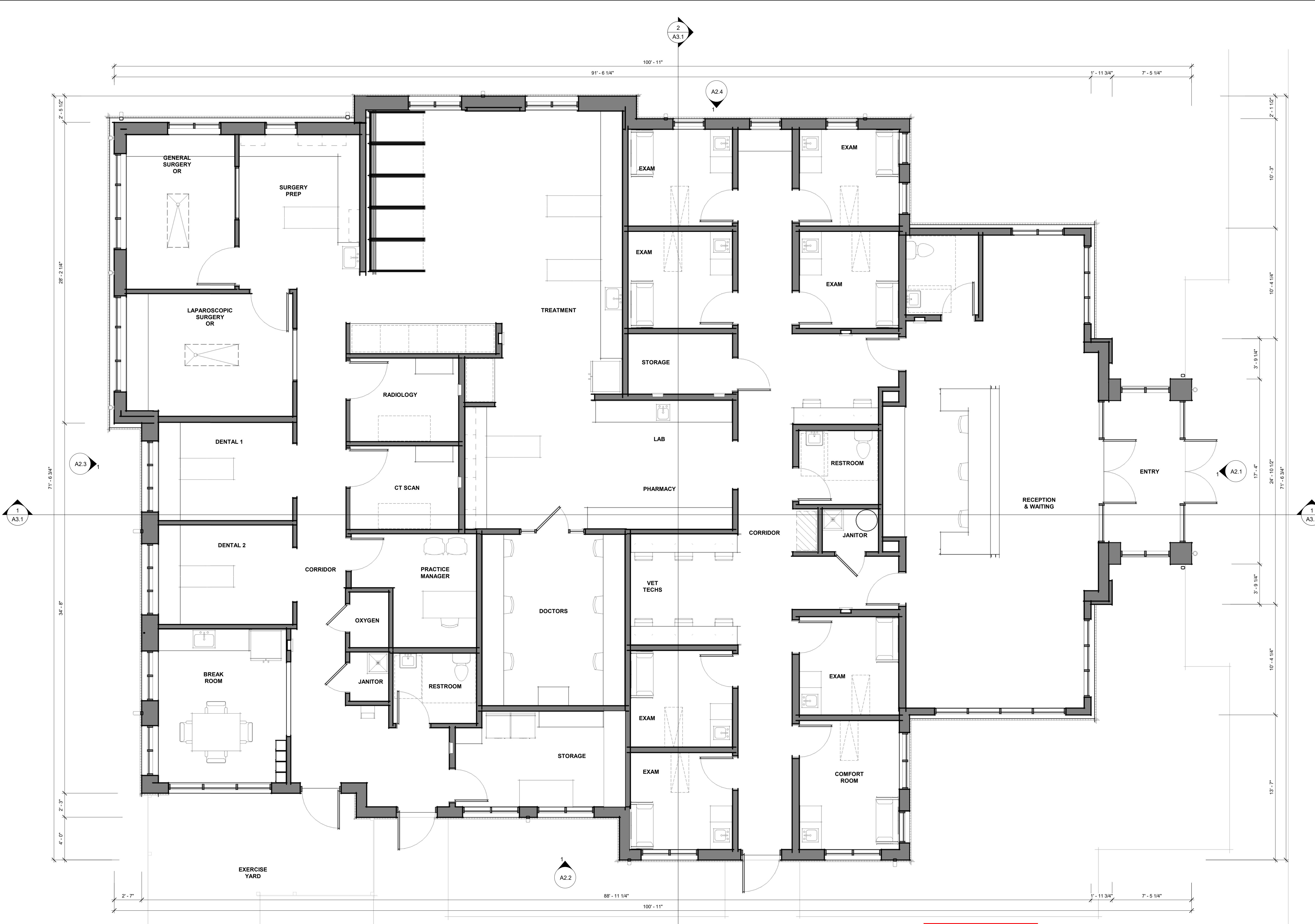
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ANSWER

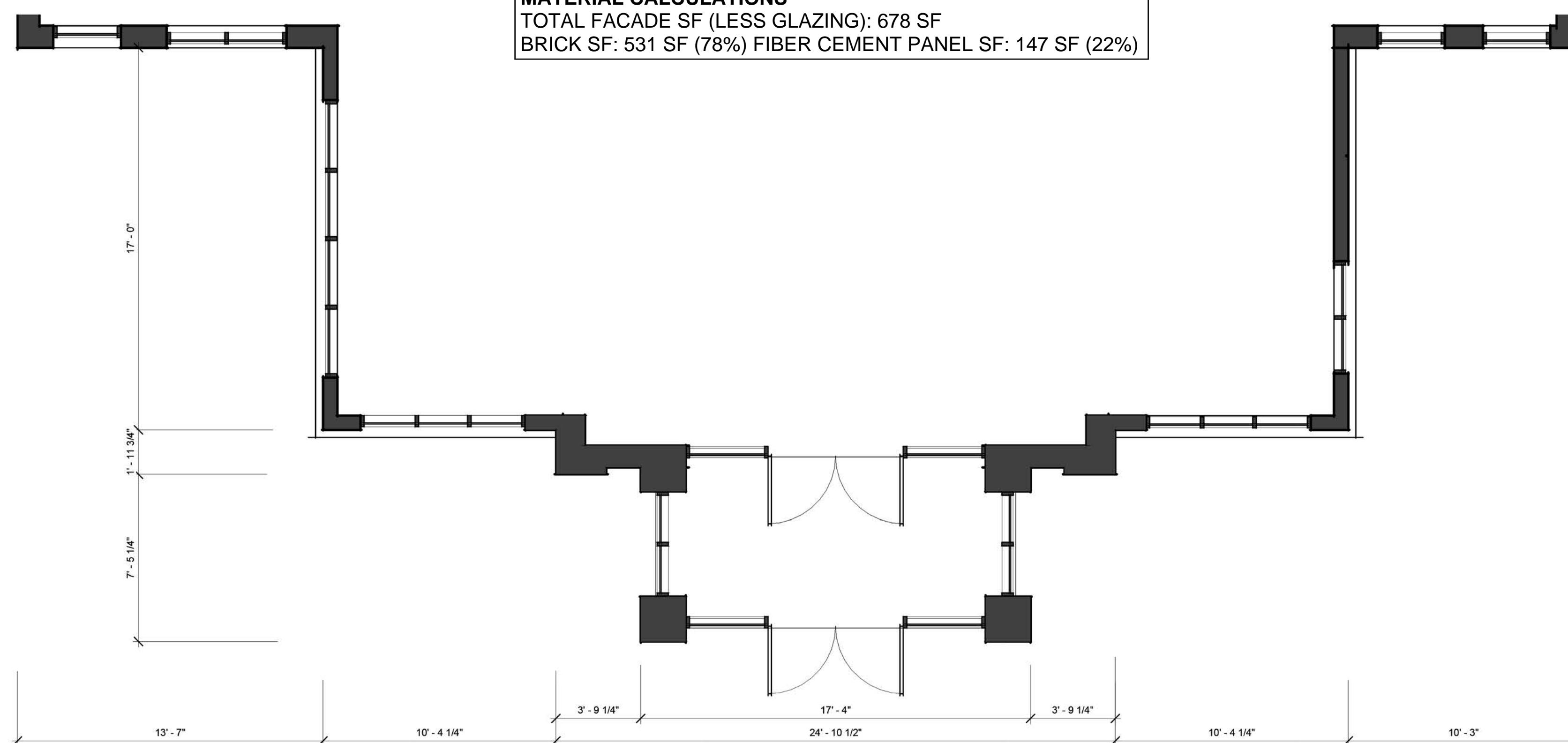






SOUTH ELEVATION GLAZING CALCULATIONS
TOTAL FACADE SF: 1,159 SF GLAZING SF: 481 SF (42%)

MATERIAL CALCULATIONS
TOTAL FACADE SF (LESS GLAZING): 678 SF
BRICK SF: 531 SF (78%) FIBER CEMENT PANEL SF: 147 SF (22%)



PROJECT: 024187
DATE: 10.14.2025
REVISIONS: DATE

*P# = PERMIT, R# = RFI, # = REVISION
DRAWN BY: TG
CHECKED BY: KS, PK

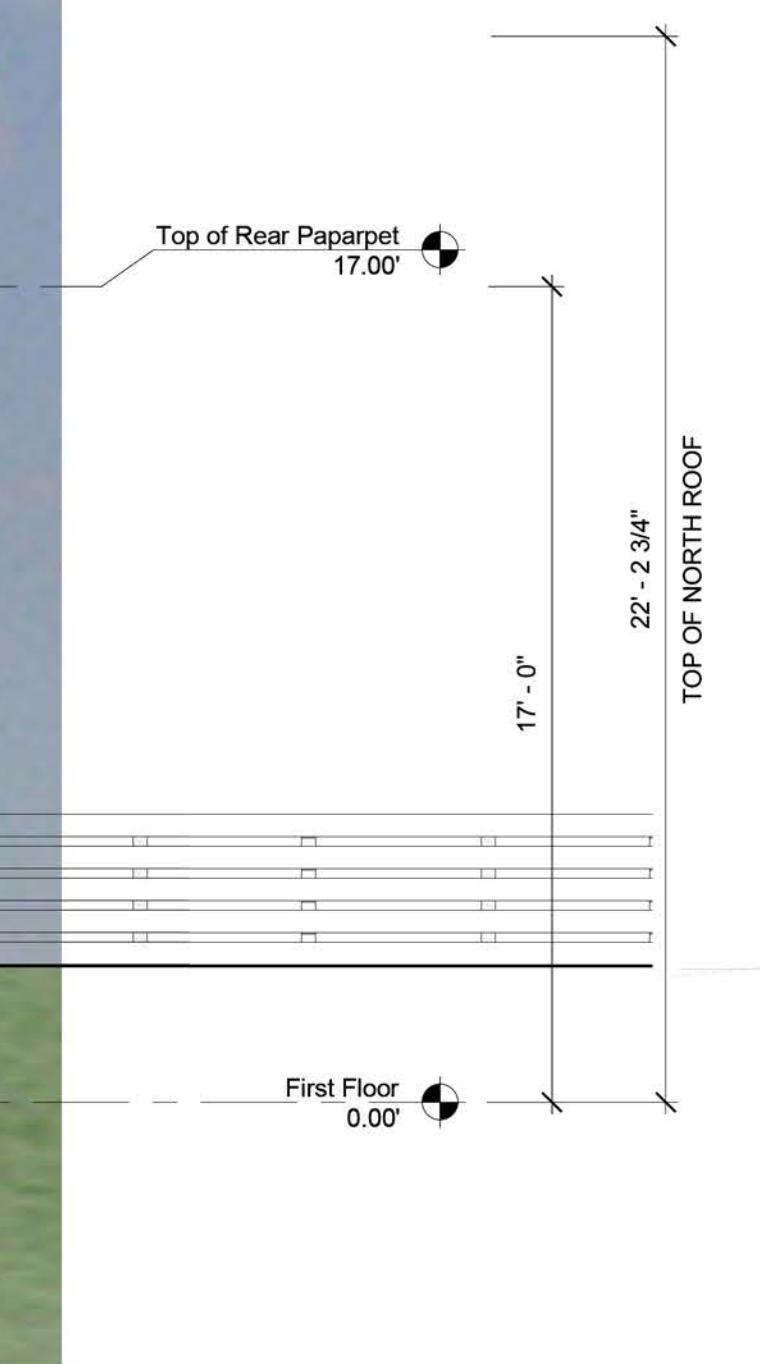
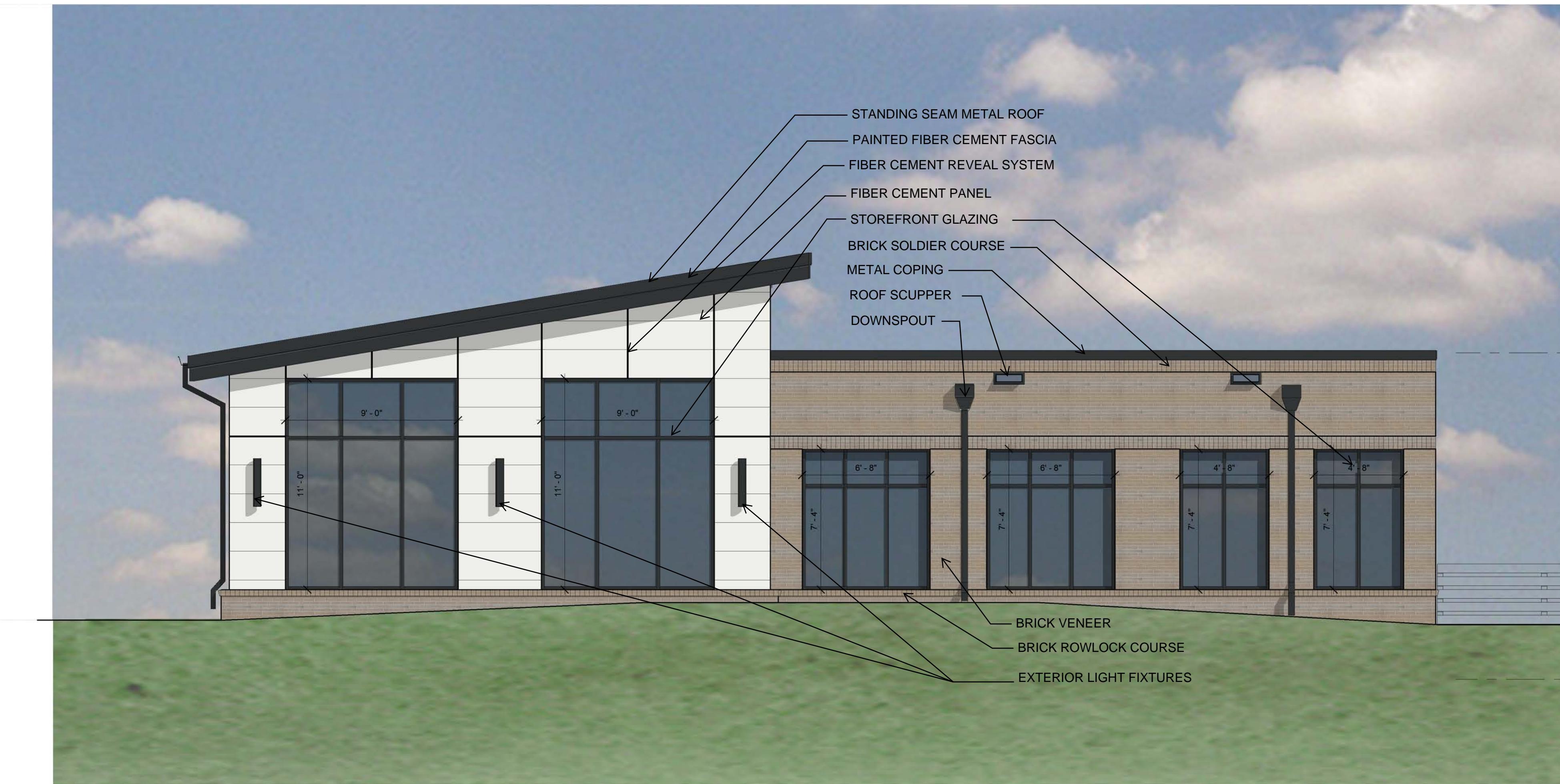
SOUTH ELEVATION



SOUTH ELEVATION

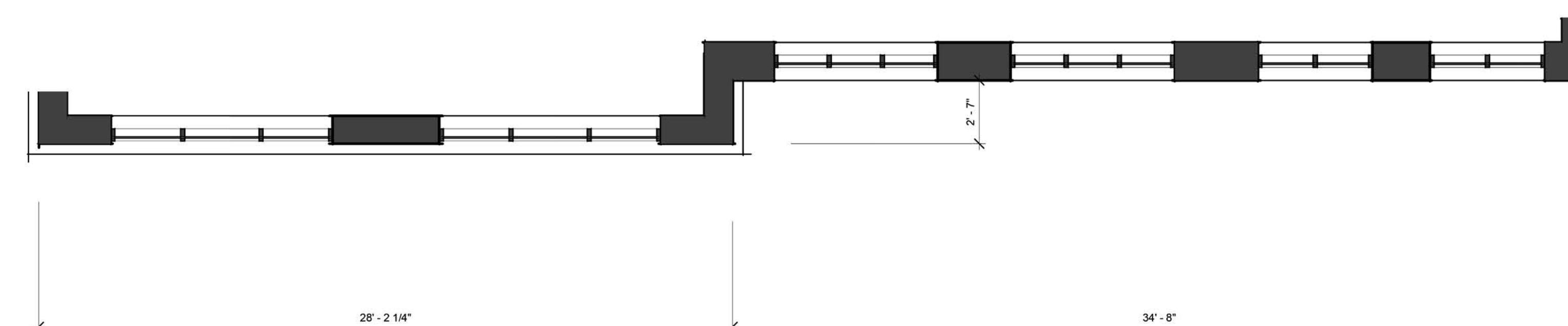
1

1/4" = 1'-0"



NORTH ELEVATION GLAZING CALCULATIONS
TOTAL FACADE SF: 891 SF GLAZING SF: 364 SF (41%)

MATERIAL CALCULATIONS
TOTAL FACADE SF (LESS GLAZING): 527 SF
BRICK SF : 325 SF (62%) FIBER CEMENT PANEL SF: 202 SF (38%)



NOT FOR
CONSTRUCTION

SITE PLAN
REVIEW

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NORTH ELEVATION

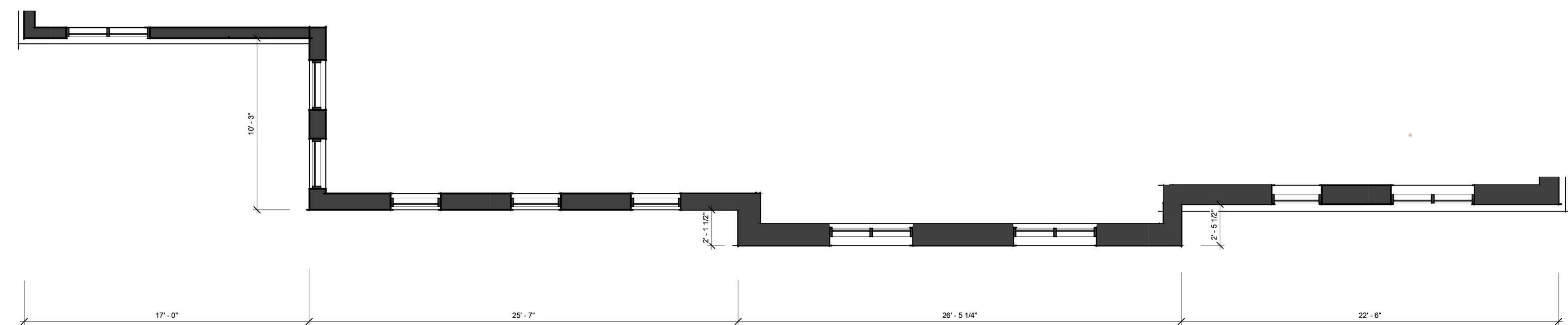




MATERIAL CALCULATIONS

TOTAL FAÇADE SF (LESS GLAZING): 1,050 SF

BRICK SF: 668 SF (64%) FIBER CEMENT PANEL SF: 382 SF (36%)



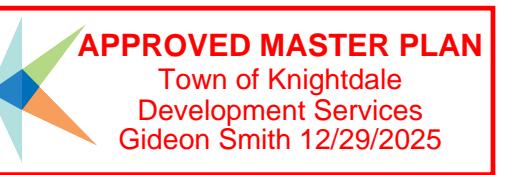
NOT FOR
CONSTRUCTION

SITE PLAN
REVIEW

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EAST ELEVATION



EAST ELEVATION

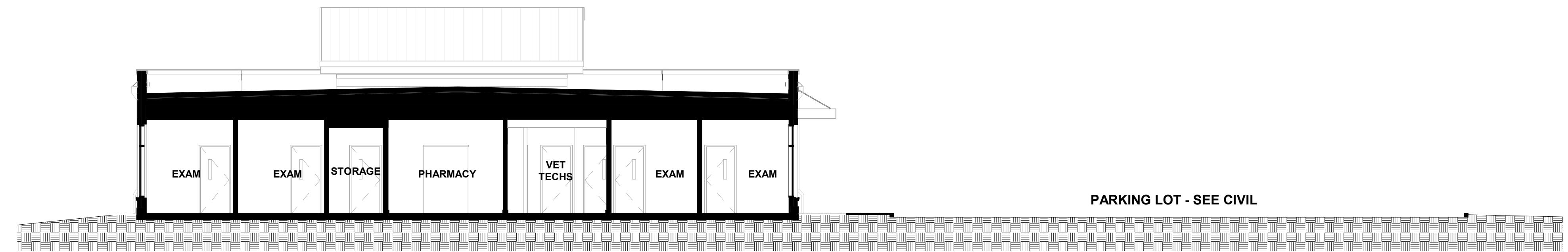
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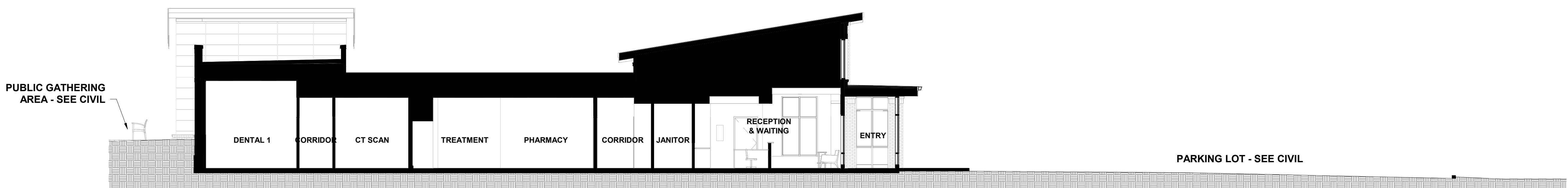
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CROSS SECTIONS



TRANSVERSE SECTION 2
1/8" = 1'-0"



LONGITUDINAL SECTION 1
1/8" = 1'-0"



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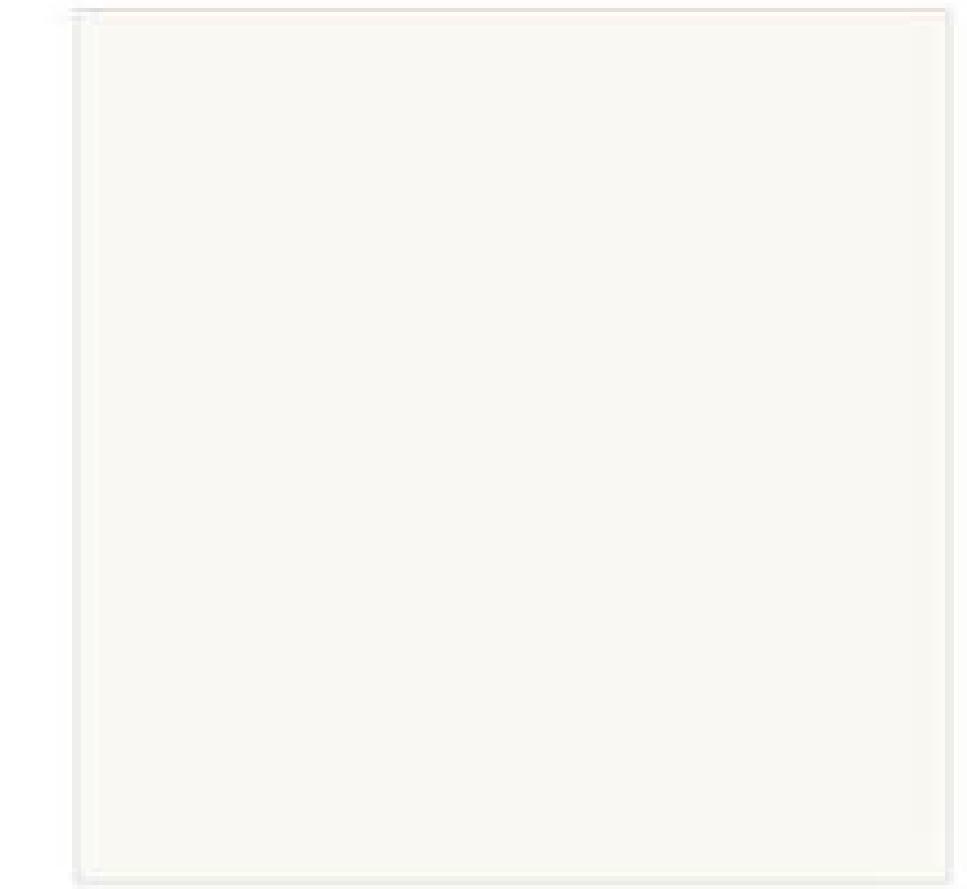
DRAWN BY: TG

CHECKED BY: KS, PK

MATERIAL BOARD



PALMETTO BRICK VENEER
2.0 GREYSTONE WIRECUT



NICHIHA ILLUMINATION CEMENTITIOUS
PANEL (OR SIMILAR)
WARM WHITE



STOREFRONT, GUTTERS, FASCIA,
DOWNSPOUTS
DARK BRONZE - PANTONE 7518V