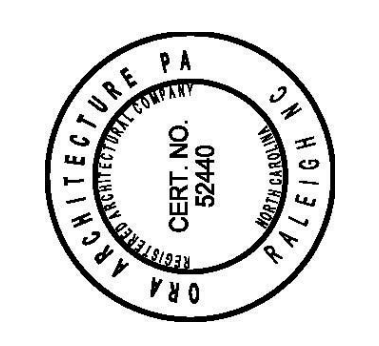


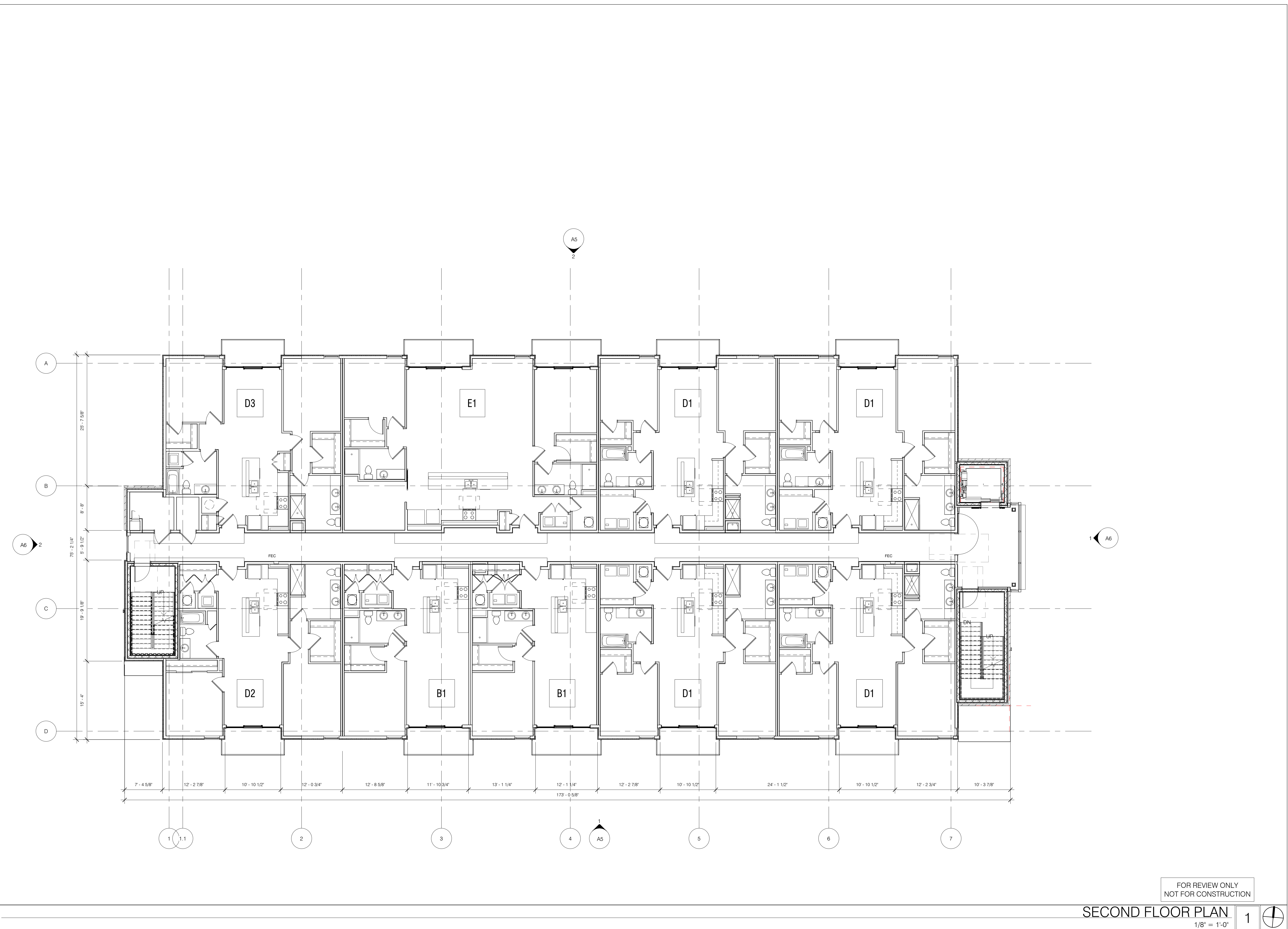
GROSS FLOOR 11,477 sf
 NET FLOOR AREA 11,141 sf

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 NOT FOR CONSTRUCTION

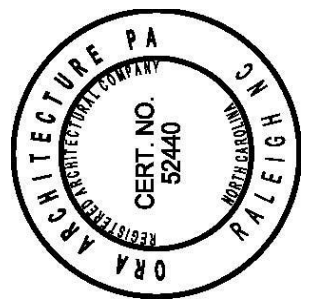
FIRST FLOOR PLAN 1

1/8" = 1'-0"





PROJECT NAME
 PROFESSIONAL SEAL



DATE: 1-11-2022
 REVISION:

SECOND FLOOR
 PLAN

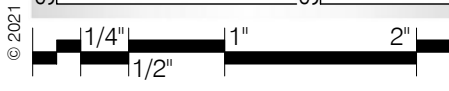
SHEET NUMBER
A2

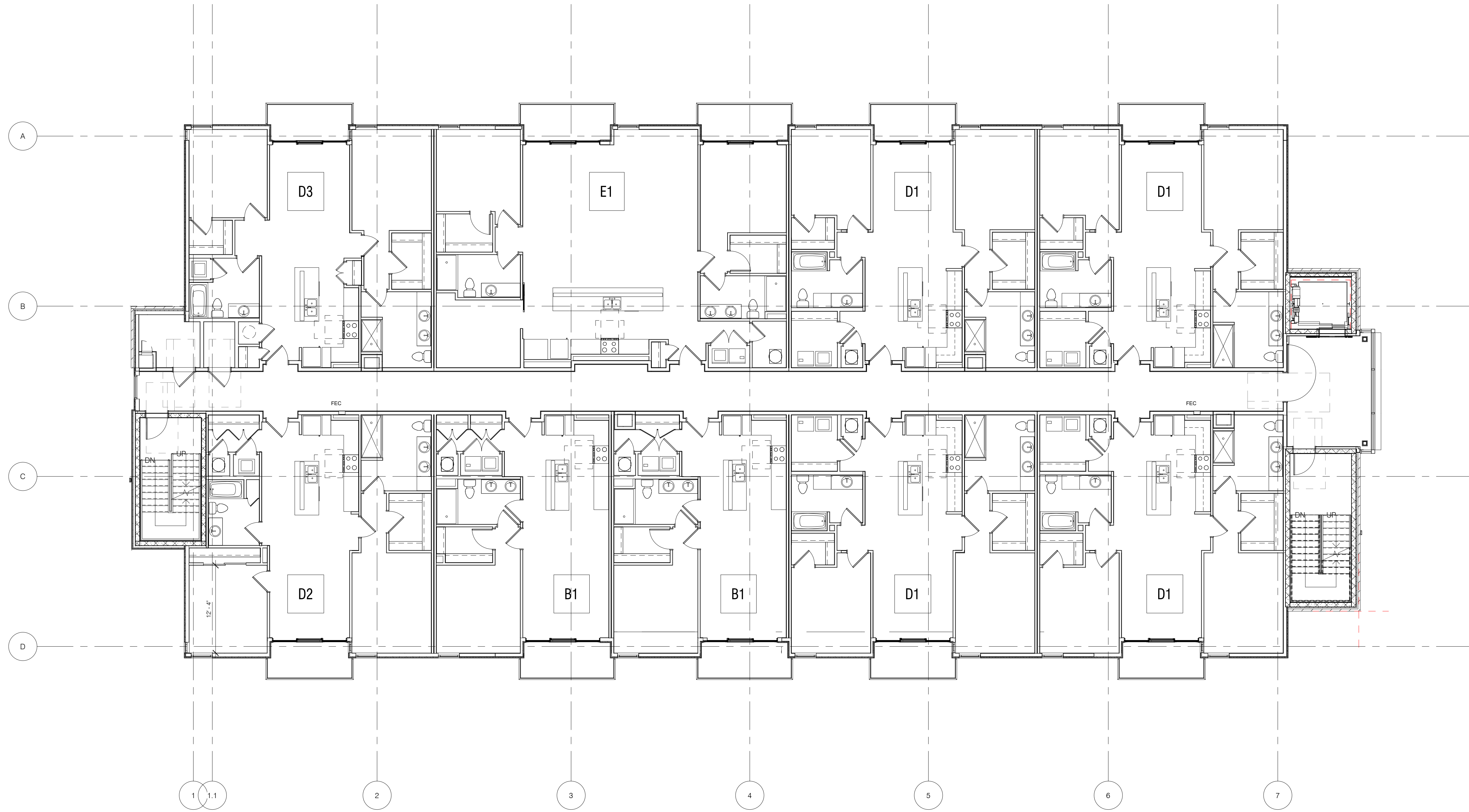
FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

1/8" = 1'-0"

1

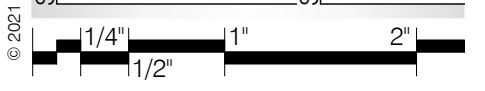




THIRD FLOOR PLAN

1/8" = 1'-0"

1



PROJECT: 21013

THIRD FLOOR PLAN

SHEET NUMBER

A3

DATE: 1-11-2022

REVISION

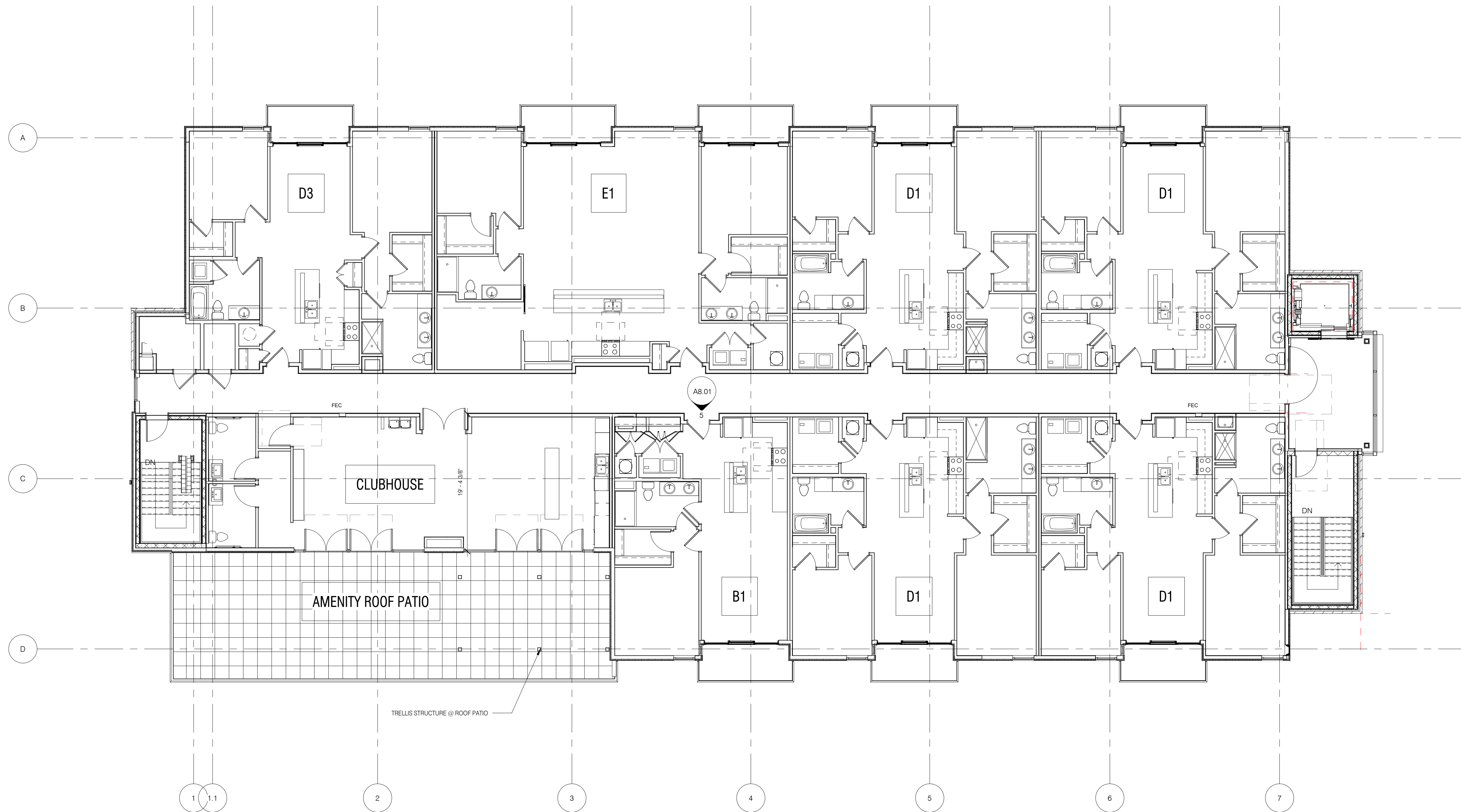
OR
ARCHITECTURE PA
CERT. NO. 52440
MAY 18 2010

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CRUTCHFIELD MIXED USE

492 CRUTCHFIELD STREET
DURHAM NC 27704

ORA ARCHITECTURE
510 W. MARTIN ST., SUITE 100
RALEIGH, NC 27603
P: 919.754.9924

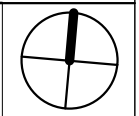


FOR REVIEW ONLY
NOT FOR CONSTRUCTION

FOURTH FLOOR PLAN SD

1/8" = 1'-0"

1



PROJECT: 21013

FOURTH FLOOR PLAN

SHEET NUMBER
A4

DATE: 1-11-2022
REVISION:

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ORA ARCHITECTURE, P.A.
CERT. NO. 52440
N.C. STATE BOARD OF ARCHITECTURE

PROFESSIONAL SEAL

CRUTCHFIELD MIXED USE
492 CRUTCHFIELD STREET
DURHAM NC 27704

ORA ARCHITECTURE
510 W. MARTIN ST., SUITE 100
RALEIGH, NC 27603
P: 919.754.9924

CRUTCHFIELD

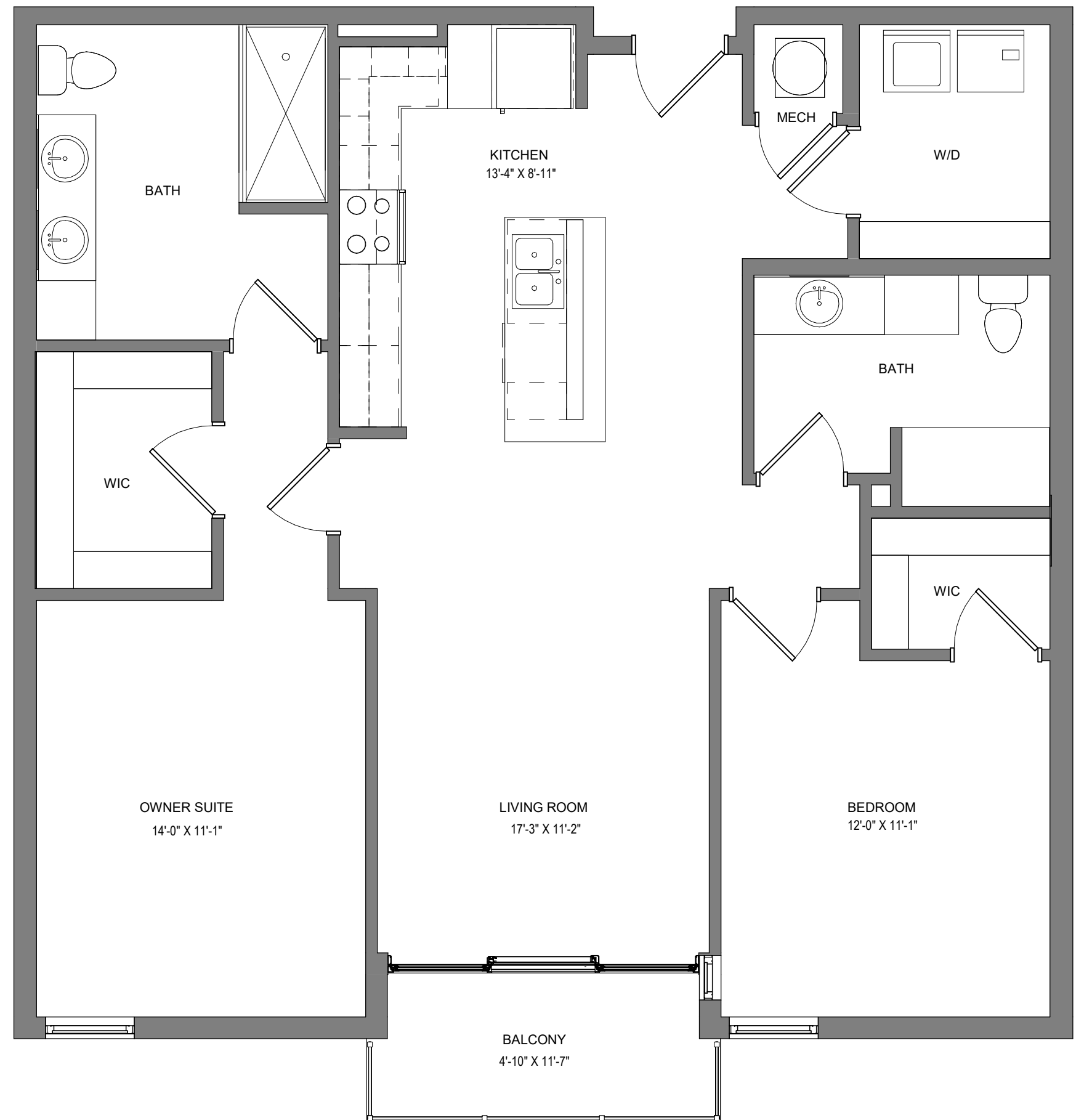
DURHAM, NC

RESIDENCE - D1

TOTAL UNITS - 12

2 BEDROOM, 2 BATH

1114 INTERIOR SF, 56 BALCONY SF



CRUTCHFIELD

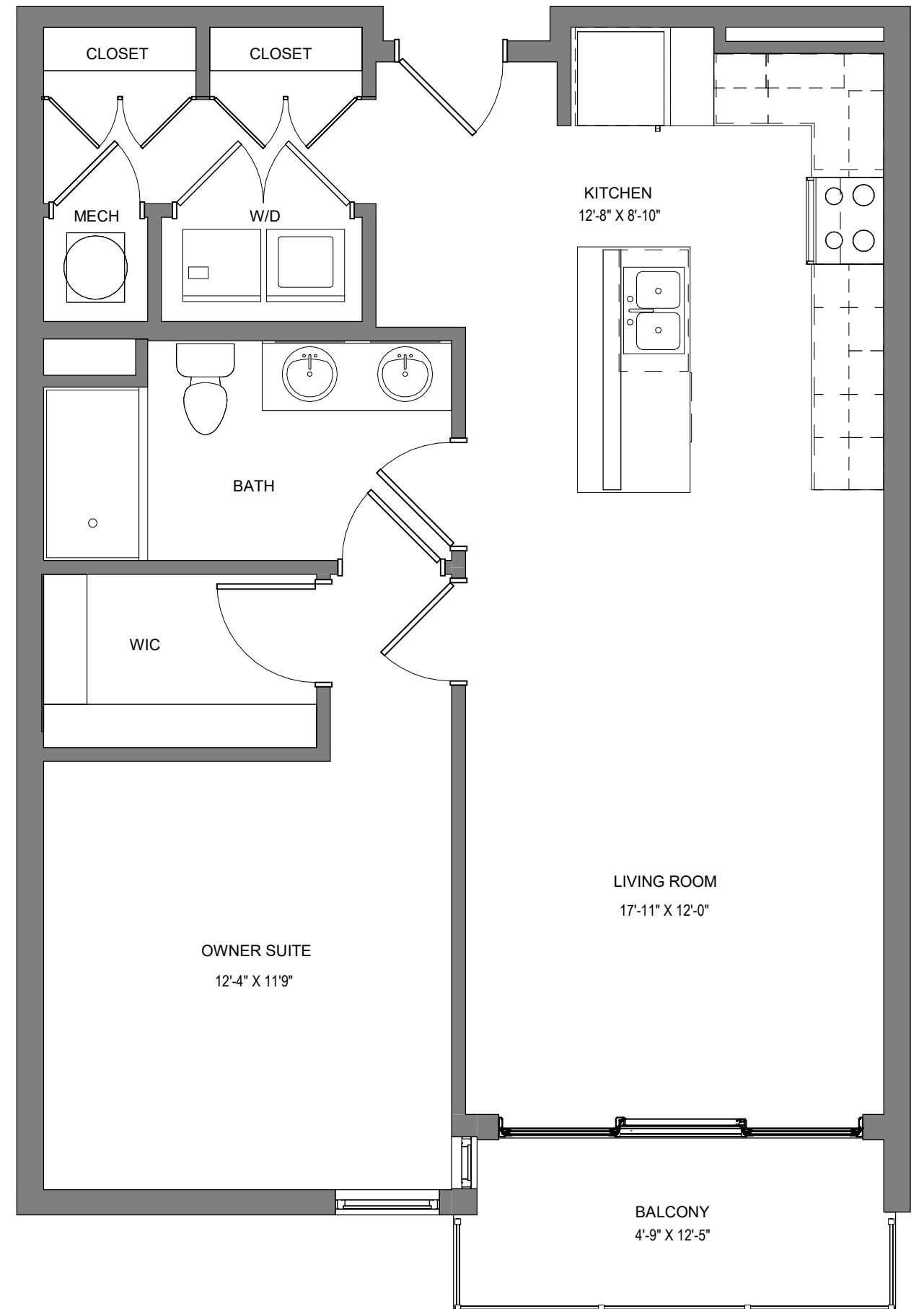
DURHAM, NC

RESIDENCE - B1

TOTAL UNITS - 5

1 BEDROOM, 1 BATH

774 INTERIOR SF, 59 BALCONY SF



CRUTCHFIELD

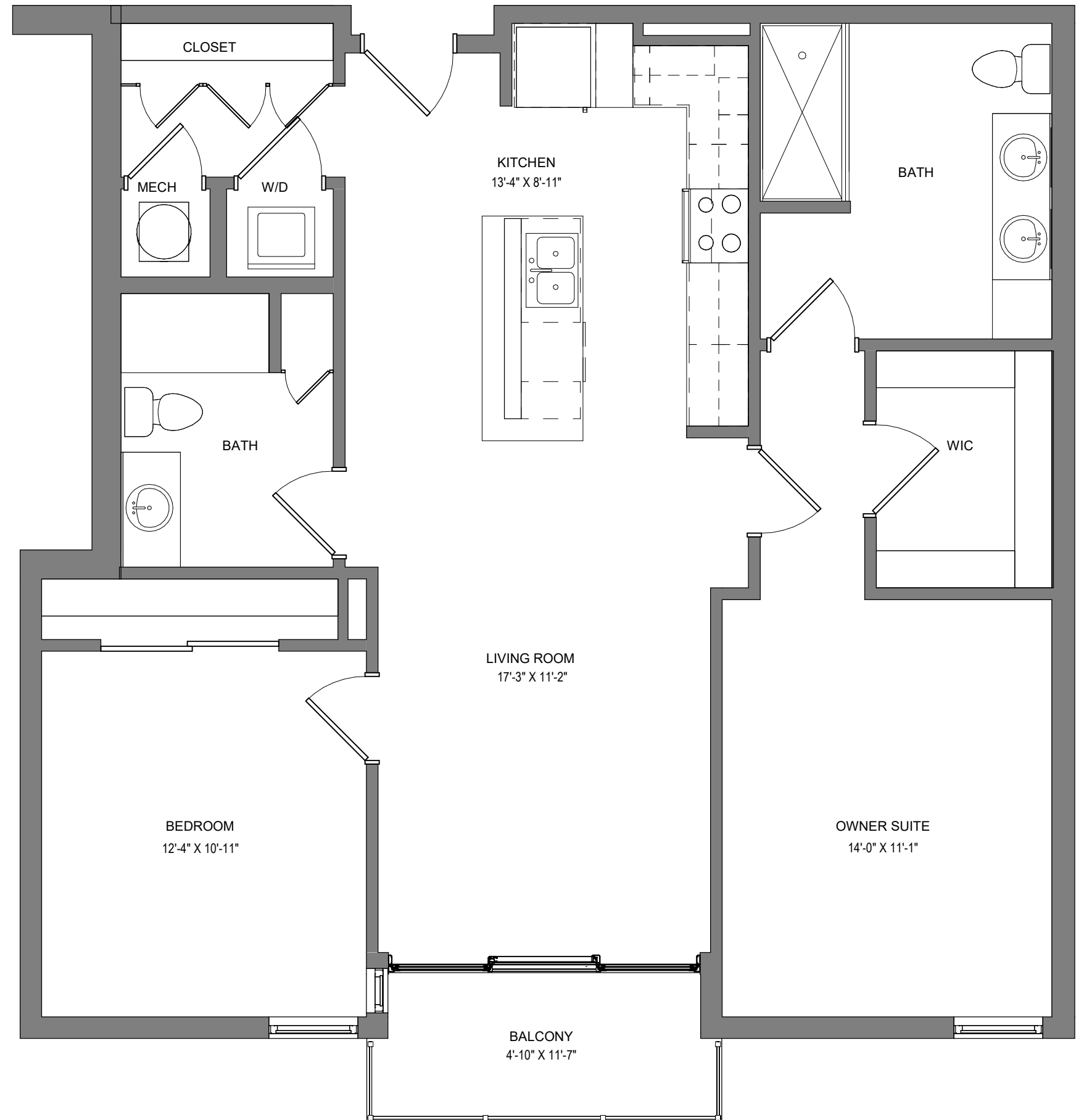
DURHAM, NC

RESIDENCE - D2

TOTAL UNITS - 2

2 BEDROOM, 2 BATH

1058 INTERIOR SF, 56 BALCONY SF



CRUTCHFIELD

DURHAM, NC

RESIDENCE - D3

TOTAL UNITS - 3

2 BEDROOM, 2 BATH

1050 INTERIOR SF, 59 BALCONY SF



CRUTCHFIELD

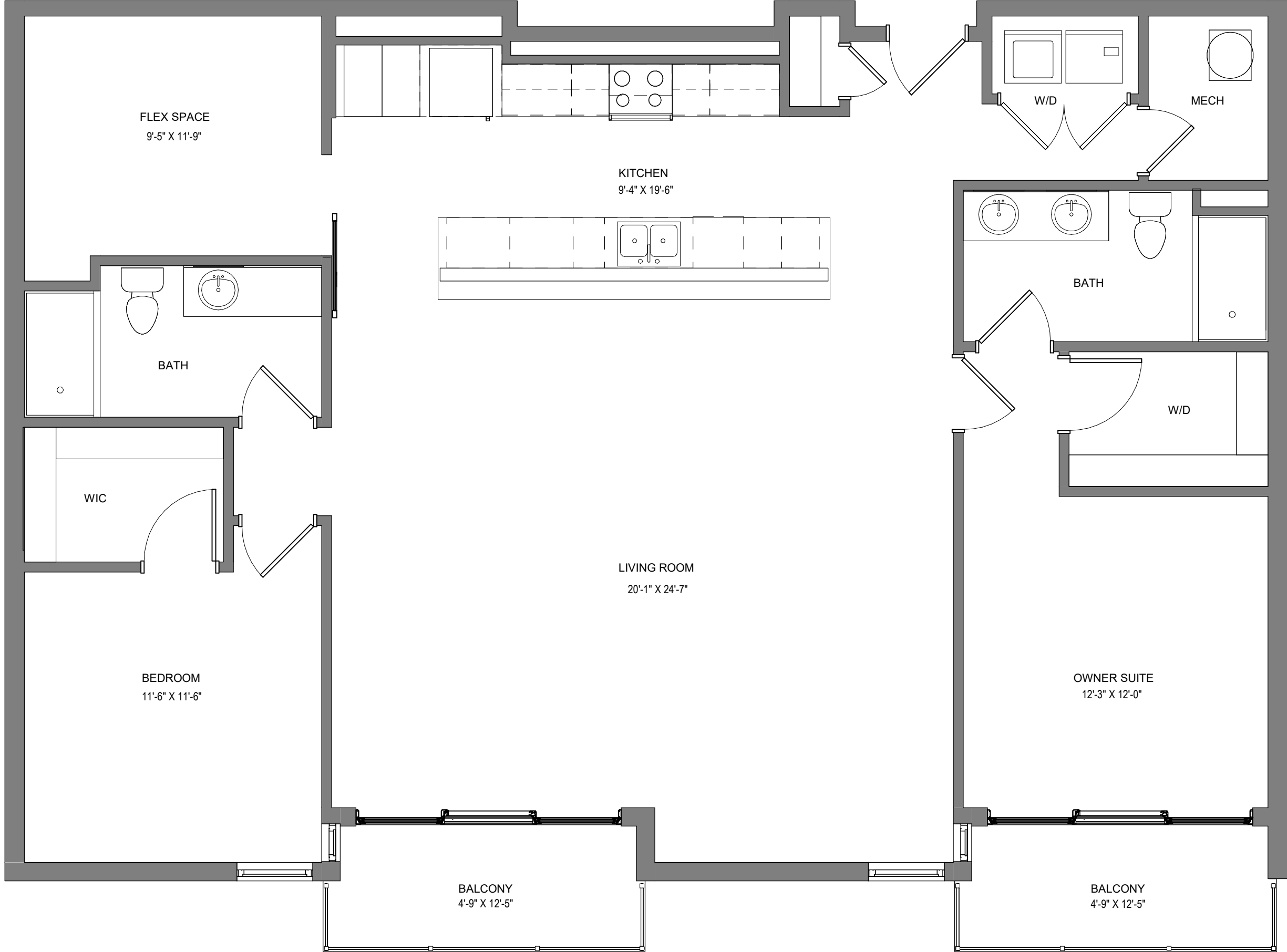
DURHAM, NC

RESIDENCE - E1

TOTAL UNITS - 3

2 BEDROOM WITH FLEX SPACE, 2 BATH

1556 INTERIOR SF, 118 BALCONY SF



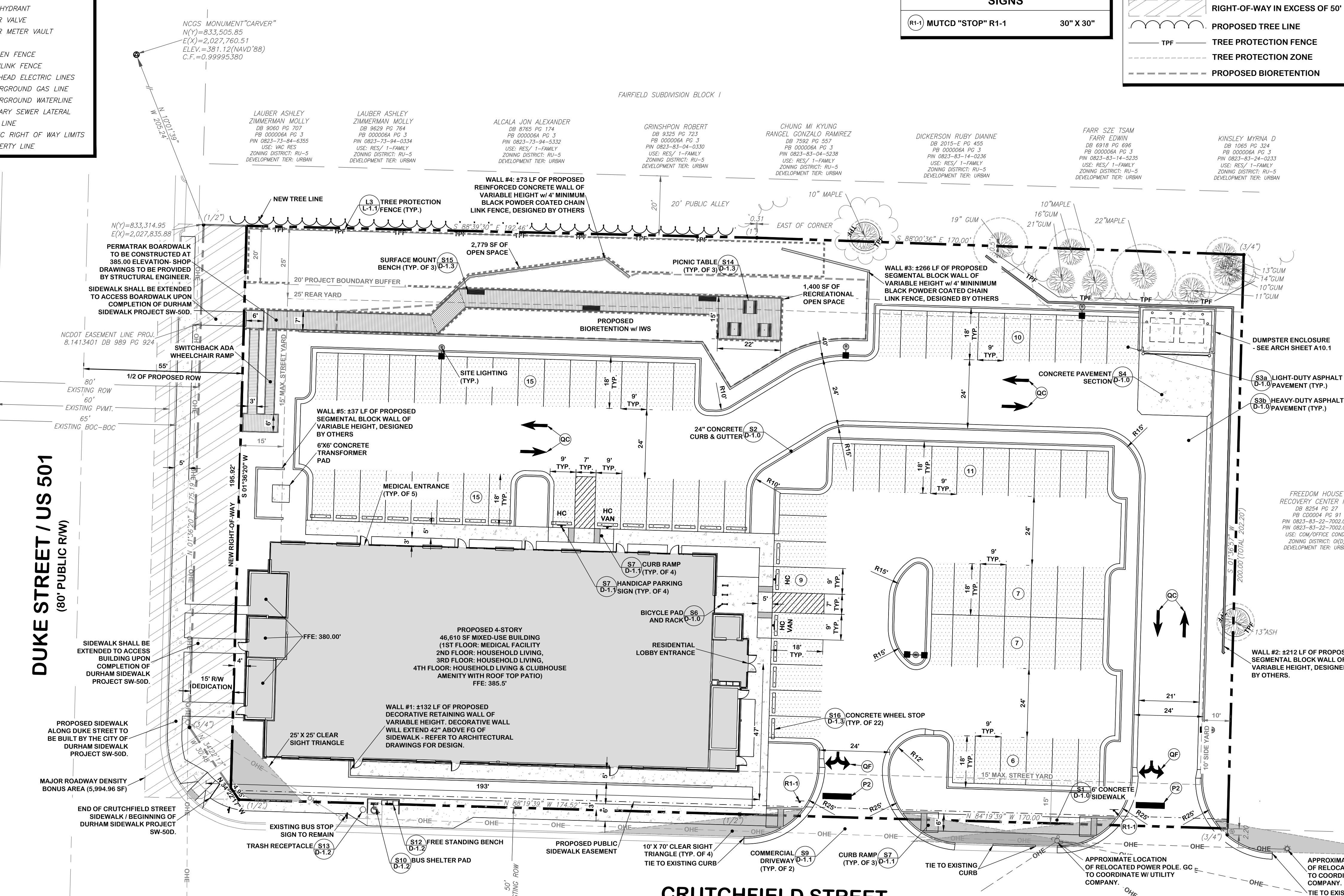
SURVEY LEGEND	
○	SET IRON PIPE
●	EXISTING IRON PIPE (1/2")
⊙	TELEPHONE PEDESTAL
⊕	ELECTRIC METER
⊖	UTILITY POLE
⊗	CLEAN-OUT
⊘	FIRE HYDRANT
⊙	WATER VALVE
⊙	WATER METER VAULT
⊙	SIGN
—	WOODEN FENCE
-x-x-	CHAINLINK FENCE
-o-o-	OVERHEAD ELECTRIC LINES
-g-g-	UNDERGROUND GAS LINE
-w-w-	UNDERGROUND WATERLINE
-ss-ss-	SANITARY SEWER LATERAL
~	TREE LINE
—	PUBLIC RIGHT OF WAY LIMITS
—	PROPERTY LINE

KEY ITEM	DESCRIPTION	WIDTH
(P2)	PAINT WHITE STOPBAR	24"
(QC)	PAINT WHITE STRAIGHT ARROW	4"
(QF)	PAINT WHITE ARROW (LEFT/RIGHT COMBO)	4"

SIGNS	
(R-1)	MUTCD "STOP" R1-1 30" X 30"

LEGEND	
	8" ABC & 2" ASPHALT PAVT.
	PROPOSED CONCRETE SURFACE
	PROPOSED OPEN SPACE
	RIGHT-OF-WAY IN EXCESS OF 50'
	PROPOSED TREE LINE
	TREE PROTECTION FENCE
	TREE PROTECTION ZONE
	PROPOSED BIORETENTION

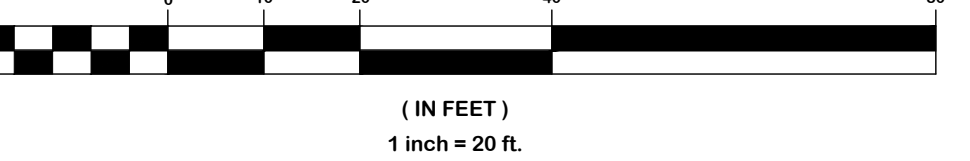
SITE DATA TABLE	
APPLICANT:	AJA CONSTRUCTIONS, INC. 2807 BLADEN LAKES CV APEX, NC 27502 TEL: (919) 589-7189
OWNER(S):	CRUTCHFIELD MEDI LLC 2807 BLADEN LAKES CV APEX, NC 27704
PROPERTY ADDRESS:	410 CRUTCHFIELD ST. DURHAM, NC 27704
PIN(S):	0823-83-02-1140
DEED:	BOOK: 9714 PAGE: 617
PARCEL ID:	128185
TIER:	URBAN
EXISTING ZONING:	OFFICE AND INSTITUTIONAL (OI)
EXISTING LAND USE:	VACANT
PROPOSED BUILDING GROSS FLOOR AREA:	1ST FLOOR GROSS FLOOR AREA: 12,528 SF 2ND FLOOR GROSS FLOOR AREA: 11,648 SF 3RD FLOOR GROSS FLOOR AREA: 11,648 SF 4TH FLOOR GROSS FLOOR AREA: 10,786 SF TOTAL GROSS FLOOR AREA: 46,610 SF
RESIDENTIAL DENSITY ALLOWED:	14 DWELLING UNITS (DU) PER ACRE
RESIDENTIAL DENSITY PROVIDED:	14 DWELLING UNITS (DU) PER ACRE
TOTAL NUMBER DUs PROVIDED:	14 DUs x 1.80 (1.68 + 0.138) AC = 25.2 = 25 (MAJOR ROADWAY DENSITY BONUS AREA = 30' x 199.832' = 5,994.96 SF = 0.138 AC)
PROPOSED BUILDING USES:	1ST FLOOR: MEDICAL FACILITY 2ND FLOOR: MULTIFAMILY (10 UNITS) 3RD FLOOR: MULTIFAMILY (10 UNITS) 4TH FLOOR: MULTIFAMILY (5 UNITS) & CLUBHOUSE AMENITY TOTAL MULTIFAMILY UNITS: 25
PARCEL AREA(S):	1.683 AC EXISTING 1.6 AC AFTER R/W DEDICATION
WATERSHED:	FALLS LAKE
WATERSHED OVERLAY:	FJ-B OVERLAY DISTRICT B (PROTECTED) MAX. ALLOWABLE IMPERVIOUS: 70% (48,492 SF)
RIVER BASIN:	NEUSE
FLOODPLAIN DATA:	NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED FLOOD HAZARD ZONE PER FEMA FIRM MAP 3720082300K PANEL 0823, DATED 10/19/2016.
WETLAND/STREAM DATA:	NO WETLANDS OR STREAMS ON SITE
MAX. BUILDING HEIGHT:	55'
PROPOSED BUILDING HEIGHT:	249 FT (FROM FFE TO BOTTOM OF PARAPET) 253 FT (FROM FFE TO TOP OF PARAPET)
PRE-DEVELOPED IMPERVIOUS SURFACE AREA:	6,059 SF (8% OF THE PROJECT AREA)
POST DEVELOPED IMPERVIOUS SURFACE AREA:	48,441 SF (69.6% OF THE PROJECT AREA)
PROJECT BUFFER BOUNDARY AREA:	NORTH: (RU-5) DEVELOPED: 20 FT, 0.6 OPACITY STREET YARD: 15 FT MAX. SIDE YARDS: 10 FT MIN. REAR: 25 FT MIN.
TREE COVERAGE:	PRESERVED TREE COVERAGE AREA REQUIRED = 0%
MAJOR SPECIMEN TREES:	EXISTING SPECIMEN TREES TO REMAIN IN REQUIRED PROJECT BOUNDARY BUFFER (SEE SPECIMEN TREES TABLE ON SHEET L-1.0) REQUIRED: 8% OF TOTAL SITE AREA (4,178.36) PROVIDED: 8% (4,179 SF)
OPEN SPACE:	REQUIRED: 1/3 MIN. OF REQUIRED OPEN SPACE SHALL BE RECREATIONAL OPEN SPACE (1,393 SF) PROVIDED: 1,400 SF
MOTOR VEHICLE PARKING:	REQUIRED: MEDICAL FACILITIES = 1 SPACE PER 250 SF FLOOR AREA 11,477 SF / 250 = 46 REQUIRED SPACES HOUSEHOLD LIVING = 2 SPACES PER UNIT 25 UNITS x 2 = 50 REQUIRED SPACES 96 TOTAL REQUIRED SPACES ADA = 4 PER 76-100 SPACES (1 VAN ACCESSIBLE) 4 REQUIRED ADA SPACES 10% REDUCTION - URBAN TIER (SEC. 10.3.1B.1) 10% REDUCTION PUBLIC TRANSIT (SEC. 10.3.1B.9b) TOTAL REQUIRED w/ REDUCTION: 96 x 0.80 = 76.8 = 77 REQUIRED SPACES PROVIDED: 76 STANDARD SPACES 4 ADA SPACES (2 VAN ACCESSIBLE) 80 TOTAL PROVIDED SPACES
BICYCLE PARKING:	REQUIRED: MEDICAL FACILITIES = 1 SPACE PER 5,000 SF FLOOR 11,477 SF / 5,000 = 3 REQUIRED SPACES HOUSEHOLD LIVING = 1 SPACE PER 10 UNITS 25 UNITS / 10 = 3 REQUIRED SPACES



DUKE STREET / US 501
(80' PUBLIC R/W)

CRUTCHFIELD STREET
(50' PUBLIC R/W)

GRAPHIC SCALE



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

NOTE(S): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF DURHAM, DURHAM COUNTY, NCDOT, MUTCD STANDARDS AND SPECIFICATIONS.

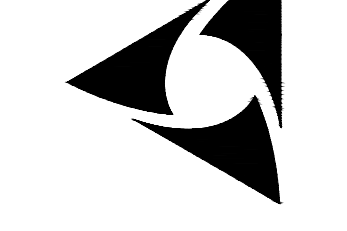
PUBLIC TRANSIT - UDO 10.3.1 B 9.b:
A MAXIMUM 10% REDUCTION IS PERMITTED FOR PROPOSED DEVELOPMENT SITES OR CHANGE OF USE SITES WHERE PUBLIC TRANSIT STOPS EXIST OR WILL BE PROVIDED AT A LOCATION APPROVED BY THE TRANSIT PROVIDER AS PART OF THE SITE PLAN SUBMITTAL.

- (1) THE STOP SHALL BE WITHIN ONE-HALF MILE WALKING DISTANCE;
- (2) THE STOP AND DEVELOPMENT SITE SHALL BE CONNECTED VIA AN EXISTING OR PROPOSED PAVED AND HANDICAP-ACCESSIBLE WALKWAY OR SIDEWALK; AND
- (3) CROSSINGS SHALL BE AT GRADE AND AT APPROPRIATE INTERSECTIONS. NO MID-BLOCK CROSSINGS SHALL SATISFY THIS OPTION.

LAYOUT NOTES:

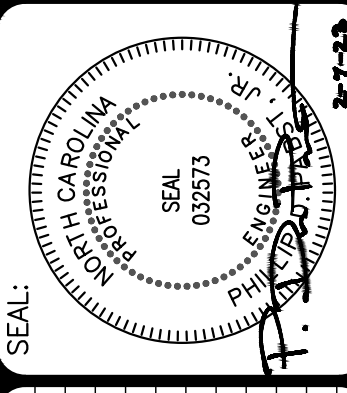
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF DURHAM, DURHAM COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS REQUIRED IN SPECIFICATIONS.
- ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
- ALL RADII TO BE 3'-0" BOC UNLESS OTHERWISE NOTED.
- ALL LANDSCAPED ISLANDS SHALL HAVE RAISED CURB AND GUTTERING.
- VERIFY ALL SETBACKS WITH LOCAL CODES.
- A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
- ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING w/ SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
- GENERAL CONTRACTOR TO REFER TO THE MOST CURRENT ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS AND EXIT RAMPS.
- GENERAL CONTRACTOR TO REFER TO ARCHITECTURAL AND STRUCTURAL DRAWING FOR FINAL DIMENSIONS AND LAYOUT OF THE PROPOSED STRUCTURES.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- ALL DIAGONAL STRIPING SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NOT CHANGE IN ELEVATION (I.E. RAMP NOT PROJECTED).
- CONTRACTOR TO TRANSITION EXISTING PAVEMENT WITH NEW PAVEMENT AS REQUIRED BY THE CITY OF DURHAM STANDARDS AND SPECIFICATIONS.
- THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 -2009 AND CHAPTER 11 OF THE NCBG) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE. AN AS-BUILT SURVEY OF THE SITE, PERFORMED BY THE DESIGN PROFESSIONAL OR DESIGNER, MUST BE SUBMITTED TO THE BUILDING INSPECTIONS DEPARTMENT CERTIFYING THAT ALL SITE ACCESSIBILITY CODE REQUIREMENTS SUCH AS CURB CUTS, RAMP SLOPES, SIDEWALK SLOPES AND WIDTHS, AND CROSS SLOPES MEET THE REQUIREMENTS OF THE NC ACCESSIBILITY CODE PRIOR TO CO ISSUANCE.
- THE CITY OF DURHAM AND THEIR ASSIGNS HAVE RIGHT OF ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURES, BIORETENTION WITH IWS, FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT. A BLANKET ACCESS EASEMENT TO, OVER AND AROUND THE STORMWATER CONTROL MEASURE IS HEREBY GRANTED FOR INSPECTIONS AS WELL AS ENFORCEMENT OF OPERATION & MAINTENANCE. ANY OBSTRUCTION PLACED IN THE BLANKET EASEMENT THAT IMPEDES NECESSARY MAINTENANCE ENFORCEMENT WILL BE REMOVED AND ALL THE ASSOCIATED COSTS WILL BE BORNE SOLELY BY THE OWNER.

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 300, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 846 6951 | NC LICENSE NUMBER: C-3811



PREPARED FOR:
AJA CONSTRUCTIONS, INC.
2807 BLADEN LAKES CV
APEX, NORTH CAROLINA 27502
DATE: 7.1.2021
PROJECT ENGINEER:
PJP
PROJECT CADD DESIGNER:
LOO
PROJECT SURVEYOR:
ELET SURVEYING, P.A.

CRUTCHFIELD STREET MIXED-USE BUILDING
DURHAM, DURHAM COUNTY, NORTH CAROLINA
LEVEL 4 ADMINISTRATIVE SITE PLANS
SITE LAYOUT PLAN



NO.	REVISION	DATE
1	REVISED PER CDD COMMENTS	7/1/2021
2	REVISED PER CDD COMMENTS	8/2/2021
3	REVISED PER CDD COMMENTS	

DRAWING SHEET
C-2.0
PROJECT NUMBER
553-21