

Scott Murray Land Planning, Inc.
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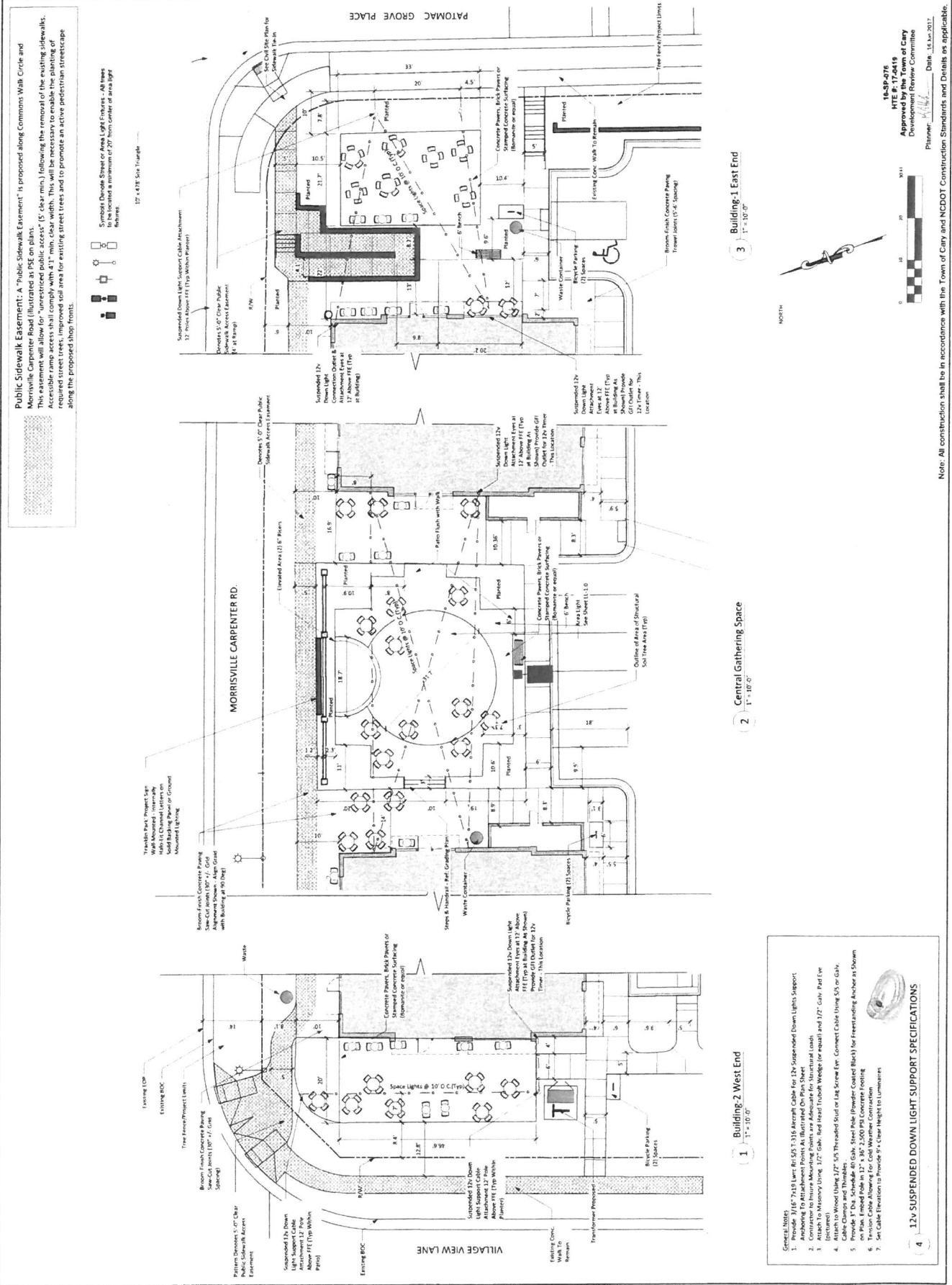
Franklin Park
Mixed-Use Community Center
Morrisville-Carpenter Rd.
Cary, North Carolina 27519

Streetscape & Bicycle Parking
Streetscape Buildings 3 & 4

H&H Homes
101 Gathering Park Circle, Ste. 101
Cary, North Carolina 27519

Design Firm: Scott Murray Land Planning, Inc.
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Scale: 1" = 10'-0"
Date: Apr. 14, 2017
Drawn By: STM
Drawing No.: of

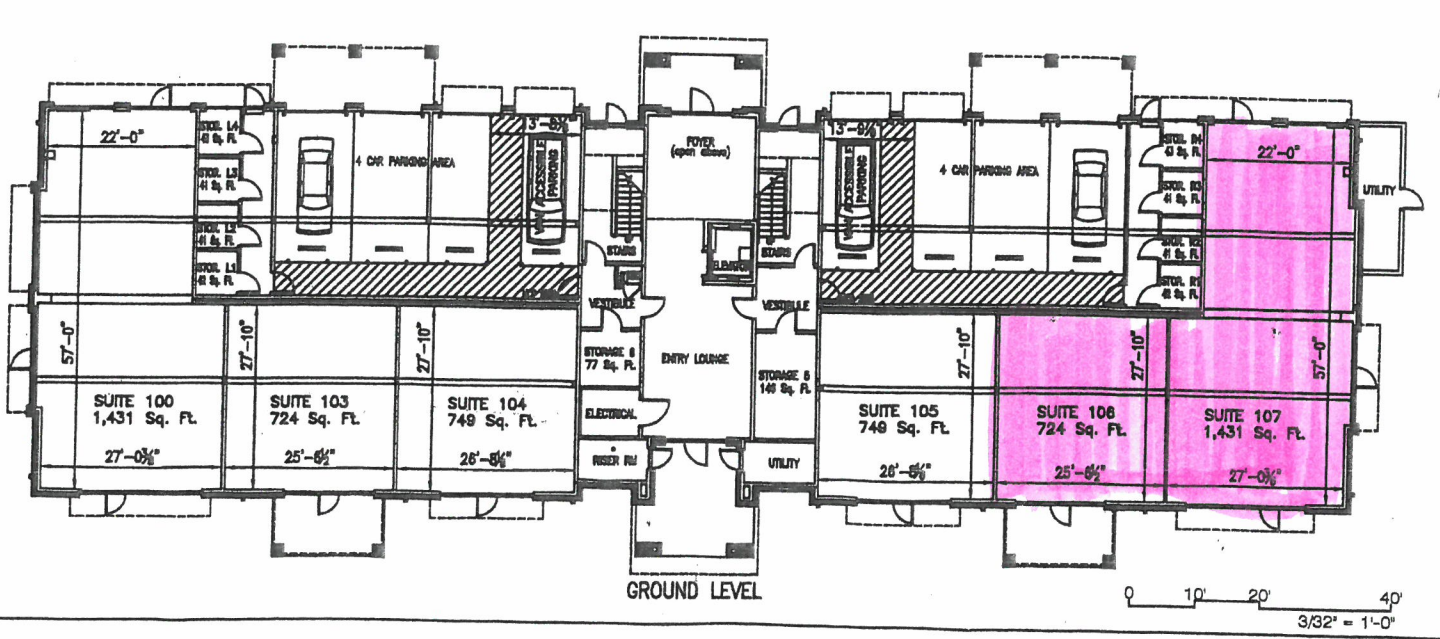



Note: All construction shall be in accordance with the Town of Cary and NCDOT Construction Standards and Details as applicable.

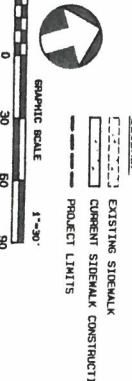
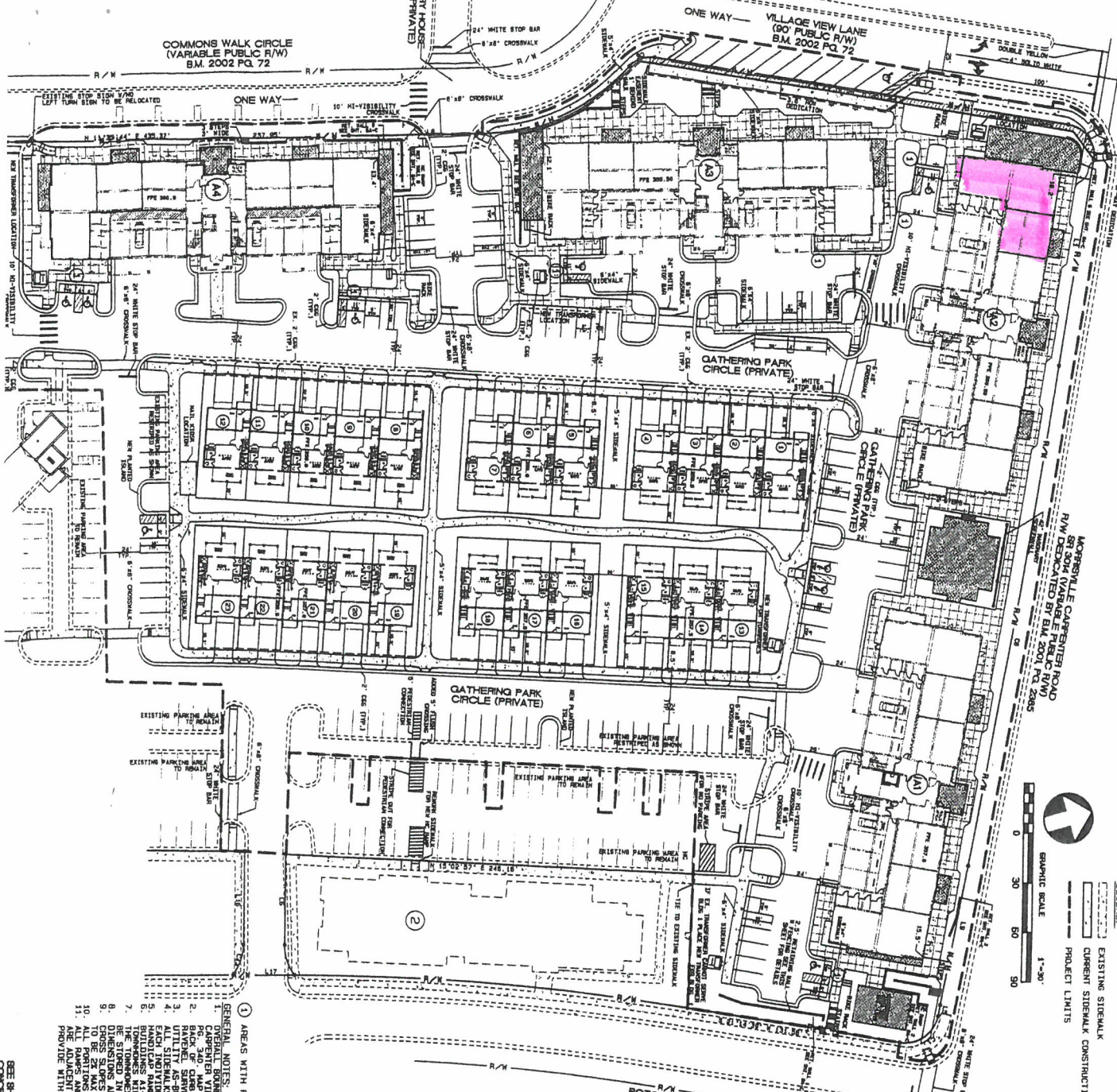
A BRAHAM ZACHARIAH

UNITS 106 + 107

BUILDING 2 - 1200 GATHERING PARK CIRCLE



01	<p>FRANKLIN PARK at CARPENTER VILLAGE FLOOR PLATES - 800 GATHERING PARK CIRCLE BUILDING 2 - PHASE 2</p> <p>12-3-2019</p>	 <p>Designed to Build The Way to Build</p>
<p>DESIGNED TO BUILD, ANDREW W. PRIVETTE, AIA, 1920 FT. BRAGG ROAD, FAYETTEVILLE, NC 28303, PHONE (910) 485-8567</p>		



- ADDRESSING**
- A1- 800 GATHERING PARK CIR.
 - A2- 1200 GATHERING PARK CIR.
 - A3- 1400 GATHERING PARK CIR.
 - A4- 1600 GATHERING PARK CIR.
 - A5- 1800 GATHERING PARK CIR.
- TOWNHOME ADDRESSES WILL BE ASSIGNED DURING PLAT REVIEW.

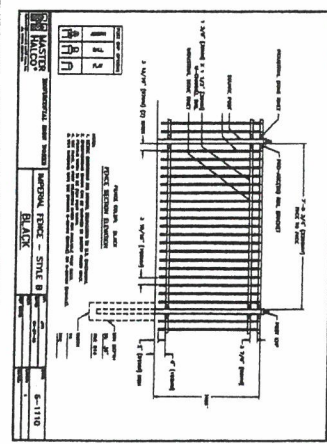
ADDITIONAL SITE REQUIREMENTS

MIXED USE BUILDINGS:

- * Balconies, open porches, covered walkways/arcades, colonnades, awnings or bay windows may be provided.
- * Amenity, deck, or terrace may be provided along the retail frontage and not along public sidewalk.
- * The area between the back of curb or the public ROW and the first floor building facade may be used for planting, sidewalks and street furniture.

TOWNHOMES:

- * No building cluster may exceed six units in a row.
- * No building cluster may exceed six units in a row, side property line of the townhomes within the common open space.



- GENERAL NOTES:**
1. AREAS WITH FLUSH CURB, SEE SHEET BA FOR MORE DETAILS.
 2. EXISTING SIDEWALKS TO REMAIN.
 3. EXISTING SIDEWALKS TO BE RECONSTRUCTED TO MATCH ADJACENT SIDEWALKS.
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 10. ALL PORTIONS OF THE SIDEWALKS SERVING THE PROPOSED DEVELOPMENT NEED TO MEET ADA.
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EXHIBIT A LOCATION OF UNIT IN BUILDING

(to be attached)

EXHIBIT B LIMITED WARRANTY

AND BUYER/SELLER OBLIGATIONS

The Term Gray Space shall include the list of items outlined below.

Internal Upfit:

The walls will be finished sheetrock and the ceilings will be sheetrock with one coat on seams and screw heads as they will be covered up with dripped ceilings. The floor will be gravel with plumbing stub ups for access.

Water:

1. Seller will provide a supply line from the Back-flow Preventer location (in mechanical/riser room) to the Unit and cap off. Each Back-flow Preventer will be designated per Unit.
2. Backflow preventer will be the responsibility of the General Contractor's plumber to supply, install and certify. The maintenance and annual inspection as required by the Town of Cary will be the responsibility of the Buyer of the Unit. Model and brand stated on plans will be used (Zurn -Wilkins 975XL2U or per current plan)

Sewer:

1. Sewer line will be installed as shown on plans running through the retail spaces. A stub-up inside of the Unit will give the Buyer the ability to tie into this line for sewer connections.
2. The installation and maintenance of any grease traps will be at the expense of the Buyer and be subject to all applicable codes and regulations.
3. A Plumbing Vent conduit will be provided from each Unit to the building exterior for Buyer's plumber to connect drain venting as necessary for each Unit.

Mechanical HVAC:

1. Line set and conduit will be provided with each Unit.
2. A condensate drain line connection will be provided at each Unit location for Buyer's HVAC contractor to connect HVAC drain lines as this must drain to specific location and not into sewer drains per Town of Cary.
3. All ventilation from Units must be designed by Buyer's HVAC contractor and the penetration location and exterior louver/cap must be approved by Seller/Association.

Natural Gas:

1. One gas meter and a $\frac{3}{4}$ gas connection inside the Unit will be provided for the retail spaces providing 65,000 BTUs.
2. Buyers needing connection to gas must coordinate through Seller/Association and the gas utility and provide details for type of equipment desired to be connected as well as provide load information for such equipment. Any venting required for gas equipment must also be designed and approved for penetration to exterior of Unit. The location and appearance of any external venting must be approved in advance by the Seller/Association.

Electric:

1. A Main Circuit Breaker Panel/Junction Box will be provided to service the retail spaces.
2. 2in. Horizontal Conduit will be provided from the Main Circuit Breaker Panel to each retail Unit space.
3. The Buyers of the Units shall have a perpetual easement to access the and horizontal conduit from the Main Circuit Breaker Panel in the ceiling area of the end Unit in which such Main Circuit Breaker Panel has been installed to install and maintain the electrical lines to service their Units upon reasonable notice to the Seller of such Unit.
4. Buyer's Electrician will provide a specified meter base to connect to the Main Circuit Breaker Panel and pull necessary feeds to its individual Unit.

Low Voltage:

1. A 1-1/2" conduit will be provided from the Electrical Room to each retail Unit to allow Buyer's low voltage provider to pull in service.

Fire Sprinklers

1. The fire sprinkler system will be installed to provide coverage to the retail spaces. Any modifications required to the sprinkler systems to accommodate the Buyer's upfit design will be the responsibility and expense of the Buyer.
2. Any modifications, once approved by Town of Cary for permitting, must be coordinated with the Seller/A of the Building or Property Manager to coordinate shutdowns as required for modifications.

Fire Alarm:

1. General fire alarm system with temporary sensors will be installed in each retail space. Any modifications required to the fire alarm system to accommodate the Buyer's upfit design will be the responsibility and expense of the Buyer.
2. Any modifications once approved by Town of Cary for permitting must be coordinated with the Seller/ A of the Building or Property Manager to coordinate for shutting the system down for modification.

Acknowledged by Buyer(s):

Date: 04-14-2023 2:58 PM EDT Jyothi Abraham

Date: _____