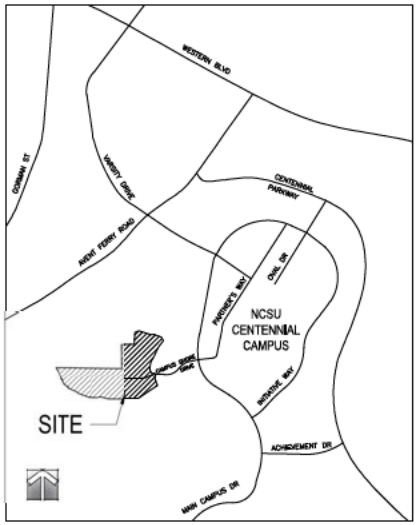

VICINITY MAP

REFERENCE: Z-5-87, ICP (375357), FINAL SITE (375797)

Administrative Site Review

1st Submittal: June 19, 2020
2nd Submittal: July 31, 2020
3rd Submittal: August 28, 2020

North Shore Lofts - Condominiums

NCSU Centenial Campus , Raleigh, North Carolina 27695

Sheet Index

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SITE PLAN	LS1.1	STORM WATER MANAGEMENT	C2.02	BUILDING 14 ELEVATIONS	A3.03		
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Notes

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORKER A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
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6. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH ACCESSIBILITY GUIDELINES (PROWAG), SYS ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTIONS AT (919) 996-2409.
8. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES IS SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
9. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
10. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY WITHERSRAVENEL IN CARY, NORTH CAROLINA IN DIGITAL FORMAT, SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
11. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
12. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25' MINIMUM.
13. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
14. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
15. GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC.7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
16. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
17. HANDICAP PARKING SPACE(S) AND NC ACCESS ROUTE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) GRADE IN ANY DIRECTION AS PER ADA STANDARDS.
18. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
19. ALL RETAINING WALLS 30" OR GREATER IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
20. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 30 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
21. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
22. ALL RAMPS AND CROSSWALKS SHALL CONFORM TO ANSI, NCBEC, AND SEC STANDARDS AND SPECIFICATIONS.
23. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE NOTICE, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
24. GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

FIRE DEPARTMENT NOTES

1. THE FIRE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 1141) OR 250 FEET (NFPA 1) OF ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFC 503.1.1).
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 400 FAS MEASURED ALONG THE PATH OF THE FIRE APPARATUS ACCESS ROAD (NCFC 507.5.1).
3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 6 INCH STORZ CONNECTION.
4. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.

SOLID WASTE INSPECTION STATEMENTS

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF RALEIGH.
2. FACILITIES SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. THIS PROJECT HAS COMPACTOR FOR SOLID WASTE AND DUMPSTER FOR SINGLE-STREAM RECYCLING.

4. TREE CONSERVATION NOTE

THIS PROJECT SITE HAS AN APPROVED TREE CONSERVATION PLAN, SEE SHEET L0.4.

LEGEND:

	EX. FIRE HYDRANT
	EX. PHONE
	EX. LIGHT
	PROP. LIGHT
	PROP. FIRE HYDRANT
	PROP. BIKE RACK
	PROP. HANDICAP PARKING
	PROP. SIGNAGE
	PROP. OUTDOOR AMENITY AREA
	EX. TREE CONSERVATION
	NRB BZONE-2 TOA ENCROACHMENT
	VEHICLE RATED CONCRETE
	HEAVY DUTY CONCRETE
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. FENCE LINE
	EX. OVERHEAD UTILITY
	EX. SANITARY SEWER LINE
	EX. STORMWATER LINE
	EX. WATER LINE
	EX. CONTOUR MAJOR LINE
	EX. CONTOUR MINOR LINE
	PROP. CENTER LINE
	PROP. PARKING SETBACK LINE
	PROP. BUILDING SETBACK LINE
	PROP. TREE PROTECTION FENCE
	PROP. BUILD TO LINE
	PROP. WATER LINE
	PROP. STORMWATER

Project Team

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APPLICATION

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction # _____ Planning Coordinator: _____

Building Type		Site Transaction History
☐ Detached	☐ General	Subdivision transaction # _____
☐ Attached	☐ Mixed use	Sketch transaction # _____
☒ Apartment	☐ Open lot	Certificate of Appropriateness # _____
☐ Townhouse	☐ Civic	Board of Adjustment # _____
		Zoning Case # Z-5-187
		Administrative Alternate # _____

GENERAL INFORMATION

Development name: North Shore Condominiums

Inside City limits? ☒ Yes ☐ No

Property address(es): 1101 Capability Drive, Raleigh, NC

Site P.I.N.(s): 0793441658

Please describe the scope of work. Include any additions, expansions, and change of use.
Developing of 19 residential condo buildings containing 168 DU. 13 buildings are existing and 6 are proposed. Site is located on NCSU Centennial Campus and was previously approved as GH-1-13.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: White Oak Properties, Inc.	Title: Roland Gammon, Mgr P.W. North Shore LLC
Address: 21 Glenwood Avenue, # 203, Raleigh, NC 27603	
Phone #: 919-821-4665	Email: roland@whiteoakinc.com
Applicant Name: Ken Thompson	
Company: JDavis Architects	Address: 510 South Wilmington St. Raleigh, NC 27601
Phone #: 919-835-1500	Email: kent@jdavisarchitects.com

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): OX-5-CU	Existing gross floor area (not to be demolished): 90,645 SF
	Existing gross floor area to be demolished: -0- SF
Gross site acreage: 15.4 AC	New gross floor area: 142,070
# of parking spaces required: 326	Total # of gross (to remain and new): 235,714
# of parking spaces proposed: 384	Proposed # of buildings: 6
Overlay District (if applicable): SRPOD	Proposed # of stories for each: 3 & 4 Story
Existing use (UDO 6.1.4): Multi-unit living (condominium)	
Proposed use (UDO 6.1.4): Multi-unit living (condominium)	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 3.61 AC Square Feet: 112,662 SF	Proposed Impervious Surface: Acres: 5.09 AC Square Feet: 221,285 SF

Is this a flood hazard area? ☒ Yes ☐ No
If yes, please provide:
Alluvial soils: 169
Flood zone: N/A
FEMA Map Panel #: 0793

Neuse River Buffer	☒ Yes ☐ No	Wetlands	☐ Yes ☒ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 168 DU	Total # of hotel units: -0-
# of bedroom units: 1br: 60 2br: 75 3br: 33 4br or more: -0-	
# of lots: 12	Is your project a cottage court? ☐ Yes ☒ No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development and I acknowledge that this application is subject to the filing calendar and submittal policy, which state applications will expire after 180 days of inactivity.

Signature: _____ Date: 06/19/2020

Printed Name: Roland Gammon, Mgr P.W. North Shore LLC

811 Know what's below. Call before you dig.

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1218 Chestnut Street, 7th floor | Philadelphia, PA 19107 | tel 215.574.8727

ASR-0044-2020

Administrative Site Review
White Oak Properties, Inc.
North Shore - Condominiums
NCSU Centennial Campus
Raleigh, North Carolina

[redacted]

PROJECT:	WOP-16006	DATE
ISSUE:	Administrative Site Review	06/19/2020
REVISIONS:	1st Review Comments	07/31/2020
	2nd Review Comments	08/28/2020

DRAWN BY: CHK
CHECKED BY: KT
CONTENT: COVER

L0.1

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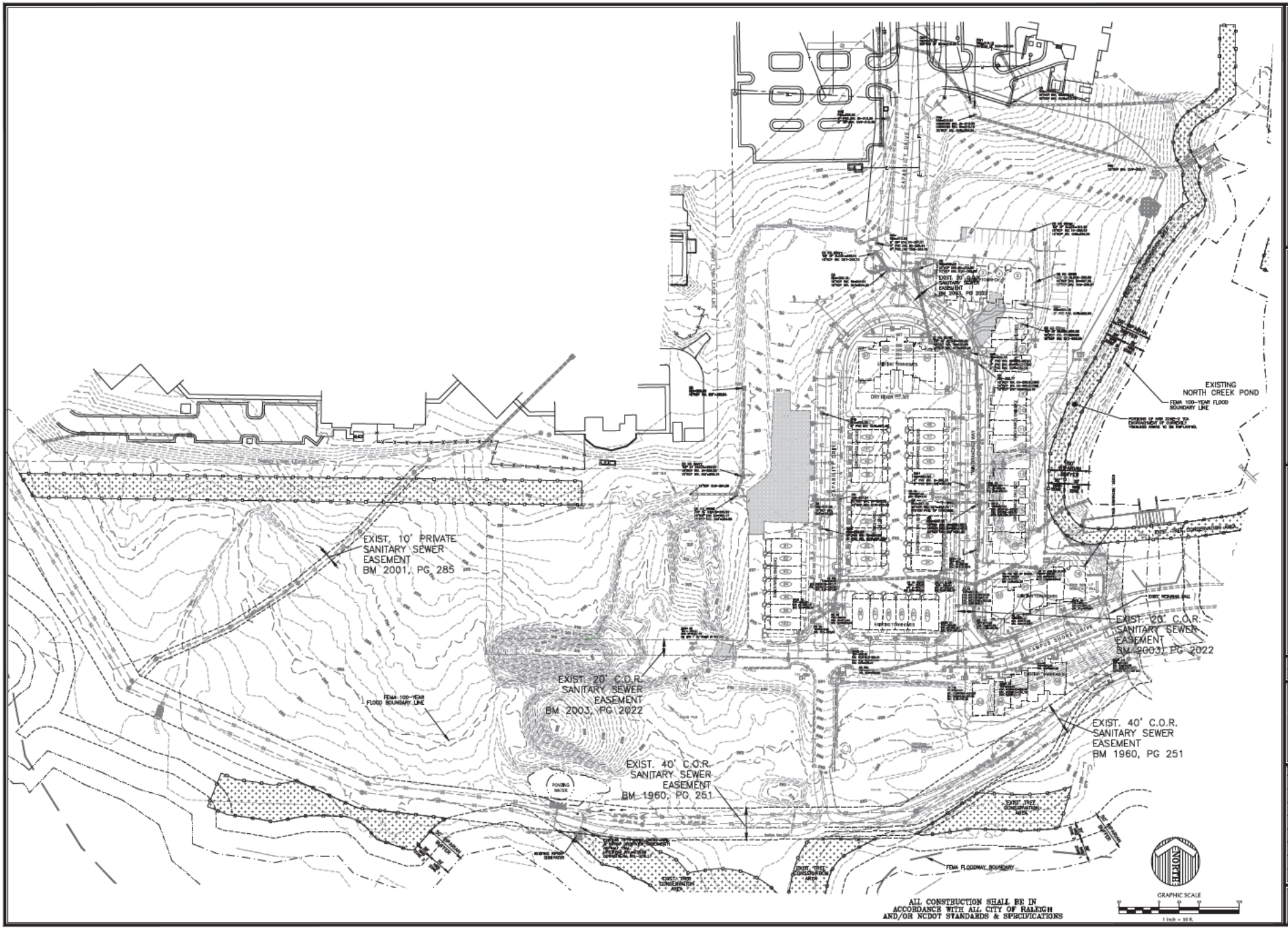


ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS & SPECIFICATIONS

WithersRavenel
Engineers | Planners

Administrative Site Review for
NORTH SHORE
CONDOMINIUMS - PHASE 1B
Raleigh, NC

EXISTING CONDITIONS

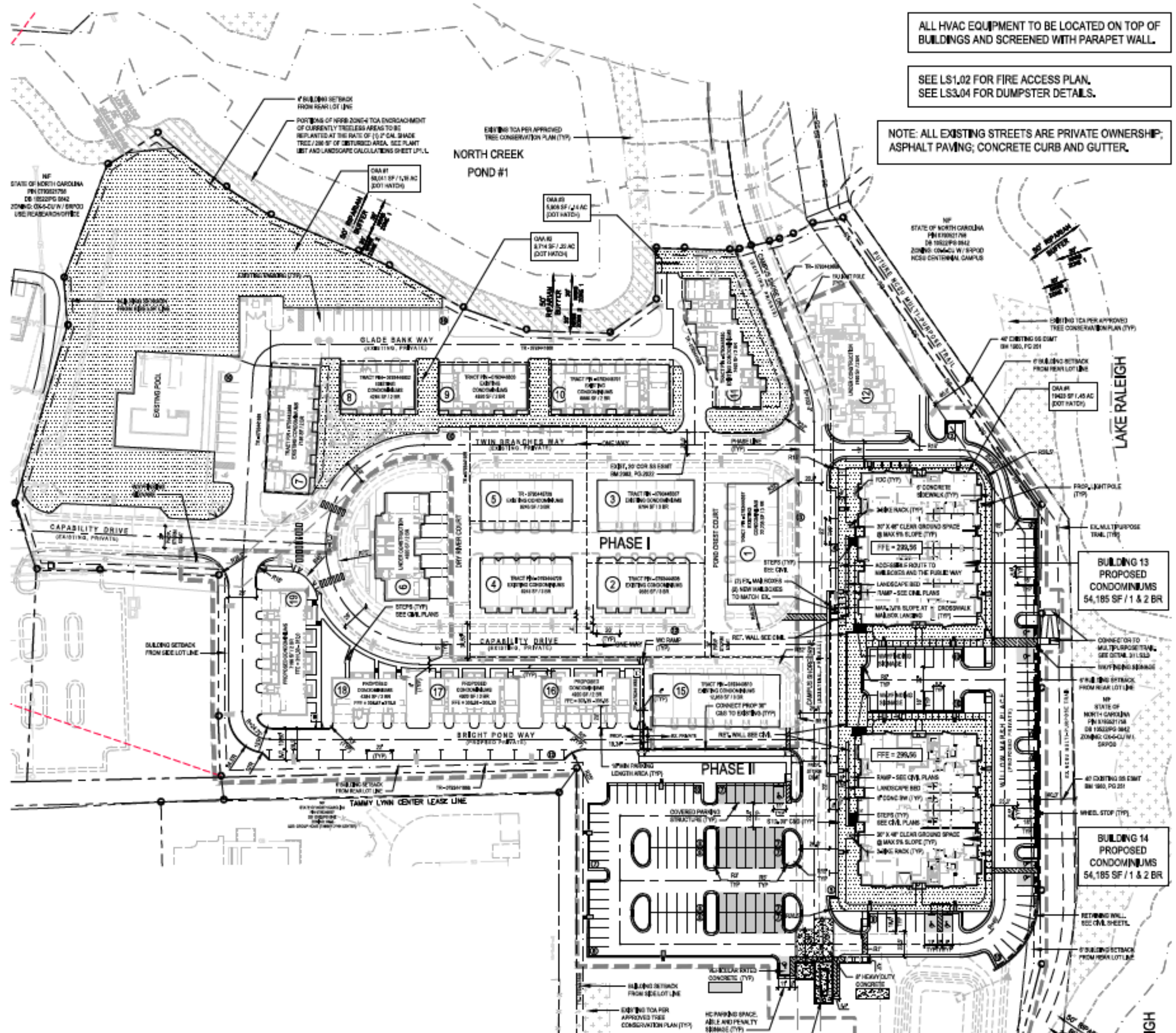
Job No.	02188520.00	Drawn By	WR
Date	06/24/2020	Designer	WR

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

1	COR COMMENTS	08/03/2020
2	COR COMMENTS	08/28/2020

Sheet No.
C1.01



ALL HVAC EQUIPMENT TO BE LOCATED ON TOP OF BUILDINGS AND SCREENED WITH PARAPET WALL.

SEE LS1.02 FOR FIRE ACCESS PLAN.
SEE LS3.04 FOR DUMPSTER DETAILS.

NOTE: ALL EXISTING STREETS ARE PRIVATE OWNERSHIP; ASPHALT PAVING; CONCRETE CURB AND GUTTER.

LEGEND:

EX. FIRE HYDRANT
EX. PHONE
EX. LIGHT
PROP. LIGHT
PROP. FIRE HYDRANT
PROP. BIKE RACK
PROP. HANDICAP PARKING
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HEAVY DUTY CONCRETE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Overall Site Data
Project: North Shore Condominiums
Date: 06.19.2020 (Revised: xx.xx.xxxx)

1	**Zoning**			CX-5 SRPOD
2	**Section 3.2.4 Apartment**			
	A Lot Dimensions			
	A1 Area (min)			10,000 SF
	A1 Area (max)			n/a
	A2 Width (min)			n/a
	A3 Outdoor amenity area			10 %
	B. Building / structure setbacks			
	B1 From primary street (min)			5 FT
	B2 From side street (min)			5 FT
	B3 From side lot line (min)			0 or 6 FT
	B4 From rear lot line (min)			0 or 6 FT
	B4 From alley			4 or 20 FT
	C. Parking setbacks			
	C1 From primary street (min)			10 FT
	C2 From side street (min)			10 FT
	C3 From side lot line (min)			0 or 5 FT
	C4 From rear lot line (min)			0 or 5 FT
	C4 From alley			4 FT
	D. Build-to			
	D1 Primary street build-to (min/max)			10 to 55 FT
	D2 Building width in primary build-to (min)			70%
	D3 Side street build-to (min/max)			10 to 55 FT
	D4 Building width in side build-to (min)			35%
	E. Height			
	E1 Principal building (max)			(60' max) 5 Story
	E2 Accessory structure (max)			25 FT
	F. Floor heights			
	F1 Ground floor elevation (min)			
	Residential			2 FT
	Nonresidential			n/a FT
	F2 Ground story height, floor to floor (min)			n/a FT
	F3 Upper story height, floor to floor (min)			n/a FT
	G. Transparency			
	G1 Ground story (min)			20 %
	G2 Upper story (min)			15 %
	G3 Blank wall area (max)			35 FT
	H. Allowed building elements			
	Porch, stoop			
	Balcony			
3	Required parking (UDO section 7.1.2.C)			
	Multi-unit living			
	1 bedroom			1 per unit
	2 bedroom			2 per unit
	3 bedroom			2 per unit
	Visitor			1 per 10 unit
	Maximum allowed parking			150% of required
4	Required bicycle parking (UDO section 7.1.2.C)			
	Multi-unit living			
	Short term			1 per 20 units (4 min.)
	Long term			None
5	**Site Data**			
6	Condo area			
	0793441648 (Bldg #s 13,13,14,16,17,18,19)			12.90 AC
	0793446910 (Bldg #15)			0.31 AC
	0793444557 (Bldg # 1)			0.56 AC
	0793444586 (Bldg # 2)			0.29 AC
	0793444729 (Bldg # 4)			0.29 AC
	0793445697 (Bldg # 3)			0.28 AC
	0793445738 (Bldg # 5)			0.30 AC
	0793446830 (Bldg #11)			0.17 AC
	0793446781 (Bldg #10)			0.12 AC
	0793446833 (Bldg # 9)			0.08 AC
	0793446582 (Bldg # 8)			0.07 AC
	0793445269 (Bldg # 7)			0.12 AC
	Total			15.40
	Less right of way dedication			0.00 AC
	Net acreage			15.40 AC
7	Proposed use			Multi-unit living (condominiums)
	Multi-unit living 1 BR			60 DU
	Multi-unit living 2 BR			75 DU
	Multi-unit living 3 BR			33 DU
	Total			168 DU
8	Building matrix			
	Building #1 (Existing 6 DU - 3 BR)	6 DU	18 BR	12,232 SF
	Building #2 (Existing 5 DU - 3 BR)	5 DU	15 BR	9,565 SF
	Building #3 (Existing 5 DU - 3 BR)	5 DU	15 BR	9,784 SF
	Building #4 (Existing 5 DU - 3 BR)	5 DU	15 BR	9,245 SF
	Building #5 (Existing 5 DU - 2 BR)	5 DU	15 BR	9,245 SF
	Building #6 (Existing 4 DU - 2 BR)	4 DU	8 BR	4,920 SF
	Building #7 (Existing 5 DU - 2 BR)	5 DU	10 BR	7,196 SF
	Building #8 (Existing 3 DU - 2 BR)	3 DU	6 BR	4,284 SF
	Building #9 (Existing 4 DU - 2 BR)	4 DU	8 BR	4,920 SF
	Building #10 (Existing 5 DU - 2 BR)	5 DU	10 BR	6,880 SF
	Building #11 (Existing 5 DU - 2 BR)	5 DU	10 BR	7,400 SF
	Building #12 (Existing 5 DU - 2 BR)	5 DU	10 BR	7,450 SF
	Building #13 (Prop. 44 DU - 30/1 BR & 14/2 BR)	44 DU	58 BR	54,185 SF
	Building #14 (Prop. 44 DU - 30/1 BR & 14/2 BR)	44 DU	58 BR	54,185 SF
	Building #15 (Existing 7 DU - 3 BR)	7 DU	21 BR	12,855 SF
	Building #16 (Proposed 4 DU - 2 BR)	4 DU	8 BR	4,920 SF
	Building #17 (Proposed 4 DU - 2 BR)	4 DU	8 BR	4,920 SF
	Building #18 (Proposed 3 DU - 2 BR)	3 DU	6 BR	4,284 SF
	Building #19 (Proposed 5 DU - 2 BR)	5 DU	10 BR	7,196 SF
	Total	168 DU	309 BR	235,714 SF
9	Proposed FAR	235,714 /	15.40 =	35.1%
10	Outdoor amenity area (UDO section 3.2.4.A3)			
	Area required - 10% of net acreage	15.400 x	10% =	1.540 AC
			=	67,082 SF
	Area provided - OAA #1			1.149 AC
				50,041 SF
	Area provided - OAA #2			0.225 AC
				9,714 SF
	Area provided - OAA #3			0.136 AC
				5,906 SF
	Area provided - OAA #4			0.446 AC
				19,425 SF
	Total Area Provided			1.962 AC
				85,086 SF
11	Building height			
	Allowed height			(75' max) 5 Story
	Proposed height			(64') 5 Story
12	Neighborhood transition (UDO section 3.5)			n/a
13	Required parking (UDO section 7.1.2)			
	Multi-unit living 1 BR	60 x	1.0 =	60 SP
	Multi-unit living 2 BR	75 x	2.0 =	150 SP
	Multi-unit living 3 BR	33 x	3.0 =	99 SP
	Visitor	168 x	10% =	17 SP
	Total required			326 SP
	Parking provided			
	Existing surface space			55 SP
	Existing garage / carport space			136 SP
	Existing surface HC space			2 SP
	Proposed surface space			157 SP
	Proposed garage / carport space			32 SP
	Proposed surface HC space			8 SP
	Total spaces provided			390 SP
14	Required bicycle parking (UDO section 7.1.2)			
	Multi-unit living			
	Short term (1 space per 20 units, min. 4)	168 /	20 =	8.4 SP
	Total bike parking provided (0 outside, 0 in bldg)			0.0 SP
15	Impervious area			
	Existing		113,900 SF	2.61 AC
	Proposed		221,385 SF	5.08 AC
	Total		334,788 SF	7.69 AC
16	Notes			
	#1 There is no primary public street associated with this project therefore section 3.2.4.D. Build-to is not applicable to this project			

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9. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
10. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY WITHERSRAVENEL IN CARY, NORTH CAROLINA IN DIGITAL FORMAT. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
11. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
12. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
13. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
14. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
15. GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
16. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
17. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
18. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
19. ALL RETAINING WALLS 30" OR GREATER IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
20. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
21. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
22. ALL RAMPS AND HANDRAILS SHALL CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
23. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
24. GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

PARKING NOTES:

- PHASE 1 CONSISTS OF BUILDING #'S 1-5, 7-11 AND 15 WITH 55 UNITS TOTAL. COLLECTIVELY THERE ARE 143 BEDROOMS REQUIRING 143 SPACES PLUS 6 VISITOR (10% OF 55 UNITS) TOTALING 149 REQUIRED PARKING. PHASE 1 HAS 165 PARKING SPACES PROVIDED.
- PHASE 2 CONSISTS OF BUILDING #'S 6, 12-14 AND 16-19 WITH 113 UNITS TOTAL. COLLECTIVELY THERE ARE 166 BEDROOMS REQUIRING 166 SPACES PLUS 11 VISITOR (10% OF 113 UNITS) TOTALING 177 REQUIRED PARKING SPACES. PHASE 2 HAS 216 PARKING SPACES PROVIDED.
- PARKING REQUIREMENTS ARE SATISFIED WITHIN EACH PHASE.
- ALL CONDOS HAVE 1-CAR GARAGE PLUS 1 CARPORT (BENEATH BALCONY) WITH THE EXCEPTION OF BUILDINGS 13 AND 14 WHICH HAVE SURFACE PARKING SPACES ONLY.

811 Know what's below. Call before you dig.

REFERENCE: Z-5-87
ICP (375357)
SITE (375797)

SITE PLAN

BM 2001, PG 385

SCALE: 1" = 50'

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.645.2121

ASR-0044-2020

Administrative Site Review
White Oak Properties, Inc.
North Shore - Condominiums
NCSU Centennial Campus
Raleigh, North Carolina

[redacted]

		DATE
PROJECT:	WOP-16006	
ISSUE:	Administrative Site Review	06.19.2020
REVISIONS:	1st Review Comments	07.31.2020
	2nd Review Comments	08.28.2020
DRAWN BY:	KT/CHK	
CHECKED BY:	KT	
CONTENT:	OVERALL SITE PLAN	

LS1.1

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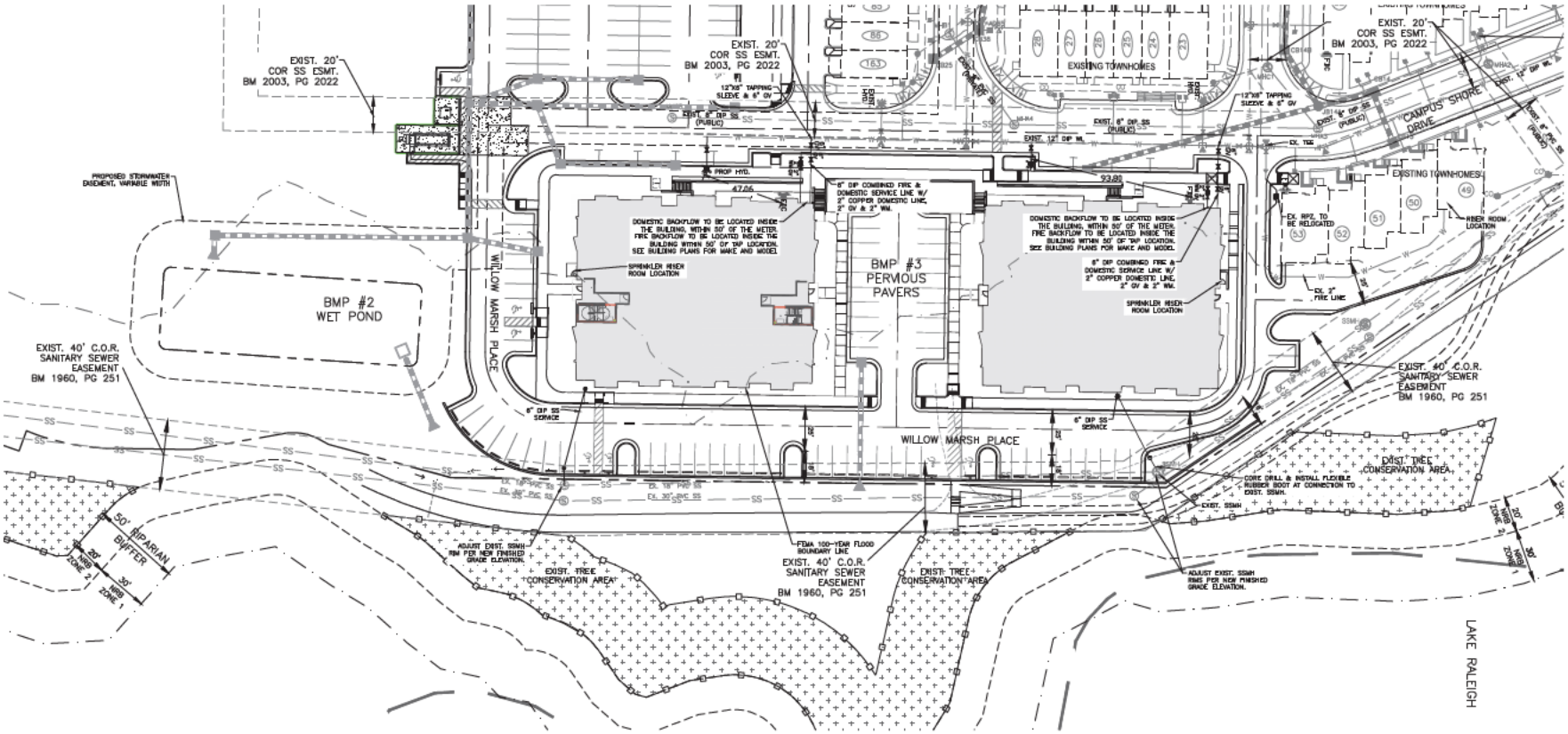
UTILITY & STORM LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER BFP
- SEWER CHECK VALVE
- CLEAN OUT
- W — WATER LINE
- SS — SANITARY SEWER
- STORM SEWER
- EASEMENT

COR APPENDIX D STANDARD UTILITY NOTES:

1. ALL STANDARD MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, & SPECIFICATIONS (REFERENCE CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   - 2.a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWERS & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNDERGROUND 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.
   - 2.b. WHEN INSTALLING WATER &/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
   - 2.c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
   - 2.d. 18" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   - 2.e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & NCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & NCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS S-440 & S-45)
   - 2.f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN AND PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. 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
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS, 4.0' MINIMUM COVER IS REQUIRED ON ALL RECLAIM MAINS
6. 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
7. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 20' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
8. INSTALL 4" DIP SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. WASTEWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 12" ABOVE THE NEXT UPSTREAM MANHOLE
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING NEW EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BRADLEY AT (919) 996-2334 OR TIMOTHY.BRADLEY@RALEIGHNC.GOV FOR MORE INFORMATION
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-A 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 JOANNE HARTLEY AT (919) 996-6933 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS & SPECIFICATIONS

GRAPHIC SCALE 1 inch = 40 ft.

WithersRavenel
Engineers | Planners
1377 Washington Street | Suite 200 | Raleigh, NC 27605 | 919.469.3340 | license # C-0832 | www.withersravenel.com

Administrative Site Review for NORTH SHORE CONDOMINIUMS - PHASE 1B

Raleigh, NC

UTILITY PLAN

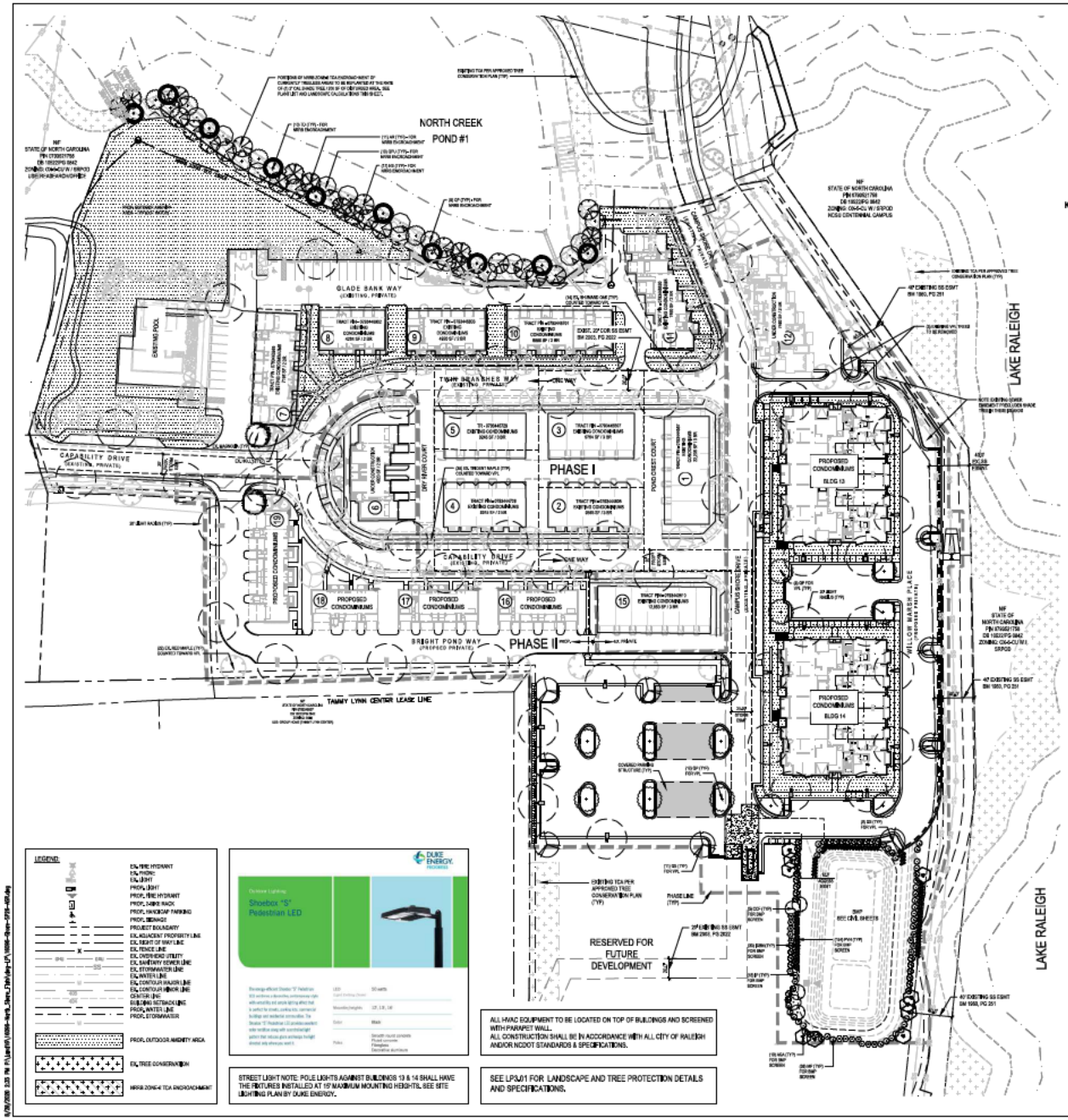
Job No.	02188520.00	Drawn By	WR
Date	06/24/2020	Designer	WR

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

1	COR COMMENTS	08/03/2020
2	COR COMMENTS	09/28/2020

Sheet No.
C3.01



Know what's below. Call before you dig.

City of Raleigh UDO Lanscape & Screening Requirements
Project: North Shore Condominiums
Date: 08.02.2018 (Rev. 06.15.2020)

Street Protective Yard:					
Private Access Drives, No SPY Required					
Transition Protective Yard:					
Proposed medium density residential within Centennial Campus with a lease-limit, No TPY required.					
Adjacent use to N/W of subject property is low impact use. No TPY required.					
Neuse River Buffer Zone 2 Encroachment:					
Area of disturbance				11304	SF
Shade Trees Required (2" cal. per 200 sf)	11304 /	200 =		56.8	EA
Shade Trees Provided				57	EA
Vehicular Parking Lot					
VPL Area				169,229	SF
Shade Trees Required (3" cal. 10' ht per 2,000 sf)	169229 /	2000 =		84.6	EA
Existing Trees - Under Construction Trees				68	EA
Existing Trees to be removed during construction				2	EA
New Trees				24	EA
Total Shade Trees Provided				92	EA

PLANT LIST - THIS SHEET ONLY

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	REMARKS
TREES							
10	AGA	Amelanchier Grandiflora	Serviceberry	1.5" MIN	6' MIN		BMP Screening
10	AR	Acer rubrum	Red Maple	2" MIN			NRRB Encroachment
5	CCF	Cercis canadensis	Eastern Redbud	1.5" MIN	6' MIN		BMP Screening
17	NS	Nyssa sylvatica	Black Gum	2" MIN			NRRB Encroachment
12	QP	Quercus phellos	Willow Oak	3" MIN	10' MIN	B&B	VPL
10	QP	Quercus phellos	Willow Oak	2" MIN			NRRB Encroachment
10	QPU	Quercus palustris	Pin Oak	2" MIN			NRRB Encroachment
11	QS	Quercus shumardii	Shumard Oak	3" MIN	10' MIN	B&B	VPL
10	TD	Taxodium distichum	Bald Cypress	2" MIN			NRRB Encroachment
SHRUBS / GRASSES							
65	ICBN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly		24"-30" Ht	7 Gallon	BMP / VPL Screening
19	IP	Ilicium parviflorum	Hardy Anise Tree		24"-30" Ht	7 Gallon	BMP Screening
36	MP	Myrica pensylvanica	Northern Bayberry		24"-30" Ht	7 Gallon	BMP Screening
154	PVH	Panicum virgatum 'Heavy Metal'	Blue Switchgrass			3 Gallon	BMP Screening

NOTE: LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLING PLANT MATERIAL AS PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE LANDSCAPE PLAN AND THE PLANT LIST.

PLANT LEGEND

TREES:
- ACER RUBRUM, RED MAPLE — 2" CALIPER MIN, B&B - FOR NRRB ENCROACHMENT
- AMELANCHIER GRANDIFLORA, SERVICEBERRY — 1.5" CALIPER MIN, 6' MIN HEIGHT - BMP SCREENING
- CERCIS CANADENSIS 'FOREST PANSY', FOREST PANSY REDBUD — 1.5" CALIPER MIN, 6' MIN HEIGHT - BMP SCREENING
- NYSSA SYLVATICA, BLACK GUM — 2" CALIPER MIN, B&B - FOR NRRB ENCROACHMENT
- QUERCUS PHELLOS, WILLOW OAK — 2" CALIPER, 10' MIN HEIGHT, B&B - FOR VPL/NRRB ENCROACHMENT
- QUERCUS PALUSTRIS, PIN OAK — 2" CALIPER MIN, B&B - FOR NRRB ENCROACHMENT
- QUERCUS SHUMARDII, SHUMARD OAK — 3" CALIPER, 10' MIN HEIGHT, B&B - FOR VPL
- TAXODIUM DISTICHUM, BALD CYPRESS — 2" CALIPER MIN, B&B - FOR NRRB ENCROACHMENT

SHRUBS AND GRASSES:
- ILEX CORNUTA 'BURFORDII NANA', DWARF BURFORD HOLLY — 7 GALLON, 24"-30" HEIGHT - BMP SCREENING
- ILICIUM PARVIFLORUM, HARDY ANISE TREE — 7 GALLON, 24"-30" HEIGHT - BMP SCREENING
- MYRIC PENSYLVANICA, NORTHERN BAYBERRY — 7 GALLON, 24"-30" HEIGHT - BMP SCREENING
- PANICUM VIRGATUM 'HEAVY METAL', BLUE SWITCHGRASS — 3 GALLON - BMP SCREENING

NOTE: THE FOLLOWING PLANTS REPRESENT EXISTING REQUIRED PLANTINGS IN EARLIER CONSTRUCTION PHASES, THESE APPEAR IN GRAY.
- RED OAK, EXISTING
- THORNLEY MAPLE, EXISTING
- ALTA WINGED ELM, EXISTING
- SHUMARD OAK, EXISTING
- NELLIE R. STEVENS HOLLY, EXISTING

LANDSCAPE NOTES

1. CONTRACTOR TO RESOLVE NEWLY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION.
2. THIS PLAN DEPICTS PLANTINGS REQUIRED BY THE CITY OF RALEIGH UDO.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
6. ALL PLANTING BEDS ARE TO BE MULCHED TO A DEPTH OF 3" MINIMUM AND 4" MAXIMUM WITH AGED, TRIPLE SHREDDED HARDWOOD MULCH WITH A MAXIMUM PARTICLE SIZE OF 1 INCHES, FREE OF WOOD SODS AND WASTE MATERIALS. NO PINE STRAW PERMITTED.
7. ALL LAWN AREAS TO BE SODDED OR SEEDED AS PER MANUFACTURE'S SEEDING SPECIFICATIONS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. NO EXPOSED AREAS ARE ACCEPTABLE.
8. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
9. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERM, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 30 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
10. ALL UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
11. PLANTING SOIL MIXTURE (BACKFILL MATERIAL) FOR CITY TREES WITHIN PUBLIC RIGHT OF WAY, REFER TO CITY TREE MANUAL. NATIVE SOIL SHALL BE USED FOR NO MORE THAN 50% OF THE BACKFILL USED IN DESIGNATED PLANT PITS. 100% OF NATIVE SOIL IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SHADES AROUND PLANTS. NATIVE BACKFILL MATERIAL SHALL BE BLENDED WITH A MIXTURE CONSISTING OF 30% COMPOST, 15% CLAY LOAM, 15% PINE BARK SOIL CONDITIONER AND 25% SANDY LOAM. COMPOST SHALL DAIRY LIQ. COMPOST COUNCIL SEAL OF ASSURANCE.
12. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
13. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
14. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
15. MIN. 5' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
16. TREES SHALL BE 10' FT MIN FROM DRIVEWAYS AND UTILITY POLES.
17. TREES SHOULD NOT BE IN THE CURVE TRANSITION FROM ONE STREET TO ANOTHER.
18. TREES WITHIN 30' FT. OF POWER LINE(S) SHALL BE UNDERSTORY TREES.
19. WHEREVER THERE IS A STOP SIGN, THE FIRST TREE SHOULD BE 30 FT. BACK.

LANDSCAPE PLAN

SH 2001, PG 2B6

50' 25' 0 50' 100'

SCALE: 1" = 50'

REFERENCE: Z-5-87
ICP (375357)
SITE (375797)

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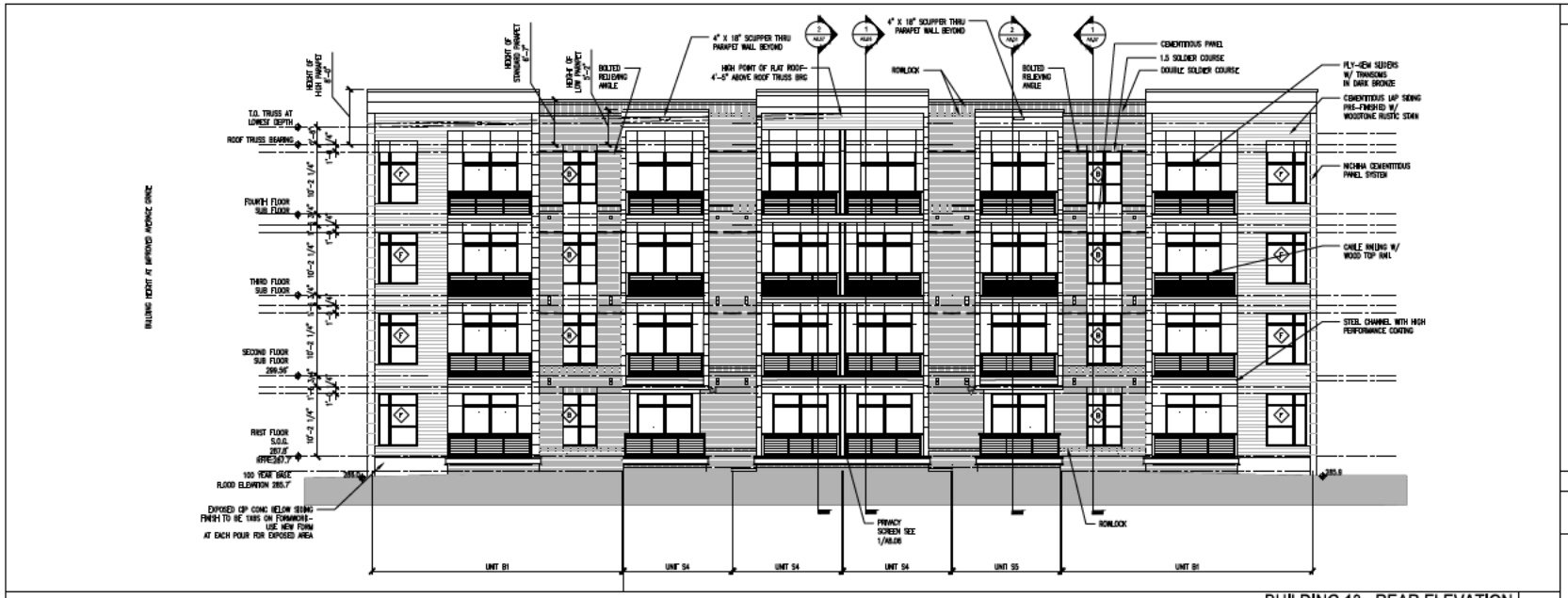
1218 Chestnut Street, 7th floor | Philadelphia, PA 19107 | tel 215.629.1211

ASR-0044-2020
TRANSACTION NO. 565210 (Admin. Site Review)

Administrative Site Review
White Oak Properties, Inc.
North Shore - Condominiums
NCSU Centennial Campus
Raleigh, North Carolina

PROJECT:	WOP-16006	
		DATE
ISSUE:	Administrative Site Review	06.15.2020
REVISIONS:	1st Review Comments	07.31.2020
	2nd Review Comments	08.28.2020
DRAWN BY:	CHK	
CHECKED BY:	KT	
CONTENT:	CODE COMPLIANT LANDSCAPE PLAN	

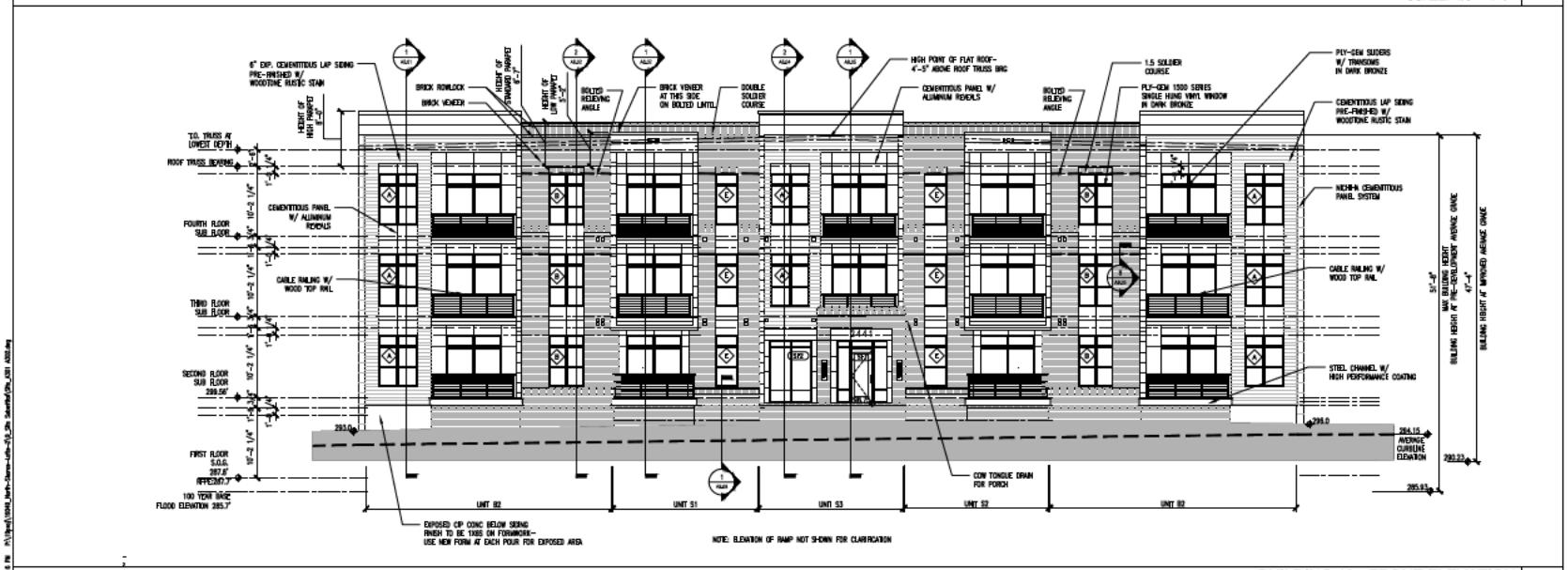
LP1.1



BUILDING 13 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

2



BUILDING 13 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

1

GENERAL NOTES – ELEV.

1. THE ARCHITECTURAL DRAWINGS MUST BE USED IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. FINISH AND FINISH GRADES SHALL BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
3. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS UNLESS OTHERWISE NOTED.
4. PROVIDE SEALANT BETWEEN WINDOW AND DOOR FRAMES AND ADJACENT WALL MATERIAL, BOTH SIDES.
5. PROVIDE HARDIE SIDING BLOCKS AND AND FLASHING AT ALL EXTERIOR PENETRATIONS, SEE MECHANICAL DRAWINGS FOR PENETRATIONS.
6. CONTRACTOR AND SUB CONTRACTOR TO FOLLOW CEMENTITIOUS PANEL AND TRIM INSTALLATION GUIDELINES TO ENSURE THE PRODUCTS ARE INSTALLED PER MANUFACTURER STANDARDS.
7. CONTRACTOR AND SUBCONTRACTOR SHALL ENSURE THAT ALL CEMENTITIOUS COMPONENTS INCLUDING ANY CUTS, JOINTS, WALL PATTERNS, FINISH ETC. ARE RENDERED FOR QUALITY CONTROL. THE FINAL PRODUCT INSTALLATION MUST BE CONSISTENT ON ALL FACADES.
8. THE PROJECT TRIM AND INSTALLATION SUBCONTRACTOR SHALL BRING THE WORK UP TO EXTRAORDINARY LEVEL OF QUALITY EXPECTED FROM THE INSTALLATION.
9. SEE SHEETS A6.02 FOR BALCONY RAILING DIMENSIONS AND DETAILS.
10. SEE PLUMBING DRAWINGS FOR LOCATIONS OF FREEZE PROOF HOSE BIBBS.
11. LIGHT FIXTURES CANNOT PROJECT MORE THAN 4" OFF THE WALL & INSTALLED BETWEEN 2'-3" AND 6'-8" ABOVE THE FLOOR.
12. ALL DRAINAGE VENTS MUST BE PLACED A MINIMUM OF 10'-0" AWAY FROM FRESH AIR INTAKE LOCATIONS. INSTALL ALL VENT CAPS TO BE MIN 6" FROM EDGE OF WINDOW, MIN 6" FROM EDGE AT PERPENDICULAR WALLS. NO VENT CAPS SHALL CONFLICT WITH FAN OR PANEL EDGE.
13. ALIGN CENTERLINE OF ALL VENT CAPS VERTICALLY, ALIGN TOP OF ALL VENT CAPS HORIZONTALLY.

LEGEND

BOLTED RELIEVING ANGLE, SEE STRUCTURAL DRAWINGS

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White Oak Properties, Inc.
North Shores Condominiums
NCSU Centennial Campus Raleigh, North Carolina

PROJECT:		Start Date
ISSUE:	ISSUE	DATE
	Administrative Site Review	June 19, 2020
REVISIONS:	1st Review Comments	07/31/2020
DRAWN BY:		
CHECKED BY:		
CONTENT:	EXTERIOR ELEVATIONS	

A3.01

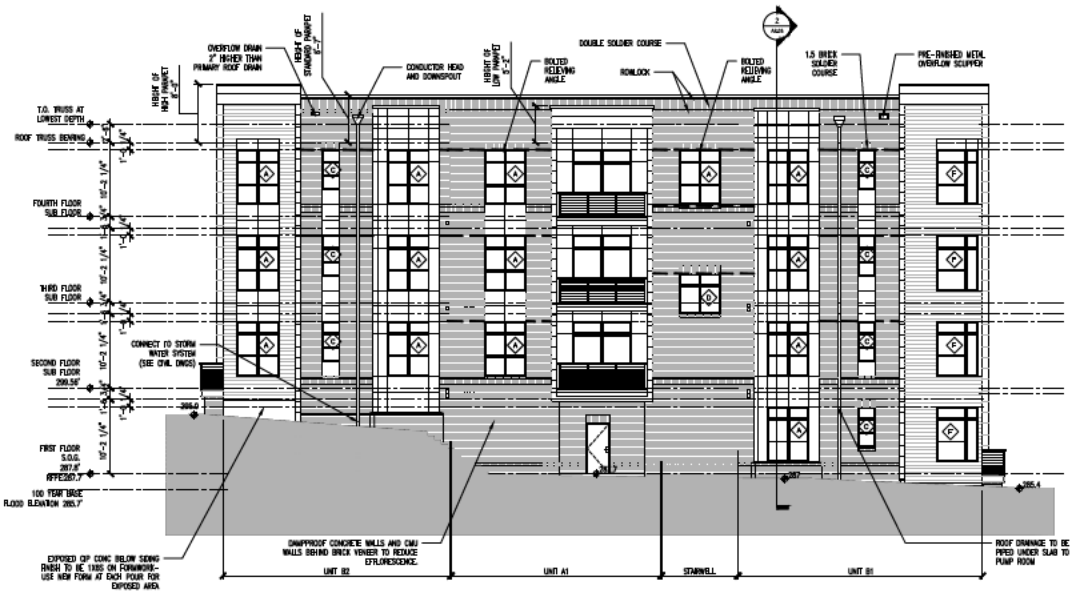
BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT (Campus Shore Drive)	289.50	289.00	289.25	295.00	296.00	295.50
	SIDE (East)	283.30	286.60	285.30	285.90	288.00	286.95
	SIDE (West)	284.50	285.00	285.75	286.00	296.00	291.00
	REAR (Lake Side)	283.30	284.50	283.90	285.90	286.00	285.95
	AVG. OF ALL FACES			285.88			290.23

Per section 1.5.7.A.2 (TC-17-86) of the UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

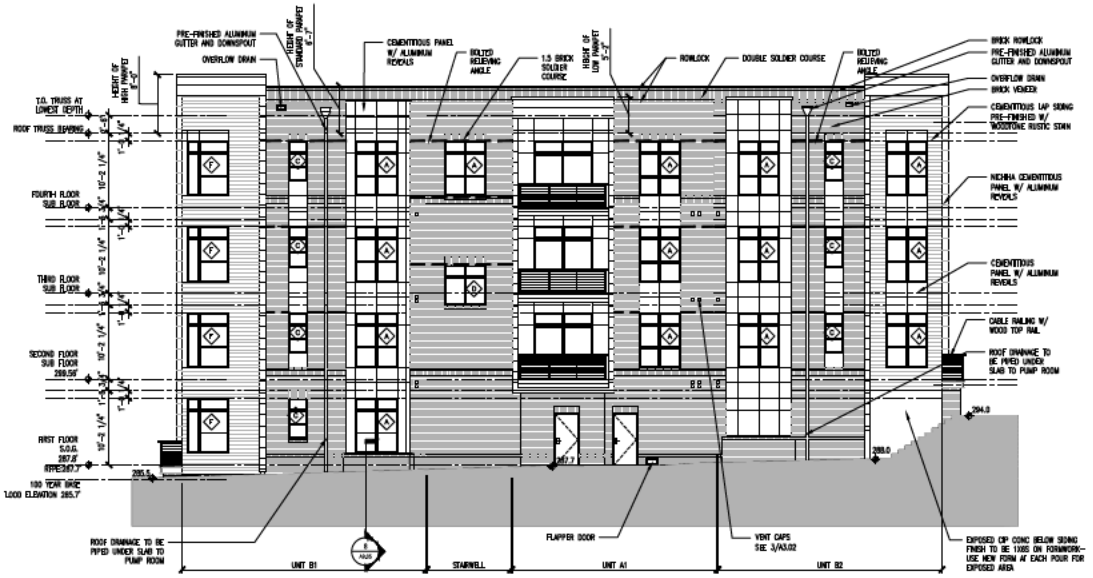
Average grade is determined by calculating the average of the highest and lowest elevation along a pre-development grade or improved grade (whichever is most restrictive) along each building elevation and averaging all elevations.

The more restrictive condition occurs in the pre-development grade condition with an average grade of 285.88'

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELVATION			MIN. GROUND FLOOR PER LCID	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
13	293.30	296.00	294.15	296.35	299.56
14	290.50	294.20	292.35	294.35	299.56
16	300.00	302.70	301.35	304.35	304.35-305.35
17	303.50	305.60	304.55	306.55	306.68-308.33
18	306.00	307.80	306.90	308.90	308.67-310.0
19	307.30	310.30	308.80	310.80	311.33-312.00



BUILDING 13 - WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



BUILDING 13 - EAST ELEVATION 1
SCALE: 1/8" = 1'-0"

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White Oak Properties, Inc.
North Shores Condominiums
NCSU Centennial Campus Raleigh, North Carolina

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CONTENT: EXTERIOR ELEVATIONS

A3.02

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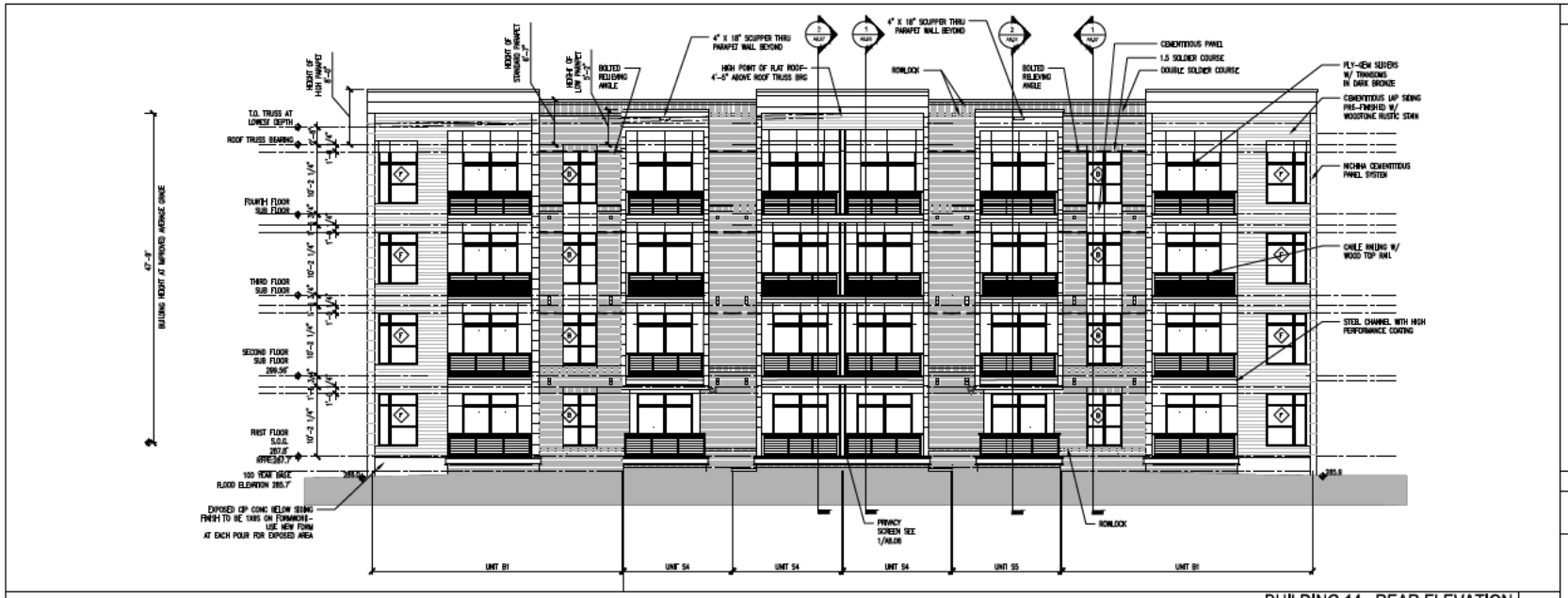
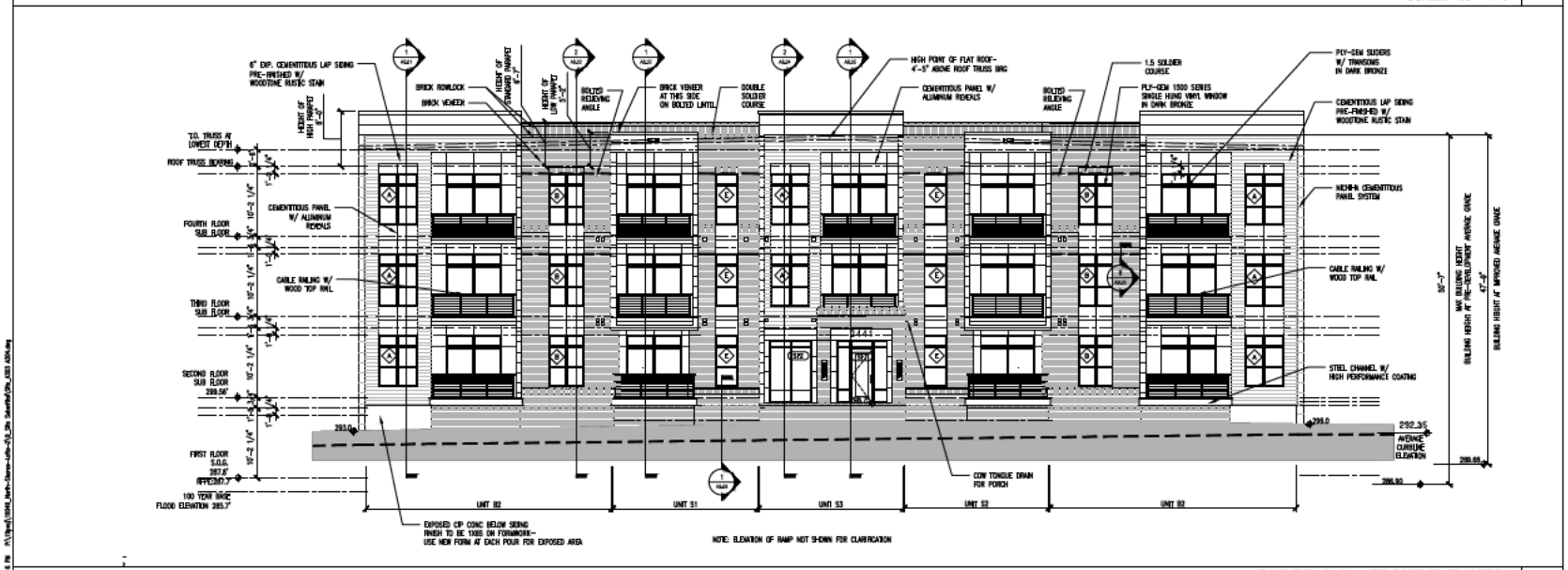


BUILDING 14 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

2



BUILDING 14 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

1

GENERAL NOTES – ELEV.

1. THE ARCHITECTURAL DRAWINGS MUST BE USED IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. FINISH AND FINISH GRADES SHALL BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
3. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS UNLESS OTHERWISE NOTED.
4. PROVIDE SEALANT BETWEEN WINDOW AND DOOR FRAMES AND ADJACENT WALL MATERIAL, BOTH SIDES.
5. PROVIDE HARDIE SIDING BLOCK AND AND FLASHING AT ALL EXTERIOR PENETRATIONS, SEE MECHANICAL DRAWINGS FOR PENETRATIONS.
6. CONTRACTOR AND SUB CONTRACTOR TO FOLLOW CEMENTITIOUS PANEL AND TRIM INSTALLATION GUIDELINES TO ENSURE THE PRODUCTS ARE INSTALLED PER MANUFACTURER STANDARDS.
7. CONTRACTOR AND SUBCONTRACTOR SHALL ENSURE THAT ALL CEMENTITIOUS COMPONENTS INCLUDING ANY CUTS, JOINTS, WALL PATTERNS, FINISH ETC. ARE RENDERED FOR QUALITY CONTROL. THE FINAL PRODUCT INSTALLATION MUST BE CONSISTENT ON ALL FACADES.
8. THE PROJECT TRIM AND INSTALLATION SUBCONTRACTOR SHALL BRING THE WORK UP TO EXTRAOR THE LEVEL OF QUALITY EXPECTED FROM THE INSTALLATION.
9. SEE SHEETS A6.02 FOR BALCONY RAILING DIMENSIONS AND DETAILS.
10. SEE PLUMBING DRAWINGS FOR LOCATIONS OF FREEZE PROOF HOSE BIBBS.
11. LIGHT FIXTURES CANNOT PROJECT MORE THAN 4" OFF THE WALL & INSTALLED BETWEEN 2'-3" AND 6'-8" ABOVE THE FLOOR.
12. ALL DRAINAGE VENTS MUST BE PLACED A MINIMUM OF 10'-0" AWAY FROM FRESH AIR INTAKE LOCATIONS. INSTALL ALL VENT CAPS TO BE MIN 6" FROM EDGE OF WINDOW, MIN 6" FROM EDGE AT PERPENDICULAR WALLS. NO VENT CAPS SHALL CONFLICT WITH FAN OR PANEL EDGE.
13. ALIGN CENTERLINE OF ALL VENT CAPS VERTICALLY, ALIGN TOP OF ALL VENT CAPS HORIZONTALLY.

LEGEND

BOLTED RELIEVING ANGLE, SEE STRUCTURAL DRAWINGS

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NCSU Centennial Campus Raleigh, North Carolina

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A3.03

BUILDING ELEVATIONS

BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
BLDG 14	FRONT (Campus Shore Drive)	291.00	291.00	291.00	291.00	295.50	293.25
	SIDE (East)	283.30	291.00	287.15	286.00	295.50	290.75
	SIDE (West)	282.30	291.00	286.65	286.20	291.00	288.60
	REAR (Lake Side)	282.30	283.30	282.80	286.00	286.20	286.10
	AVG. OF ALL FACES			**286.90**			**289.68**

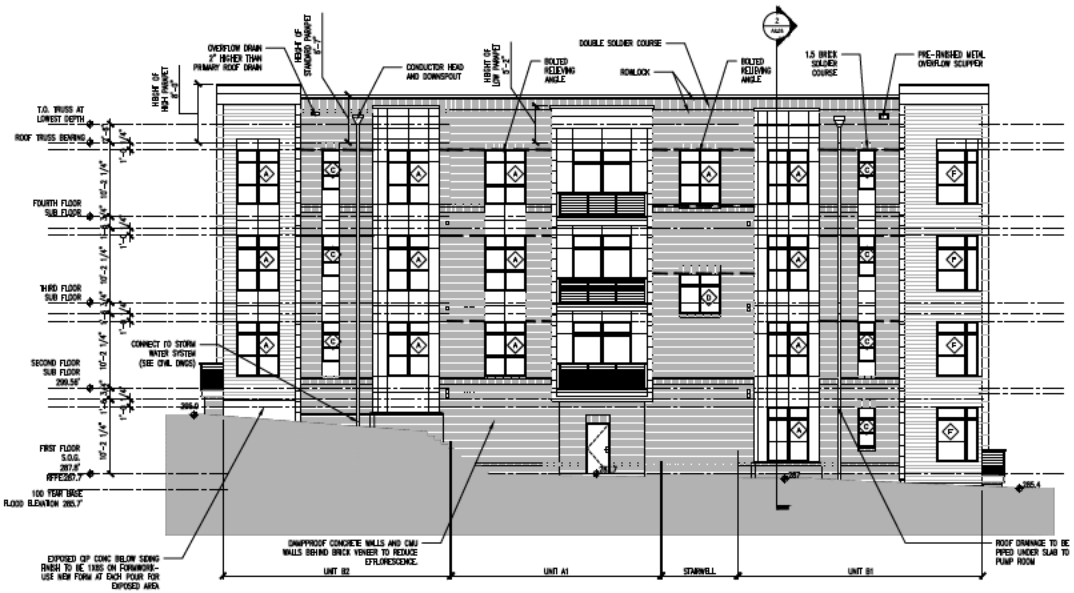
Per section 1.5.7.A.2 (TC-17-16) of the UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

Average grade is determined by calculating the average of the highest and lowest elevation along a pre development grade or improved grade (whichever is most restrictive) along each building elevation and averaging all elevations.

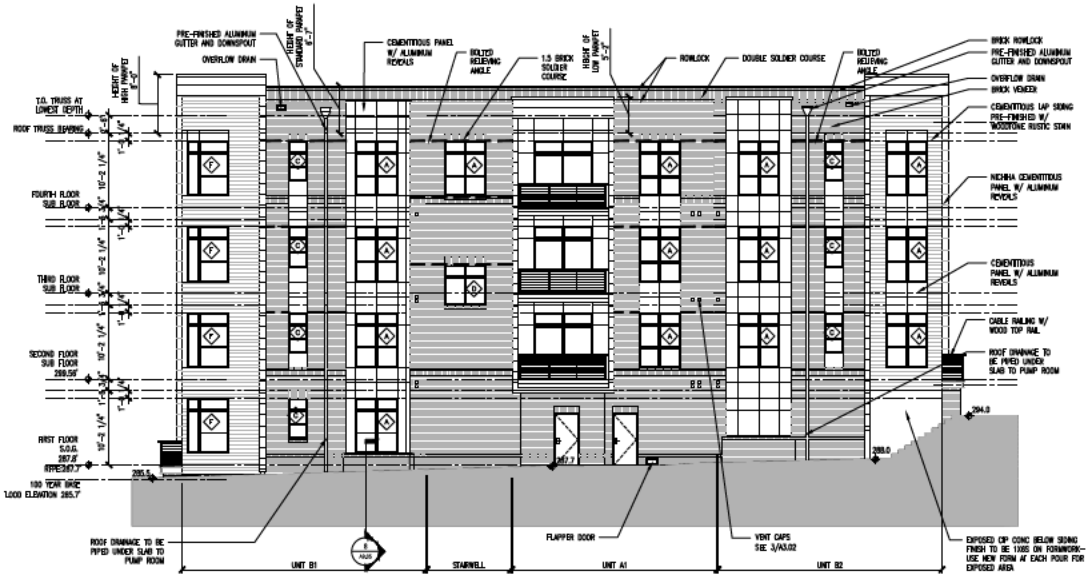
The more restrictive condition occurs in the pre-development grade condition with an average grade of 286.90'

CURBLINE ELEVATIONS

BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER JDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
13	293.30	295.20	294.15	296.15	299.56
14	290.50	294.20	292.35	294.35	299.56
16	300.00	302.70	301.35	303.35	303.35-305.35
17	303.50	305.90	304.55	306.55	306.68-308.33
18	306.00	307.00	306.50	308.50	308.67-310.0
19	307.30	310.90	308.80	310.80	311.33-312.00



BUILDING 14 - WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



BUILDING 14 - EAST ELEVATION 1
SCALE: 1/8" = 1'-0"

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NCSU Centennial Campus Raleigh, North Carolina

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CONTENT:	EXTERIOR ELEVATIONS	

A3.04

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BUILDING 18 - REAR ELEVATION 2

SCALE: 3/16" = 1'-0"

BUILDING 18 - FRONT ELEVATION 1

SCALE: 3/16" = 1'-0"

BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
BLDG 18	FRONT (Capability Drive)	307.60	311.10	309.35	307.20	309.00	308.10
	SIDE (North)	311.10	311.10	311.10	309.00	309.60	309.30
	SIDE (South)	307.60	308.00	307.80	307.20	307.60	307.40
	REAR (Bright Pond Way)	308.00	311.10	309.55	307.60	309.60	308.60
	AVG. OF ALL FACES			**309.45**			**308.35**

Per section 3.5.7.A.2 (TC-37-16) of the UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

Average grade is determined by calculating the average of the highest and lowest elevation along a pre-development grade or improved grade (which ever is most restrictive) along each building elevation and averaging all elevations.

The more restrictive condition occurs in the improved grade condition with an average grade of 306.35

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
13	293.30	295.00	294.15	296.15	299.96
14	290.50	294.20	292.35	294.35	299.96
16	300.00	302.70	301.35	303.35	303.35-305.35
17	303.50	305.60	304.55	306.55	306.68-308.33
18	306.00	307.00	306.50	308.50	308.67-310.0
19	307.30	310.30	308.80	310.80	311.33-312.00

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NCSU Centennial Campus Raleigh, North Carolina

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DRAWN BY:		
CHECKED BY:	BUILDING 18	
CONTENT:	FRONT & REAR ELEVATIONS	

A3.05

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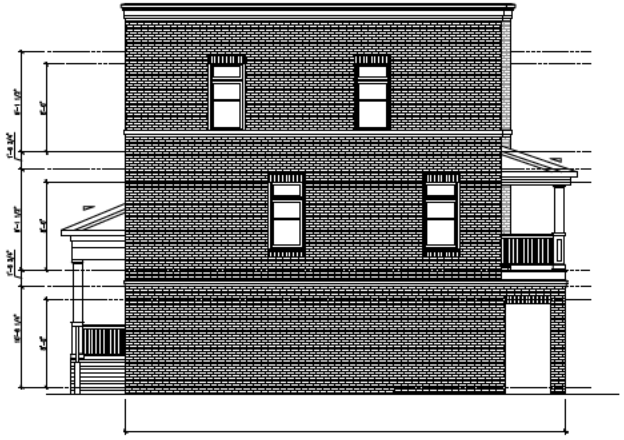
BUILDING 18 - SIDE ELEVATION 2
SCALE: 3/16" = 1'-0"



BUILDING 18 - SIDE ELEVATION 1
SCALE: 3/16" = 1'-0"

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CONTENT:	BUILDING 18	
	SIDE ELEVATIONS	

A3.06

BUILDING 16 - REAR ELEVATION 2

SCALE: 3/16" = 1'-0"

BUILDING ELEVATIONS								
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE			
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
BLDG 16	FRONT (Capability Drive)	300.20	303.00	301.60	300.20	302.80	301.50
	SIDE (North)	302.50	303.00	302.75	302.80	302.90	302.85
	SIDE (South)	300.20	300.60	300.40	300.20	300.60	300.40
	REAR (Bright Pond Way)	300.60	302.50	301.55	300.60	302.90	301.75
	AVG. OF ALL FACES			**301.58**			**301.63**

Per section 1.5.7.A.2 (TC-17-16) of the UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

Average grade is determined by calculating the average of the highest and lowest elevation along a pre development grade or improved grade (whichever is most restrictive) along each building elevation and averaging all elevations.

The more restrictive condition occurs in the pre-development grade condition with an average grade of 301.58

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
13	293.30	295.00	294.15	296.15	299.56
14	290.50	294.20	292.35	294.35	299.56
16	300.00	302.70	301.35	303.35	303.35-305.35
17	303.50	305.60	304.55	306.55	306.68-308.33
18	306.00	307.00	306.50	308.50	308.67-310.0
19	307.30	310.30	308.80	310.80	311.33-312.00

BUILDING 16 - FRONT ELEVATION 1

SCALE: 3/16" = 1'-0"

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CONTENT:	BUILDING 16 & 17 FRONT & REAR ELEVATION	

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BUILDING 17 - REAR ELEVATION 2

SCALE: 3/16" = 1'-0"

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG		
13	293.30	295.00	294.15	296.15	299.56
14	290.50	294.20	292.35	294.35	299.56
16	300.00	302.70	301.35	303.35	303.35-305.35
17	303.50	305.60	304.55	306.55	306.68-308.83
18	306.00	307.00	306.50	308.50	308.67-310.0
19	307.30	310.30	308.80	310.80	311.33-312.00

BUILDING ELEVATIONS								
BUILDING			PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
BLDG 17	FRONT (Capability Drive)	303.80	306.50	305.15	304.20	306.70	305.20
	SIDE (North)	306.50	307.20	306.85	306.20	306.60	306.40
	SIDE (South)	303.00	303.80	303.40	304.20	304.60	304.40
	REAR (Bright Point Way)	303.00	307.20	305.10	304.60	306.60	305.60
	AVG. OF ALL FACES			**305.13**			**305.40**

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG		
13	293.30	295.00	294.15	296.15	299.56
14	290.50	294.20	292.35	294.35	299.56
16	300.00	302.70	301.35	303.35	303.35-305.35
17	303.50	305.60	304.55	306.55	306.68-308.33
18	306.00	307.00	306.50	308.50	308.67-310.0
19	307.30	310.30	308.80	310.80	311.33-312.00

BUILDING 17 - FRONT ELEVATION 1

SCALE: 3/16" = 1'-0"

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CONTENT:	BUILDING 16 & 17 FRONT & REAR ELEVATION	

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BUILDING 16 & 17 - SIDE ELEVATION
SCALE: 3/16" = 1'-0"
2

BUILDING 16 & 17 - SIDE ELEVATION
SCALE: 3/16" = 1'-0"
1

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	SIDE ELEVATIONS	

A3.08

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REAR ELEVATION 2
SCALE: 3/16" = 1'-0"

BUILDING 19 - FRONT ELEVATION 1
SCALE: 3/16" = 1'-0"

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CONTENT:	BUILDING 19	
	FRONT & REAR ELEVATION	

A3.09

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
13	293.30	295.00	294.15	296.15	299.56
14	290.50	294.20	292.35	294.35	299.56
16	300.00	302.70	301.35	303.35	303.35-305.35
17	303.50	305.60	304.55	306.55	306.68-308.33
18	306.00	307.00	306.50	308.50	308.67-310.0
19	307.30	310.30	308.80	310.80	311.35-312.00

Per section 1.5.7.A.2 (TC-17-16) of the UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

Average grade is determined by calculating the average of the highest and lowest elevation along pre-development grade or finished grade (whichever is most restrictive) along each building elevation and averaging all elevations.

The more restrictive condition occurs in the pre-development grade condition with an average grade of 310.33'

BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
BLDG 19	FRONT (South)	308.40	311.20	309.80	310.00	311.10	310.55
	SIDE (Capability Drive)	308.40	310.50	309.45	310.00	310.60	310.30
	SIDE (Bright Pond Way)	311.20	311.20	311.20	311.10	311.70	311.40
	REAR (Bright Pond Way)	310.50	311.20	310.85	310.60	311.70	311.15
	AVG. OF ALL FACES			**310.33**			**310.85**

BUILDING 19 - SIDE ELEVATION
SCALE: 3/16" = 1'-0"

2

BUILDING 19 - SIDE ELEVATION
SCALE: 3/16" = 1'-0"

1

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NCSU Centennial Campus Raleigh, North Carolina

[redacted]

PROJECT:		DATE
		Start Date
ISSUE:	ISSUE	DATE
	Administrative Site Review	June 19, 2020
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING 19	
	SIDE ELEVATIONS	

A3.10

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