

Administrative Approval Action

Case File / Name: ASR-0087-2022 DSLC - CORESPACES - 1707 HILLSBOROUGH City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: These three parcels to be recombined totaling 3.85 acres zoned OX-12 GR,

OX-5-GR and OX-5 and within an SRPOD overlay district are located on the

southeast corner of the intersection of Hillsborough Street and Cox Avenue.

REQUEST: A twelve story apartment building housing 661 units with a parking deck,

associated amenities and required infrastructure.

Note - This project is not utilizing the Frequent Transit Development Option

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of

approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 2, 2023 by

Kimley-Horn.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ <u>SITE PERMITTING REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

- 1. The access driveway to the rear of the site that connects to Flint Avenue shall be designed such that solid waste and delivery vehicles cannot make a left turn onto Flint Avenue.
- 2. The Development Name of record and on the signed application is "Corespaces-1707 Hillsborough" whereas the cover sheet name and title block plan name shown is "Hub on Campus Raleigh". Are you proposing a name change? If not, please correct or clarify on the cover sheet. If proposing a name change, an application request submitted, and reviewed for approval by the city is required. Coordinate with the Planner ands Development Services.
- 3. See sheet A201 This floor is proposed as a basement level 9 (thus not a story). Uses allowable in basement (non story) levels are parking, storage, mechanical, laundry or waste collection. Plan shows a use labeled "fitness". Please revise and correct and relabel use. (1.5.7 A 6)

Engineering

 A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.



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Public Utilities

- 5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
- 6. Please review and revise plans according to recommendations from ASR-0087-2022.

Stormwater

- 7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 8. These lots are to be recombined into a single parcel. Net reduction of impervious area proposed. This project is exempt per UDO Section 9.2.2.A.3.c Substitution of impervious surfaces with approved pervious surfaces.

☑ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

	Right of Way Deed of Easement Required
Ī	Utility Placement Deed of Easement Required

\square	Sidewalk Deed of Easement Required

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

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

Engineering

1. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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- 2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☑ <u>BUILDING PERMITS</u> - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

- 1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.
- A demolition permit shall be obtained.

Engineering

3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.



Administrative Approval Action

Case File / Name: ASR-0087-2022 **DSLC - CORESPACES - 1707 HILLSBOROUGH**

City of Raleigh **Development Services Department** One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

Urban Forestry

- 5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Hillsborough Street, 12 street trees (tree grates) along Cox Ave, 6 street trees along Flint Place.
- A public infrastructure surety for 9 street trees along Hillsborough Street, 12 street trees (tree grate) along Cox Ave, 6 street trees along Flint Place. shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

The following are required prior to issuance of building occupancy permit:

General

- 1. Final inspection of all right of way street trees by Urban Forestry Staff.
- 2. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
- 3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: April 13, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

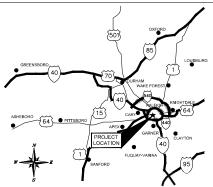


I hereby certify this administrative decision.

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Cianadı	Danisl L. Stegall	Deter	04/49/2022
Signed: _	Daniel L. Stegall	_ Date:	04/12/2023
	Development Services Dir Designee	_	
Staff Coo	rdinator: Michael Walters		



PROJECT LOCATION

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FOR SOLID WASTE HANDLING, BOTH WASTE AND RECYCLING WILL BE GATHERED IN THEIR RESPECTIVE SELECTION AND RECYCLING WILL BE GATHERED IN THEIR RESPECTIVE.

ADMINISTRATIVE SITE REVIEW

HUB ON CAMPUS RALEIGH

ASR-0087-2022

1707 HILLSBOROUGH STREET RALEIGH, NORTH CAROLINA 27605



Administrative Site Review Application 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: Case #:___ Please review UDO Section 10.2.8. as amended by text change case <u>TC-14-19</u> and <u>TC-11-21</u> to determine the site plan ter. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the <u>Permit and Development Portal</u>. (Note: There is a fee for this verification service.) Site Plan Tier: Tier Two Site Plan Tier Three Site Plan General Subdivision case #: ____ Detached | Mixed use | Scoping/sketch plan case #: Scoping/sketch p Attached Apartment Open lot Board of Adjustment #: Ciric Zoning Case #: Z-38-12 Inside City limits? Yes V No Property address(es): 1707 Hillsborough St, 1615 Hillsborough St, 0 Flint Pl Site P.I.N.(s): 1704007572, 1704009631, 1704009302 Please describe the scope of work. Include any additions, expansions, and change of use Demolition of all existing structures and pavement on property. Construction of a 12-story apartment building with a parking deck and other associated amenities. Note: We will not be utilizing the Frequent Transit Development Ontion for this site Current Property Owner/Developer Contact Name: Core Rainigh Cox, LLC NOTE: please attach purchase agreement when submitting this form Company: Core Raleigh Cox, LLC Address: 1643 N Milwaukee Ave. 5th Floor, Chicago IL 60647 Phone #-(847) 287-4106 Email: oprais@c Applicant Name: Shane Herman, El Company: Kimley-Horn and Associates, Inc. Address: 421 Fayetteville Street, Suite 600, Raleigh NC 27601 Email: shane.herman@kimley-horn.com REVISION 06.02.22

(Applicable to	all developments)			
SITE DATA	BUILDING DATA			
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished): 0 SF			
OX-12-GR (2.68 AC) OX-5-GR (0.90 AC) OX-5 (0.27 AC)	Existing gross floor area to be demolished: 136,088 SF			
Gross site acreage: 3.85 AC	New gross floor area: 1,019,178 SF			
Maximum # of parking spaces: 1862	Total sf gross (to remain and new): 1,019,178 SF			
# of parking spaces proposed: 675	Proposed # of buildings: 1			
Overlay District (if applicable): SRPOD	Proposed # of stories for each: 12			
Existing use (UDO 6.1.4): Hotel (Overnight lodging)				
Proposed use (UDO 6.1.4): Multi-unit living				
	ER INFORMATION			
Existing Impervious Surface:	Proposed Impervious Surface:			
Acres: 3.52 Square Feet: 153,335	Acres: 3.29 Square Feet: 143,158			
Is this a flood hazard area? Yes No If yes, please provide: Alluvial solis: Flood study: FEMA Map Panel #:				
Neuse River Buffer Yes No	Wetlands Yes No ✔			
Neuse River Buller Tes No	vvetands res No 🗹			
RESIDENTIAL	DEVELOPMENTS			
Total # of dwelling units; 661	Total # of hotel units: 0			
# of bedroom units: 1br 147 2br 163 3br	128 4br or more 223			
# of lots: 1	Is your project a cottage court? Yes No ✔			
SIGNATU	JRE BLOCK			
herewith, and in accordance with the provisions and regul I, Kimley-Horn and Associates, Inc. will	cts in accordance with the plans and specifications submitted ations of the City of Raleigh Unified Development Ordinance. serve as the agent regarding this application, and will receive			
owner(s) in any public meeting regarding this application.				
Signature: Shane Herman	Date: 03.02.2023			
Printed Name: Shane Herman				

Shee	t List Table			
Sheet Number	Sheet Title			
00.0	COVER SHEET			
C0.1	SUPPORTING DOCUMENTS			
0.0.1 COMP SEET 0.0.1 SUPPOPURE COCUMENTS 0.0.1 DISTRICT COMMINIST 0.0.1 DISTRICT COMMINIST 0.0.2 DEDUCTION PLAY 0.0.3 STE PLAY 0.0.1 STE PLAY 0.0.1 STE PLAY 0.0.0 STE PLAY 0.0.0 STE PLAY 0.0.0 STE PLAY 0.0.0 TURLITY PLAY ADDIT PLAY	EXISTING CONDITIONS			
	DEMOLITION PLAN			
C3.0	SITE PLAN			
C3.1	SITE PLAN ENLARGEMENTS			
C5.0	CRADING AND DRAINAGE PLAN			
C6.0	UTILITY PLAN			
A201	FLOOR PLANS			
A202	EN Number Sheet Title			
A203				
Sheet Number				
A302	ELEVATIONS			
A303	ENLARGED ELEVATIONS			
Sheet Number				
A305	## Number Sheet Title			
A306	STORY HEIGHT DIAGRAM			
A401	EXTERIOR LIGHTING PLAN			
A402	EXTERIOR LIGHT FIXTURE CUT SHEETS			
L010	TREE CONSERVATION PLAN			
L101	LANDSCAPE SITE PLAN			
L101-06	LANDSCAPE SITE PLAN - LEVEL 06			
L506	PLANTING DETAILS			
L606	PLANTING SCHEDULE			



Know what's below. Call before you dig.

PROJECT OWNER AND CONSULTANTS

SITE DEVELOPER:

CORE RALEIGH COX. LLC 1643 N MILWAUKEE AVE. 5TH FLOOR CHICAGO, ILLINOIS 60647 PHONE: (630) 730-9453 ATTN .: ROB BAK robb@corespaces.com

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 653-5843 ATTN: JOHN BAREFOOT, P.E.

LEAD CONSULTANT:

ANTUNOVICH ASSOCIATES 224 WEST HURON ST. SUITE 7F. CHICAGO, ILLINOIS 60654 PHONE: (312) 274-3980 ATTN.: JEFF ZELISKO

ARCHITECT:

ANTUNOVICH ASSOCIATES 224 WEST HURON ST., SUITE 7E CHICAGO, ILLINOIS 60654 PHONE: (312) 274-3980 ATTN.: JEFF ZELISKO

SURVEYOR:

JOHN A. EDWARDS & COMPANY 333 WADE AVE. RALEIGH, NORTH CAROLINA 27605 PHONE: (919) 828-4428 ATTN .: JOHN EDWARDS

LANDSCAPE ARCHITECT:

SITE DESIGN GROUP LTD.

888 S. MICHIGAN AVE., SUITE 1000
CHICAGO, ILLINOIS 80805
PHONE: (312) 374-5590
ATTN.: SARA GRAY sara.gray@site-design.com

MEP ENGINEER:

raleighnc.gov

JORDAN & SKALA ENGINEERS PHONE: (281) 617-3200 ATTN.: KENDY GUILLAUME kguillaume@jordanskala.con

SURVEY NOTE:

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NODOT STANDARDS AND

Kimley » Horn



ANTUNOVICH ASSOCIATES

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Kimley » Horn

421 FAYETTEVILLE ST, SUITE 600 RALEIGH, NORTH CAROLINA 2760 KIMLEY-HORN.COM



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Jordan & Skala Engineers

10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA COM

ESIGN TEAM & CONSULTANTS

HUB ON CAMPUS RAI FIGH 1707 HILL SBOROLIGH ST

COVER SHEET

9/16/2022 DRAWN BY PRELIMINARY NOT FOR CONSTRUCTION CHECKED B PROJECT NO

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103 Rupert Rd Raleigh, NC 27603 P: (919) 632-6234

December 9th, 2022

American Trash Management, Inc 1707 Hillahorough St. Rakrigh, NC 27606

Subject: Will Serve Letter

C/O Afleen Serrano

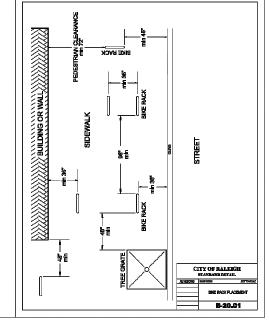
To Whom It May Concern:

Merkikon Waste Services will service the American Treah Hamagement, Inc at 1707 Hillsborough St. Releigh, NC 274605 in scorphone with six regularements and in a speciment Bay memore construct with inhearty standards and regulatory regularements. Merkins will provide Temporary Economics Services and Persanant Conduines Services. We provide Salid Weste MSW and Recycle Services in Wales Control.

Please feel to reach out to me if you require further assistance.

Respectfully,

Meridian Waste com



9/16/22 Administrative Site Review 1
No. Date Description SUBMISSIONS & REVISIONS CORE 1843 N MILWAUKEE AVE, 5TH FLOOR CHICAGO, ILLINOIS 60847 CORESPACES.COM

ANTUNOVICH ASSOCIATES

new city

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 RALEIGH, NORTH CAROLINA 27601 KIMLEY-HORN.COM

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Jordan & Skala Engineers

10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA COM DESIGN TEAM & CONSULTANTS

HUB ON CAMPUS RALEIGH

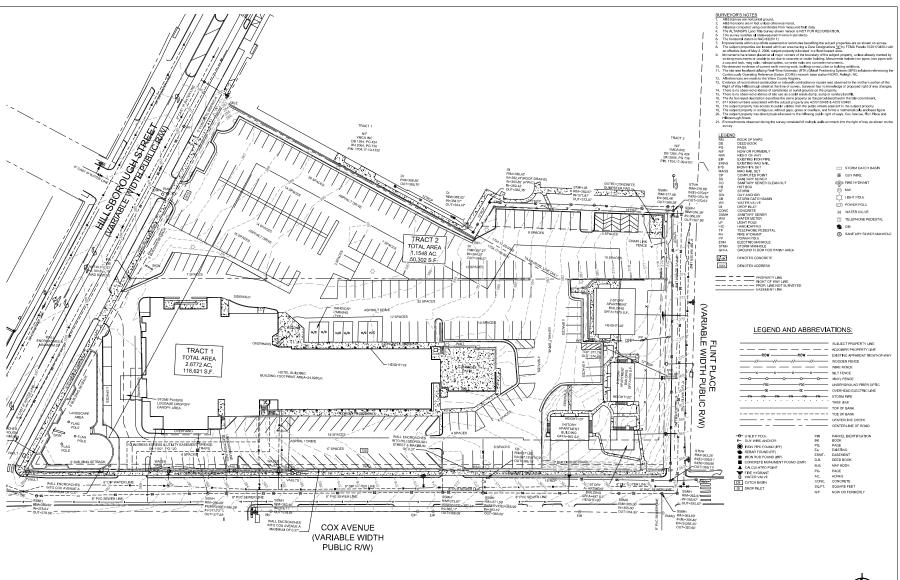
SUPPORTING **DOCUMENTS**

PRELIMINARY NOT FOR CONSTRUCTION

CHECKED BY: JCB PROJECT NO: 013483001

9/16/2022 DRAWN BY:

C0.1





SURVEY NOTE:
ALL EXISTING TOPOGRAPHICAL AND BOUNDARY
INFORMATION WAS PROVIDED WITHIN AN ALTA/NSPS
LAND THEE SURVEY PREPARED BY KG
TECHNOLOGES, 4505 FALLS OF NEUSE, FLOOR 4,
RALEIGH, NC 27607, 919—783—9214, DATED 5/5/22

9/16/22 Administrative Site Review
No. Date Description

SUBMISSIONS & REVISIONS CORE

CHITECT

ANTUNOVICH ASSOCIATES

City design group

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 RALEIGH, NORTH CAROLINA 2760 KIMLEY-HORN.COM

site 888 S MICHIGAN AVE, SUITE PH1 CHICAGO, ILLINOIS 60605 SITE-DESIGN.COM

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Jordan & Skala Engineers

10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA COM

ESIGN TEAM & CONSULTANTS

HUB ON CAMPUS RALEIGH

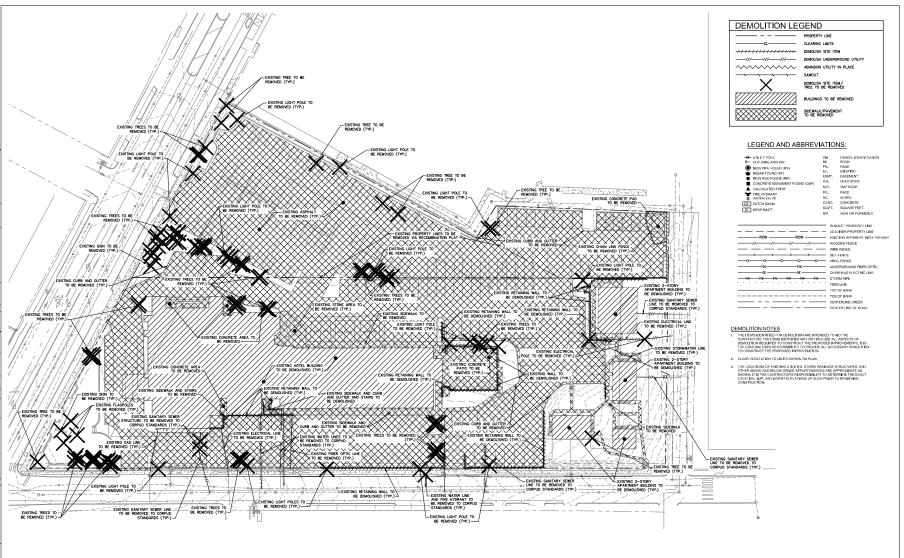
EXISTING CONDITIONS

PRELIMINARY NOT FOR CONSTRUCTION

CHECKED BY PROJECT NO: 013483001

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9/16/2022 DRAWN BY:





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9/16/22 Administrative Site Review
No. Date Description SUBMISSIONS & REVISIONS

CORE



City design group

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 RALEIGH, NORTH CAROLINA 27601 KIMLEY-HORN, COM



888 S MICHIGAN AVE, SUITE PH1 CHICAGO, ILLINOIS 60605 SITE-DESIGN.COM RUCTURAL

Jordan & Skala Engineers

10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA COM ESIGN TEAM & CONSULTANTS

HUB ON CAMPUS RALEIGH

DEMOLITION PLAN

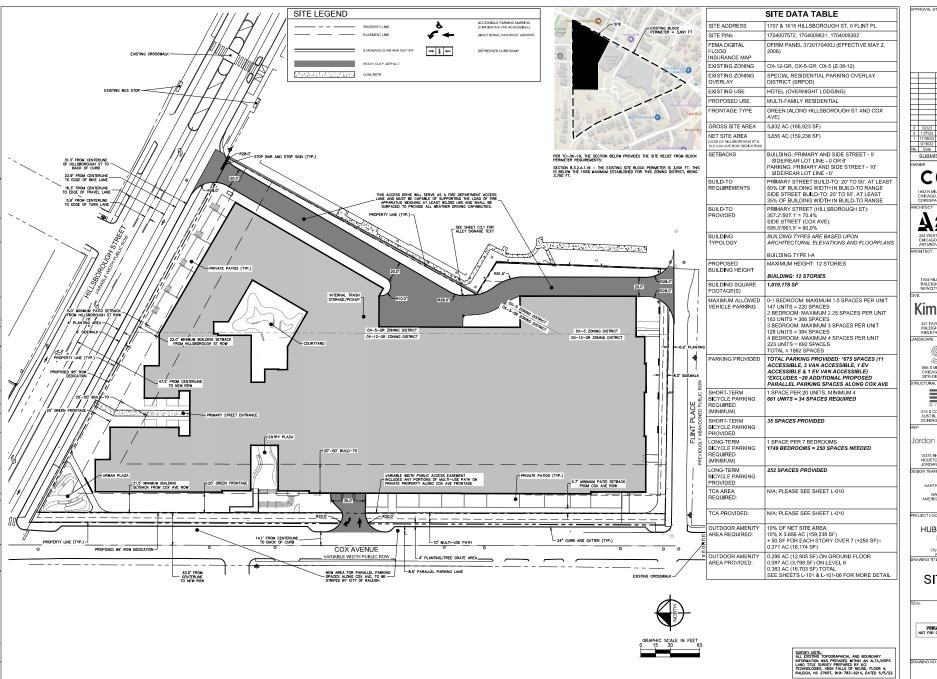
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9/16/2022 DRAWN BY:

CHECKED BY JCB PROJECT NO:

013483001



9/16/22 Administrative Site Review SUBMISSIONS & REVISIONS CORE CHITECT ANTUNOVICH ASSOCIATES city design group

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 RALEIGH, NORTH CAROLINA 2760* KIMLEY-HORN, COM

888 S MICHIGAN AVE, SUITE PH1 CHICAGO, ILLINOIS 60605 SITE-DESIGN.COM

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10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA COM SIGN TEAM & CONSULTANTS

HARTRANFT LIGHTING DESIGN AQUA DESIGN WALKER CONSULTANTS AMERICAN TRASH MANAGEMENT

HUB ON CAMPUS RALEIGH

> 1707 HILLSBOROUGH ST RALEIGH, NC 27605 TITLE

SITE PLAN

9/16/2022

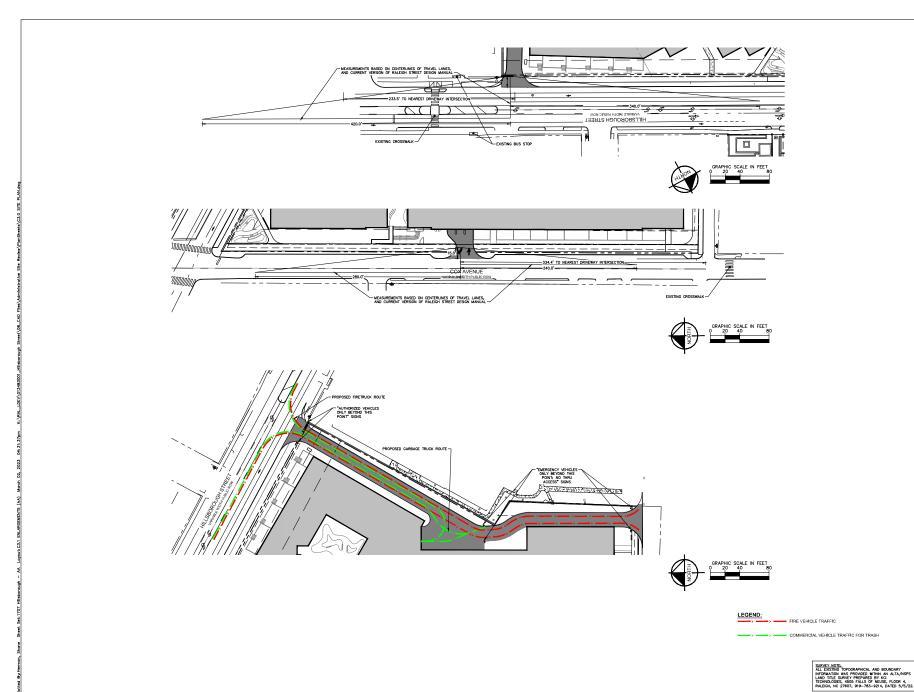
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CHECKED BY PROJECT NO:

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HUB ON CAMPUS RALEIGH

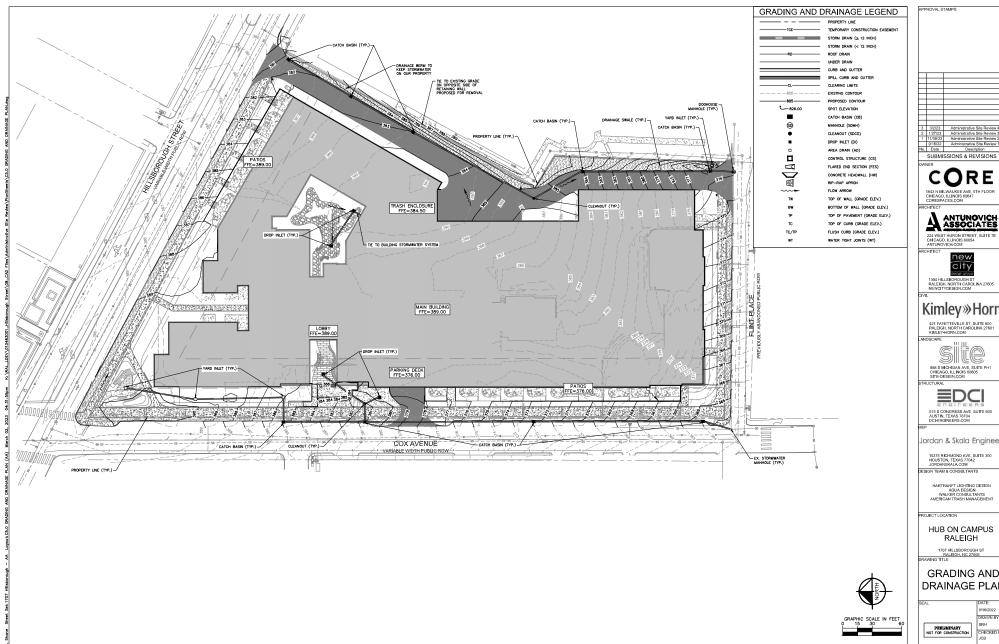
SITE PLAN ENLARGEMENTS

PRELIMINARY NOT FOR CONSTRUCTION CHECKED BY:

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9/16/2022 DRAWN BY:

PROJECT NO: 013483001



9/16/22 Administrative Site Review 1 No. Date Description

CORE

ANTUNOVICH ASSOCIATES

city design group

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Jordan & Skala Engineers

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HUB ON CAMPUS RALEIGH

GRADING AND DRAINAGE PLAN

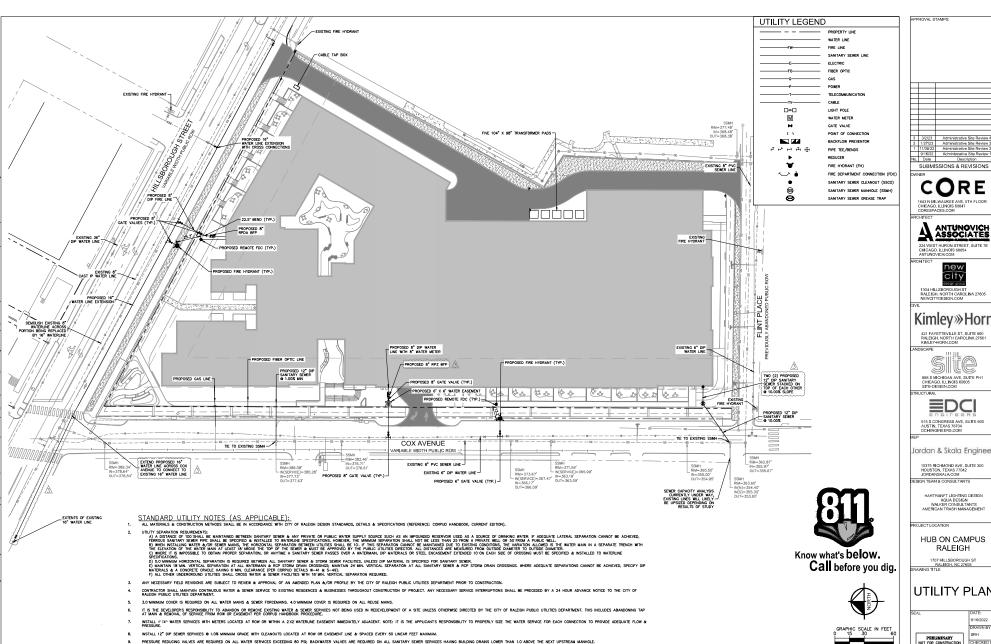
PRELIMINARY NOT FOR CONSTRUCTION

SURVEY NOTE:
ALL EXISTING TOPOGRAPHICAL AND BOUNDARY
INFORMATION WAS PROVIDED WITHIN AN ALTA/NSPS
LAND THE SURVEY PREPARED BY KO
TECHNOLOGES, 4605 FALLS OF NEUSE, FLOOR 4,
RALEIGH, NC 27607, 919—783—9214, DATED 5/5/22.

C5.0

9/16/2022 DRAWN BY:

CHECKED BY: PROJECT NO:



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.

CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DECREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES COVERNING PUBLIC WATER SYSTEMS IN NORTH CARDIAN-THESE CUDELINES ARE THE MINIMUM REQUIREMENTS.
THE DEVICES SHALL BET AMERICAN SOCIETY OF SHALL PRICE CONTROL TO SUPPLY AND APPENDIX LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH MINIMUM PRODUCE TISTING THERAPTED) IN ACCORDANCE WITH THE MAMMAFACHUREPER RECOMMENDATIONS OF THE COLOL CHOSS-CONCREDING MINIMUM PRODUCE TISTING THE RECOVERY OF THE RECOVERY

NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION

9/16/22 Administrative Site Review

CORE

ANTUNOVICH ASSOCIATES



city

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 RALEIGH, NORTH CAROLINA 2760 KIMI EY-HORN COM



EDCI

515 S CONGRESS AVE, SUITE 600 AUSTIN, TEXAS 78704 DCHENGINEERS.COM

Jordan & Skala Engineers

10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA COM SIGN TEAM & CONSULTANTS

HUB ON CAMPUS RALEIGH

1707 HILLSBOROUGH ST RALEIGH, NC 27605 VING TITLE

UTILITY PLAN

9/16/2022

PRELIMINARY NOT FOR CONSTRUCTION

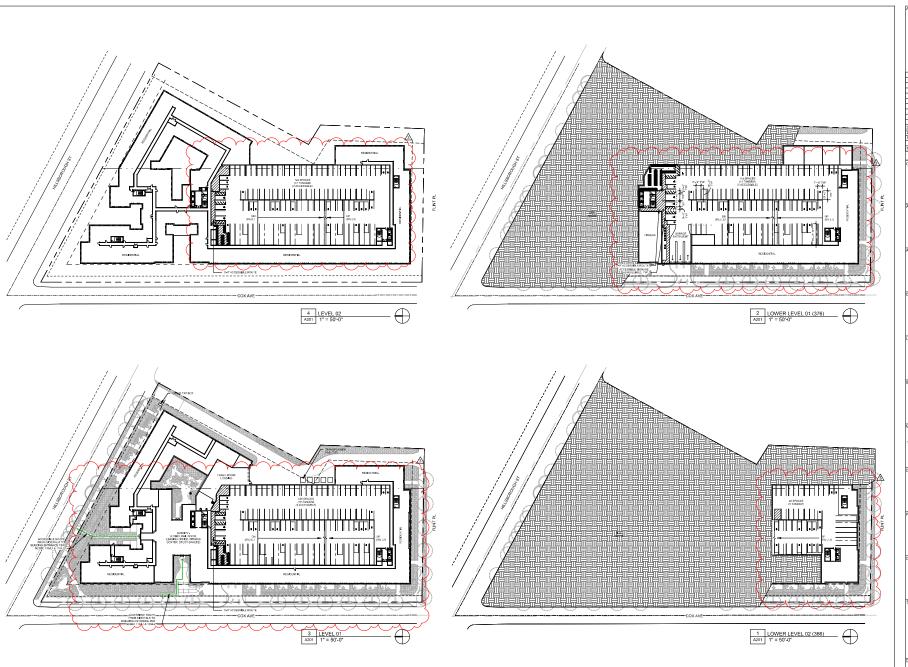
DRAWN BY CHECKED B PROJECT NO:

SURVEY NOTE:
ALL EXISTING TOPOGRAPHICAL AND BOUNDARY
INFORMATION WAS PROVIDED WITHIN AN ALTA/NISPS
LAND THEE SURVEY PREPARED BY KG
TECHNICODES, 4505 FALLS OF NEUSE, FLOOR 4,
RALEIGH, NC 27607, 919—783—9214, DATED 5/5/22

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

C6.0

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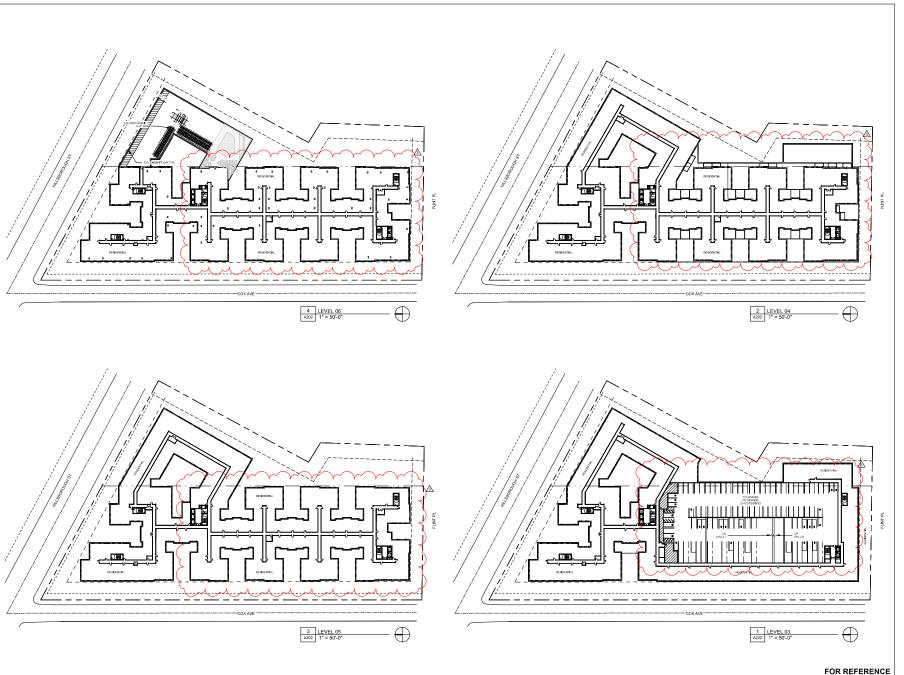


ANTUNOVICH ASSOCIATES 224 WEST HURON STREET, SUITE 7E CHICAGO, LILNOIS 60654 ANTUNOVICH.COM Kimley»Horn 421 FAYETTEVILLE ST, SUITE 600 RALEIGH, NORTH CAROLINA 2760 KIMLEY-HORN, COM 515 S CONGRESS AVE, SUITE 600 AUSTIN, TEXAS 78704 DCI-ENGINEERS.COM Jordan & Skala Engineers HUB ON CAMPUS RALEIGH FLOOR PLANS DRAWN BY

PROJECT NO:

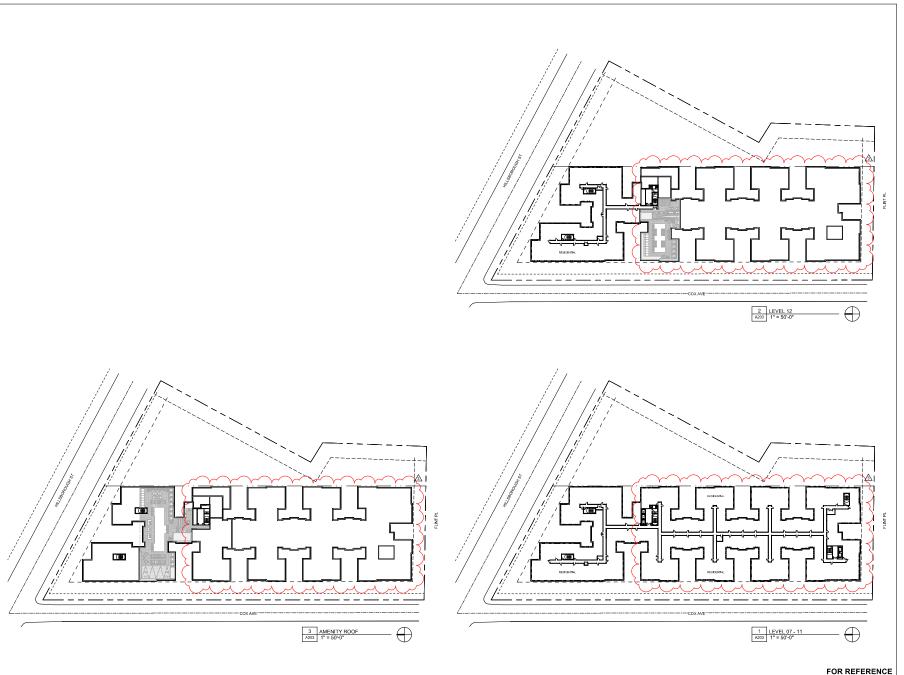
A201

FOR REFERENCE



APPROVAL STAMPS ANTUNOVICH ASSOCIATES 224 WEST HURON STREET, SUITE 7E CHICAGO, LILNOIS 60654 ANTUNOVICH.COM City deelgin group Kimley» Horn
421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NORTH CAROLINA 27601
KIMLEY-HORN.COM SINCOLARAL
STRUCTURAL
STRUCTURAL Jordan & Skala Engineer 10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA.COM SIGN TEAM & CONSULTANTS HUB ON CAMPUS RALEIGH FLOOR PLANS

DRAWN BY:
AA
CHECKED BY:
AA
PROJECT NO:
2022-23.00



APPROVAL STAMPS:

ANTUNOVICH ASSOCIATES 224 WEST HURON STREET, SUITE 7E CHICAGO, LILNOIS 60654 ANTUNOVICH.COM



Kimley» Horn

421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NORTH CAROLINA 27801
RIMEEY-HORN, COM
LANDSCAPE

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S15 S CONSRESS AVE, SUITE 600
AUSTIN, TEXAS 78704
DCI-ENGINEERS, COM

Jordan & Skala Engineers

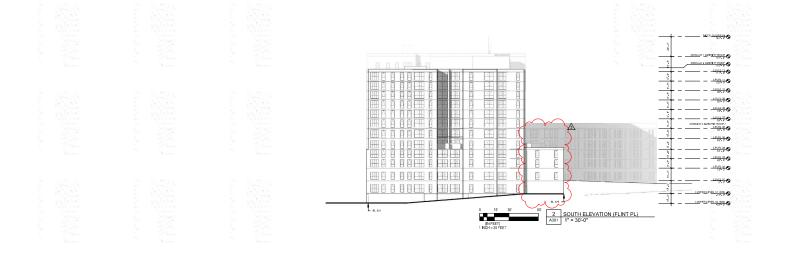
10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA.COM JESIGN TEAM & CONSULTANTS

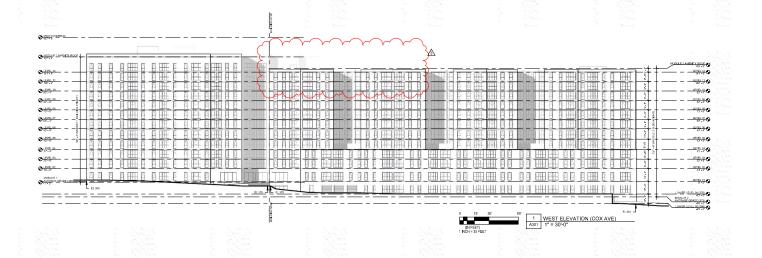
HUB ON CAMPUS RALEIGH

FLOOR PLANS

DRAWN BY

CHECKED BY PROJECT NO: 2022-23.00





GENERAL NOTES

BUILDING HEIGHT PER UDO SECTION 1.5.7, 2.3, 3.2 AND 3.3

SEE CIVIL DRAWINGS FOR RELATIVE GRADE ELEVATION INFORMATION

3. AVG GRADE, 378.5 = ARCH ELEV -11' - 2" LEVEL 01, 389 = ARCH ELEV 0' - 0"

AVERAGE GRADE CALCS

NORTH ELEVATION (HILLSBOROUGH ST NW 389 + 387 / 2: 388 NE 383 + 387 / 2: 385

WEST ELEVATION (COX AVE) NW 389 + 376 / 2: 382.5 SW 367 + 376 / 2: 371.5

PROJECT NO:

A301



ARCHITECT

ADDDOVAL STAMPS

SUBMISSIONS & REVISIONS

CORE

ANTUNOVICH ASSOCIATES AMCHITECTURE SPLANNING INTERPRET COLUMN

224 WEST HURON STREET, SUITE 7E CHICAGO, ILLINOIS 60654 ANTUNOVICH.COM

City deelgin group

Kimley»Horn

ENGINEERS

Jordan & Skala Engineers

10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA, COM

ESIGN TEAM & CONSULTANTS

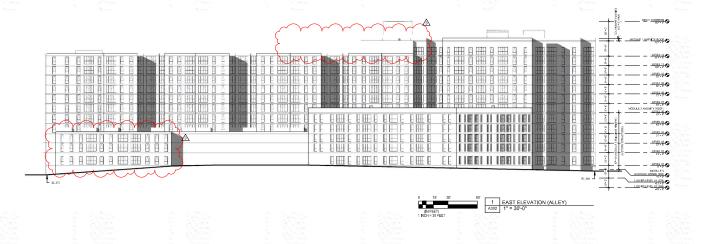
HUB ON CAMPUS RALEIGH

1707 HILLSBOROUGH ST RALEIGH, NC 27605 NG TITLE

ELEVATIONS

DRAWN BY CHECKED BY





ADDDOVAL STAMPS

SUBMISSIONS & REVISIONS

CORE

ANTUNOVICH ASSOCIATES 224 WEST HURON STREET, SUITE 7E CHICAGO, LILNOIS 60654 ANTUNOVICH.COM ARCHITECT

City deelgin group

Kimley»Horn

421 FAYETTEVILLE ST, SUITE 600 RALEIGH, NORTH CAROLINA 27601 KIMLEY-HORN.COM

APE SULPION NEW SUITE PHI OHEAGO, LIBANS 10005
STEUCTURAL
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515 S CONGRESS AVE, SUITE 600
AUSTIN, TEXAS 78704
DCI-ENGINEERS, COM

Jordan & Skala Engineers

10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA, COM

ESIGN TEAM & CONSULTANTS

GENERAL NOTES

BUILDING HEIGHT PER UDO SECTION 1.5.7, 2.3, 3.2 AND 3.3

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AVERAGE GRADE CALCS NORTH ELEVATION (HILLSBOROUGH ST NW 389 + 387 / 2: 388 NE 383 + 387 / 2: 385

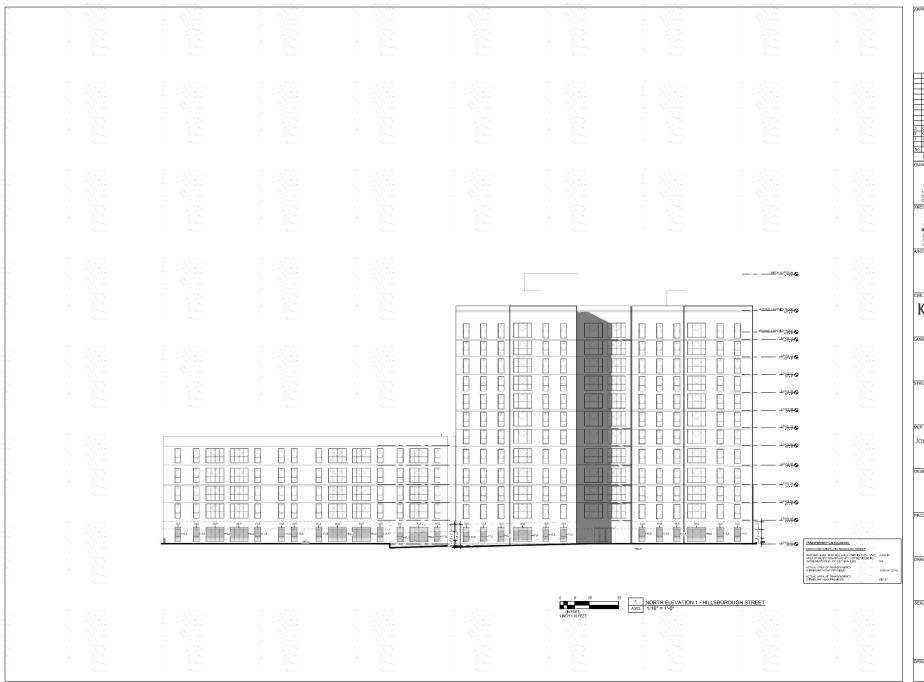
WEST ELEVATION (COX AVE) NW 389 + 376 / 2: 382.5 SW 367 + 376 / 2: 371.5

HUB ON CAMPUS RALEIGH

1707 HILLSBOROUGH ST RALEIGH, NC 27605 NG TITLE

ELEVATIONS

DRAWN BY CHECKED BY PROJECT NO:



ADDDOVAL STAMPS SUBMISSIONS & REVISIONS CORE 1643 N MILWAUKEE AVE, 5TH FLOOR CHICAGO, ILLINOIS 60647 CORESPACES.COM ARCHITECT ANTUNOVICH ASSOCIATES 224 WEST HURON STREET, SUITE 7E CHICAGO, ILLNOIS 60654 ANTUNOVICH.COM ARCHITECT THECT

CITY

CITY

1304 HILLSBOROUGH ST

RALEIGH, NORTH CAROLINA 27895
NEWCITYDESIGN.COM Kimley» Horn

AT PAYETTE ALLE ST BUTTE 60

BALEGEN, MORTH CARROLINA 27999

GIALEN-HORN, COM MOUNTAIN AT 9999

BAS SIACHGAN AKE, SUITE PHI

CHICAGO LIANGES 6009

STRUCTURAL S15 S CONSRESS AVE, SUITE 600
AUSTIN, TEXAS 78704
DCI-ENGINEERS, COM Jordan & Skala Engineers 10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA.COM DESIGN TEAM & CONSULTANTS HARTRANFT LIGHTING DESIGN AQUA DESIGN WALKER CONSULTANTS AMERICAN TRASH MANAGEMENT

HUB ON CAMPUS RALEIGH

1707 HILLSBOROUGH ST RALEIGH, NC 27605 ING TITLE

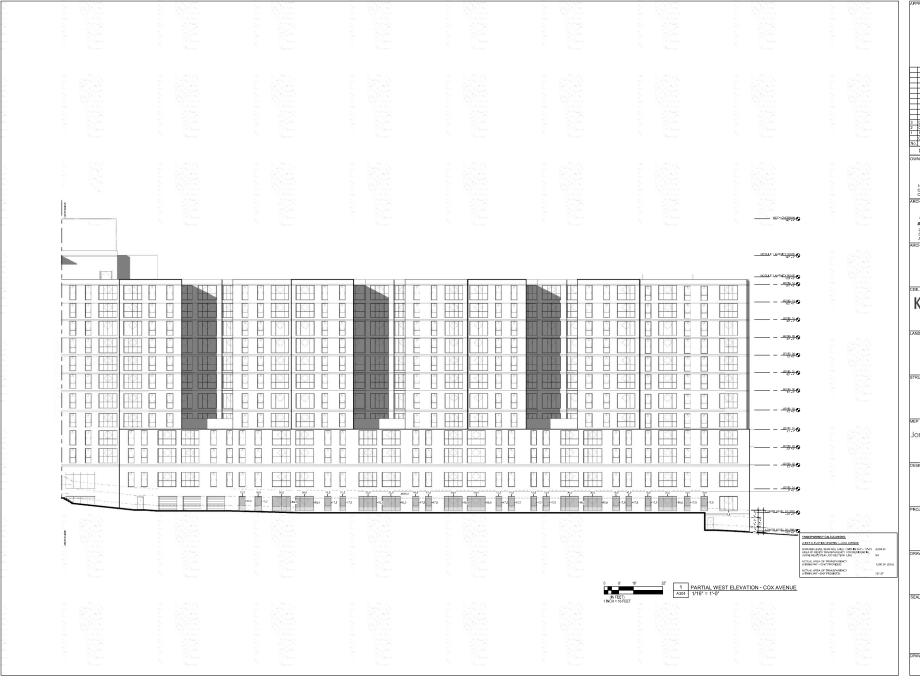
TRANSPARENCY DIAGRAMS

DATE: 2022 DRAWN BY: AA CHECKED BY: AA

PROJECT NO: 2022-23.00

A303

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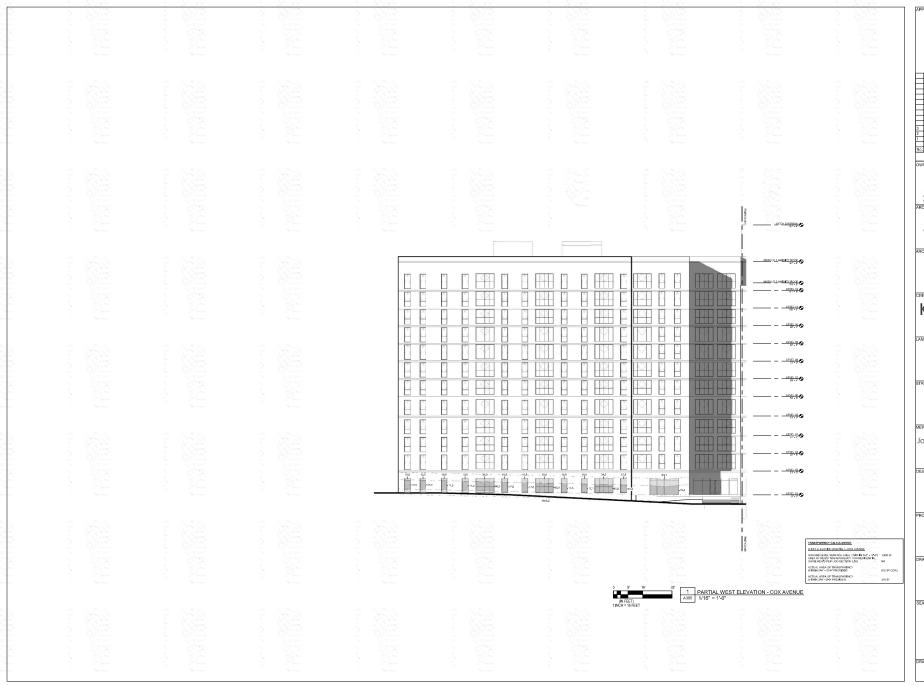


ADDDOVAL STAMPS SUBMISSIONS & REVISIONS CORE 1643 N MILWAUREE AVE, 5TH FLOOR CHICAGO, ILLINOIS 60647 CORESPACES.COM ARCHITECT ANTUNOVICH ASSOCIATES 224 WEST HURON STREET, SUITE 7E CHICAGO, LILNOIS 60654 ANTUNOVICH.COM ARCHITECT 1304 HILLSBOROUGH ST RALEIGH, NORTH CAROLINA 27695 NEWCITYDESIGN.COM Kimley»Horn 42 FAVETTEVILLE ST. SUITE 600
RAUGHIN NORTH CAROLINA 27991
MAKEH-HORN.COM

ANDSCAPE

88 S MCHIGAN AVE. SUITE PH1
CHICAGO, ILLINOIS 60695
SITE-DESING.COM
STRUCTURAL S15 S CONSRESS AVE, SUITE 600
AUSTIN, TEXAS 78704
DCI-ENGINEERS, COM Jordan & Skala Engineers 10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA.COM DESIGN TEAM & CONSULTANTS HARTRANFT LIGHTING DESIGN AQUA DESIGN WALKER CONSULTANTS AMERICAN TRASH MANAGEMENT ROJECT LOCATION HUB ON CAMPUS RALEIGH 1707 HILLSBOROUGH ST RALEIGH, NC 27605 ING TITLE TRANSPARENCY DIAGRAMS 2022 DRAWN BY CHECKED BY

PROJECT NO: 2022-23.00



ADDDOVAL STAMPS SUBMISSIONS & REVISIONS CORE 1643 N MILWAUKEE AVE, 5TH FLOOR CHICAGO, ILLINOIS 60647 CORESPACES.COM ARCHITECT ANTUNOVICH ASSOCIATES 224 WEST HURON STREET, SUITE 7E CHICAGO, LLINO'S 60654 ANTUNOVICH.COM ARCHITECT CHITECT

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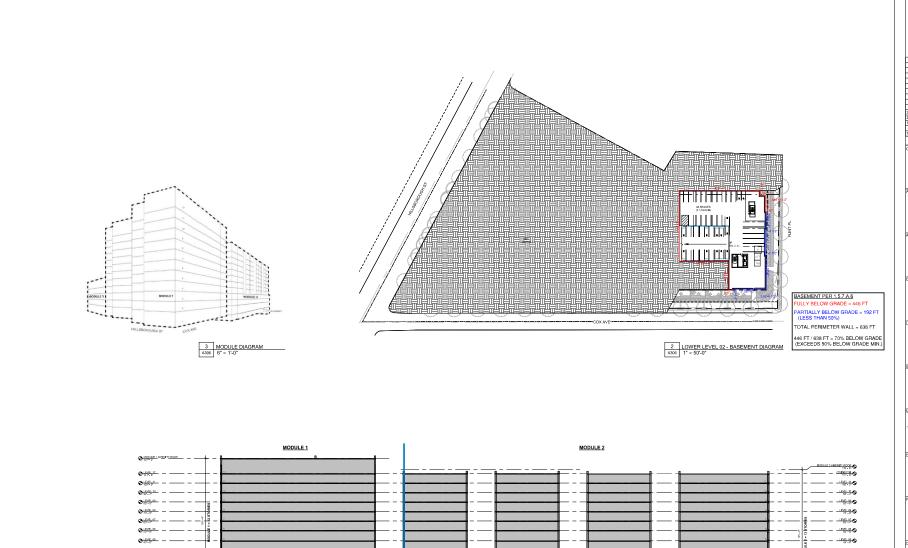
1204 HILLSBOROUGH ST
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NEWCITYDESIGN.COM Kimley» Horn

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AUSTIN, TEXAS 78704
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RALEIGH

DIAGRAMS

2022 DRAWN BY CHECKED BY PROJECT NO: 2022-23.00



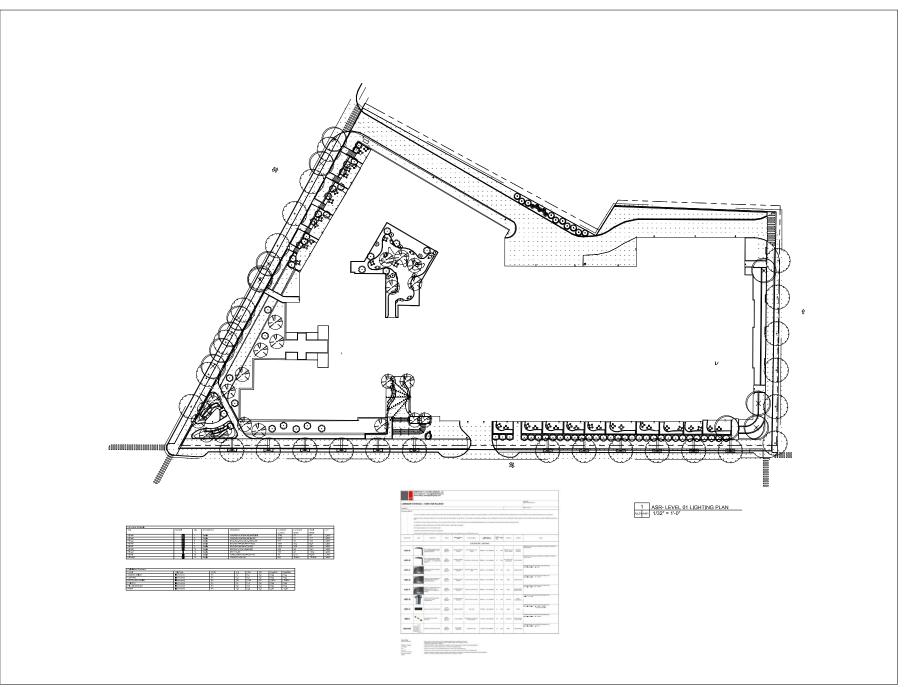
APPROVAL STAMPS SUBMISSIONS & REVISIONS CORE ANTUNOVICH ASSOCIATES 224 WEST HURON STREET, SUITE 7E CHICAGO, ILLINOIS 60654 ANTUNOVICH.COM RCHITECT 1304 HILLSBOROUGH ST RALEIGH, NORTH CAROLINA 27695 NEWCITYDESIGN.COM Kimley» Horn

421 FAYETTEVILLE ST. SUITE 600
RALEIGH, NORTH CAROLINA 27601
KIMLEY-HORN, COM
ANDSCAPE ... APE

... S15 S CONSRESS AVE, SUITE 600
AUSTIN, TEXAS 78704
DCI-ENGINEERS, COM Jordan & Skala Engineers 10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA.COM HUB ON CAMPUS RALEIGH STORY HEIGHT & BASEMENT DIAGRAMS

1 STORY HEIGHT DIAGRAM A306 1" = 30"-0" DRAWN BY

PROJECT NO:



APPROVAL STAMPS:

ANTUNOVICH ASSOCIATES 224 WEST HURON STREET, SUITE 7E CHICAGO, ILLNOIS 60654 ANTUNOVICH.COM



Kimley» Horn 421 FAYETTEVILLE ST. SUITE 600 RALEIGH, NORTH CAROLINA 27601 RIMLEY-HORN, COM LANDSCAPE



S15 S CONGRESS AVI DCI-ENGINEERS.COM

Jordan & Skala Engineers

10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 JORDANSKALA.COM DESIGN TEAM & CONSULTANTS

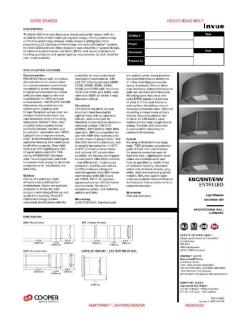
HUB ON CAMPUS RALEIGH

EXTERIOR LIGHTING PLAN

DRAWN BY

PROJECT NO: 2022-23.00





CORE SPACES

NEWPORT ER7110

Finance Expensions
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KUZCO 19054 28"H APPAUL SANDET - BE NOT (BA) CANADA

HARTRANET LIGHTING DESIGN



08/26/2022





HEX-US

APPROVAL STAMPS:

LEGEND 0 10 20 30 40 50 60 1 TREE CONSERVATION PLAN
1*=30:0*

General Notes:

3 3323 April regulate Site Piecese
3 13223 April regulate Site Piecese
1 12223 ASR 3 Sectional
1 12222 ASR 1 April 2 Sectional
1 12222 ASR 1 April 2 Section

OWNER

CORE

18G N MLWALKEE AVE, 5TH FLOOR
14CAGO, ILLING'S 60097
MAN: (773) 9803749
ONESPICASS COM

ZM WEST HUNON STREET, SUITE 76 CHOCAGO, ILL PICE 80094 MINIS (812 995-1126 ANTUNOVICH-COM



Kimley » Horn
49 FANETTENLE ST, SUITE 600
504 EAST INCIDENT CARCULAL 27801
MAIL ENGINEERS AND STATEGOT
MAIL ENGINEERS



CTURAL ENGINEER

EDGINEER

ENGINEER

S 65 CONSESS AVE. SUITE 000

AUSTIN, TEXAS 78794

мер enaincer Jordan & Skala Engineers

10375 RICHMOND AVE. SUITE 300 HOUSTON, TEXAS 77042 MAN: (281) 617-3260 JORGANSKALL, COM JORGANSKALL, COM

HARTRARIT LIGHTING DESIGN AGUA DESIGN WALKER CONSULTANTS AVERICAN TRASH MANAGEMENT ICONERGY

PLAN

T LOCATION

HUB ON CAMPUS RALEIGH 1707 MUSBOROUGH ST RALEIGH, NC 27903

о **п**т.е

TREE CONSERVATION PLAN

> CHECKED PROJECT 1

L-010

COMMONE

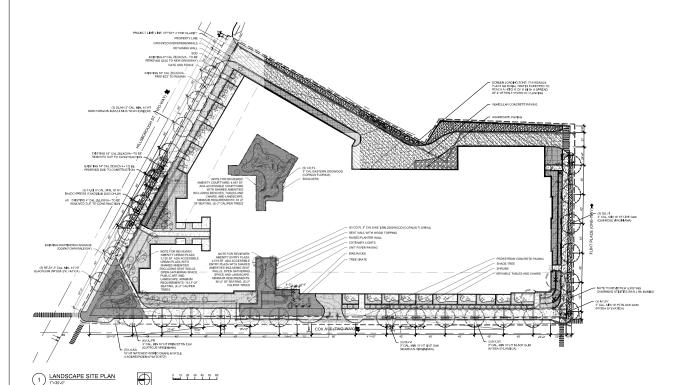
OUTDOOR AMENTY AREA REQUIRED

10% OF NET SITE AREA (159,200 SF) + 50 SF FOR EACH STORY OVER 7 (+250 SF) = 16,174 SF

AT GROUND LEVEL (REFER TO L-101): 12,905 SF

- AMENTY URBAN PLAZA 1,720 St. ADA ACCESSIBLE URBAN PLAZA WITH STANDA AMENTES INCLUEND SEAT WALLS, O'PES CATHERING SPACE, PRIEJ CHET AND LANGOUGH, INFORMATIC CHERMINES THE O'S EARDA, (A)? COMPETITIEST AMENTED SINTER ALLA AMENTET SINTER TO ACK A SHIP. AND ACCESSIBLE CONTERVAL AND WITH SHARED. AMENTES INCLUEND SEAT AMENTED CONTENTAL AMENTED CHET AND ACCESSIBLE AND ACCESSIBLE CONTENTAL OF THE SHARED AMENTES INCLUENCE AMENTE CONTENTAL AMENTE COLUMN ACCESSIBLE AND ACCESSIBLE CONTENTAL OF THE SHARED AMENTES INCLUENCE AMENTE CONTENTAL AMENTE COLUMN ACCESSIBLE AND ACCESSIBLE CONTENTAL OF THE SHARED AMENTES INCLUENCE AMENTE CONTENTAL AND ACCESSIONAL AMENTE AMENTE SOURCE SOURCE ASSOCIATIONS OF THE SHARED AMENTES INCLUENCE AMENTE CONTENTAL AMENTE AND ACCESSIONAL AMENTES AND ACCESSIBLE CONTENTAL OF THE SHARED AMENTES AND ACCESSIONAL AMENTES
- AMENTY DECK: 3,786 SF, ADA ACCESSIBLE DECK SHARED AMENTES INCLUDING GRILL STATIONS, TABLES AND CHARS, ARTIFICIAL TURE AND LANDSCAPE, NINNUM REQUIREMENTS: 67 LF OF SEATING, (5):2* CAL PER TREES

TOTAL AMENITY AREA PROVIDED: 12,505 SF + 3,796 SF = 16,703 SF



LEGEND

PROJECT LIMIT LINE (OFFSE 2 FOR CLARITY)

000

0

H

GATE, AND FENCE

MOVABLE TABLES AND CHARS FIRE PLT BALCONY

HOSE BIS DOG BAG DISPENSER AND DISPOSAL

Kimley»Horn

CORE

STRUCTURAL ENGINEER

Jordan & Skala Engineer

10375 RICHMOND AVE, SUITE 300 HOUSTON, TEXAS 77042 MAIN: (281) 617-3200 JORDANSKALA COM ESIGN TEAM & CONSULTANTS

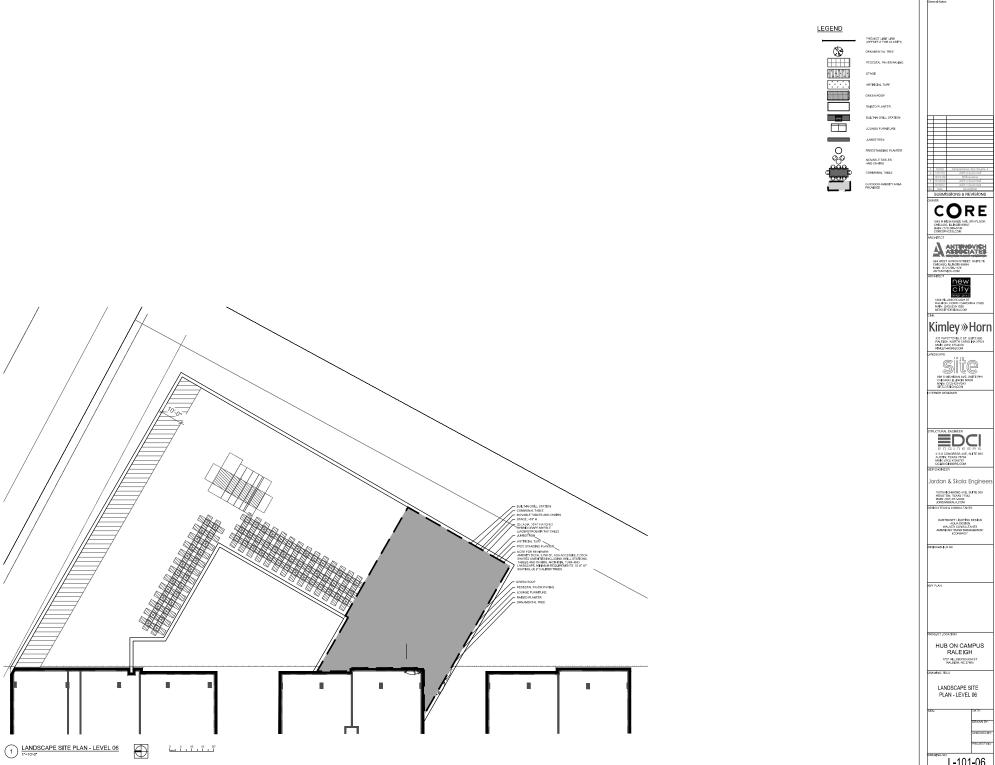
AUUA DESIGN WALKER CONSULTANTS AVERICAN TRASH MANAGEVEN ICONERGY

HUB ON CAMPUS RALEIGH 1707 HILLSBOROUGH ST RALEIGH, NC 27805

LANDSCAPE SITE PLAN

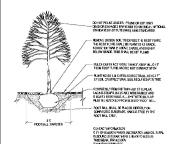
BAMING TITLE

L-101



ANTENOVICH

L-101-06



NOTES:
1. TRIBS MUST MIET THE TRIBE QUALITY STANDARDS
N. CH. 2 OF THE CITY TREE MANUAL
2. SCHTRACTOR IS RESPONSE BLE FOR
ADECLATE DOWNLAGE OF ALL PLANTING PITS.
POSTIME DRAINAGE AWAY FROM PIT)

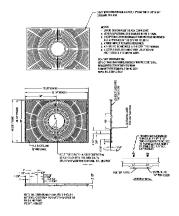
- POSITIVE PROMOSE AWAY FROM PIT!

 J. THEES SHALL BE RAINED BETWEEN

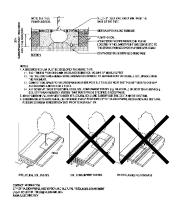
 OCTOBER 16T AND APPEL 30TH.

 A TREE IMPACT PERMIT IS REQLIRED.

 BEDITING OLD OTHER SIND OTHER UTILITIES
 ARE PROHESTED IN THE RAINTIA AREA
 MARBONIELY SURFOUND NOTHER TIESE.
- S. F. STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING WUST BE REMOVED WITHIN ONE YEAR.
- 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.
- 1 TREE PLANTING DETAIL
 NOT TO SCALE



2 TREE GRATE IN SIDEWALK WITHIN ROW NOT TO SCALE



TREE PLANTING IN SIDEWALK WITHIN ROW NOT TO SCALE









Kimley»Horn





Jordan & Skala Engineer

HUB ON CAMPUS RALEIGH 1707 HLLSBOROUGH 51 RALEIGH, NC 27805

PLANTING DETAILS

L-506

LANT S	CHEDULE	- 9445 CORE SPACES RALEIGH 1707 HILLSBOROUG	Н				PLANTS NATIVE TO	
							NATIVE/NATIVAR	PLANT TYPE
DDE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	(Y/N)	(T/S/F/G)
H2 WC	ADE TREE	8	4					
						6'T clear branch height, Minimum	Y	т.
Y.SY	_	Nyosa sylvatica	Black Gum	888	3" cal	10' ht		-
FOC		Celtis covidentalis	Common Hackberry	B&B	3° cal	6'T clear branch height. Minimum 10' ht	Y	T
E.UC		Certs coordenters	Common Hackberry	888	3. cal	6'T clear branch height. Minimum		-
ADI		Taxodium distinhum	Bald Cypress	0.8.0	3" cal	10" be	Y	T
NUI.	_	raxodium disocnum	Baid Cypress	868	2. cal	6'T clear branch height. Minimum		_
U.U		Quercus virginiana	Live Oak	B&B	3" cal	10' ht	Y	T
U.VI		Quercus virginiana	Live Cak	DoD	2 cm	6'T clear branch height. Minimum		_
PR		Ulmus New Horizon	New Horizon Elm	BAR	3" cal	10'ht	Y	T
ADE T	DCEO	Office Herr Frontiers	(WWY) TOTAL COM	500	in cen	10 10		
CU	Mutua	Betula signa 'Cully'	Heritage River Birch	BAB	3" cal	6'T clear branch height		T T
LOC	_	Celtis cocidentalis	Common Hackberry	848	3° cal	6'T clear branch height	÷	+
r.SY	_	Mysse sylvatice	Black Gum	BAB	3° cal	6'T clear branch height		- T
ILY	_	Quercus lynates	Overcup Cak	BAB	3" cal	6'T clear branch height		+ +
ADI	_	Taxodium distichum	Bald Cypress	BAB	3° cal	6'T clear branch height	· ·	+ +
	_						Ý	Ť
SB		Taxodium distichum 'Mickelson' SHAWNEE BRAVE	Shawnee Brave Baldcypress	888	3" cal	6'T clear branch height		
MK		Titia americana 'McKSentry'	America Sentry	B&B	3° cal	6'T clear branch height	Y	T
	TORY / OF	RNAMENTAL TREES						
PV		Aesculus pavia	Red Buckeye	888	6" ht		Y	T
CA		Carpinss caroliniana	American Hornbeam	888	3" cal		Y	T
I.CA		Cercis canadensis	Eastern Redbud	888	10' ht, Nutli stem	3-5 canes	Y	T
W		Chionenthus virginicus	White Fringetree	888	6" ht		Y	T
.FL		Cornus florida	Eastern Dogwood	B&B	3" cal		Y	T
.W		Hamanelis virginiana	Common Witchhazel	B&B	6" ht		Y	T
NA		Lagerstroemia 'Natchez'	Natchez Hybrid Crape Myrtle	B&B	10' ht, Nuti stem	Minimum 3 canes	N	T
	EEN TREE							
VS.		ilex 'Nelle R. Stevens'	Nellie R Sevens Holly	B&B/cont			N	T
OP.		llex opace	American Holly	B&B/cont	8" ht		Y	Ť
LG		Magnova grandiflora 'Little Gerri'	Little GemSouthern Magnolia	B&B/cont	6" ht		Y	T
Gr		Megnoile grandiflora	Southern Magnolia	B&B/cont	6" ht		Y	T
CA		Prunuscaroliniana	Carolina Cherry-laurel	8&B/cont	6"ht		Y	T
ERGR	EEN SHRU	JBS						
PR	_	Cephelofaxus h. 'Prostrata'	Prostrate Plum Yew	cont	18° w	24° oc	Y	8
CO		Junipeus conferte 'Blue Pacific'	Blue Pacific Juniper	cont	18" w	36° oc	Y	8
PE		Myrica pensylvanica	Northern Bayberry	B&B/cont	36" ht	5' 00	Y	8
AA		Rhododendron x 'Robleg'	Autumn Argel Encore Azalea	cont	24" ht	24° oc	N	8
RUBS	-			-				
PA		Aesculus perviflore	Bottlebrush Buckeye	B&B/cont	Tame to	6' oc		8
HU	_	Clethra ainifolia "Hummingbird"	Hummingbird Summersweet	cont	18" ht	36° oc		8
: NI	_	Deutzia gracilio "Nikko"	Nikko Slerder Deutzia	cont	24° w	36° oc		8
GA			Dwarf Fotheroilla	B&B/cont		30° oc	Y	8
O.GA		Fotherpilla gardenii		cont	24" Mt	48° oc	Y V	8
		Hydrargea arborescens 'Abetwo'	Incredibali Hydrangea				Y	
/.AL		Hydrargea quercifol/a 'Alice'	Alice Oakleaf Hydrangea	B&B/cont	36" ht	5' oc	N	8
/.BO		Hydrargea paniculata 'livobo' BOBO	Bobo Hydiangea	cont	24" ht	36° oc	N	8
N.		Itea virginice	Virginia Sweetspire	cont	24" W	48° oc	Y	S
LAR		Rhus arometica 'Gro-Low'	Gro Low Aromatic Sumac	cont	30° W	36° oc	Y	8
LTY		Rhus typhina	Staghorn Surnac	B&B/cont	48" ht	48° oc	Y	8
DE		Viburrum dentstum	Compact Koreanspice Viburnum	B&B	48" ht	5' oc	Y	S
PR		Vibumom prunifolium	Blackhaw Viburnum	B&B	6' ht	10' oc	Y	S
RNAME	NTAL GRA	ASSES, PERENNIALS, AND GROUNDCOVER						
.CA		Aquilegia canadensis	Columbine	cont	#1	18" oc	Y	F
DI		Arunous diocus	Goat's beard	cont	#1	21° oc	Y	F
TU		Asclepias tuberosa	Butterflyweed	cont	#1	18° oc	Y	F
.GR		Begonia grandis	Hardy Beconia	cont	#1	18° oc	N	F
PS		Baptisia Purple Smoke'	Purple Stroke False Indigo	cont	#2	24° oc	Y	F
AP		Carex appalachica	Appalachia Sedge	cont	#1	12° oc	Ý	F
DI		Carex dyulaa	Grassland Sedge	cont	#1	15° oc	N	F
PE		Carex pansylvanica	Pennsylvania Sedge	cont	#1	12° oc	Y	F
RA		Carex rediate	Eastern Star Sedge	cont	#1	12° oc	Ý	F
LA		Channarthium latifolium	Northern Sea Clats	cont	#1	18° oc	Ý	G
HI.		Chelore /yoni/ 'Hot Lips'	Hot Lins Turfishead	cont	#1	18° oc	Ý	E
GO	_	Deschampsia cespitosa 'Goldtau'	Tuffed Hair Grass	cont	#1	18" oc	·	G
MA	_	Echinacea purpurea "Magnus"	Magnus Purple Coneflower	cont	#1	15° oc	· ·	
PW	_	Echinacea purpurea Magnus Echinacea purpurea "PowWibw White"	PowWow White Coneflower	cont	#1	15° oc	· ·	F
WS.	_	Cohine purposes rowney value	White Swin Coneflower	cont	#1	18° oc		F
SP	_	Echinecea purpurea 'White Swan'		cont	#1	15° oc	T	G
SP	-	Eragrostis spectabilis	Purple Lovegrass White Wood Aster		#1	15° oc	T	G
	_	Eurybie divericate		cont		18° oc	T V	F
.BJ AB	-	Eutrochium dubium 'Baby Joe'	Baby Joe Pye Weed	cont	#1	18° oc	Y	F
	_	Heuchera villosa 'Autumn Bride'	Autumn Bride Hairy Alum Root	cont	#1		Y	F
W		Lietris spicete 'Kobold'	Kobold Blazing Star	cont	#1	15° oc	Y	F
ST		Matteuxcia struthiopteris	Ostrich Fern	cont	#1	18° oc	Y	F
.CA		Muhleroergia capillaris	Pink Muhir Grass	cont	#1	21° oc	Y	G
		Panicum virgatum "Shenandoah"	Shenandosh Switch Grass	cont	#2	18° oc	Y	G
		Phlox divertice "Blue Moon"	Blue Moor Woodland Phlox	cont	4"	18° oc	Y	F
BM		Polystichum acrostichoides	Christmas Fern	cont	#1	12" oc	Y	F
.BM .AC		Pycnarthemum muticum	Mountain Mint	cont	#1	18° oc	Y	F
BM AC MU		Rudbeckia fulgida v. fulgida	Black-Eyed Susan	cont	#1	18° oc	Y	F
SH BM AC MU		Sedum kamtschat/cum	Russian Stonecrop	cont	4" cell	8° oc	N	F
BM AC MU FU KA			The Blue Little Bluestern	cont	#1	18° oc	Y	G
BM AC MU FU KA CA		Schizachyrium scoparium 'The Blues'						
MU FU KA CA		Sporobolus heterolepis	Prairie Dropseed	cont	#1	18" oc	Y	G
BM AC MU FU KA CA					#1 #1	18° oc	Y	G F
BM AC MU FU KA CA HE		Sporobolus heterolepis	Prairie Dropseed	cont			Y	
BM AC MU FU KA CA HE IB		Sporobolus heterolepis	Prairie Dropseed	cont			Y Y	

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DRAWING TITLE

PLANTING SCHEDULE

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