



# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

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 #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>
Building Type		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> Cottage Court	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> General	Scoping/sketch plan case #: <u>SCOPE-0134-2022</u>
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Mixed use	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Open lot	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Civic	Zoning Case #: <u>Z-68-2020</u>
		Design Alternate #: _____
GENERAL INFORMATION		
Development name: 2812 Hillsborough		
Inside City limits? <input checked="" type="radio"/> Yes <input type="radio"/> No		
Property address(es): 6 Bagwell Ave, 8 Bagwell Ave, 10 Bagwell Ave, 2808 Hillsborough St, and 2812 Hillsborough St		
Site P.I.N.(s): 0794624551, 0794624575, 0794624589, 0794625441, and 0794624441		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). Construction of a new apartment/multi-unit living building with two modules. The building consists amenities and parking deck.		
<b>Current Property Owner(s):</b> See Attached		
Company:		Title:
Address:		
Phone #:		Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b> Tommy Sinnott		
Relationship to owner: <input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: CASL Holdings, LLC		Address: 448 North LaSalle Drive, Floor 2, Chicago, IL 60654

Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact: Ken Thompson</b>	
Company: JDavis Architects	Title: Director of Development Planning
Address: 510 S Wilmington, Raleigh, North Carolina 27601	
Phone #: 919-835-1500	Email: kent@jdavisarchitects.com
Applicant Name: Tommy Sinnott	
Company: CASL Holdings, LLC	Address: 448 North LaSalle Drive Floor 2, Chicago, IL 60654
Phone #: 443-846-1792	Email: tsinnot@ca-ventures.com

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

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-5-SH-CU/0.90 AC; RX-3-UL-CU/0.17 AC	Existing gross floor area (not to be demolished): 0 SF
Gross site acreage: 1.07 AC	Existing gross floor area to be demolished: 10,444 SF
# of parking spaces proposed: 57	New gross floor area: 156,861 SF (not include garage)
Max # parking permitted (7.1.2.C): 308	Total sf gross (to remain and new): 156,861 SF
Overlay District (if applicable): SRPOD	Proposed # of buildings: 2 Modules
Existing use (UDO 6.1.4): <small>Single-unit living; vehicle repair; Eating establishment; Retail shop</small>	Proposed # of stories for each: 3 (North Module); 5 (South Module)
Proposed use (UDO 6.1.4): Multi-unit living	Proposed # of basement levels (UDO 1.5.7.A.6) <sup>1</sup> (North Module)

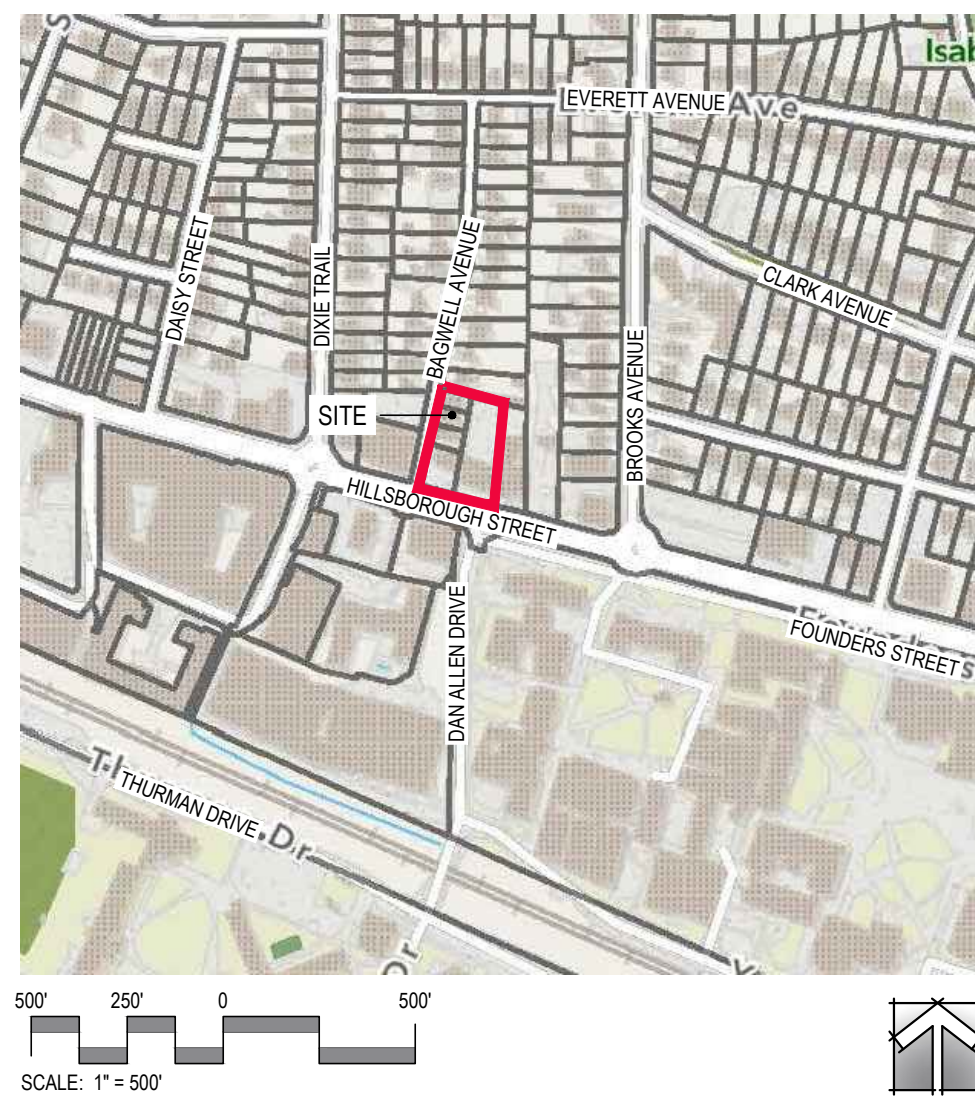
**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) <u>35,720</u> Proposed total (sf) <u>38,770</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>46,610</u> Proposed total (sf) <u>49,660</u>
---	--

**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

Total # of dwelling units: 138	Total # of hotel bedrooms: 0
# of bedroom units: 1br <input checked="" type="checkbox"/> 2br <input checked="" type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more <input checked="" type="checkbox"/>	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input checked="" type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.



REFERENCE: Z-68-20

ASR-00XX-2020

# Administrative Site Review

UDO 23rd Supplement Published October, 2022  
1st Submittal: December 07, 2022

# 2812 Hillsborough

2812 Hillsborough Street  
Raleigh, North Carolina 27607



- BLOCK PERIMETER**
- LEAST RESTRICTIVE ZONING IS R-6
  - BLOCK IS 458,367 SF WITH 37 LOTS
  - AVERAGE LOT SIZE IS 12,388 SF
  - ALLOWED BLOCK PERIMETER IS 5,000 LF
  - EXISTING BLOCK PERIMETER IS 3,021 LF
  - BLOCK IS COMPLIANT, SEE SHEET LS2.1 FOR GRAPHIC

- CROSS ACCESS NOTES**
- PER 8.3.D.5.A. THE PARCEL (PIN 0794625591) TO THE NORTH OF THE SITE IS ZONED R-6, CROSS ACCESS NOT REQUIRED
  - PER 8.3.D.5.C. THE PARCEL (PIN 0794626430) TO THE EAST IS THE SUPPLY CHAIN RESOURCE COOPERATIVE FOR NCSU AND CROSS ACCESS IS NOT REQUIRED

## Sheet Index

COVER	0.0	SITE DETAILS	C-1000
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FIRE ACCESS PLAN	LS3.1	BUILDING SECOND LEVEL FLOOR PLAN	EP1.2
WASTE COLLECTION PLAN	LS4.1	BUILDING THIRD LEVEL FLOOR PLAN	EP1.3
SITE DETAILS	LS9.1	BUILDING FOURTH LEVEL FLOOR PLAN	EP1.4
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## Notes

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY TRANSPORTATION AND PUBLIC UTILITIES DEPARTMENTS PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NECESSARY DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON & KENNEDY, INC. IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN SEPTEMBER 2022, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN AUGUST 2022.
  - 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 BERNI, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
  - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
  - 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.
  - 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.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
  - 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 ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
20. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
21. ALL RAMPS AND HANDRAILS SHALL BE COMPLY WITH CURRENT ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
22. SWINGING DOORS AND GATE SHALL HAVE MANEUVERING CLEARANCE COMPLYING WITH CURRENT ANSI STANDARD.
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. ALL HVAC EQUIPMENTS OF THIS PROJECT E TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS AS NEEDED. SEE ARCHITECT PLANS).
25. SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET.

- FIRE DEPARTMENT NOTES**
- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFA 13R) OR 250 FEET (NFA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCF 503.1.1).
  - FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
  - ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
  - FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCF, SECTION 507.3.

- SOLID WASTE INSPECTION STATEMENTS**
- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
  - THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
  - THIS PROJECT HAS A DUMPSTERS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.
  - DUMPSTERS ARE STORED IN THE BUILDING SERVICE AREA AND WILL BE ROLLED OUT AT THE TIME OF SERVICE. DUMPSTERS WILL BE REMOVED FROM POINT OF COLLECTION AFTER SERVICE.

- TREE CONSERVATION NOTE**
- THIS PROJECT SITE IS LESS THAN 2 ACRES. TREE CONSERVATION IS NOT REQUIRED PER UDO SEC. 9.1.2.
- TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPPED) NOTES**
- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
  - A PERMIT REQUEST WITH A TCPPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
  - PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
  - ALL TCPPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
    - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
    - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
    - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
    - RALEIGH STREET DESIGN MANUAL (RSDM).
  - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

## Project Team

**DEVELOPER**  
CA Ventures  
130 East Randolph Street  
Chicago, Illinois 60601  
312.994.1880  
JKoerber@ca-ventures.com

**LANDSCAPE ARCHITECT**  
JDavis Architects, PLLC  
510 S. Wilmington Street  
Raleigh, North Carolina 27601  
919.835.1500  
919.835.1510 (fax)  
kent@jdavisarchitects.com

**ENGINEER**  
Langan NC, Inc.  
101 North Tryon Street, Suite 112  
Charlotte, North Carolina 28246  
800.952.0426  
jrhine@langan.com

**ARCHITECT**  
ESG Architecture and Design  
500 Washington South, Suite 1080  
Minneapolis, Minnesota 55415  
612.524.4218  
neil.reardon@esgarch.com

**SURVEYOR**  
Bass, Nixon and Kennedy, Inc.  
6310 Chapel Hill Road, Suite 250  
Raleigh, North Carolina 27607  
919.851.4422  
919.851.8968 (fax)  
dan.gregory@BNKinc.com

## Application

### Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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.

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Site Plan Tier: Tier Two Site Plan  Tier Three Site Plan

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<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Mixed use
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**GENERAL INFORMATION**

Development name: 2812 Hillsborough  
Inside City limits?  Yes  No  
Property address(es):  
6 Bagwell Ave, 8 Bagwell Ave, 10 Bagwell Ave, 2808 Hillsborough St, and 2812 Hillsborough St  
Site P.I.N.(s): 0794624551, 0794624575, 0794624589, 0794625441, and 0794624441

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).  
Construction of a new apartment/multi-unit living building with two modules. The building consists amenities and parking deck.

**Current Property Owner(s): See Attached**

Company: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant Name (If different from owner. See "who can apply" in instructions):** Tommy Sinnott  
Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder

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### DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

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**STORMWATER INFORMATION**

Imperious Area on Parcel(s):	Imperious Area for Compliance (includes ROW):
Existing (sf) 35,720 Proposed total (sf) 38,770	Existing (sf) 46,610 Proposed total (sf) 49,660

**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

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# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

### APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: \_\_\_\_\_ Date: 12/5/2022  
Printed Name: Jim Reiland, Authorized Signatory, Chief Legal and Administrative Officer and Secretary

ADMINISTRATIVE SITE REVIEW

CA Ventures  
2812 Hillsborough  
Raleigh, North Carolina 27607

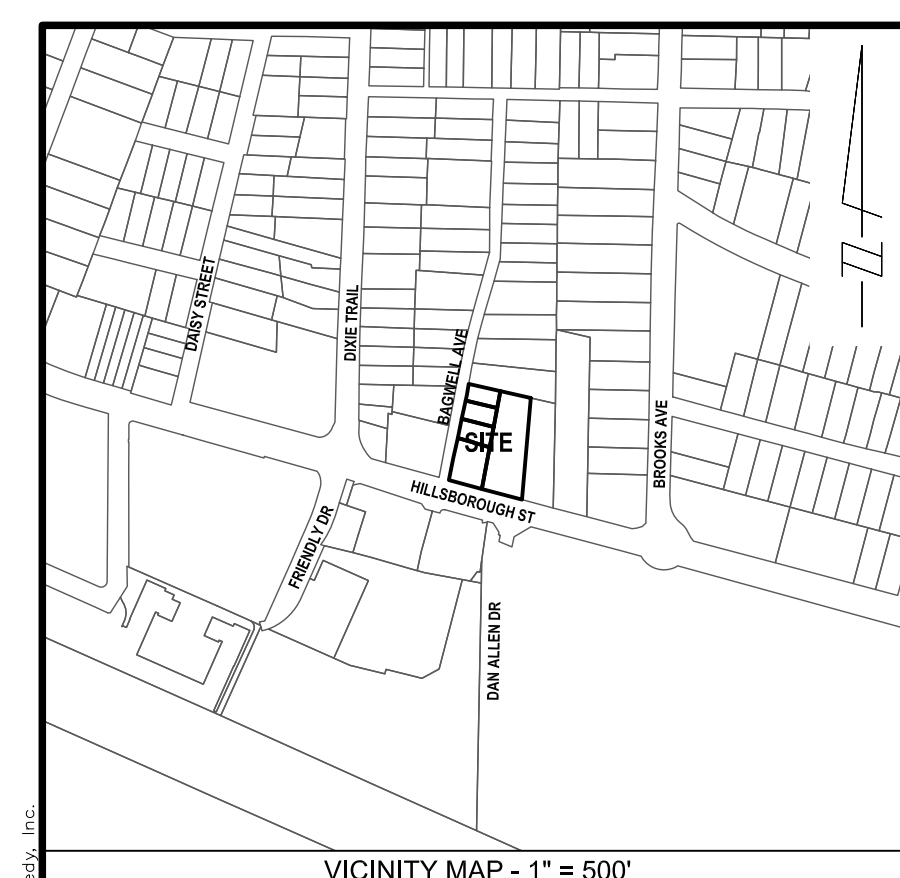
JDAVIS  
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500  
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121  
ASR-00XX-2022 (Admin. Site Review)  
REFERENCE: Z-68-20

PROJECT:	P-22084	DATE:	
ISSUE:	Administrative Site Review	12.07.2022	
REVISIONS:			
DRAWN BY:			
CHECKED BY:			
CONTENT:	COVER		

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Table with columns: DATE, TIME, DRAWN BY, CHECKED BY, REVISIONS. Includes a vertical title block on the left side.



- NOTE: 1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE. 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.

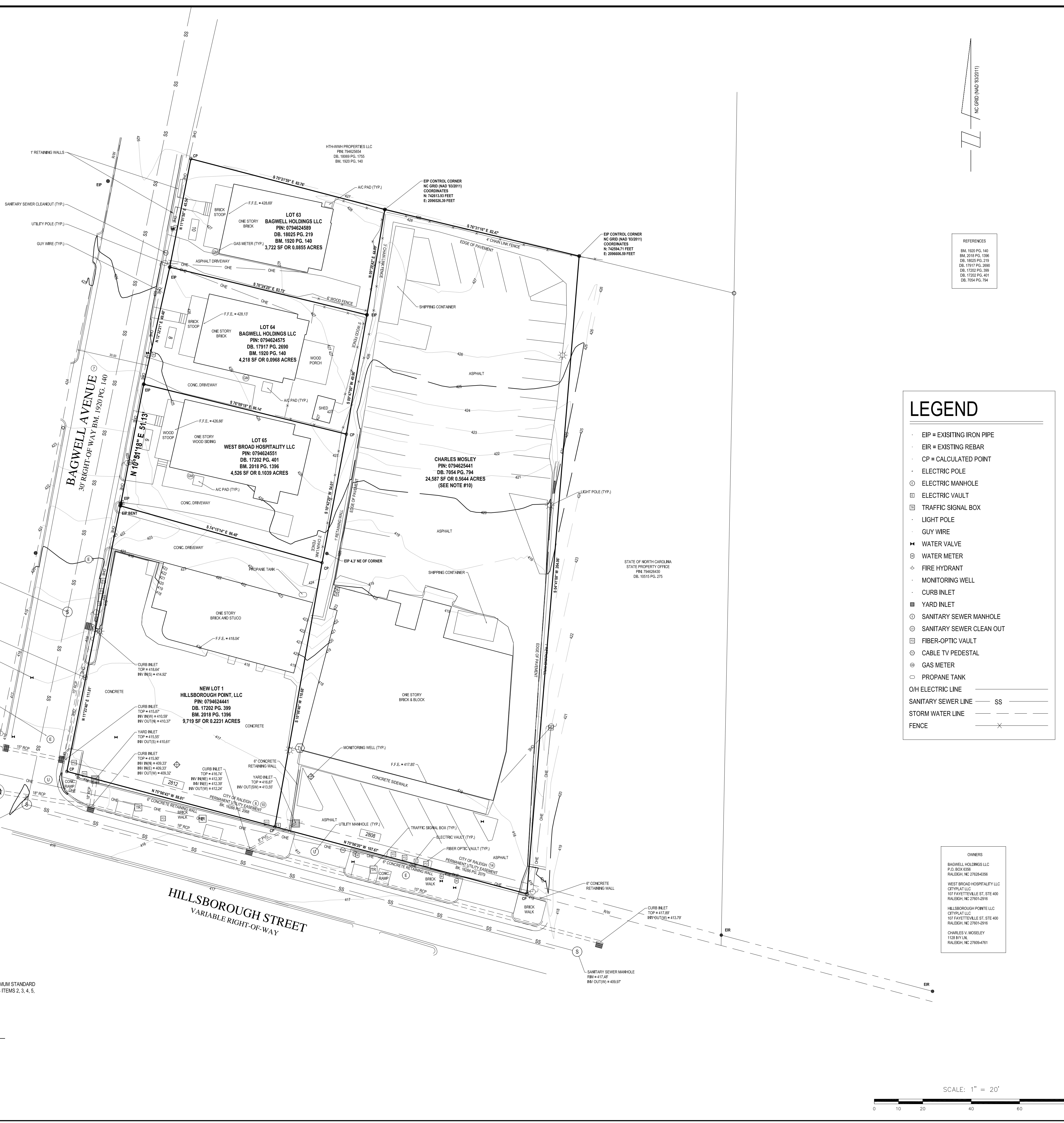
PROPERTY DESCRIPTION PER RECORD: TRACT 1: BEGINNING AT AN EXISTING IRON PIPE SET IN THE EASTERN RIGHT OF WAY LINE OF BAGWELL AVENUE, SAID POINT BEING LOCATED 270 FEET IN A NORTHERLY DIRECTION FROM THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF BAGWELL AVENUE WITH THE NORTHERN RIGHT OF WAY LINE OF HILLSBOROUGH STREET...

TRACT 2: BEGINNING AT A POINT IN THE EASTERN RIGHT OF WAY OF BAGWELL AVENUE, SAID POINT BEING LOCATED 270 FEET IN A NORTHERLY DIRECTION FROM THE NORTH LINE OF HILLSBOROUGH STREET, RUNS THENCE SOUTH 71 DEGREES 57 MINUTES EAST 670 FEET TO A POINT, BEING THENCE SOUTH 71 DEGREES 57 MINUTES WEST 134 FEET TO A POINT, BEING THENCE NORTH 71 DEGREES 57 MINUTES WEST 134 FEET TO THE POINT AND BEING LOT 5 AS SHOWN ON MAP RECORDED IN BOOK OF MAPS 1920, PAGE 140, WAKE COUNTY REGISTRY...

- 1. EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 1920, PAGE 140 (BOTH TRACTS); RECORDED PRIOR TO EXAMINATION PERIOD BUT REFERENCED IN LEGAL DESCRIPTIONS OF RECORD, WAKE COUNTY REGISTRY, (TRACTS 1, 2, 3 AND 4) (SHOWN ON SURVEY).

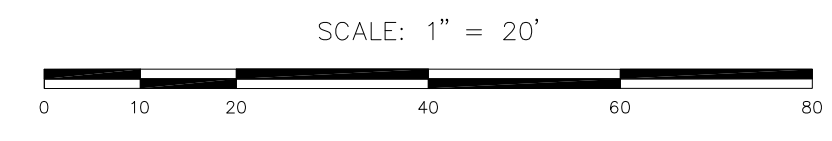
NOTE: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATION WORK WAS MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES STRUCTURES. BEFORE EXCAVATION WORK BEGINS, FIELD LOCATIONS AND TYPES OF UTILITIES STRUCTURES SHOULD BE VERIFIED.

SURVEYOR'S CERTIFICATE TO: FIRST AMERICAN TITLE INSURANCE COMPANY, CASL HOLDINGS, LLC AND TBD, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 16, 17 AND 18 OF TABLE A THEREOF.

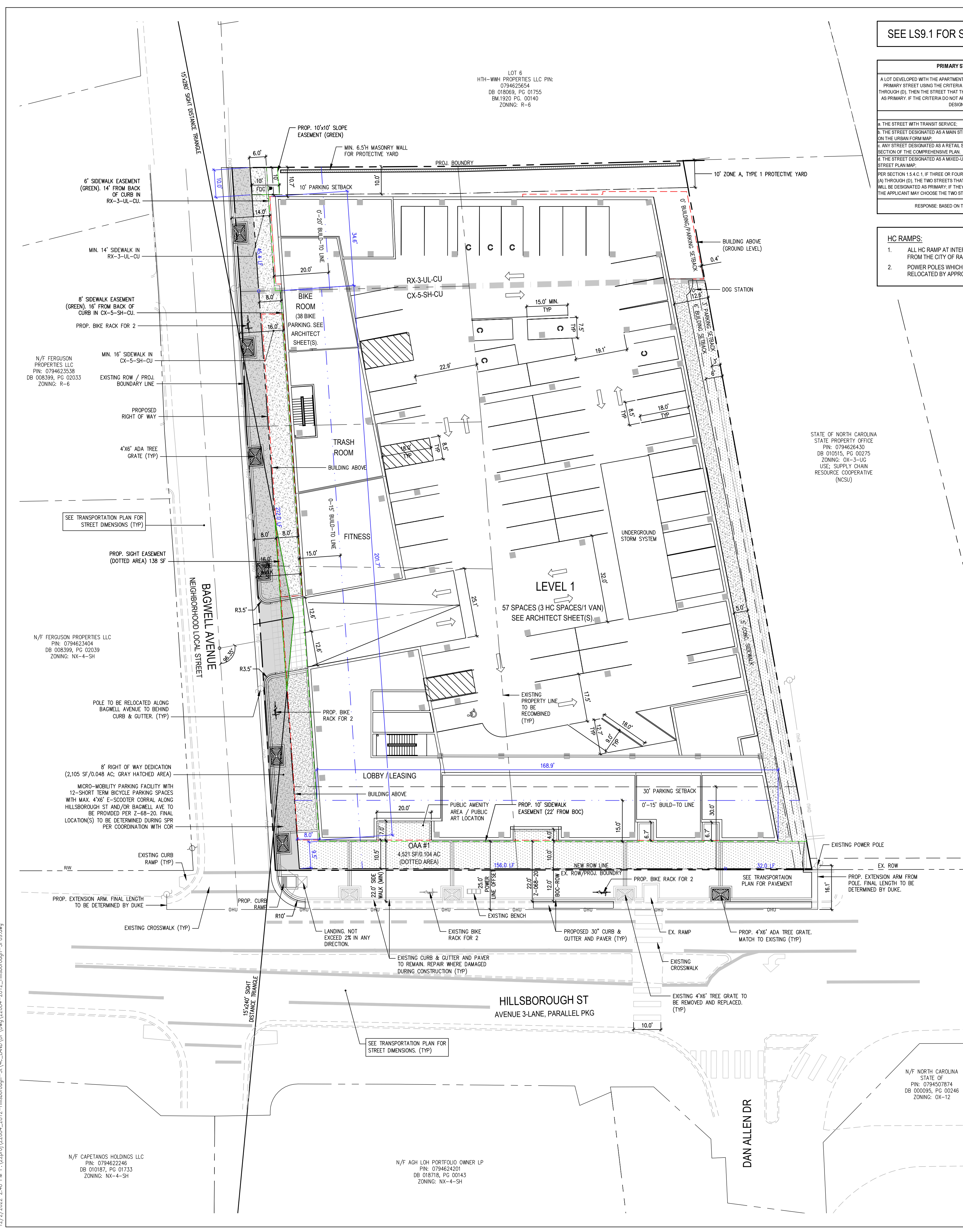


LEGEND: EP = EXISTING IRON PIPE, EIR = EXISTING REBAR, CP = CALCULATED POINT, etc. Includes a table for NO., DATE, DESCRIPTION, and BY.

OWNERS: BAGWELL HOLDINGS LLC, P.O. BOX 6308, RALEIGH, NC 27608-6308. WEST BROAD HOSPITALITY LLC, CITYPLAT LLC, 107 FAYETTEVILLE ST., STE. 400, RALEIGH, NC 27601-2916.



Vertical title block on the right side containing project name 'HILLSBOROUGH STREET ASSEMBLAGE', company 'BANK', and other project details.



SEE LS.9.1 FOR SITE DETAILS.

**PRIMARY STREET DETERMINATION (SEC. 15.4.C.1)**

A LOT DEVELOPED WITH THE APARTMENT, GENERAL MIXED-USE OR CIVIC BUILDING TYPES SHALL DESIGNATE ITS PRIMARY STREET USING THE CRITERIA SHOWN (A) THROUGH (G) BELOW. IF NO STREET MEETS CRITERIA (A) THROUGH (G), THEN THE STREET THAT THAT SATISFIES MORE OF CRITERIA (E) THROUGH (G) WILL BE DESIGNATED AS PRIMARY. IF THE CRITERIA DO NOT APPLY OR DO NOT PRODUCE A CLEAR RESULT, THEN ANY STREET MAY BE DESIGNATED AS PRIMARY BY THE APPLICANT.

	HILLSBOROUGH	BAGWELL
A. THE STREET WITH TRANSIT SERVICE:	YES	NO
B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THROUGHFARE ON THE URBAN/FORM MAP:	YES	NO
F. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN:	NO	NO
G. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP:	NO	NO

PER SECTION 15.4.C.1 IF THREE OR FOUR STREETS MEET ANY OF CRITERIA (A) THROUGH (G), THE TWO STREETS THAT MEET MORE OF (A) THROUGH (G) WILL BE DESIGNATED AS PRIMARY. IF THEY MEET THE SAME NUMBER, THEN THE APPLICANT MAY CHOOSE THE TWO STREETS.

RESPONSE: BASED ON THE ABOVE, HILLSBOROUGH STREET IS PRIMARY STREET.

- HC RAMPS:**
- ALL HC RAMP AT INTERSECTIONS ARE TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
  - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

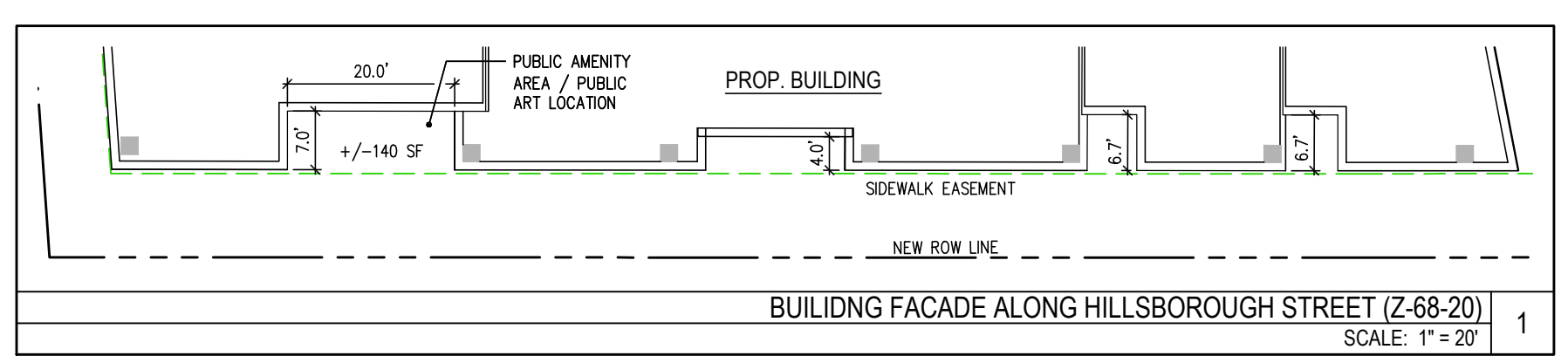
STATE OF NORTH CAROLINA  
STATE PROPERTY OFFICE  
PIN: 0794623430  
DB 010515, PG 02275  
ZONING: OX-3-10  
USE: SUPPLY CHAIN  
RESOURCE: COOPERATIVE  
(NCSU)

**Site Data (UDO 23rd Supplement Published October, 2022)**

Project: 2812 Hillsborough  
Date: 12/01/2022

Zoning	I-3-UL-CU (SPROD) & CX-5-SH-CU (SPROD)		
Zoning Conditions	Z-68-20		
RX-3-UL-CU	0.17 AC		
CX-5-SH-CU	0.90 AC		
1. Tract area	Survey SF	Survey AC	Maps Deed AC
0794624551 (8 Bagwell Ave.)	4,526 SF	0.104 AC	0.100 AC
0794624575 (8 Bagwell Ave.)	4,218 SF	0.097 AC	0.100 AC
0794624559 (10 Bagwell Ave.)	3,722 SF	0.085 AC	0.090 AC
0794624541 (2808 Hillsborough St.)	24,587 SF	0.564 AC	0.550 AC
0794624441 (2812 Hillsborough St.)	9,719 SF	0.223 AC	0.220 AC
Gross Acreage	46,772 SF	1.074 AC	1.050 AC
Less Hillsborough St. Right of Way Dedication	-93 SF	-0.002 AC	-0.002 AC
Less Bagwell Ave. Right of Way Dedication	-2,012 SF	-0.046 AC	-0.046 AC
Net Acreage	44,667 SF	1.025 AC	1.002 AC
3. Proposed use	Multi-unit living		
Building type	Apartment		
1 BR	76 DU		
2 BR	23 DU		
3 BR	14 DU		
4 BR	28 DU		
Total	138 DU		
4. Gross square footage (excluding garage parking)	156,861 SF		
Proposed FAR	156,861 / 1.03 =	351.2%	
Building lot coverage (includes garage)	36,341 / 1.03 =	81.4%	
Proposed density	138 / 1.03 =	134.6 DU/AC	
5. Outdoor amenity area (UDO section 3.2.6.A.3)			
Area required - 10% of net acreage	44,667 SF	1,025 AC	
Allocated net area	44,667 SF	1,025 AC	
10% required	4,467 SF	103 AC	
Total required	4,467 SF	103 AC	
Provided	4,521 SF	0.104 AC	
Total area provided	4,521 SF	0.104 AC	
6. Building height			
Allowed height (RX-3-UL-CU)	50 FT 3 Story		
Allowed height (CX-5-SH-CU) (Z-68-20)	68 FT 5 Story		
Proposed height - See elevations for building heights			
7. Neighborhood transition (UDO section 3.5)	Zone A		
Required	10' Zone A Type 1		
Provided			
8. Build-to (dimensions shown in blue on LS.1.1 Site Plan)			
C1 Primary street build-to (min 0' / max 15') (SH frontage)	Hillsborough Street		
Right of Way Length	167.6 LF		
Sidewalk Easement Length	-8.0 LF		
Net Length	179.6 LF		
Required	80% x 179.6 = 143.7 LF		
Provided	94.0% = 168.9 LF		
C2 Secondary street build-to (min 0' / max 20') (UL frontage)	Bagwell Avenue		
Right of Way Length	45.4 LF		
Protective Yard	-10.0 LF		
Net Length	35.4 LF		
Required	25% x 35.4 = 8.9 LF		
Provided	97.7% = 34.6 LF		
C3 Secondary street build-to (min 0' / max 15') (SH frontage)	Bagwell Avenue		
Right of Way Length	212.0 LF		
Sidewalk Easement Length	-8.0 LF		
Net Length	202.5 LF		
Required	40% x 202.5 = 81.0 LF		
Provided	99.6% = 201.7 LF		
9. Maximum parking (UDO section 7.1.2.C)			
Multi-unit living 1 BR	76 x 1.5 =	114 SP	
Multi-unit living 2 BR	23 x 2.3 =	52 SP	
Multi-unit living 3 BR	14 x 3.0 =	42 SP	
Multi-unit living 4 BR	28 x 4.0 =	112 SP	
Maximum Allowed	308 SP		
Parking provided			
Standard space	54 SP		
HC space (Van 1)	3 SP		
Total spaces provided	67 SP		
10. Required bicycle parking (UDO section 7.1.2.C & Z-68-22)			
Required bicycle parking (UDO section 7.1.2.C)			
Multi-unit living			
Short term Required (1 space per 20 units)	138 / 20 =	7 SP	
Short term Required by Z-68-22	12 SP		
Short term Required	19 SP		
Existing Short term bike parking	2 SP		
Proposed Short term bike parking	18 SP		
Short term provided	20 SP		
Long term Required (1 space per 7 bedrooms)	264 / 7 =	38 SP	
Long term bike parking provided (in garage)	38 SP		
Short term provided	20 SP		
Long term bike parking provided (in garage)	38 SP		
Total provided	58 SP		
11. Notes: At this time, this proposal requires a Design Alternate for RSDM Article 9.5, the proposed driveway is less than 100' from the point of tangency at Hillsborough St.			

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY TRANSPORTATION AND PUBLIC UTILITIES DEPARTMENTS PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON & KENNEDY, INC IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN SEPTEMBER 2022, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN AUGUST 2022.
  - 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.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
  - TRASH AND CARDBOARD DUMPS/STERS ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
  - GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
  - 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 N/C ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
  - 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 ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
  - ALL RAMPS AND HANDRAILS SHALL BE COMPLY WITH CURRENT ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
  - SWINGING DOORS AND GATE SHALL HAVE MANEUVERING CLEARANCE COMPLYING WITH CURRENT ANSI STANDARD.
  - 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.
  - ALL HVAC EQUIPMENTS OF THIS PROJECT E TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS AS NEEDED. SEE ARCHITECT PLANS.
  - SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET.
- ACCESSIBILITY NOTES:**
- ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5'x5' LANDING.
  - MINIMUM LANDING AT ACCESS AISLE FOR HC PARKING SPACE SHALL BE 4' x 4'.
  - ALL LANDINGS SHALL NOT EXCEED 5% SLOPE IN ANY DIRECTION.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
  - ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS PITCH. MAXIMUM RAMP RUN TO BE 8.3%. RAMP MUST HAVE BETWEEN 34" AND 38" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 5%. AND MINIMUM 5'x5' LANDING SHALL BE PROVIDED EVERY 30' MAXIMUM RUN. MINIMUM 5'x5' LANDING IS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5'x5' TURN PLATFORM/LANDING IS REQUIRED.
  - ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
  - ACCESSIBLE ENTRANCES SHALL PROVIDE WITH GROUND FLOOR SURFACE SLOPE/CROSS SLOPES AT 2% MAXIMUM IN ALL DIRECTIONS.
  - ACCESSIBLE ENTRANCES WILL BE PROVIDED WITH GROUND FLOOR SURFACE SLOPE/CROSS SLOPES AT 2% MAXIMUM IN ALL DIRECTIONS.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
  - REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.



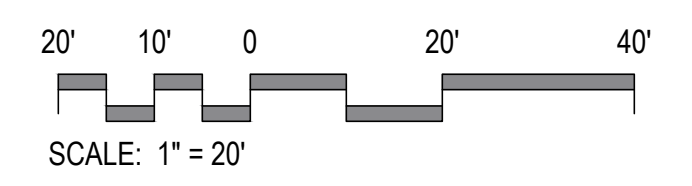
**LEGEND:**

	EX. FIRE HYDRANT
	EX. UTILITY POLE
	EX. BIKE RACK FOR 2
	PROP. BIKE RACK FOR 2
	EX. BENCH
	EX. TREE GRATE TO BE REPLACED
	PROP. TREE GRATE
	PROJECT BOUNDARY
	PROP. RIGHT OF WAY
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	ROAD/DRIVEWAY CENTERLINE
	PROP. OVERHEAD UTILITY
	PARKING SETBACK
	PROP. PROTECTIVE YARD
	PROP. BUILDING ABOVE
	PROP. SIDEWALK EASEMENT
	PROP. SLOPE EASEMENT
	BUILD-TO LINE
	PROP. OUTDOOR AMENITY AREA
	PROP. SIGHT TRIANGLE ESMT

REFERENCE: Z-68-20

ASR-00XX-2022

SITE PLAN



**JDAVIS**  
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500  
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121  
ASR-00XX-2022 (Admin. Site Review)  
REFERENCE: Z-68-20

**CA Ventures**  
2812 Hillsborough  
Raleigh, North Carolina 27607

**ADMINISTRATIVE SITE REVIEW**

PROJECT:	P-22084	DATE:
ISSUE:	Administrative Site Review	12.01.2022
REVISIONS:		
DRAWN BY:	KT, SB	
CHECKED BY:	KT	
CONTENT:	SITE PLAN	

**LS1.1**

Bagwell - 2812 Hillsborough

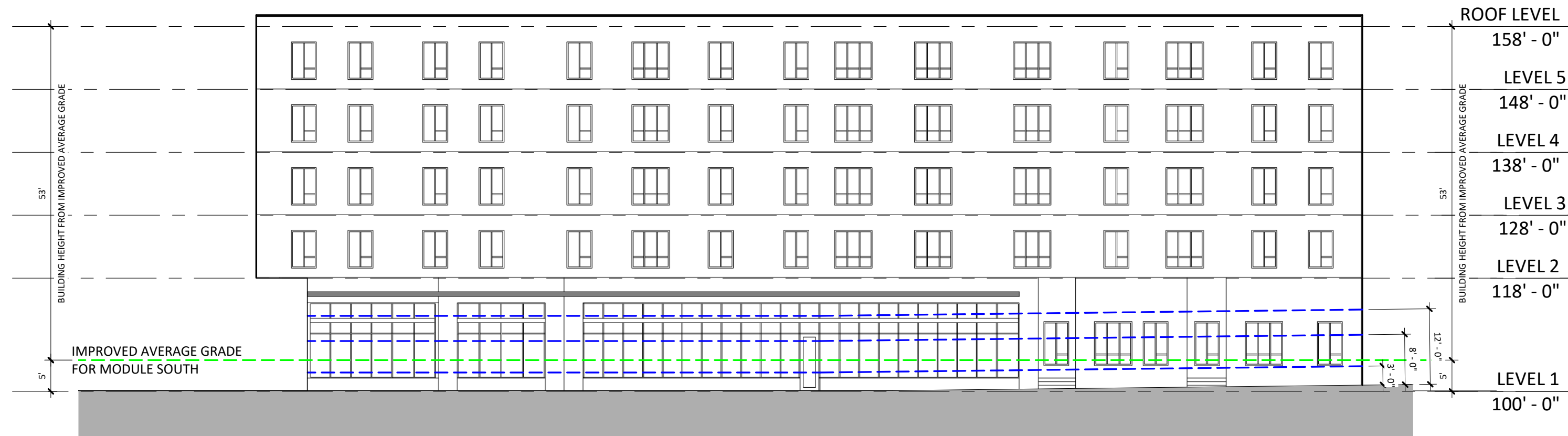
Floor	Ground Level (West)	Upper levels (West)	Ground Level (South)	Upper levels (South)
Total GSF	1965 SF	8026 SF	1393 SF	7294 SF
Glazing	1175 SF	1761 SF	1035 SF	1663 SF
Glazing %	60%	22%	74%	23%

BUILDING ELEVATIONS (MODULE HEIGHT METHOD)					
BUILDING	PRIMARY STREET	BUILDING SIDE	IMPROVED GRADE		
			LOW	HIGH	AVG
MODULE (SOUTH)	HILLSBOROUGH STREET	NORTH	425.50	428.00	426.75
	HILLSBOROUGH STREET	SOUTH	417.00	418.00	417.50
	BAGWELL AVENUE	EAST	418.00	428.00	423.00
	BAGWELL AVENUE	WEST	417.00	425.50	421.25
AVERAGE IMPROVED GRADE			421.97		

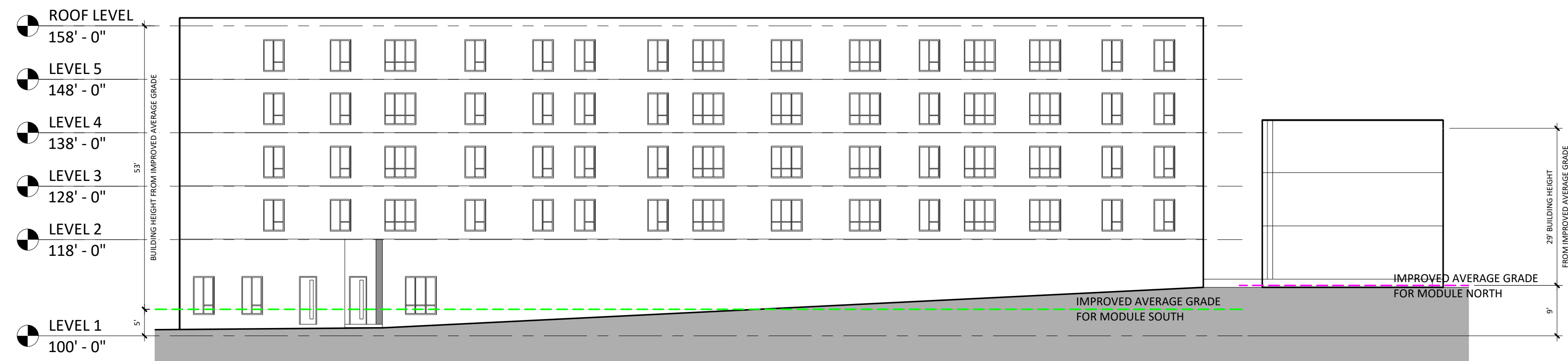
BUILDING ELEVATIONS (MODULE HEIGHT METHOD)					
BUILDING	PRIMARY STREET	BUILDING SIDE	IMPROVED GRADE		
			LOW	HIGH	AVG
MODULE (NORTH)	HILLSBOROUGH STREET	NORTH	426.10	426.10	426.10
	HILLSBOROUGH STREET	SOUTH	425.55	428.00	426.78
	BAGWELL AVENUE	EAST	426.10	428.00	427.05
	BAGWELL AVENUE	WEST	425.55	426.10	425.83
AVERAGE IMPROVED GRADE			426.44		



4 WEST ELEVATION - BAGWELL STREET  
EP3.1 1/16" = 1'-0"



3 SOUTH ELEVATION - HILLSBOROUGH STREET  
EP3.1 1/16" = 1'-0"



2 EAST ELEVATION  
EP3.1 1/16" = 1'-0"



1 NORTH ELEVATION  
EP3.1 1/16" = 1'-0"



500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_

NOT FOR CONSTRUCTION

Project Status

ORIGINAL ISSUE: 12/01/22

REVISIONS No.	Description	Date

Project Number \_\_\_\_\_  
PROJECT NUMBER

Author \_\_\_\_\_ Checker \_\_\_\_\_  
DRAWN BY CHECKED BY

KEY PLAN

2812 Hillsborough

EXTERIOR ELEVATIONS

EP3.1