



Administrative Approval Action

Case File / Name: ASR-SR-9-2019
301 Hillsborough Street

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

LOCATION: The site is composed of five lots located on the north side of West Morgan Street, west side of South Dawson Street, south side of Hillsborough Street, and east side of South Harrington Street. The site is addressed at 320 & 327 W Morgan Street and 301, 309, and 327 Hillsborough Street, which is inside City limits.

REQUEST: Development of a 1.85-acre tract zoned DX-20-SH into a 20-story Mixed Use Building with 583,972 SF of gross floor area (not including an additional 427,756 SF of parking deck). The structure will include an office tower, hotel tower, and residential tower. The breakdown of gross floor area by use includes: Office (291,645 SF), Hotel (127,432 SF), Residential (149,168 SF), and Restaurant (15,727 SF). The residential tower will include 136 dwelling units and the hotel tower will include 169 rooms/keys.

This site plan includes the following variances and alternates:

Design Adjustment case A-74-19

Administrative Alternate case AAD-10-19.

BOA Variance case A-60-19

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0170-2019: DSLC - Site Permitting Review/Major [Signature Set]

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 July 23, 2019 by STEWART.

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:

☒ **SITE PERMITTING REVIEW** - 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. If using a stormwater device then a reduction of flow from the 2-year and 10-year storms must be shown.

Engineering

2. Required NCDOT encroachment and driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
3. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.



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4. An encroachment agreement for the proposed streetscape that varies from the standard and as identified within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.

Public Utilities

5. Valving proposed in order to install new water main and abandon old water main should be designed to maintain continuous water service.
6. A complete, sealed 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. Adequate capacity must be demonstrated with proposed design.

Stormwater

7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
8. A surety equal to of the cost of clearing, grubbing and reseedling a site, shall be paid to the City (UDO 9.4.4).

☒ **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.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
-------------------------------------	---

<input checked="" type="checkbox"/>	Slope Easement Required
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☒ **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 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



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Public Utilities

3. A fee-in-lieu of construction may be required to be paid to the City of Raleigh Public Utilities Department for the construction of sewer mains exceeding a certain capacity, which were not required to be replaced by this subject development.
4. Infrastructure Construction Plans must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

☒ **BUILDING PERMITS** - 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 plans, but cannot be approved.

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

General

1. Prior to issuance of building permits for Phase 1 (i.e. Office tower and parking structure) a recombination map is to be recorded, consistent with Sheet V1.01 of the approved Administrative Site Review plans (ASR-SR-9-2019). Prior to issuance of building permits for Phase 2 (i.e. Hotel tower, Residential towers, and parking structure) a recombination map is to be recorded, consistent with Sheet V1.02 of the approved Administrative Site Review plans (ASR-SR-9-2019).
2. A demolition permit shall be obtained.
3. Comply with all conditions of A-60-19, A-74-19, and AAD-10-19.
4. Provide fire flow analysis.

Engineering

5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).



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6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
7. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
8. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
9. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees in tree pits along N Dawson St., 3 street trees in tree pits along W. Moran St., and 2 existing street trees, 3 proposed street trees in tree lawn along Hillsborough St. for a total of 11 new street trees.

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

General

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Public Utilities

3. All water and sanitary sewer facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

4. 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



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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:

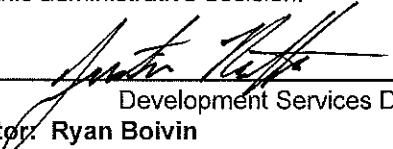
3-Year Expiration Date: August 1, 2022

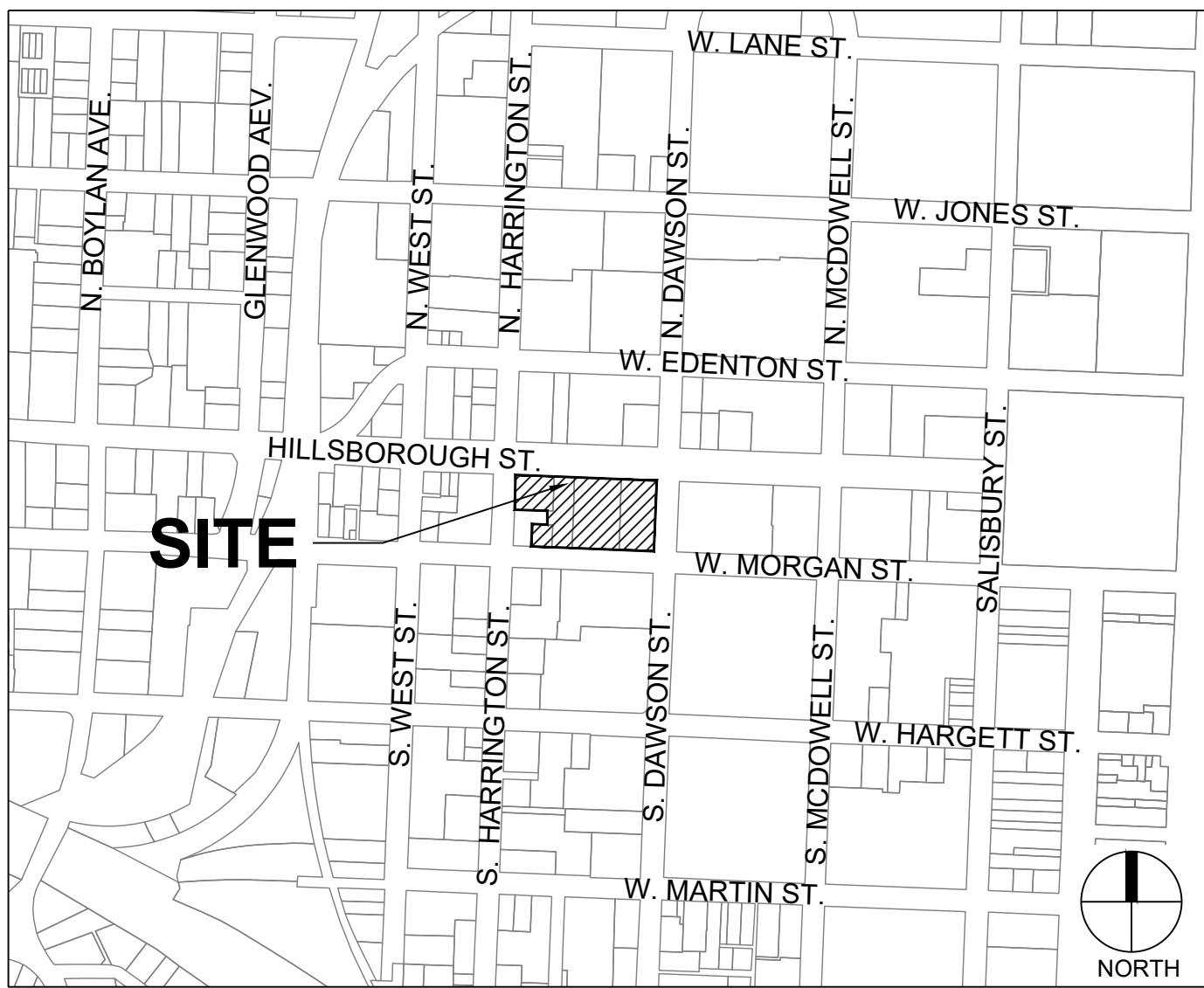
Obtain a valid building permit for the total area of the project, or a phase of the project.

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.

Signed:  Date: 08/01/2019
Development Services Dir/Designee
Staff Coordinator: Ryan Boivin



VICINITY MAP
SCALE: 1" = 500'

SOLID WASTE NOTES:

1. PROPERTY OWNER WILL USE PRIVATE TRASH COLLECTION SERVICES FOR THE SUBJECT PROPERTY.
2. THE PROPOSED PLANS CONFORM TO THE CITY OF RALEIGH SOLID WASTE SERVICES MANUAL. SEE SHEET C3.02 FOR AUTOTURN EXHIBITS FOR INTERNAL TRASH COMPACTOR ACCESS.

VEHICULAR PARKING				
Non-residential	Square Footage	DX Deductions	Rate	Required
Office	287,252			
Retail/Restaurant	17,358	-17,358		
Total	287,252		1/500 SF	575
Residential	Units	DX Deductions	Rate	Required
Studio and 1 Bedroom	88	-16	1.1/unit	80
2 Bedroom	48		2.1/unit	101
Hotel	Units	DX Deductions	Rate	Required
Rooms	169	-0.5/unit	0.5/unit	85
Total Required:				840
Total Provided:				1,060
Accessible Spaces:				29

BIKE PARKING			
Short Term	Square Footage/Units	Rate	Required
Office	287,252	1/10,000 SF	29
Retail/Restaurant	17,358	1/5,000 SF	4
Hotel	169	None	None
Residential	136	1/20 units	7
Total Required:			40
Total Provided:			22*
Long Term	Square Footage/Units	Rate	Required
Office	287,252	1/5,000 SF	58
Retail/Restaurant	17,358	None	None
Hotel	169	1/20 rooms	8
Residential	136	None	None
Total Required:			66
Total Provided:			30*

SQUARE FOOTAGE					
OFFICE	RETAIL	HOTEL	RESIDENTIAL	PARKING DECK	OTHER
287,252	17,358	122,906	147,005	430,997	0
GROSS SQUARE FOOTAGE					574,521
TOTAL PROPOSED SQUARE FOOTAGE					1,005,518
PARKING RATIO (MIN. REQUIREMENTS):					
VEHICULAR SPACE (NON-RESIDENTIAL SPACE) - 1 PER 600 S.F. (NONE FOR FIRST 10,000 SF)					
VEHICULAR SPACE (STUDIO, ONE BEDROOM RESIDENTIAL) - 1 PER UNIT + 1 PER 10 UNITS FOR VISITORS (NONE FOR FIRST 16 UNITS)					
VEHICULAR SPACE (TWO BEDROOM RESIDENTIAL) - 2 PER UNIT + 1 PER 10 UNITS FOR VISITORS					
VEHICULAR SPACE (HOTEL) - 0.5 PER ROOM					
BIKE SPACE (OFFICE) - SHORT TERM - 1 PER 10,000 S.F., MIN 4, LONG TERM - 1 PER 5,000 S.F., MIN 4					
BIKE SPACE (RETAIL) - SHORT TERM - 1 PER 5,000 S.F., LONG TERM - NONE					
BIKE SPACE (HOTEL) - SHORT TERM - NONE, LONG TERM - 1 PER 20 ROOMS, MIN 4					
BIKE SPACE (RESIDENTIAL) - SHORT TERM - 1 PER 20 UNITS, MIN 4, LONG TERM - NONE					

301 HILLSBOROUGH

301 & 327 HILLSBOROUGH STREET
RALEIGH, NC 27603

CITY OF RALEIGH ADMINISTRATIVE SITE REVIEW SUBMITTAL

SR-9-19, TRANSACTION # 586322

SKETCH PLAN REVIEW # 571206

SUBMITTED ON February 11, 2019

RESUBMITTED ON May 13, 2019

SITE DATA	
PROJECT NAME:	301 HILLSBOROUGH STREET
SITE ADDRESS:	301 & 327 HILLSBOROUGH STREET RALEIGH, NC 27603
COUNTY:	WAKE
PARCEL PIN #:	17035903193, 1703594000, 1703594073, 1703595066, 1703596095
PARCEL OWNERS:	301 HILLSBOROUGH LAND OWNERS, LLC.
TOTAL PARCEL AREA:	1.85 ACRES
TOTAL DISTURBED/ PROJECT AREA:	106,420 SF
GROSS SITE AREA:	106,420 SF
NET SITE AREA:	76,514 SF
CURRENT ZONING:	DX-20-SH (DOWNTOWN MIXED USE)
EXISTING LAND USE:	VARIES
PROPOSED USE:	MIXED USE OFFICE, RETAIL, RESTAURANT, HOTEL AND RESIDENTIAL
RIVER BASIN:	NEUSE
CONSTRUCTION TYPE:	NEW CONSTRUCTION
MAX BUILDING HEIGHT:	250'
PROPOSED BUILDING HEIGHT:	250'
EXISTING IMPERVIOUS AREA:	79,806 SF
PROPOSED IMPERVIOUS AREA:	90,779 SF

UNITS QUANTITY		
ONE BEDROOM	TWO BEDROOM	TOTAL
RESIDENTIAL 88	48	136
HOTEL		169

UTILITIES IMPROVEMENTS QTY	
PRIVATE	
8" PVC SEWER SERVICE	234 LF
4" DIP DOMESTIC WATER	21 LF
6" FIRE SERVICE	54 LF
8" FIRE SERVICE	39 LF
PUBLIC	
16" DIP WATER LINE	464 LF

- NOTE:
1. PROJECT IS UNDER TWO (2) ACRES, MAKING IT EXEMPT FROM TCA REQUIREMENTS. REFERENCE CITY OF RALEIGH UDO SECTION 9.1.2, TREE CONSERVATION APPLICATION.


DRAWING LIST	
SHEET #	SHEET NAME
C0.00	COVERSHEET
V1.00	ALT/ANSPS LAND TITLE SURVEY
V1.01	RECOMBINATION PLAN
C1.00	EXISTING CONDITIONS PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.01	TRANSPORTATION PLAN
C3.02	WASTE MANAGEMENT PLAN
C3.10	AMENITY AREA PLAN
C5.00	GRADING PLAN
C5.10	SCM DETAILS
C5.11	SCM DETAILS
C5.20	EXISTING IMPERVIOUS AREAS MAP
C5.21	PROPOSED IMPERVIOUS AREAS MAP
C5.22	DRAINAGE AREA DELINEATION
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.02	SITE DETAILS
L5.01	PLANTING PLAN - PHASE 1
L5.02	PLANTING PLAN - PHASE 2
L6.00	PLANTING DETAILS
L6.01	PLANTING DETAILS
L7.00	SITE LIGHTING PLAN
A101	GROUND FLOOR PLAN
A101.1	GROUND FLOOR PLAN - PHASE 1
A102	PARKING PLANS - LEVEL P2
A103	PARKING PLANS - LEVEL P3
A104	PARKING PLANS - LEVEL P4
A105	PARKING PLANS - LEVEL P5
A106	PARKING PLANS - LEVEL P6
A107	PARKING PLANS - LEVEL P7
A108	PARKING PLANS - LEVEL P8
A109	TOWER PLANS - TYPICAL
A110	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	EXTERIOR ELEVATIONS
A211	TRANSPARENCY DIAGRAM

RIGHT-OF-WAY OBSTRUCTION NOTES:

1. LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK TO SIGORWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NC DOT ROAD WITHIN RALEIGH'S JURISDICTION.
3. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NC DOT ROADWAY STANDARD DRAWING MANUAL, AND THE NC DOT SUPPLEMENT TO THE MUTCD.
4. 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).
5. PRIOR TO THE START OF WORK, THE CONTRACTOR 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.
6. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

APPLICATION

Administrative Site Review Application
(for UDO Districts only)

DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4300

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number Assigned Project Coordinator Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 571206

GENERAL INFORMATION

Development Name 301 Hillsborough St.

Zoning District DX-20-SH Overlay District (if applicable) Inside City Limits? ☒ Yes ☐ No

Proposed Use Mixed use (office, retail/restaurant, hotel, and residential)

Property Address(es) 301 & 327 Hillsborough St., Raleigh, NC 27603 Major Street Location: Hillsborough St.

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 17035903193, 1703596095 P.I.N. 1703594000 P.I.N. 1703594073 P.I.N. 1703595066

What is your project type? ☐ Apartment ☐ Elderly Facilities ☐ Hospitals ☐ Motels/Hotels ☐ Office
☐ Mixed Residential ☐ Non-Residential Condo ☐ School ☐ Shopping Center ☐ Banks ☐ Industrial Building
☐ Duplex ☐ Telecommunication Tower ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ Cottage Court
☐ Other: If other, please describe:

WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
New 20-story mixed use development with hotel, office, retail/restaurant, and residential, with internal parking.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
Downway width, Downway spacing, Planer Height, 2x2 sidewalk grid, Building Massing UDO 3.3.3, Build-To UDO 3.4.9, Transparency UDO 1.5.9

CLIENT/DEVELOPER/OWNER Company TFC Hillsborough LLC Name (s) Jon Elliott
Address One Marina Park Dr., Boston, MA 02210
Phone 617.737.4100 Email jelliott@falloncompany.com Fax 617.737.4101

CONSULTANT (Contact Person for Plans) Company Stewart, Inc Name (s) Joseph Puckett
Address 223 S. West St., Suite 1100, Raleigh, NC 27603
Phone 919.866.4829 Email jpuckett@stewartinc.com Fax 919.380.8752

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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information		Building Information	
Zoning District(s) DX-20-SH (Downtown Mixed Use)		Proposed Building use(s) Office, residential, hotel, retail/restaurant	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 6,792	
Overlay District		Proposed Building(s) sq. ft. gross 574,521	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1.85	Total sq. ft. gross (existing & proposed) 574,521	
Off street parking: Required 840	Provided 1060	Proposed height of building(s) 250'	
COA (Certificate of Appropriateness) case #		# of stories 20	
BOA (Board of Adjustment) case # A-TBD		Ceiling height of 1 st floor 17'-6"	
CUD (Conditional Use District) case # 2-			
Stormwater Information			
Existing Impervious Surface 79,806 SF	acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 90,779 SF	acres/square feet	If Yes, please provide:	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils FEMA Map Panel #	Flood Study

FOR RESIDENTIAL DEVELOPMENTS

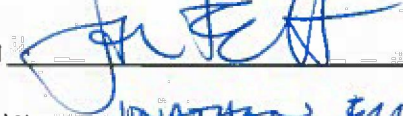
1. Total # Of Apartment, Condominium or Residential Units 136	5. Bedroom Units: 1br 88 2br 48 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units 169	7. Open Space (only) or Amenity 8,900
4. Overall Total # Of Dwelling Units (1-6 Above) 305	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and affirm that this project is conforming to all application requirements applicable with the proposed development use.

I hereby designate Joseph Puckett to serve as my agent regarding this application, to receive and respond 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 use.

Signed  Date 5/10/19

Printed Name JONATHAN ELLIOTT

Signed _____ Date _____

Printed Name _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

CLIENT



TFC HILLSBOROUGH LLC
ONE MARINA PARK DRIVE
BOSTON, MA 02210
CONTACT: JON ELLIOTT
617.737.4100 (T)
617.737.4101 (F)
JELLIOTT@FALLONCOMPANY.COM

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS



STEWART

223 S. WEST STREET SUITE 1100
RALEIGH, NC 27603
T 919.380.8750 FIRM LICENSE # C-1051
www.stewartinc.com PROJECT # C18134

STEWART INC. - CIVIL
CONTACT: JOSEPH PUCKETT, PE, LEED AP
PROJECT MANAGER
919.866.4829 (T)
919.380.8752 (F)
JPUCKETT@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: JENNIFER WAGNER, PLA, ASLA, LEED AP
PROJECT MANAGER
919.866.4829 (T)
919.380.8752 (F)
JWAGNER@STEWARTINC.COM

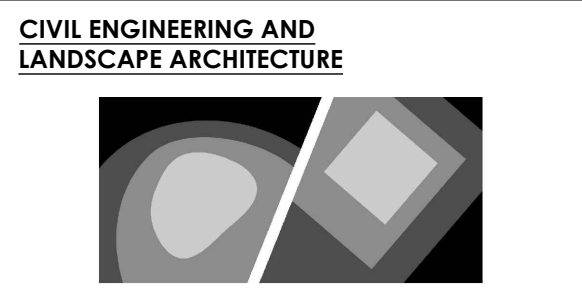
STEWART INC. - GEOMATICS
CONTACT: FRANK K. MUNDY, II, PLS
DIRECTOR OF GEOMATICS
919.866.4829 (T)
919.380.8752 (F)
FMUNDY@STEWARTINC.COM

ARCHITECTURE



DUDA PAINE ARCHITECTS
333 LIGGETT STREET
DURHAM, NC 27701
CONTACT: JANE BAMFORD, AIA
919.888.5133 (T)
JBAMFORD@DUDAPAINA.COM

V1.00



OWNER/DEVELOPER
The Fallon Company
ONE Marina Park Drive
Boston, MA 02210

ARCHITECT
Duda|Paine Architects, PA
333 Liggett Street
Durham, NC 27701

STRUCTURAL ENGINEER
Brockette Davis Drake
4144 North Central Expressway
Dallas, TX 75204

MEP ENGINEER
Borrett, Woodyard & Associates, Inc.
420 Minuet Lane
Charlotte, NC 28217

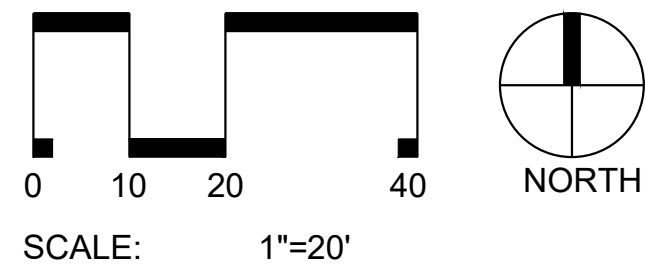
301 Hillsborough St,
Raleigh, NC 27603

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ISSUE DATE: 02.11.2019
PROJECT NUMBER: C18134

V1.01

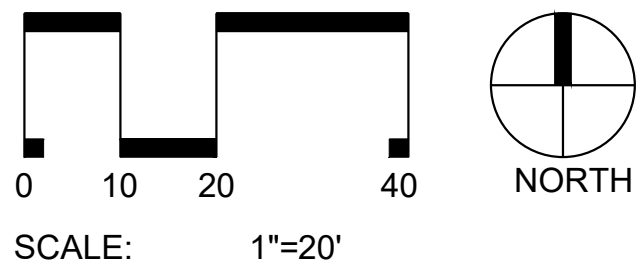






TREE LEGEND:		
No.	DBH	SPECIES
1	27.5"	PIN OAK
2	17"	PIN OAK
3	17"	PIN OAK
4	22"	PIN OAK
5	25"	PIN OAK
6	7"	PIN OAK
7	23"	PIN OAK
8	22"	PIN OAK
9	19"	PIN OAK
10	22"	PIN OAK
11	26"	PIN OAK

NOTE: REFER TO TREE ASSESSMENT AND CARE PLAN FOR MORE INFORMATION ON EXISTING TREES.

- ### EXISTING CONDITION NOTES:
1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
 2. HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVD88.
 3. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
 4. SURVEY INFORMATION BASED ON FIELD SURVEY BY STEWART, INC. COMPLETED ON JUNE 25, 2017.
 5. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
 6. THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 372017373U DATED MAY 2, 2006.
 7. NO WEATHER DATA HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL SHOWN.



- DEMOLITION NOTES:

- 
- DUDA | PAINE
ARCHITECTS
- CIVIL ENGINEERING AND
LANDSCAPE ARCHITECTURE
- 

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C18134

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Durham, NC 27701

STRUCTURAL ENGINEER
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4144 North Central Expressway
Dallas, TX 75204

MEP ENGINEER
Barrett, Woodyard & Associates, Inc.
420 Minuet Lane
Charlotte, NC 28217

301 Hillsborough St,
Raleigh, NC 27603

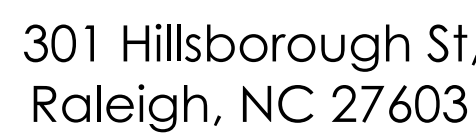
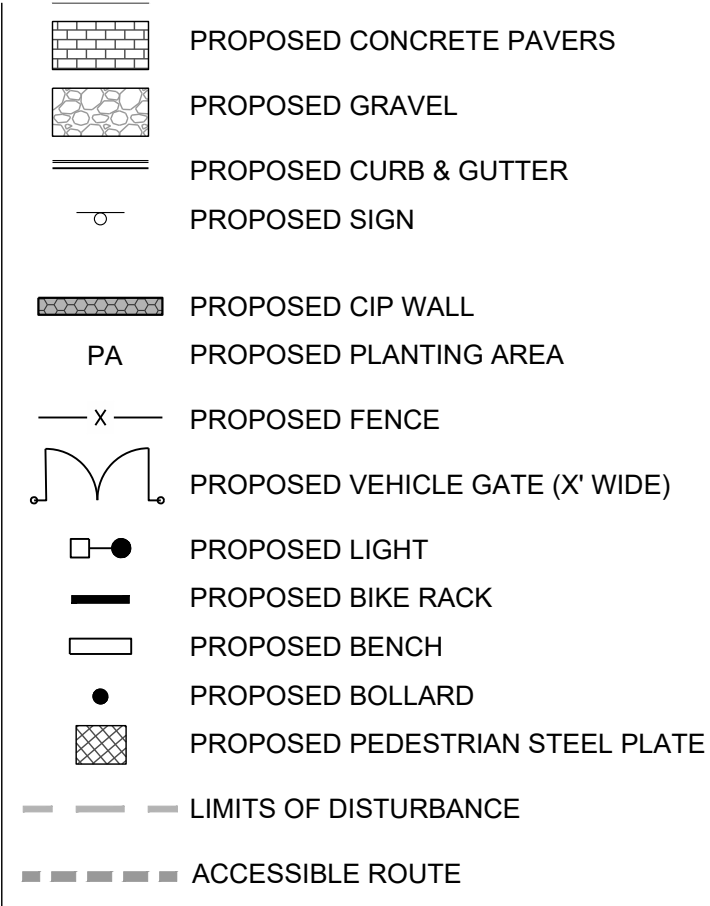
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Review

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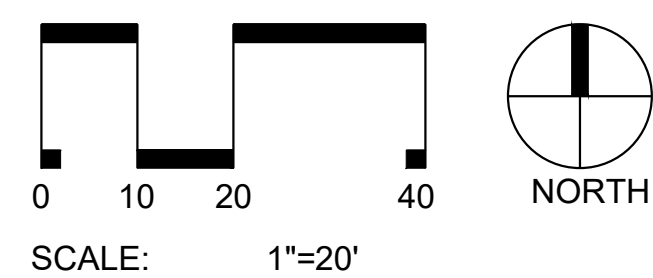
DEMOLITION
PLAN

C2.00



C3.00

1. END ALL UNIT PAVING PATTERNS WITH A FULL OR HALF SIZE PAVER UNLESS OTHERWISE NOTED. USE OVERSIZE PAVERS WHERE PATTERN ENDS ON A UNIT SMALLER THAN HALF SIZE.
2. LAYOUT OF UNIT PAVING PATTERNS AND CONCRETE JOINTS AS SHOWN ON THIS PLAN. REFERENCE LAYOUT PLANS FOR FURTHER PAVING LAYOUT INFORMATION.
3. PAVERS ABUTTING TRUNCATED DOMES SHALL BE A CONTRASTING COLOR.
4. ALIGN ALL TRUNCATED DOME PAVER JOINTS WITH ABUTTING PAVER JOINTS.
5. PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN BACK OF CURB AND ADJOINING PAVEMENT.
6. PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.
7. ALL DIMENSIONS MEASURED TO CENTERLINE OF JOINTS.
8. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
9. ALL ANGLES 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALIGN ALL JOINTS, CORNERS AND EDGES AS SHOWN.
11. FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT.



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TRANSPORTATION
PLAN



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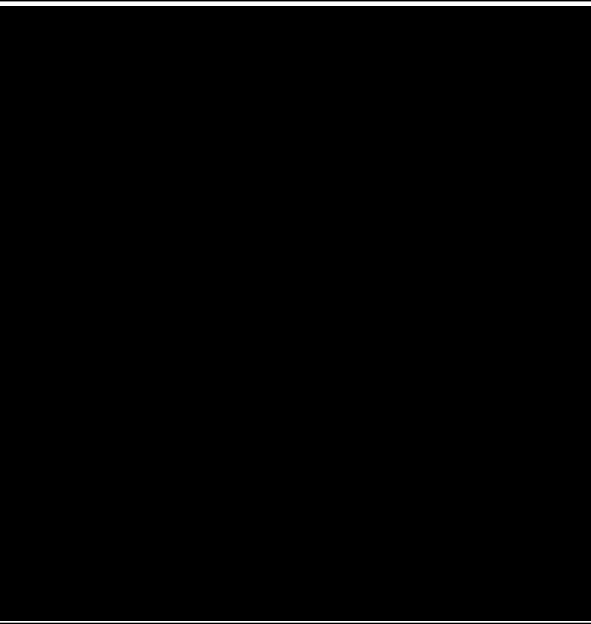
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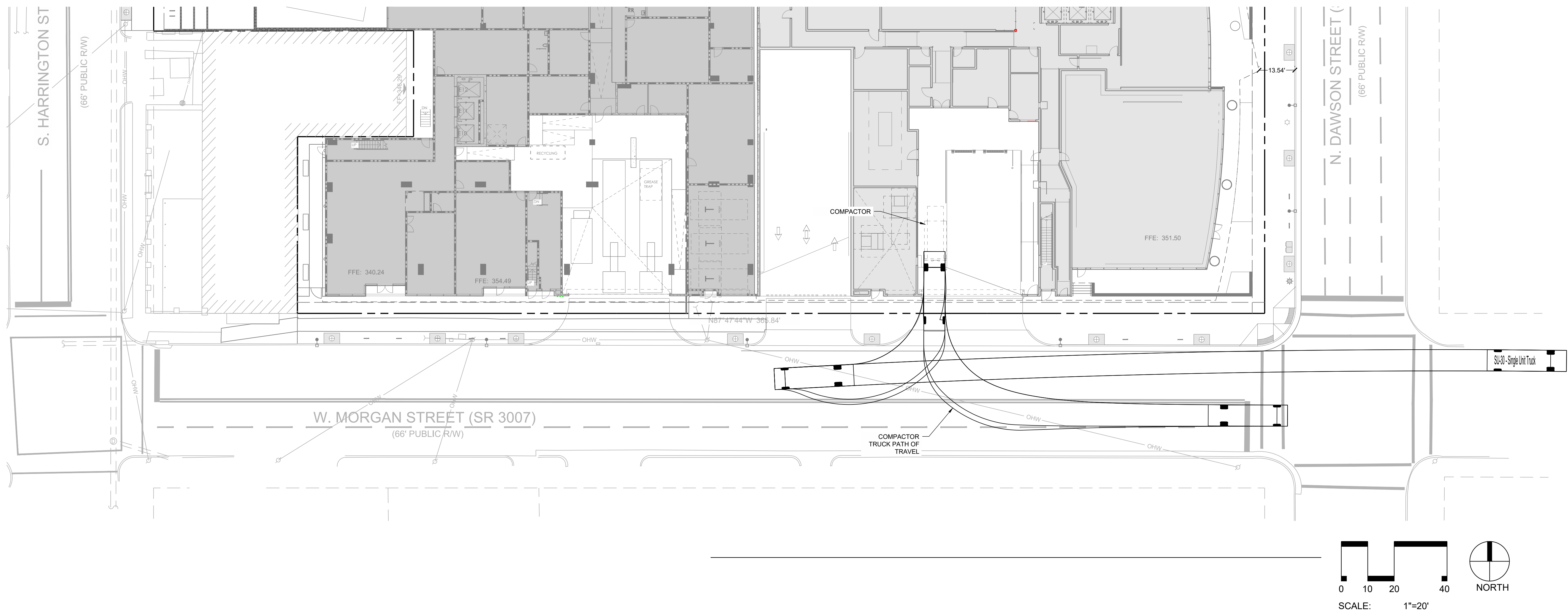
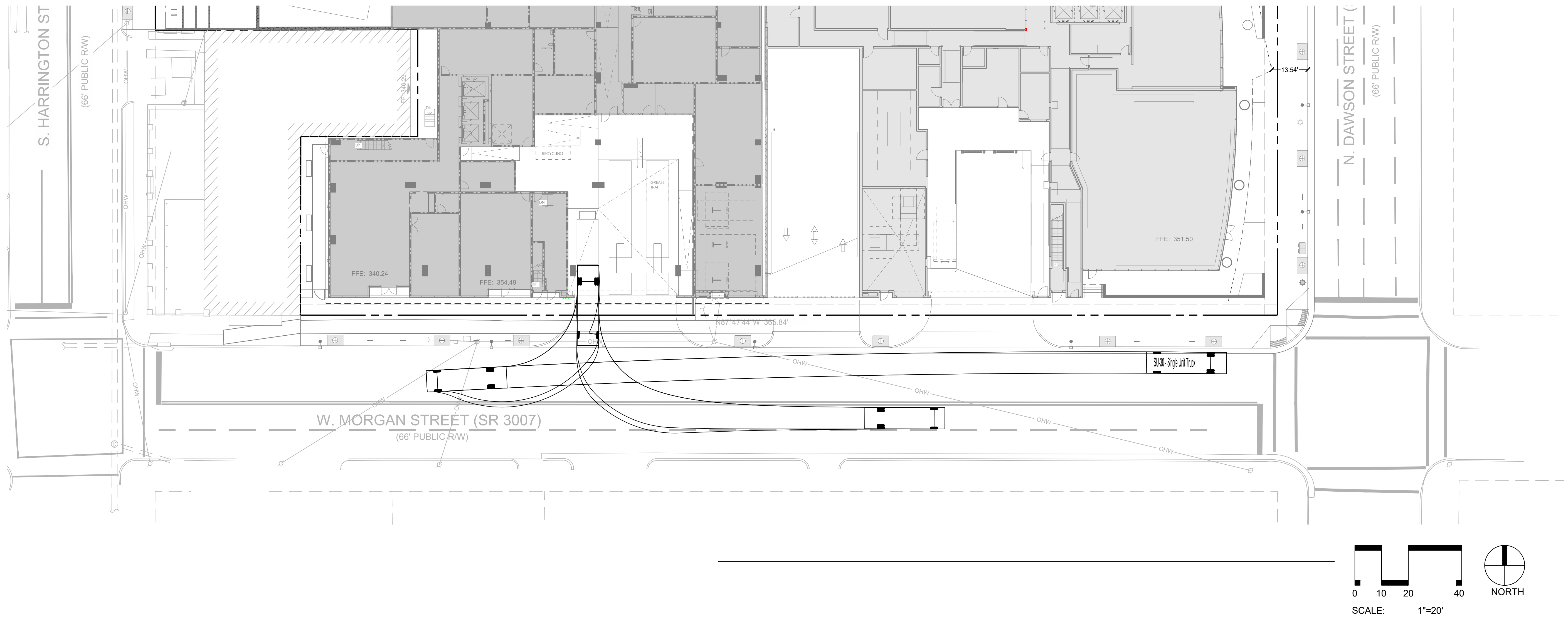
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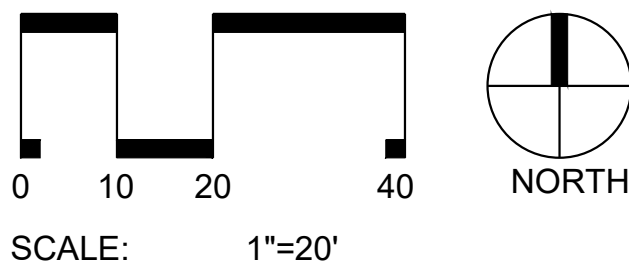
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WASTE
MANAGEMENT
PLAN















C3.02






PIPE TABLE						
START STRUCTURE	END STRUCTURE	START INVERT	END INVERT	SIZE	LENGTH	SLOPE
200-JB		334.08	332.97	15"	52.21'	2.14%
100-JB-DH	100-EX MH	340.98	340.67	24"	10.06'	1.64%
100-JB-DH	100-JB-DH	344.56	340.98	24"	252.17'	1.42%
102-CB	100-JB-DH	341.29	341.24	18"	4.68'	1.00%
103-JB	102-CB	341.62	341.49	18"	13.36'	1.00%
104-JB	103-JB	343.36	341.82	18"	76.78'	2.00%
300-NDS	104-JB	344.88	344.66	12"	11.92'	1.84%
200-CB	200-JB	334.36	334.28	15"	8.42'	1.00%
	200-JB	335.25	335.12	8"	8.56'	1.58%
201-JB	200-JB	337.03	334.28	15"	117.41'	2.34%
202-JB	201-JB	337.97	337.23	15"	73.65'	1.00%
210-TRENCH DRAIN JOINT	201-JB	340.03	339.14	6"	60.65'	1.47%
400-DIV-JB	202-JB	338.18	338.17	18"	11.90'	0.94%
203-JB	202-JB	343.28	340.41	15"	80.85'	3.42%
204-CB	203-JB	343.46	343.41	15"	21.02'	0.26%
	210-TRENCH DRAIN JOINT	341.03	341.03	8"	19.41'	0.00%
	300-NDS	345.18	345.08	12"	10.37'	1.00%
	400-DIV-JB	340.00	340.00	18"	7.07'	0.00%
	400-DIV-JB	338.50	338.50	8"	6.67'	0.00%
	400-JB-DH	348.70	344.56	24"	219.20'	1.89%
401-CB	400-JB-DH	346.27	346.21	15"	6.78'	0.82%
	401-CB	347.03	346.47	18"	24.29'	2.29%

GRADING LEGEND:

	200	PROPOSED MAJOR CONTOUR
	200	PROPOSED MINOR CONTOUR
		EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
		PROPOSED STORM DRAINAGE
		PROPOSED CATCH BASIN
		PROPOSED JUNCTION BOX
		PROPOSED AREA DRAIN
	44.50	PROPOSED ELEVATION
	TC 44.50 BC 44.00	TOP/BOTTOM OF CURB
	TY 46.00 BW 44.00	TOP/BOTTOM OF WALL
		RIPRAP DISSIPATOR
		FLOW DIRECTION
		LIMITS OF DISTURBANCE

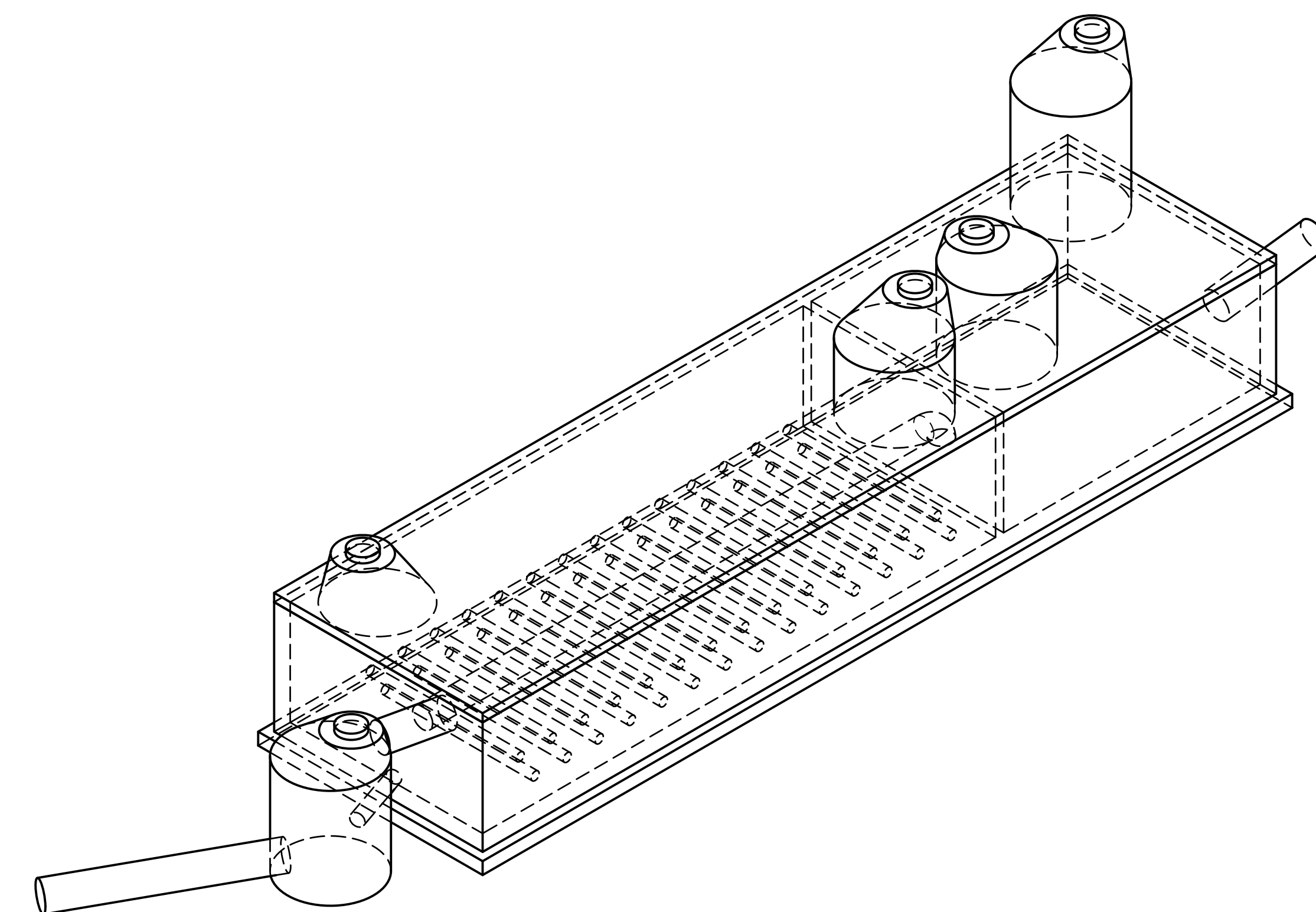
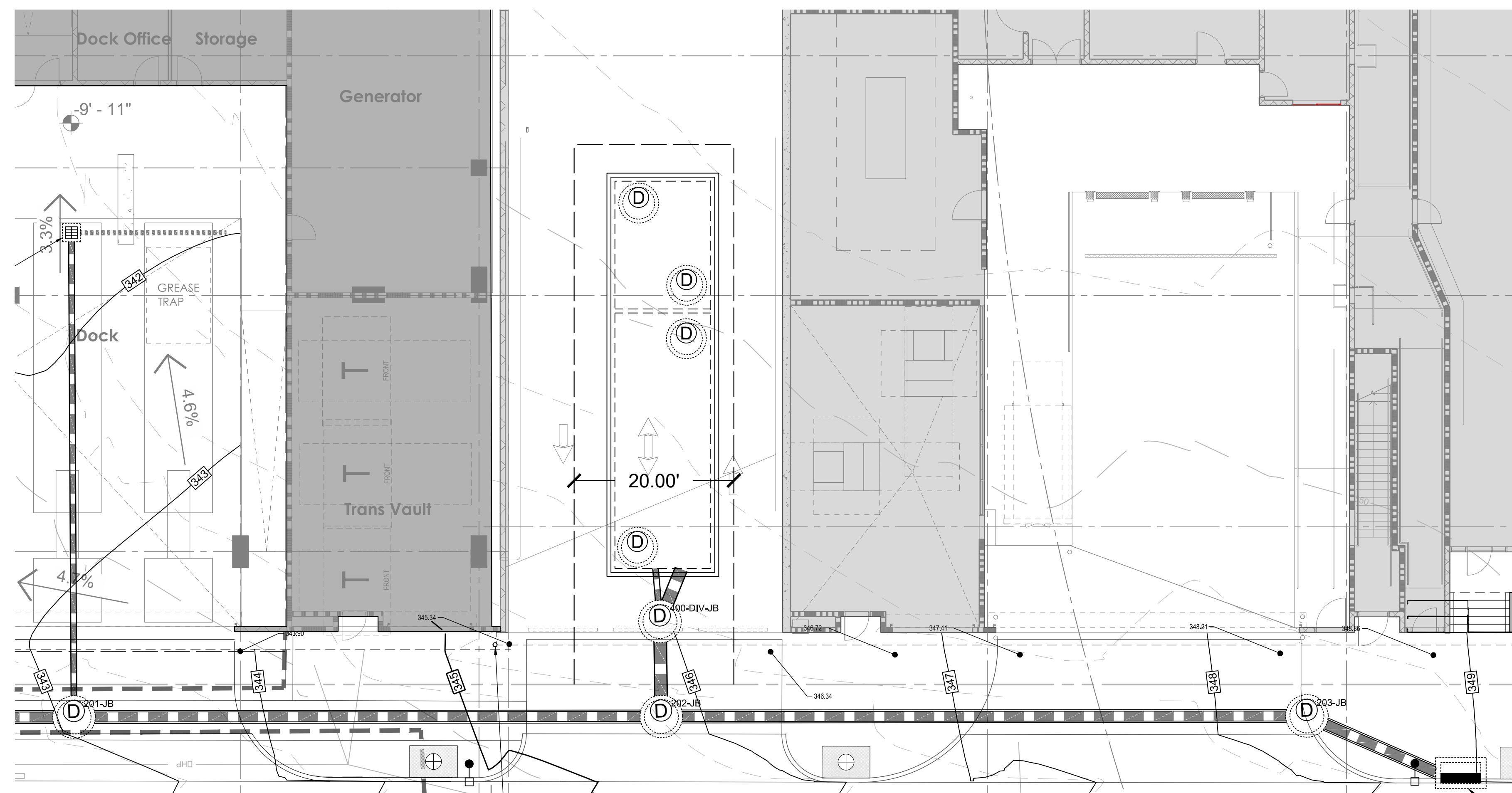
AVERAGE GRADE CALCULATION							
PHASE II							
SIDE SEGMENT START	SIDE SEGMENT END	HIGHPOINT (EXISTING)	LOWPOINT (EXISTING)	AVERAGE	HIGHPOINT (PROPOSED)	LOWPOINT (PROPOSED)	AVERAGE
CORNER A	CORNER D	352.16	347.19	349.68	351.67	345.26	348.47 ✓
CORNER D	CORNER E	347.19	340.70	343.95	345.26	339.07	342.17 ✓
CORNER F	CORNER G	349.27	344.45	346.86 ✓	349.50	349.50	349.50
CORNER G	CORNER A	352.16	349.27	350.72	351.67	349.50	350.59 ✓
MOST RESTRICTIVE AVERAGE GRADE							347.02

 MOST RESTRICTIVE

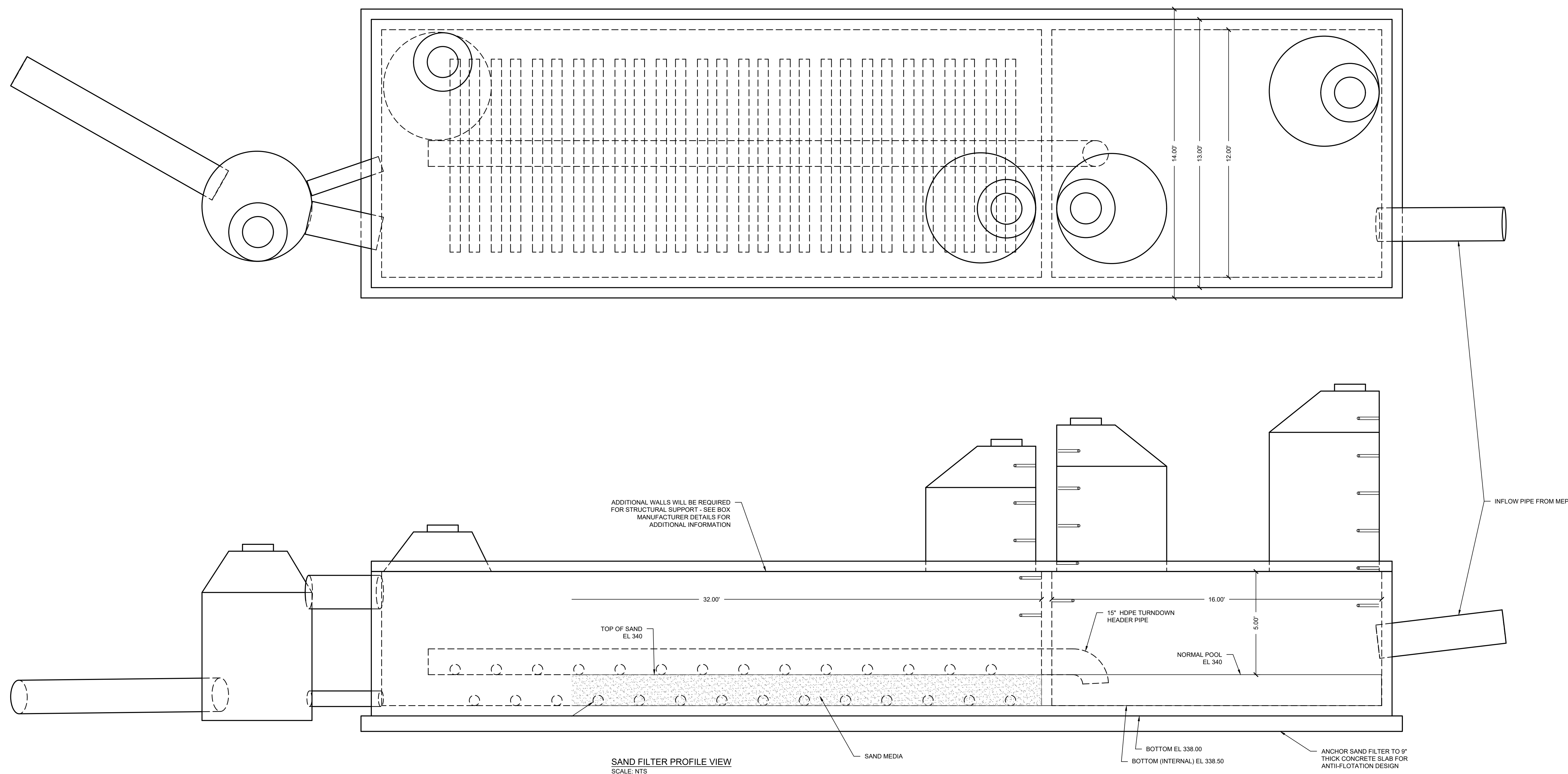
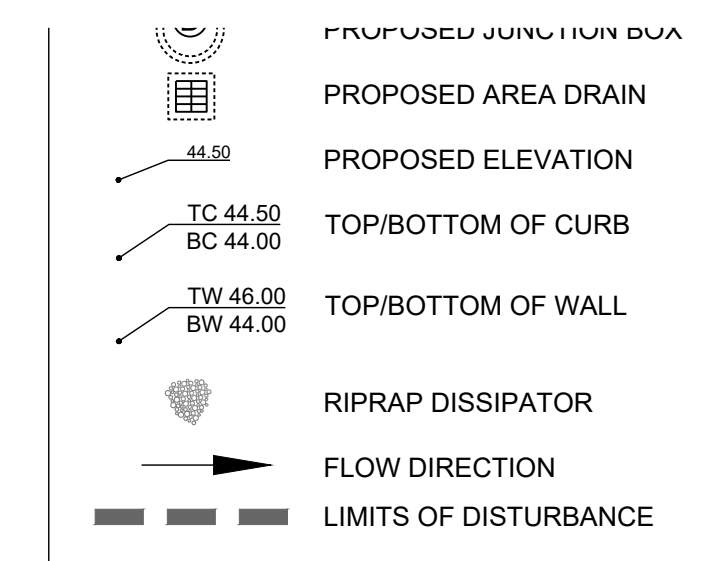
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Administrative Site Review	
ISSUE DATE:	02.11.2019
PROJECT NUMBER:	C18134
GRADING PLAN	

C5.00



SAND FILTER ISOMETRIC VIEW
SCALE: NTS



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PROJECT #: C18

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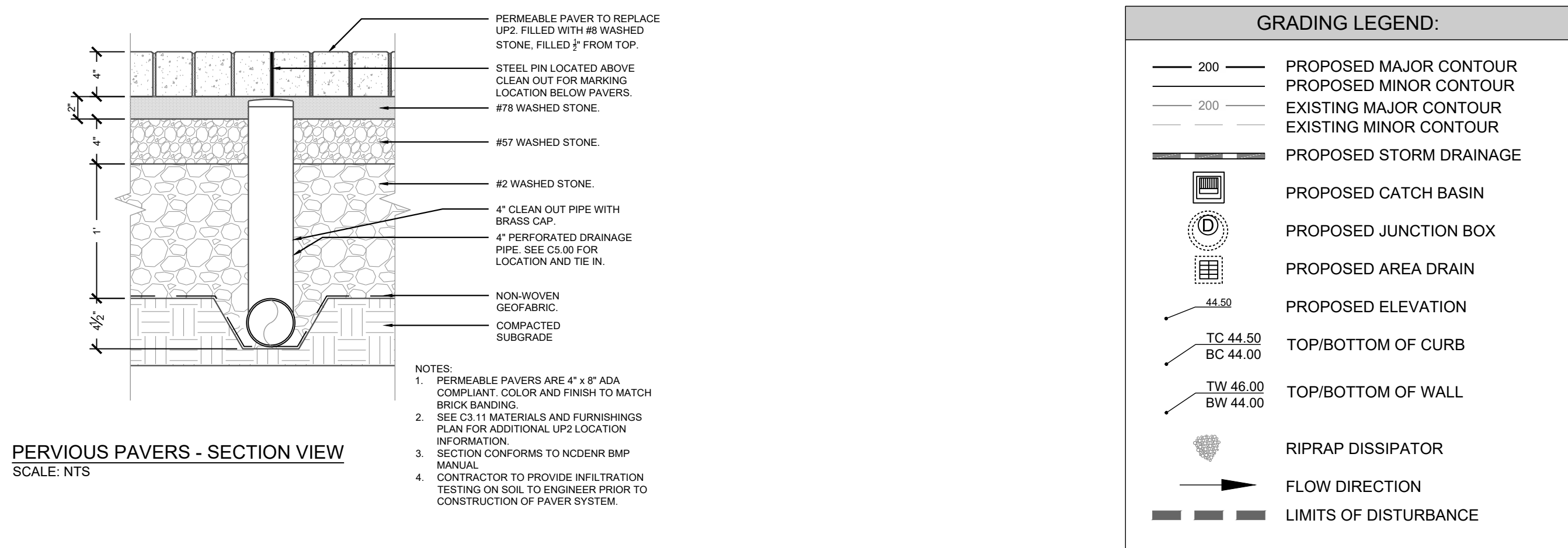
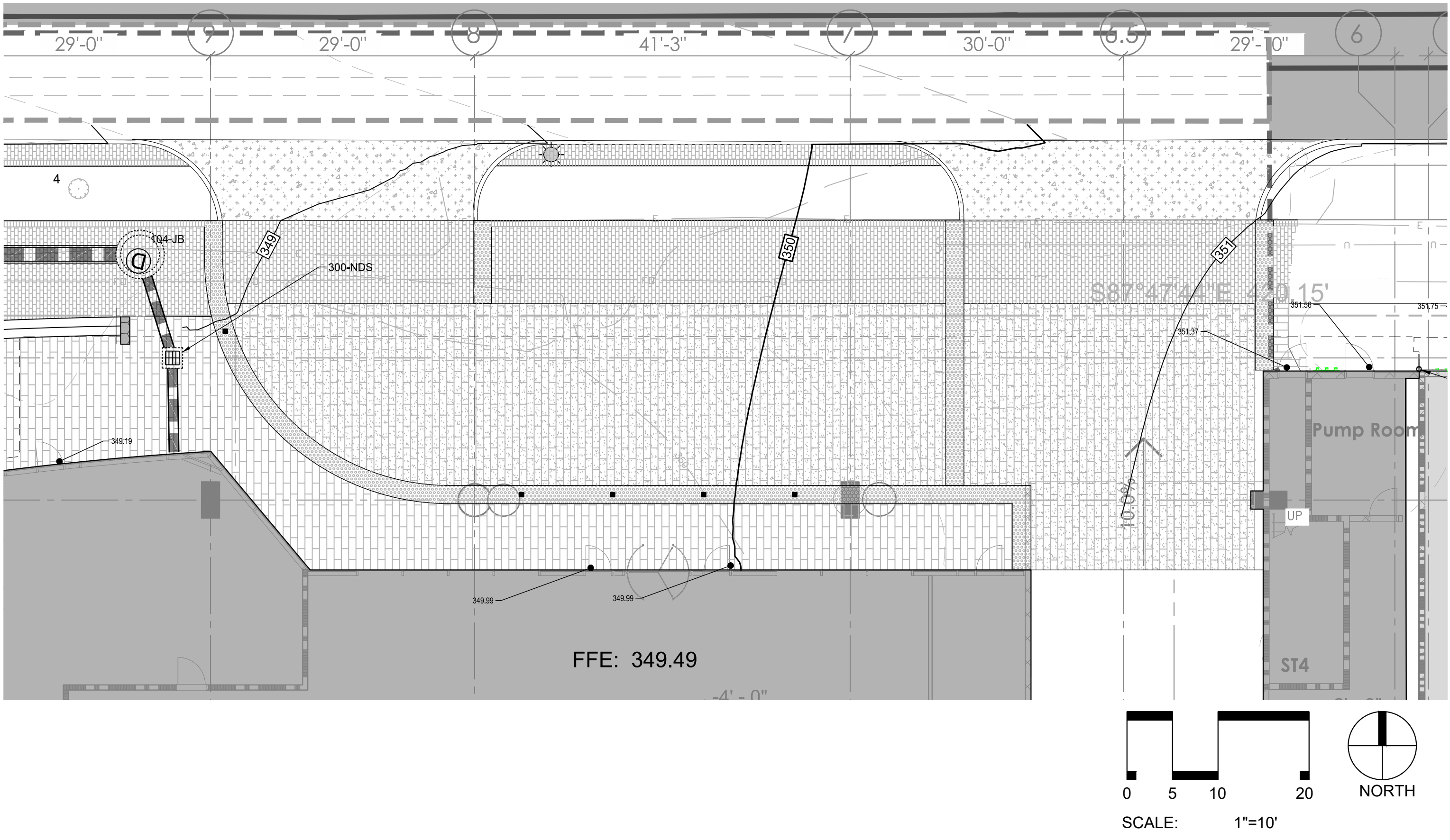
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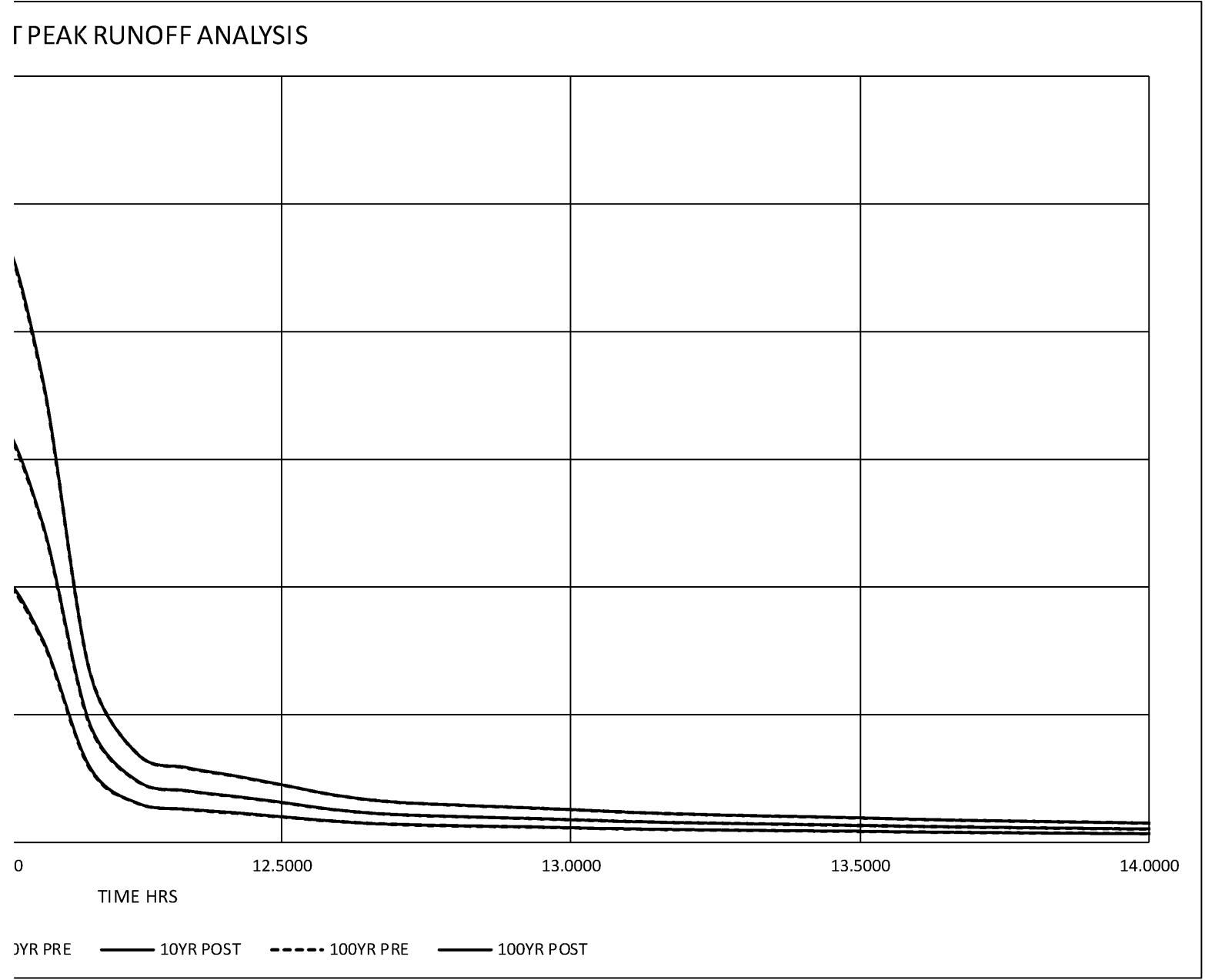
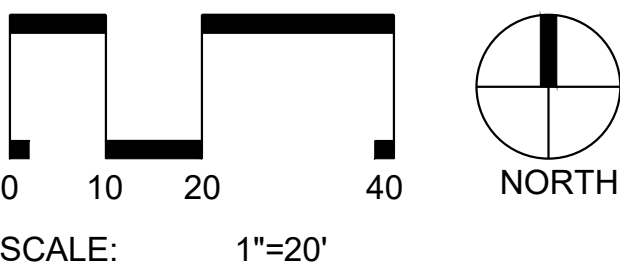
[illegible]Administrative Site
Review

DATE: 02.11.20
PROJECT NUMBER: C18

CM DETAILS

C5.10





T	
0.38	1.47%
0.40	0.74%
0.85	0.38%



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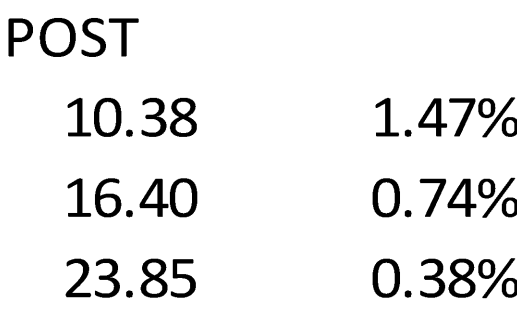
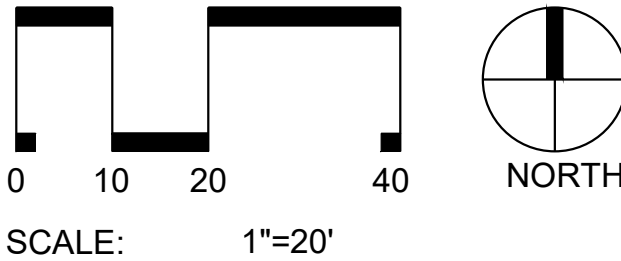
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Administrative Site Review

ISSUE DATE:	02.11.2019
PROJECT NUMBER:	C1813

EXISTING IMPERVIOUS AREAS MAP

C5.20



EXISTING	1.832	0.403	2.235
PROPOSED	2.073	0.162	2.235



**CIVIL ENGINEERING AND
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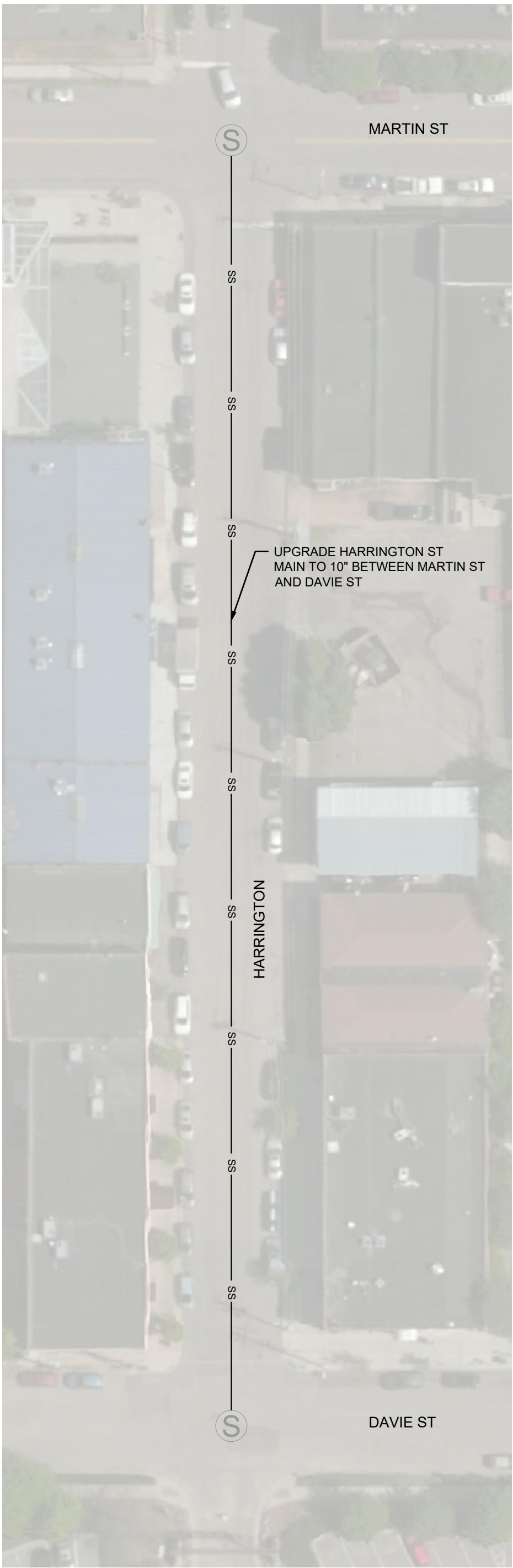
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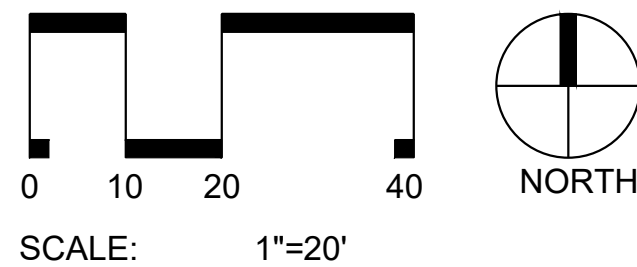
PROPOSED IMPERVIOUS AREAS MAP

C5.21

DRAINAGE STRUCTURE	IMPERVIOUS	PERVIOUS	TOTAL	CN
102- CB	16466.68	1078.70	17545.37	95.73
104- JB	11284.08		11284.08	98.00
200- CB	9812.76	119.67	9932.43	97.55
200- JB	13246.89		13246.89	98.00
204- CB	16265.79	661.35	16927.14	96.55
300-NDS	3040.39	608.82	3649.20	91.83
401- CB	8961.27	639.50	9600.77	95.54
401-CB-DIRECT	9513.75		9513.75	98.00
EXISTING_CB-SAUCE	22703.28	917.64	23620.93	96.56
SAND_FILTER	26475.97		26475.97	98.00



OFFSITE UTILITY IMPROVEMENTS - PLAN VIEW
SCALE: 1"=40'



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UTILITY PLAN

C6.00



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Mark	Date	Description
1	5.13.2019	ASR RESUBMITTAL

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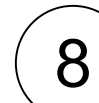
SITE DETAILS

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C9.01





223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C18134

OWNER/DEVELOPER
The Fallon Company
ONE Marina Park Drive
Boston, MA 02210

ARCHITECT
Duda | Paine Architects, PA
333 Liggett Street
Durham, NC 27701

STRUCTURAL ENGINEER
Brockette Davis Drake
4144 North Central Expressway
Dallas, TX 75204

MEP ENGINEER
Barrett, Woodyard & Associates, Inc.
420 Minuet Lane
Charlotte, NC 28217

301 Hillsborough

301 Hillsborough St,
Raleigh, NC 27603

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[illegible]Administrative Site
Review

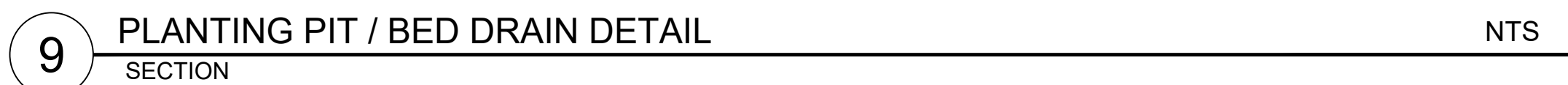
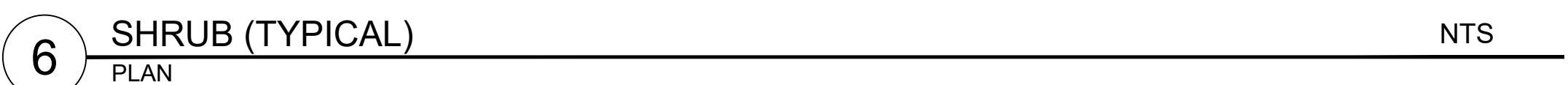
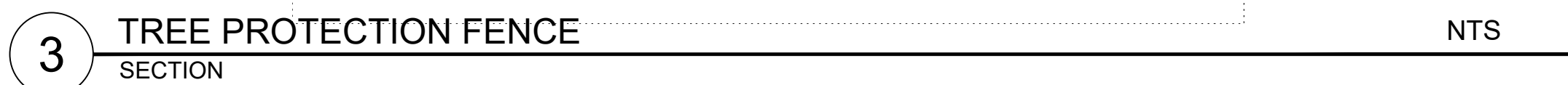
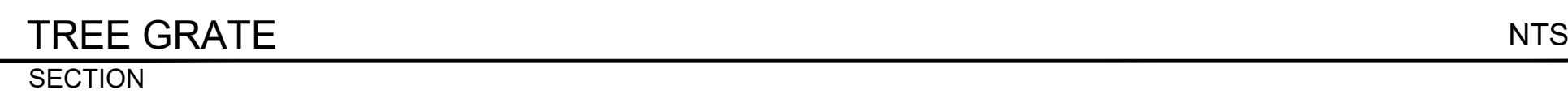
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PROJECT NUMBER:

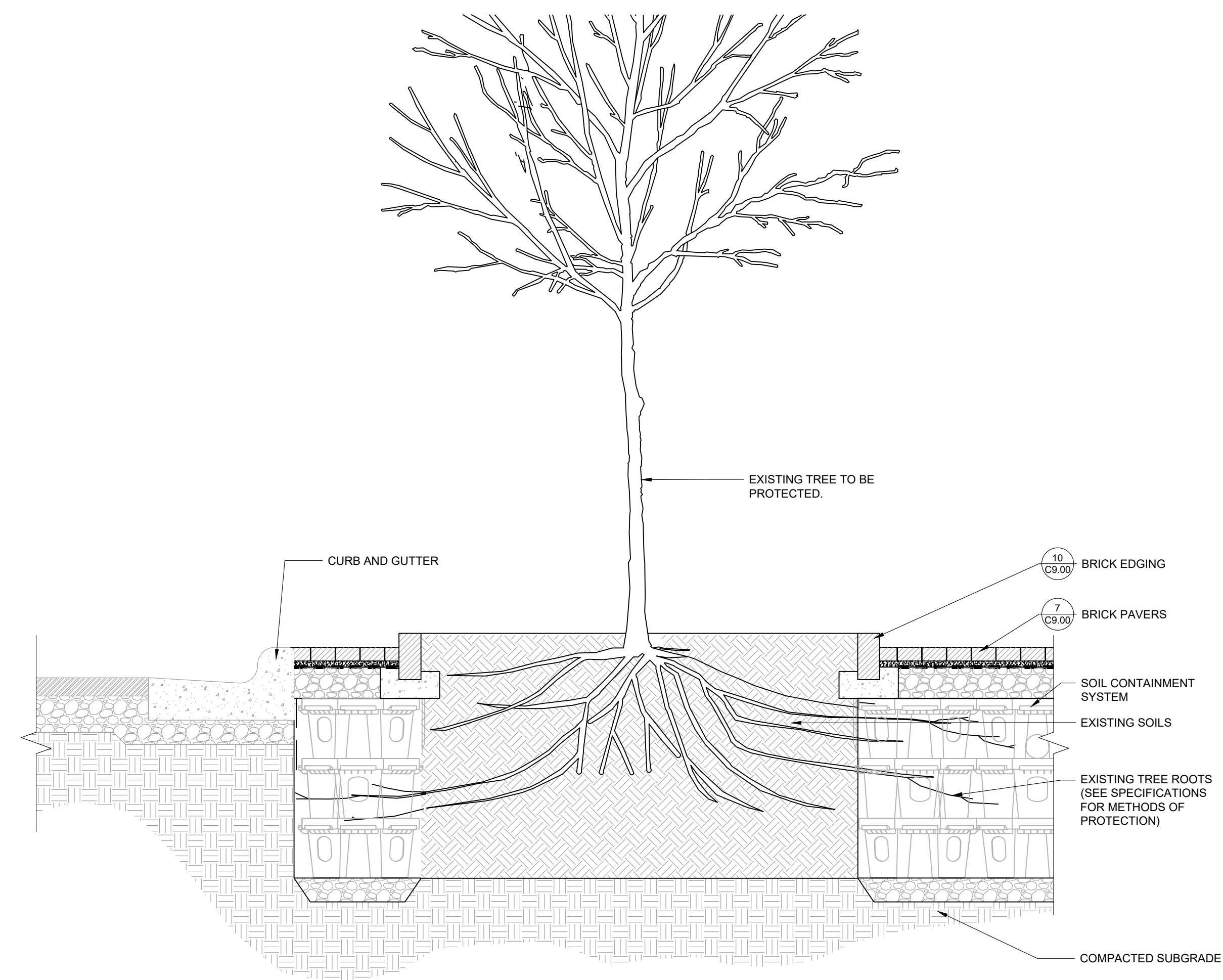
SITE DETAILS

C9.02

NOTE: SEE SHEET C3.10 FOR AMENITY AREA CALCULATIONS.

STREET TREE CALCULATIONS				
	FRONTAGE	SPACING	REQUIRED TREES	PROVIDED TREES
EET	166 (225' - 59' DRIVEWAYS)	40'	4	2 PROPOSED, 2 EXISTING
	135' (173' - 38' DRIVEWAYS)	40'	4	4
ET	107'	20'	5	5





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**CIVIL ENGINEERING AND
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Review

ISSUE DATE:
PROJECT NUMBER:

PLANTING DETAILS

L6.01



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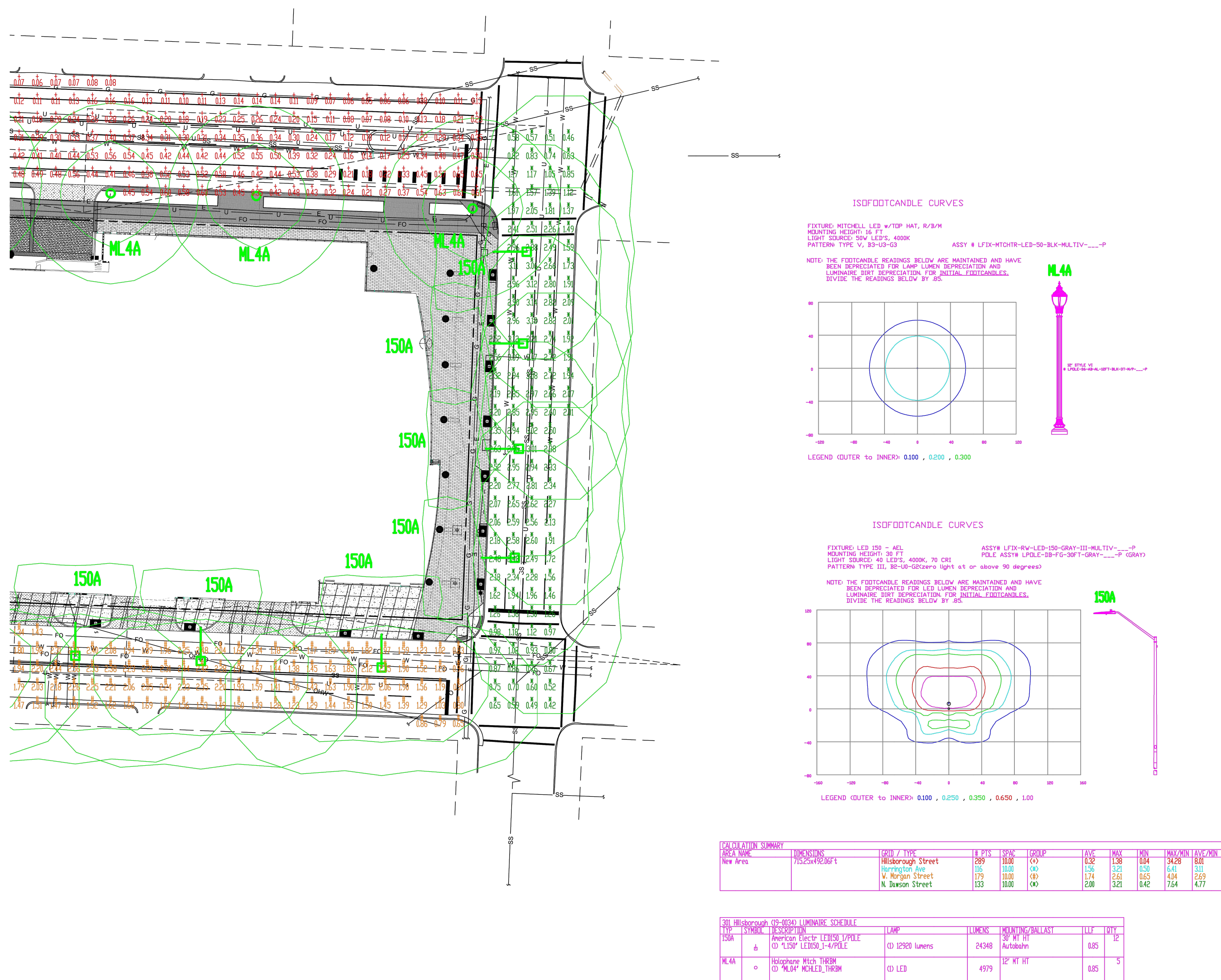
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301 HILLSBOROUGH STREET

RALEIGH, NC

SITE LIGHTING PLAN

Designed by DEP LIGHTING SOLUTIONS

Reviewed by T. Ferguson Scale 1" = 30'

Reviewed by	Scale
Date 02/13/2019	Size 'Arch D'

Date	Size	Description
LED 150	Roadway & Mitchell	THR

Drawing No. 19-0034A Sheet 1 OF 1

Administrative Site
Review

ISSUE DATE:	02.11.2019
PROJECT NUMBER:	C18134

SITE LIGHTING PLAN

L7.00

- A. All dimensions are to face of partition, unless indicated or noted otherwise
- B. Locate doors 6" from face of nearest partition to the inside edge of the jamb at hinge side, unless otherwise noted.
- C. All gypsum wallboard and backing board in restrooms to be water-resistant for non-wet areas.
- D. Refer to A400 for typical mounting height schedule.
- E. Pool Equipment and filtration system to be determined by owner/operator

	Partition Type Tag - R schedule.
	Unrated Walls
	Smoke <u>Partition</u>
	1-Hour <u>Fire Barrier</u>
	2-Hour <u>Fire Barrier</u>
	3-Hour <u>Fire Barrier</u>
	1-Hour <u>Smoke Barrier</u>
	2-Hour <u>Smoke Barrier</u>



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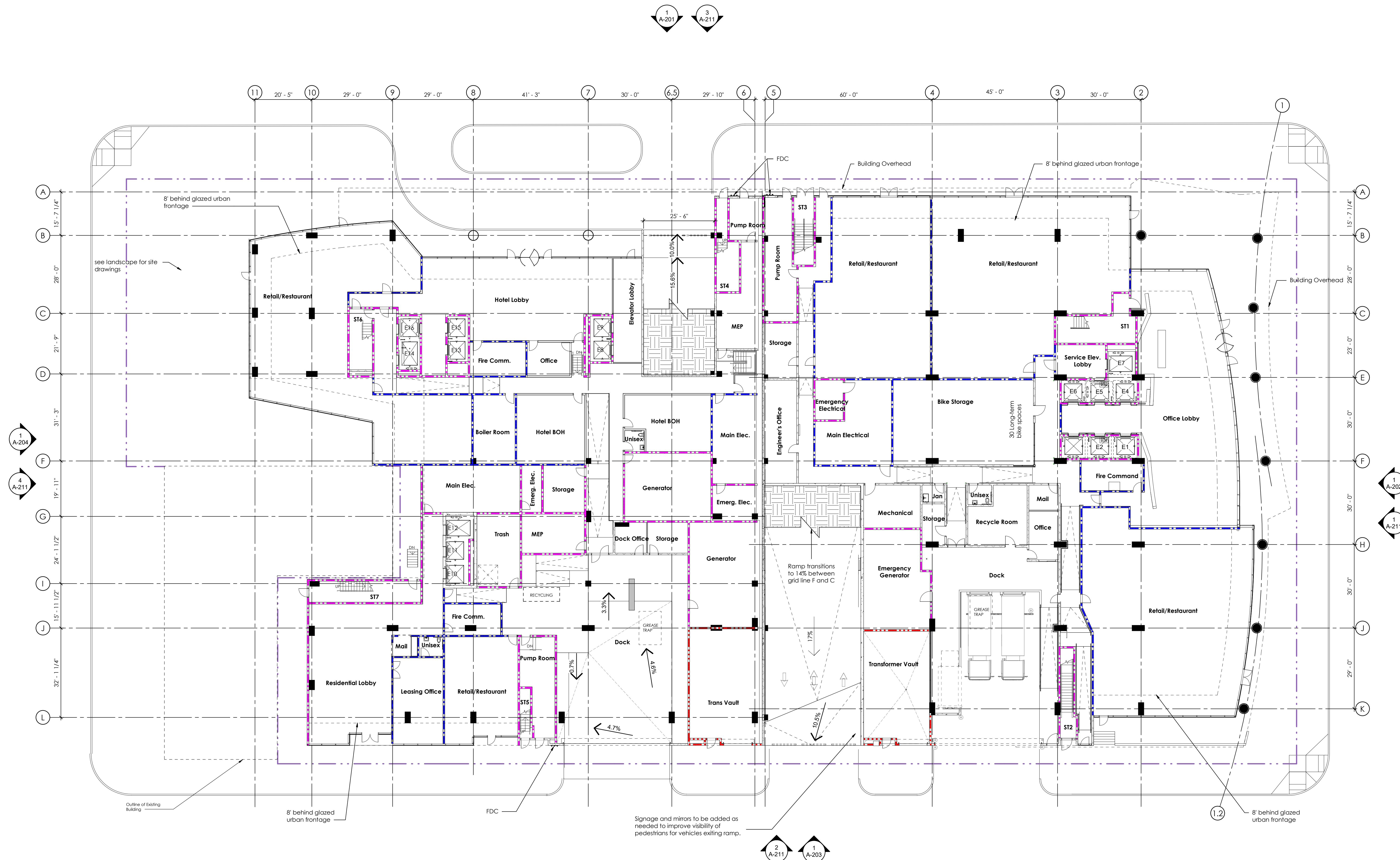
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ISSUE DATE:	02/11/2019
PROJECT NUMBER:	21803

A-101



1 Floor Plan - Level 1
A-101 1/16" = 1'-0"

- A. All dimensions are to face of partition, unless indicated or noted otherwise
- B. Locate doors 6" from face of nearest partition to the inside edge of the jamb at hinge side, unless otherwise noted.
- C. All gypsum wallboard and backing board in restrooms to be water-resistant for non-wet areas.
- D. Refer to A400 for typical mounting height schedule.
- E. Pool equipment and filtration system to be determined by owner/operator

Partition Type Tag - R schedule.

- Unrated Walls
- Smoke Wall
- 1-Hour Fire Barrier
- 2-Hour Fire Barrier
- 3-Hour Fire Barrier
- 1-Hour Smoke Barrier
- 2-Hour Smoke Barrier



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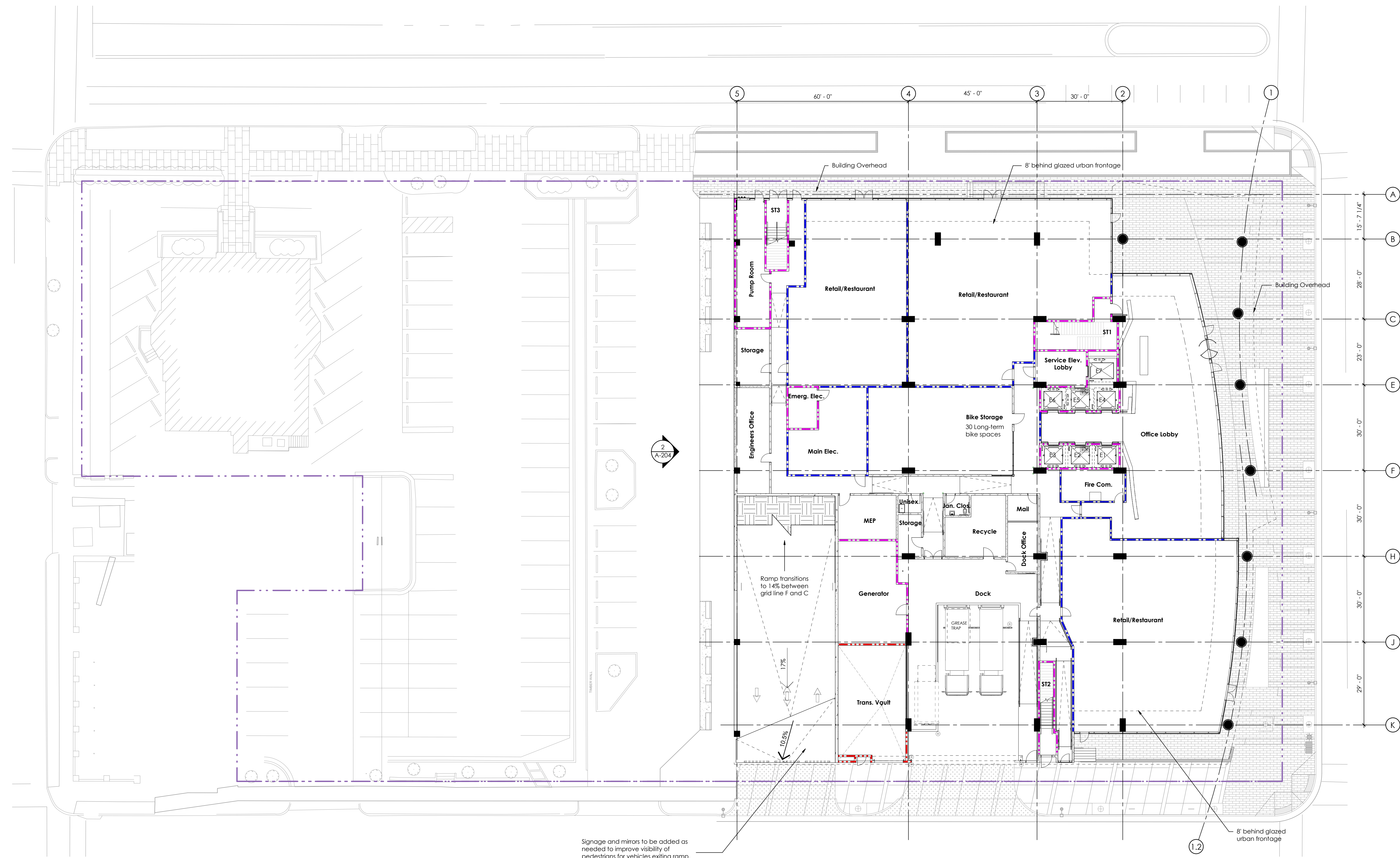
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[illegible]

ISSUE DATE:	02/11/2019
PROJECT NUMBER:	21803

Ground Floor Plan
Phase 1

A-101.1

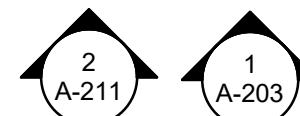
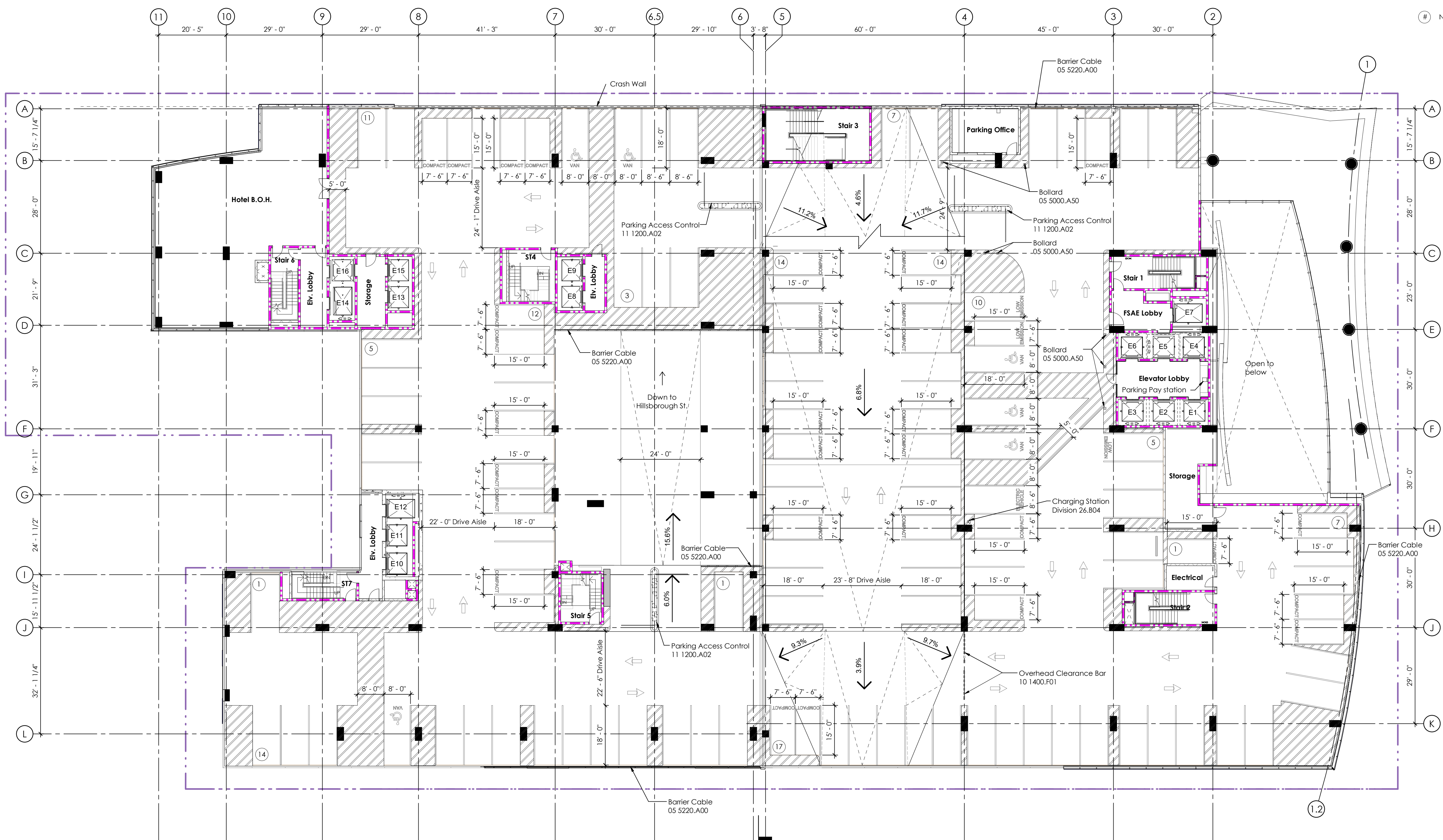
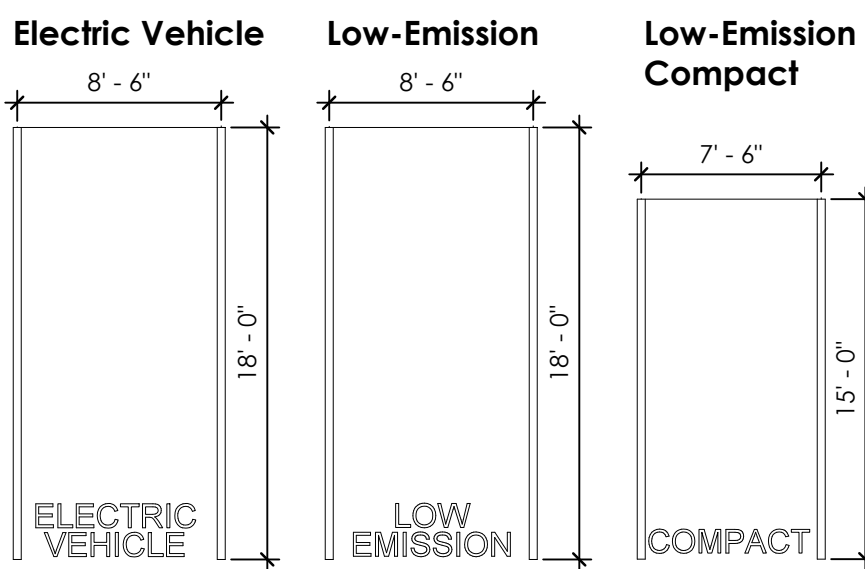


1 Floor Plan - Level 1 - Phase 1
A-101.1 1/16" = 1'-0"

The diagram illustrates four types of wheelchair spaces with their respective dimensions and labels:

- Standard:** 8'-6" wide, 18'-0" high.
- ADA:** 8'-0" wide, 18'-0" high.
- ADA Van:** 8'-0" wide, 18'-0" high.
- Compact:** 7'-6" wide, 15'-0" high.

Each diagram shows a wheelchair icon and a 'VAN' label.



- A. All dimensions are to face of partition, unless indicated or noted otherwise
- B. Locate doors 6" from face of nearest partition to the inside edge of the jamb or hinge side, uno.
- C. Protect all exposed pipes, downspouts, and conduit 2" inches or greater with steel pipe guards where adjacent to parking spaces or drive aisles.
- D. All parking garage surfaces to slope to drain: 1" minimum.
- E. Maintain the following vertical clearance:
 - Loading Dock: 14'-0"
 - Van Accessible Parking & Access Drive Aisles: 8'-4"
 - Parking Garage: 7'-0"
- F. Interior Finishes of Open Parking Garage:
 - Masonry or Concrete Walls and Columns: 100%
 - Exposed Concrete Deck Above: P11
- G. Each parking level to have a minimum of one ceiling color: TBD
- G. Coordinate light fixtures with electrical to include wall mounted LED cutoff downlights at perimeter of parking garage.

38ND

Partition Type Tag - Refer to sheet A400 for partition schedule.

Unrated Walls

Smoke Partition

1-Hour Fire Barrier

2-Hour Fire Barrier

3-Hour Fire Barrier

1-Hour Smoke Barrier

2-Hour Smoke Barrier

Parking Space Type	Count	% of Total
Standard	721	68.0%
ADA	23	2.2%
ADA Van	6	0.6%
Compact	276	26.0 %
Electric Vehicle	13	1.2%
Low-Emission	14	1.3%
Low-Emission Compact	7	0.7%
Total Parking Spaces in Deck	1,060	

(#) Number of parking spaces per row



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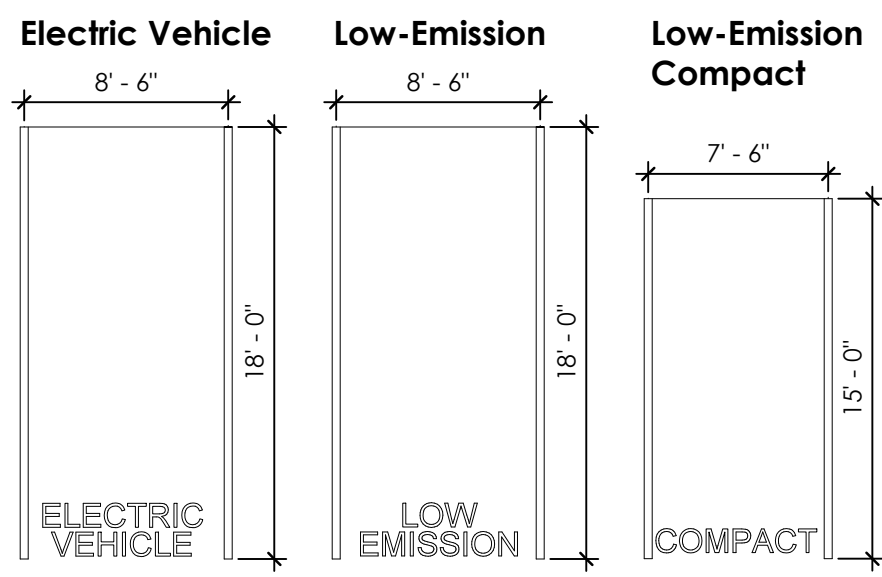
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ISSUE DATE:	02/11/201
PROJECT NUMBER:	2180

Parking Plans - Level P2

The diagram illustrates four different wheelchair space configurations with their respective dimensions and features:

- Standard:** 8'-6" wide, 18'-0" high.
- ADA:** 8'-0" wide, 18'-0" high, includes a wheelchair icon.
- ADA Van:** 8'-0" wide, 18'-0" high, includes a wheelchair icon and the word "VAN".
- Compact:** 7'-6" wide, 15'-0" high, includes the word "COMPACT".



- A. All dimensions are to face of partition, unless indicated or noted otherwise
- B. Locate doors 6" from face of nearest partition to the inside edge of the jamb at hinges side.
- C. Protect all exposed pipes, downspouts, and conduit 2 inches or greater with steel pipe guards where adjacent to parking spaces or drive aisles.
- D. All parking garage surfaces to slope to drain: 1% minimum.
- E. Maintain the following vertical clearances:
 - Loading Dock: 14'-0"
 - Van Accessible Parking & Access Drive Aisles: 8'-4"
 - Parking Garages: 7'-6"
- F. Interior Finishes of Open Parking Garage:
 - Masonry or Concrete Walls and Columns: PT1
 - Exposed Concrete Deck Above PT1
 - Each parking level to have white painted concrete, TBD
- G. Coordinate light fixtures with electrical to include wall mounted LED cutoff downlights at perimeter of parking garage.

Partition Type Tag - Refer to sheet A400 for partition schedule.

Unrated Walls

Smoke Partition

1-Hour Fire Barrier

2-Hour Fire Barrier

3-Hour Fire Barrier

1-Hour Smoke Barrier

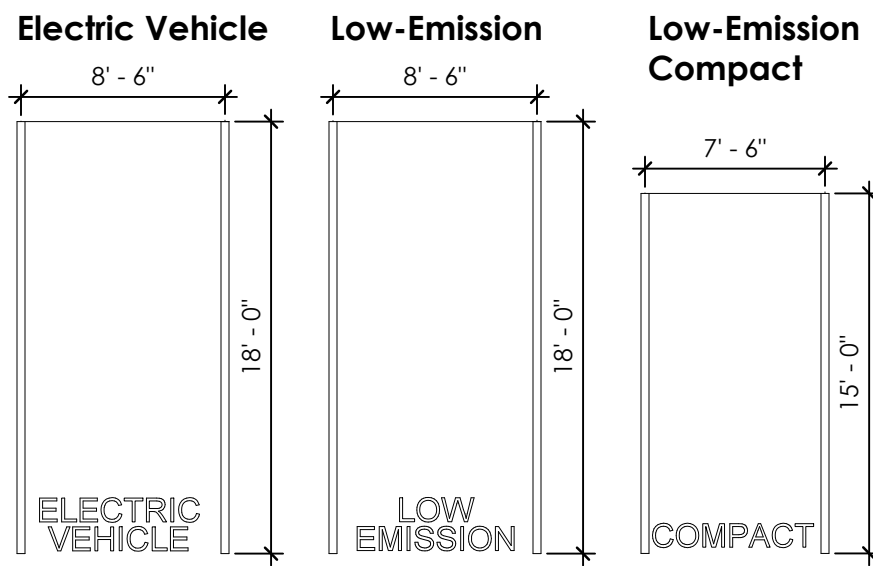
2-Hour Smoke Barrier

Parking Space Type	Count	% of Total
Standard	721	68.0%
ADA	23	2.2%
ADA Van	6	0.6%
Compact	276	26.0 %
Electric Vehicle	13	1.2%
Low-Emission	14	1.3%
Low-Emission Compact	7	0.7%

This is a detailed architectural floor plan of a building, likely a transit station, showing various rooms, corridors, and structural elements. The plan includes a grid system with letters A through L and numbers 1 through 11. Key areas include a large central hall, several smaller rooms (e.g., ST1, ST2, ST3, ST4, ST5, ST6, ST7), a 'Crash Wall' section, and a 'Barrier Cable' section. Dimensions are provided for many rooms and corridors. The plan also shows a 'Crash Wall' and a 'Barrier Cable' section.

The diagram illustrates four types of wheelchair spaces, each with specific dimensions and features:

- Standard:** Dimensions are 8' x 6'. It shows a simple rectangular space.
- ADA:** Dimensions are 8' x 0'. It includes a wheelchair icon, indicating it is a standard accessible space.
- ADA Van:** Dimensions are 8' x 0'. It includes a wheelchair icon and the word "VAN", indicating it is a space designed for use by a van.
- Compact:** Dimensions are 7' x 6'. It includes the word "COMPACT", indicating it is a smaller, more restricted space.



A. All dimensions are to face of partition, unless indicated or noted otherwise

B. Locate doors 6" from face of nearest partition to the inside edge of the jamb of hinge side.

C. Paint all exposed pipes, downspouts, and conduit 2 inches or greater with steel pipe guards where adjacent to parking spaces or drive aisles.

D. All parking garage surfaces to slope to drain: 1% minimum.

E. Maintain the following vertical clearance:

- Loading Dock: 14'-0"
- Van Accessible Parking & Access Drive Aisles: 8'-4"
- Parking Garage: 7'-0"

F. Interior Finishes of Open Parking Garage:

- Masonry or Concrete Walls and Columns: P11
- Exposed Concrete Deck Above: P11
- Each parking level to have visually accent color: TBD

G. Coordinate light fixtures with electrical to include mounted LED cutoff downlights at perimeter of parking garage.

38ND Partition Type Tag - Refer to sheet A400 for partition schedule.

 Unrated Walls

 Smoke [Partition](#)

 1-Hour [Fire Barrier](#)

 2-Hour [Fire Barrier](#)

 3-Hour [Fire Barrier](#)

 1-Hour [Smoke Barrier](#)

 2-Hour [Smoke Barrier](#)

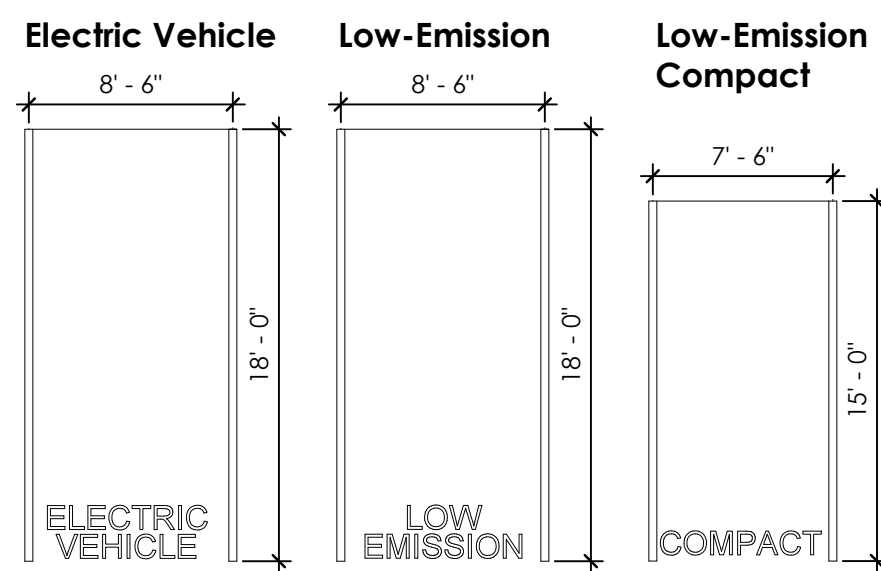
Parking Space Type	Count	% of Total
Standard	721	68.0%
ADA	23	2.2%
ADA Van	6	0.6%
Compact	276	26.0 %
Electric Vehicle	13	1.2%
Low-Emission	14	1.3%
Low-Emission Compact	7	0.7%

This is a detailed architectural floor plan of a building's ground floor. The plan features a grid system with horizontal dimensions at the top (ranging from 20'-5" to 60'-0") and vertical dimensions on the left (ranging from 15'-7 1/4" to 32'-1 1/4"). Rooms are labeled with numbers (e.g., ST1, ST2, ST3, ST4, ST5, ST6, ST7) and names such as "Ev. Lobby", "Storage", "RSAC Lobby", "Elev. Lobby", "Utility", "Charging Station Division 26.B04", "Parking Pay station", and "Bollard". Structural elements like "Crash Wall", "Barrier Cable OS 5220.A00", and "Bollard OS 5000.A50" are indicated. Corridors and drive aisles are shown with arrows indicating direction. Various door types are noted, including "COMPACT COMPACT", "LOWWALL LOWWALL", and "DOOR". Dimensions for walls, doors, and furniture are provided throughout the plan. A north arrow is located near the center-right of the drawing.

A-104

The diagram illustrates four different wheelchair dimensions for vehicle access:

- Standard:** 8'-6" wide, 18'-0" high.
- ADA:** 8'-0" wide, 18'-0" high.
- ADA Van:** 8'-0" wide, 18'-0" high.
- Compact:** 7'-6" wide, 15'-0" high.



A.	All dimensions are to face of partition, unless indicated or noted otherwise
B.	Locate doors 6" from face of nearest partition to the inside edge of the jamb at hinge side.
C.	Protect all exposed pipes, downspouts, and conduit 2 inches or greater with steel pipe guards where adjacent to parking spaces or drive aisles.
D.	All parking garage surfaces to slope to drain: 1% minimum.
E.	Maintain the following vertical clearances: <ul style="list-style-type: none"> • Loading Dock: 14'-0" • Van Accessible Parking & Access Drive Aisles: 8'-4" • Parking Garage: 7'-0"
F.	Interior Finishes of Open Parking Garage: <ul style="list-style-type: none"> • Masonry or Concrete Walls and Columns: PT1 • Exposed Concrete Deck Above: PT1 • Each parking level to have unique accent color, TBD
G.	Coordinate light fixtures with electrical to include wall mounted LED cutoff downlights at perimeter of parking garage.

38ND Partition Type Tag - Refer to sheet A400 for partition schedule.

Unrated Walls

Smoke Partition

1-Hour Fire Barrier

2-Hour Fire Barrier

3-Hour Fire Barrier

1-Hour Smoke Barrier

2-Hour Smoke Barrier

Parking Space Type	Count	% of Total
Standard	721	68.0%
ADA	23	2.2%
ADA Van	6	0.6%
Compact	276	26.0 %
Electric Vehicle	13	1.2%
Low-Emission	14	1.3%
Low-Emission Compact	7	0.7%

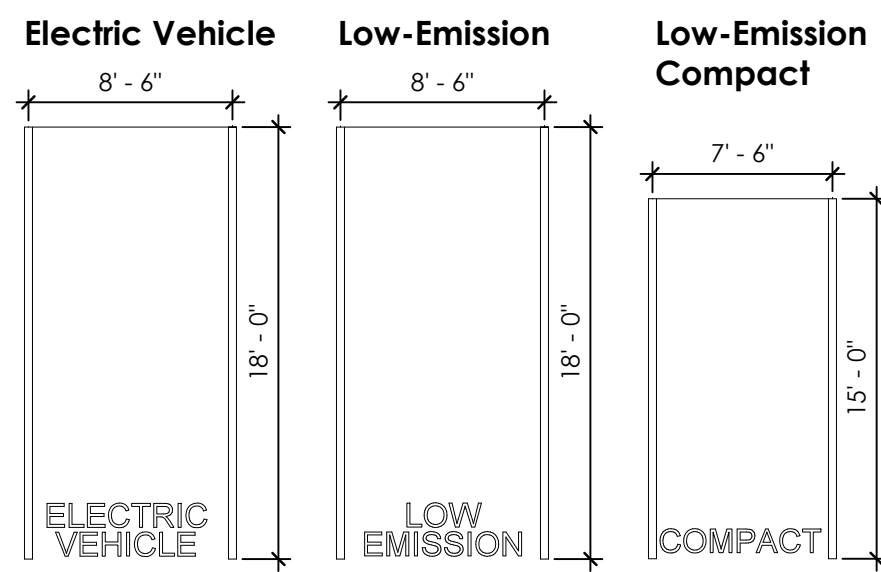
This architectural floor plan illustrates the layout of a building, featuring a grid system with letters A through L and numbers 1 through 11. The plan includes a central lobby, several stairwells (ST1, ST2, ST3, ST4, ST5, ST6, ST7), and various utility rooms. The plan also shows parking spaces, drive aisles, and structural walls. Dimensions are provided for various spaces and corridors. A north arrow is located at the bottom center, pointing towards the top of the page.

Key features and dimensions include:

- Grid System:** Letters A through L (vertical) and numbers 1 through 11 (horizontal).
- Rooms and Spaces:**
 - ST1, ST2, ST3, ST4, ST5, ST6, ST7:** Stairwells.
 - Elv. Lobby:** Elevator lobby.
 - Storage:** Storage area.
 - Utility:** Utility room.
 - Charging Station:** Charging station.
 - Parking Pay station:** Parking pay station.
- Dimensions:**
 - Overall dimensions: 28'-0" (A-B), 21'-9" (B-C), 31'-3" (C-D), 19'-11" (D-E), 24'-11/2" (E-F), 15'-11/2" (F-G), 32'-11/4" (G-H).
 - Room dimensions: 15'-0", 18'-0", 22'-0", 23'-6", 23'-8", 25'-5", 29'-10", 30'-0", 31'-3", 32'-11/4", 33'-0", 30'-0", 29'-0", 28'-0", 27'-0", 26'-0", 25'-0", 24'-0", 23'-0", 22'-0", 21'-0", 20'-0", 19'-0", 18'-0", 17'-0", 16'-0", 15'-0", 14'-0", 13'-0", 12'-0", 11'-0", 10'-0", 9'-0", 8'-0", 7'-0", 6'-0", 5'-0", 4'-0", 3'-0", 2'-0", 1'-0", 0'-0".
- Structural Elements:**
 - Crash Wall:** Structural wall.
 - Barrier Cable:** Barrier cable.
 - Crash Wall:** Structural wall.

The diagram illustrates four types of wheelchair accessible stalls, each with specific dimensions and features:

- Standard:** Dimensions are 8'-6" wide and 18'-0" high.
- ADA:** Dimensions are 8'-0" wide and 18'-0" high. It includes a wheelchair icon.
- ADA Van:** Dimensions are 8'-0" wide and 18'-0" high. It includes a wheelchair icon and the word "VAN".
- Compact:** Dimensions are 7'-6" wide and 15'-0" high. It includes the word "COMPACT".



- A. All dimensions are to face of partition, unless indicated or noted otherwise
- B. Locate doors 6" from face of nearest partition to the inside edge of the jamb at hinge side, unless noted
- C. Install all exposed pipes, downspouts, and conduit 2 inches or greater with steel pipe guards where adjacent to parking spaces or drive aisles.
- D. All parking garage surfaces to slope to drain; 1% minimum.
- E. Maintain the following vertical clearance:
 - Loading Dock: 14'-0"
 - Van Accessible Parking & Access Drive Aisles: 8'-4"
 - Parking Garage: 7'-0"
- F. Interior Finishes of Open Parking Garage:
 - Masonry or Concrete Walls and Columns: P11
 - Exposed Concrete Deck Above: P11
 - Each parking level to have painted accent color: TBD
- G. Coordinate light fixtures with electrical to include maximum LED cutoff downlights at perimeter of parking garage.


 Partition Type Tag - Refer to sheet A400 for partition schedule.
 Unrated Walls
 Smoke Partition
 1-Hour Fire Barrier
 2-Hour Fire Barrier
 3-Hour Fire Barrier
 1-Hour Smoke Barrier
 2-Hour Smoke Barrier

Parking Space Type	Count	% of Total
Standard	721	68.0%
ADA	23	2.2%
ADA Van	6	0.6%
Compact	276	26.0 %
Electric Vehicle	13	1.2%
Low-Emission	14	1.3%
Low-Emission Compact	7	0.7%

Parking Space Type Count

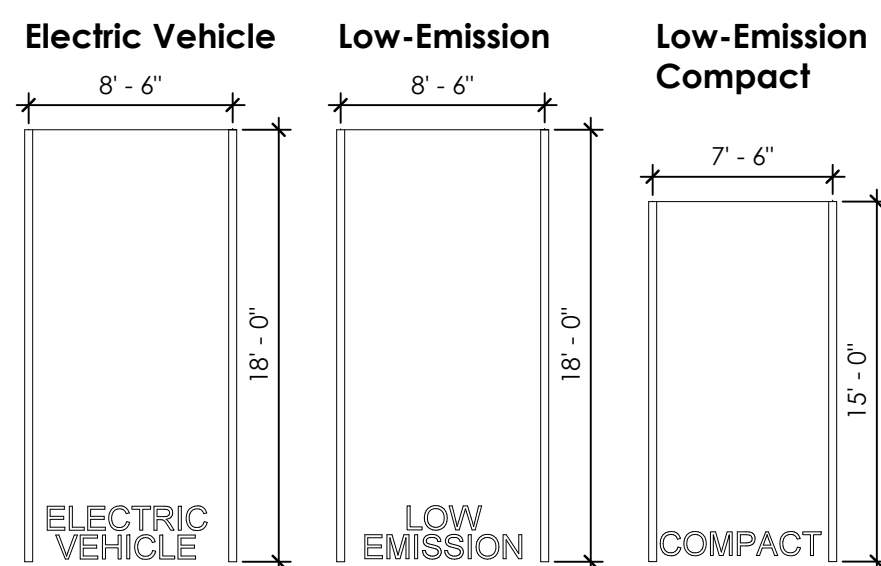
Standard	721
ADA	23
ADA Van	6
Compact	276
Electric Vehicle	13
Low-Emission	14
Low-Emission Compact	7

Total Parking Spaces in Deck 1,060

Number of parking spaces per row

The diagram illustrates four different wheelchair space configurations with their respective dimensions and features:

- Standard:** 8'-6" wide, 18'-0" deep.
- ADA:** 8'-0" wide, 18'-0" deep, includes a wheelchair icon.
- ADA Van:** 8'-0" wide, 18'-0" deep, includes a wheelchair icon and the word "VAN".
- Compact:** 7'-6" wide, 15'-0" deep, includes the word "COMPACT".



A. All dimensions are to face of partition, unless indicated or noted otherwise
Locate doors 6" from face of nearest partition to the inside edge of the jamb at hinge side.

C. Protect all exposed pipes, downspouts, and conduit 2 inches or greater with steel pipe guards where adjacent to parking spaces or drive aisles.

D. All parking garage surfaces to slope to drain: 1% minimum.

E. Maintain the following vertical clearances:

- Loading Dock: 14'-0"
- Van Accessible Parking & Access Drive Aisles: 8'-4"
- Parking Garage: 7'-0"

F. Interior Finishes of Open Parking Garage:

- Masonry or Concrete Walls and Columns: PT1
- Exposed Concrete Deck Above: P11

G. Each parking level to have unique accent color, TBD

G. Coordinate light fixtures with electrical to include mounted LED cutoff downlights at perimeter of parking garage.

38BND Partition Type Tag - Refer to sheet A400 for partition schedule.

Unrated Walls

Smoke Partition

1-Hour Fire Barrier

2-Hour Fire Barrier

3-Hour Fire Barrier

1-Hour Smoke Barrier

2-Hour Smoke Barrier

Parking Space Type	Count	% of Total
Standard	721	68.0%
ADA	23	2.2%
ADA Van	6	0.6%
Compact	276	26.0 %
Electric Vehicle	13	1.2%
Low-Emission	14	1.3%
Low-Emission Compact	7	0.7%

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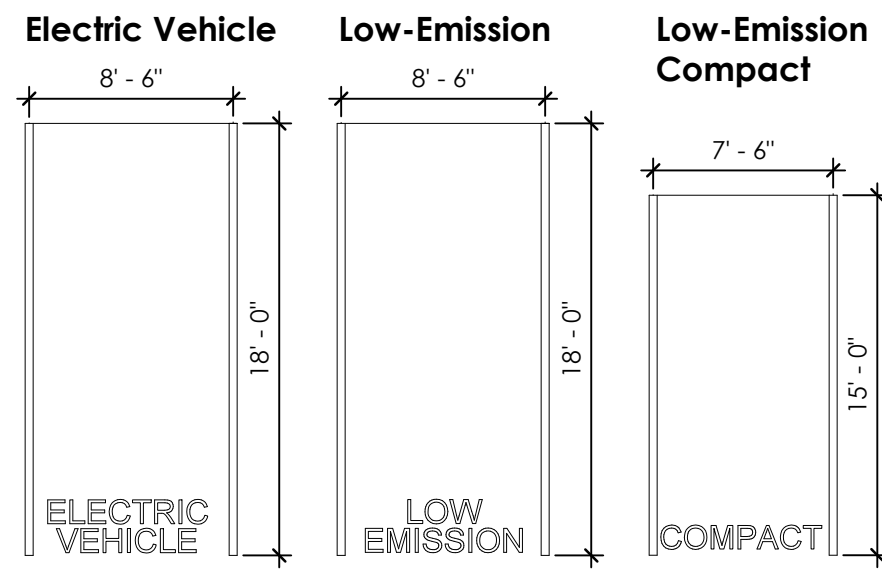
ISSUE DATE:	02/11/2019
PROJECT NUMBER:	21803

Parking Plans - Level P7

A-107

The diagram illustrates four types of wheelchair spaces with their respective dimensions and features:

- Standard:** Dimensions are 8' - 6" wide and 18' - 0" high. It shows a basic rectangular space.
- ADA:** Dimensions are 8' - 0" wide and 18' - 0" high. It includes a wheelchair icon, indicating it is accessible.
- ADA Van:** Dimensions are 8' - 0" wide and 18' - 0" high. It includes a wheelchair icon and the text "VAN", indicating it is specifically designed for van use.
- Compact:** Dimensions are 7' - 6" wide and 15' - 0" high. It includes the text "COMPACT", indicating it is a smaller, more space-efficient design.



B.	All dimensions are to face of partition, unless indicated or noted otherwise. Locate doors 6" from face of nearest partition to the inside edge of the joint at hinge side.
C.	Protect all exposed pipes, downspouts, and conduit 1/2 inches or greater with pipe guards where adjacent to parking spaces or drive aisles.
D.	All parking garage surfaces to slope to drain: 1/50 minimum.
E.	Maintain the following vertical clearance: <ul style="list-style-type: none"> • Loading Dock: 14'-0" • Van Accessible Parking & Access Drive Aisles: 8'-4" • Parking Garage: 7'-0"
F.	Interior Finishes of Open Parking Garage: <ul style="list-style-type: none"> • Masonry or Concrete Walls and Columns: P1 • Exposed Concrete Deck Above: P1 (Each parking level shall have unique paint color; TBD)
G.	Coordinate light fixtures with electrical to include wall mounted LED cutoff downlights at perimeter of parking garage.

38ND

Partition Type Tag - Refer to sheet A400 for partition schedule.

Unrated Walls

Smoke Partition

1-Hour Fire Barrier

2-Hour Fire Barrier

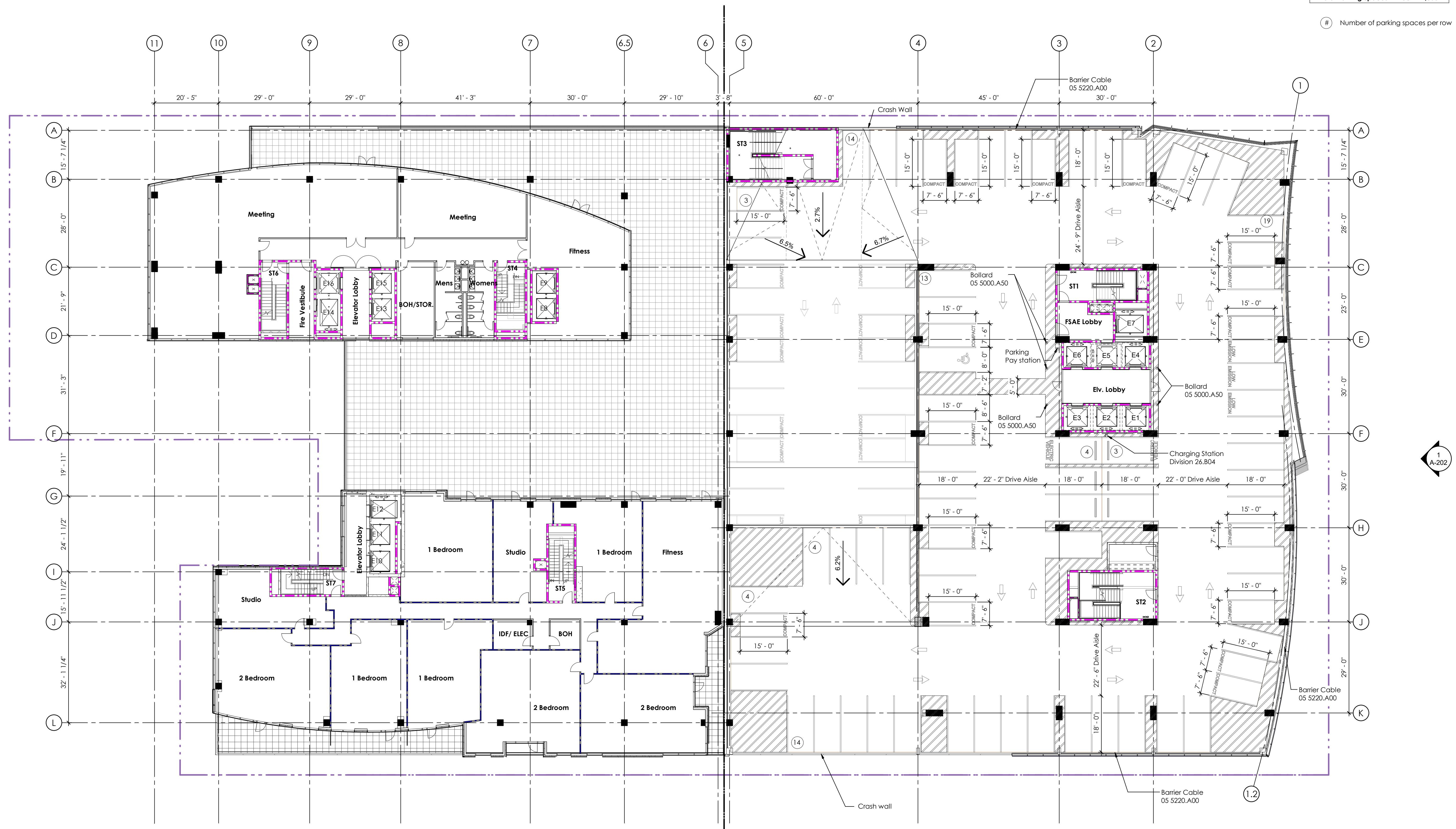
3-Hour Fire Barrier

1-Hour Smoke Barrier

2-Hour Smoke Barrier

Parking Space Type	Count	% of Total
Standard	721	68.0%
ADA	23	2.2%
ADA Van	6	0.6%
Compact	276	26.0%
Electric Vehicle	13	1.2%
Low-Emission	14	1.3%
Low-Emission Compact	7	0.7%

Number of parking spaces per row



DOUDA | PAINE
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[illegible]Administrative Site
Review

SUE DATE: 02/11/2011
PROJECT NUMBER: 2180

Parking Plans - Level P8

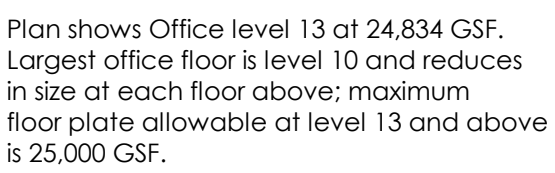
A-108

Administrative Site Review

Power Plans - Typical

- A. All dimensions are to face of partition, unless indicated or noted otherwise
- B. Locate doors 6" from face of nearest partition to the inside edge of the jamb at hinge side, unless otherwise noted.
- C. All gypsum wallboard and backing board in restrooms to be water-resistant for non-wet areas.
- D. Refer to A400 for typical mounting height schedule.
- E. Pool Equipment and filtration system to be determined by owner/operator


 Partition Type Tag - Refer to sheet A400 for partition schedule.
 Unrated Walls
 Smoke Partition
 1-Hour Fire Barrier
 2-Hour Fire Barrier
 3-Hour Fire Barrier
 1-Hour Smoke Barrier
 2-Hour Smoke Barrier



1 Overall Typical Tower Plans
A-109 1/16" = 1'-0"



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[illegible]

SUE DATE:	02/11/2019
PROJECT NUMBER:	21803

A-110

 Concealed Davit Base w/ Fall Protection Anchor

Unrated Walls

Smoke Partition

1-Hour Fire Barrier

2-Hour Fire Barrier

3-Hour Fire Barrier

1-Hour Smoke Barrier

2-Hour Smoke Barrier

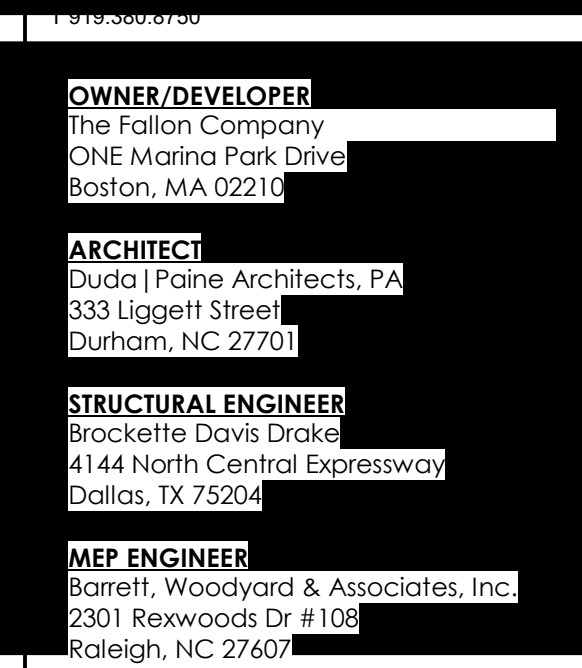



✓ MOST RESTRICTIVE

✓ MOST RESTRICTIVE



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1 5.15.2019 ASR RESUBMITTAL

AVERAGE GRADE CALCULATION								
PHASE I								
SIDE SEGMENT START	SIDE SEGMENT END	HIGHPOINT (EXISTING)	LOWPOINT (EXISTING)	AVERAGE	HIGHPOINT (PROPOSED)	LOWPOINT (PROPOSED)	AVERAGE	
CORNER A	CORNER B	304.38	302.18	303.28	304.06	301.67	302.86	✓
CORNER B	CORNER C	304.62	300.87	302.75	304.05	301.18	302.62	✓
CORNER C	CORNER D	300.87	347.19	346.03	301.18	346.26	348.22	✓
CORNER D	CORNER A	302.16	347.19	346.68	301.67	346.26	348.47	✓
MOST RESTRICTIVE AVERAGE GRADE								308.54
✓ MOST RESTRICTIVE								

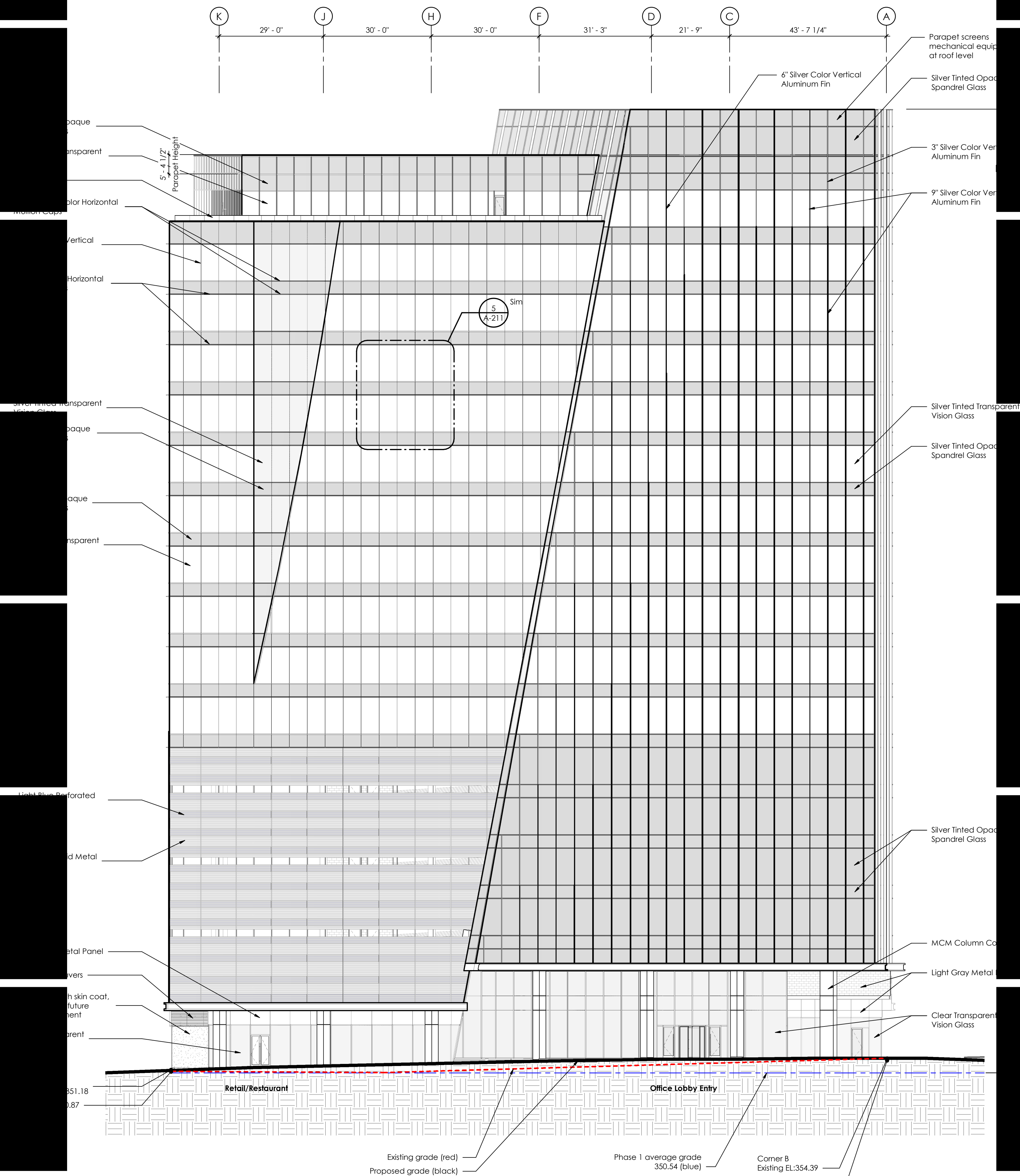
AVERAGE GRADE CALCULATION								
PHASE II								
SIDE SEGMENT START	SIDE SEGMENT END	HIGHPOINT (EXISTING)	LOWPOINT (EXISTING)	AVERAGE	HIGHPOINT (PROPOSED)	LOWPOINT (PROPOSED)	AVERAGE	
CORNER A	CORNER D	302.16	347.18	349.69	301.67	346.26	348.47	✓
CORNER D	CORNER E	347.18	346.70	346.95	346.26	300.07	362.17	✓
CORNER F	CORNER G	349.27	344.45	346.86	348.00	348.00	349.00	✓
CORNER G	CORNER A	352.16	348.27	350.72	351.67	346.50	350.59	✓
MOST RESTRICTIVE AVERAGE GRADE								347.02
✓ MOST RESTRICTIVE								

East Elevation (Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Story between 3' and 8"	992	786 SF (50%)	880 SF (88%)
Ground Story between 0' and 12'	2,382	1,572 SF (66%)	2,114 SF (85%)
Total Project Perimeter**	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Story between 3' and 8"	4,782	3,788 SF	3,352 SF
Ground Story between 0' and 12'	11,480	7,576 SF (66%)	7,827 SF (68%)

Upper story areas consist of open parking garage, office tower, hotel tower and residential tower; See sheet A-211 for transparency diagrams

* Required Transparent Area between 3' and 8' is based on 50% of the overall ground story required transparent area.

**Reference Administrative Alternate under UDO 1.5.9 to meet required 66% Ground Story transparency for the average of the full block

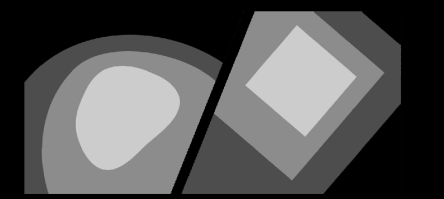


1 East Elevation
A-202 1/16" = 1'-0"

Exterior Elevation Symbols



**CIVIL ENGINEER AND
LANDSCAPE ARCHITECTURE**



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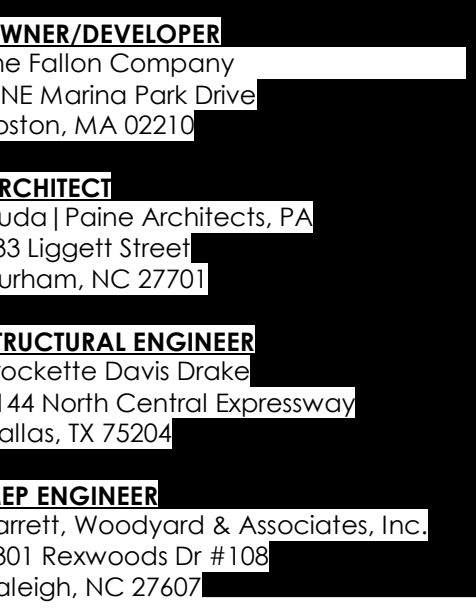

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1 5.15.2019 ASR RESUBMITTAL

South Elevation - (Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Story between 3' and 8'	1,667	1,320 SF	661 SF
Ground Story between 0' and 12'	4,001	2,640 SF (66%)	1,500 SF (37%)
Total Project Perimeter**	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Story between 3' and 8'	4,782	3,788 SF	3,352 SF
Ground Story between 0' and 12'	11,480	7,576 SF (66%)	7,827 SF (68%)



AVERAGE GRADE CALCULATION								
PHASE I								
SIDE SEGMENT START	SIDE SEGMENT END	HIGHPOINT (EXISTING)	LOWPOINT (EXISTING)	AVERAGE	HIGHPOINT (PROPOSED)	LOWPOINT (PROPOSED)	AVERAGE	
CORNER A	CORNER B	354.39	352.19	353.28	354.06	351.87	352.96	✓
CORNER B	CORNER C	354.39	350.87	352.63	354.05	351.18	352.62	✓
CORNER C	CORNER D	350.87	347.19	349.03	351.18	345.28	348.22	✓
CORNER D	CORNER A	352.16	347.19	349.68	351.87	345.28	348.47	✓
MOST RESTRICTIVE AVERAGE GRADE								350.54
✓ MOST RESTRICTIVE								

AVERAGE GRADE CALCULATION								
PHASE II								
SIDE SEGMENT START	SIDE SEGMENT END	HIGHPOINT (EXISTING)	LOWPOINT (EXISTING)	AVERAGE	HIGHPOINT (PROPOSED)	LOWPOINT (PROPOSED)	AVERAGE	
CORNER A	CORNER D	352.16	347.19	349.68	351.87	345.28	348.47	✓
CORNER D	CORNER E	347.19	340.70	343.95	345.28	339.07	342.17	✓
CORNER E	CORNER G	348.27	344.45	346.86	349.50	348.50	349.00	✓
CORNER G	CORNER A	352.16	345.27	348.72	351.87	345.95	349.00	✓
MOST RESTRICTIVE AVERAGE GRADE								347.52
✓ MOST RESTRICTIVE								

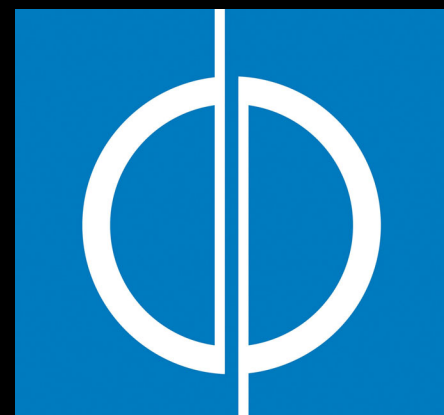
West Elevation (Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Story between 3' and 8'*	401	317 SF	401 SF
Ground Story between 0' and 12'	964	636 SF (66%)	964 SF (100%)

Total Project Perimeter**	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Story between 3' and 8'*	4,782	3,788 SF	3,352 SF
Ground Story between 0' and 12'	11,480	7,576 SF (66%)	7,827 SF (68%)

Upper story areas consist of open parking garage, office tower, hotel tower and residential tower; See sheet A-211 for transparency diagrams
* Required Transparent Area between 3' and 8' is based on 50% of the overall ground story required transparent area.
**Reference Administrative Alternate under UDO 1.5.9 to meet required 66% Ground Story transparency for the average of the full block

Exterior Elevation Symbols

Smoke
Exterior
W#



DUDA | PAINE
ARCHITECTS

CIVIL ENGINEER AND
LANDSCAPE ARCHITECTURE



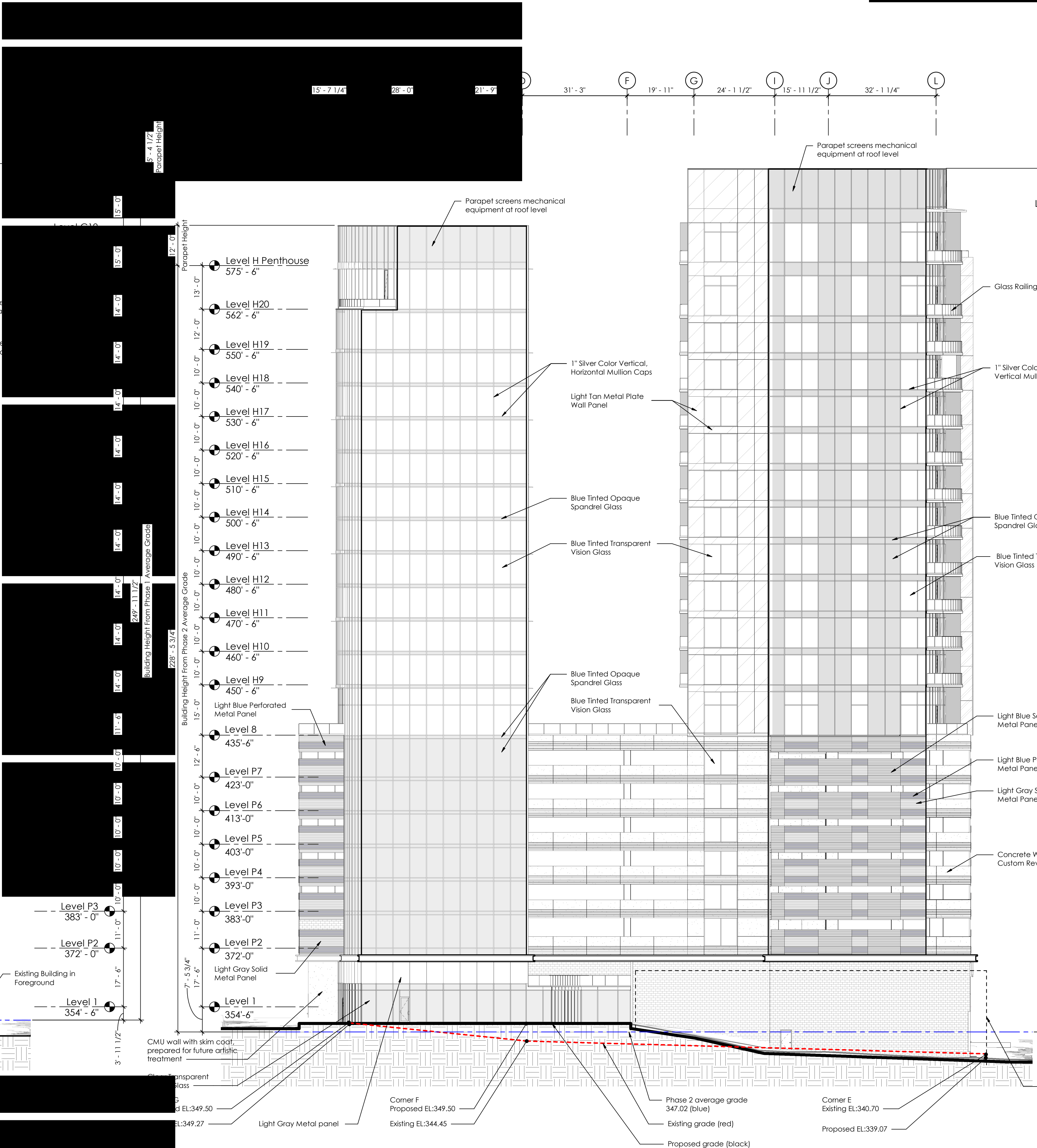
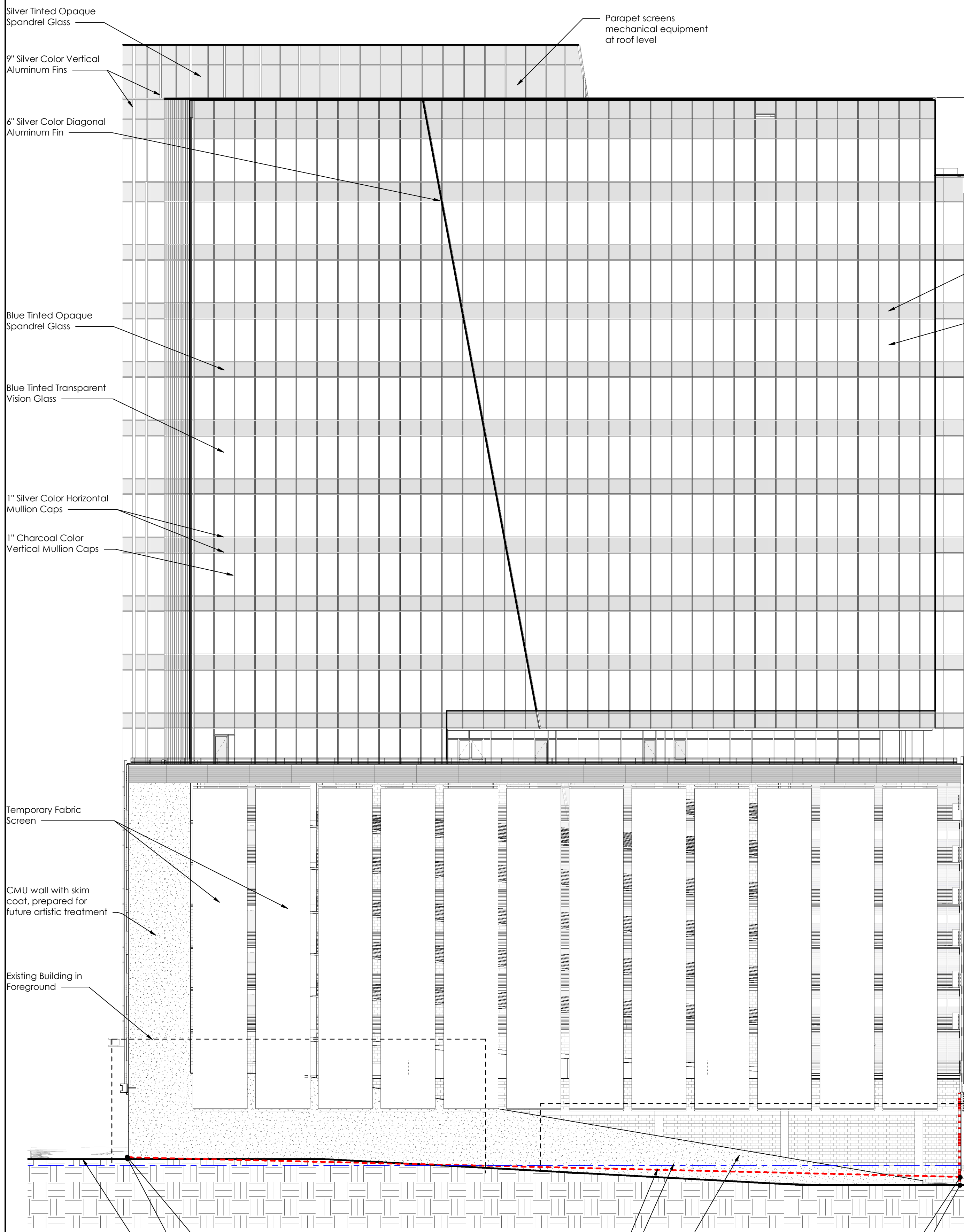
OWNER/DEVELOPER
The Fallon Company
ONE Marina Park Drive
Boston, MA 02216

ARCHITECT
Duda | Paine Architects, PA
333 Lupton Street
Durham, NC 27701

STRUCTURAL ENGINEER
Brackette Davis Drilling
4144 North Central Expressway
Dallas, TX 75204

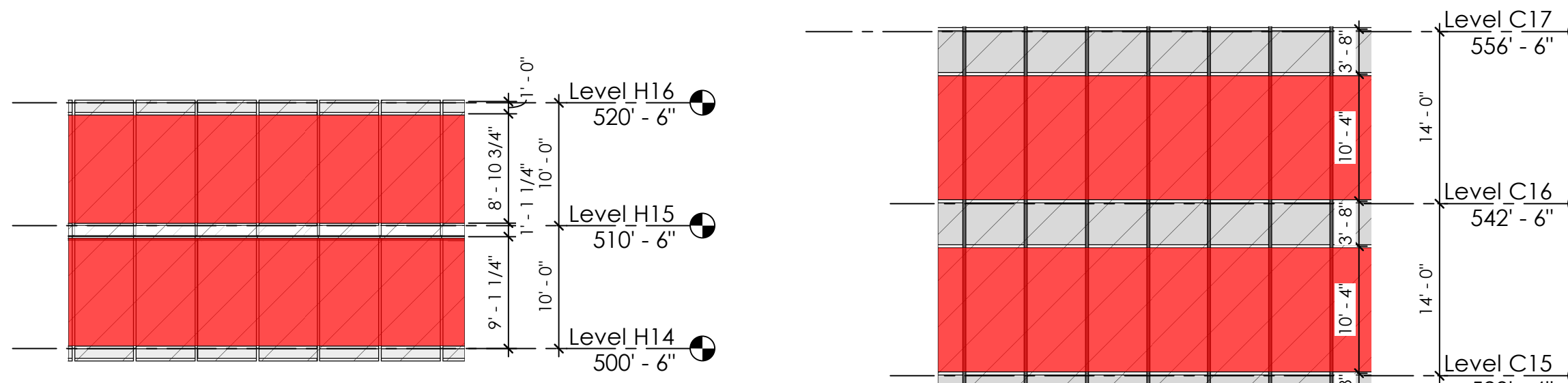
MEP ENGINEER
Barrett, Woodward & Associates, Inc.
2301 Rexwoods Dr #108
Raleigh, NC 27607

A 15' - 7 1/4" B 28' - 0" C 23' - 0" E 30' - 0" F 30' - 0" H 30' - 0" J 29' - 0" K



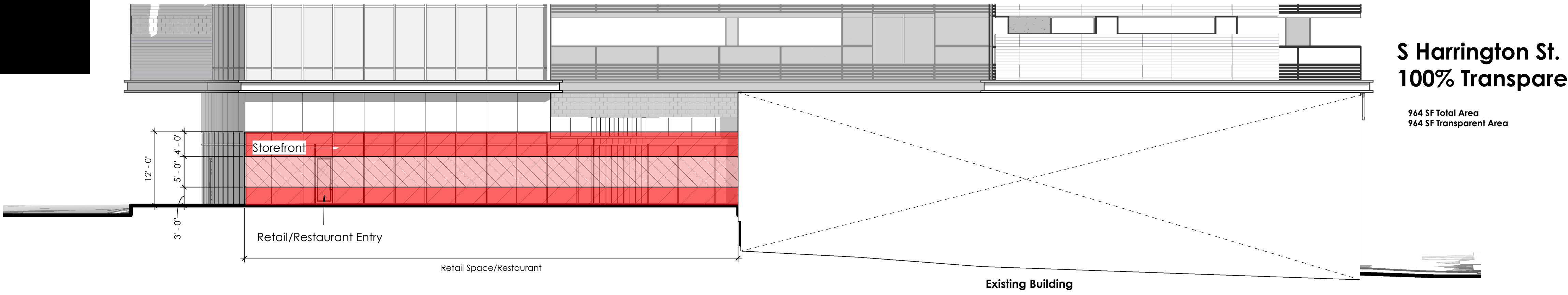
1 West Elevation
A-204 1/16" = 1'-0"

AVERAGE GRADE CALCULATION								
PHASE I								
SIDE SEGMENT START	SIDE SEGMENT END	HIGHPOINT (EXISTING)	LOWPOINT (EXISTING)	AVERAGE	HIGHPOINT (PROPOSED)	LOWPOINT (PROPOSED)	AVERAGE	
CORNER A	CORNER B	354.39	352.16	353.28	354.05	351.87	352.88	✓
CORNER B	CORNER C	354.39	350.67	352.53	354.05	351.18	352.62	✓
CORNER C	CORNER D	350.87	347.19	349.03	351.18	345.26	348.22	✓
CORNER D	CORNER A	352.16	347.19	349.68	351.87	345.26	348.47	✓
MOST RESTRICTIVE AVERAGE GRADE								350.54
✓ MOST RESTRICTIVE								
AVERAGE GRADE CALCULATION								
PHASE II								
SIDE SEGMENT START	SIDE SEGMENT END	HIGHPOINT (EXISTING)	LOWPOINT (EXISTING)	AVERAGE	HIGHPOINT (PROPOSED)	LOWPOINT (PROPOSED)	AVERAGE	
CORNER A	CORNER D	352.16	347.19	349.68	351.87	345.26	348.47	✓
CORNER D	CORNER E	347.19	345.70	346.45	345.26	339.07	342.17	✓
CORNER E	CORNER F	349.27	344.45	346.86	349.05	343.50	346.28	✓
CORNER F	CORNER G	352.16	348.27	350.22	351.87	345.50	348.69	✓
MOST RESTRICTIVE AVERAGE GRADE								347.82
✓ MOST RESTRICTIVE								



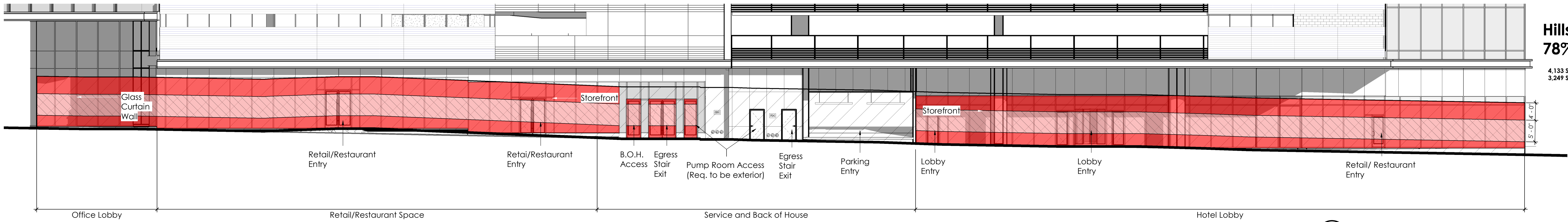
6 Hotel Transparency
3/32" = 1'-0"

5 Office Transparency
3/32" = 1'-0"



S Harrington St.
100% Transpare

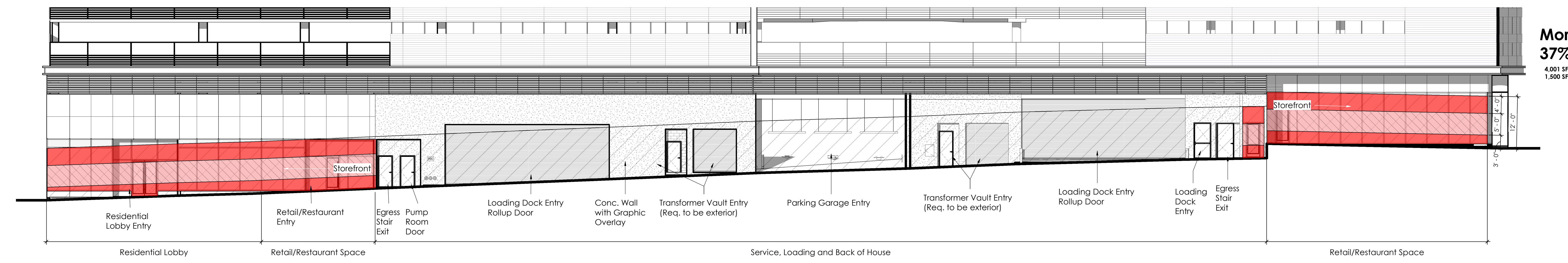
964 SF Total Area
964 SF Transparent Area



4 West Elevation- Transparency
3/32" = 1'-0"

Hills
78%

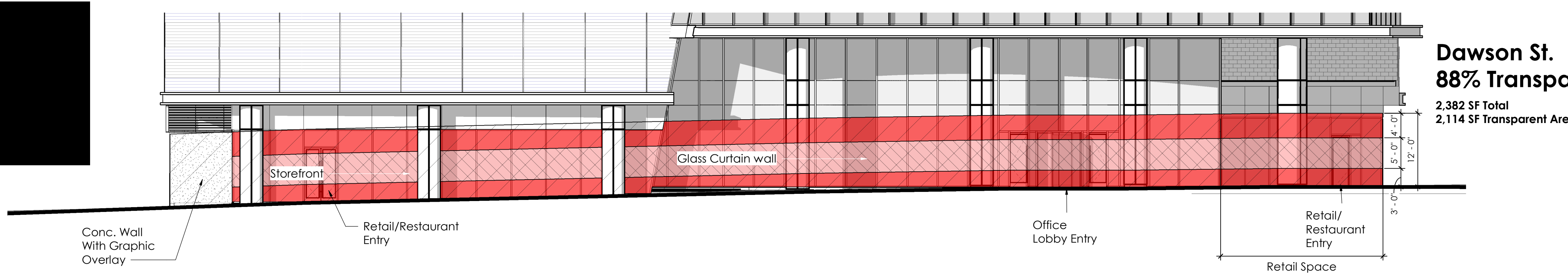
4,133 SF
3,249 SF



3 North Elevation-Transparency
3/32" = 1'-0"

Mor
37%

4,001 SF
1,500 SF



2 South Elevation-Transparency
3/32" = 1'-0"

Dawson St.
88% Transpa

2,382 SF Total
2,114 SF Transparent Area

1 East Elevation - Transparency
3/32" = 1'-0"



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