### **Administrative Site Review Application**

Office Use Only: Case #:



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.

Planner (print): \_

| Please review UDO Section 10.2.8. as amended by text change case <u>TC-14-19</u> 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 <u>Permit and Development Portal</u> . (Note: There is a fee for this verification service.)  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
| Site Plan Tier: Tier Two Site Plan Tier  | Γhree Site Plan ✔  |  |  |  |  |  |
| Building Type  | Site Transaction History   |  |  |  |  |  |
| Attached Mixe  | eneral Subdivision case #:   |  |  |  |  |  |
| GENERAL INFORMATION  |  |  |  |  |  |  |
| Development name: Park City South - Phase 1A   |  |  |  |  |  |  |
| Inside City limits? Yes 🗸 No   |  |  |  |  |  |  |
| Property address(es): 927 S Saunders Street, Raleigh, NC   |  |  |  |  |  |  |
| Site P.I.N.(s): 1703442683, 1703442592, 1703444408, 1703444451, 170344541, 1703442776, 1703444797, 1703453051  |  |  |  |  |  |  |
| Please describe the scope of work. Include any additions, expansions, and change of use.  •Project includes the demolition of existing buildings, parking areas, and associated infrastructure and the construction of a proposed multi-use development with multi-family residential and ground floor retail, restaurants, and office space with associated infrastructure. The project also includes the construction of a greenway on the site. |  |  |  |  |  |  |
| Current Property Owner/Developer Contact Name: Drew Yates (Kane Realty) & David Parker (Kane Realty)  NOTE: please attach purchase agreement when submitting this form.  |  |  |  |  |  |  |
| Company: CS Smith LLC  | Title:   |  |  |  |  |  |
| Address: 2321 Blue Ridge Rd, Suite 202, Raleigh, NC 27607  |  |  |  |  |  |  |
| Phone #:919-719-5416 & 919-369-4096 Email  | e #:919-719-5416 & 919-369-4096 Email:dyates@kanerealtycorp.com & dparker@kanerealtycorp.com |  |  |  |  |  |
| Applicant Name: Tim Carter, E.I.   |  |  |  |  |  |  |
| ompany: Kimley-Horn and Associates, LLC Address: 421 Fayetteville St, Suite 600, Raleigh, NC 27601   |  |  |  |  |  |  |
| Phone #: 919-677-2197 Email: tim.carter@kimley-horn.com  |  |  |  |  |  |  |

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| DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)  |   |  |  |  |  |  |
|--|---|--|--|--|--|--|
| SITE DATA  | BUILDING DATA                                       |  |  |  |  |  |
| Zoning district (if more than one, please provide the acreage of each):  | Existing gross floor area (not to be demolished): 0 |  |  |  |  |  |
| PD   | Existing gross floor area to be demolished: 15,250  |  |  |  |  |  |
| Gross site acreage: 6.14   | New gross floor area: 371,640                       |  |  |  |  |  |
| # of parking spaces required: 377  | Total sf gross (to remain and new): 371,640         |  |  |  |  |  |
| # of parking spaces proposed: 683  | Proposed # of buildings: 1                          |  |  |  |  |  |
| Overlay District (if applicable): N/A  | Proposed # of stories for each: 10                  |  |  |  |  |  |
| Existing use (UDO 6.1.4): Retail, Vehicle Service, Vacant  |   |  |  |  |  |  |
| Proposed use (UDO 6.1.4): Retail, Restaurant, Office, other C  | round Story Uses, and Multi-Family Residential      |  |  |  |  |  |
| STORMWATER   | RINFORMATION  |  |  |  |  |  |
| Existing Impervious Surface:   | Proposed Impervious Surface:                        |  |  |  |  |  |
| Acres: 1.35 Square Feet: 58,810  | Acres: <u>3.33</u> Square Feet: <u>145,054</u>      |  |  |  |  |  |
| Is this a flood hazard area? Yes No  |   |  |  |  |  |  |
| If yes, please provide:  |   |  |  |  |  |  |
| Alluvial soils:  |   |  |  |  |  |  |
| FEMA Map Panel #:  |   |  |  |  |  |  |
| Neuse River Buffer Yes No ✓  | Wetlands Yes No 🗸                                   |  |  |  |  |  |
| RESIDENTIAL D  | EVEL OPMENTS  |  |  |  |  |  |
| Total # of dwelling units: 336   | Total # of hotel units: 0                           |  |  |  |  |  |
| # of bedroom units: 1br 244  | 4br or more 0                                       |  |  |  |  |  |
| # of lots: 1   | Is your project a cottage court? Yes No             |  |  |  |  |  |
|  |   |  |  |  |  |  |
| SIGNATURE BLOCK  |   |  |  |  |  |  |
| In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh. |   |  |  |  |  |  |
| I hereby designate Kimley-Horn and Associates, Inc. to serve as my agent regarding   |   |  |  |  |  |  |
| this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.  |   |  |  |  |  |  |
| I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.      |   |  |  |  |  |  |
| Signature:   | Date: Jan. 20, 2021                                 |  |  |  |  |  |
| Printed Name: Copy Mason (C3 Smith Manager)  |   |  |  |  |  |  |

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|  | PD/UDO PRINCIPLE   | ADDRESSED IN POD A  |                | $\Lambda$                  |
|--|--|---|----------------|----------------------------|
| PROHIBITED USES                          | CAR WASH VEHICLE REPAIR GAS STATION FREIGHT AND SERVICE FACILITY TRAILER STORAGE AND DROP OFF LOT BUS BARN TRUCKING OPERATION TRUCK OR MOTOR FREIGHT TERMINAL FACILITY PAWN SHOPS ADULT ESTABLISHMENTS         | NONE OF THESE USES ARE PROPOSED FOR THE PROJECT   |                | S (501)                    |
| BUILDING HEIGHT                          | 20 STORIES MAX   | PROPOSED 11 STORIES   | 40)            | 70                         |
| POD A MAXIMUM<br>DEVELOPMENT INTENSITY   | OFFICE/INDUSTRIAL — 700,000 SF RETAIL — 167,000 SF LODGING UNITS — 150 UNITS RESIDENTIAL DWELLING UNITS — 510  | PROPOSED 16,800 SF RETAIL/OFFICE SPACE AND 336 RESIDENTIAL UNITS  |                |                            |
| OVERALL DEVELOPMENT<br>NDUSTRIAL SPACE   | NO MORE THAN 50% OF OFFICE/INDUSTRIAL MAY BE INDUSTRIAL  | NO INDUSTRIAL USES ARE PROPOSED FOR THIS POD  |                | 40                         |
| OVERALL DEVELOPMENT<br>HOUSING VARIATION | AT LEAST 5% OF THE DWELLING UNITS CONSTRUCTED ON THE PROPERTY SHALL BE NO LARGER THAN 550 GSF  | 5% OF DWELLING UNITS ARE NO GREATER THAN 550 GSF  | <del>€64</del> | PITTSBORO 15 C             |
| PROTECTIVE YARDS                         | NO PROTECTIVE YARDS (STREET OR TRANSITIONAL) REQUIRED  | NO PROTECTIVE YARDS PROVIDED  |                | APEX                       |
| BUILDING/PARKING SETBACKS                | S. SAUNDERS - 0' DAWSON - 5' + TCA WIDTH   | NO SETBACK ALONG S. SAUNDERS NO BUILDING OR PARKING IS LOCATED WITHIN 5' OF TCA ALONG DAWSON  |                |                            |
| SIGHT TRIANGLES                          | NO BUILDING SHALL BE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE EASEMENT   | NO BUILDING IS LOCATED WITHIN A SIGHT DISTANCE TRIANGLE EASEMENT  |                | F<br>SANFORD               |
| BUILD TO                                 | S. SAUNDERS - 0'-20' AT 40%  | SHEET C2.1 SHOWS BUILDING MEETS BUILD-TO REQUIREMENT ALONG S. SAUNDERS  |                | GAWN GINE                  |
| GROUND STORY<br>SURROUNDING PARKING      | THE GROUND STORY OF STRUCTURED PARKING MUST HAVE ACTIVE USES LOCATED BETWEEN THE PARKING STRUCTURE AND THE PUBLIC SIDEWALK ALONG S SAUNDERS STREET   | THE GROUND STORY SURROUNDING THE PARKING DECK IS PROPOSED TO BE RETAIL/OFFICE SPACE FACING S. SAUNDERS  |                | •                          |
| BUILDING ENTRANCES                       | EACH BUILDING FRONTING ALONG S SAUNDERS SHALL HAVE AT LEAST ONE ENTRANCE FACING S SAUNDERS. FOR A BUILDING THAT HAS A LENGTH GREATER THAN 150 FEET ALONG S SAUNDERS, ONE ADDITIONAL ENTRANCE FACING S SAUNDERS | POD A PROPOSES AT LEAST 2 ENTRANCES ALONG<br>S SAUNDERS   |                | PROJEC'                    |
| MULTIPLE BUILDINGS                       | THERE SHALL BE A DIFFERENCE OF AT LEAST 2 STORIES IN HEIGHT BETWEEN THE TALLEST BUILDING AT SHORTEST BUILDING WITHIN IN POD  | FOR ZONING PURPOSES, 1 BUILDING IS PROPOSED FOR THE SITE  | PAF            | RK CITY SOUTH - OV         |
| AMENITY AREA                             | MINIMUM OF 10% TOTAL SITE AREA — CAN BE REALLOCATED AMONG PODS WITHIN DEVELOPMENT  | POD A IS PROVIDING MORE THAN THE REQUIRED 10% FOR THE POD. THE ADDITIONAL AMENITY AREA WILL BE USED TO COUNT TOWARDS THE AMENITY AREA REQUIREMENT ON OTHER PODS |                | ALLOWABLE INTENSITY        |
| TREE CONCERVATION                        | MINIMUM OF 100 OF TOTAL CITE ADEA. ADDITED TO THE  | DOD A WILL DOOWDE 40% TOA FOR THE RUACE 44 CITE   | POD A          | OFFICE/INDUSTRIAL - 700,00 |

POD A WILL PROVIDE 10% TCA FOR THE PHASE 1A SITE

POD A WILL COMPLY WITH THE PARKING REQUIREMENTS

POD A COMPLIES WITH ALL STREET SECTIONS.

THE FUTURE INTERNAL PUBLIC ROAD WILL SATISFY THE BLOCK PERIMETER REQUIREMENT FOR THE ENTIRE

IS BASED ON THE FUTURE S SAUNDERS ROAD ALIGNMENT.
THE PROJECT WILL CONSTRUCT THE CURB LINE IN THE

"BUMP OUT" BASED ON THIS FUTURE ROAD ALIGNMENT.

POD A WILL PROVIDE A BICYCLE REPAIR STATION WITHIN

THE BUILDING TO MEET THIS REQUIREMENT.

PHASE 1A COMPLIES.

SET FORTH IN THE PD. COMPLIANCE IS SHOWN ON SHEET

AREA. ADDITIONAL TCA WILL BE PROVIDED ON OTHER PODS AT LATER PHASES TO MEET THE ENTIRE SITE TCA

## LOCATION

|  | PAR                | PARK CITY SOUTH - OVERALL MAXIMUM DESIGN INTENSITIES   |                       |   |  |
|--|--------------------|--|-----------------------|---|--|
|  |                    | ALLOWABLE INTENSITY  | EXISTING<br>INTENSITY | PROPOSED<br>INTENSITY   |  |
|  | POD A              | OFFICE/INDUSTRIAL — 700,000 SF<br>RETAIL — 167,000 SF<br>LODGING UNITS — 150 UNITS<br>RESIDENTIAL DWELLING UNITS — 510   | 0 SF                  | RETAIL/OFFICE - 16,800 SF<br>RESIDENTIAL DWELLING UNITS - 336 |  |
|  | POD B              | OFFICE/INDUSTRIAL — 700,000 SF<br>RETAIL — 167,000 SF<br>LODGING UNITS — 240 UNITS<br>RESIDENTIAL DWELLING UNITS — 510   | 0 SF                  | 0 SF  |  |
|  | POD C              | OFFICE/INDUSTRIAL — 700,000 SF<br>RETAIL — 167,000 SF<br>LODGING UNITS — 240 UNITS<br>RESIDENTIAL DWELLING UNITS — 510   | 0 SF                  | 0 SF  |  |
|  | POD D              | OPEN SPACE AND RECREATIONAL USES   | 0 SF                  | 0 SF  |  |
|  | OVERALL<br>MAXIMUM | OFFICE/INDUSTRIAL — 1,042,600 SF RETAIL — 312,500 SF LODGING UNITS — 382 UNITS RESIDENTIAL DWELLING UNITS — 975 NO MORE THAN 50% OF OFFICE/ INDUSTRIAL MAY BE INDUSTRIAL | 0 SF                  | RETAIL/OFFICE - 16,800 SF<br>RESIDENTIAL DWELLING UNITS - 336 |  |

Administrative Site Review Application

<u>Permit and Development Portal</u>. (Note: There is a fee for this verification service.)

Office Use Only: Case #: \_

Site Plan Tier: Tier Two Site Plan

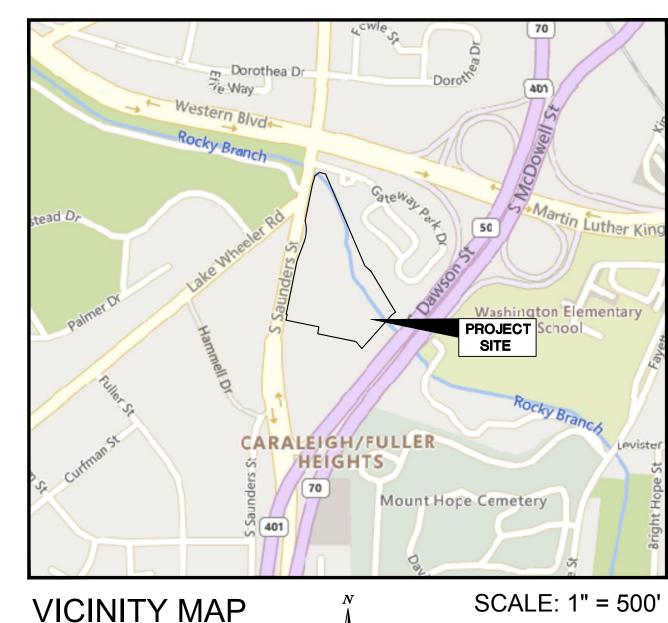
## ADMINISTRATIVE SITE REVIEW

# PARK CITY SOUTH - PHASE 1A

ASR-0006-2021 SKETCH TRANS.# SCOPE-0150-2020 MP-3-18

> 927 S SAUNDERS ST. RALEIGH, NORTH CAROLINA 27603

A DEVELOPMENT BY: KANE REALTY COPORATION 4321 LASSITER AT NORTH HILLS AVE #250 RALEIGH, NC 27609



**REALTY CORPORATIO** 

Merge Capita

021 KIMLEY-HORN AND ASSOCIATES,

JDAVIS >

S OVE

JOB NUMBER:

011440027

#### PHONE: 919-677-2000 WWW.KIMLEY-HORN.COM #F-0102 Sheet Title Sheet Number COVER SHEET C0.1 ALTERNATE MATERIAL REQUEST C0.2 TRAFFIC IMPACT ANALYSIS C1.0 EXISTING CONDITIONS AND DEMOLITON PLAN PRELIMINARY SITE PLAN C2.0 C2.1 PRELIMINARY BUILD-TO TRUCK TURN EXHIBIT C2.2 C3.0 PRELIMINARY GRADING AND DRAINAGE PLAN C4.0 PRELIMINARY UTILITY PLAN C10.0 SAND FILTER DETAILS TC1.0 TREE CONSERVATION PLAN L1.0 LANDSCAPE PLAN L2.0 LANDSCAPE DETAILS ARCH ARCHITECTURAL ELEVATIONS

Flood study: FEMA Map Panel #: Neuse River Buffer Yes No 🗸 Wetlands RESIDENTIAL DEVELOPMENTS Total # of hotel units: 0 Total # of dwelling units: 336 4br or more 0 # of bedroom units: 1br 244 Is your project a cottage court? Yes No 🗸

Zoning district (if more than one, please provide the

Existing use (UDO 6.1.4): Retail, Vehicle Service, Vacant

Is this a flood hazard area? Yes ☐ No 🗸

Gross site acreage: 6.14

If yes, please provide:

Alluvial soils:

# of parking spaces required: 377

# of parking spaces proposed: 683

Overlay District (if applicable): N/A

SIGNATURE BLOCK In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make

**DEVELOPMENT TYPE + SITE DATE TABLE** 

(Applicable to all developments)

STORMWATER INFORMATION

Proposed use (UDO 6.1.4): Retail, Restaurant, Office, other Ground Story Uses, and Multi-Family Residential

Existing gross floor area (not to be demolished)

Existing gross floor area to be demolished:

Total sf gross (to remain and new): 371,640

New gross floor area: 371,640

Proposed # of stories for each: 10

Proposed # of buildings: 1

to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to epresent 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. I asknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity. Date: Jan. 210, 2021

COREY Mason (C3 Smith Manager

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**REVISION 11.18.20** 

raleighnc.gov

JANUARY 27, 2021

SHEET NUMBER C0.0

Site Transaction History **Building Type** General | Subdivision case #: \_ Detached Scoping/sketch plan case #: SCOPE-0150-2020 Mixed use Certificate of Appropriateness #: Attached Open lot | Board of Adjustment #: Apartment Civic Zoning Case #: Z-32-18 Townhouse Administrative Alternate #: **GENERAL INFORMATION** Development name: Park City South - Phase 1A Inside City limits? Yes V No Property address(es): 927 S Saunders Street, Raleigh, NC Site P.I.N.(s): 1703442683, 1703442592, 1703444408, 1703444451, 1703446541, 1703442776, 1703444797, 1703453051 Please describe the scope of work. Include any additions, expansions, and change of use. •Project includes the demolition of existing buildings, parking areas, and associated infrastructure and the construction of a proposed multi-use development with multi-family residential and ground floor retail, restaurants, and office space with associated infrastructure. The project also includes the construction of a greenway on the site. Current Property Owner/Developer Contact Name: Drew Yates (Kane Realty) NOTE: please attach purchase agreement when submitting this form

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section

Please review UDO Section 10.2.8. as amended by text change case TC-14-19 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

Tier Three Site Plan 🗸

Planner (print):

10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

### NC CERTIFICATE OF AUTHORIZATION: F-0102



421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 677-2000

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley—Horn and Associates, Inc. shall be without liability to Kimley—Horn

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dyates@kanerealtycorp.com KIMLEY-HORN AND ASSOCIATES, INC. CIVIL ENGINEER: 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 653-2927 ATTN.: CHRIS BOSTIC, P.E. PREPARED IN THE OFFICE OF: chris.bostic@kimley-horn.com

TREE CONSERVATION

AND SIDEWALK WIDTHS

PUBLIC ACCESS/GREENWAY

SPECIFICATIONS.

SURVEY NOTE:

BLOCK PERIMETER

PARKING

MINIMUM OF 10% OF TOTAL SITE AREA - APPLIED TO THE

PROPERTY AS A WHOLE RATHER THAN ON A POD-BY-POD

ONE PARKING SPACE PER 500 SF FOR ALL NONRESIDENTIAL GSF,

UDO SECTION 7.1.2.C, WHICHEVER IS LESS. NO VEHICLE PARKING IS REQUIRED FOR THE FIRST 10,000 GSF.

OR THE MINIMUM NUMBER OF PARKING SPACES SET FORTH IN

NO VEHICLE PARKING IS REQUIRED FOR THE FOLLOWING USES

AND USE CATEGORIES UP TO 30,000 SQUARE FEET OF GROSS

FLOOR AREA PROVIDED WHEN AT LEAST 25% OF THE GROUND

FLOOR OF THE BUILDING IS DEVOTED TO SUCH USES: INDOOR

RECREATION; PERSONAL SERVICE; RESTAURANT; RETAIL SALES; AND BANKS. NO COMBINATION OF THE ABOVE SHALL EXCEED

PARKING FOR OVERNIGHT LODGING REQUIRES ONLY ONE-HALF

MAIN STREET WITH PARALLEL PARKING (NO UDO MODIFICATION)

BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE

WIDE PUBLIC ACCESS EASEMENT ALONG THE SOUTH SIDE OF

AT LEAST ONE BICYCLE REPAIR STATION SHALL BE LOCATED

ROCKY BRANCH CREEK ARE REQUIRED PER THE PD.

DUMPSTERS WILL BE LOCATED WITHIN THE BUILDINGS.

PROJECT OWNER AND CONSULTANT

2321 BLUE RIDGE RD, SUITE 202

KANE REALTY CORPORATION

4321 LASSITER AT NORTH HILLS AVE #250

CS SMITH LLC

RALEIGH, NC 27607

PHONE: (919) 443-0262

ATTN.: COREY MASON

corey@mergecap.com

RALEIGH, NC 27609

PHONE: (919) 719-5416

ATTN.: DREW YATES

LAKE WHEELER ROAD AND THE APPLICANT WILL DEDICATE THE LAND AREA NECESSARY TO THE PROPOSED RIGHT—OF—WAY DEDICATION "BUMP OUT" S. SAUNDERS INTERSECTION CONSTRUCT THE IMPROVEMENTS TO THE LAKE WHEELER AND IS BASED ON THE FUTURE S SAUNDERS ROAD ALIGNMEN

A 75' WIDE CITY OF RALEIGH GREENWAY EASEMENT AND A 10' THE EASEMENTS HAVE BEEN PROVIDED ON THE PLANS.

30,000 EXEMPTED SQUARE FEET OF GROSS FLOOR AREA.

NO PARKING IS REQUIRED FOR AN INDOOR MOVIE THEATER

OF THE AMOUNT SPECIFIED IN UDO SEC. 7.1.2

AS DESCRIBED PER THE PD (UDO MODIFICATION)

INTERIOR STREET SECTIONS A AND B:

WITHIN EACH OF THE PODS.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL

EXISTING INFORMATION TAKEN FROM BOUNDARY/TOPOGRAPHIC

SURVEY PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS

OF NEUSE RD., FLOOR 4, RALEIGH, NC 27609. PHONE:

919-783-9266 AND DATED DECEMBER 1, 2020.

CITY OF RALEIGH AND/OR NCDOT STANDARDS AND

A MINIMUM OF ONE PARKING SPACE IS REQUIRED PER DWELLING UNIT. NO VEHICLE PARKING REQUIRED FOR FIRST 16

KIMLEY-HORN AND ASSOCIATES, INC. LANDSCAPE ARCHITECT: 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 678-4170 ATTN.: MATT GROSS, PLA matt.gross@kimley-horn.com

> KCI ASSOCIATES OF NC 4505 FALLS OF NEUSE ROAD, FLOOR 4 RALEIGH, NC 27609

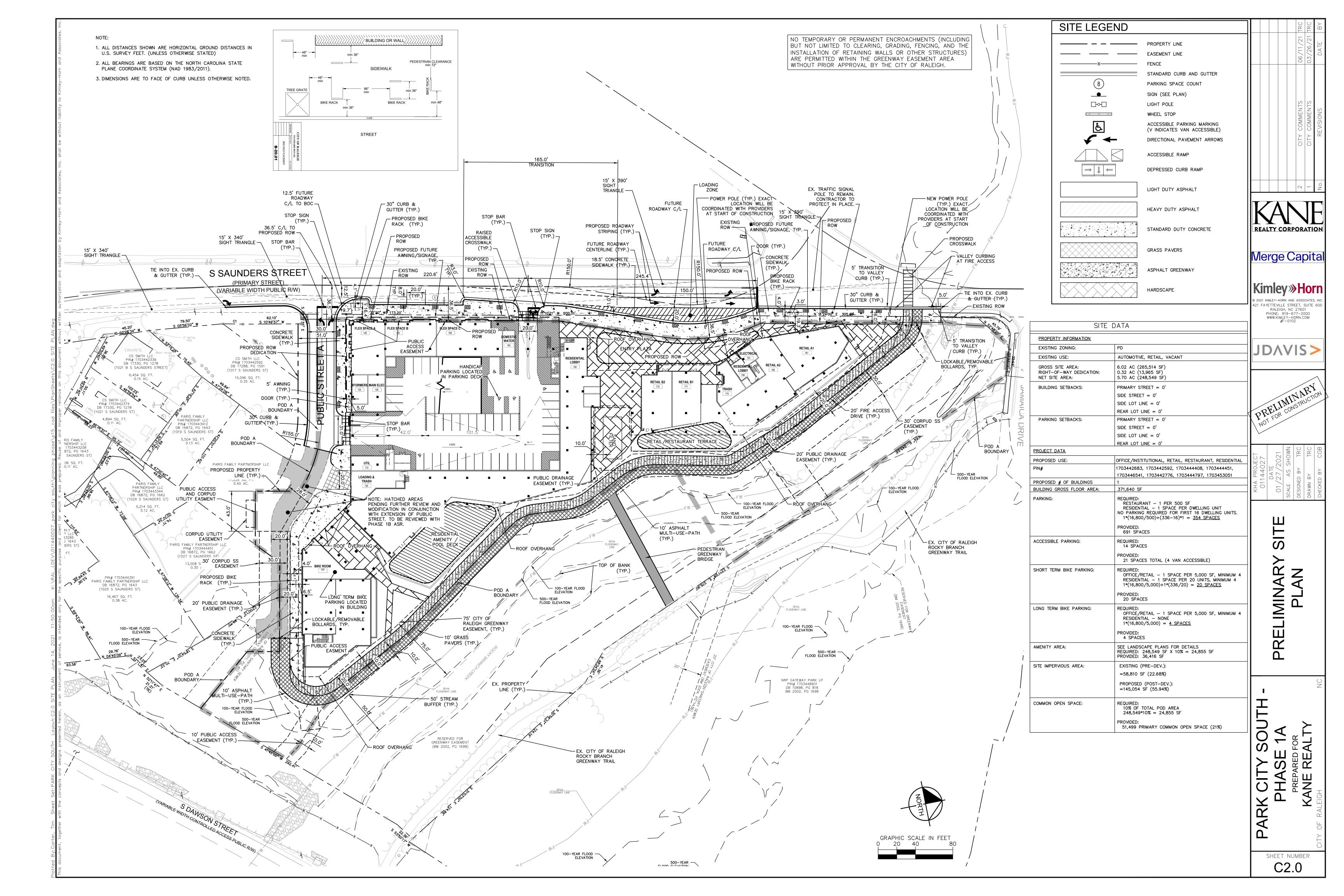
PHONE: (919) 783-9214 ATTN.: ERIC M. MANTRUCK, PLS eric.mantruck@kci.com

all dedications as shown on this proposed development plan as approved by the City of Raleigh. Company: CS Smith LLC

Address: 2321 Blue Ridge Rd, Suite 202, Raleigh, NC 27607 Phone #: 919-719-5416 Email: dyates@kanerealtycorp.com Applicant Name: Tim Carter, E.I.

Phone #: 919-677-2197 Email: tim.carter@kimley-horn.com Page **1** of **2 REVISION 11.1820** 

Company: Kimley-Horn and Associates, LLC | Address: 421 Fayetteville St, Suite 600, Raleigh, NC 27601





WEST ELEVATION 1

\*\*NOTE: SIGNAGE IS PERMITTED SEPARATELY

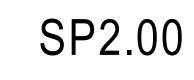


**ELEVATIONS** 

SOUTH ELEVATION 2











EAST ELEVATION

\*\*NOTE: SIGNAGE IS
PERMITTED SEPARATELY

**ELEVATIONS** 

