Administrative Approval Action

Case File / Name: ASR-0027-2020
Vine 2 Apartments

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 generally located on the south side of St Albans Drive, north of Church at North Hills Street, and east of the intersection of St Albans Drive and Church at North Hills Street, with a common street address of 540 St Albans Drive.

REQUEST: Development of a 202,546 square foot mixed-use building containing approximately 200 dwelling units and 14,000 square feet of commercial space, and a 301 parking space addition totaling 115,696 square feet to the existing 228 space parking structure. The site is approximately 2.6 acres in size and zoned PD (MP-3-16, North Hills East).

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: **City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 24, 2020 by McAdams.**

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. Demonstrate compliance with UDO Section 3.2.6.F1 (Transparency) in accordance with UDO Section 1.5.9.

2. Demonstrate compliance with UDO Section 3.2.5.F3 and 3.2.6.F3 (Blank Wall Area) in accordance with UDO Section 1.5.10.

3. Demonstrate compliance with UDO 7.2.8.D (Retaining Walls).

Stormwater

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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Transportation

7. A TCPED (Traffic Control and Pedestrian Plan) must be submitted and approved prior to any permit issuances for any work on the site or in the right-of-way.

☑ **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 plats, but cannot be approved.

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

General

1. Provide verification that cross access easements between Lots 1, 2, and 3 for the shared driveway have been recorded.

2. Record the lots as shown on the preliminary plan in accordance with approved subdivision case S-46-2017 and meet all conditions of that subdivision approval. A copy of the recorded subdivision plat shall be provided prior to building permit issuance.

3. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

Public Utilities

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

Stormwater

5. 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).

6. 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).

7. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

8. 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).

Urban Forestry

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9. A public infrastructure surety for 9 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along St. Albans Drive.

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

Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

Urban Forestry

2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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

3-Year Expiration Date: December 14, 2023
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: Alysia Bailey Taylor Date: 12/14/2020
Development Services Dir/Designee
Staff Coordinator: Kasey Evans

VINE 2 APARTMENTS

ST ALBANS DRIVE

RALEIGH, NORTH CAROLINA 27609

ADMINISTRATIVE SITE REVIEW

RALEIGH CASE #ASR-0027-2020
PROJECT NUMBER: KAN-19080
DATE: APRIL 8, 2020
DATE: OCTOBER 8, 2020
DATE: NOVEMBER 24, 2020

DEVELOPMENT SERVICES

Administrative Site Review Application

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

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 documents when submitting.

Office Use Only: Transaction # _____ Planning Coordinator _____

Building Type	Site Transaction History
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	☐ General ☒ Mixed use ☐ Open Lot ☐ Civic — Subdivision transaction # 521956; Sketch transaction # _____; Certificate of Appropriateness # _____; Board of Adjustment # _____; Zoning Case # Z-28-2016; Administrative Alternate # _____

GENERAL INFORMATION

Development name Vine 2 Apartments

Inside City limits? ☑ Yes ☐ No

Property address(es): 540 St. Albans Drive

Site P.I.N.(s): 1709985665, 1709982688

Please describe the scope of work. Include any additions, expansions, and change of use.
Proposed apartment complex with retail located on the newly created Lot 3 and the extension of the existing parking deck on Lot 2.

Current Property Owner/Developer Contact Name: St. Albans LLC/Elliot Pitts

NOTE: please attach purchase agreement when submitting this form.

Company: Kane St. Albans Residential II, LLC	Title: Development Associate
Address: 4321 Lassiter at North Hills Ave Suite 250, Raleigh, NC 27609	
Phone #: 919-833-7755	Email: dpitts@kanerealtycorp.com
Applicant Name: Gray Harrell	
Company: McAdams	Address: One Glenwood, Suite 201, Raleigh, NC 27603
Phone #: 919-820-4300	Email: harrell@mcadamsco.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): PD	Existing gross floor area (not to be demolished): N/A; Existing gross floor area to be demolished: N/A
Gross site acreage: 2.64 ac	New gross floor area: See Site Data Table
# of parking spaces required: See Site Data Table	Total sf gross (to remain and new): See Site Data Table
# of parking spaces proposed: See Site Data Table	Proposed # of buildings: 1
Overlay District (Applicable): N/A	Proposed # of stories for each: See Site Data Table
Existing use (UDO 6.1.4): vacant/parking deck	
Proposed use (UDO 6.1.4): See Site Data Table	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.22 Square Feet: 53,753	Proposed Impervious Surface: Acres: 2.30 Square Feet: 100,400
Is this a flood hazard area? ☐ Yes ☑ No	
If yes, please provide: Alluvial soils; Flood zo; FEMA Map Panel #	
Neuse River Buffer ☑ Yes ☐ No	Wetlands ☐ Yes ☑ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 200	Total # of hotel units: N/A
# of bedroom units: 1br: 135 2br: 65 3br: 0	4br or more: N/A
# 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 Gray Harrell 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 application expires after 180 days of inactivity.

Signature: _____ Date: 01/06/2020

Printed Name: Dylan Pitts

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ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

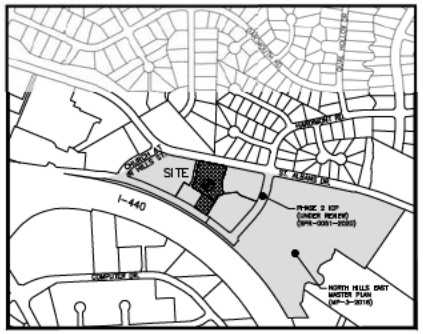
Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

SOLID WASTE INSPECTION STATEMENT:

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

NOTES

1. REFER TO BM. 2002, PG 01617 FOR CURRENT EASEMENT CONFIGURATION.



VICINITY MAP
1"=500'

SITE DATA

PHYSICAL ADDRESS:	500 ST. ALBANS DRIVE RALEIGH, NORTH CAROLINA
OWNER:	ST ALBANS LLC
DEVELOPER/APPLICANT	KANE ST. ALBANS RESIDENTIAL II, LLC
PIN:	1709985665, 1709982688
ZONING: DEFAULT ZONING:	PD CX
OVERLAY DISTRICT:	NONE
WATERSHED:	NEUSE RIVER
SITE AREA (LOT 2 & 3)	GROSS AREA: 114,973 SF / 2.64 AC; R/W DEDICATION: 0 SF / 0.00 AC; NET AREA: 114,973 SF / 2.64 AC
AREA IN FLOODWAY/FLOODPLAIN:	NONE
BUILDING SQUARE FOOTAGE	200,248 SF (BUILDING 1 – LOT 3); 115,686 SF (PARKING DECK EXTENSION – LOT 2)
PARKING SUMMARY REQUIRED PARKING (MIN. UDO 10-2061): 1-BR (135 UNITS); 2-BR (60 UNITS); 3-BR (5 UNITS); RETAIL (14,000 SF); TOTAL	135 SPACES (1.0 PER UNIT); 90 SPACES (1.5 PER UNIT); 10 SPACES (2.0 PER UNIT); 47 SPACES (1 PER 300 SF); 282 SPACES
PARKING REDUCTION PER APPROVED PD AMENDMENT	34% (MASTER PLAN MP-3-2016 SECTION 6H)
REQUIRED PARKING:	186 SPACES
PROVIDED PARKING:	301 SPACES (PARKING DECK EXTENSION – LOT 2); 228 SPACES (*EXISTING PARKING DECK – LOT 3); [illegible]; 529 SPACES
TOTAL	
ACCESSIBLE PARKING:	REQUIRED: 10 SPACES; PROVIDED: 10 SPACES (PODIUM PARKING)
BICYCLE PARKING:	REQUIRED: 10 SPACES RESIDENTIAL (1 PER 20 UNITS)(SHORT TERM); 4 RETAIL (1 PER 3,000 SF, MIN. 4)(SHORT TERM); PROVIDED: 14 (LOCATED IN PODIUM)
EXISTING IMPERVIOUS:	LOT 3 – 0.13 AC./5,531 SF (5.8% OF LOT AREA); LOT 2 – 0.88 AC./38,369 SF (91.3% OF LOT AREA)
PROPOSED IMPERVIOUS:	LOT 3 – 1.43 AC./62,499 SF (35% OF LOT AREA); LOT 2 – 1.08 AC./47,394 SF (88% OF LOT AREA)
DENUDED AREA:	2.50 AC
BUILDING SETBACKS TO PUBLIC STREETS: PRIMARY (CHURCH AT NORTH HILLS ST.); SEC (ST. ALBANS DRIVE); AVG; AGGREGATE; FRONT MAXIMUM:	0' (MIN); 0' (MIN); 0' (MIN); 0' (MIN); 0' (MAX)
MAX. BUILDING HEIGHT REFERENCE APPROVED PD (MP-3-16)	100' (TRACT 2) AND 165' (TRACT 3)
MAX. BUILDING HEIGHT PROPOSED; MAX. PARKING DECK HEIGHT PROPOSED	75.5'; 62.5'
MIN. BUILDING WIDTH: NONE PROVIDED	10'; 10'
OPEN SPACE: REQUIRED OPEN SPACE	REFERENCE APPROVED PD (MP-3-16)
OUTDOOR AMENITY AREA (LOT 3): REQUIRED; PROVIDED:	3,000 SF (3% OF LOT 3 AREA (88,628 SF)); 12,016 SF (13.3%)

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN - STAGE 1
C1.02	DEMOLITION PLAN - STAGE 2
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C2.02	OVERALL DEVELOPMENT TACKING PLAN
C3.00	GRADING AND STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	WATER DETAILS
C8.03	WATER AND SANITARY SEWER DETAILS
C8.04	STORM DRAINAGE DETAILS
L5.00	LANDSCAPE PLAN; LIGHTING PLAN
TC-1	TREE CONSERVATION PLAN (FOR REFERENCE ONLY - PREVIOUSLY APPROVED)
TC-2	TREE CONSERVATION PLAN BOUNDARY (FOR REFERENCE ONLY - PREVIOUSLY APPROVED)
TC-3	TREE CONSERVATION PLAN BOUNDARY (FOR REFERENCE ONLY - PREVIOUSLY APPROVED)
AZ 2.03	THIRD FLOOR - FOR POOL REFERENCE ONLY
AZ 5.01	ELEVATIONS
AZ 501a	ELEVATIONS
AZ 5.02	ELEVATIONS
AP2.00	PARKING DECK LEVEL 00 BASEMENT PLAN
AP2.01	PARKING DECK LEVEL 01 PLAN
AP2.02	PARKING DECK LEVEL 02 PLAN
AP2.03	PARKING DECK LEVELS 03 TO 06 PLANS, TYP.
AP2.07	PARKING DECK LEVEL 07 PLAN
AP5.01	PARKING DECK ELEVATIONS

PRELIMINARY SUBDIVISION PLAN (PREVIOUSLY APPROVED - FOR REFERENCE ONLY)
CITY OF RALEIGH TRANSACTION #521956
CITY OF RALEIGH CASE #S-46-17

C-1	OVERALL EXISTING CONDITIONS
C-2	PROJECT NOTES
C-3	OVERALL SUBDIVISION PLAN
C-4	SITE PLAN AREA "A"
C-5	SITE PLAN AREA "B"
C-6	GRADING PLAN AREA "A"
C-7	GRADING PLAN AREA "B"
C-8	UTILITY PLAN AREA "A"
C-9	UTILITY PLAN AREA "B"
LS-1	LANDSCAPE PLAN AREA "A"
LS-2	LANDSCAPE PLAN AREA "B"
TC-1	TREE CONSERVATION PLAN
D-1	SITE DETAILS
D-2	STORMWATER MANAGEMENT FACILITY DETAILS

LIMITS OF DISTURBANCE = 2.50 AC

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

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

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

Kasey Evans — Kasey Evans I am approving this document 2020.10.21 10:41:41-05'00'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT
ANDY PADIAK
padiak@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT
KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS
SUITE 250
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 719. 3573

KANE REALTY CORPORATION

PROJECT DIRECTORY
DEVELOPER
4321 LASSITER AT NORTH HILLS
SUITE 250
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 719. 3573

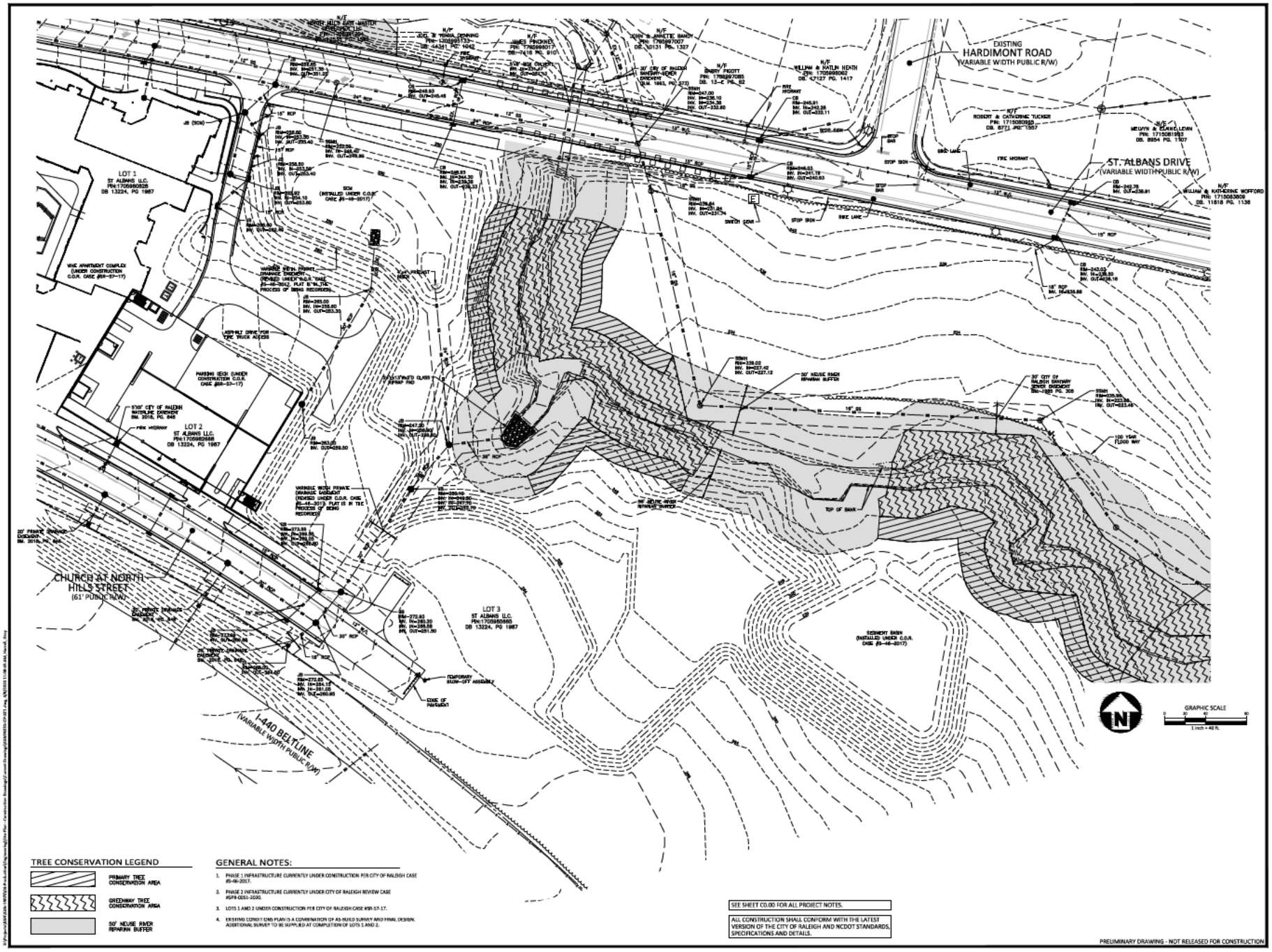
ARCHITECT
SKH ARCHITECTURE
4600 E WEST HIGHWAY
SUITE 700
BETHESDA, MARYLAND, 20814
PHONE: 301. 654. 9300

[redacted]

REVISIONS

NO.	DATE	
1	10. 08. 2020	RESPONSE TO 1ST CITY REVIEW
2	11. 24. 2020	RESPONSE TO 2ND CITY REVIEW

ADMINISTRATIVE SITE REVIEW FOR:
VINE 2 APARTMENTS
RALEIGH, NORTH CAROLINA 27609
PROJECT NUMBER: KAN-19080



TREE CONSERVATION LEGEND

- PRIMARY TREE CONSERVATION AREA
- GREENWAY TREE CONSERVATION AREA
- 50' NEUSE RIVER RIPARIAN BUFFER

GENERAL NOTES:

1. PHASE 1 INFRASTRUCTURE CURRENTLY UNDER CONSTRUCTION PER CITY OF RALEIGH CASE #S-46-2017.
2. PHASE 2 INFRASTRUCTURE CURRENTLY UNDER CITY OF RALEIGH REVIEW CASE #SP8-0051-2020.
3. LOTS 1 AND 2 UNDER CONSTRUCTION PER CITY OF RALEIGH CASE #SR-57-17.
4. EXISTING CONDITIONS PLAN IS A COMBINATION OF AS-BUILT SURVEY AND FINAL DESIGN. ADDITIONAL SURVEY TO BE SUPPLIED AT COMPLETION OF LOTS 1 AND 2.

SEE SHEET C0.00 FOR ALL PROJECT NOTES.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVENUE
SUITE 250
RALEIGH, NORTH CAROLINA 27609

KANE REALTY CORPORATION

VINE 2 APARTMENTS
LOT 2 NORTH HILLS EAST II
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA, 27609

[redacted]

REVISIONS

NO. DATE

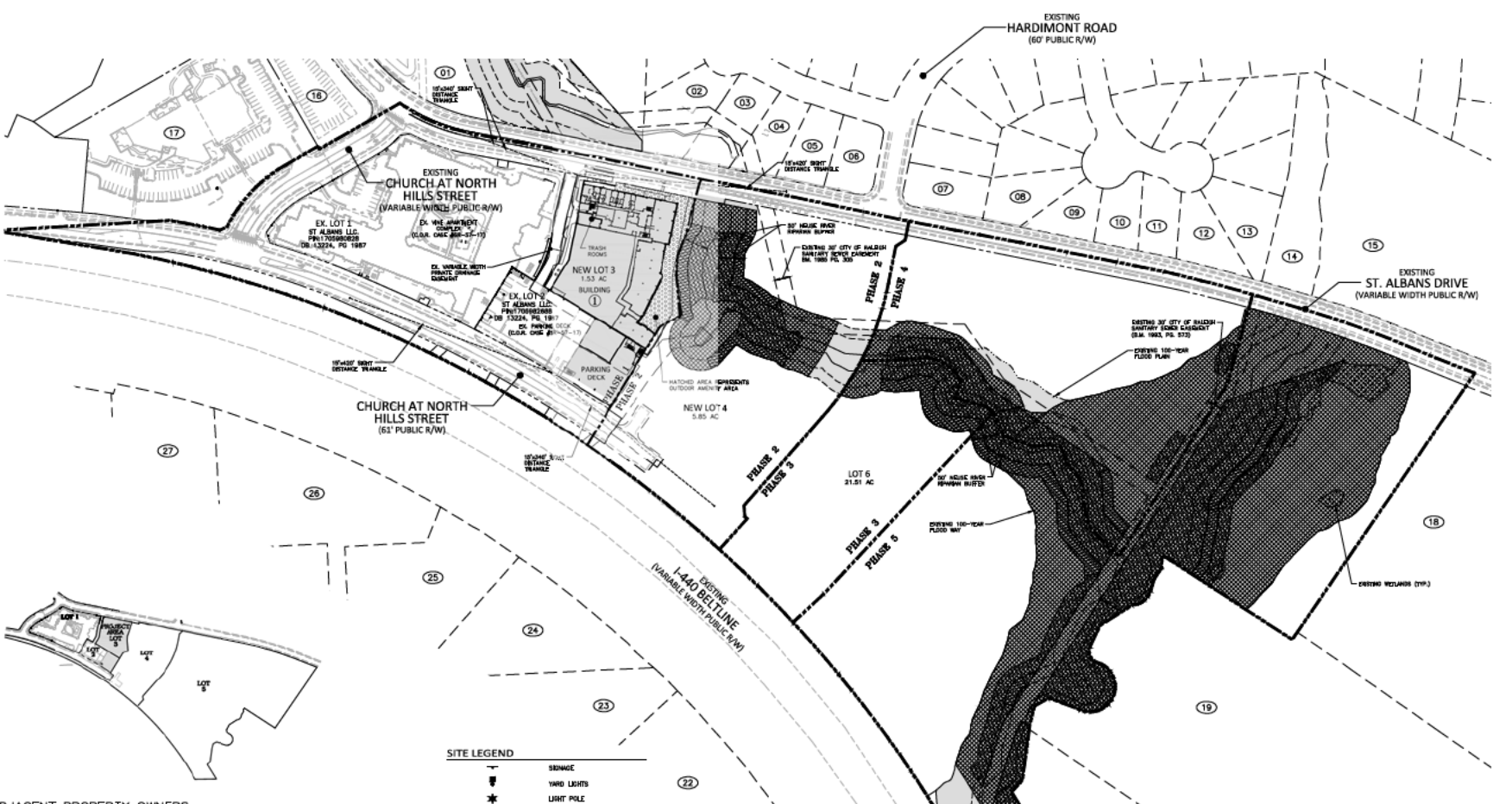
PLAN INFORMATION

PROJECT NO.	KAN-19080
FILENAME	KAN19070-ICP-XC1
CHECKED BY	AP
DRAWN BY	CEH
SCALE	1"=40'
DATE	04. 08. 2020

SHEET

EXISTING CONDITIONS

C1.00



ADJACENT PROPERTY OWNERS

#	NAME:	MAIL ADDRESS:	CITY, STATE:	WAKE COUNTY PIN #
01	NORTH HILLS EAST MASTER DEVELOPMENT LLC	PO BOX 18107	RALEIGH, NC 27619-8107	7106-99-1304
02	JOEL T. DENNING, TONYA D. DENNING	804 TUFTS COURT	RALEIGH, NC 27609-8701	7106-99-9133
03	JAMES P. WILLIAMS	1103 AMERSBY COURT	RALEIGH, NC 27609-3874	7106-99-8917
04	JOHN K. BANDY, ANNETTE D. BANDY	812 TUFTS COURT	RALEIGH, NC 27609-8701	7106-99-7007
05	BARRY D. PIGOTT	816 TUFTS COURT	RALEIGH, NC 27609-8701	7106-99-7089
06	WILLIAM R. HEATH, KATLIN C. HEATH	820 TUFTS COURT	RALEIGH, NC 27609-8701	7106-99-9063
07	ROBERT A. TUCKER, CATHERINE H. TUCKER	800 HARDIMONT ROAD	RALEIGH, NC 27609-8729	7106-08-6969
08	MELVIN G. LEWIN, CLAIRE A. LEWIN	812 BABCOCK COURT	RALEIGH, NC 27609-8530	7106-08-1963
09	WILLIAM L. WOFFORD JR., KATHERINE B. WOFFORD	816 BABCOCK COURT	RALEIGH, NC 27609-8530	7106-08-3859
10	GERALD A. TINDEN	820 BABCOCK COURT	RALEIGH, NC 27609-8530	7106-08-3898
11	HAL A. THORNE, ROBIN G. THORNE	824 BABCOCK COURT	RALEIGH, NC 27609-8530	7106-08-4879
12	JACOB L. SAPRON, BRAURA J. SAPRON	828 BABCOCK COURT	RALEIGH, NC 27609-8530	7106-08-6858
13	NICHOLAS T. RADFORD	832 BABCOCK COURT	RALEIGH, NC 27609-8530	7106-08-8941
14	GMUK PROPERTIES LLC	7320 SR FORKS ROAD, SUITE 220	RALEIGH, NC 27615-7809	7106-08-7833
15	MARYNA R. ANDREWS, MABEL ANDREWS	PO BOX 12059	ARLINGTON, TX 76094-0059	7106-10-2765
16	NORTH HILLS EAST MASTER DEVELOPMENT LLC	PO BOX 18107	RALEIGH, NC 27619-8107	7106-99-7198
17	CHURCH OF THE APOSTLES OF RALEIGH	333 CHURCH AT NORTH HILLS ST	RALEIGH, NC 27609-8177	7106-99-5065
18	ST. ALBANS HOLDINGS LLC	301 BENSON DRIVE, SUITE 103	RALEIGH, NC 27609-7332	7106-13-3066
19	ST. ALBANS HOLDINGS LLC	301 BENSON DRIVE, SUITE 103	RALEIGH, NC 27609-7332	7106-07-7778
20	AVONDALE RALEIGH, LLC	5424 WISCONSIN AVE, SUITE 202	CHEVY CHASE, MD 20815-3063	7106-17-0038
21	BARRETT SQUARE CONDOMINIUMS	3801 BARRETT DRIVE	RALEIGH, NC 27609-6811	7106-07-7319
22	CORNWALLIS SQUARE CONDOMINIUMS	P.O. BOX 18053	RALEIGH, NC 27619-8053	7106-07-4735
23	MORRIS CREEK RALEIGH, LLC	P.O. BOX 18873	RALEIGH, NC 27619-8873	7106-07-8973
24	MONTOR PROPERTIES, LLC	5603 FALLS OF NEUSE ROAD	RALEIGH, NC, 27609-6820	7106-06-3038
25	COMPUTER DRIVE ASSOCIATES	3805 COMPUTER DRIVE	RALEIGH, NC, 27609-6563	7106-06-9198
26	BARRED REAL ESTATE INVESTMENT, LLC	4405 POTEAU CIRCLE	AUSTIN, TX 78734-1825	7106-06-7363
27	BARRED REAL ESTATE INVESTMENT, LLC	4405 POTEAU CIRCLE	AUSTIN, TX 78734-1825	7106-06-5327
27	STATE EMPLOYEES CREDIT UNION	3828 SR FORKS ROAD	RALEIGH, NC, 27611-6607	7106-06-5219

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

TREE CONSERVATION LEGEND

- PRIMARY TREE CONSERVATION AREA
- TREE CONSERVATION AREA – GREENWAY
- WETLAND
- OPEN SPACE

GENERAL NOTES:

1. PHASE 1 INFRASTRUCTURE CURRENTLY UNDER CONSTRUCTION PER CITY OF RALEIGH CASE #S-46-2037.
2. PHASE 2 INFRASTRUCTURE CURRENTLY UNDER CONSTRUCTION PER CITY OF RALEIGH CASE #S-93-2006.
3. LOTS 1 AND 2 UNDER CONSTRUCTION PER CITY OF RALEIGH CASE #SR-57-17.

OUTDOOR AMENITY AREA (5% MIN. REQUIRED)
REQUIRED: 3,262 SF (5% OF LOT 3 AREA (65,628 SF))
PROVIDED: 12,018 SF (18.3%)

SEE SHEET C0.00 FOR ALL PROJECT NOTES.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

McADAMS
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2905 Meridian Parkway
Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVENUE
SUITE 250
RALEIGH, NORTH CAROLINA 27609

KANE REALTY CORPORATION

VINE 2 APARTMENTS
LOT 3 NORTH HILLS EAST II
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA, 27609

[redacted]

REVISIONS

NO.	DATE	
1	10. 08. 2020	RESPONSE TO 1ST CITY REVIEW
2	11. 24. 2020	RESPONSE TO 2ND CITY REVIEW

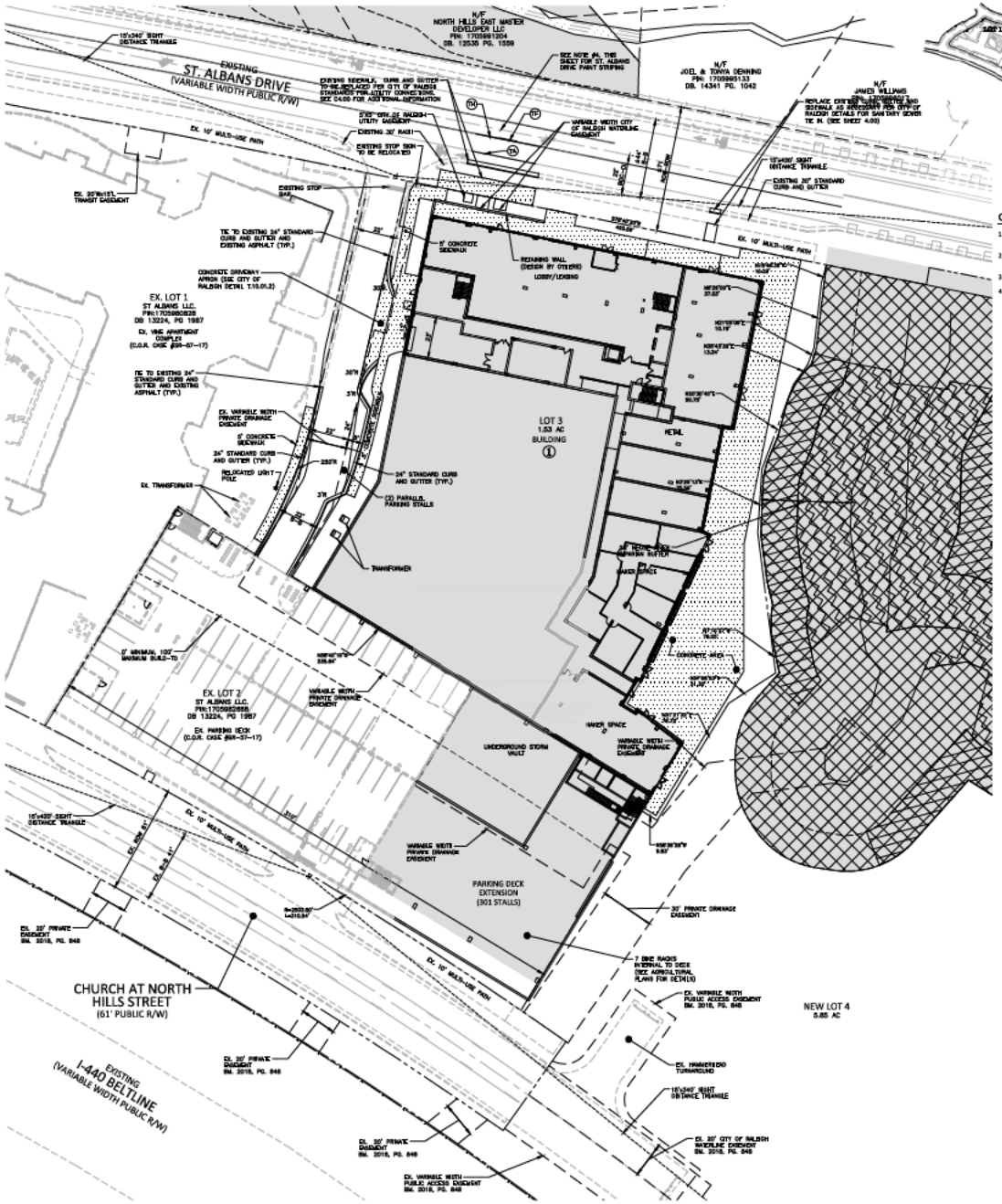
PLAN INFORMATION

PROJECT NO.	KAN-19080
FILENAME	KAN19080-ASR-OAS1
CHECKED BY	AP
DRAWN BY	CEH
SCALE	1"=100'
DATE	04. 08. 2020

SHEET

OVERALL SITE PLAN

C2.00



GENERAL NOTES:

1. PHASE 1 INFRASTRUCTURE CURRENTLY UNDER CONSTRUCTION PER CITY OF RALEIGH CASE #S-46-2017.
2. PHASE 2 INFRASTRUCTURE CURRENTLY UNDER CONSTRUCTION PER CITY OF RALEIGH CASE #SPR-0051-2020.
3. LOTS 1 AND 2 UNDER CONSTRUCTION PER CITY OF RALEIGH CASE #SR-57-17.
4. CONTRACTOR SHALL REPLACE PAINT STRIPING IN ST. ALBANS DRIVE AS NEEDED FOR INSTALLATION OF UTILITIES. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

TREE CONSERVATION LEGEND

- PRIMARY TREE CONSERVATION AREA
- TREE CONSERVATION AREA – GREENWAY

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
TA 4" WHITE EDGELINE
TF 4" YELLOW SNIP (10' – 30' SP.)
TN 4" YELLOW SINGLE CENTER
TG 8" WHITE CROSSWALK LINE

NOTE:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS T1205.01–T1205.12)

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

BUILD-TO REQUIREMENTS:

FRONTAGE: CHURCH AT NORTH HILLS STREET:	310.54 LF
REQUIRED: (30% WITHIN 0-30')	155.27 LF (50% OF 310.54 LF)
PROVIDED:	310.00 LF (PARKING DECK) (99.8%)

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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REVISIONS

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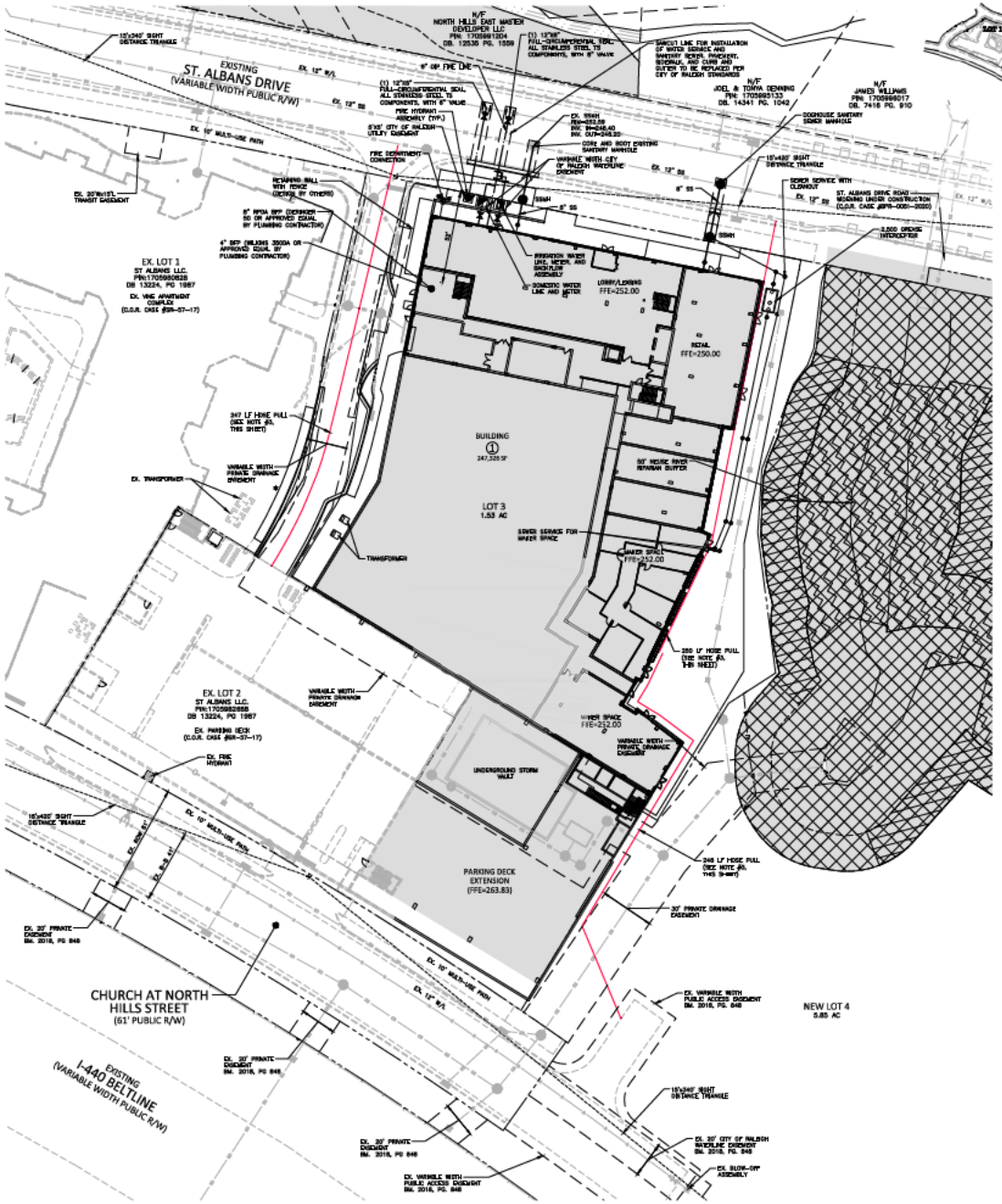
PLAN INFORMATION

PROJECT NO.	KAN-19080
FILENAME	KAN19080-ASR-S1
CHECKED BY	AP
DRAWN BY	CEH
SCALE	1"=30'
DATE	04. 08. 2020

SHEET

SITE PLAN

C2.01



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

TREE CONSERVATION LEGEND

- PRIMARY TREE CONSERVATION AREA
- TREE CONSERVATION AREA – GREENWAY
- OPEN SPACE

GRAPHIC SCALE

1 inch = 80 ft.

NOTES:

1. SWIMMING POOL DRAINAGE SYSTEM AND PUMP FILTER BACKWASH SHALL BE EQUIPPED WITH A PUMP RESTRICTOR TO KEEP THE POOL DISCHARGE AT OR BELOW 50 GPM TO THE EXISTING STORM DRAINAGE SYSTEM.
2. THE SWIMMING POOL SHALL NOT EXCEED 65 LF IN ANY DIRECTION AND SHALL NOT EXCEED A SF AREA OF 4,000 SF.
3. BUILDING 1 SHALL UTILIZE A NFPA FIRE SUPPRESSION SYSTEM.

SEE SHEET C0.00 FOR ALL PROJECT NOTES.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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REVISIONS

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PLAN INFORMATION

PROJECT NO.	KAN-19080
FILENAME	KAN19080-ASR-U1
CHECKED BY	AP
DRAWN BY	CGH
SCALE	1"=30'
DATE	04. 08. 2020

SHEET

UTILITY PLAN

C4.00

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	UPB	9	Allee Elm	Ulmus parvifolia 'Allee'	3.5" min	14' min

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING
	AKGK	32	Glossy Abelia	Abelia x grandiflora 'Kaleidoscope'	18"	
	ICSS	10	Steeds Japanese Holly	Ilex crenata 'Steeds'	36" min	

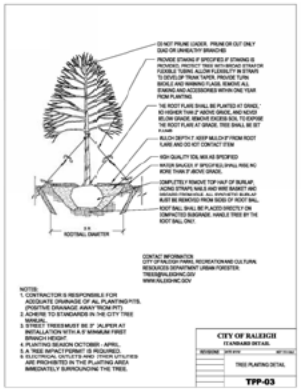
LANDSCAPE CALCULATIONS:

STREET TREES:
ST. ALBANS DR: 230 LF
STREET TREES REQUIRED: 9 TREES (4/100 LF PER MASTER PLAN #MP-3-16)
STREET TREES PROVIDED: 9 TREES

SHRUBS REQUIRED: 33 SHRUBS (15/100 LF PER MASTER PLAN #MP-3-16)
SHRUBS PROVIDED: 32 SHRUBS

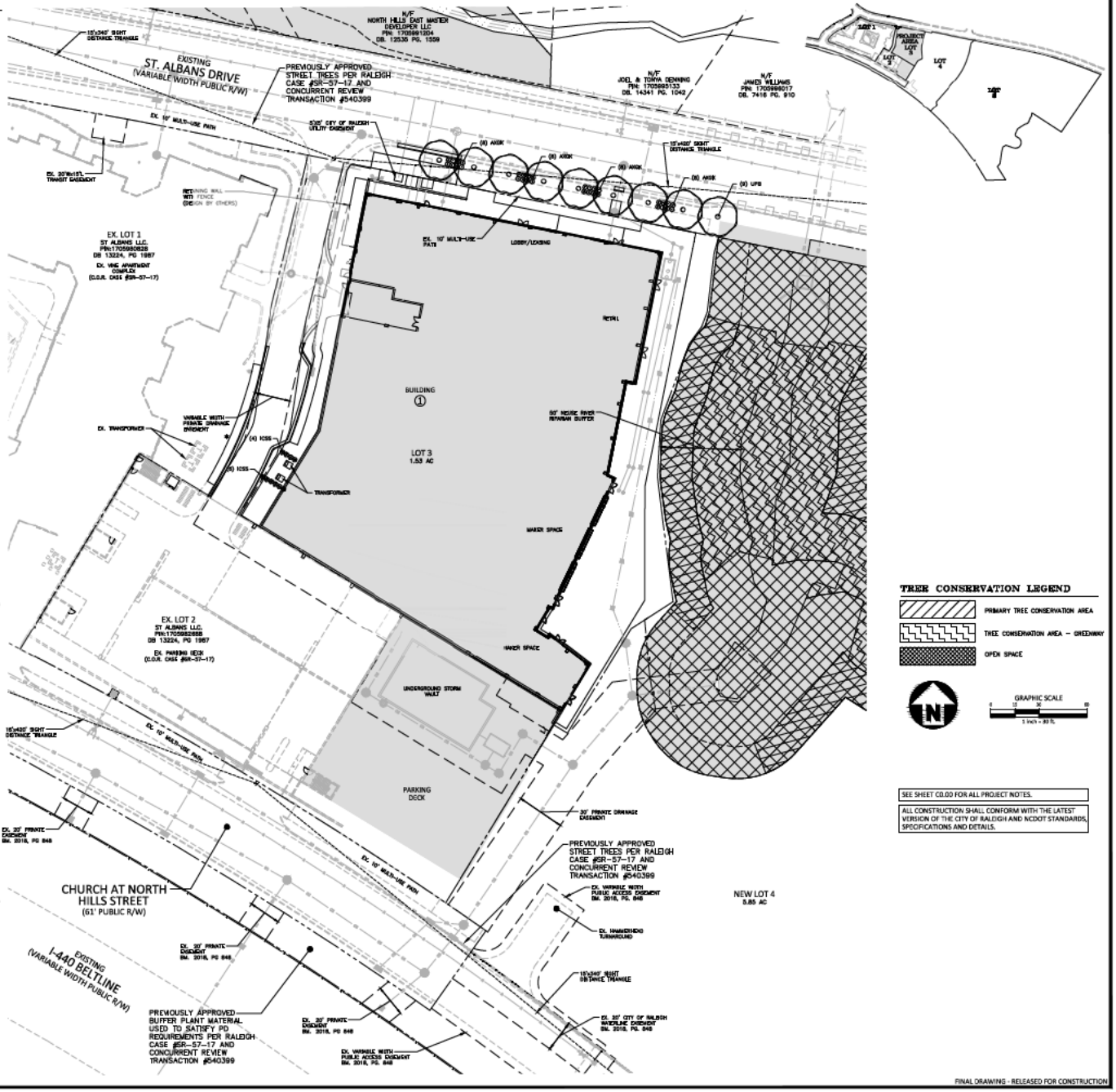
NOTES:

1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS IF CHAPTER 2 OF THE CITY TREE MANUAL.
2. STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM ITOP SIGNS,10' ON EITHER SIDE OF ITILITY PIPES, 10' FROM DRIVEWAY,10' FROM A FIRE HYDRANT AND 40' FROMANY LIGHT POLES. SEE RALEIGH CITY TREE MANNUAL FOR ADDITIONAL MINIMUM DEVIATIONS FROM SITE ELEMENTS TO STREET TREES.
3. CONTRACTOR SHALL REPLACE ANY EXISTING STREET TREE WHICH IS DAMAGED OR DESTROYED DURING CONSTRUCTION WITH AN EQUAL SPECIES AND SIZE TO BE APPROVED BYLANDSCAPE ARCHITECT AND/OR GOVERNING AGENCY.
4. ALL EXISTING STREET TREES AND THEIR CRITICAL ROOT ZONES SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
5. ALL TREES LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A MINIMUM 8' ABOVE FINISHED GRADE.
6. A TREE IMPACT PERMIT (IS)REQUIRED PRIOR TO SUBDIVISION OR ISSUANCE OF BUILDING PERMITS, WHICHEVER OCCURS FIRST, FOR TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.



LANDSCAPE NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THECITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IERESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPI CONSTRUCTION AND ISTALLATION IN ORDER TO BECOMETAMILIAR WITH THEEXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IT'ESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIESBEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS IES QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE. OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE DIGGING.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATTERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTING SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER OR TOUCH THE ROOT PLANT. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE ON LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT HOLDS THE RIGHT TO REQUEST MODIFICATIONS TO THE MULCH RINGS IF INSTALLED INCORRECTLY.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BIND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAKE TREES AND STANDING, LIMITED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
27. REMOVE ALL WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
28. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. REDISTRIBUTE SOIL AND REMOVE ROCKS, AND FILL DEPRESSIONS TO MEET FINISH GRADES. UNFINISHED GRADING TO AVOID THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



TREE CONSERVATION LEGEND

- PRIMARY TREE CONSERVATION AREA
- TREE CONSERVATION AREA – GREENWAY
- OPEN SPACE

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

SEE SHEET C0.00 FOR ALL PROJECT NOTES.

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REVISIONS

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1	10. 08. 2020	RESPONSE TO 1ST CITY REVIEW
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PLAN INFORMATION

PROJECT NO.	KAN-19080
FILENAME	KAN19080-ASR-LS1
CHECKED BY	AP
DRAWN BY	CGH
SCALE	1"=30'
DATE	04. 08. 2020

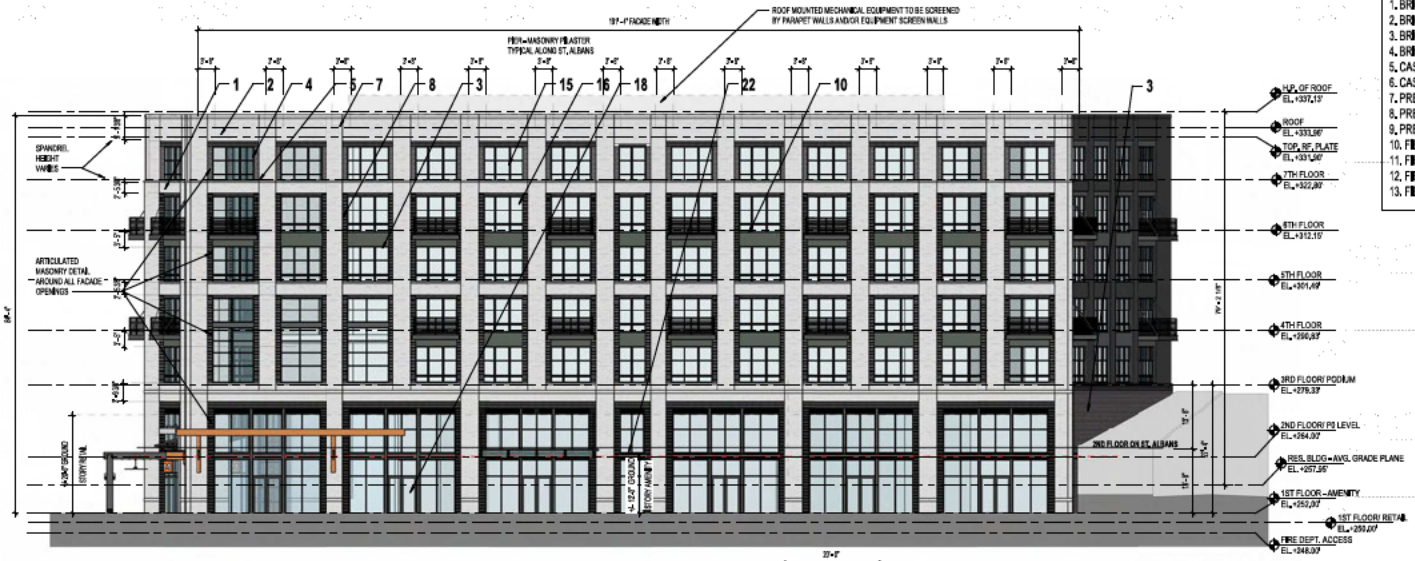
SHEET

LANDSCAPE PLAN

L5.00

MATERIAL LEGEND

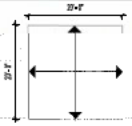
1. BRICK # 1
2. BRICK # 1 (THIN)
3. BRICK # 2
4. BRICK # 2 (THIN)
5. CAST STONE # 1
6. CAST STONE # 2
7. PRE. AL. PARAPET COPING
8. PRE. AL. BALCONY ASSEMBLY
9. PRE. AL. RAIN GUTTER ASSEMBLY
10. FIBER CEMENT SIDING # 1
11. FIBER CEMENT SIDING # 2
12. FIBER CEMENT SIDING # 3
13. FIBER CEMENT TRIM # 4
14. PRE. AL. RAINSCREEN SYSTEM
15. PRE. AL. SNGL HUNG WINDOW SYSTEM
16. PRE. AL. PATIO DOORS (TBD)
17. PRE. AL. WINDOW WALL SYSTEM
18. PRE. AL. STOREFRONT
19. PRE. AL. EXHAUST VENT # 1 (TBD)
20. PRE. AL. EXHAUST VENT # 2 (TBD)
21. PRE. AL. EXHAUST VENT # 3 (TBD)
22. PRE. GL. AND MTL CANOPY SYST.
23. PRE. OVERHEAD DOOR ASSEMBLY (TBD)
24. PRE. SCHWEISS HYDR. BI-FOLD DOOR
25. RESIDENTIAL ENTRY WALL LIGHTING

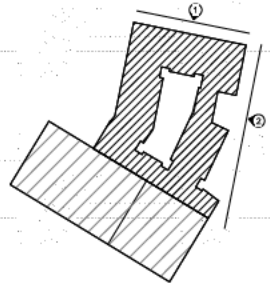


1 NORTH ELEVATION (ST. ALBANS DRIVE)
SCALE: 3/32" = 1'-0" A25.01

St. Albans Facade - Blank Wall Calculation:
Per Section 1.5.10 facade limits blank wall space both vertically and horizontally
Per Section 3.2.J.1 F3 Mixed Use Building - Blank wall max - 20'-0"

Blank Wall Area: "Masonry Piers and Spandrels"
- Full Piers: 3'-9" W x 84'-4" H x 8 Piers
- Partial Piers: 3'-9" W x 69'-4" H x 6 Piers
- Spandrels: Various W x H based on material and facade rythym



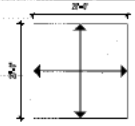


SCALE: 3/32" = 1'-0"
0' 4' 12' 24' 42'-8"

2 EAST ELEVATION (GREENWAY TRAIL FACADE)
SCALE: 3/32" = 1'-0" A25.01

Greenway Trail Facade - Blank Wall Calculation:
Per Section 1.5.10 facade limits blank wall space both vertically and horizontally
Per Section 3.2.J.1 F3 Mixed Use Building - Blank wall max - 20'-0"

Blank Wall Area: "Masonry Piers and Spandrels"
- Full Piers: 3'-9" W x 84'-4" H x 8 Piers
- Partial Piers: 3'-9" W x 69'-4" H x 6 Piers
- Spandrels: Various W x H based on material and facade rythym



SCALE: 3/32" = 1'-0"
0' 4' 12' 24' 42'-8"

SK+I ARCHITECTURE

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MEP ENGINEER
LIGHTHORE ENGINEERING
400 WEST MORGAN STREET, SUITE 100, RALEIGH, NC 27603
TEL. 919.833.7701

INTERIOR DESIGNERS

DESIGN DEVELOPMENT

PROJECT NAME
VINE 2 NORTH HILLS
540 ST. ALBANS DRIVE RALEIGH, NC 27609

PROJECT NUMBER

OWNER
NAME REALTY DEVELOPMENT
4301 LASITER AT NORTH HILLS AVE. SUITE 200, RALEIGH NC 27609

OWNER'S PHONE 919.719.0440
OWNER CONTACT GILLIAN PETTS

ISSUE

MARK	DATE	DESCRIPTION
	2020/05/08	SD SET
	2020/11/20	REPR TO 2ND CITY REVIEW

SEAL

KEYPLAN

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DRAWING TITLE
ELEVATIONS - BLANK WALL CALCULATION

DATE 2020.12.11
SCALE As Indicated

AZ5.01

1 NORTH ELEVATION (ST. ALBANS DRIVE)
SCALE: 3/32" = 1'-0" AZ5.01a

MATERIAL LEGEND

1. BRICK # 1
2. BRICK # 1 (THIN)
3. BRICK # 2
4. BRICK # 2 (THIN)
5. CAST STONE # 1
6. CAST STONE # 2
7. PRE. AL. PARAPET COPING
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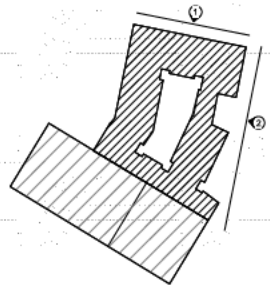
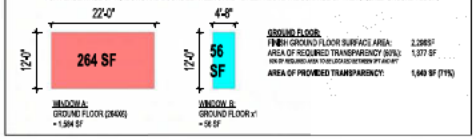


SCALE: 3/32" = 1'-0"
0' 4' 12' 24' 42'-8"

TRANSPARENCY CALCULATIONS

FOR PERCENTAGE OF WINDOWS AND DOORS BETWEEN 0 AND 12 FEET ABOVE THE SURFACE OF THE FINISHED GROUND FLOOR,



WINDOW A:
GROUND FLOOR (28405)
= 1,584 SF

WINDOW B:
GROUND FLOOR x1
= 56 SF

GROUND FLOOR:

FINISH GROUND FLOOR SURFACE AREA:	2,2665
AREA OF REQUIRED TRANSPARENCY (50%):	1,377 SF
50% OF RES. AND ADD. TOWER AREA BETWEEN 0FT AND 12FT	
AREA OF PROVIDED TRANSPARENCY:	1,640 SF (71%)

2 EAST ELEVATION (GREENWAY TRAIL FACADE)
SCALE: 3/32" = 1'-0" AZ5.01a

SCALE: 3/32" = 1'-0"
0' 4' 12' 24' 42'-8"

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DESIGN DEVELOPMENT

PROJECT NAME
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PROJECT NUMBER

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ISSUE

MARK	DATE	DESCRIPTION
	2020.11.20	REPR TO 2ND CITY REVIEW

SEAL

KEYPLAN

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DRAWING TITLE
ELEVATIONS - TRANSPARENCY CALCULATIONS

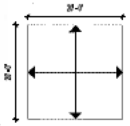
DATE 2020.12.11
SCALE As Indicated

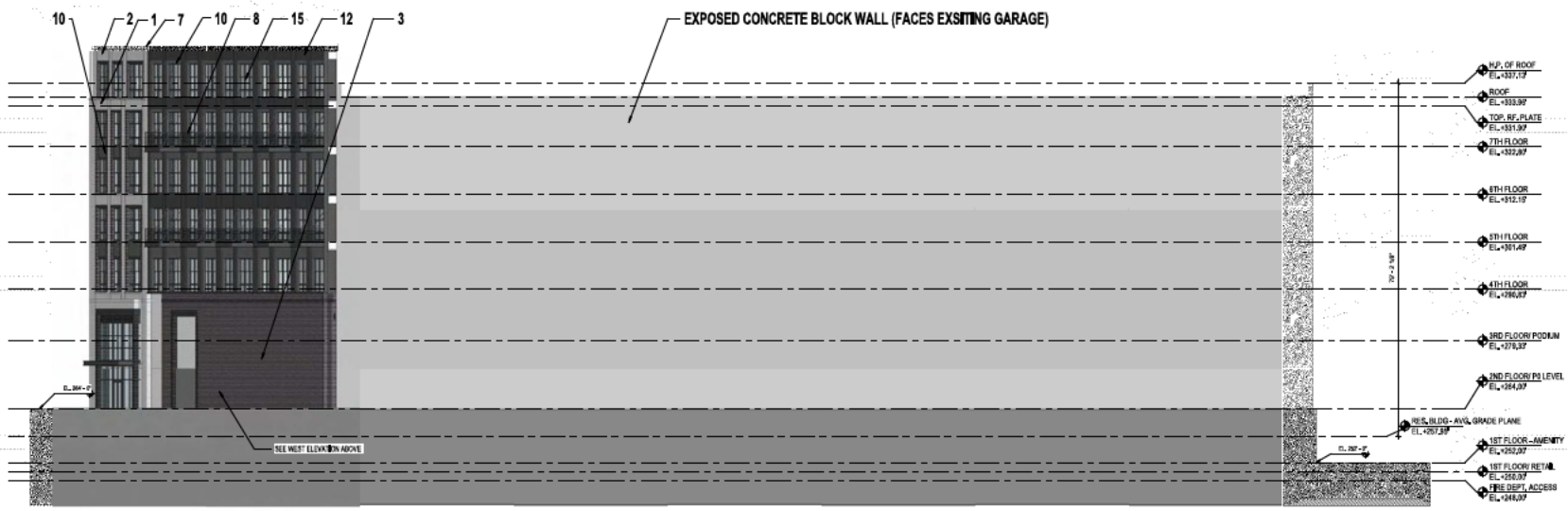
AZ5.01a

1 WEST ELEVATION (GARAGE SERVICE LANE)
SCALE: 3/32" = 1'-0" AZ5.02

Garage Service Lane Facade=Blank Wall Calculation:
Per Section 1,5,10 facade limits blank wall space both vertically and horizontally
Per Section 3.2.5 F3 Mixed Use Building = Blank wall max =20-0"

Blank Wall Area "Masonry Piers and Spandrels"
•Full Piers: 3-0" W x 84-4" H x 8 Piers
•Partial Piers: Various W x 68-8"H
•Spandrels: Various W x H based on material and facade rythym
•Base: Max height 19'-4 1/4"

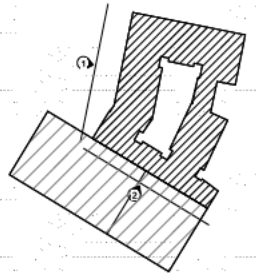




2 SOUTH ELEVATION (GARAGE PARTI WALL)
SCALE: 3/32" = 1'-0" AZ5.02

MATERIAL LEGEND

1. BRICK # 1
2. BRICK # 1 (THIN)
3. BRICK # 2
4. BRICK # 2 (THIN)
5. CAST STONE # 1
6. CAST STONE # 2
7. PRE. AL. PARAPET COPING
8. PRE. AL. BALCONY ASSEMBLY
9. PRE. AL. RAIN GUTTER ASSEMBLY
10. FIBER CEMENT SIDING # 1
11. FIBER CEMENT SIDING # 2
12. FIBER CEMENT SIDING # 3
13. FIBER CEMENT TRIM # 4
14. PRE. AL. RAINSCREEN SYSTEM
15. PRE. AL. SNGL HUNG WINDOW SYSTEM
16. PRE. AL. PATIO DOORS (TBD)
17. PRE. AL. WINDOW WALL SYSTEM
18. PRE. AL. STOREFRONT
19. PRE. AL. EXHAUST VENT # 1 (TBD)
20. PRE. AL. EXHAUST VENT # 2 (TBD)
21. PRE. AL. EXHAUST VENT # 3 (TBD)
22. PRE. GL. AND MTL. CANOPY SYST.
23. PRE. OVERHEAD DOOR ASSEMBLY (TBD)
24. PRE. SCHWEISS HYDR. BI-FOLD DOOR
25. RESIDENTIAL ENTRY WALL LIGHTING



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0' 4' 12' 24' 42'-8"

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0' 4' 12' 24' 42'-8"

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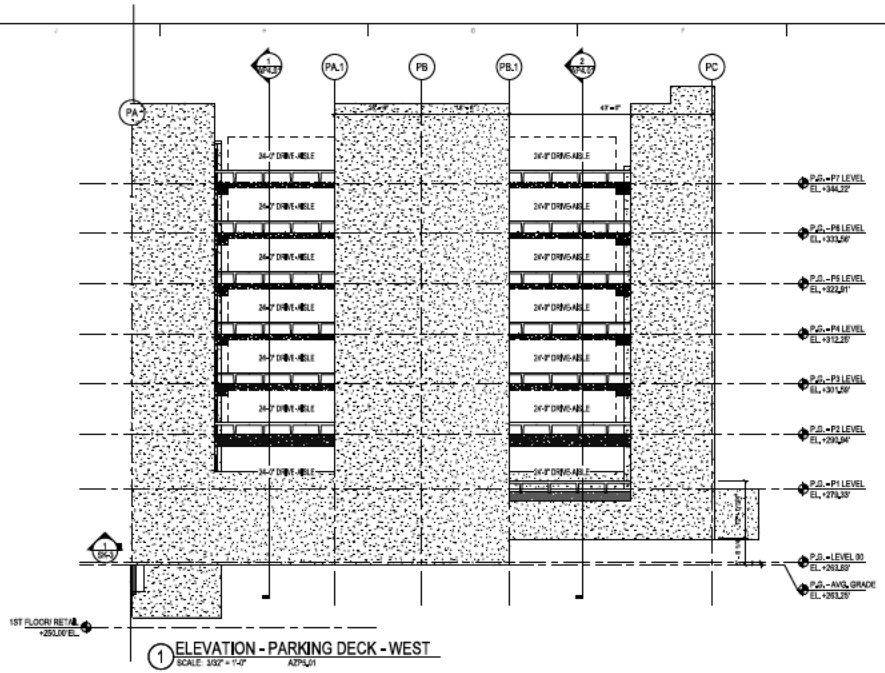
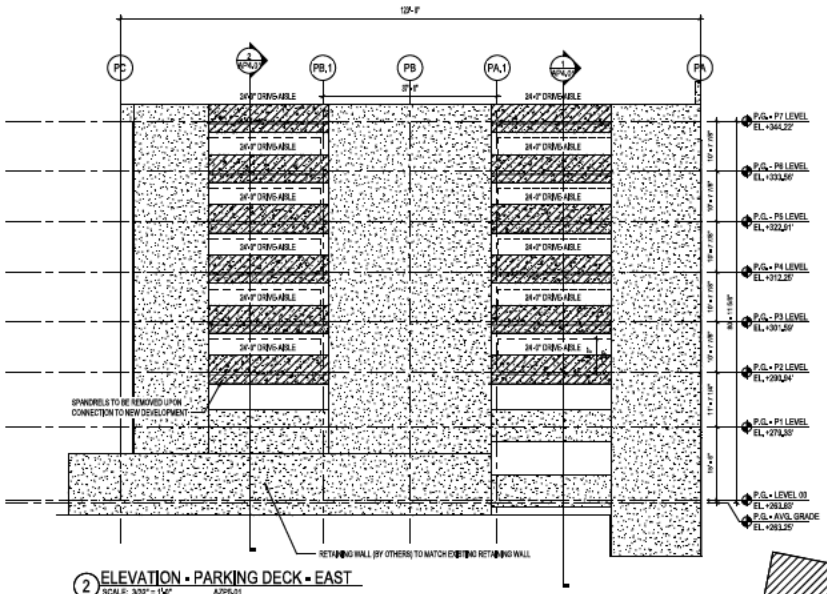
ELEVATIONS

DATE 2020.12.11
SCALE As Indicated

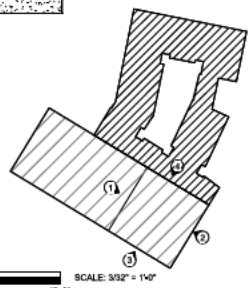
AZ5.02

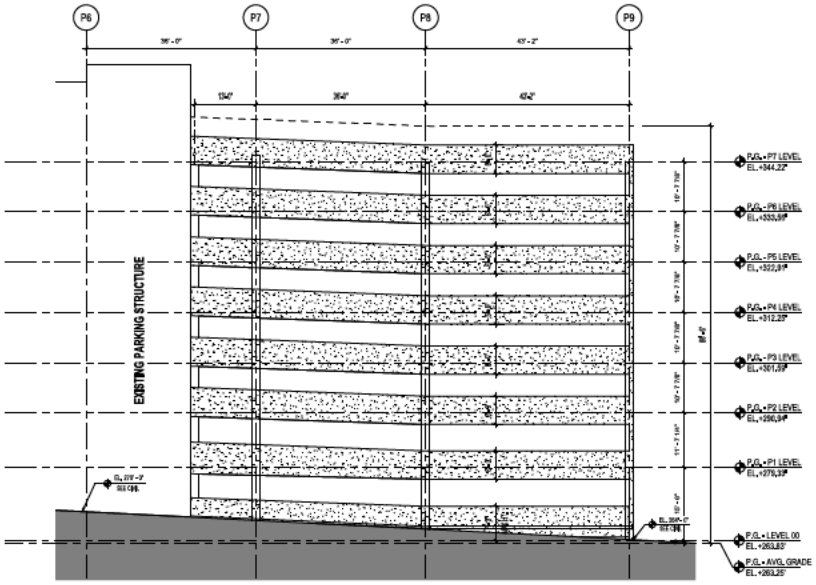


1 ELEVATION - PARKING DECK - WEST
SCALE: 3/32" = 1'-0" AZP5.01

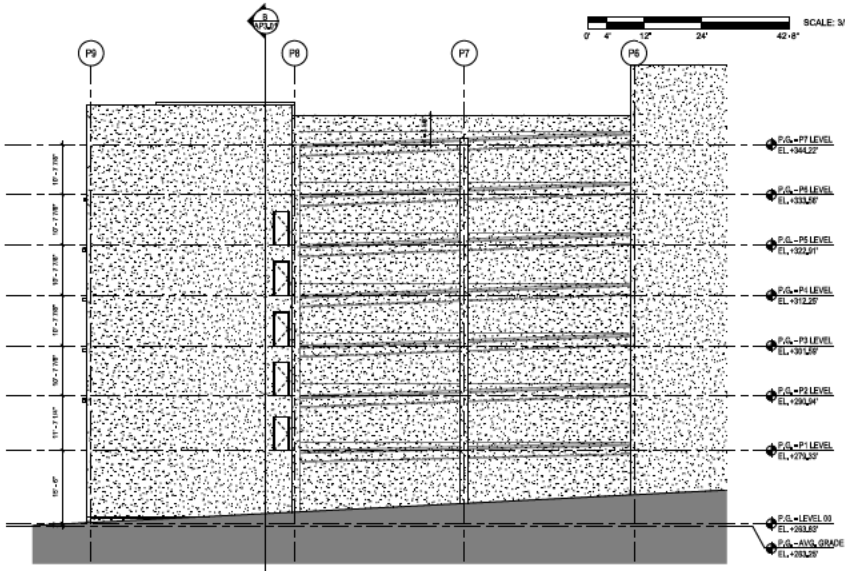


2 ELEVATION - PARKING DECK - EAST
SCALE: 3/32" = 1'-0" AZP5.01





3 ELEVATION - PARKING DECK - SOUTH
SCALE: 3/32" = 1'-0" AZP5.01



4 ELEVATION - PARKING DECK - NORTH
SCALE: 3/32" = 1'-0" AZP5.01

SCALE: 3/32" = 1'-0"
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PARKING DECK ELEVATIONS

DATE 2020.12.11
SCALE 3/32" = 1'-0"

AZP5.01