Administrative Site Review Application



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

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _

Planner (print): _

Please review UDO Section 10.2.8. 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:	Plan Tier: Tier Two Site Plan Tier Three Site Plan					
Building Type				Site Transaction History		
	Detached		General	Subdivision case #:		
	Attached		Mixed use	Scoping/sketch plan case #: Certificate of Appropriateness #:		
	Apartment		Open lot	Board of Adjustment #:		
-	Townhouse		Civic	Zoning Case #:		
	rownnouse		CIVIC	Administrative Alternate #:		
			GENERAL IN	FORMATION		
Development na	ime:					
Inside City limits	? Yes	No				
Property address	s(es):					
Site P.I.N.(s):						
Please describe	the scope of	f work. Include a	any additions, e	expansions, and change of use.		
Current Property	/ Owner/Dev	eloper Contact	Name:			
NOTE: please a	ttach purch	ase agreement	t when submi	tting this form.		
Company:				Title:		
Address:						
Phone #:			Email:			
Applicant Name:	:					
Company:			Address:			
Phone #: Email:						

REVISION 02.19.21

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):				
	Existing gross floor area to be demolished:				
Gross site acreage:	New gross floor area:				
# of parking spaces required:	Total sf gross (to remain and new):				
# of parking spaces proposed:	Proposed # of buildings:				
Overlay District (if applicable):	Proposed # of stories for each:				
Existing use (UDO 6.1.4):					
Proposed use (UDO 6.1.4):					

STORMWATER INFORMATION							
Existing Impervious Surface:	Proposed Impervious Surface:						
Acres: Square Feet:	Acres: Square Feet:	_					
Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #:							
Neuse River Buffer Yes No	Wetlands Yes No						

RESIDENTIAL DEVELOPMENTS						
Total # of dwelling units:			Total # of hotel units:			
# of bedroom units: 1br	2br	3br	3br 4br or more			
# of lots:			Is your project a cottage court?	Yes	No	

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and the described in this application will be maintained in all respects in accordance with the plane herewith, and in accordance with the provisions and regulations of the City of Raleigh	ans and specifications submitted
I, will serve as the agent regarding and respond to administrative comments, resubmit plans and applicable documentatio owner(s) in any public meeting regarding this application.	this application, and will receive n, and will represent the property
I/we have read, acknowledge, and affirm that this project is conforming to all application proposed development use. I acknowledge that this application is subject to the filing of which states applications will expire after 180 days of inactivity.	
Signature: Signature:	Date:
Printed Name:	

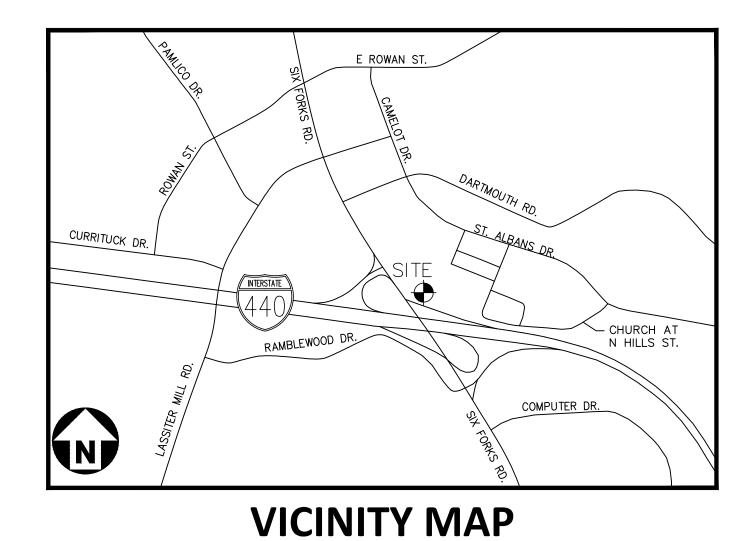
REVISION 02.19.21

This form is required when submitting site plans as referer 10.2.8. Please check the appropriate building types and in		
Office Use Only: Case #:	Planner (print):	
Please review UDO Section 10.2.8. as amended by text ch assistance determining a Site Plan Tier is needed a Site P <u>Permit and Development Portal</u> . (Note: There is a fee for t	lan Tier Verification request can be submitted online via the	KŁ
Site Plan Tier: Tier Two Site Plan Tier Three Building Type	Site Plan	
Detached Genera		ЛС
Attached Mixed use Apartment Open lo	Certificate of Appropriateness #:	40
Townhouse Civie	Zaning Case #:	
Development name: Multi-Family South Inside City limits? Yes 🖌 No		ΔΓ
Property address(es): 4006 Market at	North Hills Street	
Site P.I.N.(s): 1705794136 Please describe the scope of work. Include any additions Construction of two mixed use towers (27 and 23 f		
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when subn	nitting this form.	
Company: Address: c/o Kane Realty, 4321 Lassiter at Nor	Title: rth Hills Ave, Raleigh, NC 27609	
Phone #: 919-719-3573 Email: kaw	/lker@kanerealtycorp.com	PHYSICAL ADDRESS: OWNER:
Applicant Name: Gray Harrell Project ManagerCompany: McAdamsAddress: O	ne Glenwood Ave., Suite 201, Raleigh, NC 27603	
Phone #: 919-823-4300 Email: harr	rell@mcadamsco.com	PIN: REAL ESTATE ID:
		ZONING: WATERSHED:
	REVISION 02.19.21 raleighnc.gov E + SITE DATE TABLE	LOT AREA: PROJECT AREA: AREA IN FLOODWAY/FLOODPLAIN EXISTING LOT IMPERVIOUS: PROPOSED LOT IMPERVIOUS: EXISTING LOTS:
(Applicable to a SITE DATA	II developments) BUILDING DATA	MAX BUILDING HEIGHT: PROPOSED BUILDING HEIGHT:
Zoning district (if more than one, please provide the acreage of each): CX-40-CU	Existing gross floor area (not to be demolished): 0 sf Existing gross floor area to be demolished:	BUILDING SQUARE FOOTAGE:
	0	PARKING SUMMARY REQUIRED PARKING (MAX):
Gross site acreage: 2.65 ac # of parking spaces required: 860	New gross floor area: 887,129 Total sf gross (to remain and new):	1-BR/STUDIO (41 2-BR (17 3-BR (20
# of parking spaces proposed:	Proposed # of buildings: 1 Proposed # of stories for each: 27 & 23	RESTAURANT/RETAIL (10 TOTAL
Overlay District (if applicable): n/a Existing use (UDO 6.1.4): Parking	Proposed # of stories for each. 27 & 23	PARKING REDUCTION PER APPROV AMENDMENT
Proposed use (UDO 6.1.4): Mixed Use (multi-family & Retail)		REQUIRED PARKING (MAX): PROVIDED PARKING:
		ACCESSIBLE PARKING: REQUIF
STORMWATER Existing Impervious Surface: Acres: 0 Square Feet: 0 Is this a flood hazard area? Yes No If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a	R INFORMATION Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285	BICYCLE PARKING: REQUIR
Existing Impervious Surface: Acres: 0Square Feet: 0 Is this a flood hazard area? Yes No ✓ If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a FEMA Map Panel #: n/a	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285	BICYCLE PARKING: REQUI
Existing Impervious Surface: Acres: 0Square Feet: 0 Is this a flood hazard area? Yes No 🗹 If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a FEMA Map Panel #: n/a Neuse River Buffer Yes No 🗸	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Square Feet: 59,285 Wetlands Yes No	BICYCLE PARKING: REQUIF
Existing Impervious Surface: Acres: 0Square Feet: 0 Is this a flood hazard area? Yes No ✓ If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a FEMA Map Panel #: n/a Neuse River Buffer Yes No ✓ RESIDENTIAL D Total # of dwelling units: 612 # of bedroom units: 1br 414 2br 178 3br 2	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Wetlands Yes No 🗹 EVELOPMENTS Total # of hotel units: 0 0 4br or more N/A	BICYCLE PARKING: REQUI NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIV FROM THE POINT OF TANGENCY OF THE CURB. I SECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANG FENCE, SIGN, FOLIAGE, BERMING OR PARKED VE
Existing Impervious Surface: Acres: 0Square Feet: 0 Is this a flood hazard area? Yes No ✓ If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a FEMA Map Panel #: n/a Neuse River Buffer Yes No ✓ RESIDENTIAL D Total # of dwelling units: 612 # of bedroom units: 1br 414 2br 178 3br 2 # of lots: 1	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Wetlands Yes No 🗹 Wetlands Yes No 🗹 EVELOPMENTS Total # of hotel units: 0 0 4br or more N/A Is your project a cottage court? Yes No 🗹	BICYCLE PARKING: REQUI NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIV FROM THE POINT OF TANGENCY OF THE CURB. I SECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANG FENCE, SIGN, FOLIAGE, BERMING OR PARKED VE
Existing Impervious Surface: Acres: 0Square Feet: 0 Is this a flood hazard area? Yes No ✓ If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a FEMA Map Panel #: n/a Neuse River Buffer Yes No ✓ RESIDENTIAL D Total # of dwelling units: 612 # of bedroom units: 1br 414 2br 178 3br 2 # of lots: 1 SIGNATUF The undersigned indicates that the property owner(s) is awa	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Wetlands Yes No 🗹 Wetlands Yes No 🗹 EVELOPMENTS Total # of hotel units: 0 0 4br or more N/A Is your project a cottage court? Yes No 🗹 RE BLOCK are of this application and that the proposed project	BICYCLE PARKING: REQUIN NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIV FROM THE POINT OF TANGENCY OF THE CURB. I SECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANG FENCE, SIGN, FOLIAGE, BERMING OR PARKED VE ABOVE THE CURB ELEVATION OR THE NEAREST
Existing Impervious Surface: Acres: 0Square Feet: 0 Is this a flood hazard area? Yes No ✓ If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a FEMA Map Panel #: n/a Neuse River Buffer Yes No ✓ RESIDENTIAL D Total # of dwelling units: 612 # of bedroom units: 1br 414 2br 178 3br 2 # of lots: 1 SIGNATUF The undersigned indicates that the property owner(s) is awa described in this application will be maintained in all respect herewith, and in accordance with the provisions and regulat	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Wetlands Yes No Vetle No Vetle Vetle Vetle No Vetle <p< td=""><td>BICYCLE PARKING: REQUIL BICYCLE PARKING: REQUIL NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIVER FROM THE POINT OF TANGENCY OF THE CURB. 1. SECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGE FENCE, SIGN, FOLIAGE, BERMING OR PARKED VER ABOVE THE CURB ELEVATION OR THE NEAREST 1. STREET, LANE, AND SIDEWALK CLOSURE ANY STREET, LANE, OR SIDEWALK, THE OR 1. STREET, LANE, OR SIDEWALK, THE OR</td></p<>	BICYCLE PARKING: REQUIL BICYCLE PARKING: REQUIL NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIVER FROM THE POINT OF TANGENCY OF THE CURB. 1. SECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGE FENCE, SIGN, FOLIAGE, BERMING OR PARKED VER ABOVE THE CURB ELEVATION OR THE NEAREST 1. STREET, LANE, AND SIDEWALK CLOSURE ANY STREET, LANE, OR SIDEWALK, THE OR 1. STREET, LANE, OR SIDEWALK, THE OR
Existing Impervious Surface: Acres: 0Square Feet: 0 Is this a flood hazard area? Yes No V If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a FEMA Map Panel #: n/a Neuse River Buffer Yes No V RESIDENTIAL D Total # of dwelling units: 612 # of bedroom units: 1br 414 2br 178 3br 2 # of lots: 1 SIGNATUF The undersigned indicates that the property owner(s) is awa described in this application will be maintained in all respect herewith, and in accordance with the provisions and regulat I, Gray Harrellwill se and respond to administrative comments, resubmit plans ar	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Wetlands Yes No 🗹 Wetlands Yes No 🗹 EVELOPMENTS Total # of hotel units: 0 0 4br or more N/A Is your project a cottage court? Yes No 🗹 RE BLOCK are of this application and that the proposed project ts in accordance with the plans and specifications submitted	BICYCLE PARKING: REQUIN NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIVFROM THE POINT OF TANGENCY OF THE CURB. ISECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANG FENCE, SIGN, FOLIAGE, BERMING OR PARKED VE ABOVE THE CURB ELEVATION OR THE NEAREST RIGHT-OF-WAY OBSTI 1. STREET, LANE, AND SIDEWALK CLOSURE ANY STREET, LANE, OR SIDEWALK, THE COR SIDEW
Existing Impervious Surface: Acres: 0Square Feet: 0 Is this a flood hazard area? Yes No ✓ If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a FEMA Map Panel #: n/a Neuse River Buffer Yes No ✓ RESIDENTIAL D Total # of dwelling units: 612 # of bedroom units: 1br 414 2br 178 3br 2 # of lots: 1 SIGNATUF The undersigned indicates that the property owner(s) is awa described in this application will be maintained in all respect herewith, and in accordance with the provisions and regulat I, <u>Gray Harrell</u> will se and respond to administrative comments, resubmit plans ar owner(s) in any public meeting regarding this application. I/we have read, acknowledge, and affirm that this project is	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Square Feet: 59,285 Square Feet: 59,285 Wetlands Yes Wetlands Yes No ✓ EVELOPMENTS Total # of hotel units: 0 0 4br or more N/A Is your project a cottage court? Yes No RE BLOCK are of this application and that the proposed project is in accordance with the plans and specifications submitted ions of the City of Raleigh Unified Development Ordinance. erve as the agent regarding this application, and will receive and applicable documentation, and will represent the property conforming to all application requirements applicable with the	BICYCLE PARKING: REQUIN NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIVFROM THE POINT OF TANGENCY OF THE CURB. ISECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGFENCE, SIGN, FOLIAGE, BERMING OR PARKED VE ABOVE THE CURB ELEVATION OR THE NEAREST ISTREET, LANE, AND SIDEWALK CLOSURE ANY STREET, LANE, OR SIDEWALK, THE CORIGINATION OF THE READ OF ANY STREET, LANE, OR SIDEWALK, THE CORIGINATION OF THE START OF WORK, THE CLIMAN STREET OF WORK STREET, CLIMAN
Existing Impervious Surface: Acres: 0Square Feet: 0 Is this a flood hazard area? Yes No ✓ If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a FEMA Map Panel #: n/a Neuse River Buffer Yes No ✓ RESIDENTIAL D Total # of dwelling units: 612 # of bedroom units: 1br 414 2br 178 3br 2 # of lots: 1 SIGNATUF The undersigned indicates that the property owner(s) is awa described in this application will be maintained in all respect herewith, and in accordance with the provisions and regulat I, <u>Gray Harrell</u> will se and respond to administrative comments, resubmit plans ar owner(s) in any public meeting regarding this application.	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Square Feet: 59,285 Wetlands Yes Wetlands Yes No ✓ EVELOPMENTS Total # of hotel units: 0 0 4br or more N/A Is your project a cottage court? Yes No ✓ RE BLOCK are of this application and that the proposed project is in accordance with the plans and specifications submitted ions of the City of Raleigh Unified Development Ordinance. erve as the agent regarding this application, and will receive ad applicable documentation, and will represent the property conforming to all application requirements applicable with the tion is subject to the filing calendar and submittal policy,	BICYCLE PARKING: REQUIN NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIYFROM THE POINT OF TANGENCY OF THE CURB. SECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANG FENCE, SIGN, FOLIAGE, BERMING OR PARKED VE ABOVE THE CURB ELEVATION OR THE NEAREST I MIGHT-OF-WAY OBSTI 1. STREET, LANE, AND SIDEWALK CLOSURE ANY STREET, LANE, OR SIDEWALK, THE CURD SIDEWALK, THE CONTIGNTO TO REVIEW INSPECTIONS COORDINATOR TO REVIEW ISSUED. 4. THE CITY OF RALEIGH REQUIRES AN APPE
Existing Impervious Surface: Acres: 0Square Feet: 0 Is this a flood hazard area? Yes No I If yes, please provide: n/a Alluvial soils: n/a Flood study: n/a FEMA Map Panel #: n/a Neuse River Buffer Yes No I RESIDENTIAL D Total # of dwelling units: 612 # of bedroom units: 1br 414 2br 178 3br 2 # of lots: 1 SIGNATUF The undersigned indicates that the property owner(s) is awa described in this application will be maintained in all respect herewith, and in accordance with the provisions and regulat I, <u>Gray Harrell</u> will se and respond to administrative comments, resubmit plans ar owner(s) in any public meeting regarding this application. I/we have read, acknowledge, and affirm that this project is proposed development use. I acknowledge that this application. I/we have read, acknowledge, and affirm that this project is proposed development use. I acknowledge that this application. I/we have read, acknowledge, and affirm that this project is proposed development use. I acknowledge that this application. I/we have read, acknowledge, and affirm that this project is proposed development use. I acknowledge that this application.	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Square Feet: 59,285 Wetlands Yes Wetlands Yes No ✓ EVELOPMENTS Total # of hotel units: 0 0 4br or more N/A Is your project a cottage court? Yes No ✓ RE BLOCK are of this application and that the proposed project is in accordance with the plans and specifications submitted ions of the City of Raleigh Unified Development Ordinance. erve as the agent regarding this application, and will receive ad applicable documentation, and will represent the property conforming to all application requirements applicable with the tion is subject to the filing calendar and submittal policy,	BICYCLE PARKING: REQUIL BICYCLE PARKING: REQUIL NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIVER FROM THE POINT OF TANGENCY OF THE CURB. SECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANG FENCE, SIGN, FOLIAGE, BERMING OR PARKED VE ABOVE THE CURB ELEVATION OR THE NEAREST BICYCLE PARKING: 1. STREET, LANE, AND SIDEWALK CLOSURE ANY STREET, LANE, OR SIDEWALK, THE CONTROL SIGHT TRIANG FENCE, SIGN, FOLIAGE, BERMING OR PARKED VE ABOVE THE CURB ELEVATION OR THE NEAREST 1. STREET, LANE, AND SIDEWALK CLOSURE ANY STREET, LANE, OR SIDEWALK, THE CONTROL SIDEWALK, THE CONTROL SIDEWALK, THE CONTROL SIDEWALK, THE CONTROL SIGNATOR TO REVIEW ISSUED. 3. PRIOR TO THE START OF WORK, THE CLI INSPECTIONS COORDINATOR TO REVIEW ISSUED. 4. THE CITY OF RALEIGH REQUIRES AN APP SIDEWALK AND NCDOT ROAD WITHIN R 5. ALL TRAFFIC CONTROL SIGNAGE AND PF LATEST EDITION OF THE NCDOT "STAND
Existing Impervious Surface: Acres:Square Feet: Is this a flood hazard area? Yes No If yes, please provide: _n/a Alluvial soils: _n/a Flood study: FEMA Map Panel #: Reuse River Buffer Yes No RESIDENTIAL D Total # of dwelling units: 612 # of bedroom units: 1br 414 2br 178 # of lots: 1 The undersigned indicates that the property owner(s) is awa described in this application will be maintained in all respect herewith, and in accordance with the provisions and regulat I, Gray Harrell will se and respond to administrative comments, resubmit plans ar owner(s) in any public meeting regarding this application.	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Wetlands Yes No No EVELOPMENTS Total # of hotel units: 0 0 4br or more N/A Is your project a cottage court? Yes No No RE BLOCK RE BLOCK are of this application and that the proposed project ts in accordance with the plans and specifications submitted ions of the City of Raleigh Unified Development Ordinance. erve as the agent regarding this application, and will receive and applicable documentation, and will represent the property conforming to all application requirements applicable with the tion is subject to the filing calendar and submittal policy, <i>v</i> ity.	BICYCLE PARKING: REQUIR NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIVFROM THE POINT OF TANGENCY OF THE CURB. ISECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE FENCE, SIGN, FOLIAGE, BERMING OR PARKED VE ABOVE THE CURB ELEVATION OR THE NEAREST ISTREET, LANE, AND SIDEWALK CLOSURE ANY STREET, LANE, OR SIDEWALK, THE COR TIGHTOFWAYSERVICES@raleighnc.gov AT workstand 3. PRIOR TO THE START OF WORK, THE CLIINSPECTIONS COORDINATOR TO REVIEW ISSUED. 4. THE CITY OF RALEIGH REQUIRES AN APP SIDEWALK AND NCDOT ROAD WITHIN R 5. ALL TRAFFIC CONTROL SIGNAGE AND PR LATEST EDITION OF THE NCDOT "STAND DRAWING MANUAL", AND THE NCDOT S 6. ALL PUBLIC SIDEWALKS MUST BE ACCEST
Existing Impervious Surface: Acres:Square Feet: Is this a flood hazard area? YesNo If yes, please provide:A Alluvial soils:A Flood study:A Flood study:A FEMA Map Panel #:A Residential and the provide the provid	Proposed Impervious Surface: Acres: 1.36 Square Feet: 59,285 Wetlands Yes No No EVELOPMENTS Total # of hotel units: 0 0 4br or more N/A Is your project a cottage court? Yes No No RE BLOCK RE BLOCK Read the second and that the proposed project the property of the city of Raleigh Unified Development Ordinance. Enve as the agent regarding this application, and will receive and applicable documentation, and will represent the property conforming to all application requirements applicable with the tion is subject to the filing calendar and submittal policy, <i>v</i> ity.	BICYCLE PARKING: REQUIR NOTES 1. THE MINIMUM CORNER CLEARANCE FOR A DRIVFROM THE POINT OF TANGENCY OF THE CURB. ISECTION 6.5.2.D. 2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLERCE, SIGN, FOLIAGE, BERMING OR PARKED VE ABOVE THE CURB ELEVATION OR THE NEAREST MIGHT-OF-WAY OBSTEM 1. STREET, LANE, AND SIDEWALK CLOSURE ANY STREET, LANE, OR SIDEWALK, THE CORDINATOR TO REVIEW 1. STREET, LANE, AND SIDEWALK CLOSURE ANY STREET, LANE, OR SIDEWALK, THE CORDIGATOR TO REVIEW 1. STREET, LANE, OR SIDEWALK, CLOSURE ANY STREET, LANE, OR SIDEWALK, THE CORDIGATOR TO REVIEW 1. STREET, LANE, OR SIDEWALK, THE CONTIGNTOR TO THE START OF WORK, THE CLIMINSPECTIONS COORDINATOR TO REVIEW 1. THE CITY OF RALEIGH REQUIRES AN APP SIDEWALK AND NCDOT ROAD WITHIN R 5. ALL TRAFFIC CONTROL SIGNAGE AND PR LATEST EDITION OF THE NCDOT "STAND DRAWING MANUAL", AND THE NCDOT STAND

RTH HILLS LOT 17 EDEVELOPMENT

D06 MARKET AT NORTH HILLS STREET RALEIGH, NORTH CAROLINA 27609 **DMINISTRATIVE SITE REVIEW** PROJECT NUMBER: ASR-____-2022 DATE: JULY 07, 2022

		T NORTH HILLS STREET H CAROLINA 27609
	KANE REALTY CO	ST MASTER DEVELOPER LLC DRPORATION
	PO BOX 19107 RALEIGH, NC 276	519
	1705794136	
	0366508	
	PD-(MP-3-16)	
	NEUSE RIVER	
	109,662 SF / 2.6	5 AC
	2.65 AC	
	NONE	
	1.85 AC. (70.5%)	
	1.96 AC. (74.0%))
	295'	
	290.5'	
	RESIDENTIAL:	550,710 SF
	RETAIL:	10,070 SF
	PARKING:	326,349 SF
	TOTAL	887,129 SF
UNITS)	621 SPACES	(1.50 PER UNIT MAX)
UNITS)	400 SPACES	(2.25 PER UNIT MAX)
JNITS)	60 SPACES	(3.00 PER UNIT MAX)
070 SF)	100 SPACES	(1 PER 100 SF MAX)
	1,181 SPACES	
D PD	34% (MASTER PI	LAN MP-3-2016 SECTION 6H)
	1,181 SPACES 860 SPACES	
D: 12 SPACES	2 OF WHICH MUST	BE VAN ACCESSIBLE
	2 OF WHICH ARE V	
		R 20 UNITS)(SHORT TERM)
		R 7 BEDROOMS)(LONG TERM) 5,000 SF, MIN. 4)(SHORT TERM)
	•	,



N.T.S.

SHEE C0.00 C1.00 C1.01 C2.00 C2.01 C3.00 C4.00 C8.00 C8.01 C8.02 C8.03 C8.04 C8.05

ARCH A1-0B A1-01 A1-02 A1-03 A1-07 A1-08

C8.06

WAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET D DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. RSDM

, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, ICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET RAVELED WAY, IF NO CURBING EXISTS.

UCTION NOTES

OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF INTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. TROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO

<u>w.raleighnc.gov</u> KEYWORD "RIGHT-OF-WAY SERVICES. IT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING ITHE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE

OVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR EIGH'S JURISDICTION.

CTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE RD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD PPLEMENT TO THE MUTCD.

BLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT SIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE _ DEVICES (MUTCD).

SIBLE ON SITE DURING THE OPERATION.



Know what's below.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for <u>contacting</u> the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least <u>twenty four hours</u> 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 <u>Fine and Possible Exclusion</u> from future work in the City of Raleigh.



- 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.

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.

SHEET INDEX

PROJECT NOTES EXISTING CONDITIONS DEMOLITION PLAN OVERALL SITE PLAN SITE PLAN GRADING AND STORM DRAINAGE PLAN UTILITY PLAN SITE DETAILS SITE DETAILS WATER DETAILS WATER DETAILS SANITARY SEWER DETAILS SANITARY SEWER DETAILS STORM DRAINAGE DETAILS

ARCHITECT SHEET INDEX

- BASEMENT FLOOR PLAN GROUND FLOOR PLAN LEVEL 2 PLAN TYPICAL PARKING LEVEL (3-6) TOP PARKING LEVEL (7)
- RESIDENTIAL AMENITY LEVEL (8)



The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CONTACT

NAME contact@mcadamsco.com PHONE: XXX. XXX. XXXX

CLIENT

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



PROJECT DIRECTORY

DEVELOPER COMPANY NAME ADDRESS CITY, STATE, ZIP PHONE: XXX. XXX. XXXX

MEP ENGINEER COMPANY NAME ADDRESS CITY, STATE, ZIP PHONE: XXX. XXX. XXXX

STRUCTURAL ENGINEER COMPANY NAME

ADDRESS CITY, STATE, ZIP PHONE: XXX. XXX. XXXX

GEOTECHNICAL ENGINEER COMPANY NAME ADDRESS CITY, STATE, ZIP

PHONE: XXX. XXX. XXXX ARCHITECT COMPANY NAME ADDRESS CITY, STATE, ZIP PHONE: XXX. XXX. XXXX



REVISIONS

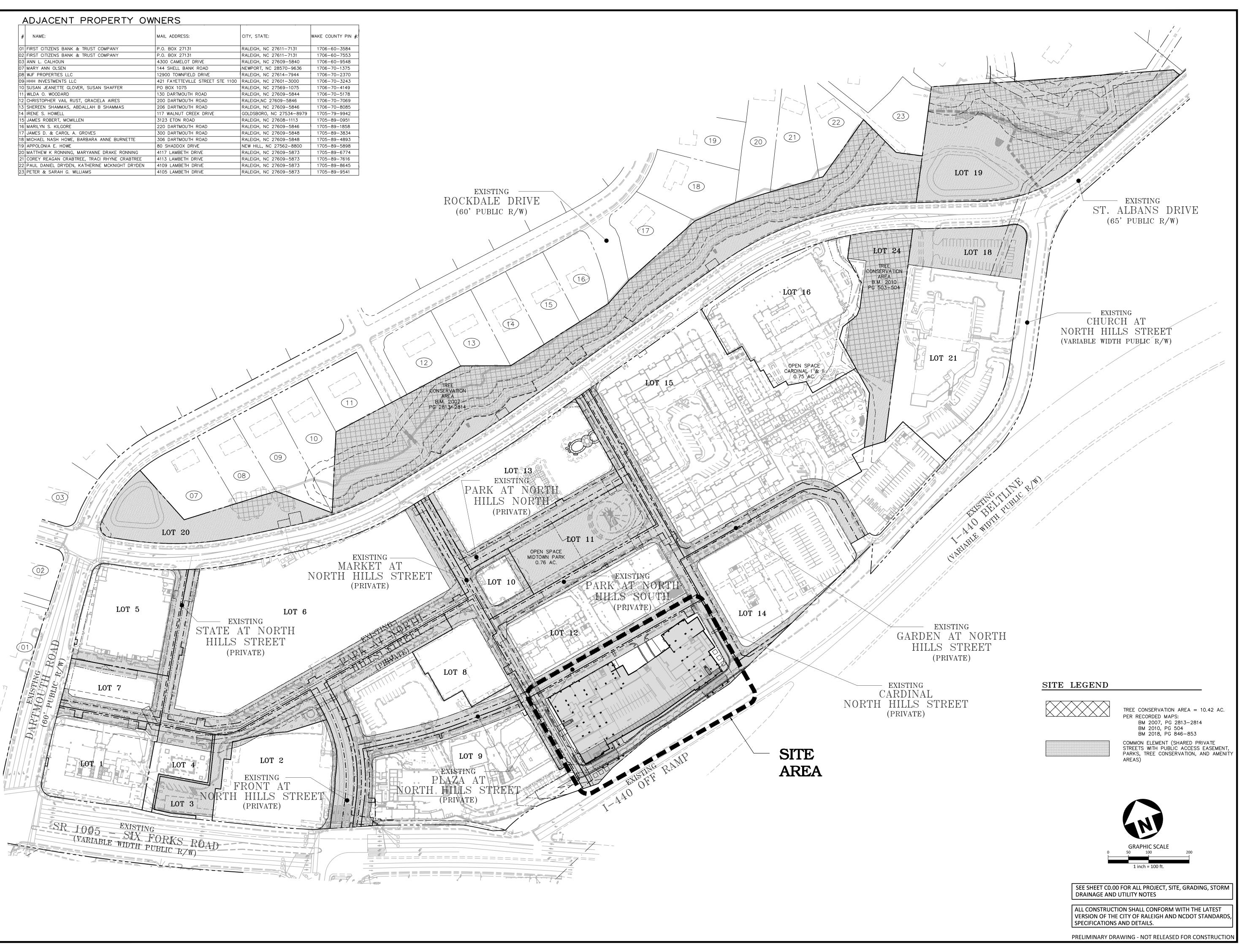
NO. DATE

ADMINISTRATIVE SITE REVIEW DRAWINGS FOR: NORTH HILLS LOT 17 REDEVELOPMENT RALEIGH, NORTH CAROLINA 27609

PROJECT NUMBER: KAN-21004

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







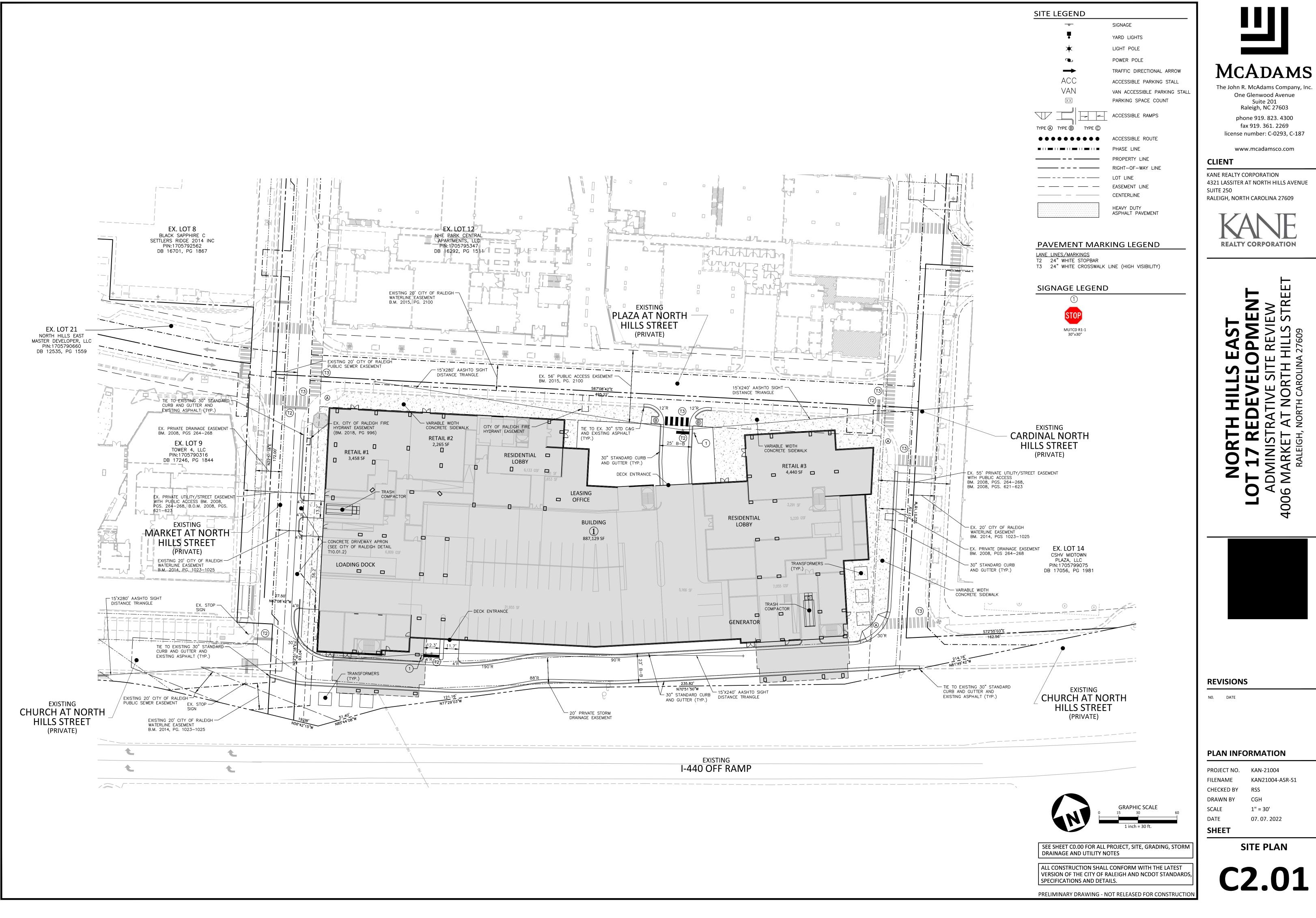
REVISIONS

NO. DATE

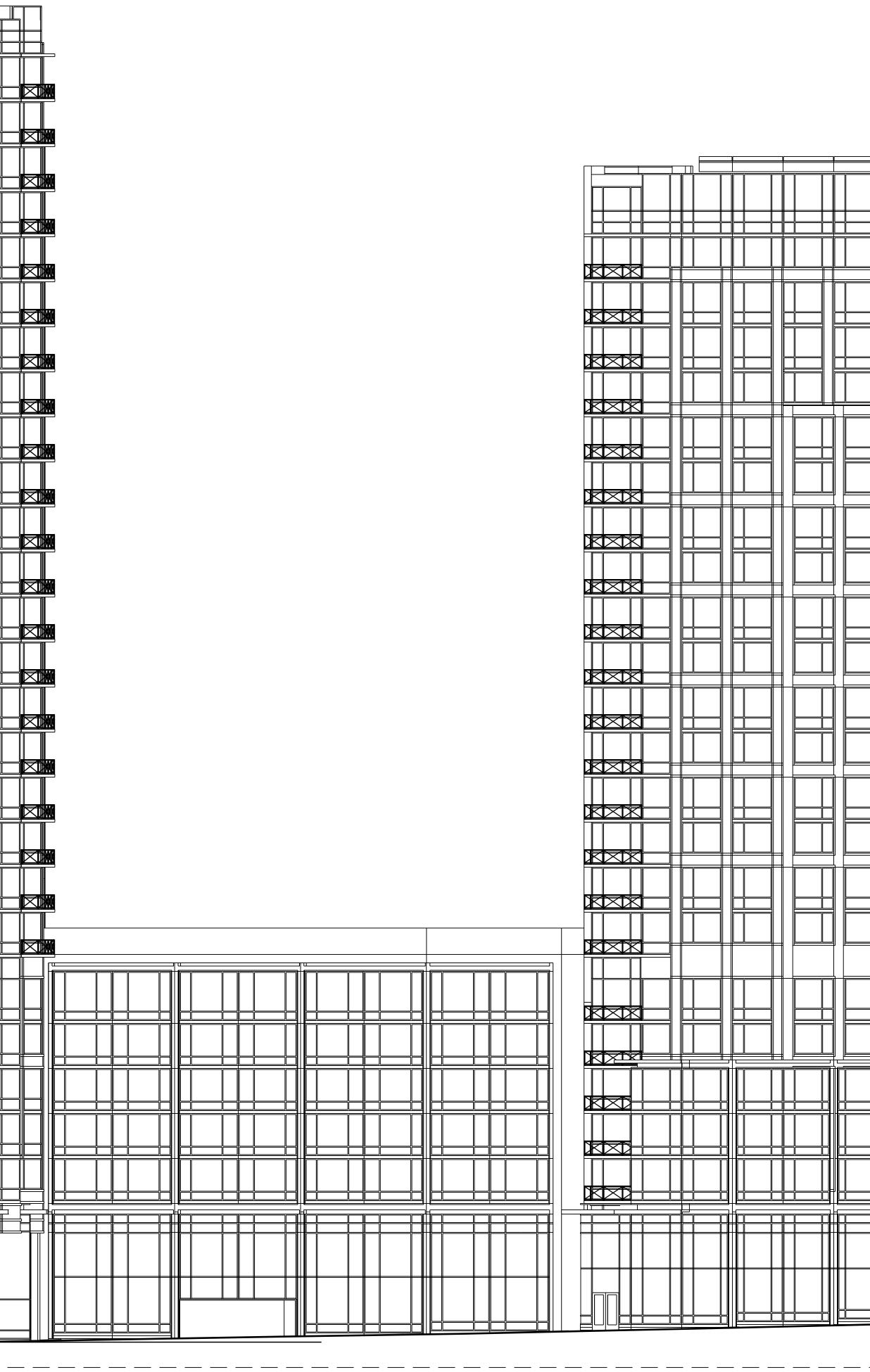
PLAN INFORMATION

PROJECT NO.	KAN-21004
FILENAME	KAN21004-ASR-OAS1
CHECKED BY	RSS
DRAWN BY	CGH
SCALE	1"=100'
DATE	07. 07. 2022
SHEET	

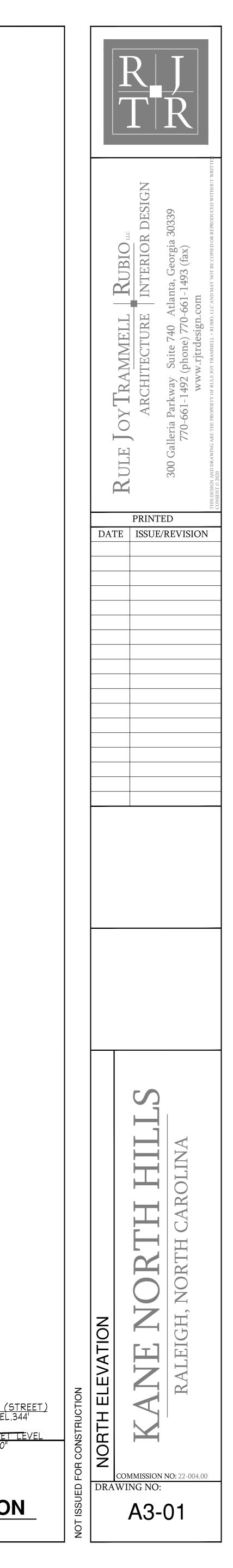




	631'-6" =	
	$- \underbrace{LEVEL 27}_{620'-10''} \underbrace{-}_{=} \underbrace{-}_{0}$	
	<u>LEVEL_260</u>	
	- 1-8	
	$- \frac{\text{LEVEL 24}}{588'-10''} = $	
	- 1000000000000000000000000000000000000	
	<u>LEVEL 22</u>	
	LEVEL_21	
	<u>LEVEL 20</u>	
	$- \frac{\text{LEVEL 19}}{535'-6''} = $	
	$- \frac{\text{LEVEL 18}}{524'-10''} - \frac{9}{524'} - \frac{17}{524'} - \frac{9}{524'} - \frac{17}{524'} - \frac{17}{52} - 17$	
	$- \underbrace{LEVEL}_{514'-2''} \underbrace{P}_{-}$	
	$\frac{1}{503'-6''} = \frac{1}{503'-6''} = \frac{1}$	
	$- \frac{\text{LEVEL 15}}{492'-10"} = 9$	
	$- \frac{\text{LEVEL 14}}{482' - 2''} = 0$	
	LEVEL_13	
	$- \frac{\text{LEVEL 12}}{460'-10''} = $	
	â	
	$ \underline{LEVEL}_{450'-2''} \underbrace{LEVEL}_{0} \underbrace{LEVEL}$	
	439'-6" •=	
	$- \frac{\text{LEVEL } 09}{428' - 10''} = $	
	<u>418'-2"</u>	
	$- \underbrace{LEVEL 07}_{400'-4''} \underbrace{-}_{=} \underbrace{-}_{0}$	
	$\frac{1}{389'-8''} = \frac{1}{389'-8''} = \frac{1}$	
	<u>LEVEL_05</u>	
	$- \frac{\text{LEVEL } 04}{368'-4''} = 0$	
	$- \underbrace{LEVEL}_{\mathbf{357'}} \underbrace{\mathbf{357'}}_{9} \underbrace{\mathbf{57'}}_{9} \underbrace{\mathbf{57'}}_{10} \mathbf{5$	
	347'-0" <u>LEVEL 01</u> 337'-0"	
<u>STREET_LEVEL</u>	<u>337'-0</u>	

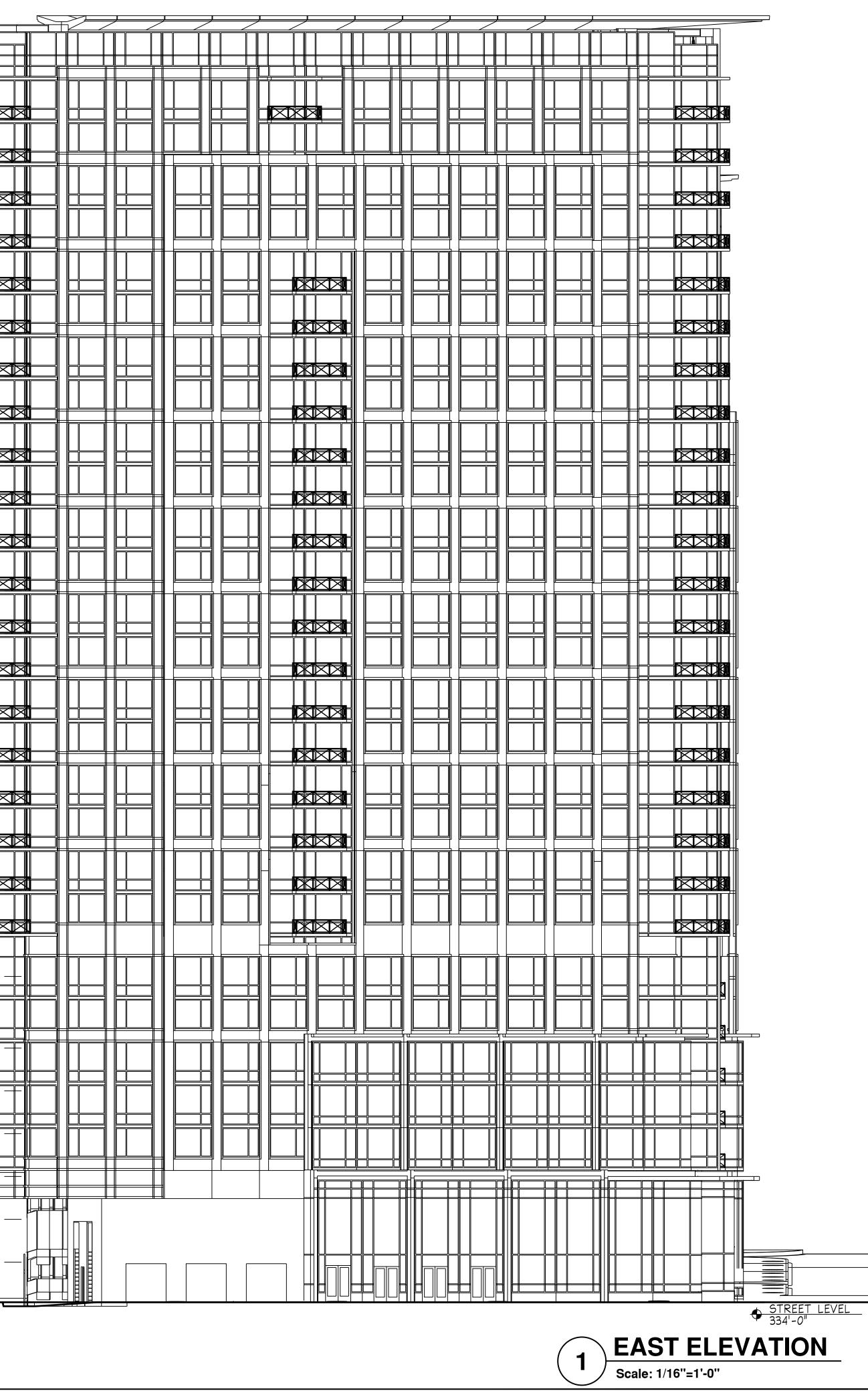


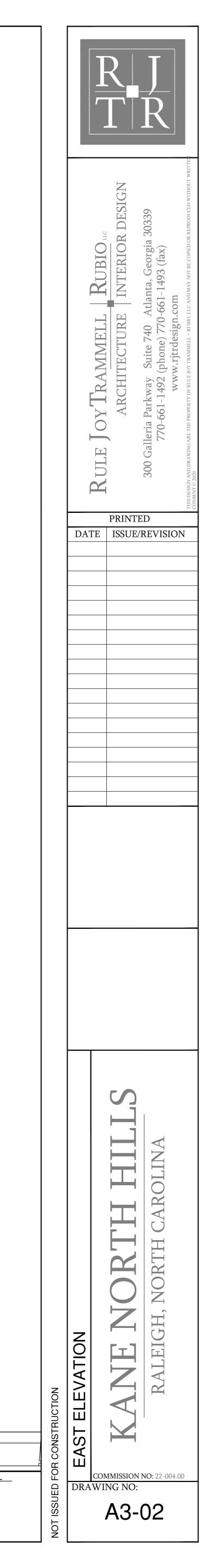
		+ 589°-10" = - -	
		<u> </u>	
		- $ -$	
		$ + \frac{ROOF}{589^{''-10''}} + \frac{ROOF}{589^{''-10''}} + \frac{LEVEL 23}{578^{'}-2^{''}} + \frac{1}{90} $	
		♥ 535'-6" ₌	
		<u>LEVEL 17</u> 514'-2"	
		$\begin{array}{c} 5 4-2 \\ 0 \\ 1 \\ 0 \\ 0 \\ 0 \\ 1 \\ 0 \\ 0 \\ 0 \\ 0$	
		<u>LEVEL 16</u>	
		<u>LEVEL 13</u>	
		\rightarrow EVFL 12	257'-10"
		-0	ひ 7 7 7 7 7 7 7 7 7 7 7 7 7
		<u>LEVEL 11</u> 450'-2"	
		• <u>LEVEL 08</u> 418'-2"	
		<u> </u>	
		-[0	
		← 346'-2" ₌	
		- $ -$	
├ <u>┺────────────────────────────────────</u>			
		↔ 364'-2" ₌	
		LEVEL 01= 344'-6"	STREET LEVEL
		=	· 544 -0
 	 		\
			LEVATION
		Scale: 1/16"=1'-0"	



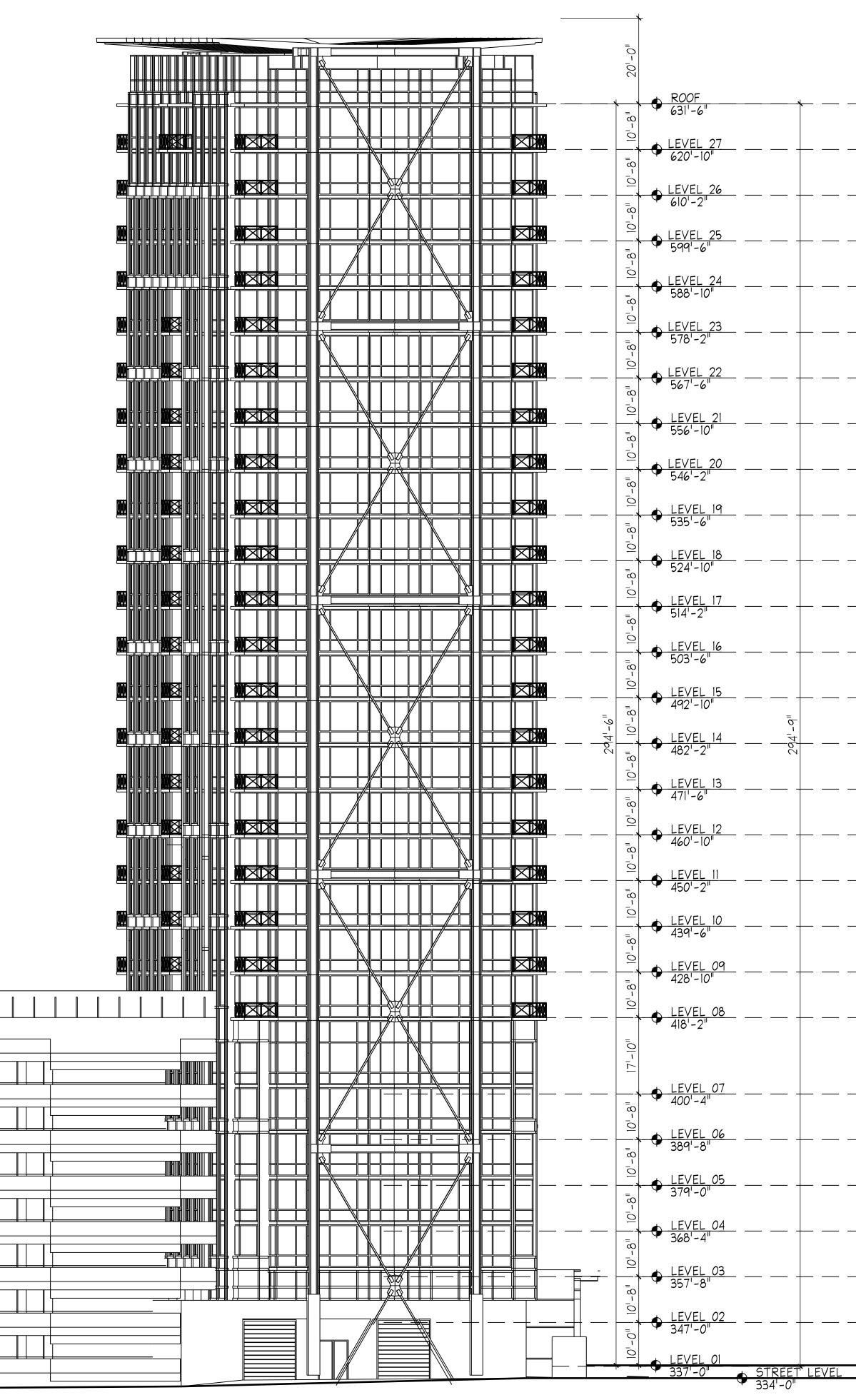


		R	
		 W	
	<u>LEVEL 260</u>		
	-10		
	LEVEL 24		
	-0		
	LEVEL 23		
	$ \frac{578' - 2" \Psi_{=}}{- 2} - \frac{1}{-2} -$		
	LEVEL 19		
	514'-2" • = [
2 <u>a</u> 4'			
	-0		
	$ \frac{\text{LEVEL 11}}{450'-2"} - \frac{100}{2}$		
	439'-6" ¥_		
	$ \frac{\text{LEVEL } 09}{428'-10''} - \frac{10}{2}$		
	418'-2" 🔍		
	17 ¹ – 10 ¹¹		
	389'-8" _ [
	3 / Y' − U"		
	<u>LEVEL 03</u>		
		- +1	⊢∥ ₩ — —┢
	STREET LEVEL		

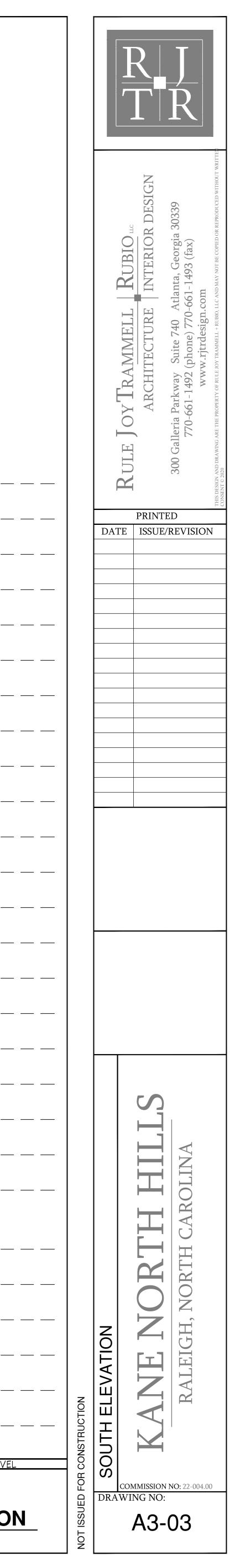




$\frac{1}{1000} = \frac{1000}{589'}$					
$\begin{bmatrix} 0\\ -\\ -\\ -\\ -\\ -\\ -\\ -\\ -\\ -\\ -\\ -\\ -\\ -\\$					
3-10					
<u> </u>					
$\begin{vmatrix} - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - $	<u>- 2</u> 1 -10" •				
$\begin{bmatrix} \overline{0} \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ $	<u>- 20</u> — — — —				
$\begin{bmatrix} -\frac{1}{2} \\ -\frac{1}{2} \\ -\frac{1}{535'} \end{bmatrix}$					
$\begin{bmatrix} 0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -1 \\ -0 \\ -1 \\ -0 \\ -1 \\ -1$					
-0					
$\begin{bmatrix} 9 \\ - \\ - \\ 514' - 2 \\ - \\ - \\ 0 \end{bmatrix}$	2" •				
$\begin{bmatrix} 0 \\ - \\ - \\ 0 \\ - \\ 0 \\ - \\ 0 \end{bmatrix}$	$-\frac{16}{6^{\circ}} $				
$\begin{bmatrix} \overline{-9} \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ $	- <u>15</u> •				
<u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>LEVEL</u> - 482'-					
$\begin{bmatrix} -0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 $					
	·10" •				
$\begin{bmatrix} 0 \\ - \\ - \\ 0 \\ - \\ 0 \\ - \end{bmatrix} = \begin{bmatrix} - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ -$					
$\begin{bmatrix} \overline{O} \\ \underline{O} \\ \underline{O} \end{bmatrix} = \begin{bmatrix} \underline{O} \\ \underline{O} \\ O$					
$\begin{bmatrix} -\frac{1}{9} \\ -\frac{1}{28} \end{bmatrix} = \begin{bmatrix} -\frac{1}{28} \\ -\frac{1}{28} \end{bmatrix}$					
$\begin{bmatrix} 0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -1 \\ -0 \\ -1 \\ -1$					
$ \begin{array}{c} - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - $.8" • 				
$\begin{bmatrix} \overline{0} \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ $					
<u>-Q</u> 					
$ \begin{bmatrix} -\frac{1}{9} \\ -\frac{1}{9} \\ -\frac{1}{374'} - \frac{1}{374'} \end{bmatrix} $	<u>04</u> 10" • — — —				
$\begin{bmatrix} 0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 \\$					
9-10					
<u></u>					
, <u>-0" </u>		 			

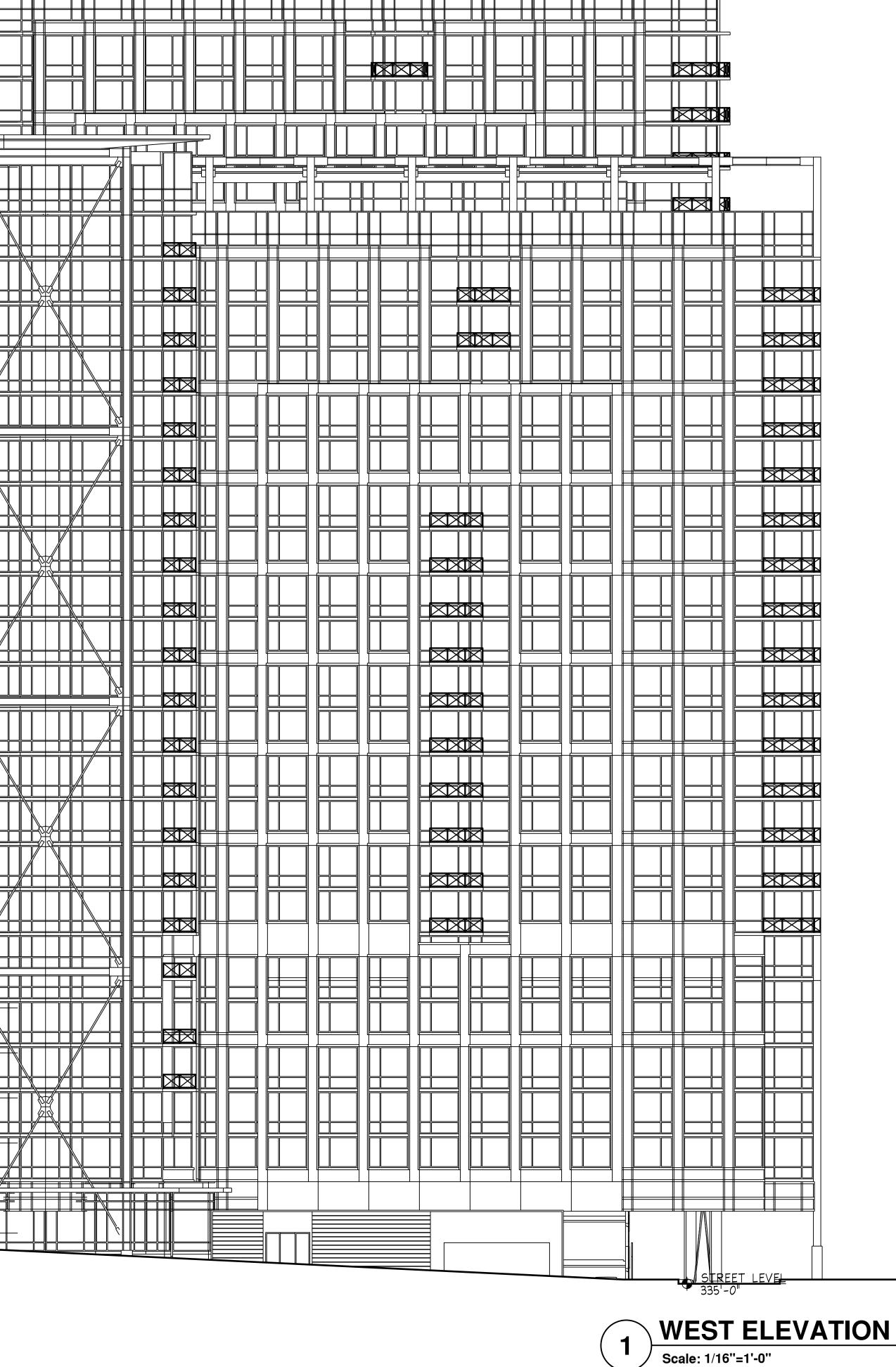


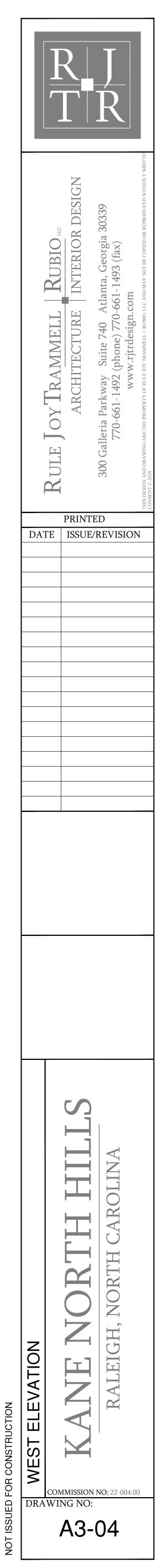
SOUTH ELEVATION Scale: 1/16"=1'-0"





26'-0"				
 631'-6" • •		 		
 <u>LEVEL 27</u> 620'-10"		 		
1 FVFL 264				
 610'-2" = 		 		
 LEVEL 25		 		
 $\begin{array}{c} ROOF \\ \hline 631'-6'' \\ \hline \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	_	 		
588'-10" + 				
 <u>LEVEL 23</u> 578'-2" =		 		
 LEVEL 22		 		
LEVEL 21 \leftarrow				╶╢╟ ┠
 556'-10" •		 		
 546 - 7 -		 		╡╞
 LEVEL 19 535'-6" LEVEL 18	└──	 		
 L 2 / 1 1 / 1 🌱	1 1	 		╡╠╴
 LEVEL 16		 		
$\frac{14 - 2}{10} = 0$				
 $\frac{1}{482'-2''} = \frac{1}{2}$		 		
 4/1 -6 '=		 		
 <u>LEVEL 12</u> 460'-10" $\Phi_{=0}^{(2)}$		 		
 $ \begin{array}{c} - LEVEL 12 \\ - 460' - 10" \\ - 10" \\ - 2" \\ - 2" \\ - 2" \\ - 2" \\ - 0 \\ $	└──	 		
 439 -6 '-	1 1	 		╡╟╴
 LEVEL 09 428'-10" LEVEL 08		 		
 LEVEL 08 418'-2"		 		
418'-2" ♥				
=01-12 -12				
 $\frac{1}{100} + \frac{1}{100} + \frac{1}$	┝──┤ ─	 		
 LEVEL 05		 		
 3/9'-0' '=		 		
 LEVEL 04		 		╡
 LEVEL 03		 		
1000000000000000000000000000000000000				







					Kane: Tow	r 2			
		RESIDENTIAL		PARKING DECK		RETAIL COSE RSE FERRE	LBR-1 1 BR-2 1BR-3 2 BR-1 BALCONIES OUTDOOR	SERVICE GSF PARKING DECK	
RETAIL GSF PER RSF PER TOTAL BUILDING BUILDING PER		LBR-E 1BR-F 2 BR-A 2BR-A.2 2 BR-B 2 BR-C 2 BR- 797 960 1,185 1,132 1,249 983 1,01		OUTDOOR AMENITY SERVICE GSF REGULAR COMPACT AD	RATIO LEVEL 27 LEVEL 26	Image: Net relation UNITS 657 598 13,242 11,175 13 3 1 13,242 11,175 13 3 1	854 892 732 1,105 DALCONILS AMENITY 3 1 1 4 704 3 1 1 4 704	REGULAR COMPACT ADA	
22,451 19,186 2	1 1 3 1 1 4 3 4	1 1 <th1< th=""> <th1< th=""> <th1< th=""> <th1< th=""></th1<></th1<></th1<></th1<>	1 1 745 1 1 1 1,593	8,098	LEVEL 25 LEVEL 24	13,242 11,175 13 3 1 13,242 11,175 13 3 1	3 1 1 4 704 3 1 1 4 704		
	1 4 3 4 3 1 4 3 4 3 1 4 3 4 3	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	1 1 1,593 1 1 1,593 1 1 1,593 1 1 1,593		LEVEL 23 LEVEL 22 LEVEL 21	13,242 11,175 13 3 1 13,242 11,175 13 3 1 13,242 11,175 13 3 1 13,242 11,175 13 3 1	3 1 1 4 704 3 1 1 4 704 3 1 1 4 704	Image: Constraint of the second sec	
22,451 19,186 2 22,451 19,186 2	1 4 3 4 3 1 4 3 4 3		1 1 1,593 1 1 1,593		LEVEL 20 LEVEL 19 LEVEL 18	13,242 11,175 13 3 1 13,242 11,175 13 3 1 13,242 11,175 13 3 1	3 1 1 4 704 3 1 1 4 704 3 1 1 4 704	Image:	
22,431 19,180 2	1 4 3 4 3 1 4 3 4 3 1 4 3 4 3	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	1 1 1,593 1 1 1,593 1 1 1,593 1 1 1,593		LEVEL 17 LEVEL 16	13,242 11,175 13 3 1 13,242 11,175 13 3 1 13,242 11,175 13 3 1	3 1 1 4 704 3 1 1 4 704		
22,451 19,186 2 22,451 19,186 2	1 4 3 4 3 1 4 3 4 3	1 1 1 1 1 1 1 1 1	1 1 1,593 1 1 1,593		LEVEL 15 LEVEL 14 LEVEL 13	13,242 11,175 13 3 1 13,242 11,175 13 3 1 13,242 11,175 13 3 1 13,242 11,175 13 3 1	3 1 1 4 704 3 1 1 4 704 3 1 1 4 704		
22,431 13,100 2	1 4 3 4 3 1 4 3 4 3 1 4 3 4 3	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	1 1 1,593 1 1 1,593 1 1 1,593 1 1 1,593		LEVEL 12 LEVEL 11	13,242 11,175 13 3 1 13,242 11,175 13 3 1	3 1 1 4 704 3 1 1 4 704 3 1 1 4 704		
22,451 17,035 1 9,680 6,607	9 4 3 3 3 5 1 1	1 1 1 1 2 1	1 1 1,364 1 829	18,472 2,259 26,171 51 15 2	LEVEL 10 LEVEL 9 2 385 LEVEL 8	13,242 11,175 13 3 1 13,242 11,175 13 3 1 13,242 9,467 11 3 1	3 1 1 4 704 3 1 1 4 704 1 1 1 4 704	Image: second	
9,160 6,607 9,160 6,607 9,160 6,607 9,160 6,607	1 1 1 1 1 1 1 1	2 1 2 1 2 1	1 829 1 829 1 829 1 829	31,820 68 19 2 31,820 68 19 2 31,820 68 19 2 31,820 68 19 2	2 358 LEVEL 7 2 358 LEVEL 6 2 358 LEVEL 5	0		22,155 45 11 2 382 22,155 45 11 2 382 22,155 45 11 2 382	
9,160 6,607 0 0		2 1	1 829 0	31,820 68 19 2 22,553 38 13 1	2 358 LEVEL 4 1 434 LEVEL 3			22,1554511238222,15545112382	
5,630 6,133 0 0		1 10 21 1 15 15	0 0 15 16 5 15 20 575	6,772 21,955 35 15 1 2,205 5,245 9 6 6 26,570 11,236 203,204 405 125 1	1 430 LEVEL 2 350 LEVEL 1 2	0 1 1 4,440 5,220 1 1 4,440 270,060 221,792 258 60 20	0 0 58 20 20 80 14.080 8.842	7,204 17 6 313 7,055 5,166 3 1 2 861 7,055 245 62 12 200	
5,630 403,732 328,918 3 IIT 81.47% 1,140 929 3	60 1 1 55 60 45 5 62 174 18% 49%	98 28%	15 16 5 15 28,556 20 6%	26,570 11,236 203,204 405 125 1 542	375 TOTAL AVG. SF/UNIT	4,440 270,060 221,792 258 60 20 82.13% 860 31%	58 20 20 80 14,080 8,842 98 80 31%	7,055 123,145 245 62 12 319 386	
otal Unit Mix									
RETAIL GSF GSF RS 10,070 673,792 550,		TOTAL BALCONIES OUTDOOR AMENITY ARE	PARKING A REGULAR COMPACT ADA RATIO 49 650 187 24 379 861 379						
81.73%	23% 44% 29%								=0 - ₁ 0
		RESID 121 ST	NG PROGRAM ENTIAL 810 1/BED TUDIO X 1 SPACE 142						ROOF
		273 1 178 2E	BED X 1 SPACE 272 BEDS X 2 SPACES 356 EDS X 2 SPACES 40					RESIDENTIAL 20	
		RETAI TOTAI	L 50 5/1000			I		RESIDENTIAL 19	$ + \frac{9}{620'-1} + \frac{1}{620'-1}$
						PHASE I PHASE II	=		
							ŧ	RESIDENTIAL 18	= - + - + - + + + + + + + + + + +
		_						RESIDENTIAL 17	
	$\begin{bmatrix} 589'-10'' \\ 0 \\ -1 \\ \end{bmatrix}$	RESIDENTIAL 16						RESIDENTIAL 16	$ + \underbrace{ - - }_{= 0} + \underbrace{ - }_{= 0} + \underbrace{ - - }_{= 0} + \underbrace{ - }_$
	LEVEL 23 578'-2"				_		=		$ + \frac{9}{578' - 1}$
	<u>LEVEL 22</u> = 567'-6"	RESIDENTIAL 15					=	RESIDENTIAL 15	
	$\begin{array}{c c} & & \\ & & \\ \hline & \\ & \\ \hline & \\ & \\ \end{array} \end{array} \begin{array}{c} LEVEL 21 \\ 556' - 10'' \\ \end{array} \begin{array}{c} \\ \end{array} \end{array}$	RESIDENTIAL 14						RESIDENTIAL 14	$ \frac{\circ}{0} + \frac{0}{556'-1}$
	3-10	RESIDENTIAL 13						RESIDENTIAL 13	
	$ \begin{array}{c c} \underline{C} \\ \underline{LEVEL 20} \\ \underline{-} \\ 546'-2'' \\ \underline{-} \\ $	RESIDENTIAL 12						RESIDENTIAL 12	$ \frac{\bigcirc}{=} + \frac{\Box}{546'-2}$
	□ <u>LEVEL 19</u> = 535'-6"				_				- $ +$ $ +$ $ -$
	$ \begin{array}{c c} & & \\ \hline & \\ \hline & \\ \hline & \\ \hline \\ \hline \\ \hline \\ \hline \\$	RESIDENTIAL II			_			RESIDENTIAL 11	- $ -$
	-10	RESIDENTIAL 10						RESIDENTIAL 10	-0
	$\begin{array}{c c} & \underline{LEVEL} & 17 \\ & \underline{-} \\ & 514'-2'' \\ & -1 \\ & $	RESIDENTIAL 9						RESIDENTIAL 9	$ + \frac{9}{514'-2}$
	LEVEL 16 =0 503'-6"				_				$ + \frac{9}{503'-1} + \frac{1}{503'-1}$
	<u>LEVEL 15</u> 492'-10"	RESIDENTIAL 8			_			RESIDENTIAL 8	
	$\begin{array}{c c} & & & \\ & & \\ \hline & \\ & \\ \hline & \\ \end{array} \end{array} \begin{array}{c} LEVEL & 14 \\ 482' - 2'' \end{array} \begin{array}{c} \\ \end{array}$	RESIDENTIAL 7						RESIDENTIAL 7	<u>– – – – – – – – – – – – – – – – – – – </u>
		RESIDENTIAL 6						RESIDENTIAL 6	
=	$\begin{array}{c c} & \underline{LEVEL} & 13 \\ & \underline{-} \\ & 471'-6'' \end{array}$	RESIDENTIAL 5			-			RESIDENTIAL 5	+ - + - + - + - + - + - + - + - +
ī Ļ	$\begin{array}{c c} & & \\ \hline \\ \hline$				_		=		
· · · · · · · · · · · · · · · · · · ·	$\begin{bmatrix} -\frac{1}{9} \\ -\frac{1}{9} \\ -\frac{1}{450'-2''} \\ \end{bmatrix} = \begin{bmatrix} -\frac{1}{9} \\ -\frac{1}$	RESIDENTIAL 4			_		=	RESIDENTIAL 4	$ \frac{ - \frac{ }{2} }{ - \frac{ }{2} } + \frac{ - \frac{ }{2} } + \frac{ - \frac{ }{2} }{ - \frac{ }{2} } + \frac{ - \frac{ }{2$
		RESIDENTIAL 3						RESIDENTIAL 3	
	$\begin{array}{c c} & \underline{LEVEL \ 10} \\ & \underline{439'-6''} \\ \hline \\ & \underline{-9} \\ & \underline{-9} \\ \hline \\ & \underline{-9} \\ & -$	RESIDENTIAL 2						RESIDENTIAL 2	$ + \frac{9}{10} + \frac{100}{10} + \frac{100}{10}$
	<u>C</u> <u>LEVEL 09</u> 428'-10"	RESIDENTIAL 1						RESIDENTIAL 1	$ \frac{9}{428'} + \frac{128'}{428'}$
	<u>EVEL 08</u> 418'-2"								<u>-</u> <u>+</u> <u>+</u> <u>+</u> <u>+</u> <u>+</u> <u>+</u> <u>+</u> <u>+</u>
	$= \underbrace{\overset{9}{=}}_{406'-8''} \underbrace{\overset{LEVEL 07}{=}}_{$	PARKING 8						PARKING 7	-10 10
		PARKING 7							<u>LEVE</u> 400'-
	$\begin{array}{c c} & \underline{LEVEL} & 06 \\ & \underline{S} \\ $	PARKING 6						PARKING 6	
	○ LEVEL 05 = 385'-6"							PARKING 5	
	= 374'-10'' - 10''' - 10''' - 10'' - 10'' - 10'' - 10'' - 10'' - 10'' - 10'' - 10'' - 10''	PARKING 5						PARKING 4	+ LEVE
		PARKING 4							
	$ \begin{array}{c c} & \underline{LEVEL 03} \\ & \underline{S} \\ &$	PARKING 3				 		PARKING 3	
					1				=_ ⁺ 35/'-8
	<u>C</u> <u>LEVEL 02</u> 353'-6"	PARKING 2						PARKING 2	$ \boxed{ \begin{bmatrix} 0 \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\$

Kane: Tower 1					Kane: Tower	Kane: Tower 2 RESIDENTIAL PARKING DECK												
GSF PER RSF PER TOTAL		RESIDENTIAL LBR-E 1BR-F 2 BR-A 2BR-A.2 2 BR-B 2 BR-C 2 BR-D 2 BR-E 2 BR-F 3 BR	-A 3-BR B PALCONIES OUTDOOR	PARKING DECK		RETAIL GSF RSF UNITS	L ST-1 ST-2	1BR-1 1 BR-2 1 BR-2 854 892 732	2 1,105 BALCONIES AMENITY	R SERVICE GSE SPACES BATIO								
RETAILBUILDINGBUILDINGPER ELEVEL 2314,51410,2441		797 960 1,185 1,132 1,249 983 1,017 1,331 1,196 1,76 1		SERVICE GSF REGULAR COMPACT ADA	RATIO LEVEL 27 A LEVEL 26 LEVEL 25 LEVEL 25	13,242 11,175 13 13,242 11,175 13 13,242 11,175 13 13,242 11,175 13	3 1 3 1 3 1	3 1 1 3 1 1 3 1 1	4 704 4 704 4 704 4 704									
LEVEL 22 22,451 19,186 2 LEVEL 21 22,451 19,186 2	1 4 3 4 3	1 1 1 1 1 1 1 1 1 1	1 1,593 1 1,593 1 1,593 1 1,593		LEVEL 24 LEVEL 23 LEVEL 22	13,242 11,175 13 13,242 11,175 13 13,242 11,175 13 13,242 11,175 13	3 1 3 1 3 1	3 1 1 3 1 1 3 1 1	4 704 4 704 4 704									
LEVEL 19 22,451 19,186 2 LEVEL 18 22,451 19,186 2		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	1 1,593 1 1,593		LEVEL 21 LEVEL 20	13,242 11,175 13 13,242 11,175 13	3 1 3 1	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	4 704 4 704 4 704 4 704									
LEVEL 17 22,451 19,186 2 LEVEL 16 22,451 19,186 2 LEVEL 15 22,451 19,186 2	1 4 3 4 3	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	1 1,593 1 1,593 1 1,593		LEVEL 19 LEVEL 18 LEVEL 17	13,242 11,175 13 13,242 11,175 13 13,242 11,175 13	3 1	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	4 704 4 704									
LEVEL 14 22,451 19,186 2 LEVEL 13 22,451 19,186 2	1 4 3 4 3 1 4 3 4 3	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	1 1,593 1 1,593		LEVEL 16 LEVEL 15 LEVEL 14	13,242 11,175 13 13,242 11,175 13 13,242 11,175 13 13,242 11,175 13	3 1	3 1 1 3 1 1 3 1 1	4 704 4 704 4 704 4 704									
LEVEL 12 22,451 19,186 2 LEVEL 11 22,451 19,186 2 LEVEL 10 22,451 19,186 2	1 4 3 4 3	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	1 1,593 1 1,593 1 1,593 1 1,593		LEVEL 13 LEVEL 12 LEVEL 11	13,24211,1751313,24211,1751313,24211,17513	3 1 3 1 3 1	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	4 704 4 704 4 704 4 704									
LEVEL 9 22,451 19,186 2	1 4 3 4 3 9 4 3 3 3 5 1 1 1	1 1 1 1 1 1 1 1 1 1 2 1 1 1 1	1 1,593 1 1,364 18,472 829 829 1	2,259 26,171 51 15 2	LEVEL 11 LEVEL 10 LEVEL 9 385	13,242 11,175 13 13,242 11,175 13	3 1 3 1 3 1	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	4 704 4 704									
LEVEL 6 9,160 6,607 6 LEVEL 5 9,160 6,607 6		2 1 1 2 1 1 2 1 1	829 829 829 829 829	31,820 68 19 2	355 LEVEL 8 358 LEVEL 7 358 LEVEL 6 358 LEVEL 5	13,242 9,467 11 0 0 0			4 704 8,842 0 0 0 0	22,155 45 11 2 382 22,155 45 11 2 382								
LEVEL 4 9,160 6,607 6 LEVEL 3 9,160 6,607 6 LEVEL 2 0 0 0	b 1 1 5 1 1 0 1 1	2 1 1 2 1 1	829 829 0	31,820 68 19 2 31,820 68 19 2 22,553 38 13 1	358 LEVEL 5 358 LEVEL 4 434 LEVEL 3	0 0 0 0			0 0 0	22,155 45 11 2 382 22,155 45 11 2 382 22,155 45 11 2 382								
LEVEL 1 5,630 6,133 0 0 LEVEL B 0	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	Image: Non-State Image: Non-State<	0	6,772 21,955 35 15 1 2,205 5,245 9 6 11,236 203,204 405 125 12	430 LEVEL 2 350 LEVEL 1	0 4,440 5,220	60 20	58 20 20	0 0 80 14,080 8,842	7,204 17 6 313 7,055 5,166 3 1 2 861 2 245 62 12 245								
TOTAL 5,630 403,732 328,918 35 AVG. SF/UNIT 81.47% 1,140 929 1	62 174 18% 49%	98 28%	15 28,556 26,570 2 6%	11,236 203,204 405 125 12 542	AVG. SF/UNIT	4,440 270,060 221,792 258 82.13% 860 100	80 31%	98 38%	80 14,080 8,842 80 31% 31%	7,055 123,145 245 62 12 386								
Kane: Total Unit Mix RETAIL	RESIDENTIAL		ING															
TOWERS 1 & 2 GSF GSF RSI % 81.73% 550,7	F STUDIO 1 BR 2 BR	TOTAL BALCONIES OUTDOOR PARE TOTAL AMENITY AREA REGULAR COMP 612 42,636 35,412 326,349 650 18 86 86 86 86 86 86	ACT ADA RATIO															
		PARKING PROGRAM									200							
		RESIDENTIAL 121 STUDIO X 1 SPACE 273 1 BED X 1 SPACE	810 1/BED 142 272															
		178 2BEDS X 2 SPACES 20 3BEDS X 2 SPACES RETAIL	356 40 50 5/1000							RESIDENTIAL 20								
		TOTAL	860							RESIDENTIAL 19								
						PHASE I : PHASE II				RESIDENTIAL 18	2-6							
			1]					RESIDENTIAL 17	$= \underbrace{\begin{array}{c} 0 \\ -1 \\ -1 \\ -2 \\ -1 \\ -2 \\ -2 \\ -2 \\ -2$							
	$\begin{bmatrix} 0 \\ -1 \\ -1 \\ -1 \end{bmatrix} = \begin{bmatrix} 1 \\ -1 \\ -1 \\ -1 \end{bmatrix} = \begin{bmatrix} 1 \\ -1 \\ -1 \\ -1 \end{bmatrix} = \begin{bmatrix} 1 \\ -1 \\ -1 \\ -1 \end{bmatrix} = \begin{bmatrix} 1 \\ -1 \\ -1 \\ -1 \end{bmatrix} = \begin{bmatrix} 1 \\ -1 \\ -1 \\ -1 \\ -1 \end{bmatrix} = \begin{bmatrix} 1 \\ -1 \\ -1 \\ -1 \\ -1 \\ -1 \end{bmatrix} = \begin{bmatrix} 1 \\ -1 \\ -1 \\ -1 \\ -1 \\ -1 \\ -1 \\ -1 $	RESIDENTIAL 16				:				RESIDENTIAL 16	=							
	LEVEL 23 578'-2"	RESIDENTIAL 15				:												
	<u> <u> <u> </u> <u> LEVEL 22</u> <u> <u> </u> <u> </u></u></u></u>									RESIDENTIAL 15	<u> </u>							
	$\begin{array}{c c} - & \\ - &$	RESIDENTIAL 14								RESIDENTIAL 14								
	$\begin{array}{c} 0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 \\$	RESIDENTIAL 13								RESIDENTIAL 13								
	-10	RESIDENTIAL 12				:				RESIDENTIAL 12								
	$\begin{array}{c c} & \underline{LEVEL 19} \\ = & 535'-6'' \\ \hline \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 \\ -0 $	RESIDENTIAL 11								RESIDENTIAL II	$= \frac{9}{535'-6''} = \frac{9}{535'-6''}$							
	$ \begin{array}{c} \underline{)} \\ \underline$	RESIDENTIAL 10								RESIDENTIAL 10								
	$\begin{array}{c c} \underline{C} \\ $	RESIDENTIAL 9								RESIDENTIAL 9								
	$ \begin{array}{c} \overline{\bigcirc} \\ \underline{\rule{0mm}{3mm}} \\ \underline{\rule{0mm}$																	
	$\begin{array}{c c} - & \\ - &$	RESIDENTIAL 8				·				RESIDENTIAL 8								
	$\begin{array}{c} \overset{\circ}{\overset{\circ}{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{_{$	RESIDENTIAL 7								RESIDENTIAL 7	$- \frac{=9}{-7} + \frac{10}{-7} + $							
	$\begin{bmatrix} = & 482'-2" & \bullet \\ = & - & - \\ - & - & - \\ - & - & - \\ - & - &$	RESIDENTIAL 6				:				RESIDENTIAL 6	+ - + - + - + - + - + - + - + -							
=	0.10	RESIDENTIAL 5				:				RESIDENTIAL 5								
	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	RESIDENTIAL 4								RESIDENTIAL 4								
	$\begin{array}{c} \underline{0} \\ \underline{1} \\ \underline{0} \\ \underline{0} \\ \underline{0} \\ \underline{1} \end{array} $	RESIDENTIAL 3								RESIDENTIAL 3								
	$\begin{array}{c c} \hline \bigcirc \\ \hline \\ \hline$																	
	$\begin{array}{c c} - & \\ - &$	RESIDENTIAL 2								RESIDENTIAL 2								
	$ \begin{array}{c} \overset{\circ}{}_{-} \\ \overset{\circ}{}_{-} & \overset{\circ}{}_{-} \\ \overset{\circ}{}_{-} & \overset{\circ}{}_{-}$	RESIDENTIAL 1								RESIDENTIAL 1								
		PARKING 8									= 							
	$= \underbrace{LEVEL 07}_{406'-8''} - \underbrace{LEVEL 07}_{40''} - \underbrace{LEVEL 07}_{40''} - \underbrace{LEVEL 07}_{40''} - \underbrace{LEVEL 07}_{40'''} - \underbrace{LEVEL 07}_{40''''} - \underbrace{LEVEL 07}_{40'''''''} - \underbrace{LEVEL 07}_{40''''''''''''''''''''''''''''''''''''$	PARKING 7								PARKING 7	+ + + + + + + + + + + + + + + + +							
	$\begin{array}{c c} & \underline{LEVEL} & 06 \\ & \underline{396'-2} \\ & \underline{396'-2} \end{array}$	PARKING 6				· 				PARKING 6	+ - + - + - + - + - + - + - + - +							
	LEVEL 05	PARKING 5								PARKING 5	= 389'-8" □ □ □ □ □ □ □ ↓ ↓ F\/FL 05							
	LEVEL 04 = 374'-10"					· · · · · · · · · · · · · · · · · · ·				PARKING 4	= 379'-0''							
	$ \begin{array}{c} \overset{\circ}{} \\ \overset{\circ}{} \\ \\ \\ \\ \\ \\ \\ 364'-2'' \end{array} $	PARKING 4				· · · · · · · · · · · · · · · · · · ·				PARKING 3								
	$\begin{array}{c} \overline{0} \\ \overline{0} \\ \underline{0} \\ \underline{10} \\ $	PARKING 3								PARKING 2	<u> </u>							
		PARKING 2																
	VEL_01 (STREET) 342'-0" VEL_01 (STREET) 342'-0"	PARKING 1				 				PARKING 1	LEVEL 01 (STREET) 337'-0"							
	<u> </u>																	

																	Kane	e: Tower 2									_								
			RE	ESIDENTIAL										PARK	KING DECK					205	TOTAL		ENTIAL ST-2	1BR-1 1 B	R-2 1BR-	3 2 BR-1	_	OUTDOOR			PARKING DECK SPACES				
TOTAL UNITS PER BLDG	ST-A ST-B ST-C 591 648 567			R-E 1BR-F 2 BR-A 2BR- 97 960 1,185 1,13					BR-A 3-BR B	BALCONIES	GUTDOOR	SERVICE	I	<u> </u>	SPACES		TIO LEVEL 2		L GSF 13,242 13,242	RSF 11,175 11,175		657 3 3	598 1 1	854 89 3 3 3 3	L 1		BALCONIE 704 704	AMENITY	SERVICE GSI	F REGULA	R COMPACT	ADA RATIO			
11 21 21	1 1 4	3 1 3 4 3 4	1		1	1	1 1 1 1 1	1 1 1	1	745 1,593 1,593	8,098						LEVEL 2 LEVEL 2 LEVEL 2	24 23	13,242 13,242 13,242	11,175 11,175 11,175	13 13	3 3 3	1 1 1	3 : 3 : 3 :	L 1 L 1 L 1	4 4 4	704 704 704								
21 21 21 21	4 4 4	3 4 3 4 3 4 3 4	3 3 3	1 1 1	1 1 1	1 1 1	1 1 1 1 1 1	1 1 1	1 1 1	1,593 1,593 1,593							LEVEL 2 LEVEL 2 LEVEL 2	21 20	13,242 13,242 13,242 13,242	11,175 11,175 11,175	13 13	3 3 3	1 1 1	3 : 3 : 3 :	L 1 L 1	4 4 4	704 704 704								
21 21 21 21	4 4 4	3 4 3 4 3 4	3 3 3		1 1 1	1 1 1	1 1 1 1 1 1	1 1 1	1 1 1	1,593 1,593 1,593							LEVEL : LEVEL : LEVEL :	18 17	13,242 13,242 13,242 13,242	11,175 11,175 11,175	13 13	3 3 3	1 1 1	3 : 3 : 3 :		4 4 4	704 704 704								
21 21 21 21	4 4 4	3 4 3 4 3 4 3 4	3		1 1 1 1	1 1 1 1			1 1 1 1	1,593 1,593 1,593 1,593							LEVEL : LEVEL : LEVEL :	15 14	13,242 13,242 13,242 13,242	11,175 11,175 11,175	13 13	3 3 3	1 1 1	3 : 3 : 3 :	L 1 L 1 L 1	4 4 4	704 704 704								
21 21 21 21 21	4	3 4 3 4 3 4 3 4	3			1 1 1 1	$ \begin{array}{c cccccccccccccccccccccccccccccccc$			1,593 1,593 1,593 1,593							LEVEL : LEVEL : LEVEL :	12 11	13,242 13,242 13,242 13,242	11,175 11,175 11,175	13 13	3 3 3	1 1 1	3 : 3 : 3 :		4 4 4	704 704 704								
19 6	4	3 3 1 1	3 3 1		1	1	1	1	1	1,353 1,364 829 829	18,472	2,259	26,171	51 68	15 19	2 38		3	13,242 13,242 13,242 13,242	11,175 11,175 9,467	13	3 3 3	1 1 1	3 3 3 3 1 3		4 4 4	704 704 704	8,842							
6 6 6		1 1 1		$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$					1 1 1	829 829 829 829			31,820 31,820 31,820 21,820	68 68	19 19	2 35 2 35	58 LEVEL 5 58 LEVEL 6 58 LEVEL 5	5	0 0 0								0 0 0		22,1 22,1 22,1	55 45 55 45	11 11	2 382 2 382 2 382 2 382 2 382			
0										0		6,772	31,820 22,553 21,955	68 38 35	19 13 15	1 43 1 43	30 LEVEL 2	3 2	0 0 0								0		22,1 22,1 7,20	55 45 04 17	11 11 6	2 382 313			
354	62	53 60	174	L 10 21 1		98	15 15	16	5 15 20	0 - 28,556	26,570	2,205 11,236	5,245 203,204	405	6 125 542	12	50 LEVEL 2 75 TOTAL	4,440	270,060			80		58 2	8	80	0 - 14,080	8,842	7,055 5,16 7,055 123,1	245	1 62 319	2 861 12 386			
	18%		49%			28%			6%				I				AVG. S	F/UNIT 82	2.13%	860		31%	<u>,</u>	38	8%	31%	_	I							
RSF 550,710		1 BR 2	BR 79	TOTAL	AMEI		6		ARKING MPACT AD	л]		
550,710			78 9%	- 612 42,63	36 35,4	412 32			187 24 861	379																								00	
						RES 121	RKING PROG SIDENTIAL	1 SPACE	14																							_	 	ROOF 631'-6"	
						178 _20 3	3 1 BED X 1 S 3 2BEDS X 2 S 3BEDS X 2 S	2 SPACES	27 35 40	56 Ю																						RESIDENTIAL 20		EVEL 27 = 620'-10"	
						RET TOT			86	50 5/1000 50																						RESIDENTIAL 19		LEVEL 26	<u>, </u>
																		PHAS	E I : PHASE 	.		-										RESIDENTIAL 18		= 610'-2" LEVEL 25 = 599'-6")
.	<u></u>																															RESIDENTIAL 17			1
= = - -				RESIDENTIAL 16																												RESIDENTIAL 16		<u> <u> <u> </u> <u> </u></u></u>	
= = - 	LEVEL 23 578'-2"			RESIDENTIAL 15																												RESIDENTIAL 15	· ·	LEVEL 23	
=0 =0 -10	LEVEL 22 567'-6"			RESIDENTIAL 14												_			:													RESIDENTIAL 14	· ·	<u>LEVEL 22</u> <u>-0</u> <u>-0</u> <u>-0</u>	
2 = 0 1	LEVEL 21 556'-10"	•		RESIDENTIAL 13															:													RESIDENTIAL 13		<u>S</u> <u>LEVEL 21</u> 556'-10"	
-0 -0	LEVEL 20 546'-2"	,																	:															Ξ <u>EVEL 20</u> = φ 546'-2"	
- - - 0 - - - - - - - - 	LEVEL 19 535'-6"	,		RESIDENTIAL 12															:									_				RESIDENTIAL 12		<u></u> <u></u> <u>LEVEL 19</u> <u></u> 535'-6"	
	LEVEL 18 524'-10" •	,		RESIDENTIAL 11															:									_				RESIDENTIAL II		<u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u>_</u> <u></u>	<u>, </u>
01 801	LEVEL 17 514'-2"			RESIDENTIAL 10																												RESIDENTIAL 10		$\underbrace{\overset{\omega}{\underline{0}}}_{=} \underbrace{\overset{\omega}{\underline{0}}}_{514'-2''}$	
	LEVEL 16 503'-6"			RESIDENTIAL ବ												_																RESIDENTIAL 9		<u>EVEL 16</u> <u>-0</u> <u>-0</u> <u>-0</u> <u>-0</u> <u>-0</u> <u>-0</u> <u>-0</u> <u>-0</u>	<u>}</u>
= - - 0	LEVEL 15 492'-10"			RESIDENTIAL 8																												RESIDENTIAL 8		$\begin{array}{c c} = & 505 - 6 \\ \hline 0 & 10 \\$	<u>) </u>
I				RESIDENTIAL 7																												RESIDENTIAL 7	- - - - - - - -		٩
1	LEVEL 14 482'-2"			RESIDENTIAL 6																												RESIDENTIAL 6		$\begin{array}{c} 0 \\ - \\ - \\ - \\ 0 \\ - \\$	
_ 1	LEVEL 13 471'-6"			RESIDENTIAL 5															- - - 													RESIDENTIAL 5	 	$\begin{array}{c} \underline{\bigcirc} \\ \underline{\bigcirc} \\ \underline{-} \\ \underline{-} \\ \underline{\bigcirc} \\ \underline{-} \\ $	
	LEVEL 12 460'-10"			RESIDENTIAL 4																												RESIDENTIAL 4		<u>9</u> <u>LEVEL 12</u> <u>460'-10"</u>	
	<u>LEVEL 11</u> 450'-2" ♥			RESIDENTIAL 3															 													RESIDENTIAL 3		<u>5</u> <u>LEVEL 11</u> <u>450'-2"</u>	
	LEVEL 10 439"-6"			RESIDENTIAL 2																												RESIDENTIAL 2		$\begin{array}{c} \bigcirc \\ = \\ \odot \\ - \\ \end{array} \qquad \qquad$	
	LEVEL 09 428'-10"																		 															<u>-0</u> <u>LEVEL 09</u> 428'-10"	<u> </u>
=	LEVEL 08 418'-2")+		RESIDENTIAL 1																												RESIDENTIAL 1		<u></u> <u>LEVEL 08</u> 418'-2"	<u>> </u>
	LEVEL 07 406'-8"			PARKING 8																	L											PARKING 7		17'-10"	
	LEVEL 06 396'-2"			PARKING 7															I													PARKING 6		<u>LEVEL 07</u> = 400'-4"	<u>'</u>
10 - 0 - 8	LEVEL 05 385'-6"			PARKING 6															 													PARKING 5		<u> EVEL 06</u> <u>-0</u> <u>-</u>	<u>></u>
- - - - - -	LEVEL 04			PARKING 5																														<u>LEVEL 05</u> <u>=</u> 379'-0"	<u></u>
-0 -0 -0	374'-10" 🕈			PARKING 4																												PARKING 4		LEVEL 04	<u>4</u>
- - - - - - - -	LEVEL 03 364'-2"			PARKING 3																												PARKING 3		<u> </u>	3
= 	LEVEL 02 353'-6"			PARKING 2																												PARKING 2			2
	01 (STREET) 342'-0"			PARKING 1																												PARKING 1		=0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	(STREET)
10	LEVEL 0B 332'-0"																		- + : 												CTIO 1/16''=1'-		AM	- 337'-0" 337'-0" AVG GRAG +EL.336'-0	

