



# Administrative Approval Action

Case File / Name: ASR-0075-2019  
WEST CABARRUS STREET

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

**LOCATION:**

The site is generally bound by W Cabarrus Street on the south, S West Street on the east, the railway on the north and Dupont Circle on the west, with common street addresses of 518 and 600 W Cabarrus Street, and 400 S West Street.

**REQUEST:**

REVISION TO THE APPROVED ASR (revised approved plans last dated 12/14/20): New scope of work includes development of 1 mixed use building of 436,020 square feet including a 592 space parking structure on the western portion of the property. The mixed use building contains approximately 27,128 square feet of retail space, 443 apartment style dwelling units and approximately 12,250 square feet of lobby/leasing space. The property is approximately 5.82 acres zoned IX-7-UL.

The sunset date for this plan is unchanged.

ORIGINAL APPROVED PLAN: Development of 3 mixed use buildings including a 1,075 space parking structure. Building 1 contains approximately 4,058 square feet of retail and approximately 191,882 square feet of office; Building 2 contains approximately 3,473 square feet of retail and approximately 126,851 square feet of office; and Building 3 contains approximately 26,806 square feet of retail space, 329 apartment style dwelling units in 710,129 square feet and approximately 10,220 square feet of lobby/leasing space. The property is approximately 5.82 acres zoned IX-7-UL.

Design Alternates (A-2-20) approved granting a 190 foot design alternate from UDO Section 8.3.5.C.3 to permit a new driveway located approximately 10 feet from another new driveway; a 170 foot design alternate to permit a new driveway approximately 30 feet from an existing driveway; a 200 foot design alternate to permit a new driveway located immediately next to an existing driveway; and an 80 foot design alternate from UDO Section 8.3.5.C.1 to permit a two-way mixed-use/commercial driveway measuring approximately 112 feet in width.

Variances (A-8-20) approved granting relief from the corner build-to requirement set forth in UDO Section 1.5.6.C.1 for the mixed-use building at W Cabarrus Street and Dupont Circle; a 50 foot variance from Articles 9.4 and 9.5 of the Raleigh Street Design Manual to permit a driveway on W Cabarrus Street spaced approximately 100 feet from S Saunders Street; and a 200 foot variance from Article 12.1.4 of the Raleigh Street Design Manual to permit a driveway on W Cabarrus Street spaced approximately 100 feet from S Saunders Street.

Administrative Alternate (AAD-6-2020) allowing outdoor amenity area to be counted towards the corner build-to requirement set forth in UDO Section 1.5.6.C.1 for the mixed-use building at W Cabarrus Street and S West Street, and towards the build-to requirement set forth in UDO Section 3.4.7.C for the mixed-use building along W Cabarrus Street; granting relief from the primary street-facing pedestrian entrance requirement set forth in UDO Section 3.4.7.E for the mixed-use building at the corner of W Cabarrus Street and S West Street; and granting relief from the transparency requirements set forth in UDO Section 3.2.6.F for the mixed-use building in the northeast corner of the site fronting S West Street.



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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 December 14, 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. A signed and notarized letter from the railroad company must be provided This must say they have reviewed the plans, they approve of the plans and they give their approval to proceed with all construction activity related to the plans.
2. Provide buoyancy calculations for the Stormwater device. It must be shown the device will not float.
3. The Build-to information shall be updated for consistency across all applicable pages.

### **Public Utilities**

4. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
6. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

### **Stormwater**

7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
10. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
11. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a commercial subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Sidewalk Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Slope Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## Engineering

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A cross access agreement across the Lot 2 parcel to West Street must be shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

## Public Utilities



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4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☒ **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. 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).
2. A recombination map shall be recorded, recombining the existing lots as shown on the preliminary plan.

## Engineering

3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

## Public Utilities

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

## Stormwater

6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
7. 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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.





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9. 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).
10. 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).

## Urban Forestry

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes shade trees on two (2) streets: (13) street trees in tree grates along W. Cabarrus St.; (10) street trees in tree grates along Dupont Circle.
12. A public infrastructure surety for (23) street trees in tree grates shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

## Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

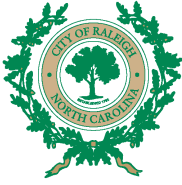
**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be 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:** May 28, 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.



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I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 12/23/2020  
Development Services Dir/Designee  
Staff Coordinator: Kasey Evans



# ABANDONED RIGHT OF WAY NOTE:

- 1) EXISTING RIGHT-OF-WAY CLOSED BY OUTLAIN DEED THAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF RALEIGH ON FEBRUARY 17, 1943 AND RECORDED IN DEED BOOK 861, PAGE 372.

## GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCELS OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. RECORDS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
3. ALL EXISTENCES ARE HORIZONTAL GROUND EXISTENCES.
4. ZONING: U-2-11 PER WAKE COUNTY GIS. NO ZONING REPORT PROVIDED.
5. AREA BY CONVEYANCE COUNTRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DETERMINED BY FEMA FLOOD COMMUNITY PANEL #3726170000 DATED MAY 8, 2005.
7. REFERENCES: AS SHOWN.
8. UTILITY STATEMENT:  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA. OTHER THAN SERVICE OF ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT EXISTENTIALLY LOCATED THE UNDERGROUND UTILITIES.
9. NO GRID MONUMENTS FOUND WITHIN 200' OF SITE.
10. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88.
11. THE NORTHERN PROPERTY LINE OF PARCEL 1 IS THE SAME AS THE SOUTHERN RIGHT OF WAY OF THE NORTH CAROLINA RAILROAD COMPANY AS SHOWN ON R.W. 2016, P.G. 953-970 OF THE WAKE COUNTY SURVEY OF DEEDS.
12. FENCE, WELLS, AND NATURAL STORAGE BAYS ENDOCH INTO THE NORTH CAROLINA RAILROAD RIGHT OF WAY AS SHOWN.



LINE	BEARING	DISTANCE
1	N 84°45'00" W	27.64'
2	N 84°45'00" W	27.64'
3	N 84°45'00" W	27.64'
4	N 84°45'00" W	27.64'

## LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE MANHOLE
- LIGHT POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- GUY WIRE
- TELEPHONE PESTERIAL
- ROLLER
- GAS TEST STATION
- ELECTRICAL TRANSFORMER
- AIR CONDITIONER
- HANDICAP SPACE
- SIGN
- POWER POLE
- ELECTRICAL BOX
- MONITORING WELL
- SD— STORM DRAIN PIPE
- OU— OVERHEAD UTILITY LINES
- W— WATER LINE
- SS— SANITARY SEWER LINE
- T— TELEPHONE LINE
- G— GAS LINE
- E— UNDERGROUND ELECTRIC
- UT— UNDERGROUND TELEPHONE
- F— FENCE LINE
- P— RIGHT OF WAY
- P— PARKING COUNT
- NP RAP
- OAK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

## REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	03.03.2011	REVISED PER CITY OF RALEIGH COMMENTS
2	02.27.2010	REVISED PER 2ND CITY OF RALEIGH COMMENTS
3	03.26.2010	REVISED PER 3RD CITY OF RALEIGH COMMENTS

## PLAN INFORMATION

PROJECT NO.	KAN-17090
FILENAME	KAN17090.XCT
CHECKED BY	LV
DRAWN BY	CJ
SCALE	1"=50'
DATE	09.30.2019
SHEET	

EXISTING  
CONDITIONS  
**C1.00**

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

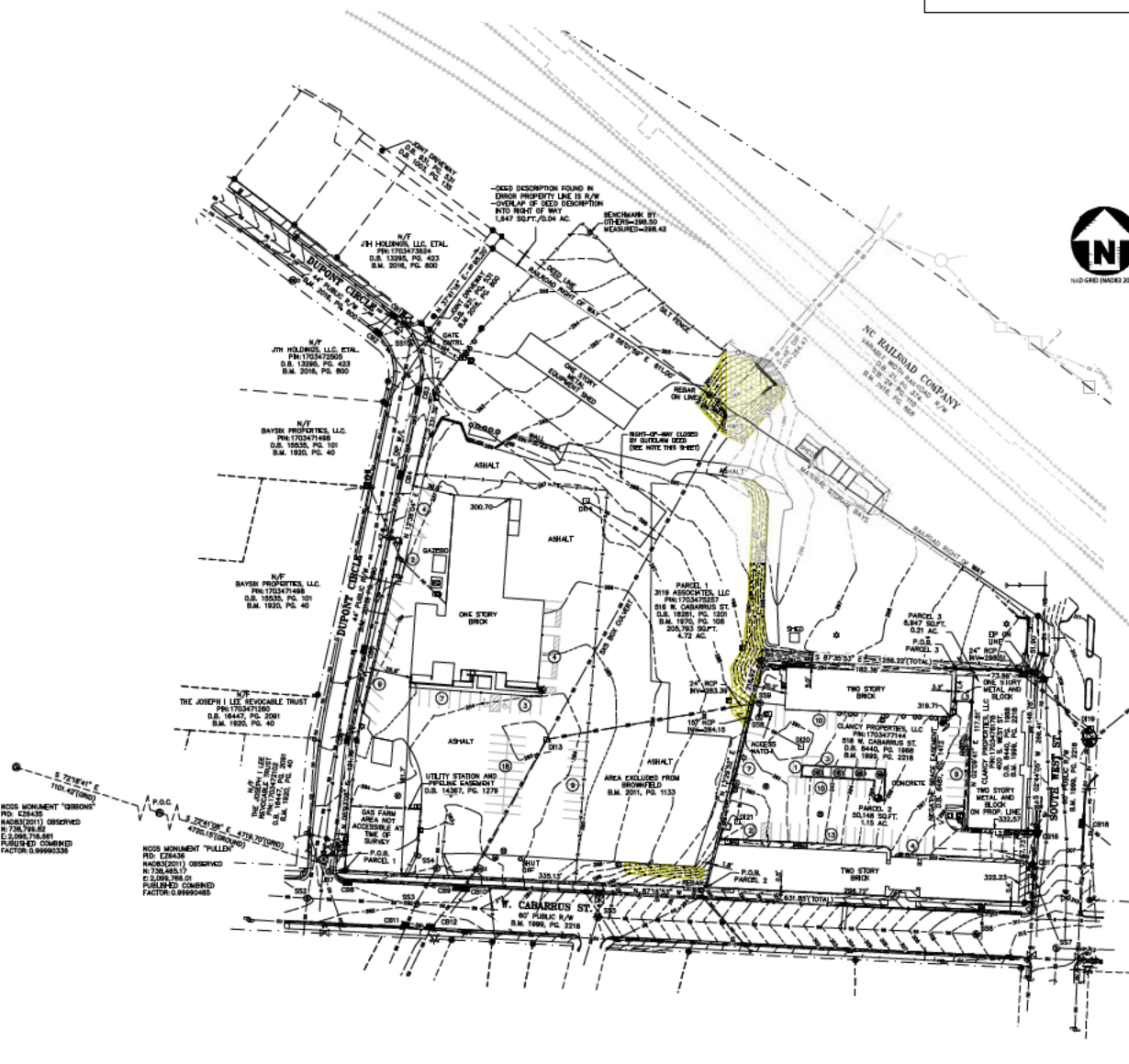
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**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  
contact: Brian Purdy, R.L.A.  
Purdy@mcadamsco.com

## CLIENT

KANE REALTY CORPORATION  
4321 LACOSTE AT NORTH HILLS AVE SUITE 250  
RALEIGH, NC 27609

**WEST CABARRUS STREET**  
ADMINISTRATIVE SITE PLAN  
RALEIGH, NORTH CAROLINA









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Purdy@mcadamsco.com

#### CLIENT

KANE REALTY CORPORATION  
4321 LAKESIDE AT NORTH HILLS AVE SUITE 350  
RALEIGH, NC 27609

**KANE**  
REALTY CORPORATION

## WEST CABARRUS STREET ADMINISTRATIVE SITE PLAN RALEIGH, NORTH CAROLINA

#### REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	08.02.2019	REVISED FOR CITY OF RALEIGH COMMENTS
2	02.27.2020	REVISED FOR CITY OF RALEIGH COMMENTS
3	03.26.2020	REVISED FOR CITY OF RALEIGH COMMENTS

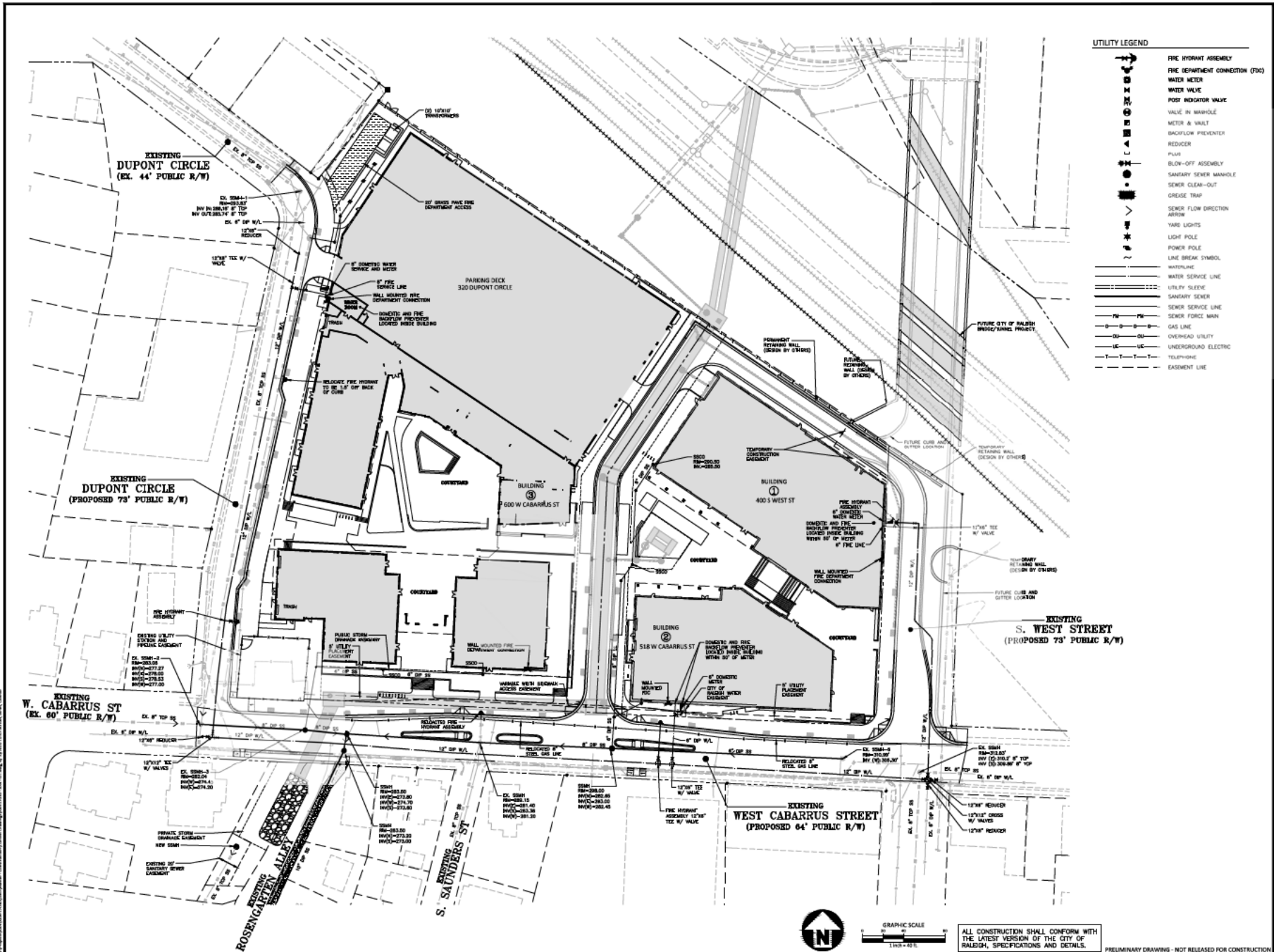
#### PLAN INFORMATION

PROJECT NO. KAN-17030  
FILENAME: KAN17030-01  
CHECKED BY: LJV  
DRAWN BY: CJI  
SCALE: 1"=40'  
DATE: 09.30.2019

#### SHEET

#### UTILITY PLAN

**C4.00**







# TREE CONSERVATION CALCULATIONS:

TREE CONSERVATION REQUIRED: 0.583 AC (1584)  
 TREE CONSERVATION PROVIDED: 0.583 AC (1584)  
 \*NO QUALIFYING PRIMARY OR SECONDARY AREAS EXIST ON SITE. NO QUALIFYING INDIVIDUAL TREES EXIST ON SITE DUE TO GREATER THAN 10% OF THE CRITICAL ROOT ZONE BEING IMPACTED BY IMPROVEMENTS. SEE S-011-SITE.

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 Durham, NC 27713  
 phone 919.361.5000  
 fax 919.361.2269  
 license number: C-0293  
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**CLIENT**  
 KANE REALTY CORPORATION  
 4321 LACOSTE AT NORTH HILLS AVE SUITE 250  
 RALEIGH, NC 27609



## WEST CABARRUS STREET ADMINISTRATIVE SITE PLAN RALEIGH, NORTH CAROLINA

LINE	BEARING	ANGLE	DISTANCE
1	N 84°45'00" W	97.64'	
2	E 75°00'00" W	17.00'	
3	N 87°00'00" W	15.50'	
4	E 82°00'00" E	29.71'	

### LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAROUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
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- GUT MIRE
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- ROLLROAD
- GAS TEST STATION
- ELECTRICAL TRANSFORMER
- AIR CONDITIONER
- HANDICAP SPACE
- SSN
- POWER POLE
- ELECTRICAL BOX
- MONITORING WELL
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE
- RIGHT OF WAY
- PARKING COUNT
- ESP RAP
- CAH



NO.	DATE	REVISION DESCRIPTION
1	08.08.2019	REVISED FOR CITY OF RALEIGH COMMENTS
2	02.27.2020	REVISED FOR CITY OF RALEIGH COMMENTS
3	03.26.2020	REVISED FOR CITY OF RALEIGH COMMENTS

### PLAN INFORMATION

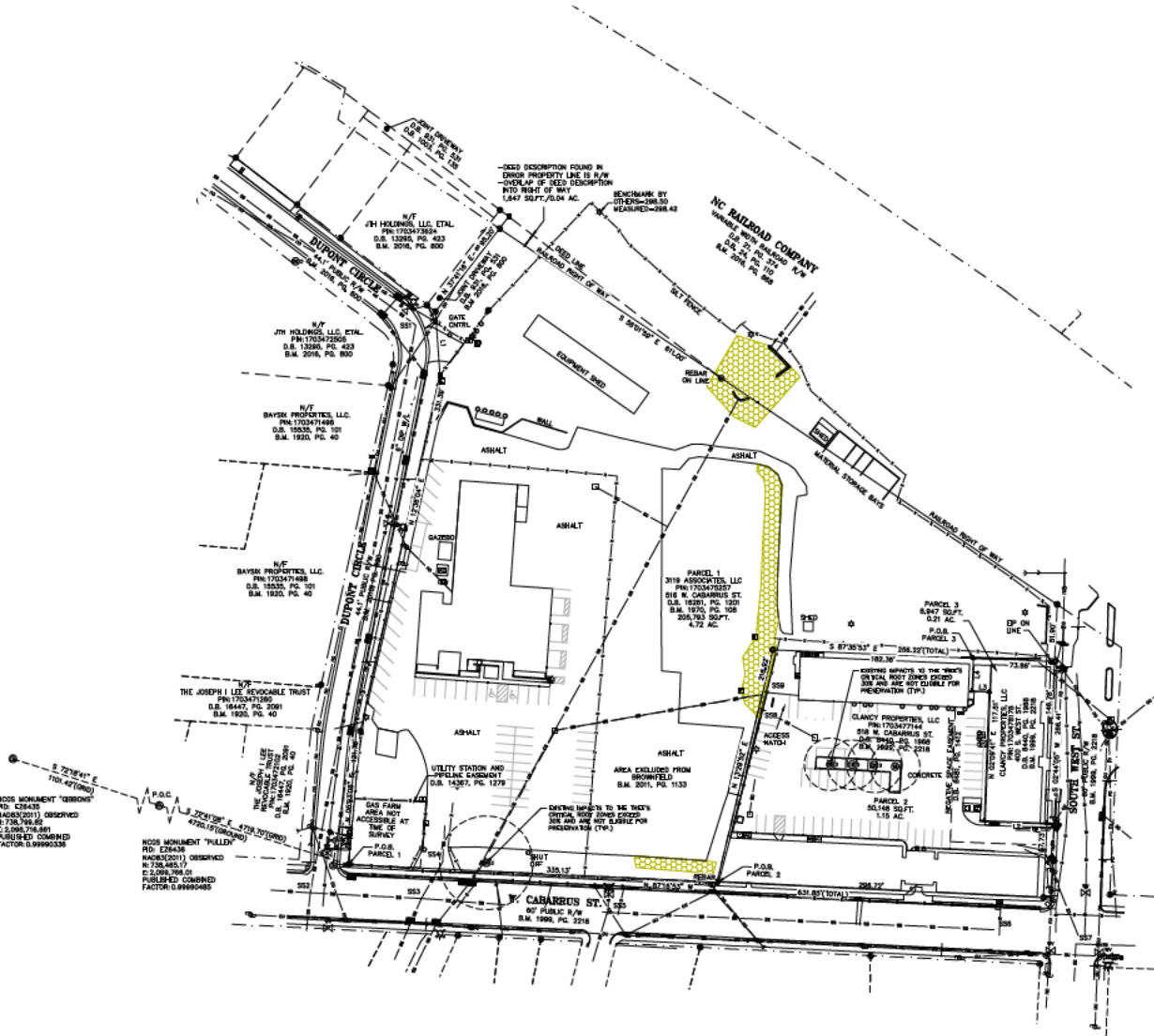
PROJECT NO. KAN-17030  
 FILE/NAME: KAN17030.XCT  
 CHECKED BY: LV  
 DRAWN BY: CU  
 SCALE: 1"=50'  
 DATE: 09.30.2019  
**SHEET**

### TREE CONSERVATION PLAN

**L5.01**

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



GRAPHIC SCALE  
 1"=50'





BUILDING 1	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	296.50	296.30	296.40	290.85	288.30	289.57
NORTH PLANE	302.00	296.50	299.00	290.70	290.40	290.55
EAST PLANE	306.00	302.00	304.00	302.00	290.70	296.35
SOUTH PLANE	306.00	296.50	301.25	305.50	290.40	297.95

BUILDING 1 AVERAGE OF WALL PLANES 300.16 293.60  
 MOST RESTRICTIVE CONDITION OCCURS IN THE PROPOSED CONDITIONS WITH AN AVG. GRADE OF 293.61'

BUILDING 2	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	294.50	290.50	292.00	298.00	290.98	294.49
NORTH PLANE	298.00	290.50	294.25	305.50	290.50	298.00
EAST PLANE	306.00	298.00	302.00	305.50	305.50	305.50
SOUTH PLANE	306.00	294.50	300.25	307.00	298.00	302.50

BUILDING 2 AVERAGE OF WALL PLANES 297.00 300.10  
 MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00'



Building 1 - South Elevation 1 - Interior Courtyard Facing  
 1/8" = 1'-0"



**OWNER**  
 Duke Realty  
 4321 Lenoir of North Hills Ave Suite 250  
 Raleigh, NC 27607

**ARCHITECT**  
 Duda Paine Architects, PA  
 333 Lenoir Street  
 Durham, NC 27701

**CIVIL ENGINEER**  
 Duda Paine Architects, PA  
 333 Lenoir Street  
 Durham, NC 27701

**LANDSCAPE ARCHITECT**  
 Duda Paine Architects, PA  
 333 Lenoir Street  
 Durham, NC 27701

**STRUCTURAL ENGINEER**  
 Duda Paine Architects, PA  
 333 Lenoir Street  
 Durham, NC 27701

**MECHANICAL ENGINEER**  
 Duda Paine Architects, PA  
 333 Lenoir Street  
 Durham, NC 27701

**ELECTRICAL ENGINEER**  
 Duda Paine Architects, PA  
 333 Lenoir Street  
 Durham, NC 27701

## West Cabarrus Offices

518 West Cabarrus St.  
 Raleigh, NC 27603

FOR REVIEW PURPOSES ONLY

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Rev	Date	Description
1	03/24/2020	Design Development
2	03/24/2020	Administrative Site Review - Exterior Elevations

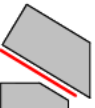
Design Development

BLUE DATE: 03/24/2020  
 PROJECT NUMBER: 211804

Administrative Site  
 Review - Exterior  
 Elevations

A-202

KEY PLAN



BUILDING 1	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	296.50	296.30	296.40	290.85	288.30	289.57
NORTH PLANE	302.00	296.50	299.00	290.70	290.40	290.55
EAST PLANE	306.00	302.00	304.00	302.00	290.70	296.35
SOUTH PLANE	306.00	296.50	301.25	305.50	290.40	297.95

BUILDING 1 AVERAGE OF WALL PLANES 300.16 293.60  
 MOST RESTRICTIVE CONDITION OCCURS IN THE PROPOSED CONDITIONS WITH AN AVG. GRADE OF 293.61'

BUILDING 2	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	294.50	290.50	292.00	298.00	290.98	294.49
NORTH PLANE	298.00	290.50	294.25	305.50	290.50	298.00
EAST PLANE	306.00	298.00	302.00	305.50	305.50	305.50
SOUTH PLANE	306.00	294.50	300.25	307.00	298.00	302.50

BUILDING 2 AVERAGE OF WALL PLANES 297.00 300.10  
 MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00'



1 Building 1 - West Elevation - Private Drive Facing  
 1/8" = 1'-0"



**OWNER**  
 Kline Realty  
 4321 Lenoir of North Ave Suite 250  
 Durham, NC 27607

**ARCHITECT**  
 Duda Paine Architects, PA  
 333 Lenoir Street  
 Durham, NC 27601

**Civil Engineer**  
 Kline Realty  
 4321 Lenoir of North Ave Suite 250  
 Durham, NC 27607

**Structural Engineer**  
 Kline Realty  
 4321 Lenoir of North Ave Suite 250  
 Durham, NC 27607

**MEP Engineer**  
 Kline Realty  
 4321 Lenoir of North Ave Suite 250  
 Durham, NC 27607

## West Cabarrus Offices

518 West Cabarrus St.  
 Raleigh, NC 27603

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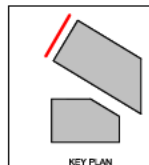
Rev	Date	Description

Design Development

BLUE DATE: 03/24/2020  
 PROJECT NUMBER: 211004

Administrative Site  
 Review - Exterior  
 Elevations

A-203



KEY PLAN



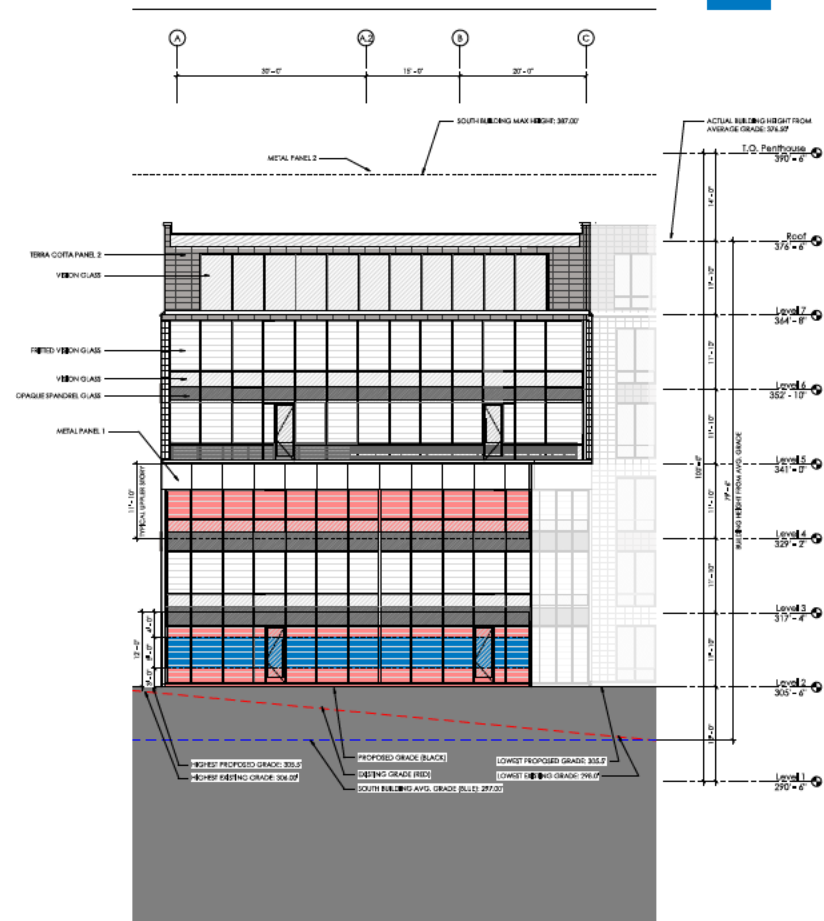


BUILDING 1	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	296.50	296.30	296.40	290.85	288.30	289.57
NORTH PLANE	302.00	296.50	299.00	290.70	290.40	290.55
EAST PLANE	306.00	302.00	304.00	302.00	290.70	296.35
SOUTH PLANE	306.00	296.50	301.25	305.50	290.40	297.95

BUILDING 1 AVERAGE OF WALL PLANES 300.16 293.60  
 MOST RESTRICTIVE CONDITION OCCURS IN THE PROPOSED CONDITIONS WITH AN AVG. GRADE OF 293.61'

BUILDING 2	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
WEST PLANE	294.50	290.50	292.00	298.00	290.98	294.49
NORTH PLANE	298.00	290.50	294.25	305.50	290.50	298.00
EAST PLANE	306.00	298.00	302.00	305.50	305.50	305.50
SOUTH PLANE	306.00	294.50	300.25	307.00	298.00	302.50

BUILDING 2 AVERAGE OF WALL PLANES 297.00 300.10  
 MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00'



1 Building 2 - East Elevation - South West Street Facing  
 1/8" = 1'-0"

East Elevation	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Floor Between 0' and 6'	298.69 SF	47.36 SF	47.36 SF
Ground Floor Between 6' and 12'	718.77 SF	489.38 SF (68%)	791.13 SF (110%)
Typical Upper Story Transparency	426.38 SF	133.83 SF (31%)	386.78 SF (91%)

\*Required Transparent Area between 6' and 12' is based on 50% of the area of the ground floor required transparent area.

## Exterior Elevation Notes

- White Area between 0' - 12'
- Red Area on Typical Upper Story
- Red Area between 0' - 12'
- White Area between 0' - 12'
- Blue Area between 0' - 12'



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**STRUCTURAL ENGINEER**  
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**MEP ENGINEER**  
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## West Cabarrus Offices

518 West Cabarrus St.  
 Raleigh, NC 27603

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We warrant that the information contained herein is true and correct to the best of our knowledge and belief, and that we have not been negligent in our preparation of this document.

Architect: Duda Paine Architects, PA

Date: 03/24/2020

Description: 21804

Design Development

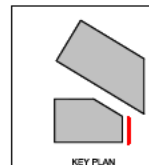
BLUE DATE: 03/24/2020

PROJECT NUMBER: 21804

Administrative Site Review - Exterior Elevations

A-205

KEY PLAN

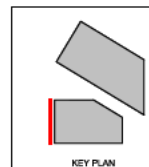




BUILDING 1 AVERAGE OF WALL PLANES 300.16 293.60

MOST RESTRICTIVE CONDITION OCCURS IN THE PROPOSED CONDITIONS WITH AN AVG. GRADE OF 293.61'

BUILDING 2 AVERAGE OF WALL PLANES 297.00 300.10  
MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00'



**CONTACT**  
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**LANDSCAPE ARCHITECT**  
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Design Development

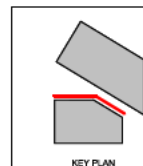
ISSUE DATE:	03/26/2020
PROJECT NUMBER:	21806

Administrative Site  
Review - Exterior  
Elevations

A-207

BUILDING 1 AVERAGE OF WALL PLANES 300.16 293.60

BUILDING 2 AVERAGE OF WALL PLANES 297.00 300.10  
MOST REFLECTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVG. GRADE OF 297.00'



**CLINICAL**  
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Offices

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Design Development

ISSUE DATE:	03/26/20
PROJECT NUMBER:	218

Administrative Site  
Review - Exterior  
Elevations

A-208





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Raleigh, NC 27603

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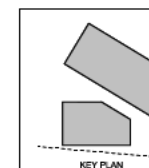
Design Development

ISSUE DATE:	03/26/2020
PROJECT NUMBER:	21804

Administrative Site

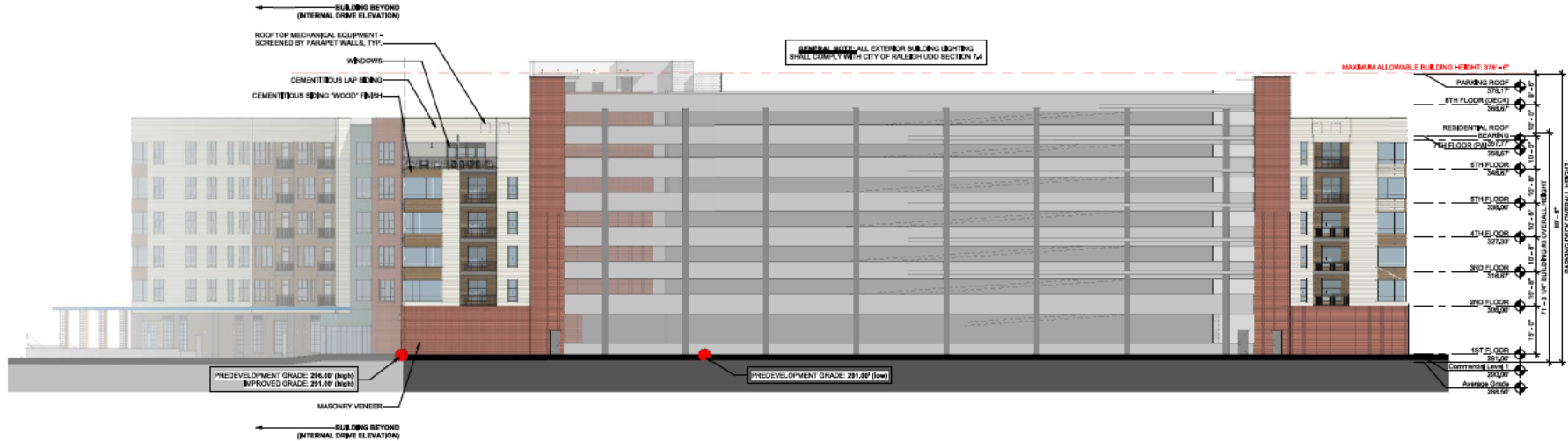
Administrative Site  
Review - Exterior  
Rendering

A-209

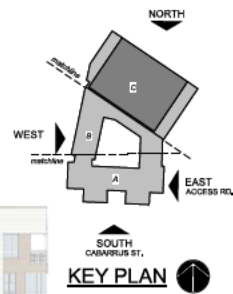
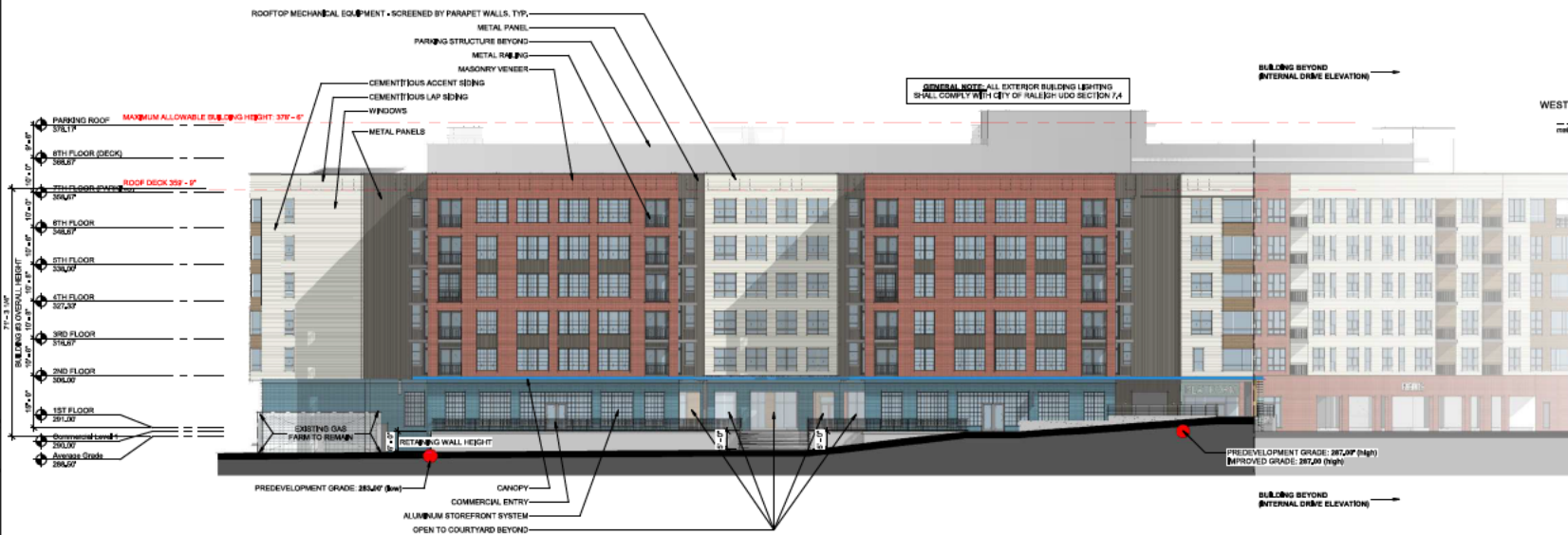


An architectural rendering of a modern multi-story building complex at dusk. The buildings feature large glass facades and brickwork, with interior lights glowing. A pedestrian plaza with trees and people is in the foreground, and a street with cars is visible.

**VIEW FROM CORNER OF W. CABARRUS STREET AND S. WEST STREET AT AMENITY SPACE**



**OVERALL NORTH ELEVATION** 2  
1/16" = 1'-0"

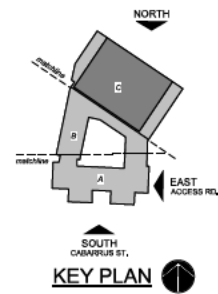
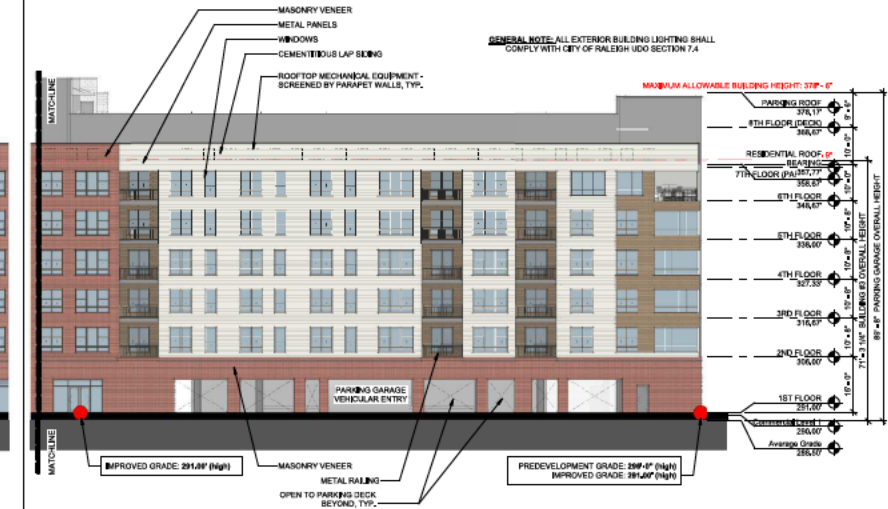
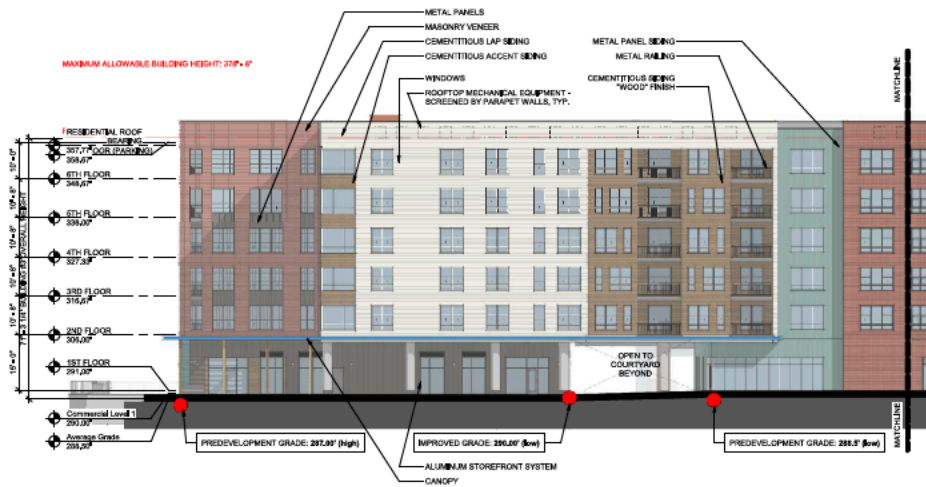


**AVERAGE GRADE SUMMARY TABLE**

FLOORING	AREA	EXISTING GRADE	PROPOSED GRADE
1ST FLOOR	1,000.00	319.07	319.07
2ND FLOOR	1,000.00	326.07	326.07
3RD FLOOR	1,000.00	333.07	333.07
4TH FLOOR	1,000.00	340.07	340.07
5TH FLOOR	1,000.00	347.07	347.07
6TH FLOOR	1,000.00	354.07	354.07
7TH FLOOR	1,000.00	361.07	361.07
8TH FLOOR	1,000.00	368.07	368.07
PARKING ROOF	1,000.00	378.17	378.17
Average	8,000.00	333.07	333.07

**OVERALL SOUTH ELEVATION (CABARRUS ST.)** 1  
1/16" = 1'-0"



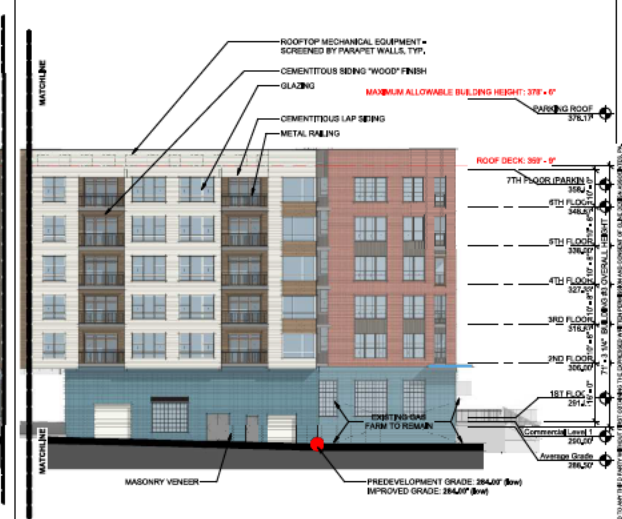


AVERAGE GRADE SUMMARY TABLE

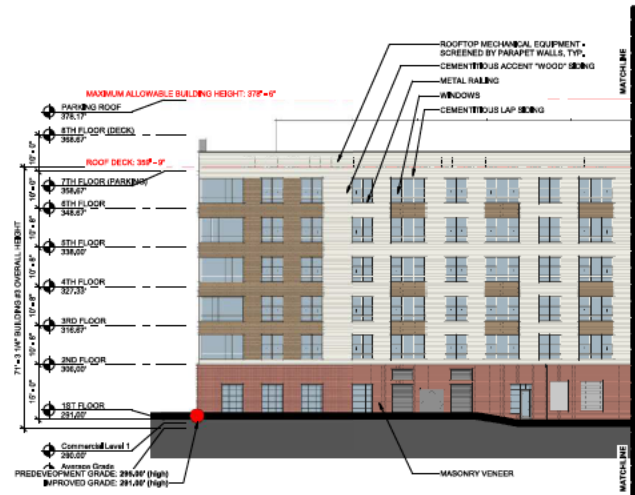
NO.	DESCRIPTION	GRADE
1	EXISTING GRADE	287.0'
2	IMPROVED GRADE	288.0'
3	PREDEVELOPMENT GRADE	288.0'
4	EXISTING GRADE	287.0'
5	IMPROVED GRADE	288.0'
6	PREDEVELOPMENT GRADE	288.0'
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8	IMPROVED GRADE	288.0'
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10	EXISTING GRADE	287.0'
11	IMPROVED GRADE	288.0'
12	PREDEVELOPMENT GRADE	288.0'
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92	IMPROVED GRADE	288.0'
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95	IMPROVED GRADE	288.0'
96	PREDEVELOPMENT GRADE	288.0'
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98	IMPROVED GRADE	288.0'
99	PREDEVELOPMENT GRADE	288.0'
100	EXISTING GRADE	287.0'



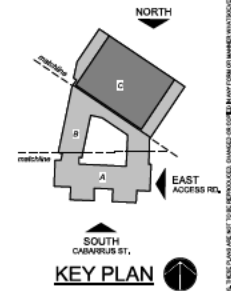
WEST ELEVATION (DUPONT CIR.) - PARTIAL

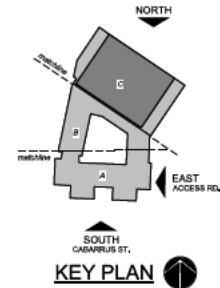
 $1/16^{\circ} = 1-0'$ 

WEST ELEVATION (DUPONT CIR.) - PARTIAL

$$1/16^{\circ} = 1-0^{\circ}$$


WEST ELEVATION (DUPONT CIR.) - PARTIAL

$$1/16^{\circ} = 1/2^{\circ}$$
[illegible]



**CLINE  
DESIGN**

125 N. Harrington St.  
Raleigh, NC 27603  
919/833-6413  
919/836-1280 FAX  
ClineDesignAssoc.com

**KANE REALTY CORPORATION  
WEST CABARRUS ST- MIXED  
USE  
RALEIGH, NC**

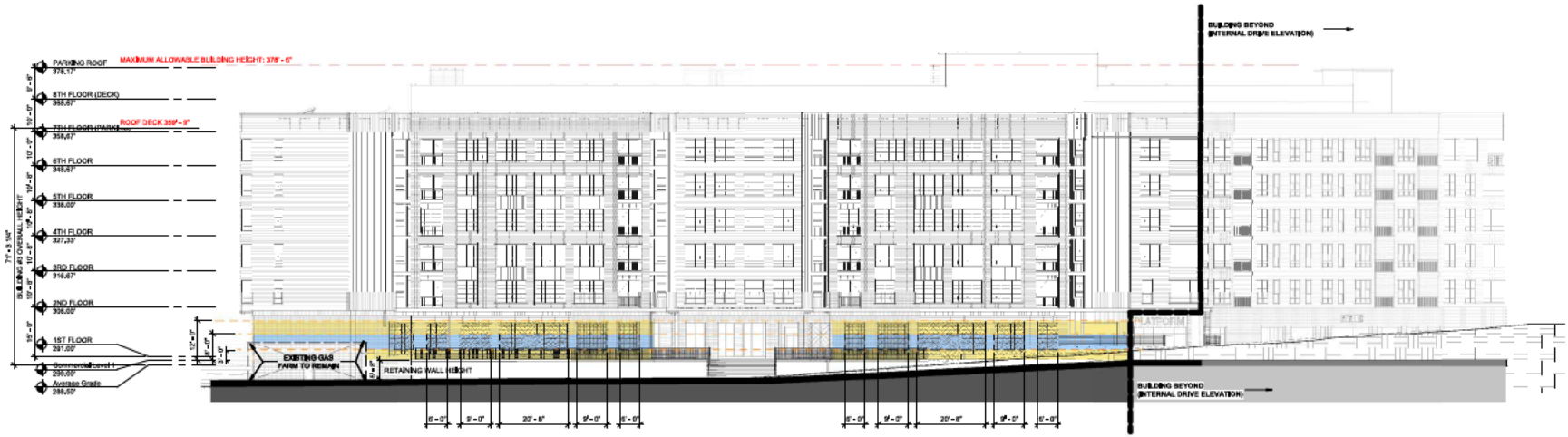
NOT FOR  
CONSTRUCTION

ASR  
SUBMITTAL

PROJECT: 018147  
DATE: 03/26/2020  
REVISIONS: DATE

DRAWN BY: Author  
CHECKED BY: Checker

**BUILDING 3 -  
ELEVATION  
TRANSPARENCY  
DIAGRAMS**



**TRANSPARENCY CALCULATIONS NOT INCLUDING GAS FARM**

FLOOR LEVEL TRANSPARENCY (0'-0" - 12'-0")	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
GROUND STORY BETWEEN 0' AND 12'	636.87	318.44	537.07' (84%)
GROUND STORY BETWEEN 0' AND 12'	2,110.47	1,055.24	1,133.47' (54%)

**TRANSPARENCY CALCULATIONS INCLUDING GAS FARM**

LOWER LEVEL TRANSPARENCY (0'-0" - 12'-0")	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
GROUND STORY BETWEEN 0' AND 12'	1,062.97	531.49	537.07' (51%)
GROUND STORY BETWEEN 0' AND 12'	2,521.47	1,260.74	1,133.47' (45%)

**IX-7  
50% REQUIRED**

- FLOOR AREA SUBJECT TO TRANSPARENCY REQUIREMENTS 0-12'
- GROUND FLOOR AREA SUBJECT TO TRANSPARENCY REQUIREMENTS 0-12'
- PROVIDED GLAZING 0'-12'
- PROVIDED GLAZING 0'-12'
- PROVIDED GLAZING - UPPER LEVELS

**OVERALL SOUTH ELEVATION (CABARRUS ST.)**

1

**A2.4**



$1/16^{\circ} = 1-2^{\circ}$	3	
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