

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 [TC-14-19](#) and [TC-11-21](#) 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 [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: <u>SUB-0008-2021</u>	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-13-20</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: <u>Downtown South Music Venue</u>			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 130 Penmarc Drive			
Site P.I.N.(s): <u>1703 50 2802</u>			
Please describe the scope of work. Include any additions, expansions, and change of use. <u>Site work for a new entertainment venue building</u>			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: <u>DTS Land Class 1 LLC</u>		Title: <u>Stephen Malik, Managing Member</u>	
Address: <u>c/o Kane Realty, 4321 Lassiter at North Hills Ave., Raleigh, NC 27609</u>			
Phone #: <u>919-729-2686</u>		Email: <u>tandracchio@kanerealtycorp.com</u>	
Applicant Name: <u>Andy Padiak, PE, Group Manager</u>			
Company: <u>McAdams</u>		Address: <u>One Glenwood Ave., Suite 201, Raleigh, NC 27603</u>	
Phone #: <u>919-475-5514</u>		Email: <u>padiak@mcadamsco.com</u>	

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): CX-40-UL-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 4.81 acres	New gross floor area:
Maximum # of parking spaces: See Data Table	Total sf gross (to remain and new):
# of parking spaces proposed: See Data Table	Proposed # of buildings: 1
Overlay District (if applicable): n/a	Proposed # of stories for each:
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Commercial	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: See Data Table Square Feet: _____
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: <u>n/a</u>	
Alluvial soils: <u>n/a</u>	
Flood study: <u>n/a</u>	
FEMA Map Panel #: <u>n/a</u>	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

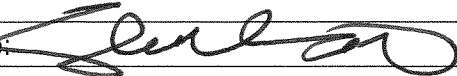
Total # of dwelling units: 0	Total # of hotel units: 0
# of bedroom units: 1br 2br 3br 4br or more	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Andy Padiak, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: <u>9/14/22</u>
Printed Name: Stephen Malik	

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Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case TC-14-19 and TC-11-21 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 Permit and Development Portal. (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan [] Tier Three Site Plan [x]
Building Type: [] Detached, [x] Attached, [] Apartment, [] Townhouse, [x] General, [] Mixed use, [] Open lot, [] Civic
Site Transaction History: Subdivision case #: SUB-0008-2021, Scoping/sketch plan case #: _____, Certificate of Appropriateness #: _____, Board of Adjustment #: _____, Zoning Case #: Z-13-20, Administrative Alternate #: _____
GENERAL INFORMATION: Development name: Downtown South Music Venue, Inside City limits? Yes [x] No [], Property address(es): 130 Penmarc Drive, Site P.I.N.(s): 1703 50 2802
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form. Company: DTS Land Class 1 LLC Title: Stephen Malik, Managing Member, Address: c/o Kane Realty, 4321 Lassiter at North Hills Ave., Raleigh, NC 27609, Phone #: 919-729-2686 Email: tandracchio@kanerealtycorp.com, Applicant Name: Andy Padiak, PE, Group Manager, Company: McAdams, Address: One Glenwood Ave., Suite 201, Raleigh, NC 27603, Phone #: 919-475-5514 Email: padiak@mcadamsco.com

Table with 2 columns: SITE DATA, BUILDING DATA. Contains zoning info (CX-40-UL-CU), gross site acreage (4.81 acres), parking spaces, and development type (Commercial).

STORMWATER INFORMATION: Existing Impervious Surface: 0 Acres, Square Feet: 0, Proposed Impervious Surface: See Data Table, Square Feet: _____

RESIDENTIAL DEVELOPMENTS: Total # of dwelling units: 0, Total # of hotel units: 0, # of bedroom units: 1br, 2br, 3br, 4br or more

SIGNATURE BLOCK: I, Andy Padiak, PE will serve as the agent regarding this application... Signature: [Signature], Date: 9/14/22, Printed Name: Stephen Malik

DOWNTOWN SOUTH ENTERTAINMENT VENUE

130 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27603 ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH CASE #: ASR- _____ -2022 PROJECT NUMBER: KAN21007 DATE: SEPTEMBER 23, 2022

SHEET INDEX

Table listing sheet numbers and titles: 2-3 ALTA/NSPS & TOPOGRAPHIC SURVEY, 3-3 ALTA/NSPS & TOPOGRAPHIC SURVEY, C0.00 PROJECT NOTES, C0.01 ZONING CONDITIONS, C1.01 DEMOLITION PLAN, C2.00 OVERALL SITE PLAN, C2.01 SITE PLAN, C3.00 GRADING AND STORM DRAINAGE PLAN, C3.01 AVERAGE GRADE PLAN, C4.00 UTILITY PLAN, C8.00 SITE DETAILS, C8.01 SITE DETAILS, C8.02 SITE DETAILS, C8.03 STORM DRAINAGE DETAILS, C8.04 WATER DETAILS, C8.05 WATER DETAILS, C8.06 SEWER DETAILS, L2.00 TREE CONSERVATION PLAN, L5.01 LANDSCAPE PLAN, L5.02 LANDSCAPE DETAILS, L6.00 LIGHTING PLAN, A2.11 BUILDING ELEVATIONS

SITE DATA

Table with 2 columns: SITE DATA, DETAILS. Includes site address, parcel PIN, existing zoning, overlay district, watershed, floodplain/firm panel, site area, amenity area, tree conservation, vehicle parking, bicycle parking, build-to requirements, proposed build-to, building/structure setbacks, parking setbacks, building height.

RIGHT-OF-WAY OBSTRUCTION NOTES

- 1. STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO rightofwayservices@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES".
3. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
4. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
5. ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

NOTES

- 1. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
3. CENTERLINE STREET IS A MIXED USE STREET; THUS, WE HAVE DESIGNATED IT AS PRIMARY.

Table titled IMPERVIOUS AREA TRACKING TABLE with columns: ACREAGE, LOT 15, LOT 16, LOT 17, LOT 18. Values: 1.76 AC., 0.90 AC., 1.69 AC., 0.44 AC. (repeated for all lots)

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.

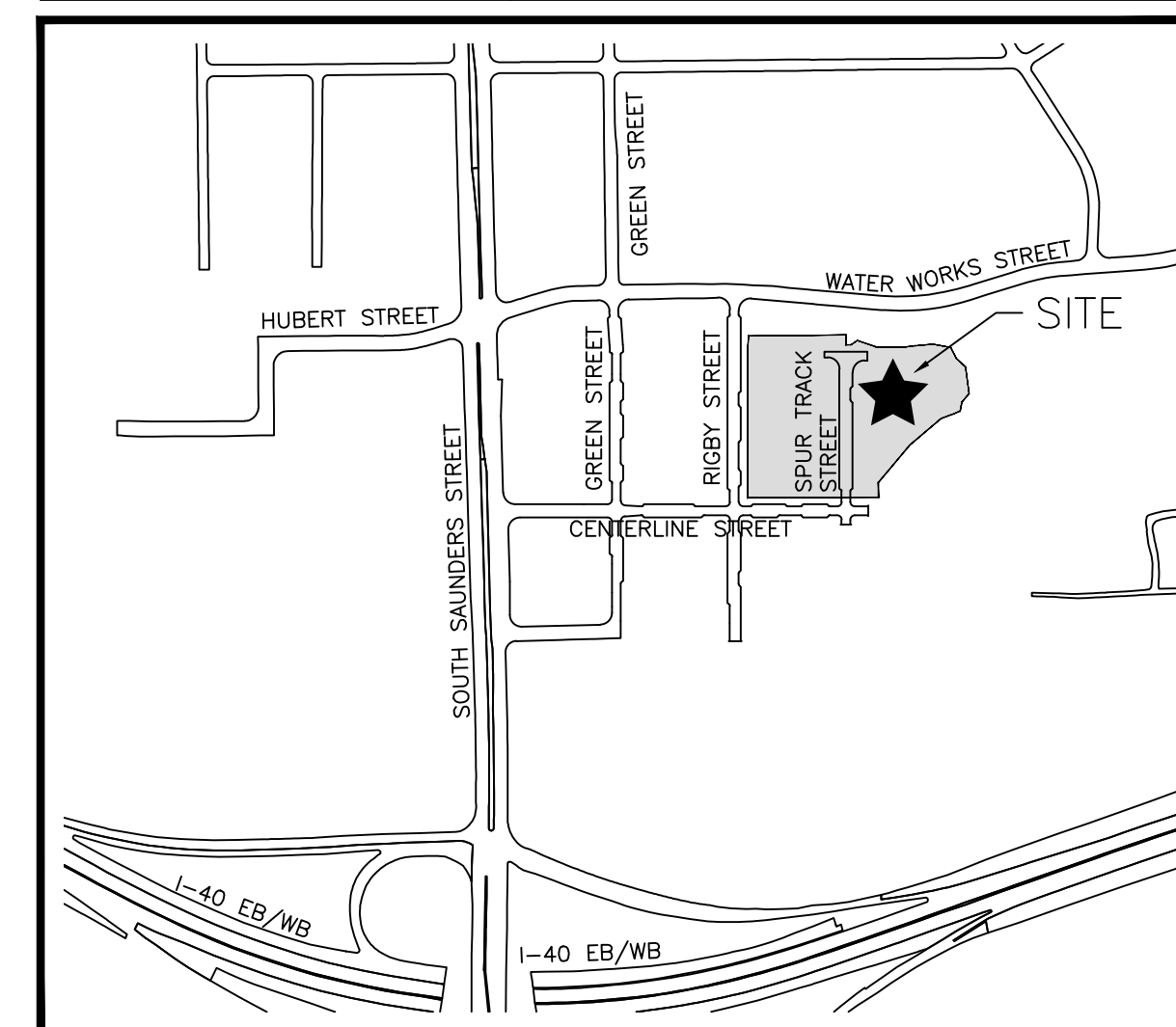
Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

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

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.

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.



VICINITY MAP 1" = 500'



Know what's below. Call before you dig.



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

Andy Padiak padiak@mcadamsco.com PHONE: 919. 475. 5514

CLIENT

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



PROJECT DIRECTORY

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

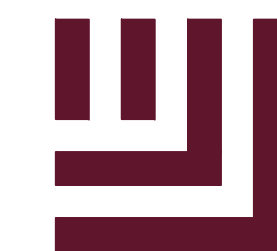
ARCHITECT GENSLER 613 HILLSBOROUGH STREET RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO. DATE

ADMINISTRATIVE SITE REVIEW FOR:

DOWNTOWN SOUTH ENTERTAINMENT VENUE DRAWINGS RALEIGH, NORTH CAROLINA, 27603 PROJECT NUMBER: KAN-21007



McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
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phone 919. 823. 4300
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CLIENT

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



ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMARC DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

PLAN INFORMATION

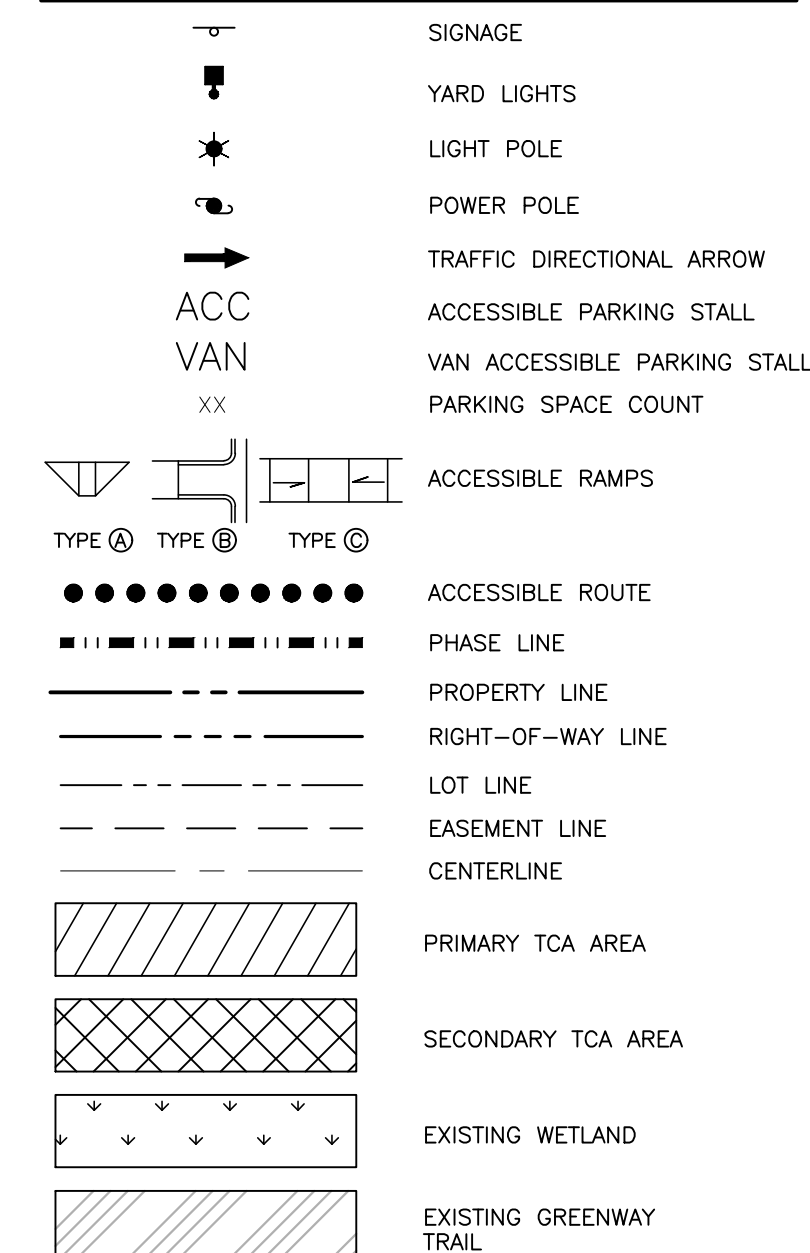
PROJECT NO. KAN21007
FILENAME KAN21007-ASR-OA51
CHECKED BY JRB
DRAWN BY CHS
SCALE 1"=100'
DATE 09.23.2022

SHEET

OVERALL SITE PLAN

C2.00

SITE LEGEND

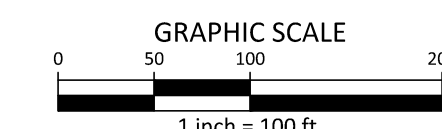


NOTES:

- 1. ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PHASE 1 AND 2 INFRASTRUCTURE DRAWINGS CASE #: SPR-XXXX-2022

PROPERTY TABLE

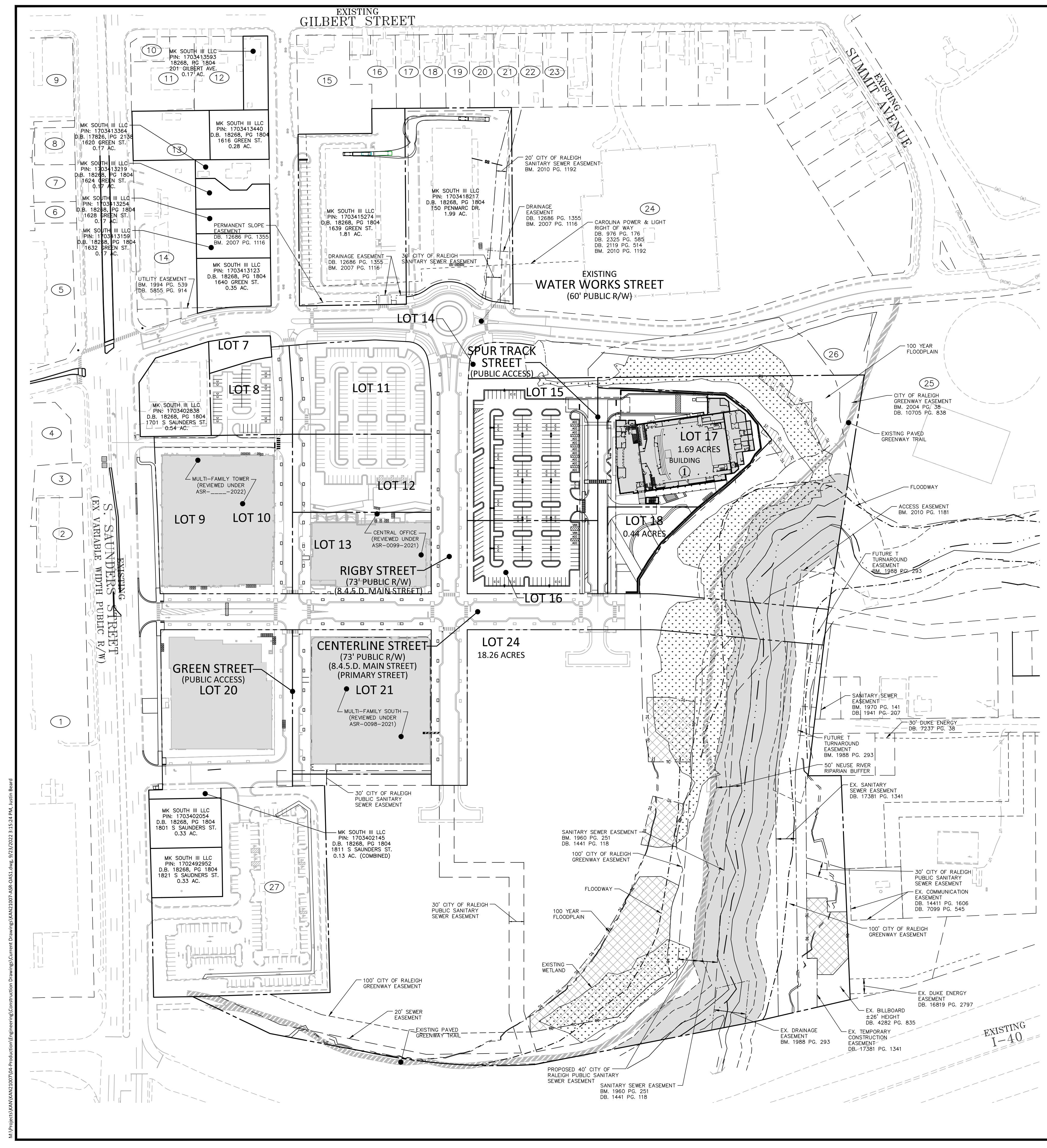
PARCEL #	OWNER	PIN	EXISTING USE	ZONING
1	FLOWSERVE US INC	1703304321	REG MX	IH
2	NEW GROUP LLC	1703309690	INDUSTRIAL	IX-3-PL
3	NEW GROUP LLC	1703309780	VACANT	IX-3-PL
4	FTPA STORAGE RALEIGH LLC	1703307764	COMMERCIAL	IX-3-PL
5	ROBERT ROBERSON SS LLC	1703318067	FLEX WHSE	IX-3-PL
6	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319285	VACANT	CX-3-PL
7	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319382	VACANT	CX-3-PL
8	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319389	COMMERCIAL	CX-3-PL
9	ROWDY RIDGEBACKS HOLDINGS LLC	1703319512	COMMERCIAL	NX-3
10	RIGHT FORCE	1703411588	RES/BUS	NX-3-PL
11	HOBBY FAMILY LLC	1703412512	COMMERCIAL	CX-3-PL
12	VIVAS, ABEL ZENON VIVAS, MARIA C	1703413523	RESI	R-6
13	MK SOUTH III	1703412400	VACANT	CX-40-UL-CU
14	QUALITY OIL COMPANY LLC	1703412108	INDUSTRIAL	NX-3-PL
15	IRBY, WILLIAM S	1703415534	RESI	R-6
16	FIND AN ACORN LLC	1703416544	RESI	R-6
17	RIGHT FORCE INC	1703417504	RESI	R-6
18	RIGHT FORCE INC	1703417554	RESI	R-6
19	FIND AN ACORN LLC	1703418504	RESI	R-6
20	RIGHT FORCE INC	1703418554	RESI	R-6
21	HACHMEISTER, MARIAH C	1703419505	RESI	R-6
22	RIGHT FORCE INC	1703419554	RESI	R-6
23	HOBBS, DAVID G HOBBS, HELEN R	1703510515	RESI	R-6
24	DUKE ENERGY PROGRESS INC	1703512225	-	R-6
25	RALEIGH CITY OF	1703509721	POWER HS	IX-3
26	RALEIGH CITY OF	1703503926	POWER HS	R-6
27	BW RRI LLC	1702494929	REG MX	CX-40-UL-CU



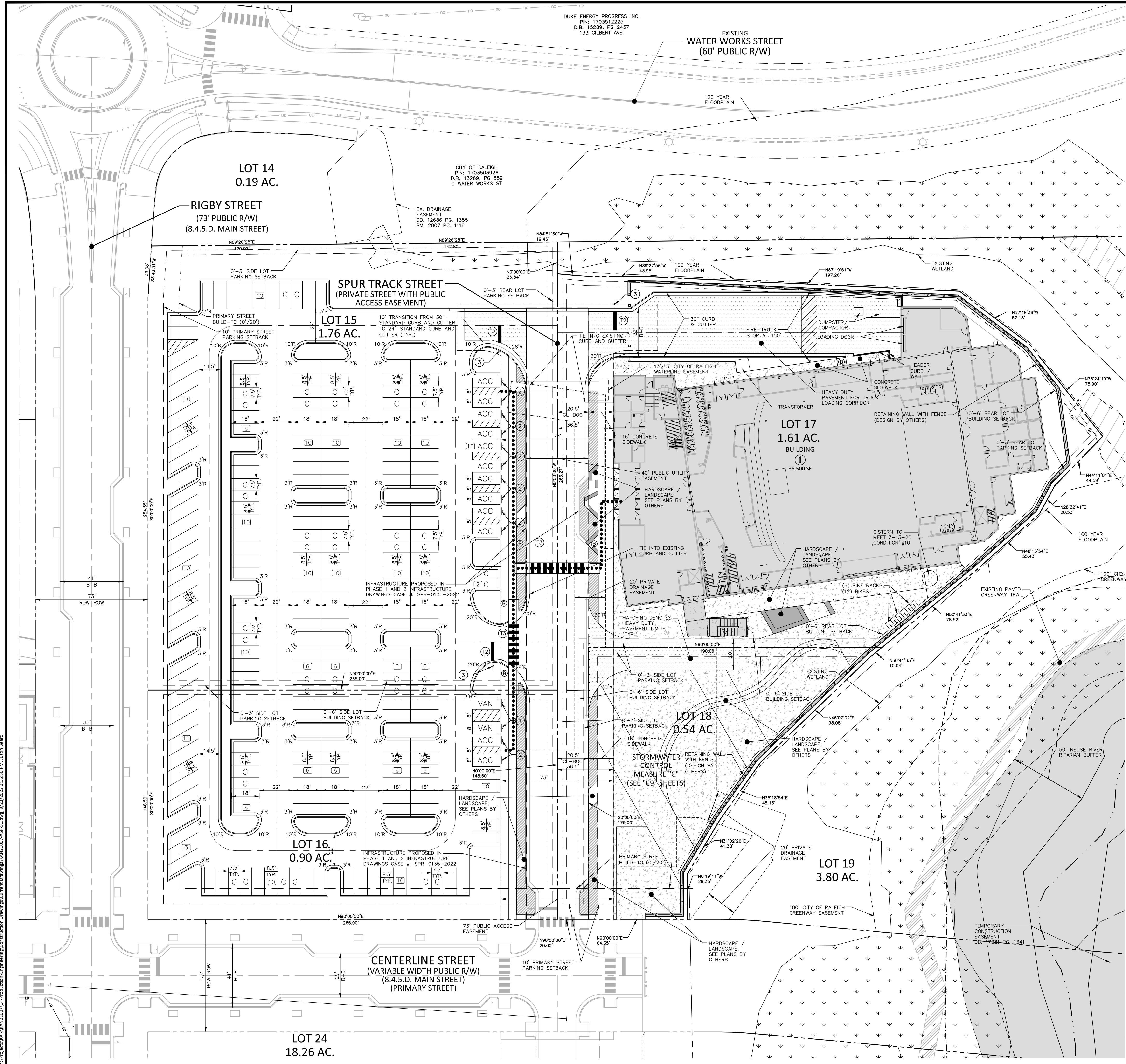
SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



M:\Projects\MANA\21007\04-Production\Engineering\Construction Drawings\21007-ASR-OA51.dwg, 9/23/2022 3:15:24 PM, Justin Beard



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PRIMARY TCA AREA
	SECONDARY TCA AREA
	EXISTING WETLAND
	EXISTING GREENWAY TRAIL

SIGNAGE LEGEND

	1
	2
	3
	MUTCD R7-8A
	MUTCD R7-8
	MUTCD R1-1 30"x30"

NOTES:

- ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PHASE 1 AND 2 INFRASTRUCTURE DRAWINGS CASE #: SPR-0135-2022

PAVEMENT MARKING LEGEND

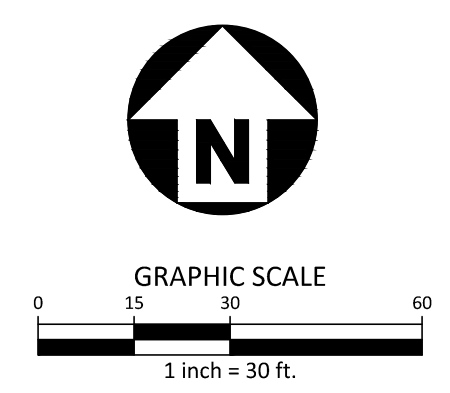
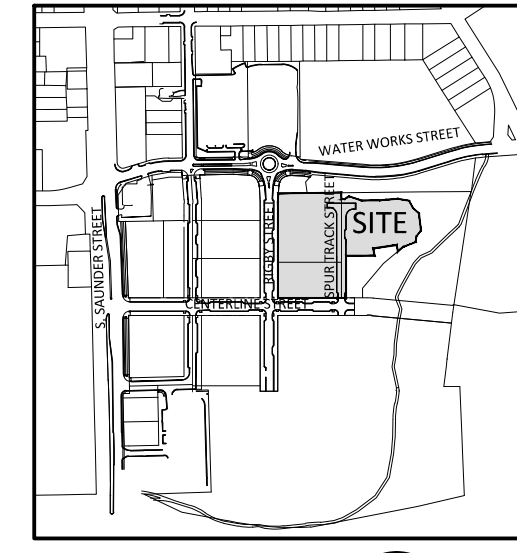
LANE LINES/MARKINGS

T2	24" WHITE STOPBAR
T3	24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
T9	4" YELLOW MINISKIP (2' - 6' SP.)
TD	4" WHITE MINISKIP (3' - 9' SP.)
TE	4" WHITE SOLID LANE LINE
TL	4" YELLOW DOUBLE CENTER
UJ	BICYCLE SYMBOL
UK	BICYCLE STRAIGHT ARROW
TQ	8" WHITE CROSSWALK LINE

ARROWS/CHARACTERS

UB	RIGHT TURN ARROW
----	------------------

NOTE:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12))



SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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KANE
REALTY CORPORATION

ENTERTAINMENT VENUE
DOWNTOWN SOUTH - LOT 17
ADMINISTRATIVE SITE REVIEW
130 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

PLAN INFORMATION

PROJECT NO.	KAN21007
FILENAME	KAN21007-ASR-S1
CHECKED BY	JRB
DRAWN BY	CHS
SCALE	1"=30'
DATE	09.23.2022

SHEET

SITE PLAN

C2.01

M:\Projects\KANE\KANE21007\04-Production\Engineering\Construction Drawings\KANE21007-ASR-S1.dwg, 9/23/2022 3:16:30 PM, Justin Beard

KANE REALTY CORPORATION

4321 Lassiter at North Hills Ave #250
Raleigh, NC 27609

Gensler

613 Hillsborough St. Raleigh, NC 27603 United States
Tel 919.239.7828 Fax 919.239.7829



McAdams
One Glenwood Ave, Suite 201
Raleigh, NC 27603
United States
Tel 919.823.4300

BUILDING HEIGHT COMPLIANCE - UDO 3.3.2:

NUMBER OF STORIES:
MAX ALLOWED: 40
ACTUAL: 3

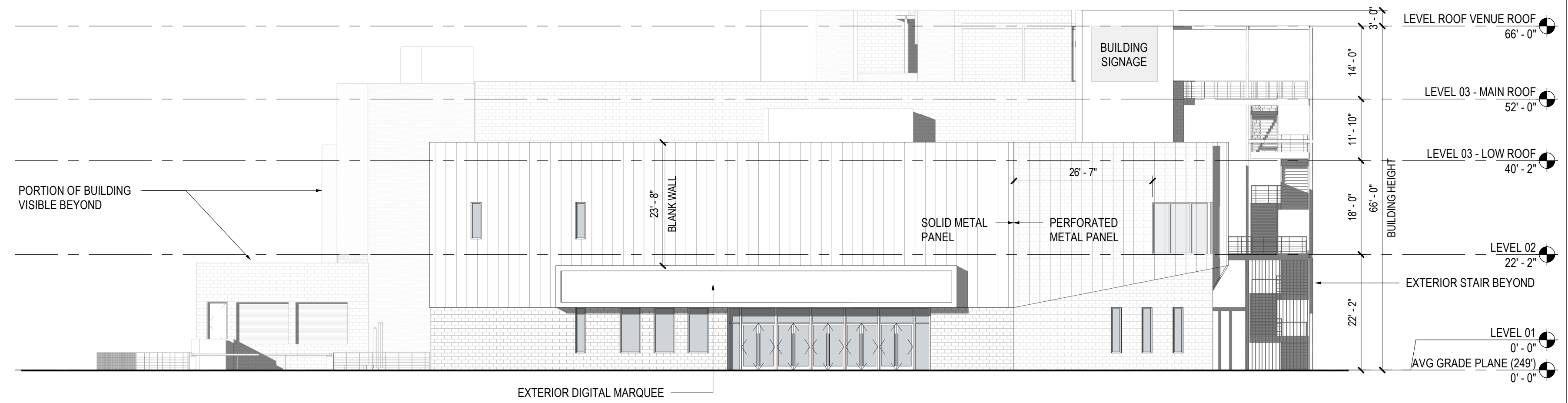
BUILDING HEIGHT:
MAX ALLOWED: NO MAX
ACTUAL: 66' - 0"

BLANK WALL AREA COMPLIANCE - UDO 3.2.5:

MAX ALLOWED: 30'
ACTUAL: 26' - 7"

General Note:

Transparency and blank wall requirements do not apply due to Spur Track Street is a Private Street.



01 WEST ELEVATION (FACING SPUR TRACK RD - PRIVATE)

SCALE: 1/16" = 1'-0"

Date	Description
09.23.2022	ASR SUBMISSION 01

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Downtown South
Entertainment Venue

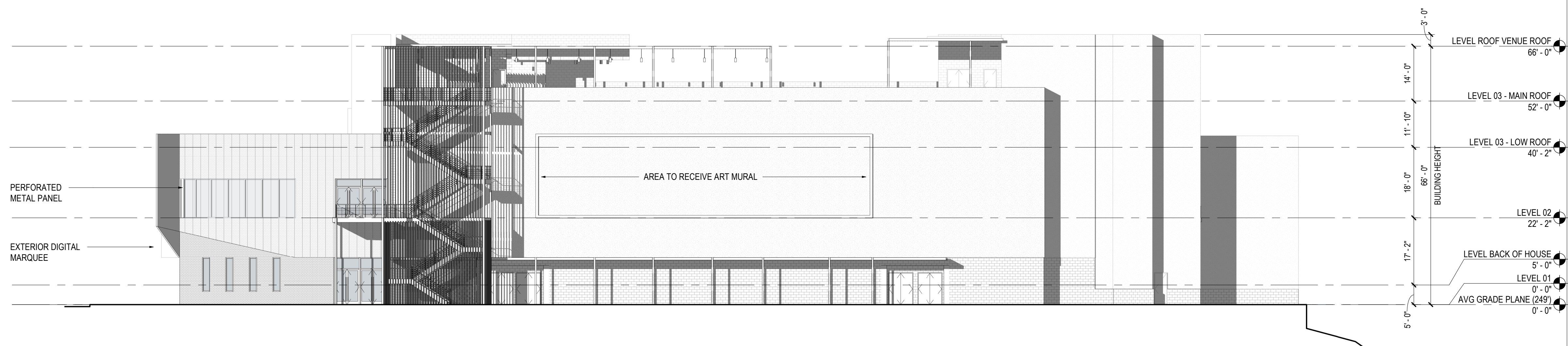
Project Number
090.3827.100

Description
ZONING EXTERIOR ELEVATIONS

Scale
1/16" = 1'-0"

A2.11

© 2022 Gensler



02 SOUTH ELEVATION (FACING PRIVATE PLAZA)

SCALE: 1/16" = 1'-0"

KANE REALTY CORPORATION

4321 Lassiter at North Hills Ave #250
Raleigh, NC 27609

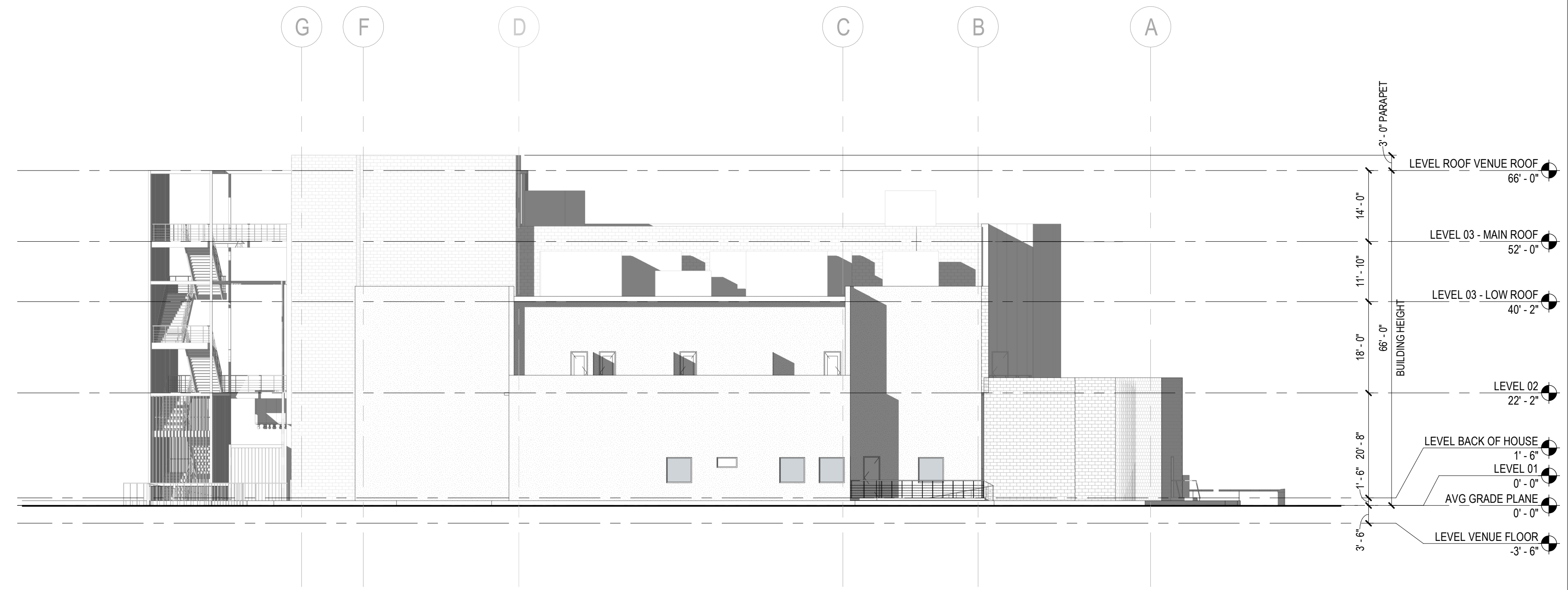
Gensler

613 Hillsborough St. Raleigh, NC 27603 United States
Tel 919.239.7828 Fax 919.239.7829



McAdams
One Glenwood Ave, Suite 201
Raleigh, NC 27603
United States
Tel 919.823.4300

General Note:
Transparency and blank wall requirements do not apply due to Spur Track Street is a Private Street.



01 EAST ELEVATION (FOR REFERENCE)
SCALE: 1/16" = 1'-0"

Date	Description
2 08.24.2022	ASR SUBMISSION 01

Seal / Signature

NOT FOR CONSTRUCTION

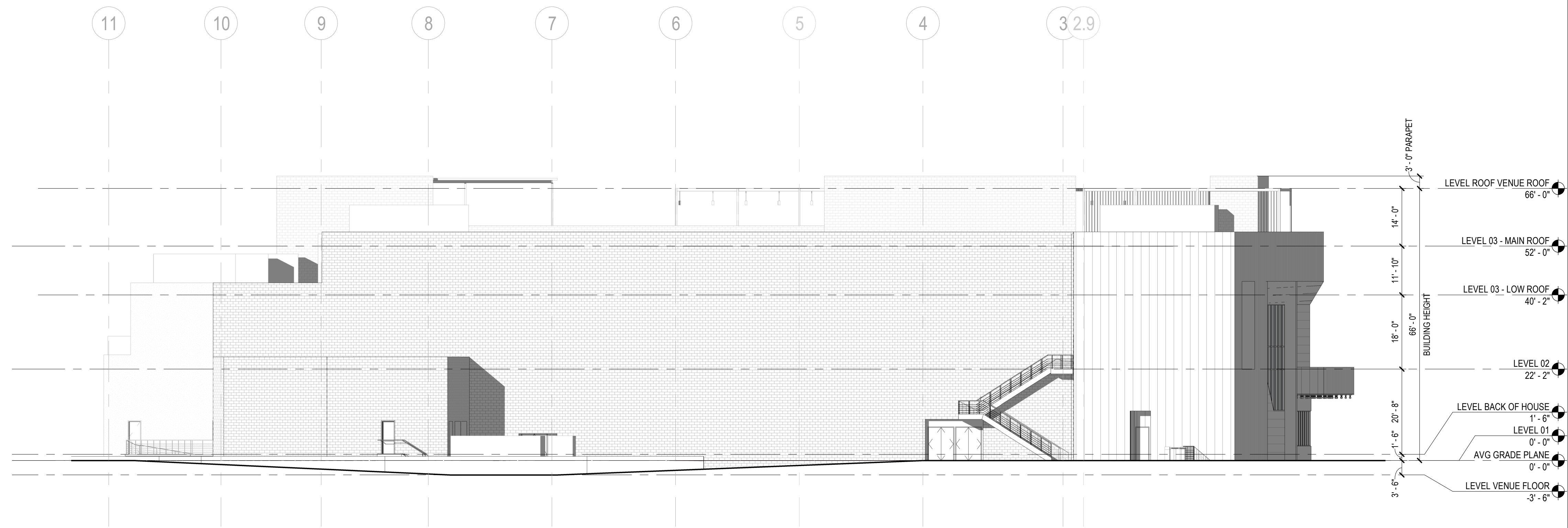
Project Name
Downtown South
Entertainment Venue

Project Number
090.3827.100

Description
ZONING EXTERIOR ELEVATIONS

Scale
1/16" = 1'-0"

A2.12



02 NORTH ELEVATION (FOR REFERENCE)
SCALE: 1/16" = 1'-0"