

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): _____

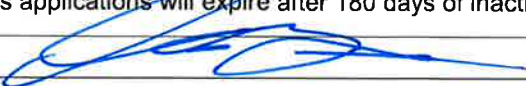
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: _____			
Inside City limits? Yes No			
Property address(es): _____			
Site P.I.N.(s): _____			
Please describe the scope of work. Include any additions, expansions, and change of use. 			
Current Property Owner/Developer Contact Name: _____			
NOTE: please attach purchase agreement when submitting this form.			
Company: _____		Title: _____	
Address: _____			
Phone #: _____		Email: _____	
Applicant Name: _____			
Company: _____		Address: _____	
Phone #: _____		Email: _____	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): PD with Base CX (Z-22-20)	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 8.22	New gross floor area: 1,153,165 sf
# of parking spaces required: 616	Total sf gross (to remain and new): 1,153,165 sf
# of parking spaces proposed: 1,204	Proposed # of buildings: 3
Overlay District (if applicable): n/a	Proposed # of stories for each: 6 to 15 stories
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Office/Retail/Residential	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 4.80 Square Feet: 208,951
Is this a flood hazard area? Yes ☐ No ☒	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: 3720171400J	
Neuse River Buffer Yes ☐ No ☒	Wetlands Yes ☐ No ☒

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 464	Total # of hotel units: 0
# of bedroom units: 1br 346 2br 118 3br 0 4br or more 0	
# of lots: 3	Is your project a cottage court? Yes ☐ No ☒

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, <u>David Boyette</u> 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: 2021.12.22
Printed Name: David Boyette	

EAST END MARKET PHASE 2

ADMINISTRATIVE SITE REVIEW 2001 PROGRESS COURT RALEIGH, NORTH CAROLINA, 27608 PROJECT NUMBER: RGP-21001 PROJECT CASE #: ASR-0107-2021 DATE: DECEMBER 22, 2021 REVISED: APRIL 19, 2022



Know what's below.
Call before you dig.

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



McAdams

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Raleigh, NC 27603
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CONTACT

DAVID BOYETTE
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PHONE: 919. 823. 4300

CLIENT

REGENT PARTNERS, LLC
3340 PEACHTREE ROAD, SUITE 1400
ATLANTA, GEORGIA 30326
CONTACT: ANDREW ALLMAN
PHONE: 404.995.1583



PROJECT DIRECTORY

DEVELOPER
REGENT PARTNERS
3340 PEACHTREE ROAD, SUITE 1400
ATLANTA, GEORGIA 30326
PHONE: 404.364. 1400
ARCHITECT
GENSLER
530 HILLSBOROUGH STREET
RALEIGH, NC, 27603
PHONE: 919. 645. 4317
ARCHITECT
JDAVIS
510 S WILMINGTON STREET
RALEIGH, NC, 27601
PHONE: 919. 835. 1500

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Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☒

Building Type	General	Site Transaction History
☐ Detached	☐ General	Subdivision case #: SUB-0082-2021
☐ Attached	☒ Mixed Use	Scoping/sketch plan case #:
☒ Apartment	☐ Open lot	Certificate of Appropriateness #:
☐ Townhouse	☐ Board of Adjustment #:	Zoning Case #: Z-22-20
	☐ Civil	Administrative Alternate #:

GENERAL INFORMATION

Development name: EAST END MARKET PHASE 2

Inside City limits? Yes ☒ No ☐

Property address(es): _____

Site PIN(s): See Site Data Table (all PINs will not fit on this form)

Please describe the scope of work, include any additions, expansions, and change of use.
Development of Phase 2 of East End Market which includes Lots 1, 2, and 3 from SUB-0082-2021. Lot 1 includes a multi-family building. Lot 2 includes a mixed-use building (residential and retail) with structured parking. Lot 3 includes a mixed-use building (office and retail) with structured parking.

Current Property Owner/Developer Contact Name: Bryan Kane
NOTE: please attach purchase agreement when submitting this form.

Consent: EEM Land Phase 2 LLC ☐ Title Authorized Signatory ☐

Address: 4242 Six Forks Road, Suite 820, Raleigh, NC 27609

Phone #: 919.749.7139 | Email: brmk@elcap.com

Applicant Name: David Boyette

Company: McAdams | Address: One Glenwood Ave, Suite 201, Raleigh, 27603

Phone #: 919.244.9528 | Email: boyette@mcadamsco.com

Page 1 of 2

REVISION 02.18.21
raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE
(Applicable to all developments)

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If yes, please provide:
Flood study: _____
FEMA Map Panel #: 3720171400

Neuse River Buffer: Yes ☐ No ☒ Wetlands: Yes ☐ No ☒

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 464

Total # of hotel units: 0

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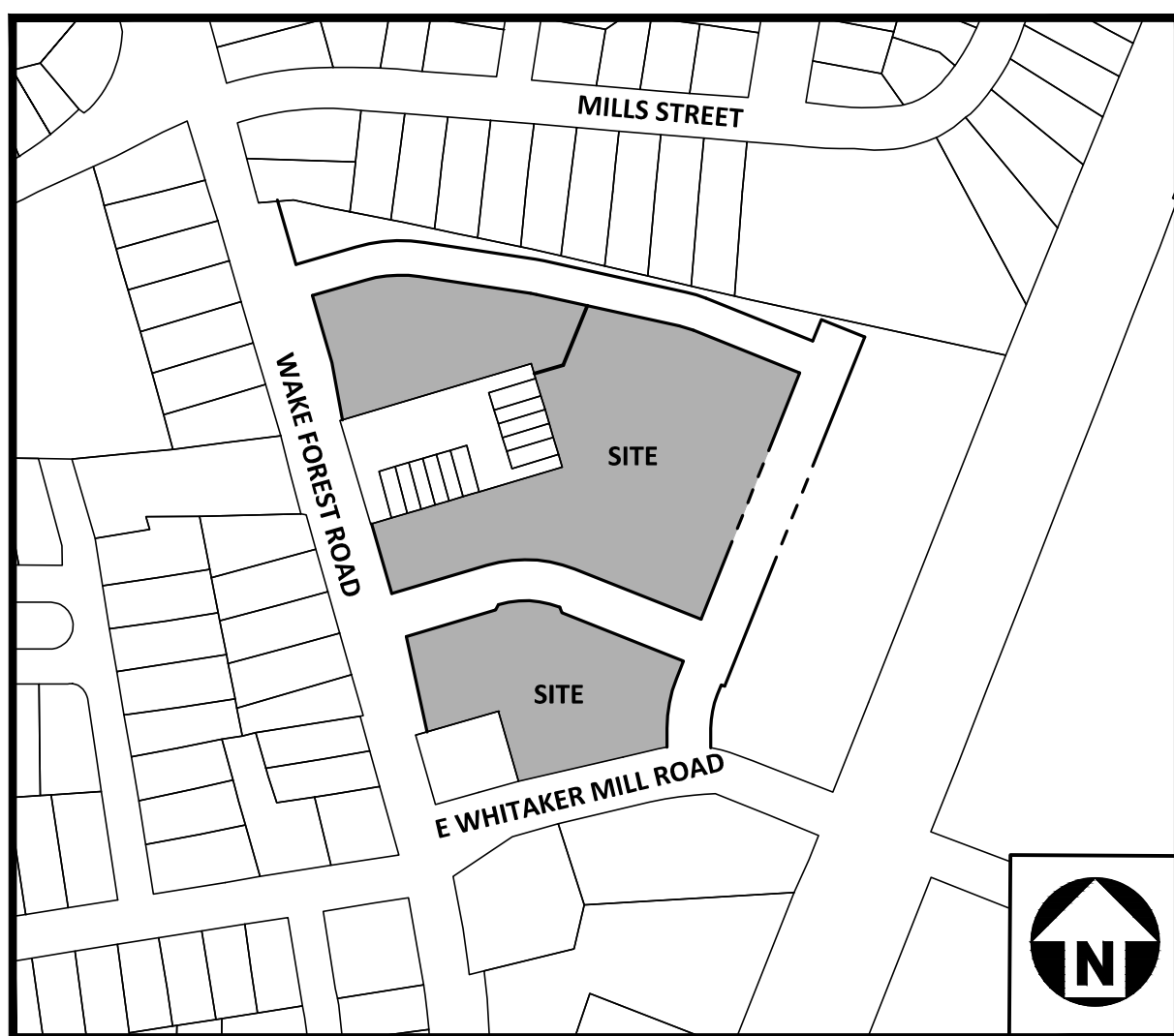
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Signature: _____ Date: 2021.12.22

Printed Name: David Boyette

Page 2 of 2

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VICINITY MAP
N.T.S.

USE TABLE		
TRACT	ALLOWABLE USES	PROPOSED USES
C	OFFICE/MEDICAL, RESTAURANT/BAR	OFFICE/MEDICAL, RESTAURANT/BAR
D	RESIDENTIAL, RETAIL RESTAURANT/BAR	RESIDENTIAL (APARTMENT), RETAIL RESTAURANT/BAR
E	RESIDENTIAL	RESIDENTIAL (APARTMENT)

DENSITY TABLE								
TRACT	ALLOWABLE RES UNITS	PROPOSED RES UNITS	ALLOWABLE OFFICE/MED	PROPOSED OFFICE/MED	ALLOWABLE REST/BAR	PROPOSED REST/BAR	ALLOWABLE RETAIL	PROPOSED RETAIL
C	0	0	300,000 SF	195,782 SF	12,000 SF	15,831 SF	0 SF	0 SF
D	397	321	0 SF	0 SF	10,000 SF	3,565 SF	3,600 SF	3,000 SF
E	103	143	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
TOTAL	500	464	300,000 SF	195,782 SF	22,000 SF	19,396 SF	3,600 SF	3,000 SF

SITE DATA:	
SITE ADDRESS:	2001 PROGRESS COURT RALEIGH, NORTH CAROLINA 27608
OWNER:	EEM PHASE 2 LAND LLC
DEVELOPER:	REGENT PARTNERS 3340 PEACHTREE ROAD, SUITE 1400 ATLANTA, GEORGIA 30326
PIN (& DEEDED ACREAGE):	1714190977 (.15 AC.), 1714191970 (.58 AC.), 1714192865 (.44 AC.), 1714191797 (.23 AC.), 1714194824 (.32 AC.), 1714193767 (.67 AC.), 1714196735 (1.4 AC.), 1714192553 (.19 AC.), 1714193587 (.11 AC.), 1714192468 (.18 AC.), 1714192453 (.6 AC.), 1714192379 (.15 AC.), 1714193363 (.62 AC.), 1714194251 (.4 AC.), 1714196409 (2.18 AC.), 1714198573 (2.27 AC.), 1714197266 (.65 AC.)
REAL ESTATE ID:	0033241, 0033240, 0019711, 0057620, 0005953, 0019712, 0109535, 0015578, 0068165, 0075457, 0252688, 0015574, 0034840, 0108146, 0065775, 0075615, 0031418
ZONING:	PD WITH CX BASE DISTRICT
EXISTING USE:	VACANT, RESIDENTIAL, COMMERCIAL, CONDOMINIUM COMPLEX
PROPOSED USE:	MIXED-USE DEVELOPMENT
RIVER BASIN:	NEUSE RIVER BASIN
WATERSHED:	CRABTREE CREEK
AREA IN FLOODWAY/FLOODPLAIN:	NONE
FEMA FIRM MAP	1714
VEHICULAR PARKING SUMMARY:	REQUIRED PARKING RESIDENTIAL - .5 SPACES/UNIT LESS 1ST 16 UNITS; 464-16=448*.5 = 224 SPACES OFFICE - 1 SPACE/500 SF; 195,782 SF = 392 SPACES TOTAL REQUIRED = 616 SPACES PROVIDED PARKING BUILDING 3 - 198 STANDARD + 3 COMPACT + 4 STANDARD ADA + 2 VAN ADA = 207 SPACES BUILDING 4 - 951 STANDARD + 0 COMPACT + 14 STANDARD ADA +5 VAN ADA = 970 SPACES SURFACE - 22 STANDARD + 2 ADA = 27 SPACES TOTAL PROVIDED SPACES = 1,204 SPACES
ACCESSIBLE PARKING SUMMARY:	REQUIRED PARKING BUILDING 3 - 207 SPACES REQUIRES 5 STANDARD AND 2 VAN BUILDING 4 - 970 SPACES REQUIRES 14 STANDARD AND 5 VAN SURFACE - 27 SPACES REQUIRES 1 STANDARD AND 1 VAN PROVIDED PARKING BUILDING 3 - 4 STANDARD ADA + 2 VAN ADA BUILDING 4 - 14 STANDARD ADA + 5 VAN ADA SURFACE - 1 STANDARD ADA AND 1 VAN ADA
BICYCLE PARKING SUMMARY:	REQUIRED PARKING OFFICE SHORT-TERM - 1 SP/10,000 SF; 195,792 SF = 20 SPACES OFFICE LONG-TERM - 1 SP/5,000 SF; 195,792 SF = 39 SPACES RETAIL SHORT-TERM - 1 SP/5,000 SF; 22,396 SF = 4 SPACES RETAIL LONG-TERM - NOT REQUIRED PROVIDED PARKING SHORT-TERM - 24 SPACES LONG-TERM - 40 SPACES
OPEN SPACE	OPEN SPACE SHOWN WITH MP-1-20.
PREVIOUS APPROVALS	MASTER PLAN (MP-1-20, Z-22-20) PHASE 1 (ASR-SR-37-2019, SPR-0001-2020) SUBDIVISION PLAN (SUB-0082-2021) *UNDER REVIEW* MASS GRADING PLAN (MASS-0115-2921) *UNDER REVIEW*
REFERENCE LOTS	LOT 1 (TRACT E PER MP-1-20) 49,204 SF(1.13 AC.) LOT 2 (TRACT D PER MP-1-20) 129,388 SF(2.97 AC.) LOT 3 (TRACT C PER MP-1-20) 62,637 SF(1.44 AC.) LOT 4 (TRACT A/B PER MP-1-20) 144,278 SF(3.31 AC.)
PRIMARY STREET DESIGNATIONS	BUILDING 3 BUILDING 4 BUILDING 5 BUILDING 6 E WHITAKER MILL ROAD STREET "A" WAKE FOREST ROAD WAKE FOREST ROAD

IMPERVIOUS AREA TABLE		
	ALLOWABLE	PROPOSED
LOT 1	39,363 SF	36,990 SF
LOT 2	113,215 SF	110,140 SF
LOT3	56,373 SF	54,582 SF

SHEET INDEX

C0.00	PROJECT NOTES
C0.01	ZONING CONDITIONS
C1.00	EXISTING CONDITIONS
C1.01	OVERALL DEMOLITION PLAN
C1.02	DEMOLITION PLAN AREA "A"
C1.03	DEMOLITION PLAN AREA "B"
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN AREA "A"
C2.02	SITE PLAN AREA "B"
C2.03	SUBDIVISION PLAN
C3.00	OVERALL GRADING PLAN
C3.01	GRADING PLAN AREA "A"
C3.02	GRADING PLAN AREA "B"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN AREA "A"
C4.02	UTILITY PLAN AREA "B"
C8.00	SITE DETAILS
C8.01	UTILITY DETAILS
C8.02	STORM DRAINAGE DETAILS
L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN AREA "A"
L5.02	LANDSCAPE PLAN AREA "B"
L6.00	OVERALL LIGHTING PLAN
L6.01	LIGHTING DETAILS

ASR-01	EXTERIOR BUILDING ELEVATIONS
ASR-02	EXTERIOR BUILDING ELEVATIONS
ASR-03	OVERALL ROOF PLAN
ASR-04	GARAGE PLANS-FIRST FLOOR
ASR-05	GARAGE PLANS-SECOND FLOOR
ASR-06	GARAGE PLANS-THIRD FLOOR
ASR-07	GARAGE PLANS-FOURTH FLOOR
ASR-08	GARAGE PLANS-FIFTH FLOOR
ASR-09	GARAGE PLANS-SIXTH FLOOR
ASR-10	GARAGE PLANS-SEVENTH FLOOR
ASR-11	GARAGE PLANS-EIGHTH FLOOR

ASR 1.1	LEVEL 01 FLOOR PLAN
ASR 1.2	LEVEL 02 FLOOR PLAN
ASR 1.3	LEVEL 03 FLOOR PLAN
ASR 1.4	ROOF FLOOR PLAN
ASR 2.1	ELEVATION SOUTH - EAST WHITAKER MILL RD
ASR 2.2	ELEVATION EAST - PROGRESS CT
ASR 2.3	ELEVATION NORTH - STREET "C"
ASR 2.4	ELEVATION WEST - WAKE FOREST RD

SHEET 1

TREE CONSERVATION AREA PLAT

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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

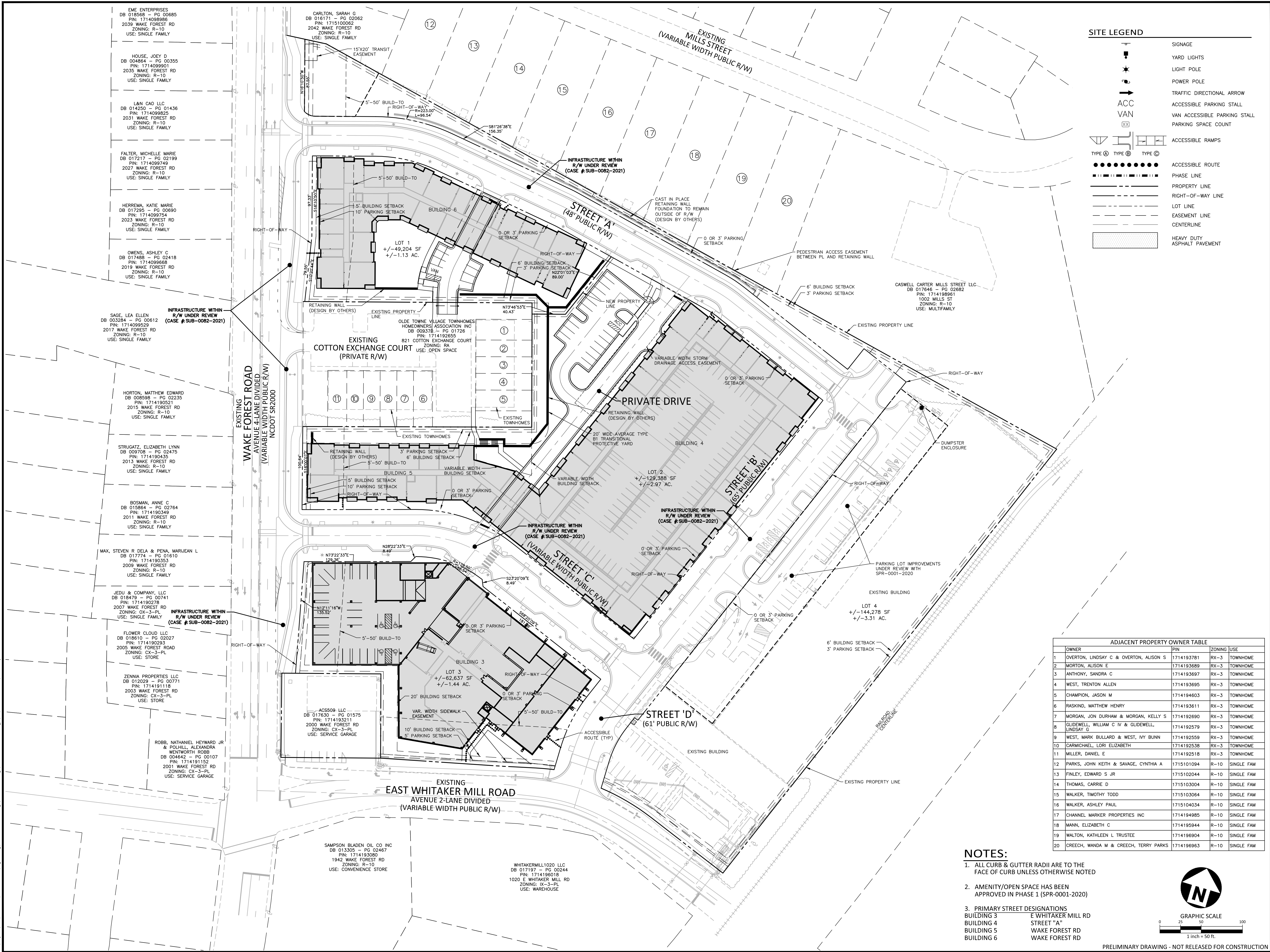
NO.	DATE
1	04.19.2022

CITY REVIEW COMMENTS

ADMINISTRATIVE SITE REVIEW FOR:

EAST END MARKET-PHASE 2
RALEIGH, NORTH CAROLINA 27608
PROJECT NUMBER: RGP-21001

\\Projects\RG\RG\21001\04-Production\Engineering\Construction Drawings\202111393-ASR-S1.dwg, 4/21/2022 2:04:00 PM, David Beyette



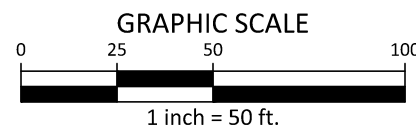
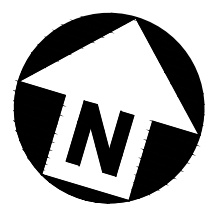
SITE LEGEND

- 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

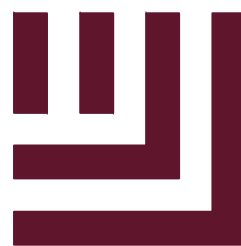
ADJACENT PROPERTY OWNER TABLE			
OWNER	PIN	ZONING	USE
1 OVERTON, LINDSAY C & OVERTON, ALISON S	1714193781	RX-3	TOWNHOME
2 MORTON, ALISON E	1714193689	RX-3	TOWNHOME
3 ANTHONY, SANDRA C	1714193697	RX-3	TOWNHOME
4 WEST, TRENTON ALLEN	1714193695	RX-3	TOWNHOME
5 CHAMPION, JASON M	1714194603	RX-3	TOWNHOME
6 RASKIND, MATTHEW HENRY	1714193611	RX-3	TOWNHOME
7 MORGAN, JON DURHAM & MORGAN, KELLY S	1714192690	RX-3	TOWNHOME
8 GLIDEWELL, WILLIAM C IV & GLIDEWELL, LINDSAY G	1714192579	RX-3	TOWNHOME
9 WEST, MARK BULLARD & WEST, IVY BUNN	1714192559	RX-3	TOWNHOME
10 CARMICHAEL, LORI ELIZABETH	1714192538	RX-3	TOWNHOME
11 MILLER, DANIEL E	1714192518	RX-3	TOWNHOME
12 PARKS, JOHN KEITH & SAVAGE, CYNTHIA A	1715101094	R-10	SINGLE FAM
13 FINLEY, EDWARD S JR	1715102044	R-10	SINGLE FAM
14 THOMAS, CARRIE D	1715103004	R-10	SINGLE FAM
15 WALKER, TIMOTHY TODD	1715103064	R-10	SINGLE FAM
16 WALKER, ASHLEY PAUL	1715104034	R-10	SINGLE FAM
17 CHANNEL MARKER PROPERTIES INC	1714194985	R-10	SINGLE FAM
18 MANN, ELIZABETH C	1714195944	R-10	SINGLE FAM
19 WALTON, KATHLEEN L TRUSTEE	1714196904	R-10	SINGLE FAM
20 CREECH, WANDA M & CREECH, TERRY PARKS	1714196963	R-10	SINGLE FAM

NOTES:

- ALL CURB & GUTTER RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED
- AMENITY/OPEN SPACE HAS BEEN APPROVED IN PHASE 1 (SPR-0001-2020)
- PRIMARY STREET DESIGNATIONS
BUILDING 3 E WHITAKER MILL RD
BUILDING 4 STREET "A"
BUILDING 5 WAKE FOREST RD
BUILDING 6 WAKE FOREST RD



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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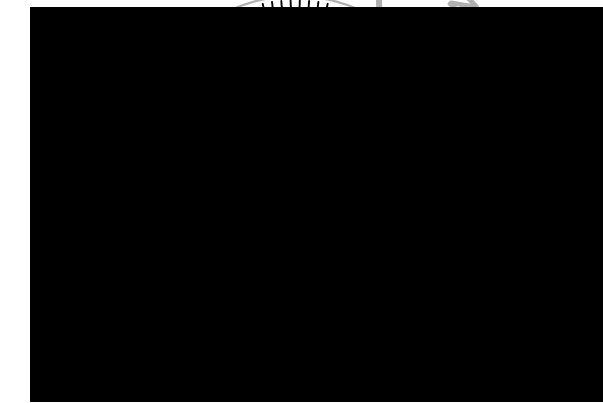
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CLIENT

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EAST END MARKET-PHASE 2
ADMINISTRATIVE SITE REVIEW
2001 PROGRESS COURT
RALEIGH, NC, 27608



REVISIONS

NO.	DATE	CITY REVIEW COMMENTS
1	04.19.2022	

PLAN INFORMATION

PROJECT NO. RGP-21001
FILENAME 202111393-S1
CHECKED BY JB
DRAWN BY JNJ
SCALE 1"=50'
DATE 12.22.2021

SHEET

OVERALL SITE PLAN

C2.00



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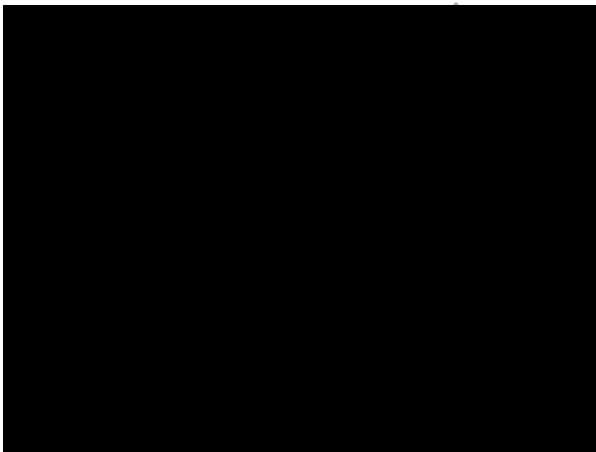
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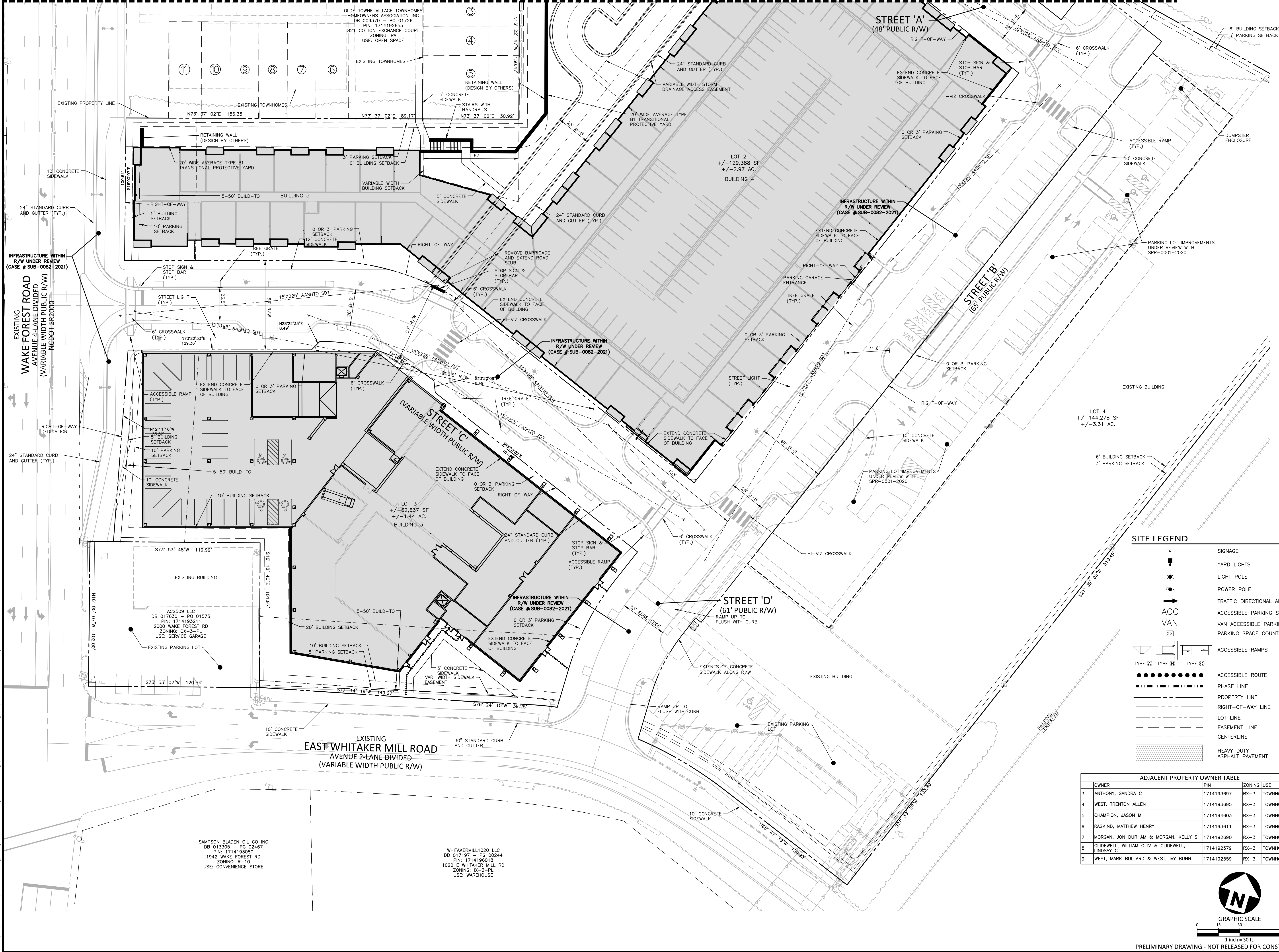
PROJECT NO. RGP-21001
FILENAME 202111393-S1
CHECKED BY JB
DRAWN BY JNJ
SCALE 1"=30'
DATE 12.22.2021

SHEET

SITE PLAN
AREA "A"

C2.01

MATCH LINE - SEE SHEET C2.02

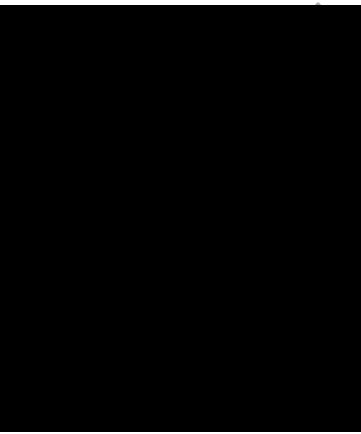


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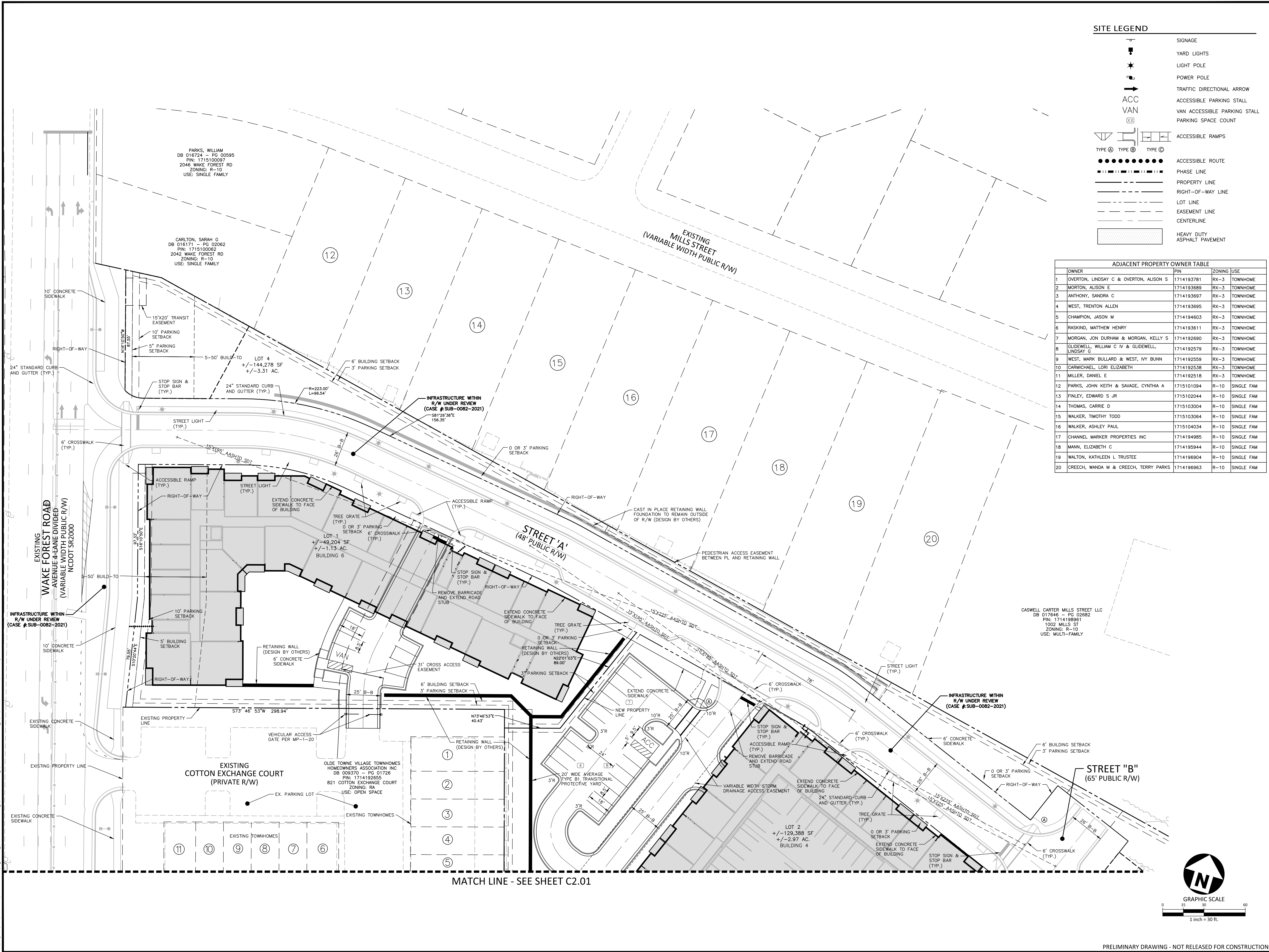
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DRAWN BY JNJ
SCALE 1"=30'
DATE 12.22.2021

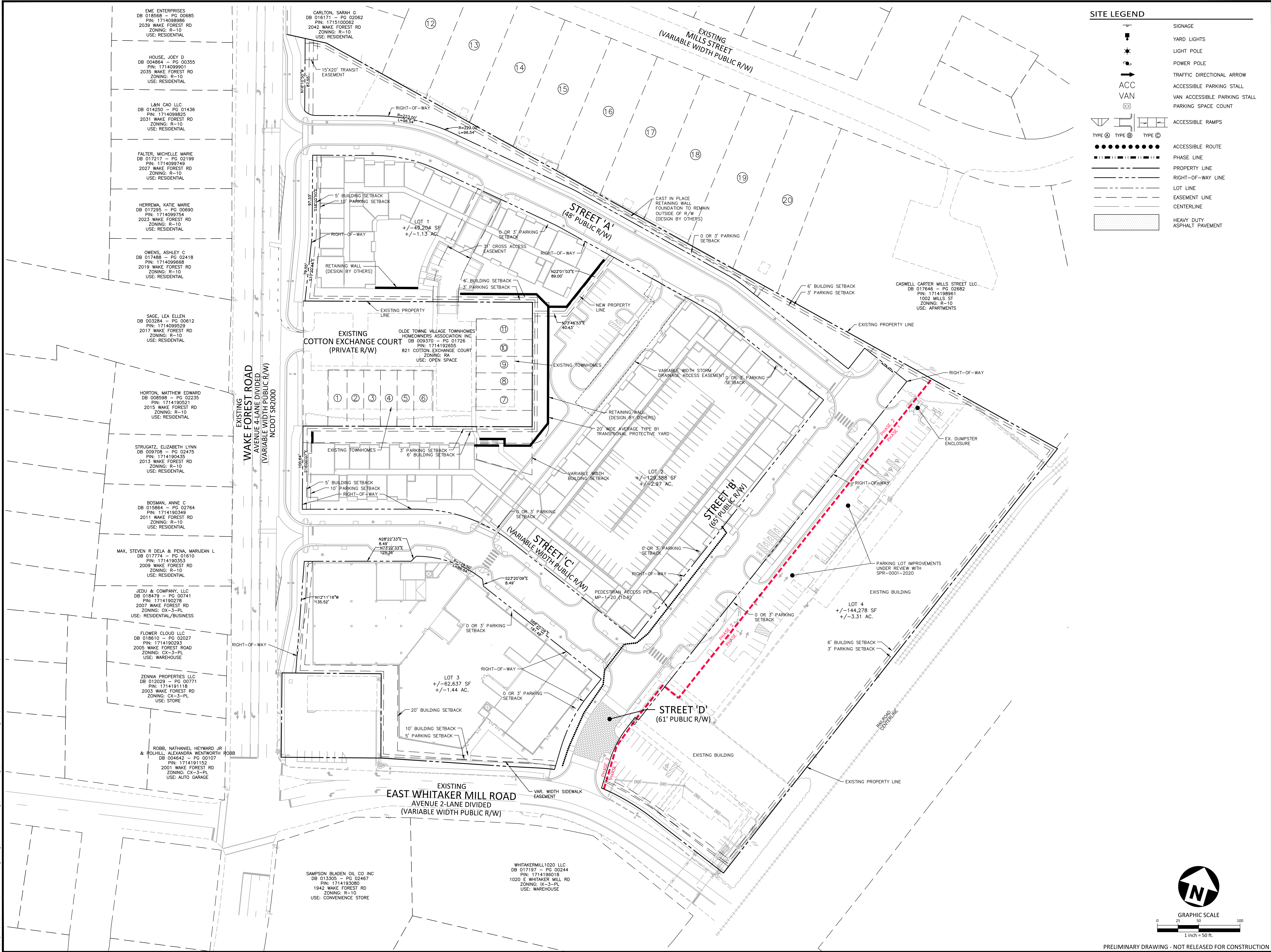
SHEET

SITE PLAN
AREA "B"
C2.02



I:\Projects\KGP\KGP21001\04-Production\Engineering\Construction Drawings\202111393-A8-S1.dwg, 4/21/2022 2:08:21 PM, David Beyette

I:\Projects\KGP\KGP21001\04-Production\Engineering\Construction Drawings\Current Drawings\202111393-ASB-S2.dwg, 4/21/2022 2:04:56 PM, David Beyette



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3340 PEACHTREE ROAD, SUITE 1400
ATLANTA, GEORGIA 30326
CONTACT: ANDREW ALLMAN
PHONE: 404.995.1583

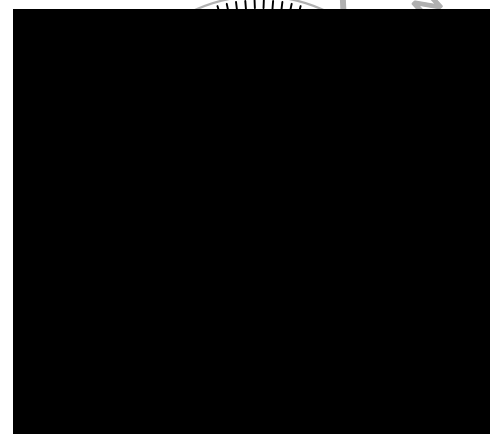


EAST END MARKET-PHASE 2

ADMINISTRATIVE SITE REVIEW

2001 PROGRESS COURT

RALEIGH, NC, 27608



REVISIONS		
NO.	DATE	CITY REVIEW COMMENTS
1	04.19.2022	

PLAN INFORMATION

PROJECT NO.	RGP-21001
FILENAME	202111393-S2
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=50'
DATE	12. 22. 2021

SHEET

SUBDIVISION PLAN

C2.03

Bldg 1		High	Low	AVG
South		257.50	249.00	253.25
West		257.50	256.00	256.75
North		256.00	247.00	251.50
Total				761.50
Average Grade				253.83

Bldg 2		High	Low	AVG
West		249.00	245.00	247.00
South		249.00	248.50	248.75
Total				495.75
Average Grade				247.88

Bldg 3		High	Low	AVG
West		245.00	243.00	244.00
North		251.15	243.00	247.08
East		251.15	250.50	250.83
South		250.50	248.50	249.50
Total				991.40
Average Grade				<u>247.85</u>

Bldg 4		High	Low	AVG
North		241.00	233.25	237.13
West		249.25	241.00	245.13
South		249.25	238.50	243.88
Total				726.13
Average Grade				242.04

Bldg 5		High	Low	AVG
North		235.50	233.25	234.38
South		238.50	234.00	236.25
East		237.50	235.50	236.50
Total				707.13
Average Grade				235.71

The figure consists of two rows of four diagrams each, illustrating the growth of a cluster on a 2D lattice. The top row shows the initial state where only the square at position (1,1) is black. The bottom row shows the state after one time step, where the squares at (1,1), (1,2), and (2,1) are black, representing the cluster's expansion.

This architectural drawing shows a section of a building facade. It features a grid of windows. On the left, there are two rows of three windows each. To the right of these is a single window. Further right is a larger section with a grid of windows, some of which are shaded with a stippled pattern. The drawing is a black and white line art illustration.

BUILD

123456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100



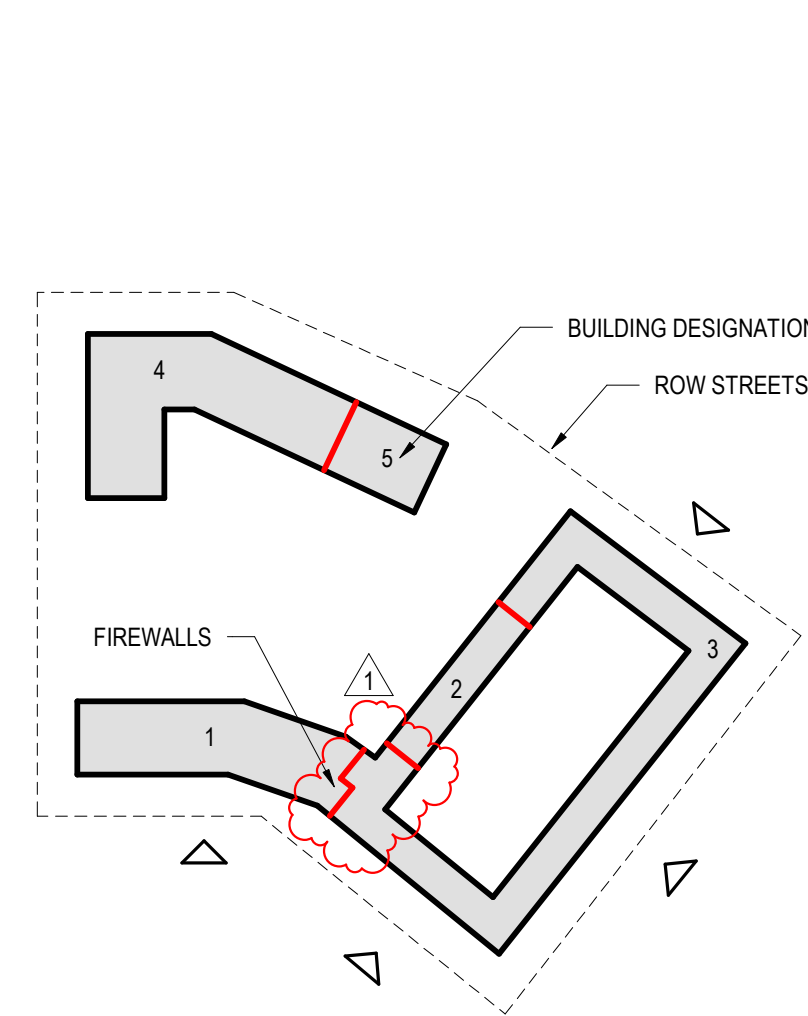
BUILDING 1 SOUTH ELEVATION



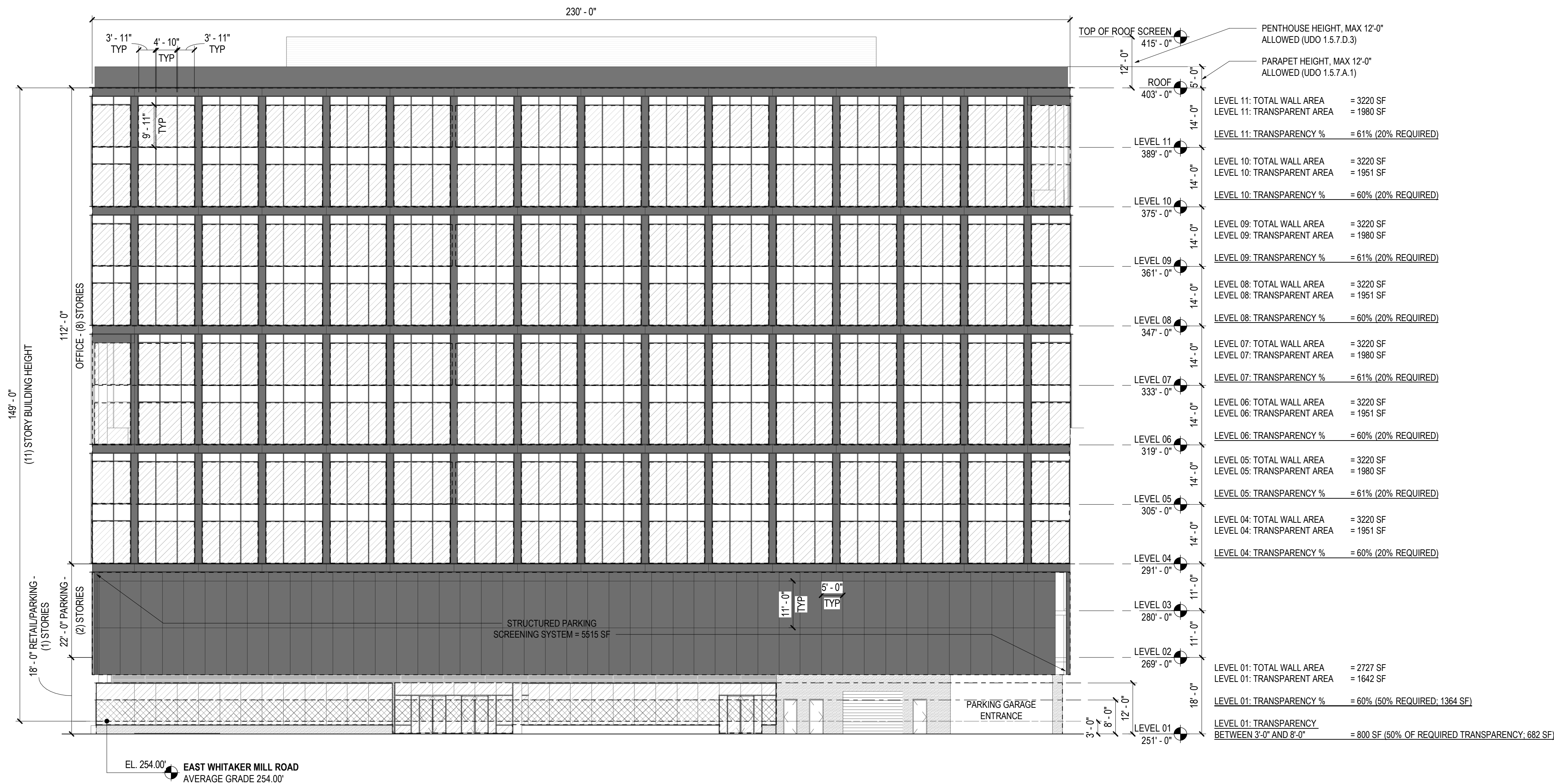
BUILDING 3 SOUTH ELEVATION



BUILDING 3 NORTH ELEVATION



BUILDING 3 EAST ELEVATION



01 ASR ELEVATION - TOWER NORTH

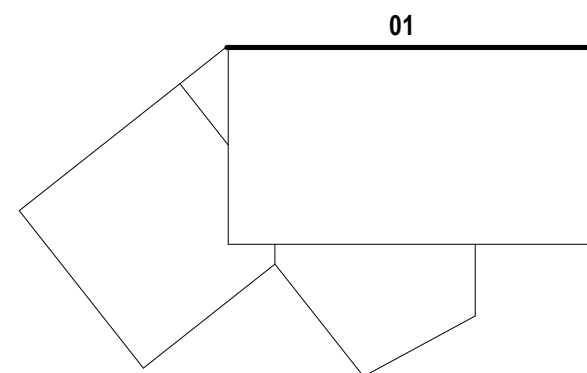
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

- GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE (UDO 1.5.9, B.4)
- GROUND STORY FLOOR HEIGHT PROVIDED: 18'-0"; MIN 13'-0" (UDO 3.2.6.E1)
- UPPER STORY FLOOR HEIGHT PROVIDED: 11'-0" AND 14'-0"; MIN 9'-0" (UDO 3.2.6.E2)
- STRUCTURED PARKING SCREENING SYSTEM TO SCREEN OPENINGS TO PREVENT VIEWS INTO THE STRUCTURE EXCEPT FOR VEHICULAR AND PEDESTRIAN ACCESS OPENINGS. SCREENING SYSTEM SHALL CONSIST OF MESH, DECORATIVE PANELS, LOUVERS, GREEN WALL OR OTHER SIMILAR SCREENING ELEMENTS AND SHALL NOT HAVE OPENINGS LARGER THAN 4 SQUARE INCHES.
- PARKING STRUCTURE ILLUMINATION SHALL BE DESIGNED TO REDUCE LIGHT SPILLAGE OUTSIDE OF THE PARKING STRUCTURE. INTERNAL ILLUMINATION SHALL BE SCREENED SO THAT INTERNAL LIGHT SOURCES ARE NOT VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR ADJACENT PARCELS. LIGHT FIXTURES DIRECTLY VISIBLE FROM THE EXTERIOR OF THE PARKING STRUCTURE SHALL BE SHIELDED OR DIRECTED UPWARD. INTERNAL ILLUMINATION SHALL CONFORM TO UDO SECTION 7.4.7.

KEY PLAN



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United States
Tel 919.928.2200

Date	Description
2022-02-18	ASR SUBMISSION REV 1

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

EAST END MARKET
PHASE II TOWER

Project Number

090.0366.300

Description

ASR ELEVATIONS

Scale

1/16" = 1'-0"

ASR 2.1



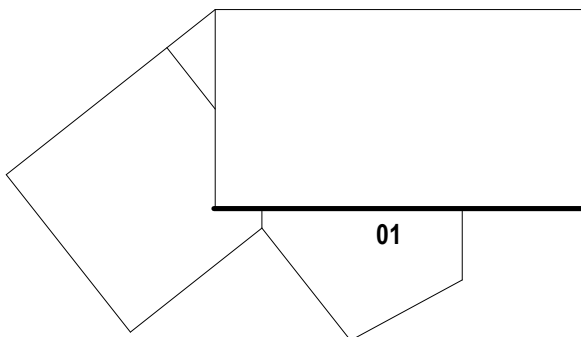
01 ASR ELEVATION - TOWER SOUTH
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

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Date	Description
2022-02-18	ASR SUBMISSION REV 1

Seal / Signature

Project Name

EAST END MARKET
PHASE II TOWER

Project Number

090.0366.300

Description

ASR ELEVATIONS

Scale

1/16" = 1'-0"

ASR 2.2

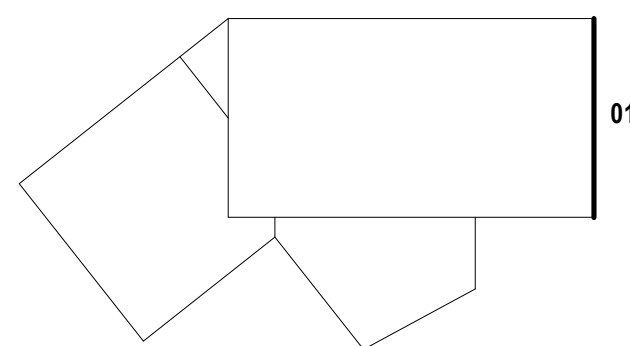


SHEET NOTES

GENERAL NOTES

- 1 GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE (UDO 15.9. B.4)
- 2 GROUND STORY FLOOR HEIGHT PROVIDED: '18'-0" AND MIN 3'-0" (UDO 3.2.6.E.1)
- 3 UPPER STORY FLOOR HEIGHT PROVIDED: '11'-0" AND 14'-0"; MIN 9'-0" (UDO 3.2.6.E.2)
- 4 STRUCTURED PARKING SCREENING SYSTEM TO SCREEN OPENINGS TO PREVENT VIEWS INTO THE STRUCTURE EXCEPT FOR VEHICULAR AND PEDESTRIAN ACCESS OPENINGS. SCREENING SYSTEM SHALL CONSIST OF MESH, DECORATIVE PANELS, LOUVERS, GREEN WALL OR OTHER SIMILAR SCREENING ELEMENTS AND SHALL NOT HAVE OPENINGS LARGER THAN 4 SQUARE INCHES.
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Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

EAST END MARKET
PHASE II TOWER

Project Number

090.0366.300

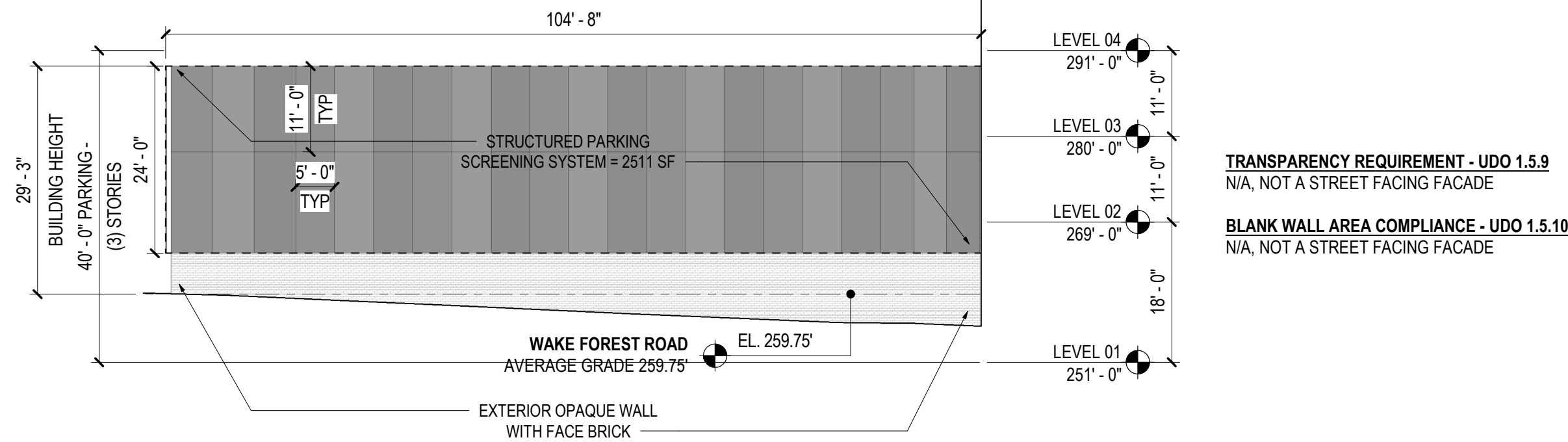
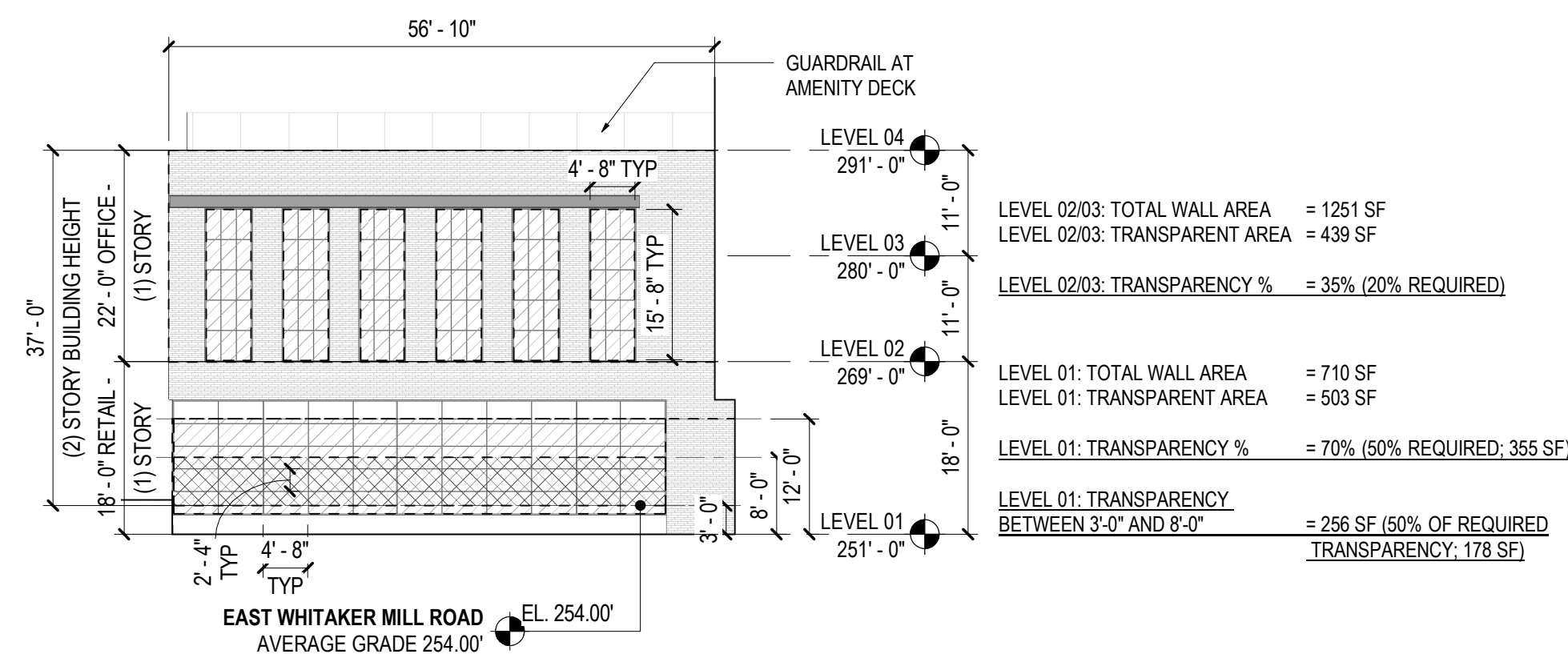
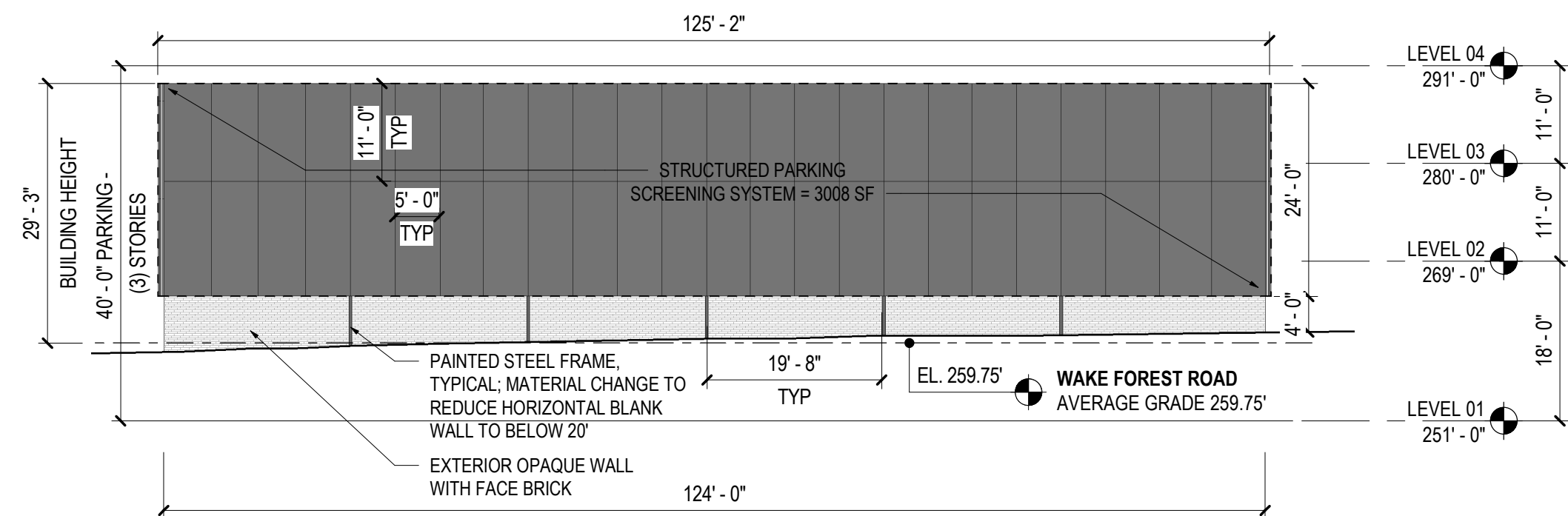
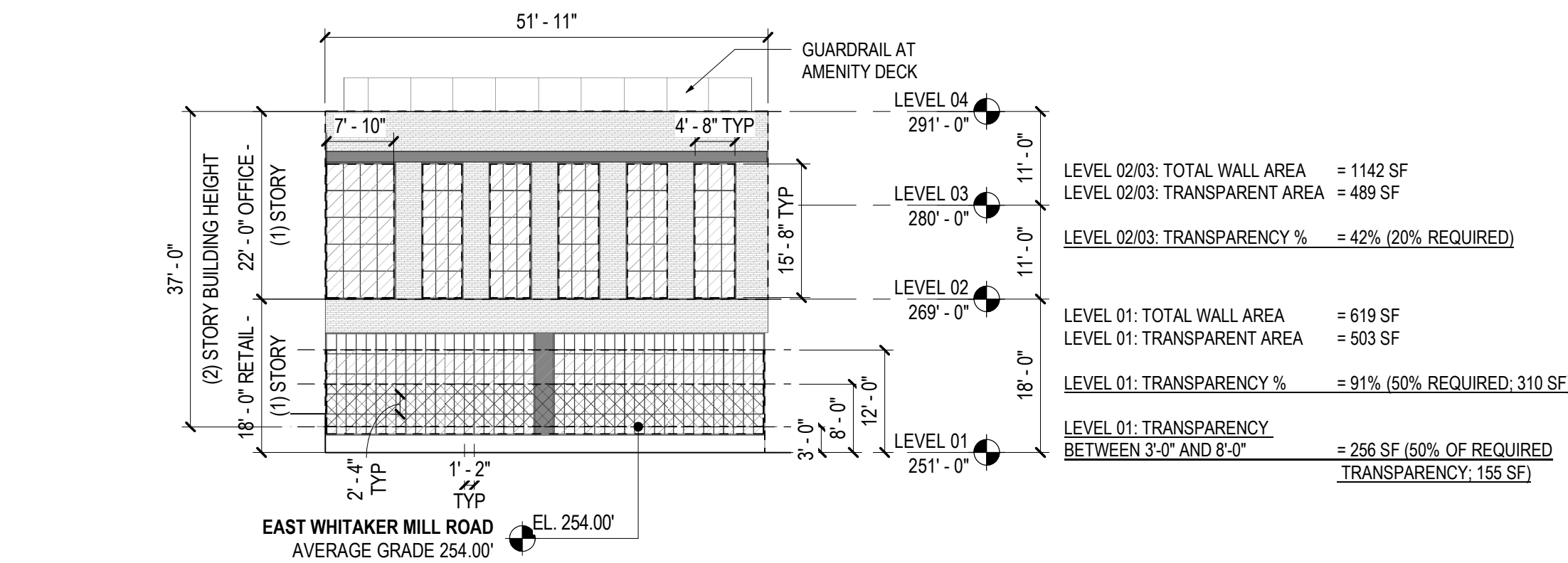
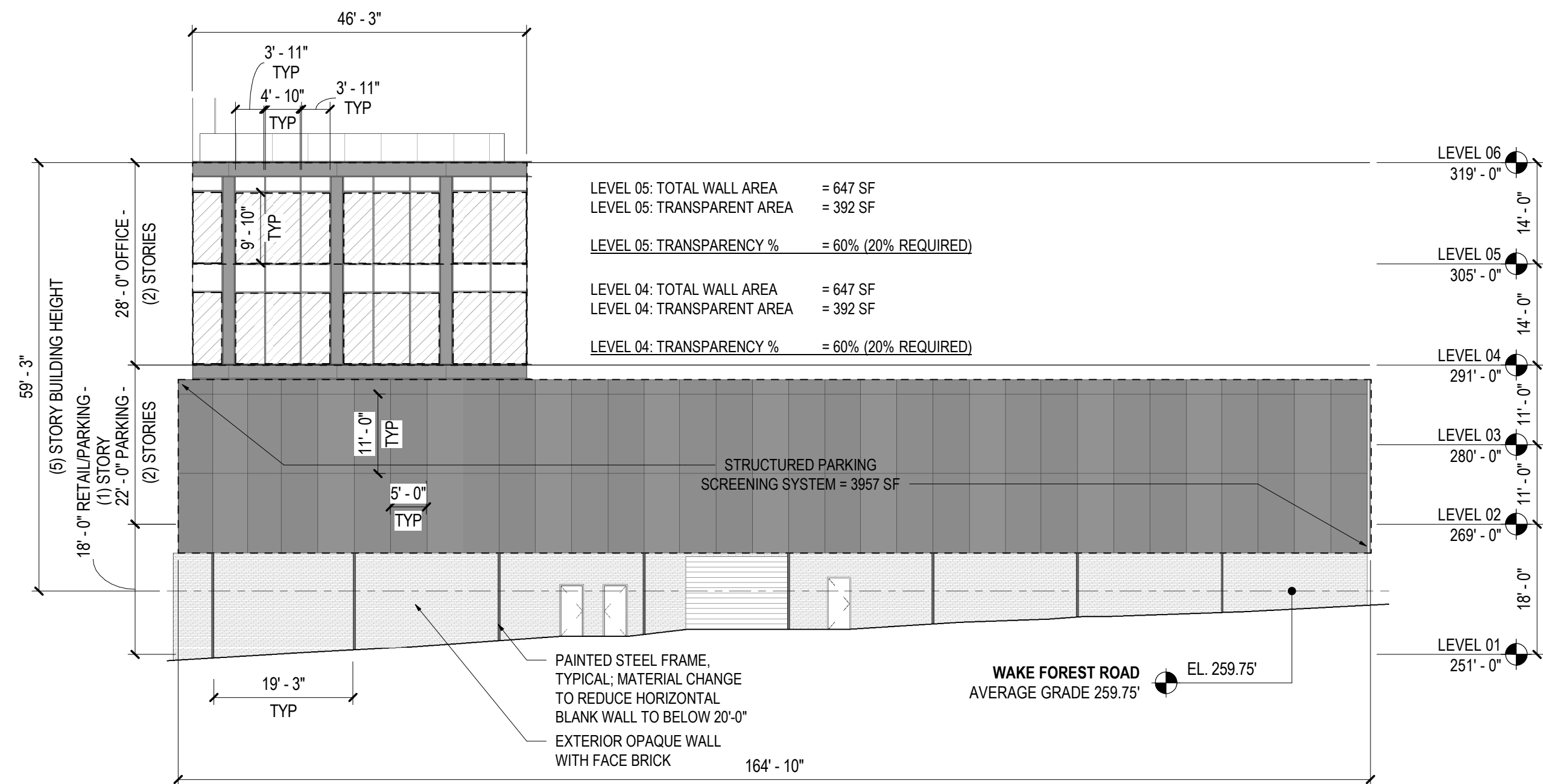
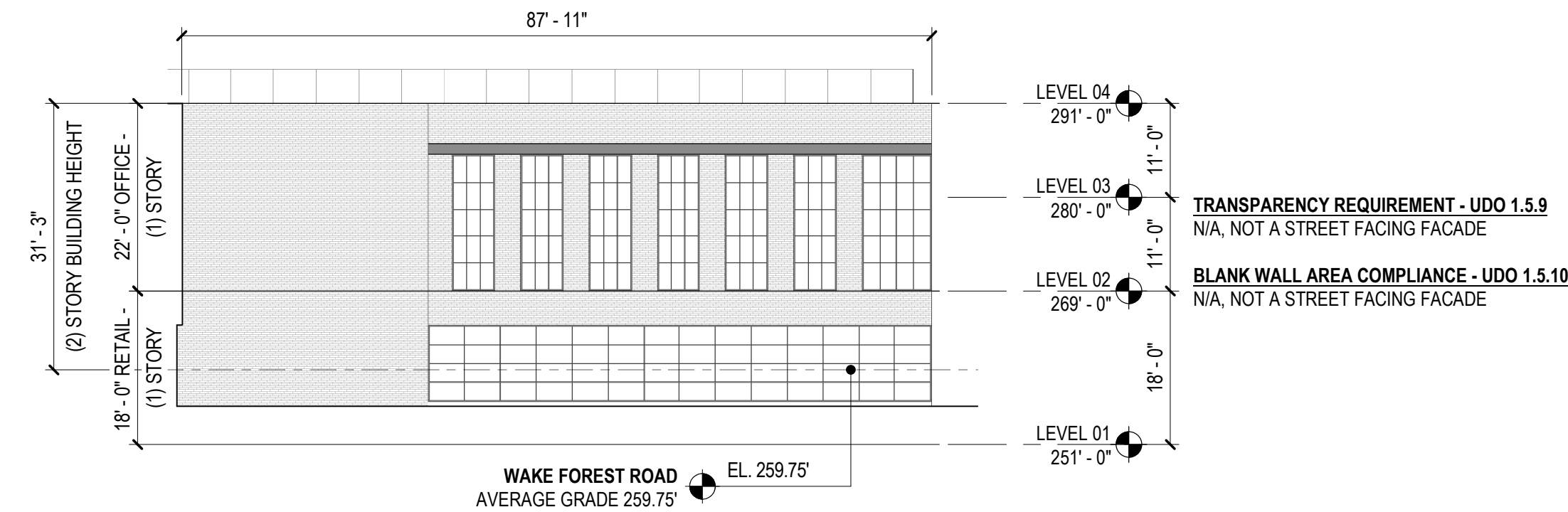
Description

ASR ELEVATIONS

Scale

$$1/16'' = 1'-0''$$

ASR 2.3

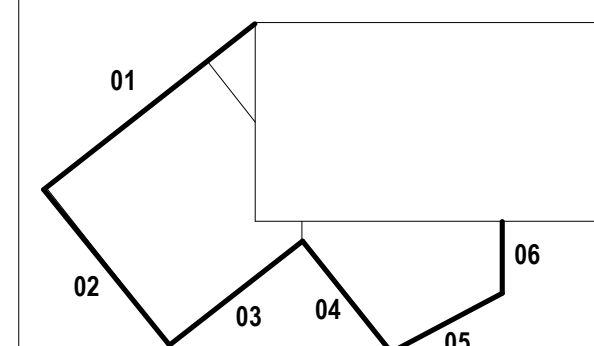


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Seal / Signature

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Project Name

EAST END MARKET
PHASE II TOWER

Project Number

090.0366.300

Description

ASR ELEVATIONS

Scale

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ASR 2.5