

PLANNING BUREAU CASE REPORT

Preliminary/Final Land Development Plan Application 228 Walnut Street

APPLICANT: SUBMISSION DATE:

Yasser Hellel, Esq. July 7, 2023 **APPLICANT STATUS: HPC DATE:**

Owner August 2, 2023

ZONING: August 2, 2023
POSTING DATE:

Downtown Center (DC)

July 25, 2023

FLOODINAL

HISTORIC DISTRICT: FLOODPLAIN:

Pending Individually-Listed Historic Designation Zone X (No Floodplain)

REQUEST:

The Applicant is proposing to convert the former Federal Courthouse building into a 162-unit "Multifamily Dwelling," with potential commercial space on the first floor.

PROPERTY DESCRIPTION:

The property at 228 Walnut Street is a 0.71-acre lot featuring an eleven-story, 196,075-square-foot structure which was constructed in 1968 (per the Dauphin County Tax Records). The property is bounded by Locust Street to north, North 3rd Street to the east, Walnut Street to the south, and North Court Street to the west.

This detached structure features elements of the International architectural style. Character-defining features include: the marble façade of the first floor, recessed behind concrete support pillars around the perimeter of the building; the large planter beds around the perimeter of the building; the decorative sculpture suspended from two pillars between the northern entrances and a large eagle statue in the same location on the southern elevation; the glass curtain wall façades on the upper floors; the loading area along Court Street; and the underground parking garage access with an attendant's booth along Locust Street. There are two main entrances each on the northern and southern sides of the building which feature at least two, full-view metal doors set in simple metal frames and topped by large, plate glass windows; the doors are separated by different features including a revolving door, additional access doors, and plate glass windows. The entrances along the northern elevation at sidewalk level and have direct ADA access; the entrances on the southern elevation are accessed by a wide flight of stone steps with metal railings. There additional access doors along the loading dock on the western elevation of the building. Fenestration features the aforementioned header windows above the entrances and the

glass curtain wall system on all four façades. The structure is topped with light-colored roofing material and a large mechanical penthouse. Although there are other buildings in downtown Harrisburg of similar design and period of construction, the subject property reflects a notable example of its architectural style, retains much of its original integrity, and exhibits unique design elements; as such, the structure contributes significantly to the architectural and historic character of the streetscape and neighborhood.

ANALYSIS:

1. General Location/Neighborhood Impact

With respect to the purpose of the project, the Applicant has stated:

"Conversion of the former Federal Courthouse/office building to multifamily residential dwelling units (162) with possible 1^{st} floor future commercial use (TBD +/-13,000SF)."

With respect to the impacts of the project on the neighborhood, the Applicant has stated:

"By introducing 162 residential units into the heart of downtown, both the city (via taxes not previously realized from a tax exempt property) and local businesses (via significant additional customer traffic) will realize substantial benefit. As this is an existing building which previously housed office workers, nominal (if any) impact to existing infrastructure or the neighborhood itself is expected."

With respect to proximity to an historic district, the Applicant has stated:

"Yes. Exterior work will be limited to some window replacement and lighting."

With respect to other considerations, the Applicant has not provided a response.

The Planning Bureau notes that property was a purpose-built institutional facility, serving as the Ronald Reagan Federal Office Building, and has been operating in that capacity since its construction in 1968; in addition to accommodating the federal courthouse, it also housed various federal government agencies, including the IRS. With the opening of the new Sylvia Rambo Federal Courthouse at 1501 North 6th Street in April 2023, these agencies began relocating from the subject property and the property is currently vacant. As such, this conversion project will not result in the displacement of residents or businesses.

The project proposes a mixed-use development with first-floor commercial space; 162 residential units; accommodations for the residential component including a mail room, leasing office, and storage units; amenities such as a fitness center, penthouse lounge, shared office space, and rooftop deck; and a shared lobby and parking garage. Regarding the residential component, there will be two (2) studio units, 146 one-bedroom units, and fourteen (14) two-bedroom units; the one-bedroom units will range in size from 604 square feet to 994 square feet, and the two-bedroom units will range in size from 1,076 square feet to 1,377 square feet. The plan set also shows two, two-story commercial spaces on the ninth floor, although their designation is less clear as they would likely require resident access to the elevators.

The proposal will not be contrary to the character of the neighborhood or of the more immediate 3rd Street and Walnut Street corridors. The surrounding downtown neighborhood features a broad variety of uses and development types; in fact, nearby Strawberry Square has been undergoing a similar conversion from a solely commercial and institutional space to a mix of commercial, institutional, and multifamily residential uses. The proposed project will better

contribute to and enhance the neighborhood by removing security measures inherent in a federal building, opening the property to the general community, creating more engaging building façades with better lighting and nighttime occupancy, and activating a highly-visible and - trafficked corner across from the State Capitol Complex. The proposed development will house new residents that will activate the streets during nights and weekends and support local businesses in the surrounding neighborhood, and will provide space for new businesses.

With respect to historic issues, the Planning Bureau notes that while the property is not located in either a municipal or national historic district; however, the Applicant is currently pursuing individual listing of the building/site on the National Register of Historic Places. While this will not result in the property being subject to the City's historic review process, if approved, it will ensure that the integrity of the building and architecture will be preserved for the future. It may also restrict modifications to the building and site that may be considered in the accommodation of commercial uses on the first floor.

2. **Zoning: Use and Development Standards**

With respect to the current/previous use of the property, the Applicant has stated:

"Previous use was governmental (Federal Courthouse with first floor Post Office), building is current vacant. Proposed use (multifamily dwelling) is permitted by right in DC."

With respect to whether the project meets applicable Zoning Code regulations, the Applicant has stated:

"Yes."

The Planning Bureau notes the property is located in the Downtown Center (DC) zoning district. Per Section 7-305.7 of the Zoning Code, the establishment of a "Multifamily Dwelling" is permitted by right. While the occupancy of the ground floor has not yet been determined, the DC district is fairly permissive regarding allowable uses and it is expected that likely tenants would include "Restaurants," "Retail Stores," or a similar use which would be permitted by right. If any proposed use was not permitted by right, the Applicant would need to secure ZHB approval of the necessary zoning relief before the use could be established. With respect to Development Standards, the DC district is the most permissive in the Zoning Code, and allows 100% impervious surface coverage and no setbacks, and there are no density regulations or off-street parking requirements; as such, the site will be in conformance with the applicable regulations in Chapter 7-307.

3. **Zoning: Parking**

The Applicant has stated:

"The building currently includes a parking deck (+/-35 spaces) and on-street / parking garage spaces are readily available as the project is in the heart of downtown."

The Planning Bureau notes that the property is located in the Downtown Center (DC) zoning district; per Section 7-327.2 of the Zoning Code, off-street parking is not required for uses in this district. As such, the proposed use is in conformance with this aspect of the Zoning Code. That being said, the site does currently have an underground parking garage; the project proposes that

this space be configured to provide twenty (20) standards parking spaces, eight (8) ADA parking spaces, and two (2) motorcycle/scooter spaces. The Applicant has also proposed the installation of an approximately 400-square-foot bike storage locker in this location as well. As the Applicant notes, there are also parking garages located in close proximity to the property, specifically one to the north and one to the south, accessed from Locust Street and Walnut Street, respectively. As noted, off-street parking is not required in the DC zoning district, but the Bureau would recommend that the Applicant coordinate with Standard Parking to identify whether residential parking passes could be provided in either garage.

4. Vehicular Access/Traffic Impact

The Applicant has stated:

"There is no change to the pedestrian / vehicle access to the property (via doors / garage ramp along Locust, Walnut, and North Court Streets. No HOP is required."

The Planning Bureau notes that there are two current vehicular access points onto the site: the loading dock accessed from Court Street and the entrance to the underground parking area accessed from Locust Street. The underground parking access will remain as part of the project, and it is presumed the loading area will remain as well to serve whatever commercial uses eventually occupy the first floor. As such, there will be no impact to the current vehicular access to the site.

5. <u>Pedestrian Access</u>

The Applicant has stated:

"There is no change to the pedestrian / vehicle access to the property (via doors / garage ramp along Locust, Walnut, and North Court Streets. No HOP is required."

Given that the property occupies the entirety of the block, it is currently accessible to pedestrians via existing sidewalks along Walnut Street, Court Street, Locust Street, and North 3rd Street. The Applicant intends on utilizing the existing entrances: there are two each on the Walnut Street and Locust Street sides of the building, with the Locust Street entrances providing ADA access. Future residents will primarily access the upper floors via the entrance on Locust Street closest to North 3rd Street, although they will also be able to access the lobby and elevators via the other entrances, which will provide direct access to future commercial spaces on the first floor. Overall, pedestrian access to the site will not change as a result of the project. The Bureau also notes that there is a bus stop directly adjacent to the property along 3rd Street which features two bus shelters and provides an additional transportation to and from the property for pedestrians.

6. Floodplain Issues

The Applicant has stated: "No"

The property is locating in the Zone X (No Floodplain) area per the most updated FIRM maps dated August 12, 2012.

7. <u>Utilities</u>

The Planning Bureau notes that the Applicant has not specifically addressed this consideration; however, it is reasonable to assume that all regular utilities sufficient for the previous "Office" use will likewise be sufficient for the proposed residential units and potential commercial spaces. The project will utilize the existing public sanitary sewer and water connections; the Bureau notes that Capital Region Water (CRW) has yet to provide a formal response to the proposal, but their approval will be required before the Applicant may begin the project. The Bureau notes that the project is likely not subject to new stormwater management regulations or Dauphin County Conservation District regulations, since the existing site is mostly impervious and there will be no earth disturbance as part of the project. It is reasonable to assume the Applicant will ensure that any new or upgraded utilities – heat, electric, gas, telecommunications – will be sufficient for future tenants. Finally, the Bureau notes the Applicant did not reference refuse collection in their application and is not certain whether there were unique refuse storage/collection requirements of the federal courthouse that might be changed moving forward. There was a large dumpster in the loading area and it is unclear whether that will remain for the proposed project. The Applicant should coordinate with the City's Department of Public Works to update the accounting information for the property, and determine the required refuse storage needs and location.

8. Landscaping

The Planning Bureau notes that the Applicant has not specifically addressed this consideration; however, the First Floor Plan (Sheet A1.2) in the submitted plan set shows most of the proposed landscaping on-site. As illustrated on that drawing, the footprint of the landscaped areas on the Walnut Street side of the building will not be altered as part of the proposal, although it does appear that the landscaping will change somewhat with the removal of some existing vegetation and the planting of new trees, bushes, and ground cover. On the Locust Street, side of the building, the drawing shows that vegetation will be retained in the planter between the entrances, but also seems to indicate that the planters at the corners may be replaced with an impervious patio area. It should be noted that the project proposes ground-floor commercial uses, and it may be that the Applicant intends on using this area for something like outdoor seating. Because properties in the DC district are permitted to have 100% impervious surface area, the loss of landscaped area would not cause the property to be out of conformance with the Zoning Code. While a landscaping details are not provided with the plan set, the Bureau recommends that the Applicant utilize native plants and pollinator plants to enhance the sustainability and ecological impact of landscaped areas.

9. <u>Lighting</u>

The Planning Bureau notes that the Applicant has not specifically addressed this consideration, although they have indicated an intention to install indirect exterior lighting around the perimeter of the building; this would involve the installation of ribbon lights within the vertical structural elements on all four façades. Otherwise, the Bureau is unsure of what other exterior lighting there may be, although any such installations would need to be in conformance with the

Environmental Performance Standards for Light & Glare Control outlined in Section 7-331.9 of the Zoning Code. Given that the building elevations front office buildings and parking garages (to the north and south), Walnut Street and the Capitol Complex (to the east), and two apartment buildings (to the west), it is likely that any light spillover onto adjacent properties would have minimal or negligible impact.

10. Stormwater Management

The Planning Bureau notes that CRW will provide a formal response to the plan submission with respect to stormwater management. As noted above, the existing property is primarily impervious surface and any proposed alterations to the planting areas are minimal and likely to not impact runoff; as such, it is likely that the project will be in conformance with CRW's stormwater management regulations. The change in the type of use may necessitate reviews to ensure water and sewer service will be sufficient to meet the needs of a residential use.

11. Property Address(es)

All the documentation the Applicant has submitted for this project indicates that they will retain the address of 228 Walnut Street for the property.

12. <u>Economic Development</u>

The Applicant has not provided any documentation regarding the economic impact of the project, and has stated the following:

"All items in this section to be discussed at PC / Council meetings as necessary."

With respect to MBE/WBE/DBE participation, the Applicant has stated:

"To be addressed at PC / Council meetings as necessary"

Without any sort of narrative or statistical/numerical information being provided by the Applicant, it is difficult for the Planning Bureau to analyze the economic impact of the proposed development. Conversion of the property to a privately-owned building will generate tax revenue for the City, as the property was formerly tax exempt.

CITY DEPARTMENT COMMENTS:

- **City Engineer:** Recommending approval with no additional comments
- Capital Region Water: Currently under review
- **Fire Bureau:** Recommending approval with no additional comments
- Police Bureau: Currently under review
- **Codes Bureau:** "Full fire alarm system & sprinkler system"
- Law Bureau: Currently under review

DAUPHIN COUNTY PLANNING COMMISSION COMMENTS:

The Dauphin County Planning Commission is included as an attachment.

PLANNING BUREAU RECOMMENDATION:

Approval with Conditions

Planning Bureau staff recommends the request be **Approved** with the following condition(s):

- 1. The Planning Bureau recommends that the Applicant coordinate with the City Arborist regarding landscaping on-site and consider installing native plants and pollinator plants in landscaped areas around the perimeter of the site.
- 2. The Planning Bureau recommends that the Applicant provide information regarding the economic impacts of the project in advance of a review by City Council, so that the City can better understand the circumstances of the property and consider the potential impacts.
- 3. The Applicant will coordinate with the Department of Public Works to ensure that the account billing is updated to reflect the proposed change in use, and that the refuse storage and removal are appropriate for the site.

Planning Bureau staff recommends the request be **Approved** for the following reason(s):

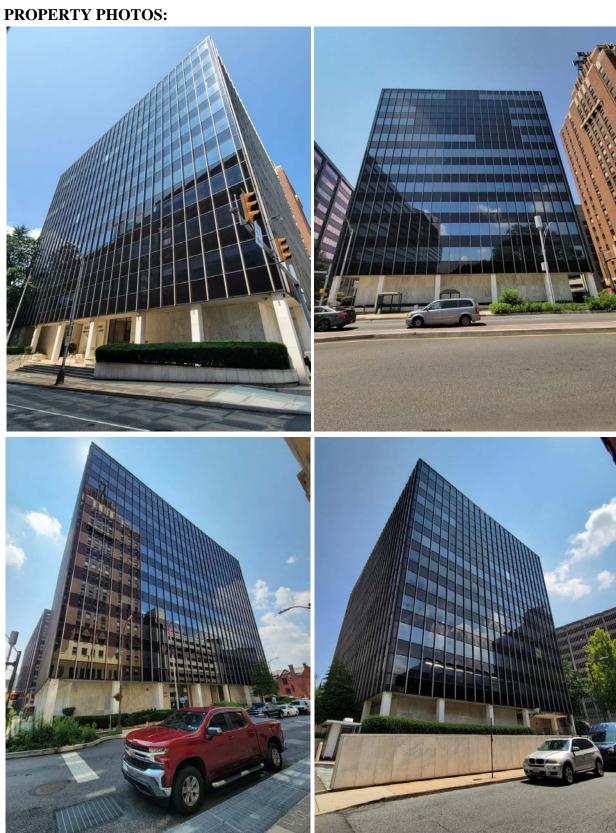
- 1. The proposed project will adaptively reuse a tax-exempt institutional property and ensure that a large building on a prominent site which might otherwise remain vacant will be reactivated.
- 2. The Applicant is pursuing individual listing of the property on the National Register of Historic Places, supplementing Harrisburg's significant and older historic resources with a more modern addition to its inventory.
- 3. The project will introduce new units, bringing in residents to support local businesses and institutions, and will create commercial space to promote new business growth.
- 4. Given the proximity to CAT routes and parking garages, and the inclusion of a bike storage room on-site, the project is well-situated to promote multimodal transportation by future residents and patrons of businesses on-site.

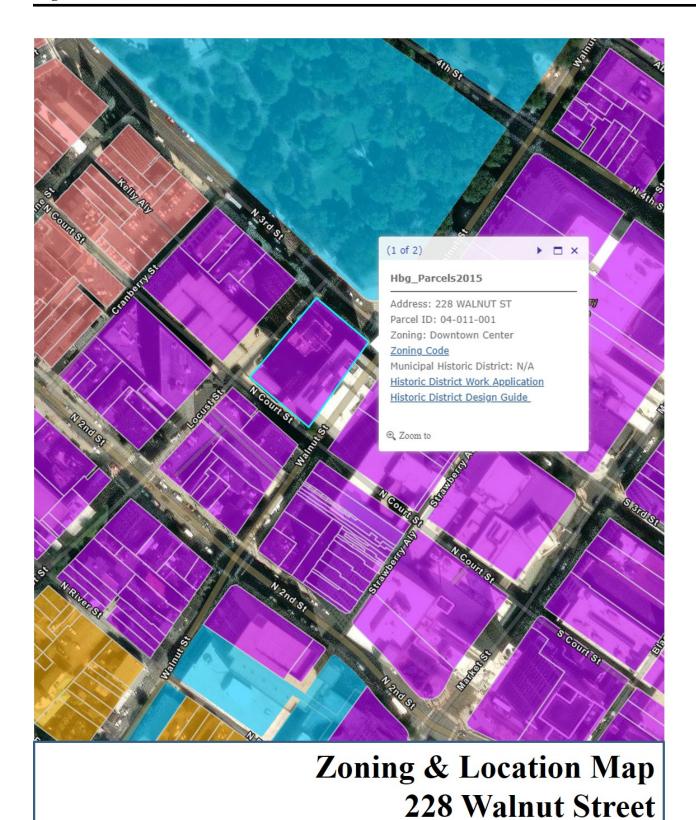
REVIEW PROCESS:

- 1. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
- 2. Dauphin County review of application and submittal of comments to Planning Bureau.
- 3. Harrisburg Planning Commission review of application and recommendation to Harrisburg City Council.
- 4. Harrisburg City Council review of application and final decision.
- 5. Submittal of Building Permit application to the Codes Bureau for proposed work.
- 6. Ongoing Codes Bureau/Health Officer/Planning inspections of work being performed.

ATTACHMENTS:

- 1. Site Photos taken by Planning Bureau staff
- 2. Zoning & Location Map
- 3. Preliminary/Final Land Development Plan Application
- 4. Preliminary/Final Land Development Plan Set
- 5. Floor/Elevation Plans & Renderings
- 6. DCPC review, dated July 19, 2023





Downtown Center (DC)



City of Harrisburg Subdivision and/or Land Development Application

Note: The Planning Bureau must review all applications for completeness; incomplete applications may cause a delay in processing.

Contact Dave Clapsaddle at 717-255-6635 or dwclapsaddle@harrisburgpa.gov to schedule a meeting.

Project Name or Plan Title		
FEDERAL COURTHOUSE RENOVATION		
Primary Property Address		Primary Tax Parcel ID Number
228 WALNUT STREET		04-011-001
Please List All Property Addresses And Tax Parcel ID N Involved In The Project (Use Additional Sheets If Neces		Zoning District(s)
involved in The Froject (03e Additional Oncets if Neces	.sury)	
SAME AS ABOVE (JUST ONE PARCEL / ADDRESS)		DOWNTOWN CENTER (DC)
Application Type	•	
□ Lot Add-On Plan (Lot Consolidation)	□ Sketch	Plan
☐ Preliminary Subdivision	□ Prelimi	nary Land Development
·		·
□ Final Subdivision	□ Final L	and Development
□ Combined P/F Subdivision		ned P/F Land Development
- O		·
☐ Combined P/F Sul	paivision & LDF	,
☐ P/F Subdivision/LDP App	roval Extension	ı Waiver
1.		

Project Narrative

Please answer each of the following questions/statements. Provide as much information and be as specific as possible. (Use additional sheets if necessary)

1. What is the purpose of this project?

CONVERSION OF THE FORMER FEDERAL COURTHOUSE / OFFICE BUILDING TO MULTIFAMILY RESIDENTIAL DWELLING UNITS (162) WITH POSSIBLE 1ST FLOOR FUTURE COMMERCIAL USE (TBD - +/-13,000SF)

2. Describe the current or previous use of the property. Is the proposed use permitted in the current zoning district?

PREVIOUS USE WAS GOVERNMENTAL (FEDERAL COURTHOUSE WITH FIRST FLOOR POST OFFICE), BUILDING IS CURRENTLY VACANT. PROPOSED USE (MULTIFAMILY DWELLING) IS PERMITTED BY RIGHT IN DC.

3. Describe the impacts of the project on the neighborhood. BY INTRODUCING 162 RESIDENTIAL UNITS INTO THE HEART OF DOWNTOWN, BOTH THE CITY (VIA TAXES NOT PREVIOUSLY REALIZED FROM A TAX EXEMPT PROPERTY) AND LOCAL BUSINESSES (VIA SIGNIFICANT -ADDITIONAL CUSTOMER TRAFFIC) WILL REALIZE SUBSTANTIAL BENEFIT. AS THIS IS AN EXISTING BUILDING WHICH PREVIOUSLY HOUSED OFFICE WORKERS, NOMINAL (IF ANY) IMPACT TO EXISTING INFRASTRUCTURE OR THE NEIGHBORHOOD ITSELF IS EXPECTED. 4. How many off-street parking spaces are being proposed for the use? Where are they being provided? THE BUILDING CURRENTLY INCLUDES A PARKING DECK (+/- 35 SPACES) AND ON-STREET / PARKING GARAGE SPACES ARE READILY AVAILABLE AS THE PROJECT IS IN THE HEART OF DOWNTOWN. 5. Does this project meet all applicable requirements of the zoning code? YES. 6. How will pedestrians and/or vehicles access the property? Have all proposed curb cuts and right-ofway improvements received approvals from the City Engineer? Have any requisite Highway Occupancy Permits received approvals from PennDOT? THERE IS NO CHANGE TO THE PEDESTRIAN / VEHICLE ACCESS TO THE PROPERTY (VIA DOORS / GARAGE RAMP ALONG LOCUST, WALNUT, AND NORTH COURT STREETS. NO HOP IS REQUIRED. 7. Is the property located in a Special Flood Hazard Area, i.e. a Zone A (100-Year) or Zone X (500-Year) Floodplain? If so, have you received the appropriate approvals from the Floodplain Administrator? NO. 8. Is the property located in a historic district? If so, will there be any exterior alterations and have you discussed these issues with the Planning Bureau? YES. EXTERIOR WORK WILL BE LIMITED TO SOME WINDOW REPLACEMENT AND LIGHTHING. 9. Please provide any additional information you feel is pertinent to the application.

What Waivers Are Being Requested?

Use the attached checklist to determine the waivers you are requesting.

NONE

Subdivision and Land Development Application

Applicant	Wasaa Hallal Ear	Applicant's Status
Name	Yasser Hellel, Esq	(Circle or Check One)
Company	1422 Route 179 Florida Realty, LLC	Owner
Address	17 Daffodil Way	Lessee
	Old Bridge, NJ 08857	Equitable Owner
Phone		Contract Purchaser
Email	2	Contract Purchaser
Main Cont	act for the Project	
Name	Vern McKissick	
Company	McKissick Associates Architects	
Address	317 N Front Street	
	Harrisburg, PA 17101	16
Phone	717-238-6810	
Email	vmckissick@mckissickassociates.com	
Site Plan I	Designer	
Name	Marc Kurowski	
Company	Kurowski & Wilson, LLC	
Address	2201 North Front Street, Suite 200	
	Harrisburg, PA 17110	
Phone	717-635-2835	
Email	mkurowski@kandwengineers.com	
Property C	Owner	
Name	Same as Applicant	
Company		
Address		
		12
Phone	\(\text{\tint{\text{\tint{\text{\tin}\text{\tex{\tex	<u> </u>
Email		

Please provide the following information about this project:

	1) Square footage of non-residential buildings		N/Asd. ft.
	2) Number of resulting lots		1 (EXISTING) lots
	3) Number of buildings / units to be built	1 (EXISTING) # of buildings	# of units
	4) Is a new street proposed? ☐ Yes XNo		
	4b) If so, what is the proposed name for the new stre	eet? N/A	
	5) Will you have MBE/WBE participation in the pro	oject? If so, in what capacity?	
	TO BE ADDRESSED AT PC	/ COUNCIL MEETINGS AS NECESSAR	Υ
	6) Economic Analysis: Construction Value of Project: \$ ALL ITEMS I MEETINGS A Total Value of Project: \$		T PC / COUNCIL
	Current Real Estate Taxes paid: City \$	_ School \$ County \$_	
	Expected Taxes upon completion City \$(after any tax abatement)	School \$ County \$_	
	Number of construction jobs:		
	Number of new permanent jobs: Full-time living w	age Other Full-time F	Part-time
	Items to be submitted with this Application (A	Failure to do so WILL delay the review	w process)
X	Check made payable to the "City Treasurer" for the correct amount (see the fee schedule)	MAErosion & Sedimentation Plan Permit	and/or NPDES
X	Dauphin County Planning Commission application and fee (check made payable to "Dauphin County Planning Commission")	ALALIghting Plan	
X	Twenty-one (23) copies of the plans:	MAStormwater management plans MAParking and circulation plan	
\mathbf{x}	Four (4) sets of 24" x 36" Eleven (11) sets of 11" x 17" or half size Eight (8) additional sets of 11" x 17" will be required prior to City Council review (should include City Staff and HPC revisions) Completed Checklist (use attached document)	Traffic Study (if required by the Cit Electronic copies on a disk of all copies. One for the City of Harrish Dauphin County Planning Commiss	material – Two ourg and one for sion. (All layers
	Narrative description of the project (Please answer	shall be in Microstation and GIS for AAA D.E.P. Sewer Module or Waiver	mat.)
N/A	all questions with as much detail as possible.) Elevation drawings including all visible sides and	If already submitted, please note the sub	omittal date:
	façade materials		

APPLICANT / OWNER CERTIFICATION

I hereby certify that the proposed work is authorized by the owner of record and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that work will not commence prior to final approval.

(AGENT FOR APPLICANT) 7/7/23

Applicant's Signature Date Property Owner's Signature Date

 \mathcal{T} he owner must sign this application. The applicant signature is required when different from owner.

FORMER RONALD REAGAN FEDERAL OFFICE BUILDING

ARCHITECTURE
317 NORTH FRONT STREET

HARRISBURG, PA 17101

Phone 717 238 6810 Fax 717 238 6830 www.mckissickassociates.com

YASSER HELAL, ESQ.

228 WALNUT ST., HARRISBURG PA, 17101



PROJECT CONTACT INFORMATION:

VERN McKISSICK, AIA

McKISSICK ASSOCIATES, PC

PIEDMONT LEAF LOFTS 404 EAST 4TH STREET WINSTON-SALEM, NC 27101 (336)722-6152

317 NORTH FRONT STREET HARRISBURG, PA 17101 (717)238-6810

Distribution	Date

Client:
YASSER HELAL, ESQ.

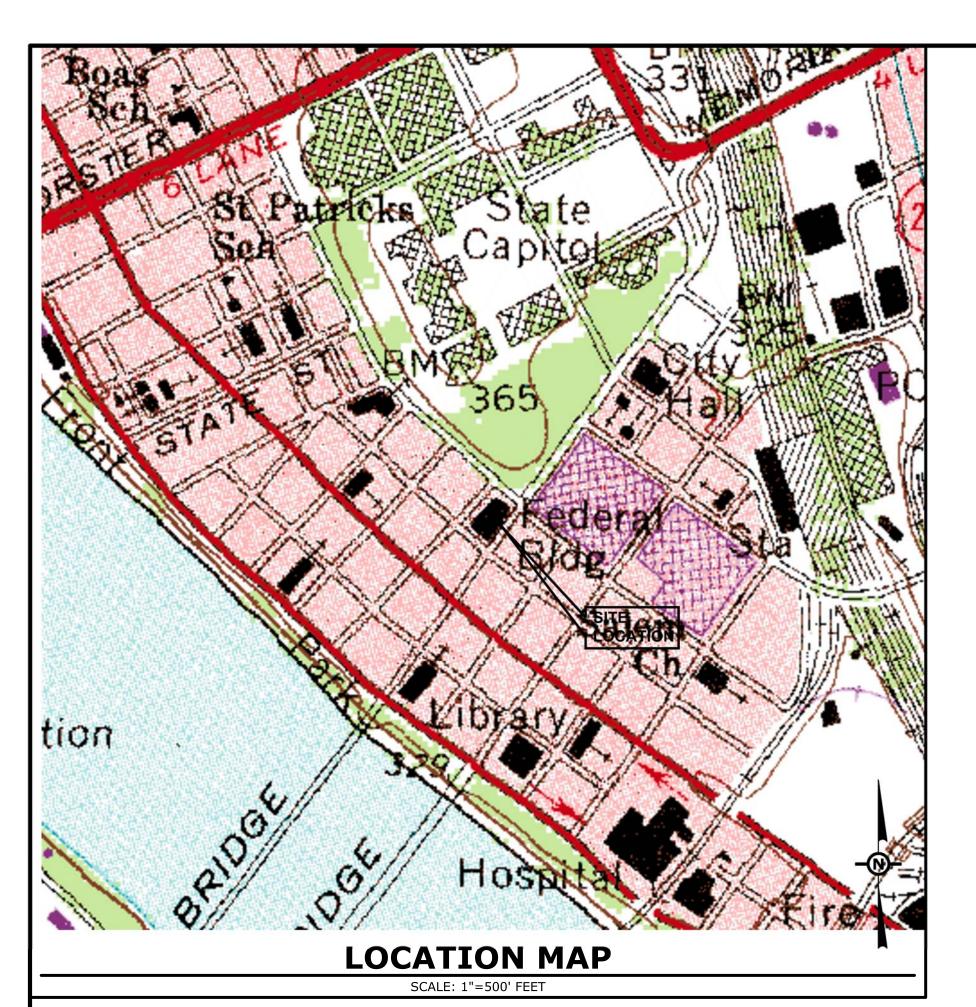
Ronald Reagan Federal Courthouse

Drawing Title:
COVER SHEET

Issue

Issue Date:
07/17/2023
Project Number:
Project Number
Drawing Number:

EVII



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FEDERAL COURTHOUSE RENOVATIONS

FOR

MCKISSICK ASSOCIATES ARCHITECTS

CITY OF HARRISBURG DAUPHIN COUNTY, PENNSYLVANIA

PLANNING COMMISSION OF THE CITY OF HARRISBURG	CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND	PLAN PREPARER KUROWSKI & WILSON, LLC 2201 N FRONT ST, SUITE 200	
RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF HARRISBURG	OFFER OF DEDICATION	HARRISBURG, PA 17110	
THIS DAY OF, 20	COMMONWEALTH OF PENNSYLVANIA	TELEPHONE: 717.635.2835 CONTACT: CAROLYN E. DUBOIS, R.L.A	
EXECUTIVE SECRETARY	COUNTY OF DAUPHIN		
	ON THIS, THEDAY OF, 20, BEFORE ME		
	THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WHO BEING		
	DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE		
	OWNER(S)/TITLE OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY DESIRE		
COUNCIL OF THE CITY OF	THE SAME TO BE THEIR ACT AND PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.		
HARRISBURG	HOWEVER, THE APPROVAL BY THE COMMISSION OF THE FINAL PLAN OR THE APPROVAL BY CITY		
THIS PLAN APPROVED BY THE COUNCIL OF THE CITY OF HARRISBURG	COUNCIL OF THE PRELIMINARY/FINAL PLAN SHALL NOT IMPOSE ANY DUTY UPON THE CITY CONCERNING ACCEPTANCE, MAINTENANCE OR IMPROVEMENT OF ANY SUCH DEDICATED AREAS OR		
	PORTIONS OF SAME UNTIL THE PROPER AUTHORITIES OF THE CITY ACTUALLY ACCEPT SAME BY ORDINANCE.		
THIS DAY OF, 20			
MAYOR			
PRESIDENT OF THE CITY COUNCIL	OWNER(S) SIGNATURE		
CITY CLERK			
- CLENIX			
		UTILITY INFORMA	TION
	NOTADY DUDIES	THE CONTRACTOR SHALL COMPLY WITH THE PROV	
	NOTARY PUBLIC SIGNATURE MY COMMISSION EXPIRES, 20	ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIE THE UNDERGROUND UTILITIES LOCATION CALL N	S BEFORE EXCAVATION IN CONTRACT AREA.
CITY OF HARRISBURG ENGINEER	,	PA ONE-CALL SERIAL NUMBER: 202318622 PA ONE-CALL SERIAL NUMBER DATE: JULY 5, 20	
THIS PLAN REVIEWED BY THE CITY OF HARRISBURG ENGINEER		THE FOLLOWING UTILITY FACILITY OWNERS WERI	
		WINDSTREAM	NOTIFIED BY THE PA ONE-CALL STATEM, INC.
THIS, 20		1450 CENTER POINT RD HIAWATHA, IA. 52233	VERIZON BUSINESS FORMERLY MCI 400 INTERNATIONAL PARKWAY
CITY ENGINEER		CONTACT:LOCATE DESK PERSONNEL EMAIL:locate.desk@windstream.com	RICHARDSON, TX. 75081 CONTACT: DEAN BOYERS
		PHONE:800-2891901 AT&T	EMAIL:investigations@verizon.com PHONE:469-886-4238
		1100 3RD AVE ALTOONA, PA. 16602	PA COMMONWEALTH OF OFFICE OF ADMIN 1 TECHNOLOGY PARK
		CONTACT:PAT SUTTON EMAIL:PS4364@ATT.COM	HARRISBURG, PA. 17110 CONTACT:GREG FIEDLER
DAUPHIN COUNTY PLANNING		PHONE:814-321-6470	EMAIL:gfiedler@pa.gov PHONE:717-772-5871
COMMISSION	<u> </u>	ENERGY CENTER HARRISBURG LLC 900 WALNUT ST HARRISBURG, PA. 17101	ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC 170 ROBBINS RD
THIS PLAN WAS REVIEWED FOR APPROVAL BY THE DAUPHIN COUNTY PLANNING COMMISSION		CONTACT:JOSEPH MCGOVERN EMAIL:joseph.mcgovern@cordiaenergy.com	DOWNINGTOWN, PA. 19335 CONTACT:JOHN HOWELLS
THIS DAY OF, 20		PHONE:717-920-8271	EMAIL:JOHN.HOWELLS@ZAYO.COM PHONE:610-476-1634
CHAIRMAN		CAPITAL REGION WATER 3003 N FRONT ST HARRISBURG, PA. 17110	PPL ELECTRIC UTILITIES CORPORATION 437 BLUE CHURCH RD
		CONTACT:THOMAS YORK EMAIL:thomas.york@capitalregionwater.com	PAXINOS, PA. 17860 CONTACT:DOUG HAUPT
SECRETARY		PHONE:717-216-5260	EMAIL:dlhaupt@pplweb.com PHONE:570-490-5684
	CENTIFICATION OF ACCURACY (DIAN)	VERIZON PENNSYLVANIA LLC 1026 HAY ST PITTSBURGH, PA. 15221CONTACT: DEBORAH BARU	COMCAST M 4601 SMITH STREET
	CERTIFICATION OF ACCURACY (PLAN)	EMAIL:deborah.d.delia@verizon.com PHONE:412-344-3901	HARRISBURG, PA. 17109 CONTACT:MICHAEL SWEIGARD
RECORDER OF DEEDS CERTIFICATE	I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AS REQUIRED BY THE CITY OF HARRISBURG'S SUBDIVISION AND LAND	HARRISBURG CITY OF	EMAIL:mike_sweigard@cable.comcast.com PHONE:717-298-6450
COMMONWEALTH OF PENNSYLVANIA, DAUPHIN COUNTY THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR DAUPHIN COUNTY,	DEVELOPMENT ORDINANCE.	1002 N 7TH ST HARRISBURG, PA. 17104 CONTACT:VERONICA LEFEVER	UGI UTILITIES INC 1301 AIP DR
PENNSYLVANIA	REGISTERED	CONTACT:VERONICA LEFEVER EMAIL:valefever@harrisburgpa.gov	MIDDLETOWN, PA. 17057

J. MARC KUROWSKI, P.E.

*SIGNATURE AND SEAL OF THE REGISTERED ENGINEER

RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

PHONE:717-857-5157

LUMEN FORMERLY LEVEL 3

PHONE:877-366-8344 EXT. 3

CONTACT: LUMEN OPERATOR PERSONNEL EMAIL:RELOCATIONS@LUMEN.COM

1025 ELDORADO BLVD BROOMFIELD, CO. 80021

PROFESSIONAL (

J. MARC KUROWSKI

ENGINEER

CONTACT: STEPHEN BATEMAN

EMAIL:sbateman@ugi.com PHONE:610-807-3174

SHEET INDEX

COVER SHEET EXISTING FEATURES & SITE PLAN

LAND OWNER AND DEVELOPER

LAND OWNER/DEVELOPER: 1422 ROUTE 179 FLORIDA REALTY LLC ADDRESS: 17 DAFFODIL WAY OLD BRIDGE, NJ 08857 CONTACT: YASSER HELLER, ESQ.

ZONING DATA

ZONING DISTRICT: DOWNTOWN CENTER (DC) PROPOSED USE: DWELLING, MULTI-FAMILY (APARTMENT) AND 1ST FLOOR COMMERCIAL (TBD)					
ITEM	REQUIRED	EXISTING	PROPOSED		
LOT AREA	1,200 SF	31,000 SF	N/A		
LOT WIDTH	20 FEET	162 FEET	N/A		
FRONT YARD SETBACK	5 FEET OR CONFORMING TO EXISTING SETBACKS	44 FEET	N/A		
SIDE YARD SETBACK	NONE	N/A	N/A		
REAR YARD SETBACK	NONE	N/A	N/A		
TOTAL LOT COVERAGE	100%	100%	N/A		
BUILDING HEIGHT	45 FEET MIN/NO MAX	>45 FEET	N/A		
PARKING	NONE REQUIRED IN DC ZONE	N/A	N/A		

SITE DATA

228 WALNUT STREET, HARRISBURG, PA 17101 ADDRESS: TAX PARCEL: 04-011-001-000-0000 DEED REF: INST.# 20230003204 TOTAL TRACT AREA: 31,000 SF

GENERAL NOTES

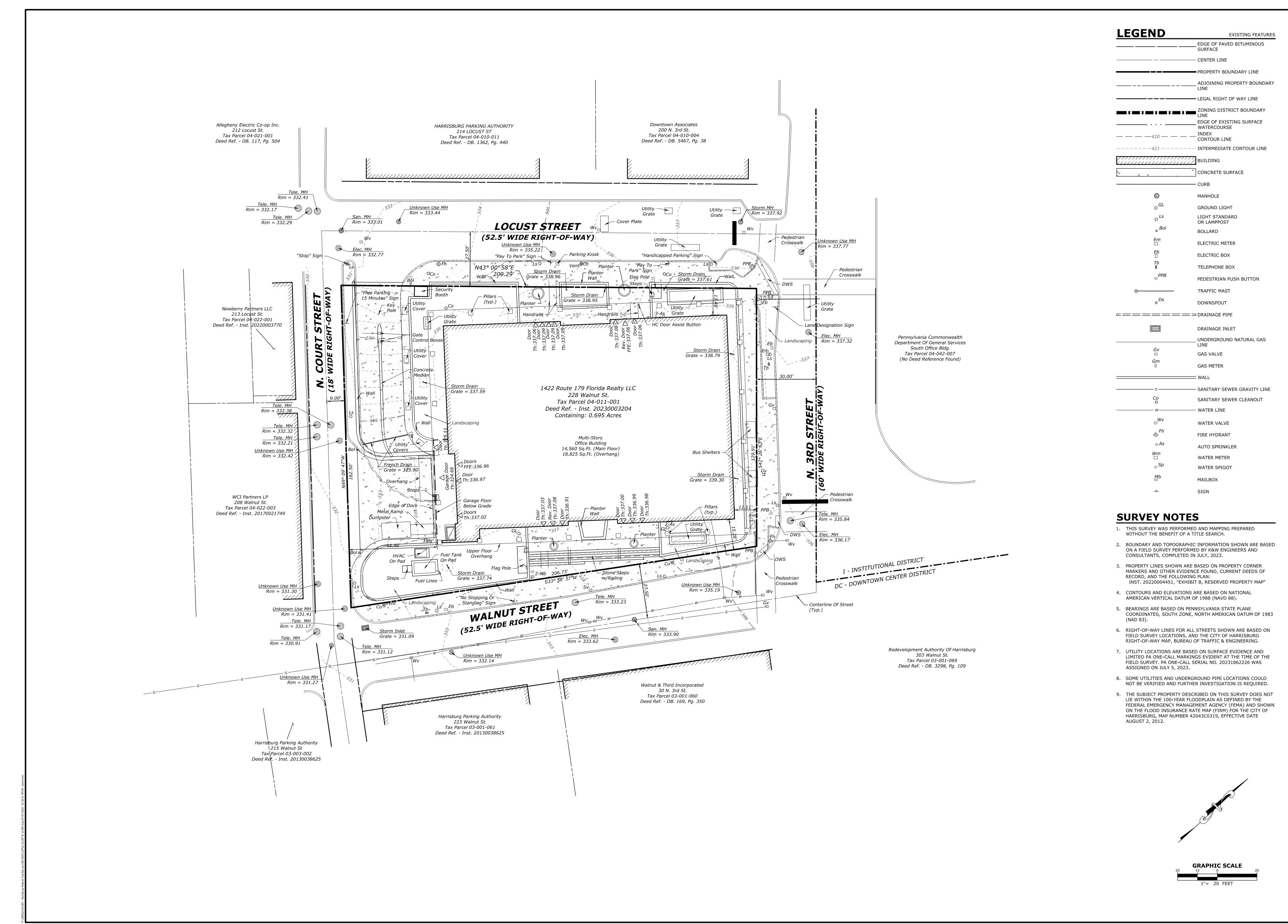
- THE PURPOSE OF THIS PLAN IS FOR THE CONVERSION OF AN EXISTING VACANT OFFICE BUILDING TO RESIDENTIAL DWELLING UNITS (APARTMENTS - 162 TOTAL) WITH POSSIBLE FUTURE DEVELOPMENT ON THE 1ST FLOOR (+/- 13,000SF).
- UPON APPROVAL AND PRIOR TO ANY CONSTRUCTION ACTIVITY, THE DEVELOPER/OWNER SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CITY OF HARRISBURG'S ENGINEERING
- LOCATIONS, SIZES, AND MATERIAL TYPES OF ABOVE AND BELOW GROUND UTILITY LINES, APPURTENANCES AND STRUCTURES AS DEPICTED HEREON ARE PER OBSERVABLE, ABOVE-GROUND EVIDENCE IN RELATION TO INTERPRETATIONS OF FURNISHED RECORD UTILITY INFORMATION. THEY ARE PLOTTED AS ACCURATELY AND AS COMPLETELY AS POSSIBLE FROM SAID EVIDENCE AND FURNISHED INFORMATION, BUT THEY ARE NOT ENTIRELY FIELD-VERIFIED AND MUST BE CONSIDERED APPROXIMATE. KUROWSKI AND WILSON, LLC MAKES NO GUARANTEE AS TO THE PRECISE LOCATIONS OR DEPTHS OF UNDERGROUND UTILITIES. IN ADDITION, THERE MAY BE OTHER ACTIVE OR ABANDONED UNDERGROUND UTILITY LINES, APPURTENANCES AND STRUCTURES OF WHICH THE DESIGNER AND SURVEYOR HAVE NOT BEEN ADVISED. PRIOR TO ANY EXCAVATION OR DEMOLITION, IT IS IMPERATIVE THAT SUCH UTILITY LOCATIONS, DEPTHS, SIZES AND MATERIAL TYPES BE VERIFIED THROUGH THE PA ONE-CALL SYSTEM AND/OR THROUGH THE INDIVIDUAL UTILITY COMPANY OR AUTHORITY.
- 4. THE SITE IS SERVED BY PUBLIC WATER.
- THE SITE IS SERVED BY PUBLIC SEWER.
- 6. NO PORTIONS OF THE SITE LIE WITHIN THE 100-YEAR FLOOD FRINGE AREA AND THE SITE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CITY ORDINANCES IN EFFECT AT THE TIME OF THIS LAND DEVELOPMENT PLAN SUBMISSION.
- THERE ARE NO WETLANDS WITHIN THE PROJECT SITE.

PROFESSIONAL SEAL &W PROJECT RAWN BY: CAD DRAWING: 2142.007 A ld COVER.dwg

SHEET

1 OF 2

INSTRUMENT NUMBER



DESIGNING ENVIRONMENTS

2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

2201 North Front Street, Suite 2 Harrisburg, PA 17110 1: 717.635.2835 vww.kandwengineers.com

ENOVATIONS

FEDERAL COURTHOUSE REN

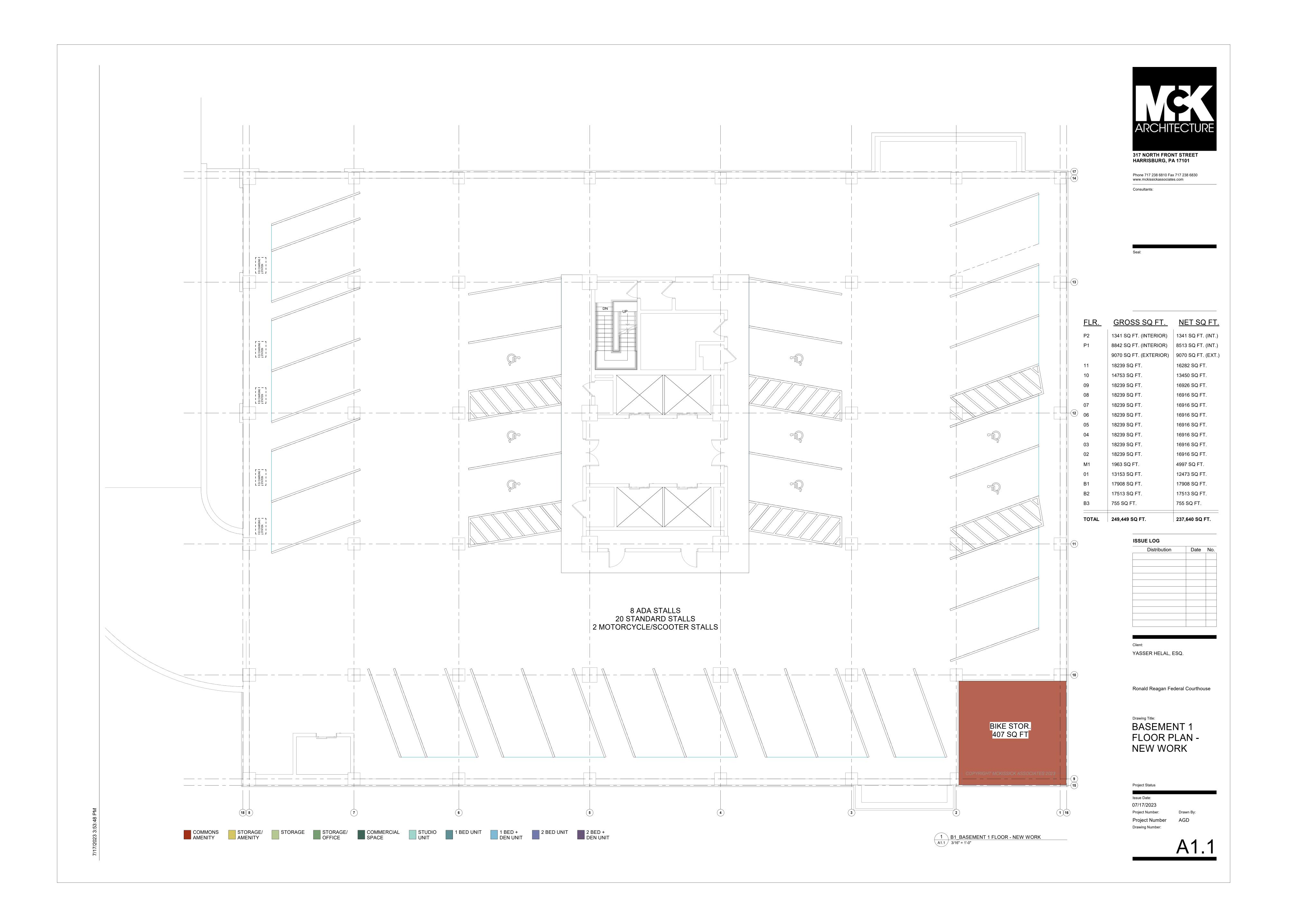
PROFESSIONAL SEAL
CALE: AS SHO
PATE: JULY 7,
&W PROJECT: 2142
PRAWN BY:

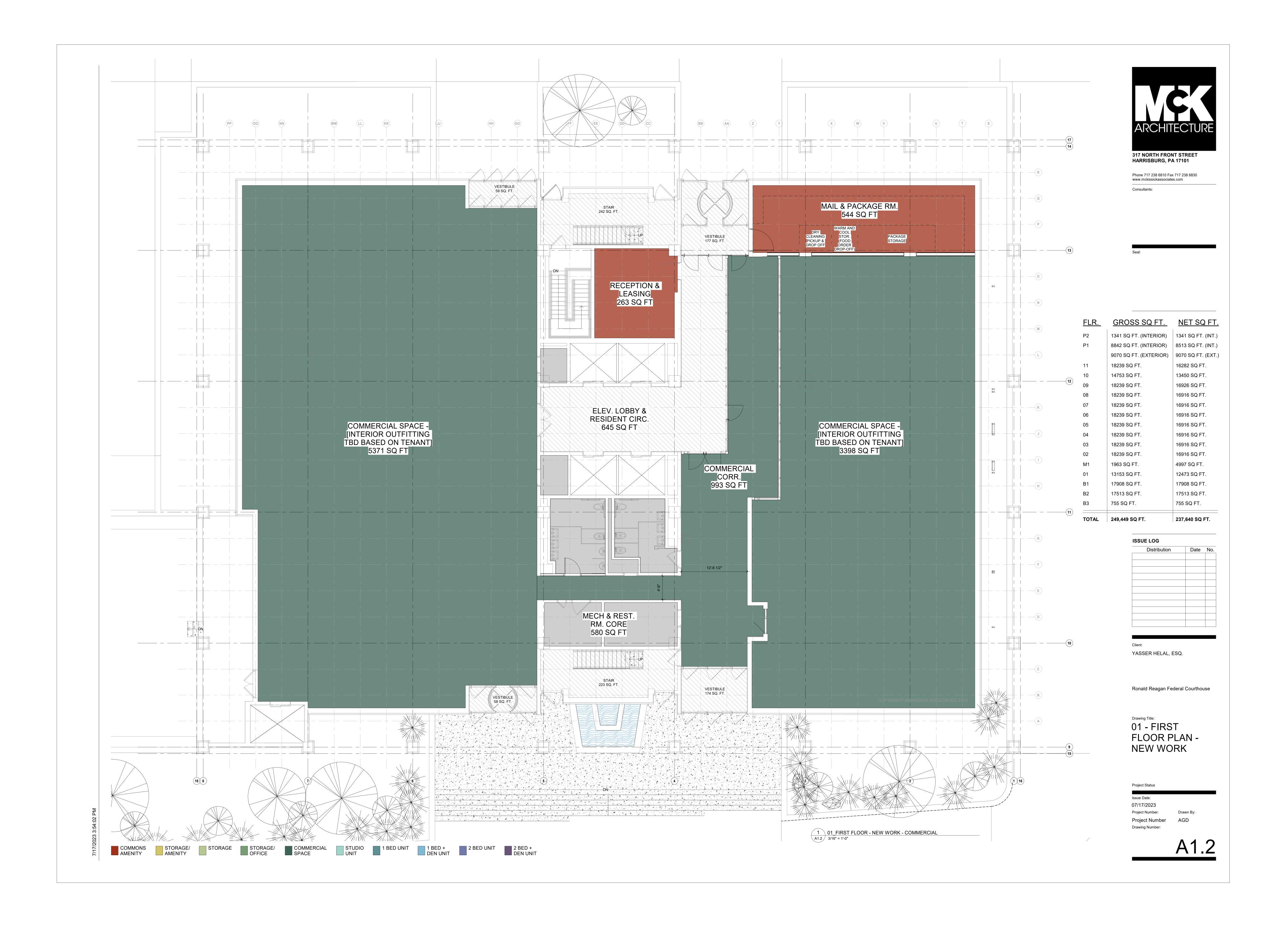
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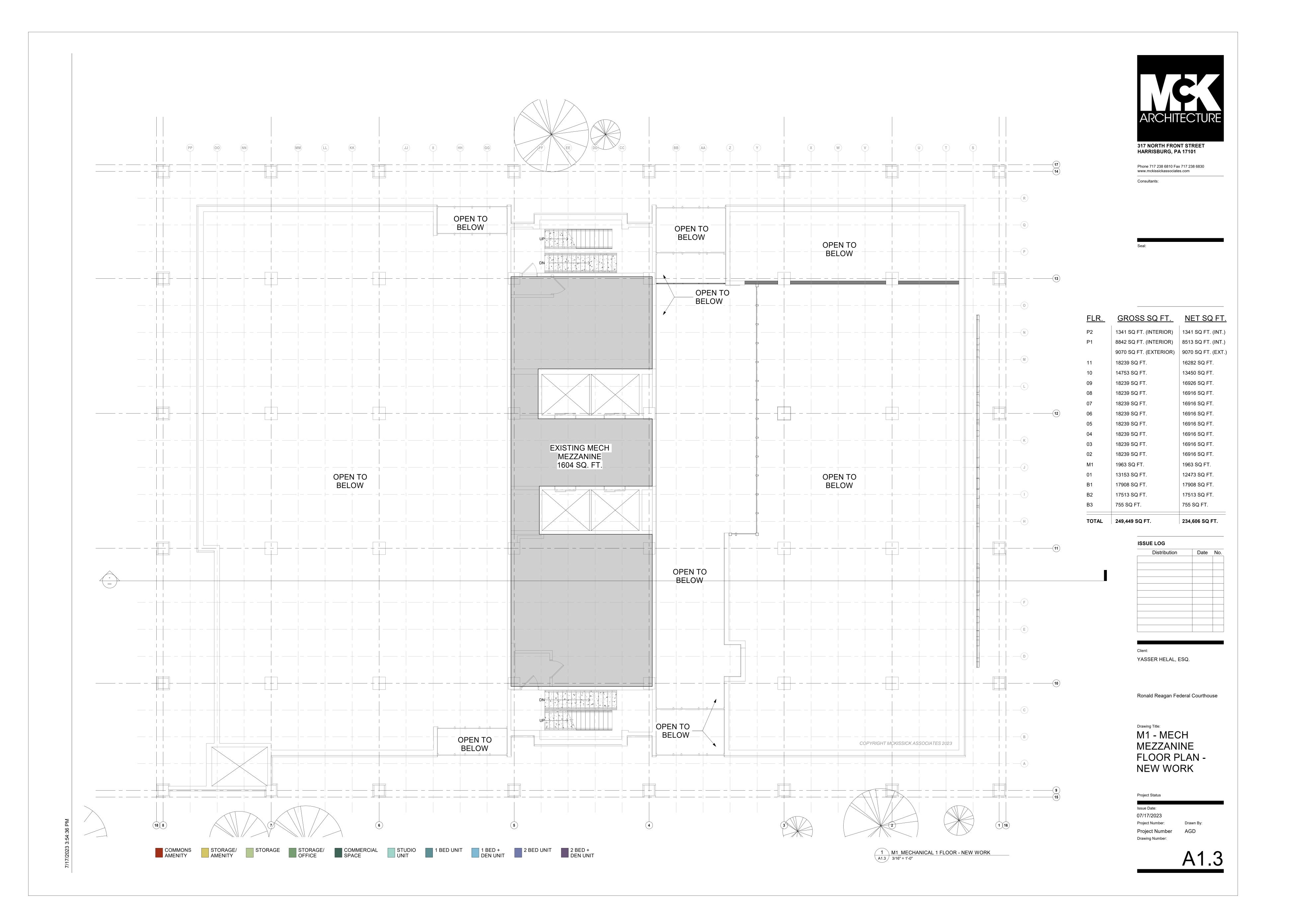
PLAN TYPE:
EXISTING
FEATURES &
SITE PLAN

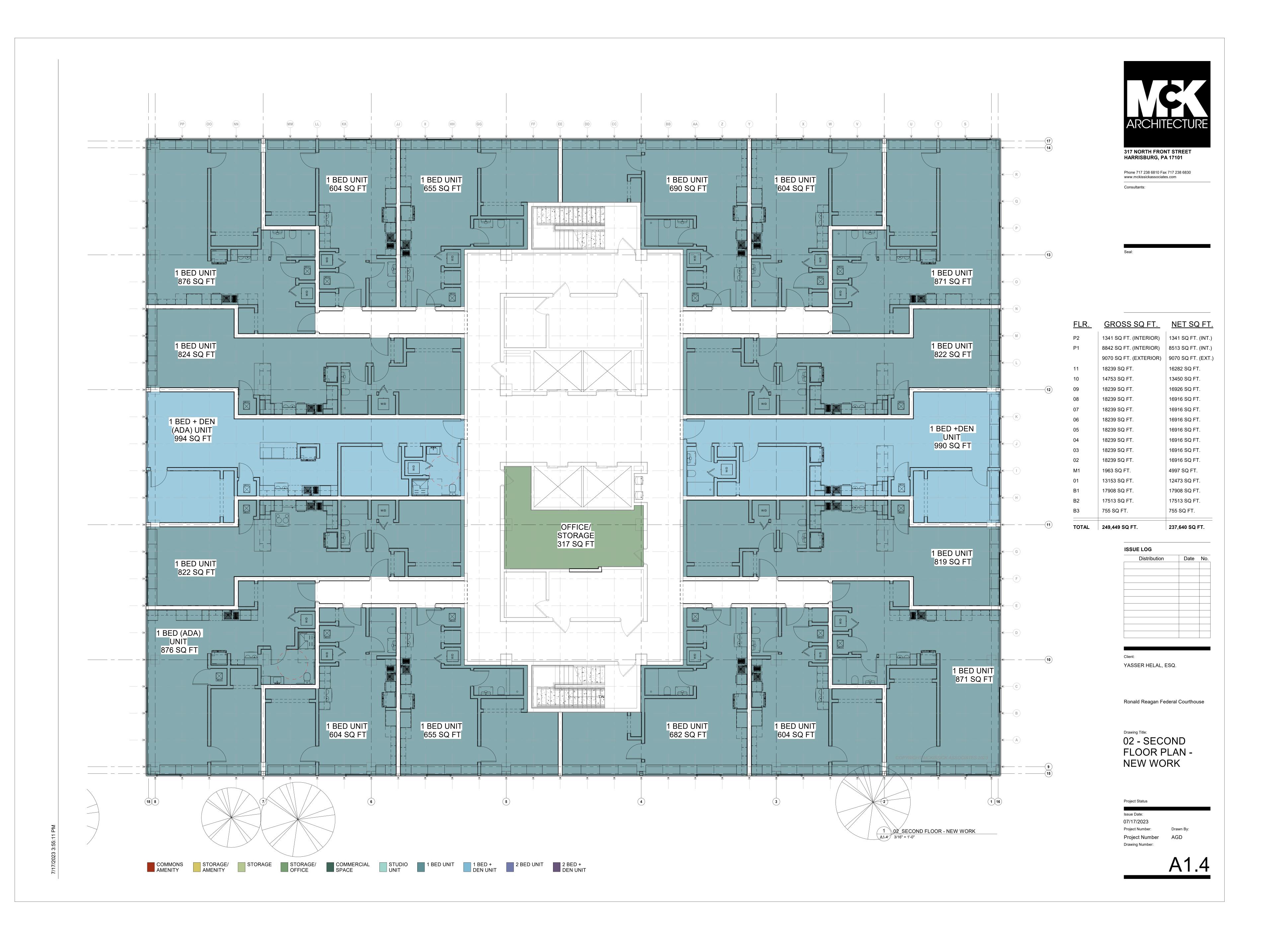
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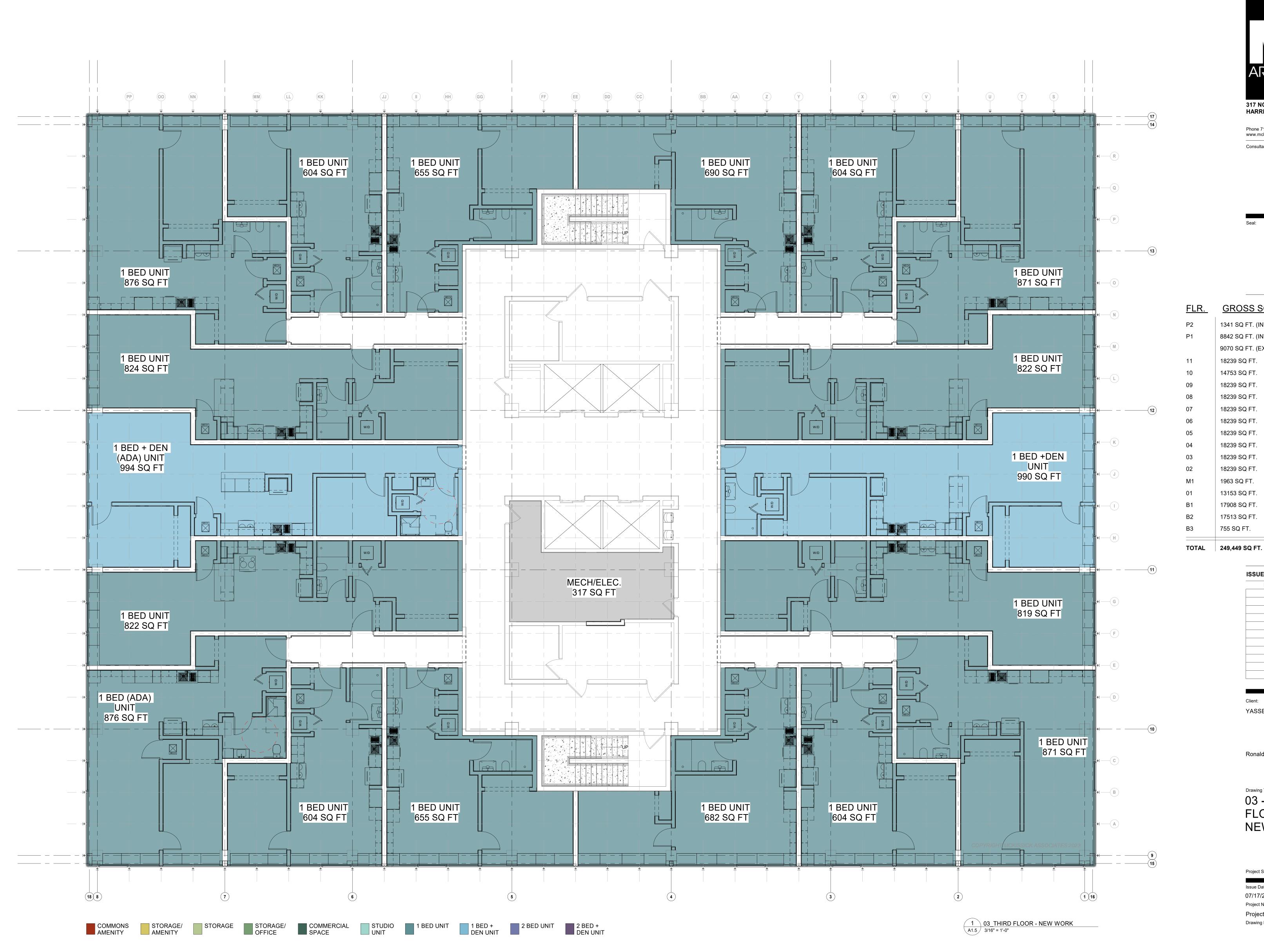












ARCHITECTURE

317 NORTH EPONT STREET

317 NORTH FRONT STREET HARRISBURG, PA 17101

Phone 717 238 6810 Fax 717 238 6830 www.mckissickassociates.com

GROSS SQ FT. NET SQ FT. 1341 SQ FT. (INTERIOR) 1341 SQ FT. (INT.) 8842 SQ FT. (INTERIOR) 8513 SQ FT. (INT.) 9070 SQ FT. (EXTERIOR) 9070 SQ FT. (EXT.) 16282 SQ FT. 18239 SQ FT. 13450 SQ FT. 14753 SQ FT. 16926 SQ FT. 18239 SQ FT. 16916 SQ FT. 18239 SQ FT. 4997 SQ FT. 1963 SQ FT. 12473 SQ FT. 13153 SQ FT. 17908 SQ FT. 17908 SQ FT. 17513 SQ FT. 17513 SQ FT. 755 SQ FT. 755 SQ FT.

Distribution	Date	No

237,640 SQ FT.

Client:
YASSER HELAL, ESQ.

Ronald Reagan Federal Courthouse

Drawing Title:

03 - THIRD

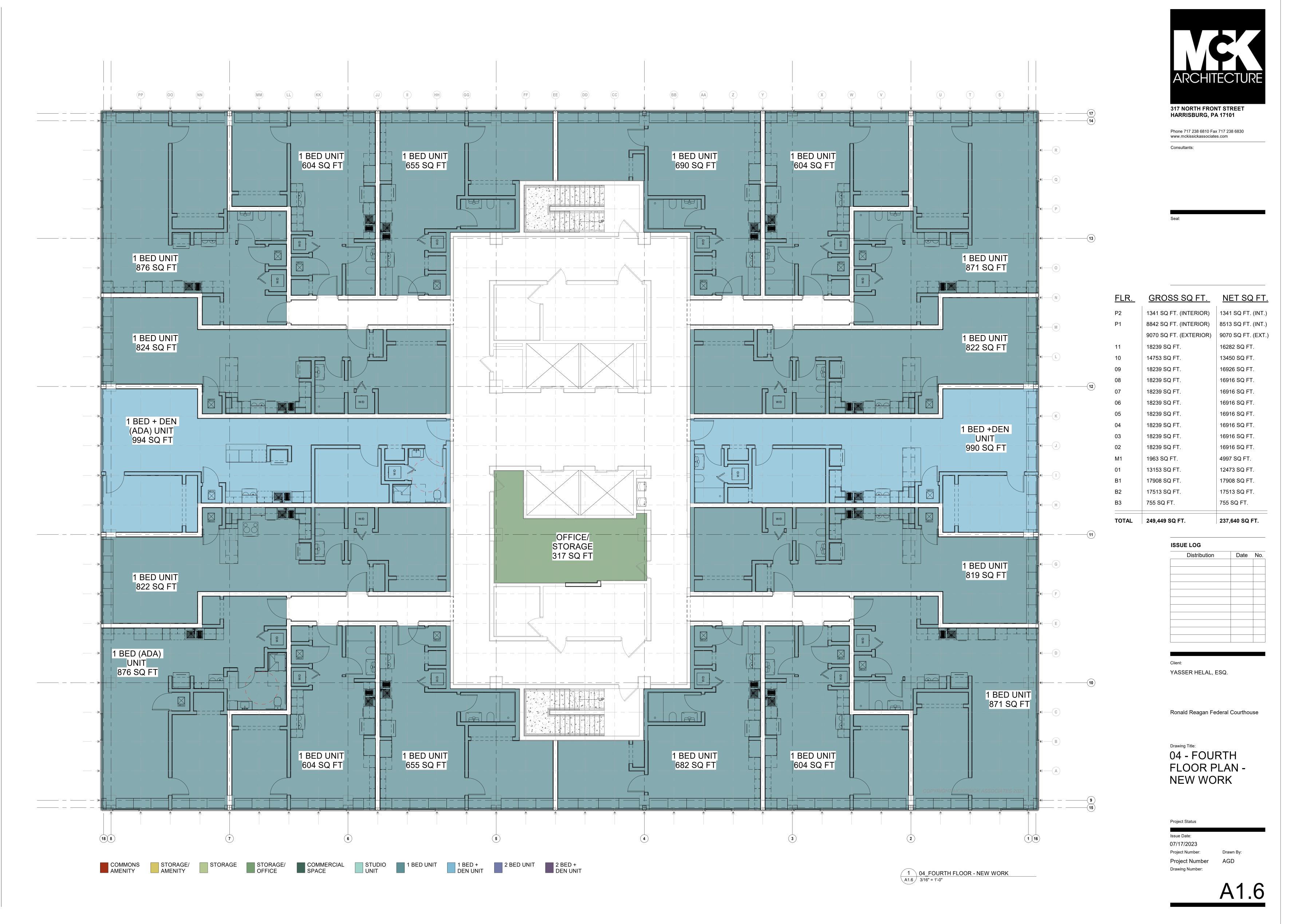
FLOOR PLAN
NEW WORK

Project Status

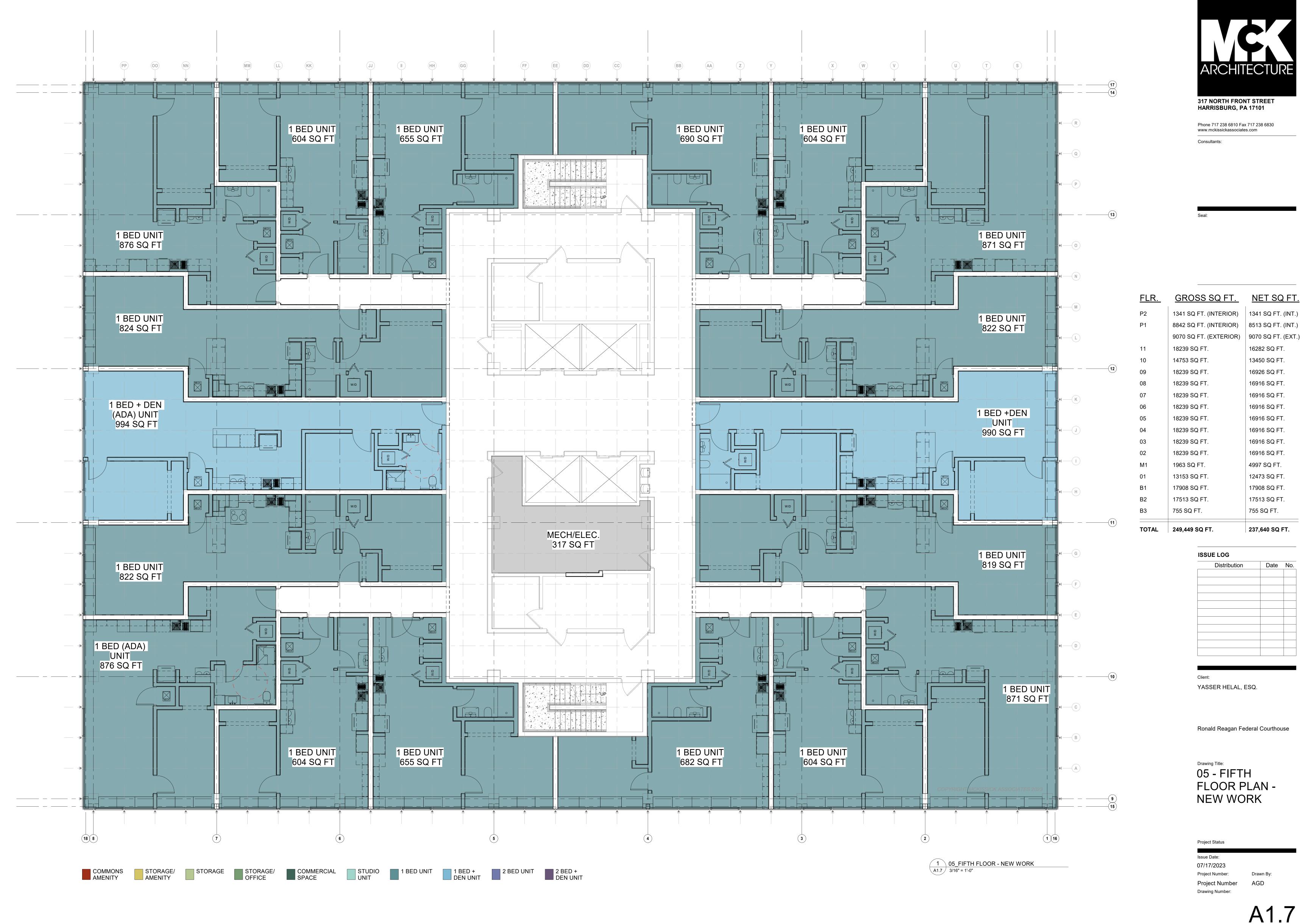
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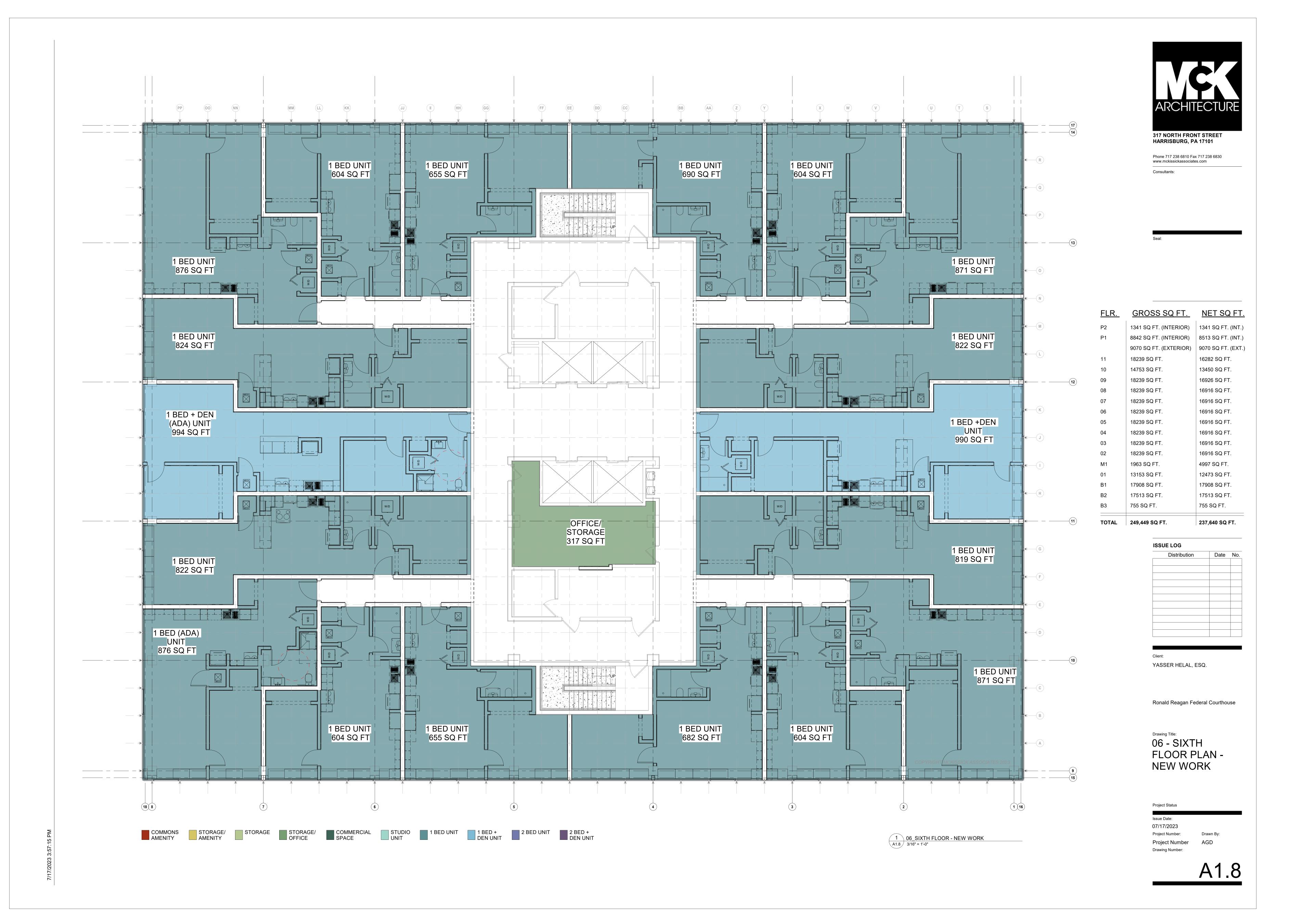
07/17/2023
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Project Number
Drawing Number:

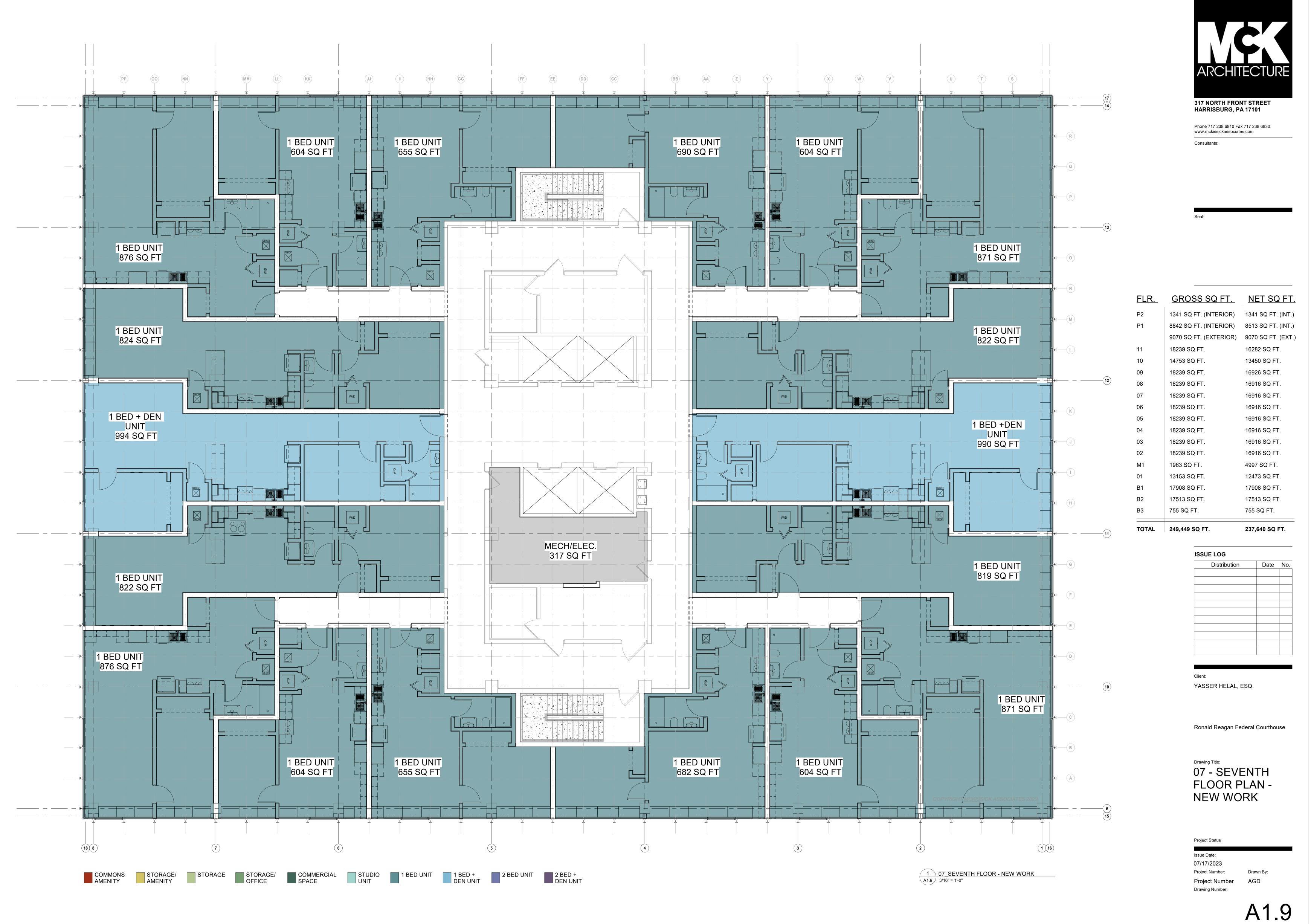
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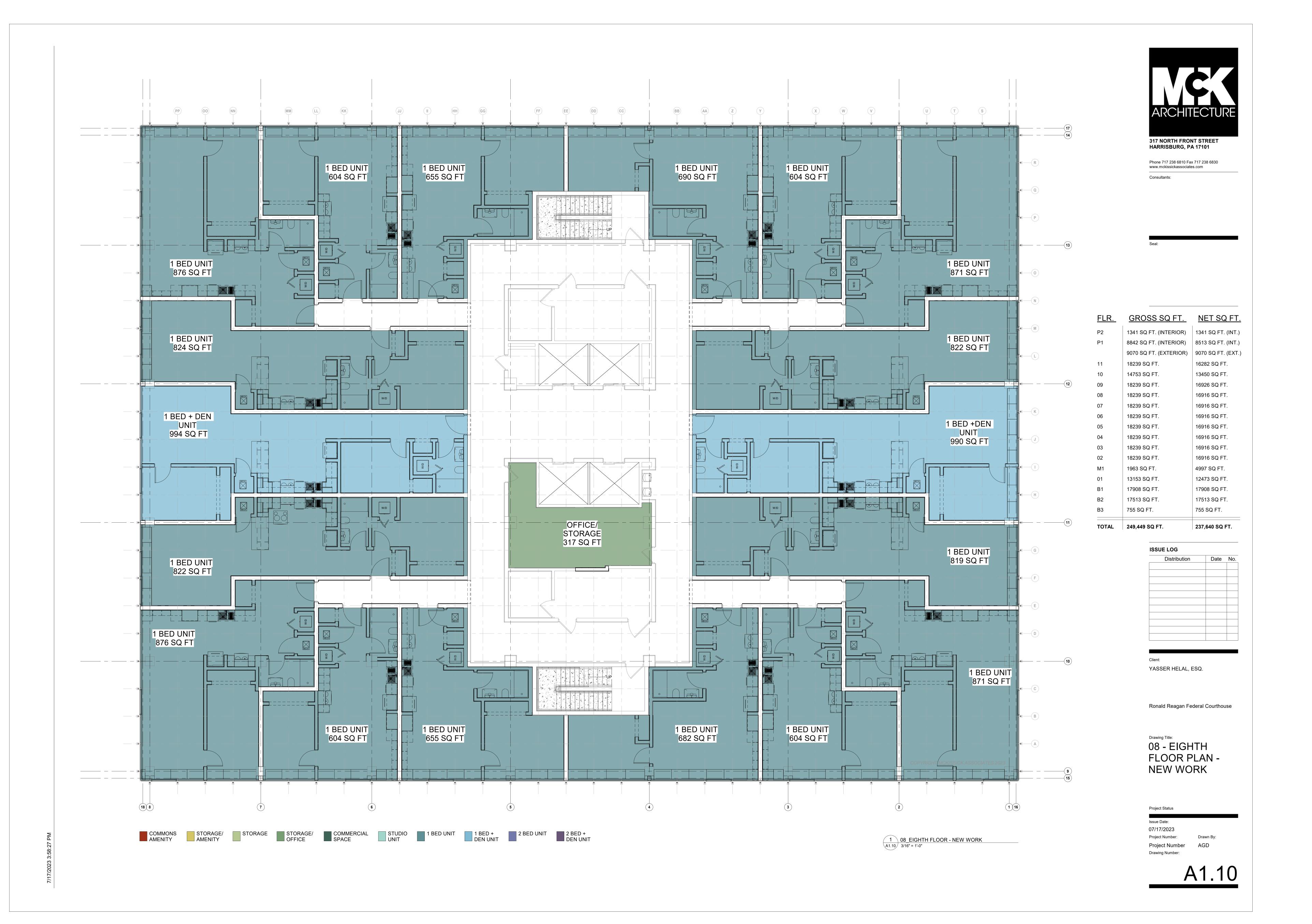


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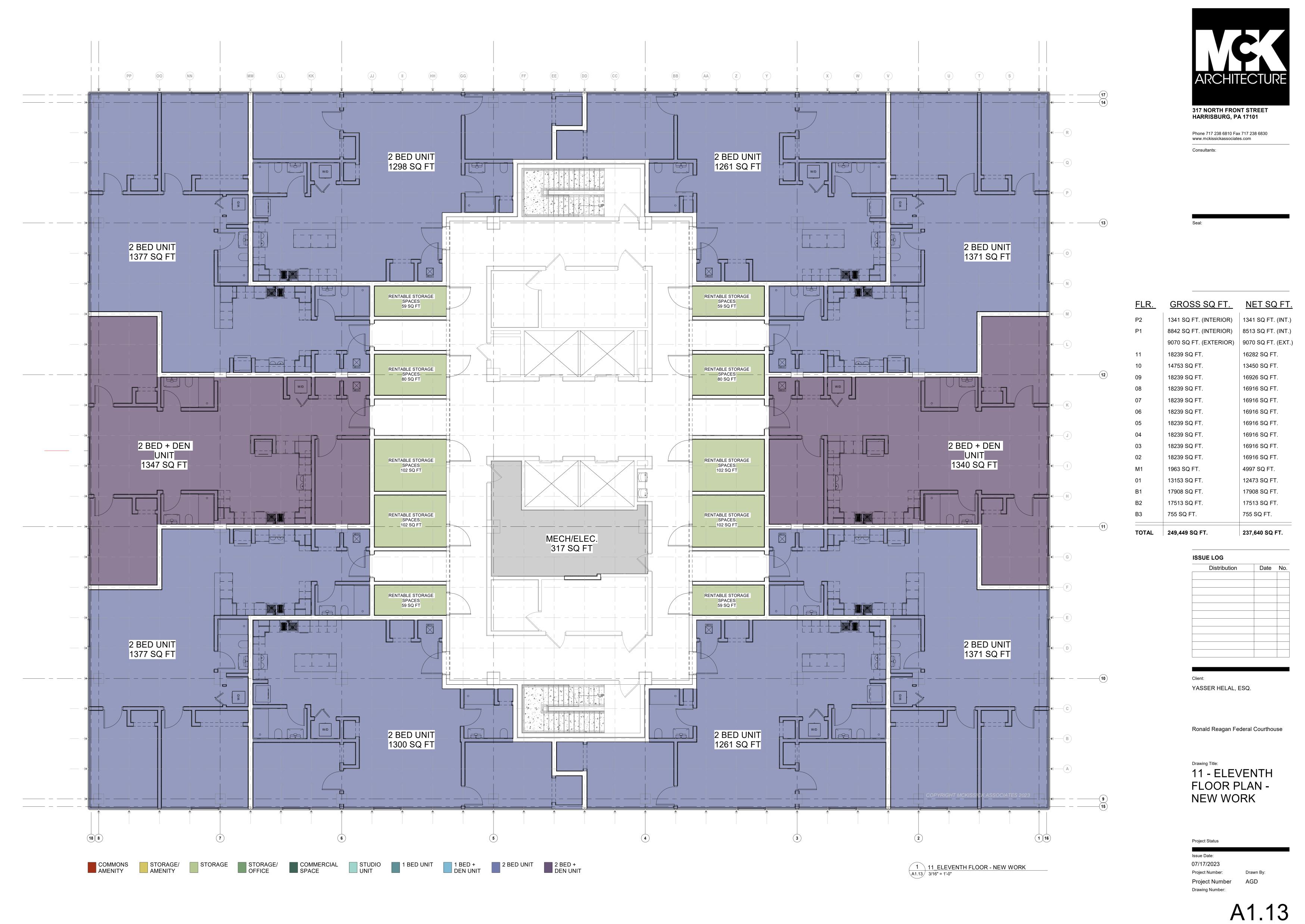


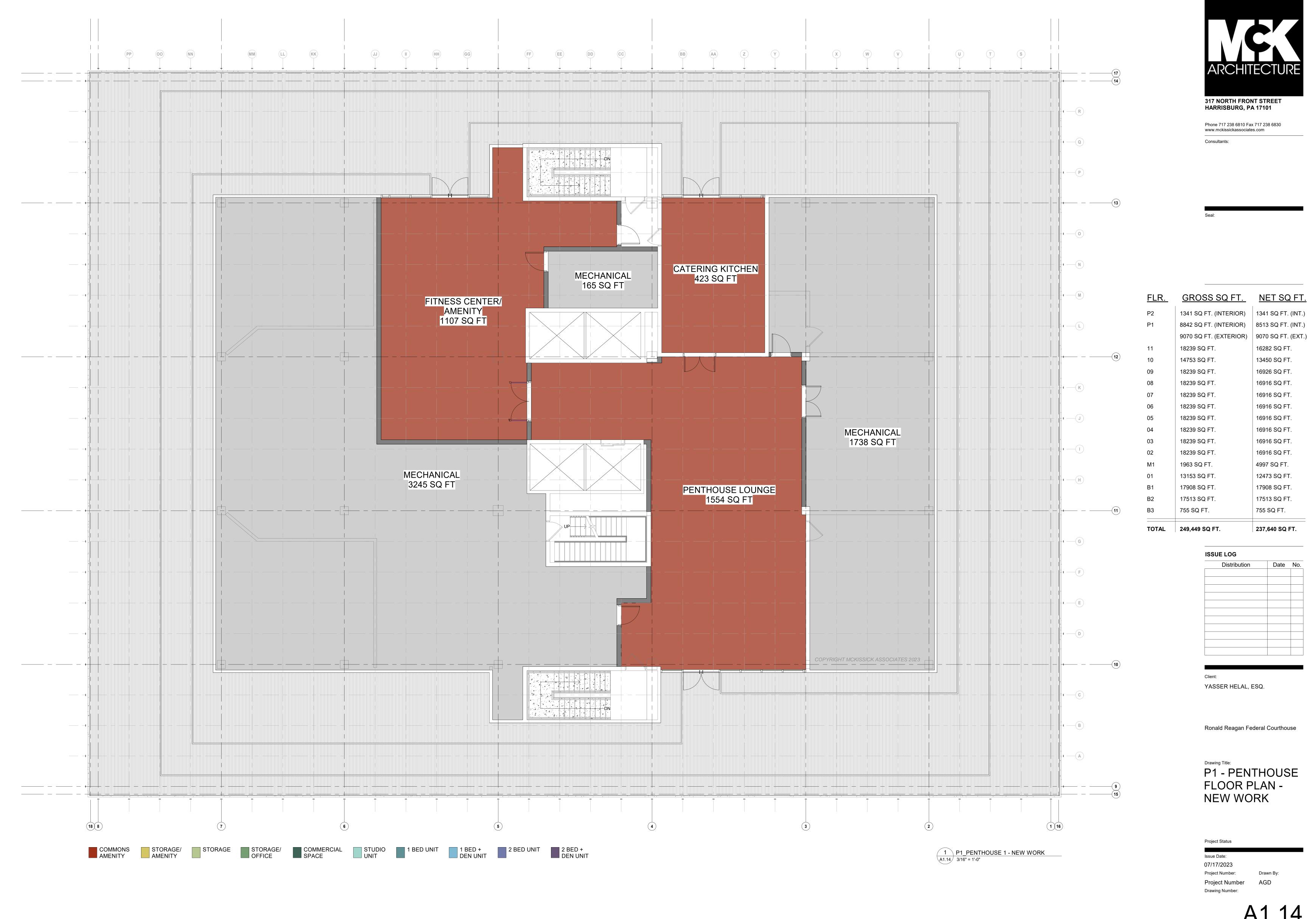






Date No.





A1.14

Level	Number	Name	Area	Area Type	Comments
32 32	B201	STOR./AMENITY B201	272 SF	Store Area	STORAGE/AMENITY
2	B202 B203	STOR./AMENITY B202 STOR./AMENITY B203	37 SF 45 SF	Store Area Store Area	STORAGE/AMENITY STORAGE/AMENITY
2	B204	STOR./AMENITY B204	556 SF	Store Area	STORAGE/AMENITY
2 2	B205 B206	STOR./AMENITY B205 STOR./AMENITY B206	810 SF 313 SF	Store Area Store Area	STORAGE/AMENITY STORAGE/AMENITY
2	B207	STOR./AMENITY B207	222 SF	Store Area	STORAGE/AMENITY
2	B208 B209	STOR./AMENITY B208 STOR./AMENITY B209	635 SF 258 SF	Store Area Store Area	STORAGE/AMENITY STORAGE/AMENITY
2	B210	STOR./AMENITY B210	192 SF	Store Area	STORAGE/AMENITY
32	B211	STOR./AMENITY B211	249 SF 50 SF	Store Area	STORAGE/AMENITY
32 32	B212 B213	STOR./AMENITY B212 STOR./AMENITY B213	138 SF	Store Area Store Area	STORAGE/AMENITY STORAGE/AMENITY
32	B214	STOR./AMENITY B214	342 SF	Store Area	STORAGE/AMENITY
32 32	B215 B216	STOR./AMENITY B215 STOR./AMENITY B216	323 SF 251 SF	Store Area Store Area	STORAGE/AMENITY STORAGE/AMENITY
32	B217	STOR./AMENITY B217	192 SF	Store Area	STORAGE/AMENITY
31 31 01	B101	BIKE & SCOOTER STOR.	361 SF	Building Common Area	AMENITY SPACE
)1	101 102	MAIL & PACKAGE .RM COMMERCIAL SPACE	544 SF 3398 SF	Building Common Area Store Area	AMENITY SPACE COMMERCIAL SPACE
)1)1	102	LEASING OFFICE	263 SF	Office Area	COMMERCIAL SPACE COMMERCIAL SPACE
)1	104	COMMERCIAL SPACE	5371 SF	Store Area	COMMERCIAL SPACE
Л1 Л1	M101	COMMERCIAL SPACE	3237 SF	Store Area	COMMERCIAL SPACE
)2	201	LINIT 204	600 SE	Cloor Aron	1 DED 1 DATH
)2	201	UNIT 201 UNIT 202	690 SF 604 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)2	203	UNIT 203	871 SF	Floor Area	1 BED, 1 BATH
)2)2	204	UNIT 204 UNIT 205	822 SF 990 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED + DEN, 1 BATH
)2	206	UNIT 206	819 SF	Floor Area	1 BED, 1 BATH
)2)2	207 208	UNIT 207 UNIT 208	871 SF 604 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)2	208	UNIT 209	682 SF	Floor Area Floor Area	1 BED, 1 BATH
)2	210	UNIT 210	655 SF	Floor Area	1 BED, 1 BATH
)2)2	211	UNIT 211 UNIT 212	604 SF 876 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED (ADA), 1 BATH
)2	213	UNIT 213	822 SF	Floor Area	1 BED, 1 BATH
)2)2	214 215	UNIT 214 UNIT 215	994 SF 824 SF	Floor Area Floor Area	1 BED+D (ADA), 1 BTH 1 BED, 1 BATH
02	215	UNIT 216	824 SF 876 SF	Floor Area Floor Area	1 BED, 1 BATH
)2	217	UNIT 217	604 SF	Floor Area	1 BED, 1 BATH
)2)2	218 219	UNIT 218 OFFICE/STOR. 219	655 SF 317 SF	Floor Area Store Area	1 BED, 1 BATH OFFICE/STORAGE
03			1		
)3)3	301 302	UNIT 301 UNIT 302	690 SF 604 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)3)3	302	UNIT 303	871 SF	Floor Area	1 BED, 1 BATH
03	304	UNIT 304	822 SF	Floor Area	1 BED, 1 BATH
)3)3	305 306	UNIT 305 UNIT 306	990 SF 819 SF	Floor Area Floor Area	1 BED + DEN, 1 BATH 1 BED, 1 BATH
03	307	UNIT 307	871 SF	Floor Area	1 BED, 1 BATH
03 03	308 309	UNIT 308 UNIT 309	604 SF 682 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
03 03	310	UNIT 310	655 SF	Floor Area	1 BED, 1 BATH
03	311	UNIT 311	604 SF	Floor Area	1 BED, 1 BATH
03 03	312 313	UNIT 312 UNIT 313	876 SF 822 SF	Floor Area Floor Area	1 BED (ADA), 1 BATH 1 BED, 1 BATH
03	314	UNIT 314	994 SF	Floor Area	1 BED+D (ADA), 1 BTH
03 03	315 316	UNIT 315 UNIT 316	824 SF 876 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
03	317	UNIT 317	604 SF	Floor Area	1 BED, 1 BATH
03	318	UNIT 318	655 SF	Floor Area	1 BED, 1 BATH
)3)4	319	MECH/ELEC. 319	317 SF	Major Vertical Penetration	MEP
04	401 402	UNIT 401 UNIT 402	690 SF 604 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)4)4	402	UNIT 403	871 SF	Floor Area	1 BED, 1 BATH
04	404	UNIT 404	822 SF	Floor Area	1 BED, 1 BATH
)4)4	405 406	UNIT 405 UNIT 406	990 SF 819 SF	Floor Area Floor Area	1 BED + DEN, 1 BATH 1 BED, 1 BATH
)4	407	UNIT 407	871 SF	Floor Area	1 BED, 1 BATH
)4)4	408 409	UNIT 408 UNIT 409	604 SF 682 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)4	410	UNIT 410	655 SF	Floor Area Floor Area	1 BED, 1 BATH
)4	411	UNIT 411	604 SF	Floor Area	1 BED, 1 BATH
)4)4	412 413	UNIT 412 UNIT 413	876 SF 822 SF	Floor Area Floor Area	1 BED (ADA), 1 BATH 1 BED, 1 BATH
)4	414	UNIT 414	994 SF	Floor Area	1 BED+D (ADA), 1 BTH
)4)4	415 416	UNIT 415 UNIT 416	824 SF 876 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)4	417	UNIT 417	604 SF	Floor Area	1 BED, 1 BATH
)4)4	418 419	UNIT 418 OFFICE/STOR. 419	655 SF 317 SF	Floor Area Store Area	1 BED, 1 BATH OFFICE/STORAGE
)5					
)5	501	UNIT 501	690 SF	Floor Area	1 BED, 1 BATH
)5)5	502 503	UNIT 502 UNIT 503	604 SF 871 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)5	504	UNIT 504	822 SF	Floor Area	1 BED, 1 BATH
)5)5	505 506	UNIT 505 UNIT 506	990 SF 819 SF	Floor Area Floor Area	1 BED + DEN, 1 BATH 1 BED, 1 BATH
)5	507	UNIT 507	871 SF	Floor Area	1 BED, 1 BATH
)5)5	508 509	UNIT 508 UNIT 509	604 SF 682 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)5)5	510	UNIT 510	655 SF	Floor Area Floor Area	1 BED, 1 BATH
	511	UNIT 511	604 SF	Floor Area	1 BED, 1 BATH
	512 513	UNIT 512 UNIT 513	876 SF 822 SF	Floor Area Floor Area	1 BED (ADA), 1 BATH 1 BED, 1 BATH
)5		UNIT 514	994 SF	Floor Area	1 BED+D (ADA), 1 BTH
05 05 05 05	514	LINUT CAC	824 SF	Floor Area	1 BED, 1 BATH
)5)5)5)5	515	UNIT 515		ГI А	4 DED 4 DATU
05 05 05 05 05		UNIT 516 UNIT 517	876 SF 604 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
05 05 05 05 05 05 05	515 516 517 518	UNIT 516 UNIT 517 UNIT 518	876 SF 604 SF 655 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
05 05 05 05 05 05	515 516 517	UNIT 516 UNIT 517	876 SF 604 SF	Floor Area	1 BED, 1 BATH

Level	Number	Name	Area Schedule Area	(Rentable) Area Type	Comments
)6	602	UNIT 602	604 SF	Floor Area	1 BED, 1 BATH
)6	603 604	UNIT 603 UNIT 604	871 SF 822 SF	Floor Area	1 BED, 1 BATH
)6)6	605	UNIT 605	990 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED + DEN, 1 BATH
06	606	UNIT 606	819 SF	Floor Area	1 BED, 1 BATH
)6)6	607 608	UNIT 607 UNIT 608	871 SF 604 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)6	609	UNIT 609	682 SF	Floor Area	1 BED, 1 BATH
)6)6	610 611	UNIT 610 UNIT 611	655 SF 604 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)6	612	UNIT 612	876 SF	Floor Area	1 BED, 1 BATH
06	613	UNIT 613	822 SF	Floor Area	1 BED, 1 BATH
06 06	614 615	UNIT 614 UNIT 615	994 SF 824 SF	Floor Area Floor Area	1 BED + DEN, 1 BATH 1 BED, 1 BATH
06	616	UNIT 616	876 SF	Floor Area	1 BED, 1 BATH
06 06	617 618	UNIT 617 UNIT 618	604 SF 655 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
06 07	619	OFFICE/STOR. 619	317 SF	Store Area	OFFICE/STORAGE
07	701	UNIT 701	690 SF	Floor Area	1 BED, 1 BATH
)7)7	702 703	UNIT 702 UNIT 703	604 SF 871 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
07	704	UNIT 704	822 SF	Floor Area	1 BED, 1 BATH
)7)7	705 706	UNIT 705 UNIT 706	990 SF 819 SF	Floor Area	1 BED + DEN, 1 BATH
)7)7	706	UNIT 706	871 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)7	708	UNIT 708	604 SF	Floor Area	1 BED, 1 BATH
)7	709 710	UNIT 709	682 SF 655 SF	Floor Area	1 BED, 1 BATH
07 07	710	UNIT 710 UNIT 711	604 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)7	712	UNIT 712	876 SF	Floor Area	1 BED, 1 BATH
)7	713	UNIT 713	822 SF	Floor Area	1 BED, 1 BATH
)7)7	714 715	UNIT 714 UNIT 715	994 SF 824 SF	Floor Area Floor Area	1 BED + DEN, 1 BATH 1 BED, 1 BATH
)7	716	UNIT 716	876 SF	Floor Area	1 BED, 1 BATH
)7)7	717	UNIT 717	604 SF	Floor Area	1 BED, 1 BATH
)7)7	718 719	UNIT 718 MECH/ELEC. 719	655 SF 317 SF	Floor Area Major Vertical Penetration	1 BED, 1 BATH MEP
08	1	1	<u> </u>		
)8)8	801 802	UNIT 801 UNIT 802	690 SF 604 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
)8)8	802	UNIT 803	871 SF	Floor Area	1 BED, 1 BATH
08	804	UNIT 804	822 SF	Floor Area	1 BED, 1 BATH
)8 ng	805 806	UNIT 805	990 SF 819 SF	Floor Area	1 BED + DEN, 1 BATH
08 08	806	UNIT 806 UNIT 807	819 SF 871 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
08	808	UNIT 808	604 SF	Floor Area	1 BED, 1 BATH
08 08	809 810	UNIT 809 UNIT 810	682 SF 655 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
08	811	UNIT 811	604 SF	Floor Area	1 BED, 1 BATH
08	812	UNIT 812	876 SF	Floor Area	1 BED, 1 BATH
08 08	813 814	UNIT 813 UNIT 814	822 SF 994 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED + DEN, 1 BATH
08	815	UNIT 815	824 SF	Floor Area	1 BED, 1 BATH
08	816	UNIT 816	876 SF	Floor Area	1 BED, 1 BATH
08 08	817 818	UNIT 817 UNIT 818	604 SF 655 SF	Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
08	819	OFFICE/STOR. 819	317 SF	Store Area	OFFICE/STORAGE
09	901	UNIT 901	785 SF	Floor Area	1 BED, 1 BATH
09 09	902	UNIT 902 UNIT 903	950 SF 1076 SF	Floor Area Floor Area	1 BED, 1 BATH 2 BED, 1.5 BTH
09	904	UNIT 904	869 SF	Floor Area	1 BED, 1 BATH
09	905	UNIT 905	672 SF	Floor Area	1 BED, 1 BATH
09 09	906	UNIT 906 UNIT 907	646 SF 872 SF	Floor Area Floor Area	STUDIO, 1 BATH 1 BED, 1 BATH
09	908	UNIT 908	1094 SF	Floor Area	2 BED, 1.5 BTH
09 09	909	UNIT 909 UNIT 910	956 SF 792 SF	Floor Area Floor Area	1 BED, 1 BATH
09	910	UNIT 911	877 SF	Floor Area	1 BED, 1 BATH 1 BED, 1 BATH
09	912	APARTMENT COMMONS	1729 SF	Building Common Area	AMENITY SPACE
09 09	913 914	APARTMENT COMMONS MECH/ELEC. 914	1757 SF 266 SF	Building Common Area Major Vertical	AMENITY SPACE MEP
10				Penetration	
10	1001	UNIT 1001	785 SF	Floor Area	1 BED, 1 BATH
10 10	1002	UNIT 1002 UNIT 1003	950 SF 1234 SF	Floor Area Floor Area	1 BED, 1 BATH 2 BED + DEN, 1.5 BTH
10	1003	UNIT 1003	869 SF	Floor Area	1 BED, 1 BATH
10	1005	UNIT 1005	672 SF	Floor Area	1 BED, 1 BATH
10	1006	UNIT 1006 UNIT 1007	646 SF	Floor Area Floor Area	STUDIO, 1 BATH 1 BED, 1 BATH
10	1007	1	872 SF		,
	1007 1008	UNIT 1008	1252 SF	Floor Area	2 BED + DEN, 1.5 BTH
10 10	1008 1009	UNIT 1008 UNIT 1009	1252 SF 956 SF	Floor Area	1 BED, 1 BATH
10 10 10	1008	UNIT 1008	1252 SF		1 BED, 1 BATH 1 BED, 1 BATH
10 10 10 10 10	1008 1009 1010	UNIT 1008 UNIT 1009 UNIT 1010	1252 SF 956 SF 792 SF	Floor Area Floor Area	1 BED, 1 BATH
10 10 10 10 10 10	1008 1009 1010 1011	UNIT 1008 UNIT 1009 UNIT 1010 UNIT 1011	1252 SF 956 SF 792 SF 877 SF	Floor Area Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH 1 BED, 1 BATH
10 10 10 10 10 11 11	1008 1009 1010 1011 1012 1101 1102	UNIT 1008 UNIT 1009 UNIT 1010 UNIT 1011 OFFICE/STOR. 1012 UNIT 1101 UNIT 1102	1252 SF 956 SF 792 SF 877 SF 266 SF 1261 SF 1371 SF	Floor Area Floor Area Floor Area Store Area Floor Area Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH 1 BED, 1 BATH OFFICE/STORAGE 2 BED, 2 BATH 2 BED, 2 BATH
10 10 10 10 10 11 11 11	1008 1009 1010 1011 1012 1101 1102 1103	UNIT 1008 UNIT 1009 UNIT 1010 UNIT 1011 OFFICE/STOR. 1012 UNIT 1101 UNIT 1102 UNIT 1103	1252 SF 956 SF 792 SF 877 SF 266 SF 1261 SF 1371 SF 1340 SF	Floor Area Floor Area Store Area Floor Area Floor Area Floor Area Floor Area Floor Area	1 BED, 1 BATH 1 BED, 1 BATH 1 BED, 1 BATH OFFICE/STORAGE 2 BED, 2 BATH 2 BED, 2 BATH 2 BED + DEN, 2 BATH
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Area Schedule (Rentable)



317 NORTH FRONT STREET HARRISBURG, PA 17101

Phone 717 238 6810 Fax 717 238 6830 www.mckissickassociates.com

Consultants:

Distribution

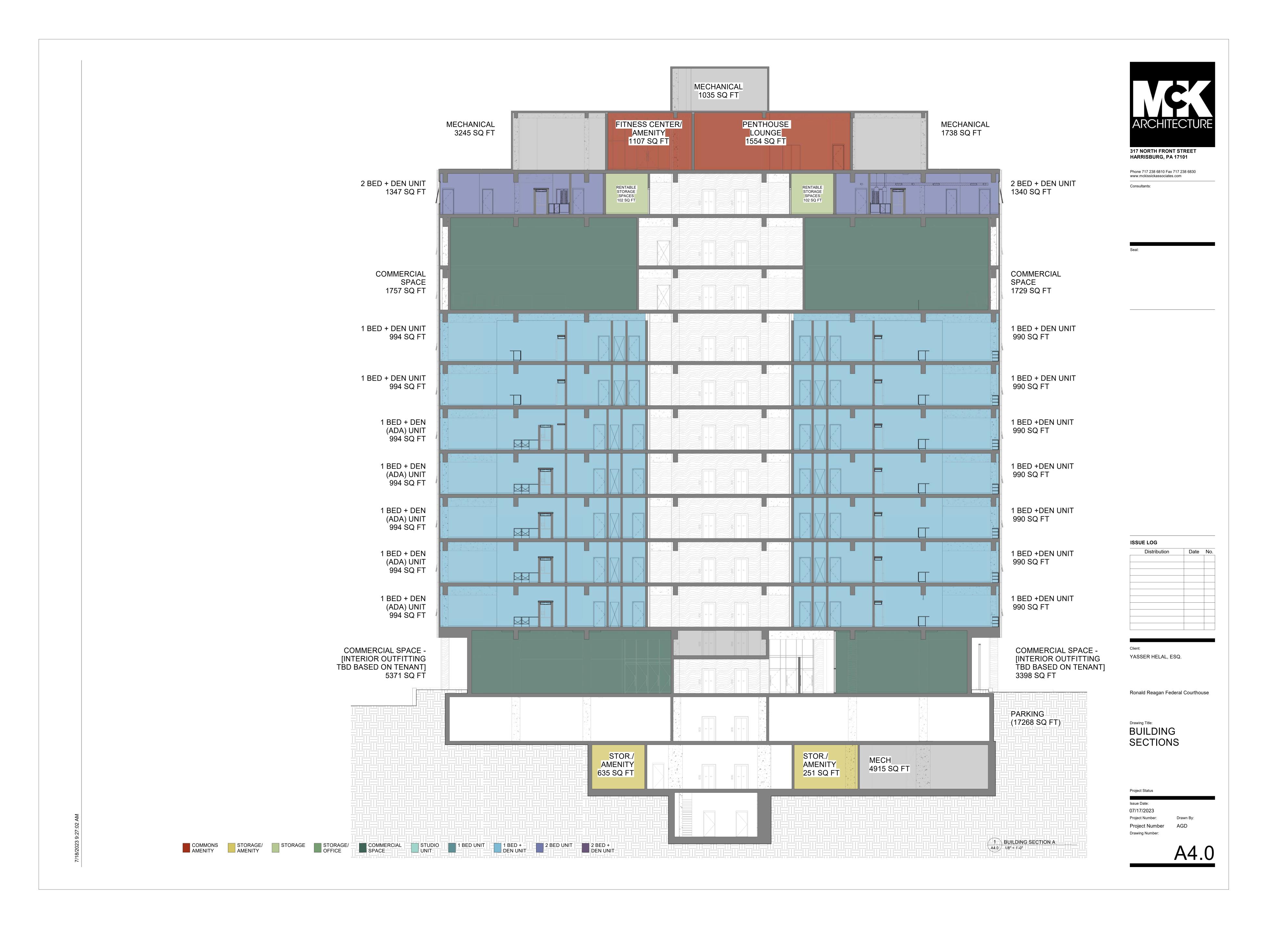
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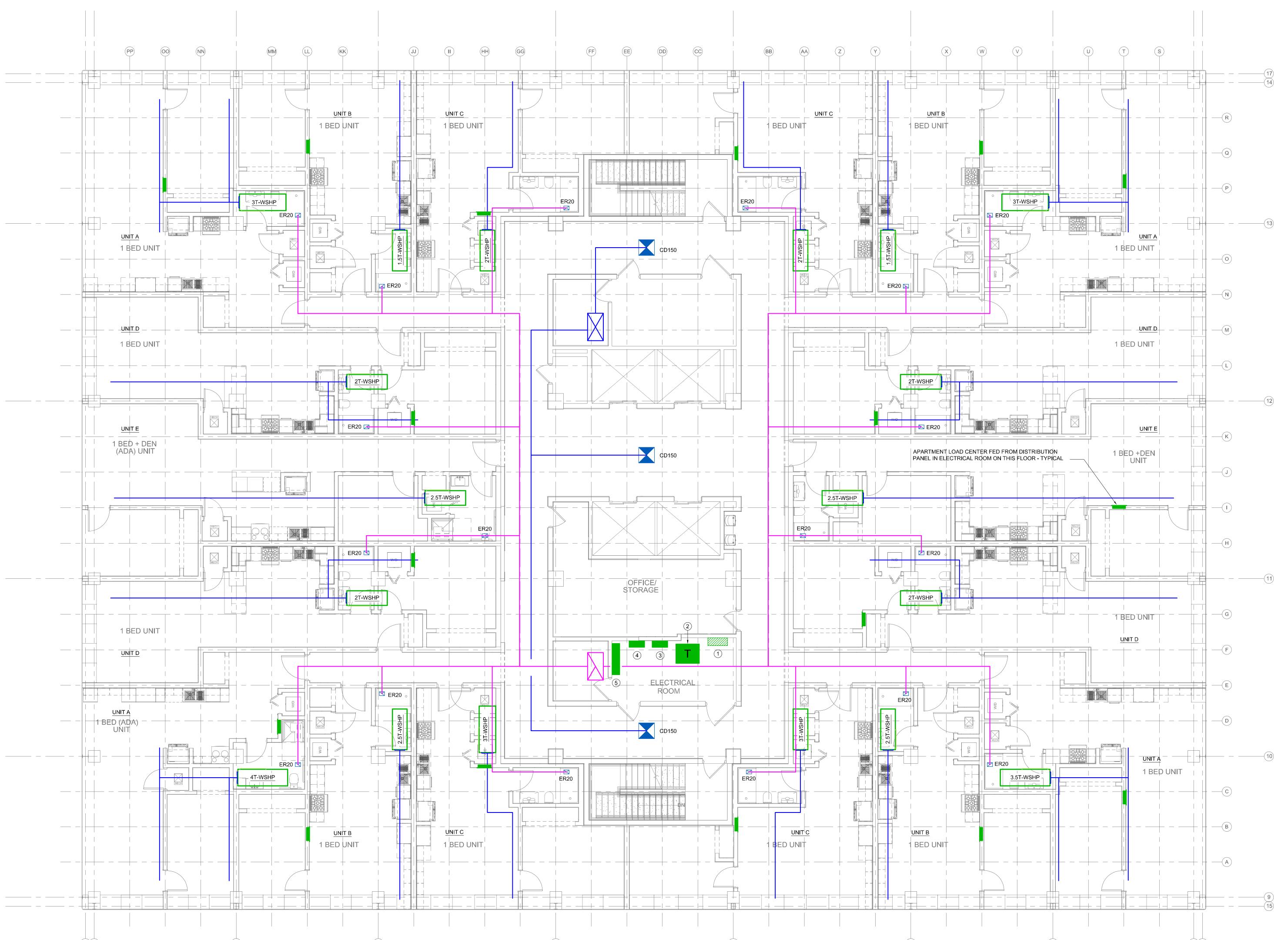
YASSER HELAL, ESQ.

Ronald Reagan Federal Courthouse

Drawing Title:
AREA PLANS SCHEDULE

07/17/2023 Project Number: Project Number AGD Drawing Number:





TYPICAL FLOORS 2-8 HVAC / ELECTRICAL SCALE: 3/16" = 1'-0"

NUMBERED NOTES: # (THIS SHEET ONLY)

- 1. HOUSE PANEL 277/480V-3PH-4W.
- 2. STEP-DOWN TRANSFORMER TO FEED APARTMENTS -
- 480V-3PH-3W TO 120/208V-3PH-4W.

3. APARTMENT DISTRIBUTION PANEL - 120/208V-3PH-4W.

- 4. APARTMENT DISTRIBUTION METERING EQUIPMENT.



Phone 717 238 6810 Fax 717 238 6830 www.mckissickassociates.com

Consultants:



Seal:

ISSUE LOG

Distribution Date

YASSER HELAL, ESQ.

Ronald Reagan Federal Courthouse

TYPICAL FLOORS
2-8 HVAC /
ELECTRICAL

Project Statu

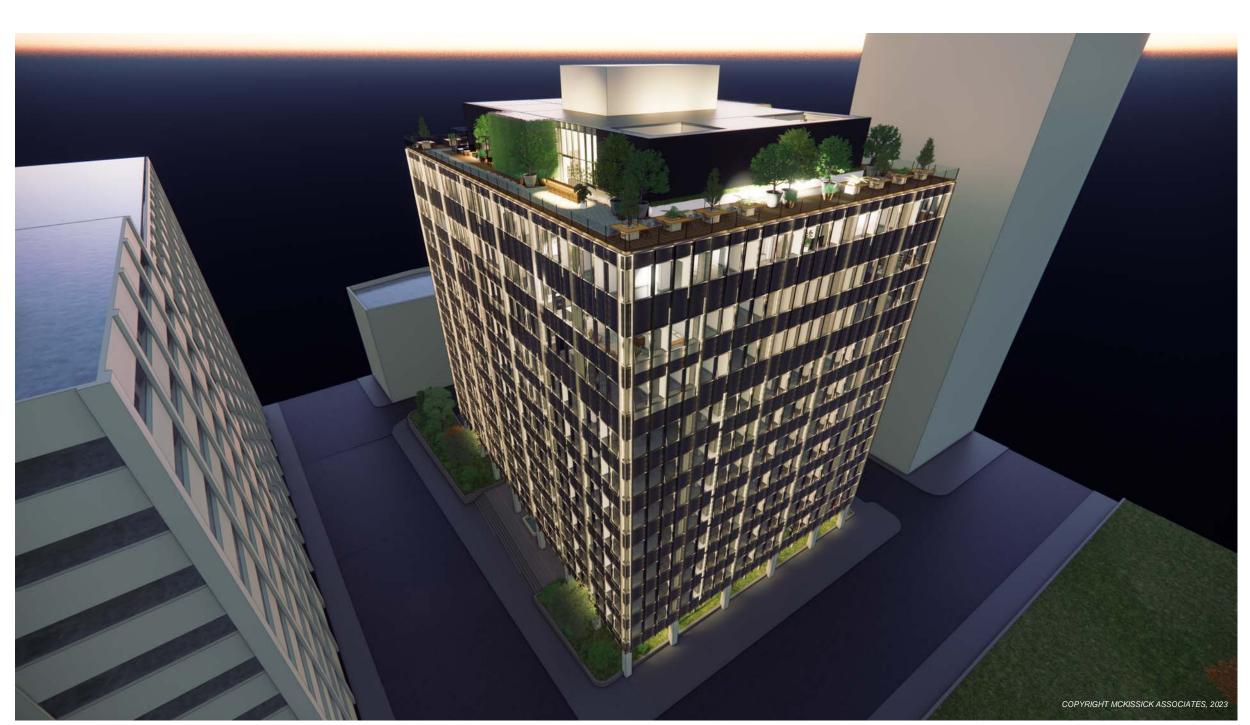
Issue Date:

06/12/2023
Project Number: Draw
0680-23-002
Drawing Number:

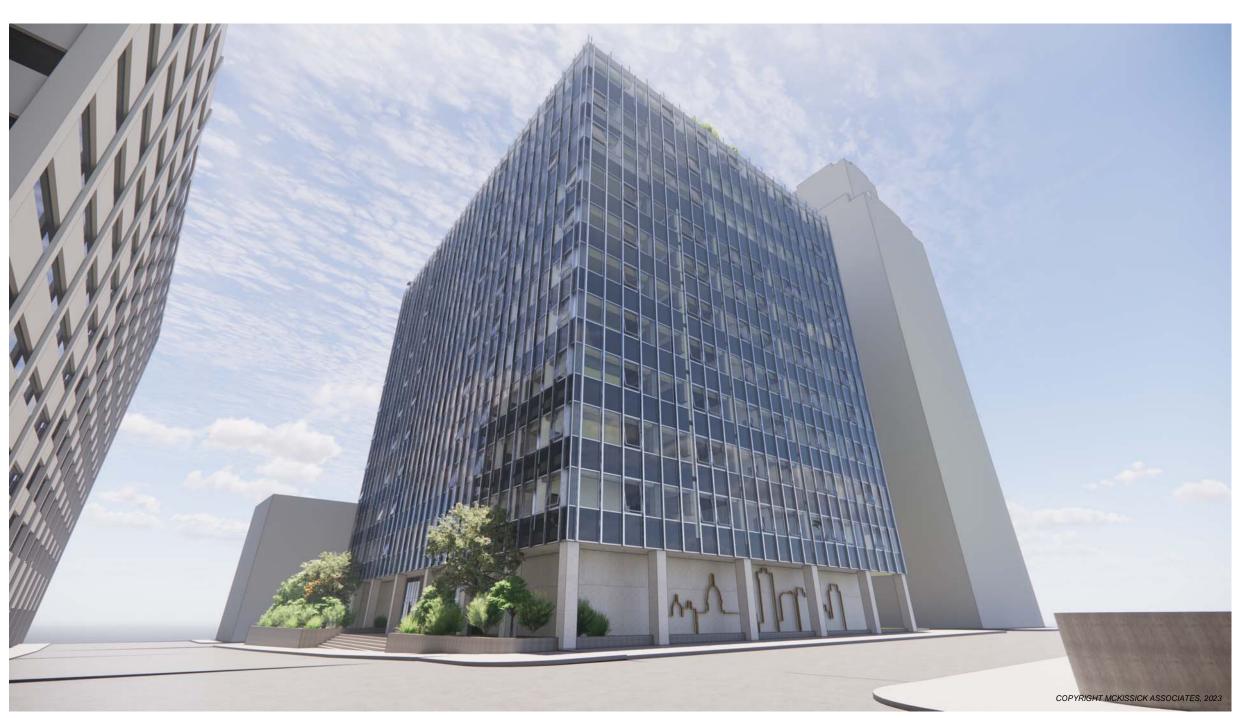
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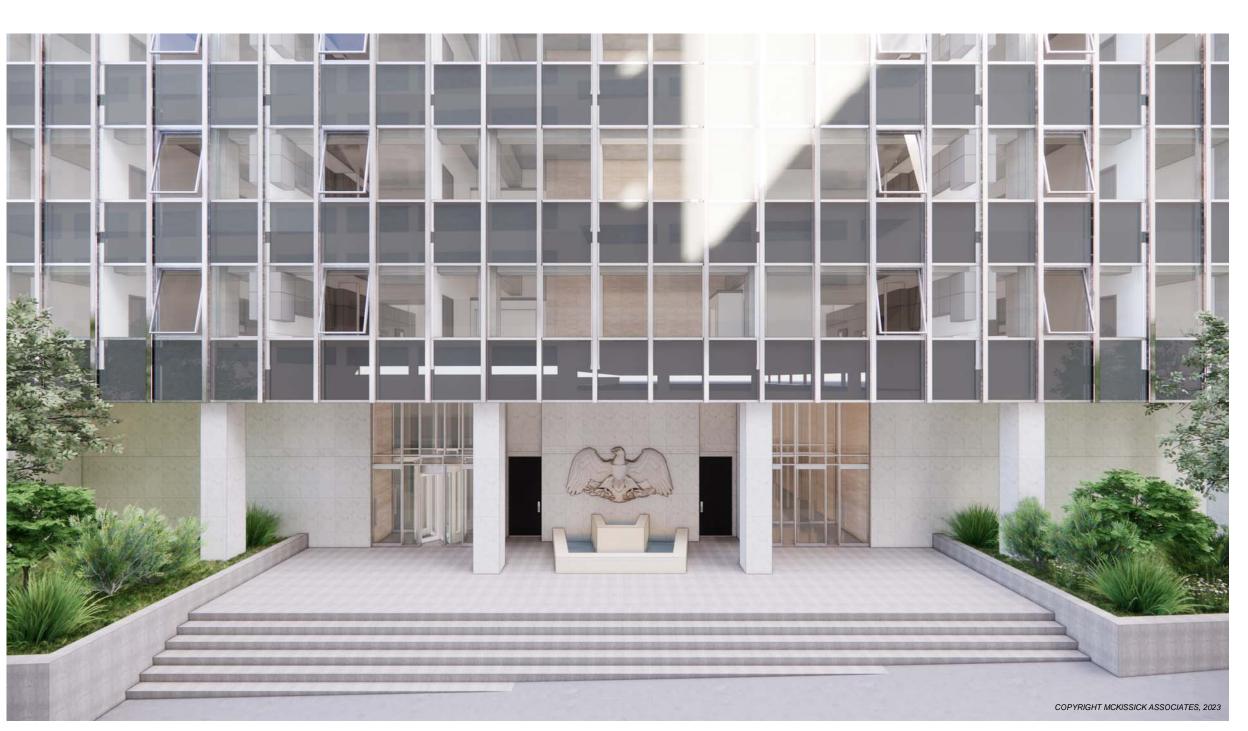




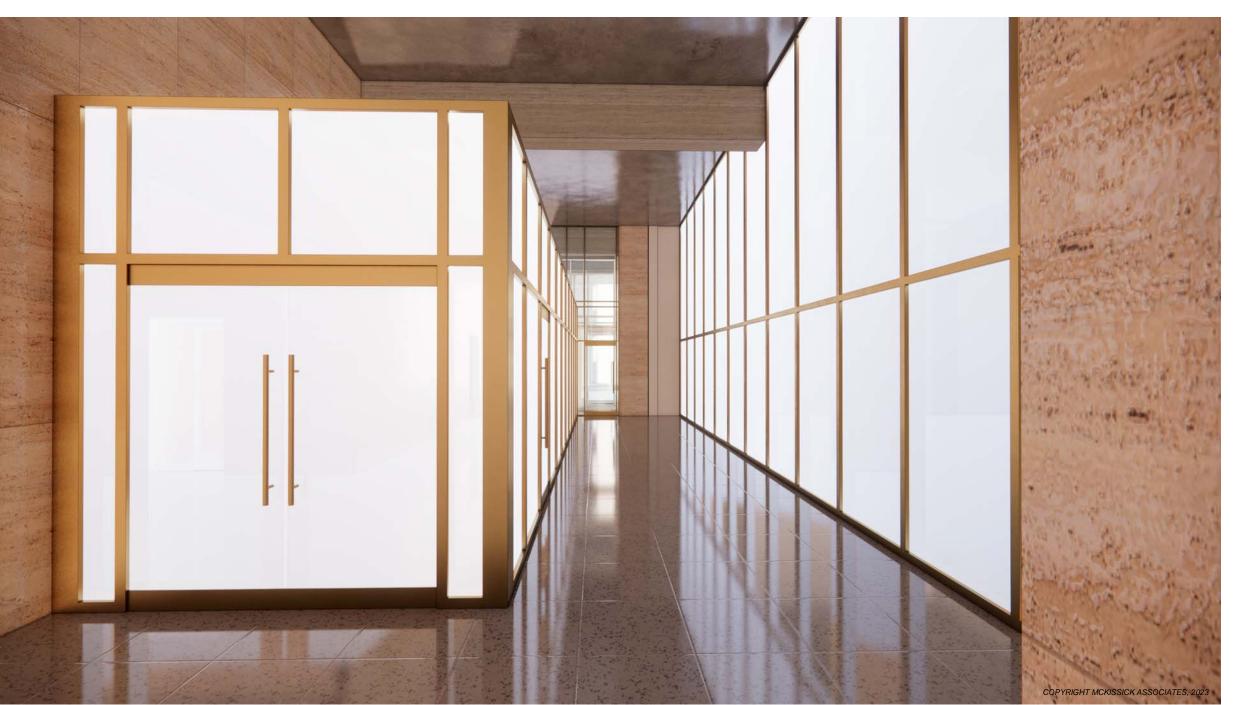




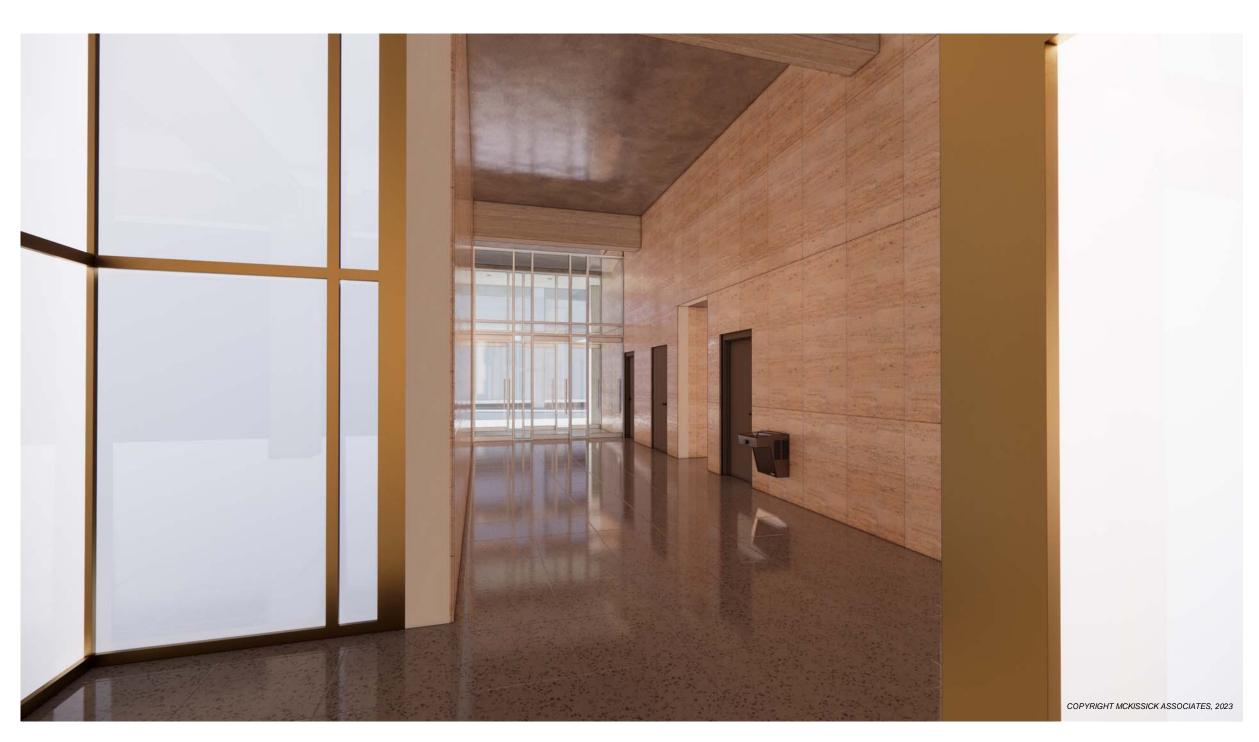




















nission's Keystone Historic Preservation Grant,



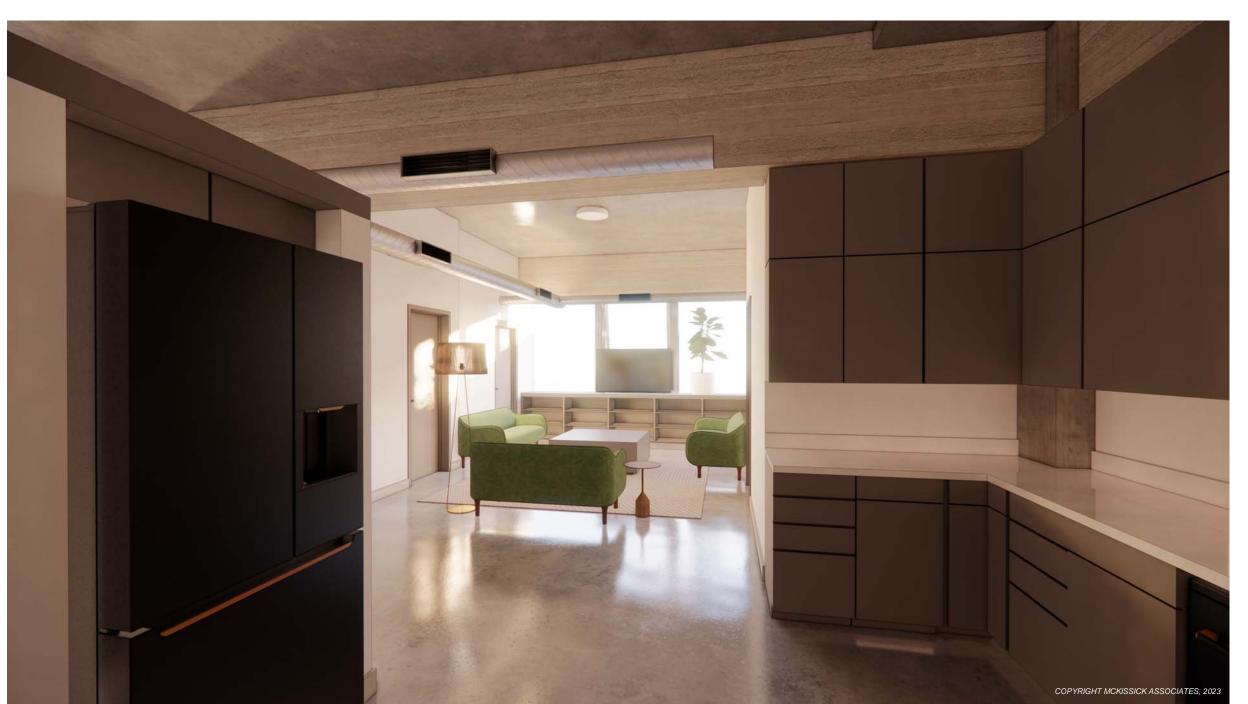




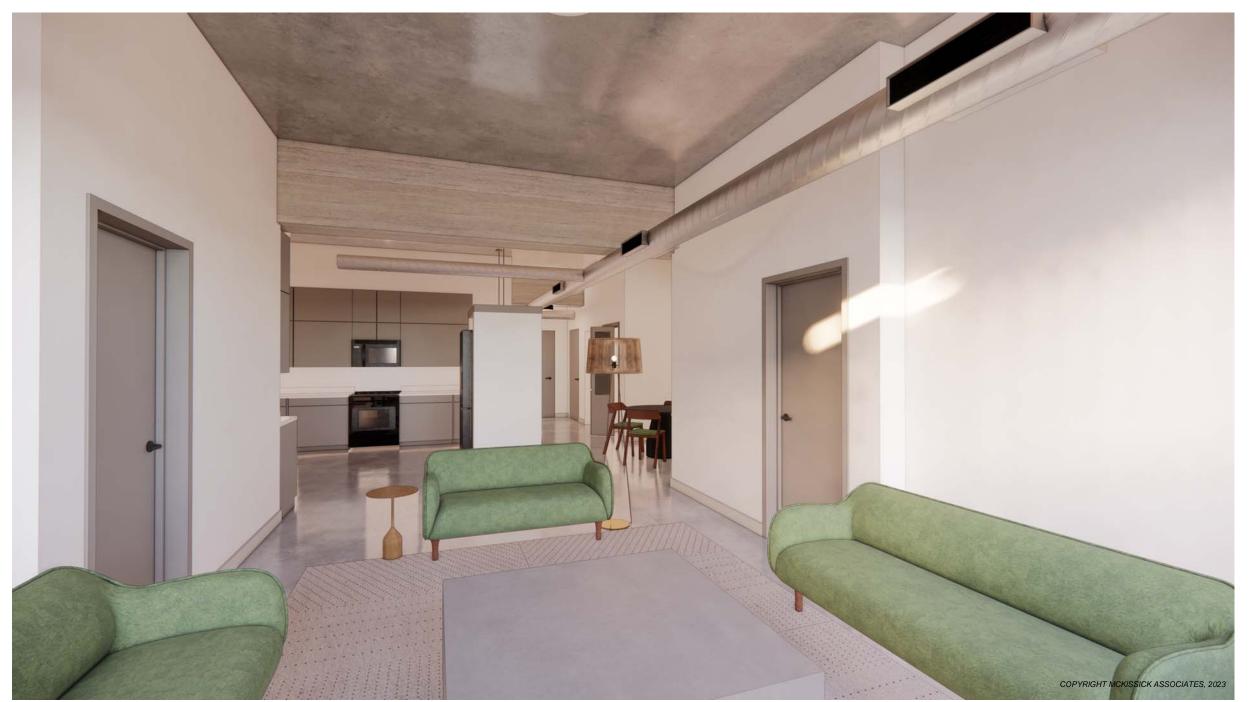


mission's Keystone Historic Preservation Grant, a program funded by the Common









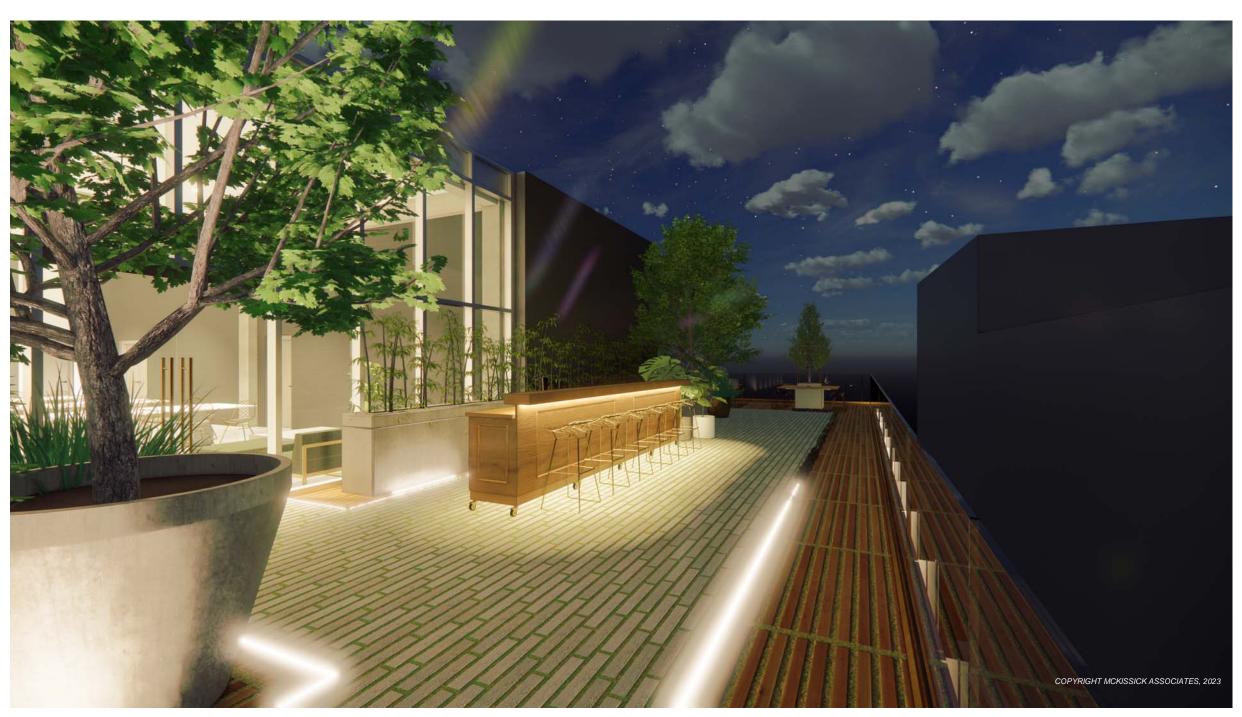








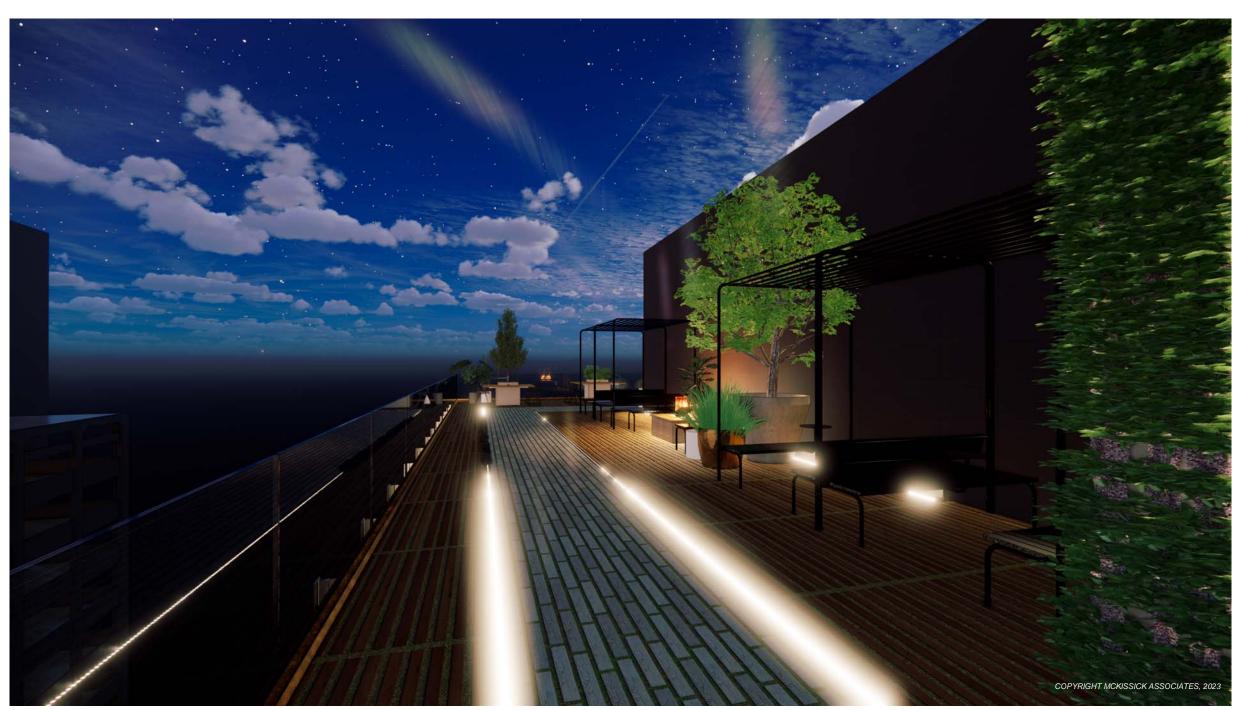




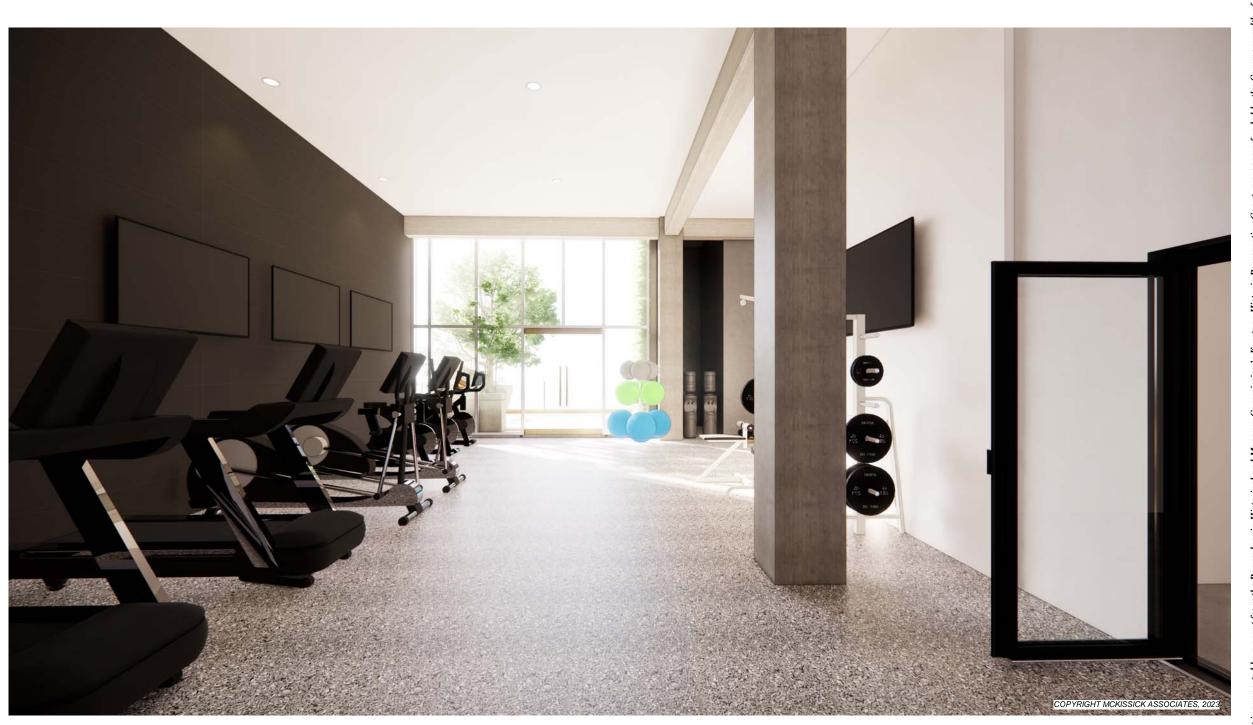












Historical and Museum Commission's Keystone Historic Preservation Grant, a program funded by the Common



No:	23-073	
110.	43-073	

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisbu	ırg	Surveyor	K & W	Engine	eer K & W	
Plat Title Fe	ederal Courthouse	Renovations					
Zoning District	DC – Downtow	n Center		Proposed Land Use	Residentia	al / 1st Floor Comm	nercial
Plat Status:	Preliminary	Plat Type:	Subdivisi	on Regul	ations:	County	
	Final		Land x Developm	nent		x Municipal	
	x P/F		Combine	d		x Zoning	
•	Minor				-	x S&LD	
# of Lots 1	# of New Lots	# of New D.U.s	162 Acreas	e Subdivided/Develope	ed 0.71	Total Acreage	0.71
Date Received	7/13/2023	Staff Review	7/19/20	23 Official Co	ounty Review	7/19/202	3
Reviewed by	GD	Checked by	Parce	No. 04-011-001			

Project Description: Conversion of the former Federal Courthouse / Office building to Multifamily residential Dwelling units (162) with possible first floor future commercial use (TBD +/- 13,000 SF)

- When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.
- Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.
- When applicable, zoning compliance to be verified by Municipal Zoning Officer.
- Appropriate sewage module component should be processed prior to final plat approval.
- Final plats must be recorded within 90 days of approval.

Review comment with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

1. The Dauphin County Planning Commission staff has reviewed this plan at the request of the Harrisburg City Planning Department, as a requirement of State Code. The review is based on the current Subdivision & Land Development Ordinance, Chapter 7-5. by Pennsylvania Municipal Planning Code definition, the proposed development does qualify as a Subdivision/Land Development and was reviewed against those City requirements. The review recognizes the type of development being proposed but given no other options, the review was performed against the current ordinance. In an effort to reduce the duplication of producing the review comments, the staff has highlighted, on the City's own checklist, the development requirements missing and most pertinent to this review and attached that checklist to this cover page.

In addition to identified items, provided are the following additional comments:

- a) The plan indicates the landowner contact being Yasser <u>Heller</u>, Esq; the application form provided to the City indicates the contact being Yasser <u>Hallel</u>, Esq; a recent news article regarding the sale of the property (the Burg Magazine, dated 2-21-2023) indicates Yasser <u>Halal</u>, esq. The proper identification should be determined and properly identified on the plan prior to recording.
- b) No provisions for bicycle accommodations are provided. It may be considered such accommodations to be provided under the spirit of Section 7-327.3.e of the Zoning Code.



City of Harrisburg Subdivision and/or Land Development Checklist

Please use this checklist as a guide for submitting a Subdivision and/or Land Development Plan application. The content of this checklist is drawn from Chapter 7-501 of the Subdivision and Land Development Ordinance and will be used by City and County Planning Staff to evaluate your plans; however, it should not be used as a replacement for, or in lieu of the SALD Code. Applicants are encouraged to refer to the Code when preparing plans.

DRAFTING STANDARDS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
1	×			505.3(d)	Twenty-three (23) total copies of the plans shall be submitted with the application. Four (4) sets shall measure 24" x 36" (required by Dauphin County Recorder of Deeds), and nineteen (19) sets shall measure 11" by 17" or half sheet size.
2	×			505.3(b)	Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.

All plans should include a cover sheet following the guidelines listed below.

COVER SHEET

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
3	X			505.4(1)	Title of the project
4	×			505.1(A&B) 505.4(3) 505.10(1)	Name, address, phone number of the owner of the tract, the developer/ subdivider, and the firm that prepared the plans
5	×			505.4(4) 505.10(1)	File Number assigned by the firm, the plan date, and the date(s) of all revisions.
6	X			505.4(7) 505.10(1)	The total acreage of the tract or project
7	×			505.4(8) 505.10(1)	The district, setbacks, lot size, and/or density requirements of the City's Zoning Ordinance
8	×			505.1(c)	A location map, relating the project area to its location in the city
9	Ñ/A			505.6(12) 505.10(8)(I)	A statement on the Plan indicating that all zoning approvals have been obtained
10	Ŋ/A			505.6(13) 505.10(8)(m)	A statement on the Plan indicating any existing or proposed waivers have been granted by City Council
11	×			505.10(8)(o)	A source of title to the land, as shown by book of the Dauphin County Recorder of Deeds (for Final Plans)
12	×			505.7(e) 505.10(9) (f)(i)	Certification of the engineer, surveyor or landscape architect, to the effect that the plans are accurate (See Appendix No. 1 in the SD/LD Code)
13	X			505.7(e) 505.10(9) (f)(iii)	Signature block as it will appear on the Final Plan (See Appendices No. 2 A to 2-C and No. 3 A to 3 B)

see note about name

14	×			505.10(9) (f)(iv)	Notation space to accommodate the Dauphin County Recorder of Deeds information (including Plan Book, Volume and Page)
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The preferred layout of the cover sheet is represented in Figure 1 (below):

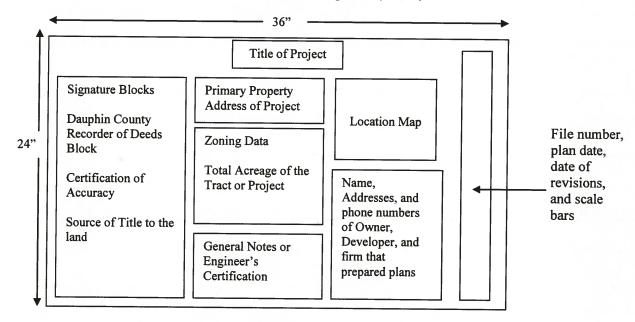


Figure 1

BASIC PLAN REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
15	×			505.9(1) 505.10 (11)(A)	Check or money order made out to "City Treasurer" in an amount specified on Subdivision/Land Development Fee Schedule
16	×			505.9(2) 505.10 (11)(B)	Check made out to Dauphin County Planning Commission in an amount specified on Subdivision/Land Development Fee Schedule
17	Ŋ/A			505.4(2)	Location of any municipal boundary line (if applicable)
18	X			505.4(5)	A north arrow, a graphic scale, and a written scale
19	X			505.4(6)	The entire existing tract boundary with bearings and distances
20	Ă			505.4(7)	The total acreage of each tract involved with the project
21	X			505.4(9)	The location of existing lot line markers along the perimeter of the existing tract
22	×			505.4(10)	A location map, relating the project site to at least 2 intersections of street centerlines
23	X			505.4(11)	Property address(es) as assigned by the City's Registrar of Real Estate
24	×			505.5(1) 505.10(3)	Existing contours, at an interval of 2 feet for land with an average slope of four percent (4%) or less and at a minimum vertical interval of 5 feet for more steeply sloping land
25	X	. 🗆		505.5(2) 505.10(4)	Names of all adjacent landowners and the names and plan book numbers of all recorded plans for adjacent projects
26	N/A			505.10(5)	Location of historic structures, wetlands, unbuildable portions of the site, or other significant features

27	N ⁄A		505.6(1) 505.10(8)(A)	Layout of streets, alleys, sidewalks, including cartway and rights-of-way widths. For Final Plans this shall include distances and bearings, with curve segments comprised of radius, tangent, arc, and chord
28	X		7-505.6(2) 505.10(8)(B)	Lot lines, with accurate bearings and distances and lot areas for all parcels
29	N/A		505.6(3) 505.10(8)(C)	Block and lot numbers in consecutive order
30	×		505.6(5) 505.10(8)(E)	Total number of lots, units of occupancy, density, and proposed land use
31	X		505.6(6) 505.10(8)(F)	Easements and rights-of-way
32	X		505.6(7) 505.10(8)(G)	Building setback lines with distances from front, rear, and side yard property lines
33	N/A		505.6(8) 505.10(8)(H)	Identification of buildings to be demolished
34	N ⁄A		505.6(9) 505.10(8)(I)	Typical cross section of each street <i>proposed</i> or to be <i>improved</i> as part of the application. Cross section shall include entire right-of-way width
35	ŊΛ		505.6(14) 505.10(8)(N)	Street names
36	N/A		505.10(8)(P)	Location and material of all permanent monuments and lot line markers, noting that all monuments and markers are set, or indicating when they will be set (for Final Plans)
37	ΜA		505.10(8)(R)	Identification of any lands to be dedicated
38	Ņ /A		505.7(c)(4) 505.10(9)(D)(iv) 507.7(1)(c)	Provide a Landscaping Plan

The following when located within fifty feet of the site:

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
39	XI			505.5(3)(A) 505.10(6)(A)	Approximate location and name of existing rights-of-way and cartways for streets, access drives, and service streets
40	X			505.5(3)(B) 505.10(6)(B)	Sanitary sewer mains
41	×			505.5(3)(B) 505.10(6)(B)	Water supply mains
42	X			505.5(3)(B) 505.10(6)(B)	Fire hydrants
43	X			505.5(3)(D) 505.10(6)(C)	Storm water management facilities which effect storm water runoff on the site. Include the size, capacity, and condition of existing stormwater management system

The following when located within the site:

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
44	X			505.5(4)(A) 505.10(7)(A)	The location, name, and dimensions of existing rights- of-way and cartways for streets, access drives, driveways, and service streets
45	X			505.5(4)(A) 505.10(7)(B)	Sanitary sewer mains
46	X ₁			505.5(4)(A)	Water supply mains

			505.10(7)(B)	
47	×		505.5(4)(A) 505.10(7)(B)	Fire hydrants
48	×		505.5(4)(A) 505.10(7)(B)	Buildings
49	<u>N</u> /A		505.5(4)(D) 505.10(7)(B)	Stormwater management facilities
50	×		505.5(4)(C) 505.10(7)(C)	The location of existing rights-of-way for electric, gas, and oil transmission lines and railroads
51	Ŋ/A		505.5(4)(D) 505.10(7)(D)	The size, capacity, and condition of the existing stormwater management system

Certificates and Notifications

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
52	Ñ/A			505.7(b) 505.10(9)(B)	Correspondence from the owner or lessee of any electric transmission lines, gas pipelines, or petroleum projects transmission lines, located within the tract, stating any conditions on the use of the land and the minimum building setback and/or right-of-way line
53	N/A			505.7(d) 505.10(9)(E)	Traffic Impact Study, if required by City Engineer
54	Ñ/A			505.10(9)(A)	Notification of approval from PA D.E.P. for any stormwater management facilities that effect an existing watercourse or have an upland drainage area greater than one-half mile; or that no approval is required
55	Ŋ/A			505.10(9)(J)	For plans which require access to a State Highway, the inclusion of the following plan note: "A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law", before driveway access to a State Highway is permitted. Access to the State highway shall only be as authorized by a Highway Occupancy Permit, and City Council's/Planning Commission's approvals of this plan implies that such permit can be acquired."

Natural Features Preservation

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
56	Ñ/A			507.7(1)(A)	Trees with a caliper of six inches (6") or more, measures at a height of 4-1/2 feet above grade, are to be retained, if not within proposed cartway, or sidewalk portion of street right-of-way, or within 15 feet of a proposed building
57	<u>N</u> /A			507.7(1)(B)	Where existing trees are removed along the street right- of-way, supplemental plantings required
58	Ŋ/A			507.7(2)(A)	Maintenance easement provided along all stream, river banks, and lake edges. Minimum width of easement to be 25 feet
59	N/A			507.7(2)(B)	Water frontage to be preserved as open space whenever possible
60	N/A			507.7(2)(C)	Access to be provided to the water and to maintenance easement area. Width of access points to be minimum of 50 feet
61	N/A			507.7(3)	Existing terrain to be preserved when possible. Cut and fill to be kept to a minimum

ADDITIONAL SUBDIVISION AND LAND DEVELOPMENT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
62	Ñ/A			505.7(f)	For Preliminary Plan calling for installation of improvements beyond two years, a schedule of the timing of the improvements
63	Ŋ/A			505.10(9)(A)	Notification from PA D.E.P. that either approval of the Sewer Facility Plan Revision or Supplement has been granted or that such approval is not required (Plan Revision Modular for Land Development)
64	Ŋ/A			505.10(8)(D)	For Land Development Plans, the location and configuration of proposed buildings, parking compounds, streets, access drives, driveways, and all other significant planned facilities
65	N/A			505.10(8)(Q)	For Land Development Plans, a grading plan, which shall include finished grades and ground floor elevations (may be provided on separate sheets, need not be recorded)
66	Ñ/A			505.10(9)(H)	Approval from the City Solicitor of the Improvement Construction Guarantee

Land Development Plans must include drawings of the proposed development showing:

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
67	Ñ/A			505.7(c)(4) 505.10(9)(D)(iv) 507.7(1)(c)	Landscape Plan showing treatment of private and common open space, the perimeter of the site, and elevation drawings highlighting the landscaping
68	Ŋ/A			505.7(c)(1) 505.10(9)(D)(i)	Elevation of all visible sides, including façade materials
69	Ñ/A			505.7(c)(2) 505.10(9)(D)(ii)	Location and floor area of all existing and proposed buildings, structures, and other improvements, including height, types of units, and uses
70	N/A			505.7(c)(3) 505.10(9)(D)(iii)	Details of significant architectural features
71	Ŋ/A			505.7(c)(5) 505.10(9)(D)(v)	Vehicular and Pedestrian Circulation Plan, including parking, service areas, waiting areas, and major access points
72	⊠/A			505.7(c)(6) 505.10(9)(D)(vi)	Lighting, screening, drainage, and dimensions of all off- street parking areas

Design of the Utility Plan, which shall include the size, material, and vertical and horizontal locations of sanitary sewer, storm sewer, and water mains:

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
73	Ñ/A			505.10(8) (K)(i)	Include all calculations, assumptions, criteria, and references used in the design of stormwater management facilities, the establishment of existing facilities capacities, and the pre- and post-development discharge
74	N /A			505.10(8) (K)(ii)	All plans and profiles of the proposed stormwater management facilities
75	Й/A			505.10(8)	For all basins, a plotting or tabulation of the storage

Bike 2

plans ded

			(K)(iii)	volumes and discharge curves with corresponding water surface elevations, inflow hydrographs, and outflow hydrographs
76	®i/A		505.10(8) (K)(iv)	Guidelines for lot grading within the subdivision, identifying the direction of stormwater runoff within each lot, and the areas where runoff will be concentrated (show using topographic data)
77	₽I/A		505.10(8) (K)(v)	Soil characteristics report and information on erosion and sediment control from the Dauphin County Soil and Water Conservation District

Block Layouts

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
78	IN/A			507.4(b)	Blocks shall not exceed 750 feet and must be compatible with the City's existing grid system
79	-N/A			507.4(c)	Residential blocks should be of sufficient depth to accommodate 2 tiers of lots

Lot Configurations

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
80	₫N/A			507.5(a)(1)	Size, depth, width, and orientation of lots shall conform to City zoning requirements
81	N/A			507.5(a)(2)	Side lot lines should be at right angles to straight street lines or radial to curved street lines, if practical
82	₫N/A			507.5(a)(3)	Where feasible lot lines should follow municipal boundaries rather than cross them
83	N/A			507.5(a)(4)	Remnants of land shall be incorporated into existing or proposed lots
84	N/A			507.5(b)(1)	All lots shall abut a street, existing or proposed
85	IN/A			507.5(b)(2)	Double or reverse frontage lots shall be avoided
86	N/A			507.5(d)	Non-residential lots shall provide adequate space for yards, off-street loading and unloading, and parking

Building Design Guidelines

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
87	ıtsı/A			507.6(1)	Compatibility with existing structures
88	IN/A			507.6(2)	Design incorporates architectural details found on adjacent buildings
89	Ñ/A			507.6(3)	Building materials reflect surrounding development

STREETS, ACCESS STREETS, AND DRIVES - ADDITIONAL REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
90	N/A			505.6(9) 505.10(I)	Typical cross section of each street proposed or to be improved as part of the application. Cross section shall include entire right-of-way width
91	Ñ/A			505.6(10)	Street centerline profile for each proposed street shown on the plan
92	∱N/A			505.6(1) 505.7(a)	Sketch of future street system, where Preliminary Plan covers only a part of the entire landholdings
93	N/A			505.10(9)(C)	Notice from postmaster that the proposed street names

				are geographic
	2000	 		are acceptable
94	N/A		505.10(9)(I)	Maintenance agreement for street which is not to be offered for dedication
95	Ñ/A		507.2(a)(5)	Street arrangement provides for continuation of streets in adjoining areas
96	Ŋ/A		507.2(a)(5)	Provide for proper projection of streets where adjoining areas are not subdivided
97	Ñ/A		507.2(a)5)	New streets carried to the boundaries of the tract to be subdivided
98	Ñ/A		507.2(a)(7)	Residential alleys are discouraged, unless site design calls for rear access parking; 22-foot minimum width if used
99	N/A		507.2(a)(7)	Adequate alleys or off-street loading and unloading required in commercial or industrial areas
100	NVA		507.2 (c)(1)	Cartways to be minimum of 11-foot travel lanes
101	NA		507.2(c)(3)	Minimum street rights-of-way and cartway widths will be: STREET TYPE Arterial Arterial Arter consultation with PennDOT Collector Collec
102	Ŋ√A		507.2(d)(3) 507.2(d)(5)	Permanent dead-end streets not longer than 500 feet and provided with a cul-de-sac, having minimum outside road diameter of 80 feet
103	NγA		507.2(e)(3)	Tangents between curves according to Engineering specifications
104	N/A		507.2(f)(1)	Centerlines of streets intersect as nearly to 90 degrees as possible, but not less than 75 degrees, or more than 105 degrees
105	N /A		507.2(f)(2)	Intersections involving the junction of more than two streets are prohibited
106	N ∳A		 507.2(f)(3)	Street jogs with centerline off-sets of less than 125 feet avoided
107	Ñ/A		507.2(f)(5)	Intersections with major streets shall be located not less than 800 feet apart
108	M/A		507.2(h)	Street grades in accordance with Engineering specifications
109	N/A		505.6(14)	New street names shall not duplicate existing names
110	NVA		507.2(j)(1)	Direct access from residential lots to arterials shall be avoided
111	ΝΑ		507.2(j)(2)	Driveways on corner lots shall be located 40 feet from the point of intersection of the nearest street right-of-way
112	N/A		507.2(j)(3) (A)	Access roads/driveways shall be: no less than 24 feet in width for multi-family residential, and all non-residential development
113	Ŋ∕A		507.2(j)(3) (B)	Access roads/driveways shall be no less than 10 feet for single family residential subdivisions, and no greater than 20 feet at the street line
114	N/A		507.2(j)(5) (A&B)	Grade on access road/driveway shall not exceed 8% on arterial and 10% on collector or minor street

EASEMENT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
115	N/A			507.3(a)(1)	Minimum width shall be twenty (20) feet
116	N/A			507.3(a)(2)	When possible, easements shall be centered on the side

				or rear lot lines or along the front lot lines
117	N/A		507.3(b)	If subdivision is traversed by a water course or drainageway, an easement shall be provided conforming with the line of such water course or drainageway

CONDOMINIUM PROJECT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
118	N/A			505.8(4)	Floor plans for all buildings
119	N/A			505.8(3)	Statement of proposed use for each unit and restrictions on use, if any
120	Ñ/A			505.8(2)	Description of common elements, with allocation of the proportionate undivided interest expressed as a percentage assigned to each unit
121	<u>N</u> /A			505.8(1)	Statement of intent to submit the property to the provisions of the Unit Property Act, Act 117 of 1963, as amended (Preliminary Plan)
122	Ñ/A			505.10(10)	Declaration, Declaration Plan and Code of Regulations required by the Unit Property Act, Act 117 of 1963 as amended (Final Plan - may be provided on a separate sheet)

* Note: Copy of details provided by City of Hamsberg Planning office on 7/19/2023

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MEMORANDUM

TO: Geoffrey Knight, Planning Deputy Director

Bureau of Planning

FROM: Wesley Heisley, PE, Senior Project Manager

Temporary City Engineer

DATE: July 20, 2023

RE: Mckissick Associates Architects, 228 Walnut Street

Preliminary / Final Subdivision and Land Development Plan

DEI Project No.: 2100390.00 - Task 004.021

BACKGROUND

At the request of Geoffrey Knight, Planning Deputy Director, for the Bureau of Planning, Dawood reviewed the documents provided by Mckissick Associates Architects in support of the above referenced plan submission. Dawood assumes that CRW will be addressing PCSM, E&SPC, Sanitary Sewer, & Potable Water, the City Planner will be addressing Flood Plain Management & Zoning Standard/Requirements and City Building Codes Administrator will be addressing building design.

The following information was included with the request:

- a) An 2-sheet plan set entitled Preliminary/Final subdivision and land development plan Federal Courthouse Renovations for McKissick Associates Architects dated 7/7/2023;
- b) The City of Harrisburg Subdivision and/or Land Development Application dated 7/7/2023.

COMMENTS

Regarding Lot Consolidation and Preliminary / Final Land Development Plan, we offer the following comments:

Waivers

The applicant is not requesting any waivers.

Subdivision/Land Development Plan comments

- 1. [§ 7-505.4.H]- Update the total lot coverage for the existing conditions
- 2. [§ 7-505.4.J]-A clear location map with at least two intersections should be provided.

- 3. [§ 7-505.4.K]- Provide the address of the property as assigned by the City's Registrar of Real Estate
- 4. [§ 7-505.6.E]- Provide number of parking spaces on existing condition zoning data table and update the total lot coverage
- 5. [§ 7-505.10.H.5]- Total number of proposed units of occupancy.
- 6. [§ 7-505.10.H.18]- In the zoning data section on the coversheet provide the previous/existing use of the parcel.
- 7. [§ 7-511.3.F] ADA ramps will be required at all intersections and at the approaches to each entrances.

General comments

8. Sections of sidewalk are cracked and some potholes are present near loading dock.

Exclusions:

To prevent the duplication of effort and to improve plan review accuracy, Dawood assumed the following:

- Ordinances regarding the building design would be reviewed by the City Building Codes Administrator.
- Ordinances regarding access and use of Potable water, stormwater management, sanitary sewers, and erosion and sediment controls would be review by Capital Region Water.
- Zoning Ordinance requirements for lot usage and changes of lot usage would be reviewed by the City's zoning authority.

Please do not hesitate to contact me or Alex Issis at <u>alex.issis@dawood.net</u> with any questions.

