

# 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.

<b>Office Use Only:</b> 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	
	<b>Building Type</b>		<b>Site Transaction History</b>
	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 #: _____
<b>GENERAL INFORMATION</b>			
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.			
<span style="border: 1px solid red; padding: 2px;">404.798.7927</span>			
Current Property Owner/Developer Contact Name:			
<b>NOTE: please attach purchase agreement when submitting this form.</b>			
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): DX-12-SH	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 0.91 ac	New gross floor area: 151,294 sf
# of parking spaces required: 0 (DX- district)	Total sf gross (to remain and new): 151,294 sf
# of parking spaces proposed: 184	Proposed # of buildings: 1
Overlay District (if applicable): n/a	Proposed # of stories for each: 7
Existing use (UDO 6.1.4): surface parking	
Proposed use (UDO 6.1.4): Multi-unit Living	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0.95      Square Feet: 41,459	Proposed Impervious Surface: Acres: 1.01      Square Feet: 44,052
Is this a flood hazard area?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: n/a	
Alluvial soils: n/a	
Flood study: n/a	
FEMA Map Panel #: 3720170400J	
Neuse River Buffer      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**


Total # of dwelling units: 187	Total # of hotel units: 0
# of bedroom units: 1br 134      2br 53      3br	4br or more
# of lots: 1	Is your project a cottage court?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**SIGNATURE BLOCK**

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

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

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

Signature: 	Date: 01.21.2022
Printed Name: David M Boyette, PE	

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Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

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

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

**GENERAL INFORMATION**

Development name: Alexan Glenwood South  
 Inside City limits? Yes  No

Property address(es): 401 W. Lane Street & 219 N. Harrington Street

Site P.I.N.(s): 1704501451 & 1704502335

Please describe the scope of work. Include any additions, expansions, and change of use.  
 Construction of a seven story mixed-use building with 186 multi-family units and associated structured parking.

Current Property Owner/Developer Contact Name: Mark Matthews  
**NOTE: please attach purchase agreement when submitting this form.**  
 Company: Trammell Crow Residential Title: Development Associate  
 Address: 4509 Creedmoor Road, Suite 308, Raleigh, NC 27612  
 Phone #: 404.798.7927 Email: mmatthews@tcr.com  
 Applicant Name: David Boyette  
 Company: McAdams Address: One Glenwood Avenue, Suite 200, Raleigh, NC 27603  
 Phone #: 919.244.9528 Email: boyette@mcadamsco.com

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): DX-12-SH	Existing gross floor area (not to be demolished): 0
Gross site acreage: 0.91 ac	Existing gross floor area to be demolished: 0
# of parking spaces required: 0 (DX- district)	New gross floor area: 235,622 sf
# of parking spaces proposed: 187	Total sf gross (to remain and new): 235,622 sf
Overlay District (if applicable): n/a	Proposed # of buildings: 1
Existing use (UDO 6.1.4): surface parking	Proposed # of stories for each: 8
Proposed use (UDO 6.1.4): Multi-unit Living	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.95 Square Feet: 41,459	Proposed Impervious Surface: Acres: 1.01 Square Feet: 44,052
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: n/a	
Alluvial soils: n/a	
Flood study: n/a	
FEMA Map Panel #: 3720170400J	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 186	Total # of hotel units: 0
# of bedroom units: 1br 142 2br 44 3br	4br or more
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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Signature: \_\_\_\_\_ Date: 01.21.2022  
 Printed Name: David M Boyette, PE



**Know what's below.  
Call before you dig.**

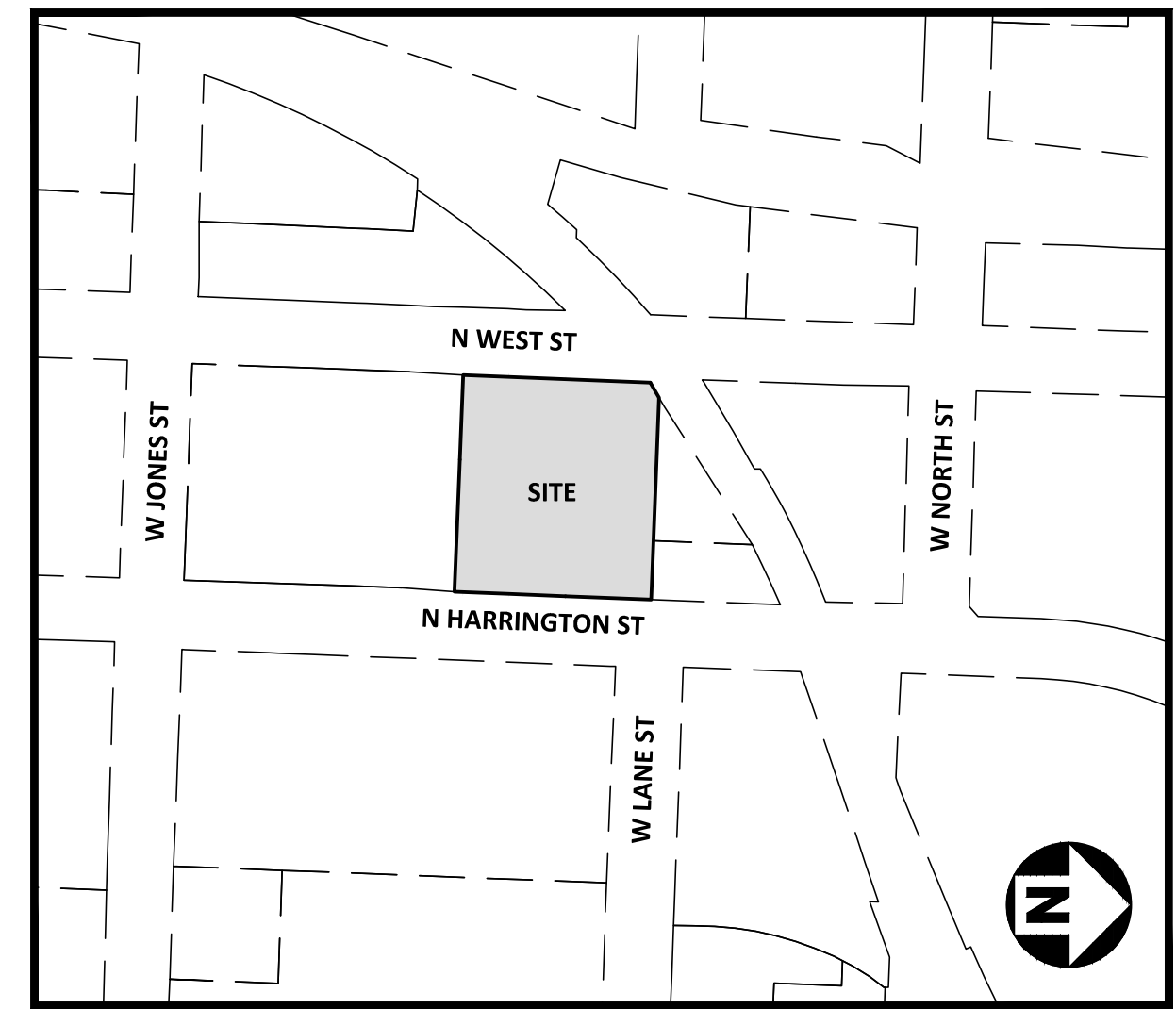
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES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

# ALEXAN GLENWOOD SOUTH

## ADMINISTRATIVE SITE REVIEW

401 WEST LANE STREET  
 RALEIGH, NORTH CAROLINA 27603  
 PROJECT NUMBER: 2021110380

CASE#: ASR-0006-2022  
 BOA-0017-2022  
 DA-4-2022  
 DATE: FEBRUARY 3, 2022  
 REVISED : APRIL 13, 2022  
 REVISED: JUNE 3, 2022  
 REVISED: AUGUST 19, 2022  
 REVISED: OCTOBER 06, 2022



**VICINITY MAP**  
N.T.S.

SITE DATA	
SITE ADDRESS:	401 WEST LANE ST, RALEIGH NORTH CAROLINA 27603 219 NORTH HARRINGTON STREET, RALEIGH NORTH CAROLINA 27603
CURRENT PROPERTY OWNER:	FRANK REECE AND LARRY B HESTER (401 W LANE ST) FRANK REECE AND LARRY B HESTER (219 N HARRINGTON ST)
PARCEL PIN NUMBER:	1704501451, 1704502335
EXISTING ZONING:	DX-12-SH
OVERLAY DISTRICT:	NONE
BLOCK PERIMETER:	BLOCK PERIMETER IS NOT APPLICABLE PER UDO SEC. 8.3.A.2; WITHIN DX ZONING THE MINIMUM SITE AREA FOR BLOCK PERIMETER TO APPLY IS 2-ACRES.
WATERSHED:	CRABTREE CREEK; NEUSE RIVER BASIN
FLOODPLAIN/FIRM PANEL:	3720170400J
SITE AREA:	39,640 SF, 0.91 AC (EXISTING) 39,640, 0.91 AC (PROPOSED)
EXISTING BUILDING TYPE:	NONE / VACANT
PROPOSED BUILDING TYPES:	MIXED USE
EXISTING USE:	PARKING LOT
PROPOSED USE:	MULTI-UNIT LIVING - 186 TOTAL UNITS (167,549 SF) 22 STUDIO UNITS 120 ONE BEDROOM UNITS 44 TWO BEDROOM UNITS PARKING (59,481 SF) AMENITY (OFFICE) (8,612 SF) TOTAL - 235,622 SF
PARKING DATA:	VEHICLE PARKING (UDO AMENDMENT 18) PER UDO SEC. 7.1.3.A.1 - NO PARKING IS REQUIRED IN THE DX- ZONING DISTRICT; THE MAXIMUM PARKING ALLOWED IS 2 SPACES PER DWELLING UNIT PARKING PROVIDED: 187 TOTAL SPACES (187 SPACES ALLOWED @ 2 SPACES PER UNIT) 66 COMPACT SPACES (35% OF TOTAL SPACES)
ACCESSIBLE PARKING:	REQUIRED: 187 TOTAL SPACES REQUIRES 5 STANDARD ADA SPACES + 1 VAN SPACE PROVIDED: 5 STANDARD ADA SPACES + 1 VAN SPACE
BIKE PARKING:	REQUIRED: 1 SP/20 UNITS; 186 UNITS = 9 BIKE SPACES LONG TERM: NONE PROVIDED: 10 SHORT TERM BIKE SPACES (LOCATED ALONG N HARRINGTON STREET)
SETBACKS/BUILD-TO:	PRIMARY STREETS PER TC-SA-18 AND UDO SECTION 1.5.4.C, THE PRIMARY STREET SHALL BE N. HARRINGTON AND N. WEST STREETS
DX- SETBACKS:	BUILDING/STRUCTURE FROM PRIMARY STREET: 3' FROM SIDE STREET: 3' FROM SIDE/REAR LOT LINE: 0' OR 6' FROM ALLEY: 5' PARKING FROM PRIMARY STREET: 10' FROM SIDE STREET: 10' OR 3' FROM SIDE/REAR LOT LINE: 5' FROM ALLEY: 5'
-SH BUILD-TO AND PARKING SETBACK:	PRIMARY STREET BUILD-TO: 0'/15' BUILDING WIDTH IN PRIMARY BUILD-TO: 80% SIDE STREET BUILD-TO: 0'/15' BUILDING WIDTH IN SIDE BUILD-TO: 40%
	* PER UDO SEC. 1.5.6.C.A. REQUIRED BUILD-TO CAN BE REDUCED BY UP TO 30% IF THE AREA THAT WOULD HAVE BEEN OTHERWISE OCCUPIED BY BLDG FACADE IS SUBSTITUTED WITH OUTDOOR AMENITY AREA.
	PRIMARY STREETS (HARRINGTON ST AND WEST STREET) HARRINGTON STREET FRONTAGE = 190.5' REQUIRED BUILDING IN BUILD-TO = 190.5' * 80% = 152.4' * BUILD-TO ON HARRINGTON STREET WILL TAKE ADVANTAGE OF UDO SEC. 1.5.6.C.4 190.5' - 151.9' = 38.6' NOT MEETING BUILD-TO, OF THE 38.6', 17.0' IS OUTDOOR AMENITY - ALLOWABLE REDUCTION = 17.0'/38.6' OR 44.0% OF 30% WHICH EQUALS AN ALLOWABLE REDUCTION OF 30% * 44.0% = 13.21% REQUIRED BUILD-TO ALONG HARRINGTON ST = 80% * (1-13.21%) = 69.4% PROVIDED BUILDING IN BUILD-TO = 151.9' OR 79.7% WEST STREET FRONTAGE = 181.4' REQUIRED BUILDING IN BUILD-TO = 181.4' * 80% = 144.6' PROVIDED BUILDING IN BUILD-TO = 145.4' OR 80.2%
PARKING SETBACK FROM PRIMARY STREET:	30'
BUILDING HEIGHT:	MAXIMUM ALLOWED: 12 STORIES PROPOSED: 7 STORIES (IN HARRINGTON ST) / 8 STORIES (IN WEST ST)
OUTDOOR AMENITY AREA:	REQUIRED: TOTAL SITE AREA: 39,640 SF (0.91 AC) 10% OF SITE AREA: 3,964 SF (0.091 AC) PER UDO SEC. 1.5.3.C.4, AN ADDITIONAL 50 SF OF OAA IS REQUIRED FOR STORIES ABOVE 7 8 STORIES - 7 STORIES = 1 STORY = 50 ADDITIONAL SF TOTAL REQUIRED OAA = 3,964 + 50 = 4,014 SF PER UDO SEC. 1.5.3.C.1: AREA AT GRADE: 2,007 SF (0.046 AC) ABOVE GRADE/ADA ACCESSIBLE: 2,007 SF (0.046 AC) * NO MORE THAN 50% AMENITY AREA ALLOWED TO BE ABOVE GRADE & ADA ACCESSIBLE * 50% OF REQUIRED ADA AMENITY TO BE ADA ACCESSIBLE PER SEC.1.5.3.B.2. PROVIDED: AT GRADE AND ADA ACCESSIBLE OAA: 2,018SF (0.046 AC) ABOVE GRADE AREA COUNTED AS OAA: 1,996 SF (0.046 AC) ADDITIONAL ABOVE GRADE OAA: 0.063 AC TOTAL PROVIDED OUTDOOR AMENITY AREA: 6,693 SF (0.154 AC) REQUIRED FOR URBAN PLAZAS PER UDO SEC. 1.5.3.C.3, 1 LF OF SEATING FOR EACH 50 SF OF REQUIRED AMENITY AREA AND 1-2" CALIPER TREE FOR EVERY 1,000 SF OF REQUIRED AMENITY AREA 4,014 SF W/ 1 LF SEATING PER 50 SF = 80 LF SEATING REQUIRED 4,014 SF W/ 1 TREE PER 1,000 SF = 4 - 2" CALIPER TREES REQUIRED SEATING PROVIDED: AT GRADE = 0 LF ABOVE GRADE = 80 LF TOTAL = 80 LF TREES PROVIDED: AT GRADE = 2 TREES ABOVE GRADE = 2 TREES TOTAL = 4 TREES

**SHEET INDEX**

PROJECT NOTES	
C0.00	ALTA/NSPS LAND TITLE SURVEY
1-1	DEMOLITION PLAN
C1.00	SITE PLAN
C2.00	GRADING PLAN
C3.00	SCM DETAILS
C3.01	UTILITY PLAN
C4.00	SITE DETAILS
C8.00	UTILITY & STORM DRAINAGE DETAILS
C8.01	POOL COURTYARD
L1.00	GROUND LEVEL LANDSCAPE PLAN
L2.00	LANDSCAPE PLAN
L5.00	LANDSCAPE NOTES AND DETAILS
L5.01	EXISTING LIGHTING PLAN
L6.00	
A0.01	CONCEPTUAL SITE PLAN
A0.02	CONCEPTUAL SITE PLAN
A0.03	CONCEPTUAL PLAN
A4.01	BUILDING ELEVATIONS
A4.02	BUILDING ELEVATIONS
A4.03	TRANSPARENCY CALCULATIONS

**SPECIAL APPROVALS NOTE:**

BOARD OF ADJUSTMENT APPROVALS  
 1 - BOA-0017-2022 (APPROVED 06.13.2022) - VARIANCE FROM MINIMUM GROUND STORY FLOOR-TO-FLOOR REQUIREMENT IN DX-DISTRICT PURSUANT TO UDO SEC 3.2.6.E.1.  
 2 - BOA-0017-2022 (APPROVED 06.13.2022) - VARIANCE FROM THE STANDARD RESTRICTING COMPACT PARKING SPACES TO A MAXIMUM OF 30% OF THE TOTAL PARKING SPACES PURSUANT TO UDO SEC 7.1.6.B.2.  
 APPEARANCE COMMISSION APPROVALS:  
 1 - DA-4-2022 (APPROVED 08.04.2022) - DESIGN ALTERNATE FROM REQUIREMENTS SET FORTH IN UDO SEC 1.5.9 AND 3.2.6.F.1 RELATED TO TRANSPARENCY.  
 2 - DA-4-2022 (APPROVED 08.04.2022) - DESIGN ALTERNATE FROM REQUIREMENTS SET FORTH IN UDO SEC 8.3.5.D RELATED TO CROSS ACCESS.  
 3 - DA-4-2022 (APPROVED 08.04.2022) - DESIGN ALTERNATES FROM REQUIREMENTS SET FORTH IN SEC 9.5.2.C OF THE RALEIGH STREET DESIGN MANUAL RELATED TO DRIVEWAY SPACING.  
 SEE C0.00 NOTES SHEET FOR DETAILS

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

**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.

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

**CONTACT**  
 DAVID BOYETTE  
 boyette@mcadamsco.com  
 PHONE: 919. 244. 9528

**CLIENT**  
 MAPLE MULTI-FAMILY LAND SE, L.P.  
 160 MINE LAKE CT STE 200  
 RALEIGH, NORTH CAROLINA 27615  
 PHONE: 404.798.7927

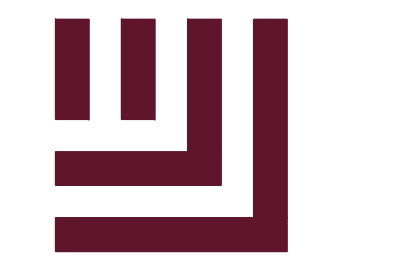
**TCR**  
 TRAMMELL CROW RESIDENTIAL

**PROJECT DIRECTORY**  
 DEVELOPER  
 TRAMMELL CROW RESIDENTIAL  
 4509 CREEDMOOR ROAD, SUITE 308  
 RALEIGH, NORTH CAROLINA 27612  
 PHONE: 404.798.7927  
 ARCHITECT  
 DWELL DESIGN STUDIO  
 8200 GREENSBORO DRIVE, SUITE 650  
 MCLEAN, VIRGINIA, 22102  
 PHONE: 571. 253. 6950

**REVISIONS**

NO.	DATE	DESCRIPTION
1	04.13.2022	COR 1ST SUBMITTAL REVIEW COMMENTS
2	06.03.2022	COR 2ND SUBMITTAL REVIEW COMMENTS
3	08.18.2022	COR 3RD SUBMITTAL REVIEW COMMENTS
4	10.06.2022	COR 4TH SUBMITTAL REVIEW COMMENTS

**ADMINISTRATIVE SITE REVIEW FOR:**  
 GLENWOOD SOUTH  
 RALEIGH, NC, 27603  
 PROJECT NUMBER: TCR21001



McAdams

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One Glenwood Avenue
Suite 201
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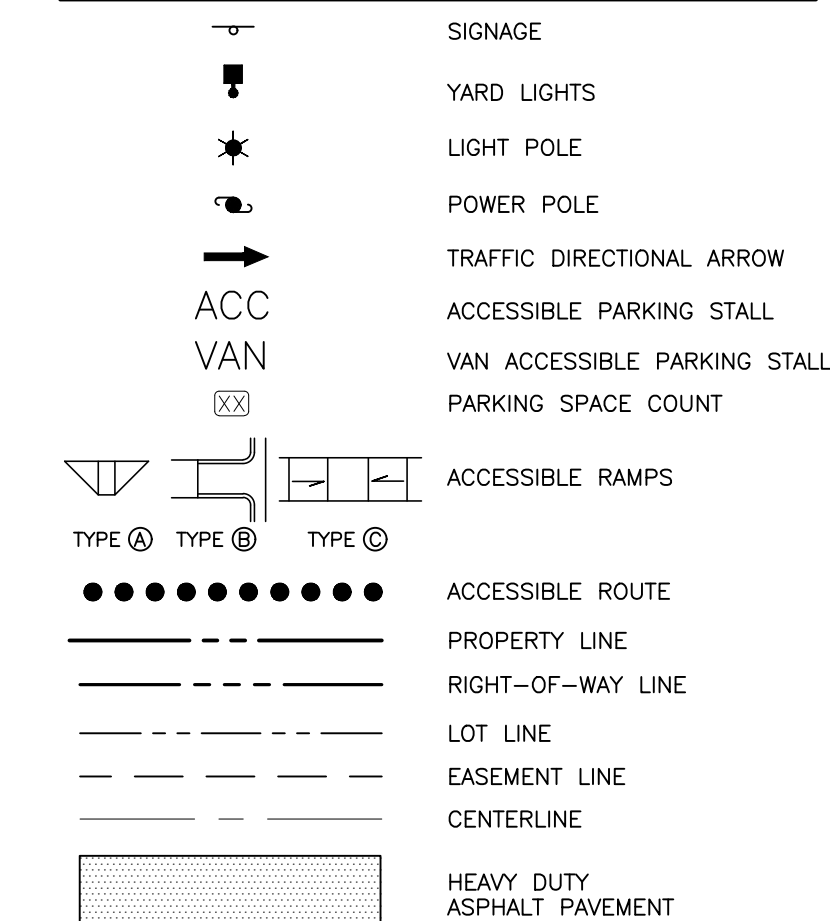
CLIENT

MAPLE MULTI-FAMILY LAND SE, L.P.
160 MINE LAKE CT STE 200
RALEIGH, NC 27615
CONTACT: MARK MATHEWS
PHONE: 404.798.7927

ALEXAN GLENWOOD SOUTH ADMINISTRATIVE SITE PLAN

RALEIGH, NORTH CAROLINA, 27603

SITE LEGEND



PARKING NOTE

1. IN CONSIDERATION OF PLANS TO REDEVELOP THE PROPERTIES AT 401 W LANE STREET AND 219 HARRINGTON STREET, THE PROPERTY OWNER WILL NOTIFY ALL PARKING LEASEHOLDERS OF OWNERS INTENTION TO TERMINATE LEASES IN ACCORDANCE WITH THE TERMS OF THE EXISTING LEASES. THE TERMS OF ALL ACTIVE LEASES WILL BE FULLY COMPLIED WITH.

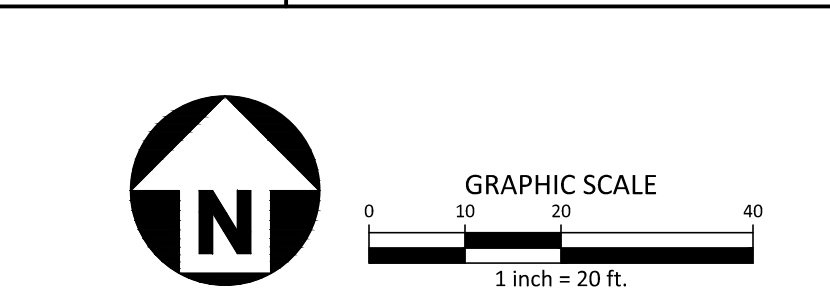
PROPERTY DATA TABLE with columns for OWNER, PIN, and USE. Includes entries for Research Triangle Regional Public Transportation, Marble Empire Properties LLC, Research Triangle Regional Public Transportation, St Metropolitan LLC D.B., Glenwood South Raleigh Apartments LLC, Frank & Larry Hester, and 42nd Street Associates LLC.

SITE DATA

Table with columns for SITE ADDRESS, CURRENT PROPERTY OWNER, PARCEL PIN NUMBER, EXISTING ZONING, BLOCK PERMITS, WATERSHED, FLOORPLAN/FORM PANEL, SETBACKS, EXISTING BUILDING TYPE, PROPOSED BUILDING TYPE, PROPOSED USE, and PARKING DATA.

Table with columns for PARKING DATA, ACCESSIBLE PARKING, SIDE PARKING, SETBACKS/BUILD-TO, and BUILDING HEIGHT. Contains detailed specifications for vehicle parking, ADA spaces, and setbacks.

Table with columns for BUILDING HEIGHT, OUTDOOR AMENITY AREA, and PROVIDED. Contains details on building height, amenity area calculations, and provided area breakdowns.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

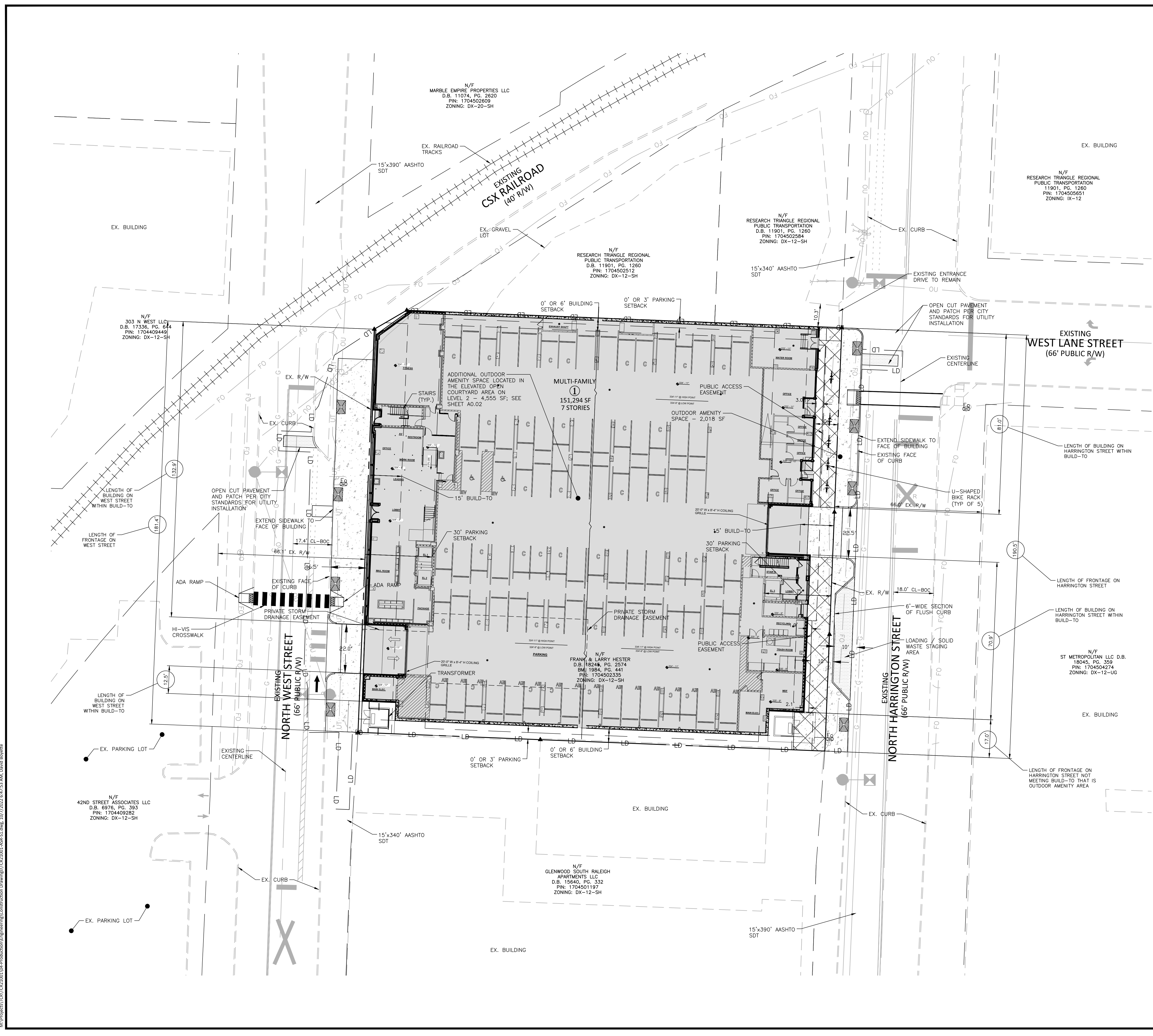
REVISIONS

Table with columns for NO., DATE, and DESCRIPTION. Lists four revisions from 04.13.2022 to 10.06.2022.

PLAN INFORMATION

PROJECT NO. TCR-21001
FILENAME TCR21001-ASR-51
CHECKED BY
DRAWN BY
SCALE 1" = 20'
DATE 02.03.2022
SHEET

SITE PLAN
C2.00



M:\Projects\TCR21001\Production\Engineering\Construction Drawing\TCR21001-ASR-51.dwg, 10/7/2022 6:47:53 AM, David Boyette

**BRUCK**

BRUCK LM-79

DESCRIPTION: The BRUCK LM-79 is a 7" diameter outdoor light fixture with a clear lens and a black finish. It is designed for use in outdoor settings and is suitable for use in wet locations.

INSTALLATION: The BRUCK LM-79 is designed for use in outdoor settings and is suitable for use in wet locations. It is designed for use in outdoor settings and is suitable for use in wet locations.

REVISIONS:

NO.	DESCRIPTION	DATE
1	ASB RE-SUBMISSION	4/15/22
2	ASB SUBMISSION	4/15/22
3	ASB SUBMISSION	4/15/22
4	ASB SUBMISSION	4/15/22
5	ASB SUBMISSION	4/15/22
6	ASB SUBMISSION	4/15/22
7	ASB SUBMISSION	4/15/22
8	ASB SUBMISSION	4/15/22
9	ASB SUBMISSION	4/15/22
10	ASB SUBMISSION	4/15/22

**BRUCK**

BRUCK LM-79

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INSTALLATION: The BRUCK LM-79 is designed for use in outdoor settings and is suitable for use in wet locations. It is designed for use in outdoor settings and is suitable for use in wet locations.

REVISIONS:

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5	ASB SUBMISSION	4/15/22
6	ASB SUBMISSION	4/15/22
7	ASB SUBMISSION	4/15/22
8	ASB SUBMISSION	4/15/22
9	ASB SUBMISSION	4/15/22
10	ASB SUBMISSION	4/15/22



**dwell design studio**

8200 GREENSBORO DRIVE,  
SUITE 650 MCLEAN, VA. 22102

PHONE: 571.253.6950  
dwelldesignstudio.com

**GLENWOOD SOUTH**

401 WEST LANE STREET, RALEIGH, NC 27603

MAPLE MULTI-FAMILY LAND SE, L.P.

ISSUE

NO.	DESCRIPTION	DATE
1	ASB RE-SUBMISSION	4/15/22
2	ASB SUBMISSION	4/15/22
3	ASB SUBMISSION	4/15/22
4	ASB SUBMISSION	4/15/22
5	ASB SUBMISSION	4/15/22
6	ASB SUBMISSION	4/15/22
7	ASB SUBMISSION	4/15/22
8	ASB SUBMISSION	4/15/22
9	ASB SUBMISSION	4/15/22
10	ASB SUBMISSION	4/15/22

REVISION

NO.	DESCRIPTION	DATE
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8	ASB SUBMISSION	4/15/22
9	ASB SUBMISSION	4/15/22
10	ASB SUBMISSION	4/15/22

**BUILDING ELEVATIONS**

9/30/2022 - PERMIT SET

JOB NUMBER: 2103411

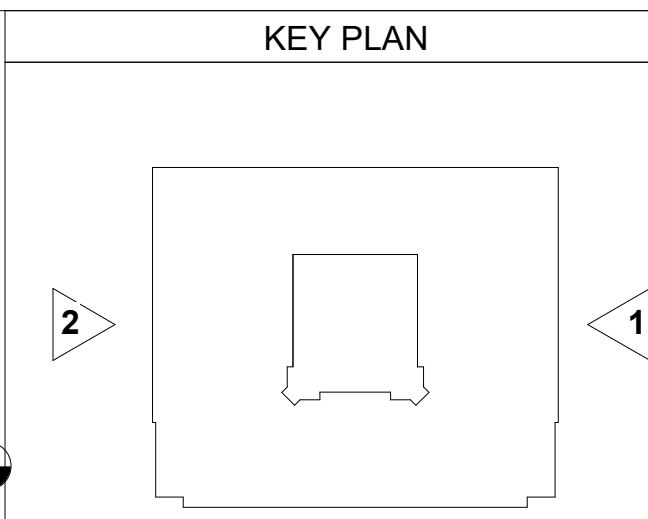
DRAWN BY: Author  
CHECKED BY: Checker

**A4.01**

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2 OVERALL BUILDING ELEVATION - WEST  
1/8" = 1'-0"

**BLDG AVERAGE GRADES**

	HIGH	LOW	AVERAGE
NORTH HARRINGTON ST	338.00	332.00	335.00
NORTH WEST ST	326.75	332.50	324.63

ISSUE

DATE	DESCRIPTION	ISSUED
4/15/22	APP. RE-SUBMISSION	
4/15/22	APP. SUBMISSION	
7/12/22	APP. SUBMISSION	
7/12/22	APP. SUBMISSION	
8/11/22	APP. SUBMISSION CONFERENCE	
8/11/22	APP. SUBMISSION CONFERENCE	
9/16/22	APP. PACKAGE	

REVISION

NO.	DESCRIPTION	REV.



1 OVERALL BUILDING ELEVATION - EAST  
1/8" = 1'-0"

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**BUILDING ELEVATIONS**

9/30/2022 - PERMIT SET

JOB NUMBER: 2103411

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A4.02

RALEIGH, NORTH CAROLINA  
**PART 10: UNIFIED DEVELOPMENT ORDINANCE**  
 17TH SUPPLEMENT, INCLUDES ORDINANCE 316-TC-462, TC-14-21, DEC. 7, 2021

**Sec. 1.5.9. Transparency**  
**B. General Requirements**

- In a mixed use building, or general building where an Urban Frontage is applied, a minimum of 60% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).
- 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.

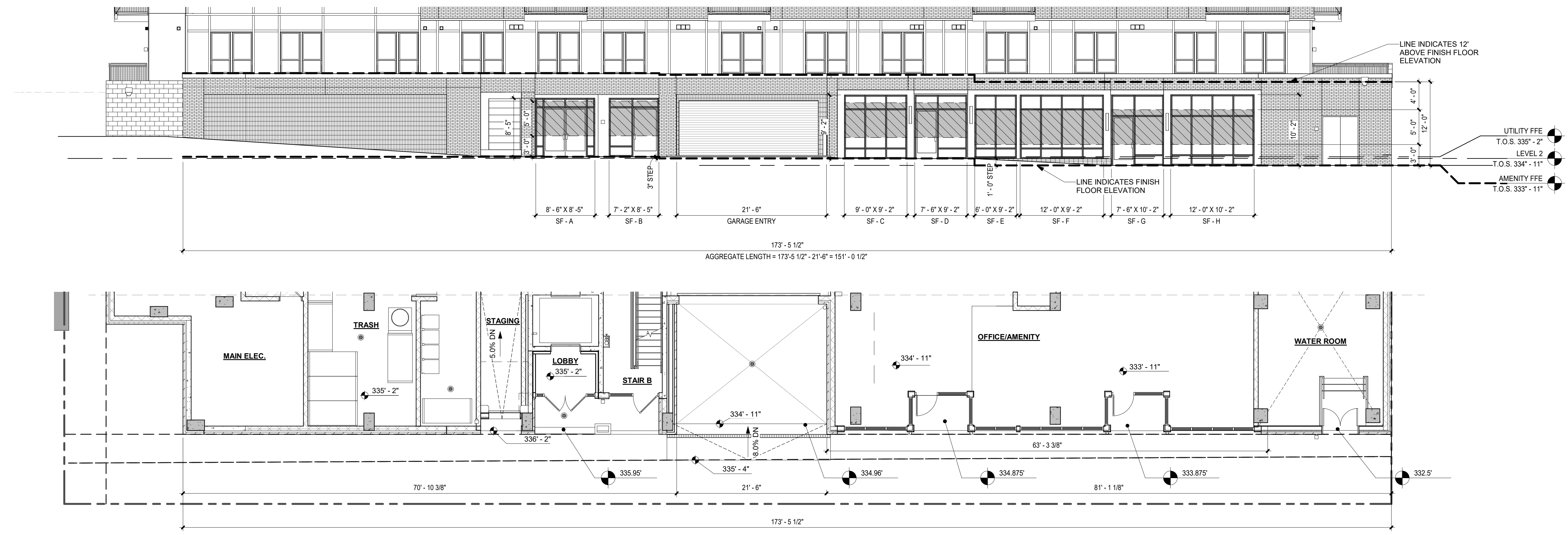
**C. Design Alternate Findings**

The Planning Commission or Appearance Commission performing the quasi-judicial duties of the Planning Commission (as designated by the City Council), after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17., shall reduce the required transparency, if all of the following findings are satisfied:

- The approved alternate is consistent with the intent of the transparency requirements; and
- The street-facing building facade utilizes other architectural, artistic, or landscaped treatments to create visual interest to offset the reduction in transparency

GROUND FLOOR TRANSPARENCY CALCULATION		
EAST ELEVATION (STREET FACING)	0' - 12' ZONE	3' - 8' ZONE
GROUND STORY TOTAL AREA	1812.5 SF (151' - 0 1/2" X 12')	
GROUND STORY REQUIRED AREA	1196.3 SF (66%)	598.1 SF (33%)
GROUND STORY PROVIDED AREA	646.4 SF (36%)	348.3 SF (19%)

3' - 8' ZONE



1 EAST ELEVATION TRANSPARENCY CALC.  
 1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDED
4/15/2022		APP RE-SUBMISSION	
4/15/2022		APP SUBMISSION	
7/17/2022		APP RE-SUBMISSION	
7/17/2022		APP SUBMISSION	
8/15/2022		APP SUBMITTAL CONFERENCE	
8/15/2022		APP SUBMITTAL CONFERENCE UPDATED	
9/16/2022		APP PACKAGE	

REVISION	DATE	DESCRIPTION	REV

NO.	DESCRIPTION

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**PROJECT NAME:**  
 TRANSPARENCY CALCULATIONS

9/30/2022 - PERMIT SET  
 JOB NUMBER: 2103411

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