



Administrative Approval Action

Case File / Name: ASR-0006-2022
DSLCL - ALEXAN GLENWOOD SOUTH

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

LOCATION: This site is located between North West Street and North Harrington Street at 401 West Lane Street.

REQUEST: Development of a vacant 0.91 acre tract zoned DX-12-SH into a proposed 235,622 sf mixed-use building consisting 186 multi-units (apartments) with ground floor retail. A proposed multi-unit portion of the building equals 167,549 gross sf; enclosed parking garage of 59,461 sf, and retail space area of 8,612 sf.

BOA- Board of Adjustment - BOA-0017-2022 (Approved 6/13/22): Variance granted reducing the 12'ft ground floor height requirements, per UDO Sec.3.2.6.E.1, for a mixed-use building to 10'ft height allowance; and & reduction 30% max compact parking space allowance per UDO Sec.7.1.6.B.2.

DA-4-2022 - Design Alternate - (Approved 8/4/2022): Design alternate approval for transparency reduction % as noted in -DX district, per UDO Sec.1.5.9.F.1 and Sec.3.2.6.F.1; ii) driveway spacing and cross access relief from UDO Sec.8.3.5.D; iii). a 102.1'ft design alternate for the required 200'ft min spacing between driveways as set forth per UDO Sec.9.5.2.C for the existing driveway on the adjacent parcel to the north and proposed driveways. iv). a 61.5'ft design alternate to the required 200'ft min spacing between driveways as set forth per UDO Sec.9.5.2.C for the existing driveway on the adjacent parcel to the south and proposed driveways. v). a 36.1'ft design alternate to the required 200'ft min spacing between driveways as set forth in UDO Sec.9.5.2.C for the existing driveways on the adjacent parcel to the south and proposed driveway on N. West St.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 8, 2022 by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General



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1. Sheet C3 - Grading Sheet, the Post-Development spot & grade average, shown on the footprint, for N. West St., is revised to match the avg. shown on the "Building Average Grade" table
2. The high, low spot grades, per the "Average Grade Table", are spotted on the (East, West) building elevation sheet A4.02, as listed on the grade table.
3. Coversheet, the required and provided build-to table % and calculation and formula, on the data table and build-to sheet C2, is revised for the credited amenity space allocation reduction allowance per UDO Sec.1.5.6.C.4, along N. Harrington St.
4. Elevation's retail transparency sheet A4.03, floor heights & transparency % requirements is revised, including calculations, demonstrating compliance with the approved design alternate BOA-0017-2022 and DA-4-22.

Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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

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

Public Utilities

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

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A recombination map shall be recorded prior to or in conjunction with any plat recording, recombining the existing lots into a single tract. A copy of the recombination plat is inserted with the building permit plans set at submittal.



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2. A design detail for the parking entrance gate(s) is inserted and approved for permit design and issuance.

Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along North West Street and 4 street trees along North Harrington Street.
8. A public infrastructure surety for the 8 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

Stormwater

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

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

Administrative Site Review Application
Planning and Development Customer Service Center • One Exchange Place, Suite 100 | Raleigh, NC 27601 | 919-996-2000



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

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

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

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building Type	General	Subdivision case #:
<input type="checkbox"/> Detached	<input type="checkbox"/>	_____
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/>	Scoping/sketch plan case #:
<input type="checkbox"/> Apartment	<input type="checkbox"/>	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/>	Board of Adjustment #:
	<input type="checkbox"/> Civic	Zoning Case #:
	<input type="checkbox"/> Administrative Alternate #:	_____

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, including 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: Trammel Crow Residential Title: Development Associate
Address: 4509 Creedmoor Road, Suite 308, Raleigh, NC 27612
Phone #: 404.708.7927 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 DATA 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: 235,622 sf
# of parking spaces required: 0 (DX- district)	Total # of gross (to remain and new): 235,622 sf
# of parking spaces proposed: 187	Proposed # of buildings: 1
Overlay District (if applicable): n/a	Proposed # of stories for each: 8
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: 0/0	
Aluvial soils: 0/0	
Flood study ID: _____	
FEMA Map Panel #: 3702104600	
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"/>

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 advisory policy, which states applications will expire after 180 days of inactivity.

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



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-006-2022
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
REVISED: DECEMBER 08, 2022

SITE DATA	
SITE ADDRESS:	401 WEST LANE S, 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 PERMETER:	BLOCK PERMETER IS NOT APPLICABLE PER UDO SEC 8.3.4.2, WITHIN OR ZONING THE MINIMUM SET AREA FOR BLOCK PERMETER TO APPLY IS 3 ACRES.
WATERSHED:	CRANFEE CREEK, NEUSE RIVER BASIN
FLOODPLAIN/HIGH PANEL:	1704501451
SETBACK:	FRONT: 0' (15' AC. PROPOSED) REAR: 0' (15' AC. PROPOSED)
EXISTING BILLING TYPE:	NONE / VACANT
PROPOSED BILLING TYPE:	MIXED USE
EXISTING USE:	PARKING LOT
PROPOSED USE:	MULTI-UNIT (MIXED - 186 TOTAL UNITS (187,549 SF) 235,622 SF GROSS FLOOR AREA 44 NO BEDROOM UNITS PARKING (346 SF) AMENITY/OFFICE (4,612 SF) TOTAL - 235,622 SF
PARKING DATA:	VEHICLE PARKING (UDO REQUIREMENT 18) PER UDO SEC. 7.3.1.1 - NO PARKING B REQUIRED IN THE DR. ZONING DISTRICT; THE MAXIMUM PARKING ALLOWED IS 20 SPACES PER DWELLING UNIT PARKING PROVIDED: 187 TOTAL SPACES ALLOWED @ 2 SPACES PER UNIT ACCESSIBLE SPACES (20% OF TOTAL SPACES) REQUIRED: 187 TOTAL SPACES REQUIRES 5 STANDARD ADA SPACES + 1 VAN SPACE PROVIDED: 187 TOTAL SPACES REQUIRES 5 STANDARD ADA SPACES + 1 VAN SPACE
BIKE PARKING:	REQUIRED: BIKE PARKING: 1.5% OF UNITS, 186 UNITS = 9 BIKE SPACES LONG TERM BIKE PARKING: 1.5% OF UNITS, 186 UNITS = 9 BIKE SPACES PROVIDED: BIKE PARKING: 1.5% OF UNITS, 186 UNITS = 9 BIKE SPACES
SETBACK/BUILD-TO:	PRIMARY STREETS PER TO 15.4.1 AND UDO SECTION 15.4.4, THE PRIMARY STREET SHALL BE N. HARRINGTON AND N. WEST STREET.
DR-SETBACKS:	BUILDING STRUCTURE FRONT PRIMARY STREET: 3' FROM SIDE STREET: 0' OR 6' FROM SIDE/REAR LOT LINE: 0' OR 6' FROM ALLEY: 0' FROM PRIMARY STREET: 10' FROM SIDE STREET: 10' FROM SIDE/REAR LOT LINE: 10' OR 10' 0"
SH-BUILD-TO AND PARKING SETBACK:	PRIMARY STREET BUILD-TO: 0/25' BUILDING WITHIN PRIMARY BUILD-TO: 0/0' SIDE STREET BUILD-TO: 0/25' BUILDING WITHIN SIDE BUILD-TO: 0/0' * PER UDO SEC. 15.5.6.4, 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 & WEST STREET) HARRINGTON STREET BUILD-TO: 105' REQUIRED BUILDING TO BUILD-TO (100% + 80%) = 182' BUILD-TO ON HARRINGTON STREET SHALL AVOID USE OF UDO SEC. 15.5.6.4 (100% + 15% + 30% NOT MEETING BUILD-TO OF THE BLD. 17' 6" OUTDOOR AMENITY - ALLOWABLE REDUCTION: 1.5% OF UNITS, 186 UNITS = 9 BIKE SPACES AN ALLOWABLE REDUCTION OF 30% = 4.26% (13.2%) REQUIRED BUILDING TO AVOID HARRINGTON ST - 182' - (13.2%) = 168.84' REQUIRED BUILDING TO BUILD-TO = 168.84' OR 70.7% WEST STREET FRONTAGE = 181.4' REQUIRED BUILDING TO BUILD-TO (100% + 80%) = 144.4' REQUIRED BUILDING TO BUILD-TO = 145.4' OR 80.2%
BUILDING HEIGHT:	REQUIRED: 75 FEET (80 FEET) PROVIDED: 75 FEET (80 FEET) 7 STOREYS (IN HARRINGTON ST) & 8 STOREYS (IN WEST ST)
OUTDOOR AMENITY AREA:	REQUIRED: TOTAL SITE AREA: 39,640 SF (0.91 AC) PER UDO SEC. 15.5.6.4, AN ADDITIONAL 50 SF OF OAA IS REQUIRED FOR STORIES ABOVE 7 STOREYS: 2,007 SF (0.046 AC) TOTAL REQUIRED OAA = 3,964 + 2,007 = 5,971 SF PER UDO SEC. 15.5.6.4: AREA AT GRADE: 2,007 SF (0.046 AC) ADJOY GRASS/GRASS ACCESSIBLE: 1,966 SF (0.044 AC) ADDITIONAL ADJOY GRASS: 0/0' TOTAL PROVIDED OUTDOOR AMENITY AREA: 6,893 SF (0.154 AC) * NO MORE THAN 50% AMENITY AREA ALLOWED TO BE ADJOY GRASS & ADA ACCESSIBLE * 50% OR MORE AMENITY AREA TO BE ADA ACCESSIBLE PER UDO SEC. 15.5.6.4 PROVIDED: AT GRADE AND ADA ACCESSIBLE OAA: 2,007 SF (0.046 AC) ADJOY GRASS AREA COUNTED AS OAA: 1,966 SF (0.044 AC) ADDITIONAL ADJOY GRASS: 0/0' TOTAL PROVIDED OUTDOOR AMENITY AREA: 6,893 SF (0.154 AC) REQUIRED FOR URBAN PLAZAS PER UDO SEC. 15.5.6.3, 1.1% OF SEATING FOR EACH 50 SF OF REQUIRED AMENITY AREA AND 5% COVERED TREE COVER EVERY 1,000 SF OF REQUIRED AMENITY AREA SEATING: 1.1% OF SEATING PER 50 SF = 841 SEATING REQUIRED 4,014 SF RW / 1 TREE PER 1,000 SF = 4 SEATING TREES REQUIRED SEATING PROVIDED: AT GRADE = 11.4% ADJOY GRASS = 80.1% TOTAL = 91.5%

SHEET INDEX

C0.00	PROJECT NOTES
1-1	ALTA/NSPS LAND TITLE SURVEY
C1.00	DEMOLITION PLAN
C2.00	SITE PLAN
C3.00	GRADING PLAN
C3.01	SCM DETAILS
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	UTILITY & STORM DRAINAGE DETAILS
L1.00	POOL COURTYARD
L2.00	GROUND LEVEL LANDSCAPE PLAN
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES AND DETAILS
L6.00	EXISTING LIGHTING PLAN
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 03.13.2022) - VARIANCE FROM MINIMUM GROUND STORY FLOOR TO FLOOR REQUIREMENT IN DR DISTRICT PURSUANT TO UDO SEC. 3.2.6.1.1.
2 - BOA-0017-2022 (APPROVED 03.13.2022) - VARIANCE FROM THE STANDARD RESTRICTING CONTACT PARKING SPACES TO A MAXIMUM OF 30% OF THE TOTAL PARKING SPACES PURSUANT TO UDO SEC 7.3.1.6.8.2.
APPEARANCE COMMISSION APPROVALS
1 - DA-4-2022 (APPROVED 04.04.2022) - DESIGN ALTERNATE FROM REQUIREMENTS SET FORTH IN UDO SEC. 8.3.5.0 RELATED TO CROSS ACCESS.
2 - DA-4-2022 (APPROVED 04.04.2022) - DESIGN ALTERNATE FROM REQUIREMENTS SET FORTH IN UDO SEC. 8.3.5.2 C OF THE RALEIGH STREET DESIGN MANUAL RELATED TO DRIVEWAY SPACING.
3 - DA-4-2022 (APPROVED 04.04.2022) - DESIGN ALTERNATES FROM REQUIREMENTS SET FORTH IN UDO SEC. 9.5.2 C OF THE RALEIGH STREET DESIGN MANUAL RELATED TO DRIVEWAY SPACING.

SEE COORDINATES SHEET FOR DETAILS

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

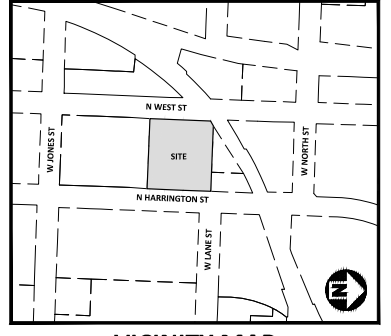
ATTENTION CONTRACTORS

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) 996-2400, and the Public Utilities Department at (919) 996-5440 at least twenty-four (24) 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 installation of any water or sewer facilities not inspected as a result of this notification failure.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



VICINITY MAP
N.T.S.

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 200
Raleigh, NC 27603
phone 919. 361. 2269
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

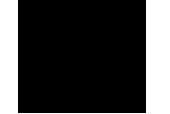
CONTACT
DAVID BOYETTE
boyette@mcadamsco.com
PHONE: 919. 244. 9528

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
8209 CREEDMOOR DRIVE, SUITE 550
MCLEAN, VIRGINIA, 22102
PHONE: 571.253.6950



REVIEWS

NO.	DATE
1	04.13.2022
2	04.13.2022
3	04.13.2022
4	10.06.2022
5	12.08.2022

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



McADAMS
The John R. McAdams Company, Inc.
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CLIENT

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

**ALEXAN GLENWOOD SOUTH
ADMINISTRATIVE SITE PLAN**
RALEIGH, NORTH CAROLINA, 27603



Environmental Planning & Design
Digitally signed by Environmental Planning & Design, DN: cn=Environmental Planning & Design, o=Environmental Planning & Design, email=info@epd.com, c=US

REVISIONS

NO.	DATE	DESCRIPTION
1	04.13.2022	COR 3RD SUBMITTAL REVIEW COMMENTS
2	06.03.2022	COR 2ND SUBMITTAL REVIEW COMMENTS
3	08.18.2022	COR 1ST SUBMITTAL REVIEW COMMENTS
4	09.08.2022	COR 2ND SUBMITTAL REVIEW COMMENTS
5	12.08.2022	COR 3RD SUBMITTAL REVIEW COMMENTS

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

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

PARKING NOTE

1. IN CONSIDERATION OF PLANS TO REDEVELOP THE PROPERTIES AT 403 W LANE STREET AND 210 HARRINGTON STREET, THE PROPERTY OWNER WILL NOTIFY ALL PARKING LEASHELDERS OF OWNER'S INTENTION TO TERMINATE LEASES IN ACCORDANCE WITH THE TERMS OF THE EXISTING LEASES. THE TERMS OF ALL ACTIVE LEASES WILL BE FULLY COMPLIED WITH.

OWNER	PROPERTY DATA TABLE	USE
RESEARCH TRIANGLE REGIONAL TRANSPORTATION	1704502512	PARKING
RESEARCH TRIANGLE REGIONAL TRANSPORTATION	1704502584	PARKING LOT
303 N WEST LLC	1704080449	VACANT BUILDING
MARBLE EMPIRE PROPERTIES LLC	1704502809	
RESEARCH TRIANGLE REGIONAL TRANSPORTATION	1704505611	
ST METROPOLITAN LLC D.B.	1704042174	APARTMENTS
GLENWOOD SOUTH MARLEH APARTMENTS LLC	1704011197	APARTMENTS
FRANK & LARRY HESTER	1704502335	PARKING LOT
42ND STREET ASSOCIATES LLC	1704602282	RESTAURANT

PROPERTY ADDRESS	PERMIT NO.	ISSUE DATE	EXPIRES
403 W LANE STREET	2022-0000000000	02/03/2022	02/03/2023

PROPERTY ADDRESS	PERMIT NO.	ISSUE DATE	EXPIRES
210 HARRINGTON STREET	2022-0000000000	02/03/2022	02/03/2023

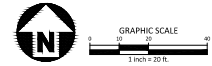
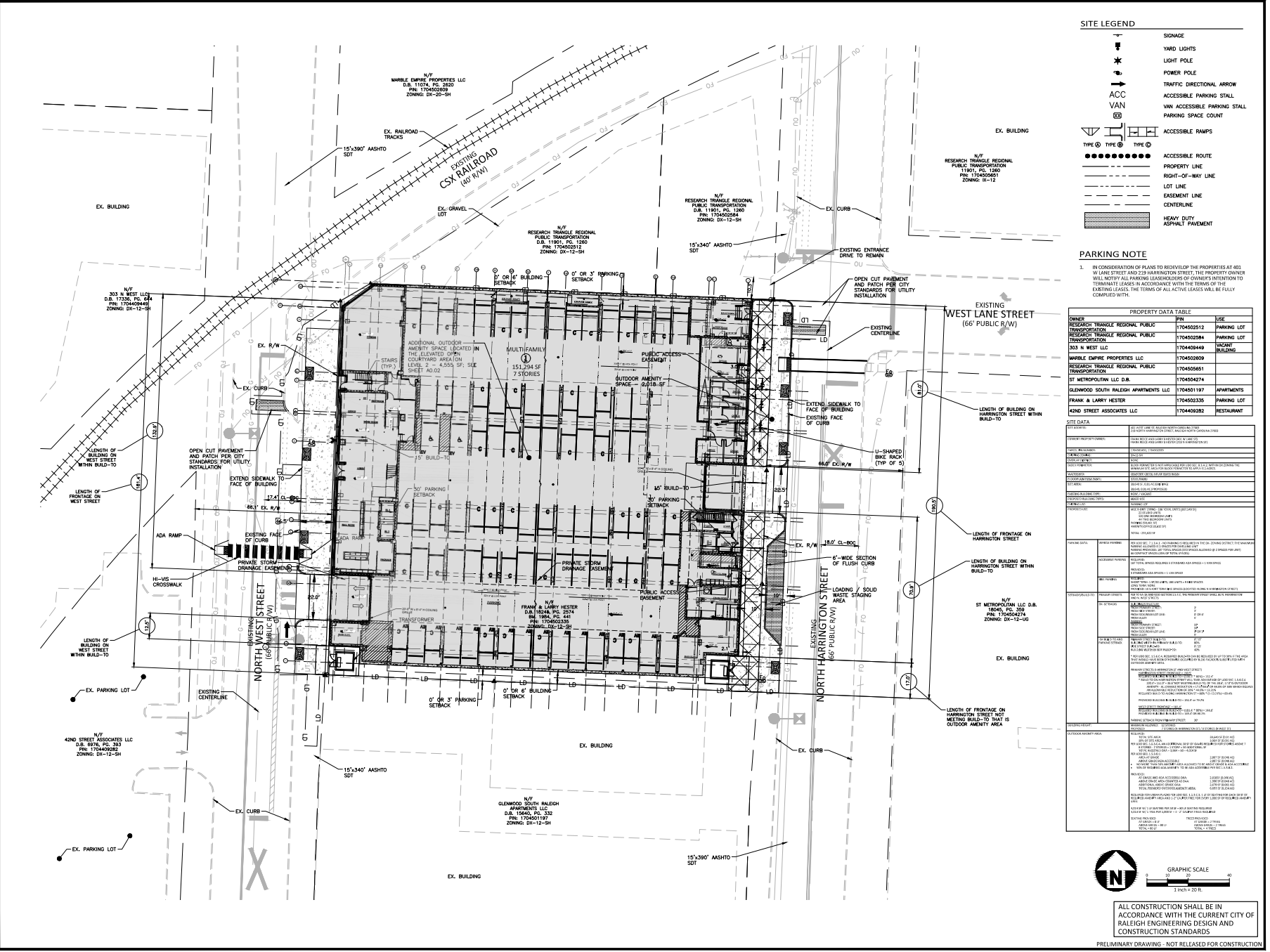
PROPERTY ADDRESS	PERMIT NO.	ISSUE DATE	EXPIRES
403 W LANE STREET	2022-0000000000	02/03/2022	02/03/2023

PROPERTY ADDRESS	PERMIT NO.	ISSUE DATE	EXPIRES
403 W LANE STREET	2022-0000000000	02/03/2022	02/03/2023

PROPERTY ADDRESS	PERMIT NO.	ISSUE DATE	EXPIRES
403 W LANE STREET	2022-0000000000	02/03/2022	02/03/2023

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



C:\Users\jmath\OneDrive\Desktop\Projects\TCR21001-ASR-51\Drawings\SitePlan\ASR-51_SitePlan.dwg, 12/22/2022 2:29:31 PM, 2022



McADAMS

The John R. McAdams Company, Inc.
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phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MARLE 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

REVISIONS

NO.	DATE
1	04.13.2022 COR 3RD SUBMITTAL REVIEW COMMENTS
2	06.03.2022 COR 2ND SUBMITTAL REVIEW COMMENTS
3	08.18.2022 COR 4TH SUBMITTAL REVIEW COMMENTS
4	09.08.2022 COR 5TH SUBMITTAL REVIEW COMMENTS
5	12.08.2022 COR 5TH SUBMITTAL REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO. TCR-21001
FILENAME TCR21001-ASR-U1
CHECKED BY
DRAWN BY
SCALE 1" = 20'
DATE 02.03.2022
SHEET

UTILITY PLAN
C4.00

UTILITY LEGEND

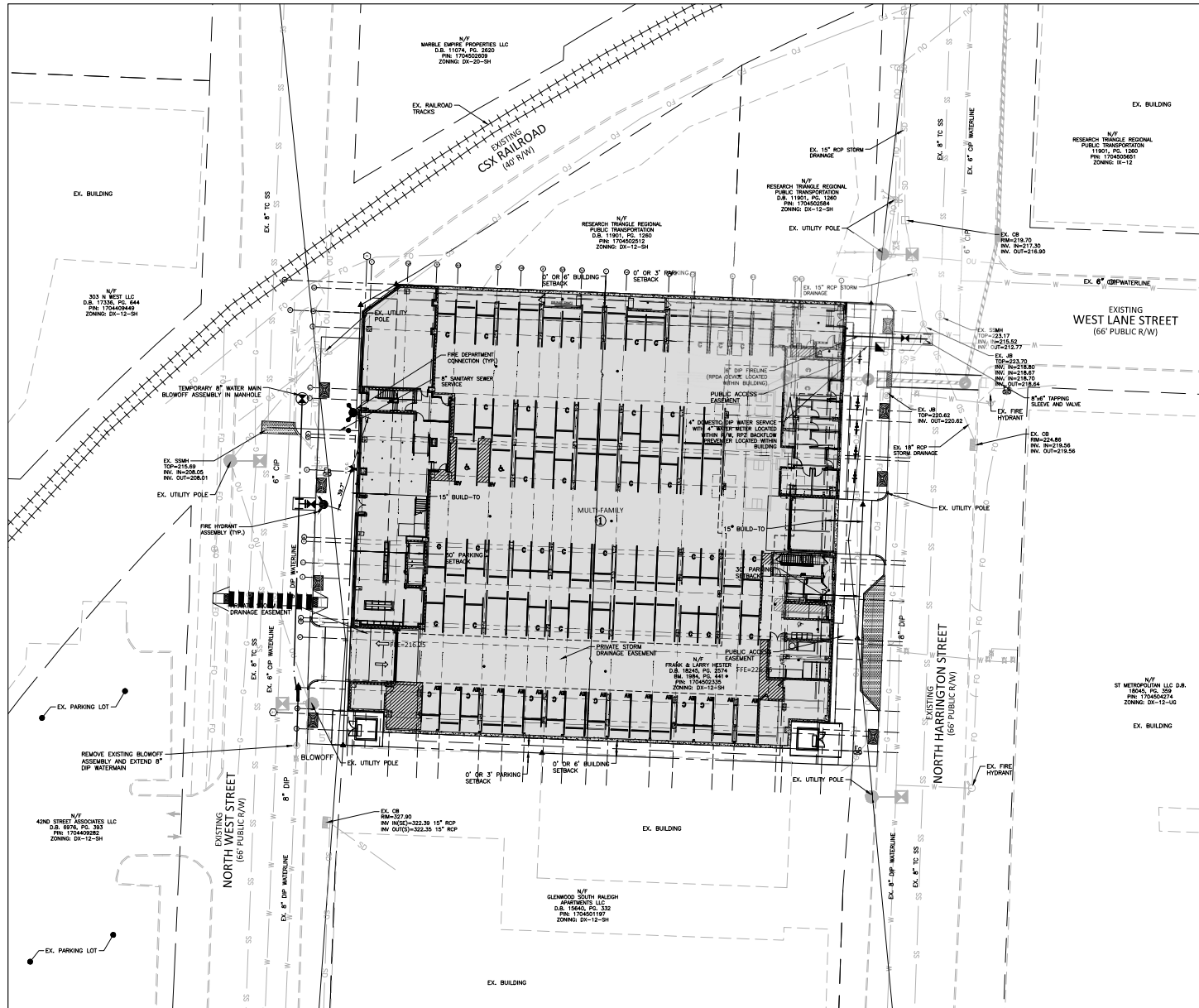
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE



GRAPHIC SCALE
1" = 20'

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

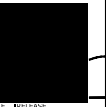


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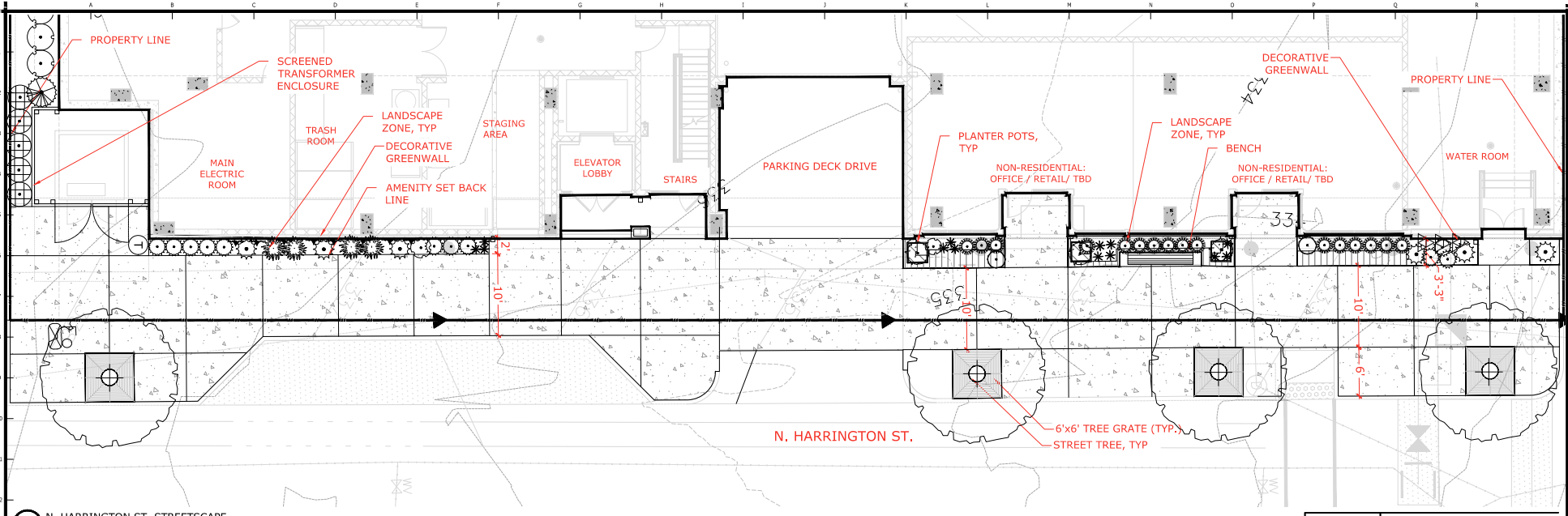


DATE: 04/20/22
04/06/22 50 SET
07/01/22 60 SUBMISSION
07/27/22 65% 40 SUBMISSION
08/15/22 60% 100 PRE-SUBMITTAL CONFERENCE
08/19/22 60% SUBMISSION

ALEXAN GLENWOOD SOUTH
401 WEST LANE STREET & 219 N. HARRINGTON STREET, RALEIGH, NC 27603
PREPARED FOR: MARLE MULTI-FAMILY LAND DEV. LP.
4509 CREEDMOOR ROAD, SUITE 308 / RALEIGH, NC 27612

LANDSCAPE DEVELOPMENT PLANS
GROUND LEVEL LANDSCAPE PLAN

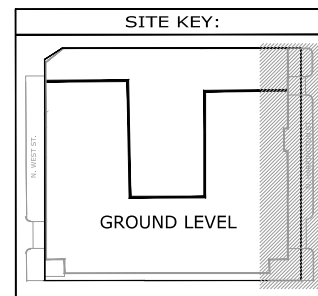
DATE: 04/20/22
PROJ. NO: 22-100-01E
DRAWN: BD
CHECKED: TA
SHEET NUMBER:
L2.00
ASR



1 N. HARRINGTON ST. STREETSCAPE

PLANT SCHEDULE NORTH HARRINGTON

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	CAL	
	4	ACER BUERGERIANUM TRIDENT MAPLE	B & B		3" CAL	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NA	
	5	AZALEA INDICA 'MRS. G.G. GERBING' MRS. G.G. GERBING AZALEA	7 GAL			
	2	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	3 GAL	16"W X 18"H		
	3	HYDRANGEA ANOMALA PETIOLARIS CLIMBING HYDRANGEA	3 GAL			
	1	HYDRANGEA PANICULATA 'JANE' LITTLE LIME HYDRANGEA	3 GAL			
	13	JUNCUS EFFUSUS 'BIG TWISTER' BIG TWISTER RUSH	2 GAL			
	16	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS	3 GAL			
	4	PEROVSKIA ATRIPLEXIFOLIA RUSSIAN SAGE	3 GAL			
	1	POLYSTICHUM ACROSTICHOIDES CHRISTMAS FERN	3 GAL			
	8	PYRACANTHA ANGUSTIFOLIA FIRETHORN ESPALLER- TRAINED TO WIRE TRELLIS	3 GAL			
	11	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL			
	3	TAXUS X MEDIA 'HICKSIII' HICKS YEW	15 GAL			
	6	THUJA OCCIDENTALIS 'EMERALD' EMERALD ARBORVITAE	B & B	8' HT. MIN		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	NA	SPACING
	45	ACORIS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEETFLAG	4" POT	15" O.C.		15" o.c.
	8	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL	15" O.C.		15" o.c.





McADAMS

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**ALEXAN GLENWOOD SOUTH
ADMINISTRATIVE SITE PLAN
RALEIGH, NORTH CAROLINA, 27603**



REVISIONS

NO.	DATE	DESCRIPTION
1	04.13.2022	CON-SIT SUBMITTAL REVIEW COMMENTS
2	06.03.2022	CON-IND SUBMITTAL REVIEW COMMENTS
3	08.10.2022	CON-FIN SUBMITTAL REVIEW COMMENTS
4	09.06.2022	CON-FIN SUBMITTAL REVIEW COMMENTS
5	12.08.2022	CON-SIT SUBMITTAL REVIEW COMMENTS

PLAN INFORMATION

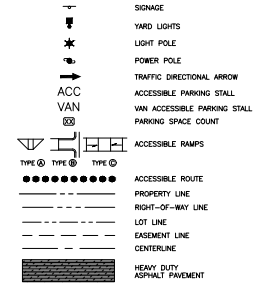
PROJECT NO. TCR-21001
FILENAME TCR21001-ASR-LS1
CHECKED BY SRD
DRAWN BY TEA
SCALE 1" = 20'
DATE 02.03.2022

SHEET

CODE LANDSCAPE PLAN

L5.00

SITE LEGEND



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
(Symbol)	ACB	8	Trident Maple	Acer buergerianum	3"	min 10' min	

LANDSCAPE CALCULATIONS

STREET TREES
N HARRINGTON ST 151 LF
STREET TREES REQUIRED: 4 (1/40 LF)
STREET TREES PROVIDED: 4

BLUWELL ST
STREET TREES REQUIRED: 4 (1/40 LF)
STREET TREES PROVIDED: 4

OUTDOOR AMENITY AREA
REQUIRED:
TOTAL SITE AREA: 89,640 SF (0.91 AC)
10% OF SITE AREA: 8,964 SF (0.091 AC)
PER UDO SEC. 1.5.3.C.8 AN ADDITIONAL 50 SF OF OAA IS REQUIRED FOR STORES ABOVE 7
8 STORES - 7 STORES = 1 STORY = 50 ADDITIONAL SF
TOTAL REQUIRED OAA = 9,064 + 50 = 4,024 SF
PER UDO SEC. 1.5.3.C.1
AREA AT GRADE: 2,027 SF (0.046 AC)
ABOVE GRADE/ADA ACCESSIBLE: 2,027 SF (0.046 AC)
ADDITIONAL ABOVE GRADE OAA: 2,679 SF (0.061 AC)
TOTAL PROVIDED OUTDOOR AMENITY AREA: 6,693 SF (0.154 AC)

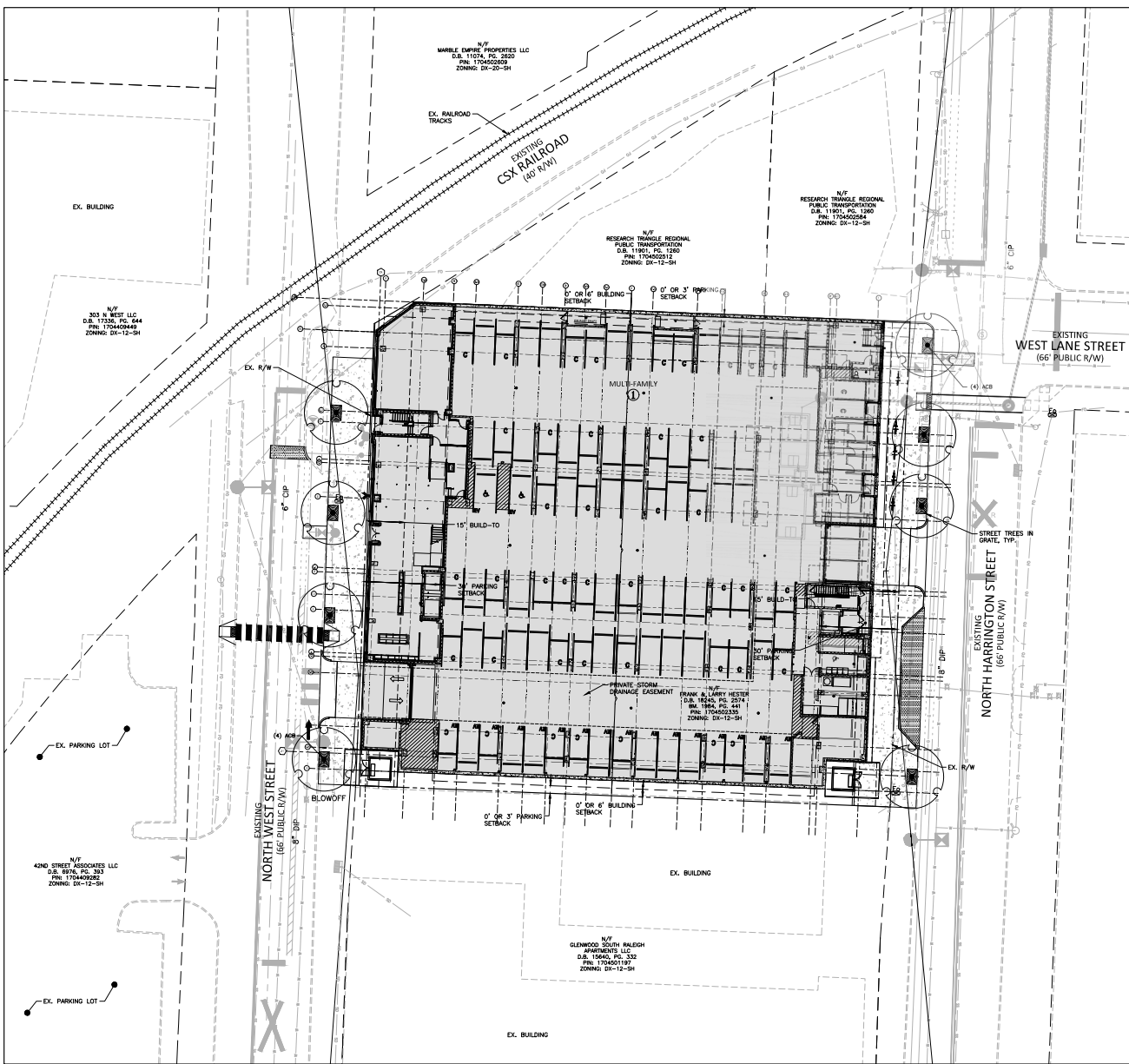
• NEARBY TRAILING OAA AREA ALLOWED TO BE ABOVE GRADE & ADA ACCESSIBLE
• 50% OF REQUIRED ADA AMENITY TO BE ADA ACCESSIBLE PER SEC. 1.5.3.B.2

PROVIDED:
AT GRADE AND ADA ACCESSIBLE OAA: 2,027 SF (0.046 AC)
ABOVE GRADE AREA COUNTED AS OAA: 1,996 SF (0.046 AC)
ADDITIONAL ABOVE GRADE OAA: 2,679 SF (0.061 AC)
TOTAL PROVIDED OUTDOOR AMENITY AREA: 6,693 SF (0.154 AC)

REQUIRED FOR URBAN PLAZAS PER UDO SEC. 1.5.3.C.1.1 LF OF SEATING FOR EACH 50 SF OF
REQUIRED AMENITY AREA AND 3-2" CALIPER TREE FOR EVERY 1,000 SF OF REQUIRED AMENITY
AREA.
4,024 SF W/ 1 LF SEATING PER 50 SF = 80 LF SEATING REQUIRED
4,024 SF W/ 1 TREE PER 1,000 SF = 4 - 2" CALIPER TREES REQUIRED

SEATING PROVIDED: TREES PROVIDED
AT GRADE = 0 LF AT GRADE = 2 TREES
ABOVE GRADE = 80 LF ABOVE GRADE = 2 TREES
TOTAL = 80 LF TOTAL = 4 TREES

GENERAL NOTES
1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE
REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
2. SEE SHEET L5.01 FOR INSTALLATION DETAILS AND NOTES.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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BRUCK

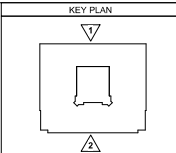
UPRAISED DOWN
P16 WALL

EXTERIOR BALCONY LIGHT

BRUCK

ROUND CYLINDER DOWN
P16 WALL

EXTERIOR BUILDING / AMENITY LIGHT



dwell design studio

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SUITE 400 MCLEANSVA, 22102

PHONE: 571.253.8950
dwell@dwelldesign.com

GLENWOOD SOUTH

401 WEST LANE STREET, RALEIGH, NC 27603

MAPLE MULTI-FAMILY LAND SE, L.P.

ISSUE

NO.	DATE	DESCRIPTION
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REVISION

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BUILDING ELEVATIONS

9/30/2022 - PERM SET

JOB NUMBER: 2103411

DRAWN BY: CHECKED BY:
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ISSUE

NO.	DATE	DESCRIPTION
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REVISION

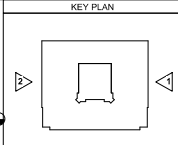
BUILDING ELEVATIONS

9/30/2022 PERM SET

JOB NUMBER: 2103411

DRAWN BY: CHECKED BY:
 Author Checker

A4.02



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

BLDG AVERAGE GRADES

	HIGH	LOW	AVERAGE
NORTH HARRINGTON ST	338.00	332.00	335.00
NORTHWEST ST	326.75	322.50	324.63



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

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ISSUE	DATE	DESCRIPTION
1	03/03/2022	PERM SET

REVISION

NO.	DATE	DESCRIPTION
1	03/03/2022	PERM SET

TRANSPARENCY CALCULATIONS

9/30/2022 - PERM SET

JOB NUMBER: 2103411

DRAWN BY: Author
 CHECKED BY: Checker

RALEIGH, NORTH CAROLINA
PART 10: UNIFIED DEVELOPMENT ORDINANCE
 5TH SUPPLEMENT INCLUDES ORDINANCE 507 10-452, FC 14.2, 506-7, 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 25%. Glass on upper stories may have any level of transparency and external reflectance.

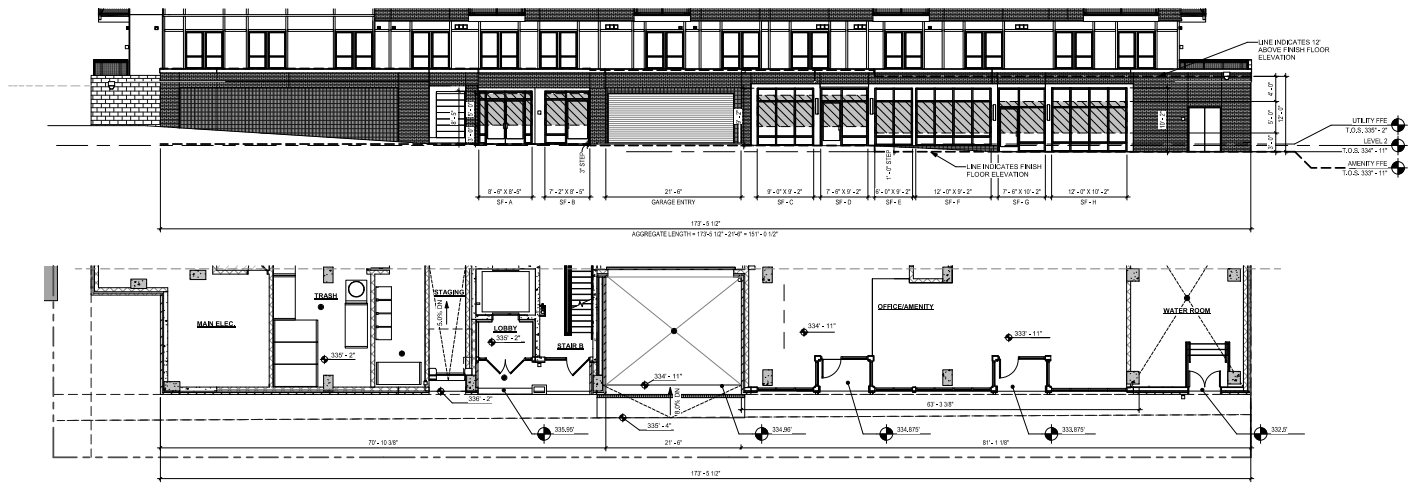
C. Design Alternate Findings

The Planning Commission or Appearance Commission on performing the quasi-judicial duties of the Planning Commission (as designed 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, fail or 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 (157'-0" X 12' 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"

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