

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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

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

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

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	
<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
Site Transaction History	
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	
GENERAL INFORMATION	
Development name: 300 Hillsborough Street	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 300 + 320 Hillsborough Street	
Site P.I.N.(s): 1703597306 + 1703595367	
Please describe the scope of work. Include any additions, expansions, and change of use. The proposed development consists of a hotel, apartment units, a restaurant and structured parking spaces with associated infrastructure and amenities.	
Current Property Owner/Developer Contact Name: Michael Walsdorf	
NOTE: please attach purchase agreement when submitting this form.	
Company: Hillsborough Owner LLC	Title: Authorized Signatory
Address: 520 West 27th Street, Suite 403, New York, NY 10001	
Phone #: 212-352-8224	Email: eeinik@tidalrep.com
Applicant Name: Jonathan Balderson	
Company: McAdams	Address: One Glenwood Ave, Suite 201, Raleigh NC 27603
Phone #: 919-287-0815	Email: balderson@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-20-SH	Existing gross floor area (not to be demolished): 0 sf
	Existing gross floor area to be demolished: 203,636
Gross site acreage: 1.31 acres	New gross floor area: 697,655
# of parking spaces required: 0	Total sf gross (to remain and new): 697,555
# of parking spaces proposed: 435	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 20
Existing use (UDO 6.1.4): Hotel and Vacant	
Proposed use (UDO 6.1.4): Hotel, Retail, Residential	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.24 Square Feet: _____	Proposed Impervious Surface: Acres: 1.30 Square Feet: _____
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
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:	Total # of hotel units: 179
# of bedroom units: 1br 280 2br 70 3br N/A 4br or more N/A	
# 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, Jonathan Balderson 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: 1/31/22

Printed Name: Michael Walsdorf

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

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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	Subdivision case #: _____
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____

GENERAL INFORMATION

Development name: 300 Hillsborough Street
Inside City limits? Yes ☒ No ☐
Property address(es): 300 + 320 Hillsborough Street

Site P.I.N.(s): 1703597306 + 1703595367

Please describe the scope of work. Include any additions, expansions, and change of use.
The proposed development consists of a hotel, apartment units, a restaurant and structured parking spaces with associated infrastructure and amenities.

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

Company: Hillsborough Owner LLC Title: Authorized Signatory
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Page 1 of 2

REVISION 02.19.21

raleighnc.gov

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-20-SH	Existing gross floor area (not to be demolished): 0 sf Existing gross floor area to be demolished: 203,636
Gross site acreage: 1.30 acres	New gross floor area: 711,428
# of parking spaces required: 0	Total sf gross (to remain and new): 711,428
# of parking spaces proposed: 427	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 20
Existing use (UDO 6.1.4): Hotel and Vacant	
Proposed use (UDO 6.1.4): Hotel, Retail, Residential	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.24 Square Feet:	Proposed Impervious Surface: Acres: 1.30 Square Feet:
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 350	Total # of hotel units: 184
# of bedroom units: 1br 280 2br 70 3br N/A 4br or more N/A	
# 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, Jonathan Balderson, 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: 1/31/22
Printed Name: Michael Walsdorf	

Page 2 of 2

REVISION 02.19.21

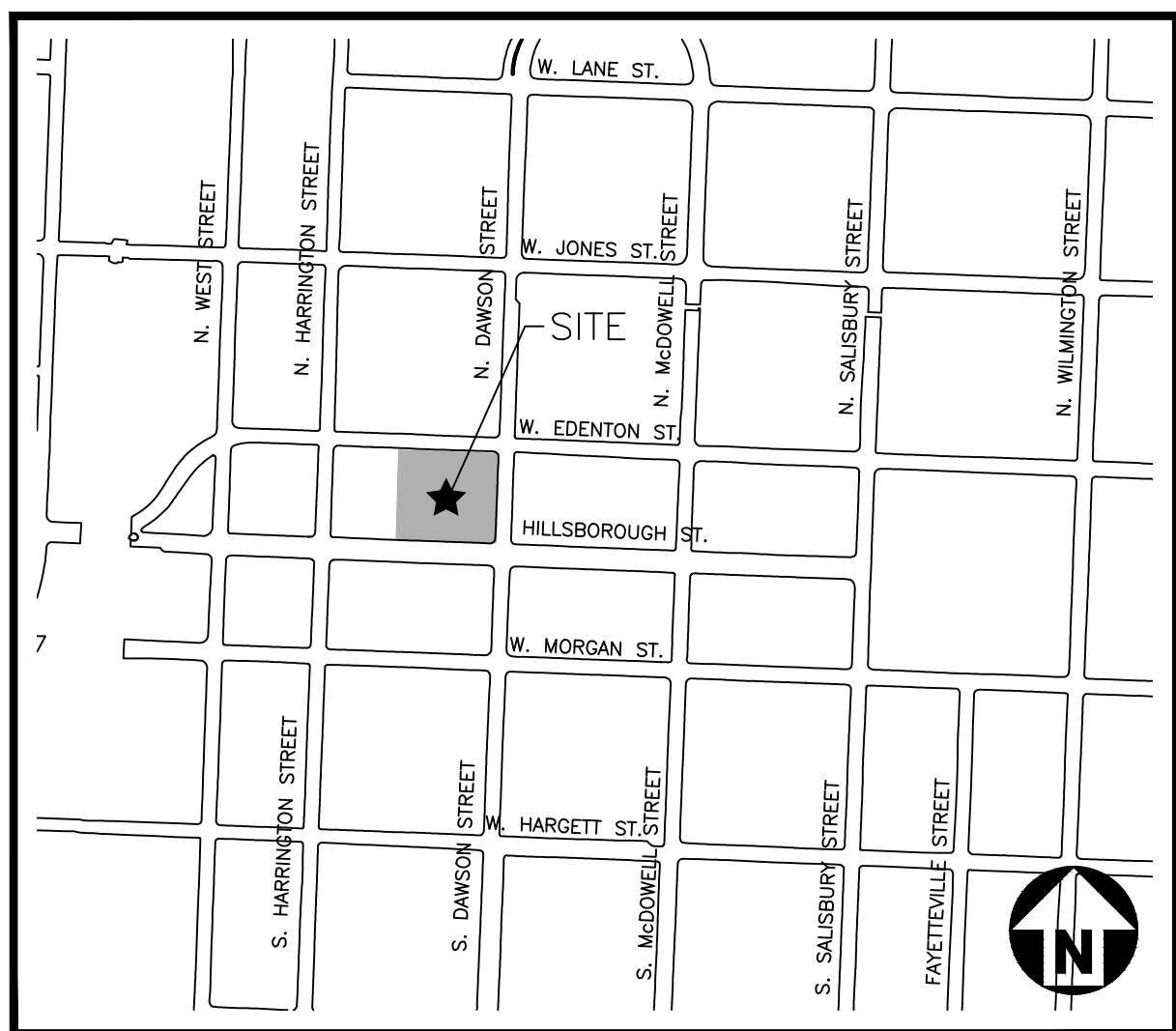
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300 HILLSBOROUGH STREET

300 HILLSBOROUGH STREET RALEIGH, NORTH CAROLINA 27601 ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH CASE# ASR-0009-2022 PROJECT NUMBER: TID-21002 DATE: FEBRUARY 01, 2022

SITE DATA

PHYSICAL ADDRESS:	300 & 320 HILLSBOROUGH STREET, RALEIGH NORTH CAROLINA 27601		
PARCEL PIN:	1703595367, 1703597306		
ZONING:	DX-20-SH		
OVERLAY DISTRICT:	NONE		
WATERSHED:	ROCKY AND PIGEON HOUSE CREEK		
SITE AREA	GROSS & NET: 56,713.50 SF / 1.30 AC		
FLOODWAY/FLOODPLAIN:	NONE		
BUILDING DATA:	RESIDENTIAL:	350 UNITS, 280 1-BEDROOM, 70 2-BEDROOM	
	HOTEL:	184 ROOMS	
	RETAIL:	2,166 SF	
	PARKING DECK:	132,746 SF	
PARKING DATA:	VEHICLE PARKING	REQUIRED:	0 SPACES (PER UDO SEC. 7.1.3.A.1.A) (872 MAX.)
		HOTEL:	0 SPACES (PER UDO SEC. 7.1.3.A.1.A) (270 MAX.)
		RESTAURANT:	0 SPACES (PER UDO SEC. 7.1.3.A.1.A) (24 MAX.)
		RESIDENTIAL UNITS:	0 SPACES (PER UDO SEC. 7.1.3.A.1.A) (578 MAX.)
		PROPOSED:	427 STANDARD SPACES
	ACCESSIBLE PARKING	REQUIRED:	9 SPACES
		PROPOSED:	2 VAN 14 SPACES (11 & 3 VAN)
	BIKE PARKING	REQUIRED:	13 LONG TERM SPACES; 22 SHORT TERM SPACES
		HOTEL:	LONG TERM: 10 SPACES (1/20 BEDROOM, 4 MIN.)
		SHORT TERM:	0 SPACES
		RESTAURANT:	LONG TERM: 4 SPACES (1/25,000 SF, 4 MIN.)
		SHORT TERM:	4 SPACES (1/50,000 SF, 4 MIN.)
		RETAIL:	LONG TERM: 0 SPACES (NONE)
		SHORT TERM:	4 SPACES (1/5,000 SF, 4 MIN.)
		RESIDENTIAL:	LONG TERM: 0 SPACES
		SHORT TERM:	18 SPACES (1/20 UNIT SF, 4 MIN.)
		PROPOSED:	14 LONG TERM SPACES; 26 SHORT TERM SPACES
BUILDING + PARKING SETBACKS	BUILD-TO	REQUIRED	EDENTON ST (PRIMARY STREET): 216 LF (80% MIN.)
			HILLSBOROUGH ST (PRIMARY STREET): 216 LF (80% MIN.)
			N. DAWSON ST (SIDE STREET): 84 LF (40% MIN.)
		PROVIDED	EDENTON ST (PRIMARY STREET): 255.0 LF (94.4%)
			HILLSBOROUGH ST (PRIMARY STREET): 255.0 LF (94.4%)
			N. DAWSON ST (SIDE STREET): 180.15 LF (85.8%)
	PARKING SETBACK	EDENTON ST (PRIMARY STREET):	30'
		HILLSBOROUGH ST (PRIMARY STREET):	30'
		N. DAWSON ST (SIDE STREET):	10'
		REAR & SIDE LOT LINE:	0 OR 3'
EXISTING IMPERVIOUS:	1.24 AC.		
PROPOSED IMPERVIOUS ALLOCATION:	1.30 AC.		
BUILDING HEIGHT	MAXIMUM ALLOWED:	20 STORY	
	PROPOSED:	20 STORY	
TREE CONSERVATION	NO TREE CONSERVATION SHALL BE REQUIRED PER UDO SECTION 9.1.2 AS THE EXISTING LOT IS LESS THAN 2 ACRES IN SIZE.		
OUTDOOR AMENITY AREA	REQUIRED:	3,161 SF (0.07 ACRES) SEE CALCULATIONS ON SHEET L5.00	
	PROVIDED:	6,136 SF (0.13 ACRES) TOTAL	
		3,247 SF (0.07 ACRES) GROUND LEVEL	
		2,889 SF (0.06 ACRES) 6TH FLOOR	



VICINITY MAP N.T.S.



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.

NOTES:

- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRDACH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE.
- REFUSE WILL BE COLLECTED IN ROLL-OUT TRASH AND RECYCLING CARTS THAT WILL BE BROUGHT OUT CURB SIDE FOR PICKUP. PICKUP WILL BE PROVIDED TWICE A WEEK.

SHEET INDEX

C0.00	PROJECT NOTES
C0.01	FORMS AND DOCUMENTS
1-1	TOPOGRAPHIC SURVEY
C1.01	DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.01	SIGHT DISTANCE TRIANGLE PLAN
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C4.00	OVERALL UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	STORM DRAINAGE & SANITARY SEWER DETAILS
C8.04	SANITARY SEWER DETAILS
C8.05	WATER DETAILS
C8.06	WATER DETAILS
C9.00	SCM 'A' PLAN VIEW
C9.01	SCM 'A' PROFILE VIEW
L5.00	LANDSCAPE PLAN
L5.01	ENCROACHMENT PLAN
C1.0	CELLAR PLAN
P1.0	GARAGE PLAN
P1.2	GARAGE PLAN
P1.3	GARAGE PLAN
P1.4	GARAGE PLAN
P1.5	GARAGE PLAN
A1.06	6TH FLOOR PLAN
A1.50	ROOF PLAN
ELEV 1.0	NORTH ELEVATION
ELEV 1.1	EAST ELEVATION
ELEV 1.2	SOUTH ELEVATION
EP1.00	SITE PHOTOMETRICS
1 OF 9	LIGHTING PLAN SHEET
2 OF 9	LIGHTING PLAN SHEET
3 OF 9	LIGHTING PLAN SHEET
4 OF 9	LIGHTING PLAN SHEET
5 OF 9	LIGHTING PLAN SHEET
6 OF 9	LIGHTING PLAN SHEET
7 OF 9	LIGHTING PLAN SHEET
8 OF 9	LIGHTING PLAN SHEET
9 OF 9	LIGHTING PLAN SHEET

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.

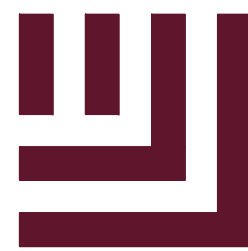
Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

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**.

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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

JONATHAN BALDERSON
balderson@mcadamsco.com
PHONE: 919. 287. 0815

CLIENT

WILMINGTON OWNER, LLC
c/o TIDAL REAL ESTATE PARTNERS, LP
520 WEST 27TH STREET, SUITE 403
NEW YORK, NEW YORK

PROJECT DIRECTORY

DEVELOPER
WILMINGTON OWNER, LLC
C/O TIDAL REAL ESTATE PARTNERS, LP
520 WEST 27TH STREET, SUITE 403
NEW YORK, NEW YORK

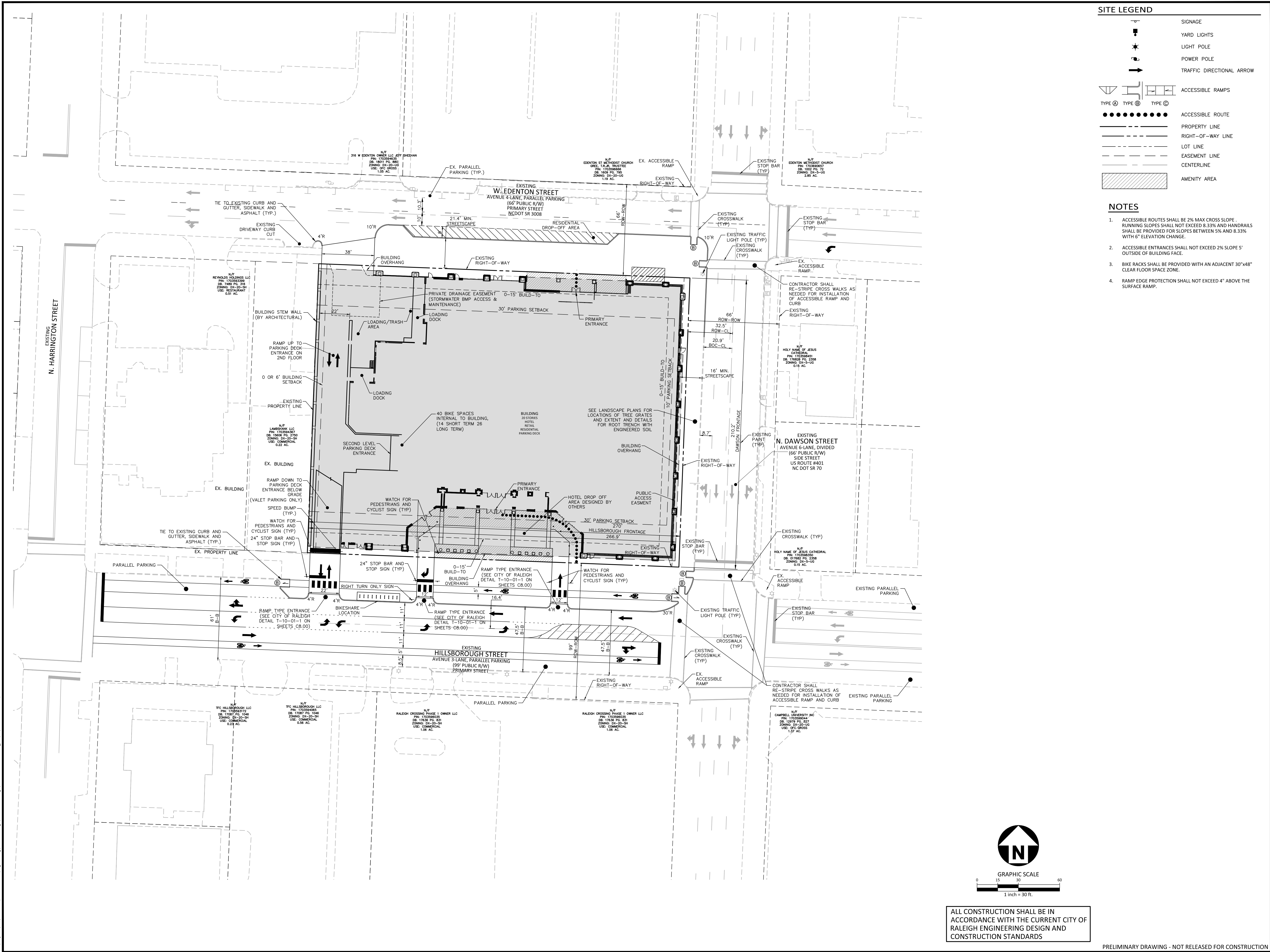
REVISIONS

NO.	DATE	
1	06.03.2022	RESPONSE TO 1ST ASR COMMENTS
2	07.25.2022	RESPONSE TO 2ND ASR COMMENTS
3	08.26.2022	RESPONSE TO 3RD ASR COMMENTS
4	10.13.2022	RESPONSE TO 4TH ASR COMMENTS

ADMINISTRATIVE SITE REVIEW FOR:

HILLSBOROUGH STREET MIXED USE
320 HILLSBOROUGH STREET
RALEIGH, NC 27601
PROJECT NUMBER: TID-21001

\\projects\TID\TID1002\04-Production\Engineering\Civil Drawings\Current Drawings\TID-21002-ASR-S1.dwg, 10/13/2022 5:08:15 PM, Jackson Shearer



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

CLIENT

HILLSBOROUGH OWNER, LLC
c/o TIDAL REAL ESTATE PARTNERS, LP
520 WEST 27TH STREET, SUITE 403
NEW YORK, NEW YORK
PHONE: 212.352.8224

HILLSBOROUGH ST. MIXED USE
ADMINISTRATIVE SITE REVIEW
300 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA 27601

REVISIONS

NO.	DATE	
1	05.18.2022	RESPONSE TO 1ST ASR COMMENTS
2	07.25.2022	RESPONSE TO 2ND ASR COMMENTS
3	08.26.2022	RESPONSE TO 3RD ASR COMMENTS
4	10.13.2022	RESPONSE TO 4TH ASR COMMENTS

PLAN INFORMATION

PROJECT NO. TID-21002
FILENAME TID-21002-ASR-S1
CHECKED BY
DRAWN BY
SCALE 1"=30'
DATE 02.01.2022

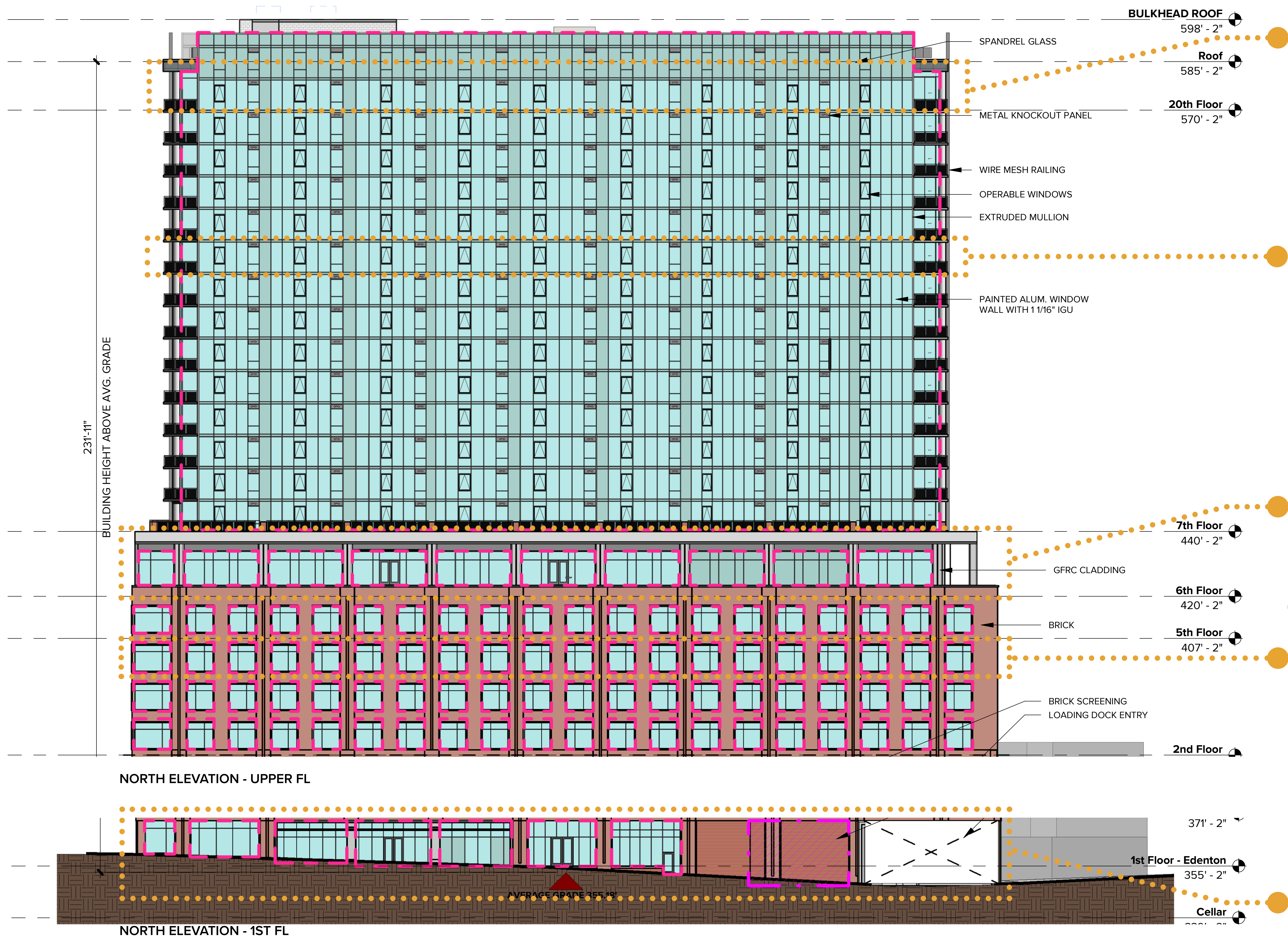
SHEET

OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE: 1/32" = 1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"
GRAPHIC SCALE: 3/32" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 3/16" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 3/8" = 1'-0"
GRAPHIC SCALE: 1/2" = 1'-0"
GRAPHIC SCALE: 3/4" = 1'-0"
GRAPHIC SCALE: 1" = 1'-0"



NORTH ELEVATION - UPPER FL

NORTH ELEVATION - 1ST FL

20TH FLOOR

(20% MIN TRANSPARENCY)

3,042 SF = TOTAL FENESTRATION
2,250 SF = TOTAL SF OF TRANSPARENCY

20% OF 3,042 SF = **608 SF MIN**

2,250 SF = PROPOSED TOTAL SF OF TRANSPARENCY
2,250 SF > 608 SF
REQUIRED TRANSPARENCY = 20%
PROPOSED TRANSPARENCY = 74%

TYPICAL FLOOR (7TH - 19TH)

(20% MIN TRANSPARENCY)

2,340 SF = TOTAL FENESTRATION
1,722 SF = TOTAL SF OF TRANSPARENCY

20% OF 2,340 SF = **468 SF MIN**

1,722 SF = PROPOSED TOTAL SF OF TRANSPARENCY
1,722 SF > 468 SF
REQUIRED TRANSPARENCY = 20%
PROPOSED TRANSPARENCY = 74%

6TH FLOOR

(20% MIN TRANSPARENCY)

4,921 SF = TOTAL FENESTRATION
2,125 SF = TOTAL SF OF TRANSPARENCY

20% OF 4,921 SF = **984 SF MIN**

2,125 SF = PROPOSED TOTAL SF OF TRANSPARENCY
2,125 SF > 984 SF
REQUIRED TRANSPARENCY = 20%
PROPOSED TRANSPARENCY = 43%

TYPICAL FLOOR (2ND - 5TH)

(20% MIN TRANSPARENCY)

3,467 SF = TOTAL FENESTRATION
1,202 SF = TOTAL SF OF TRANSPARENCY

20% OF 3,467 SF = **693 SF MIN**

1,202 SF = PROPOSED TOTAL SF OF TRANSPARENCY
1,202 SF > 693 SF
REQUIRED TRANSPARENCY = 20%
PROPOSED TRANSPARENCY = 35%

GROUND STORY

(66% MIN TRANSPARENCY)

3,205 SF = TOTAL FENESTRATION
1,546 SF = TOTAL SF OF TRANSPARENCY

INCLUDES TRANSPARENT BRICK SCREENING

66% OF 3,205 SF = **2,114 SF MIN**

1,546 SF = PROPOSED TOTAL SF OF TRANSPARENCY
1,546 SF < 2,114 SF
REQUIRED TRANSPARENCY = 66%
PROPOSED TRANSPARENCY = 48%

ESa
Earl Swensson Associates, Inc.
1033 Demonbreun Street
Suite 800
Nashville, Tennessee 37203
615-328-9445

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NOT VALID FOR REGULATORY APPROVAL. PERMITTING OR CONSTRUCTION IF ARCHITECT'S SEAL IS NOT PRESENT.

300 HILLSBOROUGH

RALEIGH, NC

DOCUMENT CHANGES	
Description	Date

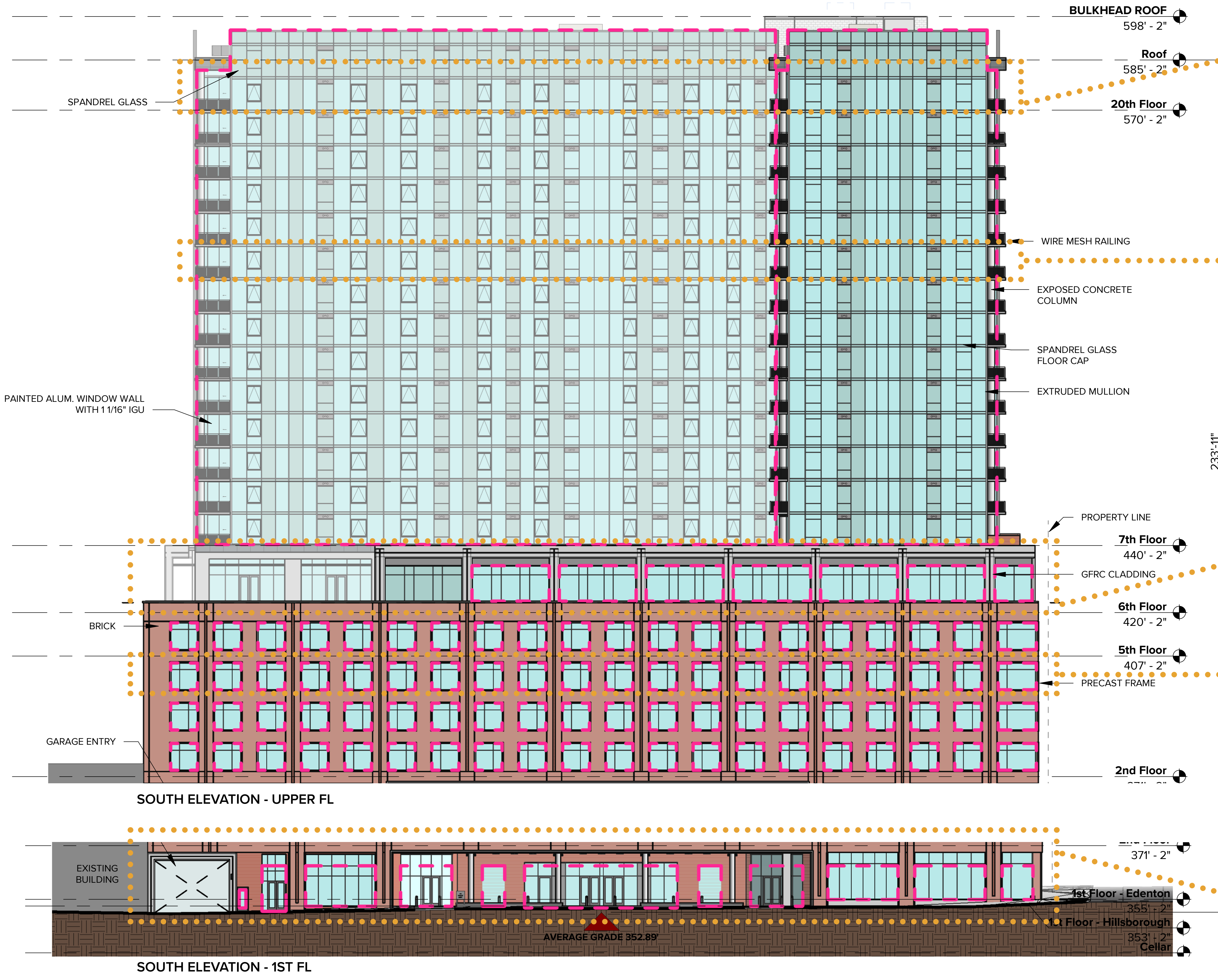
Issue Description	ASR
Original Issue Date	05/31/22
Project No	20189.00
Drawn By	PAP
Checked By	LD
Drawing Title	

NORTH ELEVATION

Sheet Number

ELEV-1.0

GRAPHIC SCALE: 1/32" = 1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"
GRAPHIC SCALE: 3/32" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 3/16" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 3/8" = 1'-0"
GRAPHIC SCALE: 1/2" = 1'-0"
GRAPHIC SCALE: 3/4" = 1'-0"
GRAPHIC SCALE: 1" = 1'-0"
8/24/2022 10:57:59 AM B:\1\301\2018\00_300 Hillsborough\2\0800_300 Hillsborough.dwg, Central



20TH FLOOR
(20% MIN TRANSPARENCY)

3,104 SF = TOTAL FENESTRATION
1,555 SF = TOTAL SF OF TRANSPARENCY

20% OF 3,104 SF = **621 SF MIN**

1,555 SF = PROPOSED TOTAL SF OF TRANSPARENCY
1,555 SF > 621 SF
REQUIRED TRANSPARENCY = 20%
PROPOSED TRANSPARENCY = 50%

TYPICAL FLOOR (7TH - 19TH)
(20% MIN TRANSPARENCY)

2,387 SF = TOTAL FENESTRATION
1,571 SF = TOTAL SF OF TRANSPARENCY

20% OF 2,387 SF = **477 SF MIN**

1,571 SF = PROPOSED TOTAL SF OF TRANSPARENCY
1,571 SF > 477 SF
REQUIRED TRANSPARENCY = 20%
PROPOSED TRANSPARENCY = 66%

6TH FLOOR
(20% MIN TRANSPARENCY)

5,009 SF = TOTAL FENESTRATION
2,221 SF = TOTAL SF OF TRANSPARENCY

20% OF 5,009 SF = **1,002 SF MIN**

2,221 SF = PROPOSED TOTAL SF OF TRANSPARENCY
2,221 SF > 1,002 SF
REQUIRED TRANSPARENCY = 20%
PROPOSED TRANSPARENCY = 44%

TYPICAL FLOOR (2ND - 5TH)
(20% MIN TRANSPARENCY)

3,467 SF = TOTAL FENESTRATION
1,201 SF = TOTAL SF OF TRANSPARENCY

20% OF 3,467 SF = **693 SF MIN**

1,201 SF = PROPOSED TOTAL SF OF TRANSPARENCY
1,201 SF > 693 SF
REQUIRED TRANSPARENCY = 20%
PROPOSED TRANSPARENCY = 35%

GROUND STORY
(66% MIN TRANSPARENCY)

3,172 SF = TOTAL FENESTRATION
2,134 SF = TOTAL SF OF TRANSPARENCY

66% OF 3,172 SF = **2,094 SF MIN**

2,134 SF = PROPOSED TOTAL SF OF TRANSPARENCY
2,134 > 2,094 SF
REQUIRED TRANSPARENCY = 66%
PROPOSED TRANSPARENCY = 67%