



# Administrative Approval Action

ASR-0041-2024 /  
West South Street Apartments

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

**LOCATION:** This 2.08 acre site is comprised of four parcels and zoned RX-4-UL CU, RX-7-UL CU, and RX-7-UL CU. It is within a Transit Overlay District also and is located on the southwest corner of the intersection of W. South Street and S. Saunders Street at 601 and 611 W. South Street, and 716 and 718 S. Saunders Street.

**REQUEST:** This proposal is for two Apartment buildings with 269 dwelling units with first floor retail and associated site improvements. The total proposed building size is 402,552 square feet.

DA-11-2024 (approved 2/6/2025) Driveway spacing and access.

**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 March 28, 2025 by WithersRavenel.

## **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**

1. An outdoor lighting plan demonstrating compliance to Section 7.4 and 7.1.7 G 1 of the UDO is required.
2. The plans appear to show an existing 45' City of Raleigh Permanent Drainage Easement / Greenway Easement in a location different than that shown on a map recorded in BM2019 Page 2112. Please verify the easements are shown correctly. If the plan sheets need correction to match the existing conditions please do that. If relocation of existing easements is necessary then separate approvals and recordation of new easements will be required.
3. Demonstrate compliance with condition number 7 set forth in Z-4-22. Some of the existing building materials appear to be prohibited.

### **Stormwater**

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).



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4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

## Urban Forestry

5. A tree impact permit must be obtained for the removal of 1 existing street tree and tree grate in the existing right-of-way along S. Saunders Street.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

- ☒ Right of Way Deed of Easement  
Required

☒ **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:***

## General

1. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

## Engineering

3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

## Stormwater

4. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina



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regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

5. 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).

☒ **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. Comply with all conditions set forth in Z-4-22 and Z-54-23 (see Certificate of Occupancy Section for more information on condition number 3).
2. A recombination map shall be recorded, recombining the existing lots into two lots as shown on the preliminary plan.

## Engineering

3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
4. A fee-in-lieu for Transit Infrastructure (shelter, pad, bench etc.) shall be paid to the City of Raleigh (UDO 8.1.10).

## Stormwater

5. 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).
6. 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).

## Urban Forestry

7. A public infrastructure surety for 15 street trees in tree grates 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.
8. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 9 street trees in tree grates along W. South Street and 6



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street trees in tree grates along S. Saunders Street for a total of 15 street trees.

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

## **General**

1. Final inspection of right-of-way street trees by Urban Forestry Staff.
2. Demonstrate compliance with condition number 3 set forth in Z-54-23: For any approved site plan containing residential units on the subject property, the property owner shall pay to the City a total of \$90,000. The contribution shall be placed in the fund designated for the City's Affordable Housing Program. The amount shall be paid prior to the issuance of the first certificate of occupancy for a residential unit on the property. Prior to the issuance of any building permit, this payment obligation shall be evidenced by a promissory note to the City. If a sale of the project or the property (or a portion thereof), including a sale of controlling interests of an ownership entity within the project, occurs subsequent to the issuance of the first building permit and prior to the payment in full of the sum described within this condition, any outstanding amount shall be paid prior to the change of ownership.

## **Stormwater**

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. 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:

### **3-Year Expiration Date:** May 28, 2028

Obtain a valid building permit for the total area of the project, or a phase of the project.

### **4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.





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Signed: Keegan McDonald  Digitally signed by Keegan.McDonald@raleighnc.gov  
Reason: I am approving this document  
Date: 2025.05.28 08:34:08-04'00'

Date: 05/28/2025

Development Services Dir/Designee

Staff Coordinator: Michael Walters

ADMINISTRATIVE SITE REVIEW FOR  
WEST SOUTH STREET  
ASR-0041-2024

611 WEST SOUTH STREET | RALEIGH, NC 27601 | WAKE

FIRST SUBMITTAL: JUNE 13, 2024  
SECOND SUBMITTAL: SEPTEMBER 13, 2024  
THIRD SUBMITTAL: NOVEMBER 8, 2024  
FOURTH SUBMITTAL: JANUARY 14, 2025  
FIFTH SUBMITTAL: MARCH 28, 2025

EXISTING PARCEL DATA

PIN: OWNER: ADDRESS: ZONING: AREA:	1703460162 BH-SOUTH STREET LLC 611 W SOUTH ST RX-4-UL-CU 0.91 AC	PIN: OWNER: ADDRESS: ZONING: AREA:	1703462163 BH-SOUTH STREET LLC 601 W SOUTH ST RX-7-UL-CU 0.82 AC
PIN: OWNER: ADDRESS: ZONING: AREA:	1703463004 716 SOUTH SAUNDERS LLC 716 S SAUNDERS ST NX-3-UL 0.18 AC	PIN: OWNER: ADDRESS: ZONING: AREA:	1703453909 716 SOUTH SAUNDERS LLC 718 S SAUNDERS ST NX-3-UL 0.18 AC

SITE DATA TABLE

RALEIGH PROJECT NUMBER	ASR-0041-2024
ASSOCIATED CASE NUMBER	DA-11-2024
SITE AREA	90,604 SF / 2.08 AC
WATERSHED	ROCKY BRANCH
ZONING	RX-4-UL-CU (0.91 AC), RX-7-UL-CU (0.82 AC), RX-7-UL-CU (0.36 AC)
ZONING OVERLAY	-TOD
EXISTING USE	VACANT
PROPOSED USE	MULTI-UNIT LIVING
PROPOSED BUILDINGS	2
PROPOSED DENSITY (UNITS/ACRE)	130/AC
PROPOSED NUMBER OF UNITS	269 UNITS
PROPOSED SQUARE FOOTAGE	402,552 SF
PRIMARY STREET(S)	S. SAUNDERS ST & W. SOUTH ST
BUILDING SETBACKS:	
FRONT	0'/20' (BUILD - TO - UL FRONTAGE)
SIDE	0' OR 6'
REAR	6' (ZONING CONDITION HAS 15' PORTION)
PARKING SETBACKS:	
FRONT	10'
SIDE	0'
REAR	0'
MAXIMUM PARKING	445 SPACES
PROPOSED PARKING	251 SPACES
BICYCLE PARKING REQUIRED	14 SHORT TERM/52 LONG TERM
BICYCLE PARKING PROVIDED	14 SHORT TERM/52 LONG TERM
AMENITY AREA REQUIRED	90,604 SF X 10% = 9,061 SF / 0.21 AC
AMENITY AREA PROVIDED	20,100 SF / 0.47 AC REFER TO SHEET LP100
EXISTING BUA	62,840 SF / 1.48 AC
PROPOSED BUA	85,351 SF / 1.96 AC

PUBLIC IMPROVEMENT QUANTITY TABLE

	PHASE 1
NUMBER OF LOTS	4
LOT NUMBER(S) BY PHASE	0
NUMBER OF UNITS	269
LIVABLE BUILDINGS	2
OPEN SPACE?	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PRIVATE WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC FORCE MAIN (LF)	0
PRIVATE SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF) - FULL	717
PUBLIC SIDEWALK (LF) - PARTIAL	0
MULTI-USE PATH (LF)	0
STREET SIGNS (LF)	0
PUBLIC STORM PIPE (LF)	24
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	2
AVERAGE DAILY FLOW (GDP)	26,550

CONTACT LIST:

Engineer: Andrew Mason, PE WithersRavenel 137 S Wilmington Street, Suite 200 Raleigh, NC 27601 919-535-5290 amason@withersravenel.com	Architect: Lindsay Kreitzman City Design 125 N. Harrington Street Raleigh, NC 27601 919-833-6413 lindsay@citydesignnc.com	Developer: Patrick Wade Blue Heron Asset Management 1111 Haynes Street, #203 Raleigh, NC 27601 919-270-2516 patrick.wade@blueheronfund.com
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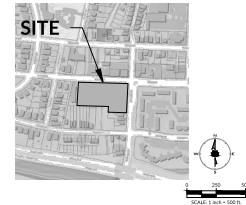
PRELIMINARY  
NOT APPROVED  
FOR CONSTRUCTION



WithersRavenel  
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601  
License # F-1479 | E 919-465-3340 | www.withersravenel.com

PREPARED BY:

VICINITY MAP



Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES
C0.02	ZONING COMPLIANCE
C0.03	SOLID WASTE WILL SERVE
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C2.00	SITE PLAN
C3.00	UTILITY PLAN
C3.01	FIRE ACCESS PLAN
C4.00	GRADING & DRAINAGE PLAN
C8.00	SCM 1 PLAN & DETAILS
C8.01	SCM 2 PLAN & DETAILS
LP100	CODE LANDSCAPE AND AMENITY PLAN
LP200	CODE LANDSCAPE DETAILS
ASR111	BUILDING A P1 PLAN
ASR112	BUILDING A P2 PLAN
ASR113	BUILDING B P1 PLAN
ASR211	BUILDING A ELEVATIONS
ASR212	BUILDING A ELEVATIONS
ASR213	BUILDING A ELEVATIONS
ASR214	BUILDING A ELEVATIONS
ASR221	BUILDING B ELEVATIONS
ASR222	BUILDING B ELEVATIONS
ASR223	BUILDING A ELEVATIONS - TRANSPARENCY CALCS
ASR224	BUILDING A ELEVATIONS - TRANSPARENCY CALCS
ASR225	BUILDING B ELEVATIONS - TRANSPARENCY CALCS
ASR231	BUILDING A - BASEMENT CALCS RALEIGH UDO
ASR232	BUILDING B - BASEMENT CALCS RALEIGH UDO

TRAFFIC CONTROL AND PEDESTRIAN  
PLAN NOTES

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES, PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM);
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SITE LIGHTING NOTE

- PROPOSED SITE LIGHTING WILL BE PROVIDED WITH THE SITE PERMIT REVIEW (SPR) DOCUMENTS. A PROPOSED LIGHTING PLAN SHALL BE APPROVED BY THE CITY OF RALEIGH PRIOR TO THE RECEIPT OF THE SITE PERMIT.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFPA 13 SPRINKLER PROPOSED).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFP 507.5.1).
- ALL NEW HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 1 INCH TIGHT CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS BASED ON 2018 NCFP, 507.3.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE WILL BE COLLECTED INTERNAL TO THE BUILDINGS. TRASH ROOM WILL BE SCREENED WITH A ROLL DOWN DOOR.
- SOLID WASTE AND RECYCLING WILL BE COLLECTED BY A PRIVATE HAULER.
- A WILL SERVE LETTER IS INCLUDED ON SHEET C0.03.
- FREQUENCY OF COLLECTION FOR GARBAGE IS THREE (3) TO FOUR (4) TIMES PER WEEK TO OCCUR BETWEEN THE HOURS OF 7AM - 5PM.
- FREQUENCY OF COLLECTION FOR RECYCLING IS THREE (3) TO FOUR (4) TIMES PER WEEK TO OCCUR BETWEEN THE HOURS OF 7AM - 5PM.
- ON PICK UP DAY, BUILDING MAINTENANCE STAFF WILL ROLL DUMPSTERS TO THE COLLECTION POINT. PRIVATE VENDOR WILL COLLECT TRASH. MAINTENANCE STAFF WILL BE RESPONSIBLE FOR ENSURING CONSTRAINTS ARE REMOVED FROM THE SIDEWALK AND RETURNED TO TRASH ROOM.

DESIGN ALTERNATE APPROVAL NOTE

- THIS PLAN IS IN COMPLIANCE WITH DA-11-2024 WHICH WAS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC) ON FEBRUARY 6, 2025. DESIGN ALTERNATES FOR BLOCKS, LOTS, AND ACCESS UDO SECTIONS 8.3.2, 8.3.4, AND 8.3.5) AND RELATIONS FOR NEW AND EXISTING STREETS (UDO SECTION 8.5) WERE APPROVED. A DESIGN ALTERNATE FOR DRIVEWAY SPACING (RSDM) WAS APPROVED. PLEASE REFER TO DA-11-2024 STAFF REPORT FOR MORE INFORMATION.

DEVELOPER:  
BLUE HERON ASSET  
MANAGEMENT

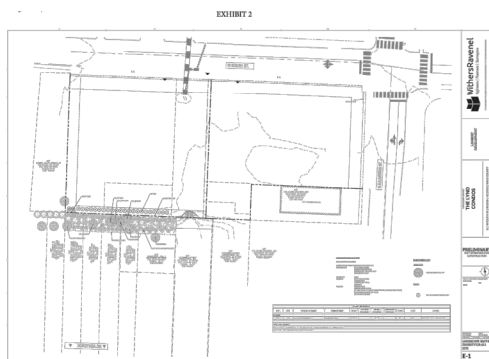
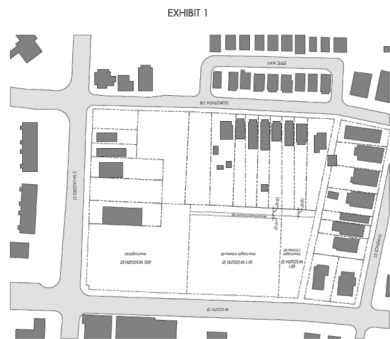
111 HAYNES STREET, SUITE 203  
RALEIGH, NC 27601  
PHONE #: 919-4989656  
ATTENTION: PATRICK WADE



ADMINISTRATIVE SITE REVIEW  
FOR  
WEST SOUTH STREET  
ASR-0041-2024  
WR PROJECT NO. 23-0260  
RALEIGH  
MUNI PROJ NO. ASR-0041-2024  
INITIAL PLAN DATE: 06/13/2024



## ZONING CONDITIONS EXHIBIT Z-4-22



## ZONING CONDITIONS

Ordinance No. (2022) 47 02-42	6111 South St., 6011 W. South St.
2-4-22, 02-42 Vebt South St. located at the southwest quadrant of the intersection of West South Street and West South Street, approximately 500' north of Western Boulevard, West South Street, West South Street, and West South Street. (Ordinance No. 1998-001, 1998-002, 1998-003, 1998-004, 1998-005, 1998-006, 1998-007, 1998-008, 1998-009, 1998-010, 1998-011, 1998-012, 1998-013, 1998-014, 1998-015, 1998-016, 1998-017, 1998-018, 1998-019, 1998-020, 1998-021, 1998-022, 1998-023, 1998-024, 1998-025, 1998-026, 1998-027, 1998-028, 1998-029, 1998-030, 1998-031, 1998-032, 1998-033, 1998-034, 1998-035, 1998-036, 1998-037, 1998-038, 1998-039, 1998-040, 1998-041, 1998-042, 1998-043, 1998-044, 1998-045, 1998-046, 1998-047, 1998-048, 1998-049, 1998-050, 1998-051, 1998-052, 1998-053, 1998-054, 1998-055, 1998-056, 1998-057, 1998-058, 1998-059, 1998-060, 1998-061, 1998-062, 1998-063, 1998-064, 1998-065, 1998-066, 1998-067, 1998-068, 1998-069, 1998-070, 1998-071, 1998-072, 1998-073, 1998-074, 1998-075, 1998-076, 1998-077, 1998-078, 1998-079, 1998-080, 1998-081, 1998-082, 1998-083, 1998-084, 1998-085, 1998-086, 1998-087, 1998-088, 1998-089, 1998-090, 1998-091, 1998-092, 1998-093, 1998-094, 1998-095, 1998-096, 1998-097, 1998-098, 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## RESTAURANT USE STANDARDS

EATING/ESTABLISHMENT USE STANDARDS UNDER 6.10.C		
Rc Zoning		
STANDARD		JUSTIFICATION
1	Must be located on the first floor of a corner unit in an apartment building type located at the intersection of 2 public streets.	This is in the TOD overlay and therefore is subject to parts i and ii.
2	The existing establishment cannot exceed 4,000 square feet in gross floor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot.	This is in the TOD overlay and therefore is subject to parts i and ii.
3	Hours of operation can begin no earlier than 6AM and end no later than 11PM, including all deliveries.	The restaurant will not be open outside of the hours of 6AM to 11PM.
4	An eating establishment in an TOD overlay is not subject to parts i and ii of this section, however, such a use must be within or attached to a multi-unit building. The existing establishment unit cannot exceed 4,000 square feet in gross floor area individually or cumulatively in combination with any other allowed Limited Commercial use per lot.	The total existing establishment square footages is 1,605 SF.

## RETAIL USE STANDARDS

NEPA, PALMER, & BURNS LTD. D.D.		
RW Zoning		
STANDARD		CLASSIFICATION
a	Must be located on the first floor of a corner unit in an approved building type located at the intersection of 2 public streets.	This is in the "100 story" and therefore not subject to parts a and b.
b	Thermal storage units cannot exceed 4,000 square feet in gross floor area <i>individually or cumulatively</i> in combination with any other allowed Limited Commercial use per lot.	This is in the "100 story" and therefore not subject to parts a and b.
c	Hours of operation cannot begin earlier than 6AM and end later than 11PM, including delivery.	The stores will not be open outside the hours of 6AM to 11PM.
d	Wholesale fuel, cash checking and payday loan facilities are not permitted.	This is not used for these purposes.
e	Actual sales area of 100,000 sq. ft. is not subject to parts a and b of this section; however, a use must be similar or attached to a main tenant building. Thermal sales units cannot exceed 3,000 square feet in gross floor area. <i>Individually or cumulatively</i> in combination with any other allowed Limited Commercial use per lot.	The thermal use is within the 40,000 sq. ft. maximum of 100,000 sq. ft.

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137 S Wilmington Street | Suite 200 | Raleigh, NC 27601  
License #: F-1479 | t: 919.469.3340 | [www.withersravenel.com](http://www.withersravenel.com)



ADMINISTRATIVE SITE REVIEW FOR  
**WEST SOUTH STREET**  
**ASR-0041-2024**

6111 WEST SOUTH STREET | RALEIGH, NC 27601 | WAKE

**PRELIMINARY**  
NOT APPROVED  
FOR CONSTRUCTION



INITIAL PLAN DATE: 06/13/2024  
REVISIONS:  
1 - 2024-09-13 DPC  
COR COMMENTS  
2 - 11/08/2024 WR  
COR COMMENTS  
3 - 01/14/2025 WR  
COR COMMENTS  
4 - 03/28/2025 WR  
COR COMMENTS

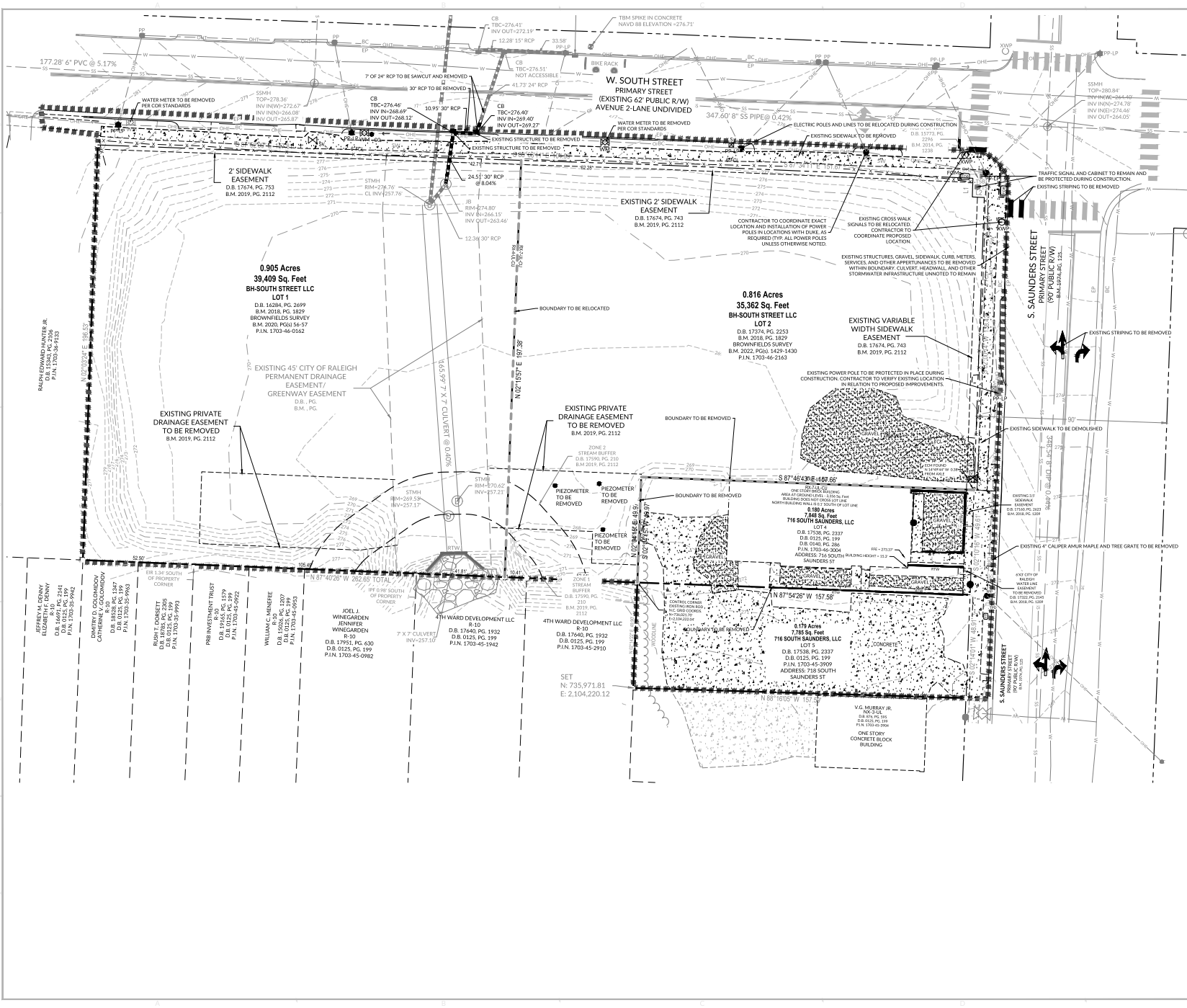
WR JOB NUMBER	23-0260
DRN: WR	DGN: WR CKD: WR

## ZONING COMPLIANCE

C0.02



C0.03

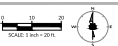


**DEMOLITION NOTE**  
1. ITEMS SHOWN IN RED TO BE DEMOLISHED AND REMOVED FROM SITE



ADMINISTRATIVE SITE REVIEW FOR  
**WEST SOUTH STREET**  
**ASR-0041-2024**  
611 WEST SOUTH STREET | RALEIGH, NC 27601 | WAKE

**PRELIMINARY**  
NOT APPROVED  
FOR CONSTRUCTION



INITIAL PLAN DATE: 06/13/2024  
REVISIONS:  
1. 2024-09-13 DPC  
COR COMMENTS  
2. 11-08-2024 WIR  
COR COMMENTS  
3. 10-14-2025 WIR  
COR COMMENTS  
4. 10-28-2025 WIR  
COR COMMENTS

WIR FOR NUMBER: 21-0260  
CIRK WIR: CDRK WIR: CDRK WIR

**EXISTING  
CONDITIONS &  
DEMOLITION PLAN**

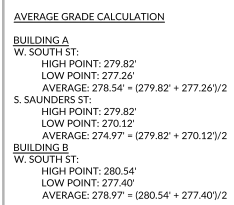
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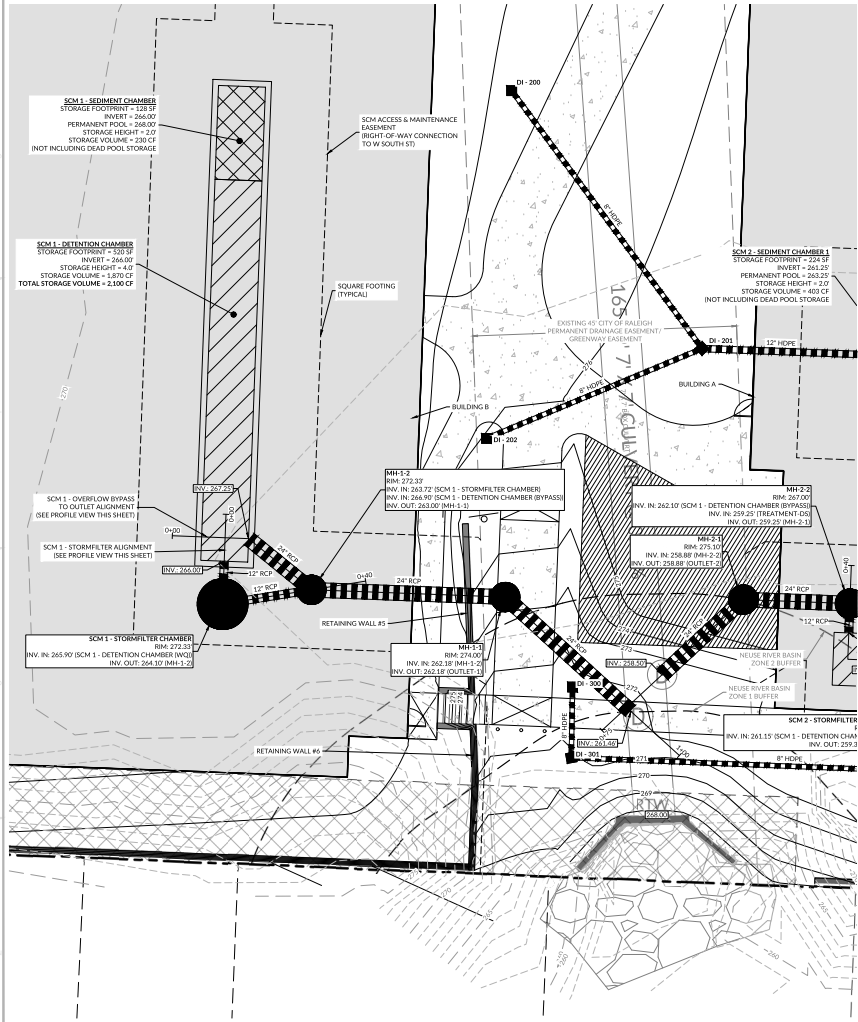




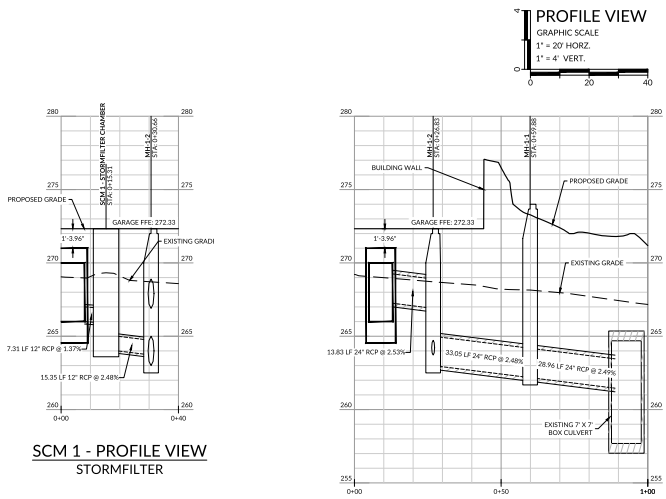


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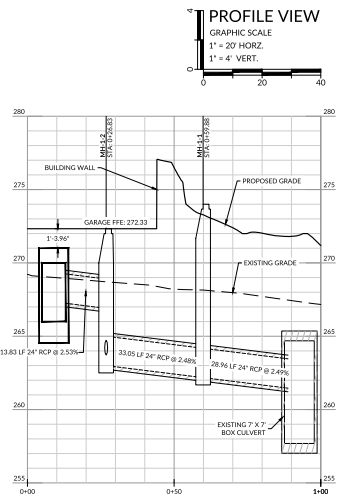
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SCM 1 - PLAN VIEW

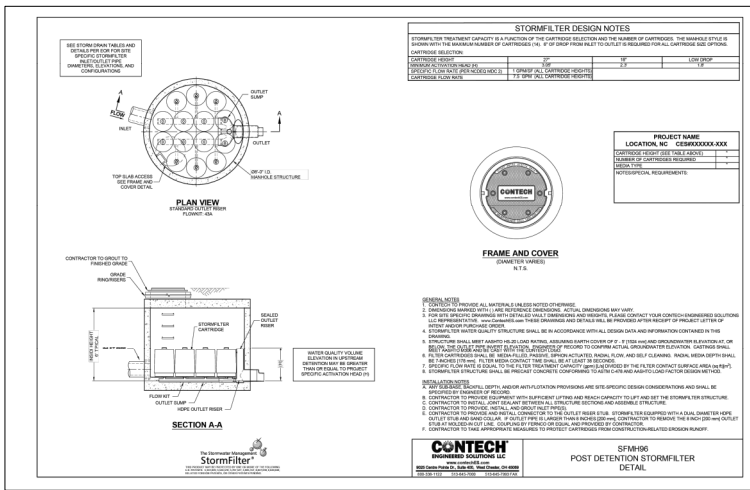


SCM 1 - PROFILE VIEW  
STORMFILTER



SCM 1 - PROFILE VIEW  
OVERFLOW BYPASS TO OUTLET

GRADING & DRAINAGE LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
---	PROPOSED CATCH BASIN
---	PROPOSED STORM PIPE
---	PROPOSED FLARED END SECTION
---	PROPOSED RETAINING WALL
---	PROPOSED SALT FENCE
---	PROPOSED TREE PROTECTION FENCE



ADMINISTRATIVE SITE REVIEW FOR  
**WEST SOUTH STREET**  
ASR-0041-2024

611 WEST SOUTH STREET | RALEIGH, NC 27601 | WAKE

WithersRavenel

blueheron

PRELIMINARY  
NOT APPROVED  
FOR CONSTRUCTION

INITIAL PLAN DATE: 06/13/2024  
REVISIONS:  
1 - 2/28/24-09-13 DPC  
COR COMMENTS  
2 - 11/08/2024 WBR  
COR COMMENTS  
3 - 10/14/2024 WBR  
COR COMMENTS  
4 - 10/28/2024 WBR  
COR COMMENTS

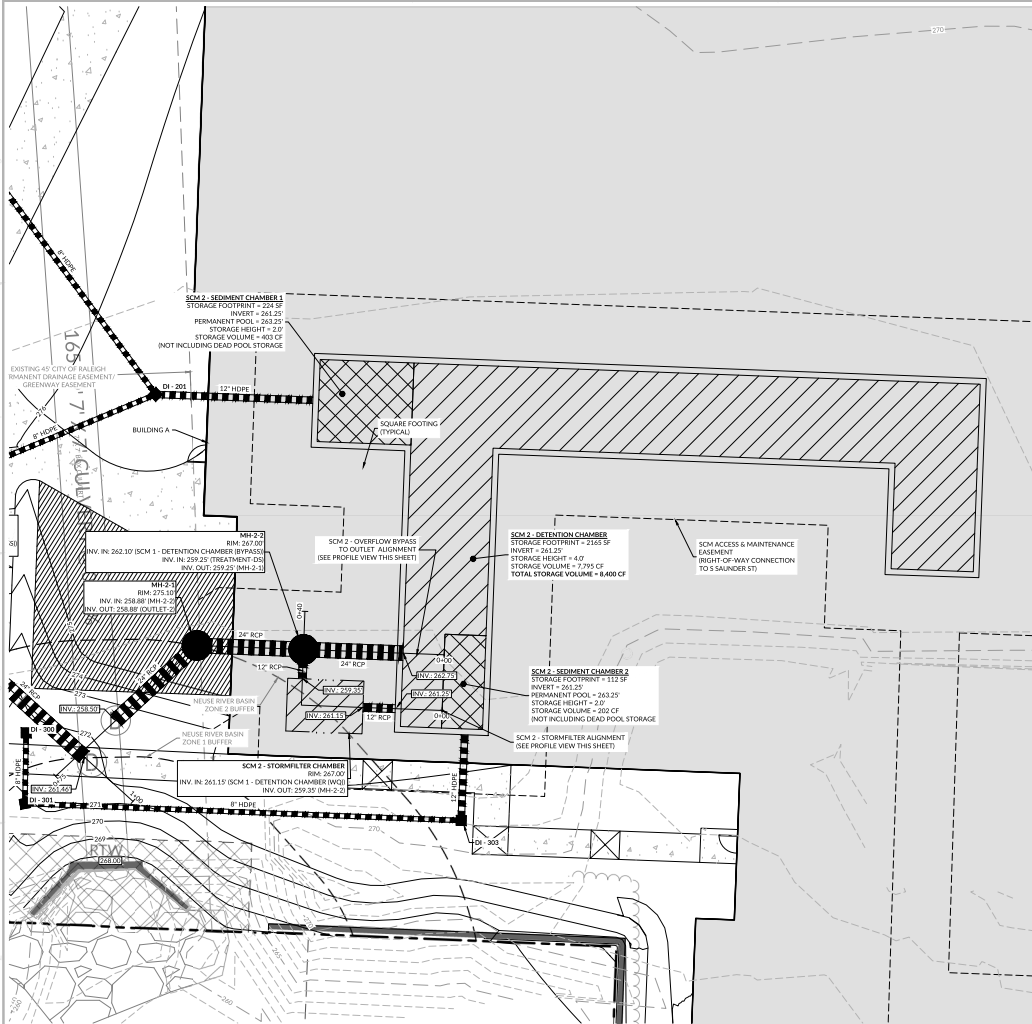
VR FOR NUMBER 31-0260  
CENR FOR CENR FOR CENR FOR

SCM 1 PLAN & DETAILS

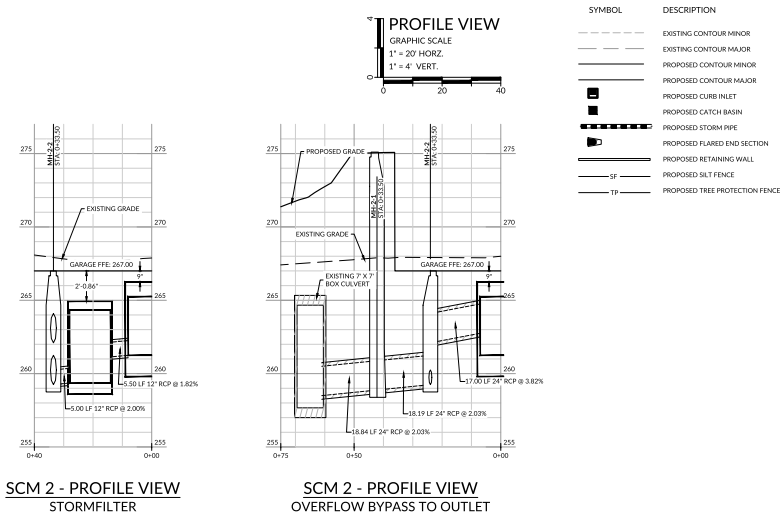
C8.00

your people

your success

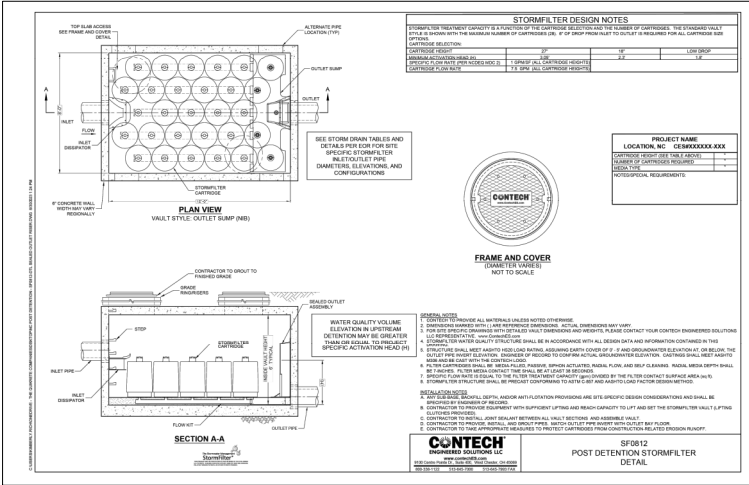


SCM 2 - PLAN VIEW



SCM 2 - PROFILE VIEW  
STORMFILTER

SCM 2 - PROFILE VIEW  
OVERFLOW BYPASS TO OUTLET



WithersRavenel  
ARCHITECTS  
PLANNERS  
ENGINEERS  
1000 W. 10TH STREET, SUITE 100  
RALEIGH, NC 27601  
PHONE: 919.449.3300  
FAX: 919.449.3301  
WWW.WITHERSRAVENEL.COM

blueheron  
SUSTAINABLE DESIGN

ADMINISTRATIVE SITE REVIEW FOR  
**WEST SOUTH STREET**  
**ASR-0041-2024**

611 WEST SOUTH STREET | RALEIGH, NC 27601 | WAKE

**PRELIMINARY**  
NOT APPROVED  
FOR CONSTRUCTION

INITIAL PLAN DATE: 06/13/2024  
REVISIONS:  
1 - 2024-08-13 DPC  
COR COMMENTS  
2 - 11-08-2024 WIR  
COR COMMENTS  
3 - 11-14-2024 WIR  
COR COMMENTS  
4 - 12-28-2024 WIR  
COR COMMENTS

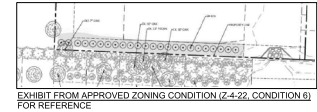
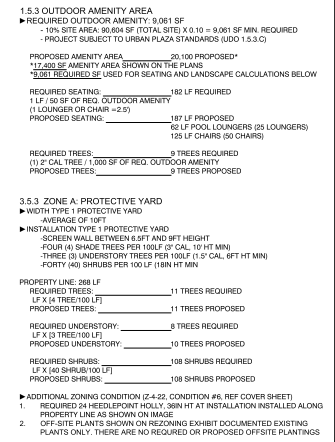
VR FOR NUMBER: 21-0260  
CON. NO.: 0000 WIR  
CHK. WIR

**SCM 2 PLAN & DETAILS**

**C8.01**

**\*\*NOTE:** TREES BELOW OVERHEAD UTILITY LINES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 14FT, PER DUKE ENERGY REQUIREMENTS. MATURE SIZES SHOWN ARE APPROXIMATE AND WILL VARY DEPENDING ON QUALITY OF INSTALLATION, ANNUAL GROWING CONDITIONS, AND OVERALL MATURITY AND AGE OF PLANTINGS.

CODE COMPLIANT PLANT SCHEDULE	2
-------------------------------	---



**7.2.5 SCREENING**  
**MECHANICAL**  
 - OPAQUE LANDSCAPE SCREEN NO LOWER THAN HIGHEST POINT ON EQUIPMENT  
 - ROOF-TOP CONDENSING UNITS PROPOSED SCREENED BY PARAPET WALLS, REFER TO BUILDING ELEVATIONS

**7.2.7 DESIGN AND INSTALLATION**  
**PLANT MATERIAL**  
 - SHADE TREES- 3' MIN CAL INSTALLED, 35' MIN MATURE HT.  
 - UNDERSTORY TREES- 1.5" MIN CAL & 6' MIN HT. INSTALLED  
 - MATURE HT.  
 - PARKING SHRUBS- 18" MIN HT. INSTALLED, 3' MIN MATURE HT.  
 - PROTECTIVE YARD SHRUBS- 18" MIN HT INSTALLED, 3' X 1' MATURE SIZE  
 - STREET YARD SHRUBS- CONTINUOUS ROW 5' OC

**8.52 STREETSCAPES**

► **STREET TREES**

-40' OC (SHADE) AND 20' OC (UNDERSTORY)

W SOUTH STREET: 338 LF (414 LF LESS 76 LF FIRE ACCESS)  
REQUIRED TREES: \_\_\_\_\_ 9 TREES REQUIRED  
LF X (1 UNDERSTORY TREE/40 LF)  
NOTE: 40' FT SPACING DUE TO TREE GRATES  
PROPOSED TREES: \_\_\_\_\_ 9 TREES PROPOSED

\*EXISTING FIRE LANE ACCESS AND UTILITY EASEMENT PREVENT  
PLANTING ALONG A PORTION OF WEST SOUTH STREET

S SAUNDERS STREET: 239-6 LF  
REQUIRED TREES: \_\_\_\_\_ 6 TREES REQUIRED  
LF X (1 SHADE TREE/40 LF)  
PROPOSED TREES: \_\_\_\_\_ 6 TREES PROPOSED



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WEST SOUTH STREET  
RALEIGH, NORTH CAROLINA

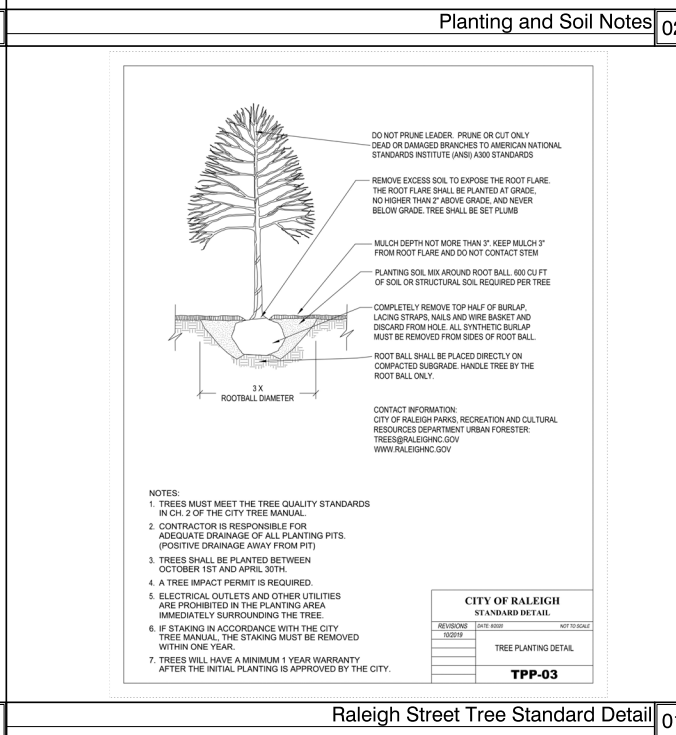
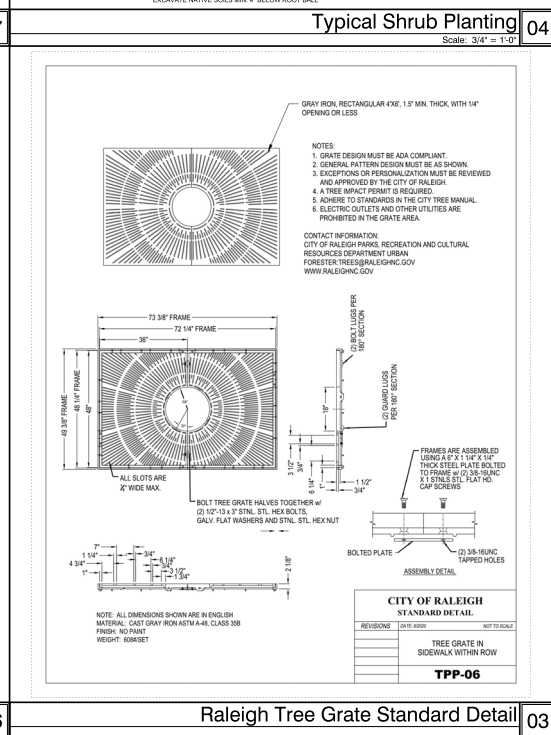
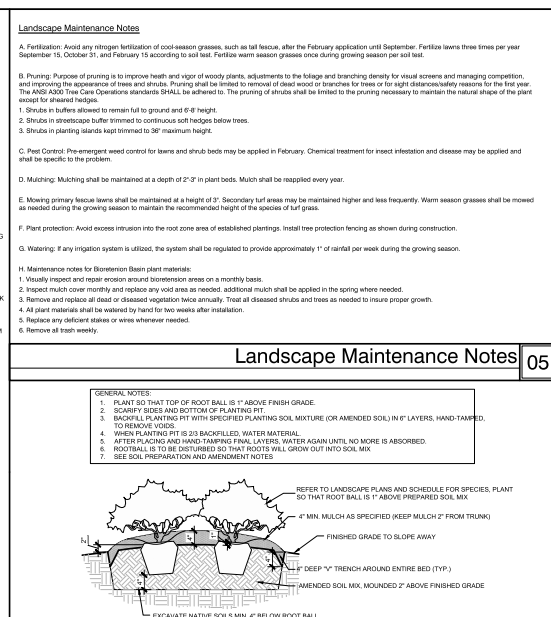
FOR CONSTRUCTION

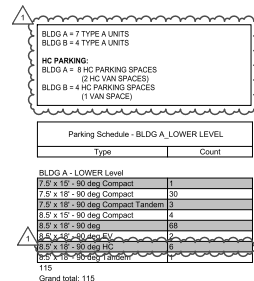
PROJECT:	023020
DATE:	06.13.2024
REVISIONS:	DATE
RESUBMITTAL	09.12.24
RESUBMITTAL	11.08.24
RESUBMITTAL	01.14.25

DRAWN BY:	ST
CHECKED BY:	JK

**CODE LANDSCAPE  
AND AMENITY PLAN**

LP100





225 East Princeton Dr.  
Baltimore, MD 21202  
908 / 833-8272  
ClineDesignAssoc.com

BLUE HERON  
611 W SOUTH STREET  
RALEIGH, NORTH CAROLINA

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CONSTRUCTION

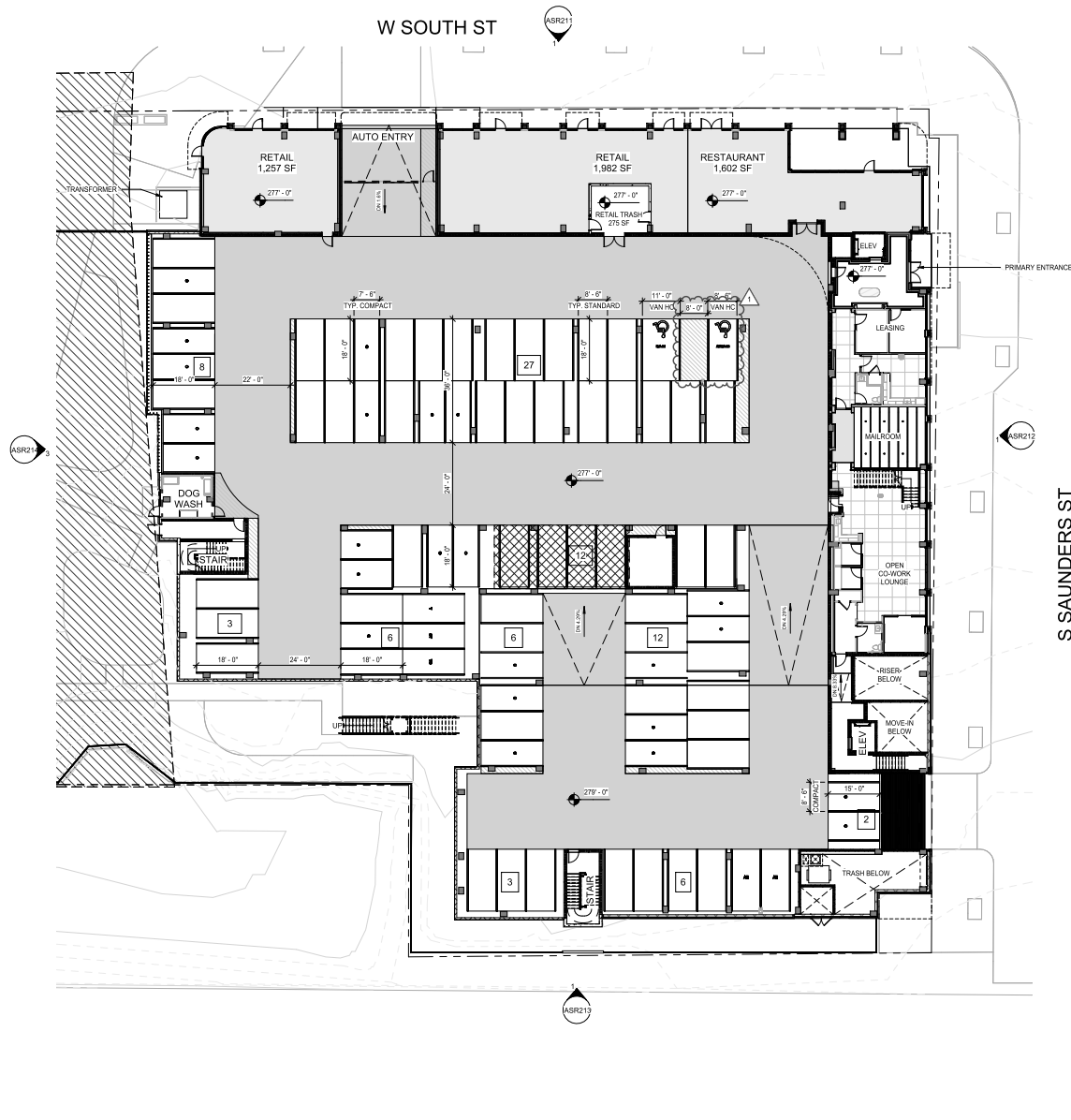
DESIGN  
DEVELOPMENT

PROJECT:		023020
DATE:		12.11.24
REVISIONS:		DATE
1	REV 1 CITY COMMENTS	01/14/25

DRAWN BY: RS, LP  
CHECKED BY: LK

**BUILDING A -  
BASEMENT**

ASR111



BLDG A - 7 TYPE A UNITS  
BLDG B - 4 TYPE A UNITS

HC PARKING:  
BLDG A - 1 HC PARKING SPACES  
(2 HC VAN SPACES)  
BLDG B - 4 HC PARKING SPACES  
(1 VAN SPACE)

Parking Schedule - BLDG A\_GROUND LEVEL

Type	Count
BLDG A - GROUND LEVEL	
7.5' x 18' - 90 deg Compact	11
7.5' x 18' - 90 deg Compact Tandem	2
8.5' x 19' - 90 deg Compact	2
9.5' x 19' - 90 deg	2
10.5' x 18' - 90 deg HC VAN	1
11' x 18' - 90 deg HC VAN	1
BLDG A - GROUND S	
7.5' x 18' - 90 deg Compact	6
8.5' x 18' - 90 deg	17
8.5' x 18' - 90 deg EV	2
27	
Grand total: 84	

BLDG A - GROUND LEVEL 1  
1/16" = 1'-0"



BLUE HERON  
611 W SOUTH STREET  
RALEIGH, NORTH CAROLINA

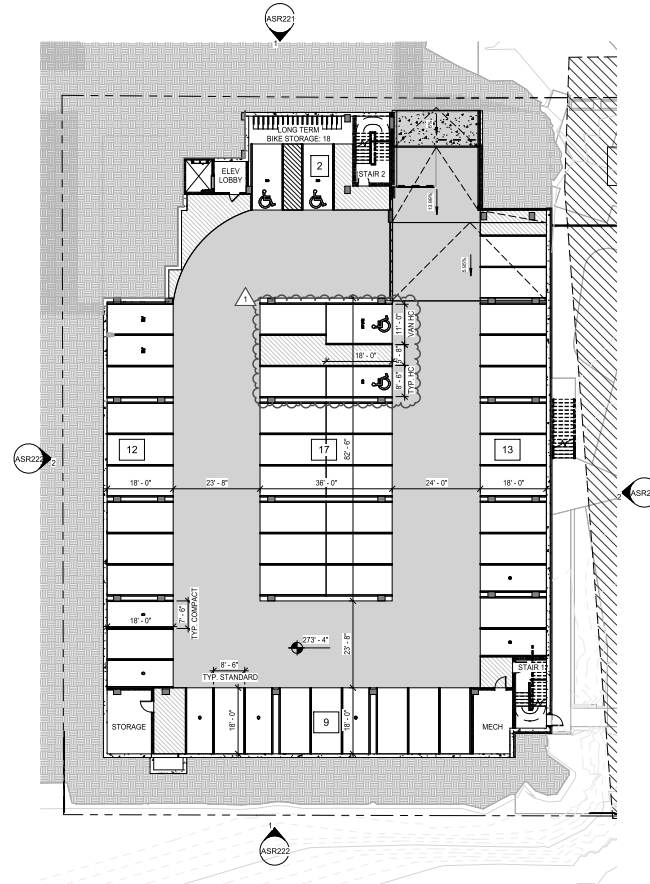
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CONSTRUCTION

DESIGN  
DEVELOPMENT

PROJECT:		023020
DATE:		12.11.24
REVISIONS:		DATE
1	REV 1 CITY COMMENTS	01/14/25

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CHECKED BY: LK  
**BUILDING B -  
BASEMENT**

ASR113



BLDG A = 7 TYPE A UNITS  
BLDG B = 4 TYPE A UNITS

**HC PARKING:**  
BLDG A = 8 HC PARKING SPACES  
(2 HC VAN SPACES)  
BLDG B = 4 HC PARKING SPACES  
(1 VAN SPACE)

Parking Schedule - BLDG B, GROUND LEVEL	
Type	Count
BLDG B - LOWER Level	
7.5' x 18' - 90 deg Compact	7
8.5' x 18' - 90 deg	39
8.5' x 18' - 90 deg EV	2
8.5' x 18' - 90 deg HC	3
11' x 18' - 90 deg HC VAN	1

**BLDG B - BASEMENT** 1

BLUE HERON  
611 W SOUTH STREET  
RALEIGH, NORTH CAROLINA

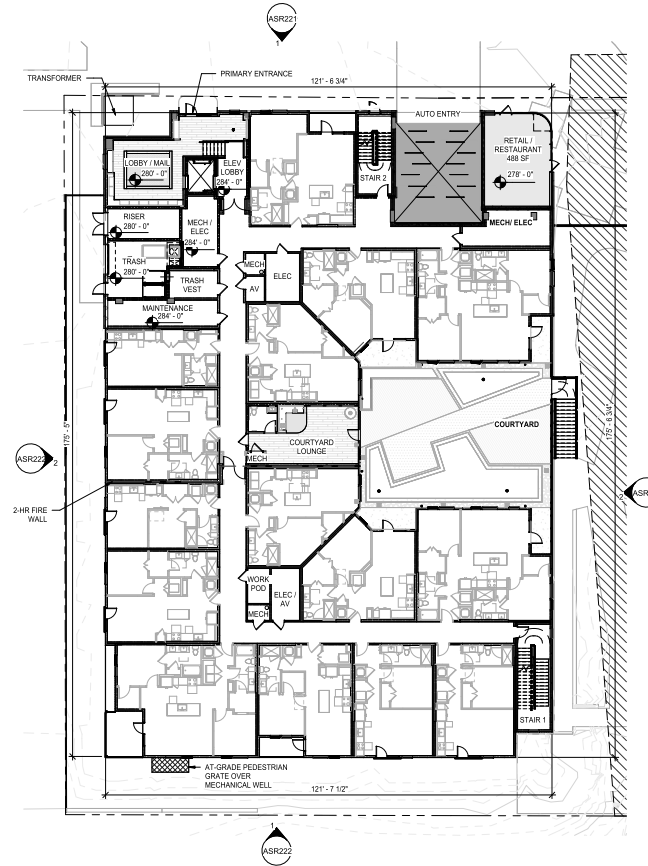
NOT FOR  
CONSTRUCTION

DESIGN  
DEVELOPMENT

PROJECT:	023020
DATE:	12.11.24
REVISIONS:	DATE
REV 1 CITY	01/14/25
COMMENTS	

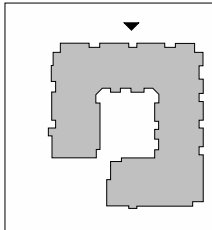
**BUILDING B - LEVEL 1**

ASR114





**PER Z-4-22:**  
THE FOLLOWING MATERIALS SHALL BE PROHIBITED AS PRIMARY BUILDING SIDING ON FACADES: VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, TERRACOTTA, GLASS, METAL, AND SYNTHETIC STUCCO (EPS); HOWEVER, WINDOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINYL.



BLDG A - NORTH ELEVATION (W. SOUTH ST.)

3/32" = 1'-0"

1

**cline**

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Raleigh, NC 27603  
919 / 833-8872  
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BLUE HERON  
611 W SOUTH STREET  
RALEIGH, NORTH CAROLINA

NOT FOR  
CONSTRUCTION

DESIGN  
DEVELOPMENT

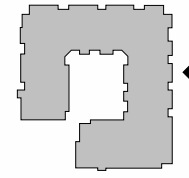
PROJECT:	023020
DATE:	12/11/24
REVISIONS:	DATE
REV 1 CITY COMMENTS	01/14/25

DRAWN BY: RS, LP  
CHECKED BY: LK

BUILDING A -  
ELEVATIONS

ASR211

PER Z-4-22:  
THE FOLLOWING MATERIALS SHALL BE PROHIBITED AS PRIMARY BUILDING SIDING ON FACADES: VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, TERRACOTTA, GLASS, METAL, AND SYNTHETIC STUCCO (EPS); HOWEVER, WINDOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINYL.



BLDG A - EAST ELEVATION (S. SAUNDERS ST.) 1  
3/32" = 1'-0"

cline

225 Bush/Pringleway Dr.  
Glen Ridge, NJ 07033  
908 / 533-8872  
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BLUE HERON  
611 W SOUTH STREET  
RALEIGH, NORTH CAROLINA

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CONSTRUCTION

DESIGN  
DEVELOPMENT

PROJECT:	023020
DATE:	12-11-24
REVISIONS:	DATE
REV 1 CITY COMMENTS	01/14/25

DRAWN BY:	RS, LP
CHECKED BY:	LK

BUILDING A -  
ELEVATIONS

ASR212

PER Z-4-22:  
THE FOLLOWING MATERIALS SHALL BE PROHIBITED AS PRIMARY BUILDING SIDING ON FACADES: VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, TERRACOTTA, GLASS, METAL, AND SYNTHETIC STUCCO (EPS); HOWEVER, WINDOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINYL.



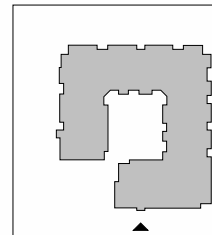
cline

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Raleigh, NC 27603  
919.833.8872  
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BLUE HERON  
611 W SOUTH STREET  
RALEIGH, NORTH CAROLINA

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DEVELOPMENT



BLDG A - SOUTH ELEVATION

1

PROJECT: 023020  
DATE: 12/11/24  
REVISIONS: 1 DATE: 01/14/25  
REV 1 CITY COMMENTS

DRAWN BY: RS, LP  
CHECKED BY: LK

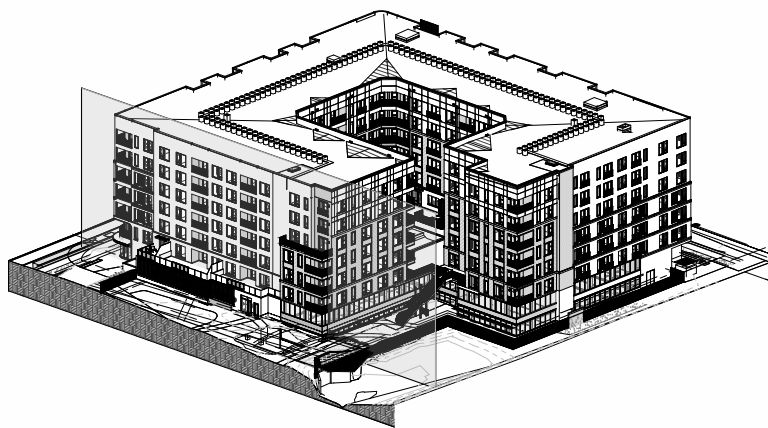
BUILDING A -  
ELEVATIONS

ASR213

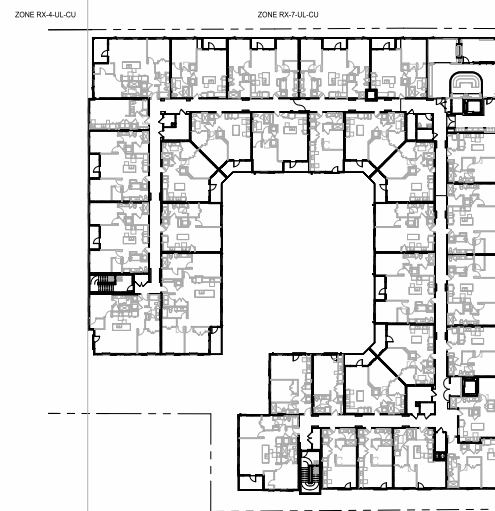
**PER Z-4-22:**  
THE FOLLOWING MATERIALS SHALL BE PROHIBITED AS PRIMARY BUILDING SIDING ON FACADES: VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, TERRAZZOTA, GLASS, METAL, AND SYNTHETIC STUCCO (EPS); HOWEVER, WINDOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINYL.



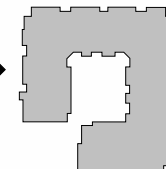
**BLDG A - WEST ELEVATION** 3  
3/32" = 1'-0"



**BUILDING A - ZONING DIAGRAM** 2



**BLDG A - FOURTH THRU SIXTH FLOOR - ZONING** 1  
1" = 30'-0"



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DESIGN DEVELOPMENT

PROJECT: 023020  
DATE: 12-11-24  
REVISIONS: 1 DATE: 01/14/25  
REV 1 CITY COMMENTS

DRAWN BY: RS, LP  
CHECKED BY: LK  
BUILDING A - ELEVATIONS

ASR214

**cline**

225 Bldg@Pinegrove Dr.  
Greenville, SC 29623  
864 / 833-8872  
ClineDesignAssoc.com

BLUE HERON  
611 W SOUTH STREET  
RALEIGH, NORTH CAROLINA

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**BLDG B - EAST ELEVATION** 2  
3/32" = 1'-0"



**BLDG B - NORTH ELEVATION** 1  
3/32" = 1'-0"

**cline**

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RALEIGH, NORTH CAROLINA

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BUILDING B -  
ELEVATIONS

ASR221



**PER Z-4-22:**  
THE FOLLOWING MATERIALS SHALL BE PROHIBITED AS PRIMARY BUILDING SIDING ON FACADES: VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, TERRACOTTA, GLASS, METAL, AND SYNTHETIC STUCCO (EPS); HOWEVER, WINDOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINYL.



**BLDG B - WEST ELEVATION** 2  
3/32" = 1'-0"



**BLDG B - SOUTH ELEVATION** 1  
3/32" = 1'-0"

**cline**

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**BLUE HERON  
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RALEIGH, NORTH CAROLINA**

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DESIGN  
DEVELOPMENT

PROJECT:	023020
DATE:	12-11-24
REVISIONS:	DATE
REV 1 CITY COMMENTS	01/14/25

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CHECKED BY: LK

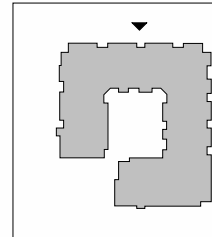
**BUILDING B -  
ELEVATIONS**

**ASR222**

**PER Z-4-22:**  
THE FOLLOWING MATERIALS SHALL BE PROHIBITED AS PRIMARY BUILDING SIDING ON FACADES: VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, TERRACOTTA, GLASS, METAL, AND SYNTHETIC STUCCO (EIFS); HOWEVER, WINDOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINYL.

**GROUND LEVEL (NON-RESIDENTIAL) - TRANSPARENCY**

OVERALL	2,535 SF
OPENINGS	230 SF
TOTAL	2,305 SF
REQUIRED	1,456 SF (63%)
PROVIDED	1,543 SF (67%)



BLDG A - NORTH ELEVATION (W. SOUTH ST.)

3/32" = 1'-0"

1

**cline**

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Raleigh, NC 27603  
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BLUE HERON  
611 W SOUTH STREET  
RALEIGH, NORTH CAROLINA

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CONSTRUCTION

DESIGN  
DEVELOPMENT

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REV 1 CITY COMMENTS	01/14/25

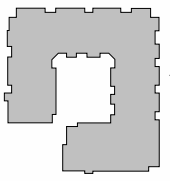
DRAWN BY: RS, LP  
CHECKED BY: LK

BUILDING A -  
ELEVATIONS -  
TRANSPARENCY  
CALCS

ASR223

PER Z-4-22:  
THE FOLLOWING MATERIALS SHALL BE PROHIBITED AS PRIMARY BUILDING SIDING ON FACADES: VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, TERRAZZOTA, GLASS, METAL, AND SYNTHETIC STUCCO (EIFS); HOWEVER, WINDOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINYL.

GROUND LEVEL (NON-RESIDENTIAL) - TRANSPARENCY	
OVERALL	1,839 SF
REQUIRED	1,214 SF (66%)
PROVIDED	1,255 SF (68%)



BLDG A - EAST ELEVATION (S. SAUNDERS ST.) 1  
3/32" = 1'-0"

**cline**

225 South Hampton Dr.  
Greenville, SC 29615  
864 / 833-8872  
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RALEIGH, NORTH CAROLINA

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DESIGN DEVELOPMENT

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DATE:	12-11-24
REVISIONS:	DATE
REV 1 CITY COMMENTS	01/14/25

DRAWN BY: RS, LP  
CHECKED BY: LK

BUILDING A -  
ELEVATIONS -  
TRANSPARENCY  
CALCS

ASR224

**PER 2-4-22:**  
THE FOLLOWING MATERIALS SHALL BE PROHIBITED AS PRIMARY BUILDING SIDING ON FACADES: VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, TERRACOTTA, GLASS, METAL, AND SYNTHETIC STUCCO (EPS); HOWEVER, WINDOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD, FIBERGLASS, METAL OR VINYL.

**GROUND LEVEL (NON-RESIDENTIAL) - TRANSPARENCY**  
OVERALL 238 SF  
REQUIRED 156 SF (66%)  
PROVIDED 181 SF (77%)



cline

225 Bushkill Pike, Suite 200  
Easton, PA 18042  
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BUILDING B -  
ELEVATIONS -  
TRANSPARENCY  
CALCS

ASR225

BLDG B - NORTH ELEVATION

3/32" = 1'-0"

1

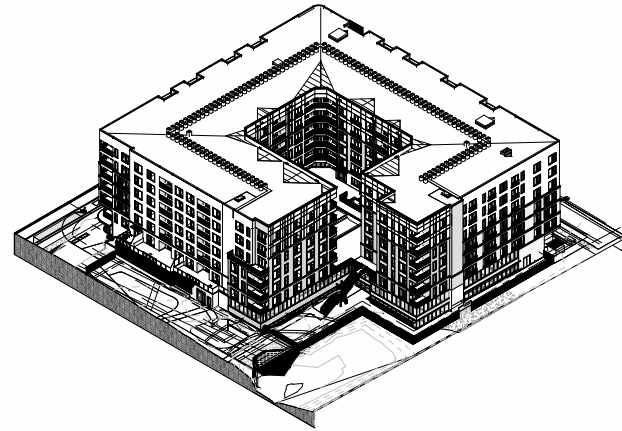
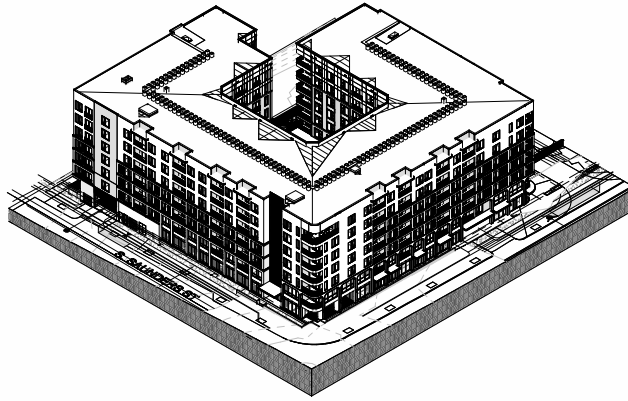
## BASEMENT CALCULATIONS

### TOTAL WALL

$$2,298 + 2,210 + 2,313 + 2,170 = 8,991 \text{ SF}$$

### TOTAL AREA BELOW GRADE

$$1,574 + 847 + 1,497 + 2,170 = 6,088 \text{ SF (67\%)}$$



BLDG A - WEST (BASEMENT UDO) 4

3/8" = 1'-0"



BLDG A - SOUTH (BASEMENT UDO) 3

3/8" = 1'-0"



BLDG A - EAST (BASEMENT UDO) 2

3/8" = 1'-0"



BLDG A - NORTH (BASEMENT UDO) 1

3/8" = 1'-0"

**cline**

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Greenville, SC 29627  
954 / 533-6812  
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BLUE HERON  
611 W SOUTH STREET  
RALEIGH, NORTH CAROLINA

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PROJECT: 023020  
DATE: 12-11-24  
REVISIONS: 1 DATE  
REV 1 CITY COMMENTS 01/14/25

DRAWN BY: LP  
CHECKED BY: LK

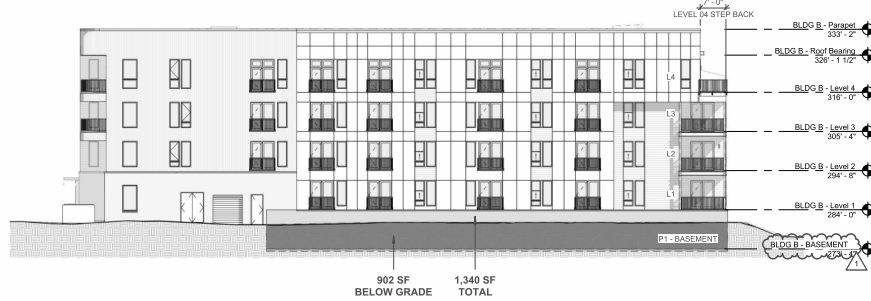
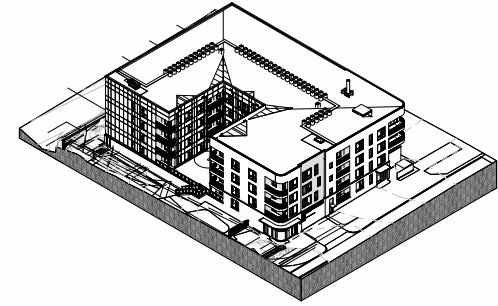
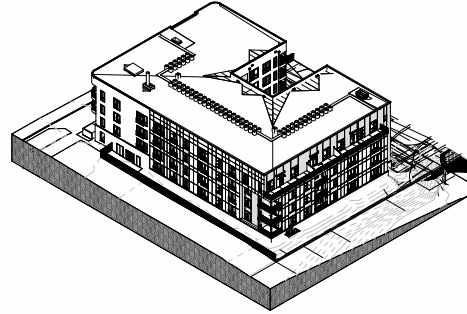
BUILDING A -  
BASEMENT CALCS  
UDO

ASR231

# BASEMENT CALCULATIONS

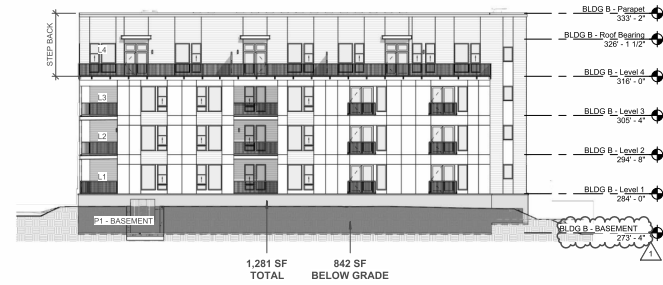
**TOTAL WALL**  
 $425 + 1,557 + 1,281 + 1,340 =$   
**4,603 SF**

**TOTAL AREA BELOW GRADE**  
 $235 + 376 + 842 + 902 =$   
**2,355 (51%)**



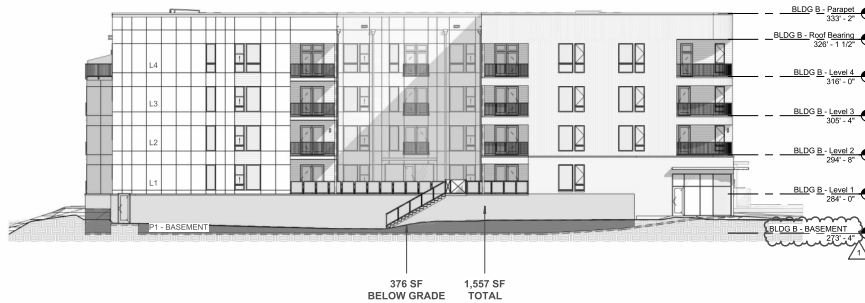
**BLDG B - WEST (BASEMENT UDO)** 4

1/16" = 1'-0"



**BLDG B - SOUTH (BASEMENT UDO)** 3

1/16" = 1'-0"



**BLDG B - EAST (BASEMENT UDO)** 2

1/16" = 1'-0"



**BLDG B - NORTH (BASEMENT UDO)** 1

1/16" = 1'-0"

**cline**

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PROJECT: 023020  
 DATE: 12-11-24  
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DRAWN BY: LP  
 CHECKED BY: LK

**BUILDING B -  
 BASEMENT CALCS  
 UDO**

**ASR232**