

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		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: _____			
Inside City limits? Yes No			
Property address(es): _____			
Site P.I.N.(s): _____			
Please describe the scope of work. Include any additions, expansions, and change of use. 			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: _____		Title: _____	
Address: _____			
Phone #: _____		Email: _____	
Applicant Name: _____			
Company: _____		Address: _____	
Phone #: _____		Email: _____	

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-12-SH	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 20,322
Gross site acreage: 1.20 Acres	New gross floor area: 166,166 sf
# of parking spaces required: See Site Data Table	Total sf gross (to remain and new): 166,166 sf
# of parking spaces proposed: See Site Data Table	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 8
Existing use (UDO 6.1.4): Retail/commercial	
Proposed use (UDO 6.1.4): Mixed Use	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: N/A	
Flood study: N/A	
FEMA Map Panel #: N/A	
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: 233	Total # of hotel units: N/A
# of bedroom units: 1br 202 2br 25 3br 6 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, Gray Harrell 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: Eric Mulick Date: 7.7.2021

Printed Name: ~~Gray Harrell~~ Eric Mulick

Administrative Site Review Application

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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 10-14-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

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

GENERAL INFORMATION

Development name: 501 Hillsborough

Inside City limits? Yes ☒ No ☐

Property address(es): 515, 513, 509, 501 Hillsborough/ 10 S. West Street/ 514,512, 510, 502 W. Morgan Street

Site P.L.N. (s): 1703488949, 1703487057, 1703487096, 1703487166, 1703488033, 1703488135, 1703488193, 1703489022, 1703489059, 1703489156

Please describe the scope of work. Include any additions, expansions, and change of use.
Proposed improvements include an 8 story mixed use development with the associated water, sewer and storm sewer services. Improvements also include one underground stormwater management facility that will treat the on site runoff. Streetscape improvements will be incorporated with this project to meet the UDO requirements for a development of this nature.

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

Company: Dalian Development Title: Development Director

Address: 1212 New York Avenue NW, Suite 1000, Washington, DC 20005

Phone #: 202-725-6486 Email: emulata@dalianddevelopment.com

Applicant Name: Gray Harrell

Company: McAdams Address: One Glenwood, Suite 201, Raleigh, NC 27603

Phone #: 919-361-5000 Email: harrell@mcadamsco.com

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REVISION 03.18.21

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-12-SH	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.20 Acres	Existing gross floor area to be demolished: 20,322
# of parking spaces required: See Site Data Table	New gross floor area: 303,195 SF
# of parking spaces proposed: See Site Data Table	Total sf gross (to remain and new): 303,195 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Retail/commercial	Proposed # of stories for each: 1 PER UDO PER BUILDING CODE
Proposed use (UDO 6.1.4): Mixed Use	

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

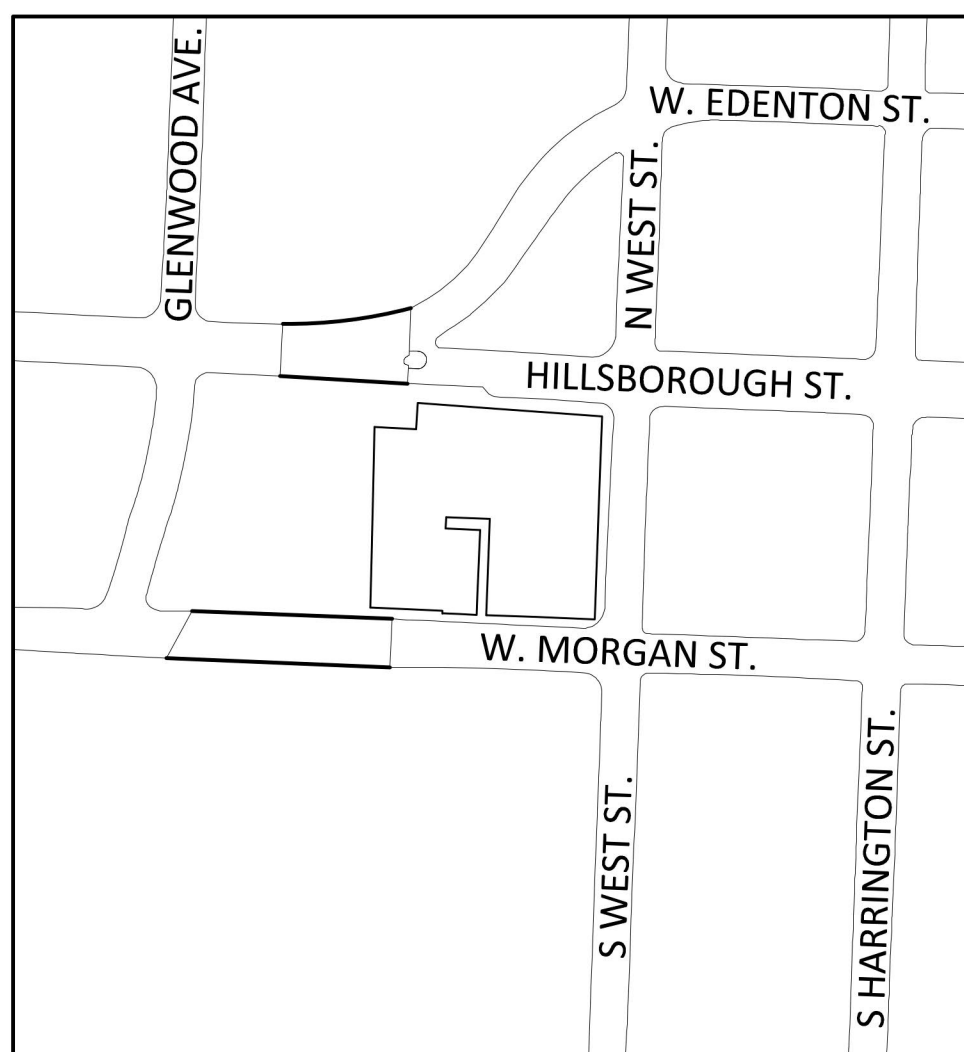
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 221	Total # of hotel units: N/A
# of bedroom units: 1br 193 2br 24 3br 4	4br or more: N/A
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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, Gray Harrell, 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.	
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: Eric Mulata	Date: 7.7.2021
Printed Name: Eric Mulata	

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VICINITY MAP

N.T.S.



SITE DATA

SITE ADDRESS:	500 HILLSBOROUGH STREET RALEIGH, NORTH CAROLINA, 27603	
PARCEL PIN NUMBER:	1703499156, 1703498193, 1703498135, 1703497166, 1703497057, 1703497096, 1703498033, 1703488949, 1703499022, 1703499059	
EXISTING ZONING:	DX-12-SH	
OVERLAY DISTRICT:	NONE	
BLOCK PERIMETER:	THE BLOCK PERIMETER REQUIREMENTS OF 2000' FROM \$8.3.2.A OF THE UDO ARE MET.	
WATERSHED:	WALNUT CREEK	
SITE AREA:	GROSS SITE AREA: 1.14 ACRES/49,816 SF RIGHT-OF-WAY DEDICATION: 0.05 ACRES/2,287 SF PUBLIC ALLEY (VACATION): 0.03 ACRES/1,371 SF NET SITE AREA: 1.12 ACRES/48,900 SF	
TREE CONSERVATION	REQUIRED:	N/A
BUILDING/STRUCTURE SETBACKS	FROM PRIMARY STREET (MIN) 3' FROM SIDE STREET (MIN) 3' FROM SIDE LOT LINE (MIN) 0' OR 6' FROM REAR LOT LINE (MIN) 0' OR 6' FROM ALLEY (MIN) 5'	
PARKING SETBACKS	FROM HILLSBOROUGH STREET (MIN) 30' (PRIMARY) FROM W. MORGAN STREET (MIN) 10' (SIDE) FROM S. WEST STREET (MIN) 30' (PRIMARY) FROM SIDE LOT LINE (MIN) 0' OR 3' FROM REAR LOT LINE (MIN) 0' OR 3'	
OUTDOOR AMENITY AREA	REQUIRED:	0.11 AC/4,890 SF (10% OF 1.12 AC/48,900 SF)
	PROVIDED:	0.06 AC/2,507 SF - GROUND FLOOR 0.06 AC/2,445 -ELEVATED 0.11 AC/4,952 (11%)
BUILD-TO	PRIMARY STREET - 193 LF OF 241 LF FRONTAGE (80%), 0'-15" PRIMARY STREET - 164 LF OF 205 LF FRONTAGE (80%), 0'-15" SIDE STREET - 96 LF OF 239 LF FRONTAGE (40%), 0'-15" PRIMARY STREET - 220.8 LF OF 241 LF FRONTAGE (91.6%) PRIMARY STREET - 198.5 LF OF 205 LF FRONTAGE (97.0%) SIDE STREET - 227.3 LF OF 239 LF FRONTAGE (95.1%)	
PARKING DATA:	VEHICLE PARKING	TOTAL REQUIRED: MAX. OF 2 STALL PER DWELLING UNIT *UDO SEC. 7.1.3.A.1.a DWELLING UNIT BREAKDOWN: 1-BR 193 UNITS 2-BR 24 UNITS 3-BR 4 UNITS TOTAL DWELLING UNITS 221 UNITS PROVIDED PARKING: REGULAR: 177 SPACES COMPACT: 32 SPACES ACCESSIBLE: 13 SPACES TOTAL PROVIDED: 222 SPACES *222 STALLS IS LESS THAN THE 478 (239*2) ALLOWABLE STALLS PER UDO SEC. 7.1.3.A.1.a ACCESSIBLE PARKING REQUIRED: 7 SPACES (2 OF WHICH MUST BE VAN) PROVIDED: 13 SPACES (3 OF WHICH ARE VAN)
	BICYCLE PARKING	REQUIRED: RESIDENTIAL: OFFICE (3,258 SF): SHORT TERM: 12 (1/20 UNITS) * 221 UNITS RETAIL / RESTAURANT (5,293 SF): 4 SHORT TERM/4 LONG TERM TOTAL SHORT TERM: 20 TOTAL LONG TERM: 8 PROPOSED: TOTAL SHORT TERM: 20 TOTAL LONG TERM: 14

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.
- A DOWNSTREAM SEWER CAPACITY STUDY WILL BE SUBMITTED AND REVIEWED DURING THE SPR PROCESS, AND ANY POTENTIAL UPGRADES REQUIRED MUST BE CONSTRUCTED BY THE DEVELOPMENT.

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

501 HILLSBOROUGH

501 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA, 27603

ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH CASE #: ASR-0059-2021
PROJECT NUMBER: 2021110428

DATE: JULY 9, 2021
REVISED: OCTOBER 18, 2021
REVISED: DECEMBER 28, 2021
REVISED: MARCH 8, 2021

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C2.01	SIGHT DISTANCE PLAN
C2.02	BUILD-TO & AMENITY AREA SITE PLAN
C3.00	GRADING AND STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
LP1.00	CODE LANDSCAPE PLAN
LP2.00	LANDSCAPE DETAILS
SD1.00	STREETSCAPE LAYOUT PLAN
LT1.00	LIGHTING PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE AND WATER DETAILS
C8.03	WATER DETAILS
C8.04	STORM DRAINAGE AND SANITARY SEWER DETAILS
C8.05	SANITARY SEWER DETAILS
C9.00	STORMWATER BMP PLAN
1-1	RECOMBINATION PLAN (FOR REFERENCE ONLY)

ARCHITECTURAL SHEET INDEX

ACO.11	P1 PARKING LEVEL
ACO.12	P2 PARKING LEVEL
ACO.13	P3 PARKING LEVEL
ACO.15	GROUND FLOOR STORY HEIGHT
ACO.16	OUTDOOR AMENITY SEATING AND PLANTINGS
ACO.17	AMENITY AREA DIAGRAM
AC1.1	TRANSPARENCY - HILLSBOROUGH ST
AC1.2	TRANSPARENCY - WEST MORGAN ST
AC1.3	TRANSPARENCY - S. WEST ST
AC3.1	BUILDING MASSING - HILLSBOROUGH ST
AC3.2	BUILDING MASSING - WEST MORGAN ST
AC3.3	BUILDING MASSING - S. WEST ST
AC3.4	BUILDING MASSING - RAILROAD

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.

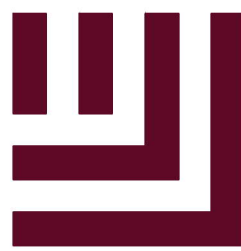
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

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.

SOLID WASTE INSPECTION 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 PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

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.



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

Gray Harrell

harrell@mcadamsco.com

PHONE: 919. 287. 0728

CLIENT

DALIAN DEVELOPMENT LLC.

1212 NEW YORK AVENUE NW

SUITE 550

WASHINGTON DC. 20005

PROJECT DIRECTORY

DALIAN DEVELOPMENT LLC.

1212 NEW YORK AVENUE NW

SUITE 550

WASHINGTON DC. 20005

ARCHITECT

CLINE DESIGN ASSOCIATES

125 N HARRINGTON ST

RALEIGH, NORTH CAROLINA 27603

REVISIONS

NO.	DATE	
1	10. 18. 2021	REVISIONS PER 1st REVIEW COMMENTS
2	12. 28. 2021	REVISIONS PER 2nd REVIEW COMMENTS
3	03. 08. 2022	REVISIONS PER 3rd REVIEW COMMENTS

ADMINISTRATIVE SITE REVIEW FOR:

501 HILLSBOROUGH

RALEIGH, NORTH CAROLINA, 27603

PROJECT NUMBER: 2021110428

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT
DALIAN DEVELOPMENT LLC.
1212 NEW YORK AVENUE NW
SUITE 550
WASHINGTON DC. 20005

501 HILLSBOROUGH
ADMINISTRATIVE SITE REVIEW
501 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA, 27603

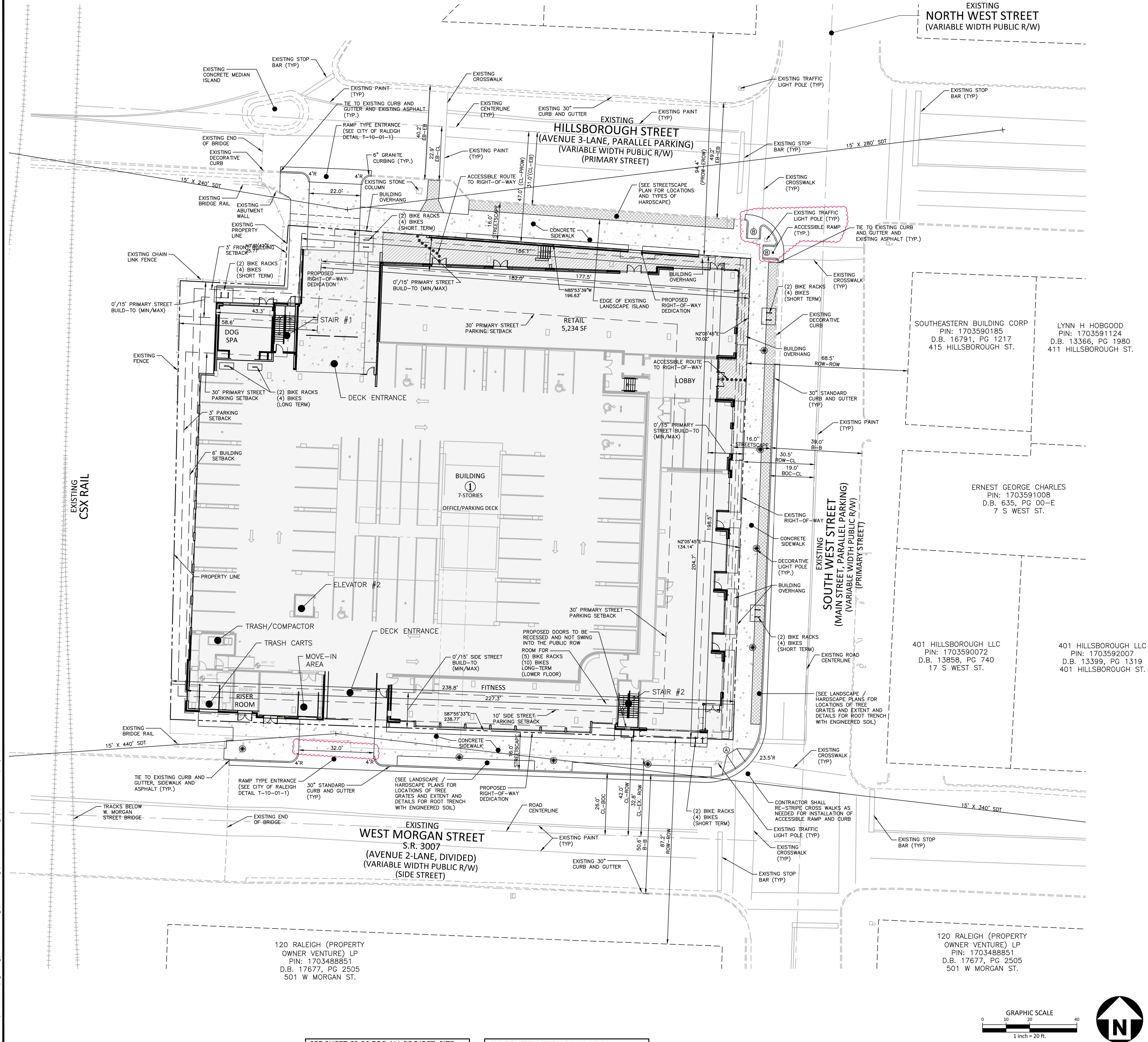


REVISIONS			
NO.	DATE	REVISIONS PER 1st REVIEW COMMENTS	
1	10.18.2021	REVISIONS PER 1st REVIEW COMMENTS	
2	12.28.2021	REVISIONS PER 2nd REVIEW COMMENTS	
3	03.08.2022	REVISIONS PER 3rd REVIEW COMMENTS	

PLAN INFORMATION	
PROJECT NO.	DAL-19000
FILENAME	DAL19000-ASR-S1
CHECKED BY	JRB
DRAWN BY	JLB
SCALE	1"=20'
DATE	01.28.2022

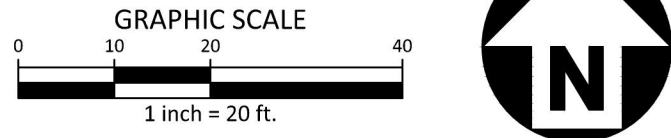
SHEET
SITE PLAN
C2.00

FINAL DRAWING - RELEASED FOR CONSTRUCTION



- NOTES**
- ACCESSIBLE ROUTES SHALL BE 2% MAX CROSS SLOPE. RUNNING SLOPES SHALL NOT EXCEED 8.33% AND HANDRAILS SHALL BE PROVIDED FOR SLOPES BETWEEN 5% AND 8.33% WITH 6" ELEVATION CHANGE.
 - ACCESSIBLE ENTRANCES SHALL NOT EXCEED 2% SLOPE 5' OUTSIDE OF BUILDING FACE.
 - BIKE RACKS SHALL BE PROVIDED WITH AN ADJACENT 30"x48" CLEAR FLOOR SPACE ZONE.
 - RAMP EDGE PROTECTION SHALL NOT EXCEED 4" ABOVE THE SURFACE RAMP.

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



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

I:\Projects\DAL\2021110220\04-Production\Engineering\Construction Drawings\Current Drawing\DAL19000-ASR-S1.dwg, 3/9/2022 5:09:49 PM, Gray Harrell

GROUND LEVEL - TRANSPARENCY

OVERALL	2,658 SF
OPENINGS	- 391 SF
TOTAL	2,267 SF
REQUIRED	1,496 SF (66%)
PROVIDED	1,746 SF (77%)

GROUND LEVEL - TRANSPARENCY (1.5.9.B)

REQUIRED	1,496 SF x 0.5=	748 SF (50%)
PROVIDED		748 SF (50%)

UPPER LEVEL - TRANSPARENCY

FLOOR	OVERALL	REQUIRED	PROVIDED
5th	2,678 SF	536 SF (20%)	845 SF (32%)
4th	2,457 SF	491 SF (20%)	838 SF (34%)
3rd	2,457 SF	491 SF (20%)	845 SF (34%)
2nd	2,457 SF	491 SF (20%)	842 SF (34%)
1st	2,688 SF	538 SF (20%)	833 SF (31%)



501 HILLSBOROUGH ST.
RALEIGH, NC

TRANSPARENCY - HILLSBOROUGH ST AC1.1

1/8" = 1'-0" | 021020 | 03.08.2022

OVERALL	2,709 SF
OPENINGS	297 SF
<u>TOTAL</u>	<u>2,412 SF</u>

GROUND LEVEL - TRANSPARENCY (3' MIN. / 8' MAX.)
(AT LEAST 50% OF REQUIRED TRANSPARENCY
OCCURS BETWEEN 3'-8' ABOVE THE GROUND FLOOR)

FLOOR	OVERALL	REQUIRED	PROVIDED
5th	2,678 SF	536 SF (20%)	897 SF (33%)
4th	2,457 SF	491 SF (20%)	900 SF (37%)
3rd	2,457 SF	491 SF (20%)	900 SF (37%)
2nd	2,457 SF	491 SF (20%)	900 SF (37%)
1st	2,688 SF	537 SF (20%)	900 SF (33%)
P3	374 SF	75 SF (20%)	112 SF (30%)



TRANSPARENCY - WEST MORGAN ST AC1.2

1/8" = 1'-0" | 021020 | 03.08.2022

GROUND LEVEL - TRANSPARENCY

OVERALL 2,358 SF
OPENINGS - SF
TOTAL 2,358 SF

REQUIRED 1,556 SF (66%)
PROVIDED 1,741 SF (74%)

GROUND LEVEL - TRANSPARENCY (1.5.9.B)

REQUIRED 1,556 SF x 0.5= 778 SF (50%)
PROVIDED 782 SF (50%)

UPPER LEVEL - TRANSPARENCY

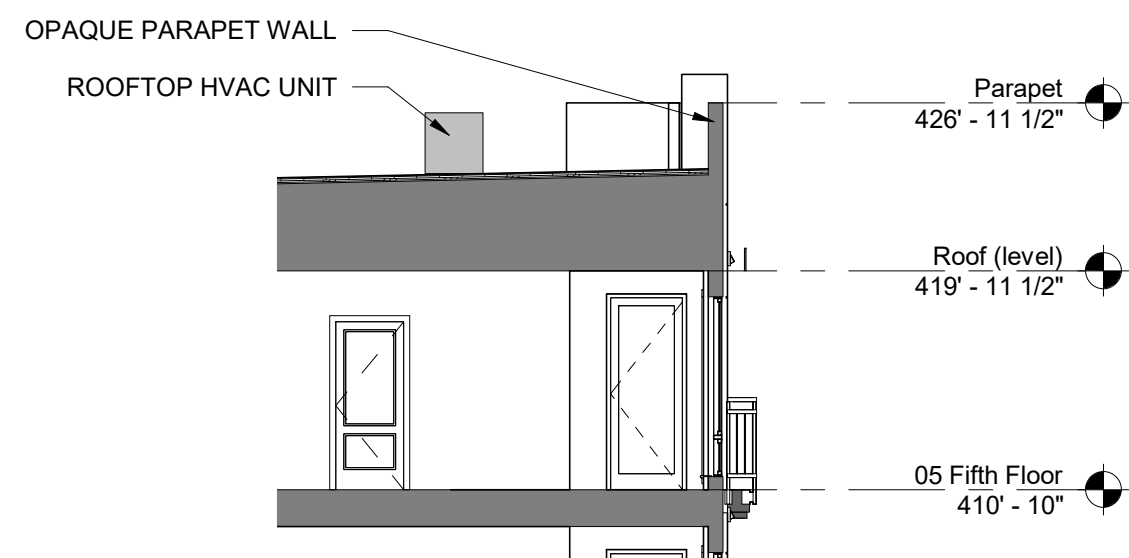
FLOOR	OVERALL	REQUIRED	PROVIDED
5th	2,368 SF	474 SF (20%)	910 SF (38%)
4th	2,173 SF	435 SF (20%)	910 SF (42%)
3rd	2,173 SF	435 SF (20%)	910 SF (42%)
2nd	2,173 SF	435 SF (20%)	910 SF (42%)
1st	2,377 SF	475 SF (20%)	987 SF (42%)
P3	1,511 SF	302 SF (20%)	597 SF (40%)



501 HILLSBOROUGH ST.
RALEIGH, NC

TRANSPARENCY - S. WEST ST AC1.3

1/8" = 1'-0" | 021020 | 03.08.2022



ROOFTOP HVAC SCREENING DIAGRAM 2
1/8" = 1'-0"



501 HILLSBOROUGH ST.
RALEIGH, NC

BUILDING MASSING - HILLSBOROUGH ST AC3.1

1/8" = 1'-0" | 021020 | 03.08.2022



501 HILLSBOROUGH ST.
RALEIGH, NC

BUILDING MASSING - WEST MORGAN ST AC3.2

1/8" = 1'-0" | 021020 | 03.08.2022



501 HILLSBOROUGH ST.
RALEIGH, NC

BUILDING MASSING - S. WEST ST AC3.3

1/8" = 1'-0" | 021020 | 03.08.2022

