Administrative Site Review Application



Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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: Transaction #: Planning Coordinator:						
Buildin	g Type	Site Transaction History				
Detached	Genera	Subdivision transaction #:				
Attached	Mixed us	Sketch transaction #:				
		Certificate of Appropriateness #:				
Apartment	Open Id	-				
Townhouse	Civi	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/Dev	•	and the factor of				
NOTE: please attach purch	ase agreement when subr					
Company:		Title:				
Address:						
Phone #:	Email:					
Applicant Name:						
Company:	Address:					
Phone #: Email:						

Page 1 of 2 REVISION 05.01.19

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):	Existing gross floor area (not to be demolished):					
	Existing gross floor area to be demolished:					
Gross site acreage:	New gross floor area:					
# of parking spaces required:	Total sf gross (to remain and new):					
# of parking spaces proposed:	Proposed # of buildings:					
Overlay District (if applicable):	Proposed # of stories for each:					
Existing use (UDO 6.1.4):						
Proposed use (UDO 6.1.4):						
STODMWATER	RINFORMATION					
Existing Impervious Surface:	Proposed Impervious Surface:					
Acres: Square Feet:						
Is this a flood hazard area? Yes X No If yes, please provide: Alluvial soils: Flood stu FEMA Map Panel #:						
Neuse River Buffer Yes X No	Wetlands Yes X No					
	, resulting					
RESIDENTIAL D	EVELOPMENTS					
Total # of dwelling units:	Total # of hotel units:					
# of bedroom units: 1br: 2br: 3br:	4br or more:					
# of lots:	Is your project a cottage court? Yes No					
SIGNATUF	RE BLOCK					
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.						
I hereby designate to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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 submittal policy, which states applications will expire after						
Signature: Signature:	Date:					

Page 2 of 2 REVISION 05.01.19

Printed Name:

SOHI

ADMINISTRATIVE SITE REVIEW

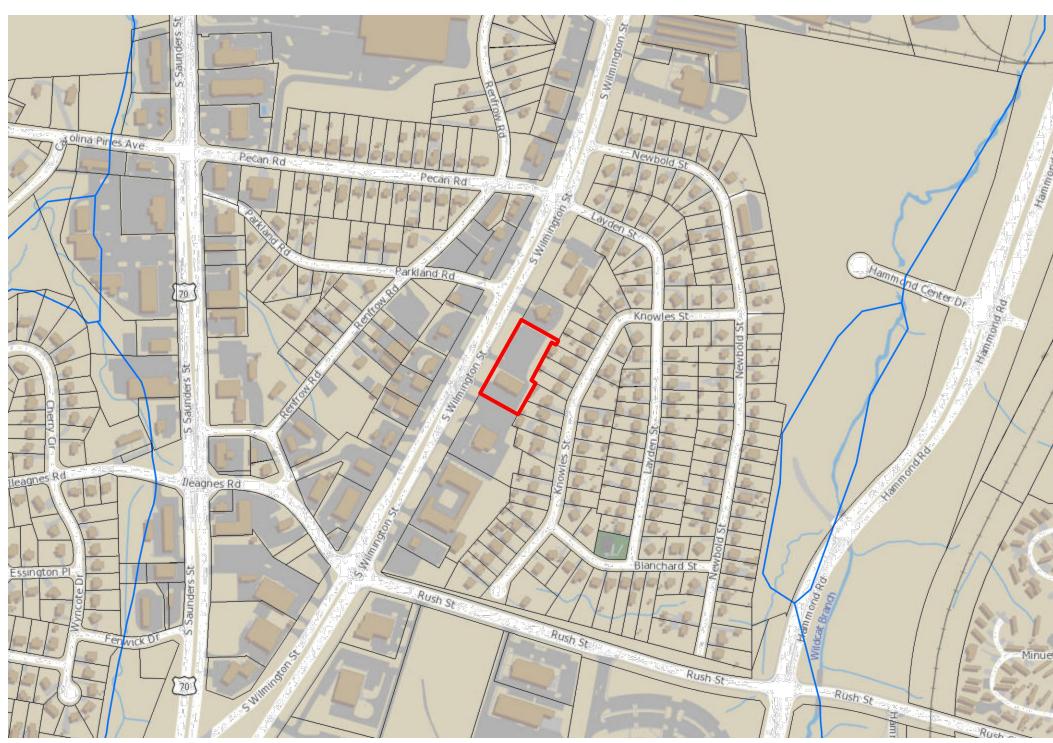
CITY OF RALEIGH TRANSACTION #:

Phone #: 919.805.3586

of lots:

Page 2 of 2

EXPIRED CITY OF RALEIGH CASE #: ASR-0052-2019



VICINITY MAP

SOLID WASTE SERVICES:

SOLID WASTE ON SITE TO UTILIZE PRIVATE SERVICE. ALL ON-SITE AMENITIES RELATED TO GARBAGE DISPOSAL INCLUDING - BUT NOT LIMITED TO - DUMPSTER ENCLOSURE, PAVEMENT, AND CURB RADII SHALL COMPLY WITH THE CITY'S SOLID WASTE DESIGN MANUAL.

STORMWATER

THIS PROJECT DOES NOT INCREASE OVERALL IMPERVIOUS SURFACE AREA FROM EXISTING CONDITIONS AND THEREFORE IS EXEMPT FROM REQUIRED STORMWATER CONTROLS IN ACCORDANCE WITH CITY OF RALEIGH UDO 9.2.2.A.3.C

LIGHTING PLAN THIS PROJECT DOES NOT HAVE ANY ADDITIONAL PARKING LOT LIGHTING AT

THIS TIME. LIGHTING FOR THE BUILDING WILL BE PROVIDED AT BUILDING PERMITS IN ACCORDANCE WITH SEC. 7.4

TREE CONSERVATION 1. THE LOT SIZE IS UNDER 2 ACRES AND THEREFORE IS NOT REQUIRED TO

BLOCK PERIMETER

PROVIDE A TREE CONSERVATION PLAN PER SEC. 9.1.2.

VARIANCE FOR THE BLOCK PERIMETER WAS APPROVED AT THE BOARD OF

ADJUSTMENT MEETING ON 8/12/19. CASE # A-113-19 **ADDITIONAL NOTES**

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A PEDESTRIAN DETOUR AND TRAFFIC CONTROL PLAN MUST BE APPROVED AND PERMITS ISSUED WHEN THE SIDEWALK AND DRIVEWAY ARE REMOVED. PRIOR TO THE ISSUANCE OF SITE PERMITS, AN NCDOT DRIVEWAY PERMIT MUST

BE APPROVED AND ANY COMMENTS MUST BE INCORPORATED INTO THE SITE DRAWINGS TO THE CITY OF RALEIGH.

Right-of-Way Obstruction Notes:

- Lane and Sidewalk closures or detours: Prior to any lane or sidewalk obstruction, the contractor or engineer shall submit a traffic control and/or pedestrian plan along with a Right-of-Way Services Application to request the obstruction prior to the start of work. <u>rightofwayservices@raleighnc.gov</u> for approval.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- 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).
- 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 permits must be available and visible on site during the operation.

COVER SHEET EXISTING CONDITIONS DEMOLITION PLAN FIRE ACCESS PLAN LAYOUT PLAN L201 HARDSCAPE PLAN HARDSCAPE LEGEND L203 HARDSCAPE DETAILS HARDSCAPE DETAILS HARDSCAPE DETAILS CITY OF RALEIGH STANI CITY OF RALEIGH STANI L301 GRADING PLAN

UDO EXTERIOR ELEVATION COMPLIANCE DRAWINGS

L401

L402

C700

A2.1

1	Ruch
	OOALE 411 4001
	SCALE: 1" =400'
	SHEET INDEX
	COVER SHEET
	EXISTING CONDITIONS
	DEMOLITION PLAN
	FIRE ACCESS PLAN
	LAYOUT PLAN
	HARDSCAPE PLAN
	HARDSCAPE LEGEND
	HARDSCAPE DETAILS
	HARDSCAPE DETAILS
	HARDSCAPE DETAILS
	CITY OF RALEIGH STANDARD DETAILS
	CITY OF RALEIGH STANDARD DETAILS
	GRADING PLAN
	PLANTING PLAN
	PLANTING NOTES & LEGEND
	SITE UTILITY PLAN

This form is requ	uired when submitting	g site plans as refer	enced in Unified Development Ordinance	(UDO) Section
MONE THAT COURTS AND A			d include the plan checklist document who	en submitting.
Office Use Only:	Building Type		Planning Coordinator: Site Transaction History	rv
	Detached Attached Apartment withouse	General Mixed use Open lot Civic	Subdivision transaction #: Sketch transaction #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:	
		GENERAL IN	FORMATION	
Development nam	e:			
Inside City limits?	✓ Yes No			
Property address(^{es):} 2701 S. W	Vilmington S	St., Raleigh, NC 27603	
Site P.I.N.(s):				
Demolition of exibuilding, parking and light manufa	isting building (residud, amenity area, acturing. Gross are	taurant / bar) and and landscaping ea of building is 2 ntact Name:		
To be a second and	ach purchase agree	ment when submi	I - And I have been some	
Company: SOHI LL	THE COURSE OF TH	2. Li. No 2700:	Title: Developer	
	tteville St., unit 2808, F			
Phone #: 919.334.8		Email: davido	meeker@gmail.com	
Applicant Name: G Company: Site Coll		A 4/1-1-1-001	Wake Forest Rd., Raleigh, NC 27604	
		AUUTESS X21	Wake Forest Bo Baleion NL 2/614	

SITE DATA	BUILDING DATA	
Zoning district (if more than one, please provide the	Existing gross floor area (not to be demolished):	
acreage of each):	0	
CX-3	Existing gross floor area to be demolished:	
	5,461 sf	
Gross site acreage: 1.36 AC	New gross floor area: 28,295 sf	
# of parking spaces required: 0	Total sf gross (to remain and new): 28,295 sf	
# of parking spaces proposed: 65	Proposed # of buildings: 1	
Overlay District (if applicable): N/A	Proposed # of stories for each: 2	
Existing use (UDO 6.1.4): Restaurant/Bar		
Proposed use (UDO 6.1.4): Restaurant, Office, Reta	1	

Email: graham@sitecollaborative.com

Existing Impervious Surface Acres: 1.06	ce: Square Feet: 46,200	Proposed Impervi Acres: 0.86		e: re Feet: <u>37,585</u>
Is this a flood hazard area If yes, please provide: Alluvial soils: Flood stu FEMA Map Panel #:	? Yes X No			
Neuse River Buffer	Yes X No	Wetlands	Yes	X No
	RESIDENTIAL	DEVELOPMENTS		
Total # of dwelling units:		Total # of hotel un	its:	
# of hadroom units: 1hr:	2hr: 2hr:	Ahr or more:		

Is your project a cottage court? Yes No

STORMWATER INFORMATION

SIGNATURE	BLOCK
In filing this plan as the property owner(s), I/we do hereby a executors, administrators, successors, and assigns jointly a all dedications as shown on this proposed development pla	and severally to construct all improvements and make
I hereby designate Graham Smith this application, to receive and response to administrative of represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is with the proposed development use. I acknowledge that this submittal policy, which states applications will expire after	is application is subject to the filing calendar and

2701 S. WILMNGTON ST., RALEIGH, NC 27603 EXISTING STREET ADDRESS **LOT AREA** 1.36 ACRES **CURRENT ZONING** CX-3 OVERLAY DISTRICT(S) NONE PARCEL NUMBER 1702565746 0005710 **REAL ID NUMBER** BM 017422 / PG 000492 DEED BOOK / DEED PAGE 5,461 SF EXISTING GROSS BUILDING AREA RESTAURANT EXISTING BUILDING USE PROPOSED GROSS BUILDING AREA 28,295 SF RESTAURANT, RETAIL, OFFICE, LIGHT MANUFACTURING PROPOSED BUILDINGS USES INDOOR RECREATION 46,200 SF **EXISTING IMPERVIOUS AREA** 37,585 SF PROPOSED IMPERVIOUS AREA NET CHANGE IN IMPERVIOUS AREA -8,615 SF 76,500 SF (1.76) AC TOTAL AREA DISTURBED

SITE DATA SUMMARY

SOHI

CONTACT INFORMATION

PROJECT NAME

PROPERTY OWNER LANDSCAPE ARCHITECT SOHI, LLC SITE COLLABORATIVE. INC. 301 FAYETTEVILLE ST. UNIT 2808 821 WAKE FOREST RD RALEIGH, NC 27601 RALEIGH, NC 27604 CONTACT:DAVID MEEKER CONTACT: GRAHAM H. SMITH PHONE: 919.334.8976 PHONE: 919.805.3586 EMAIL: DAVIDCMEEKER@GMAIL.COM

ARCHITECT MAURER ARCHITECTURE 115.5 E. HARGETT ST. SUITE 300 RALEIGH, NC 27601 CONTACT: MIKE MORRISON PHONE: 919.829.4969

EMAIL: MIKE@MAURERARCHITECTURE.COM

EMAIL: GRAHAM@SITECOLLABORATIVE.COM **CIVIL ENGINEER GROUNDED ENGINEERING** P.O. BOX 37132 RALEIGH, NC 27627 CONTACT: SEAN DOLLE

PHONE: 919.438.3694 EMAIL: SEAN@GROUNDED-ENGINEERING.COM

Land Development Notes: Located in a Transit Overlay District See UDO Section 5.5.1 Get specifics on the Light Industrial Use See Section B of 5.5.1.

Ensure an up to date application is used

Archive plans: SPR-0103-2020/ASR-0052-2019

-DLS

821 Wake Forest Road Raleigh, NC 27604 |919.805.3586.....



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SOH,

22025 **ADMINISTRATIVE** SITE REVIEW

PROJECT NUMBER:

07.18.2022

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

COV

raleighnc.gov

REVISION 05.01.19

LAYOUT LEGEND

SYMBOL	DESCRIPTION
•	ALIGN
X'-X"	DIMENSION (PRECISION TO 1/4")
	ARC DIMENSION (PRECISION TO 1/4")
TYP.	TYPICAL
—— 9 ——	CENTERLINE
— ⊵—	MIRROR
Ø	DIAMETER
R	RADIUS

XII	TRANSITIONAL PROTECTIVE YARD (20'							
\geq	AVERAGE TYPE 2)							
	FRONTAGE	WIDTH (LF)	REQ. AREA (SF)	PROPOSED AREA (SF)				
	348'-11"	20	6,980	7,095				

" " " " " " " " " " " " " " " " " " "	AMENITY AREA REQUIREMENTS					
<u>" " "</u>]	ZONING	LOT AREA (SF)	PERCENT (%)	REQUIRED (SF)	PROPOSED (SF)	
	CX-3	59,292	10	5,929	7,618	
VEHICLE PARKING						

VEHICLE PARKING						
USE	AREA (SF)	DESCRIPTION (MAXIMUM)	ALLOWED	PROVIDED		
OFFICE	7,309	1 space / 200 SF	37	20		
RETAIL	8,569	1 space / 200 SF	43	23		
RESTAURANT	4,461	1 space / 100 SF	45	22		
LIGHT MANUFACTURING	7,308	NO MAXIUM	0	0		
SUBTOTAL	27,647		125	65		
TOTAL	27,647		125	65		

	BICYCLE PARKING (SHORT TERM)			BICYCLE PARKING (LONG TERM)**		
USE	DESCRIPTION	REQUIRED	PROVIDED	DESCRIPTION	REQUIRED	PROVIDED
OFFICE	1 space / 10,000 SF (min. 4)	4	13	1 space / 5,000 SF (min. 4)	4	4
RETAIL	1 space / 5,000 SF (min. 4)	4	14	NONE	0	0
RESTAURANT	1 space / 50,000 SF (min. 4)	4	13	1 space / 25,000 SF (min. 4)	4	4
LIGHT MANUFACTURING	NONE	0	0	NONE	0	0
TOTAL		12	40		8	8

- GENERAL SITE NOTES

 1. ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF RALEIGH STANDARD.
- 2. SIDEWALKS ALONG RIGHT-OF-WAY ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 3. ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS.PONDING OF WATER IS PROHIBITED.
- 4. PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN
- PLANS. IF NOT SHOWN ON PLANS MAX SPACING @ 10'

 5. THROUGHOUT PROJECT SITE, ALL DIMENSIONS TO BE FIELD VERIFIED.
- NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- 6. BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- 7. GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE. GUARDRAILS SHALL HAVE BALUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
- 8. THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR, THE CONTRACTOR'S EMPLOYEES OR THE CONTRACTOR'S SUBCONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- 9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
- 10. LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- 11. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD DATA PROVIDED TO LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
- 13. CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD ANY FIELD CHANGES, ALONG WITH ANY PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE END OF THE PROJECT.

14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED, AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.

 15. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION
- SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION, AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
- 16. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE MET
- 17. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.

UNDER CONTRACT.

- 18. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ALL UNDERGROUND UTILITIES FOR THIS PROJECT WITH THE OWNER'S REPRESENTATIVE PER ALL APPLICABLE REGULATIONS.
- 19. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR'S ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- 20. ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- 21. TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 22. ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
- 23. ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.

SCALE: 1'' = 20'-0''

- 24. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
- 25. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.



REUSE OF DOCUMENT

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without written authorization of Site
Collaborative Inc.

WILMINGTON STREET, RALEIG

SOHI, I

PROJECT NUMBER:

22025

PROJECT PHASE:
ADMINISTRATIVE

SITE REVIEW

DATE:

07.18.2022

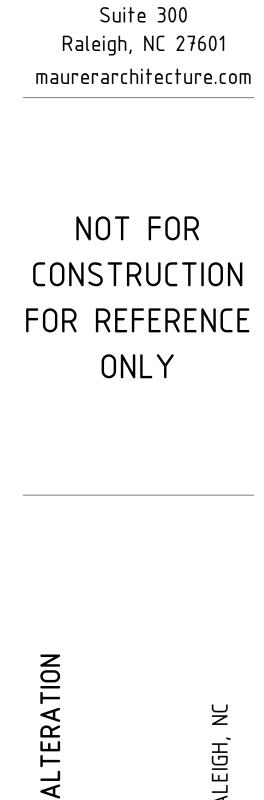
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SHEET TITLE:

LAYOUT PLAN

SHEET NUMBER:

L200



PE:

PROJECT

DATE

DR.

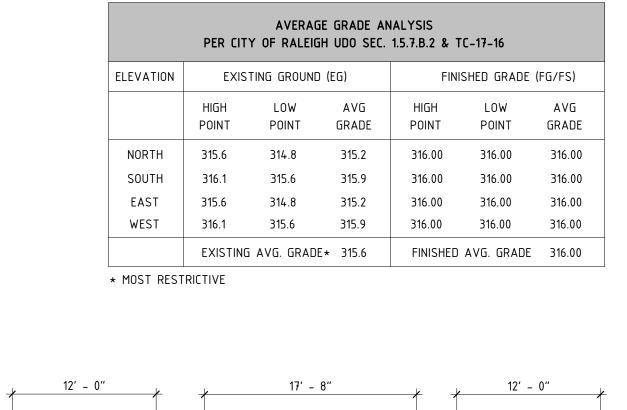
CH.

PROJ. #

architecture

919 829 4969

115 1/2 E. Hargett St



TRANSPARENCY TABLE STREET ELEVATION - SOUTH REQUIRED (UDO 3.2.5) PROVIDED GROUND FLOOR - 3,014.5 SF (251'-2 1/2" x 12') 33% = 995 SF 1,308 SF 50% OF 995 = 497.5 SF GROUND FLOOR - (BETWEEN 3'-8') 545.1 SF SECOND FLOOR - 4,349.0 SF 20% = 870 SF 1,783.5 SF

SECOND FLOOR WINDOWS

CITY OF RALEIGH UDO SECTION 1.5.9 B

B

SOUTH ELEVATION WINDOW TRANSPARENCY KEY

FIRST FLOOR WINDOWS

1. The minimum percentage of windows and doors that must cover a ground story facade is measured between 0 and 12 feet above the surface of the finished ground floor for all above-grade portions of the facade. A minimum of 50% of the required transparency must be located between 3 and 8 feet from the surface of the finished ground floor.

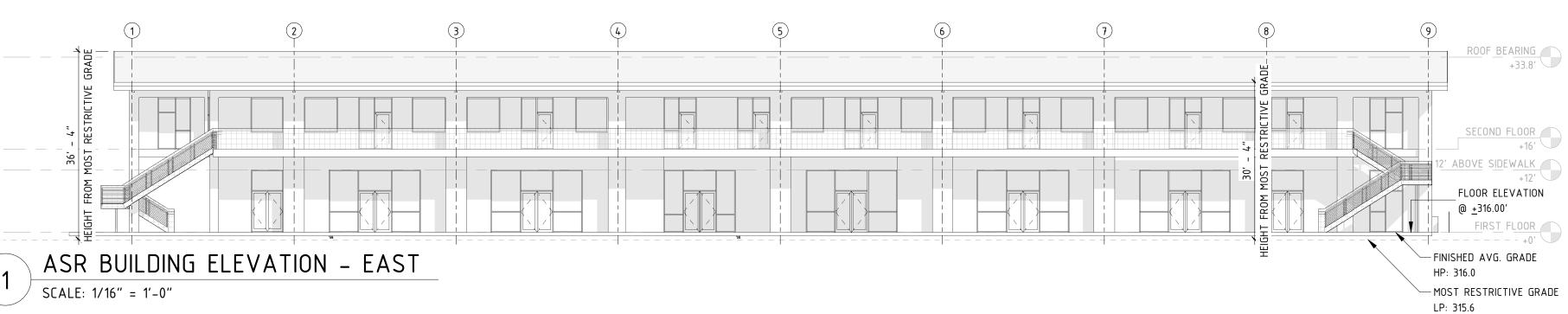
2. The minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

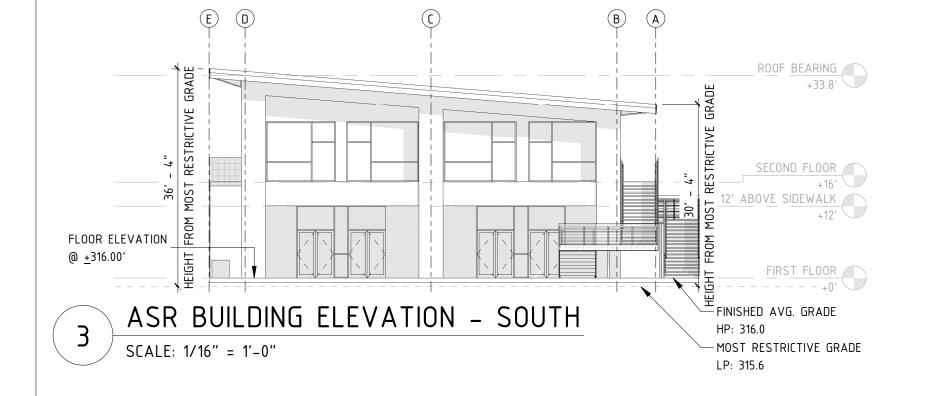
Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultant, and contractors are each responsible for compliance with all city, state, and federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of city, state, or federal law. All construction must be in accordance with all local, state, and federal rules and regulations. The approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid:

City of Raleigh Development Approval: _

MECHANICAL UNITS OBSCURED TO STREET BY VERTICAL MESH SCREENS PER UDO 7.2.5.	MECHANICAL UNIT LOCATIONS - OBSCURED TO STREET BY VERTICAL MESH SCREENS 9
(A) (B) (C) (D) (E)	GROSS FLOOR AREA FIRST FLOOR: 13,406 SF
ROOF BEARING +33.8'	SECOND FLOOR: 14,887 SF 20' - 0" 11' - 3" 3" 3" 3" 3" 3" 3" 3" 3" 3" 3" 3" 3"
SECOND FLOOR 191 191 191 191 191 191 191	COVERED PATIO SPACE FIRST FLOOR: ~1,585 SF
FLOOR ELEVATION SO	SECOND FLOOR BALCONIES: ~390 SF
FINISHED AVG. GRADE HP: 316.0	ELEVATOR LOCATION FIRST FLOOR DIAGRAM
SCALE: 1/16" = 1'-0" MOST RESTRICTIVE GRADE LP: 315.6	SCALE: 1/16" = 1'-0"



1 RES		4" 4" RESTRI	SECOND FLOOR +16'
36 J MOS 36		30' - OST F	12' ABOVE SIDEWALK +12'
T FROM		ROM M	FLOOR ELEVATION @ ±316.00'
	-		FIRST FLOOR
ASR BUILDING ELEVATION - EAST		光	FINISHED AVG. GRADE HP: 316.0
SCALE: 1/16" = 1'-0"			MOST RESTRICTIVE GRAD LP: 315.6
			21 . 3 15.0



ELEVATION HE CONTRACTOR OF THE	DOOF READIN	2		3	4	5	6	7	8	9	,l
VATION BE TO	+ + + + + +	+ + + + + + + + + + + + + + + + + + + +		+ + + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + + +		+ + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + + +			GR.
VATION BY THE PROPERTY OF THE	+ + + + + +	+ + + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + + +	# + + + + + + + + + + + + + + + + + + +	- 		+ + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + + +	36' - 4" OST RESTI
	8' ABOVE SIDEWALK		+ + + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +		+ + + + + + + + + + + + + + + + + + + +	+ + + + + - + + + + + + + + + + + + + +			
MECHANICAL UNITS - MECHANICAL	FINISHED AVG. GRAD		ANICAL UNITS	MFCH.	+ + + + + + + + + + + + + + + + + + + +		B + + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + + +		A + + + + + + + + + + + + + + + + + + +	

UDO EXTERIOR

REVISIONS

DESCRIPTION

07.18.2022

MK

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ELEVATION COMPLIANCE DRAWINGS