

# 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: <b>NOTE: please attach purchase agreement when submitting this form.</b>			
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-20-UL - 0.84 AC sf DX-7-UL - 0.62 AC	Existing gross floor area (not to be demolished): <b>0 SF</b>
	Existing gross floor area to be demolished: <b>8,626 SF</b>
Gross site acreage: <b>63,512 SF (1.46 AC)</b>	New gross floor area: <b>615,817 SF</b>
# of parking spaces required: <b>0</b>	Total sf gross (to remain and new): <b>615,817 SF</b>
# of parking spaces proposed: <b>744</b>	Proposed # of buildings: <b>2</b>
Overlay District (if applicable): <b>N/A</b>	Proposed # of stories for each: <b>18 and 7</b>
Existing use (UDO 6.1.4): <b>COMMERCIAL</b>	
Proposed use (UDO 6.1.4): <b>MIXED USE</b>	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: <u>0.45</u> Square Feet: <u>19,521</u>	Proposed Impervious Surface: Acres: <u>0.97</u> Square Feet: <u>42,115</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: <u>n/a</u>	
Alluvial soils: <u>n/a</u>	
Flood study: <u>n/a</u>	
FEMA Map Panel #: <u>3720170330J</u>	
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:
# of bedroom units: 1br      2br      3br      4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

**SIGNATURE BLOCK**

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, David Boyette, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:  Date: 09.10.2021

Printed Name: David Boyette, PE





McAdams

The John R. McAdams Company, Inc.  
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Suite 201  
Raleigh, NC 27603  
phone 919.823.4300  
fax 919.361.2269  
license number: C-0293, C-187

www.mcadamscsco.com

## CONTACT

David Boyette  
boyette@mcadamscsco.com  
PHONE: 919.244.9528

## CLIENT

HERITAGE PROPERTIES, INC  
1 GLENWOOD AVENUE, SUITE 1005  
RALEIGH, NC 27603  
PHONE: 410.769.6100



HERITAGE  
PROPERTIES, INC

## PROJECT DIRECTORY

ARCHITECTURE  
GENSLER  
613 HILLSBOROUGH STREET  
RALEIGH NC, 27603

CIVIL ENGINEER + LAND PLANNING  
MCADAMS  
ONE GLENWOOD AVE, SUITE 201  
RALEIGH NC, 27603

# BLOC83 TOWER 3

## ADMINISTRATIVE SITE REVIEW

615 WEST MORGAN ST  
117 SOUTH BOYLAN AVE  
610 & 612 WEST HARGETT ST  
RALEIGH, NORTH CAROLINA 27603  
PROJECT NUMBER: HTG-20000  
CITY OF RALEIGH CASE #: ASR-0090-2021  
DATE: OCTOBER 6, 2021  
REVISED: DECEMBER 3, 2021  
REVISED: MARCH 16, 2021

## SHEET INDEX

C0.00	PROJECT NOTES
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C2.02	PROPOSED LOT-EASEMENT PLAN
C3.00	SITE PLAN
C3.01	BLOCK PERIMETER EXHIBIT
C4.00	GRADING & STORM DRAINAGE PLAN
C4.01	SCM DETAILS
C5.00	UTILITY PLAN
C5.01	FIRE COVERAGE PLAN
C8.00	SITE DETAILS
C8.01	STORM DRAINAGE DETAILS
C8.02	SANITARY SEWER DETAILS
C8.03	WATER DETAILS
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ASR 1.1	LEVEL 2, P01 CONSTRUCTION FLOOR PLAN
ASR 1.2	TYPICAL PARKING LEVEL CONSTRUCTION FLOOR PLAN
ASR 1.3	LEVEL 07, P06 CONSTRUCTION FLOOR PLAN
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ASR 1.5	NORTH ELEVATION
ASR 1.6	WEST ELEVATION
ASR 1.7	SOUTH ELEVATION
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ASR 2.3	PARKING DECK SECTION
ASR 2.4	PARKING DECK SECTION

Ordinance (2021) 181 ZC 811  
Adopted: 1/18/2021  
Effective: 1/24/2021

## ORDINANCE NO. (2021) 181 ZC 811

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF RALEIGH WHICH IS CODIFIED IN PART 10 OF THE CITY OF RALEIGH CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That the Zoning District Map, which is codified in Part 10 of the City of Raleigh Code, be and the same is hereby amended as follows:

- Z-21-20 - 615 West Morgan Street and 117 South Boylan Avenue, located at the southeast quadrant of the intersection of the titular streets, being Wake County PINs 1703481885 and 1703481774. Approximately 0.83 acres rezoned to Downtown Mixed Use - 20 stories - Urban Limited - Conditional Use (DX-20-UL-CU).

Conditions dated: October 23, 2020

- Height Limit. No building constructed on the property shall be greater than eighteen (18) stories. **PROPOSED BUILDING IS 18 STORIES.**
- Prohibited Uses. The following principal uses, if otherwise allowed in the DX district, shall be prohibited uses on the Property: adult establishment; vehicle fuel sales; vehicle sales/rental; detention center; jail; prison; vehicle repair (minor); vehicle repair (major); self-service storage. **PROHIBITED USES ACKNOWLEDGED**
- Active Uses on Ground Story. There shall be active uses for those portions of the building fronting West Morgan Street and South Boylan Avenue, except for those areas uses for vehicular and pedestrian access and those areas used for service functions (including but not limited to fire department connections, trash/recycling service, and utilities). **ACTIVE USES ARE PROPOSED.**
- Permitted Building Materials. Permitting building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass. **PERMITTED BUILDING MATERIALS ACKNOWLEDGED.**
- Screening of Structured Parking. Light emittance from the upper stories of the parking structure shall be minimized. Internal light fixtures shall be screened so the internal light fixtures shall not be visible from adjacent streets. Additionally, any lighting installed within the parking structure shall be shielded so that no direct beam of light is emitted past the property's western and southern property lines. **LIGHTING SCREENING REQUIREMENTS ACKNOWLEDGED.**

## SITE DATA

SITE ADDRESS:	615 WEST MORGAN ST, RALEIGH NORTH CAROLINA 27603 117 SOUTH BOYLAN AVE, RALEIGH NORTH CAROLINA 27603 610 & 612 WEST HARGETT ST, RALEIGH NORTH CAROLINA 27603
PARCEL PIN NUMBER:	1703481885 (DX-20) 1703481774 (DX-20) 1703482697 (DX-7) 1703482584 (DX-7)
EXISTING LOTS:	LOT 1: 0.63 AC. (27,319 SF) LOT 2: 0.32 AC. (5,045 SF) LOT 3: 0.22 AC. (9,448 SF) LOT 4: 0.50 AC. (21,730 SF)
PROPOSED LOTS:	LOT 1: 1.39 AC. (60,688 SF) LOT 2: 0.01 AC. (540 SF)
EXISTING ZONING:	DX-20-UL / DX-7-UL: DOWNTOWN MIXED USE
OVERLAY DISTRICT:	NA
BLOCK PERIMETER:	MAX ALLOWABLE: 2,000 LF EXISTING BLOCK: 2,780 LF (BLOCK WAS CREATED PRIOR TO SEPT 2013 AND IS LESS THAN 150% OF THE MAXIMUM - UDO SEC. 8.3.2.A.1.vii)
WATERSHED:	WALNUT CREEK
FLOODPLAIN/FIRM PANEL:	NA
SITE AREA:	63,512 SF / 1.46 AC (EXISTING) 60,687 SF / 1.39 AC (PROPOSED; LESS R/W DEDICATION)
EXISTING BUILDING TYPE:	COMMERCIAL
PROPOSED BUILDING TYPES (LOT 1):	NORTH (BLDG 1): MIXED-USE 468,023 SF (OFFICE: 300,684 SF; RETAIL: 5,850 SF; UTILITY: 19,638 SF; PARKING (6 LEVELS): 141,851) SOUTH (BLDG 2): STRUCTURED PARKING (7 LEVELS): 178,524 SF
EXISTING USE:	COMMERCIAL
PROPOSED USE:	LOT 1: MIXED-USE BUILDING W/ PARKING, PARKING DECK LOT 2: VACANT/OPEN LOT
PARKING DATA:	VEHICLE PARKING REQUIRED PARKING: NO REQUIRED PARKING IN DX- ZONING PER UDO SEC 7.1.3.A.1.a. PARKING PROVIDED: BLDG 1: BLDG 2: TOTAL PARKING PROVIDED: 392 SPACES 408 SPACES 700 SPACES COMPACT SPACES BLDG 1: 48 SPACES (16.4%) BLDG 2: 10 SPACES (2.5%) ACCESSIBLE PARKING REQUIRED: BLDG 1: 6 TOTAL ACCESSIBLE (2 VAN) BLDG 2: 6 TOTAL ACCESSIBLE (4 VAN) PROVIDED: BLDG 1: 12 TOTAL ACCESSIBLE (2 VAN) BLDG 2: 8 TOTAL ACCESSIBLE (4 VAN) BIKE PARKING REQUIRED FOR OFFICE SQUARE FOOTAGE - 300,684 SF SHORT TERM: 1 SP/10,000 SF = 30 SPACES LONG TERM: 1 SP/5,000 SF = 60 SPACES REQUIRED FOR RETAIL SQUARE FOOTAGE - 5,850 SF SHORT TERM: 1 SP/5,000 SF (MINIMUM OF 4) = 4 SPACES LONG TERM: N/A REQUIRED: 34 SHORT TERM, 60 LONG TERM PROVIDED: 70 SHORT TERM, 130 LONG TERM BUILDING + PARKING SETBACK: BUILD-TO MORGAN ST: 75.5 LF (50% OF 151 LF) BOYLAN AVE: 115 LF (50% OF 230 LF) PROVIDED: MORGAN ST: 83 LF (BUILDING LENGTH) / 151 LF (FRONTAGE LENGTH) = 55% BOYLAN AVE: 214 LF (BUILDING LENGTH) / 230 LF (FRONTAGE LENGTH) = 93% PARKING SETBACK -DX DISTRICT REQUIRED PARKING SETBACKS: PRIMARY STREET: 10' SIDE LOT LINE: 0' OR 3' REAR LOT LINE: 0' OR 3' PER TC-SA-18, THE PRIMARY STREET DESIGNATION FOR LOT 1 SHALL BE WEST MORGAN STREET AND SOUTH BOYLAN AVENUE BUILDING SETBACK MIXED-USE BUILDING: PRIMARY STREET: 3' SIDE LOT LINE: 0' OR 6' REAR LOT LINE: 0' OR 6'
DEDICATED ROW:	2,285 SF (0.05 AC.)
BUILDING HEIGHT:	MAXIMUM ALLOWED: 18 STORIES FOR MIXED-USE BUILDING/ 7 STORIES FOR DECK (PER Z-21-20) PROPOSED: 18 STORIES FOR MIXED-USE BUILDING / 7 STORIES FOR DECK
OUTDOOR AMENITY AREA:	REQUIRED: TOTAL SITE AREA: 60,688 SF 10% OF SITE AREA: 6,069 SF ADDITION FOR LEVELS ABOVE 7-STORIES PER UDO SEC. 1.5.3.C.4 18 TOTAL STORIES (11-STORIES @ 50 SF/LEVEL): 550 SF TOTAL REQUIRED OUTDOOR AMENITY AREA: 6,619 SF *REDUCED BY 50% PER UDO SEC. 1.5.3.D.4 AS OUTDOOR AMENITY AREA IS BEING PROVIDED IN ONE CONTIGUOUS AREA AT GRADE LEVEL - TOTAL REQUIRED: 3,315 SF PROPOSED: OUTDOOR AMENITY AREA PROVIDED AT GROUND LEVEL: 6,499 SF
TREE CONSERVATION	PER UDO SECTION 9.1.2 TREE CONSERVATION IS NOT REQUIRED FOR SITES LESS THAN TWO ACRES IN SIZE.

**Administrative Site Review Application**  
Planning and Development Services Center • One Exchange Place, Suite 600 • Raleigh, NC 27601 | 919-996-0280

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.6, 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
<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

Subdivision case #: \_\_\_\_\_  
Scoping/sketch plan case #: \_\_\_\_\_  
Certificate of Appropriateness #: \_\_\_\_\_  
Board of Adjustment #: \_\_\_\_\_  
Zoning Case #: \_\_\_\_\_  
Administrative Alternate #: \_\_\_\_\_

**GENERAL INFORMATION**

Development name: BLOC83 Tower 3

Inside City limits? Yes ☒ No ☐

Property address(es): 615 W. Morgan St., 117 S. Boylan Ave., 610 & 620 W. Hargett St.

Site P.I.N.(s): 1703 48 1885, 1703 48 1774, 1703 48 2697, 1703 48 2584

Please describe the scope of work. Include any additions, expansions, and change of use.  
Construction a 18-story mixed-use building including office, retail and structure parking and a stand-alone 7-story precast parking structure.

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

Company: Glenwood Three, LLC Title: \_\_\_\_\_  
Address: 1 Glenwood Avenue, Suite 1005, Raleigh, NC 27603  
Phone #: 410.769.6139 Email: rblair@hplmd.com

Applicant Name: David Boyette, PE  
Company: McAdams Address: One Glenwood Avenue, Suite 201, Raleigh, NC 27603  
Phone #: 919.244.9528 Email: boyette@mcadamscsco.com

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-UL - 0.84 AC SF DX-7-UL - 0.62 AC	Existing gross floor area (not to be demolished): 0 SF Existing gross floor area to be demolished: 8,626 SF
Gross site acreage: 63,512 SF (1.46 AC)	New gross floor area: 646,547 SF
# of parking spaces required: 0	Total of gross (to remain and new): 646,547 SF
# of parking spaces proposed: 700	Proposed # of buildings: 2
Overlay District (if applicable): N/A	Proposed # of stories for each: 18 and 7
Existing use (UDO 6.1.4): COMMERCIAL	
Proposed use (UDO 6.1.4): MIXED USE	

**STORMWATER INFORMATION**

Existing Impervious Surface:  
Acres: 2.45 Square Feet: 19,521  
Proposed Impervious Surface:  
Acres: 0.97 Square Feet: 42,115

Is this a flood hazard area? Yes ☐ No ☒  
If yes, please provide: N/A  
Alluvial soils: N/A  
Flood study: N/A  
FEMA Map Panel #: 2720170330J  
Neuse River Buffer: Yes ☐ No ☒ Wetlands: Yes ☐ No ☒

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: \_\_\_\_\_  
# of bedroom units: 1br \_\_\_\_\_ 2br \_\_\_\_\_ 3br \_\_\_\_\_  
# of lots: \_\_\_\_\_  
Is your project a cottage court? Yes ☐ No ☐

**SIGNATURE BLOCK**

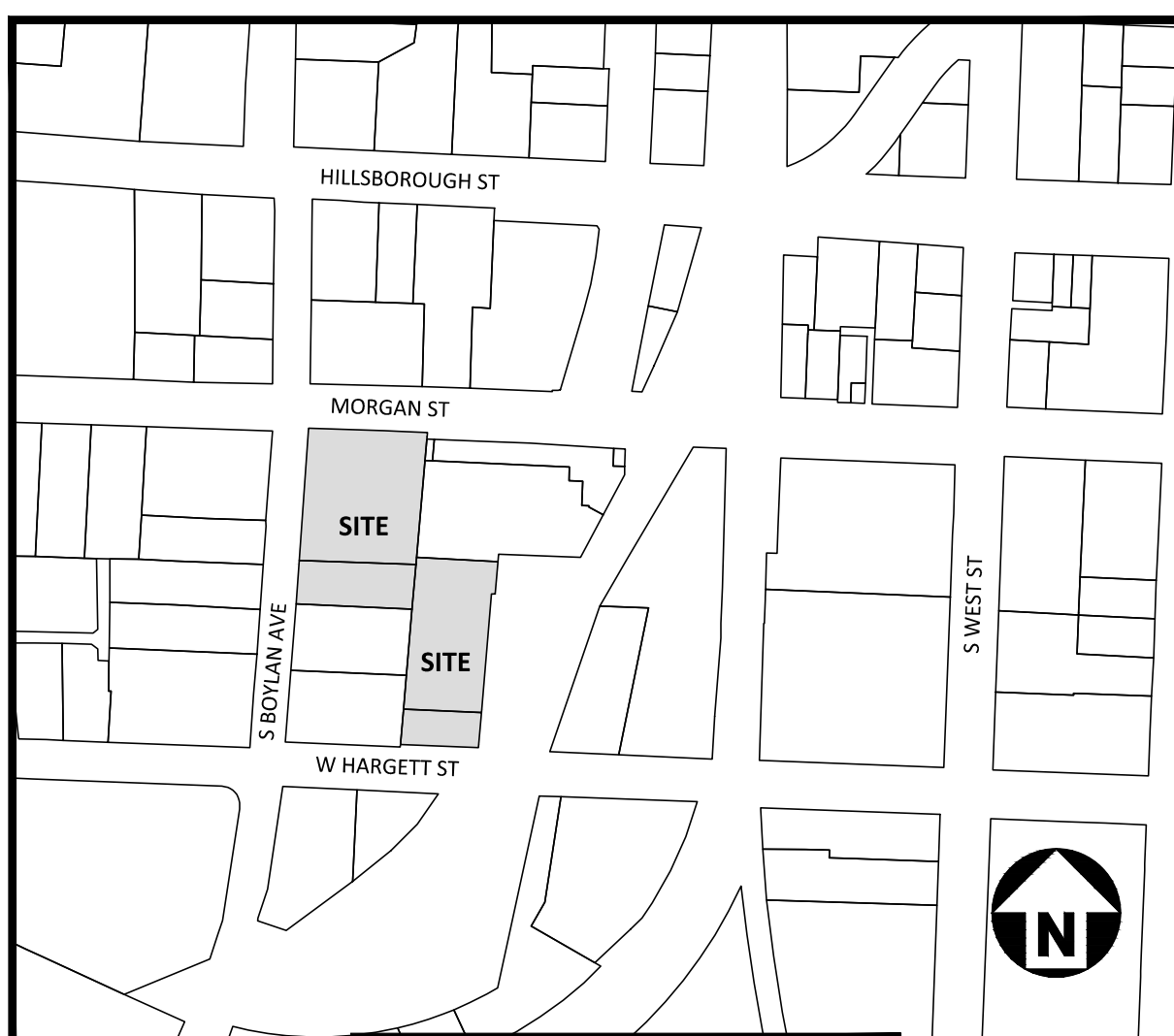
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

David Boyette, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

(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: 09.10.2021  
Printed Name: David Boyette, PE

Page 2 of 2  
REVISION 02.19.21  
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## VICINITY MAP

N.T.S.



Know what's below.  
Call before you dig.

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

APPLICANT ACKNOWLEDGES COORDINATION WITH DUKE PROGRESS ENERGY FOR THE EXISTING EASEMENT AND THE PROPOSED DEVELOPMENT.

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.

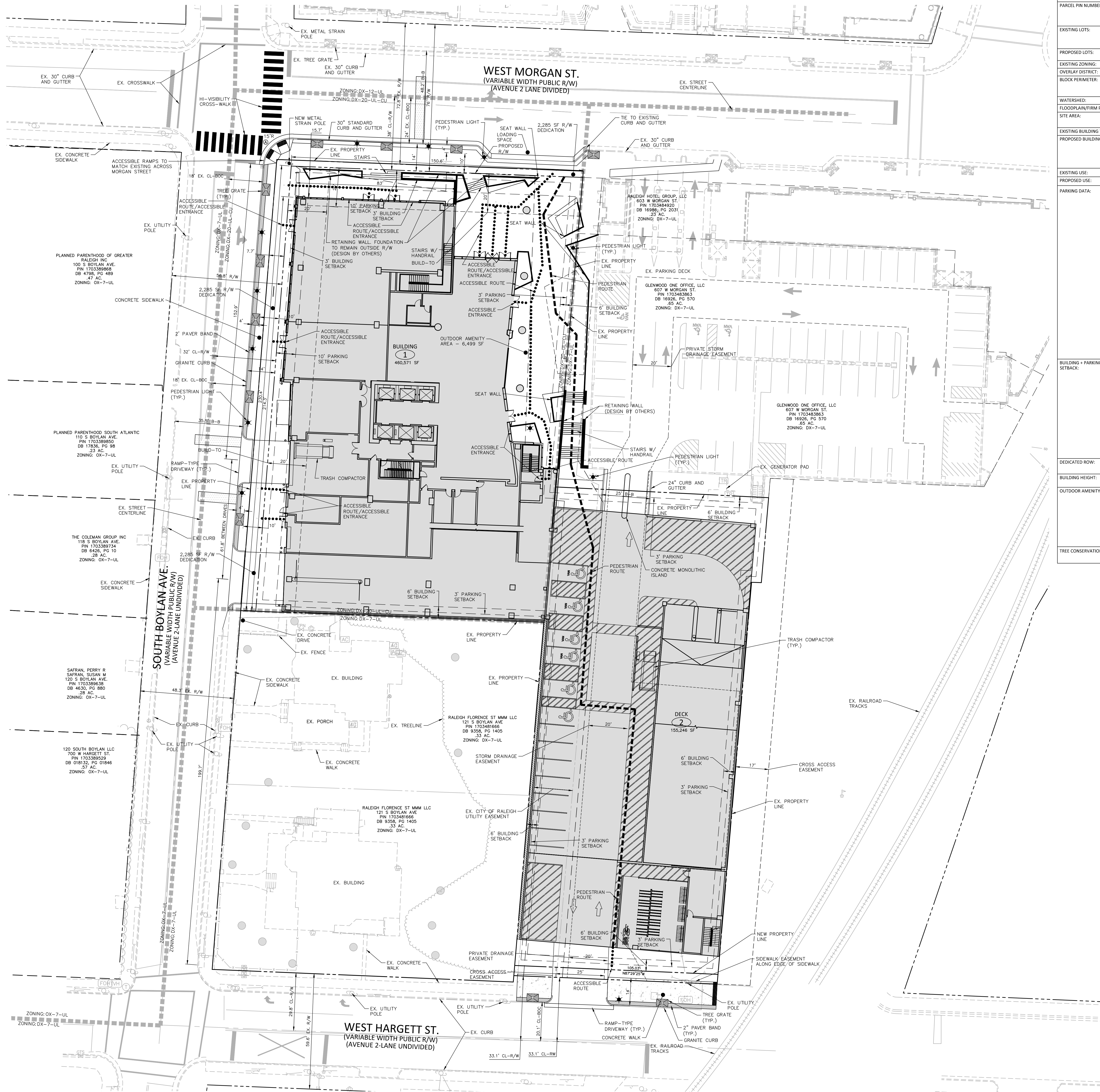
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.  
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

## ADMINISTRATIVE SITE REVIEW FOR:

BLOC83 TOWER 3  
RALEIGH, NC 27603  
PROJECT NUMBER: 2020110291



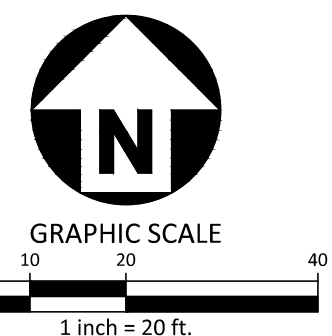
M:\Projects\MTG\1000004\Production\Engineering\Construction\Drawings\Admin\Site Review\Current Drawing\MTG-20000-51.dwg, 3/16/2022 8:14:57 AM, David Bayless



SITE DATA	
SITE ADDRESS:	615 WEST MORGAN ST, RALEIGH NORTH CAROLINA 27603 117 SOUTH BOYLAN AVE, RALEIGH NORTH CAROLINA 27603 610 & 612 WEST HARGETT ST, RALEIGH NORTH CAROLINA 27603
PARCEL PIN NUMBER:	1703481885 (DX-20) 1703481774 (DX-20) 1703482697 (DX-7) 1703482584 (DX-7)
EXISTING LOTS:	LOT 1: 0.63 AC (27,319 SF) LOT 2: 0.12 AC (5,016 SF) LOT 3: 0.22 AC (9,448 SF) LOT 4: 0.50 AC (21,780 SF)
PROPOSED LOTS:	LOT 1: 1.39 AC (60,688 SF) LOT 2: 0.01 AC (540 SF)
EXISTING ZONING:	DX-20-UL / DX-7-UL - DOWNTOWN MIXED USE
OVERLAY DISTRICT:	NA
BLOCK PERIMETER:	MAX ALLOWABLE: 2,000 LF EXISTING BLOCK: 2,780 LF (BLOCK WAS CREATED PRIOR TO SEPT 2013 AND IS LESS THAN 150% OF THE MAXIMUM - UDO SEC. 8.3.2.A.1-vii)
WATERSHED:	WALNUT CREEK
FLOODPLAIN/FIRM PANEL:	NA
SITE AREA:	63,512 SF / 1.46 AC (EXISTING) 60,687 SF / 1.39 AC (PROPOSED; LESS R/W DEDICATION)
EXISTING BUILDING TYPE:	COMMERCIAL
PROPOSED BUILDING TYPES (LOT 1):	NORTH (BLDG 1): MIXED-USE 468,023 SF (OFFICE: 300,684 SF; RETAIL: 5,850 SF; UTILITY: 19,638 SF; PARKING (6 LEVELS): 141,851) SOUTH (BLDG 2): STRUCTURED PARKING (7 LEVELS): 178,524 SF
EXISTING USE:	COMMERCIAL
PROPOSED USE:	LOT 1: MIXED-USE BUILDING W/ PARKING, PARKING DECK LOT 2: VACANT/OPEN LOT
PARKING DATA:	REQUIRED PARKING: NO REQUIRED PARKING IN DX. ZONING PER UDO SEC 7.1.3.A.1.a. PARKING PROVIDED: BLDG 1: BLDG 2: TOTAL PARKING PROVIDED: 392 SPACES 408 SPACES 700 SPACES
COMPACT SPACES	BLDG 1: 48 SPACES (16.4%) BLDG 2: 10 SPACES (2.5%)
ACCESSIBLE PARKING	REQUIRED: BLDG 1: BLDG 2: 6 TOTAL ACCESSIBLE (2 VAN) 8 TOTAL ACCESSIBLE (4 VAN) PROVIDED: BLDG 1: BLDG 2: 12 TOTAL ACCESSIBLE (2 VAN) 8 TOTAL ACCESSIBLE (4 VAN)
BIKE PARKING	REQUIRED FOR OFFICE SQUARE FOOTAGE - 300,684 SF SHORT TERM: 1 SP/10,000 SF = 30 SPACES LONG TERM: 1 SP/5,000 SF = 60 SPACES REQUIRED FOR RETAIL SQUARE FOOTAGE - 5,850 SF SHORT TERM: 1 SP/5,000 SF (MINIMUM OF 4) = 4 SPACES LONG TERM: N/A REQUIRED: 34 SHORT TERM, 60 LONG TERM PROVIDED: 70 SHORT TERM, 130 LONG TERM
BUILDING + PARKING SETBACK:	BUILD-TO REQUIRED (PRIMARY STREETS (0' - 20'): MORGAN ST: 75.5 LF (50% OF 151 LF) BOYLAN AVE: 115 LF (50% OF 230 LF) PROVIDED: MORGAN ST: 83 LF (BUILDING LENGTH) / 151 LF (FRONTAGE LENGTH) = 55% BOYLAN AVE: 114 LF (BUILDING LENGTH) / 230 LF (FRONTAGE LENGTH) = 49%
PARKING SETBACK	-DX DISTRICT REQUIRED PARKING SETBACKS: PRIMARY STREET: 10' SIDE LOT LINE: 0' OR 3' REAR LOT LINE: 0' OR 3' PER TC-SA-18, THE PRIMARY STREET DESIGNATION FOR LOT 1 SHALL BE WEST MORGAN STREET AND SOUTH BOYLAN AVENUE
BUILDING SETBACK	MIXED-USE BUILDING: PRIMARY STREET: 3' SIDE LOT LINE: 0' OR 6' REAR LOT LINE: 0' OR 6'
DEDICATED ROW:	2,285 SF (0.05 AC.)
BUILDING HEIGHT:	MAXIMUM ALLOWED: 18 STORIES FOR MIXED-USE BUILDING/ 7 STORIES FOR DECK (PER 2-21-20) PROPOSED: 18 STORIES FOR MIXED-USE BUILDING / 7 STORIES FOR DECK
OUTDOOR AMENITY AREA:	REQUIRED: TOTAL SITE AREA: 60,687 SF 10% OF SITE AREA: 6,069 SF ADDITION FOR LEVELS ABOVE 7 STORIES PER UDO SEC. 1.5.3.C.4 18 TOTAL STORIES (11 STORIES @ 50 SF/ELEV.): 5,500 SF TOTAL REQUIRED OUTDOOR AMENITY AREA: 6,619 SF *REDUCED BY 50% PER UDO SEC. 1.5.3.D.4 AS OUTDOOR AMENITY AREA IS BEING PROVIDED IN ONE CONTIGUOUS AREA AT GRADE LEVEL - TOTAL REQUIRED: 3,315 SF PROPOSED: OUTDOOR AMENITY AREA PROVIDED AT GROUND LEVEL: 6,499 SF
TREE CONSERVATION	PER UDO SECTION 9.1.2 TREE CONSERVATION IS NOT REQUIRED FOR SITES LESS THAN TWO ACRES IN SIZE.

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

- GENERAL NOTES:**
- FIRE DEPARTMENT VEHICLE ACCESS LANE MUST BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (NCFE 503.2.3)
  - LOADING AND DELIVERY SPACE TO BE RESTRICTED TO LOADING SPACE ON MORGAN STREET.



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](http://www.mcadamsco.com)

**CLIENT**  
HERITAGE PROPERTIES, INC  
501 FAIRMONT AVENUE, SUITE 101  
TOWSON, MD 21286  
PHONE: 410.769.6100



**BLOC83 - TOWER 3**  
ADMINISTRATIVE SITE PLAN REVIEW  
RALEIGH, NORTH CAROLINA, 27603

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DATE
1	12. 03. 2021 FIRST ASR COMMENT RESPONSES
1	03. 16. 2022 2ND ASR COMMENT RESPONSES

**PLAN INFORMATION**  
PROJECT NO. HTG-20000  
FILENAME HTG-20000-51  
CHECKED BY JB  
DRAWN BY JNJ  
SCALE 1"=20'  
DATE 10. 06. 2021

**SHEET**

**SITE PLAN**  
**C3.00**



Bloc83 Tower 3

615 MORGAN STREET  
RALEIGH, NC 27603



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△	Date	Description
2	2021.12.03	ASR SUBMISSION #2
3	2022.02.03	ASR SUBMISSION #3
4	2022.03.15	ASR SUBMISSION #4

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

BLOC83 TOWER 3

Project Number

090.0420.000

Description

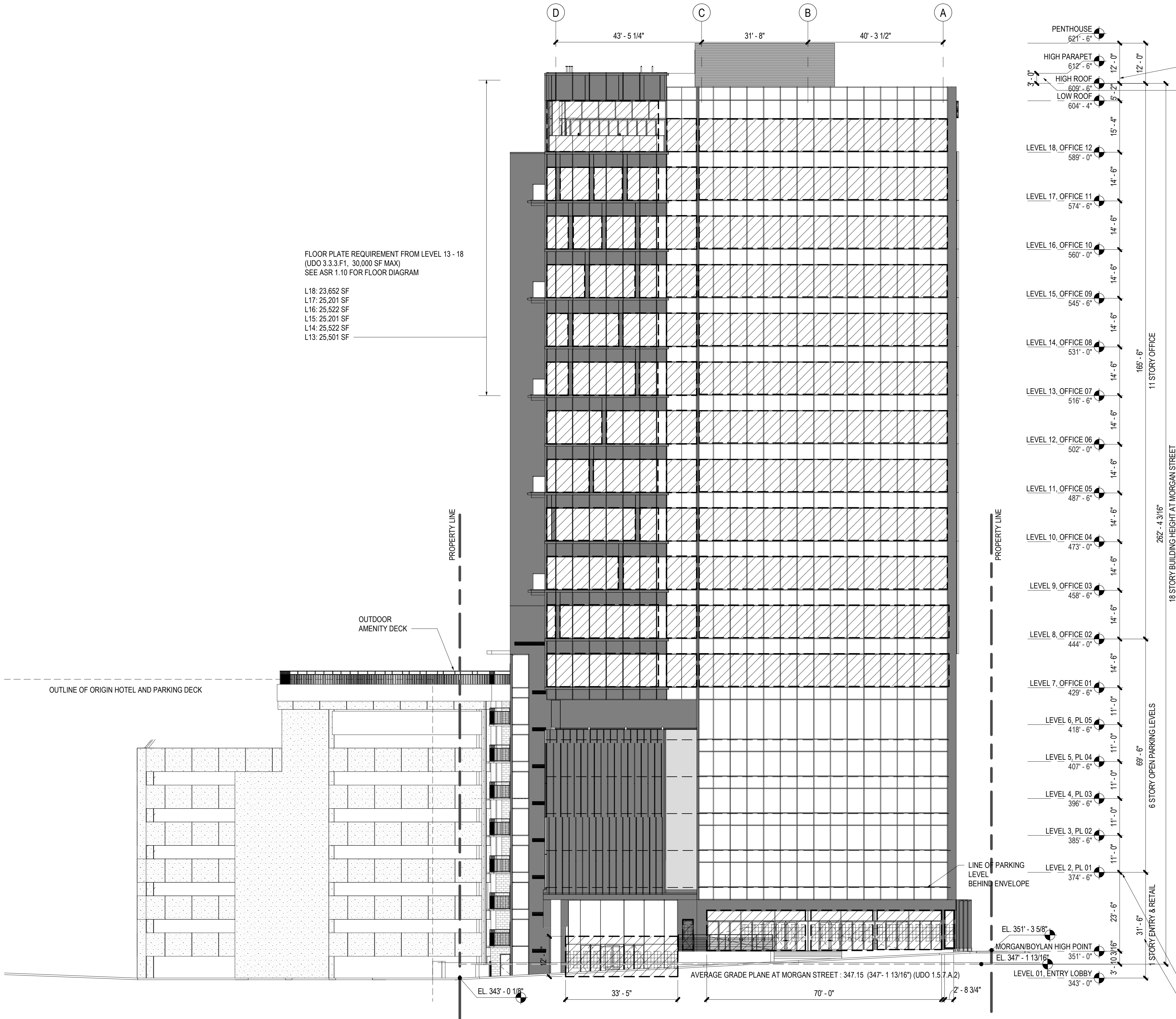
NORTH ELEVATION - W. MORGAN STREET

Scale

1/16" = 1'-0"

ASR 1.5

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PENTHOUSE HEIGHT, MAX 12'-0" ALLOWED (UDO 1.5.7.D.3)

PARAPET HEIGHT, MAX 12'-0" ALLOWED (UDO 1.5.7.A.1)

LEVEL 18, OFFICE 11 TOTAL WALL AREA = 1,876 SF (122'-4 1/2" WIDE X 15'-4" HIGH)  
LEVEL 18, OFFICE 11 TRANSPARENT AREA = 1,302 SF  
(33'-3 1/2" WIDE X 15'-4" HIGH + 80'-6" WIDE X 9'-10" HIGH)  
LEVEL 18, OFFICE 11 TRANSPARENCY % = 69% (20% REQUIRED)

LEVEL 17, OFFICE 10 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 17, OFFICE 10 TRANSPARENT AREA = 1,088 SF (110'-7 1/2" WIDE X 9'-10" HIGH)  
LEVEL 17, OFFICE 10 TRANSPARENCY % = 61% (20% REQUIRED)

LEVEL 16, OFFICE 09 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 16, OFFICE 09 TRANSPARENT AREA = 1,099 SF  
LEVEL 16, OFFICE 09 TRANSPARENCY % = 62% (20% REQUIRED)

LEVEL 15, OFFICE 08 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 15, OFFICE 08 TRANSPARENT AREA = 1,101 SF  
LEVEL 15, OFFICE 08 TRANSPARENCY % = 62% (20% REQUIRED)

LEVEL 14, OFFICE 07 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 14, OFFICE 07 TRANSPARENT AREA = 1,116 SF  
LEVEL 14, OFFICE 07 TRANSPARENCY % = 63% (20% REQUIRED)

LEVEL 13, OFFICE 06 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 13, OFFICE 06 TRANSPARENT AREA = 1,115 SF  
LEVEL 13, OFFICE 06 TRANSPARENCY % = 63% (20% REQUIRED)

LEVEL 12, OFFICE 05 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 12, OFFICE 05 TRANSPARENT AREA = 1,116 SF  
LEVEL 12, OFFICE 05 TRANSPARENCY % = 63% (20% REQUIRED)

LEVEL 11, OFFICE 04 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 11, OFFICE 04 TRANSPARENT AREA = 1,100 SF  
LEVEL 11, OFFICE 04 TRANSPARENCY % = 62% (20% REQUIRED)

LEVEL 10, OFFICE 03 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 10, OFFICE 03 TRANSPARENT AREA = 1,120 SF  
LEVEL 10, OFFICE 03 TRANSPARENCY % = 63% (20% REQUIRED)

LEVEL 9, OFFICE 02 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 9, OFFICE 02 TRANSPARENT AREA = 1,119 SF  
LEVEL 9, OFFICE 02 TRANSPARENCY % = 63% (20% REQUIRED)

LEVEL 8, OFFICE 01 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 8, OFFICE 01 TRANSPARENT AREA = 1,128 SF  
LEVEL 8, OFFICE 01 TRANSPARENCY % = 63.5% (20% REQUIRED)  
(UDO 1.5.9 & 3.2.6)

LEVEL 7, OFFICE 01 TOTAL WALL AREA = 1,774 SF (122'-4 1/2" WIDE X 14'-6" HIGH)  
LEVEL 7, OFFICE 01 TRANSPARENT AREA = 1,142 SF  
LEVEL 7, OFFICE 01 TRANSPARENCY % = 64% (20% REQUIRED)  
(UDO 1.5.9 & 3.2.6)

GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE. (UDO 1.5.9. B.4)

CW FROM L2 - L6 COVERING PARKING LEVELS ARE SPANDREL OPAQUE SYSTEM AND THEY ARE EXCLUDED FOR TRANSPARENCY CALCULATION.

LEVEL 1 TOTAL WALL AREA (AGP TO 12'-0") = 1,386 SF (115'-6" WIDE X 12'-0" HIGH)  
LEVEL 1 TRANSPARENT AREA = 1,255 SF (105'-3" WIDE X 12'-0" WIDE)  
LEVEL 1 TRANSPARENCY % = 82%  
TRANSPARENCY % REQUIRED = 66% (915 SF)  
(UDO 1.5.9 & 3.2.6)

LEVEL 1 TRANSPARENT AREA (3'-0" ~ 8'-0" ABOVE AVERAGE GRADE) = 477 SF (95'-5" WIDE X 5'-0" HIGH)  
50% OF REQUIRED TRANSPARENCY, 458 SF (UDO 1.5.9.B.1)

UPPER STORY FLOOR HEIGHT : MIN 9'-0" (UDO 3.2.6. E3)

GROUND STORY FLOOR HEIGHT : MIN. 15'-0" (UDO 3.2.6. E2)

FLOOR PLATE REQUIREMENT FROM LEVEL 13 - 18  
(UDO 3.3.3.F1, 30,000 SF MAX)  
SEE ASR 1.10 FOR FLOOR DIAGRAM

L18: 23,652 SF  
L17: 25,201 SF  
L16: 25,522 SF  
L15: 25,201 SF  
L14: 25,522 SF  
L13: 25,501 SF

OUTDOOR  
AMENITY DECK

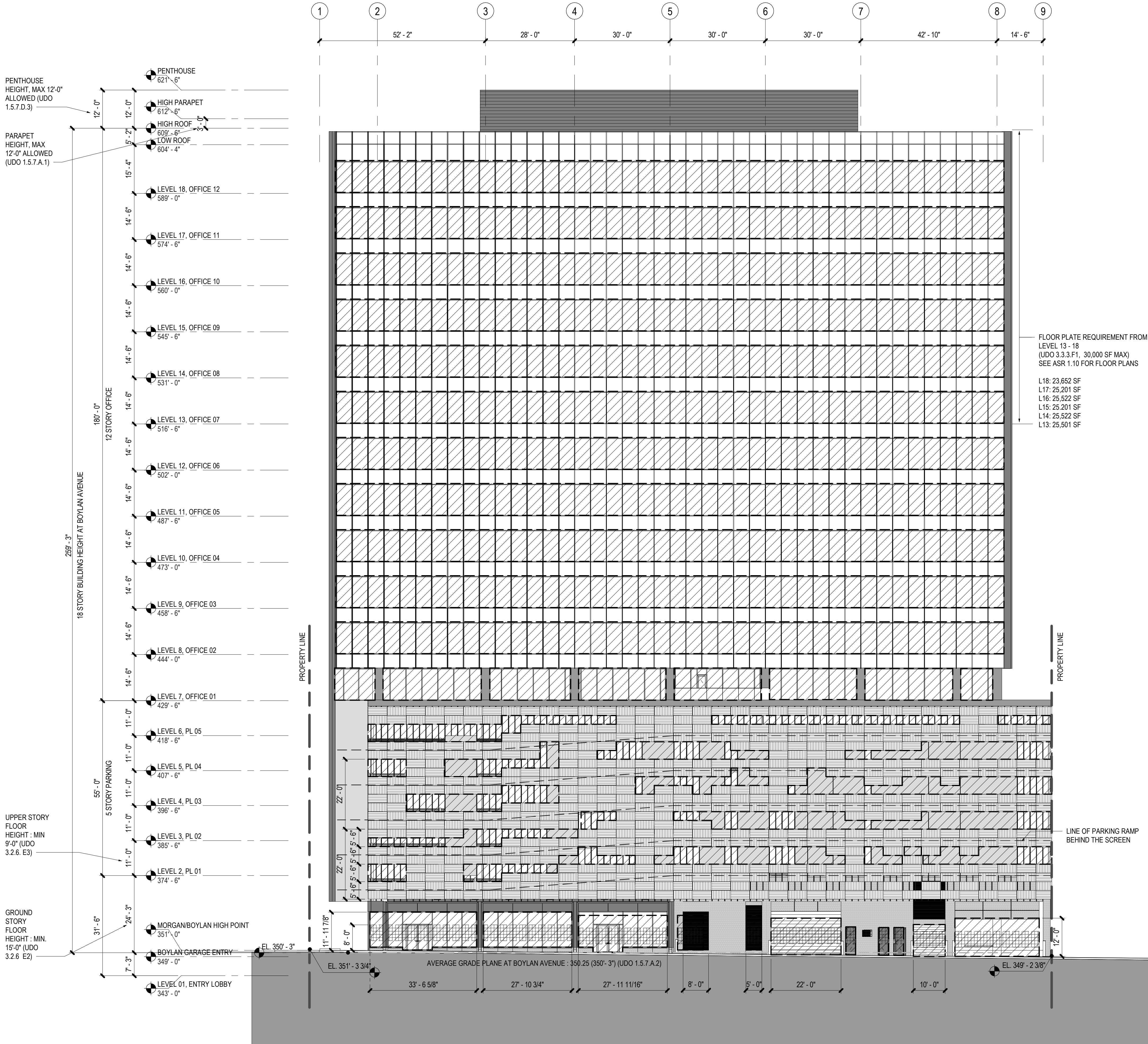
OUTLINE OF ORIGIN HOTEL AND PARKING DECK

1 NORTH ELEVATION (W. MORGAN STREET)

SCALE: 1/16" = 1'-0"



3/13/2022 8:23:47 PM BIM 360://090.0420.000 - Bloc 83 Tower 3/Architecture - 090.0420.000 - 615M C0BD.rvt



LEVEL 18, OFFICE 11 TOTAL WALL AREA = 3,221 SF (210'-1 1/4" WIDE X 15'-4" HIGH)  
LEVEL 18, OFFICE 11 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 18, OFFICE 11 TRANSPARENCY % = 64% (20% REQUIRED)

LEVEL 17, OFFICE 10 TOTAL WALL AREA = 3,047 SF (210'-1 1/4" WIDE X 14'-6" HIGH)  
LEVEL 17, OFFICE 10 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 17, OFFICE 10 TRANSPARENCY % = 67% (20% REQUIRED)

LEVEL 16, OFFICE 09 TOTAL WALL AREA = 3,047 SF (210'-1 1/4" WIDE X 14'-6" HIGH)  
LEVEL 16, OFFICE 09 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 16, OFFICE 09 TRANSPARENCY % = 67% (20% REQUIRED)

LEVEL 15, OFFICE 08 TOTAL WALL AREA = 3,047 SF (210'-1 1/4" WIDE X 14'-6" HIGH)  
LEVEL 15, OFFICE 08 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 15, OFFICE 08 TRANSPARENCY % = 67% (20% REQUIRED)

LEVEL 14, OFFICE 07 TOTAL WALL AREA = 3,047 SF (210'-1 1/4" WIDE X 14'-6" HIGH)  
LEVEL 14, OFFICE 07 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 14, OFFICE 07 TRANSPARENCY % = 67% (20% REQUIRED)

LEVEL 13, OFFICE 06 TOTAL WALL AREA = 3,047 SF (210'-1 1/4" WIDE X 14'-6" HIGH)  
LEVEL 13, OFFICE 06 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 13, OFFICE 06 TRANSPARENCY % = 67% (20% REQUIRED)

LEVEL 12, OFFICE 05 TOTAL WALL AREA = 3,047 SF (210'-1 1/4" WIDE X 14'-6" HIGH)  
LEVEL 12, OFFICE 05 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 12, OFFICE 05 TRANSPARENCY % = 67% (20% REQUIRED)

LEVEL 11, OFFICE 04 TOTAL WALL AREA = 3,047 SF (210'-1 1/4" WIDE X 14'-6" HIGH)  
LEVEL 11, OFFICE 04 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 11, OFFICE 04 TRANSPARENCY % = 67% (20% REQUIRED)

LEVEL 10, OFFICE 03 TOTAL WALL AREA = 3,047 SF (210'-1 1/4" WIDE X 14'-6" HIGH)  
LEVEL 10, OFFICE 03 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 10, OFFICE 03 TRANSPARENCY % = 67% (20% REQUIRED)

LEVEL 9, OFFICE 02 TOTAL WALL AREA = 3,047 SF (210'-1 1/4" WIDE X 14'-6" HIGH)  
LEVEL 9, OFFICE 02 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 9, OFFICE 02 TRANSPARENCY % = 67% (20% REQUIRED)

LEVEL 8, OFFICE 02 TOTAL WALL AREA = 3,047 SF (210'-1 1/4" WIDE X 14'-6" HIGH)  
LEVEL 8, OFFICE 02 TRANSPARENT AREA = 2,066 SF (210'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 8, OFFICE 02 TRANSPARENCY % = 67% (20% REQUIRED)

LEVEL 7, OFFICE 01 TOTAL WALL AREA = 2,996 SF (206'-7 1/4" WIDE X 14'-6" HIGH)  
LEVEL 7, OFFICE 01 TRANSPARENT AREA = 1,860 SF (189'-1 1/4" WIDE X 9'-10" HIGH)  
LEVEL 7, OFFICE 01 TRANSPARENCY % = 62% (20% REQUIRED) (UDO 1.5.9 & 3.2.6)

GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE. (UDO 1.5.9.B.4)

LEVEL 6, PARKING LEVEL 05 TOTAL WALL AREA = 2,910 SF (226'-0" WIDE X 12'-9" HIGH)  
LEVEL 6, PARKING LEVEL 05 TRANSPARENT AREA = 610 SF  
LEVEL 6, PARKING LEVEL 05 TRANSPARENCY % = 21% (20% REQUIRED) - NO SCREEN AREA

LEVEL 5, PARKING LEVEL 04 TOTAL WALL AREA = 2,495 SF (226'-0" WIDE X 11'-0" HIGH)  
LEVEL 5, PARKING LEVEL 04 TRANSPARENT AREA = 786 SF  
LEVEL 5, PARKING LEVEL 04 TRANSPARENCY % = 31% (20% REQUIRED) - NO SCREEN AREA

LEVEL 4, PARKING LEVEL 03 TOTAL WALL AREA = 2,495 SF (226'-0" WIDE X 11'-0" HIGH)  
LEVEL 4, PARKING LEVEL 03 TRANSPARENT AREA = 836 SF  
LEVEL 4, PARKING LEVEL 03 TRANSPARENCY % = 33% (20% REQUIRED) - NO SCREEN AREA

LEVEL 3, PARKING LEVEL 02 TOTAL WALL AREA = 2,495 SF (226'-0" WIDE X 11'-0" HIGH)  
LEVEL 3, PARKING LEVEL 02 TRANSPARENT AREA = 814 SF  
LEVEL 3, PARKING LEVEL 02 TRANSPARENCY % = 33% (20% REQUIRED) - NO SCREEN AREA

LEVEL 2, PARKING LEVEL 01 TOTAL WALL AREA = 2,495 SF (226'-0" WIDE X 11'-0" HIGH)  
LEVEL 2, PARKING LEVEL 01 TRANSPARENT AREA = 815 SF  
LEVEL 2, PARKING LEVEL 01 TRANSPARENCY % = 33% (20% REQUIRED) (UDO 1.5.9 & 3.2.6)

GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. (UDO 1.5.9.B.4)

LEVEL 1 TOTAL WALL AREA (AGP TO 12'-0") = 2,565 SF (213'-9 1/2" WIDE X 12'-0" HIGH)  
LEVEL 1 TRANSPARENT AREA = 1,903 SF (158'-7" WIDE X 12'-0" HIGH)  
LEVEL 1 TRANSPARENCY % = 74%  
TRANSPARENCY % REQUIRED = 66% (1,693 SF REQUIRED)  
(UDO 1.5.9 & 3.2.6)

TRANSPARENCY (3'-0" - 8'-0") = 851 SF (50% REQUIRED TRANSPARENCY, 846 SF, UDO 1.5.9.B.1)

# Bloc83 Tower 3

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Date	Description
2021.12.03	ASR SUBMISSION #2
2022.02.03	ASR SUBMISSION #3
2022.03.15	ASR SUBMISSION #4

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

BLOC83 TOWER 3

Project Number

090.0420.000

Description

WEST ELEVATION - S. BOYLAN  
AVENUE

Scale

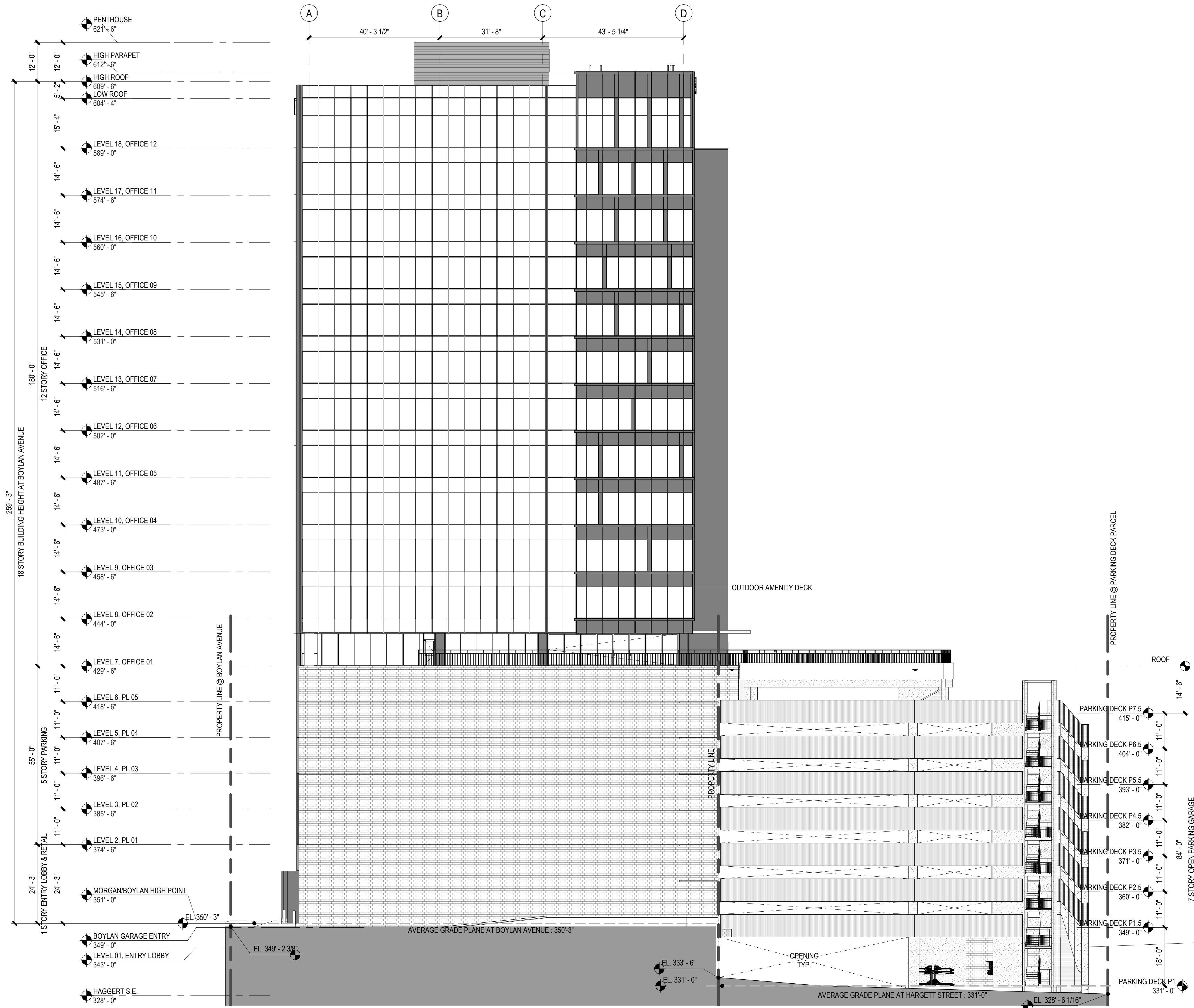
1/16" = 1'-0"

ASR 1.6

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1 WEST ELEVATION ( S. BOYLAN AVENUE)  
SCALE: 1/16" = 1'-0"





TRANSPARENCY REQUIREMENT - UDO 1.5.9  
N/A, NOT STREET FACING FACADE  
BLANK WALL AREA COMPLIANCE - UDO 1.5.10  
N/A, NOT STREET FACING FACADE

# 1 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

## Bloc83 Tower 3

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Date	Description
2021.12.03	ASR SUBMISSION #2
2022.02.03	ASR SUBMISSION #3
2022.03.15	ASR SUBMISSION #4

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

BLOC83 TOWER 3

Project Number

090.0420.000

Description

SOUTH ELEVATION

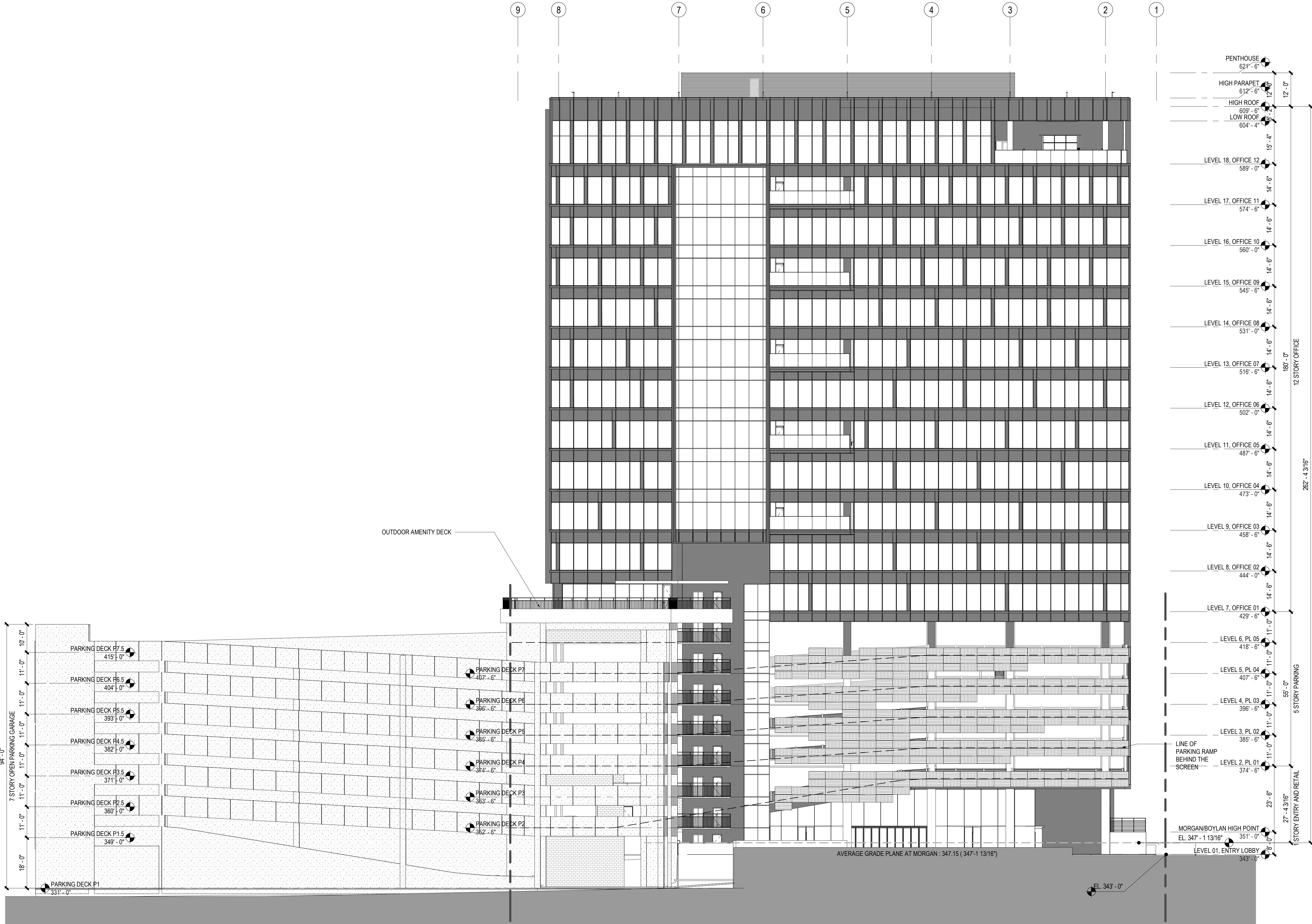
Scale

1/16" = 1'-0"

ASR 1.7



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# 1 EAST ELEVATION

SCALE: 1/16" = 1'-0"

TRANSPARENCY REQUIREMENT - UDO 1.5.9  
N/A, NOT STREET FACING FACADE  
BLANK WALL AREA COMPLIANCE - UDO 1.5.10  
N/A, NOT STREET FACING FACADE

## Bloc83 Tower 3

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Date	Description
2 2021.12.03	ASR SUBMISSION #2
3 2022.02.03	ASR SUBMISSION #3
4 2022.03.15	ASR SUBMISSION #4

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

BLOC83 TOWER 3

Project Number

090.0420.000

Description

EAST ELEVATION

Scale

1/16" = 1'-0"

ASR 1.8

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Seal / Signature

Project Name

**15 MORGAN ST - BLOC83  
POWER 3 PARKING DECK**

Project Number

**90.0420.200**

MARKING DECK SECTION

ale

$$32'' = 1'-0''$$

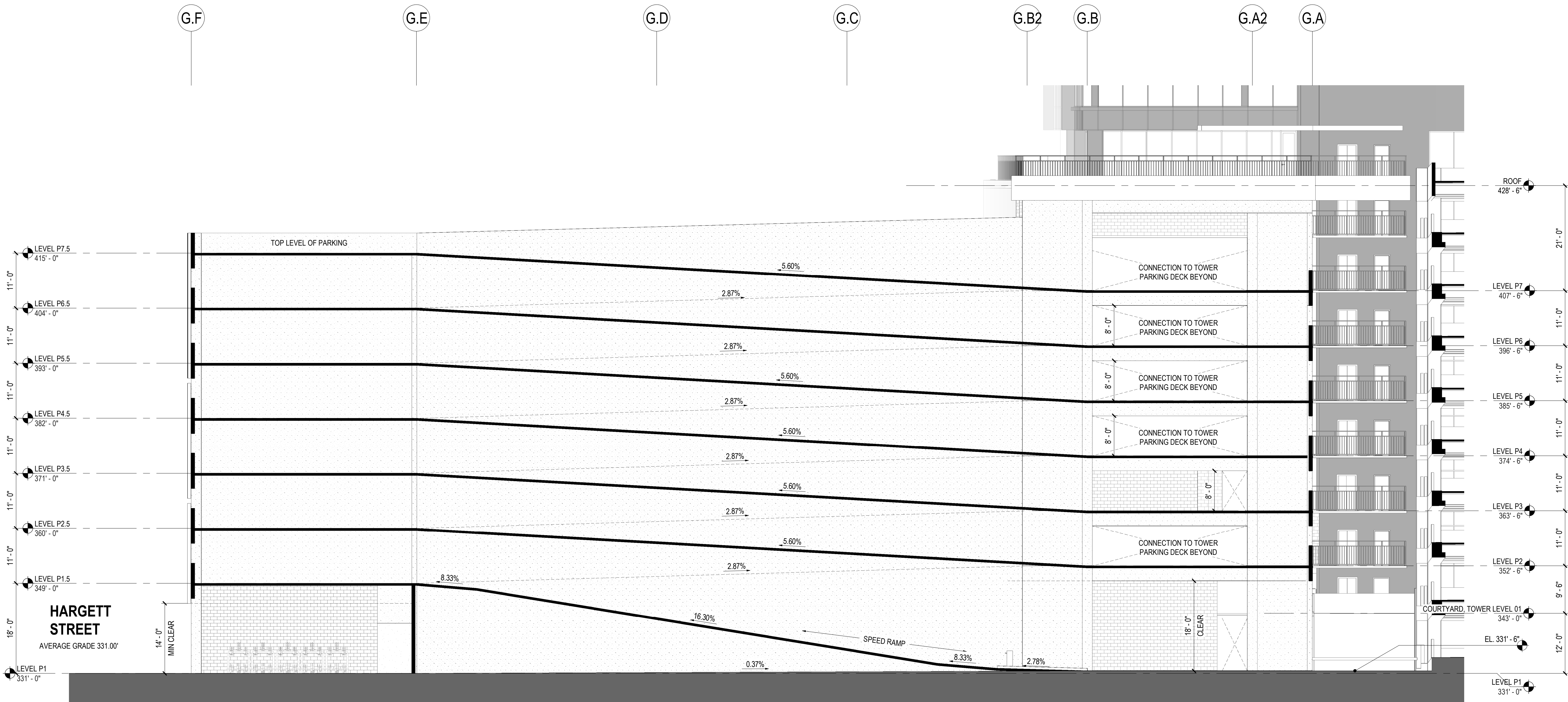
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1 ASR EAST-WEST PARKING DECK SECTION EW  
SCALE: 3/32" = 1'-0"



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1 ASR NORTH-SOUTH PARKING DECK SECTION  
SCALE: 3/32" = 1'-0"

# Bloc83 T3 Parking Deck

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2022.03.15	ASR SUBMISSION #4

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name  
**615 MORGAN ST - BLOC83  
TOWER 3 PARKING DECK**

Project Number  
**090.0420.200**

Description  
PARKING DECK SECTION

Scale  
3/32" = 1'-0"

ASR 2.4