

# 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): \_\_\_\_\_

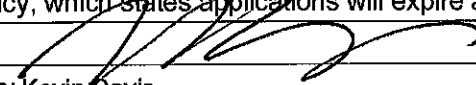
Please review UDO Section 10.2.8. as amended by text change case TC-14-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the Permit and Development Portal. (Note: There is a fee for this verification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

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>Scope-0096-2022</u>	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: VeLa Longview Apartments			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): <b>220 E Morgan Street</b>			
Site P.I.N.(s): 1703881970			
Please describe the scope of work. Include any additions, expansions, and change of use. Project includes the demolition of an existing parking lot and associated infrastructure. The project also includes the construction of a proposed multi-family residential building with a parking deck, ground story retail, and associated infrastructure.			
Current Property Owner/Developer Contact Name: Taylor Gray/Kevin Davis (220 E Morgan Owner LLC) NOTE: please attach purchase agreement when submitting this form.			
Company: 220 E Morgan Street Owner LLC		Title: Authorized Signatory	
Address: 2 Landmark Square, Suite 207, Stamford, CT			
Phone #: 203-518-8470		Email: tgray@veladev.com, kdavis@postroadgroup.com	
Applicant Name: Tim Carter, PE			
Company: Kimley-Horn and Associates, LLC		Address: 421 Fayetteville St, Suite 600, Raleigh, NC 27601	
Phone #: 919-677-2197		Email: tim.carter@kimley-horn.com	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-40-UG-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 0.95	New gross floor area: 524,568 SF
# of parking spaces required: 673 Max.	Total sf gross (to remain and new): 524,568 SF
# of parking spaces proposed: 395	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 30
Existing use (UDO 6.1.4): Parking	
Proposed use (UDO 6.1.4): Multi-Family Residential, Retail	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.77</u> Square Feet: <u>33,254</u>	Proposed Impervious Surface: Acres: <u>0.87</u> Square Feet: <u>38,071</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 374	Total # of hotel units: 0
# of bedroom units: 1br 254      2br 116      3br 4      4br or more	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

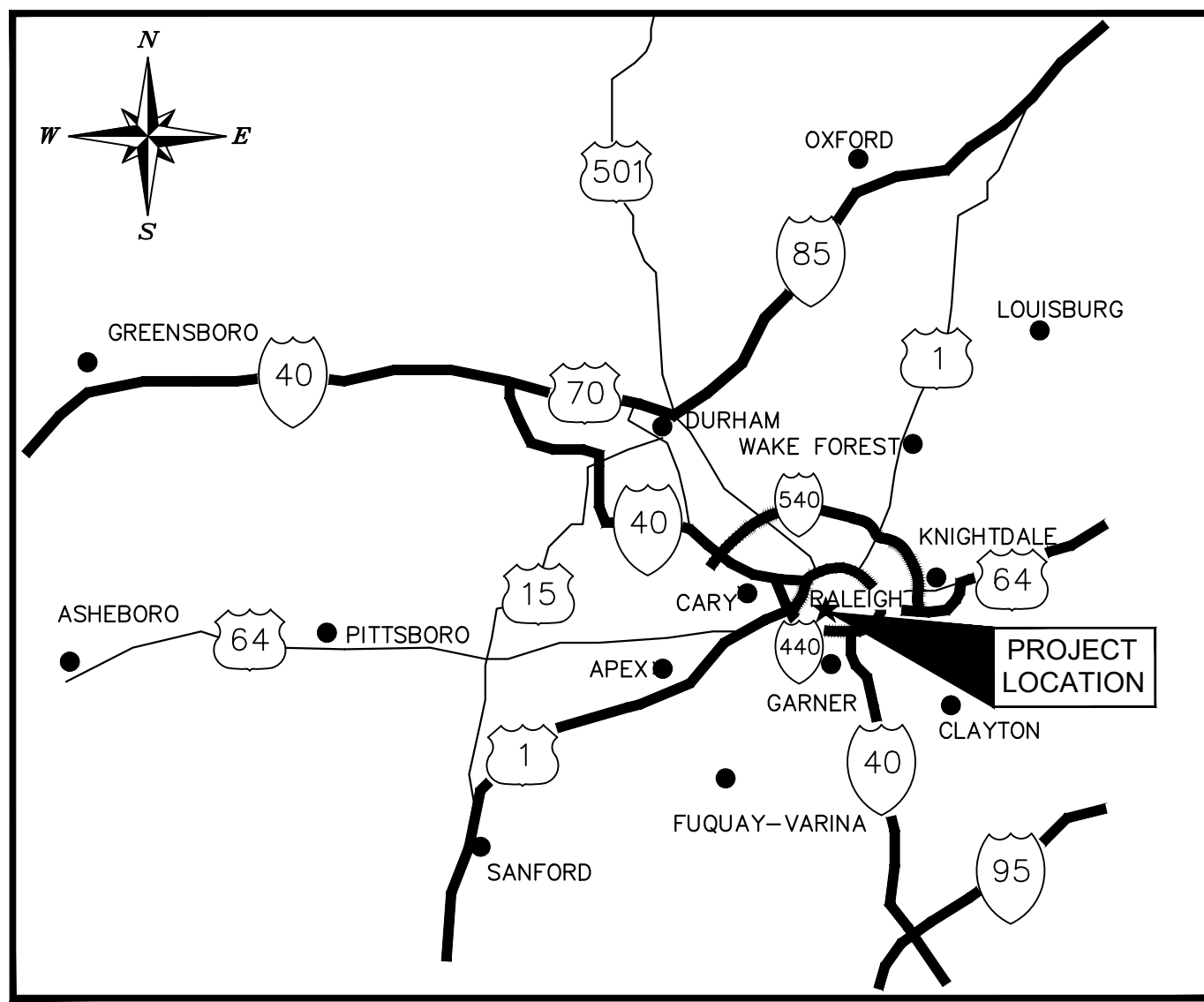
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Kimley-Horn and Associates, Inc.</u> 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 this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: 	Date: 9/30/2022
Printed Name: Kevin Davis	

# ASR SUBMITTAL FOR VELA LONGVIEW APARTMENTS

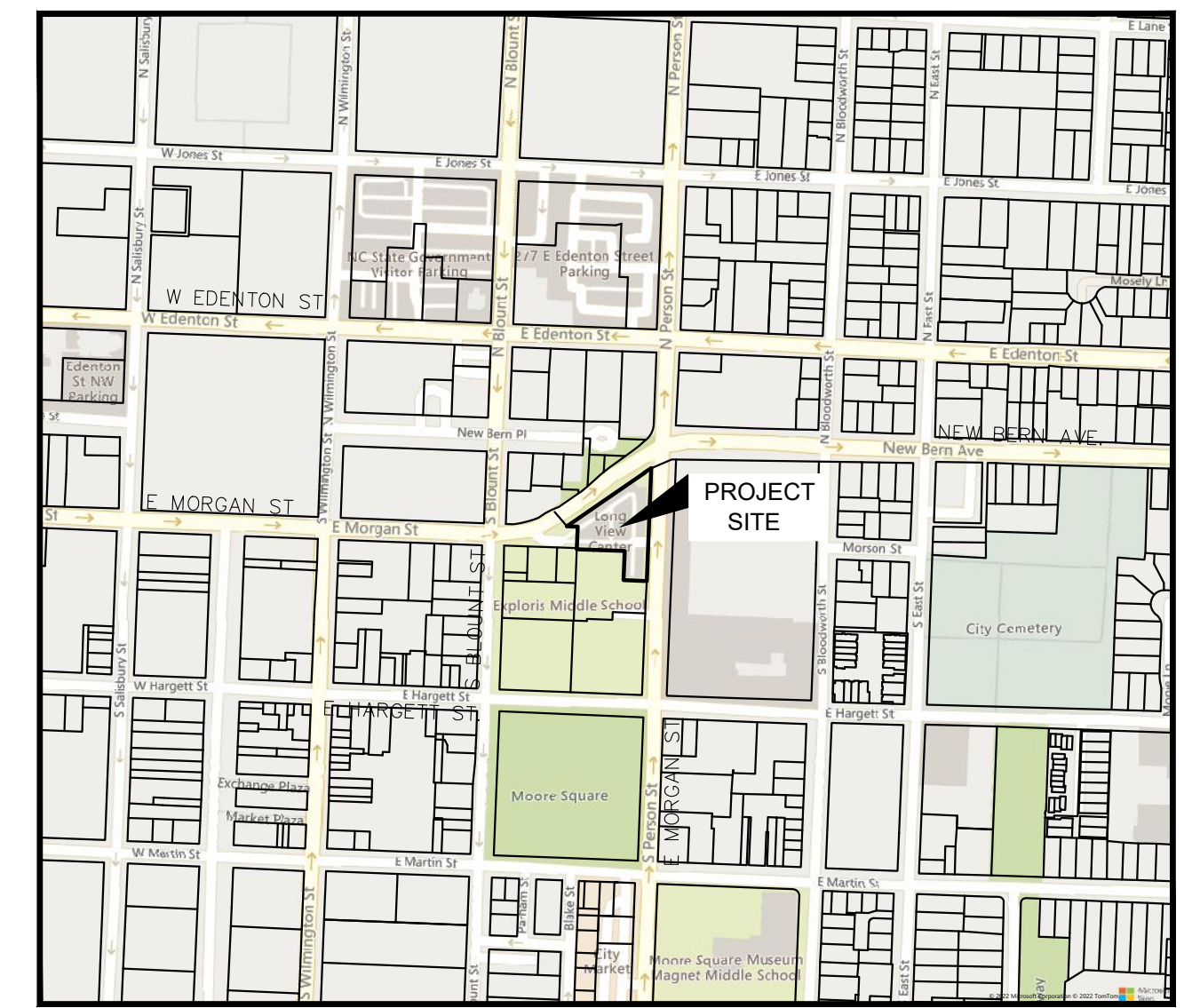
## ASR-XXXX-2022

### SCOPE-0096-2022 ZONING #Z-23-20

220 EAST MORGAN STREET  
RALEIGH, NORTH CAROLINA 27601  
A DEVELOPMENT BY: VELA DEVELOPMENT PARTNERS, LLC  
C/O POST ROAD GROUP LP  
2 LANDMARK SQUARE, SUITE 207  
STAMFORD, CT 06901



PROJECT LOCATION



VICINITY MAP

SCALE: 1" = 500'

- TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) 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 TCPED 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 TCPED 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.

**SOLID WASTE SERVICES NOTE:**

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

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

**EXISTING CONDITION NOTES:**

1. EXISTING INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY DRAPER ADEN ASSOCIATES, 114 EDINBURGH SOUTH DRIVE, SUITE 200, CARY, NC 27511, DATED 12/16/2021
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720170300K DATED 7/19/2022.

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<b>Site Transaction History</b>	<input type="checkbox"/> General	<input checked="" type="checkbox"/> Mixed use
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

**GENERAL INFORMATION**

Development name: Vela Longview Apartments  
 Inside City limits? Yes  No

Property address(es): **220 E Morgan Street**  
 Site P.I.N.(s): 1703881970

Please describe the scope of work. Include any additions, expansions, and change of use. Project includes the demolition of an existing parking lot and associated infrastructure. The project also includes the construction of a proposed multi-family residential building with a parking deck, ground story retail, and associated infrastructure.

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 NOTE: please attach purchase agreement when submitting this form.

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Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #:			
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

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# of bedroom units: 1br 254	2br 116	3br 4	4br or more
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

**SIGNATURE 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 Kimley-Horn and Associates, Inc. to serve as my agent regarding this application, to receive and respond 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 this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: \_\_\_\_\_ Date: 9/30/2022  
 Printed Name: Kevin Davis

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn

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**OCTOBER 7th, 2022**      **014878000**

- ZONING CONDITIONS:**
1. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PROPERTY; DORMITORY, FRATERNITY, SORORITY; PAWNSHOP; DETENTION CENTER, JAIL, PRISON; SELF-SERVICE STORAGE; VEHICLE REPAIR; VEHICLE FUEL SALES; AND ADULT ESTABLISHMENT.
  2. NO STRUCTURE SHALL EXCEED 30 STORIES IN HEIGHT, EXCEPT THAT HEIGHT ENCROACHMENTS OTHERWISE PERMITTED MAY EXCEED SUCH HEIGHT.
  3. NOT MORE THAN 150,000 GROSS SQUARE FEET OF OFFICE USE SHALL BE PERMITTED ON THE SITE.
  4. BUILDING FACADES SHALL BE CONSTRUCTED FROM ONE OR MORE OF THE FOLLOWING MATERIALS: GLASS, CONCRETE AND/OR CLAY BRICK, MASONRY, CEMENTITIOUS STUCCO, NATIVE AND MASONRY STONE, NATURAL WOOD, PRECAST CONCRETE, AND METAL PANELS AND/OR TRIM. THE FOLLOWING BUILDING MATERIALS SHALL BE PROHIBITED IN SUCH AREAS: VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, AND SYNTHETIC STUCCO (EIFS). WINDOW FRAMES, DOOR FRAMES, SOFFITS, OR MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD, FIBERGLASS, OR METAL.
  5. IN ADDITION TO THE STANDARDS FOR SCREENING SET FORTH IN THE UDO, ANY STRUCTURED PARKING SHALL MEET THE FOLLOWING STANDARDS ON THE SIDE ADJACENT TO E. MORGAN STREET: A MINIMUM OF 50% OF THE VERTICAL SURFACES SHALL HAVE AN OPAQUE SCREEN. SUCH SCREENING SHALL BE DESIGNED TO MINIMIZE LIGHT SPILLAGE THROUGH SOLUTIONS, INCLUDING BUT NOT LIMITED TO, SCREEN WALLS, SCREENING DEVICES, AND SPANDREL GLASS.
  6. LIGHTING WITHIN ANY STRUCTURED PARKING SHALL BE DESIGNED TO REDUCE LIGHT SPILLAGE OUTSIDE THE PARKING STRUCTURE ACCORDING TO THE FOLLOWING: INTERNAL ILLUMINATION SHALL BE SCREENED SO THAT INTERNAL LIGHT SOURCES SHALL NOT BE VISIBLE FROM THE ADJACENT PUBLIC RIGHT-OF-WAY OR ADJACENT PARCELS. LIGHT FIXTURES DIRECTLY VISIBLE FROM THE EXTERIOR OF A PARKING STRUCTURE SHALL BE DIRECTED INTERNALLY UPWARD OR SHALL CONTAIN SHIELDED FIXTURES TO PREVENT SUCH VISIBILITY. ROOFTOP LIGHTING SHALL BE LOCATED AT AN ELEVATION HEIGHT LESS THAN THE TOP OF THE NEAREST EXTERIOR PERIMETER ROOFTOP WALL; OR SHALL BE SETBACK A MINIMUM OF 15 FEET FROM THE EXTERIOR PERIMETER OF THE ROOFTOP WALL AT A MAXIMUM MOUNTED HEIGHT OF 12 FEET ABOVE FINISHED FLOOR WITH CUTOFF LIGHT FIXTURES THAT HAVE A MAXIMUM 90 DEGREE ILLUMINATION.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	SAND FILTER DETAILS
L1.0	PRELIMINARY LANDSCAPE PLAN
ARCH	FLOOR PLANS
ARCH	ARCHITECTURAL ELEVATIONS

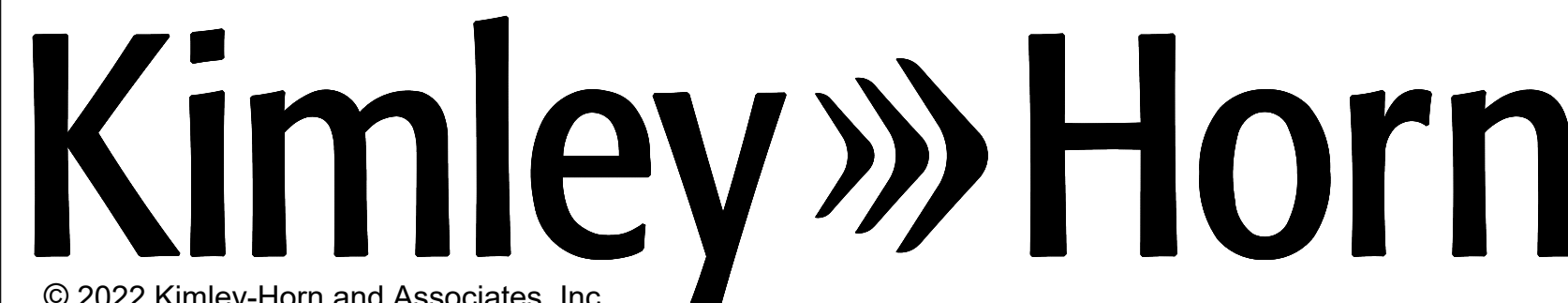
**PROJECT OWNER AND CONSULTANT**

**SITE DEVELOPER:** VELA DEVELOPMENT PARTNERS, LLC  
 C/O POST ROAD GROUP LP  
 2 LANDMARK SQUARE, SUITE 207  
 STAMFORD, CT 06901  
 ATTN: TOM EVAN, KEVIN DAVIS, TAYLOR GRAY  
 tgray@veladev.com

**CIVIL ENGINEER:** KIMLEY-HORN AND ASSOCIATES, INC.  
 421 FAYETTEVILLE ST., SUITE 600  
 RALEIGH, NORTH CAROLINA 27601  
 PHONE: (919) 677-2197  
 ATTN.: TIM CARTER  
 tim.carter@kimley-horn.com

**LANDSCAPE ARCHITECT:** KIMLEY-HORN AND ASSOCIATES, INC.  
 421 FAYETTEVILLE ST., SUITE 600  
 RALEIGH, NORTH CAROLINA 27601  
 PHONE: (919) 678-4170  
 ATTN: MATT GROSS, PLA  
 matt.gross@kimley-horn.com

**SURVEYOR:** DRAPER ADEN ASSOCIATES  
 114 EDINBURGH SOUTH DRIVE, SUITE 200  
 CARY, NC 27511  
 PHONE: (919) 827-0864  
 ATTN: ULJAS A. MURPHY, PLS



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 421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601  
 PHONE: (919) 677-2000

**Kimley-Horn**  
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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
 PHONE: 919-677-2000 FAX: 919-677-2050  
 WWW.KIMLEY-HORN.COM  
 #F-0102

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

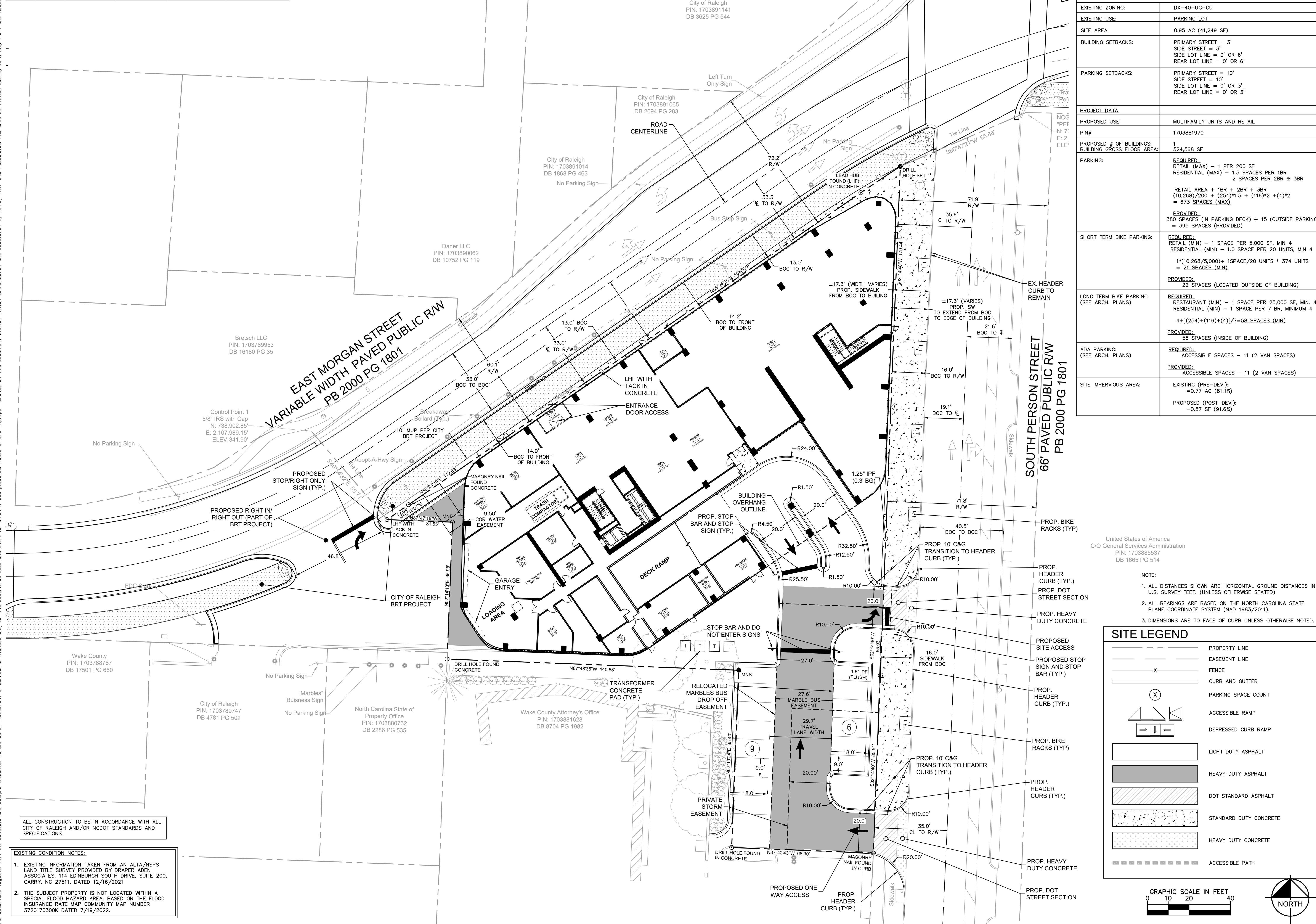
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
014878000	10/07/2022	AS SHOWN	MDB	MDB	TRC

**COVER SHEET**

VELA LONGVIEW APARTMENTS  
 PREPARED FOR  
 VELA DEVELOPMENT PARTNERS, LLC  
 NORTH CAROLINA  
 RALEIGH

SHEET NUMBER  
**C0.0**

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	715.82'	22.84'	1°49'41"	22.84'	N56°19'51"E



SITE DATA	
<b>PROPERTY INFORMATION</b>	
EXISTING ZONING:	DX-40-UG-CU
EXISTING USE:	PARKING LOT
SITE AREA:	0.95 AC (41,249 SF)
BUILDING SETBACKS:	PRIMARY STREET = 3' SIDE STREET = 3' SIDE LOT LINE = 0' OR 6' REAR LOT LINE = 0' OR 6'
PARKING SETBACKS:	PRIMARY STREET = 10' SIDE STREET = 10' SIDE LOT LINE = 0' OR 3' REAR LOT LINE = 0' OR 3'
<b>PROJECT DATA</b>	
PROPOSED USE:	MULTIFAMILY UNITS AND RETAIL
PIN#:	1703881970
PROPOSED # OF BUILDINGS:	1
BUILDING GROSS FLOOR AREA:	524,568 SF
PARKING:	REQUIRED: RETAIL (MAX) - 1 PER 200 SF RESIDENTIAL (MAX) - 1.5 SPACES PER 1BR 2 SPACES PER 2BR & 3BR  RETAIL AREA + 1BR + 2BR + 3BR (10,268)/200 + (254)*1.5 + (116)*2 + (4)*2 = 673 SPACES (MAX)  PROVIDED: 380 SPACES (IN PARKING DECK) + 15 (OUTSIDE PARKING) = 395 SPACES (PROVIDED)
SHORT TERM BIKE PARKING:	REQUIRED: RETAIL (MIN) - 1 SPACE PER 5,000 SF, MIN 4 RESIDENTIAL (MIN) - 1.0 SPACE PER 20 UNITS, MIN 4  1*(10,268/5,000) + 1SPACE/20 UNITS * 374 UNITS = 21 SPACES (MIN)  PROVIDED: 22 SPACES (LOCATED OUTSIDE OF BUILDING)
LONG TERM BIKE PARKING:	REQUIRED: RESTAURANT (MIN) - 1 SPACE PER 25,000 SF, MIN 4 RESIDENTIAL (MIN) - 1 SPACE PER 7 BR, MINIMUM 4  4+[(254)+(116)+(4)]/7=58 SPACES (MIN)  PROVIDED: 58 SPACES (INSIDE OF BUILDING)
ADA PARKING:	REQUIRED: ACCESSIBLE SPACES - 11 (2 VAN SPACES)  PROVIDED: ACCESSIBLE SPACES - 11 (2 VAN SPACES)
SITE IMPERVIOUS AREA:	EXISTING (PRE-DEV.): = 0.77 AC (81.1%)  PROPOSED (POST-DEV.): = 0.87 SF (91.6%)

United States of America  
C/O General Services Administration  
PIN: 1703885537  
DB 1665 PG 514

NOTE:  
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)  
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).  
3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

**SITE LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	FENCE
	CURB AND GUTTER
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	DOT STANDARD ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	ACCESSIBLE PATH

GRAPHIC SCALE IN FEET  
0 10 20 40

NORTH

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

**EXISTING CONDITION NOTES:**

- EXISTING INFORMATION TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY DRAPER ADEN ASSOCIATES, 114 EDINBURGH SOUTH DRIVE, SUITE 200, CARRY, NC 27511, DATED 12/16/2021
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720170300K DATED 7/19/2022.

KHA PROJECT 014878000	DATE	10/07/2022	SCALE	AS SHOWN	DESIGNED BY	MDB	DRAWN BY	MDB	CHECKED BY	TRC
	<p><b>PRELIMINARY SITE PLAN</b></p> <p>VELA LONGVIEW APARTMENTS PREPARED FOR VELA DEVELOPMENT PARTNERS, LLC</p> <p>NORTH CAROLINA</p> <p>SHEET NUMBER C2.0</p>									

Kimley»Horn  
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
PHONE: 919-677-2000 FAX: 919-677-2050  
WWW.KIMLEY-HORN.COM #F-0102



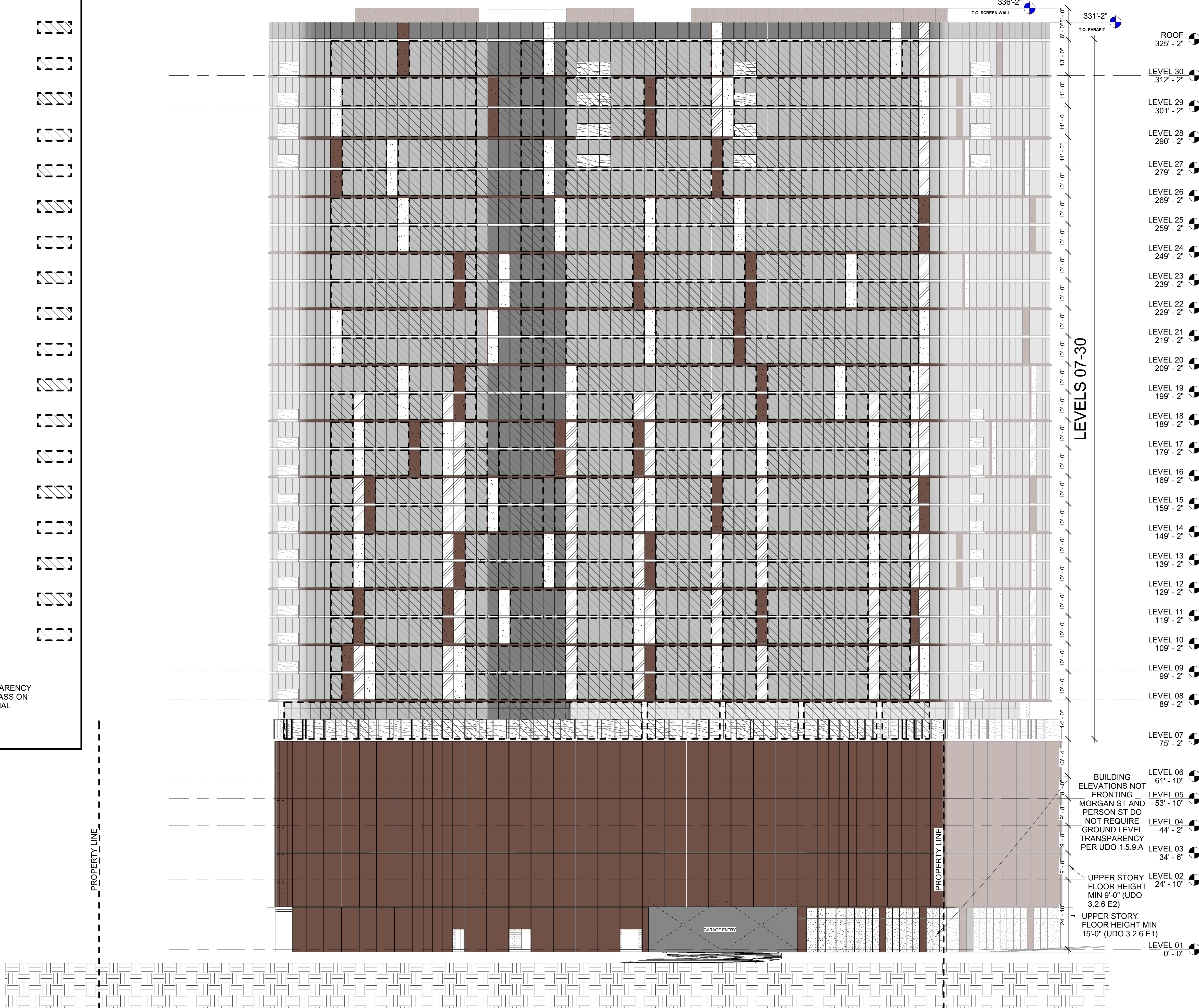
# TRANSPARENCY CALCULATIONS

LEVEL 07 TOTAL WALL AREA = <b>3,163 SF</b> (225'-11" WIDE X 14'-0" HIGH) LEVEL 07 TRANSPARENT AREA = <b>2,959 SF</b> (221'-11" WIDE X 13'-4" HIGH) LEVEL 07 TRANSPARENCY % = 93.5% (20% REQUIRED)	
LEVEL 08 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 08 TRANSPARENT AREA = <b>1,505 SF</b> (161'-3" WIDE X 9'-4" HIGH) LEVEL 08 TRANSPARENCY % = 70.5% (20% REQUIRED)	
LEVEL 09 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 09 TRANSPARENT AREA = <b>1,505 SF</b> (161'-3" WIDE X 9'-4" HIGH) LEVEL 09 TRANSPARENCY % = 70.5% (20% REQUIRED)	
LEVEL 10 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 10 TRANSPARENT AREA = <b>1,583 SF</b> (169'-7" WIDE X 9'-4" HIGH) LEVEL 10 TRANSPARENCY % = 74% (20% REQUIRED)	
LEVEL 11 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 11 TRANSPARENT AREA = <b>1,583 SF</b> (169'-7" WIDE X 9'-4" HIGH) LEVEL 11 TRANSPARENCY % = 74% (20% REQUIRED)	
LEVEL 12 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 12 TRANSPARENT AREA = <b>1,545.6 SF</b> (165'-7" WIDE X 9'-4" HIGH) LEVEL 12 TRANSPARENCY % = 72% (20% REQUIRED)	
LEVEL 13 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 13 TRANSPARENT AREA = <b>1,545.6 SF</b> (165'-7" WIDE X 9'-4" HIGH) LEVEL 13 TRANSPARENCY % = 72% (20% REQUIRED)	
LEVEL 14 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 14 TRANSPARENT AREA = <b>1,545.6 SF</b> (165'-7" WIDE X 9'-4" HIGH) LEVEL 14 TRANSPARENCY % = 72% (20% REQUIRED)	
LEVEL 15 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 15 TRANSPARENT AREA = <b>1,545.6 SF</b> (165'-7" WIDE X 9'-4" HIGH) LEVEL 15 TRANSPARENCY % = 72% (20% REQUIRED)	
LEVEL 16 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 16 TRANSPARENT AREA = <b>1,505 SF</b> (161'-3" WIDE X 9'-4" HIGH) LEVEL 16 TRANSPARENCY % = 70.5% (20% REQUIRED)	
LEVEL 17 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 17 TRANSPARENT AREA = <b>1,505 SF</b> (161'-3" WIDE X 9'-4" HIGH) LEVEL 17 TRANSPARENCY % = 70.5% (20% REQUIRED)	
LEVEL 18 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 18 TRANSPARENT AREA = <b>1,505 SF</b> (161'-3" WIDE X 9'-4" HIGH) LEVEL 18 TRANSPARENCY % = 70.5% (20% REQUIRED)	
LEVEL 19 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 19 TRANSPARENT AREA = <b>1,729 SF</b> (185'-3" WIDE X 9'-4" HIGH) LEVEL 19 TRANSPARENCY % = 81% (20% REQUIRED)	
LEVEL 20 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 20 TRANSPARENT AREA = <b>1,803.6 SF</b> (193'-3" WIDE X 9'-4" HIGH) LEVEL 20 TRANSPARENCY % = 84% (20% REQUIRED)	
LEVEL 21 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 21 TRANSPARENT AREA = <b>1,803.6 SF</b> (193'-3" WIDE X 9'-4" HIGH) LEVEL 21 TRANSPARENCY % = 84% (20% REQUIRED)	
LEVEL 22 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 22 TRANSPARENT AREA = <b>1,769.6 SF</b> (189'-7" WIDE X 9'-4" HIGH) LEVEL 22 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 23 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 23 TRANSPARENT AREA = <b>1,769.6 SF</b> (189'-7" WIDE X 9'-4" HIGH) LEVEL 23 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 24 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 24 TRANSPARENT AREA = <b>1,803.6 SF</b> (193'-3" WIDE X 9'-4" HIGH) LEVEL 24 TRANSPARENCY % = 84% (20% REQUIRED)	
LEVEL 25 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 25 TRANSPARENT AREA = <b>1,803.6 SF</b> (193'-3" WIDE X 9'-4" HIGH) LEVEL 25 TRANSPARENCY % = 84% (20% REQUIRED)	
LEVEL 26 TOTAL WALL AREA = <b>2,139 SF</b> (213'-11" WIDE X 10'-0" HIGH) LEVEL 26 TRANSPARENT AREA = <b>1,807 SF</b> (193'-7" WIDE X 9'-4" HIGH) LEVEL 26 TRANSPARENCY % = 84.5% (20% REQUIRED)	
LEVEL 27 TOTAL WALL AREA = <b>2,353 SF</b> (213'-11" WIDE X 11'-0" HIGH) LEVEL 27 TRANSPARENT AREA = <b>2,000.6 SF</b> (193'-7" WIDE X 10'-4" HIGH) LEVEL 27 TRANSPARENCY % = 85% (20% REQUIRED)	
LEVEL 28 TOTAL WALL AREA = <b>2,353 SF</b> (213'-11" WIDE X 11'-0" HIGH) LEVEL 28 TRANSPARENT AREA = <b>1,957.6 SF</b> (189'-5" WIDE X 10'-4" HIGH) LEVEL 28 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 29 TOTAL WALL AREA = <b>2,353 SF</b> (213'-11" WIDE X 11'-0" HIGH) LEVEL 29 TRANSPARENT AREA = <b>1,957.6 SF</b> (189'-5" WIDE X 10'-4" HIGH) LEVEL 29 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 30 TOTAL WALL AREA = <b>2,781</b> (213'-11" WIDE X 13'-0" HIGH) LEVEL 30 TRANSPARENT AREA = <b>2,385 SF</b> (193'-5" WIDE X 12'-4" HIGH) LEVEL 30 TRANSPARENCY % = 86% (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)

# EXTERIOR FINISH LEGEND

	INSULATING VISION GLASS
	INSULATING SPANDREL GLASS
	EFIS- METALIC FINISH (WHITE)
	INSULATING VISION GLASS -BRONZE
	INSULATING VISION GLASS -CLEAR
	CLEAR TEMPERED/ LAMINATED GLAZING
	INSULATING ALUMINUM PANEL



UDO SEC. 3.3.3.F1 - ALLOWABLE AREA PER TOWER ABOVE 12 STORIES: 30,000 SF PER ALLOWABLE FLOOR

LEVEL 13: 15,557 SF  
LEVEL 14: 15,557 SF  
LEVEL 15: 15,557 SF  
LEVEL 16: 15,557 SF  
LEVEL 17: 15,557 SF  
LEVEL 18: 15,557 SF  
LEVEL 19: 15,557 SF  
LEVEL 20: 15,557 SF  
LEVEL 21: 15,557 SF  
LEVEL 22: 15,557 SF  
LEVEL 23: 15,557 SF  
LEVEL 24: 15,557 SF  
LEVEL 25: 15,557 SF  
LEVEL 26: 15,557 SF  
LEVEL 27: 15,557 SF  
LEVEL 28: 15,557 SF  
LEVEL 29: 15,557 SF  
LEVEL 30: 15,557 SF

1 ELEVATION - SOUTH  
1/16" = 1'-0"

REV. NO.	DATE	REMARKS
10/05/22	ASR	SUBMITTAL



SRSSA of North Carolina, Inc.  
3495 Piedmont Road NE  
Building 10, Suite 700  
Atlanta, Georgia 30305  
404-233-5435  
smallwood-us.com

SOUTH ELEVATION TRANSPARENCY  
VELA RALEIGH  
220 EAST MORGAN STREET  
RALEIGH, NC

JOB	222048.00
SHEET	A2-02- ASR

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# TRANSPARENCY CALCULATIONS

LEVEL 01 TOTAL WALL AREA = <b>1,248 SF</b> (104'-0" WIDE X 12'-0" HIGH) LEVEL 1 TRANSPARENT AREA = <b>1,056 SF</b> (88'-0" WIDE X 12'-0" HIGH) LEVEL 1 TRANSPARENCY % = 84% TRANSPARENCY % REQUIRED = 66% PER UDO 3.2.6.F.1(824 SF)	
LEVEL 1 TRANSPARENT AREA BETWEEN 3'-0" - 8'-0" FROM SURFACE OF FINISHED GROUND FLOOR = <b>460 SF</b> (92'-0" WIDE X 5'-0" HIGH) 50% OF REQUIRED TRANSPARENCY = 412 SF (50% x 824 SF) (UDO 1.5.9.B.1)	
LEVEL 07 TOTAL WALL AREA = <b>816.5 SF</b> (58'-4" WIDE X 14'-0" HIGH) LEVEL 07 TRANSPARENT AREA = <b>724.5 SF</b> (54'-4" WIDE X 13'-4" HIGH) LEVEL 07 TRANSPARENCY % = 89% (20% REQUIRED)	
LEVEL 08 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 08 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 08 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 09 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 09 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 09 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 10 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 10 TRANSPARENT AREA = <b>557.5 SF</b> (59'-9" WIDE X 9'-4" HIGH) LEVEL 10 TRANSPARENCY % = 77.5% (20% REQUIRED)	
LEVEL 11 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 11 TRANSPARENT AREA = <b>557.5 SF</b> (59'-9" WIDE X 9'-4" HIGH) LEVEL 11 TRANSPARENCY % = 77.5% (20% REQUIRED)	
LEVEL 12 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 12 TRANSPARENT AREA = <b>557.5 SF</b> (59'-9" WIDE X 9'-4" HIGH) LEVEL 12 TRANSPARENCY % = 77.5% (20% REQUIRED)	
LEVEL 13 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 13 TRANSPARENT AREA = <b>557.5 SF</b> (59'-9" WIDE X 9'-4" HIGH) LEVEL 13 TRANSPARENCY % = 77.5% (20% REQUIRED)	
LEVEL 14 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 14 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 14 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 15 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 15 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 15 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 16 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 16 TRANSPARENT AREA = <b>557.5 SF</b> (59'-9" WIDE X 9'-4" HIGH) LEVEL 16 TRANSPARENCY % = 77.5% (20% REQUIRED)	
LEVEL 17 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 17 TRANSPARENT AREA = <b>557.5 SF</b> (59'-9" WIDE X 9'-4" HIGH) LEVEL 17 TRANSPARENCY % = 77.5% (20% REQUIRED)	
LEVEL 18 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 18 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 18 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 19 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 19 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 19 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 20 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 20 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 20 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 21 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 21 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 21 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 22 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 22 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 22 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 23 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 23 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 23 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 24 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 24 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 24 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 25 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 25 TRANSPARENT AREA = <b>595 SF</b> (63'-9" WIDE X 9'-4" HIGH) LEVEL 25 TRANSPARENCY % = 83% (20% REQUIRED)	
LEVEL 26 TOTAL WALL AREA = <b>717.5 SF</b> (71'-9" WIDE X 10'-0" HIGH) LEVEL 26 TRANSPARENT AREA = <b>557.5 SF</b> (59'-9" WIDE X 9'-4" HIGH) LEVEL 26 TRANSPARENCY % = 77.5% (20% REQUIRED)	
LEVEL 27 TOTAL WALL AREA = <b>789 SF</b> (71'-9" WIDE X 11'-0" HIGH) LEVEL 27 TRANSPARENT AREA = <b>617.5 SF</b> (59'-9" WIDE X 10'-4" HIGH) LEVEL 27 TRANSPARENCY % = 78% (20% REQUIRED)	
LEVEL 28 TOTAL WALL AREA = <b>789 SF</b> (71'-9" WIDE X 11'-0" HIGH) LEVEL 28 TRANSPARENT AREA = <b>659 SF</b> (63'-9" WIDE X 10'-4" HIGH) LEVEL 28 TRANSPARENCY % = 83.5% (20% REQUIRED)	
LEVEL 29 TOTAL WALL AREA = <b>789 SF</b> (71'-9" WIDE X 11'-0" HIGH) LEVEL 29 TRANSPARENT AREA = <b>659 SF</b> (63'-9" WIDE X 10'-4" HIGH) LEVEL 29 TRANSPARENCY % = 83.5% (20% REQUIRED)	
LEVEL 30 TOTAL WALL AREA = <b>933 SF</b> (71'-9" WIDE X 13'-0" HIGH) LEVEL 30 TRANSPARENT AREA = <b>786 SF</b> (63'-9" WIDE X 12'-4" HIGH) LEVEL 30 TRANSPARENCY % = 84% (20% REQUIRED)	

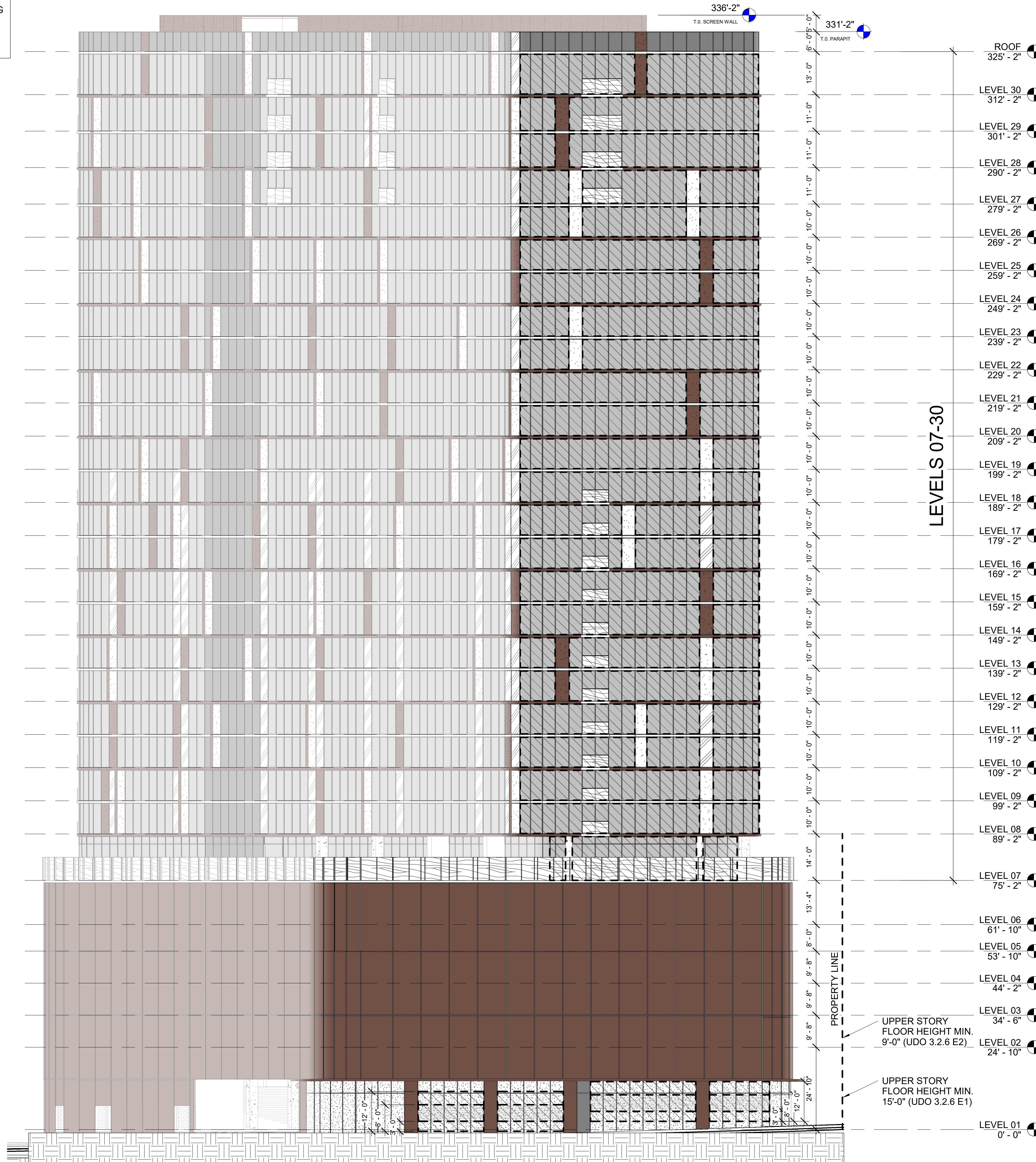
(UDO 1.5.9 & 3.2.6)

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(UDO 1.5.9.B.4)

# EXTERIOR FINISH LEGEND

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	INSULATING VISON GLASS -BRONZE
	INSULATING VISON GLASS -CLEAR
	CLEAR TEMPERED/ LAMINATED GLAZING
	INSULATING ALUMINUM PANEL



UDO SEC. 3.3.3.F1 - ALLOWABLE AREA PER TOWER ABOVE 12 STORIES: 30,000 SF PER ALLOWABLE FLOOR

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LEVEL 29: 15,557 SF  
LEVEL 30: 15,557 SF

2 ELEVATION - SOUTH - EAST  
1/16" = 1'-0"

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SRSSA of North Carolina, Inc.  
3495 Piedmont Road NE  
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Atlanta, Georgia 30305  
404-233-5453  
smallwood-us.com

SOUTH - EAST ELEVATION TRANSPARENCY  
VELA RALEIGH  
220 EAST MORGAN STREET  
RALEIGH, NC

JOB	222048.00
SHEET	A2-03- ASR

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