



Administrative Approval Action

Case File / Name: ASR-0098-2021
DSLCL - Multi-Family South

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

LOCATION: The site is generally located east of S Saunders Street south of Centerline Street, with a common street address of 126 Penmarc Drive currently. The building site is on proposed Lot 21 of approved subdivision SUB-0008-2021.

REQUEST: Development of an approximately 398,622 square foot, 8-story mixed use building containing 276 dwelling units. The subject property is approximately 1.89 acres zoned CX-40-UL-CU (Z-13-20).

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUB-0008-2021: DSLCL - Preliminary Subdivision/Preliminary Subdivision

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 7, 2022 by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. The subdivision (SUB-0008-2021) creating the lot for this site must be recorded prior to SPR approval.
2. Building elevations updated to demonstrate compliance with pedestrian requirements (UDO Section 3.4.7.E and UDO Section 1.5.8).

Public Utilities

3. incorporate all PU recommendations on preliminary ASR into the SPR design phase of project
4. SPR-0135-2022 & SUB-0008-2021 plat (phase 1 & 2 RCMP) must be approved & recorded prior to SPR approval for this ASR

Stormwater

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

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.



Administrative Approval Action

Case File / Name: ASR-0098-2021
DSLC - Multi-Family South

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

The following items must be approved prior to recording the plat:

Public Utilities

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Urban Forestry

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 4.2 acres of tree conservation area.
3. A public infrastructure surety for 6 street tree pits along Centerline Street and 7 street tree pits along Rigby Street shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Centerline Street and 7 street trees along Rigby Street.



Administrative Approval Action

Case File / Name: ASR-0098-2021
DSLC - Multi-Family South

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

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

General

1. Final inspection of right of way street trees by Urban Forestry Staff.
2. Before any Certificate of Occupancy can be issued for any residential units constructed within the area subject to the zoning condition, an Affordable Housing Deed Restriction must be placed on the subject property per Zoning Condition Number 17 (Z-13-20).

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: December 8, 2025

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

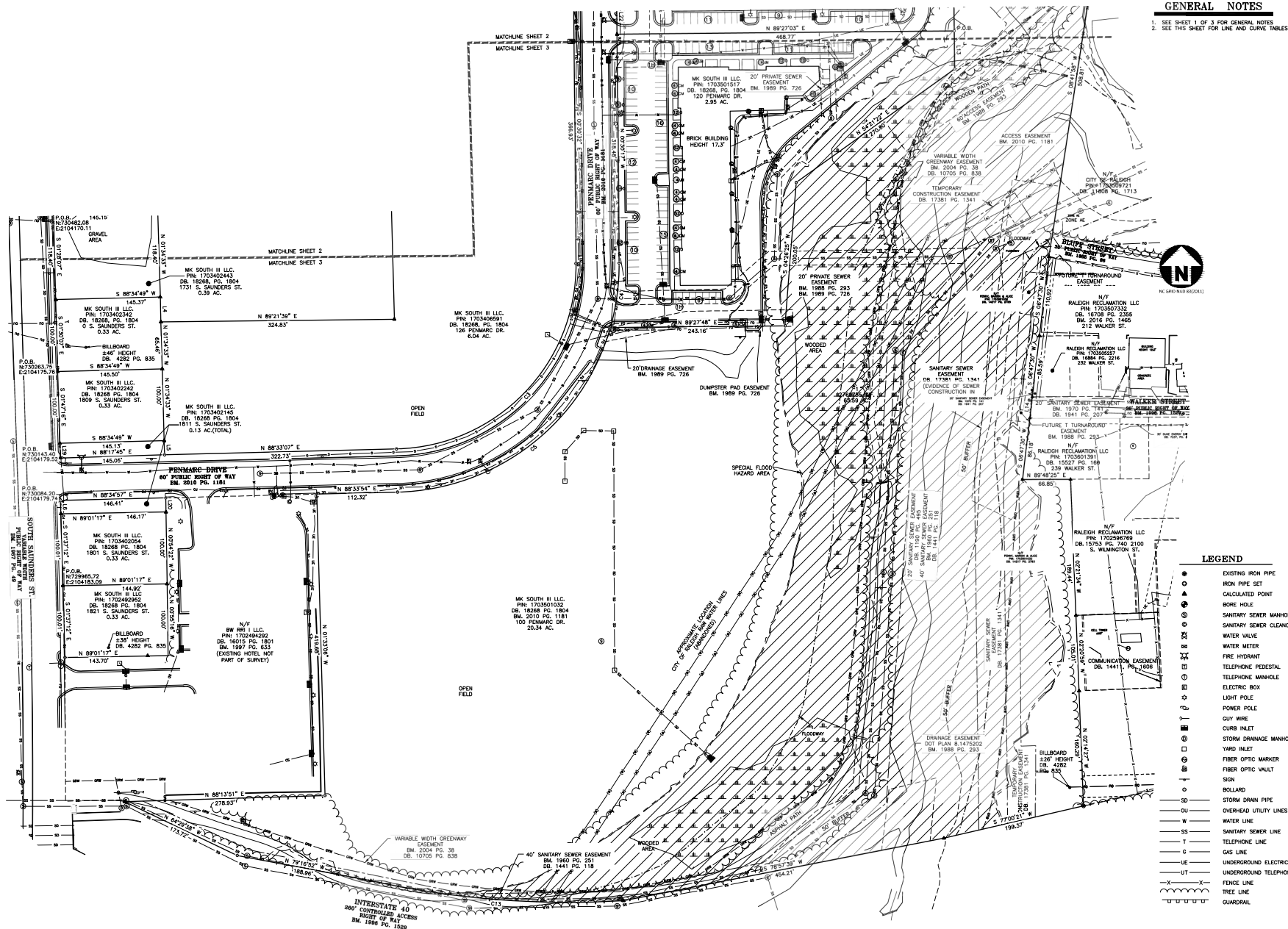
4-Year Completion Date:

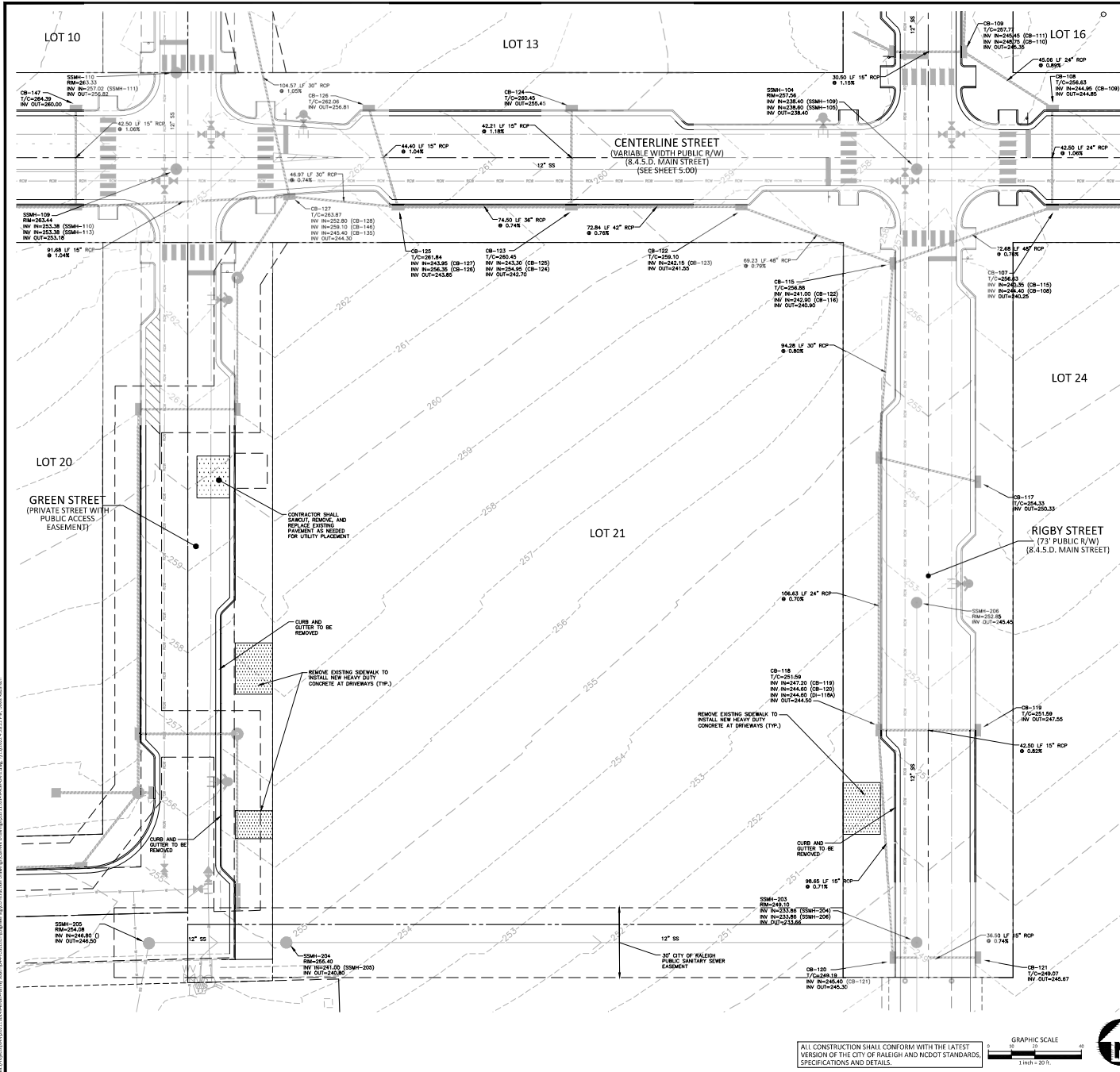
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site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

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 08/11/2022
Development Services Dir/Designee

Staff Coordinator: Kasey Evans





DEMOLITION LEGEND

- TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 303
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVE SUITE
250 RALEIGH, NC 27609

KANE
REALTY CORPORATION

MULTI-FAMILY SOUTH
126 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

- | NO. | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| 1 | 02.24.2022 | CITY OF RALEIGH COMMENTS |
| 2 | 06.01.2022 | CITY OF RALEIGH COMMENTS |
| 3 | 07.07.2022 | CITY OF RALEIGH COMMENTS |

PLAN INFORMATION

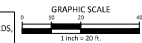
PROJECT NO. 2021110149
FILENAME 2021110149-ASR-DM1
CHECKED BY DMB
DRAWN BY CDR
SCALE 1"=20'
DATE 11.10.2021

SHEET

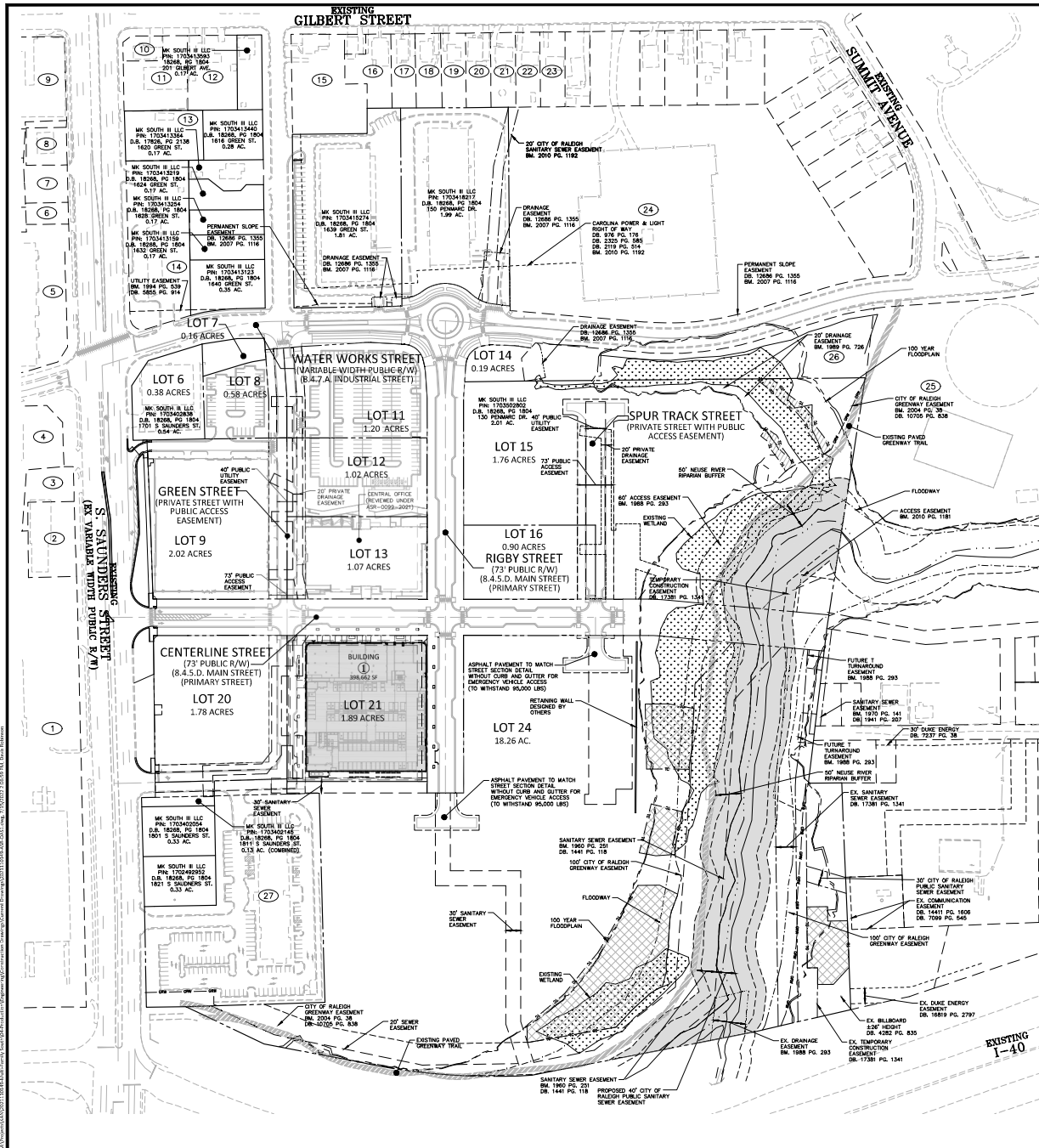
DEMOLITION PLAN

C1.01

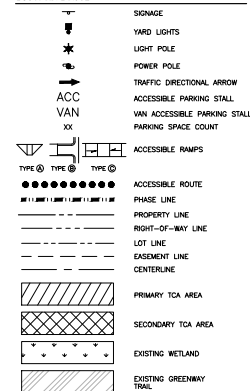
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SITE LEGEND



NOTES:

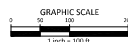
1. ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PRELIMINARY SUBDIVISION CASE # 2019-000-0022 AND 019-015-0022.
2. C2.00 ONLY SHOWING PHASE 1 OF SUBDIVISION.

PROPERTY TABLE

PANEL #	OWNER	PAR	EXISTING USE	ZONING
1	FLORENCE S INC	170340424	REG VIX	14
2	NEW GROUP LLC	170340900	INDUSTRIAL	14-1-PL
3	NEW GROUP LLC	170340900	VACANT	14-1-PL
4	TEPA STORAGE RALEIGH LLC	170340764	COMMERCIAL	14-1-PL
5	ROBERT ROBERTSON JR LLC	1703318067	FLEX WARE	14-1-PL
6	DEVINCENZO, BRUCE (DEVINCENZO, SONDRA)	170331928	VACANT	14-1-PL
7	DEVINCENZO, BRUCE (DEVINCENZO, SONDRA)	170331930	VACANT	14-1-PL
8	DEVINCENZO, BRUCE (DEVINCENZO, SONDRA)	170331930	COMMERCIAL	14-1-PL
9	BOWEN RIDGEBACKS HOLDINGS LLC	170331952	COMMERCIAL	14-1-PL
10	RIGHT FORCE	170341188	RESURB	14-1-PL
11	ROBERT FAMILY LLC	170341252	COMMERCIAL	14-1-PL
12	VIVIAN ABEL ZENON VIVIAN, MARIA C	170341523	RES	14-1-PL
13	NEW SOUTH LLC	170341340	VACANT	14-1-PL
14	QUALITY OIL COMPANY LLC	170341208	INDUSTRIAL	14-1-PL
15	JOHN WILLIAMS S	170341536	RES	14-1-PL
16	FIND AN ACORN LLC	170341654	RES	14-1-PL
17	RIGHT FORCE INC	170341750	RES	14-1-PL
18	RIGHT FORCE INC	170341754	RES	14-1-PL
19	FIND AN ACORN LLC	170341850	RES	14-1-PL
20	RIGHT FORCE INC	170341854	RES	14-1-PL
21	HACHMISTEYER, MARIAN C	170341905	RES	14-1-PL
22	RIGHT FORCE INC	170341954	RES	14-1-PL
23	ROBERT, DAVID S HOBBS, HELEN B	170341915	RES	14-1-PL
24	OLIVE ENERGY PROGRESS INC	170341225	---	14-1-PL
25	RALEIGH CITY OF	170340921	POWER HS	14-1-PL
26	RALEIGH CITY OF	170340926	POWER HS	14-1-PL
27	NEW SOUTH LLC	170341929	REG VIX	14-1-PL

SEE SHEET C2.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



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

CLIENT
KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVE SUITE
250 RALEIGH, NC 27609

KANE
REALTY CORPORATION

MULTI-FAMILY SOUTH
126 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

1	02.24.2022	CITY OF RALEIGH COMMENTS
2	06.01.2022	CITY OF RALEIGH COMMENTS
3	07.07.2022	CITY OF RALEIGH COMMENTS

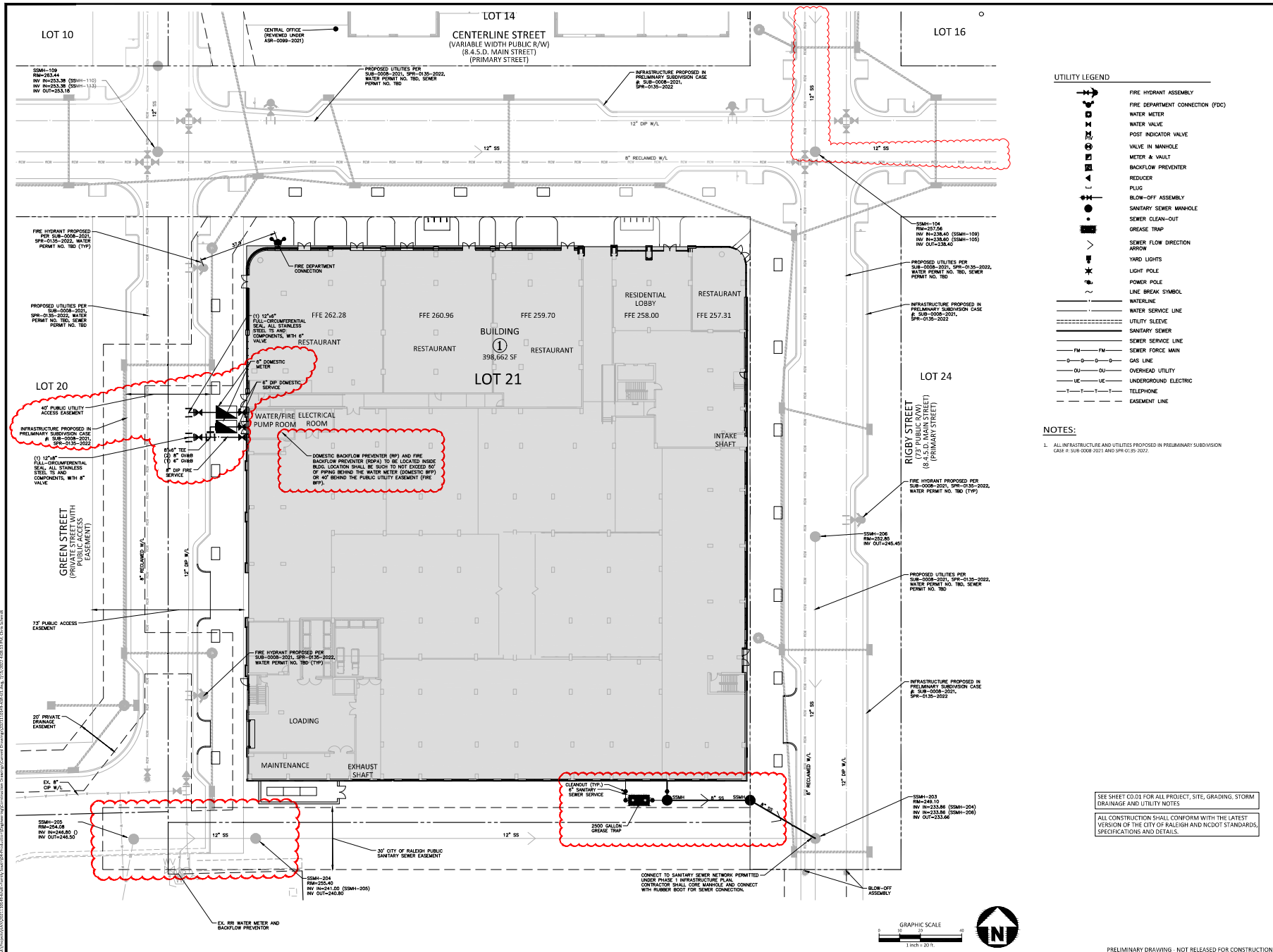
PLAN INFORMATION

PROJECT NO. 2021110149
FILENAME 2021110149-ASR-OAS1
CHECKED BY DMB
DRAWN BY COR
SCALE 1"=100'
DATE 11.10.2021
SHEET

OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- UTILITY LEGEND
- FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION (FDC)
 - WATER METER
 - WATER VALVE
 - POST INDICATOR VALVE
 - VALVE IN MANHOLE
 - METER & VAULT
 - BACKFLOW PREVENTER
 - REDUCER
 - PLUG
 - BLOW-OFF ASSEMBLY
 - SANITARY SEWER MANHOLE
 - SEWER CLEAN-OUT
 - GREASE TRAP
 - SEWER FLOW DIRECTION
 - YARD LIGHTS
 - LIGHT POLE
 - POWER POLE
 - LINE BREAK SYMBOL
 - WATERLINE
 - WATER SERVICE LINE
 - UTILITY SLEEVE
 - SANITARY SEWER
 - SEWER SERVICE LINE
 - SEWER FORCE MAIN
 - GAS LINE
 - OVERHEAD UTILITY
 - UNDERGROUND ELECTRIC
 - TELEPHONE
 - EASEMENT LINE

NOTES:

1. ALL INFRASTRUCTURE AND UTILITIES PROPOSED IN PRELIMINARY SUBDIVISION CASE # SUB-0008-2021 AND SPR-0135-2022.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 301
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVE SUITE 250
250 RALEIGH, NC 27609

KANE
REALTY CORPORATION

MULTI-FAMILY SOUTH
176 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

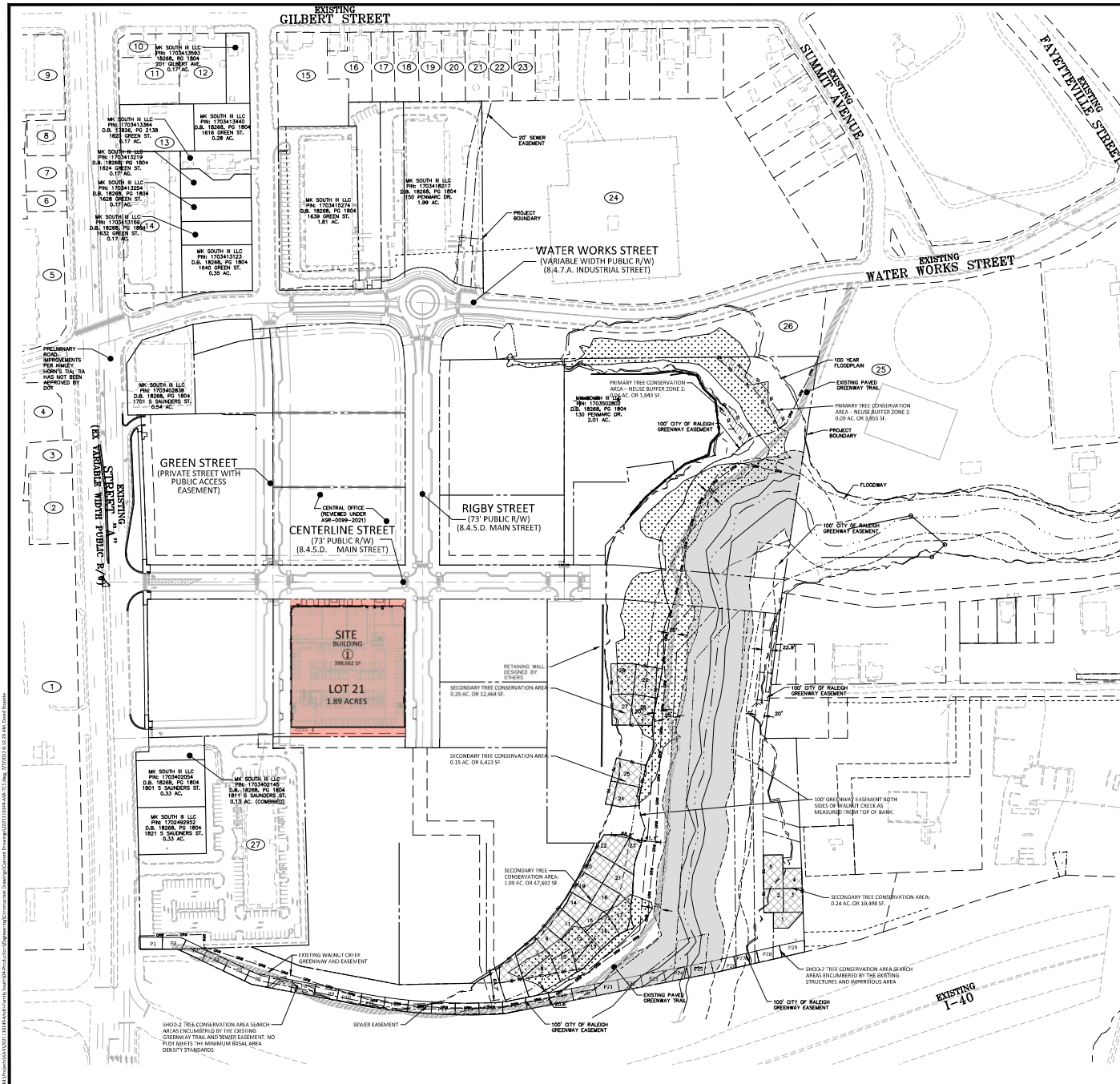
REVISIONS

1	02.24.2022	CITY OF RALEIGH COMMENTS
2	06.01.2022	CITY OF RALEIGH COMMENTS
3	07.07.2022	CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	2021110149
FILENAME	2021110149-ASR-U1
CHECKED BY	DMB
DRAWN BY	CDR
SCALE	1"=20'
DATE	11.10.2021

UTILITY PLAN
C4.00



TREE CONSERVATION CALCULATIONS:

GROSS SITE AREA:	48.33 ACRES
RENT-OF-WAY DEDICATION:	8.93 ACRES
NET SITE AREA:	39.38 ACRES
TREE CONSERVATION PROVIDED:	3,958 ACRES (20%)
TREE CONSERVATION REQUIRED:	4.2 AC. OR 182,961 SF. (10.8%)
PRIMARY TREE CONSERVATION AREA - SHOD 2:	NO QUALIFYING AREAS
PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2:	0.33 AC. OR 14,398 SF.
PRIMARY TREE CONSERVATION AREA - THOROUGHFARE:	NO QUALIFYING AREAS
GREENWAY TREE CONSERVATION AREA:	2.3 AC. OR 100,707 SF.
SECONDARY TREE CONSERVATION AREA:	1.77 AC. OR 76,987 SF.

GREENWAY TREE CONSERVATION:

WOLF CREEK GREENWAY (TOP GREENWAY EASEMENT) BORDERS OF THE STREAM

- AN AREA 33' WIDE BASED ON THE EXISTING GREENWAY TRAIL ALIGNMENT HAS BEEN EXCLUDED AS ORIGINALLY TREE CONSERVATION.
- EXISTING AND PROPOSED SEWER, WATER AND OTHER UTILITY EASEMENTS HAVE BEEN REMOVED FROM THE GREENWAY TREE CONSERVATION AREA CALCULATIONS.

GROSS WALNUT CREEK GREENWAY EASEMENT ACREAGE: 6.6 AC.
LESS AREA WITHIN EASEMENTS, 25' TRAIL CORRIDOR, ETC.: 4.3 AC.
TOTAL PROPOSED GREENWAY TREE CONSERVATION AREA: 2.3 AC.

NOTES:

1. TREE CONSERVATION AREA REQUIREMENTS MET FOR SITE THROUGH PRELIMINARY SUBDIVISION SUBMITTAL CASE # 518-008-2022.

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 303
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVE SUITE
250 RALEIGH, NC 27609

KANE
REALTY CORPORATION

MULTI-FAMILY SOUTH
126 PENMAR DRIVE
RALEIGH, NORTH CAROLINA, 27603

REVISIONS

1	02.24.2022	CITY OF RALEIGH COMMENTS
2	06.01.2022	CITY OF RALEIGH COMMENTS
3	07.07.2022	CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	2021110149
FILENAME	2021110149-TC1
CHECKED BY	CMV
DRAWN BY	JRB
SCALE	1" = 100'
DATE	11.10.2021

SHEET

TREE CONSERVATION PLAN

L2.00

MATERIAL LEGEND

1.01 ARCHITECTURAL BRICK - FINE-CONCRETE COLUMN	7.01 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.02 BRICK - 1" HONEY	7.02 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.03 BRICK - 2" BLACK	7.03 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.04 BRICK - 2" RED	7.04 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.05 BRICK - 2" RED	7.05 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.06 BRICK - 2" RED	7.06 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.07 BRICK - 2" RED	7.07 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.08 BRICK - 2" RED	7.08 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.09 BRICK - 2" RED	7.09 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.10 BRICK - 2" RED	7.10 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.11 BRICK - 2" RED	7.11 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.12 BRICK - 2" RED	7.12 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.13 BRICK - 2" RED	7.13 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.14 BRICK - 2" RED	7.14 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.15 BRICK - 2" RED	7.15 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.16 BRICK - 2" RED	7.16 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.17 BRICK - 2" RED	7.17 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.18 BRICK - 2" RED	7.18 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.19 BRICK - 2" RED	7.19 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.20 BRICK - 2" RED	7.20 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.21 BRICK - 2" RED	7.21 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.22 BRICK - 2" RED	7.22 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.23 BRICK - 2" RED	7.23 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.24 BRICK - 2" RED	7.24 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.25 BRICK - 2" RED	7.25 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.26 BRICK - 2" RED	7.26 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.27 BRICK - 2" RED	7.27 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.28 BRICK - 2" RED	7.28 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.29 BRICK - 2" RED	7.29 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.30 BRICK - 2" RED	7.30 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.31 BRICK - 2" RED	7.31 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.32 BRICK - 2" RED	7.32 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.33 BRICK - 2" RED	7.33 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.34 BRICK - 2" RED	7.34 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.35 BRICK - 2" RED	7.35 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.36 BRICK - 2" RED	7.36 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.37 BRICK - 2" RED	7.37 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.38 BRICK - 2" RED	7.38 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.39 BRICK - 2" RED	7.39 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.40 BRICK - 2" RED	7.40 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.41 BRICK - 2" RED	7.41 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.42 BRICK - 2" RED	7.42 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.43 BRICK - 2" RED	7.43 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.44 BRICK - 2" RED	7.44 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.45 BRICK - 2" RED	7.45 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.46 BRICK - 2" RED	7.46 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.47 BRICK - 2" RED	7.47 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.48 BRICK - 2" RED	7.48 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.49 BRICK - 2" RED	7.49 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.50 BRICK - 2" RED	7.50 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.51 BRICK - 2" RED	7.51 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.52 BRICK - 2" RED	7.52 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.53 BRICK - 2" RED	7.53 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.54 BRICK - 2" RED	7.54 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.55 BRICK - 2" RED	7.55 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.56 BRICK - 2" RED	7.56 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.57 BRICK - 2" RED	7.57 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.58 BRICK - 2" RED	7.58 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.59 BRICK - 2" RED	7.59 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.60 BRICK - 2" RED	7.60 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.61 BRICK - 2" RED	7.61 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.62 BRICK - 2" RED	7.62 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.63 BRICK - 2" RED	7.63 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.64 BRICK - 2" RED	7.64 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.65 BRICK - 2" RED	7.65 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.66 BRICK - 2" RED	7.66 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.67 BRICK - 2" RED	7.67 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.68 BRICK - 2" RED	7.68 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.69 BRICK - 2" RED	7.69 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.70 BRICK - 2" RED	7.70 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.71 BRICK - 2" RED	7.71 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.72 BRICK - 2" RED	7.72 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.73 BRICK - 2" RED	7.73 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.74 BRICK - 2" RED	7.74 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.75 BRICK - 2" RED	7.75 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.76 BRICK - 2" RED	7.76 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.77 BRICK - 2" RED	7.77 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.78 BRICK - 2" RED	7.78 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.79 BRICK - 2" RED	7.79 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.80 BRICK - 2" RED	7.80 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.81 BRICK - 2" RED	7.81 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.82 BRICK - 2" RED	7.82 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.83 BRICK - 2" RED	7.83 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.84 BRICK - 2" RED	7.84 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.85 BRICK - 2" RED	7.85 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.86 BRICK - 2" RED	7.86 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.87 BRICK - 2" RED	7.87 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.88 BRICK - 2" RED	7.88 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.89 BRICK - 2" RED	7.89 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.90 BRICK - 2" RED	7.90 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.91 BRICK - 2" RED	7.91 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.92 BRICK - 2" RED	7.92 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.93 BRICK - 2" RED	7.93 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.94 BRICK - 2" RED	7.94 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.95 BRICK - 2" RED	7.95 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.96 BRICK - 2" RED	7.96 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.97 BRICK - 2" RED	7.97 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.98 BRICK - 2" RED	7.98 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
1.99 BRICK - 2" RED	7.99 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING
2.00 BRICK - 2" RED	7.100 FIBER CONCRETE PANEL - 4" EXPOSURE LAP BEING

1 NORTH ELEVATION - TRANSPARENCY CALCULATION

SCALE: 3/32" = 1'-0"

AS01A

TOTAL GROUND FLOOR FACADE AREA (FT²) = 1271 + 2780 SF
50% OF FACADE REQUIRED TO BE TRANSPARENT = 1385 SF
PROVIDED AREA OF TRANSPARENCY = 2487 SF (89.50%)
50% AREA REQUIRED TO BE WITHIN 3'-0" TO 8'-0" = 637.50 SF
AREA PROVIDED FROM 3'-0" TO 8'-0" = 982.20 SF
982.20 SF / 1385 SF = 70.91% OF REQUIRED TRANSPARENCY FALLS WITHIN 3'-0" TO 8'-0"

CENTERLINE ST. - TRANSPARENCY CALCULATIONS

TOTAL AREA FROM 0FT TO 12FT
TOTAL TRANSPARENT AREA
TOTAL TRANSPARENT AREA
BETWEEN 5FT AND 9FT
12FT ABOVE FINISHED FLOOR LINE

CENTERLINE ST. - TRANSPARENCY REQUIREMENTS

PER SECTION 3.2.8 - MIXED USE BUILDING ZONE - CX REQUIRED TRANSPARENCY:
• AT GROUND STORY = 50% MIN.
• AT UPPER STORY = 20% MIN.
* PER SECTION 1.5.8.A - TRANSPARENCY NOT REQUIRED FOR RESIDENTIAL USES

TRANSPARENCY KEY

- TOTAL AREA FROM 0FT TO 12FT
- TOTAL TRANSPARENT AREA
- TOTAL TRANSPARENT AREA
- BETWEEN 5FT AND 9FT
- 12FT ABOVE FINISHED FLOOR LINE

2 NORTH ELEVATION - BLANK WALL CALCULATION

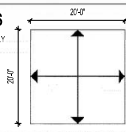
SCALE: 3/32" = 1'-0"

AS01A

PER SECTION 3.2.8 F3 MIXED USE BUILDINGS - MAXIMUM BLANK WALL = 20FT X 20FT

CENTERLINE ST. - BLANK WALL CALCULATIONS

PER SECTION 3.2.8 F3 MIXED USE BUILDINGS - MAXIMUM BLANK WALL = 20FT X 20FT



SCALE: 3/32" = 1'-0"

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 endorsement for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State or Federal law. All construction must be in accordance with all local, state, and federal rules and regulations. This approval of the electronic document is only valid if the document has not been modified and the digital signature below is valid.

City of Raleigh Development Approval

SCALE As indicated

DATE 2023/11/15

AS01A

