



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

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>
Building Type		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> Cottage Court	Subdivision case #: _____
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> General	Scoping/sketch plan case #: _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Mixed use	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Open lot	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Civic	Zoning Case #: _____
		Design Alternate #: _____
GENERAL INFORMATION		
Development name: Tarheel Commercial		
Inside City limits? <input checked="" type="radio"/> Yes <input type="radio"/> No		
Property address(es): 1610 Wolfpack Lane		
Site P.I.N.(s): 1715-54-5819		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). Removal of existing structures and construction of 4 light industrial buildings.		
Current Property Owner(s): Roy M. Warren		
Company: NMS 1610 Wolfpack, LLC		Title: Managing Member
Address: 411 SE Osceola St. - Suite 201, Stuart, FL 34994		
Phone #: 772-341-3993		Email: rwarren@newmarketstrat.com
Applicant Name (If different from owner. See "who can apply" in instructions): Roy M. Warren		
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: NMS 1610 Wolfpack, LLC		Address: 411 SE Osceola St. - Suite 201, Stuart, FL 34994

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Roy M. Warren	
Company: NMS 1610 Wolfpack, LLC	Title: Managing Member
Address: 411 SE Osceola St. - Suite 201, Stuart, FL 34994	
Phone #: 772-341-3993	Email: rwarren@newmarketstrat.com
Applicant Name: Roy M. Warren	
Company: NMS 1610 Wolfpack, LLC	Address: 411 SE Osceola St. - Suite 201, Stuart, FL 34994
Phone #: 772-341-3993	Email: rwarren@newmarketstrat.com

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

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): IX-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 4.54	Existing gross floor area to be demolished: 20,987
# of parking spaces proposed: 104	New gross floor area: 90,810
Max # parking permitted (7.1.2.C): N/A	Total sf gross (to remain and new): 90,810
Overlay District (if applicable): N/A	Proposed # of buildings: 3
Existing use (UDO 6.1.4): Light Industrial	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Light Industrial	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>182,586</u> Proposed total (sf) <u>151,500</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>182,586</u> Proposed total (sf) <u>156,000</u>
---	--

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

DocuSigned by:

Roy M. Warren

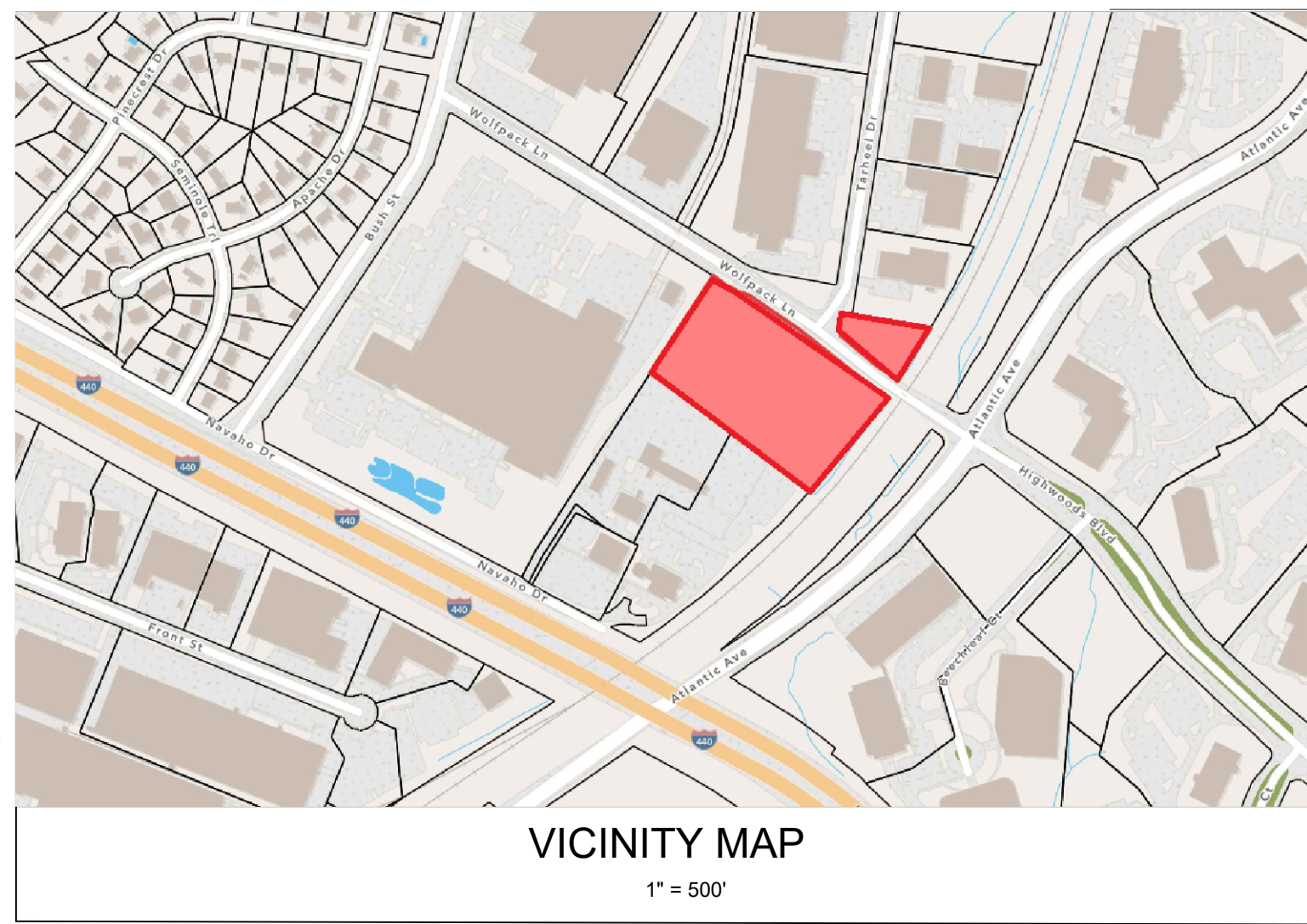
Signature:

Date:

12/22/2022

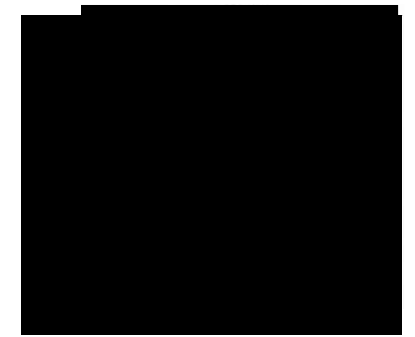
Printed Name:

Roy M. Warren



ADMINISTRATIVE SITE REVIEW FOR TARHEEL COMMERCIAL 1610 WOLFPACK LANE RALEIGH, NORTH CAROLINA

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533



ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.

COVER
TARHEEL COMMERCIAL
1610 WOLFPACK LANE
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22035
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 12/22/22
SCALE: N.T.S.

C-1
1 of 10

SHEET	DESCRIPTION
C-1	COVER
C-2.0	EXISTING SURVEY
C-2.1	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING
C-6	AND STORMWATER PLAN
D-1	LANDSCAPING PLAN
D-2	DETAILS
D-3	DETAILS
A-2.00	ARCHITECTURAL ELEVATION
A-2.01	ARCHITECTURAL ELEVATION
A-2.02	ARCHITECTURAL ELEVATION

SITE EXEMPTION NOTES:
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-3-B.

CITY OF RALEIGH FILE: ASR-XXXX-2022

PREPARED FOR:
DRR REALTY, LLC
RALEIGH, NC
919-289-9779

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

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

CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER
1-800-632-4949

DocuSign Envelope ID: 7E07697A-738B-44CC-937B-0A32A4C2711

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Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

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Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

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Existing (sf) 182,586 Proposed total (sf) 151,500	Existing (sf) 182,586 Proposed total (sf) 156,000

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
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# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/>	4br or more <input type="checkbox"/>
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Page 2 of 3 REVISION 10.25.22 raleighnc.gov

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Signature: Roy M. Warren Date: 12/22/2022
Printed Name: ROY M. WARREN

Page 3 of 3 REVISION 10.25.22 raleighnc.gov

ISSUED FOR PERMITTING

DATE

DESCRIPTION

REV.

SITE PLAN
TARHEEL COMMERCIAL
1610 WOLFPACK LANE
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22035

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 12/22/22

SCALE: 1" = 40'

C-3

4 of 10

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EASEMENT
	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
	PROPOSED LOT LINE
	PROPOSED CURB LINE
	PROPOSED SIDEWALK
	PROPOSED AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: TARHEEL COMMERCIAL

SITE ADDRESS: 1610 WOLFPACK LANE
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1715-54-5819

JURISDICTION: CITY OF RALEIGH
EXISTING USE: VACANT
PROPOSED USE: LIGHT INDUSTRIAL
CURRENT ZONING DISTRICT: IX-3 (INDUSTRIAL MIXED USE)

TOTAL LOT 1 ACREAGE: 4.54 ACRES (197,970SF)
DEDICATED RIGHT OF WAY: 0.06 ACRES (2,696SF)
TOTAL NET ACREAGE: 4.48 ACRES (195,275SF)

TOTAL LOT 2 ACREAGE: 0.55 ACRES (24,120SF)
DEDICATED RIGHT OF WAY: 0.02 ACRES (1,076SF)
TOTAL NET ACREAGE: 0.53 ACRES (23,044SF)

REQUIRED OUTDOOR AMENITY AREA (LOT 1): 19,528 SF (MIN.)
PROVIDED OUTDOOR AMENITY AREA (LOT 1): 19,614 SF

REQUIRED OUTDOOR AMENITY AREA (LOT 2): 2,304 SF (MIN.)
PROVIDED OUTDOOR AMENITY AREA (LOT 2): 2,390 SF (MIN.)

EXISTING IMPERVIOUS SURFACE AREA (LOT 1): 170,037 SF
PROPOSED IMPERVIOUS SURFACE AREA (LOT 1): 142,000 SF

EXISTING IMPERVIOUS SURFACE AREA (LOT 2): 12,549 SF
PROPOSED IMPERVIOUS SURFACE AREA (LOT 2): 9,500 SF

BUILDING SETBACKS:
PRIMARY STREET - 10'
SIDE STREET - 10'
SIDE SITE BOUNDARY - 6'
REAR SITE BOUNDARY - 20'
FROM ALLEY - 4' OR 20' (MIN.)
INTERNAL BUILDING SEPARATION - 10'

PRINCIPAL BUILDING HEIGHT - 45/3 STORIES (MAX.)

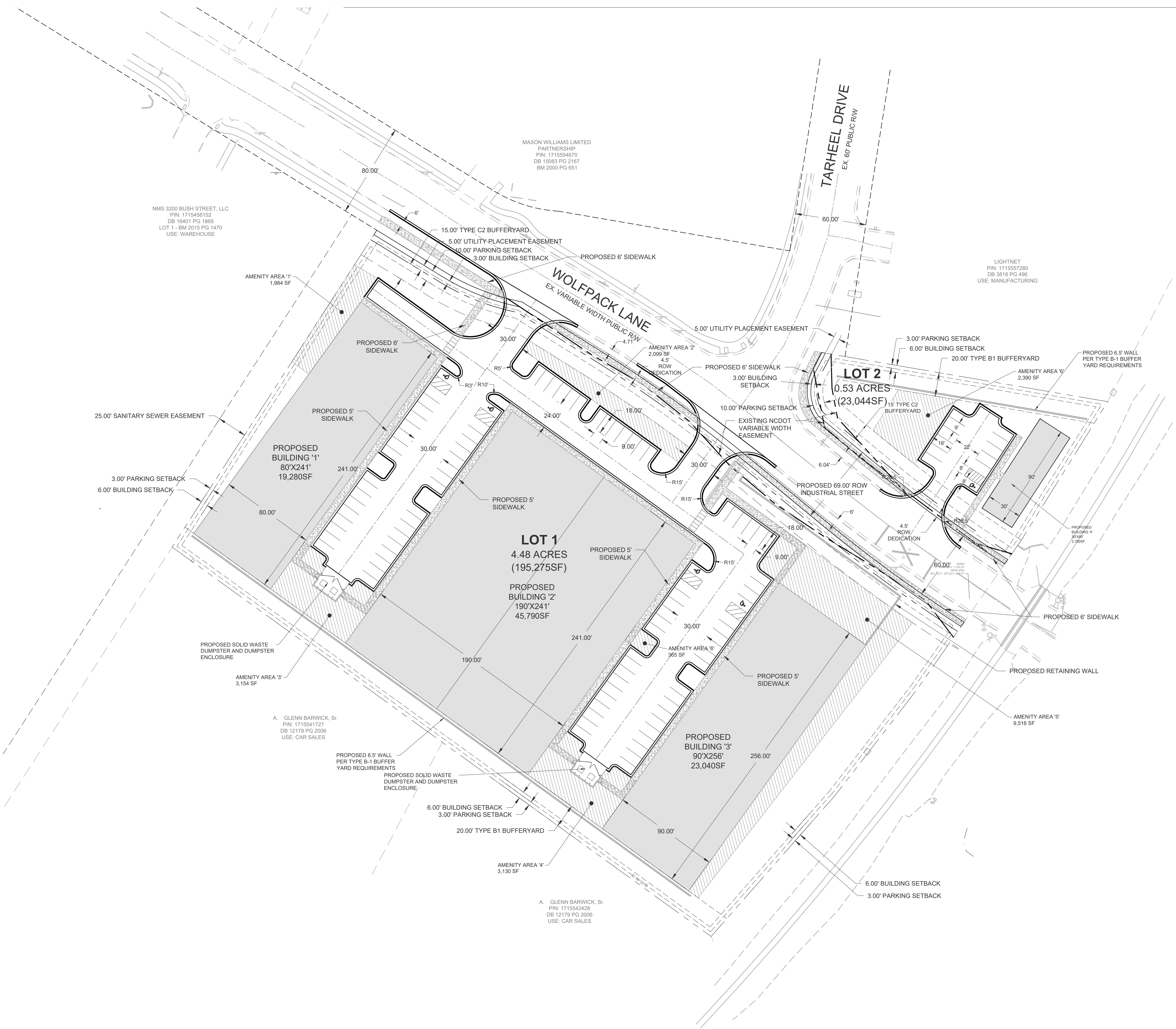
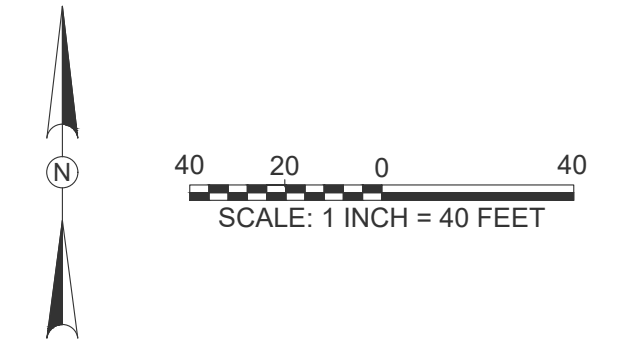
REQUIRED PARKING:
NOT REQUIRED FOR LIGHT INDUSTRIAL
PROPOSED PARKING:
104 PARKING SPACES (5 ADA VAN ACCESSIBLE)

REQUIRED BICYCLE PARKING:
NOT REQUIRED FOR LIGHT INDUSTRIAL

OWNER/DEVELOPER:
DRR REALTY, LLC
RALEIGH, NC
919-289-9779

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

SITE EXEMPTION NOTES:
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-3-B.



NMS 3200 BUSH STREET, LLC
PIN: 171546152
DB 16401 PG 1869
LOT 1 - BM 2015 PG 1470
USE: WAREHOUSE

MASON WILLIAMS LIMITED
PARTNERSHIP
PIN: 1715554670
DB 15083 PG 2167
BM 2000 PG 651

LIGHTNET
PIN: 1715557280
DB 3818 PG 498
USE: MANUFACTURING

A. GLENN BARWICK, Sr.
PIN: 1715541727
DB 12179 PG 2006
USE: CAR SALES

A. GLENN BARWICK, Sr.
PIN: 1715542428
DB 12179 PG 2006
USE: CAR SALES

NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

PROJECT TYPE: SHELL
1610 WOLFPACK LN
STREET, CITY STATE

DATE	12.22.2022
DR.	ML
CH.	RS
PROJ. #	22118

REVISIONS		
NO.	DESCRIPTION	DATE

UDO EXTERIOR
ELEVATION
COMPLIANCE
DRAWINGS -
BLDG 1

A2.0

BUILDING 01

ELEVATION	EXISTING GROUND			FINISHED GRADE		
	HIGH POINT	LOW POINT	AVG. GRADE	HIGH POINT	LOW POINT	AVG. GRADE
NORTH	296.06	295.14	295.60	295.00	295.00	295.00
SOUTH	292.53	291.33	291.93	295.00	295.00	295.00
EAST	296.06	291.33	293.70	295.00	295.00	295.00
WEST	295.14	292.53	293.84	295.00	295.00	295.00
	EXISTING AVG. GRADE		293.77	FINISHED AVG. GRADE		295.00

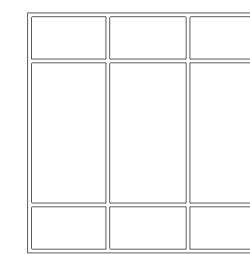
* MOST RESTRICTIVE

NOTE: FINAL FINISHED GRADE TO BE COORDINATED WITH CIVIL DRAWINGS

BUILDING 3 TRANSPARENCY TABLE

STREET ELEVATION - NORTH	REQUIRED	PROVIDED
GROUND FLOOR - 960 SF	20% = 192 SF	200 SF
GROUND FLOOR - [BETWEEN 3'-8"]	50% OF 192 SF = 96 SF	100 SF

REQUIRED FENESTRATION



ONLY WINDOW TYPE A HAS BEEN PROVIDED, AND IS REQUIRED, IN ORDER TO MEET TRANSPARENCY REQUIREMENTS PER 15.9.B. ALL OTHER WINDOWS AND OPENINGS ARE ELECTIVE AND SHALL BE DETERMINED AT TENANT INTERIOR COMPLETIONS

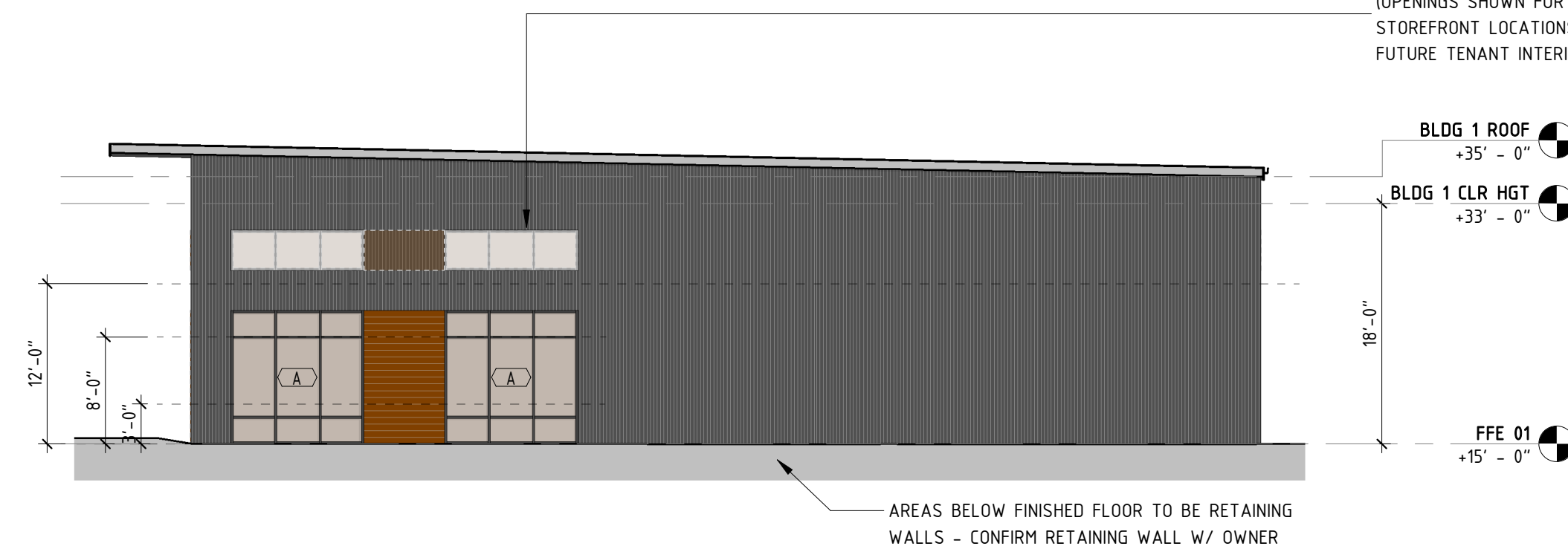
CITY OF RALEIGH UDO SECTION 15.9.B

B. GENERAL REQUIREMENTS

1. THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE IS MEASURED BETWEEN 0 AND 12 FEET ABOVE ADJACENT SIDEWALK. MORE THAN 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET FROM THE SURFACE OF THE FINISHED GROUND FLOOR

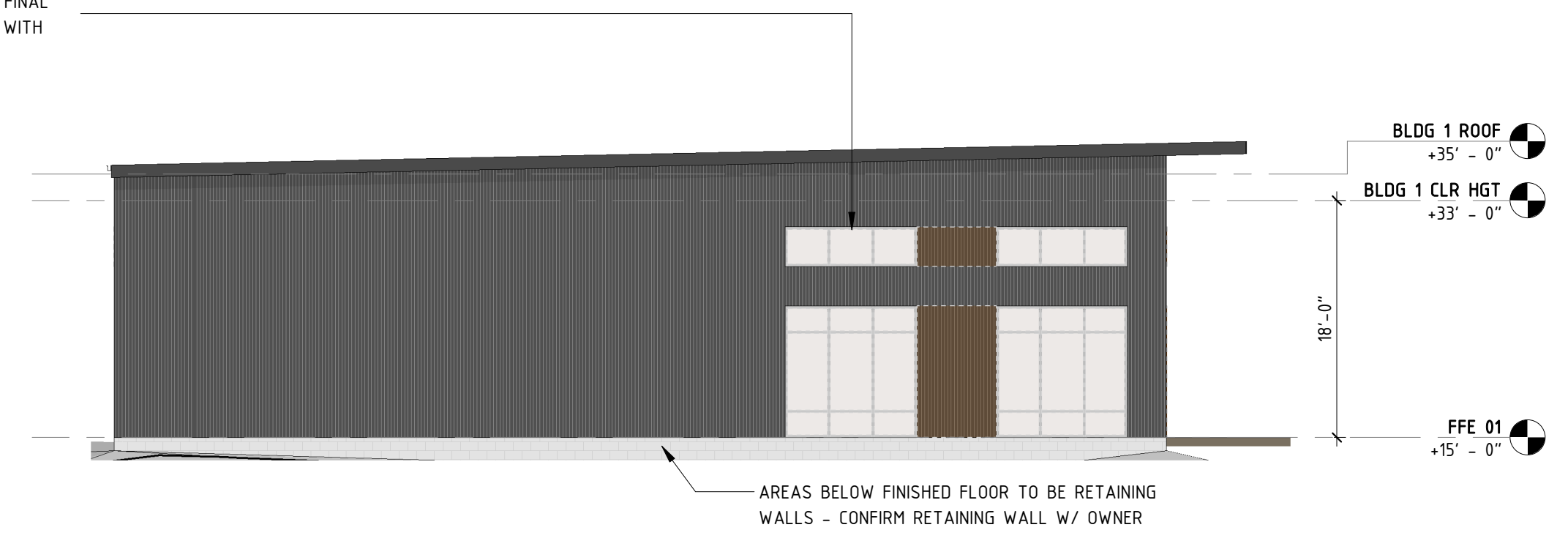
4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

FUTURE TENANT STOREFRONT SHOWN DASHED IS NOT REQUIRED FOR TRANSPARENCY (OPENINGS SHOWN FOR GENERAL REFERENCE/ILLUSTRATIVE PURPOSES ONLY). FINAL STOREFRONT LOCATIONS, SIZES AND CONFIGURATIONS SHALL BE DETERMINED WITH FUTURE TENANT INTERIOR COMPLETIONS & REQUIREMENTS.



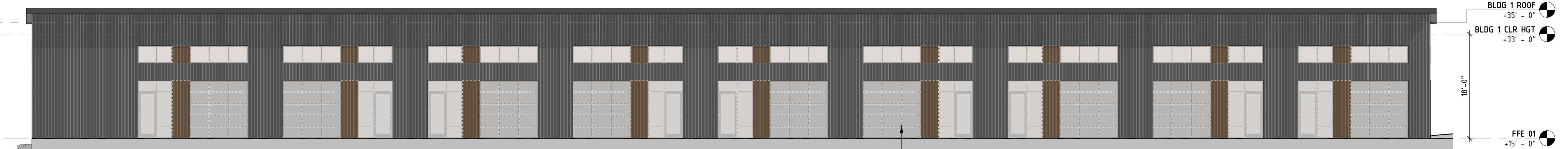
4 BUILDING 01 - NORTH ELEVATION (*PRIMARY)

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



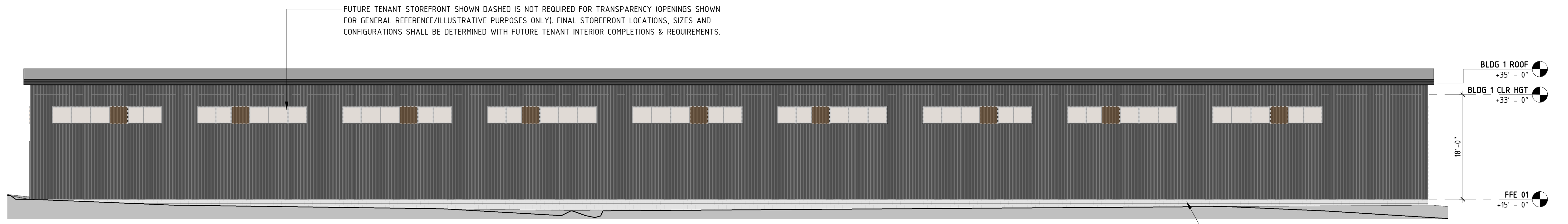
3 BUILDING 01 - SOUTH ELEVATION

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



2 BUILDING 01 - EAST ELEVATION

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



1 BUILDING 01 - WEST ELEVATION

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

BUILDING 01



WOLFPACK LN

RAIL ROAD LINE

KEY PLAN

SCALE: 1" = 160'-0"

NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

PROJECT TYPE: SHELL

1610 WOLFPACK LN

STREET, CITY STATE

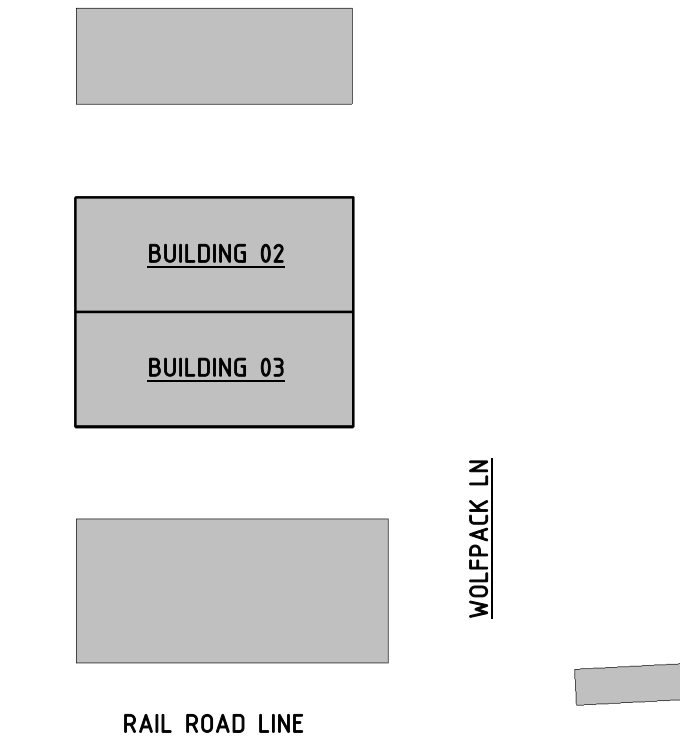
DATE 12.22.2022
DR. ML
CH. RS
PROJ. # 22118

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

UDO EXTERIOR
ELEVATION
COMPLIANCE
DRAWINGS -
BLDG 2

A2.01



KEY PLAN
SCALE: 1" = 160'-0"

BUILDING 03

AVERAGE GRADE ANALYSIS PER CITY OF RALEIGH UDO SEC. 15.7.5.2 & TC-17-16						
ELEVATION	EXISTING GROUND			FINISHED GRADE		
	HIGH POINT	LOW POINT	AVG. GRADE	HIGH POINT	LOW POINT	AVG. GRADE
NORTH	295.93	282.93	289.22	290.00	290.00	290.00
SOUTH	285.45	280.87	283.87	290.00	290.00	290.00
EAST	282.51	280.87	281.69	290.00	290.00	290.00
WEST	295.93	285.45	290.69	290.00	290.00	290.00
	EXISTING AVG. GRADE		286.19	FINISHED AVG. GRADE		290.00

* MOST RESTRICTIVE
NOTE: FINAL FINISHED GRADE TO BE COORDINATED WITH CIVIL DRAWINGS

BUILDING 3 TRANSPARENCY TABLE

STREET ELEVATION - NORTH	REQUIRED	PROVIDED
GROUND FLOOR - 1,136 SF	20% = 227.2 SF	300 SF
GROUND FLOOR - [BETWEEN 3'-8"]	50% OF 227.2 SF = 113.6 SF	150 SF

BUILDING 02

AVERAGE GRADE ANALYSIS PER CITY OF RALEIGH UDO SEC. 15.7.5.2 & TC-17-16						
ELEVATION	EXISTING GROUND			FINISHED GRADE		
	HIGH POINT	LOW POINT	AVG. GRADE	HIGH POINT	LOW POINT	AVG. GRADE
NORTH	296.97	295.93	296.46	294.00	294.00	294.00
SOUTH	290.47	285.45	287.96	294.00	294.00	294.00
EAST	295.93	285.45	290.69	294.00	294.00	294.00
WEST	296.97	290.47	293.72	294.00	294.00	294.00
	EXISTING AVG. GRADE		292.21	FINISHED AVG. GRADE		294.00

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BUILDING 3 TRANSPARENCY TABLE

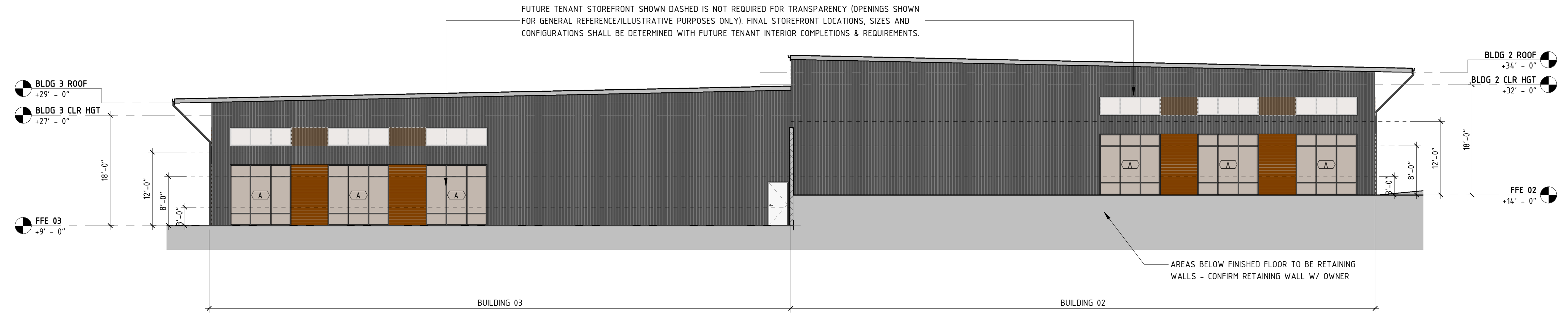
STREET ELEVATION - NORTH	REQUIRED	PROVIDED
GROUND FLOOR - 1,145 SF	20% = 229 SF	300 SF
GROUND FLOOR - [BETWEEN 3'-8"]	50% OF 229 SF = 114.5 SF	150 SF

CITY OF RALEIGH UDO SECTION 15.9.B

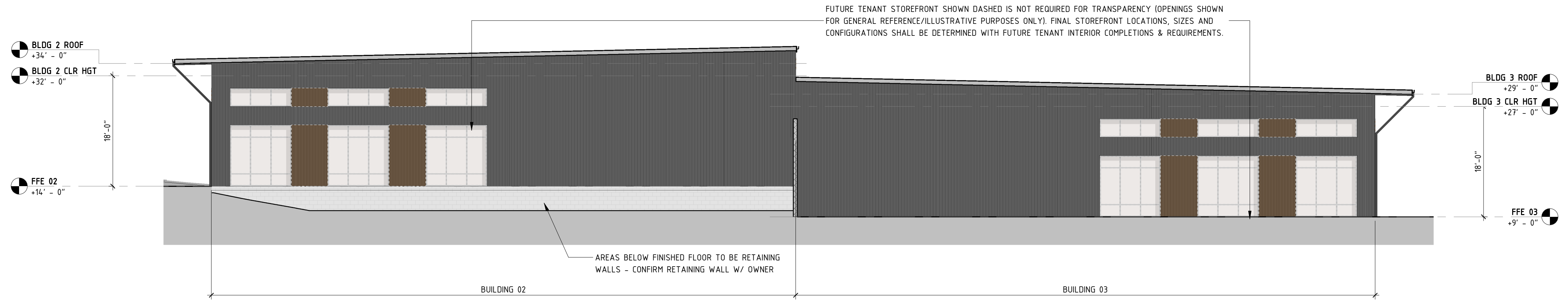
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4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

REQUIRED FENESTRATION

ONLY WINDOW TYPE A HAS BEEN PROVIDED, AND IS REQUIRED, IN ORDER TO MEET TRANSPARENCY REQUIREMENTS PER 15.9.B. ALL OTHER WINDOWS AND OPENINGS ARE ELECTIVE AND SHALL BE DETERMINED AT TENANT INTERIOR COMPLETIONS



4 BUILDING 02 & 03 - NORTH ELEVATION (*PRIMARY)
SCALE: 3/32" = 1'-0"



6 BUILDING 02 & 03 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



5 BUILDING 03 - EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 BUILDING 02 - WEST ELEVATION
SCALE: 3/32" = 1'-0"

NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

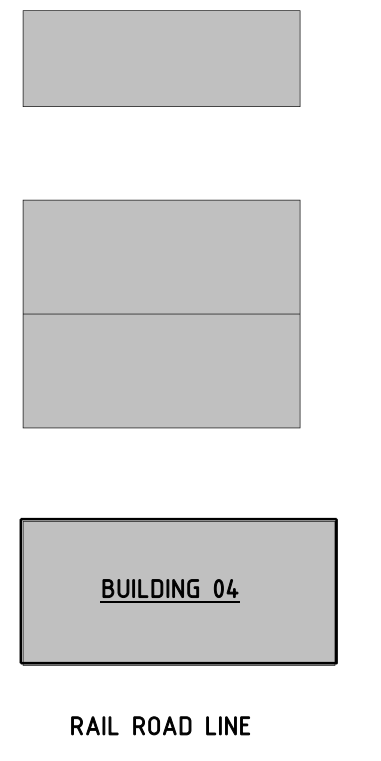
PROJECT TYPE: SHELL
1610 WOLFPACK LN
STREET, CITY STATE

DATE 12.22.2022
DR. ML
CH. RS
PROJ. # 22118

REVISIONS
NO. DESCRIPTION DATE

UDO EXTERIOR
ELEVATION
COMPLIANCE
DRAWINGS -
BLDG 4

A2.02



KEY PLAN
SCALE: 1" = 160'-0"

BUILDING 04

AVERAGE GRADE ANALYSIS PER CITY OF RALEIGH UDO SEC. 15.7.5.2 & TC-17-16						
ELEVATION	EXISTING GROUND			FINISHED GRADE		
	HIGH POINT	LOW POINT	AVG. GRADE	HIGH POINT	LOW POINT	AVG. GRADE
NORTH	279.69	275.65	277.67	288.00	288.00	288.00
SOUTH	281.45	279.70	280.58	288.00	288.00	288.00
EAST	279.70	275.65	277.68	288.00	288.00	288.00
WEST	281.45	279.69	280.57	288.00	288.00	288.00
	EXISTING AVG. GRADE		279.12	FINISHED AVG. GRADE		288.00

* MOST RESTRICTIVE
NOTE: FINAL FINISHED GRADE TO BE COORDINATED WITH CIVIL DRAWINGS

BUILDING 4 TRANSPARENCY TABLE

STREET ELEVATION - NORTH	REQUIRED	PROVIDED
GROUND FLOOR - 1,080 SF	20% = 216 SF	300 SF
GROUND FLOOR - [BETWEEN 3'-8"]	50% OF 288 SF = 96 SF	150 SF

BUILDING 05

AVERAGE GRADE ANALYSIS PER CITY OF RALEIGH UDO SEC. 15.7.5.2 & TC-17-16						
ELEVATION	EXISTING GROUND			FINISHED GRADE		
	HIGH POINT	LOW POINT	AVG. GRADE	HIGH POINT	LOW POINT	AVG. GRADE
NORTH	277.78	269.02	273.40	278.00	278.00	278.00
SOUTH	278.40	268.19	273.30	278.00	278.00	278.00
EAST	269.02	268.19	268.61	278.00	278.00	278.00
WEST	278.40	277.78	278.09	278.00	278.00	278.00
	EXISTING AVG. GRADE		273.35	FINISHED AVG. GRADE		278.00

* MOST RESTRICTIVE
NOTE: FINAL FINISHED GRADE TO BE COORDINATED WITH CIVIL DRAWINGS

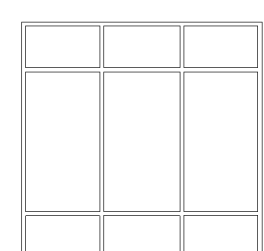
BUILDING 5 TRANSPARENCY TABLE

STREET ELEVATION - NORTH	REQUIRED	PROVIDED
GROUND FLOOR - 360 SF	20% = 72 SF	110 SF
GROUND FLOOR - [BETWEEN 3'-8"]	50% OF 72 SF = 36 SF	55 SF

CITY OF RALEIGH UDO SECTION 15.9.B

B. GENERAL REQUIREMENTS
1. THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE IS MEASURED BETWEEN 0 AND 12 FEET ABOVE ADJACENT SIDEWALK. MORE THAN 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET FROM THE SURFACE OF THE FINISHED GROUND FLOOR
4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.

REQUIRED FENESTRATION



ONLY WINDOW TYPE A HAS BEEN PROVIDED, AND IS REQUIRED, IN ORDER TO MEET TRANSPARENCY REQUIREMENTS PER 15.9.B. ALL OTHER WINDOWS AND OPENINGS ARE ELECTIVE AND SHALL BE DETERMINED AT TENANT INTERIOR COMPLETIONS

8 BUILDING 04 - NORTH ELEVATION (*PRIMARY)
SCALE: 3/32" = 1'-0"

7 BUILDING 04 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

6 BUILDING 04 - EAST ELEVATION
SCALE: 3/32" = 1'-0"

5 BUILDING 04 - WEST ELEVATION
SCALE: 3/32" = 1'-0"

4 BLDG 05 - NORTH ELEV
SCALE: 3/32" = 1'-0"

3 BLDG 05 - SOUTH ELEV (*PRIMARY)
SCALE: 3/32" = 1'-0"

2 BUILDING 05 - WEST ELEVATION
SCALE: 3/32" = 1'-0"

1 BUILDING 05 - EAST ELEVATION
SCALE: 3/32" = 1'-0"

AREAS BELOW FINISHED FLOOR TO BE RETAINING WALLS - CONFIRM RETAINING WALL W/ OWNER

FUTURE TENANT STOREFRONT SHOWN DASHED IS NOT REQUIRED FOR TRANSPARENCY (OPENINGS SHOWN FOR GENERAL REFERENCE/ILLUSTRATIVE PURPOSES ONLY). FINAL STOREFRONT LOCATIONS, SIZES AND CONFIGURATIONS SHALL BE DETERMINED WITH FUTURE TENANT INTERIOR COMPLETIONS & REQUIREMENTS.