

Administrative Approval Action

Case File / Name: ASR-0001-2021 DSLC - Fox Crossing Apartments

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

LOCATION: This site is located on the west side of Louisburg Road, north of Fox Road at 7001.

7101 Louisburg Rd.

REQUEST: Development of a 11.77 acre/512,779 sf tract zoned CX-3-PK. Two existing vacant

parcels, proposed development: 240 multi-family units in 4 apartment buildings, and a clubhouse, 208,668 sf gross area and 4,162 sf gross area clubhouse. This development project is part of a Combined Plan Review (CPR) and also includes

review of the civil drawing for Site Permit Review (SPR-0173-2021).

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SUR-1197-2021: DSENG - Surety/Infrastructure

SPR-0173-2021: DSLC - Site Permitting Review/Major [Signature Set]

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 September 20, 2021 by

PIEDMONT LAND DESIGN, LLP (primary).

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities

2. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

- 3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



Administrative Approval Action

Case File / Name: ASR-0001-2021 DSLC - Fox Crossing Apartments

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

☑ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

V	Utility Placement Easement Required	Ø	Transit Easement Required
Ø	Cross Access Agreements Required		

☑ <u>RECORDED MAP(S)</u> - 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.

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

Engineering

- A cross access agreement among the lots identified as PINs 1737425072 and 1737421292 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
- 2. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- 3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

4. 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.

Transportation

5. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.



Administrative Approval Action

Case File / Name: ASR-0001-2021 DSLC - Fox Crossing Apartments

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

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.63 acres of tree conservation area.

☑ <u>BUILDING PERMITS</u> - 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:

General

- 1. Comply with all conditions of DA-0013-2021.
- 2. A recombination map shall be recorded, recombining the existing lots into a single tract.

Engineering

- 3. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 4. A public infrastructure surety for 24 street trees 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.

Public Utilities

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

Stormwater

- 6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
- 7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

- 8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 24 street trees along Louisburg Road.
- 9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



Administrative Approval Action

Case File / Name: ASR-0001-2021 **DSLC - Fox Crossing Apartments**

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 all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

2. 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: February 2, 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.

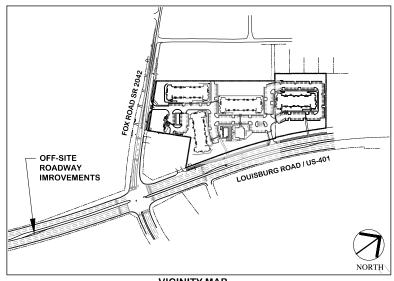
Date: 10/06/2021

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

FOX CROSSING APARTMENTS **ASR/SPR REVIEW**

7001 & 7101 LOUISBURG ROAD ASR-0001-2021 SPR-0173-2021



VICINITY MAP SCALE: 1*=200*

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

- 6. PER TC-5A-18, THE PRIMARY STREET DESIGNATIONS SHALL BE FOX ROAD AND LOUISBURG
- THIS PROJECT IS SUBJECT TO THE EXEMPTION PROVIDED IN UDO SEC. 8.3.2.A.1.b.vi
 BECAUSE COMPULANCE OF THE MAXIMUM 3,000 UF BLOCK PERINETER WOULD REQUIRE
 PUBLIC STREET BE INSTALLED ACROSS A PROJECT THAT WAS JUST APPROVED BY
 OF RALEIGH (FOX ROAD STORAGE) OR ACROSS DEVELOPED SHOLE FAMILY HOMES WI
 HOUSE VALUE EXCEEDS THE LAND VALUE.

OUTDOOR AMENITY AREA CALCULATIONS



BUILDING SUMMARY BY BEDROOM

BUILDING	1 BR UNITS	2 BR UNITS	TOTAL UNITS
(C2)	36	24	60
(C1)	42	18	60
(C2)	36	24	6
(C1)	42	18	6
	156	84	240

SHEET INDEX:

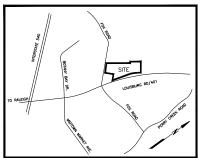
OHILL	I IIIULA.	
SITE 1	COVER SHEET	
SITE 2	AA LETTER SHEET AND NODOT LETTER SHEET	т
SITE 3	RECORDED MAP	
SITE 4 SITE 5	EXISTING CONDITIONS PLAN	
SITE 6	SITE PLAN SOUD WASTE SERVICE PLAN	
SITE 7	FIRE APPARATUS PLAN	
SITE 8	GRADING AND DRAINAGE PLAN	
SITE 9	FINE GRADING PLAN SHEET 1 OF 3	
SITE 10	FINE GRADING PLAN SHEET 2 OF 3	
SITE 11	FINE GRADING PLAN SHEET 3 OF 3	
SITE 12 SITE 13	SCHEDULES	
SITE 13	PHASE 1 EROSION CONTROL PLAN	
SITE 15	PHASE 2 EROSION CONTROL PLAN NPDES PLAN	
SITE 16	UTILITY PLAN	
SITE 17	SANITARY SEWER PROFILE	
SITE 18	LANDSCAPE PLAN	
SITE 19	TREE CONSERVATION PLAN	
SITE 20 SITE 21	TREE CONSERVATION METES AND BOUNDS	
SITE 21	FOX ROAD WIDENING AND STRIPING PLAN OFF-SITE US HWY 401 IMPROVEMENTS	
SITE 23	SCM DETAIL	
SITE 24	SITE DETAILS	
SITE 25	SITE DETAILS	
SITE 26	SITE DETAILS	
SITE 27	SITE DETAILS	
SITE 28 SITE 29	SITE DETAILS	
SITE 30	SITE DETAILS SITE DETAILS	
SITE 31	SITE DETAILS	
SITE 32	SITE DETAILS	
20-0384C	SITE LIGHTING PLAN	
BUILDING ELE		
A5-10	BUILDING 1 ELEVATIONS	
A5-20	BUILDING 2 ELEVATIONS	
A5-30	BUILDING 3 ELEVATIONS	

PUBLIC IMPROVEMENT

LOT NUMBER BY PHASE	N/A	
NUMBER OF UNITS	N/A	
LIVABLE BUILDINGS	0	
OPEN SPACE	NO	
NUMBER OF OPEN SPACE LOTS	NO	
PUBLIC WATER (LF)	0 LF	
PUBLIC SEWER (LF)	0 LF	-
PUBLIC STREET (LF) - FULL	0 LF	
PUBLIC STREET (LF) - PARTIAL	0 LF	
PUBLIC SIDEWALK (LF)	0 LF	
STREET SIGNS	0	
WATER SERVICE STUBS	1	
SEWER SERVICE STUBS	1	

Sewer Collection / Extension System

uthorization to Construct See digital signature



VICINITY MAP 1"=1000"

CITY OF RALEIGH SITE PLAN INFORMATION

 PROJECT NAME:
 STREET ADDRESS: TOTAL AREA IN SITE: DEDICATED STREET RIGHT OF WAY: CURRENT ZONING: PARCEL IDENTIFICATION NUMBER:

10. BUILDING HEIGHTS

20. CONTACT PERSON:

11. NEUSE OR CAPE FEAR RIVER BASIN.

FOX CROSSING APARTMENTS 7001 & 7101 LOUISBURG ROAD RALEIGH, NORTH CAROLINA 11.77 AC. (512,779 SF.) (7001) 1737-42-5072 & (7101) 1737-42-7690 8. EXISTING BUILDING SQUARE FOOTAGE & USE: VACANT

NEUSE

13. ADDITIONAL SETBACKS IN PARKWAY FRONTAGE:

14. PROPOSED PARKING SUMMARY:

TOTAL REQUIRED: TOTAL PROVIDED:

TOTAL HANDICAPPED SPACES-8 SPACES REQUIRED/13 PROVIDED (INCLUDES 6 VAN SPACES)

SHORT TERM PARKING: 1 SPACE/20 UNITS (MINIMUM 4) =12 SPACES REQUIRED 16 SPACES PROVIDED 1 SPACES, OOO SF CLUBHOUSE (MIN 4) = 4 SPACES REQUIRED SPACES REQUIRED

15. OUTDOOR AMENITY AREA: 1.177 AC. REQUIRED (51,278 SF.) 1,314 AC. PROVIDED (57,255 SF.)

19. DEVELOPER:

DAVID LASLEY
PIEDMONT LAND DESIGN, ILIP
8522—204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
(919) 845—7600 (PHONE)
(919) 845—7703 (FAX)
avid@piedmontlonddesign.com (E-MAIL)

SITE PERMITTING APPROVAL

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. Th

CITY OF RALFIGH - PLANS AUTHORIZED FOR CONSTRUCTION

ASR-0001-2 SPR-0173-2





& 7101 LOUISBURG ROAD IGH, NORTH CAROLINA

CROSSING APARTMENT

5 S

ISSUED: 2 AUG 2021

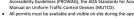
REVISIONS: A 20 SEPT 2021 PER COR COMMENTS

DRAWN BY: MLS CHECKED BY: JDL

PROJECT: DFR401

COVER







ner Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

SOLID WASTE SERVICES STATEMENT

- 2. THE DEVELOPER PLANS TO USE PRIVATE HAULER TO HANDLE TRASH NEEDS.

Project Data Sheet

RIGHT-OF-WAY OBSTRUCTION NOTES:

- . Prior to any work that impacts the right-of-way, closing or detouring of any street, lane. Prior to any work mar impacts the right-of-way, congr or eucouring or 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:
- American Disability Act (ADA) requirements;
 Blaeligh 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 whistle on site during the operation.



CONDITIONS AND

STANDARD PAVEMENT IN PARKING SPACES 6" ABC WITH 2" TYPE S9.5B ASPHALT

SCALE: 1"=50"

NORTH

TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10" LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY

PHIMONILANDIESICNIIP

8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 919.845.7600 PHONE 919.845.7703 FAX ENGR. FIRM LICENSE NO. F-0843



APARTMENTS

7001 & 7101 LOUISBURG ROAD RALEIGH, NORTH CAROLINA

CROSSING

5 S

ISSUED: 2 AUG 2021

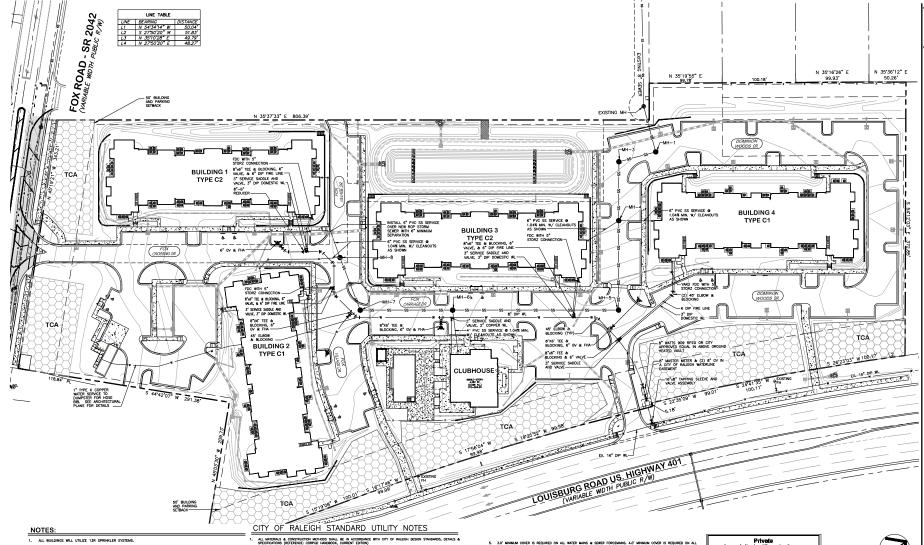
REVISIONS:

A 20 SEPT 2021 PER COR COMMENTS

DRAWN BY: CRP CHECKED BY: JDL

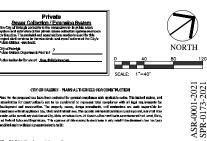
PROJECT: DFR401

SITE PLAN



- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF PALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT, ANY INCESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE OTH OF AN ECH PIERCE LITTINGS OF PRAFFICH TO

- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE #OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.



CITY OF RALEIGH - PLANS ALTHORISED FOR CONSTRUCTION

as programming and the best resident of the programming and the pr

PHIMONILANDIESICNIIP 8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 919.845.7600 PHONE 919.845.7703 FAX ENGR. FIRM LICENSE NO. F-0843



APARTMENTS

7001 & 7101 LOUISBURG ROAD RALEIGH, NORTH CAROLINA CROSSING FOX.

ISSUED: 2 AUG 2021

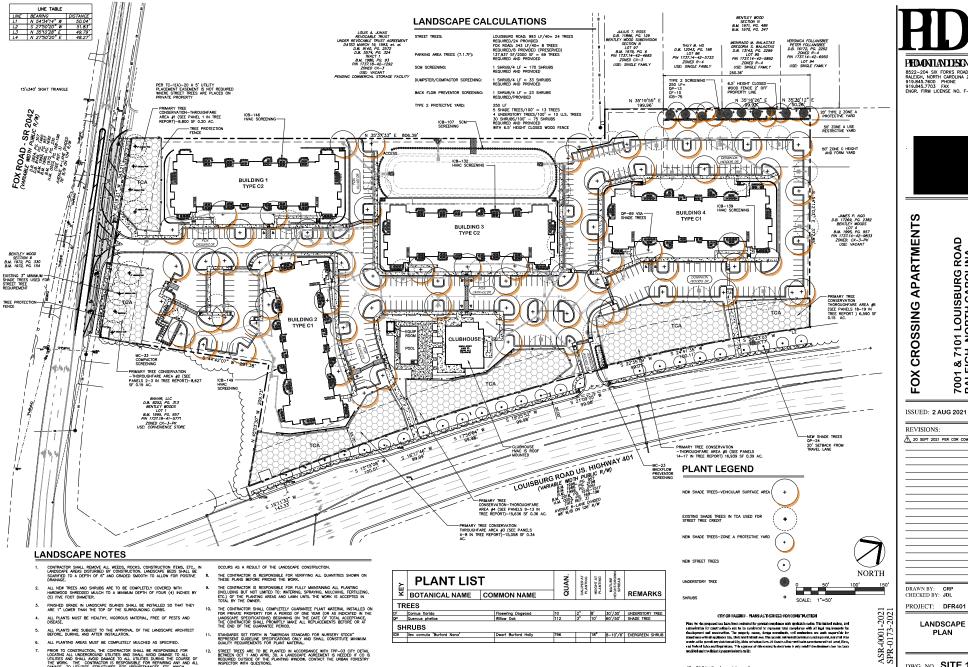
REVISIONS: A 20 SEPT 2021 PER COR COMMENTS

DD AND DAY	
	_
	-
	_

DRAWN BY: MLS CHECKED BY: JDL

PROJECT: DFR401

UTILITY PLAN



PHIMONILANDIESICNIIP

8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 919.845.7600 PHONE 919.845.7703 FAX ENGR. FIRM LICENSE NO. F-0843



7001 & 7101 LOUISBURG ROAD RALEIGH, NORTH CAROLINA

APARTMENTS CROSSING

5 S

REVISIONS: A 20 SEPT 2021 PER COR COMMENTS

DRAWN BY: CRP CHECKED BY: JDL

PROJECT: DFR401

LANDSCAPE PLAN





BUILDING 1 NORTH ELEVATION Scale: 3/32" = 1'-0"

BUILDING 1 SOUTH ELEVATION

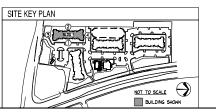
Scale: 3/32" = 1'-0"

TOP OF ROOF ELEV. • 308'-5 3/4' TRUSS BEARING ELEV. 247-7 TRUSS BEARING SECOND FLOOR ELEV. • 276'-0" oxdot

> **BUILDING 1** WEST ELEVATION Scale: 3/32" = 1'-0"



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



CITY OF FALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Firm for the proceed use now hear mechanical organics compliance with applicable codes. This librided review, not substitution for construction is not to be constituted to the present conditionable of the first processing of the configuration and inconstruction. This support sides for compliance with all posteriors are seen important and compliance with all posteriors are seen important and control processing control con and because Buses and Regulations. This approximation that electrocis discussment is only valid if the assument bar rost a modified and the digital signature failure is valid:

City of Raleigh Davalopment Approval

RULE JOYTRAMMELL RUBIO...
ARCHITECTURE INTERIOR

DATE ISSUE/REVISION 09-10-20 HUD PRE-APPLICATION 01-05-21 ASR 1-15-21 SCHEMATIC DESIGN 04-30-21 ASR #2 07-02-21 ASR #3

FOX ROAD APTS RALEIGH, NORTH CAROLINA



BUILDING 2 EAST ELEVATION

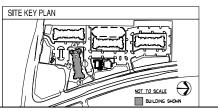
Scale: 3/32" = 1'-0"

TOP OF ROOF ELEV. = 305'-7 3/4" \mathbf{H} H PROPOSED HIGH POINT ELEV. = 262'-2"

BUILDING 2 SOUTH ELEVATION Scale: 3/32" = 1'-0"



BUILDING 2 NORTH ELEVATION Scale: 3/32" = 1'-0"



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposal cus have been entireview for general compliance with applicable cores. This limited makes, assistantization for construction is said to be considered to represent that development and construction. The property prompt, design controls used, and controls are soft represents for compliance with a legislative forty, that each second less this specific authorisation belook and a permit not shall be controlled to second and applications of the property of

City of Raisigh Development Approval	

RULE JOYTRAMMELL RUBIO ... ARCHITECTURE INTERIOR

DATE ISSUE/REVISION 09-10-20 HUD PRE-APPLICATION 01-15-21 SCHEMATIC DESIGN 04-30-21 ASR #2 07-02-21 ASR #3 08-02-21 SPR

FOX ROAD APTS RALEIGH, NORTH CAROLINA

BUILDING 2 ELEVATIONS



BUILDING 3 NORTH ELEVATION

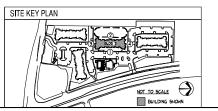
BUILDING 3 SOUTH ELEVATION Scale: 3/32" = 1'-0"



BUILDING 3 WEST ELEVATION



BUILDING 3 EAST ELEVATION Scale: 3/32" = 1' 0"



CITY OF RALEISH - PLANS AUTHORIZED FOR CONSTRUCTION

Film for the programs are have been reviewed for general compliants with applicable codes. This linderd evolve, and substancing for contract on it not to be a coalished to represent that compliants with all legal resp. reviews the desciparent and contraction. The property power, during consolitation, and contraction are easily responsible for compliance with all applicable City, below and Present less, this specific auticative for below third is provided to the compliance with all properties of the property contractions. construed to painfit any violation of City. Note or Reducal Low, All Construction must be in sycopic prevaint all Local State. and Federal Roles and Regulations. This approval of this afactronic document is only yell diffice document has not been modified and that lights signature below a valid:

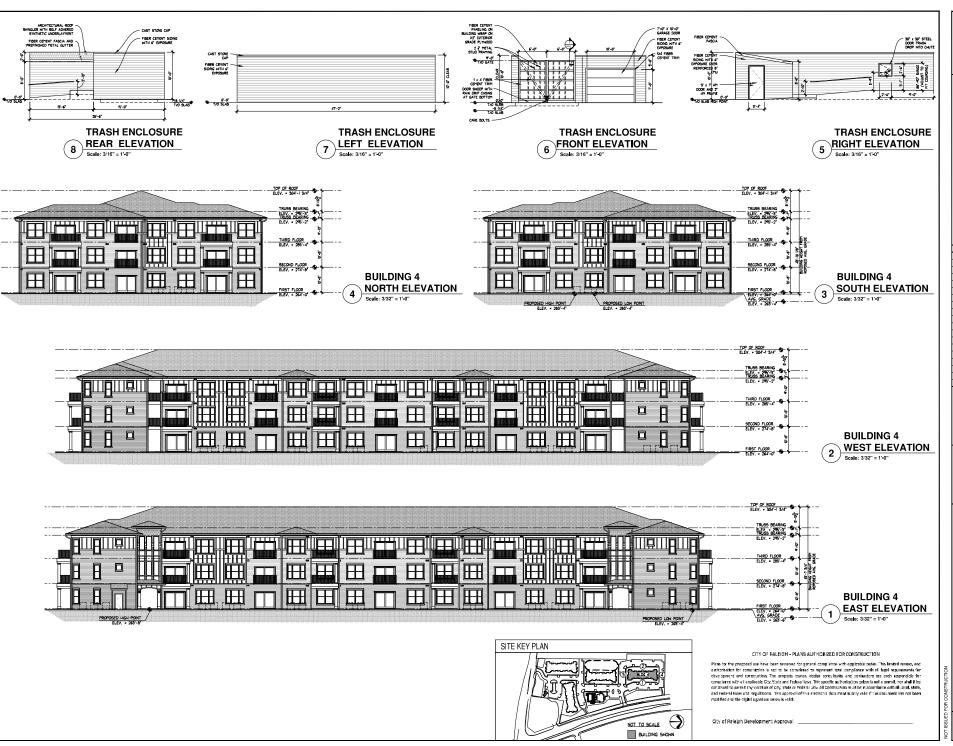
y of Raleigh	Deve	gament	Approval	

RULE JOYTRAMMELL RUBIO...
ARCHITECTURE INTERIOR

DATE ISSUE/REVISIO 09-10-20 HUD PRE-APPLICATION 01-15-21 SCHEMATIC DESIGN 04-30-21 ASR #2 07-02-21 ASR #3

08-02-21 SPR

APTS RALEIGH, NORTH CAROLINA FOX ROAD

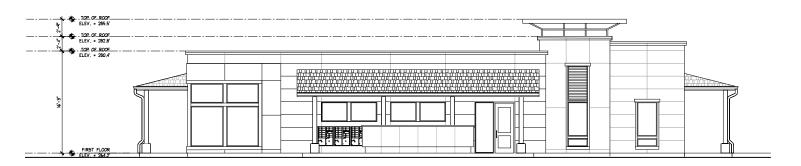


RULE JOYTRAMMELL RUBIO ARCHITECTURE INTERIOR DESIGN

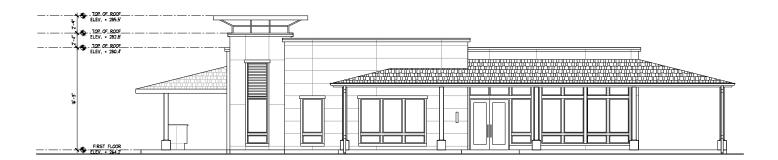
DATE ISSUE/REVISION 09-10-20 HUD PRE-APPLICATION 01-05-21 ASR 01-15-21 SCHEMATIC DESIGN

04-30-21 ASR #2 07-02-21 ASR #3 08-02-21 SPR

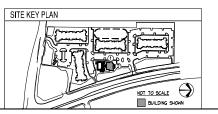
APTS RALEIGH, NORTH CAROLINA FOX ROAD



CLUBHOUSE NORTH ELEVATION Scale: 1/4" = 1'-0"



CLUBHOUSE WEST ELEVATION Scale: 1/4" = 1'-0"



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

From for the prognoid was from described for granted contracts with regulated context. This limited serious, and automation for construction is not to be consistent on ensurement that compliance with all begin lang inventors from descriptions and construction. The complex count, design contracts, and construction as each responsible for complexes with all applicates QRS, fasts and fraging in contracts, and construction below the oil a printing, not what the construction contracts are such responsible with all large least of QRS, state and fraging in contracts, and construction contracts are contracted using a construction contracts are contracted using a contract of the contract contracts of a contract contract or contracts and the contract contracts are contracted under the contract contracts and the contract contracts are contracted under the contract contracts and the contract contracts are contracted under the contract contracts and the contract contracts are contracted under the contract contracts and the contract contracts are contracted under the contract contracts and the contract contracts are contracted under the contract contracts and contracts are contracted under the contract contracts are contracted under the contract contracts and contracts are contracted under the contract contracts and contracts are contracted under the contract contracts and contract contracts are contracted under the cont

City of Raleigh Development Approval	

RULE JOYTRAMMELL | RUBIO ...
ARCHITECTURE | INTERIOR DESIGN

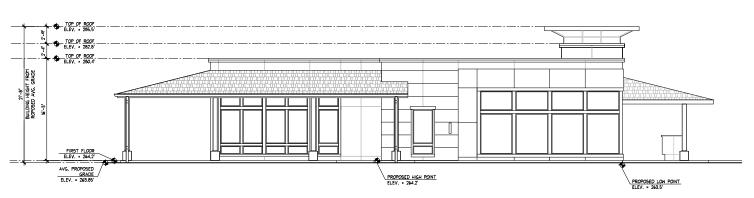
	į.		
PRINTED			
DATE	ISSUE/REVISION		
09-10-20	HUD PRE-APPLICATION		
01-05-21	ASR		
01-15-21	SCHEMATIC DESIGN		
04-30-21	ASR #2		
07-02-21	ASR #3		

08-02-21 SPR

FOX ROAD APTS RALEIGH, NORTH CAROLINA

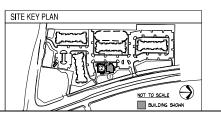
CLUBHOUSE ELEVATIONS

AC5-01





CLUBHOUSE SOUTH ELEVATION



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Here for the progression we were been reduced for garver, compliance with quotients crode. This limited evolve, are understanned by assertation is not to be conducted to prevent that compliance with all liquid reconstruction. The property country design country larger countries and continuous one were trappeted to compliance with all implicable to the, Note and reducillation. This process is author that to below the interval not must all be accessed to prevent we white the City, these or Prevent Level The submitted to take the access which include the submitted to the submitted to the submitted to the contribution of the submitted to the contribution of the submitted to the sub

City of Raisigh Development Approval			

R.J. T.R

RULE JOYTRAMMELL RUBIO...
ARCHITECTURE INTERIOR DESIGN
300 Galleria Parkway Suite 740. Athana, Georgia 30339
770-661-1927 (phonot) 770-661-1937 (km)

PRINTED

DATE ISSUE/REVISION
09-10-20 HUD PRE-APPLICATION
01-05-21 ASR

09-10-20 HUD PREAPPLICATION 01-05-21 ASR 01-15-21 SCHEMATIC DESIGN 04-30-21 ASR #2 07-02-21 ASR #3 08-02-21 SPR

FOX ROAD APTS
RALEIGH, NORTH CAROLINA

ED FOR CONSTRUCTION
CLUBHOUSE ELEVATIONS
ENEMORY

PRAWING NO:

AC5-02