

Administrative Site Review Application

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



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

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

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Site Transaction History	
Subdivision case #: SUB-0075-2020	
Scoping/sketch plan case #: SCOPE-0127-2020	
Certificate of Appropriateness #: _____	
Board of Adjustment #: BOA-0069-2020	
Zoning Case #: Z-47-2019	
Administrative Alternate #: _____	
GENERAL INFORMATION	
Development name: 4800 DURALEIGH APARTMENTS	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 4800 DURALEIGH ROAD, RALEIGH NC 27612	
Site P.I.N.(s): 0786-51-2559	
Please describe the scope of work. Include any additions, expansions, and change of use. PROPOSED APARTMENT COMPLEX WITH CLUBHOUSE AND ASSOCIATED SITE AND UTILITY IMPROVEMENTS. WET POND AND TREE CONSERVATION PART OF ASSOCIATED SUBDIVISION PLAN.	
Current Property Owner/Developer Contact Name: CAITLIN SHELBY (Developer) Hanson Aggregates Southeast LLC (Owner)	
NOTE: please attach purchase agreement when submitting this form.	
Company: WP EAST ACQUISITIONS, LLC	Title: VICE PRESIDENT
Address: 1414 RALEIGH ROAD, SUITE 429, CHAPEL HILL, NC 27517	
Phone #: 919.355.0110	Email: CAITLIN.SHELBY@WOODPARTNERS.COM
Applicant Name: JOHNNY EDWARDS/CAITLIN SHIELDS	
Company: JAEKO	Address: 333 WADE AVE, RALEIGH NC 27605
Phone #: 919-828-4428	Email: INFO@JAEKO.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): RX-5-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 26.39 AC	New gross floor area: 374,000 +/-
# of parking spaces required: 397	Total sf gross (to remain and new): 374,000 +/-
# of parking spaces proposed: 452	Proposed # of buildings: 6
Overlay District (if applicable): N/A	Proposed # of stories for each: VARIES (MAX 4/4 SPLIT)
Existing use (UDO 6.1.4): VACANT	
Proposed use (UDO 6.1.4): APARTMENTS	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.24 Square Feet: 10,268	Proposed Impervious Surface: Acres: 11.54 Square Feet: 502,685
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: CO - IN CRABTREE CREEK	
Flood study: INCLUDED IN SWM REPORT	
FEMA Map Panel #: 3720078600J	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 306	Total # of hotel units: n/a
# of bedroom units: 1br 152 2br 126 3br 28 4br or more 0	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Deve oper

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.

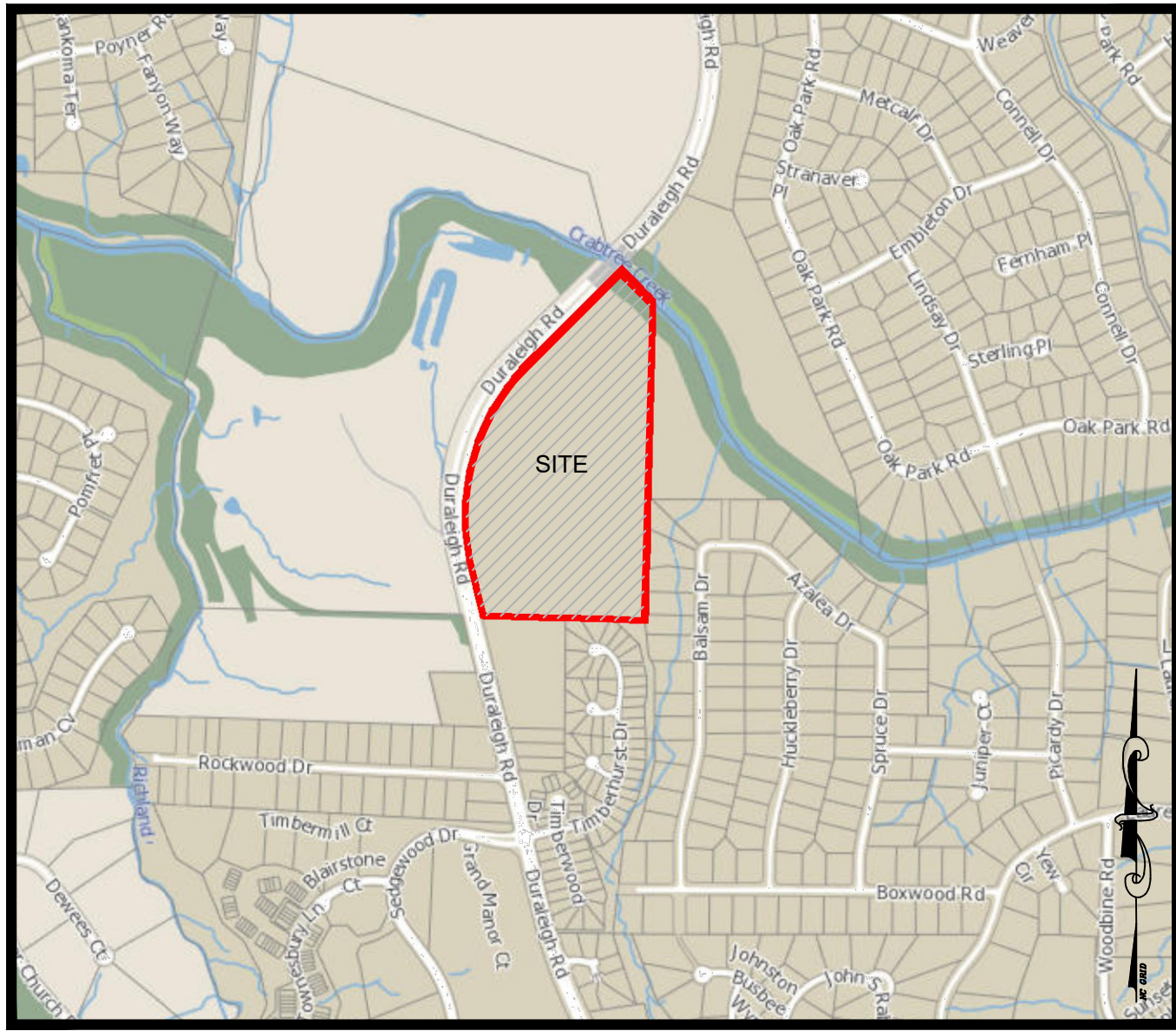
I hereby designate JAECO to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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: Caitlin L Shulky

Date: 2/22/21

Printed Name: WP East Acquisitions, LLC



VICINITY MAP
NTS

ZONING CONDITIONS (Z-47-2019):

- USES SHALL BE LIMITED TO RESIDENTIAL AND ACCESSORY USES. BUILDING TYPES SHALL BE LIMITED TO TOWNHOUSES AND APARTMENTS.
APARTMENTS ARE PROPOSED WITH THIS SITE PLAN. USES WILL BE FURTHER DEFINED IN SUBSEQUENT SITE PLANS BUT ULTIMATE USE TO BE RESIDENTIAL WITH TOWNHOUSES AND APARTMENTS.
- RESIDENTIAL DENSITY SHALL NOT EXCEED 14 UNITS PER ACRE.
PARENT PARCEL TO HAVE MAXIMUM DENSITY OF 14 UNITS PER ACRE. INDIVIDUAL PARCEL DENSITY WILL VARY. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.
- APARTMENT BUILDING TYPES SHALL NOT BE PLACED WITHIN 150 FT OF THE SOUTHERN AND EASTERN PROPERTY LINES.
NO APARTMENT BUILDING TYPES ARE PROPOSED WITHIN 150 FT OF SOUTHERN AND EASTERN PROPERTY LINES.
- BUILDINGS SHALL BE NO MORE THAN 68 FEET IN HEIGHT, AND SHALL BE A MAXIMUM OF 4 STORIES OR A 4/4 SPLIT. A 4/4 SPLIT IS A BUILDING THAT, FOR PURPOSES OF MEASURING HEIGHT, MAY CLASSIFY AS 5 STORIES UNDER THE UDO BUT IS A MAXIMUM OF 4 OCCUPIABLE FLOORS ABOVE FINISHED GRADE ON THE UPHILL FACADE OF THE BUILDING, AND FOUR OCCUPIABLE FLOORS ABOVE FINISHED GRADE ON THE DOWNHILL FACADE OF THE BUILDING.
NO BUILDINGS PROPOSED WITH THIS SITE PLAN EXCEED THE PRESCRIBED BUILDING HEIGHT OR SPLIT.
- ALONG THE EASTERN AND SOUTHERN PROPERTY LINES, THE PROTECTIVE YARD WITHIN ZONE A OF THE NEIGHBORHOOD TRANSITION WILL MEET THE PLANTING REQUIREMENTS OF THE TYPE 3 (WIDE) YARD, ZONE A PROTECTIVE YARD ALONG THE EASTERN AND SOUTHERN PROPERTY LINES MEET TYPE 3 YARD PLANTING REQUIREMENTS. PLEASE NOTE SUBJECT ASR ONLY INCLUDES LOT 1 DEVELOPMENT. REQUIRED PLANTING SHOWN IS FOR LOT 1 ONLY (PORTION OF EASTERN PROPERTY LINE), AND REMAINING REQUIRED PLANTING IS ASSOCIATED WITH LOTS 2 & 3 AND WILL BE COMPLETED AS PART OF A SEPARATE ASR SUBMISSION.
- A PUBLIC PEDESTRIAN ACCESS EASEMENT SHALL BE PROVIDED FROM A PUBLIC STREET TO THE PROPERTY LINE SHARED WITH LOT 2 SHOWN ON BOOK OF MAPS 2016, PAGE 1713 (THE "CITY OF OAKS PARCEL").
PUBLIC PEDESTRIAN ACCESS EASEMENT SHOWN ON THIS SITE PLAN.
- NO RETAINING WALLS WILL BE PLACED WITHIN 50 FEET OF AN ADJACENT PARCEL CONTAINING A DETACHED HOUSE, MORE SPECIFICALLY LOTS 26, 28, AND 29 SHOWN ON BOOK OF MAPS 1991 PAGE 1302, AND LOTS 90, 91, 92, 93 AND 95 SHOWN ON BOOK OF MAPS 1963, PAGE 202 IN THE WAKE COUNTY REGISTRY (THE "ADJACENT RESIDENTIAL PARCELS").
ALL RETAINING WALLS ARE MORE THAN 50' FROM PROPERTY LINES.
- ALONG THE ADJACENT RESIDENTIAL PARCELS, THE NEIGHBORHOOD TRANSITION YARD SHALL INCLUDE A NATURAL BUFFER OR TREE CONSERVATION AREA, IN A WIDTH OF TWENTY-FIVE (25) FEET, AVERAGED, AND A MINIMUM WIDTH OF FIFTEEN (15) FEET. FOR THE PORTION OF THE SITE THAT IS ADJACENT TO THE CITY OF OAKS PARCEL AND WHERE RESIDENTIAL BUILDINGS ARE ADJACENT TO THE CITY OF OAKS PARCEL, AND IN NO EVENT FEWER THAN 500' FROM THE INTERSECTION OF THE SOUTHWEST CORNER OF THE CITY OF OAKS PARCEL WITH THE SITE, THE NEIGHBORHOOD TRANSITION YARD SHALL INCLUDE A NATURAL BUFFER OR TREE CONSERVATION AREA, IN A WIDTH OF TWENTY-FIVE (25) FEET, AVERAGE.
NEIGHBORHOOD TRANSITION YARD PROPOSED ADJACENT TO RESIDENTIAL PARCELS AND A MINIMUM OF 500' FEET FROM THE INTERSECTION OF THE SOUTHWEST CORNER OF THE CITY OF OAKS PARCEL AND THE SUBJECT PROPERTY. THE TRANSITION YARD INCLUDES A NATURAL BUFFER AND IS A MINIMUM OF 15 FEET WITH AN AVERAGE WIDTH OF AT LEAST 25 FEET. PLEASE NOTE SUBJECT ASR ONLY INCLUDES LOT 1 DEVELOPMENT. THE TRANSITION YARD IS SHOWN FOR LOT 1 ONLY, AND REMAINING PLANTING IS ASSOCIATED WITH LOTS 2 & 3 AND WILL BE COMPLETED AS PART OF A SEPARATE ASR SUBMISSION.
- ALONG THE ADJACENT RESIDENTIAL PARCELS, NEW PLANTING MATERIALS WITHIN THE NEIGHBORHOOD TRANSITION YARD SHALL NOT INCLUDE LEYLAND CYPRESS OR ARBORVITAE. NEW PLANTING MATERIALS SHALL INCLUDE ONE OR MORE OF: JAPANESE CEDAR (CRYPTOMERIA JAPONICA), NELLY STEVENS HOLLY (ILEX X "NELLIE R. STEVENS"), AMERICAN HOLLY (ILEX OPACA), EASTERN RED CEDAR (JUNIPERUS VIRGINIANA), BRACKENS BROWN BEAUTY MAGNOLIA (MAGNOLIA GRANDIFOLIA "BRACKENS BROWN BEAUTY"), NATIVE OAK TREES, CHINESE FRINGE FLOWER (LOROPETALUM CHINESE "RUBY"), CHINDO VIBURNUM (VIBURNUM AWABUKI "CHINDO"), VIRGINIA SWEETSPICE (ITEA VIRGINIA), AND WINTERBERRY (LLEX VERTICILLATE).
NEW PLANTING MATERIAL EXCLUDES RESTRICTED SPECIES ABOVE AND INCLUDES REQUESTED SPECIES. REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
- NO BUILDING SHALL BE PLACED CLOSER THAN 55 FEET FROM ADJACENT RESIDENTIAL PARCELS.
ADDITIONAL BUILDING PLACEMENT WILL BE DEFINED IN A SUBSEQUENT SITE PLAN BUT IN NO CASE WILL BE CLOSER THAN 55 FEET TO ADJACENT RESIDENTIAL PARCELS.
- DEVELOPER WILL CONSTRUCT A PEDESTRIAN CONNECTION FROM DURALEIGH ROAD TO THE CITY OF RALEIGH GREENWAY EASEMENT RECORDED IN DEED BOOK 15580, PAGE 938 OF THE WAKE COUNTY REGISTRY, AS LONG AS SUCH CONNECTION IS NOT REQUIRED BY THE CITY OF RALEIGH OR BY FEDERAL LAW TO BE ADA-ACCESSIBLE.
PEDESTRIAN CONNECTION PROVIDED ON THIS SITE PLAN.
- ALL STORM WATER DRAINAGE FROM THE NEWLY DEVELOPED IMPERVIOUS SURFACES ONSITE WILL BE DIRECTED AWAY FROM THE ADJACENT RESIDENTIAL PARCELS TO PROPOSED STORM WATER CONTROL FACILITIES AND RELEASED TO CRABTREE CREEK.
FINAL STORM DRAIN DESIGN TO BE DETAILED IN SITE PERMITTING REVIEW PLANS. BUT IN NO INSTANCE WILL POINT DISCHARGE BE DIRECTED TO RESIDENTIAL PARCELS. ALL PROPOSED IMPERVIOUS WHICH CAN BE REASONABLY CAPTURED WILL BE DIRECTED TO THE STORMWATER CONTROL FACILITY PROPOSED IN SUB-0075-2020 BEFORE EVENTUAL DISCHARGE TO CRABTREE CREEK OR DRAW LEADING TO CRABTREE CREEK.

4800 DURALEIGH ROAD APARTMENTS

ADMINISTRATIVE SITE REVIEW

4800 DURALEIGH ROAD
RALEIGH, NC 27612

ASR-0013-2021
ASSOCIATED WITH SUB-0075-2020

FEBRUARY 24, 2021

REVISED APRIL 23, 2021

REVISED: MAY 27, 2021

BOARD OF ADJUSTMENT CASE # REFERENCE: BOA-0069-2020

BOA-0069-2020 – 1/11/2021

Decision: Approved the following:

- A variance for complete relief from the 2 foot minimum ground floor elevation requirement set forth in Section 3.2.3.G.1 of the Unified Development Ordinance for all proposed townhouse buildings;
- A variance for complete relief from the 2 foot minimum ground floor elevation requirement set forth in Section 3.2.4.F.1 of the Unified Development Ordinance for all proposed apartment buildings;
- A variance from the 70% minimum building width in primary street build-to set forth in Unified Development Ordinance 3.2.3.E.2, for all proposed townhouse buildings on the south side of the proposed Neighborhood Street to allow for a 45% minimum building width in primary street build-to; and
- A variance from the 70% building width in primary street build-to set forth in Unified Development Ordinance 3.2.3.E.2, for all proposed townhouse buildings on the east side of the proposed Neighborhood Local to allow for a 60% minimum building width in primary street build-to.

BLOCK PERIMETER EXEMPTION:

- No Extension required to the North per Exemption 8.3.2.A.1.b.v.i.c. Directly North and running East of the property is Crabtree Creek;
- No Extension required to the East per exemption 8.3.2.A.1.b.ix. Directly East are existing detached single family homes on less than 2 acres and any continuation of a public road to the East would impact these lots. Continuation through the City of Oaks Foundation property would also result in impact to single family homes on less than 2 acres.
- No Extension required to the South per exemption 8.3.2.A.1.b.ix and 8.3.2.A.1.b.iv. Directly South are existing detached single family homes on less than 2 acres as well as a congregate care facility. Any continuation of public road to the south would impact single family lots less than 2 acres. Extension of a public street across the congregate care property would consume more than 15% of the property. (Property is 533' wide. A 59' local street with associated utility easements would consume 20% of that property).

TREE CONSERVATION NOTE:

This project is associated with subdivision SUB-0075-2020. All required tree conservation is included on the subdivision plan.

STORMWATER MANAGEMENT NOTE:

This project is associated with subdivision SUB-0075-2020. A wet pond is proposed as part of the subdivision, which will provide the required stormwater management for this site plan. The maximum impervious is defined on the subdivision set for each lot. The apartment development detailed herein proposes less impervious than the maximum allowable for lot 1, thus no additional stormwater management is required.

DEVELOPER:
WP EAST ACQUISITIONS
521 E. MOREHEAD ST, SUITE 350
CHARLOTTE, NC 28202
704-668-6544

CONSULTANT:
DESIGN RESOURCE GROUP
2459 WILKINSON BLVD, SUITE 200
CHARLOTTE, NC 28208

JIM@DRGRP.COM
704-641-0649

CIVIL ENGINEER:
JAECO
333 WADE AVE
RALEIGH, NC 27605

919-828-4428
CAITLIN@JAECO.COM

SHEET INDEX

- C0.00 COVER SHEET
- C1.00 EXISTING CONDITIONS PLAN
- C2.00 SITE PLAN
- C2.01 INTERSECTION SIGHT DISTANCE
- C2.02 ACCESSIBLE ROUTE PLAN
- C2.03 RETAINING WALL IDENTIFICATION PLAN
- C2.04 VEHICULAR MANEUVERING PLAN
- C3.00 UTILITY PLAN
- C3.01 FIRE ACCESS PLAN
- C4.00 OVERALL GRADING PLAN
- C4.01 FINE GRADING PLAN
- C4.02 FINE GRADING PLAN
- C4.03 FINE GRADING PLAN
- C4.04 FINE GRADING PLAN
- C4.05 FINE GRADING PLAN
- C4.06 FINE GRADING PLAN
- C4.07 FINE GRADING PLAN
- C4.08 FINE GRADING PLAN
- C4.10 AVERAGE GRADE PLAN CALCULATIONS
- C5.00 STORMWATER PLAN
- C6.00 LANDSCAPE PLAN
- C8.01 TREE CONSERVATION PLAN
- C8.00 SITE DETAILS
- C8.01 SITE DETAILS
- C8.02 SITE DETAILS
- C8.03 TRASH COMPACTOR AND RECYCLING ENCLOSURE
- L1.01 LIGHTING PLAN
- L1.02 LIGHTING PLAN
- CA3.11 BUILDING ELEVATIONS, BLDG 1
- CA3.11A BUILDING ELEVATIONS, BLDG 1
- CA3.12 BUILDING ELEVATIONS, BLDG 2
- CA3.12A BUILDING ELEVATIONS, BLDG 2
- CA3.13 BUILDING ELEVATIONS, BLDG 3
- CA3.13A BUILDING ELEVATIONS, BLDG 3
- CA3.14 BUILDING ELEVATIONS, BLDG 4
- CA3.15 BUILDING ELEVATIONS, BLDG 5
- CA12.04 BUILDING ELEVATIONS, CLUBHOUSE (BLDG 6)
- CA12.05 BUILDING ELEVATIONS, MAINTENANCE BUILDING

SITE DATA TABLE	
PID #	786512559
ZONING	RX-5-CU
SITE AREA (PARENT PARCEL)	26.38 AC (1,149,371 SF)
SITE AREA (LOT 1)	17.17 AC (748,267 SF)
EXISTING IMPERVIOUS (PARENT PARCEL)	0.24 AC (10,288 SF)
PROPOSED IMPERVIOUS (PARENT PARCEL)	11.54 AC (502,685 SF)
PROPOSED IMPERVIOUS (LOT 1)	7.17 AC (312,499 SF)
PRIMARY STREET - DURALEIGH*	
70% WITHIN 10' TO 55' OF ROW	SUPERSEDED BY PRIMARY TCA (BUILD-TO NOT PROVIDED)
SECONDARY STREET - MINT LEAF LANE	
35% WITHIN 10' TO 55' OF ROW	47% PROVIDED
SECONDARY STREET - VIOLET FIELDS WAY	
35% WITHIN 10' TO 55' OF ROW	40% PROVIDED
USE, DENSITY, AND UNIT INFORMATION	
CURRENT USE	VACANT
PROPOSED USE	APARTMENTS
BUILDING GSF	374,000 +/-
RESIDENTIAL DENSITY (PARENT PARCEL)	11.60 DUA
RESIDENTIAL DENSITY (LOT 1)	17.82 DUA **
PROPOSED UNITS	154 1 BR, 124 2 BR, 28 3 BR
TOTAL PROPOSED UNIT COUNT	306 UNITS
PARKING	
PROPOSED (REQUIRED)	1 BR - 1 SP/UNIT = 154 SPACES
	2 BR - 1.5 SP/UNIT = 186 SPACES
	3 BR - 2 SP/UNIT = 56 SPACES
	TOTAL - 396 (8 ACCESSIBLE)
PROPOSED (PROVIDED)	452 (11 ACCESSIBLE)
GROUND FLOOR ELEVATION	
2' REQUIRED	SEE BOA-0069-2020
BUILDING HEIGHT	
68' PER ZONING CONDITIONS	SEE ELEVATIONS
PRINCIPAL BUILDING SETBACKS	
PRIMARY STREET - 5'	> 5'
SIDE STREET - 5'	> 5'
SIDE LOT LINE - 0' OR 6'	> 6'
REAR LOT LINE - 0' OR 6'	> 6'
PARKING SETBACKS	
PRIMARY STREET - 10'	> 10'
SIDE STREET - 10'	> 10'
SIDE LOT LINE - 0' OR 3'	> 3'
REAR LOT LINE - 0' OR 3'	> 3'

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Building Type	<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	Site Transaction History Subdivision case #: SUB-0075-2020 Scoping/sketch plan case #: SCOPE-0127-2020 Certificate of Appropriateness #: _____ Board of Adjustment #: BOA-0069-2020 Zoning Case #: Z-47-2019 Administrative Alternate #: _____
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REVISION 11.18.20

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: Alluvial soils: CO - IN CRABTREE CREEK Flood study: INCLUDED IN SWM REPORT FEMA Map Panel #: 3702076900	
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RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 306	Total # of hotel units: n/a
# of bedroom units: 1br 154 2br 124 3br 28 4br or more 0	
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Developer	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 JAECO 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 substantial policy, which states applications will expire after 180 days of inactivity.	
Signature: <i>Caitlin Shelby</i>	Date: 2/22/21
Printed Name: WP East Acquisitions, LLC	

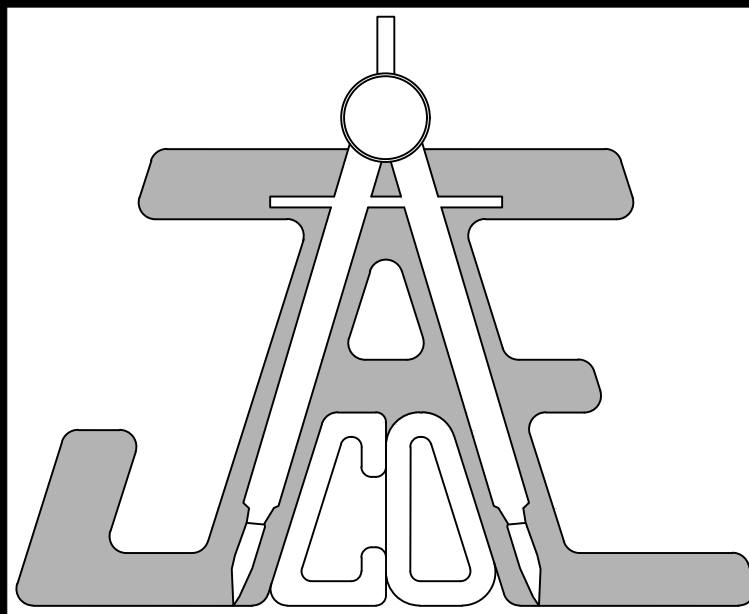
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REVISION 11.18.20

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* PRIMARY STREET DETERMINATION NOTE: PER TC-5A-18, THE PRIMARY STREET DETERMINATION FOR LOT 1 SHALL BE DURALEIGH RD.*

** PER ZONING CONDITION 2, THE PARENT PARCEL DENSITY IS LIMITED TO A MAXIMUM OF 14 DUA. THE INDIVIDUAL PARCEL DENSITY WILL VARY AND MAY EXCEED 14 DUA AS LONG AS THE PARENT PARCEL DENSITY IS STILL IN COMPLIANCE WITH THE ZONING CONDITION.



JAECO
Consulting Engineers and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com



DO NOT USE FOR CONSTRUCTION
4800 DURALEIGH ROAD
APARTMENTS
ASR-0013-2021
4800 DURALEIGH ROAD
RALEIGH, NC 27612

WP EAST ACQUISITIONS
521 E. MOREHEAD ST, SUITE 350
CHARLOTTE, NC 28202
704-332-8995

ABBREVIATIONS

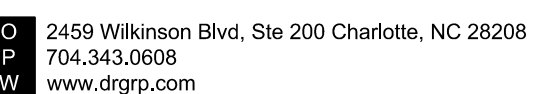
EX	EXISTING	NFV	NOT FIELD VERIFIED
PROP	PROPOSED	TYP	TYPICAL
APPROX	APPROXIMATE	FED	FEDERAL
LOC	LOCATION	FP	FLOOD PLAIN
BM	BOOK OF MAPS	FE	EMERGENCY
DB	DEED BOOK	MAN	MANAGEMENT
PG	PAGE	AG	AGENCY
NF	NOW OR FORMERLY	ESMT	EASEMENT
ROW	RIGHT OF WAY	UNK	UNKNOWN
EIP	EX IRON PIPE	TYP	TYPICAL
EMAG	EX MAG NAIL	SWM	STORMWATER
ECM	EX CONCRETE		MANAGEMENT
	MONUMENT	SF	SQUARE FEET
EIR	EX IRON ROD	AC	ACRE
IPS	IRON PIPE SET	LF	LINEAR FEET
UD	EDGE OF PAVEMENT	UDO	UNIFIED DEVELOPMENT
SS	SANITARY SEWER		ORDINANCE
FM	FORCE MAIN	GIS	GEOGRAPHIC INFORMATION
PH	FIRE HYDRANT		SYSTEM
ELEC	ELECTRIC		
INV	INVERT	NCDOT	NORTH CAROLINA
TBD	TO BE DETERMINED		DEPARTMENT OF
TBR	TO BE REMOVED		TRANSPORTATION
TBRL	TO BE RELOCATED		

LEGEND

COVER SHEET

Revisions		
Number	Description	Date
1	PER COR COMMENTS	04/23/21
2	PER COR COMMENTS	05/27/21
JAECO #: 921-01		
DRAWING SCALE: N/A		
DRAWN BY: ID		
CHECKED BY: JRC		
DATE ISSUED: 02/24/21		

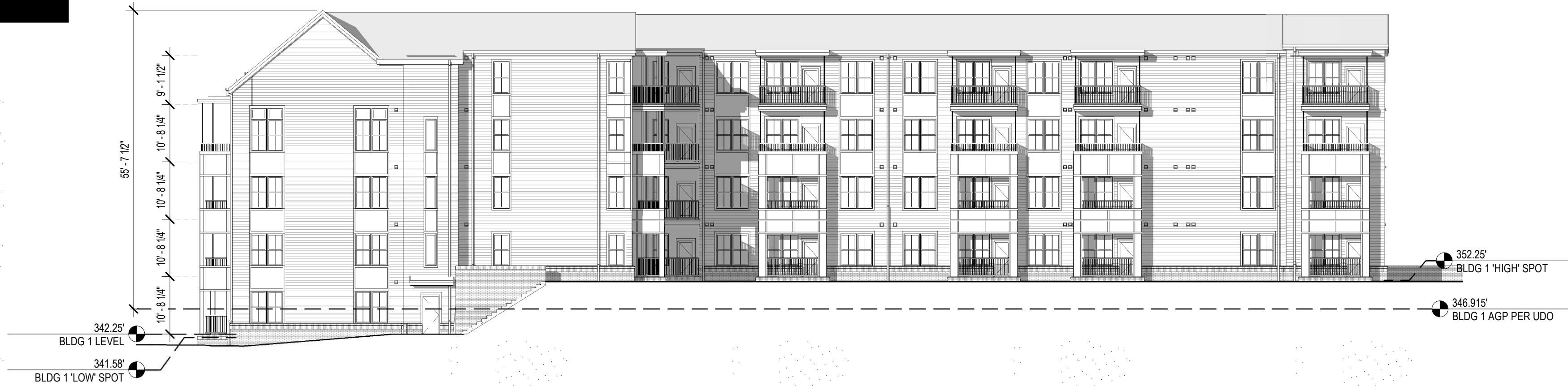
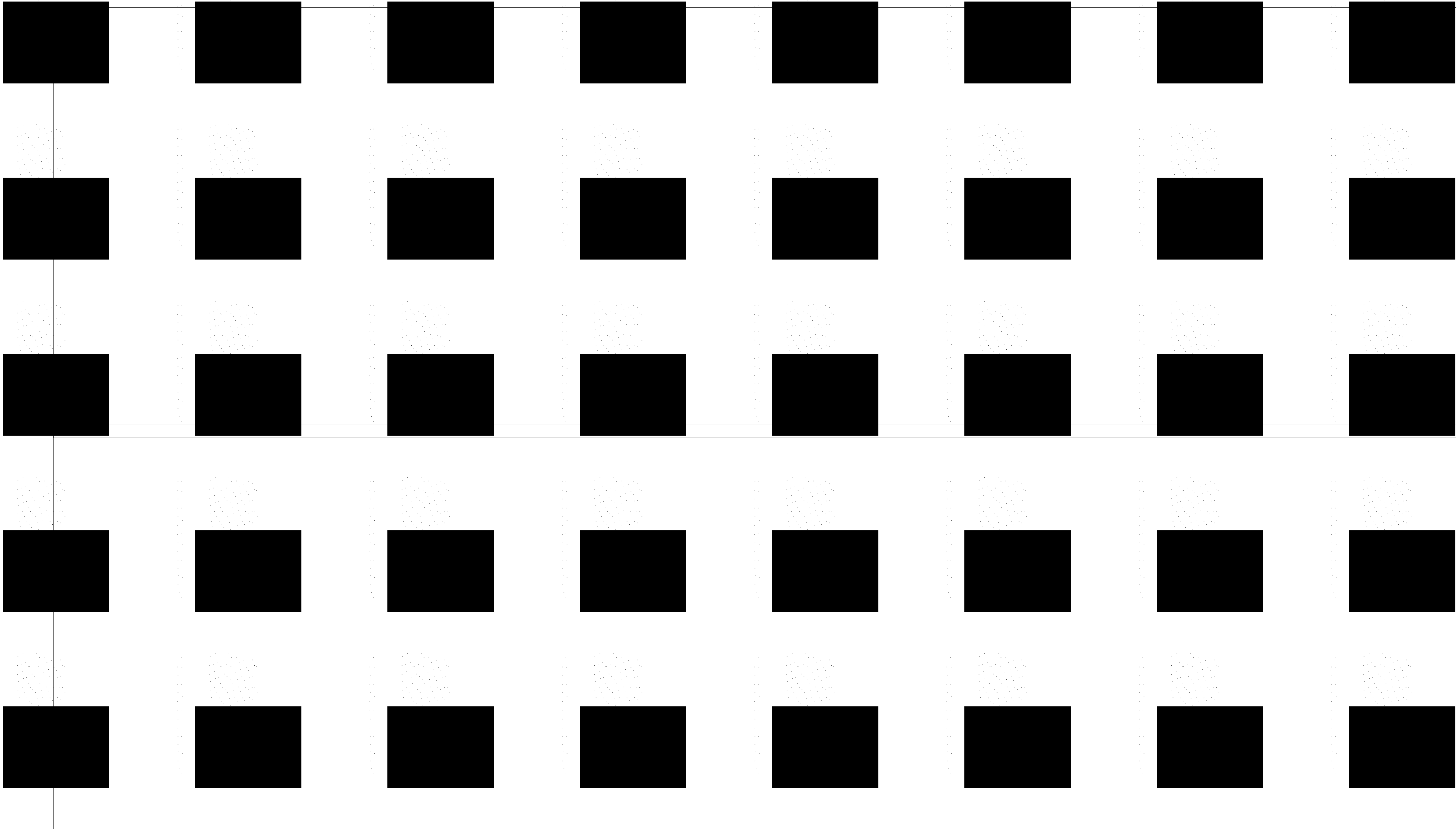
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WP EAST ACQUISITIONS
521 E. MOREHEAD ST., SUITE 350
CHARLOTTE, NC
704.332.8995

REVISIONS:

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GENERAL ELEVATION NOTES

The architectural drawings must be coordinated with the civil, structural, MEP, and fire specifications. The contractor must coordinate with the architect for the details of the drawings. Discrepancies shall be resolved by the architect.

2. Rough finish and grades to be coordinated with the civil documents.
3. All exterior grades shall be sloped away from the building for positive drainage.
4. Provide sealant between all dissimilar materials unless otherwise noted.
5. Provide sealant between window and door frames and adjacent wall material.
6. All exhaust and intake vents are to be located on the exterior wall in a location in which they are located and exhaust vents are to align with the proposed locations for architectural details.
7. In brick veneer walls provide vertical control joint layout for architectural review.
8. All horizontal and vertical panel joints are to match that of the panel in which they are being installed. Joints to be provided at each floor line per manufacturer's instructions.
9. All paint colors to be mocked up on site with brick and fiber cement panel samples for final approval.
10. See A2.00 series drawings for wall section markers.

AVERAGE GRADE PLANE CALCULATIONS

High	352.25
Average of wall planes:	346.915

Building 2:	High	Low	Average
West Plane	352.25	341.58	346.915
Average of wall planes:	346.915		

Building 3:	High	Low	Average
West Plane	330.33	326.33	328.33
Average of wall planes:	328.33		

Building 5:	High	Low	Average
West Plane	320.08	316.08	318.08
Average of wall planes:	318.08		

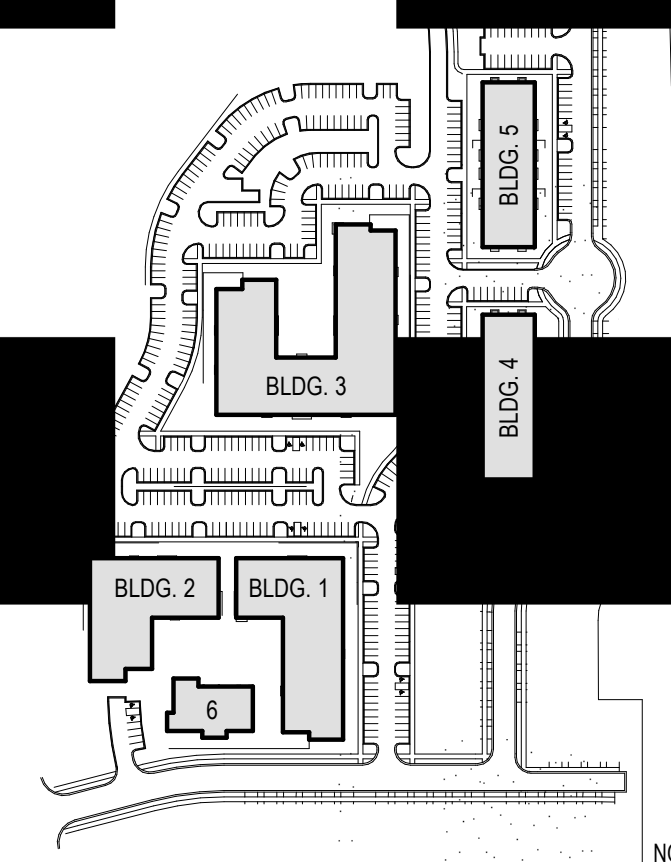
(Clubhouse):	High	Low	Average
West Plane	352.25	341.58	346.915
Average of wall planes:	346.915		

Building 6:	High	Low	Average
West Plane	352.25	341.58	346.915
Average of wall planes:	346.915		

Maintenance Building:	High	Low	Average
West Plane	334.18	334.18	334.18
Average of wall planes:	334.18		

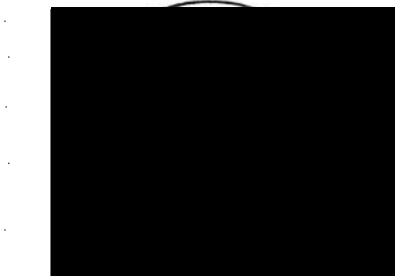
Per Section 1.5.7 A.2 (TC-4-20) of UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet. Average Grade shall be considered to be average post-development grade level along the building elevation. Where the proposed building height is measured from the average grade to the front and rear wall plane.

LOCATION PLAN



BUILDING ELEVATION

1/16



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BUILDING 1 - WEST ELEVATION CA 1

1/16" = 1'-0"



BUILDING 2 - EAST ELEVATION CA 2

1/16" = 1'-0"



BUILDING 3 - WEST ELEVATION CA 3

1/16" = 1'-0"

GENERAL ELEVATION NOTES

- The architectural drawings must be coordinated with the civil, structural, MEP, and fire protection drawings. The contractor is responsible for ensuring that all elevations are consistent with the drawings. Discrepancies between the drawings and the field conditions are the responsibility of the contractor.
1. Rough finish and grades to be coordinated with the civil documents.
 2. All exterior grades shall be sloped away from the building for positive drainage.
 3. Provide sealant between all dissimilar materials unless otherwise noted.
 4. Provide sealant between window and door frames and adjacent wall material.
 5. All exhaust and intake vents are to be installed in the field color in which they are located or adjacent to the field color. Exhaust vents are to align vertically with the proposed locations for architect's review.
 6. In brick veneer walls provide vertical joints to align at all inside corners, typical. Provide horizontal joints to provide control joint layout for architect's review.
 7. All horizontal and vertical panel joints are to match that of the panel in which they are being installed. Joints to be provided at each floor line per manufacturer's instructions.
 8. All paint colors to be mocked up on site with brick and fiber cement panel samples for final approval.
 9. See A2.00 series drawings for wall section markers.

AVERAGE GRADE PLANE CALCULATIONS

Building 1:			
High	Low	Average	
352.25	341.58	346.915	
Average of wall planes:			346.915

Building 2:			
High	Low	Average	
352.25	341.58	346.915	
Average of wall planes:			346.915

Building 3:			
High	Low	Average	
334	322	328	
Average of wall planes:			331.3325

Building 4:			
High	Low	Average	
330.33	326.33	328.33	
Average of wall planes:			328.33

Building 5:			
High	Low	Average	
320.08	316.08	318.08	
Average of wall planes:			318.08

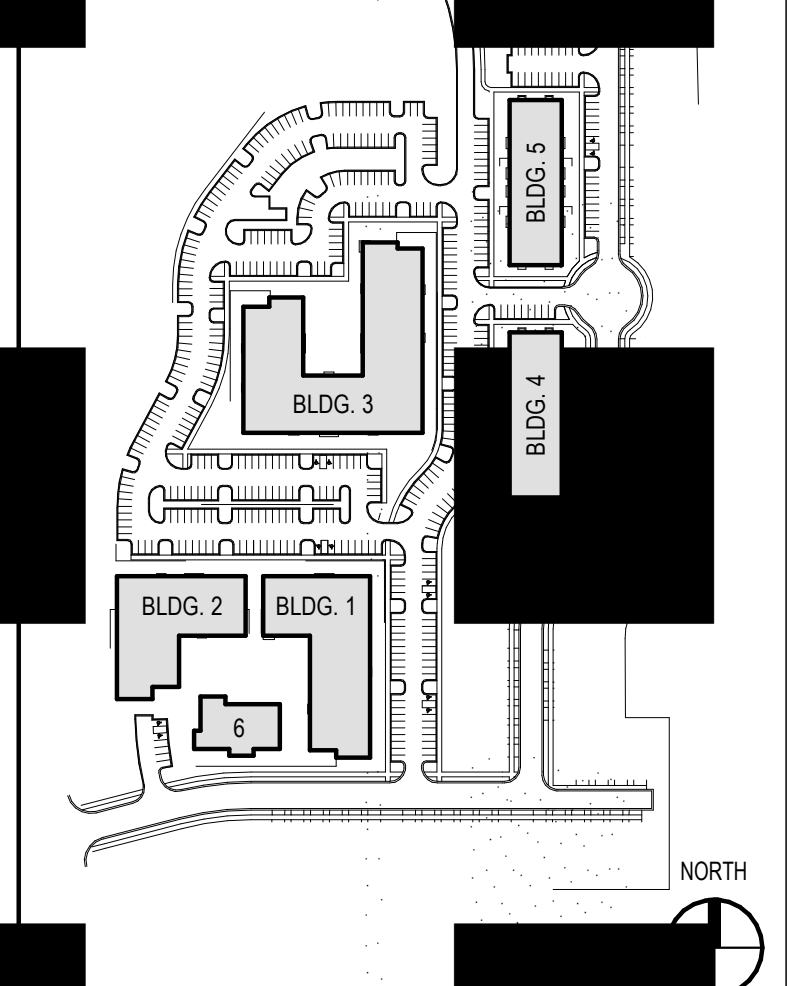
Building 6 (Clubhouse):			
High	Low	Average	
352.25	352.25	352.25	
Average of wall planes:			352.25

Maintenance Building:			
High	Low	Average	
334.18	334.18	334.18	
Average of wall planes:			334.18

Per Section 1.5.7.A.2 (TC-4-20) of UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

Average Grade shall be considered to be average post-development grade along the street setback. Where the property line is not a straight line, the average height is measured from the average grade to the top of the parapet level of the front and rear wall plane.

LOCATION PLAN



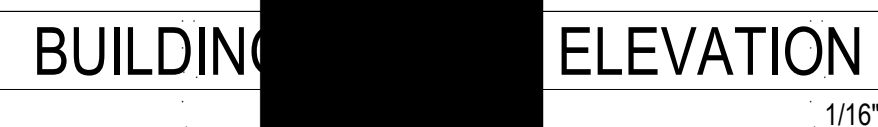
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PROJECT:	20093	DATE	05.27.2021
ISSUE:			

REVISIONS:

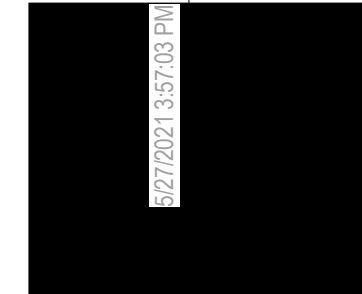
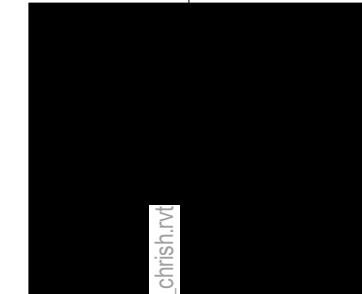
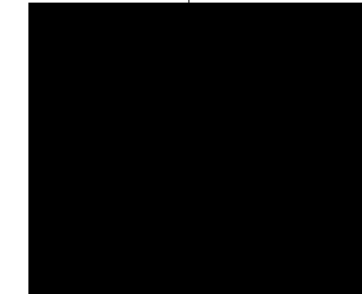
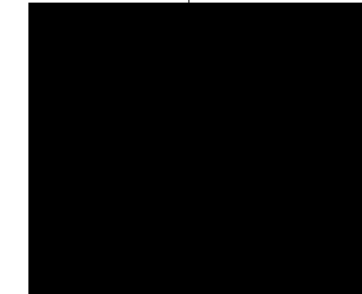
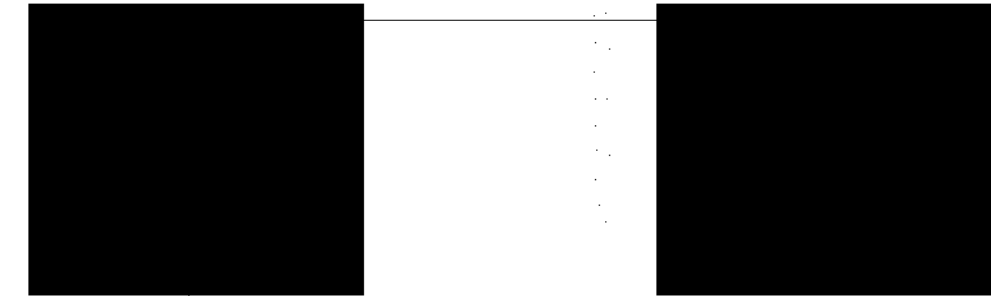
CONTENT: BUILDING ELEVATIONS, BLDG 2

CA3.12

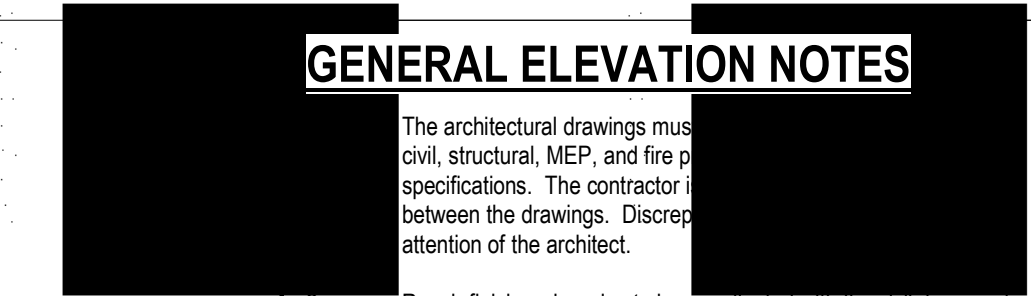


A detailed site plan of the University of Michigan Medical Center. The plan shows several buildings: BLDG. 1 (a large L-shaped building), BLDG. 2 (a smaller building adjacent to BLDG. 1), BLDG. 3 (a large U-shaped building), BLDG. 4 (a large rectangular building, partially obscured by a black redaction box), BLDG. 5 (a rectangular building at the top right), and BLDG. 6 (a small building at the bottom left). The plan also includes numerous parking lots, walkways, and a north arrow pointing towards the top right. A large black redaction box covers the right side of the plan, obscuring some details and building BLDG. 4.

CONTENT: BUILDING ELEVATIONS - BLDG 3



BUILDING 2 - WEST ELEVATION



GENERAL ELEVATION NOTES

- The architectural drawings must be coordinated with the civil, structural, MEP, and fire protection drawings. The contractor is responsible for the coordination between the drawings. Discrepancies shall be noted and resolved by the architect.
1. Rough finish and grades to be coordinated with the civil documents.
 2. All exterior grades shall be sloped away from the building for positive drainage.
 3. Provide sealant between all dissimilar materials unless otherwise noted.
 4. Provide sealant between window and door frames and adjacent wall material.
 5. All exhaust and intake vents are to be coordinated with the civil documents. All exhaust and intake vents are to be coordinated with the civil documents. All exhaust and intake vents are to be coordinated with the civil documents.
 6. In brick veneer walls provide vertical and horizontal control joint layout for all inside corners, typical. Provide control joint locations and provide control joint layout for all inside corners, typical. Provide control joint locations and provide control joint layout for all inside corners, typical.
 7. All horizontal and vertical panel joints are to match that of the panel in which they are being installed. Joints to be provided at each floor line per manufacturer's instructions.
 8. All paint colors to be mocked up on site with brick and fiber cement panel samples for final approval.
 9. See A2.00 series drawings for wall section markers.
 - 10.

AVERAGE GRADE PLANE CALCULATIONS

1:	High	
2:	352.25	
Average of wall planes:		346.915

Building 2:	High	Low	Average
West Plane	352.25	341.58	346.915
Average of wall planes:			346.915

Building 3:	High	
West Plane	334	
Average of wall planes:		331.3325

4:	High	
West Plane	330.33	
Average of wall planes:		328.33

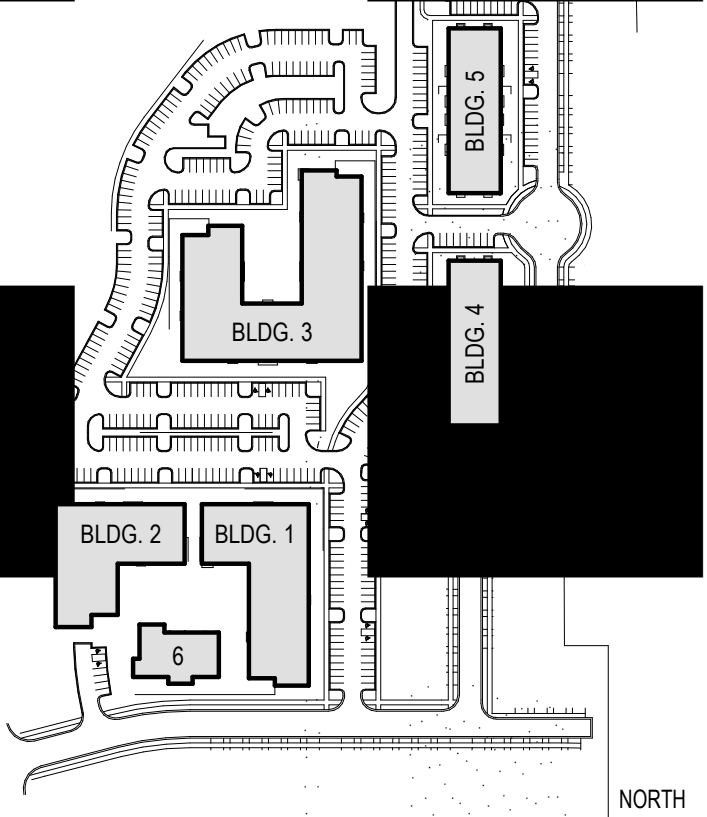
Building 5:	High	Low	Average
West Plane	320.08	316.08	318.08
Average of wall planes:			318.08

Clubhouse:	High	
West Plane	352.25	
Average of wall planes:		352.25

Clubhouse Building:	High	Low	Average
West Plane	334.18	334.18	334.18
Average of wall planes:			334.18

Per Section 1.5.7.A.2 (TC-4-20) of UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet. Average Grade shall be considered to be average post-development grade level along the building elevation. Where the proper grade is not set back, the building height is measured from the average grade of the front and rear wall plane.

LOCATION PLAN



BUILDING 3 - EAST ELEVATION CA

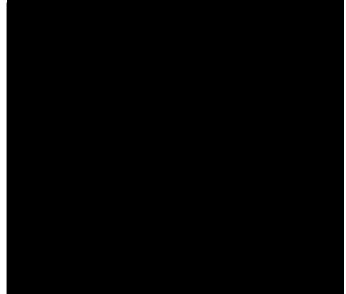
1/16" = 1'-0"

2



BUILDING 3 - NORTH ELEVATION (OVERALL)

1/16"



DATE

PROJECT: 20093 05.27.2021

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REVISIONS:

CONTENT: BUILDING ELEVATIONS, BLDG 3



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BUILDING 3 - WEST ELEVATION (COURTYARD)



BUILDING 3 - EAST ELEVATION (COURTYARD) CA

1/16" = 1'-0"

3



BUILDING 3 - NORTH ELEVATION (COURTYARD) CA

1/16" = 1'-0"

2



BUILDING 3 - SOUTH ELEVATION

1/16"

GENERAL ELEVATION NOTES

- The architectural drawings must be coordinated with the civil, structural, MEP, and fire protection specifications. The contractor is responsible for the coordination between the drawings. Discrepancies shall be noted and resolved by the architect.
- Rough finish and grades to be coordinated with the civil documents.
- All exterior grades shall be sloped away from the building for positive drainage.
- Provide sealant between all dissimilar materials unless otherwise noted.
- Provide sealant between window and door frames and adjacent wall material.
- All exhaust and intake vents are to be coordinated with the mechanical engineer and exhaust vents are to align with the proposed locations for architectural details.
- In brick veneer walls provide vertical joints to align with the horizontal joints. Proposed locations are indicated on the elevations. GC to provide control joint layout for architect's review.
- All horizontal and vertical panel joints are to match that of the panel in which they are being installed. Joints to be provided at each floor line per manufacturer's instructions.
- All paint colors to be mocked up on site with brick and fiber cement panel samples for final approval.
- See A2.00 series drawings for wall section markers.

AVERAGE GRADE PLANE CALCULATIONS

Building 1:

High	Low	Average
352.25	341.58	346.915

Average of wall planes: 346.915

Building 2:

High	Low	Average
352.25	341.58	346.915

Average of wall planes: 346.915

Building 3:

High	Low	Average
334	328.33	331.3325

Average of wall planes: 331.3325

Building 4:

High	Low	Average
330.33	326.33	328.33

Average of wall planes: 328.33

Building 5:

High	Low	Average
320.08	316.08	318.08

Average of wall planes: 318.08

Building 6 (Clubhouse):

High	Low	Average
352.25	341.58	352.25

Average of wall planes: 352.25

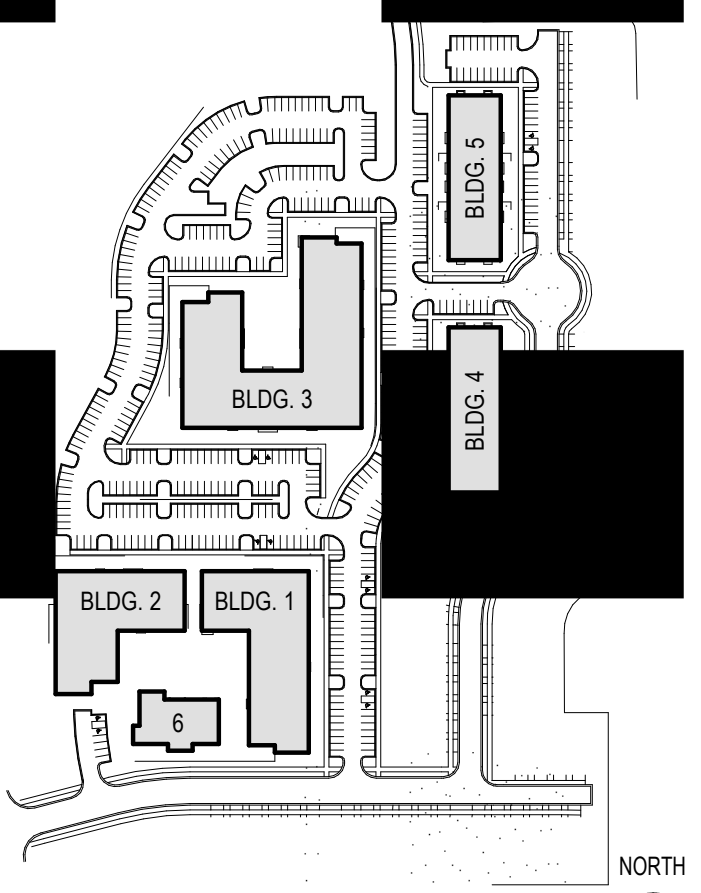
Maintenance Building:

High	Low	Average
334.18	334.18	334.18

Average of wall planes: 334.18

Per Section 1.5.7.A.2 (TC-4-20) of UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.
Average Grade shall be considered to be average post-development grade area level along the building elevation street setback. Where the property height is measured from the average grade of the front and rear wall plane.

LOCATION PLAN



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BUILDING 4 - WEST ELEVATION



BUILDING 4 - NORTH ELEVATION



BUILDING 4 - SOUTH ELEVATION

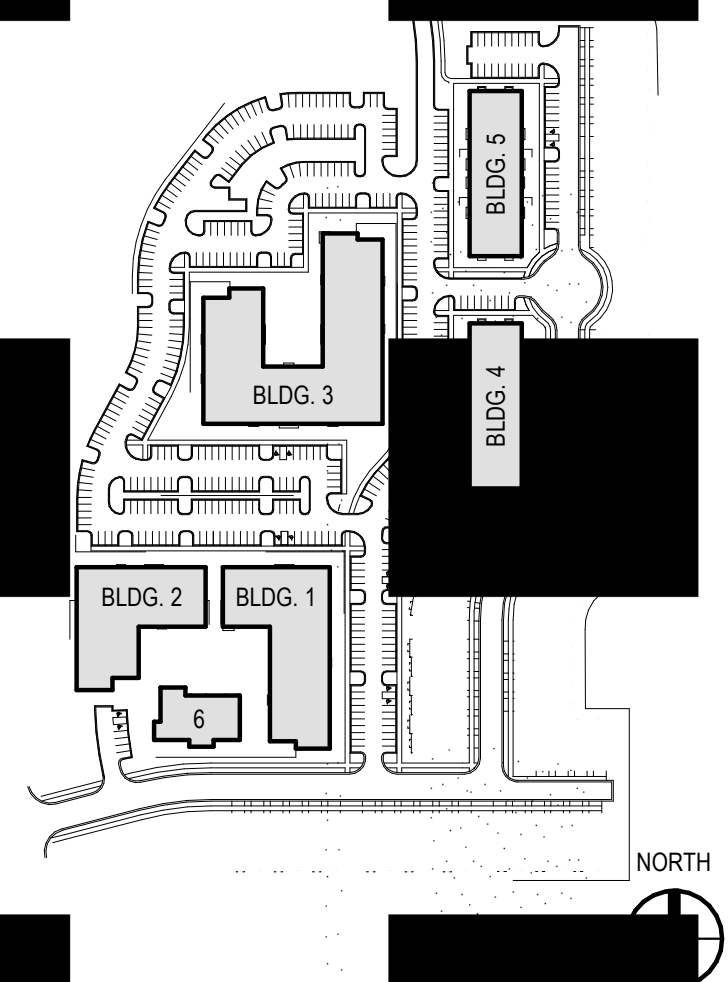
GENERAL ELEVATION NOTES

- The architectural drawings must conform to the civil, structural, MEP, and fire protection specifications. The contractor is responsible for the coordination between the drawings. Discrepancies shall be noted and resolved by the architect.
- Rough finish and grades to be coordinated with the civil documents.
- All exterior grades shall be sloped away from the building for positive drainage.
- Provide sealant between all dissimilar materials unless otherwise noted.
- Provide sealant between window and door frames and adjacent wall material.
- All exhaust and intake vents are to be installed in the color in which they are located. The contractor is responsible for the coordination between the drawings. Discrepancies shall be noted and resolved by the architect.
- In brick veneer walls provide vertical joints in the brickwork at the same locations as the door and window frames. Proposed locations are indicated on the elevations. GC to provide control joint layout for architect's review.
- All horizontal and vertical panel joints are to match that of the panel in which they are being installed. Joints to be provided at each floor line per manufacturer's instructions.
- All paint colors to be mocked up on site with brick and fiber cement panel samples for final approval.
- See A2.00 series drawings for wall section markers.

AVERAGE GRADE PLANE CALCULATIONS

Building 1:	High		
Average of wall planes:	352.25		
Building 2:	High	Low	Average
West Plane	352.25	341.58	346.915
Average of wall planes:			346.915
Building 3:	High		
Average of wall planes:	334		331.3325
Building 4:	High		
West Plane	330.33	326.33	328.33
Average of wall planes:			328.33
Building 5:	High	Low	Average
West Plane	320.08	316.08	318.08
Average of wall planes:			318.08
Building 6 (Clubhouse):	High		
West Plane	352.25		352.25
Average of wall planes:			352.25
Maintenance Building:	High	Low	Average
West Plane	334.18	334.18	334.18
Average of wall planes:			334.18

LOCATION PLAN





BUILDING 5 - WEST ELEVATION



BUILDING 5 - NORTH ELEVATION



BUILDING 5 - SOUTH ELEVATION



BUILDING 5 - EAST ELEVATION

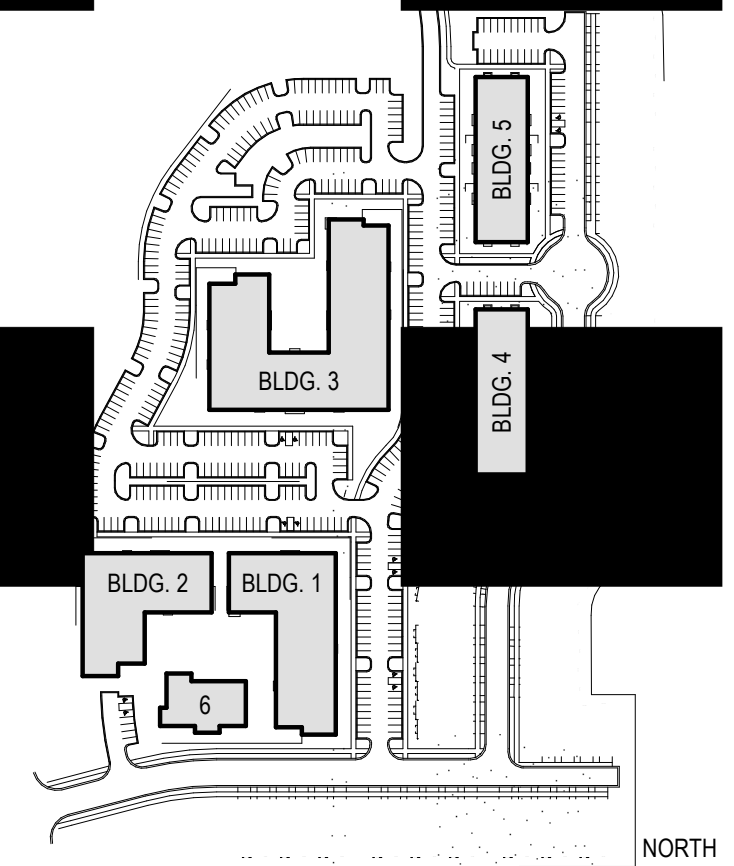
GENERAL ELEVATION NOTES

- The architectural drawings must be read in conjunction with the civil, structural, MEP, and fire protection specifications. The contractor is responsible for the coordination between the drawings. Discrepancies shall be noted and brought to the attention of the architect.
- Rough finish and grades to be coordinated with the civil documents.
- All exterior grades shall be sloped away from the building for positive drainage.
- Provide sealant between all dissimilar materials unless otherwise noted.
- Provide sealant between window and door frames and adjacent wall material.
- All exhaust and intake vents are to be installed in accordance with the specifications. The contractor is responsible for the coordination between the drawings. Discrepancies shall be noted and brought to the attention of the architect.
- In brick veneer walls provide vertical joints to align with the proposed locations for architectural lines. Proposed locations are indicated on the elevations. GC to provide control joint layout for architect's review.
- All horizontal and vertical panel joints are to match that of the panel in which they are being installed. Joints to be provided at each floor line per manufacturer's instructions.
- All paint colors to be mocked up on site with brick and fiber cement panel samples for final approval.
- See A2.00 series drawings for wall section markers.

AVERAGE GRADE PLANE CALCULATIONS

1:	High	Low	Average
West Plane	352.25	341.58	346.915
Average of wall planes:	346.915		
Building 2:	High	Low	Average
West Plane	352.25	341.58	346.915
Average of wall planes:	346.915		
Building 3:	High	Low	Average
West Plane	334	331.3325	331.3325
Average of wall planes:	331.3325		
4:	High	Low	Average
West Plane	330.33	326.33	328.33
Average of wall planes:	328.33		
Building 5:	High	Low	Average
West Plane	320.08	316.08	318.08
Average of wall planes:	318.08		
Building 6 (Clubhouse):	High	Low	Average
West Plane	352.25	352.25	352.25
Average of wall planes:	352.25		
Maintenance Building:	High	Low	Average
West Plane	334.18	334.18	334.18
Average of wall planes:	334.18		

LOCATION PLAN



PROJECT:	20093	DATE	05/27/2021
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CONTENT: BUILDING ELEVATIONS, BLDG 5

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WEST ELEVATION

GENERAL ELEVATION NOTES

- The architectural drawings must be read in conjunction with the civil, structural, MEP, and fire protection specifications. The contractor is responsible for any discrepancies between the drawings. Discrepancies shall be noted and brought to the attention of the architect.
- Rough finish and grades to be coordinated with the civil documents.
- All exterior grades shall be sloped away from the building for positive drainage.
- Provide sealant between all dissimilar materials unless otherwise noted.
- Provide sealant between window and door frames and adjacent wall material.
- All exhaust and intake vents are to be installed in accordance with the specifications. The contractor is responsible for providing the locations for the architect's review.
- In brick veneer walls provide vertical joint locations in accordance with the specifications. Provide control joint layout for architect's review.
- All horizontal and vertical panel joints are to match that of the panel in which they are being installed. Joints to be provided at each floor line per manufacturer's instructions.
- All paint colors to be mocked up on site with brick and fiber cement panel samples for final approval.

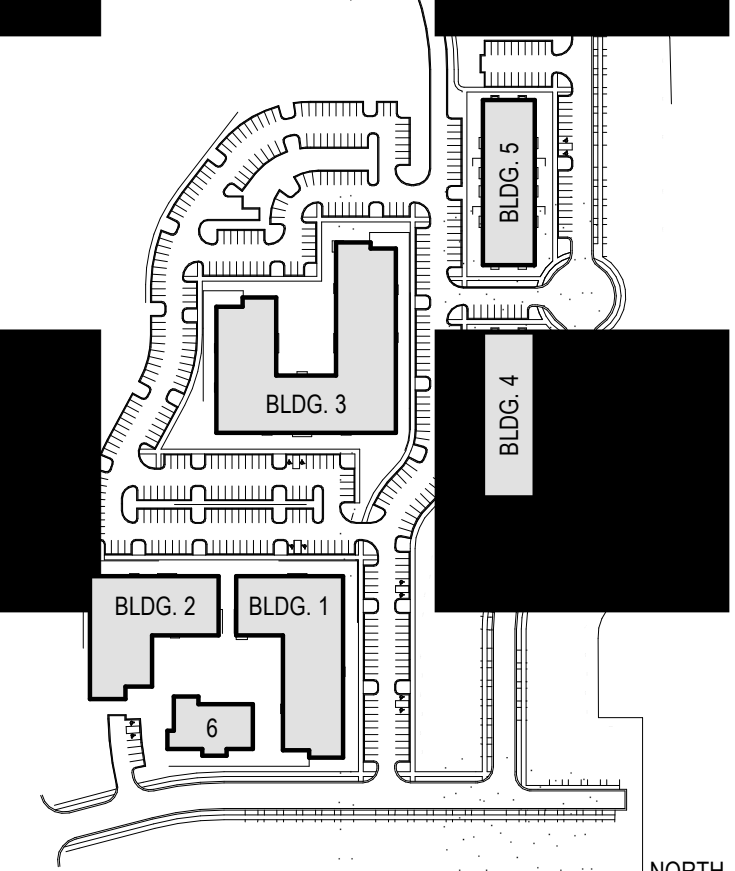
AVERAGE GRADE PLANE CALCULATIONS

1:	High	Low	Average
West Plane	352.25	341.58	346.915
Average of wall planes:	346.915		
Building 2:	High	Low	Average
West Plane	352.25	341.58	346.915
Average of wall planes:	346.915		
Building 3:	High	Low	Average
West Plane	334.00	323.00	328.50
Average of wall planes:	331.3325		
Building 4:	High	Low	Average
West Plane	330.33	326.33	328.33
Average of wall planes:	328.33		
Building 5:	High	Low	Average
West Plane	320.08	316.08	318.08
Average of wall planes:	318.08		
Building 6 (Clubhouse):	High	Low	Average
West Plane	352.25	352.25	352.25
Average of wall planes:	352.25		
Maintenance Building:	High	Low	Average
West Plane	334.18	334.18	334.18
Average of wall planes:	334.18		

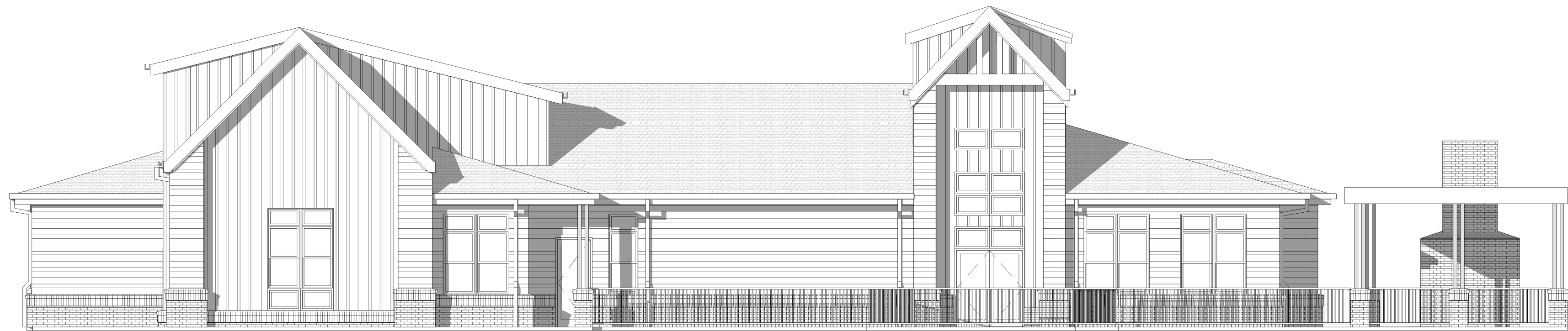
Per Section 1.5.7.A.2 (TC-4-20) of UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

Grade shall be considered to be average grade along the building elevation not street setback. Where the property setback is measured from the average grade of the front and rear wall plane.

LOCATION PLAN



CLUBHOUSE - EAST ELEVATION



CLUBHOUSE - NORTH ELEVATION

WOOD PARTNERS

4800 DURALEIGH ROAD

Raleigh, North Carolina 27612



PROJECT:	20093	DATE	05/27/2021
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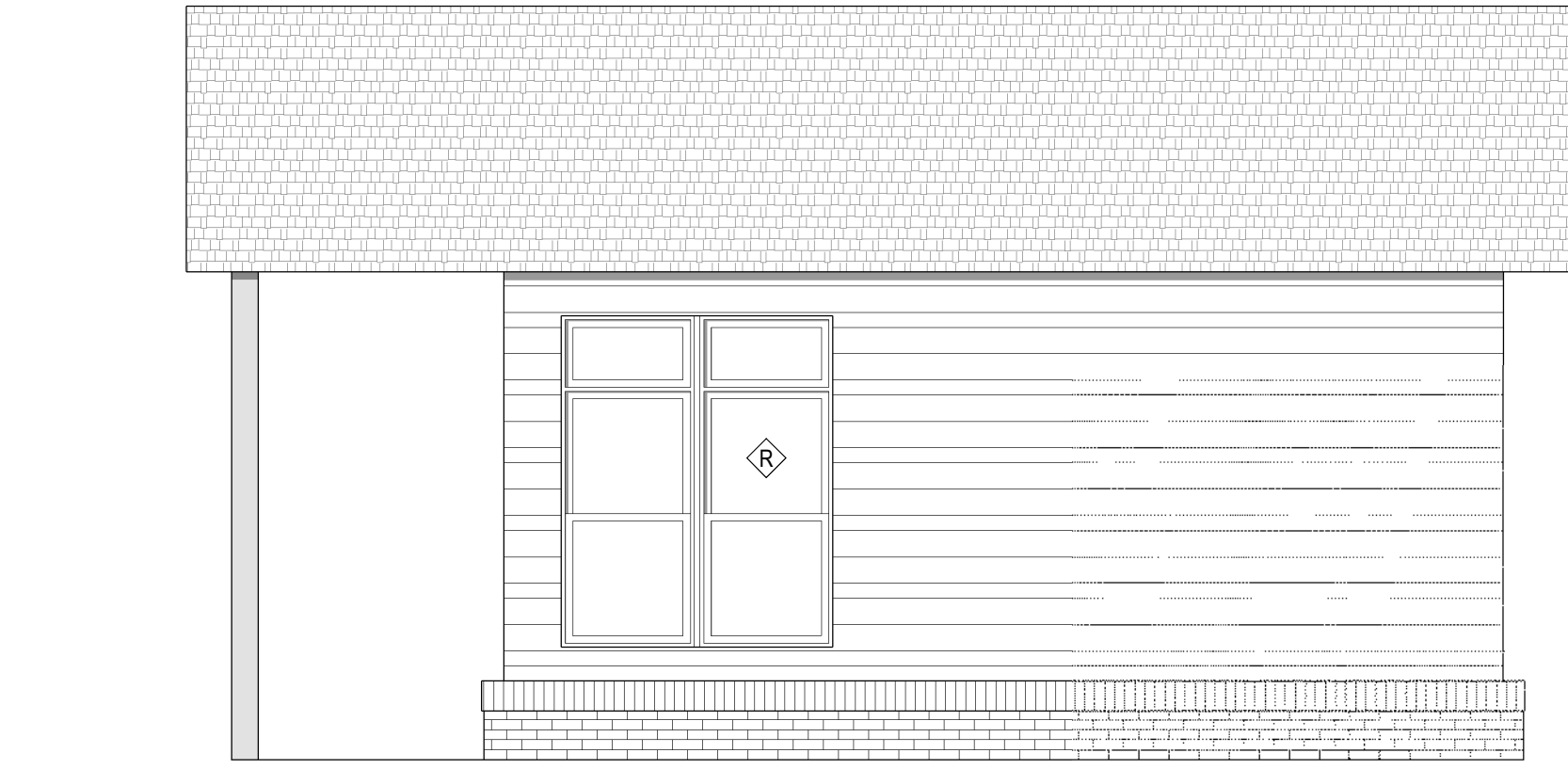
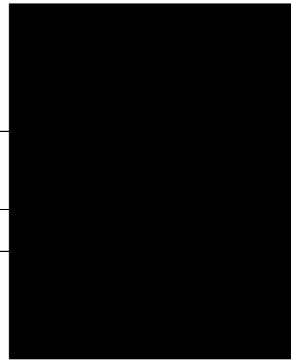
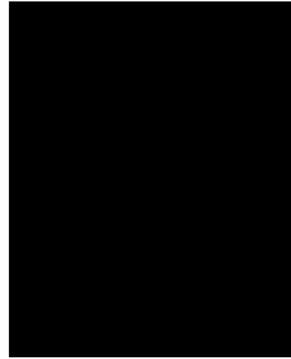
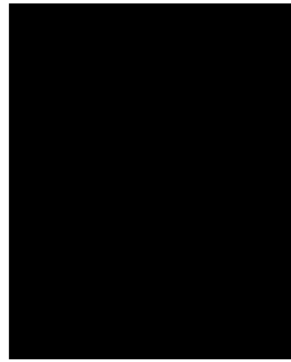
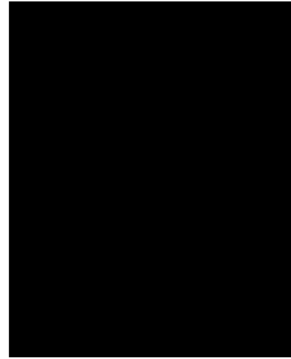
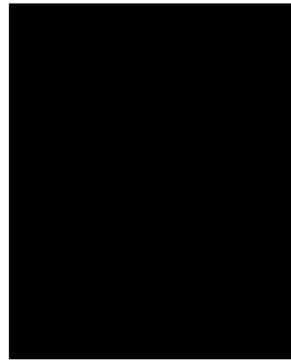
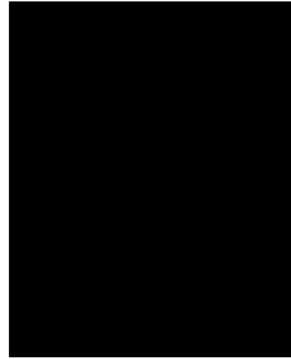
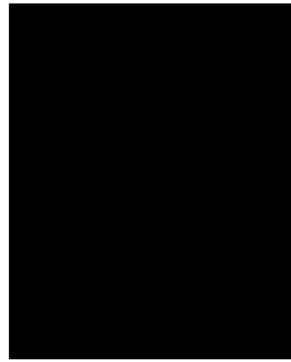
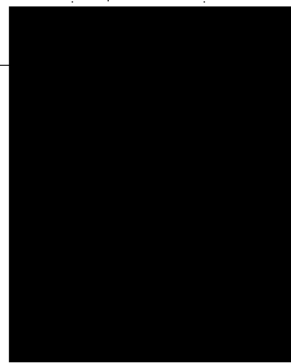
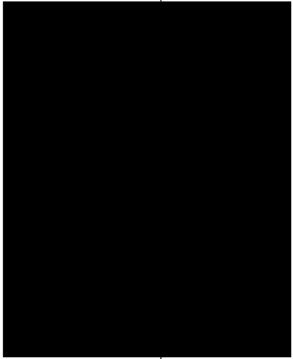
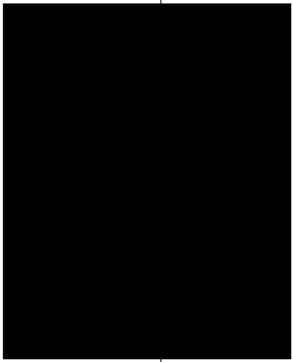
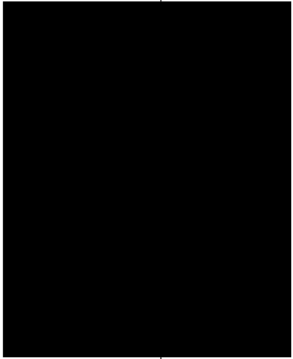
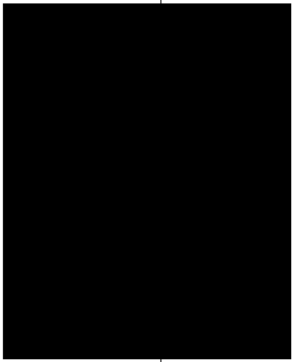
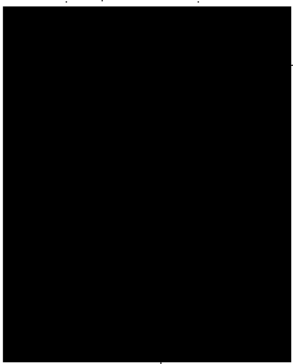
REVISIONS:

CONTENT: BUILDING ELEVATIONS, CLUBHOUSE ELEVATIONS

CA12.04

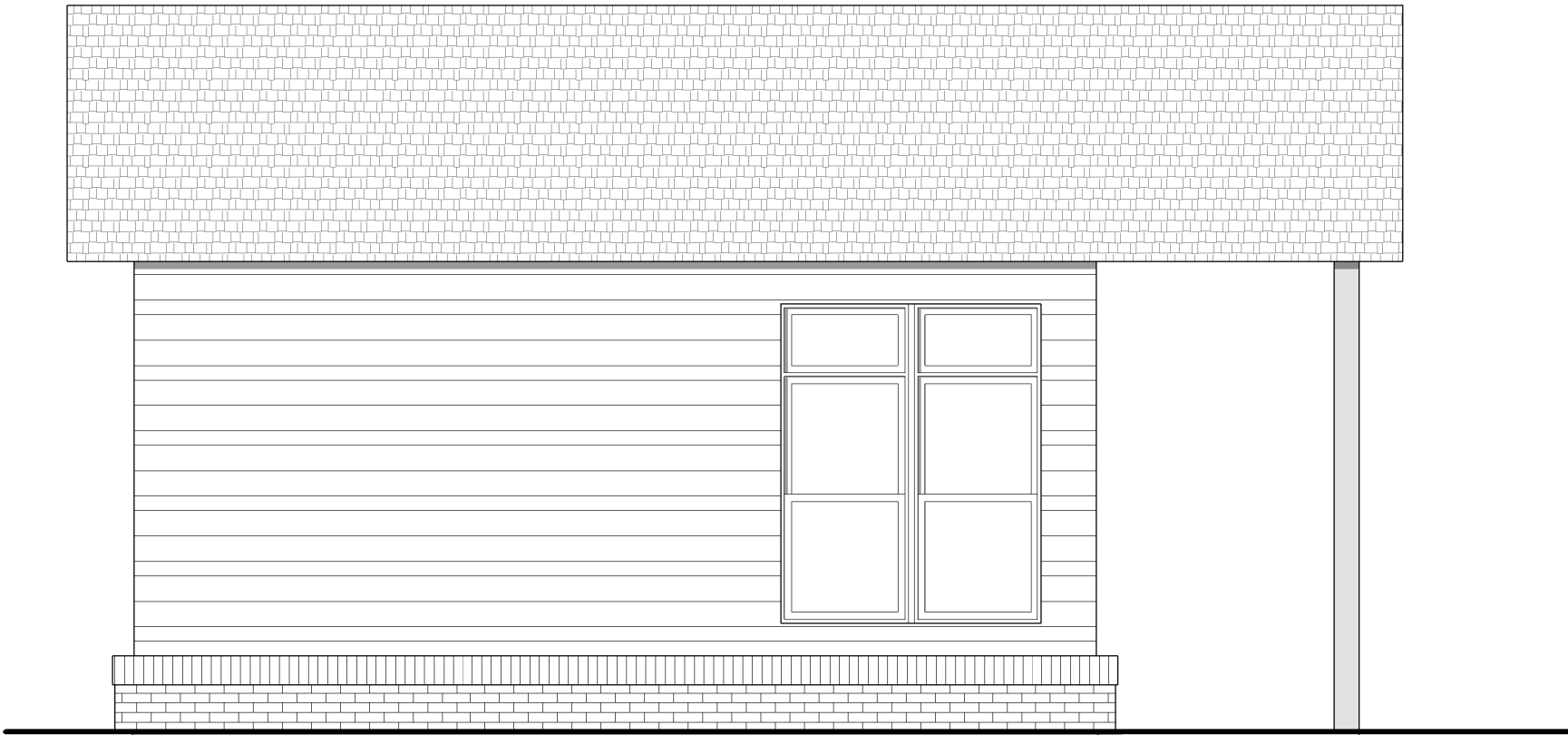
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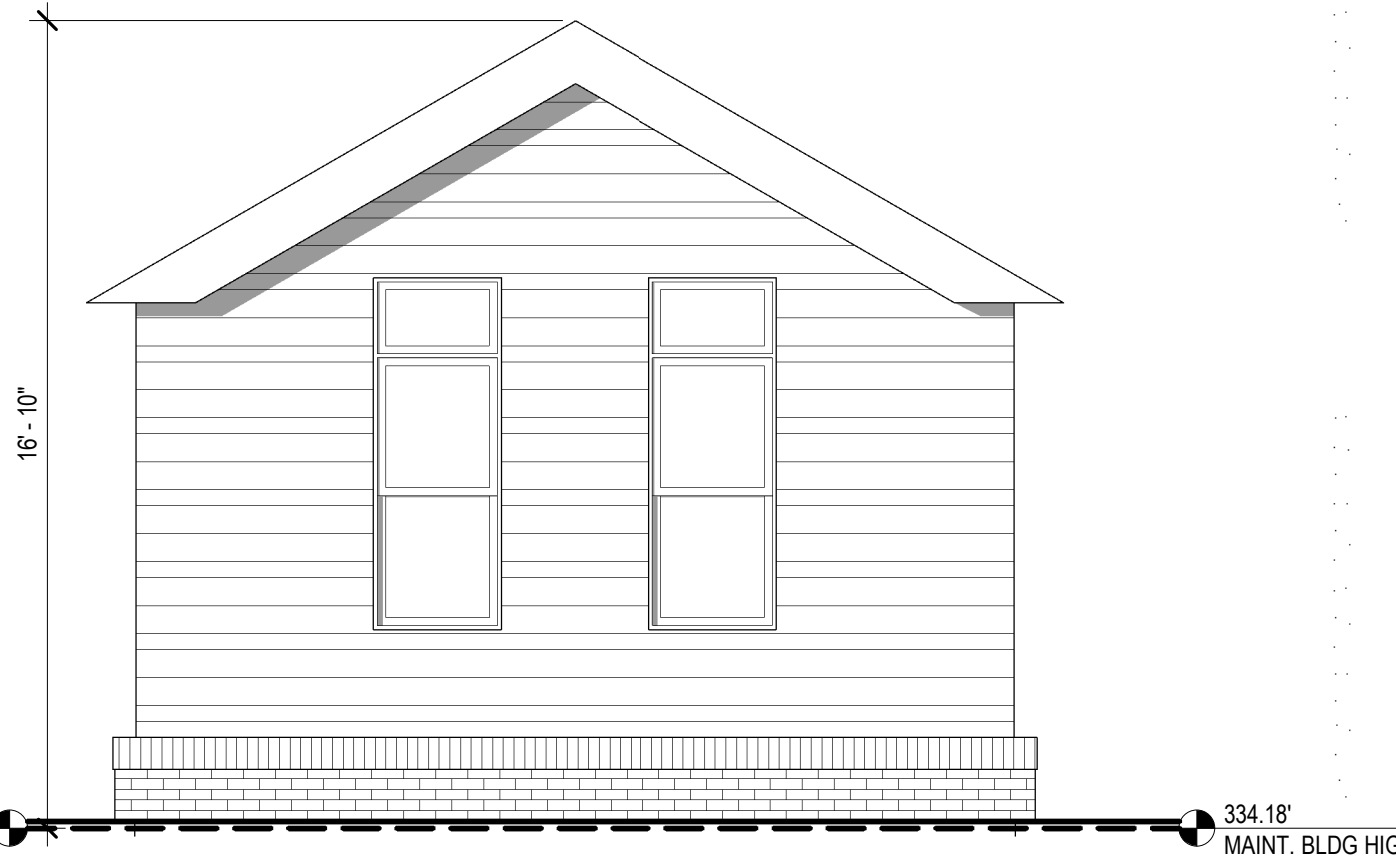


MAINTENANCE BUILDING - NORTH ELEVATION
1/4" = 1'-0"

2

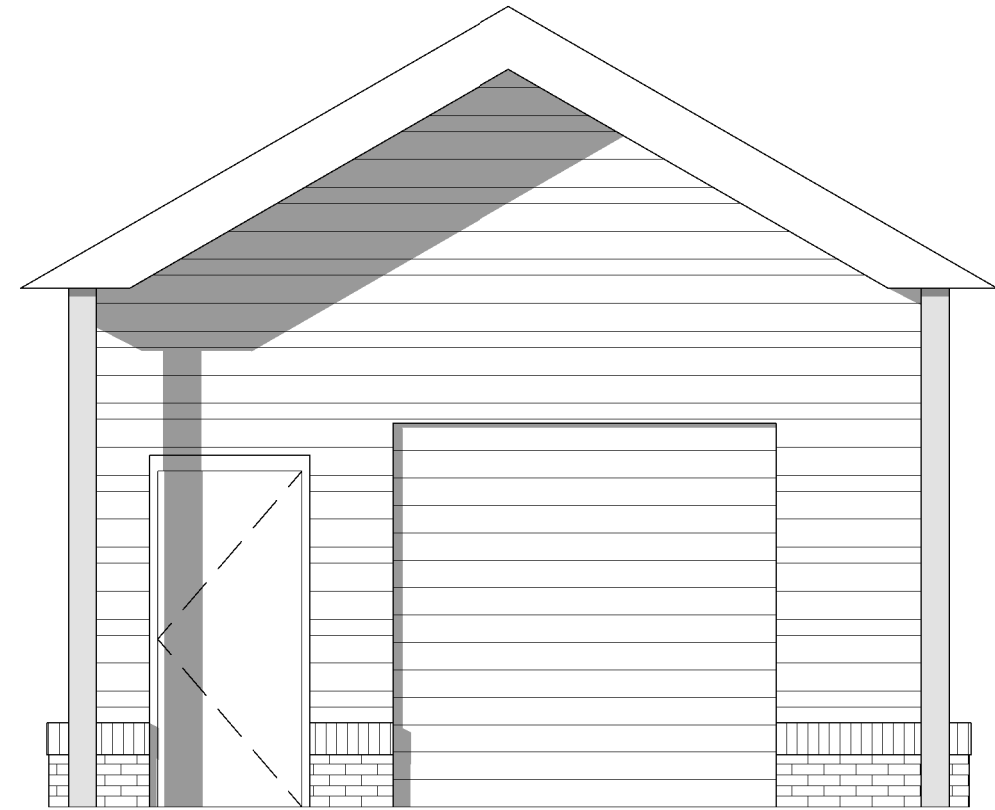


MAINTENANCE BUILDING - SOUTH ELEVATION
1/4" = 1'-0"



MAINTENANCE BUILDING - WEST ELEVATION
1/4" = 1'-0"

4



MAINTENANCE BUILDING - EAST ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION NOTES

The architectural drawings must be read in conjunction with the civil, structural, MEP, and fire protection specifications. The contractor is responsible for the coordination between the drawings. Discrepancies shall be noted and brought to the attention of the architect.

Rough finish and grades to be confirmed by the contractor.

3. All exterior grades shall be sloped away from the building for positive drainage.

4. Provide sealant between all dissimilar materials unless otherwise noted.

5. Provide sealant between windows and doors and exterior wall material.

All exhaust and intake vents are to be installed in the field of the wall in which they are located. Vents are to be aligned with the proposed locations for architectural details.

In brick veneer walls provide vents at all inside corners, typical. Provide control joint layout for architectural details.

8. All horizontal and vertical panel joints are to match that of the panel in which they are being installed. Joints to be provided at each floor line per manufacturer's instructions.

9. All paint colors to be mocked up on site with brick and fiber cement panel samples for final approval.

See A2.00 series drawings for details.

AVERAGE GRADE PLANE CALCULATIONS

Building 1:

High	
Plane	352.25
Average of wall planes:	346.915

Building 2:

	High	Low	Average
West Plane	352.25	341.58	346.915
Average of wall planes:			346.915

Building 3:

High	
Plane	334
Average of wall planes:	331.3325

Building 4:

High	
Plane	330.33
Average of wall planes:	328.33

Building 5:

	High	Low	Average
West Plane	320.08	316.08	318.08
Average of wall planes:			318.08

Building 6 (Clubhouse):

High	
Plane	352.25
Average of wall planes:	352.25

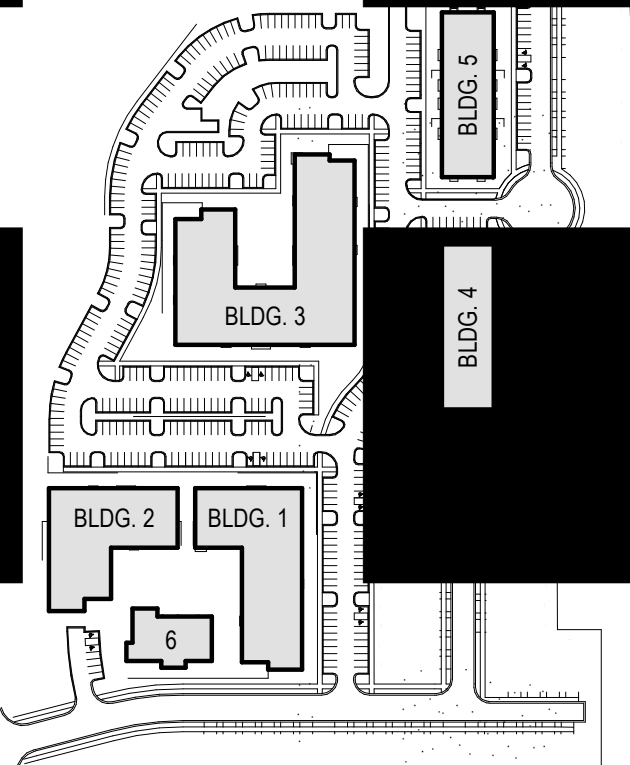
Maintenance Building:

	High		Average
West Plane	334.18	334.18	334.18
Average of wall planes:			334.18

Per Section 1.5.7.A.2 (TC-4-20) of UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

Average Grade shall be considered to be the average of the average grade to the top of the highest point of a pitched or flat roof excluding the parapet. Where the proper average grade is not available, the average grade shall be measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.

LOCATION PLAN



PROJECT: 20093 05/27/2021

ISSUE:

REVISIONS:

CONTENT: BUILDING ELEVATIONS, MAINTENANCE BUILDING

CA12.05

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