



Administrative Approval Action

Case File / Name: ASR-0030-2020
Villages at Lake Boone Trail Phase III

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

LOCATION: This 8.18 acre site zoned OX-4-CU (Z-20-13) is located on the west side of Landmark Drive north of the intersection of Landmark Drive and Lake Boone Trail at 2531 Landmark Drive.

REQUEST: Villages at Lake Boone Trail Phase III - Construction of an apartment complex consisting of four apartment buildings encompassing 242,231 square feet of gross floor area and a total of 239 units as well as parking and associated infrastructure

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 December 1, 2020 by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

Public Utilities

1. 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. Developer is responsible for ensuring adequate capacity for the proposed development, even if existing infrastructure cannot support 'existing' flows. New development must verify/demonstrate capacity including their proposed flows.
2. Public Utilities - easement width must be 30' for all segments of new public sewer main.
3. Public Utilities - proposed sewer main must not be installed through a retaining wall and is unapprovable as shown.

Stormwater

4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

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

Engineering

1. A cross access agreement among the lots identified as PINs 0785933580 and 0785922964 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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. 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

3. 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.

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

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

Engineering

1. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

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



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3. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

Stormwater

4. 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).
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 14 street trees along Landmark Dr.
7. A public infrastructure surety for 14 shade trees in 6 ft. tree lawn shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
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: April 29, 2024

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.



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I hereby certify this administrative decision.

Signed: *Alycia Bailey Taylor* Date: 12/31/2020
Development Services Dir/Designee
Staff Coordinator: **Michael Walters**

[illegible]

- ①A ASH
- ①B BEECH
- ①C BIRCH
- ①D CEDAR
- ②A CHAPE MYRTLE
- ②B DOGWOOD
- ②C ELM
- ②D SWEET GUM
- ③A HICKORY
- ③B HOLLY
- ③C MAGNOLIA
- ④A MAPLE
- ④B OAK
- ④C PINE
- ④D POPLAR
- ⑤A REDBUD
- ⑤B WALNUT

DOUBLE AND TRIPLE TRUNKS

- ②A-B DOUBLE OAK
- ③A-C TRIPLE OAK

⑤A-C COMPARE END SIDE OF TRUNK
 ⑤A-B COMPARE OF TRUNK
 ⑤A-B FOR SQUARE, 1/2 FOR TRIANGLE

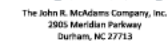
● EXISTING ROWN PIPE
 ○ ROWN PIPE SET
 ▲ CALCULATED POINT
 ○ ROWN HOLE
 ○ SANITARY SEWER MANHOLE
 ○ SANITARY SEWER CLEANOUT
 ○ WATER VALVE
 ○ WATER METER
 ○ FIRE HYDRANT
 ○ TELEPHONE PERSONAL
 ○ TELEPHONE MANHOLE
 ○ ELECTRIC BOX
 ○ LIGHT POLE
 ○ POWER POLE
 ○ GROUND INLET
 ○ STORM DRAINAGE MANHOLE
 □ WATER INLET
 — (S) — STORM DRAIN PIPE
 — (W) — SILT FENCE
 — (O) — OVERHEAD UTILITY LINES
 — (W) — WATER LINE
 — (S) — SANITARY SEWER LINE
 — (T) — TELEPHONE LINE
 — (G) — GAS LINE
 — (E) — UNDERGROUND ELECTRIC
 — (U) — UNDERGROUND UTILITY
 — (X) — FENCE LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°27'30" W	20.52
L2	N 78°35'13" W	18.77
L3	N 82°30'48" W	25.04
L4	N 44°30'27" W	5.78
L5	N 37°37'55" W	5.19
L6	N 70°02'04" W	14.58
L7	S 85°04'04" W	8.84
L8	S 42°24'56" W	11.25
L9	S 33°29'02" W	6.70
L10	S 71°51'33" W	22.50
L11	S 71°35'54" W	13.64

GRAPHIC SCALE

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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TRIBRIDGE RESIDENTIAL
100 PEACHTREE STREET NW, SUITE 1400
ATLANTA, GEORGIA 30303

VILLAGES AT LAKE BOONE TRAIL
PHASE III
SITE PERMIT REVIEW
2531 LANDMARK DRIVE
RALEIGH, NORTH CAROLINA, 27607

REVISION

PROJECT NO.	TBR-19010
FILENAME	TBR19010-AT1
CHECKED BY	RTF
DRAWN BY	JBT
SCALE	1"=40'
DATE	04.01.2020
SHEET	

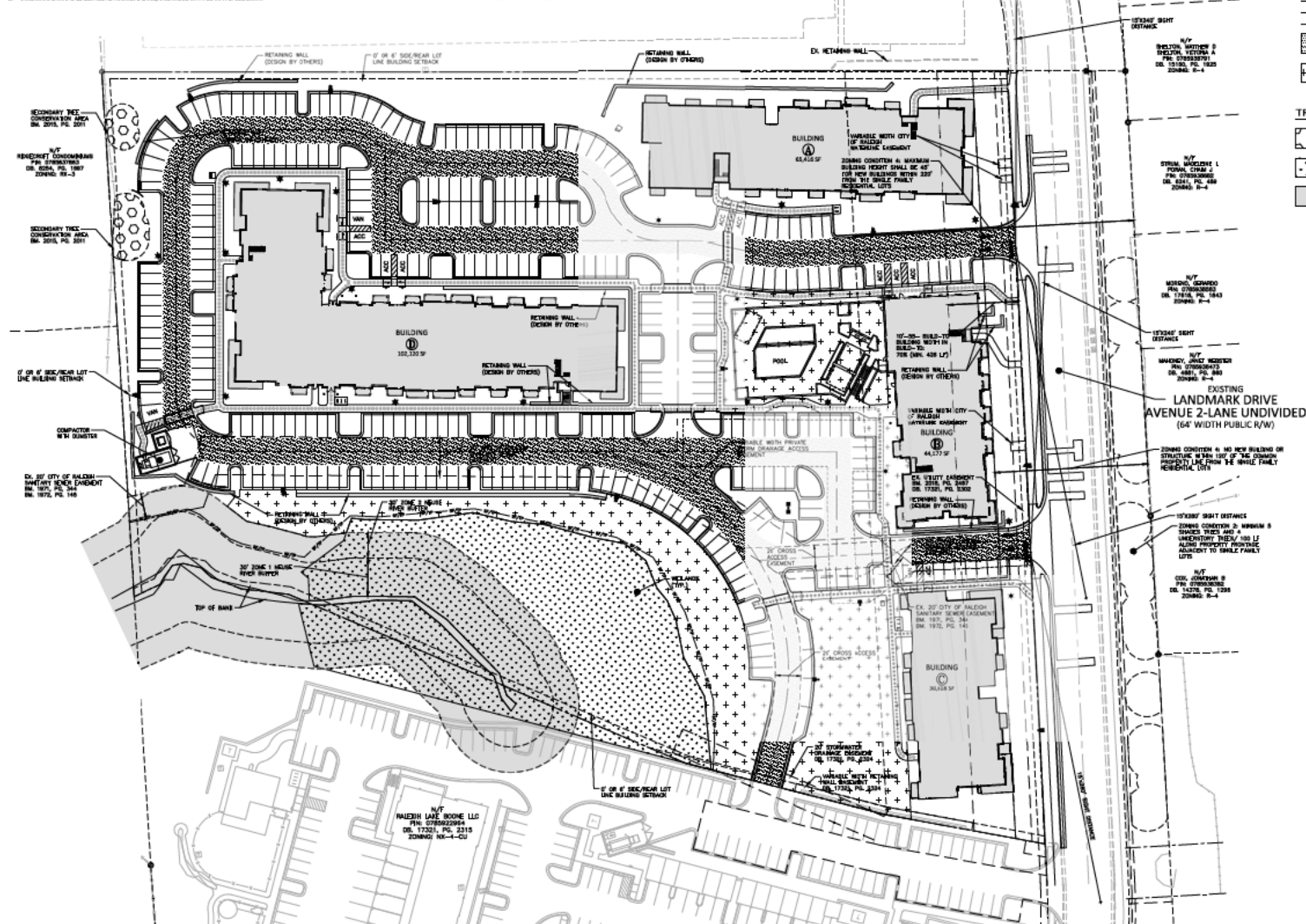
C1.00

Table 18 Intersection Stopping Sight Distance

Speed limit (mph)	Minimum Intersection Sight Distance (ft)							
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' median		4 Lane Undivided		5 Lane Undivided or 4 Lane Divided w/ 12' median	
	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN
20	230	200	240	200	250	200	270	200
25	280	240	300	240	320	240	340	240
30	340	290	360	290	380	290	400	290
35	390	340	420	340	440	340	470	340
40	450	390	480	390	500	390	530	390
45	500	430	530	430	570	430	600	430
50	560	480	590	480	630	480	670	480
55	610	530	650	530	690	530	730	530

GENERAL NOTES:

1. LANDMARK DRIVE IS CLASSIFIED AS AVENUE 2 LANE, UNDIVIDED WITH 25 MPH SPEED LIMIT.



SITE LEGEND

- SEWAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING SPOT
- VAN ACCESSIBLE PARKING SPOT
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PROPERTY LINE
- WET-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- ADJUTY AREA

TREE CONSERVATION LEGEND

- SECONDARY TREE CONSERVATION AREA
- WETLANDS
- NOISE RIVER BUFFER

McADAMS
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ATLANTA, GEORGIA 30303

**VILLAGES AT LAKE BOONE TRAIL
PHASE III
ADMINISTRATIVE SITE REVIEW
2531 LANDMARK DRIVE
RALEIGH, NORTH CAROLINA, 27607**

REVISIONS

NO.	DATE	DESCRIPTION
1	07.10.2020	REVISED FOR 4TH ADR SUBMITTAL
2	08.08.2020	REVISED FOR 2ND ADR SUBMITTAL
3	11.02.2020	REVISED FOR 3RD ADR SUBMITTAL
4	12.03.2020	REVISED FOR 4TH ADR SUBMITTAL

PLAN INFORMATION

PROJECT NO.	TBR-19010
FILENAME	TBR19010-0451
CHECKED BY	RSS
DRAWN BY	COH
SCALE	1"=40'
DATE	04.06.2020

SHEET

OVERALL SITE PLAN

C2.00

**VILLAGES AT LAKE BOONE TRAIL
PHASE III
ADMINISTRATIVE SITE REVIEW
2531 LANDMARK DRIVE
RALEIGH, NORTH CAROLINA, 27607**

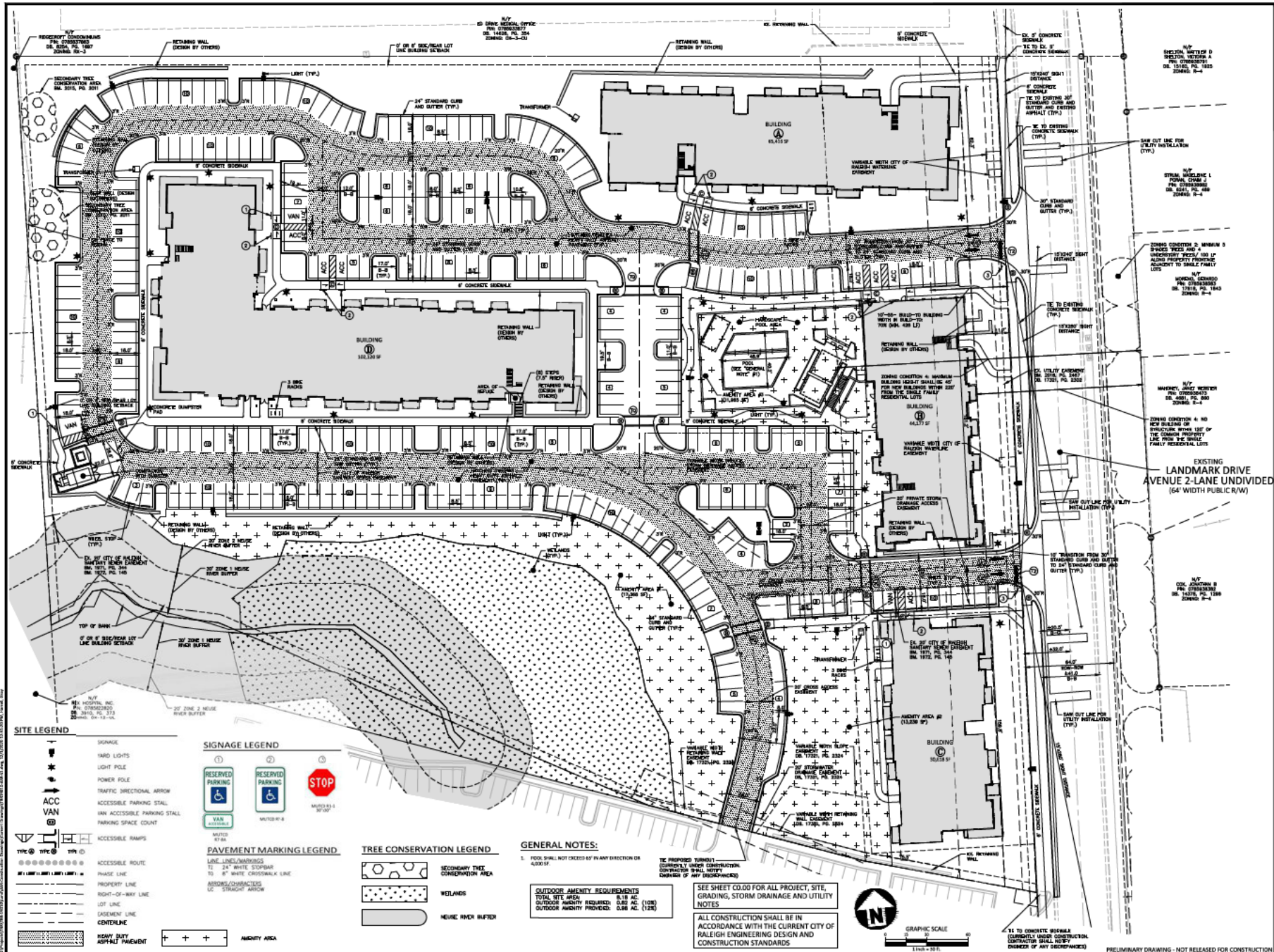
REVISIONS

NO.	DATE	DESCRIPTION
1	07.10.2020	REVISED FOR UTILITY SUBMITTAL
2	08.08.2020	REVISED FOR 2ND AIR SUBMITTAL
3	11.02.2020	REVISED FOR 3RD AIR SUBMITTAL
4	12.03.2020	REVISED FOR 4TH AIR SUBMITTAL

PLAN INFORMATION

PROJECT NO.	TWR-19030
FILE NAME	TWR19030-51
CHECKED BY	RSS
DRAWN BY	CDH
SCALE	1"=30'
DATE	04.06.2020

**SITE PLAN
C2.01**



CLIENT
TRIBUNE RESIDENTIAL
100 PEACHTREE STREET NW, SUITE 1400
ATLANTA, GEORGIA 30303

**VILLAGES AT LAKE BOONE TRAIL
PHASE III
ADMINISTRATIVE SITE REVIEW
2531 LANDMARK DRIVE
RALEIGH, NORTH CAROLINA, 27607**

REVISIONS

NO.	DATE	DESCRIPTION
1	07.10.2024	REVISED FOR UTILITY SUBMITTAL
2	08.08.2020	REVISED FOR 2ND ADR SUBMITTAL
3	11.02.2020	REVISED FOR 3RD ADR SUBMITTAL
4	12.01.2020	REVISED FOR 4TH ADR SUBMITTAL

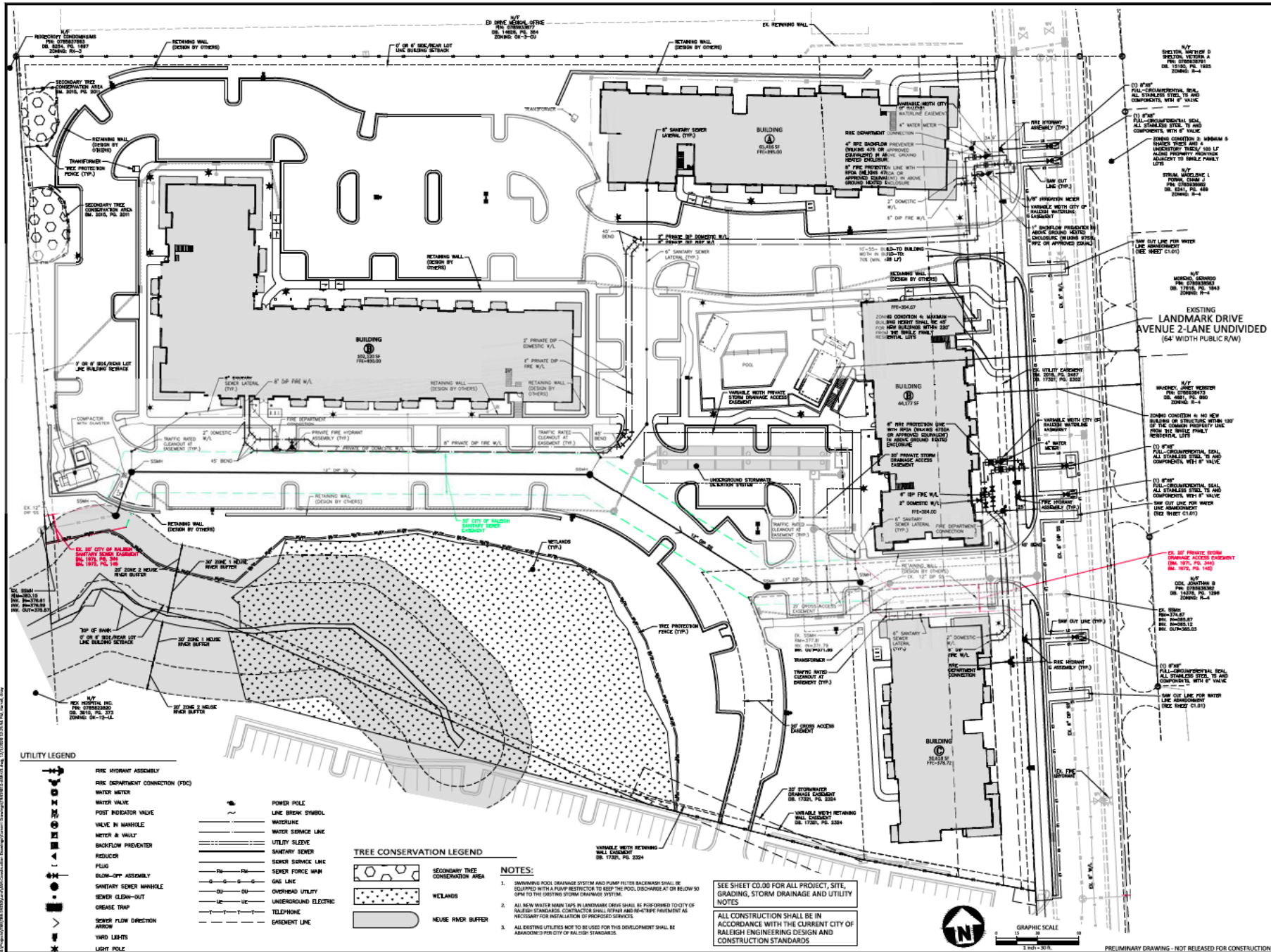
PLAN INFORMATION

PROJECT NO.	TWR-19010
FILE/NAME	TWR19010-51
CHECKED BY	RSS
DRAWN BY	COH
SCALE	1"=30'
DATE	04.06.2020

SHEET

UTILITY PLAN

C4.00



**VILLAGES AT LAKE BOONE TRAIL
PHASE III
ADMINISTRATIVE SITE REVIEW
2531 LANDMARK DRIVE
RALEIGH, NORTH CAROLINA, 27607**

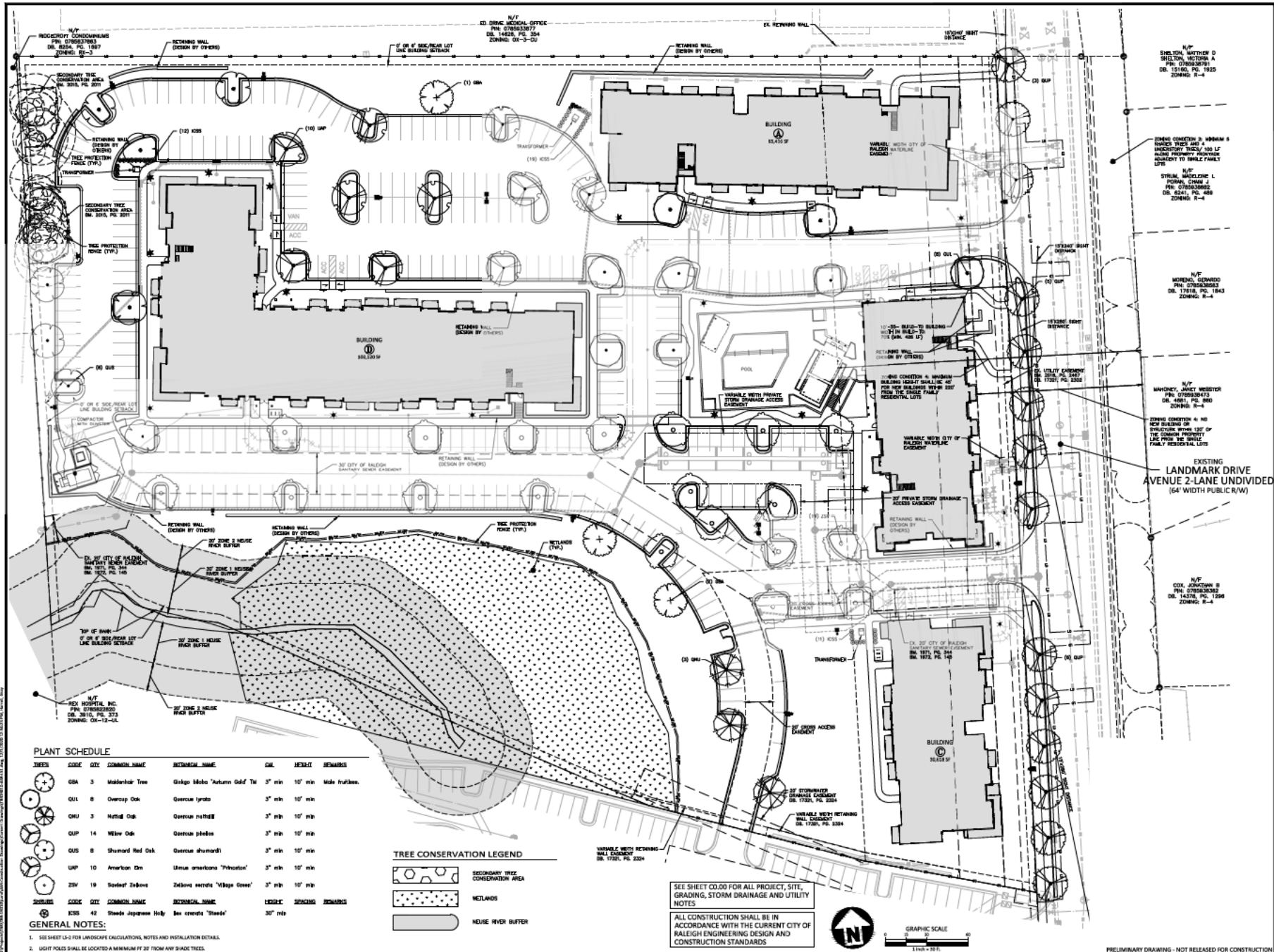
REVISIONS

NO.	DATE	DESCRIPTION
1	07.10.2020	REVISED FOR UTILITY SUBMITTAL
2	08.08.2020	REVISED PER 2ND ADR SUBMITTAL
3	11.02.2020	REVISED PER 3RD ADR SUBMITTAL
4	12.03.2020	REVISED PER 4TH ADR SUBMITTAL

PLAN INFORMATION

PROJECT NO.	TWR-19010
FILENAME	TWR19010-L51
CHECKED BY	RSS
DRAWN BY	COH
SCALE	1"=30'
DATE	04.06.2020

LANDSCAPE PLAN
L5.00



ELEVATION KEYNOTE LEGEND	
Key Value	Keynote Text
E 01	BRICK RUNNING BOND VENEER (MODULAR)
E 02	FIBER CEMENT LAP SIDING (ACCENT COLOR)
E 03	FIBER CEMENT PANEL (GRAY)
E 04	FIBER CEMENT PANEL (WHITE)
E 05	2X1 BATTEN
E 06	FIBER CEMENT TRIM BAND (6")
E 07	SINGLE HUNG VINYL WINDOWS; LOW-E GLAZING
E 08	STOREFRONT FRAME (CLEAR ANODIZED ALUMINUM FINISH) W/ CLEAR (NON-TINT) THERMAL INSULATED AND SAFETY RATED GLAZING
E 09	BALCONY RAILING (42" HIGH)
E 10	DOOR - SEE SCHEDULE
E 11	AWNING

ELEVATION GENERAL NOTES

- EQUIPMENT SUCH AS CONDUIT, VENTS, GRILLS, METERS AND PLUMBING VENTS ATTACHED TO THE BUILDING FACE OR PROTRUDING FROM THE ROOF SHALL BE PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- LOCATION OF ALL EXHAUST AND ALL OTHER EXTERIOR PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL WINDOWS TO BE 2'-0" SLL HEIGHT FROM T.O. FINISH FLOOR, UNLESS NOTED OTHERWISE.
- BRICK CONTROL JOINTS TO BE PER SPEC & PER ELEVATION DWGS. GC TO PROVIDE ELEVATION LAYOUT FOR CONTROL JOINT LOCATIONS AS PART OF BRICK SUBMITTAL.
- BRICK SHALL BE COURSED IN ALL LOCATIONS W/ OUTSIDE CORNERS, CUT BRICK AS NECESSARY @ INSIDE CORNERS, BRICK SHALL COURSE @ ALL OPENINGS, EAVES.
- FIBER CEMENT CORNER TRIM TO BE AT ALL SIMILAR & DISSIMILAR CORNERS BETWEEN FC PANEL AND FC LAP SIDING.



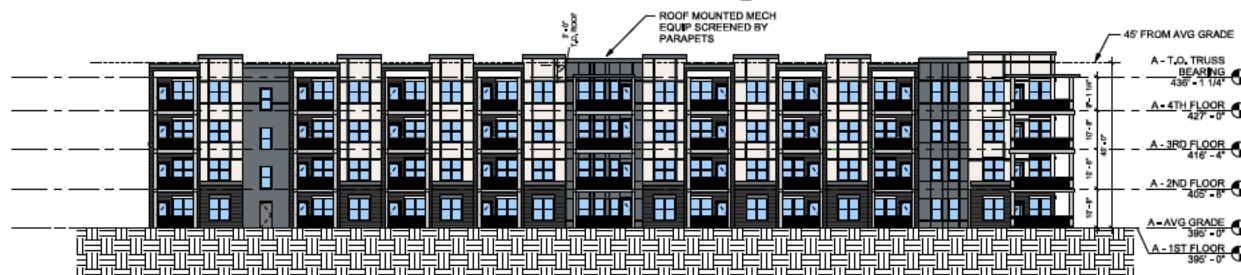
4 BLDG A - NORTH ELEVATION
1/16" = 1'-0"



2 BLDG A - WEST ELEVATION
1/16" = 1'-0"



3 BLDG A - EAST ELEVATION
1/16" = 1'-0"



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

NOTE: FOR GRADES
SEE "AVERAGE GRADE
PLANE CALCULATION
TABLE" ON SHEET 3.00.

PRINTS ISSUED
SCHEMATIC DESIGN SET -
02/07/2020

REVISIONS:

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3200 Northside Parkway NW, Ste 850
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DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

CROSS CREEK
APARTMENTS
RALEIGH, NC

SHEET TITLE
BLDG A - ELEVATIONS

PROJECT NUMBER: 20009

SHEET NUMBER:

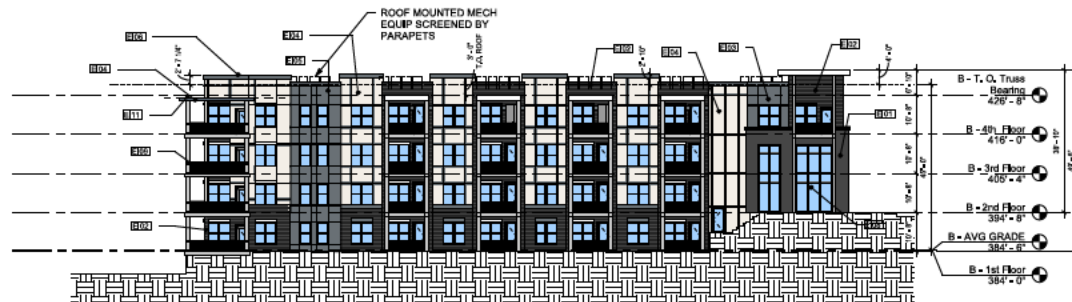
A-200

DRAWN BY: Author CHECKED BY: Checker

ELEVATION KEYNOTE LEGEND	
Key Value	Keynote Text
E 01	BRICK RUNNING BOND VENEER (MODULAR)
E 02	FIBER CEMENT LAP SIDING (ACCENT COLOR)
E 03	FIBER CEMENT PANEL (GRAY)
E 04	FIBER CEMENT PANEL (WHITE)
E 05	2X1 BATTEN
E 06	FIBER CEMENT TRIM BAND (6")
E 07	SINGLE HUNG VINYL WINDOWS, LOW-E GLAZING
E 08	STOREFRONT FRAME (CLEAR ANODIZED ALUMINUM FINISH) W/ CLEAR (NON-TINT) THERMAL INSULATED AND SAFETY RATED GLAZING
E 09	BALCONY RAILING (42" HIGH)
E 10	DOOR - SEE SCHEDULE
E 11	AWNING

ELEVATION GENERAL NOTES

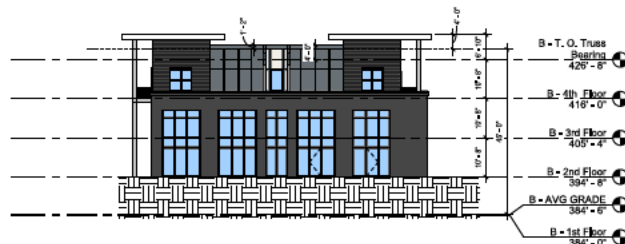
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- LOCATION OF ALL EXHAUST AND ALL OTHER EXTERIOR PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL WINDOWS TO BE 24" TALL HEIGHT FROM T.O. FINISH FLOOR, UNLESS NOTED OTHERWISE.
- BRICK CONTROL JOINTS TO BE PER SPECS & PER ELEVATION DWGS, GC TO PROVIDE ELEVATION LAYOUT FOR CONTROL JOINT LOCATIONS AS PART OF BRICK SUBMITTAL.
- BRICK SHALL BE COURSED BY ALL LOCATIONS W/ OUTSIDE CORNERS, CUT BRICK AS NECESSARY @ INSIDE CORNERS. BRICK SHALL COURSE @ ALL OPENINGS, UNAD.
- FIBER CEMENT CORNER TRIM TO BE AT ALL CORNERS & DISJUNCT CORNERS BETWEEN FC PANEL AND FC LAP SIDING.



4 BLDG B - EAST ELEVATION
1/16" = 1'-0"



3 BLDG B - WEST ELEVATION
1/16" = 1'-0"



2 BLDG B - NORTH ELEVATION
1/16" = 1'-0"



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

NOTE: FOR GRADES
SEE "AVERAGE GRADE
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PRELIMINARY
NOT FOR
CONSTRUCTION

CROSS CREEK
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RALEIGH, NC

SHEET TITLE
BLDG B - ELEVATIONS

PROJECT NUMBER: 20009

SHEET NUMBER:

A-201

DRAWN BY: AH CHECKED BY: BM

ELEVATION KEYNOTE LEGEND	
Key Value	Keynote Text
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E 11	AWNING

ELEVATION GENERAL NOTES

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- LOCATION OF ALL EXHAUST AND ALL OTHER EXTERIOR PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL WINDOWS TO BE 2'-0" MIN. HEIGHT FROM 1ST FLOOR, UNLESS NOTED OTHERWISE.
- BRICK CONTROL JOINTS TO BE PER SPECS & PER ELEVATION DWGS, GC TO PROVIDE ELEVATION LAYOUT FOR CONTROL JOINT LOCATIONS AS PART OF BRICK SUBMITTAL.
- BRICK SHALL BE COURSED IN ALL LOCATIONS W/ OUTSIDE CORNERS, CUT BRICK AS NECESSARY @ INSIDE CORNERS, BRICK SHALL COURSE @ ALL OTHER CORNERS, UNLESS NOTED OTHERWISE.
- FIBER CEMENT CORNER TRIM TO BE AT ALL CORNERS & DESIGN FOR CORNERS BETWEEN FC PANEL AND FC LAP SIDING.

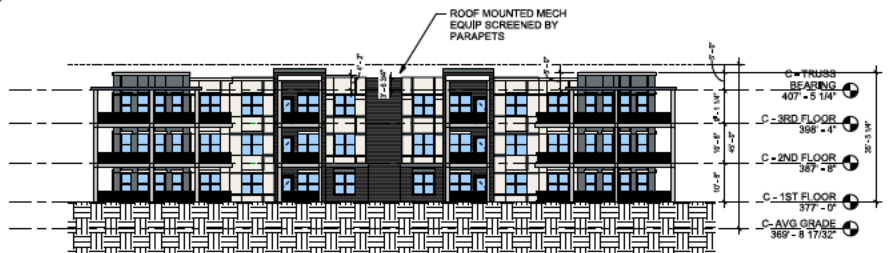
PRINTS ISSUED
SCHEMATIC DESIGN SET -
02/07/2020

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4 BLDG C - WEST ELEVATION
1/16" = 1'-0"

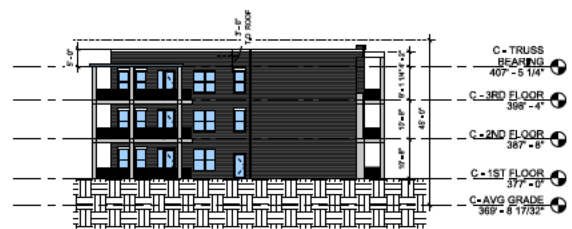


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NOTE: FOR GRADES
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PLANE CALCULATION
TABLE" ON SHEET 3.00.



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1/16" = 1'-0"



1 BLDG C - NORTH ELEVATION
1/16" = 1'-0"

CROSS CREEK
APARTMENTS
RALEIGH, NC

SHEET TITLE
BLDG C - ELEVATIONS

PROJECT NUMBER: 20009

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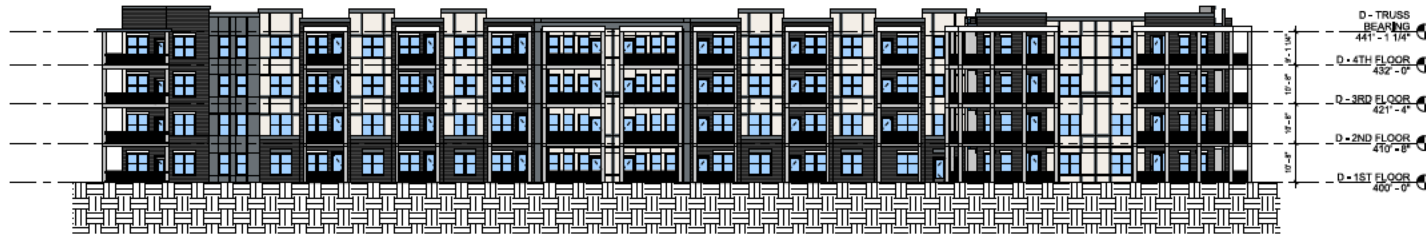
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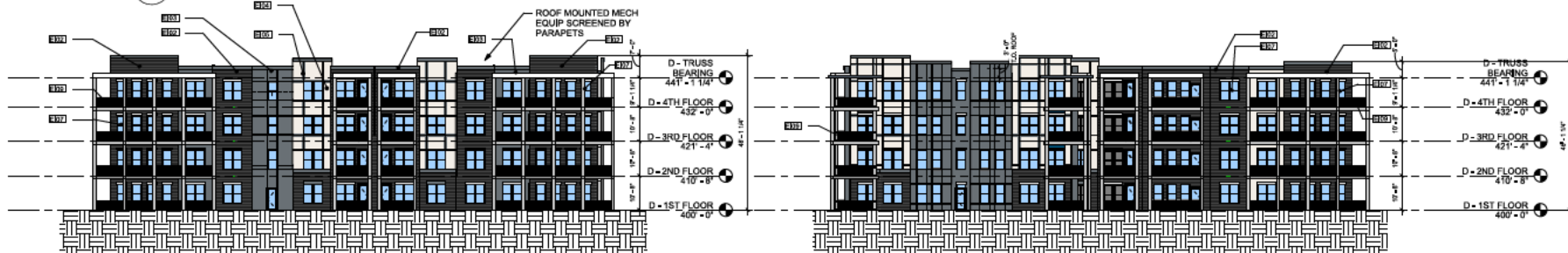
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E 06	FIBER CEMENT TRIM BAND (6")
E 07	SINGLE HUNG VINYL WINDOWS; LOW-E GLAZING
E 08	STOREFRONT FRAME (CLEAR ANODIZED ALUMINUM FINISH) W/ CLEAR (NON-TINT) THERMAL INSULATED AND SAFETY RATED GLAZING
E 09	BALCONY RAILING (42" HIGH)
E 10	DOOR - SEE SCHEDULE
E 11	AWNING

ELEVATION GENERAL NOTES

- EQUIPMENT SUCH AS CONDUIT, VENTS, GRILLS, METERS AND PLUMBING VENTS ATTACHED TO THE BUILDING FACE OR PROTRUDING FROM THE ROOF SHALL BE PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- LOCATION OF ALL EXHAUST AND ALL OTHER EXTENSION PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL WINDOWS TO BE 2'-0" MIN. HEIGHT FROM T.O. FINISH FLOOR, UNLESS NOTED OTHERWISE.
- BRICK CONTROL JOINTS TO BE PER SPEC & PER ELEVATION DWG, GC TO PROVIDE ELEVATION LAYOUT FOR CONTROL JOINT LOCATIONS AS PART OF BRICK SUBMITTAL.
- BRICK SHALL BE COURSED IN ALL LOCATIONS W/ OUTSIDE CORNERS, CUT BRICK AS NECESSARY @ INSIDE CORNERS. BRICK SHALL COURSE @ ALL CORNERS, I.E.A.S.
- FIBER CEMENT CORNER TRIM TO BE AT ALL CORNERS & DISIMILAR CORNERS BETWEEN FC PANEL AND FC LAP SIDING.



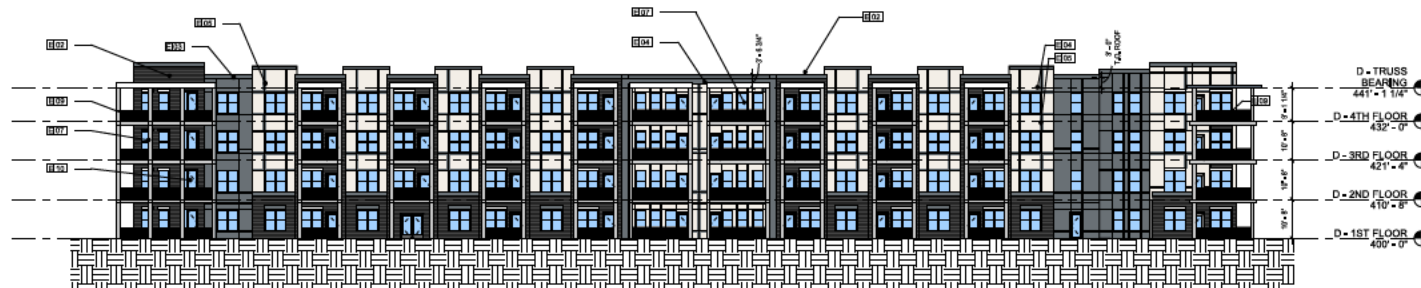
4 BLDG D - NORTH ELEVATION
1/16" = 1'-0"



3 BLDG D - WEST ELEVATION
1/16" = 1'-0"

2 BLDG D - EAST ELEVATION
1/16" = 1'-0"

NOTE: FOR GRADES SEE "AVERAGE GRADE PLANE CALCULATION TABLE" ON SHEET 3.00.



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

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CONSTRUCTION

CROSS CREEK
APARTMENTS
RALEIGH, NC

SHEET TITLE
BLDG D - ELEVATIONS

PROJECT NUMBER: 20009

SHEET NUMBER:

A-203

DRAWN BY: AH CHECKED BY: BM