Administrative Site Review Application

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

Raleigh

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 ☐ Tier Three Site Plan ☑

Building Type				Site Transaction History
☐	Detached	☐	General	Subdivision case #: _____
☐	Attached	☐	Mixed use	Scoping/sketch plan case #: SCOPE-0014-2021
☑	Apartment	☐	Open lot	Certificate of Appropriateness #: _____
☐	Townhouse	☐	Civic	Board of Adjustment #: _____
				Zoning Case #: _____
				Administrative Alternate #: _____

GENERAL INFORMATION

Development name: The Villages at Sunnybrook

Inside City limits? Yes ☑ No ☐

Property address(es): 2301 Sunnybrook Road, Raleigh, NC 27610

Site P.I.N.(s): 1722373788, 1722361963

Please describe the scope of work. Include any additions, expansions, and change of use.

The proposed project will include approximately 360 multifamily units within multiple buildings on the site. A clubhouse and pool are also included as a part of the proposed site plan. Access is proposed to be provided by a driveway along Rock Quarry Rd and two driveways along Sunnybrook Rd.

Current Property Owner/Developer Contact Name: Eric Rifkin (The Halle Companies)

NOTE: please attach purchase agreement when submitting this form.

Company: The Halle Companies	Title:
Address: 56 Hunter St, Suite 110, Apex, NC, 27502	
Phone #: 919-387-1885	Email: erifkin@hallecompanies.com
Applicant Name: Chris Bostic, P.E.	
Company: Kimley-Horn and Associates, LLC	Address: 421 Fayetteville St, Suite 600, Raleigh, NC 27601
Phone #: 919-653-2927	Email: chris.bostic@kimley-horn.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): CX-3-CU (26.65 acres) CX-3-PK-CU (5.75 acres)	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 32.40	New gross floor area:
# of parking spaces required: 426	Total sf gross (to remain and new):
# of parking spaces proposed: 533	Proposed # of buildings: 16
Overlay District (if applicable): N/A	Proposed # of stories for each: MAX. 3
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Multi-Family Residential	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 12.40 Square Feet: 540,144
Is this a flood hazard area? Yes ☐ No ☑	
If yes, please provide:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	
Neuse River Buffer Yes ☑ No ☐	Wetlands Yes ☑ No ☐

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 360	Total # of hotel units: 0
# of bedroom units: 1br 252 2br 84 3br 24 4br or more 0	
# of lots: 1	Is your project a cottage court? Yes ☐ No ☑

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 Kimley-Horn and Associates, Inc. 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: AVP	Date: 5/14/2021
Printed Name: Eric Rifkin, Assistant Vice President	

ADMINISTRATIVE SITE REVIEW

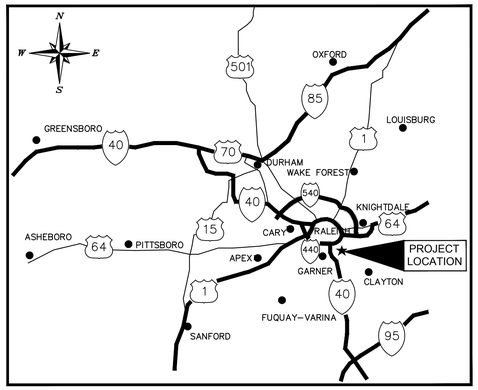
THE VILLAGES AT SUNNYBROOK

ASR-0043-2021

SCOPE-0014-2021

2301 SUNNYBROOK ROAD
RALEIGH, NORTH CAROLINA 27610

A DEVELOPMENT BY: THE HALLE COMPANIES
56 HUNTER ST, SUITE 110
APEX, NC 27502



PROJECT LOCATION
NTS

Study Recommendations

The analysis performed by KHA indicates that the proposed development will have impacts to the surrounding roadway network and intersections but can be mitigated with the study's recommended improvements listed below.

- *Rock Quarry Road at Sunnybrook Road*
  - Adjust the max green times at the free-running signal to provide more time for the side street phases. Even though overall intersection delay increases slightly in the improved conditions, the increased side street splits reduces queuing in particular on the southbound approach.
- Rock Quarry Road at Old Williams Road/Site Driveway 1
  - Construct an exclusive westbound right-turn taper into the site driveway to facilitate turns into the site. A right-turn taper is recommended due to the presence of utilities and an upstream driveway.
- Sunnybrook Road at Site Driveway 2
  - Stripe out a northbound right-turn lane from the frontage widening with a minimum of 100 feet of storage.
- Sunnybrook Road at Site Driveway 3
  - Stripe out a northbound right-turn lane from the frontage widening with a minimum of 100 feet of storage.
  - Construct two egress lanes, an exclusive westbound left-turn lane and an exclusive westbound right-turn lane with a minimum of 50 feet of storage.

Conclusions

City Staff agrees with the overall analysis performed in the TIA for the Sunnybrook Apartments and makes no further recommendation at this time.

EJL/ac

ORDINANCE (1996) 860 ZC 387
Effective: April 16, 1996

Z-25-96. Sunnybrook Road, east side, at its northeast intersection with Rock Quarry Road, being Map 1722.06 37 4810 and Map 1722.10 27 9282. Approximately 33 acres rezoned to Thoroughfare District Conditional Use. The Special Highway Overlay District-1 will remain unaffected.

Conditions: 4/9/96)
1. Stormwater control shall be in accordance with Raleigh Planning Commission CR 7107.
-Stormwater complies.
2. Any additional right-of-way for Sunnybrook Road will remain at Residential-10 value for reimbursement purposes and additional right-of-way needed for Rock Quarry Road will remain at Shopping Center value for reimbursement purposes.
-No reimbursement requested.
3. The following uses shall not be allowed except as herein provided:
-Mini warehouse storage facility as a General Use but only as a Conditional Use as allowed in neighborhood business.
-Warehousing/distribution center
-Wholesale laundry, dyeing and dry cleaning
-Rest home, single family detached unit, or sorority/fraternity house.
-Emergency Shelter type A as a Conditional Use.
-Industrial uses such as bottling plants, bulk products (storing, sorting, breaking), bulk storage of combustible liquids, outdoor storage of building materials, coal and lumber yards, indoor reclamation of solid wastes.
-Specialize or Custom Manufacturing as a General Use but only then as a Conditional Use as allowed in neighborhood business.
-Multifamily use proposed.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: THE HALLE COMPANIES
56 HUNTER ST, SUITE 110
APEX, NC 27502
PHONE: (919) 387-1885
ATTN.: ERIC RIFKIN
erifkin@hallecompanies.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2927
ATTN.: CHRIS BOSTIC, PE
chris.bostic@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 678-4170
ATTN.: MATT GROSS
matt.gross@kimley-horn.com

SURVEYOR: KCI ASSOCIATES OF NC
4505 FALLS OF NEUSE ROAD, FLOOR 4
RALEIGH, NC 27609
PHONE: (919) 783-9214

SOLID WASTE NOTE:

SITE WILL UTILIZE TRASH COMPACTOR.

PROPOSED DESIGN ALTERNATES
- MULTI-USE PATH IN LEIU OF BIKE LANE
- DA-0017-2021

THE SITE WILL UTILIZE TC-19-19 FOR GROUND FLOOR ELEVATION COMPLIANCE.

SPECIAL USE PERMIT REQUEST
- TO ALLOW A POOL EXCEEDING A LINEAR DIMENSION OF 65 FEET AND/OR 4000 SF.
- BOA-0042-2021

Sunnybrook Block Perimeter

Per Section 8.3.2.A.1.b.2, the site has relief from block perimeter requirements:

Section 8.3.2.A.1.b.2 - The resulting street connection, if completed, would neither reduce the perimeter of the oversized block by at least 20 percent nor result in conforming block perimeters.

The existing site block perimeter is 29,486 ft.
A 20% reduction in block perimeter is 23,589 ft.
The maximum reduction that the site can provide is a 1.4% reduction (29,084 ft total).
The site cannot provide the 20% reduction.

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☐ Townhouse	☐ Civic	Board of Adjustment #: BOA-0042-2021
		Zoning Case #: DA-0017-2021
		Administrative Alternate #:

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Inside City limits? Yes ☑ No ☐

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Applicant Name: Chris Bostic, P.E.

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Phone #: 919-653-2927 | Email: chris.bostic@kimley-horn.com

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# of parking spaces proposed: 608	Proposed # of buildings: 16
Overlay District (if applicable): N/A	Proposed # of stories for each: MAX. 3
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Proposed Impervious Surface: Acres: 12.40 Square Feet: 540,144

Is this a flood hazard area? Yes ☐ No ☑
If yes, please provide:
Alluvial soils:
Flood study:
FEMA Map Panel #:

Neuse River Buffer Yes ☑ No ☐ | Wetlands Yes ☑ No ☐

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 360 | Total # of hotel units: 0

# of bedroom units: 1br 252 2br 84 3br 24 4br or more 0

# of lots: 1 | Is your project a cottage court? Yes ☐ No ☑

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 Kimley-Horn and Associates, Inc. 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: Date: 5/14/2021
Printed Name: Eric Rifkin, Assistant Vice President

NC CERTIFICATE OF AUTHORIZATION: F-0102

Kimley»Horn
421 FAYETTEVILLE STREET – SUITE 600 – RALEIGH, NORTH CAROLINA 27601

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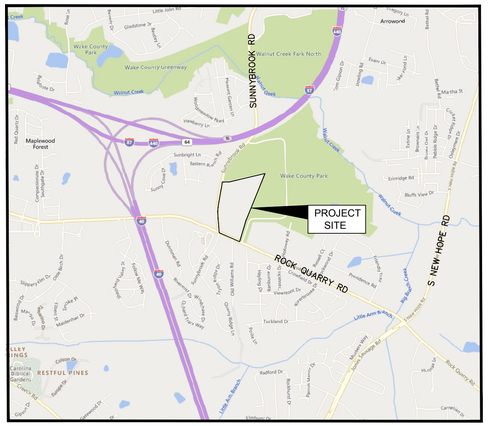

VICINITY MAP SCALE: 1" = 2000'

LIGHTING/PHOTOMETRIC PLAN WILL BE PROVIDED AT SPR SUBMITTAL

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

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS OF NEUSE ROAD, FLOOR 4, RALEIGH, NC 27609. PHONE: 919-783-9214 AND DATED APRIL 8, 2020.

OCTOBER 13, 2021

JOB NUMBER: 018995004

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C2.1	BUILD-TO DIMENSION PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
TC-1	PRELIMINARY TREE CONSERVATION PLAN
	BUILDING ELEVATIONS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

KHA PROJECT 018995004
DATE 10/13/2021
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

COVER SHEET

2301 SUNNYBROOK ROAD
PREPARED FOR
THE HALLE COMPANIES
RALEIGH NORTH CAROLINA

SHEET NUMBER
C0.0

Plotted By: Schaub, Zachary Sheet Set:2301 SUNNYBROOK ROAD Layout:C0.0 COVER SHEET November 08, 2021 04:05:08pm K:\RAL_LDEV\018995004_sunnybrook apartments\planning phase\p15-cad files\plansheets\C0.0 COVER SHEET.dwg
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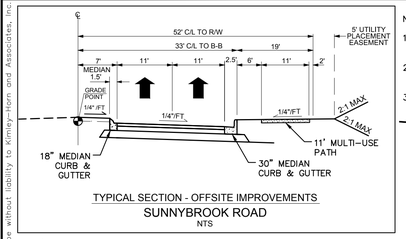


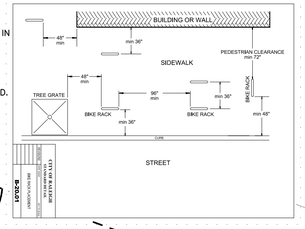
TYPICAL SECTION - OFFSITE IMPROVEMENTS

SUNNYBROOK ROAD

NTS

NOTE:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



MULTI-TENANT PARKING SUMMARY				
NO. BEDROOMS	REQ. RATIO	NO. UNITS	PARKING REQUIRED	PARKING PROVIDED
0-1 BEDROOM	1 SPACE PER UNIT	252 UNITS	252 SPACES	548 REGULAR
2 BEDROOMS	1.5 SPACES PER UNIT	84 UNITS	126 SPACES	SPACES
3 BEDROOMS	2 SPACES PER UNIT	24 UNITS	48 SPACES	60 GARAGE SPACES
	TOTAL	360 UNITS	426 SPACES	608 SPACES

SHORT TERM BIKE PARKING

REQUIRED = 1 SPACE PER 20 UNITS
360 UNITS / 20 = 18 SPACES REQUIRED

PROVIDED = 18 SPACES PROVIDED

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CX-3-CU & CX-3-PK-CU
EXISTING USE:	VACANT
GROSS SITE AREA: R/W DEDICATION: NET SITE AREA:	32.44 AC (1,413,221 SF) 0.43 AC (18,629 SF) 32.01 AC (1,394,592 SF)
BUILDING SETBACKS:	PRIMARY STREET / SIDE = 5' REAR = 0' or 6'
PARKING SETBACKS:	PRIMARY STREET / SIDE = 10' REAR LOT LINE = 0' OR 3'
PROJECT DATA	
PROPOSED USE:	MULTI-FAMILY
PIN#	1722373788 & 1722361963
PROPOSED # OF BUILDINGS	16
BUILDING GROSS FLOOR AREA:	(REFER TO ARCHITECTURAL PLANS)
PARKING:	(SEE PARKING SUMMARY, THIS SHEET)
PROPOSED BUILDING HEIGHT:	50' MAX - SEE ELEVATIONS SHEETS

SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FENCE
- STANDARD CURB AND GUTTER
- PARKING SPACE COUNT
- SIGN (SEE PLAN)
- LIGHT POLE
- DIRECTIONAL PAVEMENT ARROWS
- ACCESSIBLE RAMP
- DEPRESSED CURB RAMP
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK

EXISTING CONDITION NOTES:

1. EXISTING INFORMATION SHOWN TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS OF NEUSE ROAD, FLOOR 4, RALEIGH, N.C. 27609, PHONE: 919-783-9214 AND DATED 04/02/2021.
2. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. FIRM COMMUNITY PANEL #3720172200J DATED MAY 02, 2006.

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

HEAVY DUTY PAVEMENT SECTION

NOTES

1. ALL PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS.
2. PAVEMENT SECTION MUST MEET THE CRITERIA GIVEN IN THE SITE SOIL REPORT.

DUMPSTER PAVING DETAIL

NOT TO SCALE

No.	REVISIONS	DATE	BY

Kimley»Horn
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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	018995004
DATE	10/13/2021
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

PRELIMINARY SITE PLAN

2301 SUNNYBROOK ROAD
PREPARED FOR
THE HALLE COMPANIES

RALEIGH NORTH CAROLINA

SHEET NUMBER
C2.0

Plotted By:Schoop, Zachary Sheet Set:2301 SUNNYBROOK ROAD Layout:C2.0 PRELIMINARY SITE PLAN November 08, 2021 04:07:47pm K:\RAL_LDEV\018995004_sunnybrook apartments\planning phase\p15-cad files\plansheets\C2.0 PRELIMINARY SITE PLAN.dwg
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BUILDING TYPE 1 - RIGHT SIDE ELEVATION (BUILDING #7) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 1 - FRONT ELEVATION (BUILDING #7) | 1

SCALE: 1/8" = 1'-0"

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JDAVIS
510 South Wilmington St. | Raleigh, NC 27601 | tel 919.835.1500
1519 Walnut St., Suite 1300 | Philadelphia, PA 19102 | tel 215.545.0121

Sunnybrook WEH, L.P.
The Villages at Sunnybrook
Raleigh, North Carolina

[redacted]

PROJECT:	21161	-
ISSUE:	SITE PLAN /ASR	10/13/2021
	50% CD SET	09/07/2021
REVISIONS:	-	-
DRAWN BY:	-	
CHECKED BY:	-	
CONTENT:	-	
	BUILDING TYPE 1	
	EXTERIOR ELEVATIONS	

A3.01.1

BUILDING TYPE 1 - LEFT SIDE ELEVATION (BUILDING #7) 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 1 - REAR ELEVATION (BUILDING #7) 1

SCALE: 1/8" = 1'-0"

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	50% CD SET	09/07/2021
	-	-
	-	-
	-	-
REVISIONS:	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
DRAWN BY:	-	
CHECKED BY:	-	
CONTENT:	-	
	BUILDING TYPE 1	
	EXTERIOR ELEVATIONS	
	-	

A3.01.2

BUILDING TYPE 1 - RIGHT SIDE ELEVATION (BUILDING #9) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 1 - FRONT ELEVATION (BUILDING #9) | 1

SCALE: 1/8" = 1'-0"

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REVISIONS:	-	-
DRAWN BY:	-	
CHECKED BY:	-	
CONTENT:	-	
	BUILDING TYPE 1	
	EXTERIOR ELEVATIONS	

A3.01.3

BUILDING TYPE 1 - LEFT SIDE ELEVATION (BUILDING #9) 2

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DRAWN BY:	-	
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CONTENT:	-	
	BUILDING TYPE 1	
	EXTERIOR ELEVATIONS	
	-	

A3.01.4

BUILDING TYPE 3 - RIGHT SIDE ELEVATION (BUILDING 4) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 3 - FRONT ELEVATION (BUILDING #4) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 3	
	EXTERIOR ELEVATIONS	

A3.03.1

BUILDING TYPE 3 - LEFT SIDE ELEVATION (BUILDING #4) 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 3 - REAR ELEVATION (BUILDING #4) 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 3	
	EXTERIOR ELEVATIONS	

A3.03.2

BUILDING TYPE 3 - RIGHT SIDE ELEVATION (BUILDING 13) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 3 - FRONT ELEVATION (BUILDING #13) | 1

SCALE: 1/8" = 1'-0"

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CONTENT:	-	
	BUILDING TYPE 3	
	EXTERIOR ELEVATIONS	
	-	

A3.03.3

BUILDING TYPE 3 - LEFT SIDE ELEVATION (BUILDING #13) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 3 - REAR ELEVATION (BUILDING #13) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 3	
	EXTERIOR ELEVATIONS	

A3.03.4

BUILDING TYPE 4- RIGHT SIDE ELEVATION (BUILDING #8) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 4 - FRONT ELEVATION (BUILDING #8) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 4	
	EXTERIOR ELEVATIONS	

A3.04.1

BUILDING TYPE 4 - LEFT SIDE ELEVATION (BUILDING #8) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 4 - REAR ELEVATION (BUILDING #8) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 4	
	EXTERIOR ELEVATIONS	

A3.04.2

BUILDING TYPE 6 - RIGHT SIDE ELEVATION (BUILDING #3) 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 6 - FRONT ELEVATION (BUILDING #3) 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 6	
	EXTERIOR ELEVATIONS	

A3.06.1

BUILDING TYPE 6 - LEFT SIDE ELEVATION (BUILDING #3) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 6 - REAR ELEVATION (BUILDING #3) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 6	
	EXTERIOR ELEVATIONS	

A3.06.2

BUILDING TYPE 6 - RIGHT SIDE ELEVATION (BUILDING #12) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 6 - FRONT ELEVATION (BUILDING #12) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 6	
	EXTERIOR ELEVATIONS	

A3.06.3

BUILDING TYPE 6 - LEFT SIDE ELEVATION (BUILDING #12) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 6 - REAR ELEVATION (BUILDING #12) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 6	
	EXTERIOR ELEVATIONS	

A3.06.4

BUILDING TYPE 7 - RIGHT SIDE ELEVATION (BUILDING #15) 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 7 - FRONT ELEVATION (BUILDING #15) 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 7	
	EXTERIOR ELEVATIONS	

A3.07.1

BUILDING TYPE 7 - LEFT SIDE ELEVATION (BUILDING #15) 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 7 - REAR ELEVATION (BUILDING #15) 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 7	
	EXTERIOR ELEVATIONS	

A3.07.2

BUILDING TYPE 8 RIGHT ELEVATION (BUILDING #5) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 8 - FRONT ELEVATION (BUILDING #5) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 8	
	EXTERIOR ELEVATIONS	

A3.08.1

BUILDING TYPE 8 - LEFT ELEVATION (BUILDING #5) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 8 - REAR ELEVATION (BUILDING #5) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 8	
	EXTERIOR ELEVATIONS	

A3.08.2

BUILDING TYPE 9 - RIGHT SIDE ELEVATION (BUILDING #1) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 9 - FRONT ELEVATION (BUILDING #1) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 9	
	EXTERIOR ELEVATIONS	

A3.09.1

BUILDING TYPE 9 - LEFT SIDE ELEVATION (BUILDING #1) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 9 - REAR ELEVATION (BUILDING #1) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 9	
	EXTERIOR ELEVATIONS	

A3.09.2

BUILDING TYPE 9 - RIGHT SIDE ELEVATION (BUILDING #6) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 9 - FRONT ELEVATION (BUILDING #6) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 9	
	EXTERIOR ELEVATIONS	

A3.09.3

BUILDING TYPE 9 - LEFT SIDE ELEVATION (BUILDING #6) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 9 - REAR ELEVATION (BUILDING #6) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 9	
	EXTERIOR ELEVATIONS	

A3.09.4

BUILDING TYPE 10 - RIGHT SIDE ELEVATION (BUILDING #2) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 10 - FRONT ELEVATION (BUILDING #2) | 1

SCALE: 1/8" = 1'-0"

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	BUILDING TYPE 10	
	EXTERIOR ELEVATIONS	

A3.10.1

BUILDING TYPE 10 - LEFT SIDE ELEVATION (BUILDING #2) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 10 - REAR ELEVATION (BUILDING #2) | 1

SCALE: 1/8" = 1'-0"

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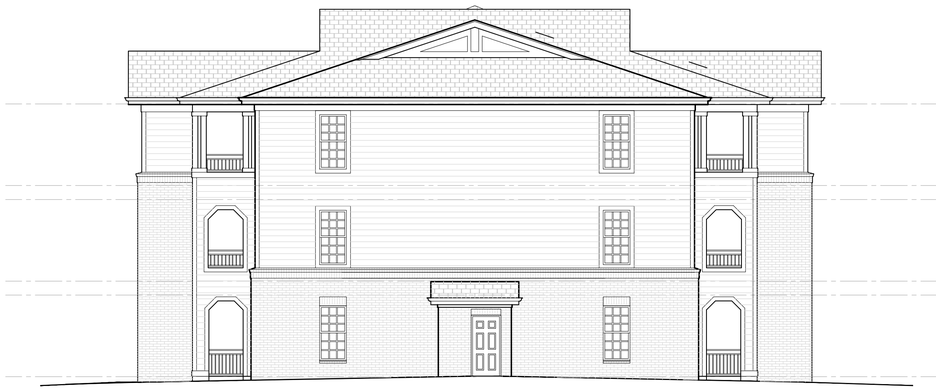
	BUILDING TYPE 10	
	EXTERIOR ELEVATIONS	

A3.10.2



BUILDING TYPE 11 - RIGHT SIDE ELEVATION (BUILDING #14) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 11 - FRONT ELEVATION (BUILDING #14) | 1

SCALE: 1/8" = 1'-0"

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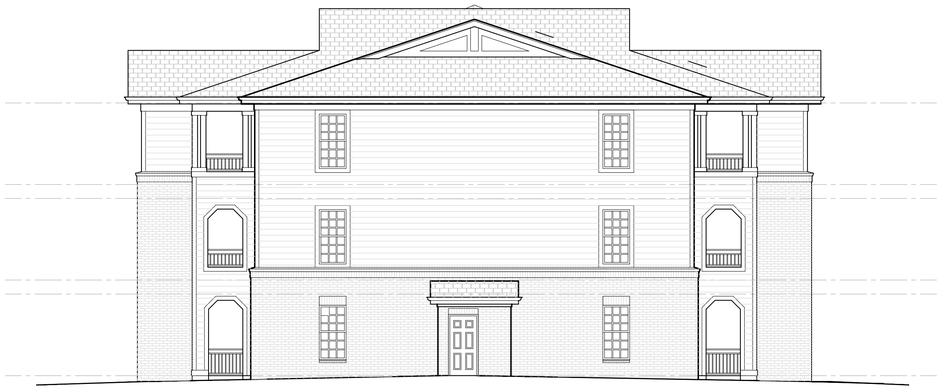
	BUILDING TYPE 11	
	EXTERIOR ELEVATIONS	

A3.11.1



BUILDING TYPE 11 - LEFT SIDE ELEVATION (BUILDING #14) 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 11 - REAR ELEVATION (BUILDING #14) 1

SCALE: 1/8" = 1'-0"

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PROJECT:	21161	-
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CHECKED BY:	-	
CONTENT:	-	
	BUILDING TYPE 11	
	EXTERIOR ELEVATIONS	

A3.11.2

BUILDING TYPE 13 - RIGHT SIDE ELEVATION (BUILDING #10) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 13 - FRONT ELEVATION (BUILDING #10) | 1

SCALE: 1/8" = 1'-0"

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CONTENT:	-	
	BUILDING TYPE 13	
	EXTERIOR ELEVATIONS	

A3.13.1

BUILDING TYPE 13 - LEFT SIDE ELEVATION (BUILDING #10) 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 13 - REAR ELEVATION (BUILDING #10) 1

SCALE: 1/8" = 1'-0"

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CONTENT:	-	
	BUILDING TYPE 13	
	EXTERIOR ELEVATIONS	

A3.13.2

BUILDING TYPE 13 - RIGHT SIDE ELEVATION (BUILDING #11) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 13 - FRONT ELEVATION (BUILDING #11) | 1

SCALE: 1/8" = 1'-0"

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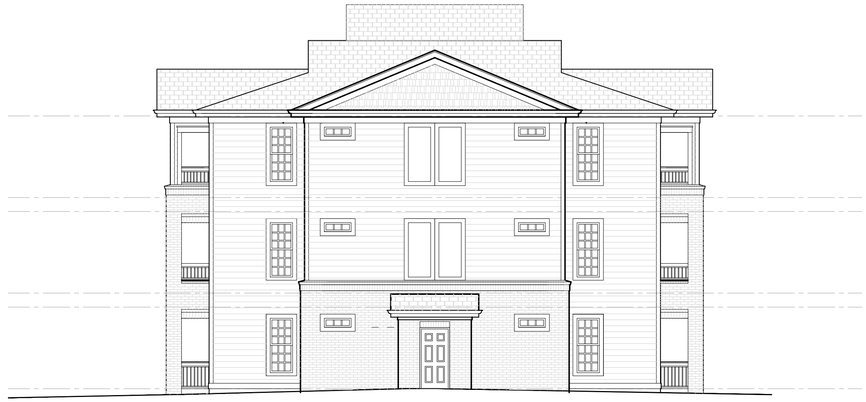
	BUILDING TYPE 13	
	EXTERIOR ELEVATIONS	

A3.13.3



BUILDING TYPE 13 - LEFT SIDE ELEVATION (BUILDING #11) | 2

SCALE: 1/8" = 1'-0"

BUILDING TYPE 13 - REAR ELEVATION (BUILDING #11) | 1

SCALE: 1/8" = 1'-0"

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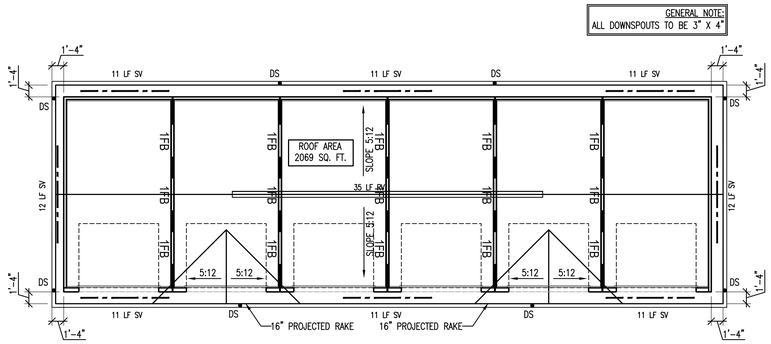
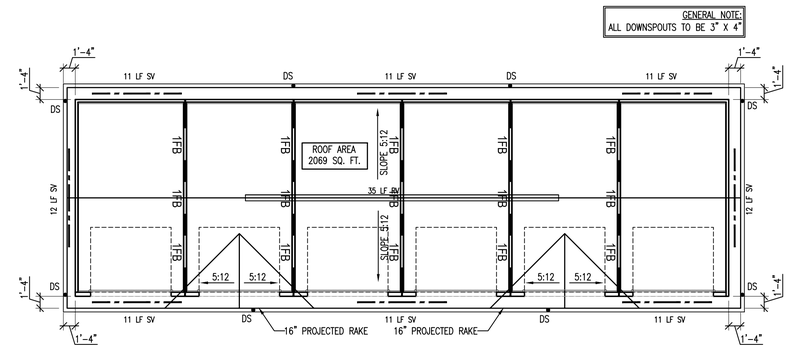
CHECKED BY:	-	
CONTENT:	-	
	BUILDING TYPE 13	
	EXTERIOR ELEVATIONS	

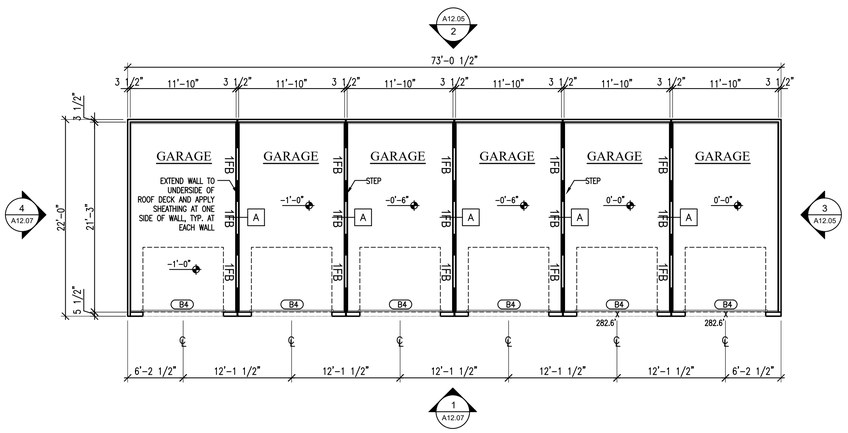
A3.13.4



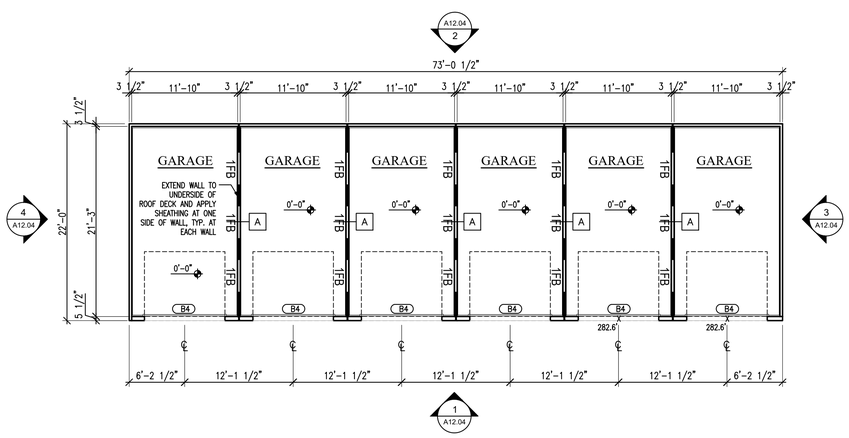
6 CAR GARAGE ROOF PLAN - T2 (G2,G7) | 6
SCALE: 1/8" = 1'-0"



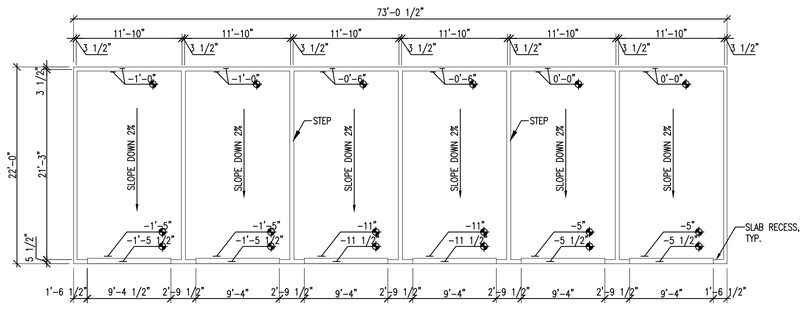
6 CAR GARAGE ROOF PLAN - T1 (G1,G3,G4,G5,G8) | 3



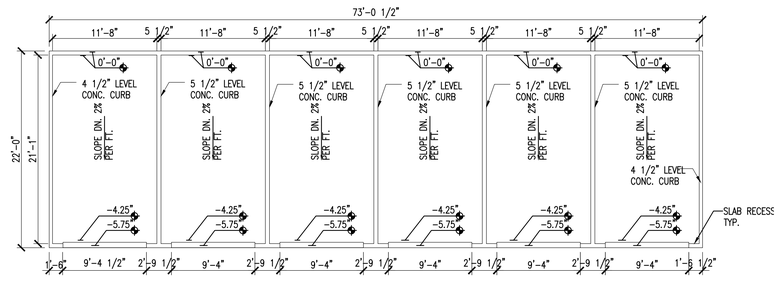
6 CAR GARAGE FLOOR PLAN - T2 (G2,G7) | 5
SCALE: 1/8" = 1'-0"



6 CAR GARAGE FLOOR PLAN - T1 (G1,G3,G4,G5,G8) | 2
SCALE: 1/8" = 1'-0"



6 CAR GARAGE SLAB PLAN - T2 (G2,G7) | 4
SCALE: 1/8" = 1'-0"



6 CAR GARAGE SLAB PLAN - T1 (G1,G3,G4,G5,G8) | 1
SCALE: 1/8" = 1'-0"

RATED WALL LEGEND

1FB A	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305

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	-	-
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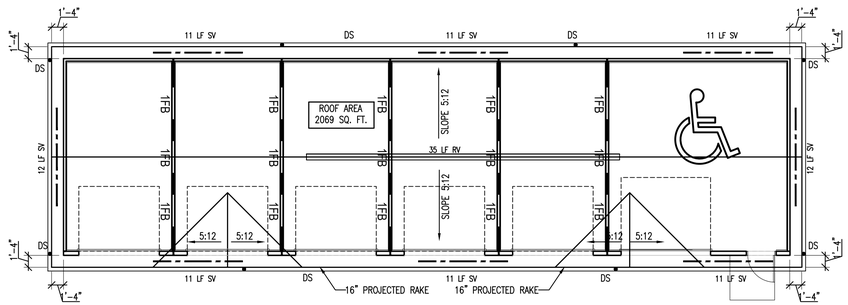
CHECKED BY:	-	
CONTENT:	-	
	6 CAR GARAGE PLANS	
	-	
	-	

A12.01

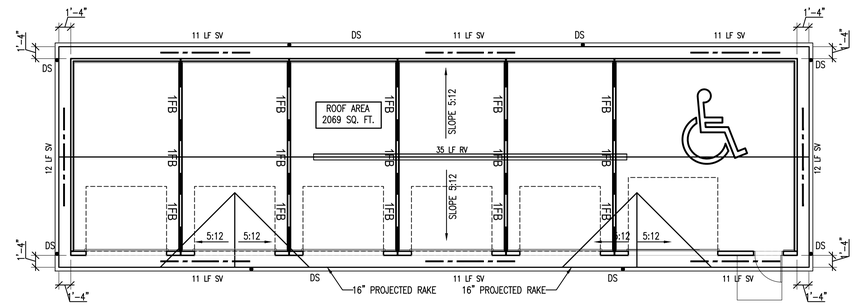
GENERAL NOTE:
ALL DOWNSPOUTS TO BE 3" X 4"



6 CAR HC GARAGE ROOF PLAN - T4 (GHC3) — 6

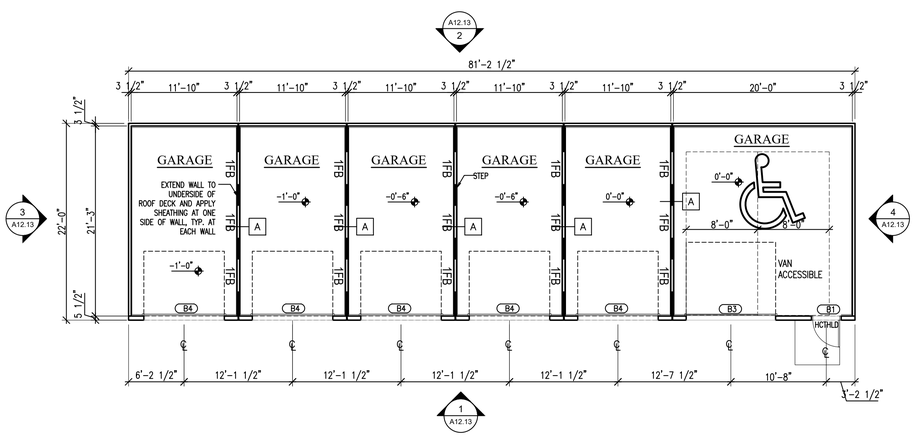
SCALE: 1/8" = 1'-0"

GENERAL NOTE:
ALL DOWNSPOUTS TO BE 3" X 4"



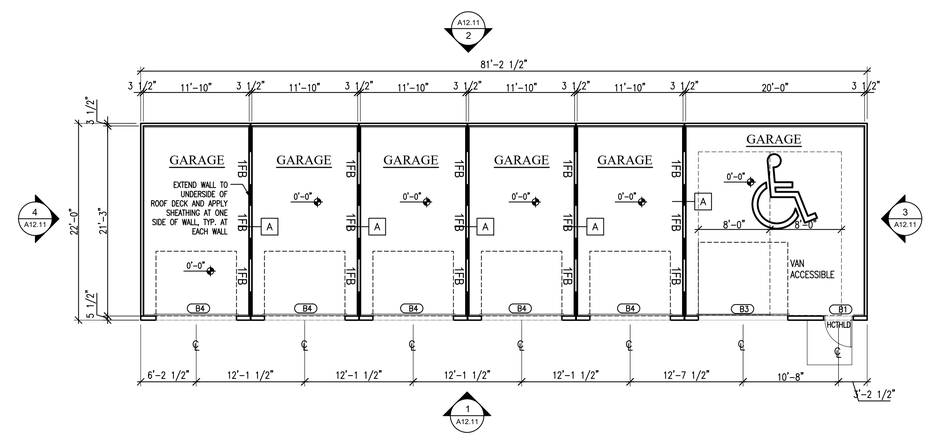
6 CAR HC GARAGE ROOF PLAN - T3 (GHC1) — 3

SCALE: 1/8" = 1'-0"



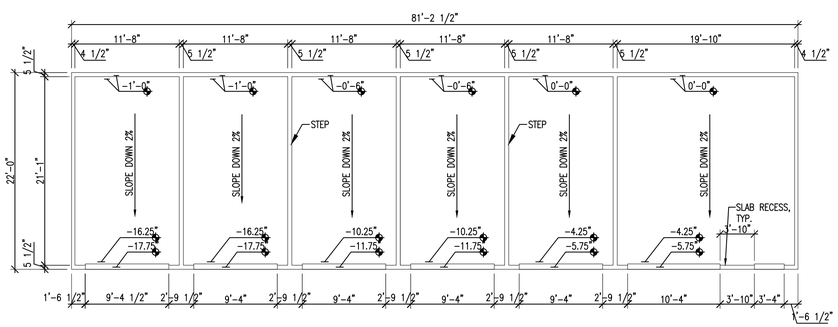
6 CAR HC GARAGE FLOOR PLAN - T4 (GHC3) — 5

SCALE: 1/8" = 1'-0"



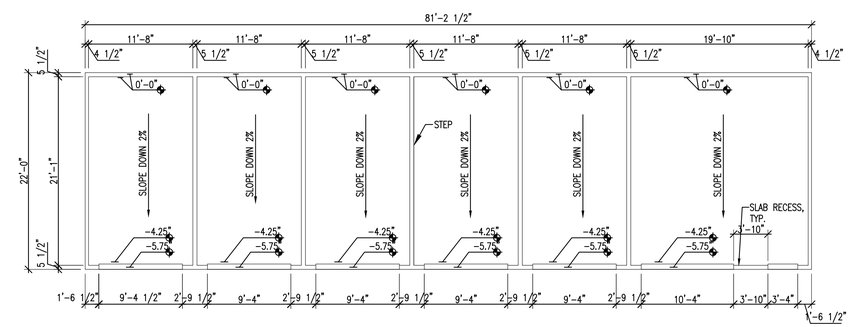
6 CAR HC GARAGE FLOOR PLAN - T3 (GHC1) — 2

SCALE: 1/8" = 1'-0"



6 CAR HC GARAGE SLAB PLAN - T4 (GHC3) — 4

SCALE: 1/8" = 1'-0"



6 CAR HC GARAGE SLAB PLAN - T3 (GHC1) — 1

SCALE: 1/8" = 1'-0"

RATED WALL LEGEND

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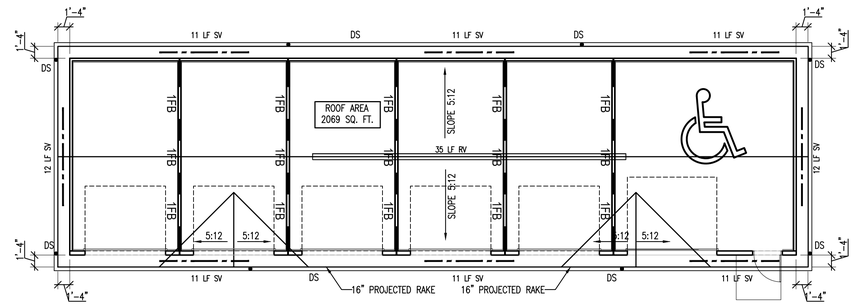
CONTENT:	6 CAR HC GARAGE PLANS	

A12.02

RATED WALL LEGEND

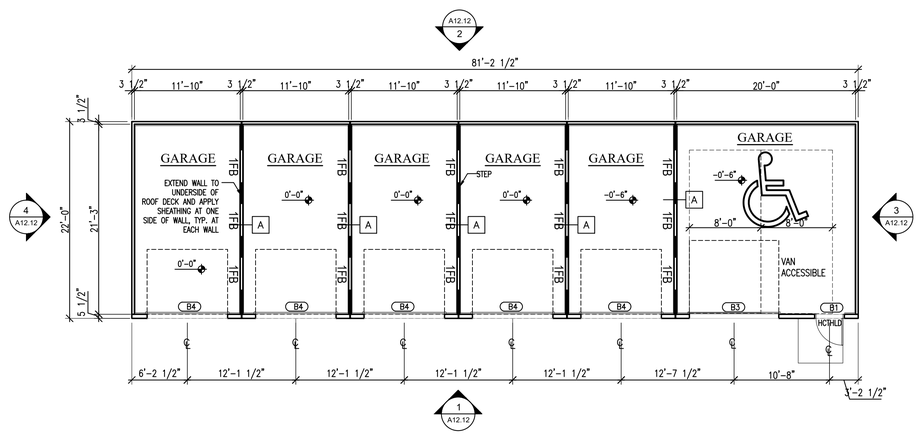
1FB A	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305

GENERAL NOTE:
ALL DOWNSPOUTS TO BE 3" X 4"



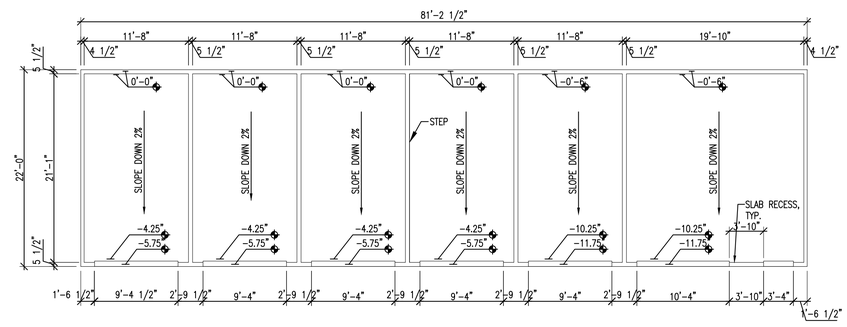
6 CAR HC GARAGE ROOF PLAN (GHC2) — 3

SCALE: 1/8" = 1'-0"



6 CAR HC GARAGE FLOOR PLAN (GHC2) — 2

SCALE: 1/8" = 1'-0"



6 CAR HC GARAGE SLAB PLAN (GHC2) — 1

SCALE: 1/8" = 1'-0"

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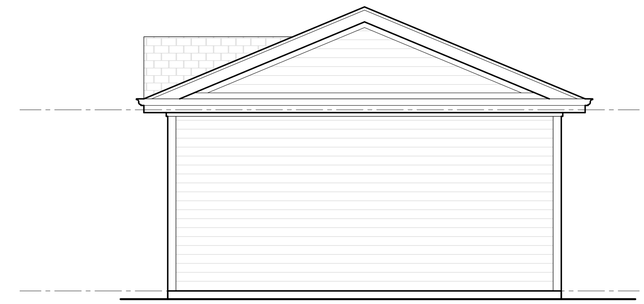
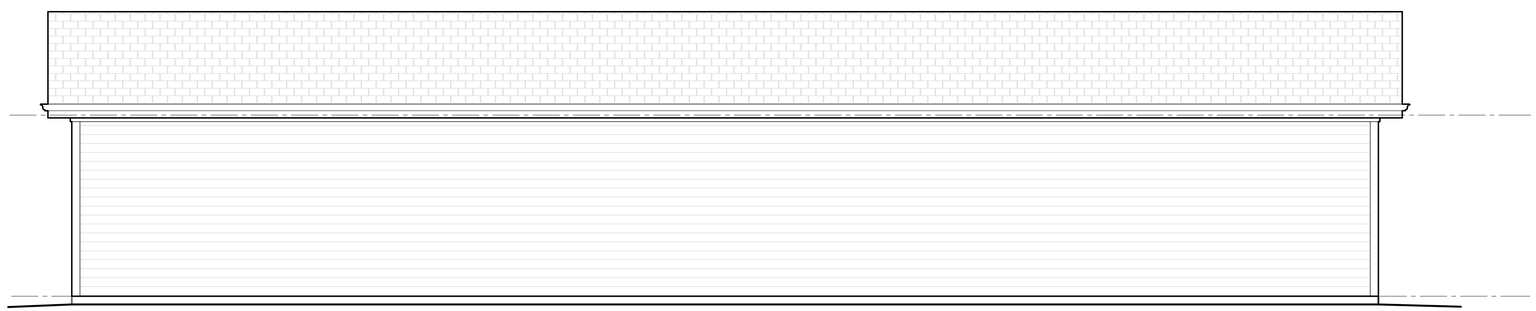
CONTENT:	-	
	6 CAR HC GARAGE PLANS	

A12.03

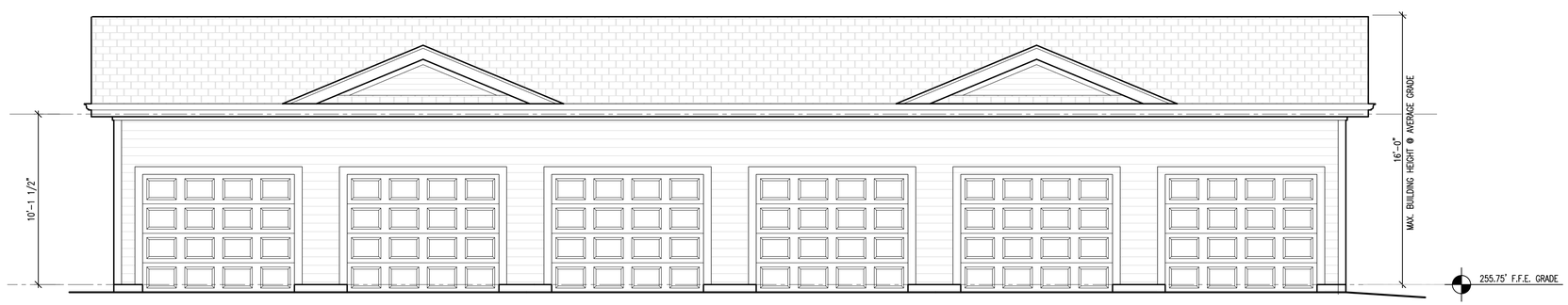
6 CAR GARAGE- G1 - LEFT ELEVATION 4
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G1 - RIGHT ELEVATION 3
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G1 - REAR ELEVATION 2
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G1 - FRONT ELEVATION 1
SCALE: 1/4" = 1'-0"

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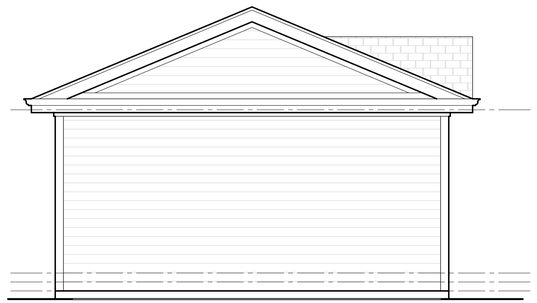
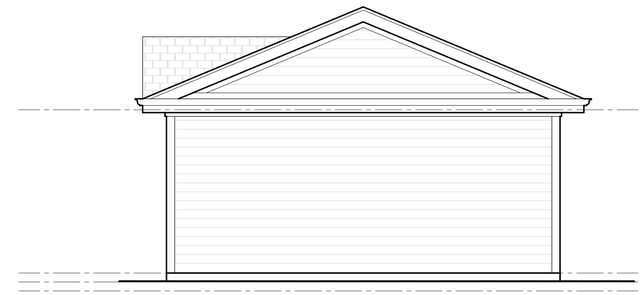
	6 CAR GARAGE- G1	
	EXTERIOR ELEVATIONS	

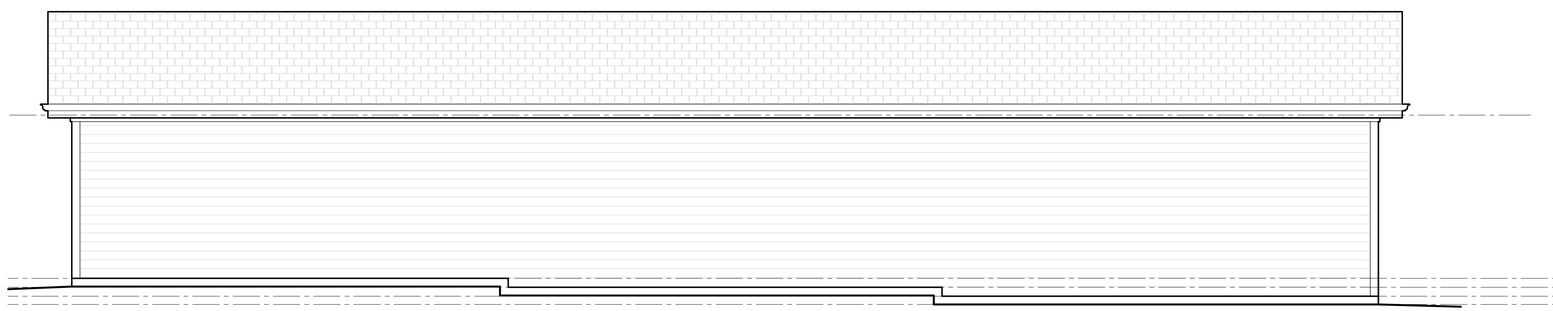
A12.04



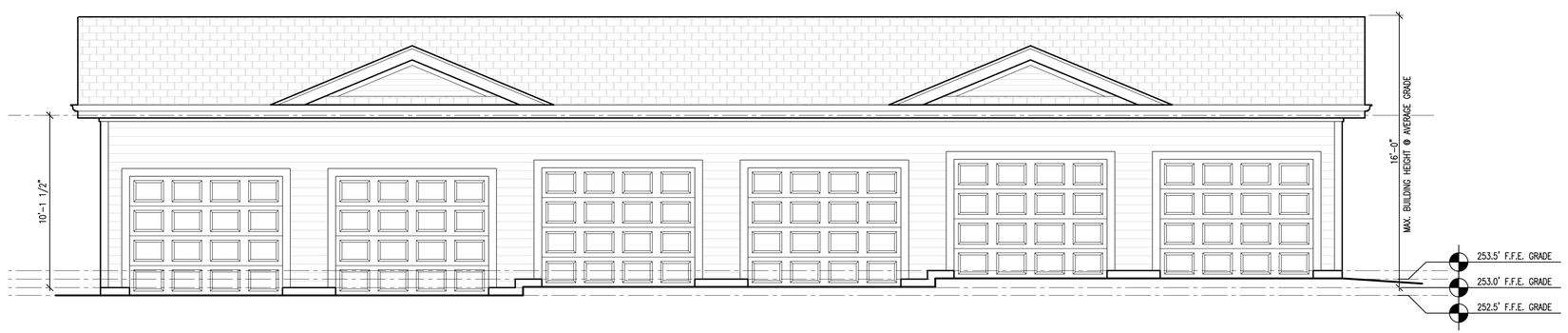
6 CAR GARAGE- G2 - LEFT ELEVATION | 4
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G2 - RIGHT ELEVATION | 3
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G2 - REAR ELEVATION | 2
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G2 - FRONT ELEVATION | 1
SCALE: 1/4" = 1'-0"

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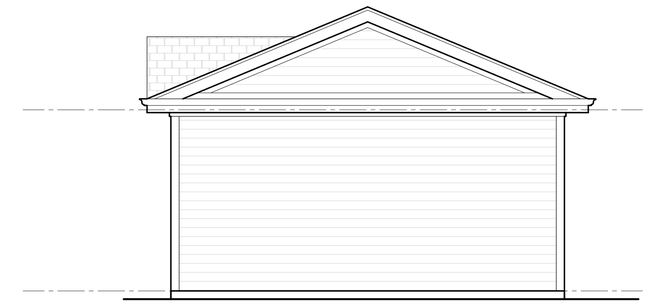
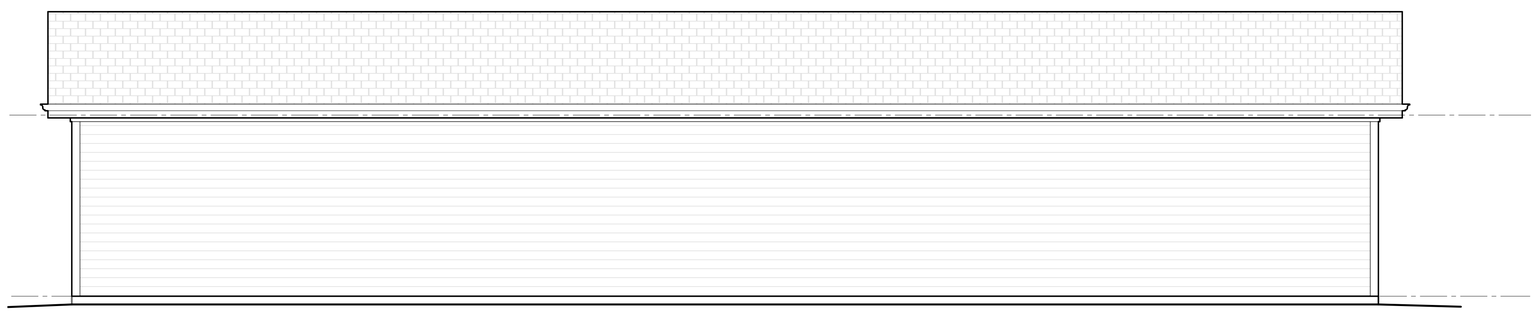
CONTENT:	6 CAR GARAGE- G2	
	EXTERIOR ELEVATIONS	

A12.05

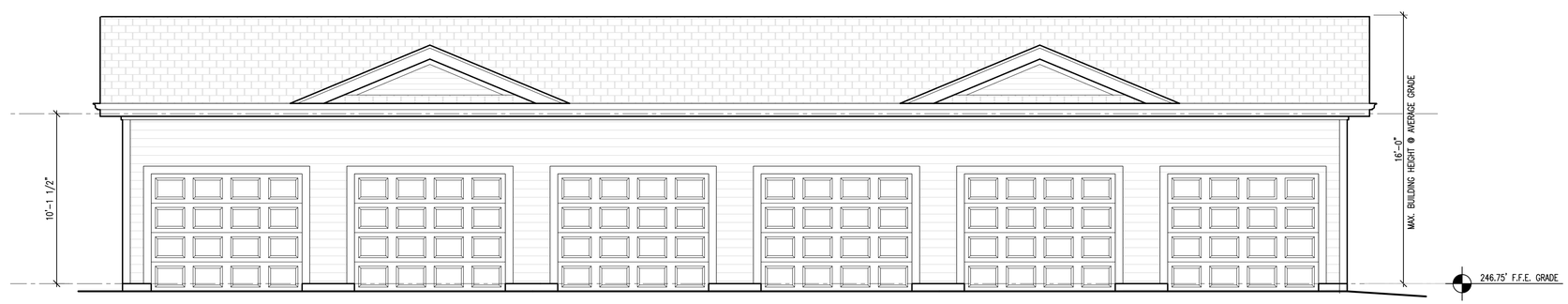
6 CAR GARAGE- G3 - LEFT ELEVATION | 4
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G3 - RIGHT ELEVATION | 3
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G3 - REAR ELEVATION | 2
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G3 - FRONT ELEVATION | 1
SCALE: 1/4" = 1'-0"

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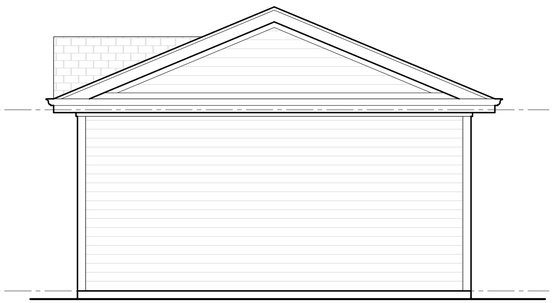
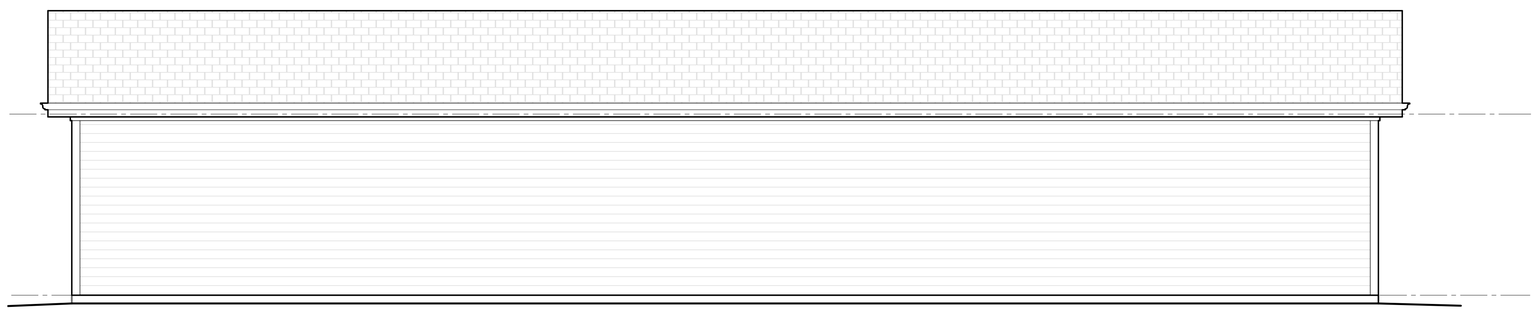
CONTENT:	-	
	6 CAR GARAGE- G3	
	EXTERIOR ELEVATIONS	

A12.06

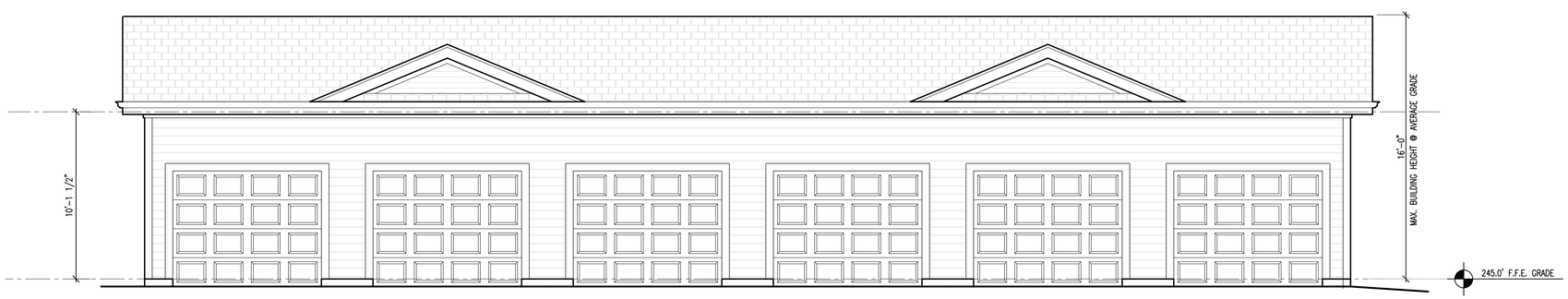
6 CAR GARAGE- G4 - LEFT ELEVATION
SCALE: 1/4" = 1'-0"
4



6 CAR GARAGE- G4 - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
3



6 CAR GARAGE- G4 - REAR ELEVATION
SCALE: 1/4" = 1'-0"
2



6 CAR GARAGE- G4 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1

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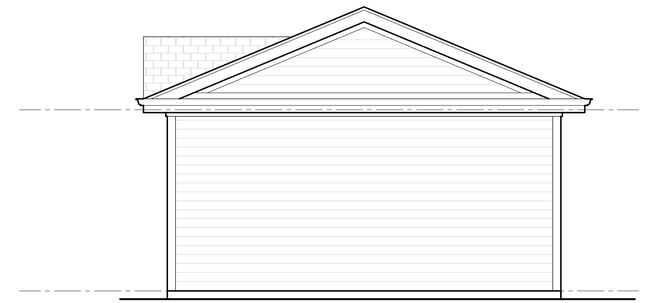
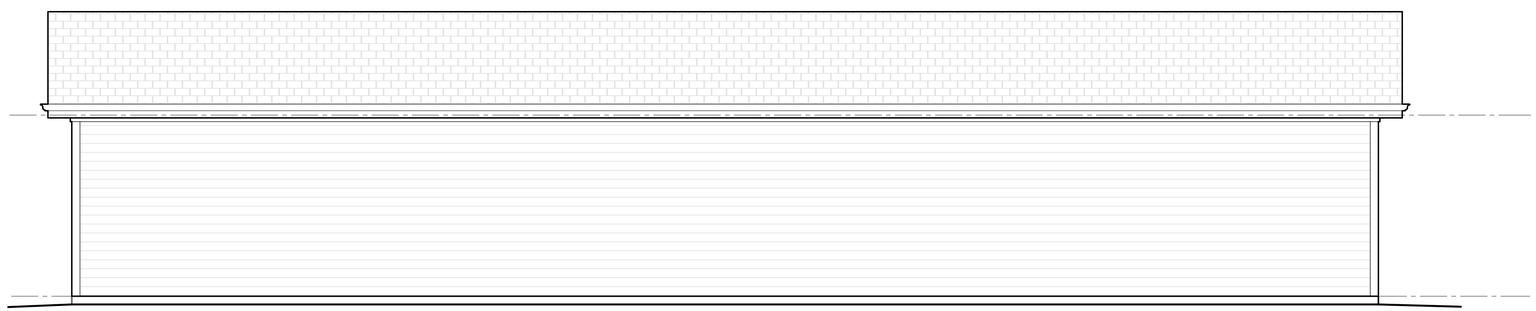
CONTENT:	-	
	6 CAR GARAGE- G4	
	EXTERIOR ELEVATIONS	

A12.07

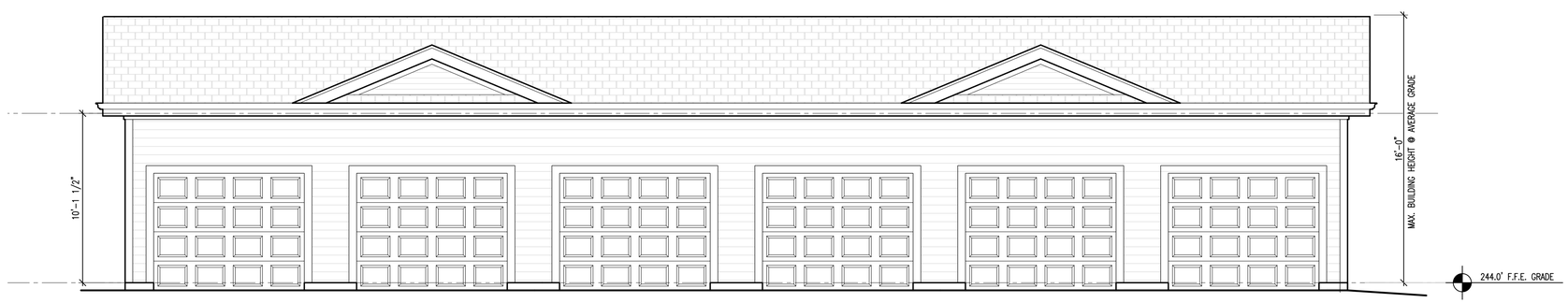
6 CAR GARAGE- G5 - LEFT ELEVATION
SCALE: 1/4" = 1'-0"
4



6 CAR GARAGE- G5 - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
3



6 CAR GARAGE- G5 - REAR ELEVATION
SCALE: 1/4" = 1'-0"
2



6 CAR GARAGE- G5 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1

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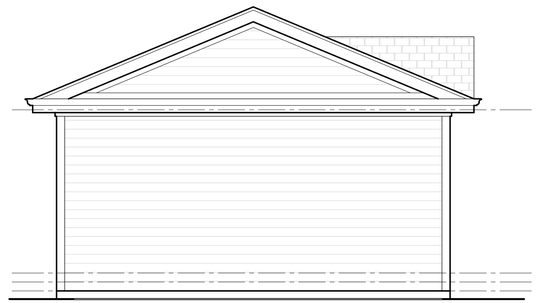
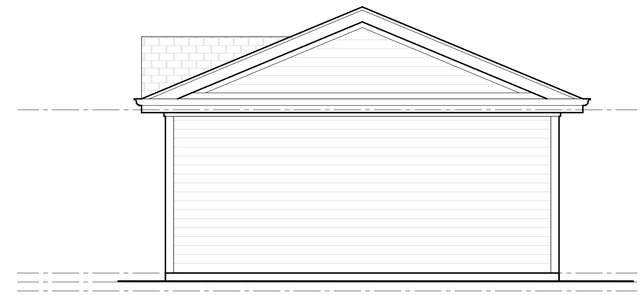
CONTENT:	-	
	6 CAR GARAGE- G5	
	EXTERIOR ELEVATIONS	

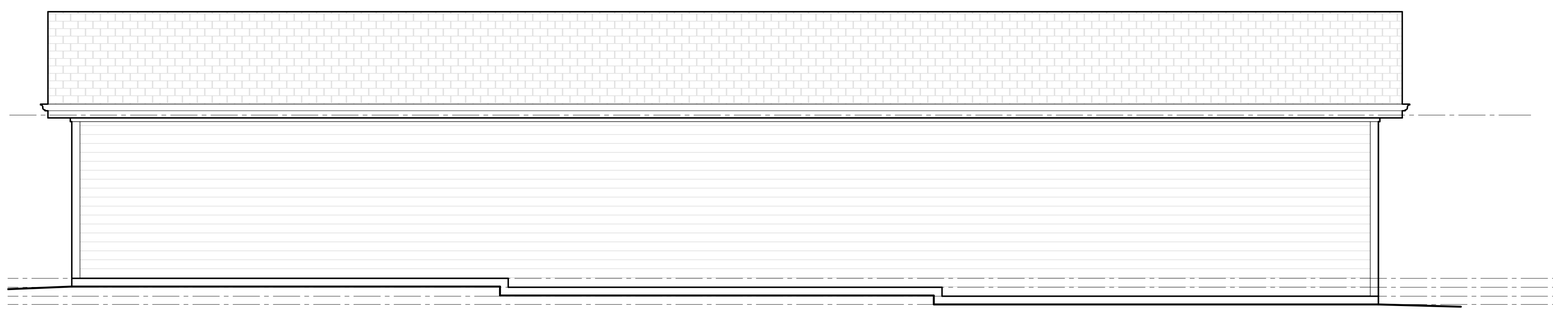
A12.08



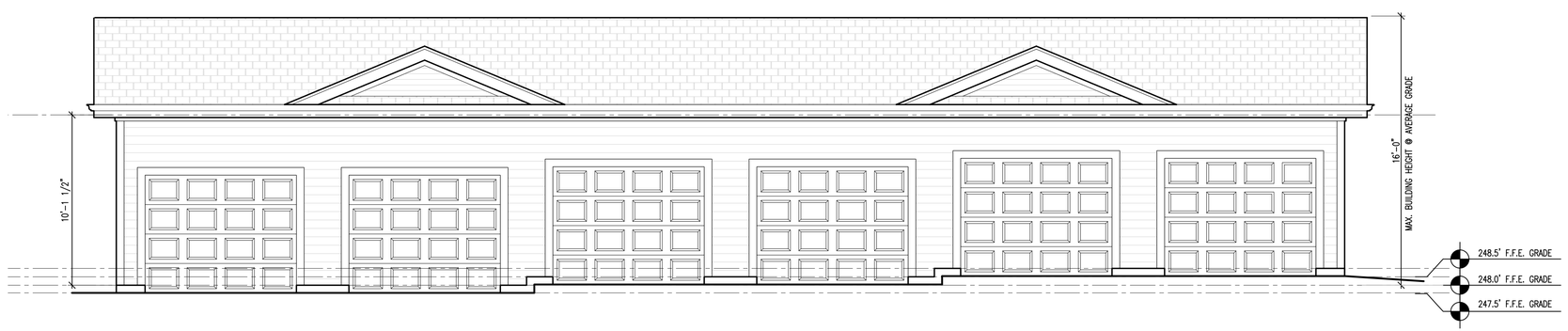
6 CAR GARAGE- G7 - LEFT ELEVATION 4
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G7 - RIGHT ELEVATION 3
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G7 - REAR ELEVATION 2
SCALE: 1/4" = 1'-0"



6 CAR GARAGE- G7 - FRONT ELEVATION 1
SCALE: 1/4" = 1'-0"

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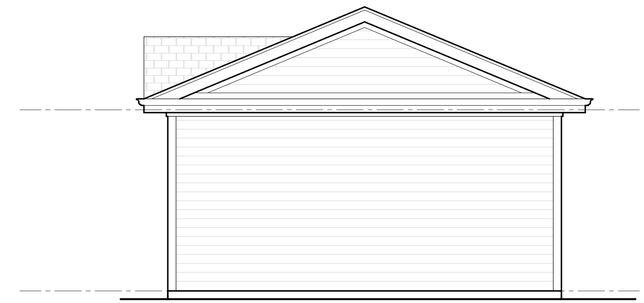
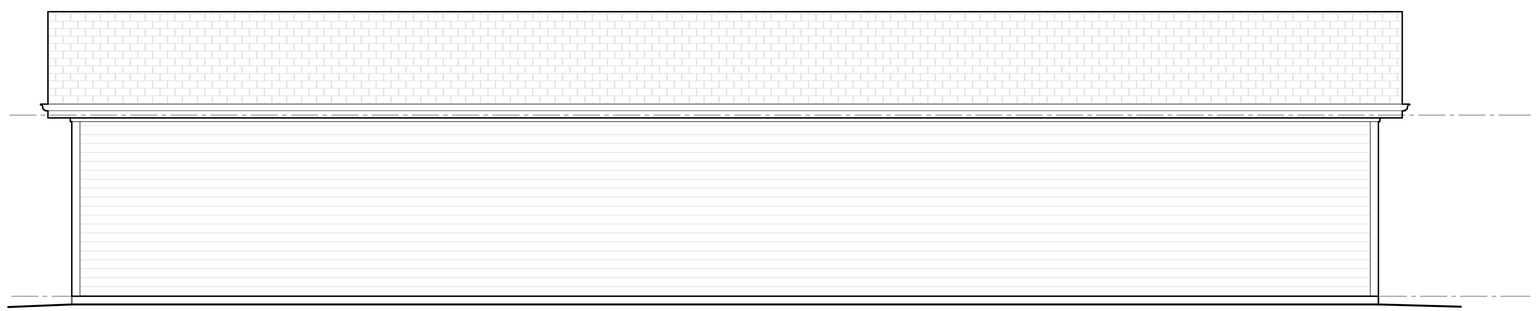
	6 CAR GARAGE- G7	
	EXTERIOR ELEVATIONS	

A12.09

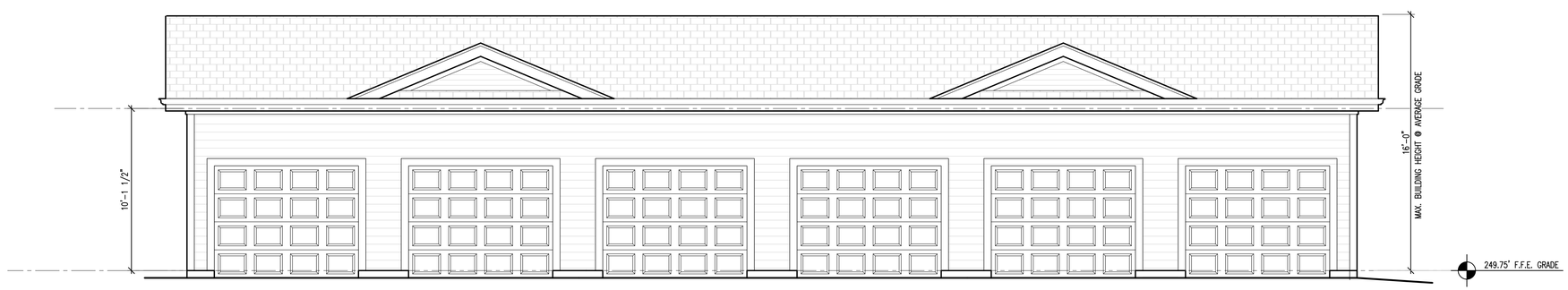
6 CAR GARAGE- G8 - LEFT ELEVATION
SCALE: 1/4" = 1'-0"
4



6 CAR GARAGE- G8 - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
3



6 CAR GARAGE- G8 - REAR ELEVATION
SCALE: 1/4" = 1'-0"
2



6 CAR GARAGE- G8 - FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1

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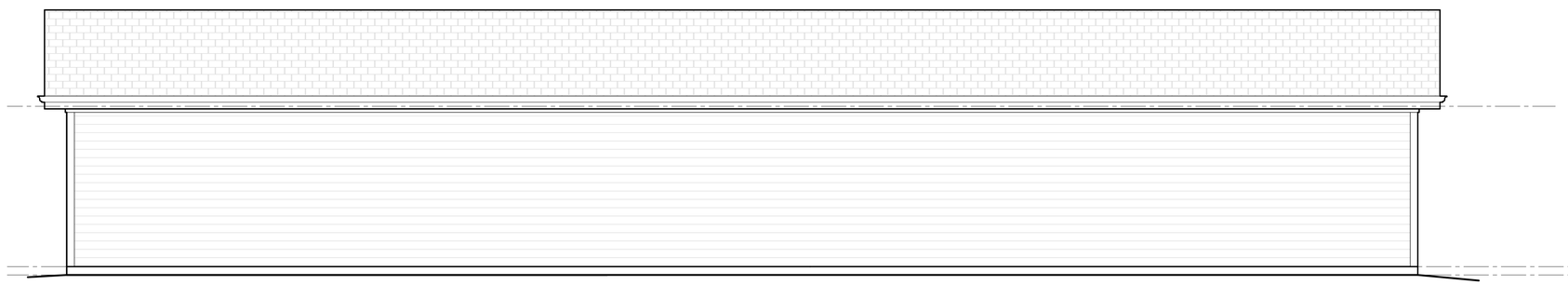
CONTENT:	6 CAR GARAGE- G8	
	EXTERIOR ELEVATIONS	

A12.10

6 CAR HC1 GARAGE - LEFT ELEVATION | 4
SCALE: 1/4" = 1'-0"

6 CAR HC1 GARAGE - RIGHT ELEVATION | 3
SCALE: 1/4" = 1'-0"



6 CAR HC1 GARAGE - REAR ELEVATION | 2
SCALE: 1/4" = 1'-0"

6 CAR HC1 GARAGE - FRONT ELEVATION | 1
SCALE: 1/4" = 1'-0"

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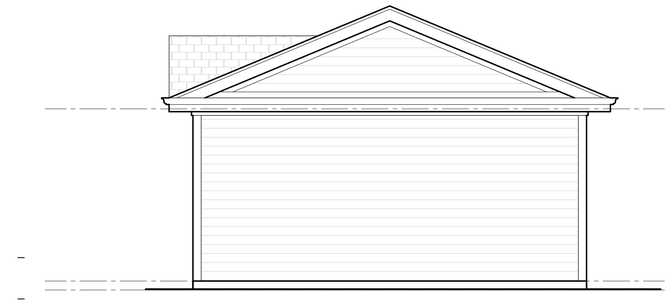
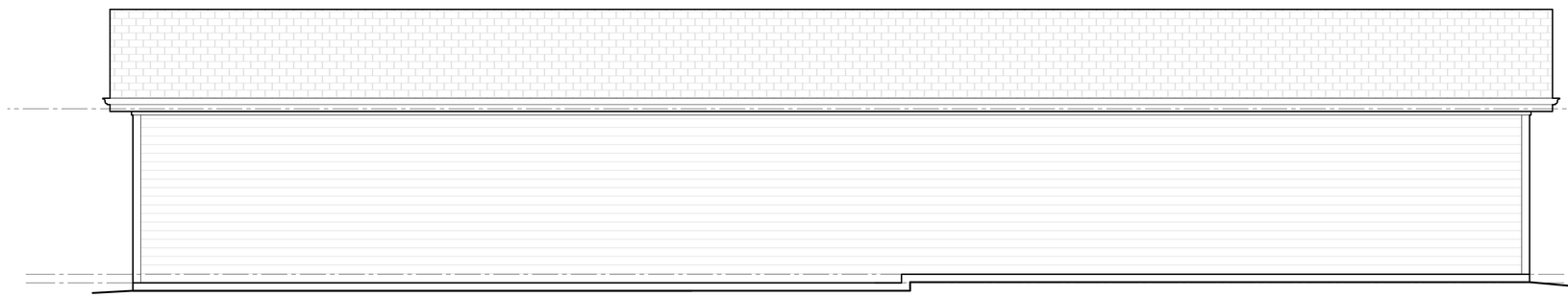
CONTENT:	6 CAR HC1 GARAGE	
	EXTERIOR ELEVATIONS	

A12.11

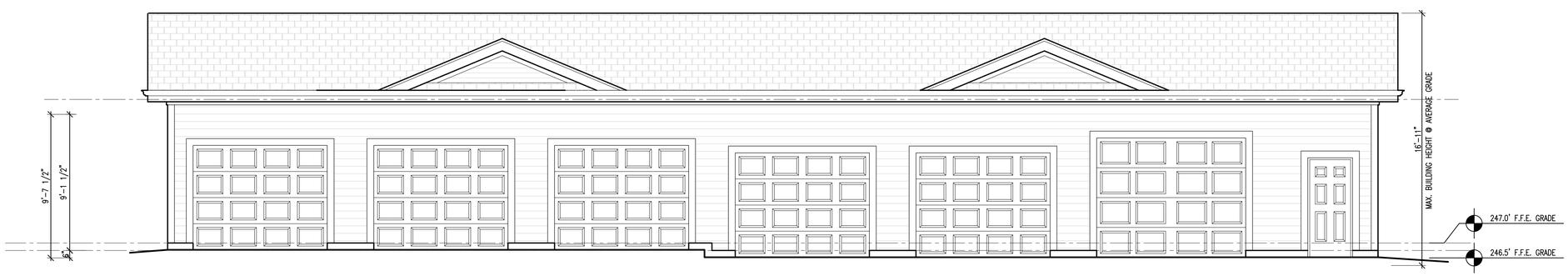
6 CAR HC2 GARAGE - LEFT ELEVATION
SCALE: 1/4" = 1'-0"
4



6 CAR HC2 GARAGE - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
3



6 CAR HC2 GARAGE - REAR ELEVATION
SCALE: 1/4" = 1'-0"
2



6 CAR HC2 GARAGE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1

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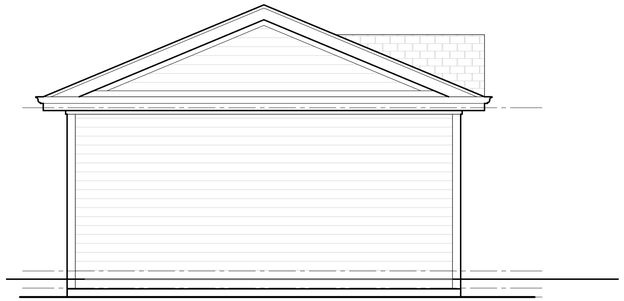
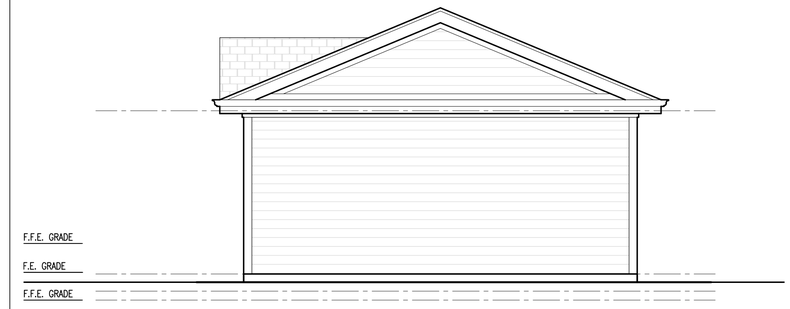
CONTENT:	-	
	6 CAR HC2 GARAGE	
	EXTERIOR ELEVATIONS	

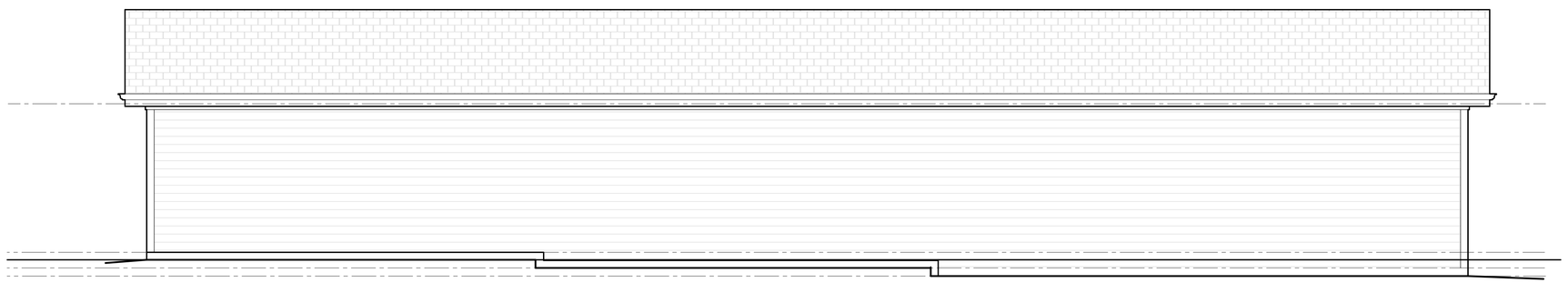
A12.12



6 CAR HC3 GARAGE- LEFT ELEVATION | 4
SCALE: 1/4" = 1'-0"



6 CAR HC3 GARAGE- RIGHT ELEVATION | 3
SCALE: 1/4" = 1'-0"



6 CAR HC3 GARAGE- REAR ELEVATION | 2
SCALE: 1/4" = 1'-0"

6 CAR HC3 GARAGE- FRONT ELEVATION | 1
SCALE: 1/4" = 1'-0"

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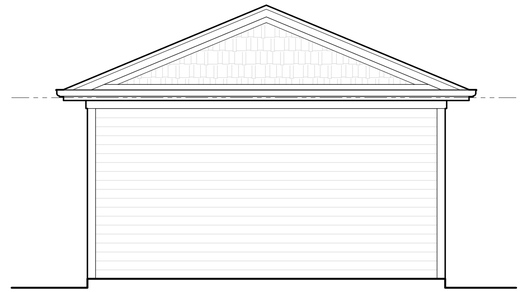
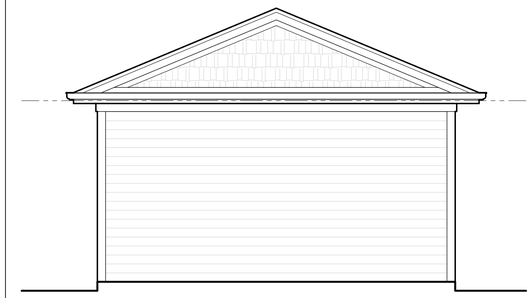
CONTENT:	.	
	6 CAR HC3 GARAGE	
	EXTERIOR ELEVATIONS	

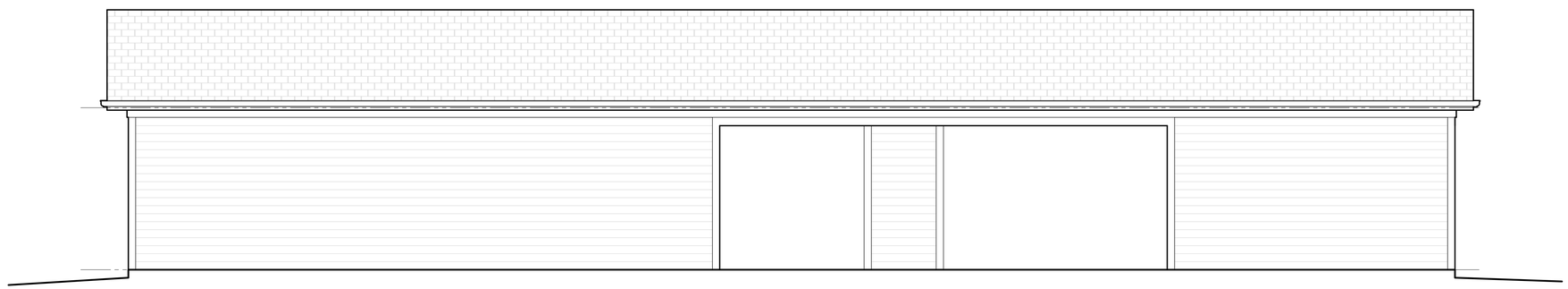
A12.13



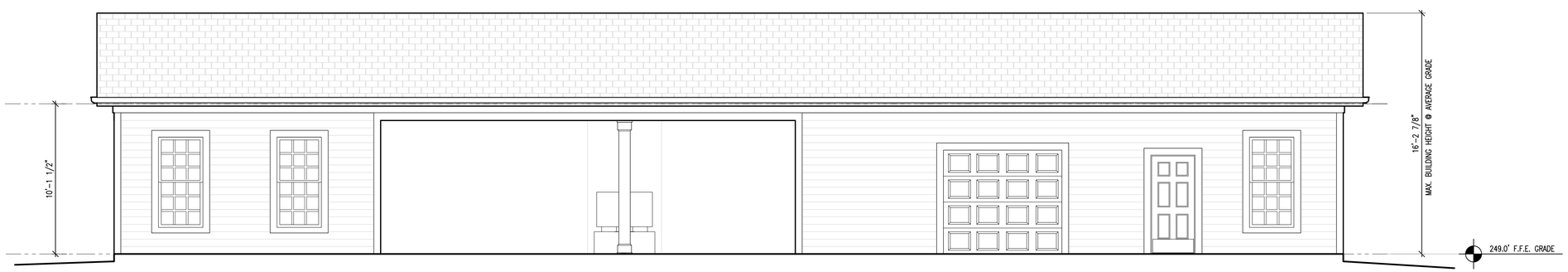
MAINTENANCE / CAR WASH - LEFT ELEVATION
SCALE: 1/4" = 1'-0"
4



MAINTENANCE / CAR WASH - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
3



MAINTENANCE / CAR WASH - REAR ELEVATION
SCALE: 1/4" = 1'-0"
2



MAINTENANCE / CAR WASH - FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1

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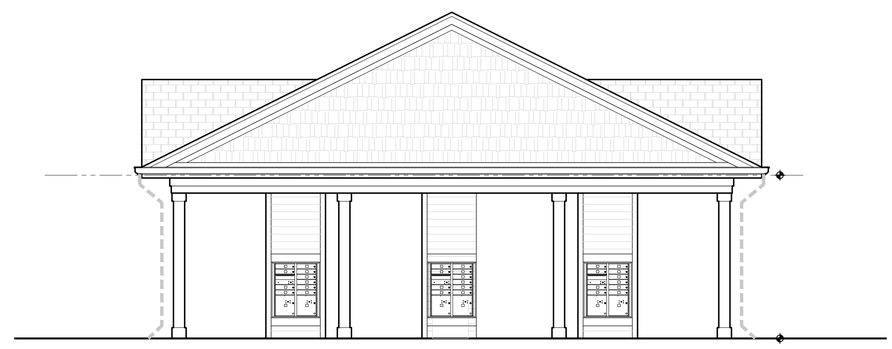
	MAINTENANCE / CAR WASH	
	EXTERIOR ELEVATIONS	

A12.08



MAIL KIOSK SIDE ELEVATION 2

SCALE: 1/4" = 1'-0"

MAIL KIOSK FRONT/ REAR ELEVATION 1

SCALE: 1/4" = 1'-0"

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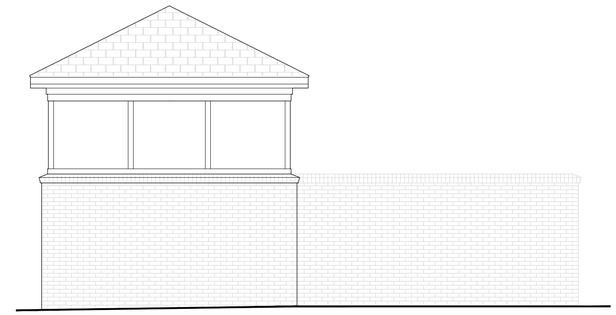
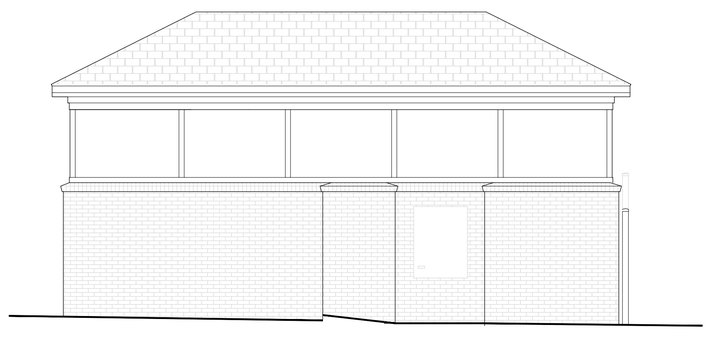
DRAWN BY:	-	
CHECKED BY:	-	
CONTENT:	-	
	AMENITY MAIL KIOSK PLANS & ELEVATIONS	

A12.09

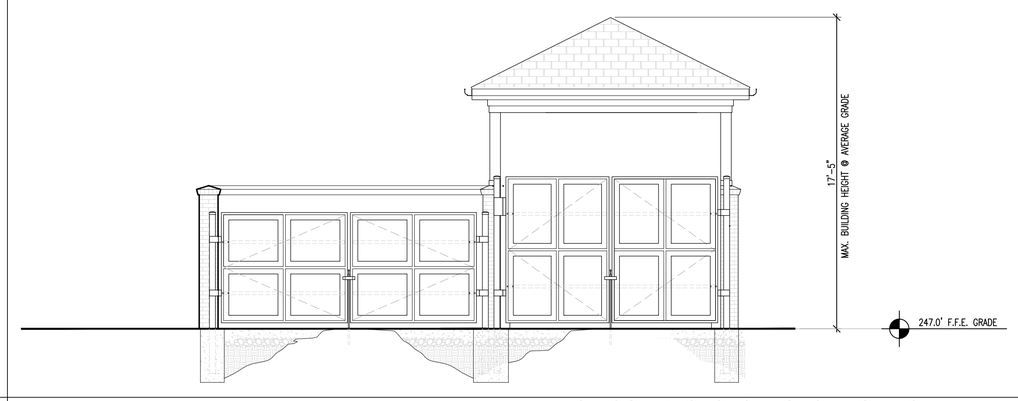


TRASH COMPACTOR/ RECYCLING REAR ELEVATION | 4
SCALE: 1/4" = 1'-0"

TRASH COMPACTOR/ RECYCLING RIGHT ELEVATION | 3
SCALE: 1/4" = 1'-0"



TRASH COMPACTOR/ RECYCLING LEFT ELEVATION | 2
SCALE: 1/4" = 1'-0"



TRASH COMPACTOR/ RECYCLING FRONT ELEVATION | 1
SCALE: 1/4" = 1'-0"

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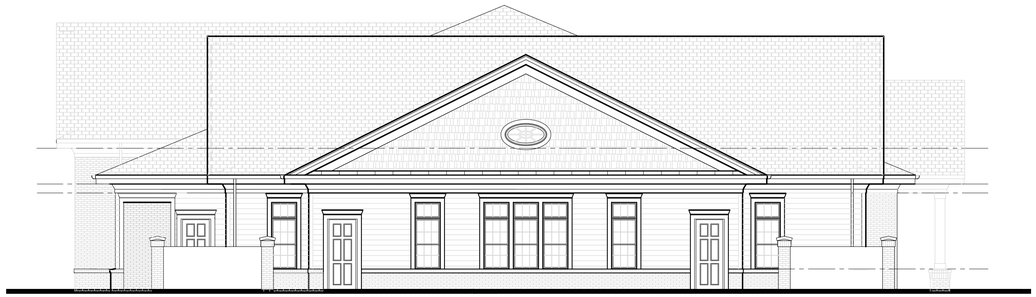
CHECKED BY:		
CONTENT:	TRASH COMPACTOR/ RECYCLING ELEVATIONS	

A12.11



APARTMENT CLUBHOUSE- POOL SIDE ELEVATION | 4
SCALE: 1/8" = 1'-0"

APARTMENT CLUBHOUSE- CLUB ROOM/ CAFE SIDE ELEVATION | 3
SCALE: 1/8" = 1'-0"

APARTMENT CLUBHOUSE- POOL REAR ELEVATION | 2
SCALE: 1/8" = 1'-0"

APARTMENT CLUBHOUSE- FRONT ELEVATION | 1
SCALE: 1/8" = 1'-0"

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The Villages at Sunnybrook
Raleigh, North Carolina

PROJECT:	21161	-
ISSUE:	SITE PLAN /ASR	10/13/2021
	50% CD SET	09/07/2021
REVISIONS:	-	-
DRAWN BY:	-	
CHECKED BY:	-	
CONTENT:	APARTMENT CLUBHOUSE ELEVATIONS	

A13.05