

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		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: N/A	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: N/A	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: N/A	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: N/A	
		Zoning Case #: Z-75-1995	
		Administrative Alternate #: N/A	
GENERAL INFORMATION			
Development name: Town Drive Apartments			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 6350 Triangle Town Boulevard			
Site P.I.N.(s): 1727825409			
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of 10 residential apartment buildings and clubhouse with associated infrastructure and parking.			
Current Property Owner/Developer Contact Name: Charles Humphreys NOTE: please attach purchase agreement when submitting this form.			
Company: RD TTC Raleigh, LLC		Title: Development Manager	
Address: 2850 Tigertail Ave Miami, FL 33133			
Phone #: 305-533-0019		Email: chumphreys@relatedgroup.com	
Applicant Name: Gray Harrell			
Company: McAdams		Address: One Glenwood Ave, Suite 201, Raleigh, NC 27603	
Phone #: 919-823-4300		Email: harrell@mcadamsco.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-5-PK-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 23.98	New gross floor area: 470,123 sf
# of parking spaces required: 507	Total sf gross (to remain and new): 470,125 sf
# of parking spaces proposed: 585	Proposed # of buildings: 11
Overlay District (if applicable): N/A	Proposed # of stories for each: 2-4
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Apartment	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.00 Square Feet: 0.00	Proposed Impervious Surface: Acres: See Site Data Table Square Feet: See Site Data Table
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 11	Total # of hotel units: N/A
# of bedroom units: 1br 187 2br 173 3br 24 4br or more 0	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Gray Harrell (McAdams) will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: 6/3/2021
Printed Name: CHARLES H. HARRELL	



McAdams

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

GRAY HARRELL
harrell@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT

RELATED GROUP
2850 TIGERTAIL AVENUE
MIAMI, FLORIDA 33133
PHONE: 305. 533. 0019

PROJECT DIRECTORY

RELATED GROUP
2850 TIGERTAIL AVENUE
MIAMI, FLORIDA 33133
PHONE: 305. 533. 0019

ARCHITECT
DWELL DESIGN STUDIO, LLC
1280 HIGHTOWER TRAIL
ATLANTA, GEORGIA 30350
PHONE: 770. 864. 1035

GEOTECHNICAL ENGINEER
GEOSCIENCE GROUP
557 PYLON DRIVE
RALEIGH, NORTH CAROLINA 27606
PHONE: 919. 861. 0944



John Beard
57-04'00"

REVISIONS

NO.	DATE	
1	07. 30. 2021	REVISED PER 1st ASR CITY COMMENTS
2	09. 13. 2021	REVISED PER 2nd ASR CITY COMMENTS
3	10. 22. 2021	REVISED PER 3rd ASR CITY COMMENTS

ADMINISTRATIVE SITE REVIEW DRAWINGS FOR:

TOWN DRIVE APARTMENTS
RALEIGH, NORTH CAROLINA 27616
PROJECT NUMBER: 2020110382

TOWN DRIVE APARTMENTS

6350 TRIANGLE TOWN BOULEVARD

RALEIGH, NORTH CAROLINA, 27616

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH CASE #: ASR-0047-2021

PROJECT NUMBER: 2020110382

DATE: JUNE 2, 2021

REVISED: JULY 30, 2021

REVISED: SEPTEMBER 13, 2021

REVISED: OCTOBER 22, 2021

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C2.02	SITE PLAN AREA "B"
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SP-01
A2-50
ARCHITECTURAL COVER SHEET
ARCHITECTURAL SITE PLAN
TRASH ENCLOSURE PLAN, SECTION, AND ELEVATIONS

BDLG 1 EXTERIOR ELEVATIONS
BDLG 1 EXTERIOR ELEVATIONS
BDLG 2 EXTERIOR ELEVATIONS
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BDLG 3 EXTERIOR ELEVATIONS
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BDLG 9 GARAGE ELEVATIONS
BDLG 10 GARAGE ELEVATIONS
CLUBHOUSE ELEVATIONS

SITE DATA

SITE ADDRESS:	6350 TRIANGLE TOWN BOULEVARD, RALEIGH NORTH CAROLINA 27616
OWNER:	ETHEL LIMITED PARTNERSHIP 1517 CASELL STREET RALEIGH, NORTH CAROLINA 27608-2309
PARCEL PIN NUMBER:	1727825409
ZONING:	CX-5-PK-CU SHOD 2 ZONING CASE #Z-75-1995
OVERLAY DISTRICT:	NONE
WATERSHED:	LOWER NEUSE
FLOODPLAIN/FIRM PANEL:	N/A
SITE AREA:	GROSS SITE AREA: 23.98 ACRES, 1,044,569 SF RIGHT-OF-WAY DEDICATION: 0.05 ACRES, 2,178 SF NET SITE AREA: 23.93 ACRES, 1,042,391 SF
TREE CONSERVATION	REQUIRED: 2.39 ACRES, 104,108 SF (10%) PROVIDED: 2.56 ACRES, 111,588 SF (10.7%)
VEHICLE PARKING	1-BR (187 UNITS) 187 SPACES (1.0 PER UNIT) 2-BR (173 UNITS) 260 SPACES (1.5 PER UNIT) 3-BR (24 UNITS) 48 SPACES (2.0 PER UNIT) CLUBHOUSE (5,585 SF) 19 SPACES (1.0 PER 300 SF) TOTAL UNITS: 384 UNITS
	TOTAL PARKING: REQUIRED: 514 SPACES PROVIDED FULL SIZE STALLS: 514 SPACES PROVIDED GARAGE: 60 SPACES PROVIDED COMPACT: 8 SPACES TOTAL PROVIDED PARKING: 582 SPACES
	ACCESSIBLE PARKING REQUIRED: 12 SPACES (2 OF WHICH MUST BE VAN) PROVIDED: 12 SPACES (2 OF WHICH ARE VAN)
SHORT-TERM BICYCLE	LOT 1 REQUIRED: 20 PROVIDED: 22 (1 SPACE/20 UNITS)
OUTDOOR AMENITY AREA	REQUIRED: 2.40 AC, 104,239 SF (10%) PROVIDED: 2.45 AC, 105,898 SF (10.2%)
BUILDING/STRUCTURE SETBACKS:	FROM PRIMARY STREET (MIN): 5' FROM SIDE STREET (MIN): 5' FROM SIDE LOT LINE (MIN): 6' FROM REAR LOT LINE (MIN): 6'
PARKING SETBACKS:	FROM PRIMARY STREET (MIN): 10' FROM SIDE STREET (MIN): 10' FROM SIDE LOT LINE (MIN): 0' FROM REAR LOT LINE (MIN): 0'
PARKWAY SETBACKS:	BUILDING SETBACK FROM PRIMARY STREET (MIN): 50' PARKING SETBACK FROM PRIMARY STREET (MIN): 50'
HEIGHT:	PRINCIPAL BUILDING: 5 STORIES (60')
FLOOR HEIGHTS:	GROUND FLOOR ELEVATION: 2' (ABOVE ADJACENT ROAD)
IMPERVIOUS:	PROPOSED IMPERVIOUS: 12.85 AC, 599,746 SF

NOTES

1. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRDACH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
3. PER TC-SA-18, THE PRIMARY STREET DESIGNATIONS SHALL BE TOWN DRIVE & TRIANGLE TOWN BOULEVARD.

THE MAXIMUM BLOCK PERIMETER IN THE CX-5 ZONING DISTRICT IS 2,500'. THE CURRENT BLOCK PERIMETER EXCEEDS THE ALLOWABLE LENGTH. RALEIGH TEXT CHANGE TC-6-19 ALLOWS FOR BLOCK PERIMETER STANDARDS TO NOT BE MET WHEN "THE RESULTING STREET CONNECTION, IF COMPLETED, WOULD NEITHER REDUCE THE PERIMETER OF THE OVERSIZED BLOCK BY AT LEAST 20% NOR RESULT IN CONFORMING BLOCK PERIMETERS". IN THIS CASE, ADDITIONAL PUBLIC ROADS INTERNAL TO THE SITE WOULD NOT DECREASE THE OVERALL BLOCK LENGTH BY 20% NOR CREATE CONFORMING BLOCKS AND AS SUCH, ADDITIONAL INTERNAL PUBLIC RIGHTS-OF-WAY ARE NOT REQUIRED.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection, Install a Downstream Plug, have Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

SOLID WASTE INSPECTION STATEMENT:

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



Know what's below.
Call before you dig.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

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-5-PK-CU SHOD 2	Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 0
Gross site acreage: 23.98	New gross floor area: 443,112 sf
# of parking spaces required: 514	Total sf gross (to remain and new): 443,112 sf
# of parking spaces proposed: 582	Proposed # of buildings: 11
Overlay District (if applicable): N/A	Proposed # of stories for each: 2-4
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Apartment	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.00 Square Feet: 0.00	Proposed Impervious Surface: Acres: See the Data Table Square Feet: See Site Data Table
Is this a flood hazard area? If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Neuse River Buffer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 11	Total # of hotel units: N/A
# of bedroom units: 1br 187 2br 173 3br 24 4br or more 0	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

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I, Gray Harrell (McAdams), will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: Gray Harrell Date: 6/3/2021

Printed Name: Gray Harrell

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REVISION 02.18.21
raleighnc.gov

Administrative Site Review Application

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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			Site Transaction History		
<input type="checkbox"/>	Detached	<input type="checkbox"/>	General	Subdivision case #: N/A	
<input type="checkbox"/>	Attached	<input type="checkbox"/>	Mixed use	Scoping/sketch plan case #: N/A	
<input checked="" type="checkbox"/>	Apartment	<input type="checkbox"/>	Open lot	Certificate of Appropriateness #: N/A	
<input type="checkbox"/>	Townhouse	<input type="checkbox"/>	Civic	Board of Adjustment #: N/A	
				Zoning Case #: Z-75-1995	
				Administrative Alternate #: N/A	

GENERAL INFORMATION

Development name: Town Drive Apartments

Inside City limits? Yes ☒ No ☐

Property address(es): 6350 Triangle Town Boulevard

Site P.I.N.(s): 1727825409

Please describe the scope of work. Include any additions, expansions, and change of use.
Construction of 10 residential apartment buildings and clubhouse with associated infrastructure and parking.

Current Property Owner/Developer Contact Name: Charles Humphreys

NOTE: please attach purchase agreement when submitting this form.

Company: RO TTC Raleigh, LLC Title: Development Manager

Address: 2850 Tigertail Ave Miami, FL 33133

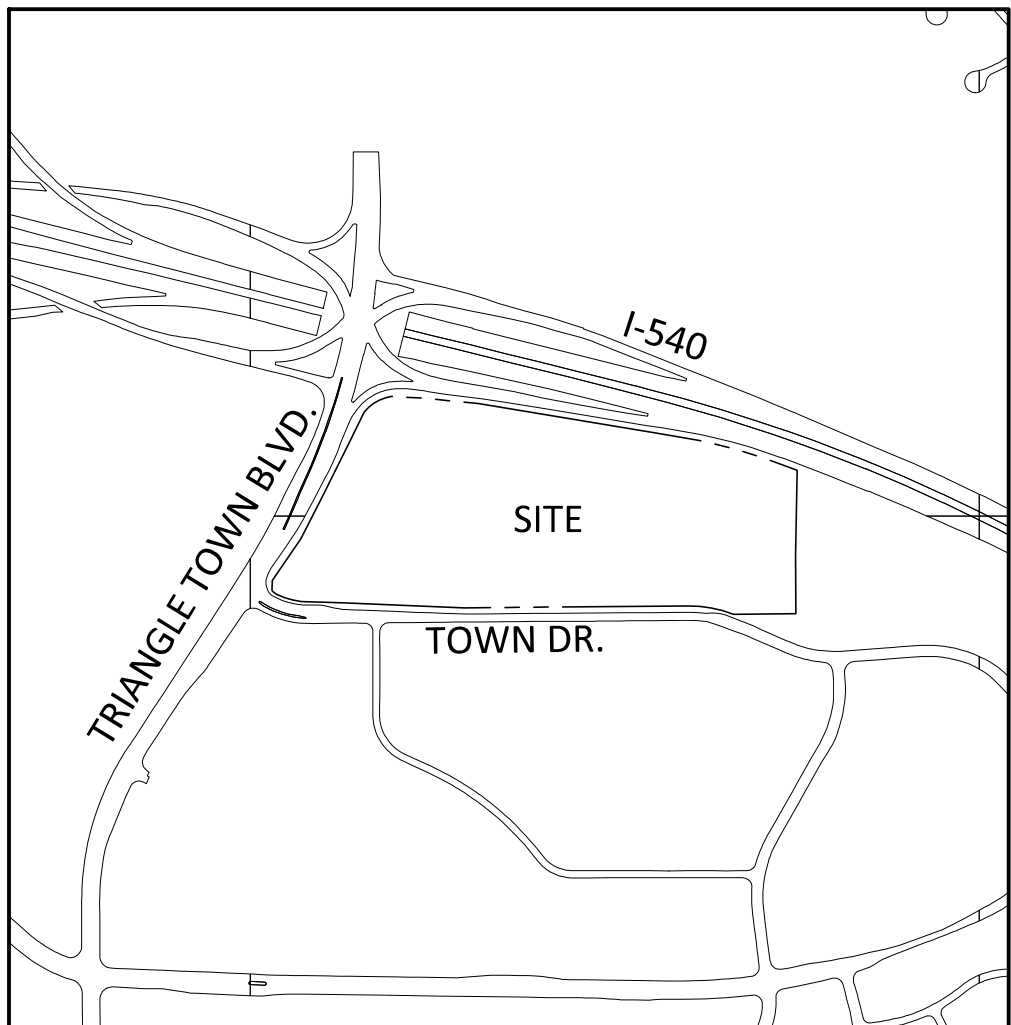
Phone #: 305-533-0019 Email: chumphreys@relatedgroup.com

Applicant Name: Gray Harrell

Company: McAdams Address: One Glenwood Ave, Suite 201, Raleigh, NC 27603

Phone #: 919-823-4300 Email: harrell@mcadamsco.com

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REVISION 02.18.21
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VICINITY MAP
N.T.S.





McADAMS

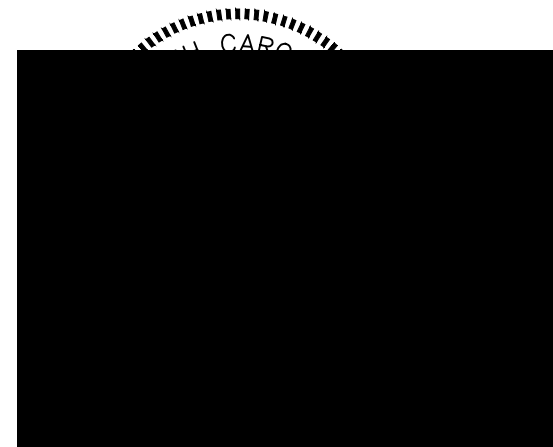
The John R. McAdams Company, Inc.
One Glenwood Avenue
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phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

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CLIENT

THE RELATED GROUP
2850 TIGERTAIL AVENUE
MIAMI, FLORIDA 33133
PHONE: 864. 354. 9491

TOWN DRIVE APARTMENTS
ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA, 27616



REVISIONS

NO.	DATE	
1	07. 30. 2021	REVISED PER 1st ASR CITY COMMENTS
2	09. 13. 2021	REVISED PER 2nd ASR CITY COMMENTS
3	10. 22. 2021	REVISED PER 3rd ASR CITY COMMENTS

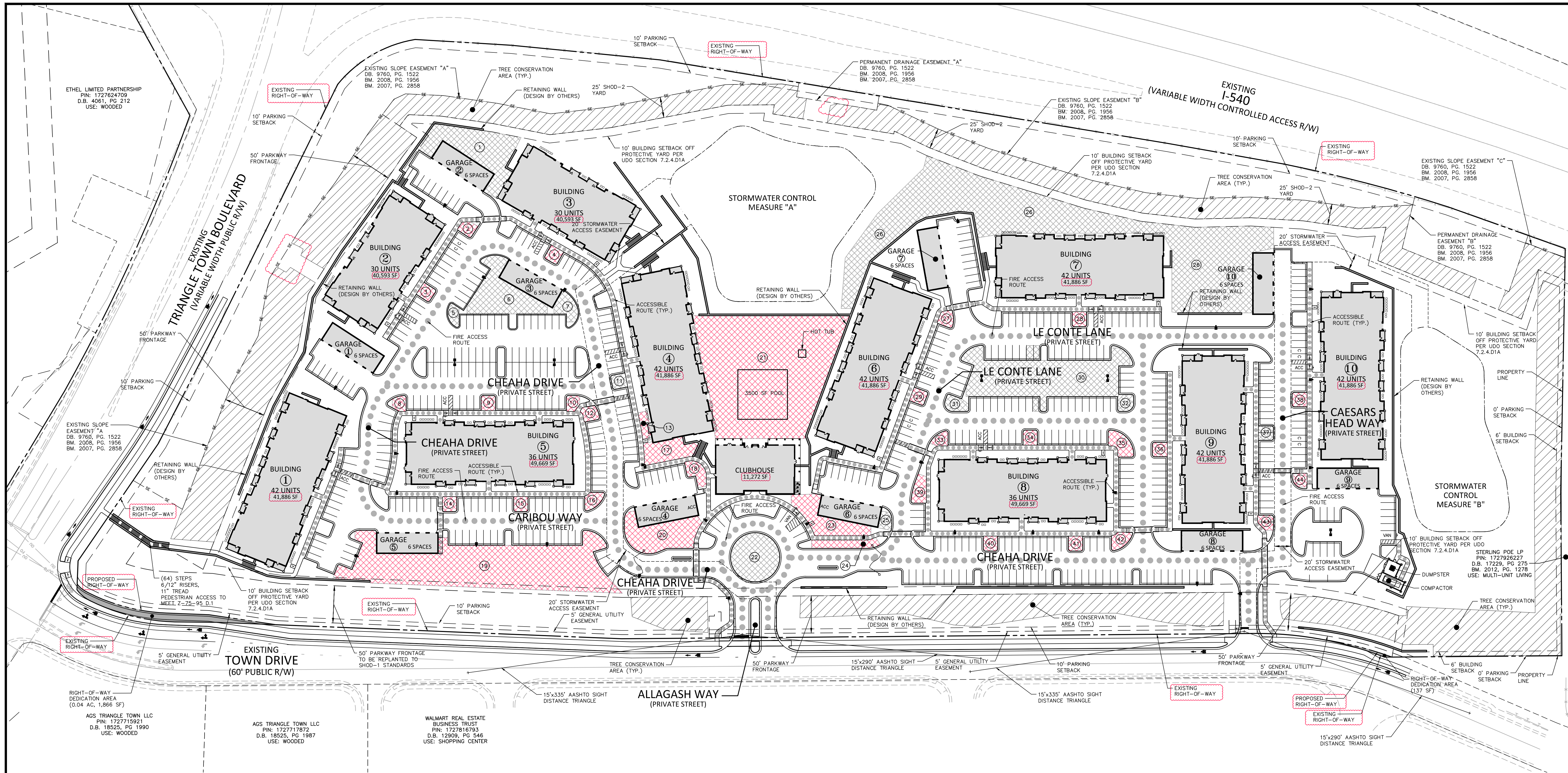
PLAN INFORMATION

PROJECT NO. 2020110382
FILENAME 2020110382-ASR-OAS1
CHECKED BY CGH
DRAWN BY CDR
SCALE 1"=60'
DATE 10. 22. 2021

SHEET

OVERALL SITE
PLAN

C2.00



AMENITY AREA TABLE

PARCEL #	AREA (AC)	AREA (SF)
1	0.10	4,481
2	0.01	291
3	0.01	303
4	0.01	303
5	0.01	307
6	0.08	3,464
7	0.02	700
8	0.01	274
9	0.01	303
10	0.01	278
11	0.01	303
12	0.01	324
13	0.01	352
14	0.01	307
15	0.01	303
16	0.01	371
17	0.04	1,560
18	0.01	537
19	0.36	15,865
20	0.07	3,062
21	0.51	22,050
22	0.06	2,734
23	0.05	2,192
24	0.02	813
25	0.01	304
26	0.67	28,976
27	0.01	308
28	0.01	303
29	0.01	303
30	0.21	9,235

ADA AMENITY TABLE

PARCEL #	AREA (AC)	AREA (SF)
31	0.01	438
32	0.01	336
33	0.01	280
34	0.01	303
35	0.01	652
36	0.01	303
37	0.01	303
38	0.01	303
39	0.01	521
40	0.01	303
41	0.01	303
42	0.01	394
43	0.01	296
44	0.01	254
TOTAL	2.44 AC.	105,898 SF.

PARCEL #	AREA (AC)	AREA (SF)
43	0.01	296
44	0.01	254
TOTAL	1.25 AC.	54,315 SF.

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	AMENITY AREA
	ROW DEDICATION AREA
	FIRE TRUCK ACCESS ROUTE

TREE CONSERVATION LEGEND

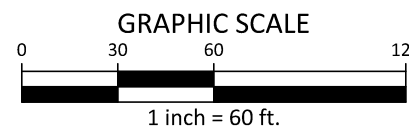
	TREE CONSERVATION AREA
	ADA ACCESSIBLE AMENITY AREA

NOTES

- PER TC-SA-18, THE PRIMARY STREET DESIGNATIONS SHALL BE TOWN DRIVE & TRIANGLE TOWN BOULEVARD.
- SMALLER AMENITY HATCHES MAKE UP REST OF REQUIRED AMENITY AREA.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

\\projects\001\202110382\04 Production\Engineering\Current Drawings\2020110382-ASR-S1.dwg, 10/22/2021 1:30:12 PM, Davis Robinson






NOTES

1. POOL DIMENSIONS ARE UNDER THE 65' MAXIMUM LENGTH AND 4,000 SF MAXIMUM ALLOWED UNDER SECTION 6.7.3.G.5
2. ACCESSIBLE ROUTES SHALL BE 2% MAX CROSS SLOPE. RUNNING SLOPES SHALL NOT EXCEED 8.33% AND HANDRAILS SHALL BE PROVIDED FOR SLOPES BETWEEN 5% AND 8.33% WITH 6" ELEVATION CHANGE.
3. ACCESSIBLE ENTRANCES SHALL NOT EXCEED 2% SLOPE 5' OUTSIDE OF BUILDING FACE.
5. BIKE RACKS SHALL BE PROVIDED WITH AN ADJACENT 30"x48" CLEAR FLOOR SPACE ZONE.
6. RAMP EDGE PROTECTION SHALL NOT EXCEED 4" ABOVE THE SURFACE RAMP.

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT

			ACCESSIBLE RAMP
TYPE (A)	TYPE (B)	TYPE (C)	

	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	ROW DEDICATION AREA

TREE CONSERVATION LEGEND

	TREE CONSERVATION AREA
--	------------------------

SIGNAGE LEGEND

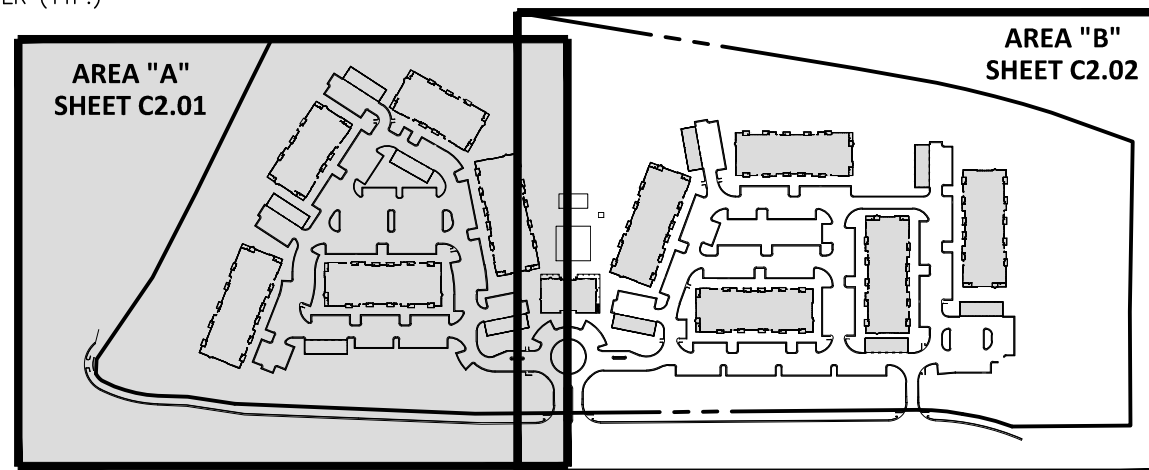


PAVEMENT MARKING LEGEND

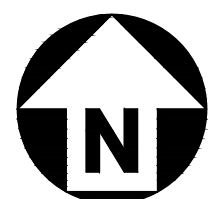
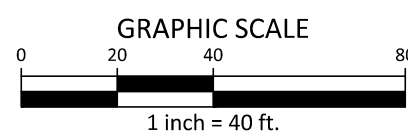
LANE LINES/MARKINGS
T2 24" WHITE STOPBAR
T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
T9 4" YELLOW MINISKIP (2' - 6' SP.)
TD 4" WHITE MINISKIP (3' - 9' SP.)
TE 4" WHITE SOLID LANE LINE
TI 4" YELLOW DOUBLE CENTER
UJ BICYCLE SYMBOL
UK BICYCLE STRAIGHT ARROW
TQ 8" WHITE CROSSWALK LINE

ARROWS/CHARACTERS
UB THRU/RIGHT TURN ARROW

NOTE:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC
AND ARE TO BE PLACED PER NCDOT STANDARDS
(REFERENCE: NCDOT DETAILS (1205.01-1205.12)



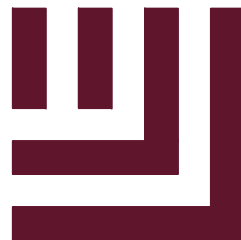
INDEX MAP



SEE SHEET C0.00 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY
NOTES

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE CURRENT CITY OF
RALEIGH ENGINEERING DESIGN AND
CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
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license number: C-0293, C-187

www.mcadamsco.com

CLIENT

THE RELATED GROUP
2850 TIGERTAIL AVENUE
MIAMI, FLORIDA 33133
PHONE: 864. 354. 9491

TOWN DRIVE APARTMENTS ADMINISTRATIVE SITE REVIEW 6350 TRIANGLE TOWN BLVD RALEIGH, NORTH CAROLINA, 27616

REVISIONS

NO.	DATE	REVISION
1	07.30.2021	REVISED PER 1st ASR CITY COMMENTS
2	09.13.2021	REVISED PER 2nd ASR CITY COMMENTS
3	10.22.2021	REVISED PER 3rd ASR CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	2020110382
FILENAME	2020110382-ASR-S1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=40'
DATE	10.22.2021

SHEET

DETAILED SITE PLAN
AREA "A"

C2.01

TOWN BOULEVARD
APARTMENTS

ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD.
RALEIGH, NORTH CAROLINA 27616

A DEVELOPMENT PLAN



ISSUE	DATE	DESCRIPTION	INCLUDED
08/02/2021	08/02/2021	ASR PACKAGE	
08/02/2021	08/02/2021	SCHEMATIC DESIGN PACKAGE	
09/10/2021	09/10/2021	SET ASR SUBMITTAL PACKAGE	X
10/15/2021	10/15/2021	REVISED FOR REARER CITY COMMENTS	X
11/02/2021	11/02/2021	PERMIT/IMP SET	

REVISION	DATE	DESCRIPTION	REV
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SHEET NAME

BLDG 1
EXTERIOR
ELEVATIONS

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-11A

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2 BLDG 1000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 277.67'

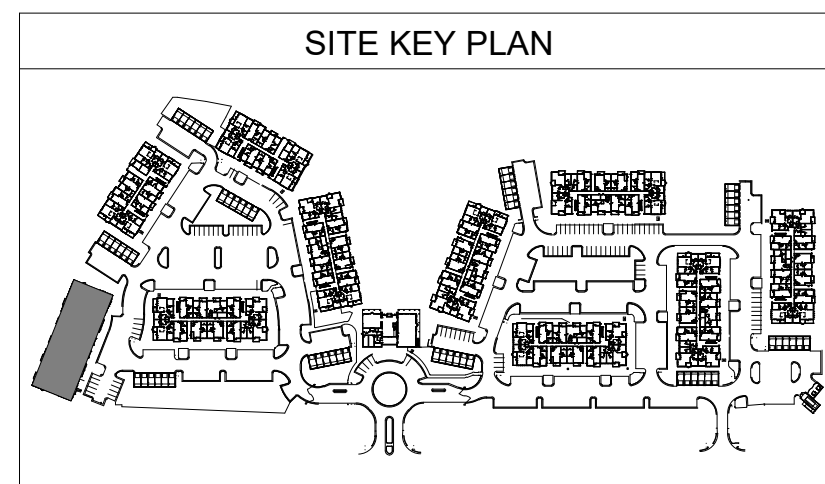
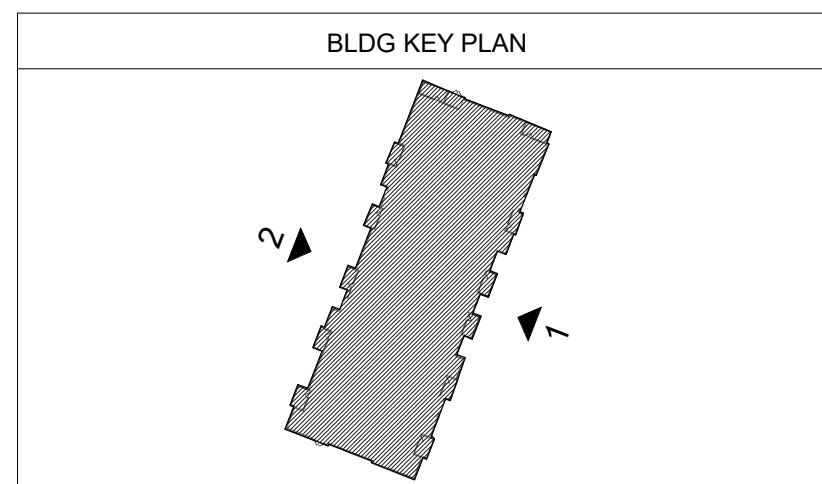


1 BLDG 1000 OVERALL EAST ELEVATION
1/8" = 1'-0"

BUILDING 1 PRIMARY STREET AVERAGE GRADE	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	277.67	277.67	277.67
TOWN DRIVE (SOUTH)	288.67	277.67	283.17

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	0	0%
438	0	0%
2193	2193	100%

TOTAL 42%



ISSUE	DATE	DESCRIPTION	INCLUDED
08/02/2021	08/02/2021	ASR PACKAGE	
07/30/2021	07/30/2021	SCHEMATIC DESIGN PACKAGE	X
09/10/2021	09/10/2021	SET ASR SUBMITTAL PACKAGE	X
10/15/2021	10/15/2021	REVISED FOR REAR CITY COMMENTS	X
11/02/2021	11/02/2021	PERMIT/IMP SET	X

REVISION	DATE	DESCRIPTION	REV

DATE	DESCRIPTION

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SHEET NAME
BLDG 1 EXTERIOR ELEVATIONS

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-11B

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2 BLDG 1000 OVERALL NORTH ELEVATION
1/8" = 1'-0"



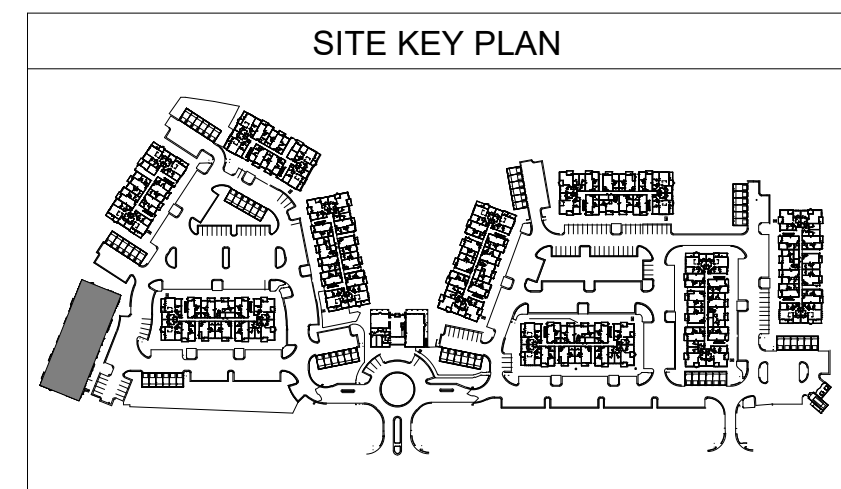
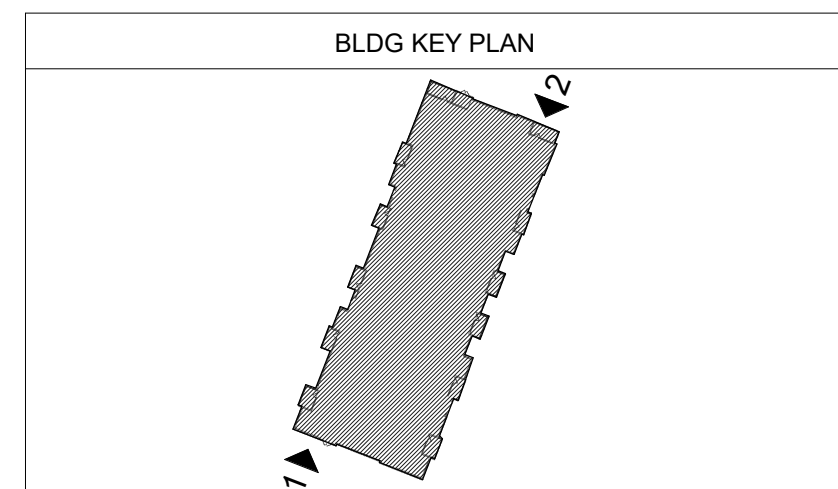
1 BLDG 1000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 283.17'

BUILDING 1 PRIMARY STREET AVERAGE GRADE	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	277.67	277.67	277.67
TOWN DRIVE (SOUTH)	288.67	277.67	283.17

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	0	0%
438	0	0%
2193	2193	100%

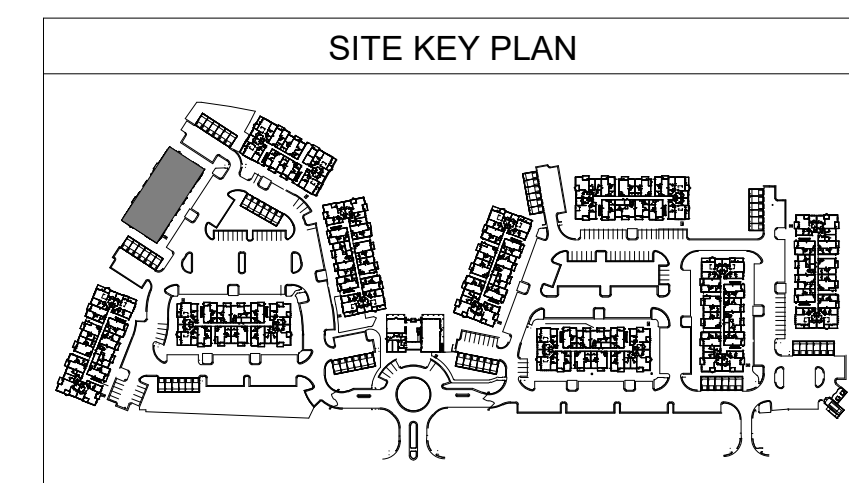
TOTAL 42%





FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
421	0	0%
1704	0	0%
421	0	0%
1704	1704	100%

Diagram of the BLDG KEY PLAN showing a building layout with numbered rooms (1-10) and a central corridor. Arrows 1 and 2 indicate specific locations or directions.



ISSUE	DATE	DESCRIPTION	INCLUDED
	09/05/2021	ASR PACKAGE	
	07/30/2021	SCHEMATIC DESIGN PACKAGE	
	09/10/2021	SET ASR SUBMITTAL PACKAGE	X
	10/15/2021	REVISED FOR REAR CITY COMMENTS	X
	11/05/2021	PERMIT/APP SET	

REVISION	DATE	DESCRIPTION	REV

DATE

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SHEET NAME
BLDG 2 EXTERIOR ELEVATIONS

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-12B



2 BLDG 2000 OVERALL NORTH ELEVATION
1/8" = 1'-0"



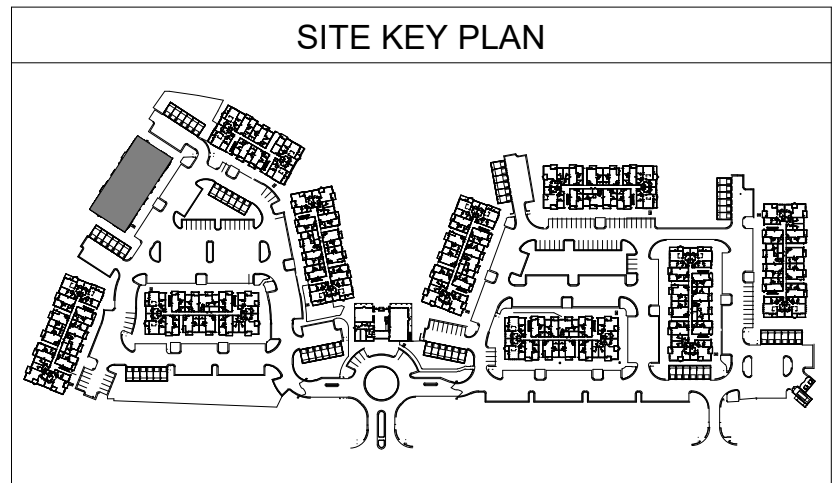
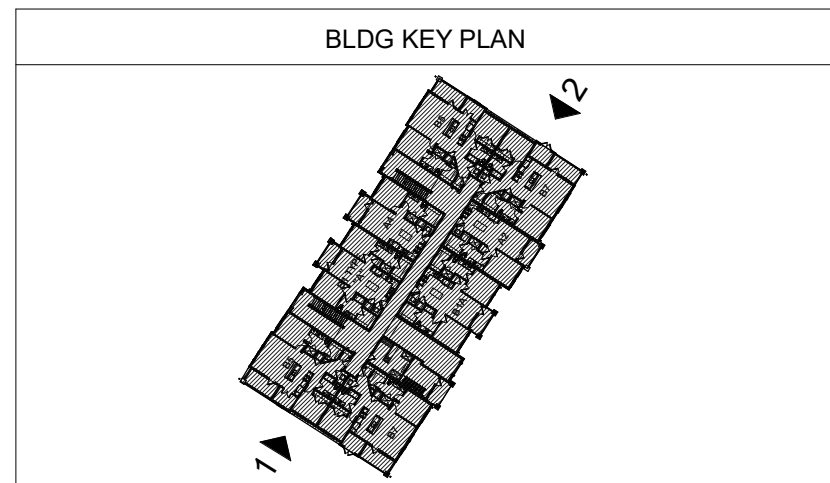
1 BLDG 2000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 282.17'

BUILDING 2 PRIMARY STREET AVERAGE GRADE	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	276.67	276.67	276.67
TOWN DRIVE (SOUTH)	287.67	276.67	282.17

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
421	0	0%
1704	0	0%
421	0	0%
1704	1704	100%

TOTAL 40%



ISSUE	DATE	DESCRIPTION	INCLUDED
08/02/2021	08/02/2021	ASR PACKAGE	
09/02/2021	09/02/2021	SCHEMATIC DESIGN PACKAGE	X
09/10/2021	09/10/2021	SET ASR SUBMITTAL PACKAGE	X
10/15/2021	10/15/2021	REVISED FOR REAR CITY COMMENTS	X
11/02/2021	11/02/2021	PERMIT/IMP SET	X

REVISION	DATE	DESCRIPTION	REV

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DWELL NAME:
**BLDG 3
EXTERIOR
ELEVATIONS**

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-13A



2 BLDG 3000 OVERALL NORTH ELEVATION
1/8" = 1'-0"



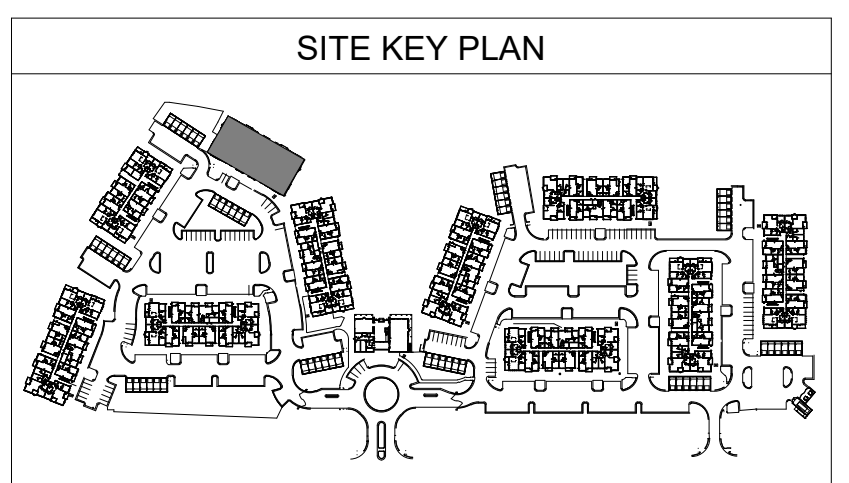
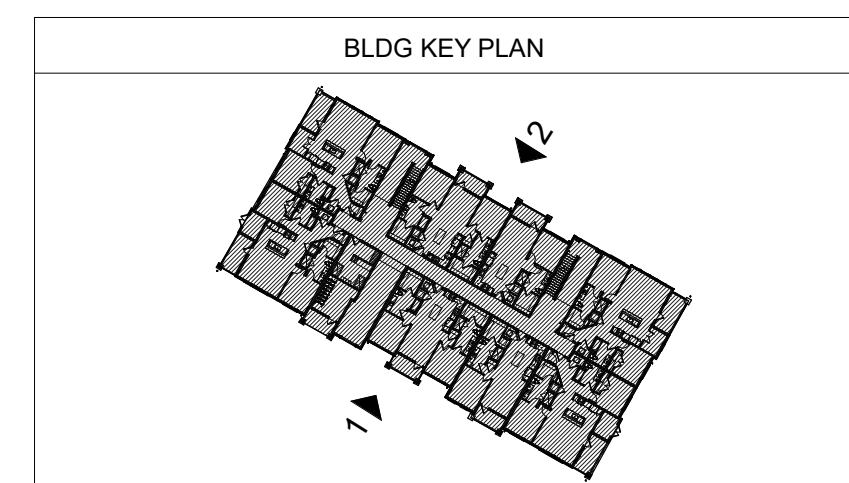
1 BLDG 3000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 286.84'

BUILDING 3 PRIMARY STREET AVERAGE GRADE	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	286.67	275.67	281.17
TOWN DRIVE (SOUTH)	287.00	286.67	286.84

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
1704	1704	100%
421	0	0%
1704	0	0%
421	0	0%

TOTAL 40%



ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

DEVELOPMENT FOR



DATE	DESCRIPTION	INVOICE
02/02/2021	ASR PACKAGE	
07/30/2021	SCHEMATIC DESIGN PACKAGE	
10/10/2021	3RD ASR SUBMITTAL PACKAGE	X
02/01/2021	REVISED PER 3rd ASR CITY COMMENTS	X
05/05/2021	PERMITTING SET	

REVISION		
DATE	DESCRIPTION	REV

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BOET NAME:

BLDG 3
EXTERIOR
ELEVATIONS

OB NUMBER: 2128901

DRAWN BY HIL CHECKED BY SL

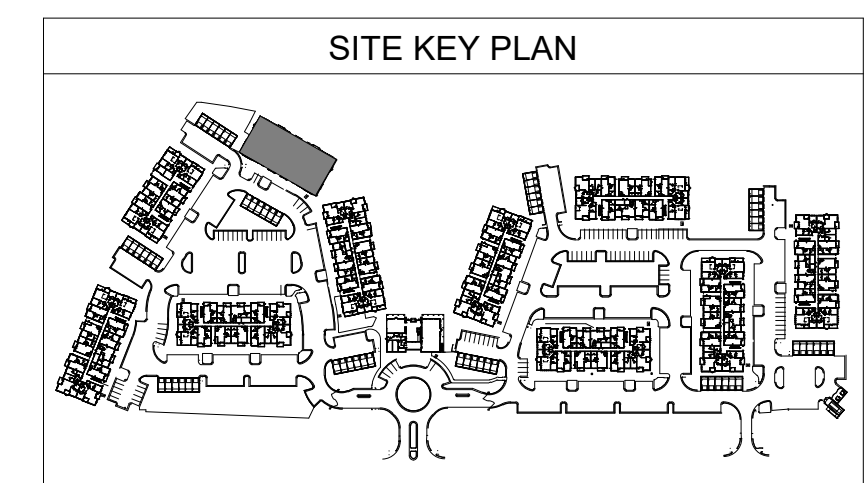
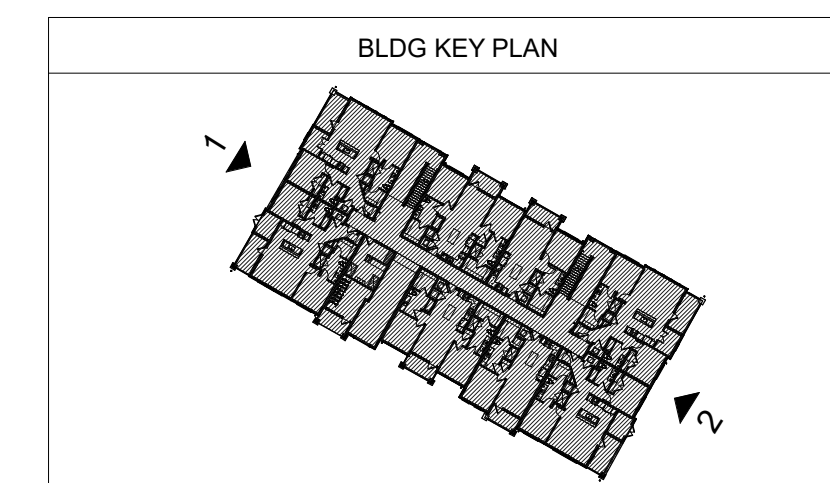
A4-13B



PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 281.17'

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
1704	1704	100%
421	0	0%
1704	0	0%
421	0	0%

TOTAL	40%
-------	-----



ISSUE	DATE	DESCRIPTION	INCLUDED
08/02/2021	08/02/2021	ASR PACKAGE	
08/02/2021	08/02/2021	SCHEMATIC DESIGN PACKAGE	
09/10/2021	09/10/2021	SET ASR SUBMITTAL PACKAGE	X
10/12/2021	10/12/2021	REVISED FOR REAR CITY COMMENTS	X
11/02/2021	11/02/2021	PERMIT/APP SET	

REVISION	DATE	DESCRIPTION	REV

DATE	DESCRIPTION

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LITIGATION AND DAMAGES.

DWELL NAME:
BLDG 4
EXTERIOR
ELEVATIONS

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-14A



2 BLDG 4000 OVERALL EAST ELEVATION
1/8" = 1'-0"



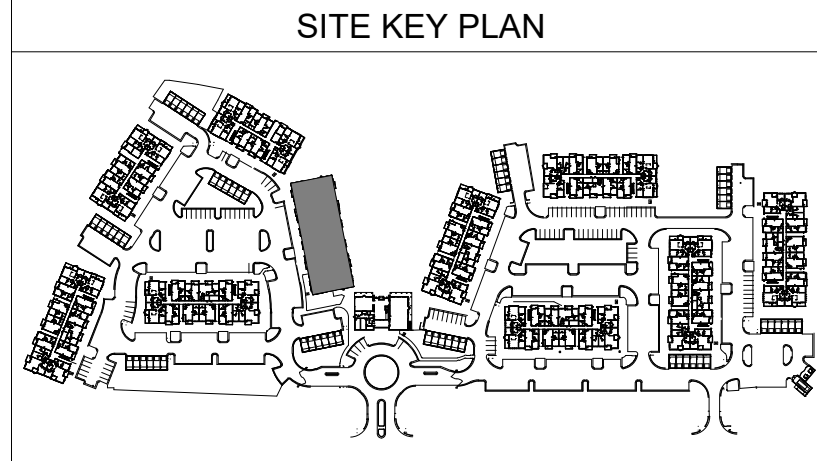
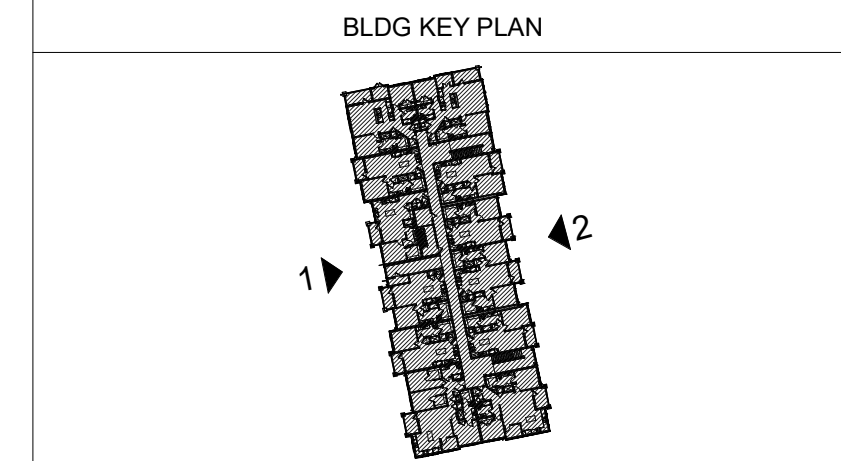
1 BLDG 4000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 286.24'

BUILDING 4 PRIMARY STREET AVERAGE GRADE	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	286.40	286.07	286.24
TOWN DRIVE (SOUTH)	286.07	275.07	280.57

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	2193	100%
438	0	0%
2193	0	0%

TOTAL 42%



TOWN BOULEVARD APARTMENTS

ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

DEVELOPMENT FOR

[illegible]

REVISION		
DATE	DESCRIPTION	REV

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BLDG 4
EXTERIOR
ELEVATIONS

OB NUMBER: 2128901

DRAWN BY	CHECKED BY
HIL	SL

A4-14B

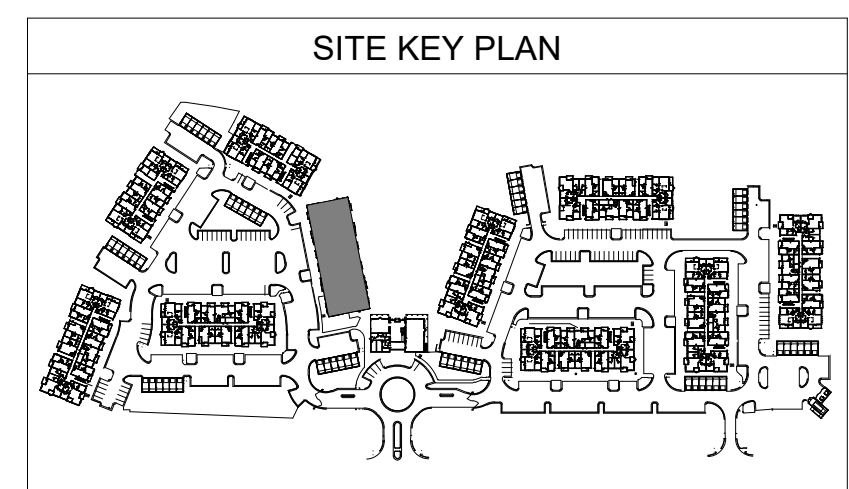
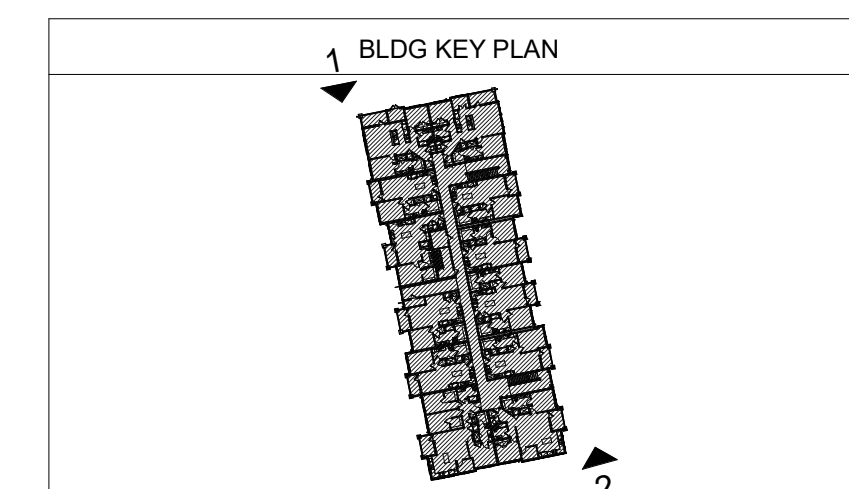


PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 280.57'

BUILDING 4 PRIMARY STREET AVERAGE GRADE			
	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	286.40	286.07	286.24
TOWN DRIVE (SOUTH)	286.07	275.07	280.57

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	2193	100%
438	0	0%
2193	0	0%

TOTAL	42%
-------	-----



TOWN BOULEVARD APARTMENTS

ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

DEVELOPMENT FORM:

[illegible]

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BLDG 5
EXTERIOR
ELEVATIONS

OB NUMBER: 2128901

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A4-15A



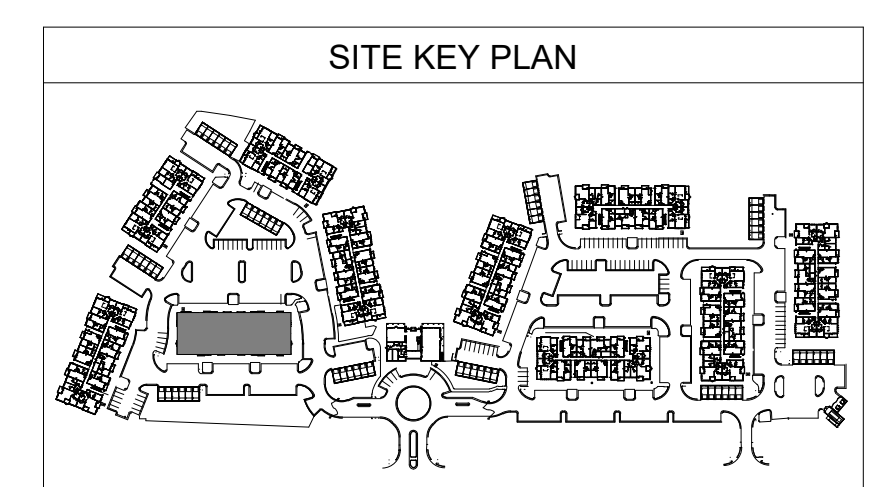
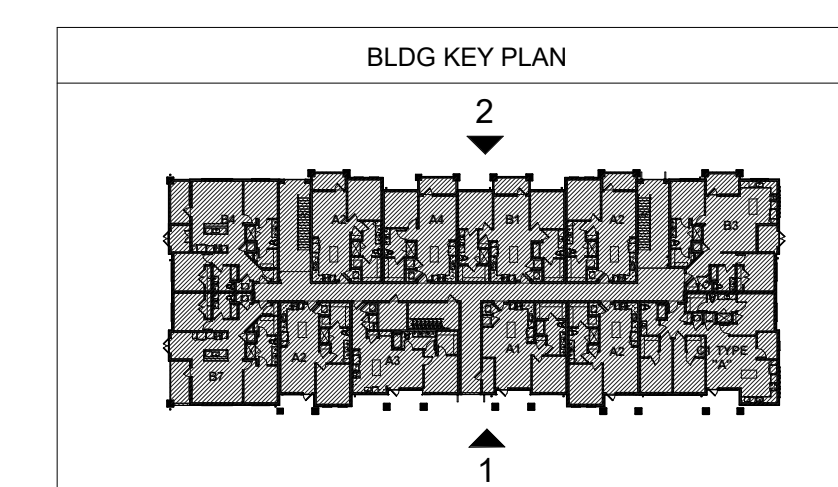
2 BLDG 5000 OVERALL NORTH ELEVATION
1/8" = 1'-0"



1 BLDG 5000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 287.84'

BUILDING 5 PRIMARY STREET AVERAGE GRADE			
	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	287.67	287.67	287.67
TOWN DRIVE (SOUTH)	288.00	287.67	287.84



ISSUE	DATE	DESCRIPTION	INCLUDED
08/02/2021	08/02/2021	ASR PACKAGE	
07/20/2021	07/20/2021	SCHEMATIC DESIGN PACKAGE	
09/15/2021	09/15/2021	SET ASR SUBMITTAL PACKAGE	X
10/15/2021	10/15/2021	REVISED FOR REAR CITY COMMENTS	X
11/02/2021	11/02/2021	PERMIT/IMP SET	X

REVISION	DATE	DESCRIPTION	REV

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DRAWN BY: HIL
CHECKED BY: SL
BLDG 6 EXTERIOR ELEVATIONS

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-16A



2 BLDG 6000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE EAST ELEVATION - 280.67'



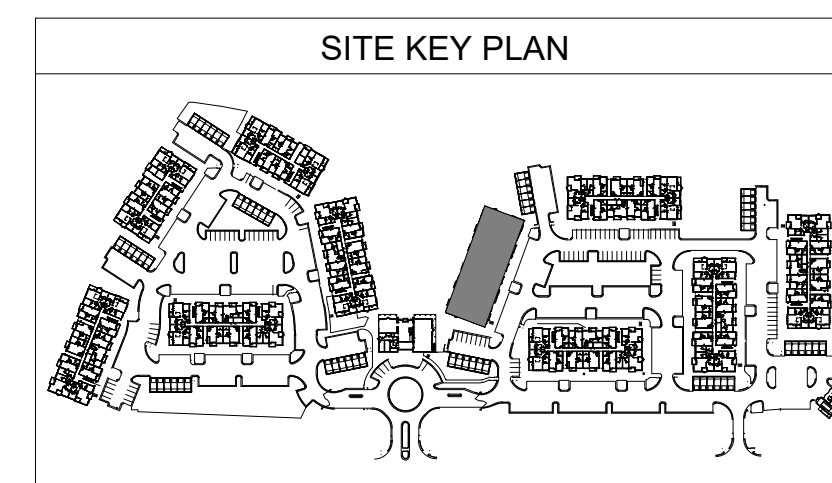
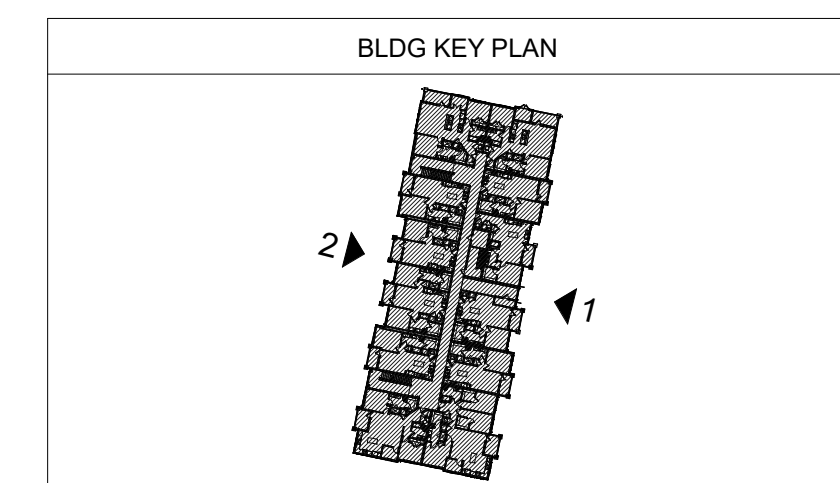
1 BLDG 6000 OVERALL EAST ELEVATION
1/8" = 1'-0"

BUILDING 6 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	280.67	280.67	280.67
TOWN DRIVE (SOUTH)	291.67	280.67	286.17

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	0	0%
438	0	0%
2193	2193	100%

TOTAL 42%



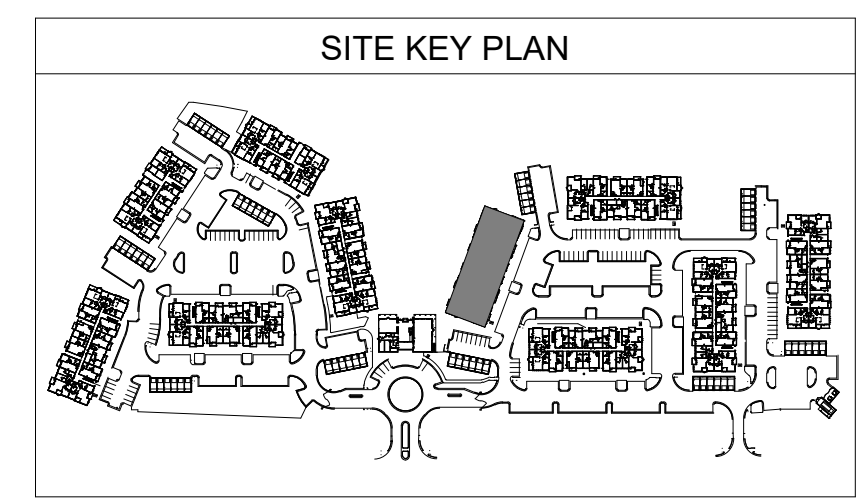


PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 286.17'

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	0	0%
438	0	0%
2193	2193	100%

BLDG KEY PLAN

2



ISSUE	DATE	DESCRIPTION	INCLUDED
08/05/2021	08/05/2021	ASR PACKAGE	
08/10/2021	08/10/2021	SCHEMATIC DESIGN PACKAGE	X
09/10/2021	09/10/2021	SET ASR SUBMITTAL PACKAGE	X
10/15/2021	10/15/2021	REVISED FOR REAR CITY COMMENTS	X
11/05/2021	11/05/2021	PERMIT GAP SET	

REVISION	DATE	DESCRIPTION	REV

DATE

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NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE NOT TO BE USED TO CONSTRUCT THE PROJECT WITHOUT THE WRITTEN PERMISSION OF DWELL DESIGN STUDIO.

SHEET NAME:
BLDG 7
EXTERIOR
ELEVATIONS

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-17A



2 BLDG 7000 OVERALL NORTH ELEVATION
1/8" = 1'-0"



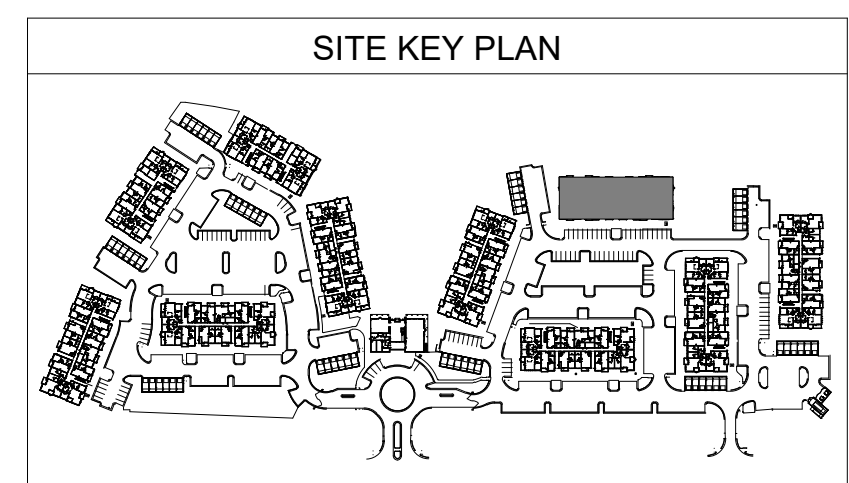
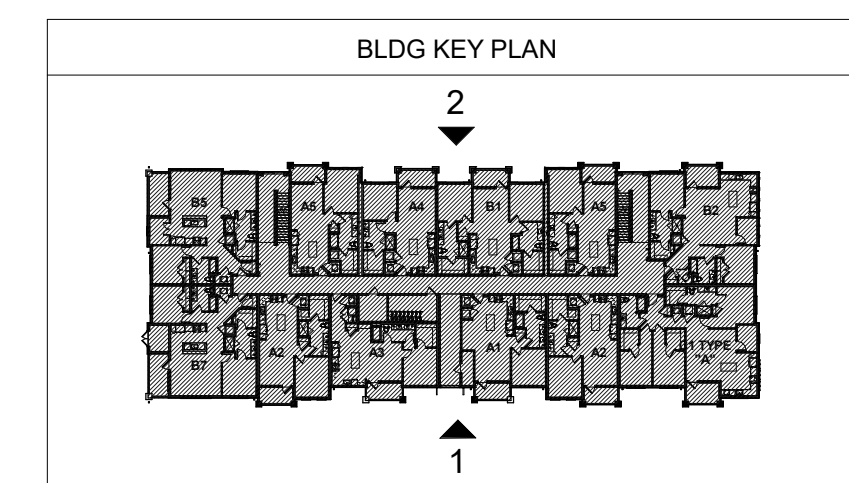
1 BLDG 7000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 292.84'

BUILDING 7 PRIMARY STREET AVERAGE GRADE	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	292.67	281.67	287.17
TOWN DRIVE (SOUTH)	293.00	292.67	292.84

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
2193	0	0%
438	0	0%
2193	2193	100%
438	0	0%

TOTAL 42%



ISSUE	DATE	DESCRIPTION	INCLUDED
09/05/2021	ASR PACKAGE		
09/10/2021	SCHEMATIC DESIGN PACKAGE		
09/10/2021	SET ASR SUBMITTAL PACKAGE		X
10/15/2021	REVISED FOR REAR CITY COMMENTS		X
11/05/2021	PERMIT/APP SET		X

REVISION	DATE	DESCRIPTION	REV

DATE

NOTES:
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SHEET NAME:
**BLDG 7
EXTERIOR
ELEVATIONS**

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-17B



2 BLDG 7000 OVERALL EAST ELEVATION
1/8" = 1'-0"



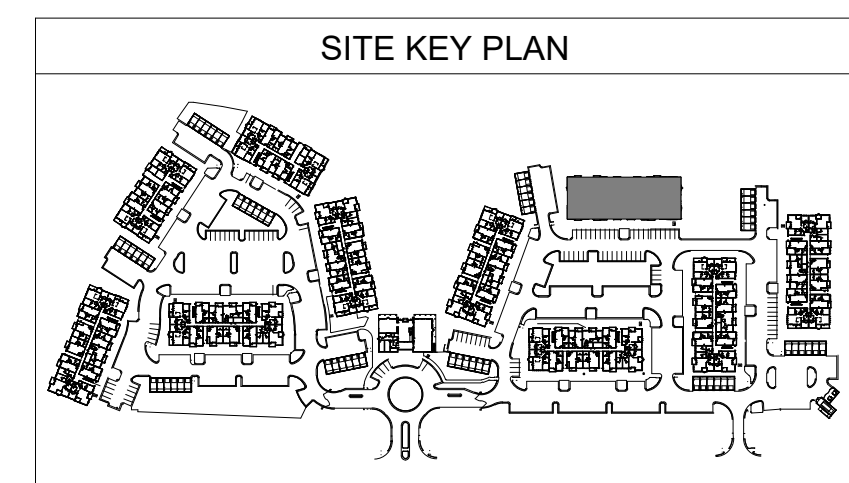
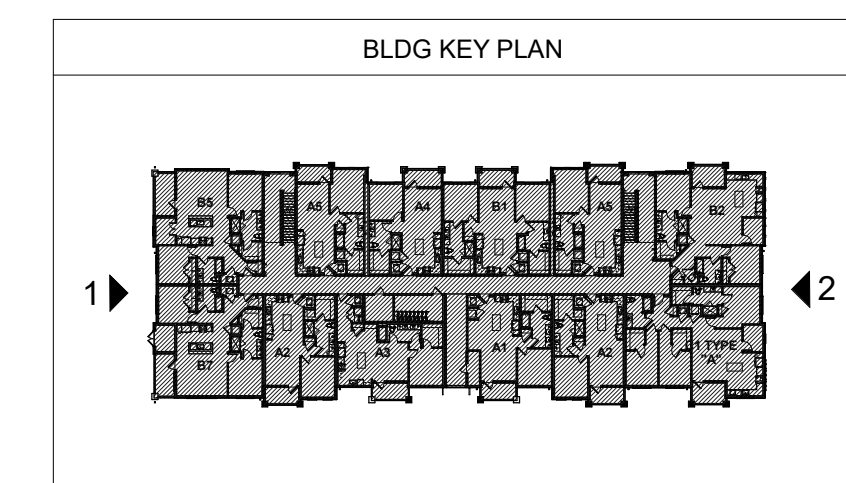
1 BLDG 7000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 287.17'

BUILDING 7 PRIMARY STREET AVERAGE GRADE	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	292.67	281.67	287.17
TOWN DRIVE (SOUTH)	293.00	292.67	292.84

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
2193	0	0%
438	0	0%
2193	2193	100%
438	0	0%

TOTAL 42%



TOWN BOULEVARD
APARTMENTS

ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD.
RALEIGH, NORTH CAROLINA 27616

A DEVELOPMENT PLAN



ISSUE	DATE	DESCRIPTION	INCLUDED
08/05/2021	08/05/2021	ASR PACKAGE	
09/03/2021	09/03/2021	SCHEMATIC DESIGN PACKAGE	
09/10/2021	09/10/2021	SET ASR SUBMITTAL PACKAGE	X
10/15/2021	10/15/2021	REVISED FOR REAR CITY COMMENTS	X
11/02/2021	11/02/2021	PERMIT/APP SET	

REVISION	DATE	DESCRIPTION	REV

DATE	DESCRIPTION

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SHEET NAME:
**BLDG 8
EXTERIOR
ELEVATIONS**

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-18A



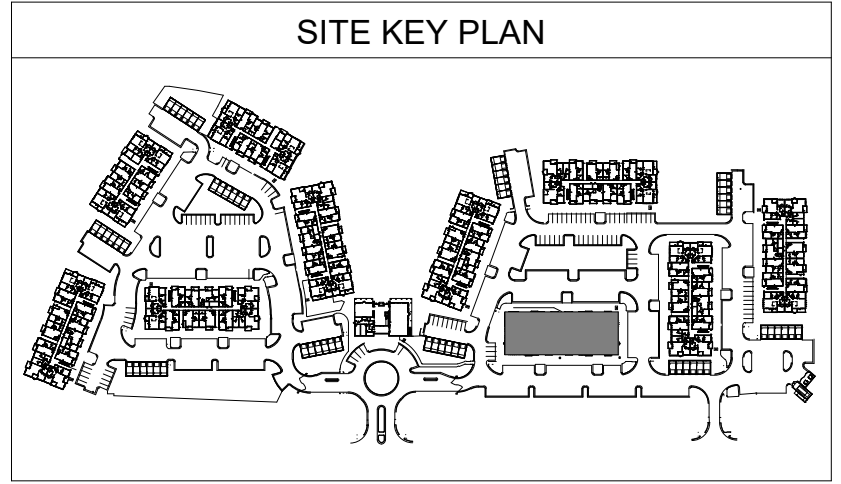
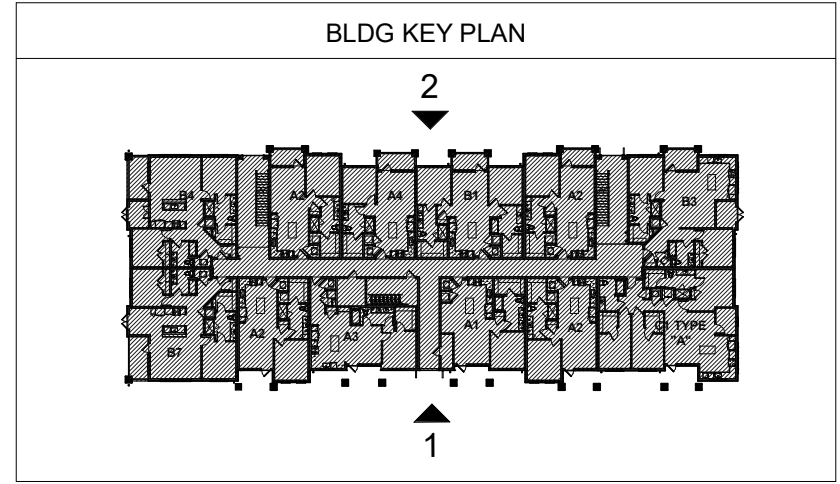
2 BLDG 8000 OVERALL NORTH ELEVATION
1/8" = 1'-0"



1 BLDG 8000 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 289.84'

	BUILDING 8 PRIMARY STREET AVERAGE GRADE		
	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	289.67	289.67	289.67
TOWN DRIVE (SOUTH)	290.00	289.67	289.84



ISSUE	DATE	DESCRIPTION	INCLUDED
08/05/2021	08/05/2021	ASR PACKAGE	
07/30/2021	07/30/2021	SCHEMATIC DESIGN PACKAGE	X
07/15/2021	07/15/2021	SET ASR SUBMITTAL PACKAGE	X
06/15/2021	06/15/2021	REVISED FOR REAR CITY COMMENTS	X
11/05/2021	11/05/2021	PERMIT/GMP SET	X

REVISION	DATE	DESCRIPTION	REV

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DWELL NAME:
**BLDG 8
EXTERIOR
ELEVATIONS**

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-18B



2 BLDG 8000 OVERALL WEST ELEVATION
1/8" = 1'-0"

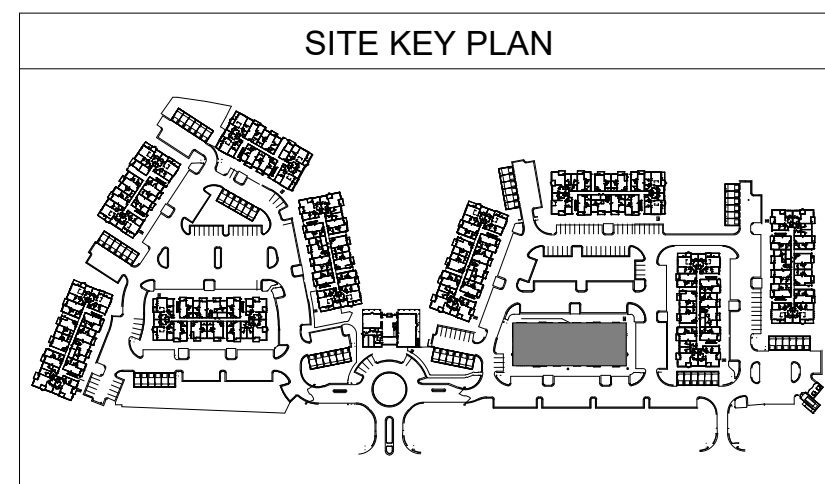
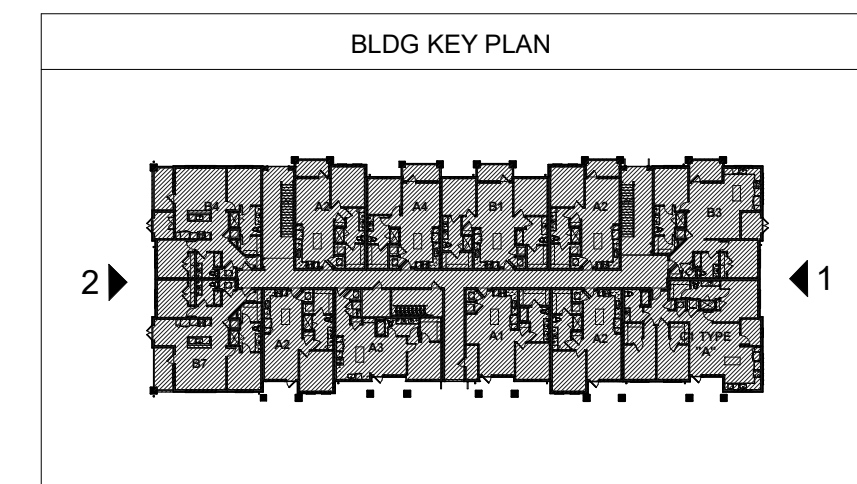
PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 289.67'



1 BLDG 8000 OVERALL EAST ELEVATION
1/8" = 1'-0"

BUILDING 8 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	289.67	289.67	289.67
TOWN DRIVE (SOUTH)	290.00	289.67	289.84





2 BLDG 9000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 298.74'



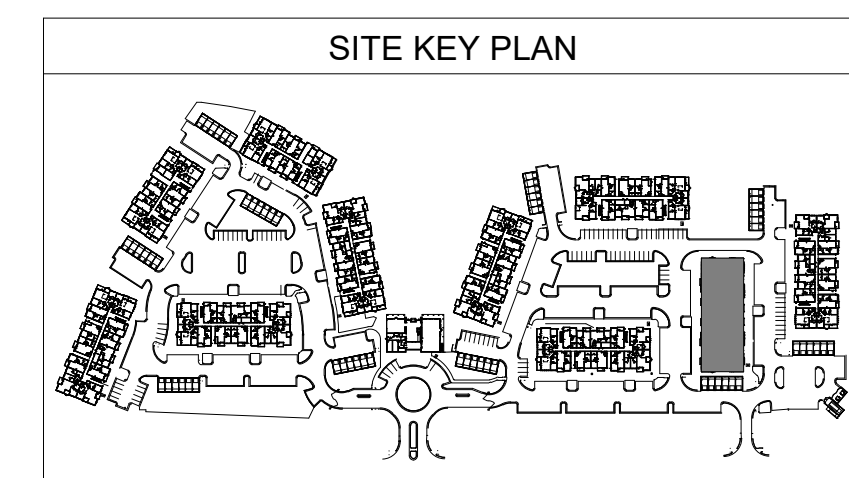
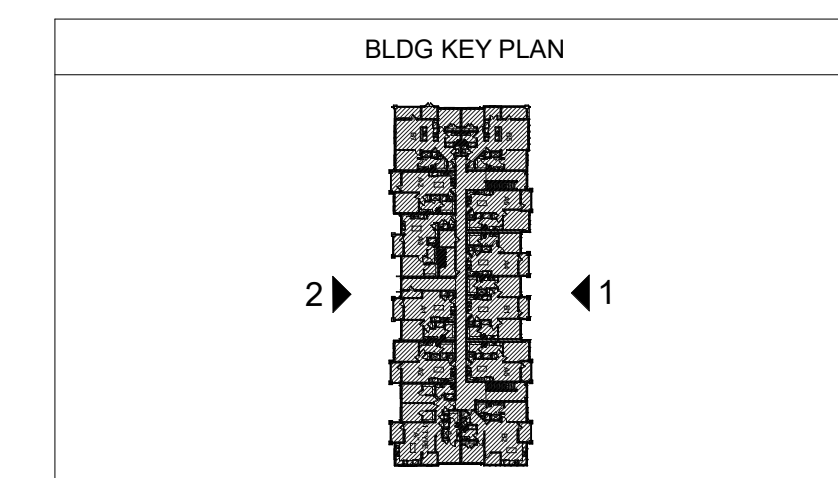
1 BLDG 9000 OVERALL EAST ELEVATION
1/8" = 1'-0"

BUILDING 9 PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	298.90	298.57	298.74
TOWN DRIVE (SOUTH)	298.57	287.57	293.07

FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	2193	100%
438	0	0%
2193	0	0%

TOTAL 42%



ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

-DEVELOPMENT FOR:



DATE	DESCRIPTION	INCLUDED
5/02/2021	ASR PACKAGE	
7/30/2021	SCHEMATIC DESIGN PACKAGE	
9/10/2021	3RD ASR SUBMITTAL PACKAGE	X
01/21/2021	REVISED PER 3rd ASR CITY COMMENTS	X
1/05/2021	PERMIT/GMP SET	

REVISION		
DATE	DESCRIPTION	REV

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OBJECT NAME:

BLDG 9
EXTERIOR
ELEVATIONS

OB NUMBER: 2128901

AWN BY HIL CHECKED BY SL

A4-19B

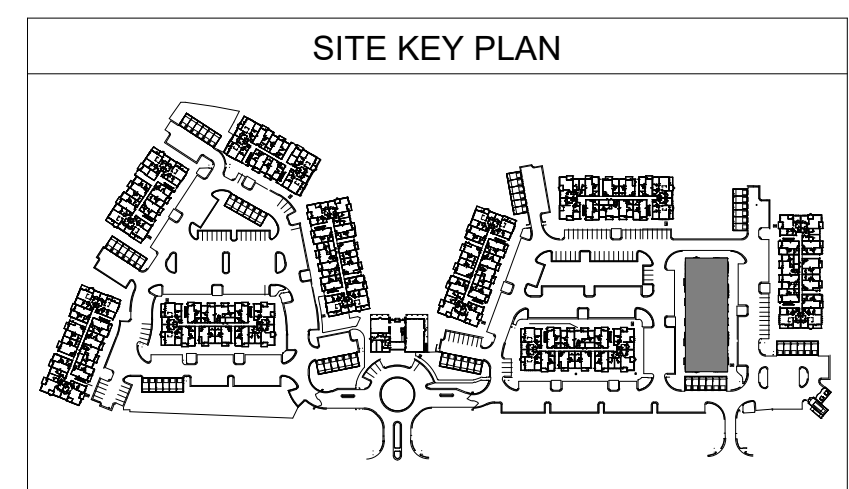
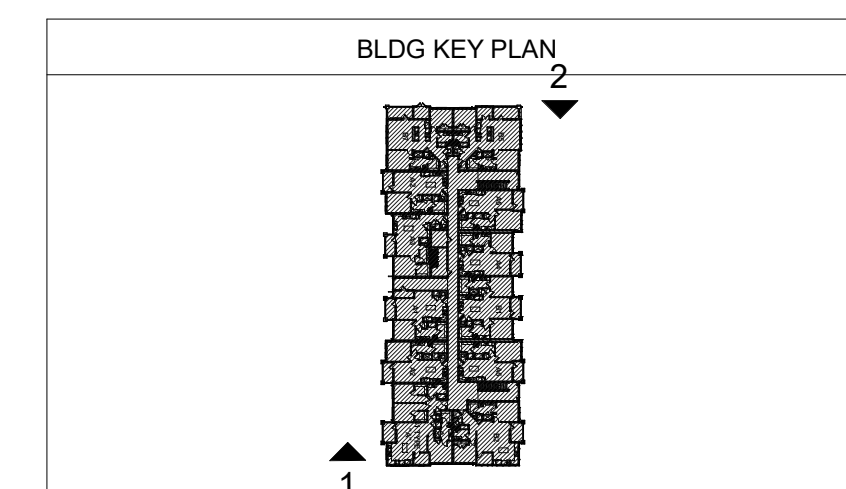


FACADE AREAS		
TOTAL (SF)	SF BELOW GRADE	% BELOW GRADE
438	0	0%
2193	2193	100%
438	0	0%
2193	0	0%

TOTAL	42%
-------	-----



PROPOSED AVERAGE GRADE PLANE SOUTH ELEVATION - 293.07'





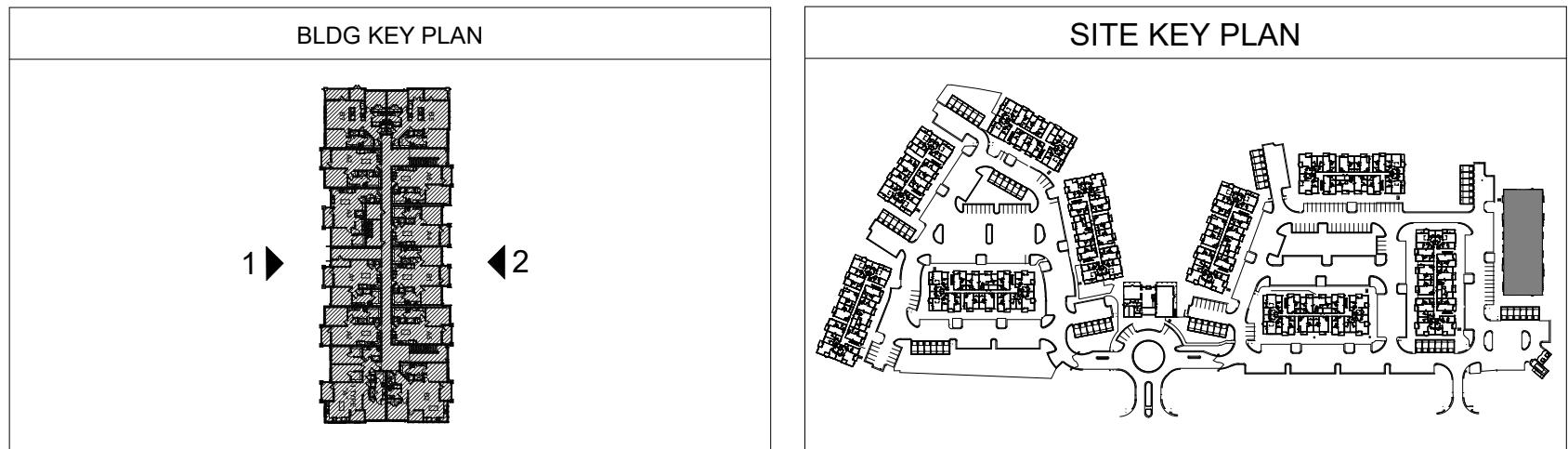
2 BLDG 10000 OVERALL EAST ELEVATION
1/8" = 1'-0"



1 BLDG 10000 OVERALL WEST ELEVATION
1/8" = 1'-0"

PROPOSED AVERAGE GRADE PLANE WEST ELEVATION - 285.64'

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	285.80	285.47	285.64
TOWN DRIVE (SOUTH)	285.47	274.47	279.97



ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

DEVELOPMENT FORM:

[illegible]

REVISION		
DATE	DESCRIPTION	REV

TABLE 1

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LECT NAME:

BLDG 10
EXTERIOR
ELEVATIONS

OB NUMBER: 2128901

AWN BY HIL CHECKED BY SL

A4-20B

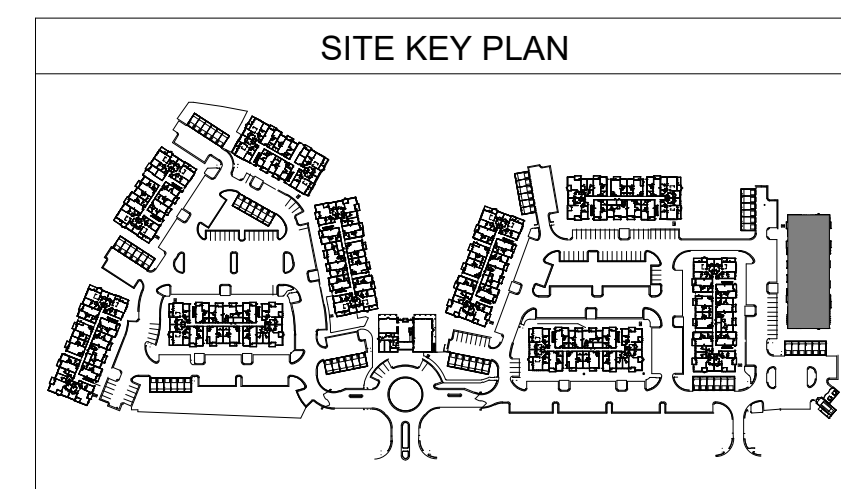
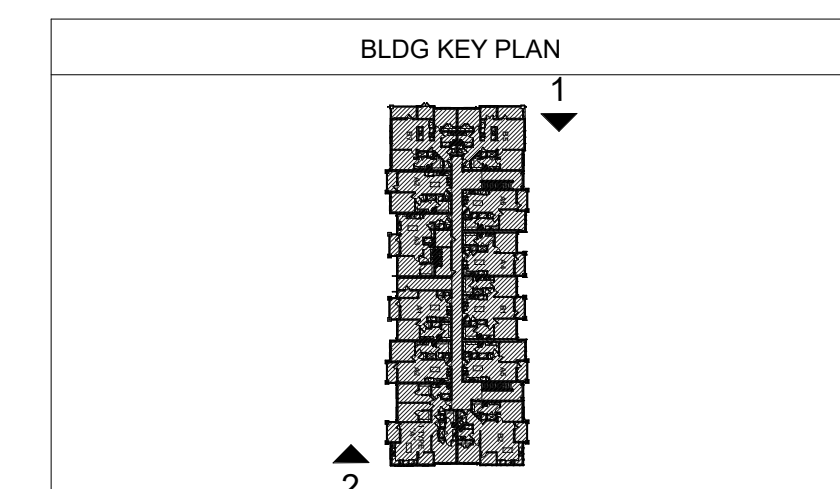


PROPOSED AVERAGE GRADE PLANE NORTH ELEVATION - 279.97'

BUILDING 10 PRIMARY STREET AVERAGE GRADE			
	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	285.80	285.47	285.64
TOWN DRIVE (SOUTH)	285.47	274.47	279.97



PROPOSED AVERAGE GRADE PLANE NORTH ELEVATION - 279.97



[illegible]

REVISION		
DATE	DESCRIPTION	REV

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BLDG 1
GARAGE
ELEVATIONS

OB NUMBER: 2128901

AWN BY HIL CHECKED SL

A4-21



GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION

PER SECTION 1.5.10: FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY.
PER SECTION 3.2.6: F3 MIXED USE BUILDING - BLANK WAL MAX 20'-0".

BLANK WAL AREA: MASONRY PIERS AND SPANDRELS

FULL PIERS: 3'-8" W x 84'-4" H x 8 PIERS

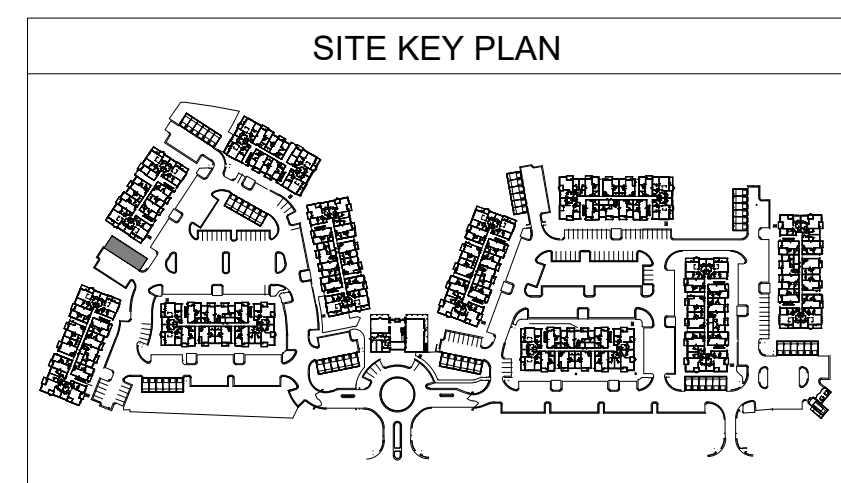
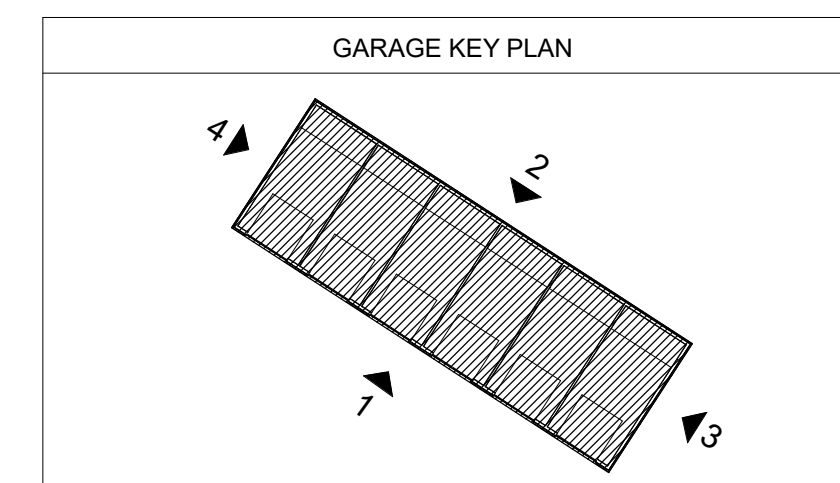
PARTIAL PIERS: VARIOUS W x 59'-8" H

PANDRELS: VARIOUS W x H BASED ON MATERIAL AND FACADE RYTHM

BASE: MAX HEIGHT 18'-4 1/4"



	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	282.67	282.25	282.46
TOWN DRIVE (SOUTH)	286.00	282.67	284.34



ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

-DEVELOPMENT FOR

[illegible]

REVISION		
DATE	DESCRIPTION	REV

SEAS

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SHEET NAME:

JOB NUMBER: 2128901

DRAWN BY
HIL

CHECKED BY
SL

A4-22



PER SECTION 1.5.10: FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY.
PER SECTION 3.2.6: F3 MIXED USE BUILDING - BLANK WAL MAX 20'-0".

FULL PIERS: 3'-8" W x 84'-4" H x 8 PIERS

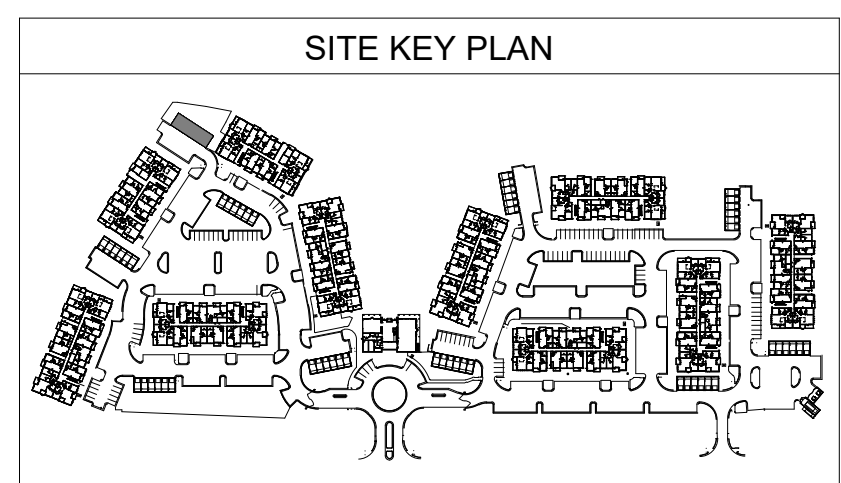
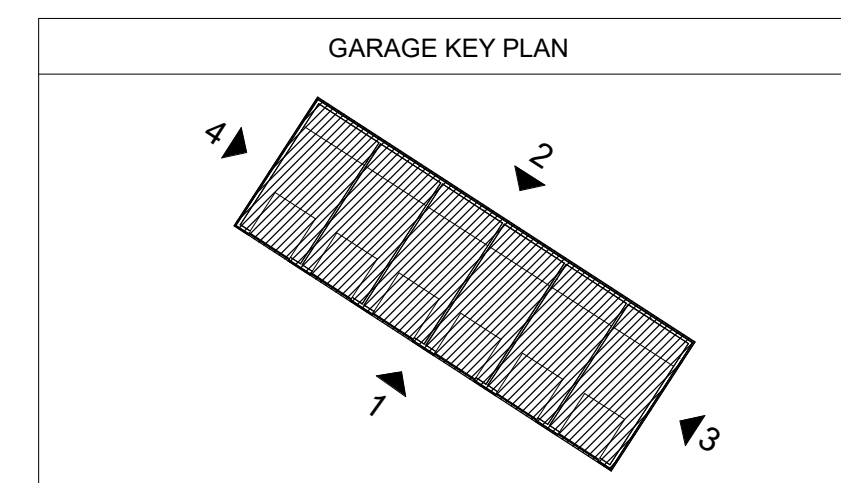
PARTIAL PIERS: VARIOUS W x 59'-8" H

PANDRELS: VARIOUS W x H BASED ON MATERIAL AND FACADE RYTHM

BASE: MAX HEIGHT 18'-4 1/4"



GARAGE 2 PRIMARY STREET AVERAGE GRADE			
	PROPOSED		
	HIGH	LOW	AVERAGE
OWN BLVD (WEST)	283.00	282.58	282.79
E (SOUTH)	286.33	283.00	284.67



TOWN BOULEVARD APARTMENTS

ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

-DEVELOPMENT FOR:

[illegible]

REVISION		
DATE	DESCRIPTION	REV

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SHEET NAME:

BLDG 3
GARAGE
ELEVATIONS

JOB NUMBER: 2128901

DRAWN BY	CHECKED BY
HIL	SL

A4-23



GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION

PER SECTION 1.5.10: FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY.
PER SECTION 3.2.6: F3 MIXED USE BUILDING - BLANK WAL MAX 20'-0".

BLANK WAL AREA: MASONRY PIERS AND SPANDRELS

FULL PIERS: 3'-8" W x 84'-4" H x 8 PIERS

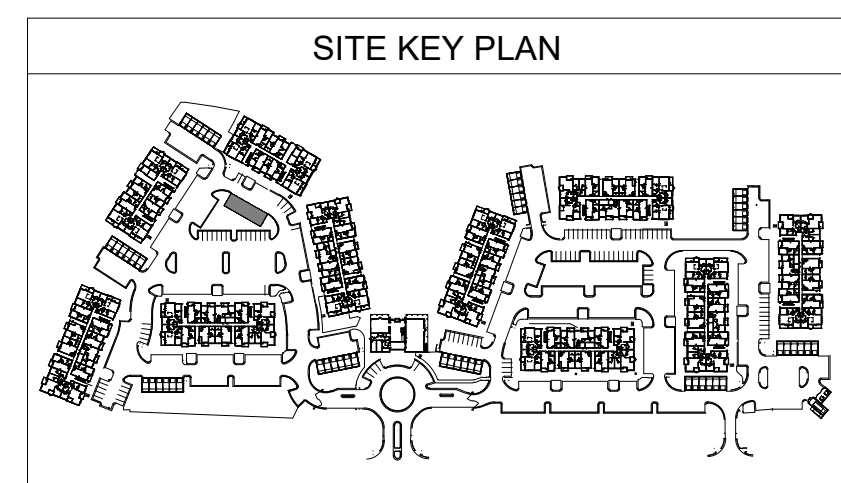
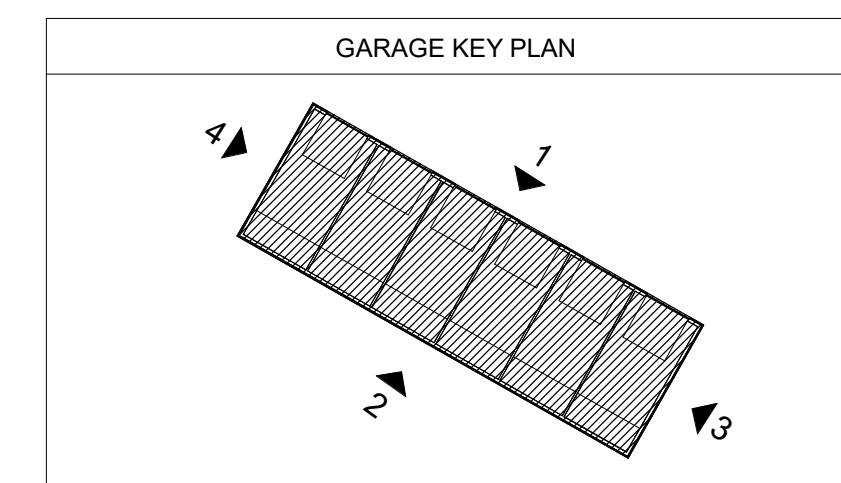
PARTIAL PIERS: VARIOUS W x 59'-8" H

PANDRELS: VARIOUS W x H BASED ON MATERIAL AND FACADE RYTHM.

BASE: MAX HEIGHT 18'-4 1/4"



	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	287.08	286.66	286.87
TOWN DRIVE (SOUTH)	286.66	286.66	286.66



ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

-DEVELOPMENT FOR

[illegible]

REVISION		
DATE	DESCRIPTION	REV

SEAS

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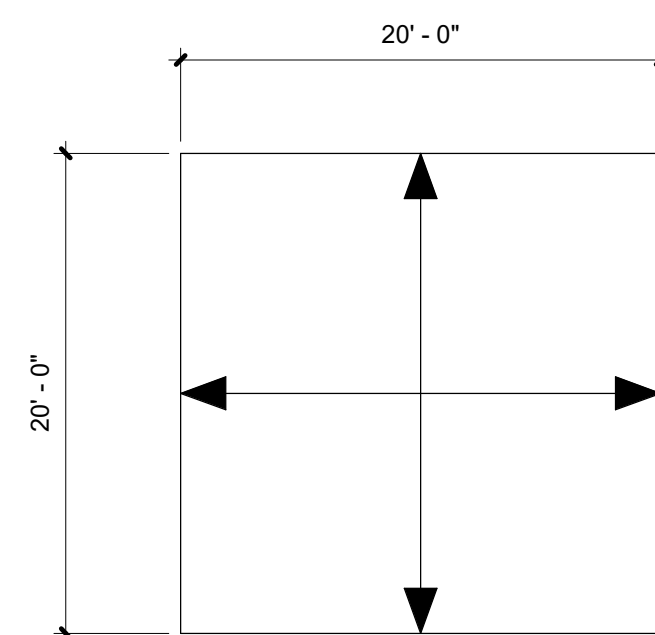
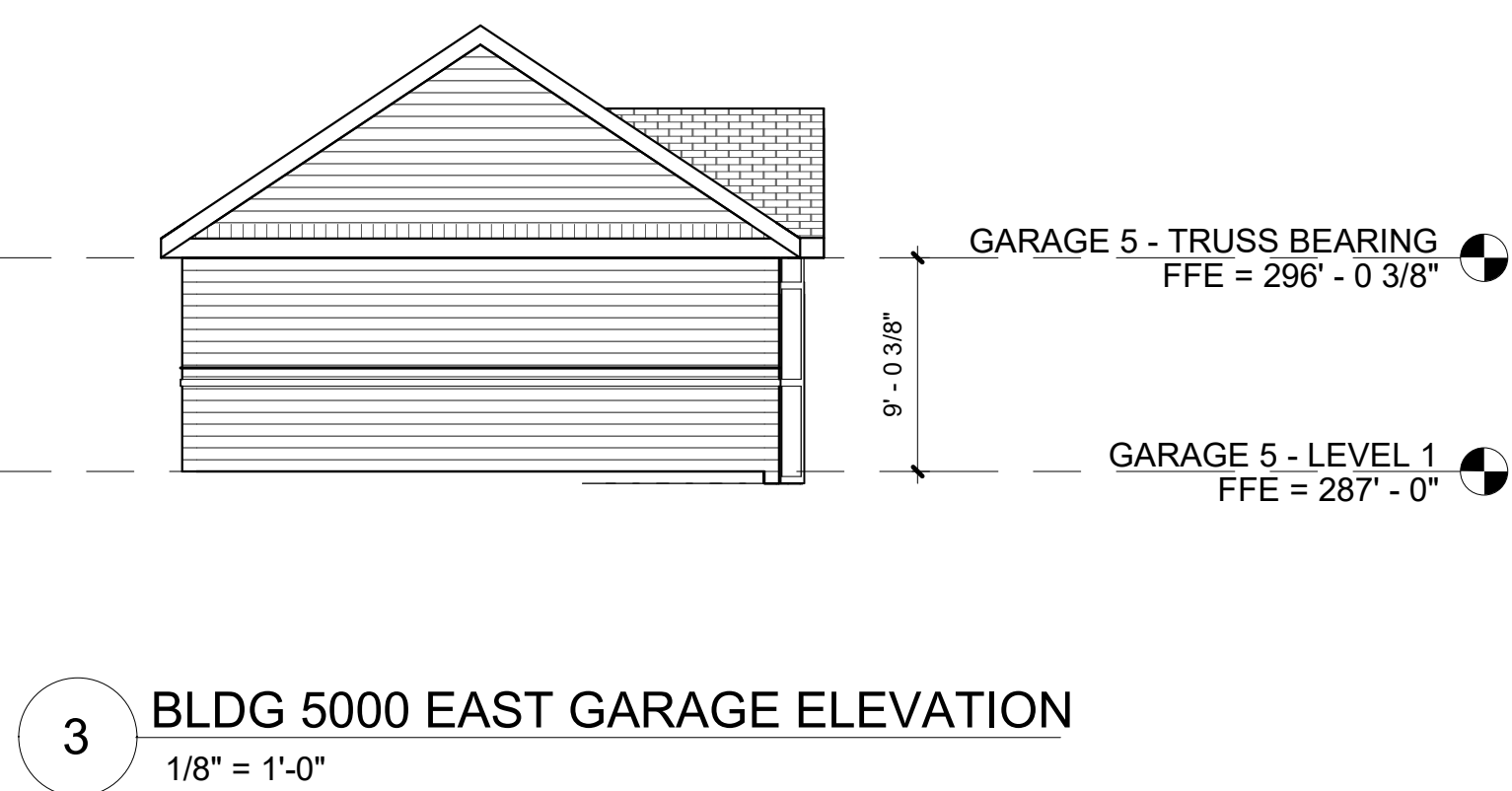
SHEET NAME: **PLATE**

BLDG 5
GARAGE
ELEVATIONS

JOB NUMBER: 2128901

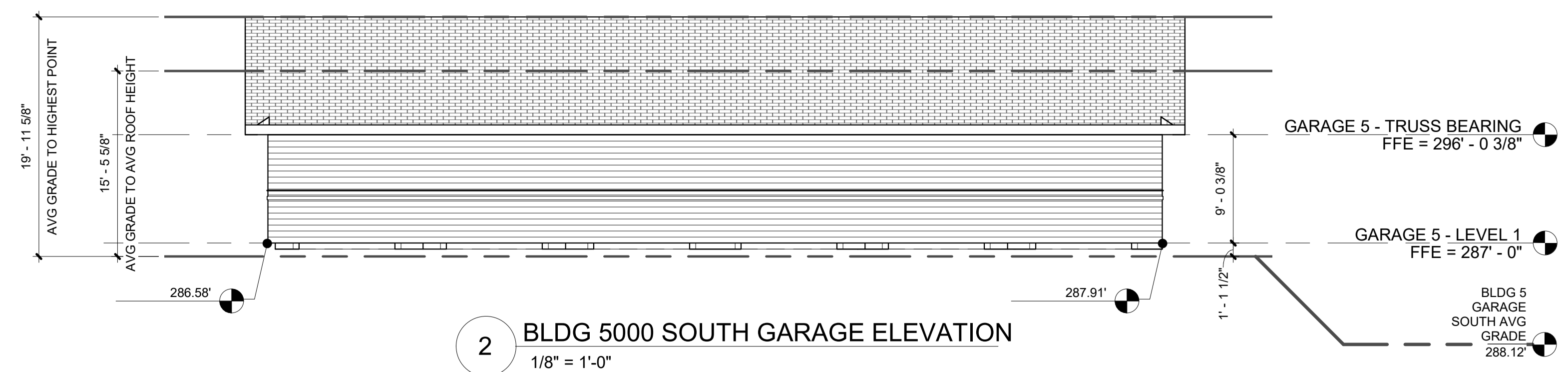
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A4-25

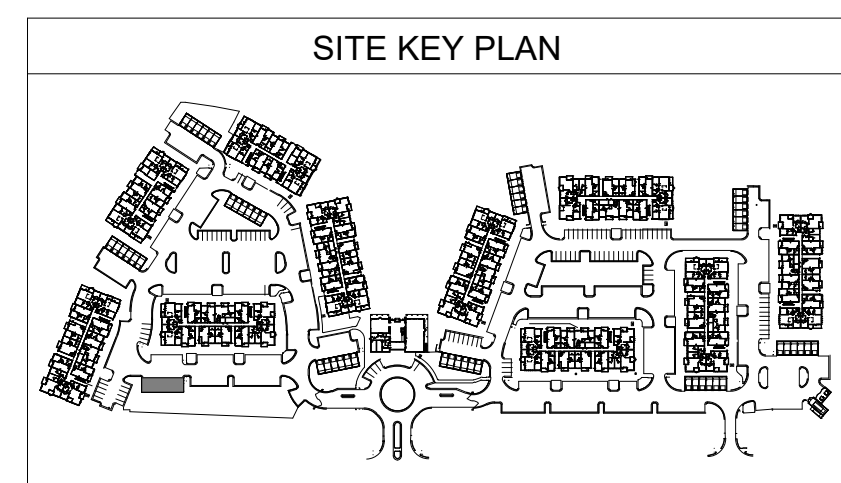
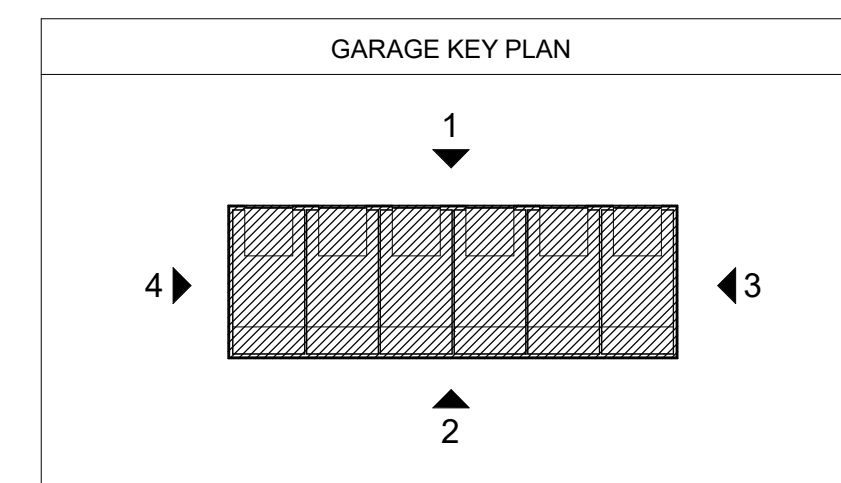


BASE: MAX HEIGHT 18'-4 1/4"

GARAGE SERVICE LANE FACADE BLANK WALL CALCULATION



	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	287.00	286.58	286.79
TOWN DRIVE (SOUTH)	287.91	286.58	287.25



10/21/2021 8:24:29 PM C:\Users\lfischer\Documents\2128901_Related\Triangle Town_R201_lfischer_dwell.rvt

ISSUE	DATE	DESCRIPTION	INCLUDED
09/02/2021	09/02/2021	ASR PACKAGE	
09/02/2021	09/02/2021	SCHEMATIC DESIGN PACKAGE	
09/02/2021	09/02/2021	SET ASR SUBMITTAL PACKAGE	X
10/12/2021	10/12/2021	REVISED FOR REPAIR CITY COMMENTS	X
11/02/2021	11/02/2021	PERMIT/GAP SET	X

REVISION	DATE	DESCRIPTION	REV

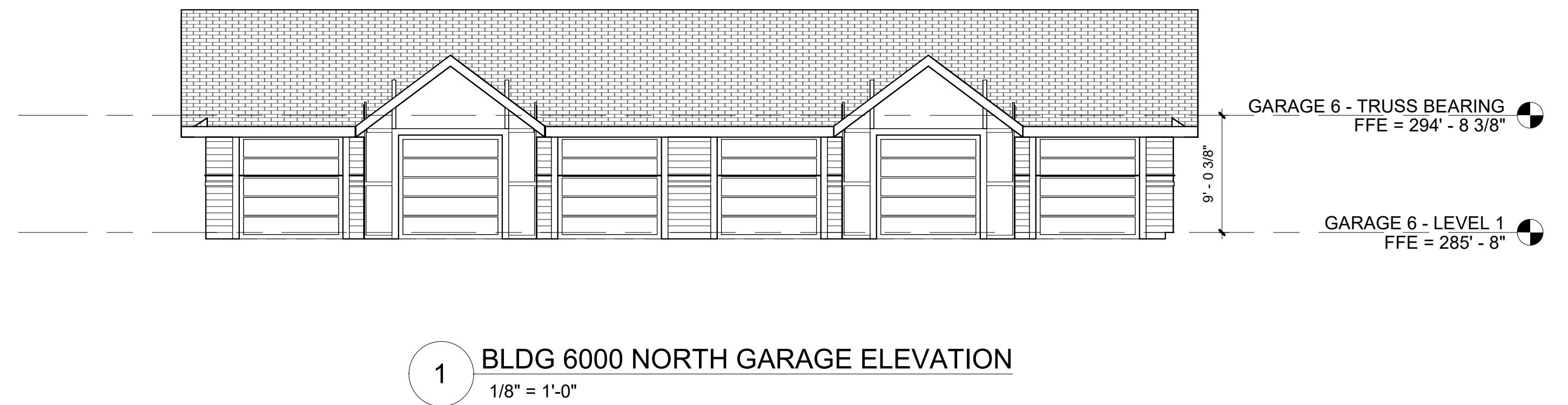
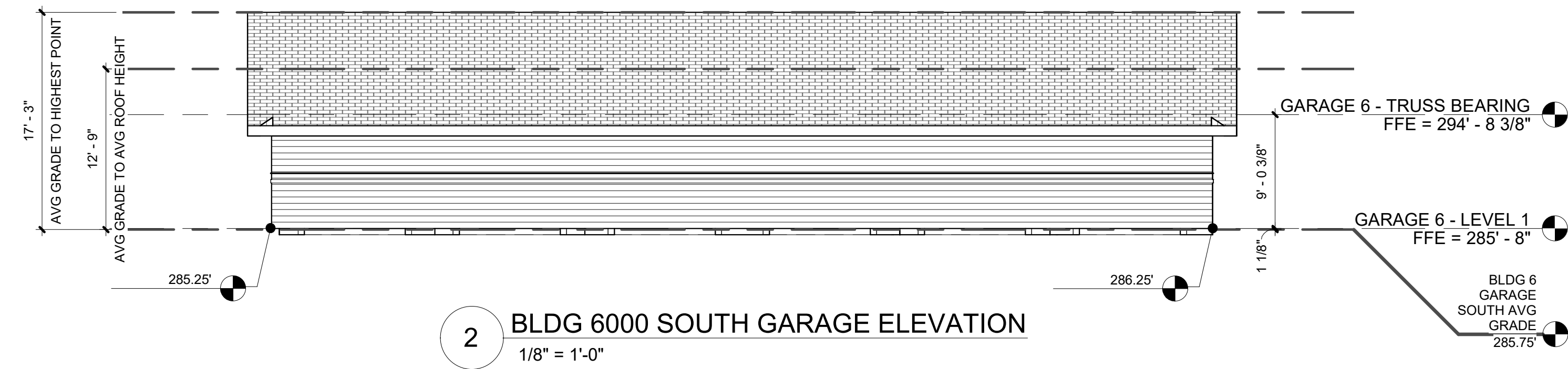
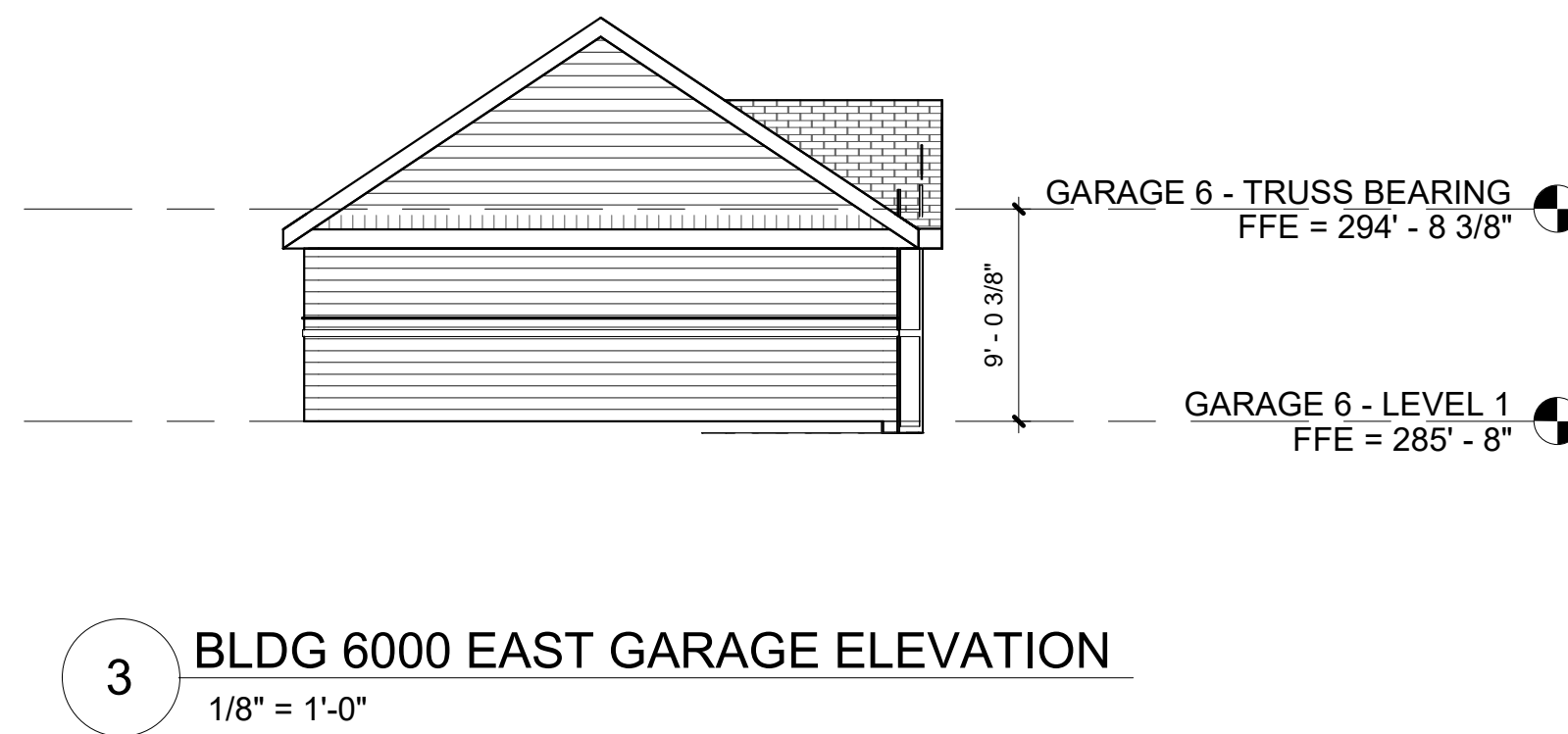
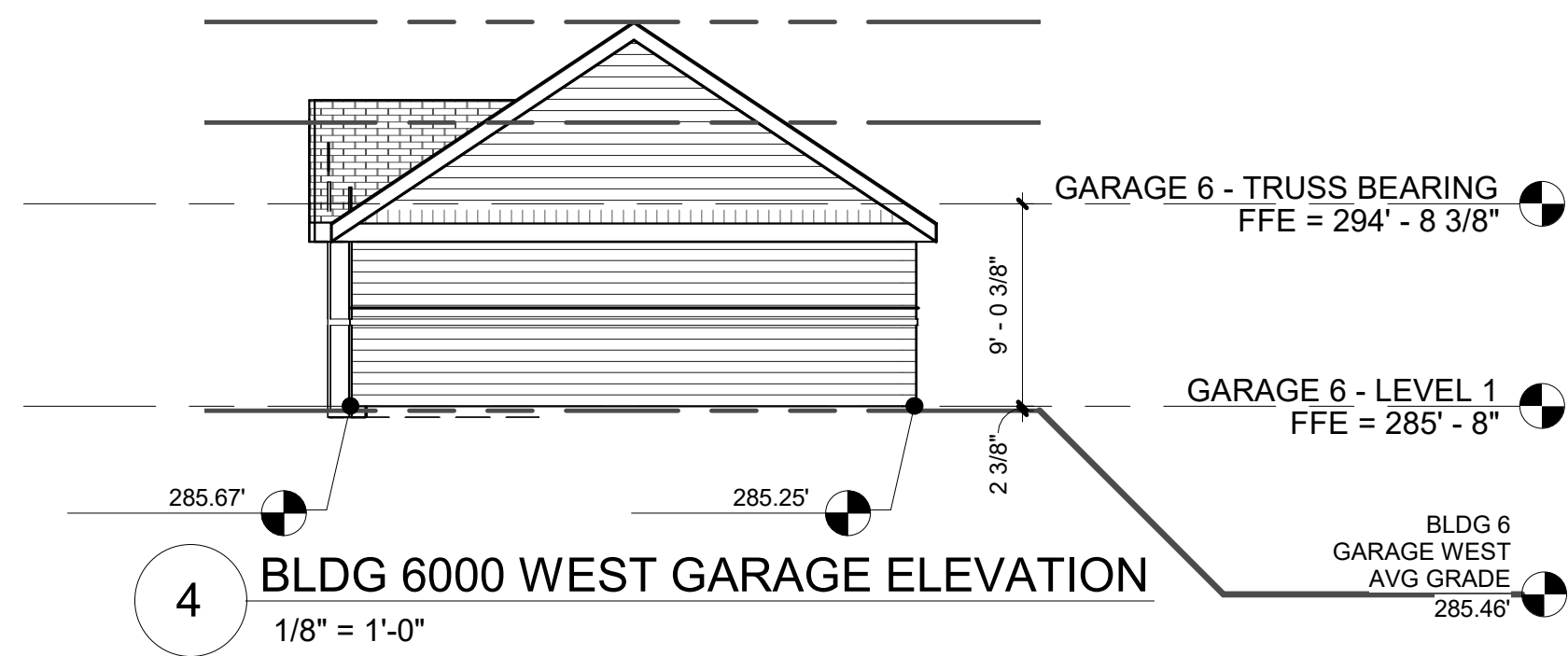
DATE	DESCRIPTION

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SHEET NAME:
BLDG 6 GARAGE ELEVATIONS

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

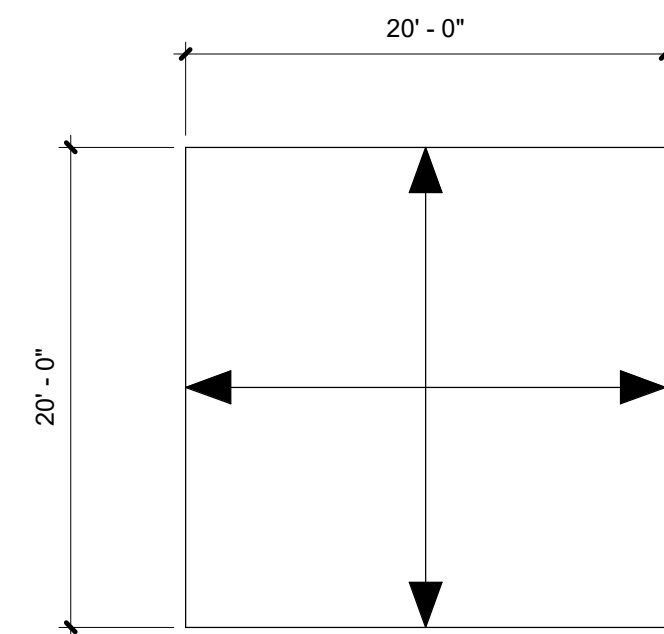


GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION

PER SECTION 1.5.10: FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIONTALLY.
PER SECTION 3.2.6: F3 MIXED USE BUILDING - BLANK WAL MAX 20'-0".

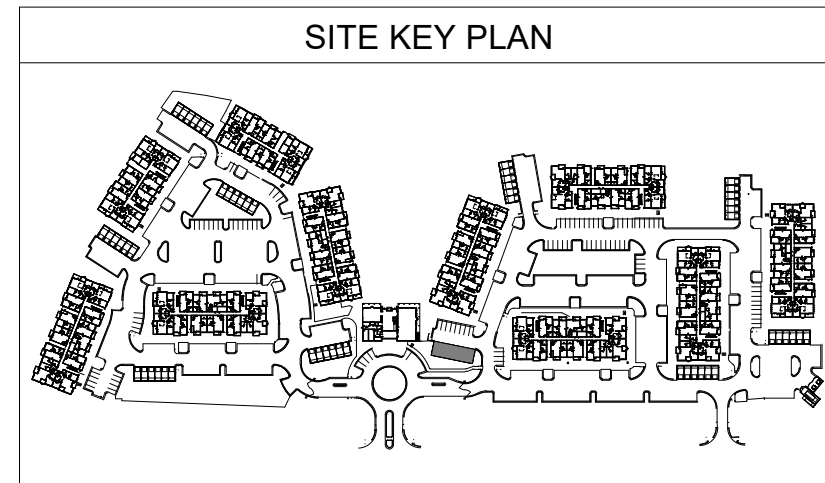
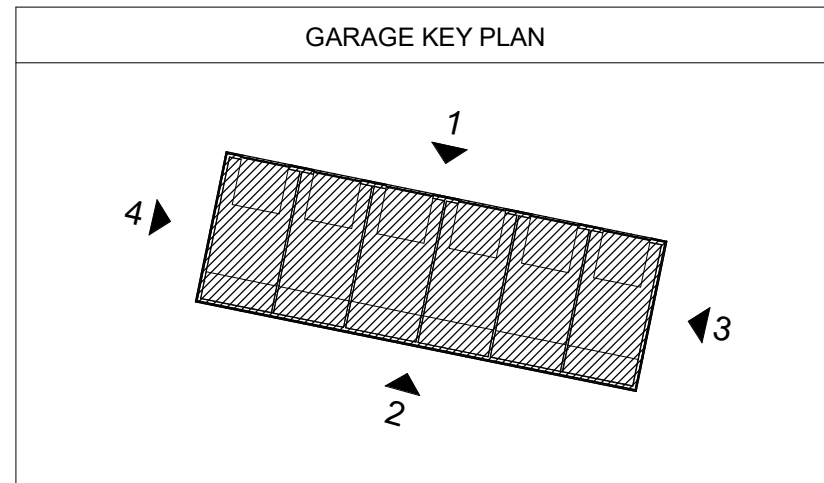
BLANK WAL AREA: MASONRY PIERS AND SPANDRELS

FULL PIERS: 3'-8" W x 84'-4" H x 8 PIERS
PARTIAL PIERS: VARIOUS W x 59'-8" H
PANDRELS: VARIOUS W x H BASED ON MATERIAL AND FACADE RYTHM.
BASE: MAX HEIGHT 18'-4 1/4"



GARAGE SERVICE LANE FACADE
BLANK WALL CALCULATION

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	285.67	285.25	285.46
TOWN DRIVE (SOUTH)	286.25	285.25	285.75



ISSUE	DATE	DESCRIPTION	INCLUDED
08/02/2021	08/02/2021	ASR PACKAGE	
09/10/2021	09/10/2021	SCHEMATIC DESIGN PACKAGE	
09/10/2021	09/10/2021	SET ASR SUBMITTAL PACKAGE	X
10/15/2021	10/15/2021	REVISED FOR REAR CITY COMMENTS	X
11/02/2021	11/02/2021	PERMIT/APP SET	

REVISION	DATE	DESCRIPTION	REV

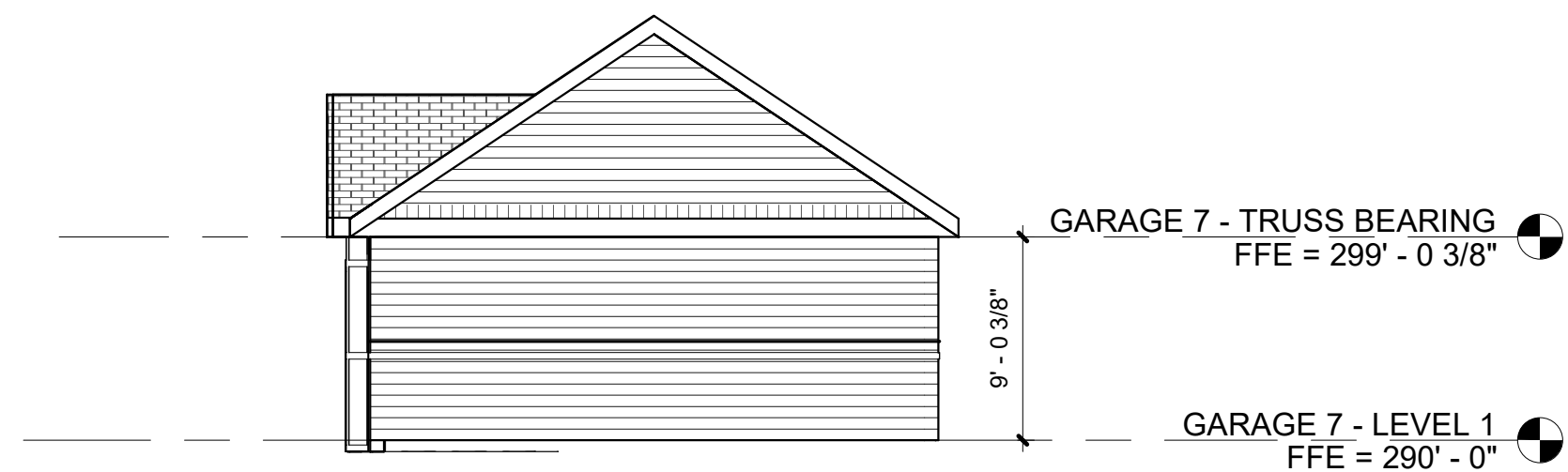
DATE

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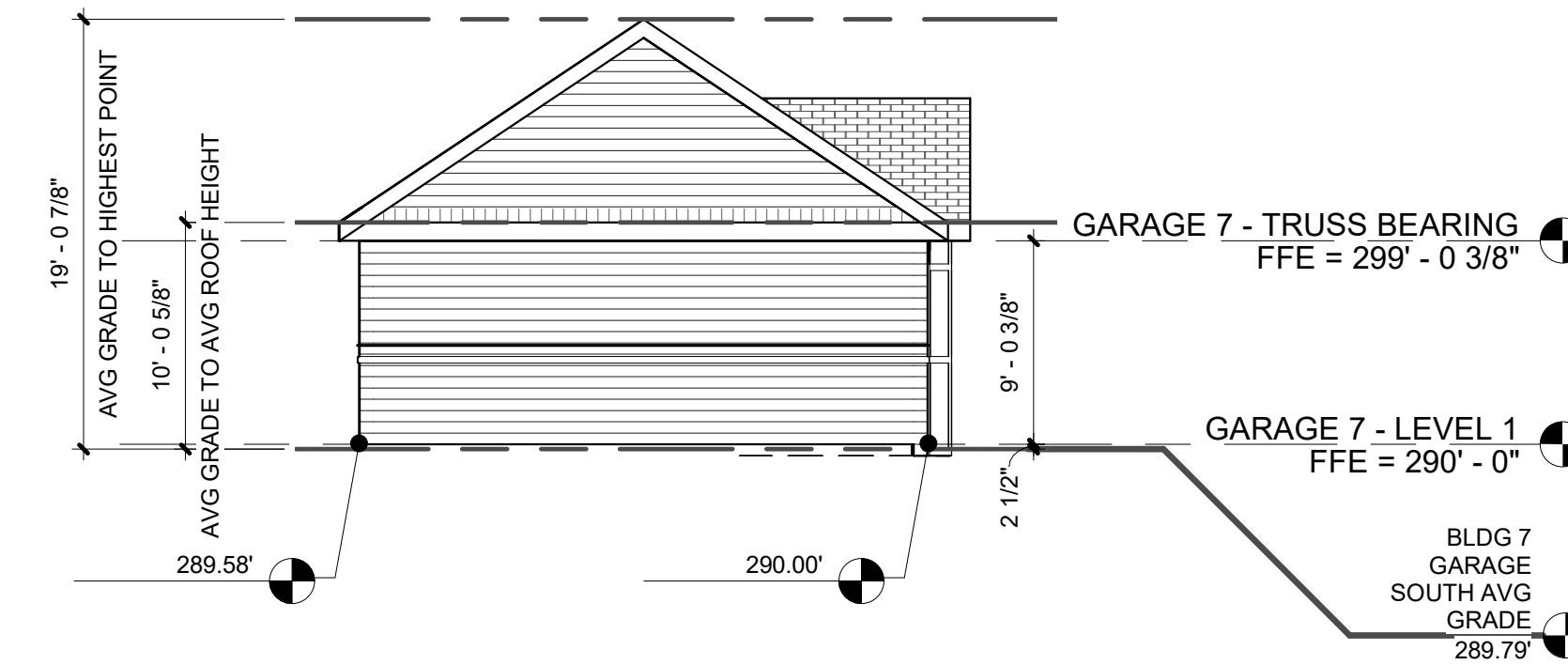
SHEET NAME
BLDG 7 GARAGE ELEVATIONS

JOB NUMBER: 2128901

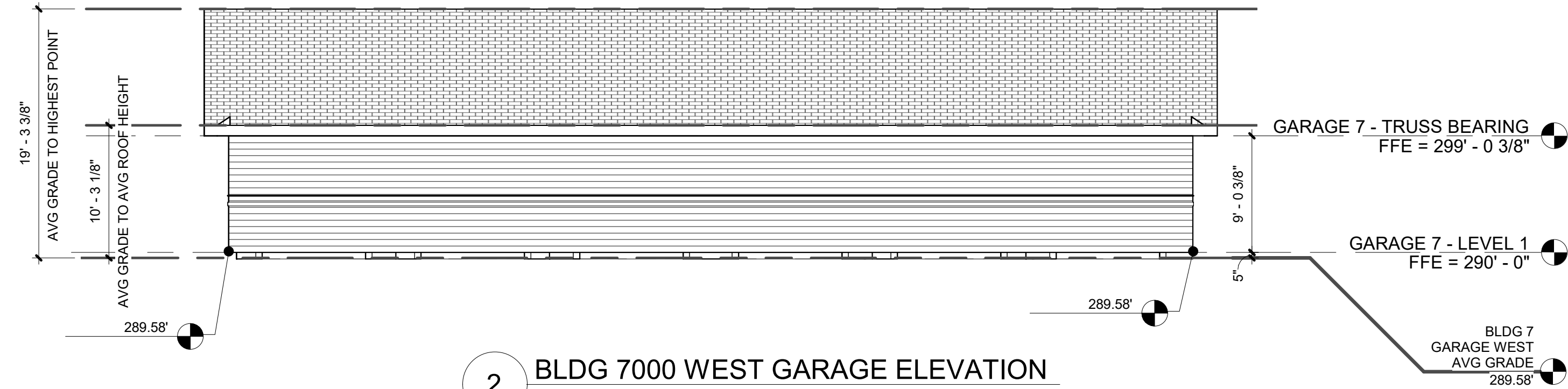
DRAWN BY: HIL
CHECKED BY: SL



4 BLDG 7000 NORTH GARAGE ELEVATION
1/8" = 1'-0"



3 BLDG 7000 SOUTH GARAGE ELEVATION
1/8" = 1'-0"

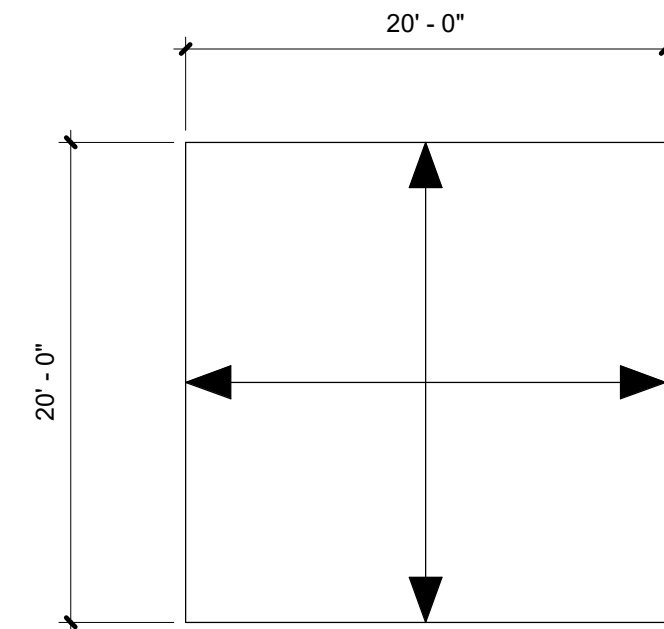


2 BLDG 7000 WEST GARAGE ELEVATION
1/8" = 1'-0"



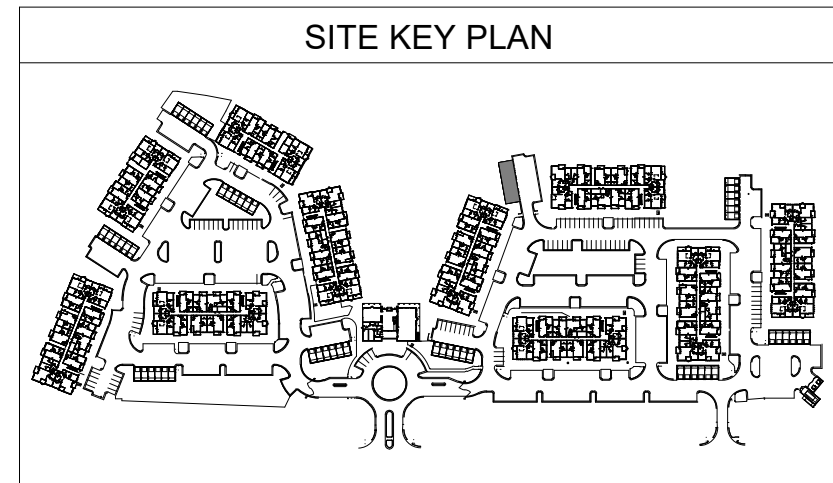
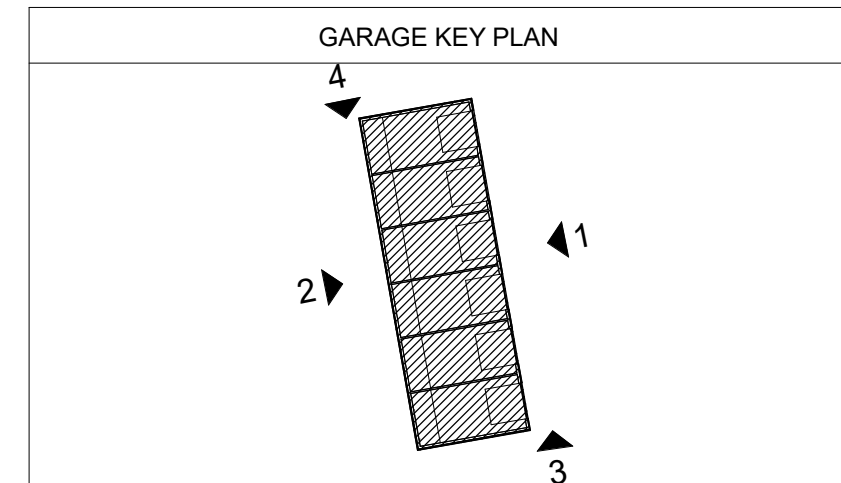
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1/8" = 1'-0"

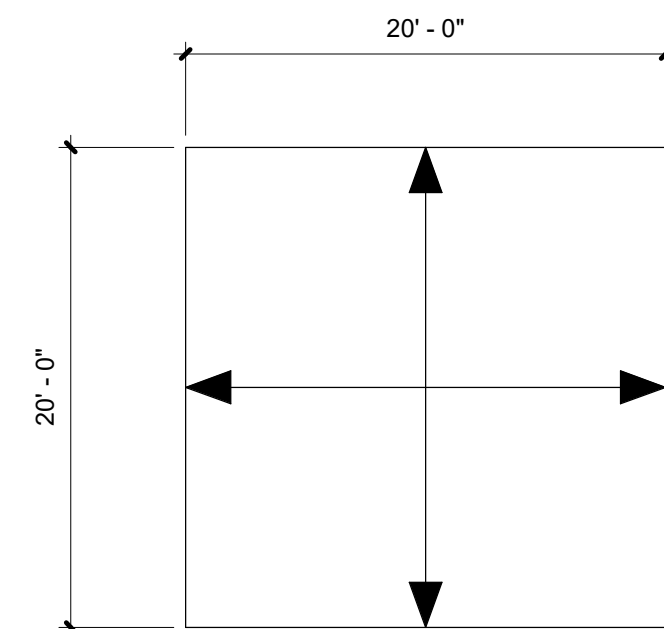
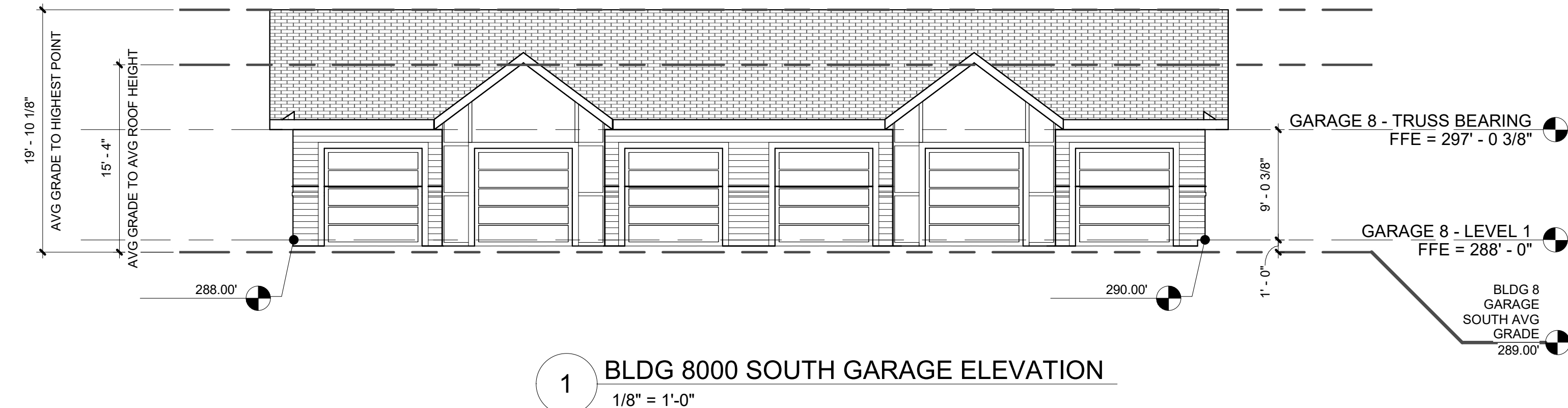
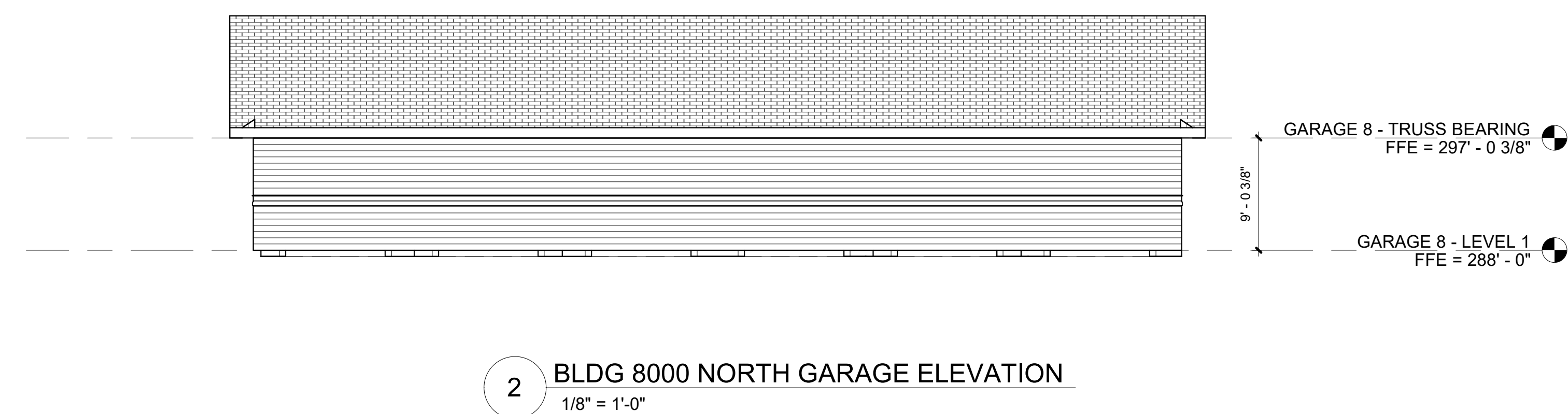
GARAGE SERVICE LANE FACADE - BLANK WALL CALCULATION.
PER SECTION 1.5.10: FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIONTALLY.
PER SECTION 3.2.6: F3 MIXED USE BUILDING - BLANK WAL MAX 20'-0".
BLANK WAL AREA: MASONRY PIERS AND SPANDRELS
FULL PIERS: 3'-8" W x 84'-4" H x 8 PIERS
PARTIAL PIERS: VARIOUS W x 59'-8" H
PANDRELS: VARIOUS W x H BASED ON MATERIAL AND FACADE RYTHM.
BASE: MAX HEIGHT 18'-4 1/4"



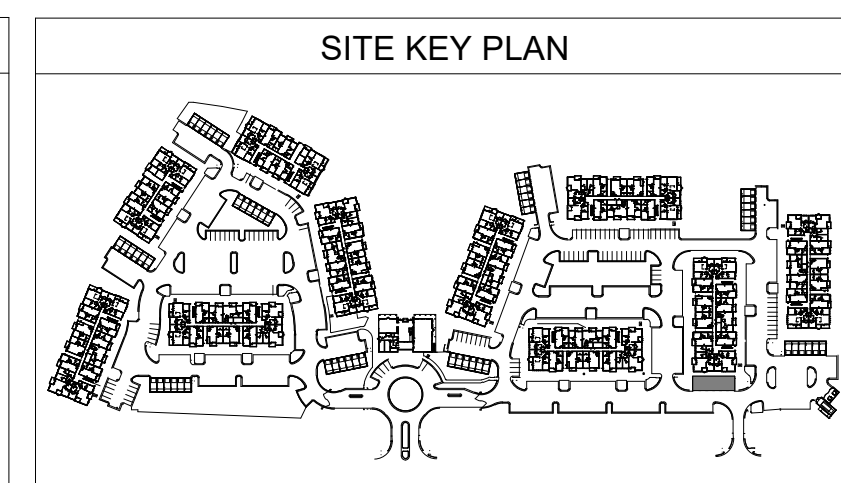
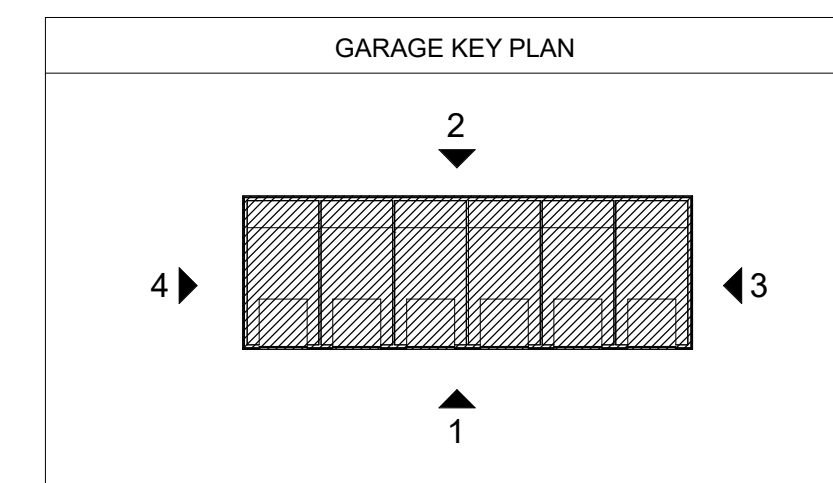
GARAGE SERVICE LANE FACADE
BLANK WALL CALCULATION

GARAGE 7 PRIMARY STREET AVERAGE GRADE	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	289.58	289.58	289.58
TOWN DRIVE (SOUTH)	290.00	289.58	289.79





	GARAGE 8 PRIMARY STREET AVERAGE GRADE		
	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	290.00	289.58	289.79
TOWN DRIVE (SOUTH)	290.00	288.00	289.00



ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

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REVISION		
DATE	DESCRIPTION	REV

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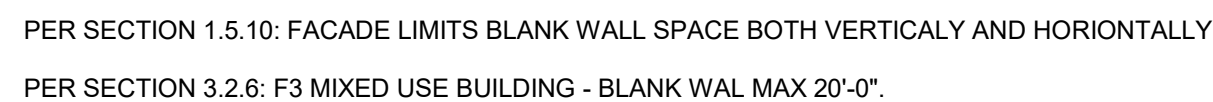
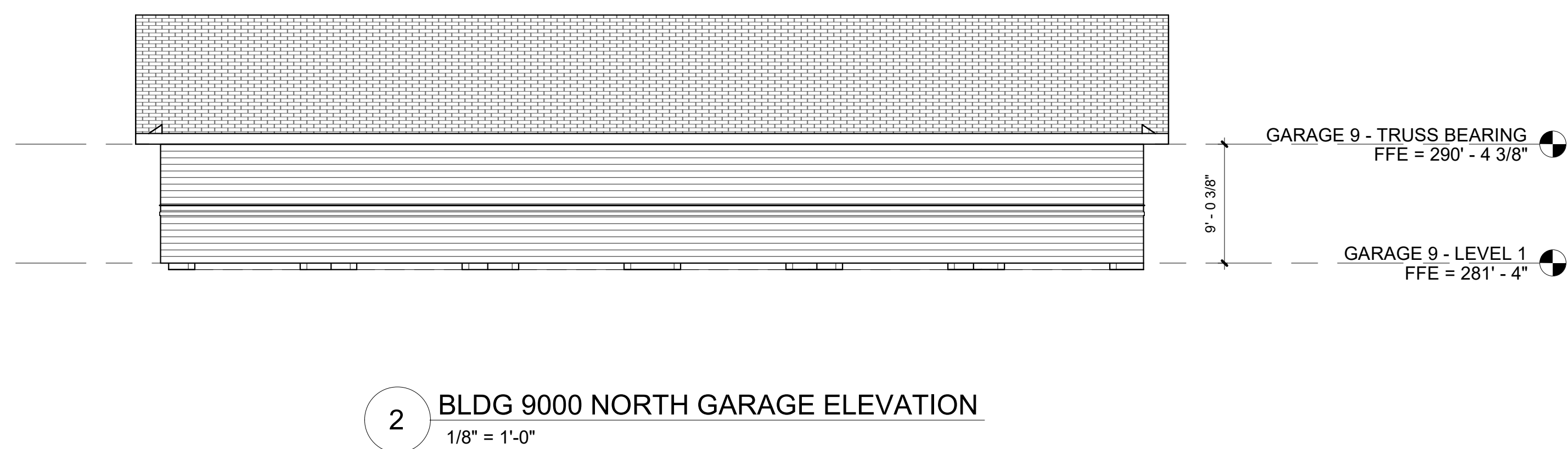
NET NAME: **PLP 2**

BLDG 9
GARAGE
ELEVATIONS

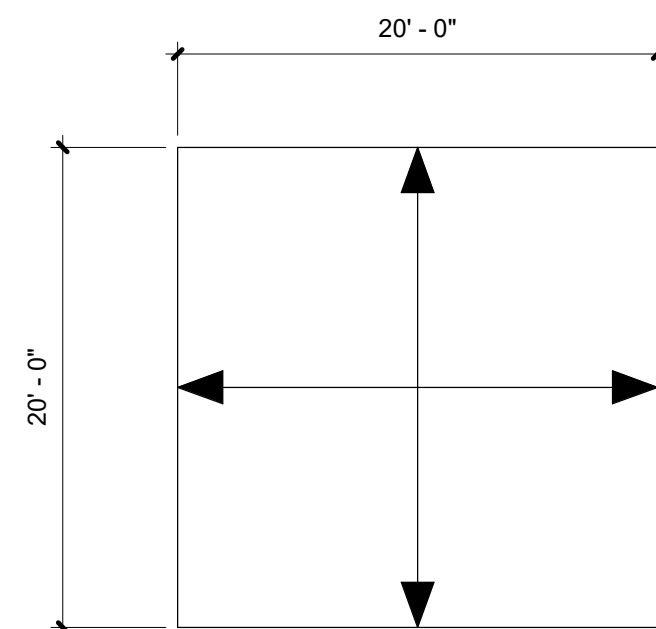
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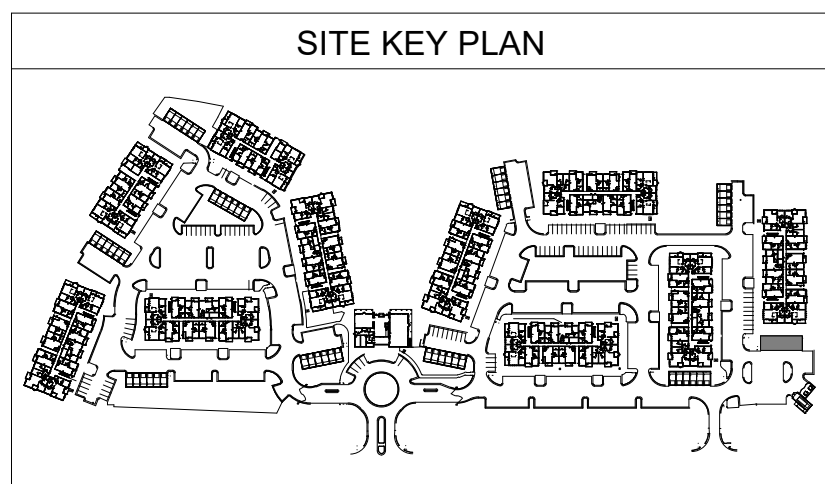
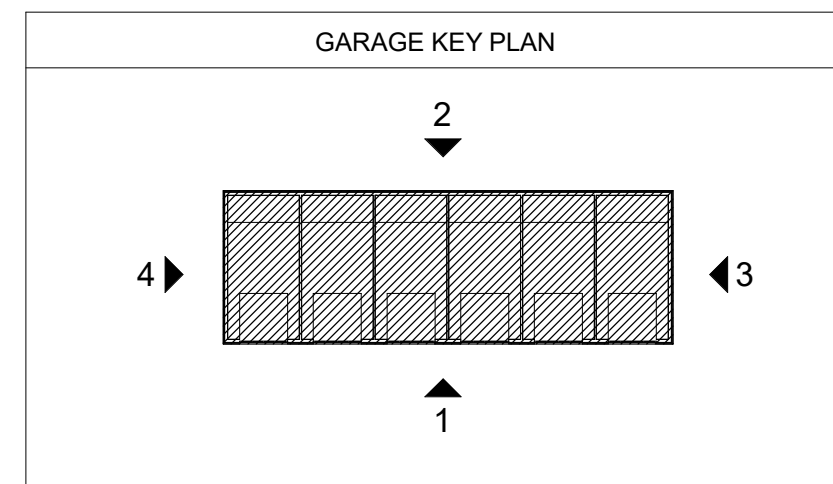


FULL PIERS: 3'-8" W x 84'-4" H x 8 PIERS
PARTIAL PIERS: VARIOUS W x 59'-8" H
PANDRELS: VARIOUS W x H BASED ON MATERIAL AND FACADE RYTHM.
BASE: MAX HEIGHT 18'-4 1/4"



GARAGE SERVICE LANE FACADE BLANK WALL CALCULATION

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	284.67	284.25	284.46
TOWN DRIVE (SOUTH)	284.67	281.33	283.00



TOWN BOULEVARD APARTMENTS

ADMINISTRATIVE SITE REVIEW
6350 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616

-DEVELOPMENT FOR

[illegible]

REVISION		
DATE	DESCRIPTION	REV

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SHEET NAME:

BLDG 10
GARAGE
ELEVATIONS

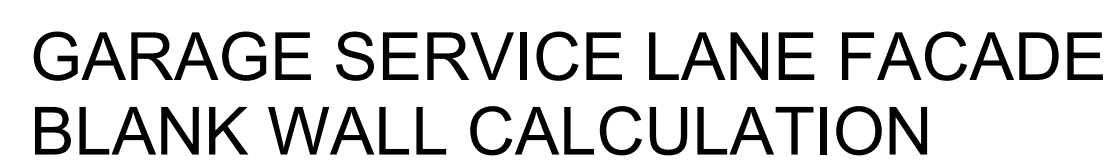
JOB NUMBER: 2128901

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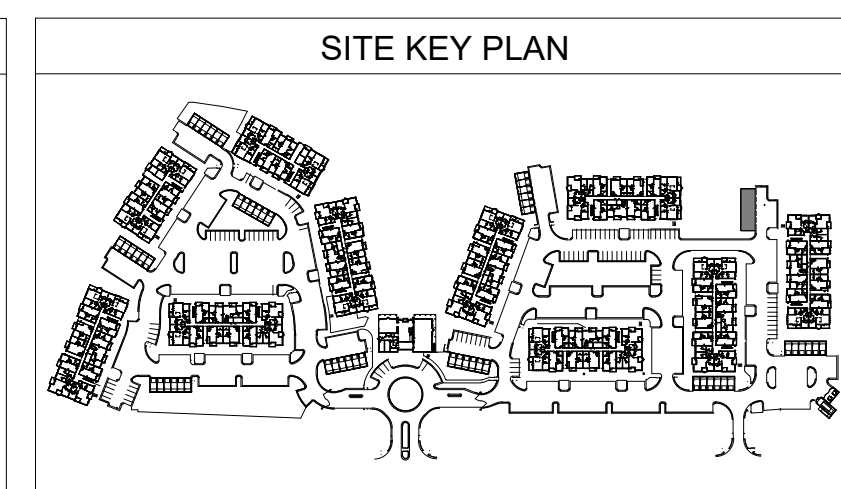
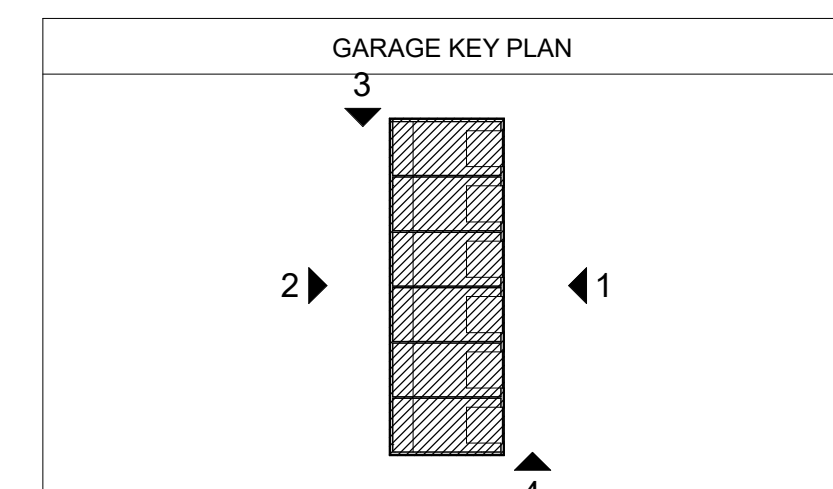
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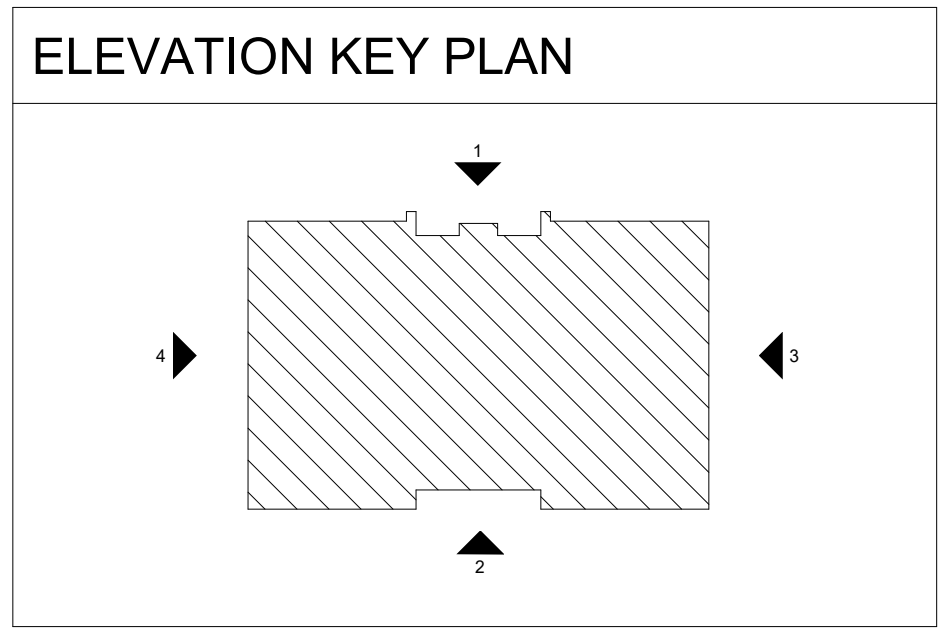
BASE: MAX HEIGHT 18'-4 1/4"



	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	286.08	286.08	286.08
TOWN DRIVE (SOUTH)	286.50	286.08	286.29

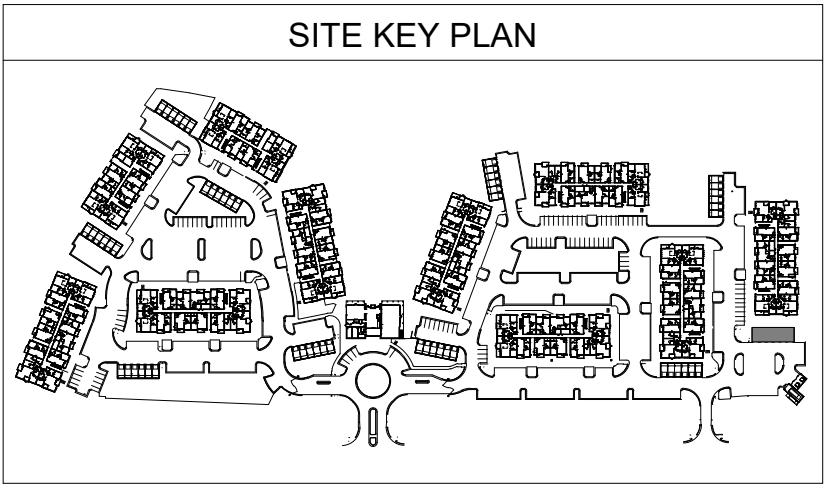


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BUILDING CLUBHOUSE PRIMARY STREET AVERAGE GRADE

	PROPOSED		
	HIGH	LOW	AVERAGE
TRIANGLE TOWN BLVD (WEST)	285.00	274.00	279.50
TOWN DRIVE (SOUTH)	285.42	285.00	285.21



4 CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - EAST ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"

dwell

design

studio

1280 HIGHTOWER TRAIL

ATLANTA, GA 30350

PHONE: 770.864.1035

dwelldesignstudio.com

TOWN BOULEVARD

APARTMENTS

ADMINISTRATIVE SITE REVIEW
6550 TRIANGLE TOWN BLVD.
RALEIGH, NORTH CAROLINA 27616

RELATED

ISSUE	DATE	DESCRIPTION	INCLUDED
09/02/2021	ASR PACKAGE		
09/02/2021	SCHEMATIC DESIGN PACKAGE		
09/10/2021	SET ASR SUBMITTAL PACKAGE		X
10/15/2021	REVISED FOR REAR CITY COMMENTS		X
11/02/2021	PERMIT/GMP SET		

REVISION	DATE	DESCRIPTION	REV
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CLUBHOUSE -
ELEVATIONS

JOB NUMBER: 2128901

DRAWN BY: HIL
CHECKED BY: SL

A4-40

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