

# 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): \_\_\_\_\_

Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: <u>N/A</u>	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>N/A</u>	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: <u>N/A</u>	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: <u>N/A</u>	
		Zoning Case #: <u>Z-33-19</u>	
		Administrative Alternate #: <u>N/A</u>	
GENERAL INFORMATION			
Development name: Vintage Corporate Center			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <b>951 &amp; 1001 Corporate Center Drive, Raleigh, NC 27607</b>			
Site P.I.N.(s): 0774750359 & 0774753938			
Please describe the scope of work. Include any additions, expansions, and change of use. Development of Eight Apartment Buildings (Multi-Unit Living) and Amenities.			
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: Vintage Corporate Center JV, LLC		Title: N/A	
Address: 3900 Merton Drive, Suite 215, Raleigh, North Carolina 27609			
Phone #: 919.239.4626		Email: tmorris@ccrdu.com	
Applicant Name: Ken Thompson			
Company: JDavis Architects		Address: 510 S. Wilmington Street, Raleigh, NC 27601	
Phone #: 919.835.1500		Email: kent@jdavisarchitects.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): OX-7-CU	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 0 SF
Gross site acreage: 21.94 AC	New gross floor area: 473,741 SF
# of parking spaces required:	Total sf gross (to remain and new): 473,741 SF
# of parking spaces proposed:	Proposed # of buildings: 8
Overlay District (if applicable): SHOD-1	Proposed # of stories for each: Bldg 1-4: 4 story; Bldg 5-8: 3 story
Existing use (UDO 6.1.4): Vacant (Forestry)	
Proposed use (UDO 6.1.4): Multi-Unit Living	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0 AC Square Feet: 0 SF	Proposed Impervious Surface: Acres: 8.8 AC Square Feet: 383,328 SF
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: Wy, Co, and Cm _____	
Flood study: No _____	
FEMA Map Panel #: 0774 _____	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 365	Total # of hotel units: 0
# of bedroom units: 1br <input checked="" type="checkbox"/> 181 2br <input checked="" type="checkbox"/> 168 3br <input checked="" type="checkbox"/> 16 4br or more <input type="checkbox"/>	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**SIGNATURE BLOCK**

I hereby designate Ken Thompson, JDavis Architects 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 six consecutive months of inactivity.

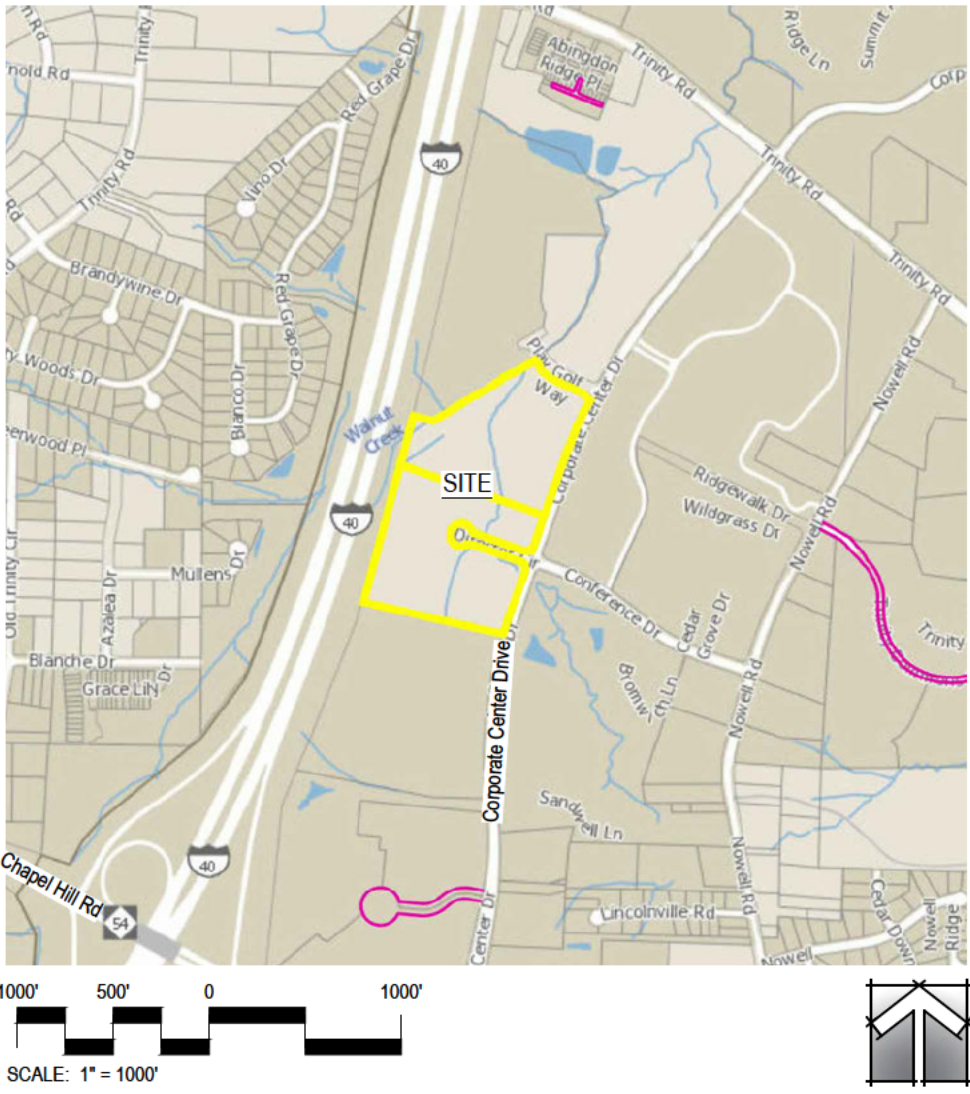
Signature: 

Date: 07/20/2020

Printed Name: Tim Keach (Manager)



3/26/2021 10:33 AM P:\2020\2019 Corporate Center JV\2019\2020\19-00001-ASR.dwg J:\2020\2019 Corporate Center JV\2019\2020\19-00001-ASR.dwg



REFERENCE: Z-33-19; BM2017 PG-2217-2218;  
STC-09-2020; BOA-0064-2020

ASR-0054-2020

## Administrative Site Review

1st Submittal: July 23, 2020  
2nd Submittal: November 03, 2020  
3rd Submittal: February 19, 2021  
4th Submittal: March 29, 2021

# Vintage Raleigh West

951 and 1001 Corporate Center Drive  
Raleigh, North Carolina 27607

ORDINANCE NO. (2020) 54 ZC 790

**Z-33-19** – Corporate Center Drive, being Wake County PINs 0774750359 and 0774753938. Approximately 21.94 acres located on the west side of Corporate Center Drive, approximately one-half of a mile north of its intersection with Chapel Hill Road at 951 and 1001 Corporate Center Drive are rezoned to Office Mixed Use-7 stories with conditions and Special Highway Overlay District-1 (partial) (OX-7-CU w/SHOD-1 (partial)).

Conditions dated: January 3, 2020

Zoning Conditions Response:

- Office use shall not exceed 200,000 square feet of gross floor area.
- The building facades shall be constructed from one or more of the following materials: glass, concrete and/or clay brick masonry, cementitious siding including lap and panel products, native and masonry stone, natural wood, precast concrete, metal panels, and/or trim. Cementitious siding, including lap and panel products, shall not exceed 55% of the facade materials.
- The following building siding materials shall be prohibited: vinyl siding, fiberboard siding, pressure treated wood, and synthetic stucco (EIFS); however, window frames, door frames, soffits, and miscellaneous trim may be constructed of wood, fiberglass, metal, or vinyl.
- No residential dwelling unit shall include more than three (3) bedrooms.
- No building with residential uses shall exceed 5 stories or seventy-five (75) feet in height.

- No office uses are proposed
- Exterior building materials will consist of glass windows, cementitious paneling, cementitious trim, cementitious lap siding, metal canopies, and brick veneer that will not exceed 55% of the surface of each facade.
- None of the materials listed are being used as siding materials.
- Maximum bedrooms per unit is 3, no 4 bedroom units or more are proposed
- No building exceed 5 story or 75'

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BOA-0064-2020 DOCUMENT	1.1	DETAILED SITE PLAN - NORTH	LS2.2	SITE LIGHTING PLAN - SOUTH	SL1.01	BUILDING 3 TYPE III EXTERIOR ELEVATIONS	A3.03.2	BUILDING 7 GARDEN 3 EXTERIOR ELEVATIONS	A3.07.2
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## Notes

### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY ROBINSON & PLANTE, PC IN CARY, NORTH CAROLINA IN MARCH, 2020 IN DIGITAL FORMAT. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY, 2020.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- ALL HVAC EQUIPMENTS OF THIS PROJECT TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES(S) AND HC ACCESS AISLES(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.

- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
- ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE (HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET.

### FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFCC 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFCC 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCFCC, SECTION 507.3.

### SOLID WASTE INSPECTION STATEMENTS

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS A COMPACTOR FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

### TREE CONSERVATION NOTE

- THIS PROJECT SITE IS EQUAL OR MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2.

### TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

REFER TO SHEET 1.1 FOR BOA-0064-2020  
DOCUMENT

### UDO SECTION 8.3.2 BLOCK PERIMETER

PER TC-6.19 SECTION 1

REQUIRED BLOCK PERIMETER CANNOT BE MET DUE TO

8.3.2.A.1.B.ii

ii. 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.

RESPONSE: BY ADDING A LOOP ROAD INTO THE SITE THE RESULTING OVERSIZED BLOCK INCREASES FROM THE EXISTING 12,380 LF TO 13,115, THEREFORE IT DOES NOT REDUCE THE BLOCK PERIMETER, IT ENLARGES IT BY 735 LF

8.3.2.A.1.B.vi.b CONTROLLED ACCESS HIGHWAY

vi. THE CREATION (ON THE PROPERTY TO BE DEVELOPED) OR CONTINUATION (ON AN ADJACENT PROPERTY) OF ANY NEW STREET OR STREET STUB WOULD BE OBSTRUCTED BY ANY OF THE FOLLOWING:

- no
- RAILROAD, OR CONTROLLED ACCESS HIGHWAY.

### UDO SECTION 8.3.5.D CROSS ACCESS

CROSS ACCESS CANNOT BE PROVIDED TO

- PIN 0774763831- BECAUSE OF STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE (8.3.5.D.5.b.iii)
- PIN 0774647662- BECAUSE OF STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE (8.3.5.D.5.b.iii)

## Application

### Administrative Site Review Application

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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): \_\_\_\_\_

Building Type	Site Transaction History
<input type="checkbox"/> Detached	Subdivision case #: <u>N/A</u>
<input type="checkbox"/> Attached	Scoping/sketch plan case #: <u>N/A</u>
<input checked="" type="checkbox"/> Apartment	Certificate of Appropriateness #: <u>N/A</u>
<input type="checkbox"/> Townhouse	Board of Adjustment #: <u>N/A</u>
	Zoning Case #: <u>Z-33-19</u>
	Administrative Alternate #: <u>N/A</u>

### GENERAL INFORMATION

Development name: Vintage Raleigh West

Inside City limits? ☒ Yes ☐ No

Property address(es): 951 & 1001 Corporate Center Drive, Raleigh, NC 27607

Site P.I.N.(s): 0774750359 & 0774753938

Please describe the scope of work. Include any additions, expansions, and change of use.  
Development of Eight Apartment Buildings (Multi-Unit Living) and Amenities.

Current Property Owner/Developer Contact Name:

**NOTE: please attach purchase agreement when submitting this form.**

Company: Vintage Corporate Center JV, LLC Title: N/A

Address: 3900 Merton Drive, Suite 215, Raleigh, North Carolina 27609

Phone #: 919.239.4626 Email: tmorris@ccrdu.com

Applicant Name: Ken Thompson

Company: JDavis Architects Address: 510 S. Wilmington Street, Raleigh, NC 27601

Phone #: 919.835.1500 Email: kent@jdavisarchitects.com

### DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): <u>OX-7-CU</u>	Existing gross floor area (not to be demolished): <u>0 SF</u>
Gross site acreage: <u>21.94 AC</u>	Existing gross floor area to be demolished: <u>0 SF</u>
# of parking spaces required: <u>465</u>	Total sf gross (to remain and new): <u>441,882 SF</u>
# of parking spaces proposed: <u>605</u>	Proposed # of buildings: <u>8</u>
Overlay District (if applicable): <u>SHOD-1</u>	Proposed # of stories for each: <u>Build 1-4: 4 story; Build 5-8: 3 story</u>
Existing use (UDO 6.1.4): <u>Vacant (Forestry)</u>	
Proposed use (UDO 6.1.4): <u>Multi-Unit Living</u>	

### STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0 AC</u> Square Feet: <u>0 SF</u>	Proposed Impervious Surface: Acres: <u>8.8 AC</u> Square Feet: <u>383,328 SF</u>
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: <u>Wv, Co, and Cm</u>	
Flood study: <u>No</u>	
FEMA Map Panel #: <u>0774</u>	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

### RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: <u>365</u>	Total # of hotel units: <u>0</u>
# of bedroom units: <u>1br</u> <input checked="" type="checkbox"/> <u>181</u> <u>2br</u> <input checked="" type="checkbox"/> <u>168</u> <u>3br</u> <input checked="" type="checkbox"/> <u>16</u> <u>4br or more</u> <input type="checkbox"/>	
# of lots: <u>1</u>	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### SIGNATURE BLOCK

I hereby designate Ken Thompson, JDavis Architects to serve as my agent regarding this application, to receive and respond 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 six consecutive months of inactivity.

Signature: Tim Keach Date: 6/7/20/2020  
Printed Name: Tim Keach (Manager)

## Project Team

OWNER  
**AIS Forestry & Farming, LLC**  
319 Chapanoke Road, Suite 102  
Raleigh, North Carolina 27603  
919-239-4626  
919-301-8210 (fax)  
tmorris@ccrdu.com

DEVELOPER  
**Vintage Corporate Center JV, LLC**  
3900 Merton Drive, Suite 215,  
Raleigh, North Carolina 27609  
919-239-4626  
919-301-8210 (fax)  
tmorris@ccrdu.com

LANDSCAPE ARCHITECT  
**JDavis Architects, PLLC**  
510 S. Wilmington Street  
Raleigh, North Carolina 27601  
919.835.1500  
919.835.1510 (fax)  
kent@jdavisarchitects.com

ARCHITECT  
**JDavis Architects, PLLC**  
510 S. Wilmington Street  
Raleigh, North Carolina 27601  
919.835.1500  
919.835.1510 (fax)  
bille@jdavisarchitects.com

ENGINEER  
**Piedmont Land Design, LLP**  
8522-204 Six Forks Road, Suite 204  
Raleigh, North Carolina 27615  
919.845.7703  
919.845.7703 (fax)  
david@piedmontlanddesign.com

SURVEYOR  
**Robinson & Plante, PC**  
1240 SE Maynard Road, Suite 203  
Cary, North Carolina 27511  
919.481.1245  
919.481.1213 (fax)  
buddy@robinsonplante.com

**JDAVIS**  
510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500  
1218 Chatham Street, 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0121  
ASR-0054-2020

Vintage Corporate Center JV, LLC  
**Vintage Raleigh West**  
**951 and 1001 Corporate Center Drive**  
Raleigh, North Carolina 27607

### ADMINISTRATIVE SITE REVIEW

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

PROJECT:	VCC-20019	DATE:
ISSUE:	Administrative Site	06/26/2020
REVISIONS:	1st Review Comments	11/03/2020
	2nd Review Comments	02/19/2021
	3rd Review Comments	03/29/2021
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	COVER	

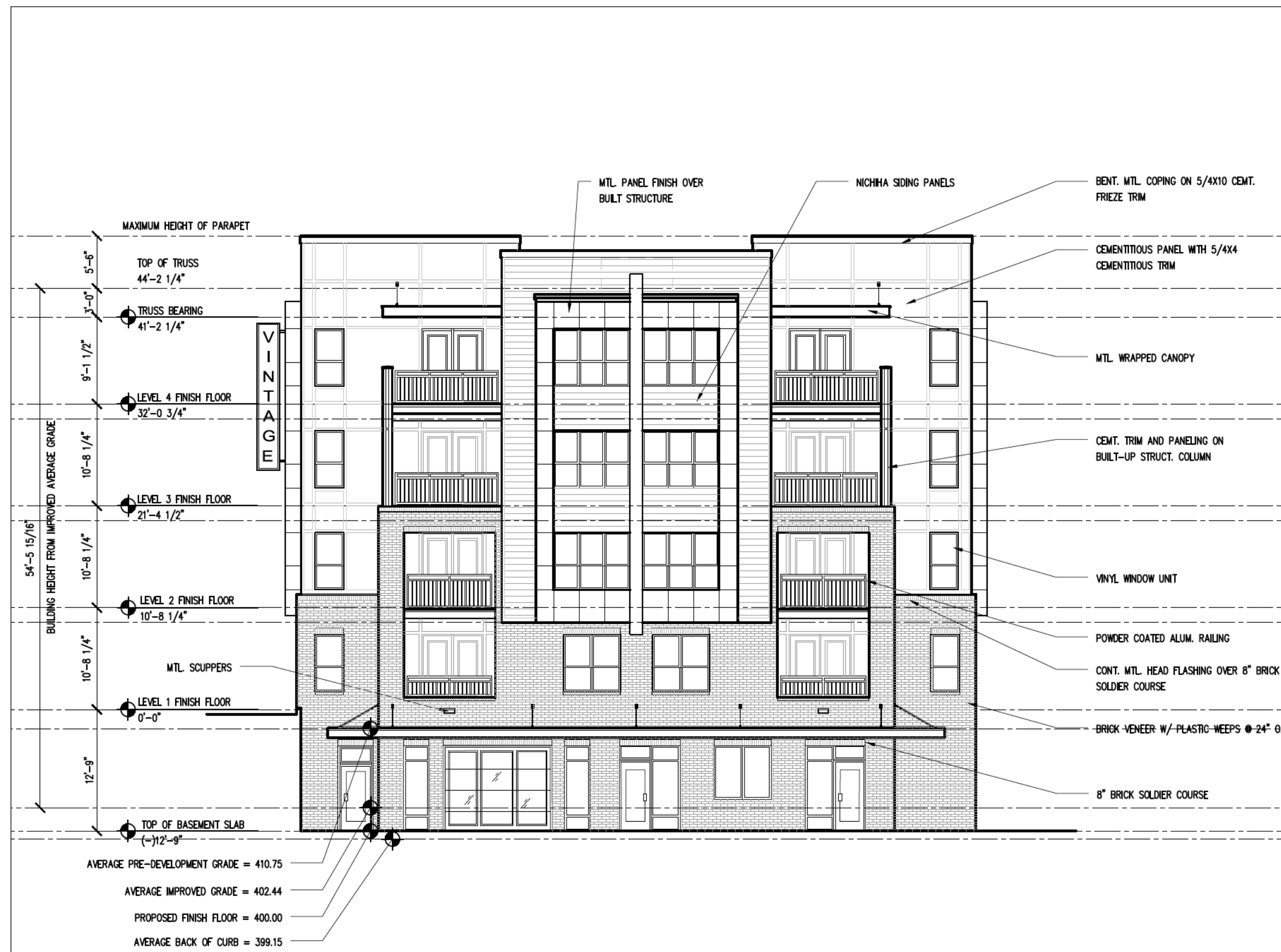
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BUILDING TYPE 1 - LEFT SIDE (NORTH) ELEVATION  
SCALE: 3/32" = 1'-0"

3



BUILDING TYPE 1 - FRONT RIGHT END (WEST) ELEVATION  
SCALE: 3/32" = 1'-0"

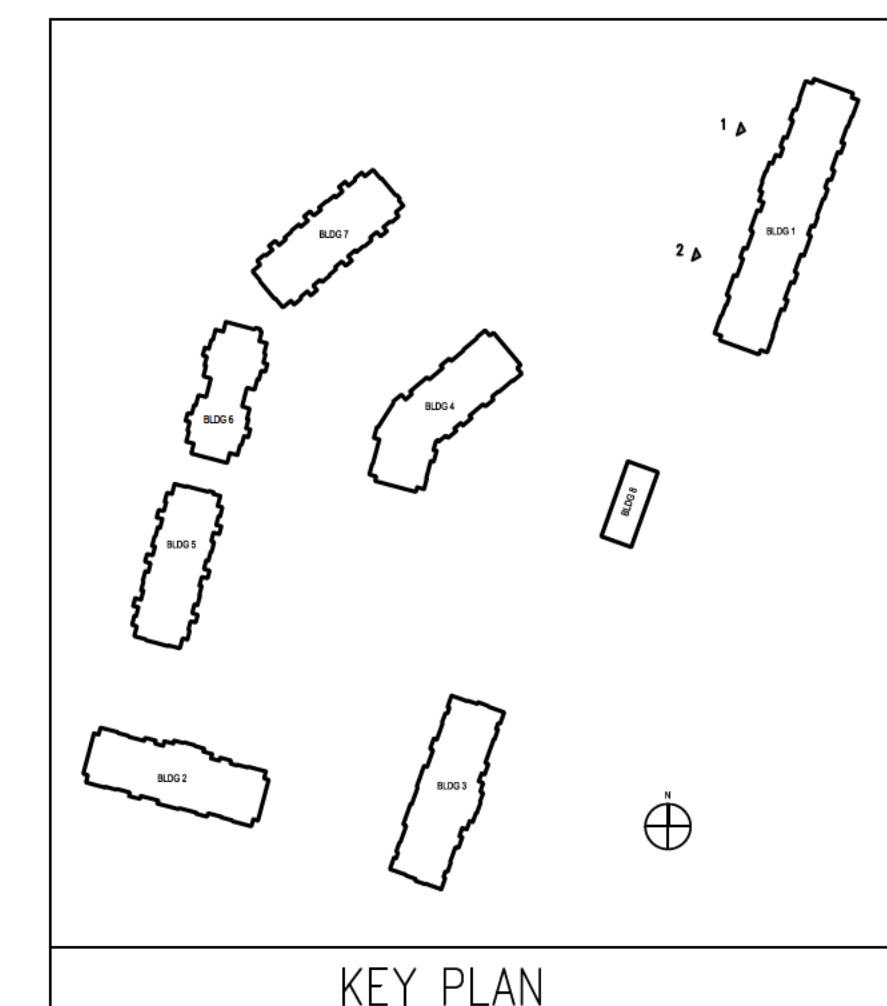
2



BUILDING MATERIALS	
CEMENTITIOUS PANEL=	4,207 SF
CEMENTITIOUS LAP=	4,402 SF
BRICK=	3,523 SF
METAL PANEL=	781 SF
WINDOWS=	4,950 SF
<hr/>	
TOTAL WALL=	17,863 SF
MAX. MATERIAL % (LAP SIDING)= 24.6%	

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	417.80	421.30	417.05	419.05	420.50

BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 1	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT W	398.00	416.00	407.00	399.50	400.00	399.75
	SIDE N	412.00	416.50	414.25	399.50	400.00	399.75
	SIDE S	399.50	410.50	405.00	399.50	400.00	399.75
	REAR E	410.00	423.50	416.75	410.50	410.50	410.50
	AVG. OF ALL FACES			410.75			402.44



BUILDING TYPE 1 - FRONT LEFT END (WEST) ELEVATION

1

## ADMINISTRATIVE SITE REVIEW

PRELIMINARY

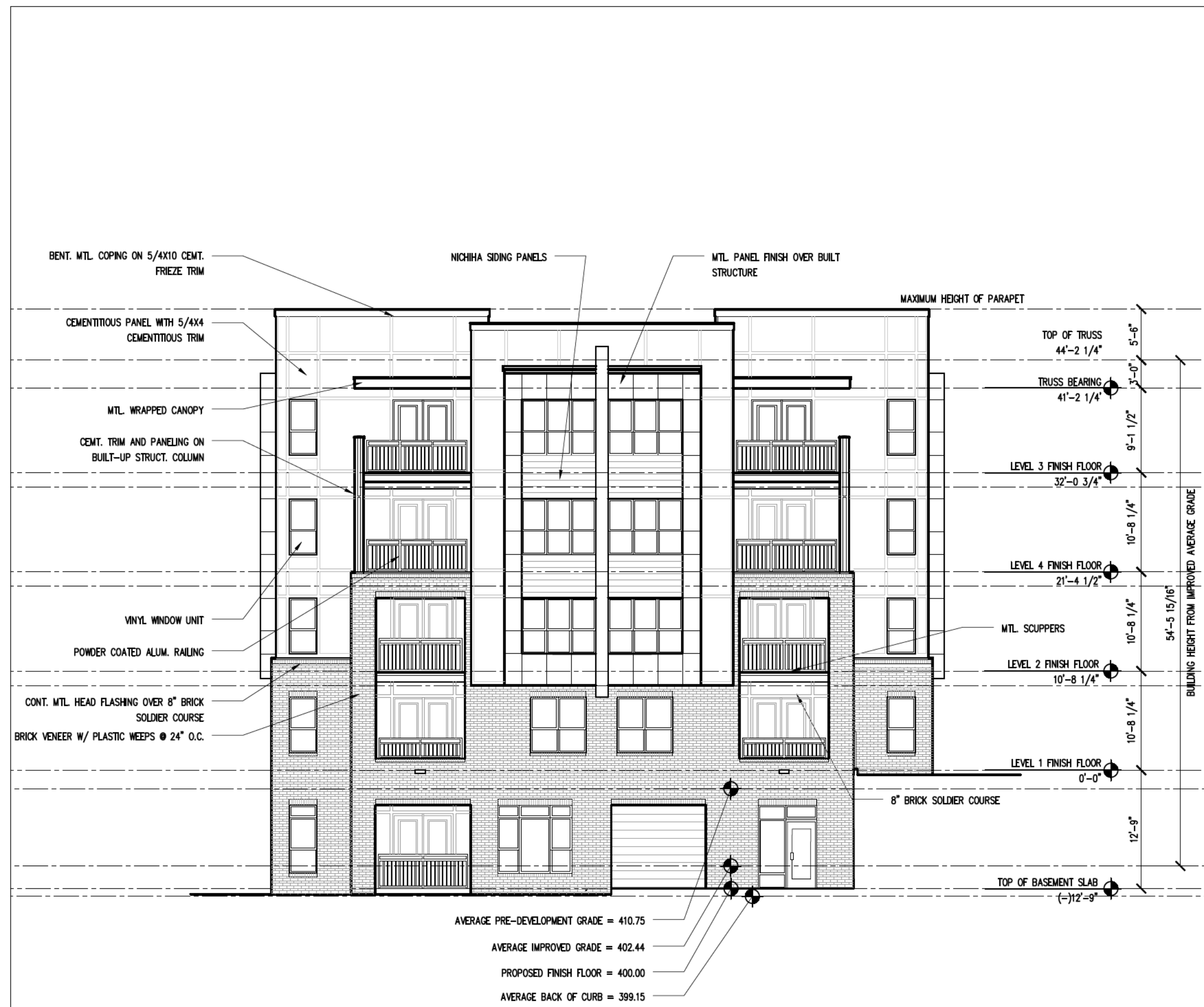
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

		DATE
PROJECT:	VCC-20019	DATE
ISSUE:	Administrative Site Review	07.23.2020
REVISIONS:	1st Review Comments	11.03.2020

DRAWN BY:	
CHECKED BY:	
CONTENT:	BUILDING 1
	EXTERIOR ELEVATIONS

### A3.01.1





BUILDING TYPE 1 - RIGHT SIDE (SOUTH) ELEVATION  
SCALE: 3/32" = 1'-0"

3



BUILDING TYPE 1 - REAR RIGHT END (EAST) ELEVATION  
SCALE: 3/32" = 1'-0"

2

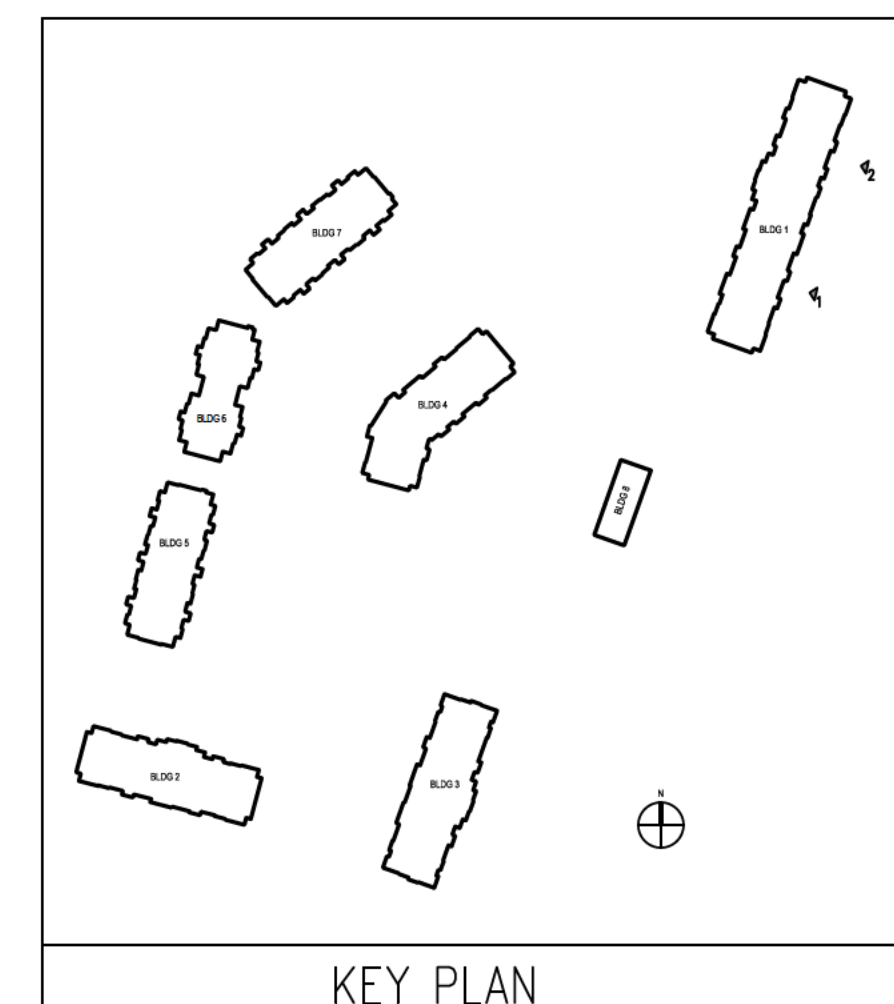


BUILDING TYPE 1 - REAR LEFT END (EAST) ELEVATION  
SCALE: 3/32" = 1'-0"

1

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50

BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 1	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT W	398.00	416.00	407.00	399.50	400.00	399.75
	SIDE N	412.00	416.50	414.25	399.50	400.00	399.75
	SIDE S	399.50	410.50	405.00	399.50	400.00	399.75
	REAR E	410.00	423.50	416.75	410.50	410.50	410.50
	AVG. OF ALL FACES			410.75			402.44



## ADMINISTRATIVE SITE REVIEW

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CONTENT:	BUILDING 1
	EXTERIOR ELEVATIONS

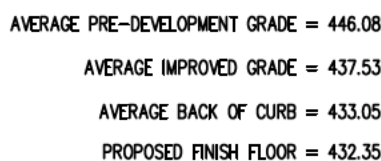
### A3.01.2



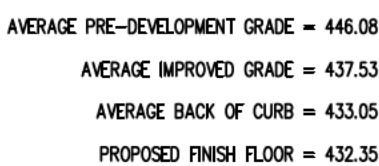


## BUILDING ELEVATIONS

### CURBLINE ELEVATIONS



2



BUILDING MATERIALS	
CEMENTITIOUS PANEL =	2,802 SF
CEMENTITIOUS LAP=	2,172 SF
BRICK=	2,464 SF
METAL PANEL=	378 SF
WINDOWS=	2,748 SF
TOTAL WALL=	10,564 SF

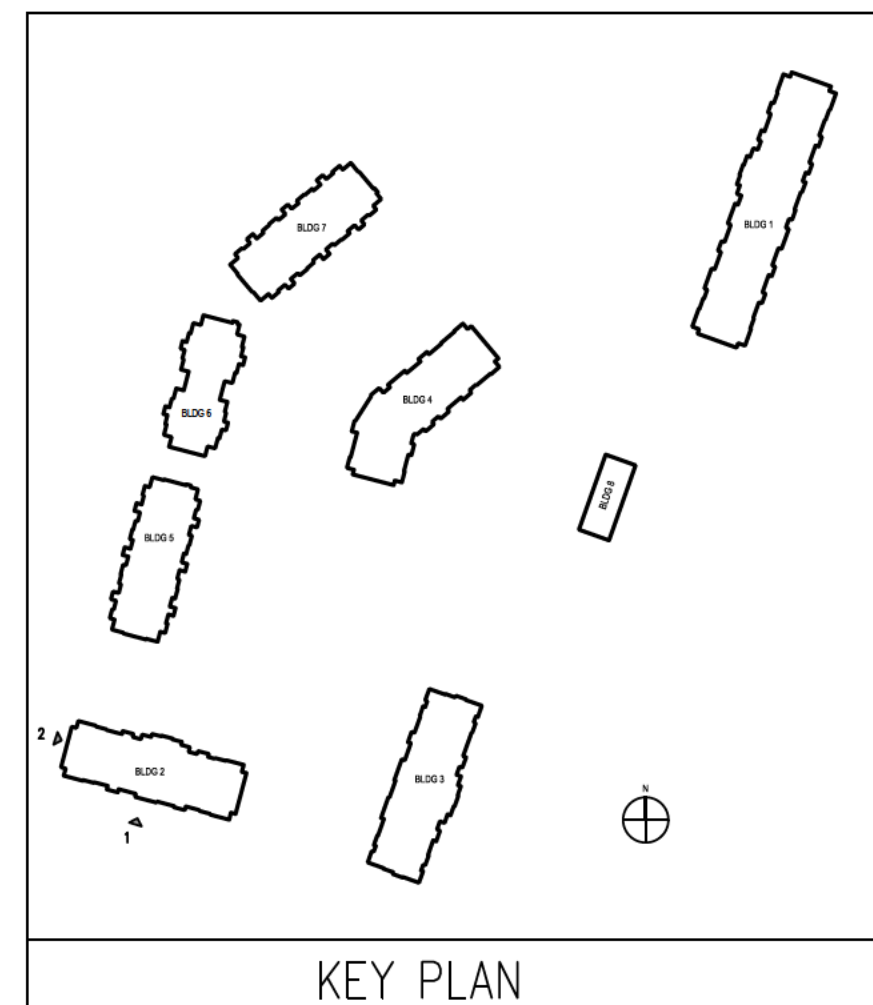
1

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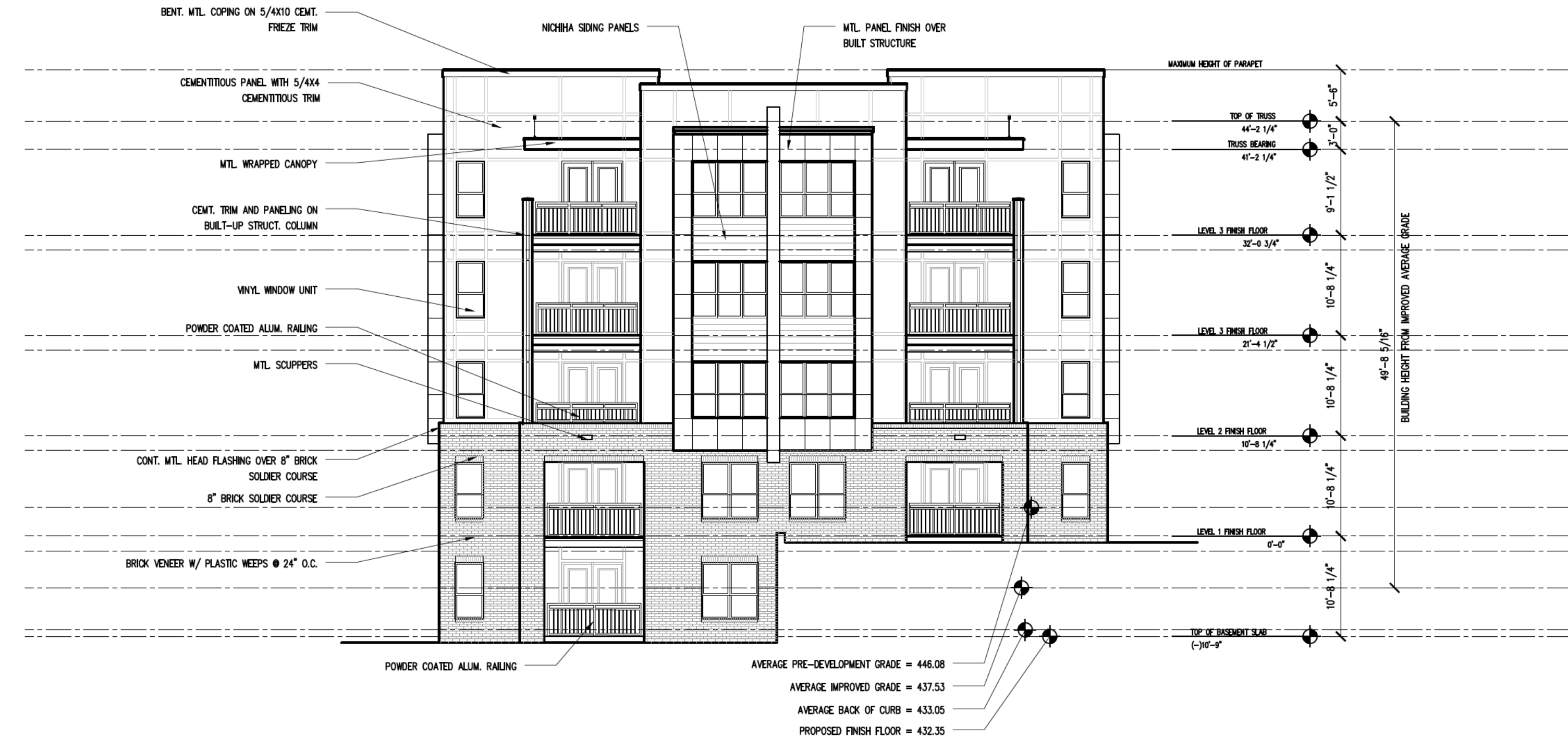
### A3.02.1





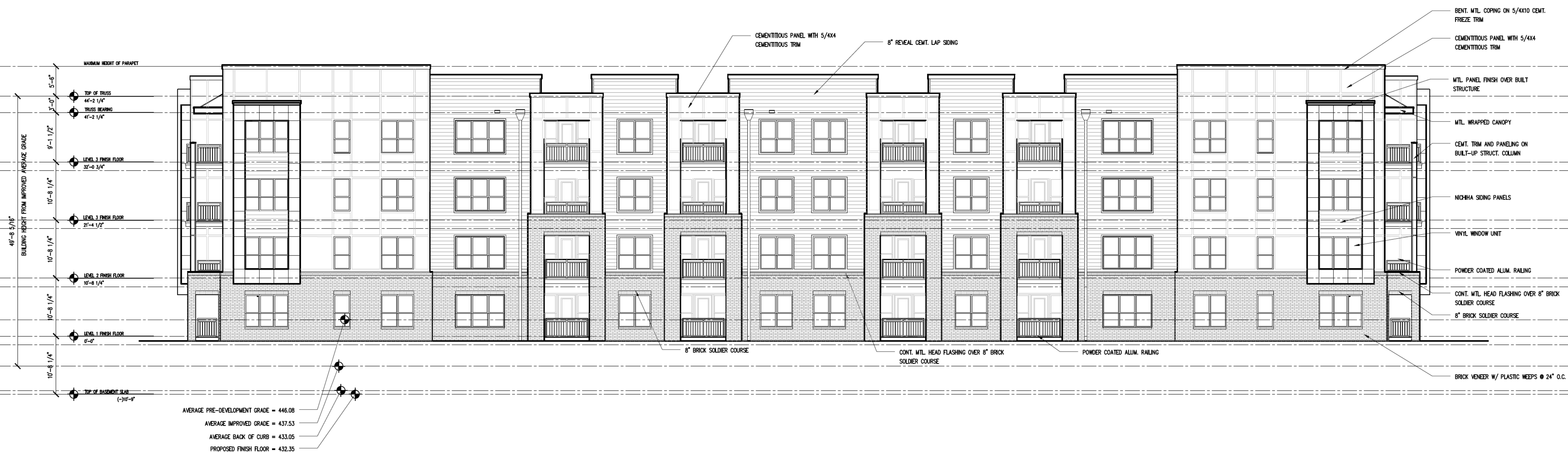
BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 2	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT N	440.00	448.10	444.05	432.10	432.35	432.23
	SIDE W	448.00	452.00	450.00	432.10	442.90	437.50
	SIDE E	440.00	444.00	442.00	432.10	442.90	437.50
	REAR S	444.00	452.50	448.25	442.90	442.90	442.90
AVG. OF ALL FACES				446.08	437.53		

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50



BUILDING TYPE 2 - RIGHT SIDE (WEST) ELEVATION

2



BUILDING TYPE 2 - REAR (SOUTH) ELEVATION  
SCALE: 3/32" = 1'-0"

1

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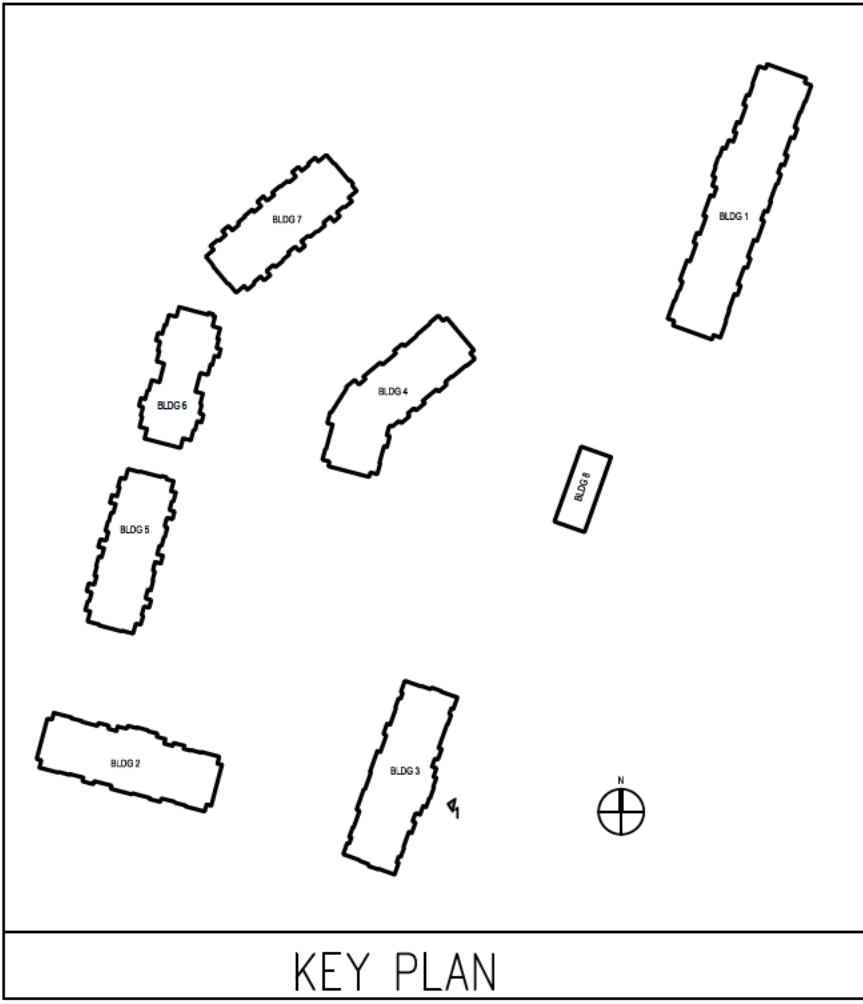
## ADMINISTRATIVE SITE REVIEW

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CONTENT:	BUILDING 2
	EXTERIOR ELEVATIONS

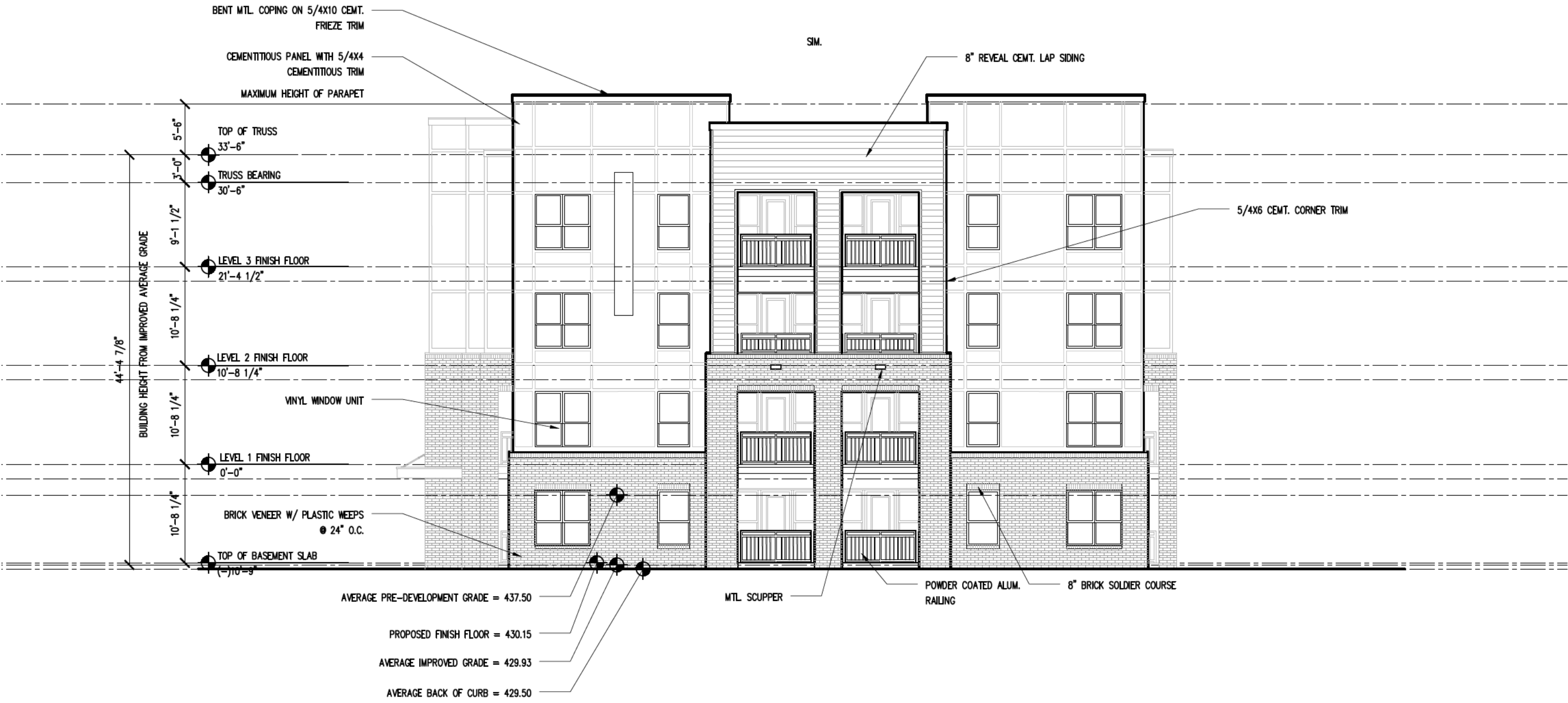
### A3.02.2





BUILDING ELEVATIONS							
BLDG 3	BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE	
	FACE		LOW	HIGH	AVG.	LOW	HIGH
	FRONT E		437.50	447.00	442.25	429.90	430.15
	SIDE N		428.50	437.50	433.00	429.90	429.90
	SIDE S		437.00	447.00	442.00	429.90	429.90
	REAR W		428.50	437.00	432.75	429.90	429.90
	AVG. OF ALL FACES				437.50		429.93

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50



BUILDING TYPE 3 - LEFT SIDE (SOUTH) ELEVATION  
SCALE: 3/32" = 1'-0"

2



BUILDING MATERIALS	
CEMENTITIOUS PANEL	=2,993 SF
CEMENTITIOUS LAP	= 2,297 SF
BRICK	= 2,292 SF
METAL PANEL	= 374 SF
WINDOWS	= 2,424 SF
TOTAL WALL	= 10,380 SF
MAX. MATERIAL % (CEMENT. PANEL)	= 28.8%

BUILDING TYPE 3 - FRONT (EAST) ELEVATION  
SCALE: 3/32" = 1'-0"

1

ADMINISTRATIVE SITE REVIEW

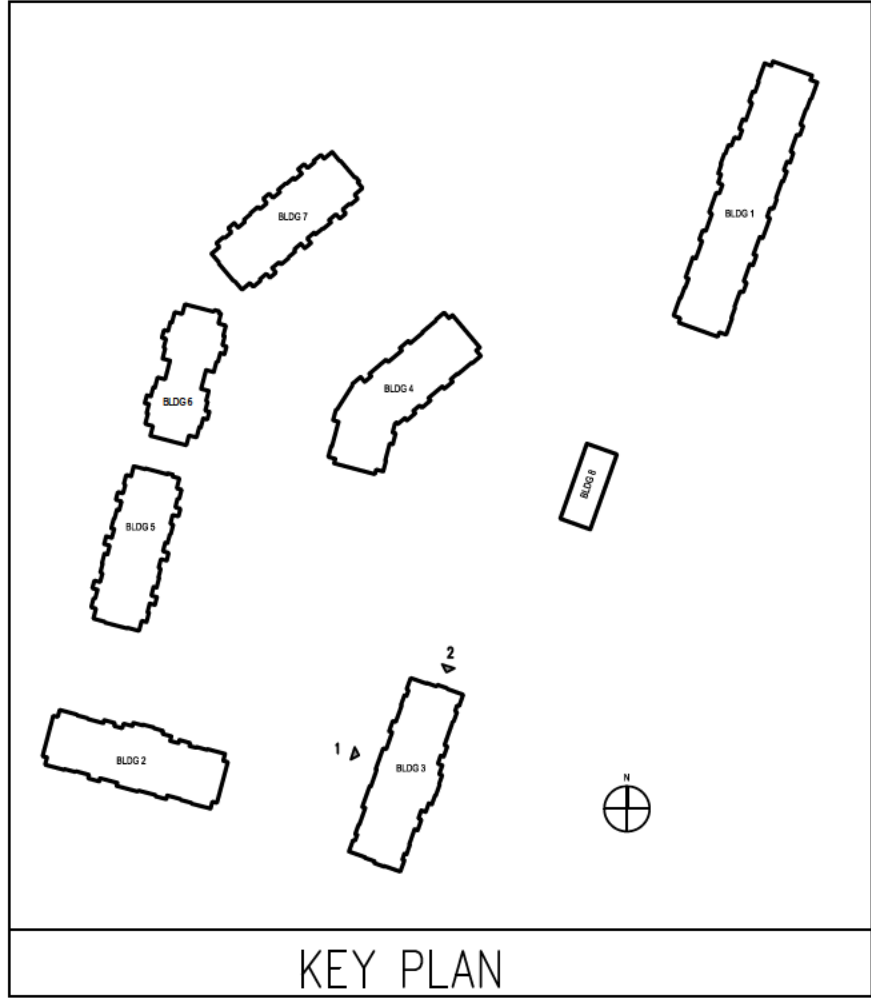
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CONTENT:	BUILDING 3	
	EXTERIOR ELEVATIONS	

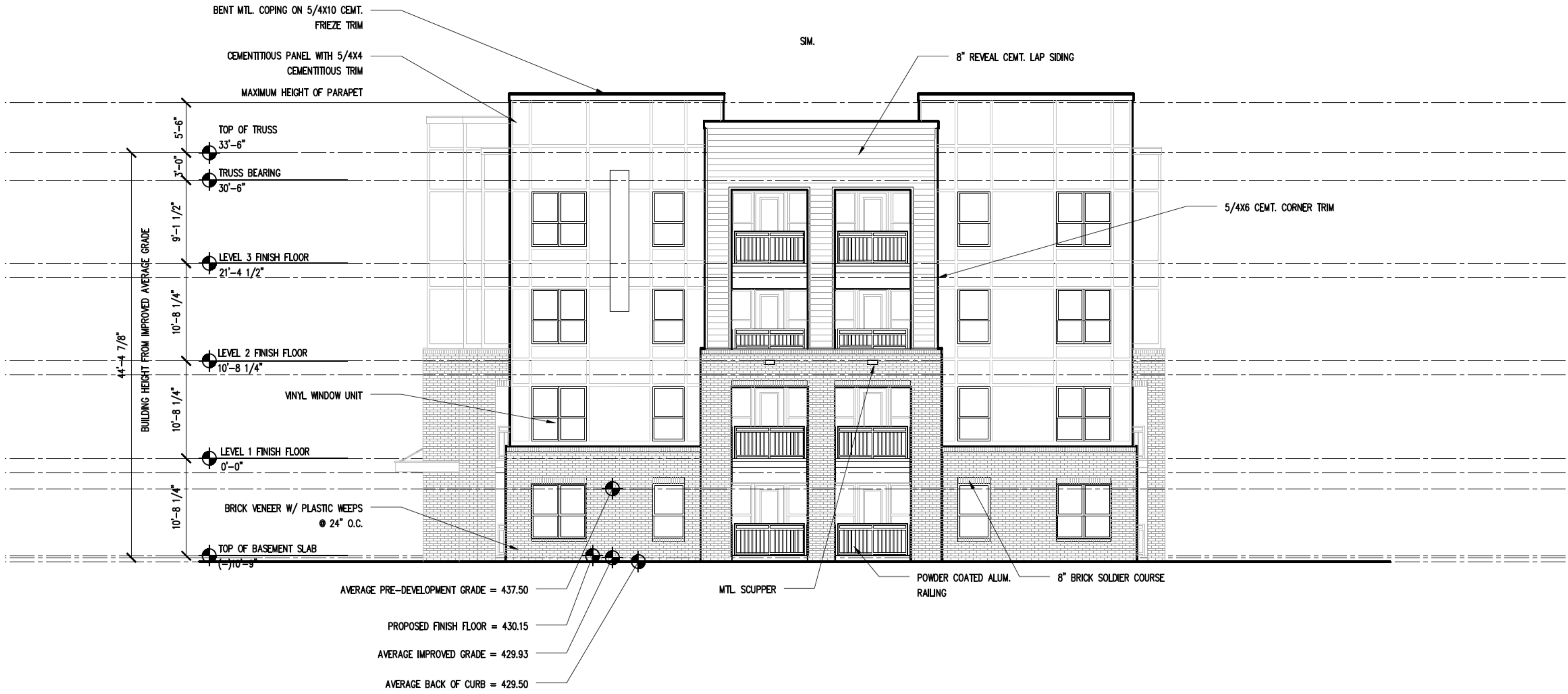
A3.03.1





BUILDING ELEVATIONS								
BLDG 3	BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE		LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT E		437.50	447.00	442.25	429.90	430.15	430.03
	SIDE N		428.50	437.50	433.00	429.90	429.90	429.90
	SIDE S		437.00	447.00	442.00	429.90	429.90	429.90
	REAR W		428.50	437.00	432.75	429.90	429.90	429.90
	AVG. OF ALL FACES				437.50			429.93

CURBLINE ELEVATIONS				
BUILDING	CURBLINE ELEVATION			PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.	
1	398.70	399.60	399.15	400.00
2	434.50	431.60	433.05	432.35
3	425.20	433.80	429.50	430.15
4	412.80	421.30	417.05	420.50



BUILDING TYPE 3 - RIGHT SIDE (NORTH) ELEVATION  
SCALE: 3/32" = 1'-0"

2



BUILDING TYPE 3 - REAR (WEST) ELEVATION  
SCALE: 3/32" = 1'-0"

1

ADMINISTRATIVE SITE REVIEW

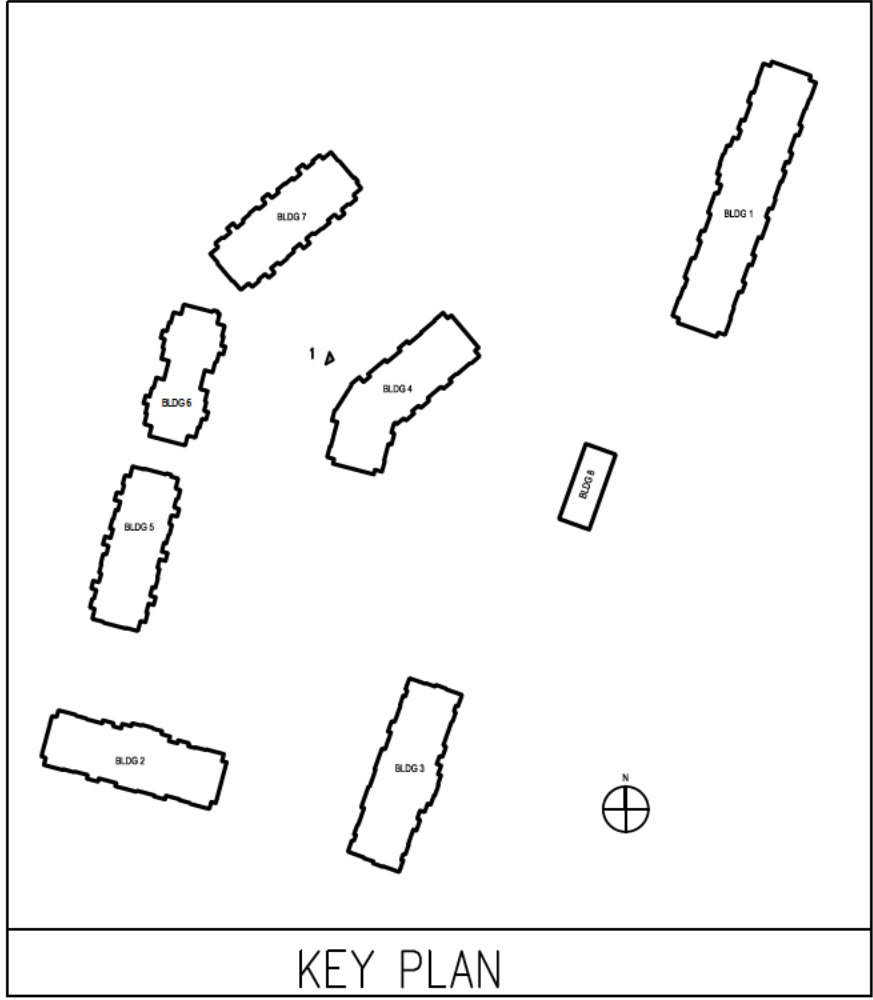
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CONTENT: BUILDING 3	
EXTERIOR ELEVATIONS	

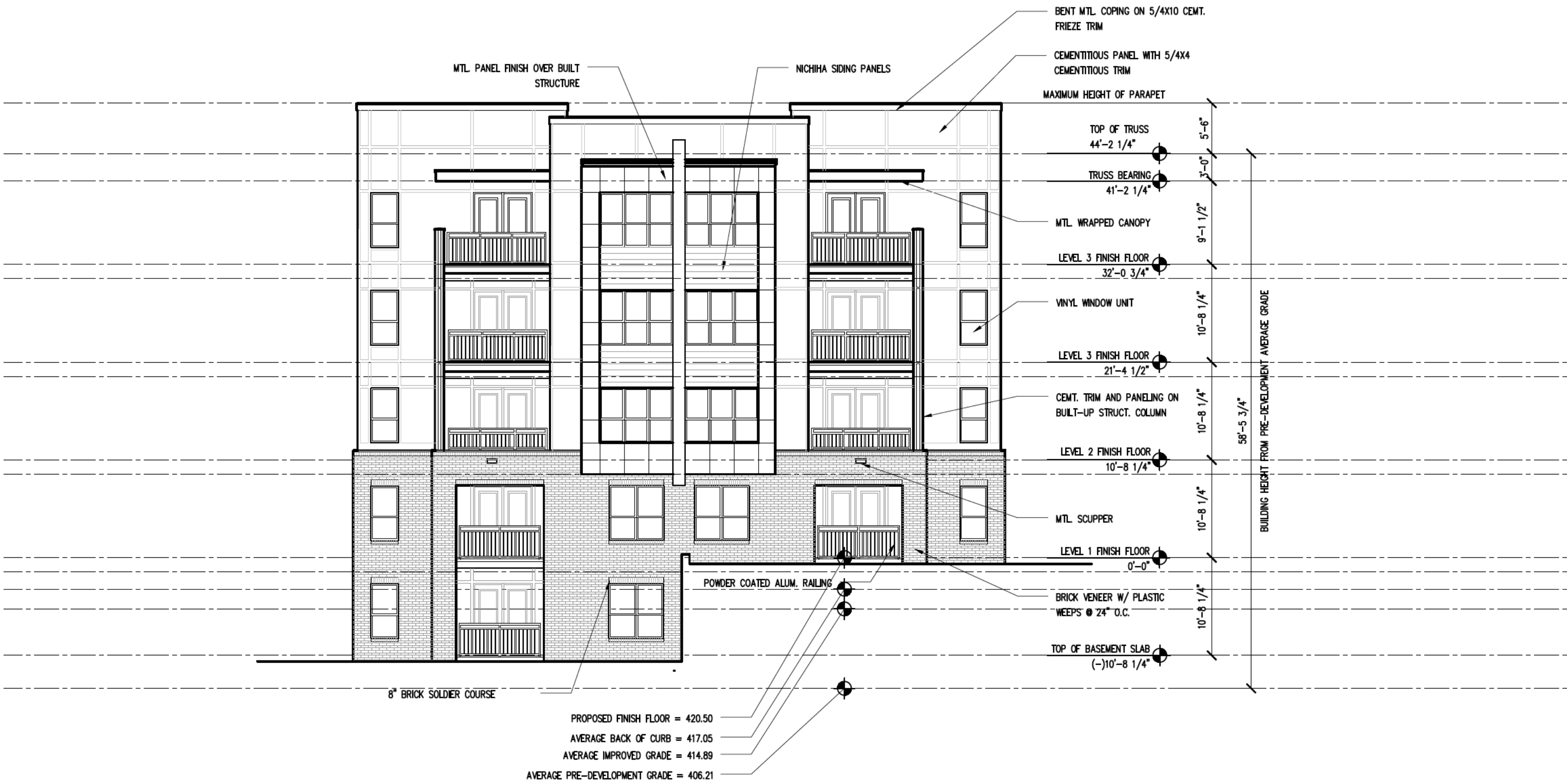
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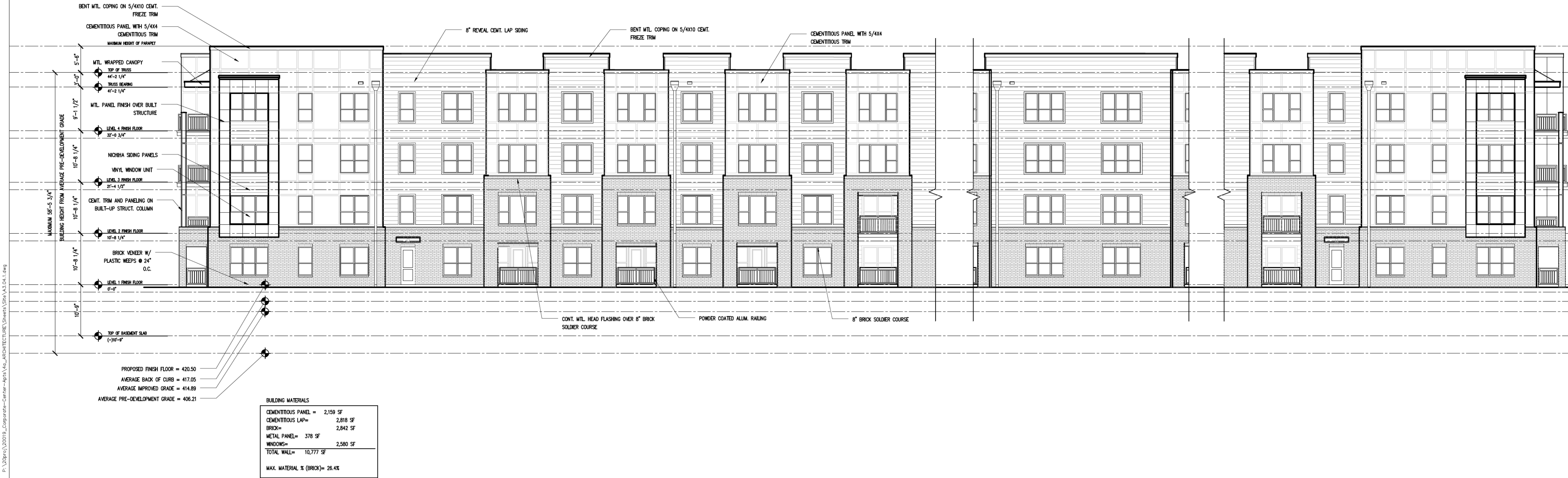
BUILDING ELEVATIONS								
BLDG 4	BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE		LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT W		397.90	416.80	407.35	420.20	420.50	420.35
	SIDE N		397.20	398.20	397.70	409.50	420.20	414.85
	SIDE S		412.00	416.60	414.30	409.50	420.20	414.85
	REAR E		399.00	412.00	405.50	409.50	409.50	409.50
	AVG. OF ALL FACES				406.21			414.89

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50



BUILDING TYPE 4 - LEFT SIDE (NORTH) ELEVATION  
SCALE: 3/32" = 1'-0"

2



BUILDING MATERIALS	
CEMENTITIOUS PANEL =	2,159 SF
CEMENTITIOUS LAP =	2,818 SF
BRICK =	2,842 SF
METAL PANEL =	378 SF
WINDOWS =	2,580 SF
TOTAL WALL =	10,777 SF
MAX. MATERIAL % (BRICK) =	26.4%

BUILDING TYPE 4 - FRONT (WEST) ELEVATION  
SCALE: 3/32" = 1'-0"

1

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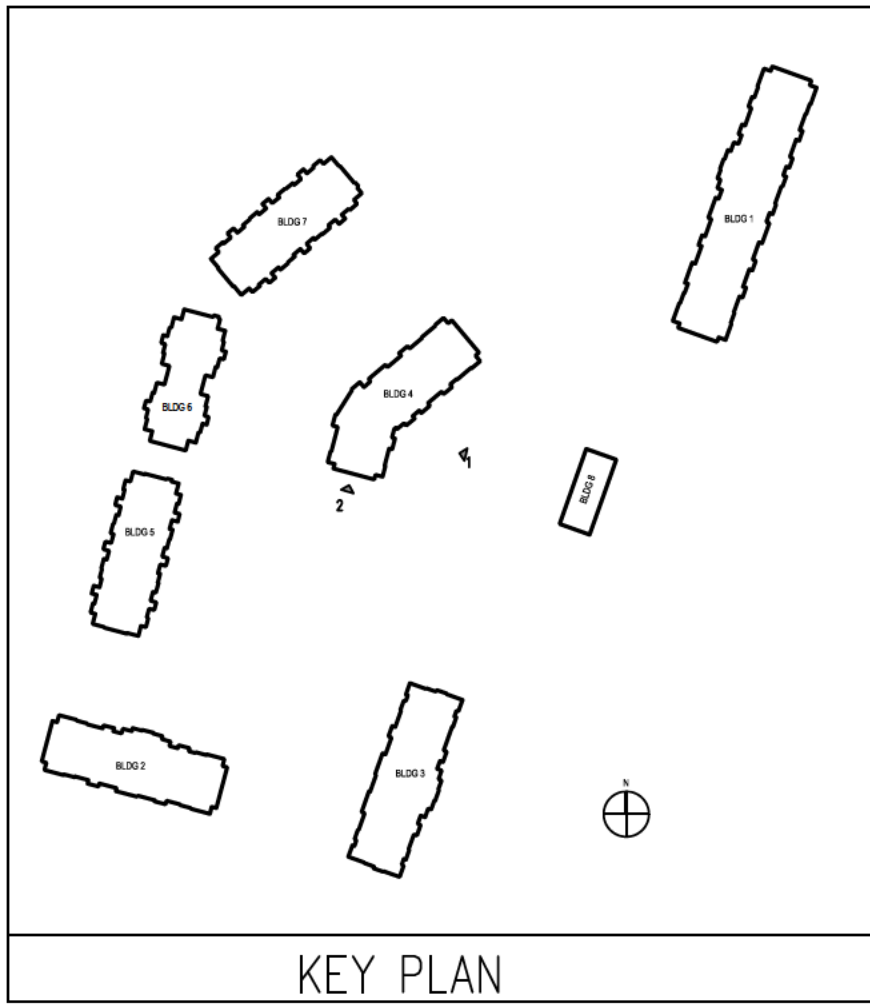
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CONTENT:		BUILDING 4 EXTERIOR ELEVATIONS

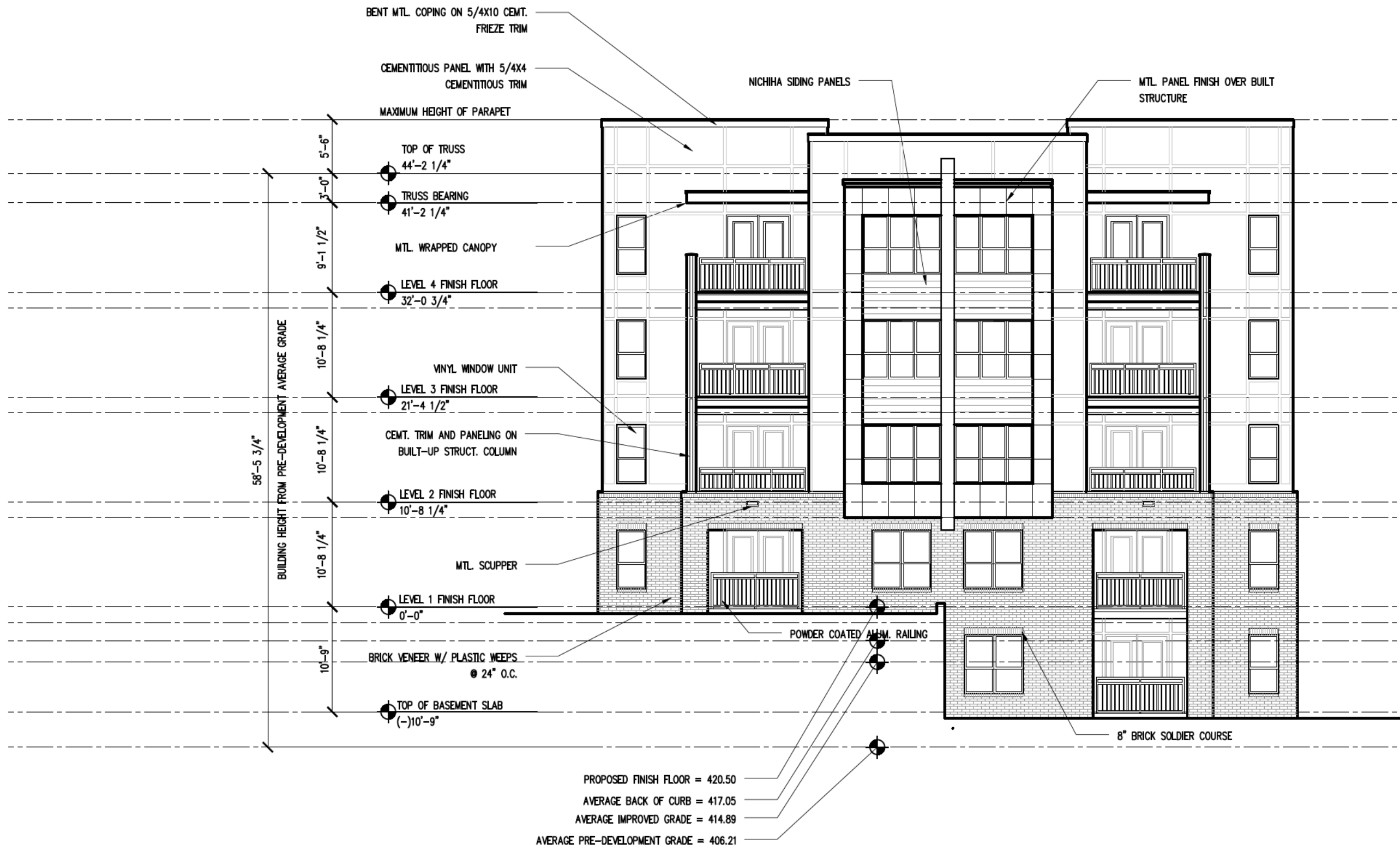
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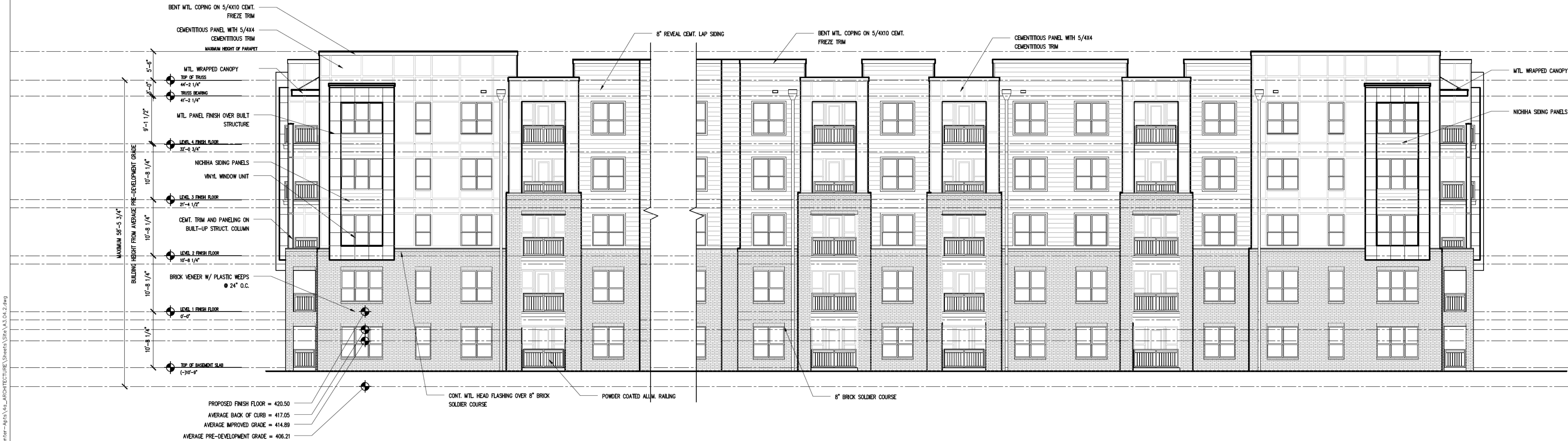


BUILDING ELEVATIONS							
BLDG 4	BUILDING	PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG.
	FRONT W	397.90	416.80	407.35	420.20	420.50	420.35
	SIDE N	397.20	398.20	397.70	409.50	420.20	414.85
	SIDE S	412.00	416.60	414.30	409.50	420.20	414.85
	REAR E	399.00	412.00	405.50	409.50	409.50	409.50
	AVG. OF ALL FACES			406.21			414.89

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	398.70	399.60	399.15	401.15	400.00
2	434.50	431.60	433.05	435.05	432.35
3	425.20	433.80	429.50	431.50	430.15
4	412.80	421.30	417.05	419.05	420.50



BUILDING TYPE 4 - RIGHT SIDE (SOUTH) ELEVATION  
SCALE: 3/32" = 1'-0"



BUILDING TYPE 4 - REAR (EAST) ELEVATION  
SCALE: 3/32" = 1'-0"

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EXTERIOR ELEVATIONS	

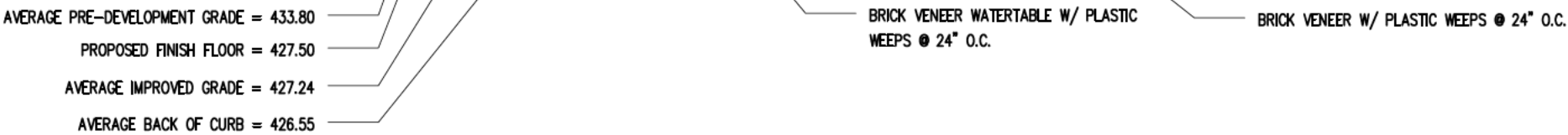
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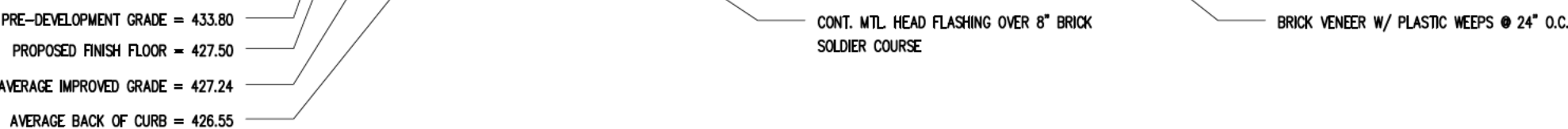


AVG. OF ALL FACES
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### CURBLINE ELEVATIONS



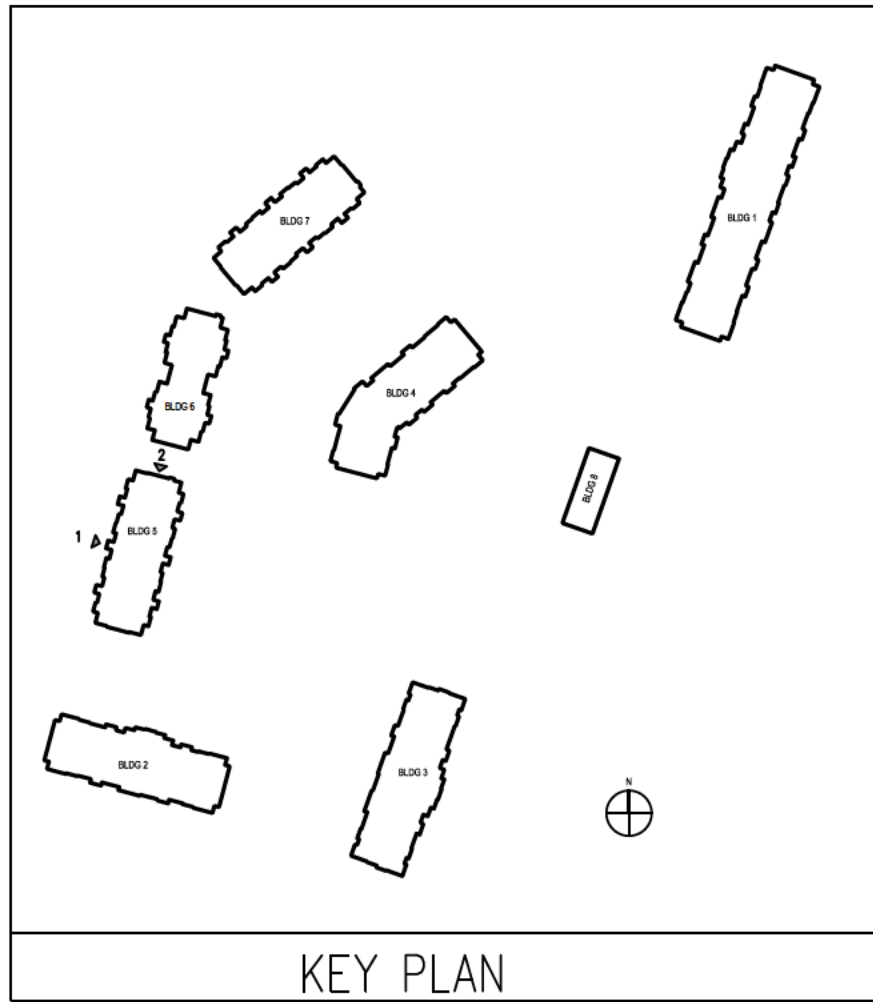
2



BUILDING MATERIALS	
CEMENTITIOUS PANEL	=1,820 SF
CEMENTITIOUS LAP=	2,016 SF
BRICK=	918 SF
METAL PANEL=	702 SF
WINDOWS=	1,152 SF
TOTAL WALL=	6,608 SF

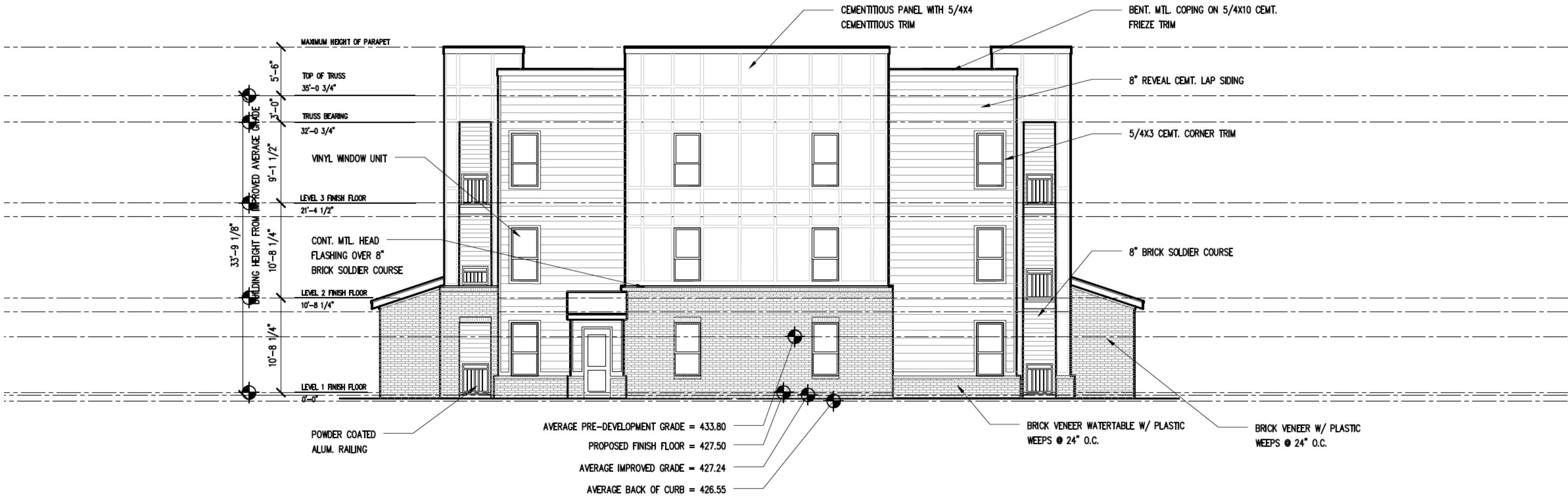
1





BUILDING ELEVATIONS							
BLDG 5	BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE	
	FACE		LOW	HIGH	AVG.	LOW	HIGH
	FRONT E		427.50	441.00	434.25	427.20	427.50
	SIDE N		425.50	427.50	426.50	427.20	427.20
	SIDE S		441.00	441.30	441.15	427.20	427.20
	REAR W		425.50	441.10	433.30	427.20	427.20
	AVG. OF ALL FACES				433.80		427.24

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.60	427.30	419.95	421.95	419.50
7	410.40	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



BUILDING TYPE 5 - RIGHT SIDE (NORTH) ELEVATION  
SCALE: 3/32" = 1'-0"



BUILDING TYPE 5 - REAR (WEST) ELEVATION  
SCALE: 3/32" = 1'-0"

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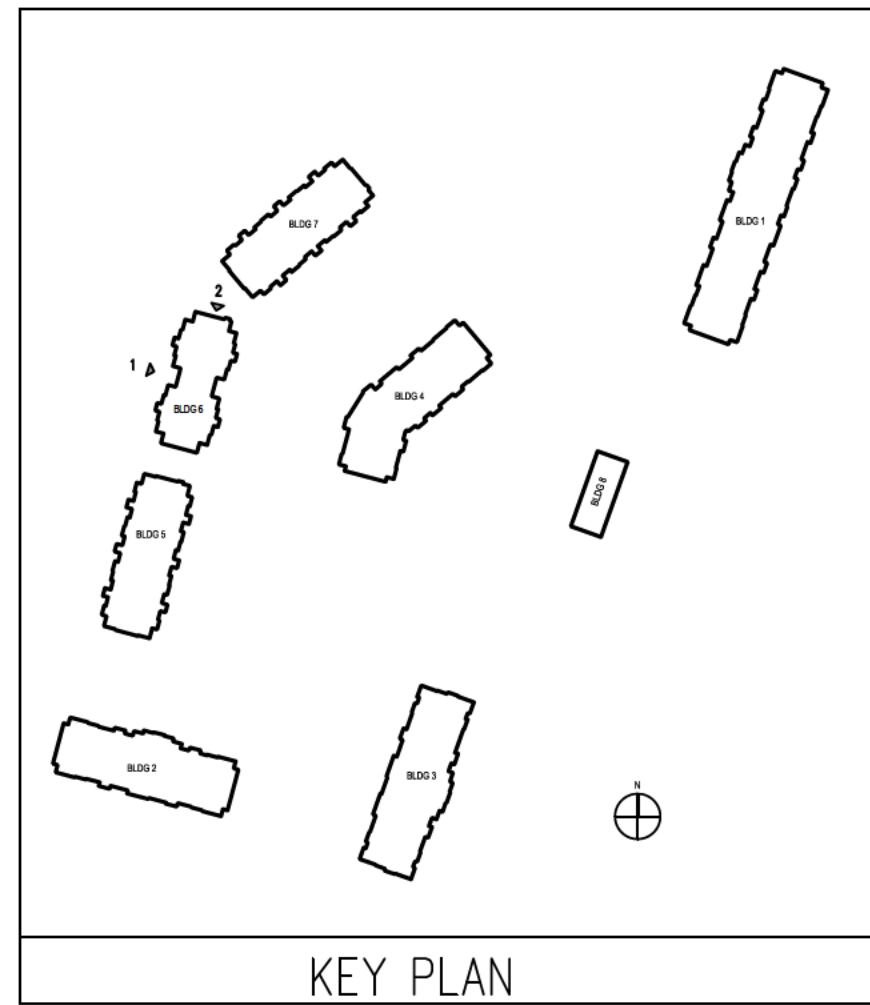
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CONTENT:	BUILDING 4 EXTERIOR ELEVATIONS



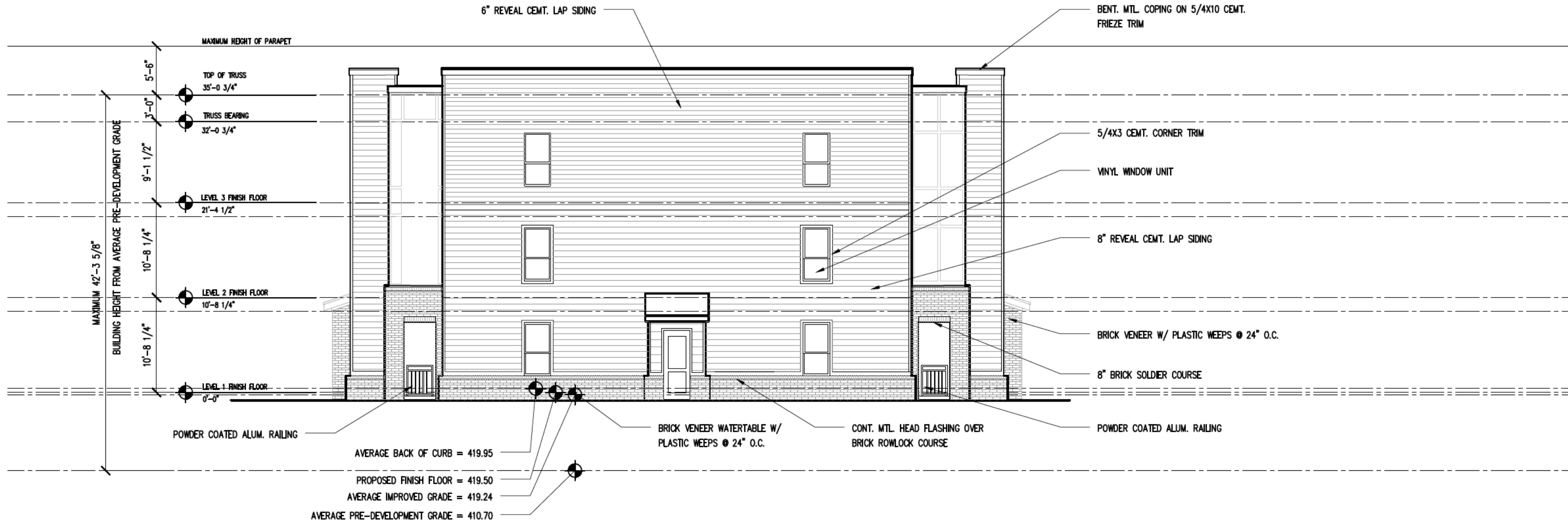




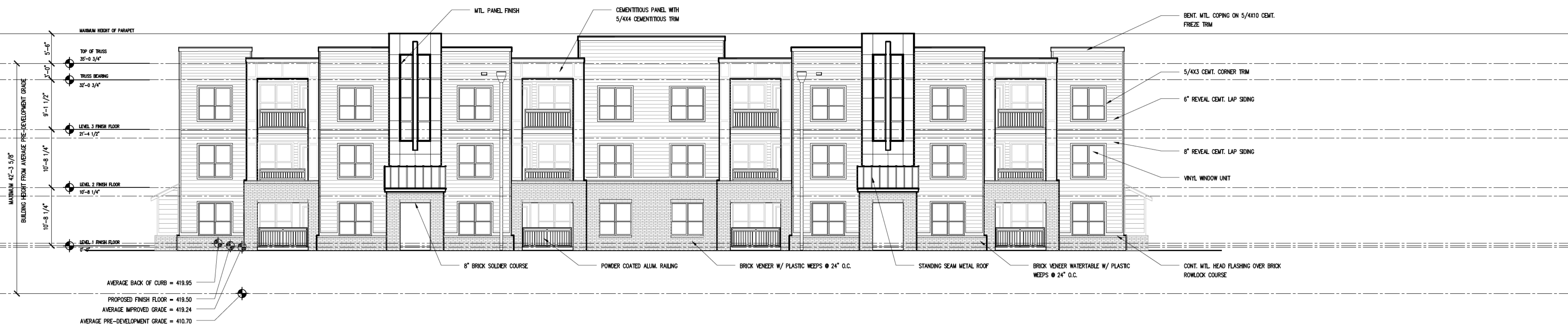


BUILDING ELEVATIONS							
BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 6	FACE	LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT F	406.00	427.70	414.35	419.20	419.50	419.35
	SIDE N	395.50	406.00	400.75	419.20	419.20	419.20
	SIDE S	418.60	422.70	420.65	419.20	419.20	419.20
	REAR W	395.50	418.60	407.05	419.20	419.20	419.20
	AVG. OF ALL FACES		410.70			419.24	

CURBLINE ELEVATIONS						
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR	
	LOW	HIGH	AVG.			
5	424.00	429.10	426.55	428.55	427.50	
6	417.60	422.30	419.95	421.95	419.50	
7	410.40	412.30	413.35	415.35	414.00	
8	403.70	408.50	406.10	408.10	411.70, 410.35,	409.03

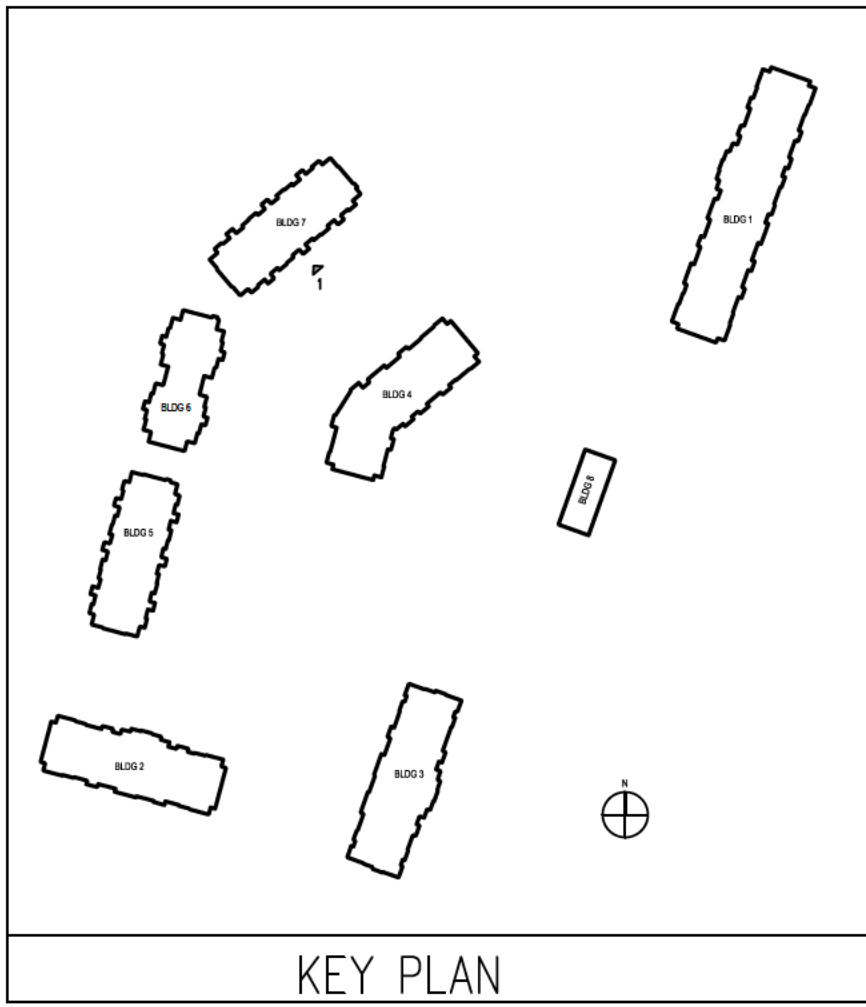


BUILDING TYPE 6 - RIGHT SIDE (NORTH) ELEVATION SCALE: 3/32" = 1'-0"	2
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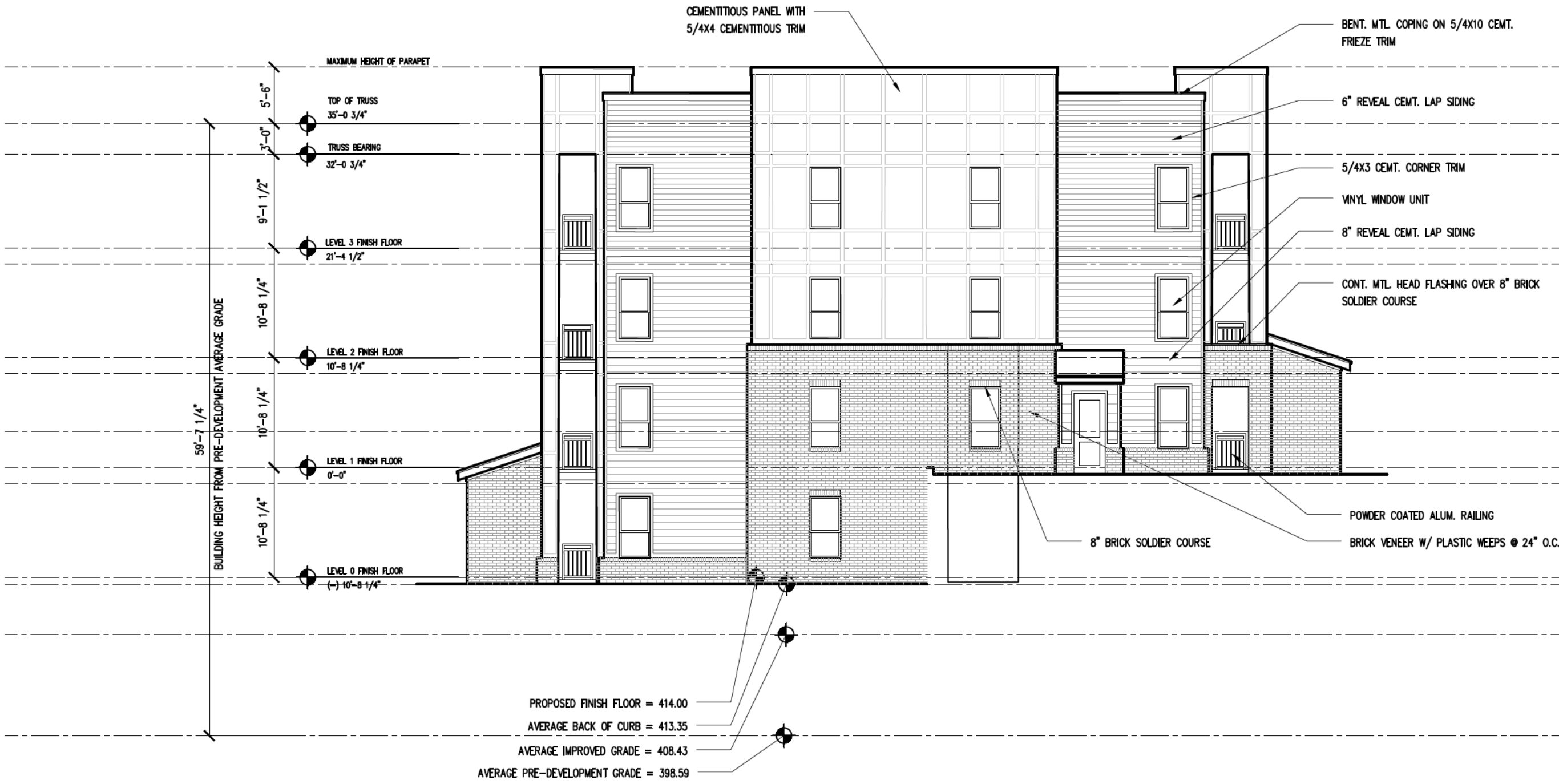
BUILDING TYPE 6 - REAR (WEST) ELEVATION	1
SCALE: 3/32" = 1'-0"	





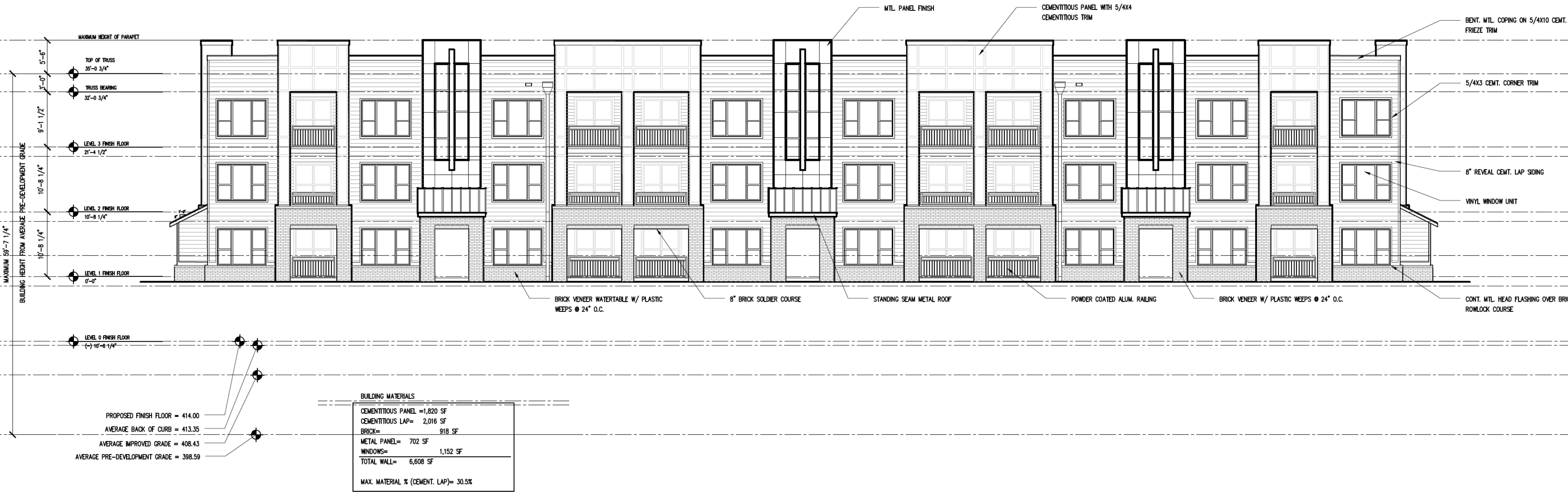
BUILDING ELEVATIONS								
BUILDING	FACE		PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
	LOW	HIGH	LOW	HIGH	AVG.	LOW	HIGH	AVG.
BLDG 7	FRONT E		402.00	408.50	405.25	413.80	414.00	413.90
	SIDE N		391.50	402.00	396.75	403.00	413.80	408.40
	SIDE S		392.50	406.70	399.60	403.00	413.80	408.40
	REAR W		390.50	395.00	392.75	403.00	403.00	403.00
	AVG. OF ALL FACES				398.59			408.43

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.60	422.30	419.95	421.95	419.50
7	410.40	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



BUILDING TYPE 7 - LEFT SIDE (SOUTH) ELEVATION  
SCALE: 3/32" = 1'-0"

2



BUILDING TYPE 7 - FRONT (EAST) ELEVATION  
SCALE: 3/32" = 1'-0"

1

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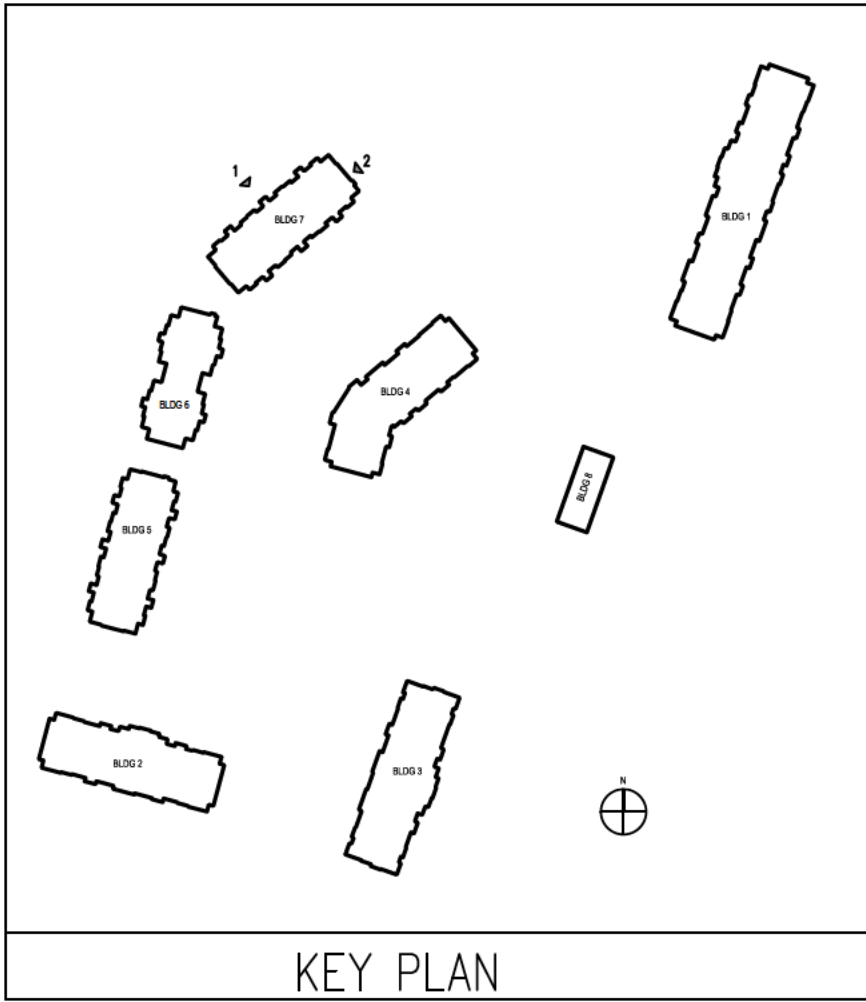
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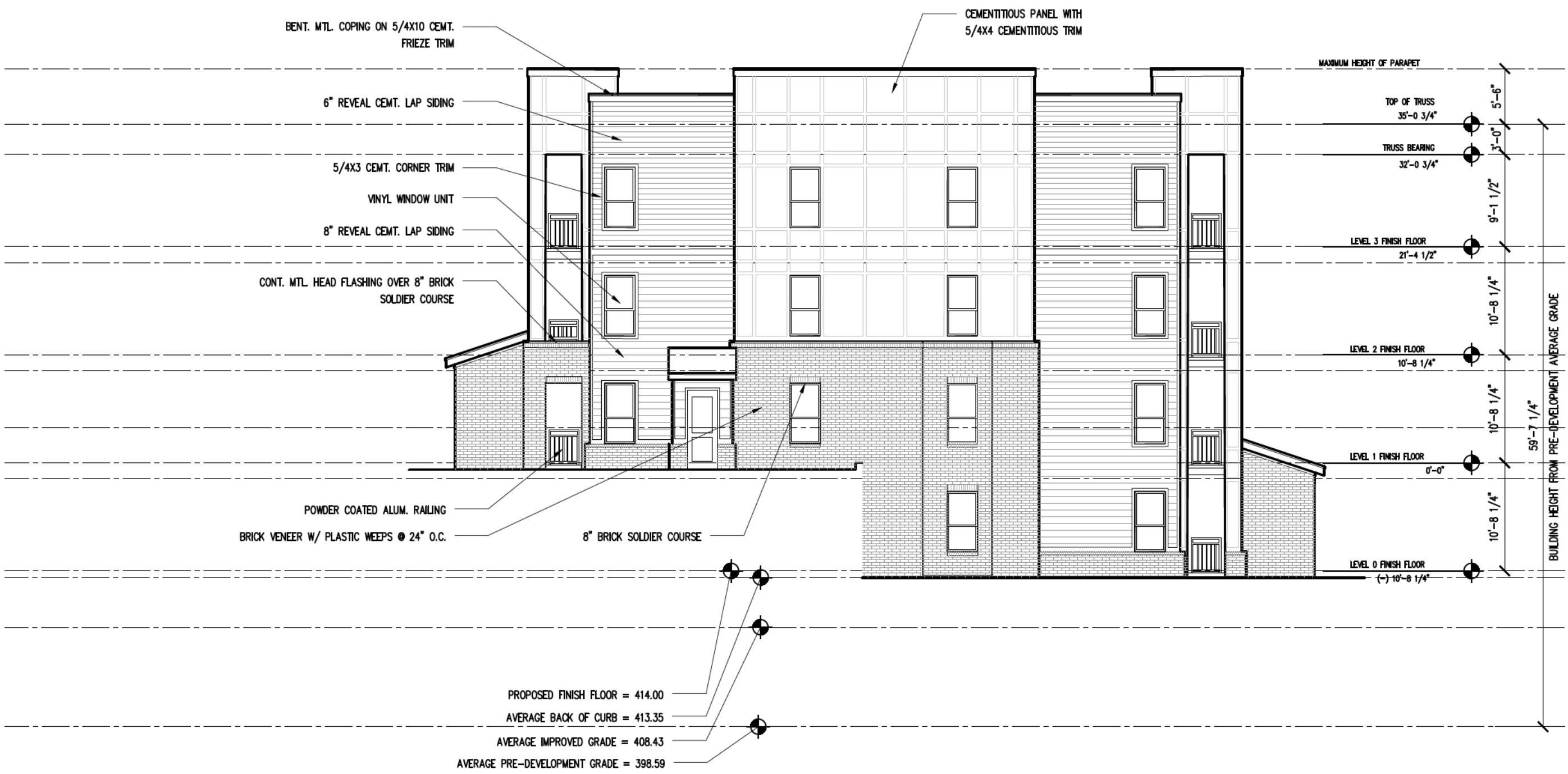
A3.07.1





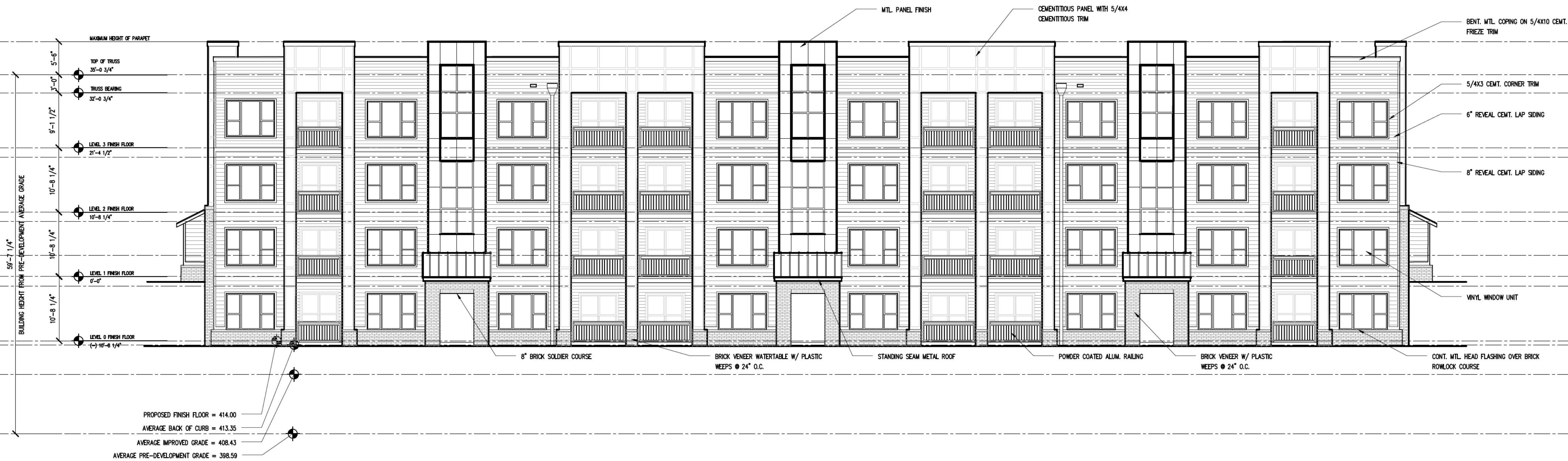
BUILDING ELEVATIONS							
BLDG 7	BUILDING		PRE-DEVELOPMENT GRADE			IMPROVED GRADE	
	FACE		LOW	HIGH	AVG.	LOW	HIGH
	FRONT E		402.00	408.50	405.25	413.80	414.00
	SIDE N		391.50	402.00	396.75	403.00	413.80
	SIDE S		392.50	406.70	399.60	403.00	413.80
	REAR W		390.50	395.00	392.75	403.00	403.00
	AVG. OF ALL FACES				398.59		408.43

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.60	422.30	419.95	421.95	419.50
7	410.40	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



BUILDING TYPE 7 - RIGHT SIDE (NORTH) ELEVATION  
SCALE: 3/32" = 1'-0"

2



BUILDING TYPE 7 - REAR (WEST) ELEVATION  
SCALE: 3/32" = 1'-0"

1

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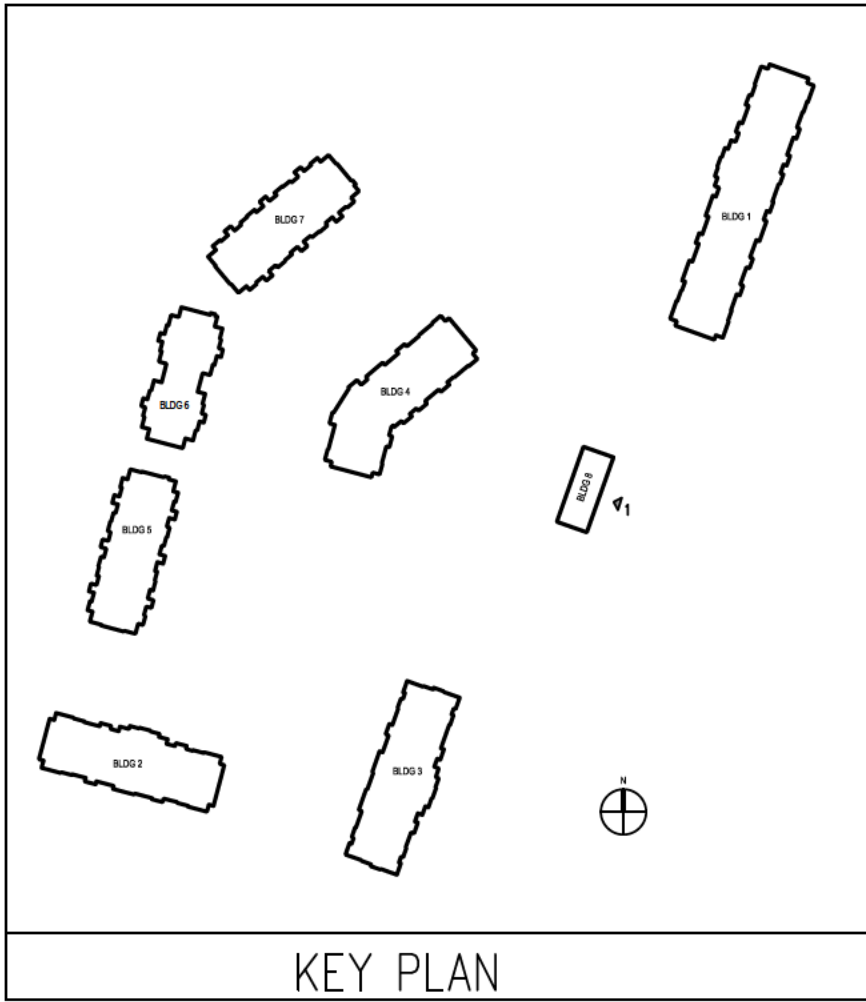
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CONTENT:		BUILDING 4	
		EXTERIOR ELEVATIONS	

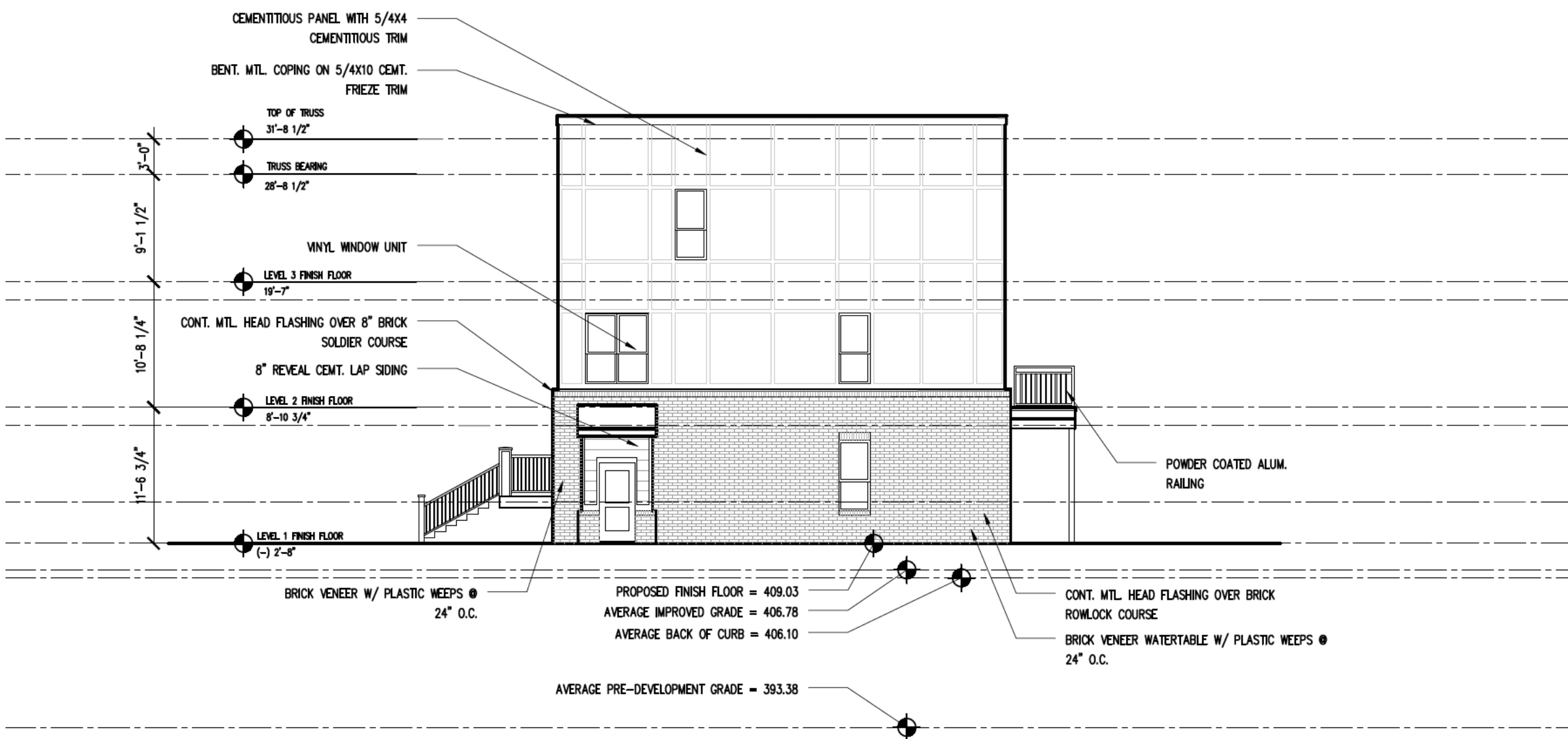
A3.07.2





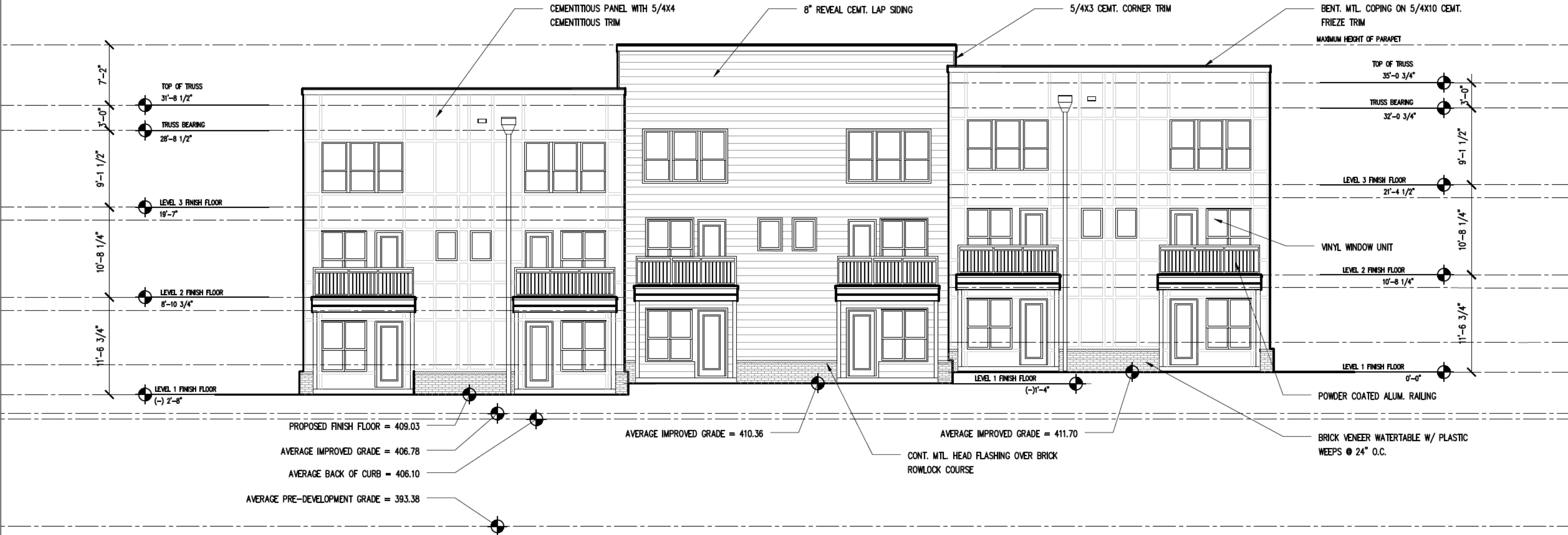
BUILDING ELEVATIONS								
BUILDING			PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
BLDG 8	FACE		LOW	HIGH	AVG.	LOW	HIGH	AVG
	FRONT E		392.30	395.70	394.00	405.53	408.20	406.87
	SIDE N		391.90	392.30	392.10	405.30	405.53	405.42
	SIDE S		391.90	393.60	392.75	405.30	408.20	406.75
	REAR W		393.60	395.70	394.65	408.00	408.20	408.10
	AVG. OF ALL FACES				393.38			406.78

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
5	424.00	429.10	426.55	428.55	427.50
6	417.60	422.30	419.95	421.95	419.50
7	410.40	416.30	413.35	415.35	414.00
8	403.70	408.50	406.10	408.10	411.70, 410.36, 409.03



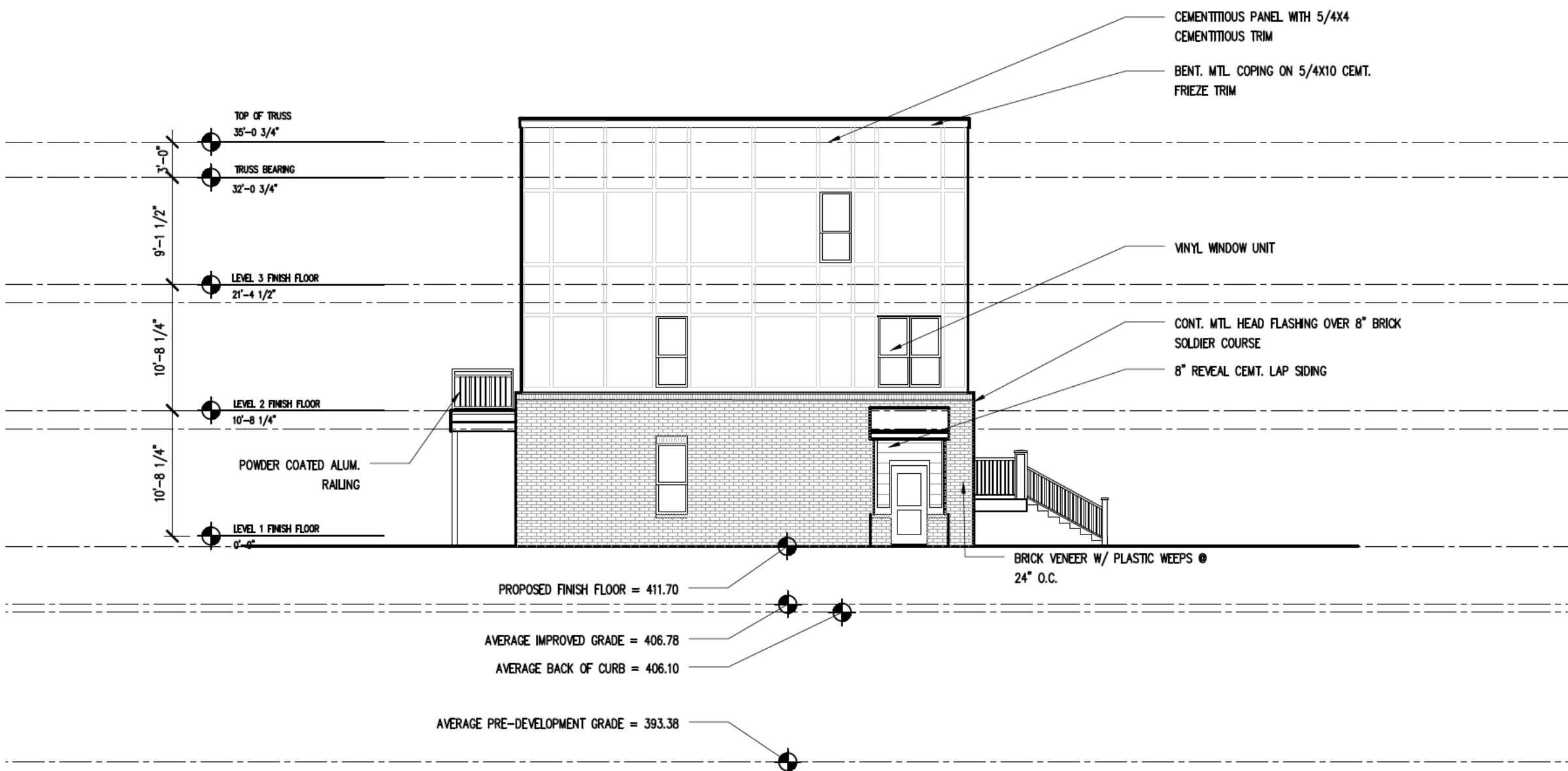
BUILDING TYPE 8 - RIGHT SIDE (NORTH) ELEVATION  
SCALE: 3/32" = 1'-0"

2



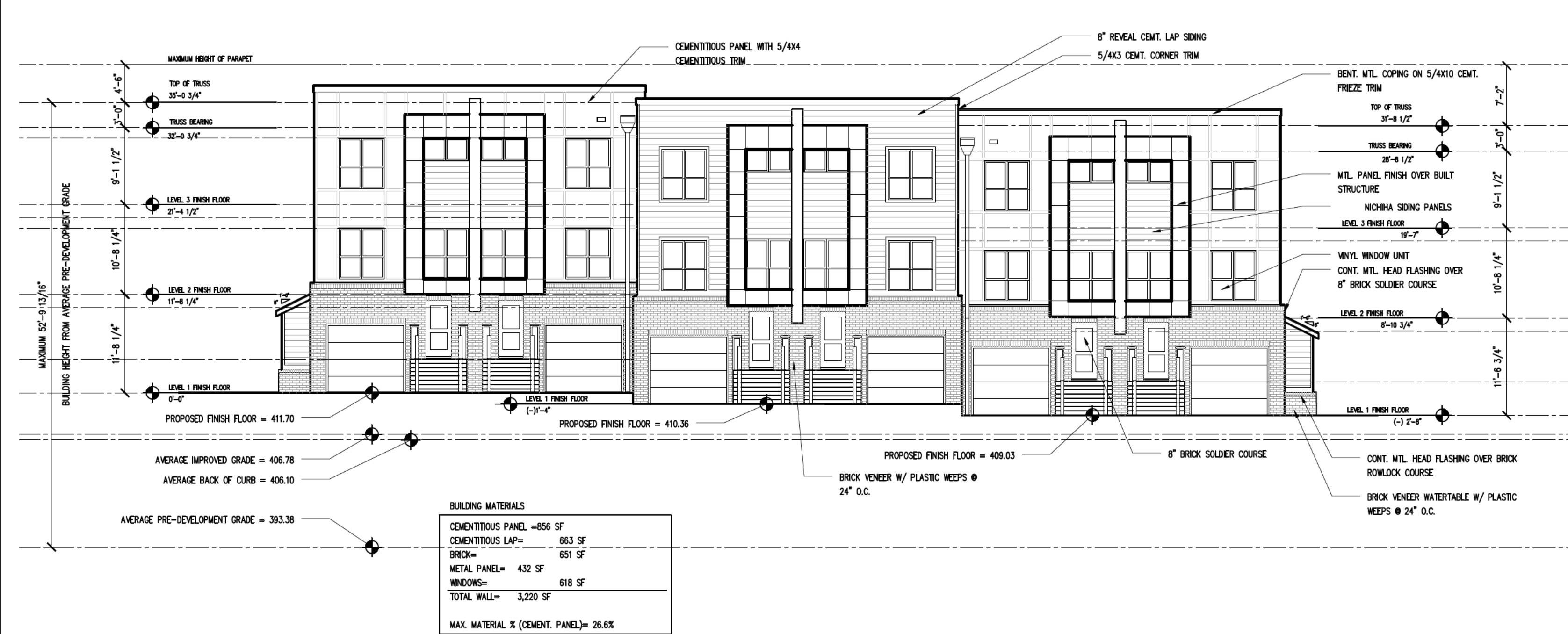
BUILDING TYPE 8 - REAR (WEST) ELEVATION  
SCALE: 3/32" = 1'-0"

3



BUILDING TYPE 8 - LEFT SIDE (SOUTH) ELEVATION  
SCALE: 3/32" = 1'-0"

2



BUILDING TYPE 8 - FRONT (EAST) ELEVATION  
SCALE: 3/32" = 1'-0"

1

ADMINISTRATIVE SITE REVIEW

PRELIMINARY

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

DATE	
PROJECT: VCC-20019	DATE
ISSUE: Administrative Site Review	07.23.2020
REVISIONS:	
1st Review Comments	11.03.2020
DRAWN BY:	
CHECKED BY:	
CONTENT: BUILDING 4	
EXTERIOR ELEVATIONS	

A3.08.1