Administrative Site Review Application

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

Raleigh

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

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

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

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☑

Building Type				Site Transaction History
☐	Detached	☐	General	Subdivision case #: _____
☐	Attached	☐	Mixed use	Scoping/sketch plan case #: _____
☑	Apartment	☐	Open lot	Certificate of Appropriateness #: _____
☐	Townhouse	☐	Civic	Board of Adjustment #: _____
				Zoning Case #: Z-19-20
				Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Wynslow Park Apartments

Inside City limits? Yes ☑ No ☐

Property address(es): 4301 Fox Road and 4300 Fox Road

Site P.I.N.(s): 1726-93-5704 and 1726-94-7046

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

1 site with 1 apartment building and 1 site with 2 apartment buildings

Current Property Owner/Developer Contact Name: Stephen F. Kenney

NOTE: please attach purchase agreement when submitting this form.

Company: Tiger Paw Ventures, LLC	Title: Manager
Address: 701 Exposition Place Suite 101, Raleigh NC. 27615--3356	
Phone #: 919-844-1141	Email: sak@kenneyproperties.com
Applicant Name: David Lasley	
Company: Piedmont Land Design	Address: 8522-204 Six Forks Road, Raleigh NC.
Phone #: :919-845-7600	Email: david@piedmontlanddesign.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): NX-4-CU (both Lots)	Existing gross floor area (not to be demolished): 0 (both lots)
	Existing gross floor area to be demolished: 0 (both lots)
Gross site acreage: 1.166 ac & 1.776 ac	New gross floor area: 81,561
# of parking spaces required: 30 & 60	Total sf gross (to remain and new): 81,561
# of parking spaces proposed: 48 & 70	Proposed # of buildings: 3
Overlay District (if applicable):	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): vacant	
Proposed use (UDO 6.1.4): apartments	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: Lot1 0.67 /Lot 2 1.08 Square Feet: 29,185/47,045
Is this a flood hazard area? Yes ☐ No ☑ If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes ☐ No ☑	Wetlands Yes ☐ No ☑

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 24 & 48	Total # of hotel units: 0
# of bedroom units: 1br 16 & 32 2br 8 & 16 3br 4br or more	
# of lots:	Is your project a cottage court? Yes ☐ No ☑

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, David Lasley 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: Stephen Kenney	Date: 6-2-21
Printed Name: Stephen F. Kenney	

WYNSLOW PARK APARTMENTS
4300 & 4301 FOX ROAD
ADMINISTRATIVE SITE REVIEW
ASR-0054-2021

ZONING CONDITIONS

Ordinance (2020) 154ZC 805 **Effective: 11/9/2020**
Adopted: 11/4/2020

4. **Z-19-20 – 4300 and 4301 Fox Road,** at the northeast and southeast corners of Fox Road and Louisburg Road, approximately 0.7 miles north of New Hope Road, being Wake County PINs 1726947046 & 1726935704. Approximately 2.95 acres are rezoned to Neighborhood Mixed Use-4 stories-Conditional Use (NX-4-CU)
Conditions dated: October 16, 2020

   1. The following principal uses, if otherwise allowed in the NX district, shall be prohibited uses on the Property: bar, nightclub, tavern, lounge; vehicle sales/rental; detention center, jail, prison.
   2. When a Street Protective Yard is not provided, an area having an average width of fifteen (15) feet along the Louisburg Road frontage of the property shall be landscaped with a minimum of four (4) shade trees and fifteen (15) shrubs per 100 lineal feet. Nothing In this condition shall be deemed as requiring the provision of a Street Protective Yard.

ZONING COMPLIANCE STATEMENT LOT 1&2

1. NO BAR, NIGHTCLUB, TAVERN, LOUNGE, VEHICLE SALES/RENTAL, DETENTION CENTER JAIL OR PRISON IS PROPOSED AS A USE ON THIS SITE.
2. AN AREA HAVING AN AVERAGE WIDTH OF 15' ALONG THE LOUISBURG ROAD FRONTAGE OF THE PROPERTY SHALL BE LANDSCAPED WITH A MINIMUM OF (4) SHADE TREES AND FIFTEEN (15) SHRUBS PER 100 LINEAL FEET.

GENERAL NOTES

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.

CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1–800–632–4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.

SURVEY DATA PROVIDED BY ROBINSON & PLANTE, PC LAND SURVEYING, 970 TRINITY ROAD, RALEIGH, NC 27607 PHONE (919) 859–6030 FAX (919) 859–6032

VICINITY MAP SCALE: 1"=500'

VICINITY MAP 1"=1000'

SITE DATA

1.	CURRENT PROPERTY OWNER/DEVELOPER	TIGER PAW VENTURES, LLC 701 EXPOSITION PL SUITE 101 RALEIGH, NC 27615-3356 (919)844–1141 (PHONE)
2.	CONTACT PERSON	PIEDMONT LAND DESIGN, LLP ATTN. DAVID LASLEY 8522–204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 (919) 845–7600 (PHONE) (919) 845–7703 (FAX) DAVID@PIEDMONTLANDDESIGN.COM (E–MAIL)
3.	TOTAL PROJECT AREA	LOT 1 1.165 AC GROSS (50,780 SF) –0.077 AC R/W (3,388 SF) = 1.13 AC NET (47,392 SF) LOT 2 1.776 (77,356 SF) –0.066 AC (2,875 SF) = 1.71 AC NET (74,481 SF)
4.	PARCEL DATA:	LOT 1 PIN: 1726–93–5704 ADDRESS: 4301 FOX ROAD LOT 2 PIN: 1726–94–7046 ADDRESS: 4300 FOX ROAD
5.	ZONING	NX–4–CU
6.	MINIMUM LOT CRITERIA:	SETBACKS: PRIMARY STREET: 5' SIDE STREET: 5' SIDE LOT LINE: 0' OR 6' REAR LOT LINE: 0' OR 6' PARKING SETBACKS: PRIMARY STREET: 10' SIDE STREET: 10' SIDE LOT LINE: 0' OR 3' REAR LOT LINE: 0' OR 3'
7.	BUILDING SUMMARY:	1 BR 2 BR TOTAL BUILDING 1 18 12 30 BUILDING 2 18 12 30 BUILDING 3 18 12 30 90 TOTAL UNITS
8.	PROPOSED PARKING SUMMARY: BASIS OF DETERMINATION:	LOT 1 1 SP/1 BEDROOM (18) = 18 1.5 SP/2 BEDROOM (12) = 18 = 36 (46 PROVIDED) LOT 2 1 SP/1 BEDROOM (36) = 36 1.5 SP/2 BEDROOM (24) = 36 = 72 (72 PROVIDED)
	TOTAL HANDICAPPED SPACES:	LOT 1 2 SPACES REQUIRED /2 PROVIDED (INCL. 1 VAN SPACE) LOT 2 2 SPACES REQUIRED /4 PROVIDED (INCL. 2 VAN SPACES)
	TOTAL BICYCLE PARKING:	SHORT TERM PARKING: 1 SPACE/20 UNITS (MINIMUM 4) LOT 1 24 UNITS =4 SPACES REQUIRED/PROVIDED LOT 2 48 UNITS =4 SPACES REQUIRED/PROVIDED
9.	OUTDOOR AMENITY AREA:	LOT 1: 50,780 SF = 5,078 SF REQUIRED/5,091 SF PROVIDED 3,421 ADA ACCESSIBLE (67%) 1,670 NON ACCESSIBLE (33%) LOT 2: 77,356 SF = 7,736 SF REQUIRED/8,987 SF PROVIDED 5,312 ADA ACCESSIBLE (69%) 3,675 NON ACCESSIBLE (48%)
10.	CURRENT USE	VACANT
11.	PROPOSED USE	APARTMENTS
12.	HISTORIC STRUCTURES	NONE ARE LOCATED ON SITE
13.	FEMA FLOODPLAIN	PROPERTY IS NOT LOCATED IN A FEMA FLOOD AREA
14.	WATERSHED	NEUSE RIVER
15.	FLOOD HAZARD SOILS	NO FLOOD HAZARD SOILS (AS LISTED IN THE WAKE COUNTY UDO) AREA PRESENT ON THE PROPERTY
16.	LINEAR FOOTAGE OF PROPOSED PUBLIC ROADS	0 LF
17.	PRIMARY STREET	FOX ROAD

SHEET INDEX:

PA.1 COVER SHEET
PA.2 EXISTING CONDITIONS
PA.3 STAKING PLAN
PA.4 FIRE APPARATUS PLAN
PA.5 GRADING PLAN
PA.6 UTILITY PLAN
PA.7 LANDSCAPE PLAN
PA.8 SCM DETAIL SHEET
PA.9 DETAIL SHEET
LIGHTING PLAN
ARCHITECTURAL ELEVATIONS

RIGHT-OF-WAY OBSTRUCTION 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.

SOLID WASTE SERVICES 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 DEVELOPER PLANS TO USE PRIVATE HAULER TO HANDLE TRASH NEEDS.

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Raleigh

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		Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Wynslow Park Apartments
Inside City limits? Yes ☑ No ☐
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Phone #: 919-844-1141	Email: sak@kenneyproperties.com
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Company: Piedmont Land Design	Address: 8522-204 Six Forks Road, Raleigh NC.
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Page 1 of 2 REVISION 02.18.21 raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
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# of parking spaces required 36 & 72	Total sf gross (to remain and new): 81,561
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Proposed use (UDO 6.1.4): apartments	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.07187142136 Square Feet: 29,185/47,045
Is this a flood hazard area? Yes ☐ No ☑	
If yes, please provide:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	
Neuse River Buffer Yes ☐ No ☑	Wetlands Yes ☐ No ☑

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units 30 & 60	Total # of hotel units: 0
# of bedroom units: 1br 18 & 36 2br 12 & 24 3br	4br or more
# of lots:	Is your project a cottage court? Yes ☐ No ☑

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Signature: Stephen Kenney Date: 6-2-21
Printed Name: Stephen F. Kenney

Page 2 of 2 REVISION 02.18.21 raleighnc.gov

Raleigh

January 26, 2022

APPEARANCE COMMISSION DECISION

VIA ELECTRONIC MAIL TO: david@piedmontlanddesign.com; tooleman@smithlaw.com

Re: Appearance Commission Case DA-0023-2021
Subject Property: 4300 Fox Road

Dear

At the December 2, 2021 meeting of the Raleigh Appearance Commission (the "Commission"), the Commission approved the above-referenced request. The request sought a 45-foot design alternate to UDO Section 8.3.5.C.3, which requires driveways accessing up to 80-foot wide street rights-of-way be spaced at least 200 feet apart centerline to centerline, in order to construct a driveway 155 feet apart centerline to centerline from a driveway located on the adjacent parcel with PIN 1736-03-1637, in order to construct two 24-unit apartment buildings on a 1.78-acre site zoned NX-4 located at 4300 Fox Road

In accordance with N.C. Gen. Stat. § 160D-406, please find enclosed a copy of the Commission's adopted written decision approving this request.

Should you have any questions, please do not hesitate to contact me at 919-996-4630 or via email at Keegan.McDonald@RaleighNC.gov.

Sincerely,
Keegan McDonald
Enclosure.

City of Raleigh (mailing address) | Post Office Box 590 | Raleigh, North Carolina 27602-0590

PLD
PIEDMONT LAND DESIGN, LLP
8522–204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F–0843

PRELIMINARY
NOT FOR CONSTRUCTION

WYNSLOW PARK APARTMENTS
4300 & 4301 FOX ROAD
RALEIGH, NC

ISSUED: **16 JUN 2021**

REVISIONS:
1. 17 SEPT 2021 PER CITY COMMENTS
2. 9 DEC 2021 PER CITY COMMENTS
3. 7 FEB 2022 PER CITY COMMENTS

DRAWN BY: **CRP**
CHECKED BY: **JDL**

PROJECT: **KCFR401A**

COVER SHEET

DWG. NO. **PA.1**

F:\Projects\KCFR401A\drawings\site\2022-01-13 ASR KCFR401A_basemap.dwg – COVER Feb 07, '22 – 8:39am

BUILDING 1 18 12 30

STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 9.0' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES – VAN).
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING AND DUMPSTER ENCLOSURE.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
6. TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON–SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY
7. WITHIN THE AREA OF DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTION WALL, FENCE, SIGN, FOLIAGE, BERMS OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24" AND 8' ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

FOX ROAD
HYBRID CROSS SECTION
*38' B/B (3' REMOVED)
*5' R/W DEDICATION
*BIKE LANES OUTSIDE PAVEMENT
*5' PLANTING STRIP ON NORTH SIDE

C. Avenue 6-Lane, Divided

Width	
A Right-of-way width	126'
B Back-of-curb to back-of-curb	98'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Bike lane	7.5'
H Travel lane	11'
I Median	17'
General	
Walkway type	Sidewalk
Planting type	Tree grate / lawn
Tree spacing	40' o.c. avg

LEGEND:

- BOUNDARY
- ADA ACCESSIBLE ROUTE
- LIGHT POLE (SINGLE)
- TRUNCATED DOME PAVERS
- SIGN
- BICYCLE RACK
- WHEEL STOP
- HANDICAPPED SPACE AND VAN ACCESSIBLE SPACE
- OUTDOOR AMENITY AREA
- HEAVY DUTY ASPHALT
- CONCRETE PAVING AND OUTDOOR AMENITY AREA

NORTH

0 40' 80' 120'

SCALE: 1"=40'

ASR-0054-2021

PLD

PIEDMONT LAND DESIGN, LLP
8522–204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F–0843

WYNSLOW PARK APARTMENTS

4300 & 4301 FOX ROAD
RALEIGH, NC

ISSUED: **16 JUN 2021**

REVISIONS:
1. 17 SEPT 2021 PER CITY COMMENTS
2. 9 DEC 2021 PER CITY COMMENTS
3. 7 FEB 2022 PER CITY COMMENTS

DRAWN BY: **CRP**
CHECKED BY: **JDL**

PROJECT: **KCFR401A**

STAKING PLAN

DWG. NO. **PA.3**

F:\Projects\KCFR401A\drawings\site\2022-01-13 ASR KCFR401A_basemap.dwg – STAKING Feb 07, '22 – 8:41am

BUILDING 1			
SIDE (REFER TO PLAN)	PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE
SOUTH WEST FOX	290.50	285.00	287.75
BUILDING 2			
SIDE (REFER TO PLAN)	PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE
SOUTH WEST FOX	277.50	276.50	277.00
BUILDING 3			
NORTH WEST 401	271.75	271.75	271.75
NORTH EAST FOX	271.30	271.30	271.30

GRADING CALCULATIONS AS PROVIDED BY CIVIL ENGINEER - PIEDMONT LAND DESIGN, LLP

Exterior Finish Colors

Material / Color	Manufacturer & Description
Brick Veneer Rowlock & Soldiers	Brick - Red Wirecut - Modular - To Be Selected
Exterior Windows	Vinyl Single Hung Residential Grade - White
Asphalt Shingles Roofing	Medium Gray - as available from manuf.
Horizontal Siding 1	Vinyl Siding - Color to match existing adjacent buildings
Fascias & Trim	Vinyl & Prefinished Alum. - White
Balcony Guardrails	Vinyl railings - White
Shutters	Vinyl Exterior Shutters - Color to match existing adjacent buildings
Pre-Finished - Gutters & Dnspouts	Pre-finished aluminum - White

Prior to painting exterior of building, provide color samples and final color layout for architect approval

ELEVATION NOTES

1. SEE ROOF PLANS FOR ROOF SLOPE INFORMATION.
2. ALL PROPOSED GRADE TO SLOPE AWAY FROM BUILDING. SEE SURVEY & CIVIL DRAWINGS.
3. COORDINATE LOCATION OF DOWNSPOUTS WITH ROOF PLANS.
4. ALL EXTERIOR FINISH COLORS TO BE SELECTED BY OWNER, ARCHITECT AND/OR INTERIOR DESIGNER.
5. SEE FLOOR PLANS FOR DOOR SWING & SIZES.
6. SEE WINDOW SCHEDULE FOR WINDOW SIZES.
7. PROVIDE MIN. 42" HIGH GUARDRAIL AT BALCONIES & OTHER AREAS INDICATED ON DRAWINGS.
8. GLAZING TO BE TEMPERED WHERE REQUIRED BY CODE.
9. PROVIDE ALL NECESSARY INTERIOR & EXTERIOR TRIM, CASINGS, STOOLS, BRICK MOULDS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION OF THE WINDOWS.
10. PROVIDE PROPER FLASHING AROUND ALL WINDOWS. INSTALL PER MANUFACTURER'S REQUIREMENTS.
11. REFER TO WALL SECTIONS AND DETAILS FOR HEAD AND SILL FLASHING LOCATIONS.
12. COORDINATE ALL ROUGH OPENINGS DIMENSIONS WITH MANUFACTURER, TYP.

Parking Side (South East) Elevation - Building 1

Right Side (North East) Elevation - Building 1

Exterior Elevations

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

2

Louisburg Road (North West) Elevation - Building 1

Fox Road (South West) Elevation - Building 1

** Exterior Elevations Provided for Site Plan Review Only - Not for Construction

Exterior Elevations

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

1

Harvey a+d
john l. harvey
Architecture + Design, Inc.

1213 US Highway 70 E - Suite 100
Hillsborough, NC 27278
office: (919) 883-1966
cell: (919) 323-1473
email:
info@harveyarchitecture.com

www.harveyarchitecture.com

Site Review Set

[redacted]

Wynslow Park Apartments

New Apartment Buildings - Phase 2
4300 Fox Road and 4301 Fox Road
Raleigh, North Carolina 26616

Revisions

No.	Description	Date
1	Revisions as per Site Review Comments	8/24/2021
2	Revisions as per Site Review Comments	12/1/2021
3	Revisions as per Site Review Comments	1/28/2022

This sheet is formatted for a 24" x 36" print. If this print does not measure that - refer to the graphic scale.

Sheet Title:
Exterior Elevations Building 1

Date: Jan. 27, 2022
Project: 21012
Sheet Number:
A2.10

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BUILDING 1			
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SOUTH WEST FOX	290.50	285.00	287.75

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SIDE (REFER TO PLAN)	PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE
SOUTH WEST FOX	277.50	276.50	277.00

BUILDING 3			
NORTH WEST 401	271.72	271.73	271.72
NORTH EAST FOX	271.36	271.30	271.33

GRADING CALCULATIONS AS PROVIDED BY CIVIL ENGINEER - PIEDMONT LAND DESIGN, LLP

Exterior Finish Colors

Material / Color	Manufacturer & Description
Brick Veneer Rowlock & Soldiers	Brick - Red Wirecut - Modular - To Be Selected
Exterior Windows	Vinyl Single Hung Residential Grade - White
Asphalt Shingles Roofing	Medium Gray - as available from manuf.
Horizontal Siding 1	Vinyl Siding - Color to match existing adjacent buildings
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Shutters	Vinyl Exterior Shutters - Color to match existing adjacent buildings
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Prior to painting exterior of building, provide color samples and final color layout for architect approval

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5. SEE FLOOR PLANS FOR DOOR SWING & SIZES.
6. SEE WINDOW SCHEDULE FOR WINDOW SIZES.
7. PROVIDE MIN. 42" HIGH GUARDRAIL AT BALCONIES & OTHER AREAS INDICATED ON DRAWINGS.
8. GLAZING TO BE TEMPERED WHERE REQUIRED BY CODE.
9. PROVIDE ALL NECESSARY INTERIOR & EXTERIOR TRIM, CASINGS, STOOLS, BRICK MOULDS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION OF THE WINDOWS.
10. PROVIDE PROPER FLASHING AROUND ALL WINDOWS. INSTALL PER MANUFACTURER'S REQUIREMENTS.
11. REFER TO WALL SECTIONS AND DETAILS FOR HEAD AND SILL FLASHING LOCATIONS.
12. COORDINATE ALL ROUGH OPENINGS DIMENSIONS WITH MANUFACTURER, TYP.

Parking Side (South East) Elevation - Building 2

Right Side Elevation - Building 2

Exterior Elevations

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

2

Louisburg Road (North West) Elevation - Building 2

Fox Road (South West) Elevation - Building 2

** Exterior Elevations Provided for Site Plan Review Only - Not for Construction

Exterior Elevations

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

1

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Site Review Set

[redacted]

Wynslow Park Apartments

New Apartment Buildings - Phase 2
4300 Fox Road and 4301 Fox Road
Raleigh, North Carolina 26616

Revisions

No.	Description	Date
1	Revisions as per Site Review Comments	8/24/2021
2	Revisions as per Site Review Comments	12/1/2021
3	Revisions as per Site Review Comments	1/28/2022

This sheet is formatted for a 24" x 36" print. If this print does not measure that - refer to the graphic scale.

Sheet Title:
Exterior Elevations Building 2

Date: Jan. 27, 2022
Project: 21012
Sheet Number:
A2.20

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BUILDING 1			
SIDE (REFER TO PLAN)	PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE
SOUTH WEST FOX	290.50	285.00	287.75
BUILDING 2			
SIDE (REFER TO PLAN)	PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE
SOUTH WEST FOX	277.50	276.50	277.00
BUILDING 3			
NORTH WEST 401	271.73	271.73	271.73
NORTH EAST FOX	271.30	271.30	271.30

GRADING CALCULATIONS AS PROVIDED BY CIVIL ENGINEER - PIEDMONT LAND DESIGN, LLP

Exterior Finish Colors

Material / Color	Manufacturer & Description
Brick Veneer Rowlock & Soldiers	Brick - Red Wirecut - Modular - To Be Selected
Exterior Windows	Vinyl Single Hung Residential Grade - White
Asphalt Shingles Roofing	Medium Gray - as available from manuf.
Horizontal Siding 1	Vinyl Siding - Color to match existing adjacent buildings
Fascias & Trim	Vinyl & Prefinished Alum. - White
Balcony Guardrails	Vinyl railings - White
Shutters	Vinyl Exterior Shutters - Color to match existing adjacent buildings
Pre-Finished - Gutters & Dnspouts	Pre-finished aluminum - White

Prior to painting exterior of building, provide color samples and final color layout for architect approval

ELEVATION NOTES

1. SEE ROOF PLANS FOR ROOF SLOPE INFORMATION.
2. ALL PROPOSED GRADE TO SLOPE AWAY FROM BUILDING. SEE SURVEY & CIVIL DRAWINGS.
3. COORDINATE LOCATION OF DOWNSPOUTS WITH ROOF PLANS.
4. ALL EXTERIOR FINISH COLORS TO BE SELECTED BY OWNER, ARCHITECT AND/OR INTERIOR DESIGNER.
5. SEE FLOOR PLANS FOR DOOR SWING & SIZES.
6. SEE WINDOW SCHEDULE FOR WINDOW SIZES.
7. PROVIDE MIN. 42" HIGH GUARDRAIL AT BALCONIES & OTHER AREAS INDICATED ON DRAWINGS.
8. GLAZING TO BE TEMPERED WHERE REQUIRED BY CODE.
9. PROVIDE ALL NECESSARY INTERIOR & EXTERIOR TRIM, CASINGS, STOOLS, BRICK MOULDS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION OF THE WINDOWS.
10. PROVIDE PROPER FLASHING AROUND ALL WINDOWS. INSTALL PER MANUFACTURER'S REQUIREMENTS.
11. REFER TO WALL SECTIONS AND DETAILS FOR HEAD AND SILL FLASHING LOCATIONS.
12. COORDINATE ALL ROUGH OPENINGS DIMENSIONS WITH MANUFACTURER, TYP.

Parking Side (South East) Elevation - Building 3

Fox Road (North East) Elevation - Building 3

Graphic Scale

Exterior Elevations

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

2

Louisburg Road (North West) Elevation - Building 3

Left Side Elevation - Building 3

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Graphic Scale

Exterior Elevations

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

1

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Sheet Title:
Exterior Elevations Building 3

Date: Jan. 27, 2022
Project: 21012
Sheet Number:
A2.30