## **Administrative Site Review Application**

Office Use Only: Case #:



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.

Planner (print): \_

Please review UDO Section 10.2.8. as amended by text change case <u>TC-14-19</u> 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 <u>Permit and Development Portal</u> . (Note: There is a fee for this verification service.)				
Site Plan Tier: Tier Two Site Plan	Tier Three S	ite Plan 🗹		
Building Type		Site Transaction History		
Detached  Attached  ✓ Apartment  Townhouse	General Mixed use Open lot Civic	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #:		
	CENEDAL IN	Administrative Alternate #:		
GENERAL INFORMATION  Describe to the second OADNED TOWNS				
Development name: GARNER TOWNS				
Inside City limits? Yes V No				
Property address(es): 1313, 1315, 1317 GARNER ROAD, 1408 & 1412 SAWYER ROAD				
Site P.I.N.(s): 1703-93-4013, 1703-92-4926, 1703-92-4829, 1703-93-6013, 1703-92-6925				
Please describe the scope of work. Include any additions, expansions, and change of use. PROPOSED MULTI-UNIT LIVING DEVELOPMENT				
Current Property Owner/Developer Contact Name: RDG DESIGN BUILD - COBURN MURRAY - DEVELOPER  NOTE: please attach purchase agreement when submitting this form.				
Company: REDEEMING DEVELOPMENT GROUP, LLC Title: COBURN MURRAY - OWNER				
Address: 618 CUMBERLAND STREET, RALEIGH, NC 27612				
Phone #: 919-473-6461	Email: COBU	RNMURRAY@YAHOO.COM		
Applicant Name: LUKE PERKINS, PE				
Company: SWIFT PARTNERS, PLLC	Address: 319	FAYETTEVILLE STREET, UNIT 210, RALEIGH, NC 27612		
Phone #: 828-735-1862	one #: 828-735-1862 Email: COBURNMURRAY@YAHOO.COM			

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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):	Existing gross floor area (not to be demolished): 0			
R-10	Existing gross floor area to be demolished: 8,538 SF			
Gross site acreage: 1.71	New gross floor area: 47,852 SF			
# of parking spaces required: 56	Total sf gross (to remain and new): 47,852 SF			
# of parking spaces proposed: 64	Proposed # of buildings: 8			
Overlay District (if applicable):	Proposed # of stories for each: 3			
Existing use (UDO 6.1.4): SINGLE FAMILY				
Proposed use (UDO 6.1.4): MULTI-UNIT LIVING				
	-			
	RINFORMATION			
Existing Impervious Surface:  Acres: 0.43 Square Feet: 18,531	Proposed Impervious Surface:  Acres: 1.24 Square Feet: 54,099			
Is this a flood hazard area? Yes No	Acres. Square Feet.			
If yes, please provide:				
Alluvial soils:				
Flood study:				
FEMA Map Panel #: 3720170400J DATED MAY 2, 2006				
Neuse River Buffer Yes No ✓	Wetlands Yes No V			
RESIDENTIAL DEVELOPMENTS				
Total # of dwelling units: 28	Total # of hotel units: 0			
# of bedroom units: 1br 2br 3br 28				
# of lots: 1	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.				
LUKE PERKINS, PE will se	erve 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: Yuk hali	Date: 04.22.2022			

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Printed Name. LUKE PERKINS, PE

# GARNER TOWNS

1313, 1315, 1317 GARNER ROAD, 1408 & 1412 SAWYER ROAD

CITY OF RALEIGH ADMINISTRATIVE SITE REVIEW SUBMITTAL ASR-0078-2021

SUBMITTED ON: 06.30.2022

Administrative Site Ro	-	D-1-1-1-
		ed in Unified Development Ordinance (UDO) Section ude the plan checklist document when submitting.
Office Use Only: Case #:		Planner (print):
	eded a Site Pla	inge case <u>TC-14-19</u> to determine the site plan tier. If n Tier Verification request can be submitted online via the s verification service.)
Site Plan Tier: Tier Two Site Plan	Tier Three S	ite Plan 🔽
Building Type		Site Transaction History
Detached  Attached  Apartment  Townhouse	General Mixed use Open lot Civic	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:
	GENERAL IN	
Development name: GARNER TOWNS		
Inside City limits? Yes 🗸 No		
	317 GARNE	ER ROAD, 1408 & 1412 SAWYER ROAI
Site P.I.N.(s): 1703-93-4013, 1703-92-4926,		
Please describe the scope of work. Include PROPOSED MULTI-UNIT LIVING DE	•	•
Current Property Owner/Developer Contac  NOTE: please attach purchase agreeme		
Company: REDEEMING DEVELOPMENT GI	ROUP, LLC	Title: COBURN MURRAY - OWNER
Address: 618 CUMBERLAND STREET, RAL	EIGH, NC 27612	2
Phone #: 919-473-6461	Email: COBUR	RNMURRAY@YAHOO.COM
Applicant Name: LUKE PERKINS, PE		
Company: SWIFT PARTNERS, PLLC	Address: 417	FAYETTEVILLE STREET, STE 200, RALEIGH, NC 27601

**REVISION 02.19.21** 

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SITE DATA  Zoning district (if more than one, please provide the acreage of each): R-10	Existing gross floor area (not to be demolished):
· · · · · · · · · · · · · · · · · · ·	0
	Existing gross floor area to be demolished: 8.538 SF
Gross site acreage: 1.71	New gross floor area: 102,779 SF
# of parking spaces required: 56	Total sf gross (to remain and new): 102,779 SF
# of parking spaces proposed: 56	Proposed # of buildings: 8
Overlay District (if applicable):	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): SINGLE FAMILY	
Proposed use (UDO 6.1.4): MULTI-UNIT LIVING	
STORMWATI	ER INFORMATION
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0.43 Square Feet: 18,531	Acres: 1.00 Square Feet: 43,594
s this a flood hazard area? Yes No fyes, please provide:	
FEMA Map Panel #: 3720170400J DATED MAY 2, 2006	
Neuse River Buffer Yes ☐ No 🗸	Wetlands Yes ☐ No 🗹
DECIDENTIAL	DEVELOPMENTS
Fotal # of dwelling units: 28	Total # of hotel units: 0
	28 4br or more
# of lots: 1	Is your project a cottage court? Yes No
SIGNATI	URE BLOCK
The undersigned indicates that the property owner(s) is a	ware of this application and that the proposed project
	ects in accordance with the plans and specifications submitted lations of the City of Raleigh Unified Development Ordinance.
	serve as the agent regarding this application, and will receive
	and applicable documentation, and will represent the property
	is conforming to all application requirements applicable with the cation is subject to the filing calendar and submittal policy, ctivity.
Signature: July Bulb	Date: 06.07.2022
Printed Name. LUKE PERKINS, PE	

heet Number	Sheet Title
C0.00	COVER SHEET
C0.20	GENERAL NOTES
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.00	SITE PLAN
C3.10	AMENITY AREA PLAN
C5.00	GRADING AND DRAINAGE PLAN
C5.10	SCM DETAILS
C5.20	SUBGRADE DETAILS
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
L1.00	PLANTING PLAN
A1	BUILDING A ELEVATION
A2	BUILDING A ELEVATION
A3	BUILDING A ELEVATION
A4	BUILDING A ELEVATION
A5	BUILDING B ELEVATION
A6	BUILDING B ELEVATION
A7	BUILDING B ELEVATION
A8	BUILDING B ELEVATION
A9	BUILDING C ELEVATION
A10	BUILDING C ELEVATION
A11	BUILDING C ELEVATION
A12	BUILDING C ELEVATION
A13	BUILDING D ELEVATION
A14	BUILDING D ELEVATION
A15	BUILDING D ELEVATION
A16	BUILDING D ELEVATION
A17	BUILDING E ELEVATION
A18	BUILDING E ELEVATION
A19	BUILDING E ELEVATION
A20	BUILDING E ELEVATION
A21	BUILDING F ELEVATION
A22	BUILDING F ELEVATION
A23	BUILDING F ELEVATION
A24	BUILDING F ELEVATION
A25	BUILDING G ELEVATION
A26	BUILDING G ELEVATION
A27	BUILDING G ELEVATION
A28	BUILDING G ELEVATION
A29	BUILDING H ELEVATION
A30	BUILDING H ELEVATION
A31	BUILDING H ELEVATION
A32	BUILDING H ELEVATION

- LANE. OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV. 2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS
- AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION. 3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH
- 4. 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.
- 5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND
- 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD); 5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);

STANDARDS, INCLUDING BUT NOT LIMITED TO:

THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.

- 5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS 5.4. RALEIGH STREET DESIGN MANUAL (RSDM). 6. 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).
- 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

## GENERAL NOTES

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S
- 5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE
- 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS
- ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

SOLID WASTE: SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB



## **VICINITY MAP**

SITE DATA	
PROJECT NAME:	GARNER TOWNS
SITE ADDRESS:	1313, 1315, 1317 GARNER ROAD, 1408 & 1412 SAWYER F
COUNTY:	WAKE
PARCEL PIN #:	1703-93-4013, 1703-92-4926, 1703-92-4829, 1703-93-6013, 1703-92-6925
PARCEL OWNER:	GARNER & SAWYER LLC
PARCEL AREA:	1.71 AC / 74,565 SF
OTAL SITE GROSS ACREAGE:	1.71 AC / 74,565 SF
RIGHT-OF-WAY DEDICATION:	0.095 AC / 4,120 SF
IET ACREAGE:	1.615 AC / 70,445 SF
CURRENT ZONING:	R-10
PROPOSED ZONING:	R-10
XISTING LAND USE:	SINGLE FAMILY
ROPOSED LAND USE:	MULTI-UNIT LIVING
LOOD PLAIN DATA:	N/A
RIVER BASIN:	N/A
DEVELOPMENT TYPE:	APARTMENT
MAX BUILDING HEIGHT:	45' / 3 STORIES
ROPOSED BUILDING HEIGHT:	TBD
IUMBER OF BUILDING STORIES PROPOSED:	3 STORIES
OTAL BUILDING GROSS FLOOR AREA:	102,779 SF
PROPOSED NUMBER OF LOTS:	1
MINIMUM LOT AREA:	0.17 AC / 7,500 SF
W. W. W. W. A. C. T. W. ID. T. L.	0.01

### MINIMUM LOT WIDTH: PROPOSED NUMBER OF UNITS: LOT AREA PER UNIT REQUIRED: LOT AREA PER UNIT PROVIDED:

TREE CONSERVATION AREA: 9.1.2. - PARCEL IS LESS THAN 2 ACRES TOTAL LIMITS OF DISTURBANCE: 1.79 AC / 77,803 SF

1.00 AC / 43,594 SF PROPOSED IMPERVIOUS AREA: AMENITY AREA REQUIRED: AMENITY AREA PROVIDED:

BUILDING SETBACKS: FROM PRIMARY STREET (MIN.) FROM SIDE STREET (MIN.) FROM SIDE LOT LINE (MIN.) FROM REAR LOT LINE (MIN.)

FROM PRIMARY STREET (MIN.) FROM SIDE STREET (MIN.) REQUIRED: 10' FROM SIDE LOT LINE (MIN.) FROM REAR LOT LINE (MIN.)

FROM ALLEY, GARAGE ONLY (MIN) REQUIRED PARKING:

WITHOUT ALL UTILITIES BEING LOCATED. LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE

REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

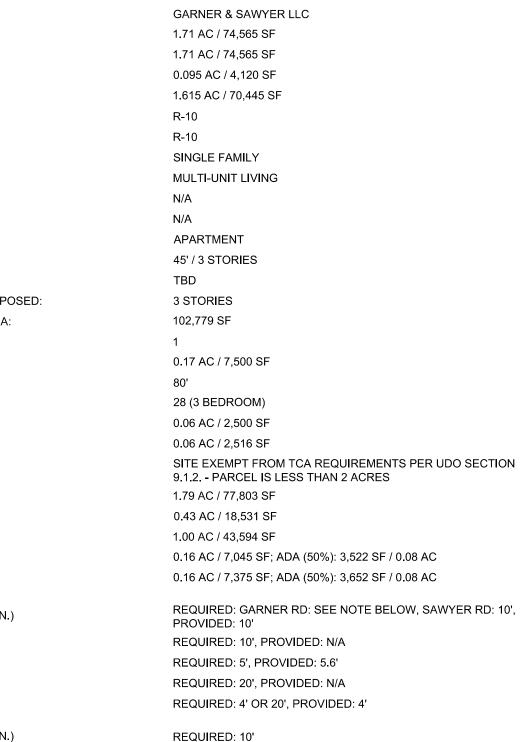
7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING

8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE

MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT

12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000

ALONG PROPERTY FRONTAGE OF PUBLIC STREET



REQUIRED: 0' REQUIRED: 3' REQUIRED: 4'

56 SPACES (2 SPACES PER UNIT) 56 SPACES (BUILDINGS 3-6: ONE GARAGE, ONE DRIVEWAY; PROPOSED PARKING: BUILDINGS 1, 2, 7, 8: ONE GARAGE, ONE SURFACE) SHORT-TERM BIKE PARKING REQUIRED 4 SPACES (1 SPACE/20 UNITS, 4 MIN.)

SHORT-TERM BIKE PARKING PROVIDED 4 SPACES LONG-TERM BIKE PARKING REQUIRED NONE LONG-TERM BIKE PARKING PROVIDED NONE

## **BUILDING SETBACK NOTE**

SITE IS SUBJECT TO RESIDENTIAL INFILL RULES, UDO SECTION 2.2.7. SETBACK TO BE DETERMINED BY COMPARATIVE SAMPLE OF 4 CLOSEST PRINCIPAL BUILDINGS. SEE GARNER ROAD CALCULATIONS THIS SHEET. SAWYER ROAD DOES NOT QUALIFY DUE TO INSUFFICIENT SAMPLE AND THUS, DEFAULTS TO UNDERLYING ZONING REQUIREMENTS.

## **EXEMPTIONS**

EXISTING IMPERVIOUS AREA:

FROM ALLEY (MIN.)

PARKING SETBACKS

1. THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

## RE: ASR-0078-2021 Garner Road Towns Compliance Letter

Staley, Marion < Marion. Staley@raleighnc.gov>

To: Josh Crumpler <josh@crumplerconsulting.com>; SWS Code Compliance DL <SWSCodeCompliance@raleighnc.gov> Cc: Stegall, Daniel <Daniel.Stegall@raleighnc.gov>; Evans, Kasey <Kasey.Evans@raleighnc.gov> Thank you. This plan meets the requirements of the Solid Waste Collection Design Manual. It is approved to move

## Kind Regards,

forward in the Planning Process.

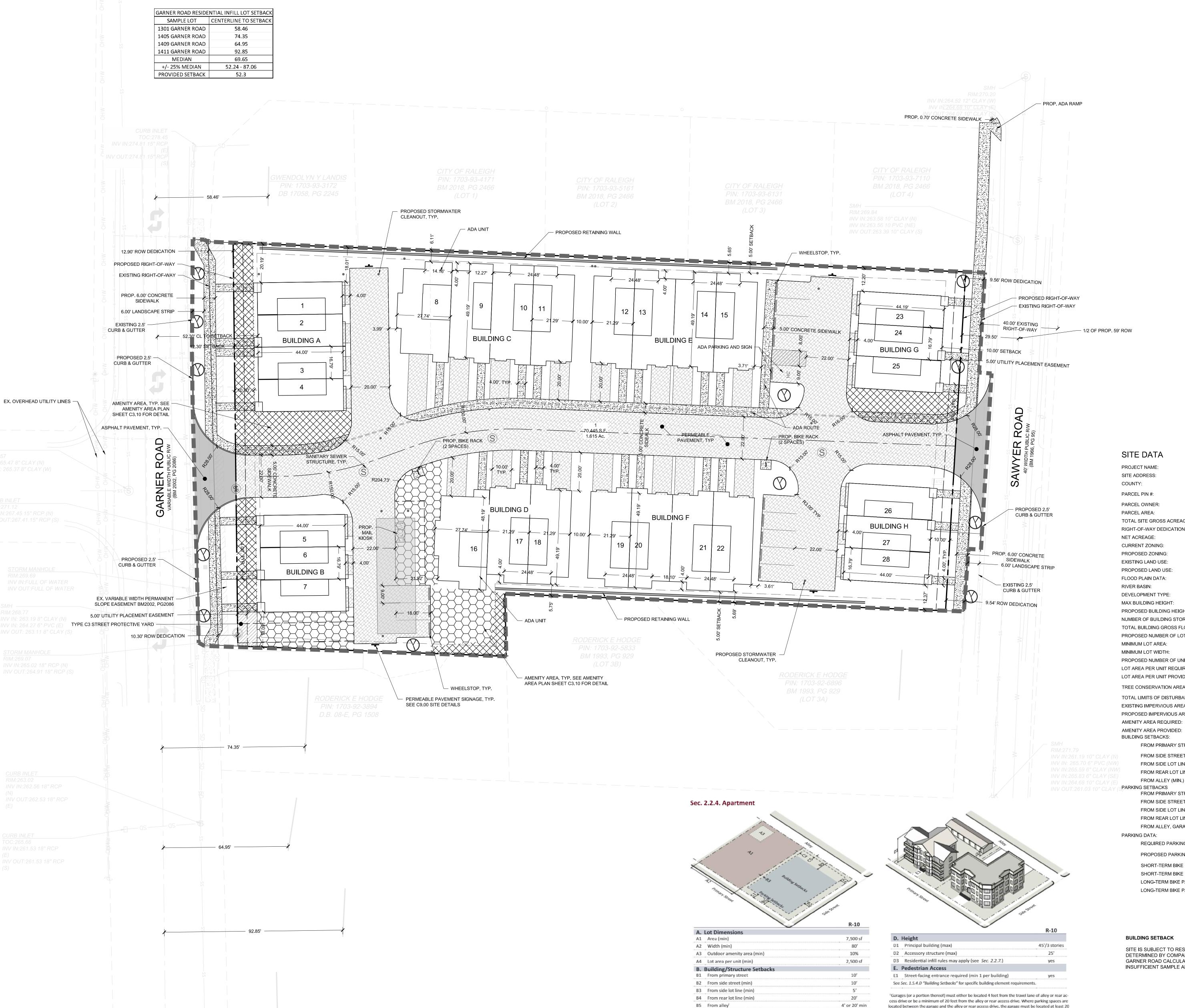
Marion O. Staley Code Compliance Supervisor **Code Compliance Division** City of Raleigh - Solid Waste Services 919-996-6940 - Office 919-219-5437 - Cell

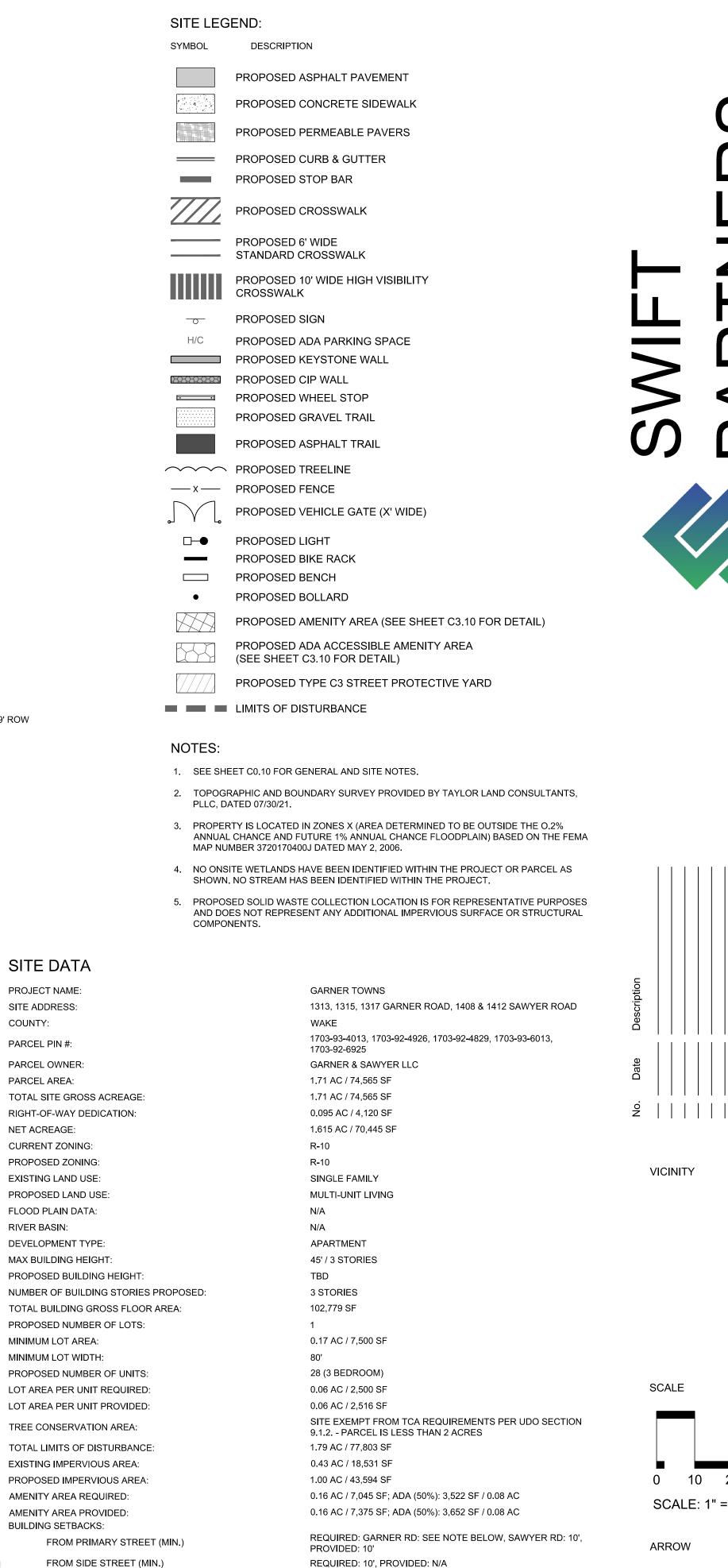


RALEIGH NC 27601

LUKE PERKINS 828-735-1862 LUKE.PERKINS@SWIFT-PARTNERS.COM

SCALE





REQUIRED: 5', PROVIDED: 5.6'

REQUIRED: 10'

REQUIRED: 10'

REQUIRED: 0'

REQUIRED: 3'

REQUIRED: 4'

4 SPACES

NONE

NONE

REQUIRED: 20', PROVIDED: N/A

REQUIRED: 4' OR 20', PROVIDED: 4'

56 SPACES (2 SPACES PER UNIT)

4 SPACES (1 SPACE/20 UNITS, 4 MIN.)

56 SPACES (BUILDINGS 3-6: ONE GARAGE, ONE DRIVEWAY;

BUILDINGS 1, 2, 7, 8: ONE GARAGE, ONE SURFACE)

located between the garage and the alley or rear access drive, the garage must be located at least 20

feet from the travel lane of alley or rear access drive.

B6 Residential infill rules may apply (see Sec. 2.2.7.)

C. Parking Setbacks C1 From primary street (min) C2 From side street (min) C3 From side/rear lot line (min) C4 From rear lot line (min) C5 From alley, garage only (min) yes

SITE IS SUBJECT TO RESIDENTIAL INFILL RULES, UDO SECTION 2.2.7. SETBACK TO BE DETERMINED BY COMPARATIVE SAMPLE OF 4 CLOSEST PRINCIPAL BUILDINGS. SEE GARNER ROAD CALCULATIONS THIS SHEET. SAWYER ROAD DOES NOT QUALIFY DUE TO INSUFFICIENT SAMPLE AND THUS, DEFAULTS TO UNDERLYING ZONING REQUIREMENTS.

**BUILDING SETBACK** 

FROM SIDE LOT LINE (MIN.)

FROM REAR LOT LINE (MIN.)

FROM PRIMARY STREET (MIN.)

FROM SIDE STREET (MIN.)

FROM SIDE LOT LINE (MIN.)

FROM REAR LOT LINE (MIN.)

REQUIRED PARKING:

PROPOSED PARKING:

FROM ALLEY, GARAGE ONLY (MIN)

SHORT-TERM BIKE PARKING REQUIRED SHORT-TERM BIKE PARKING PROVIDED

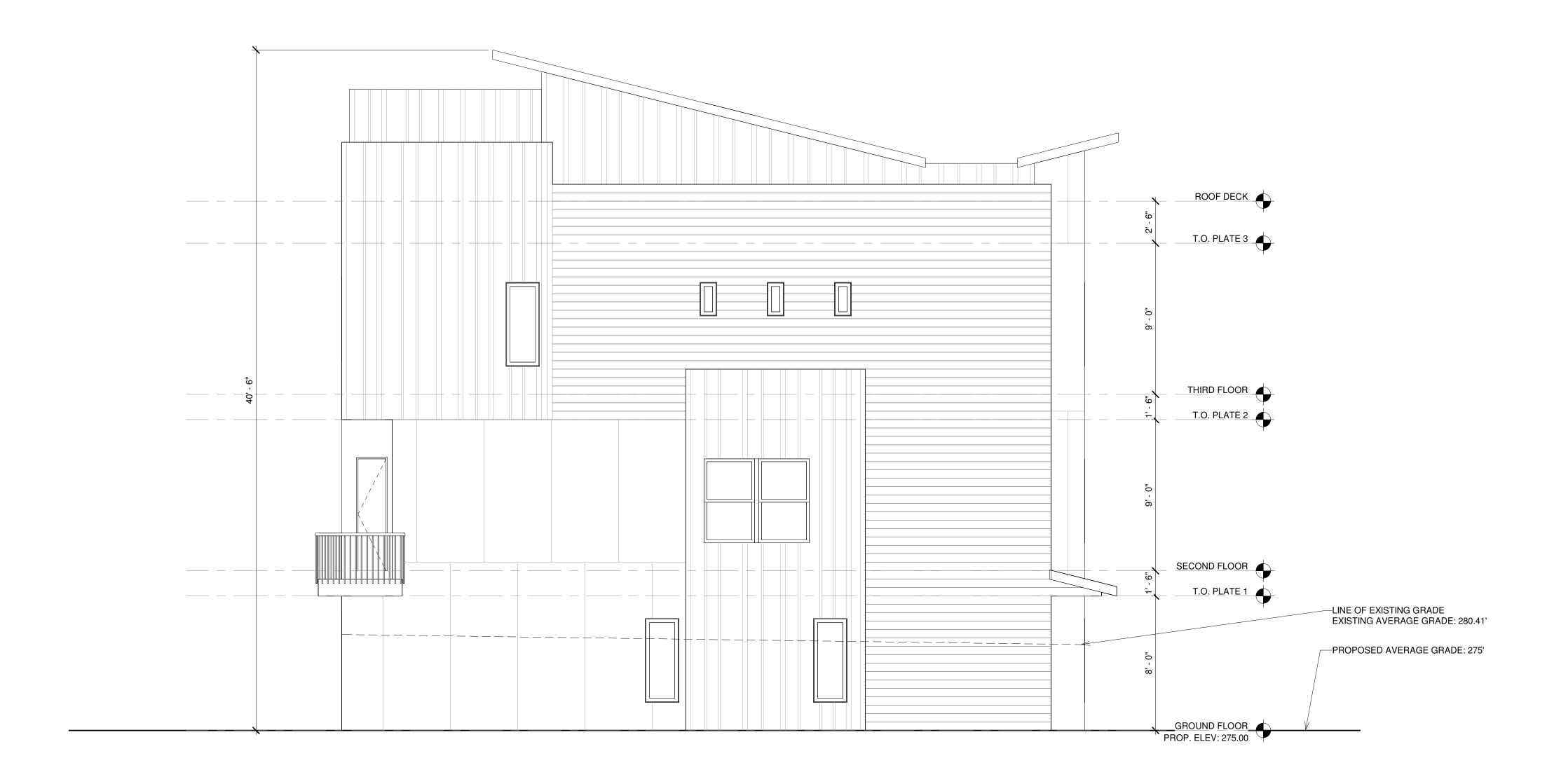
LONG-TERM BIKE PARKING REQUIRED

LONG-TERM BIKE PARKING PROVIDED

FROM ALLEY (MIN.)



BUILDING A - WEST ELEVATION
GARNER ROAD



**BUILDING A - NORTH ELEVATION** 



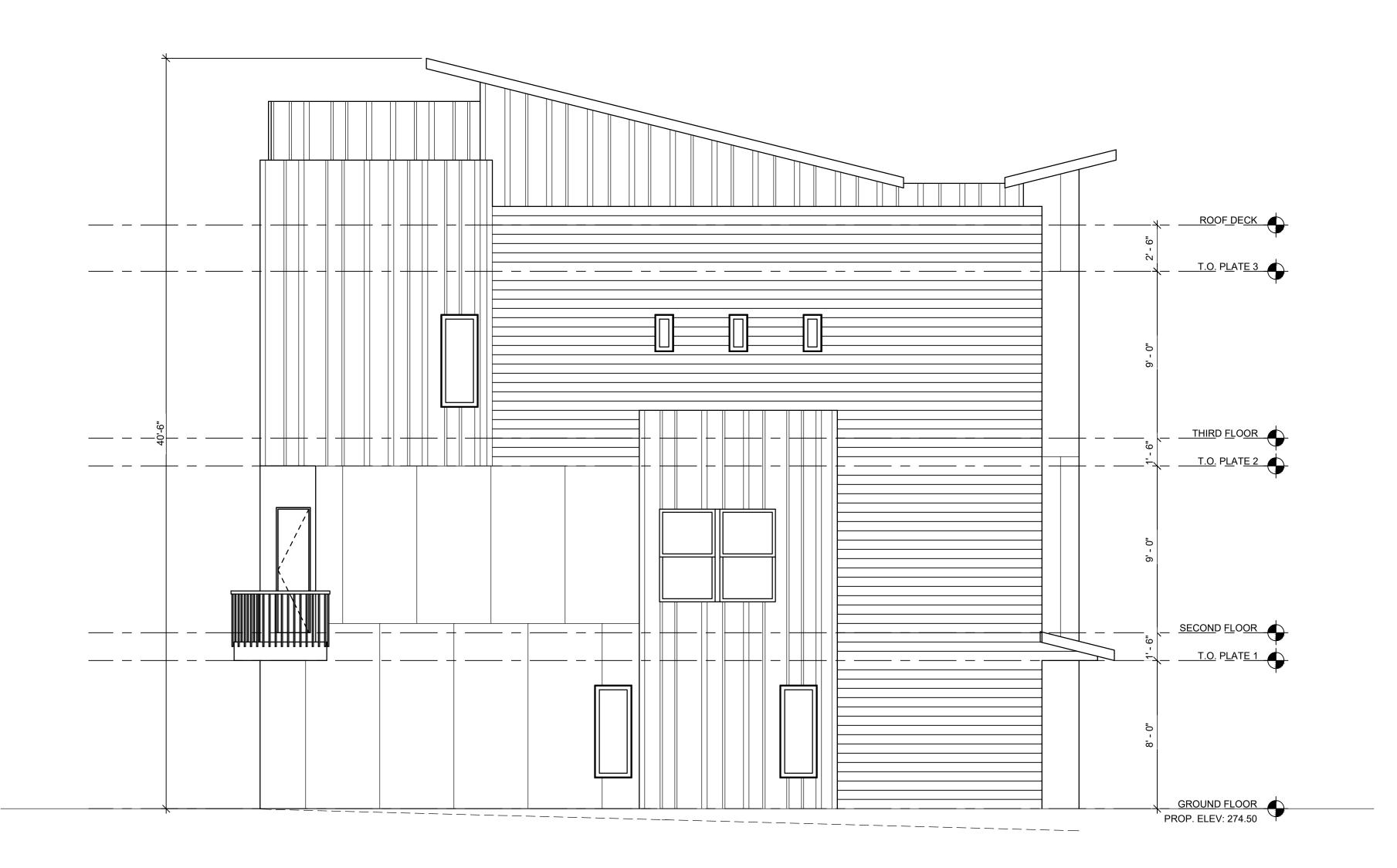
**BUILDING A - EAST ELEVATION** 



**BUILDING A - SOUTH ELEVATION** 



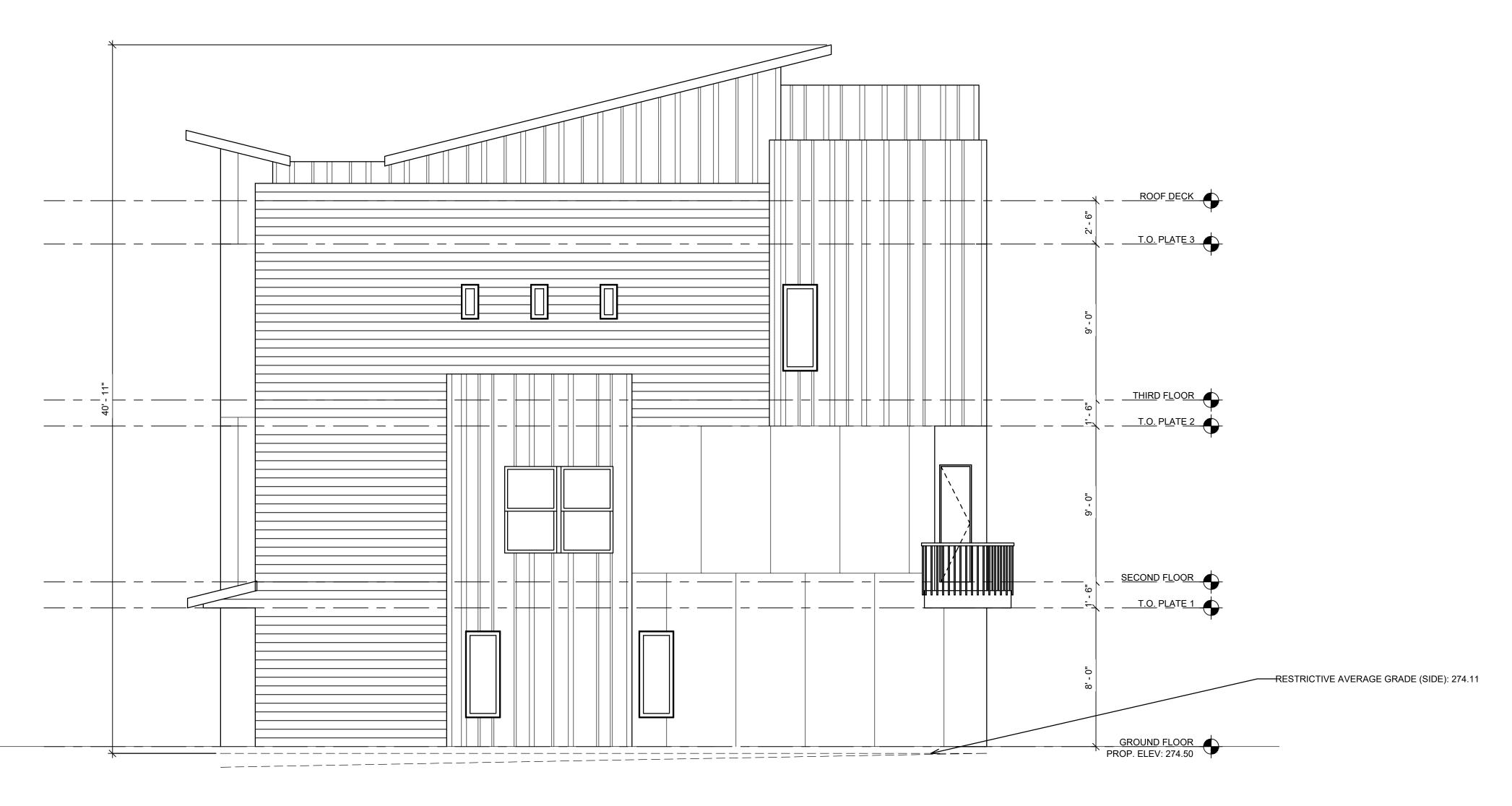
BUILDING B - WEST ELEVATION
GARNER ROAD



**BUILDING B - NORTH ELEVATION** 



**BUILDING B - EAST ELEVATION** 



**BUILDING B - SOUTH ELEVATION** 



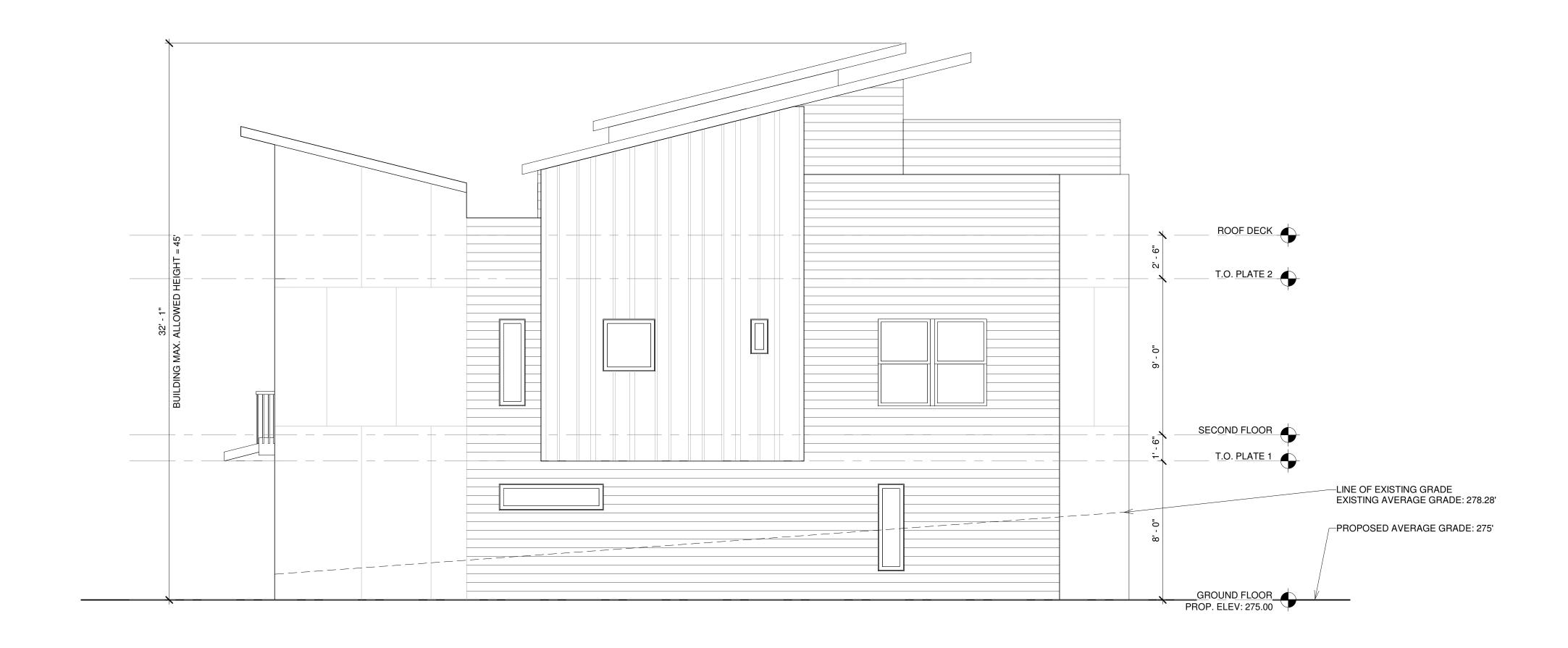
BUILDING C - SOUTH ELEVATION



BUILDING C - WEST ELEVATION



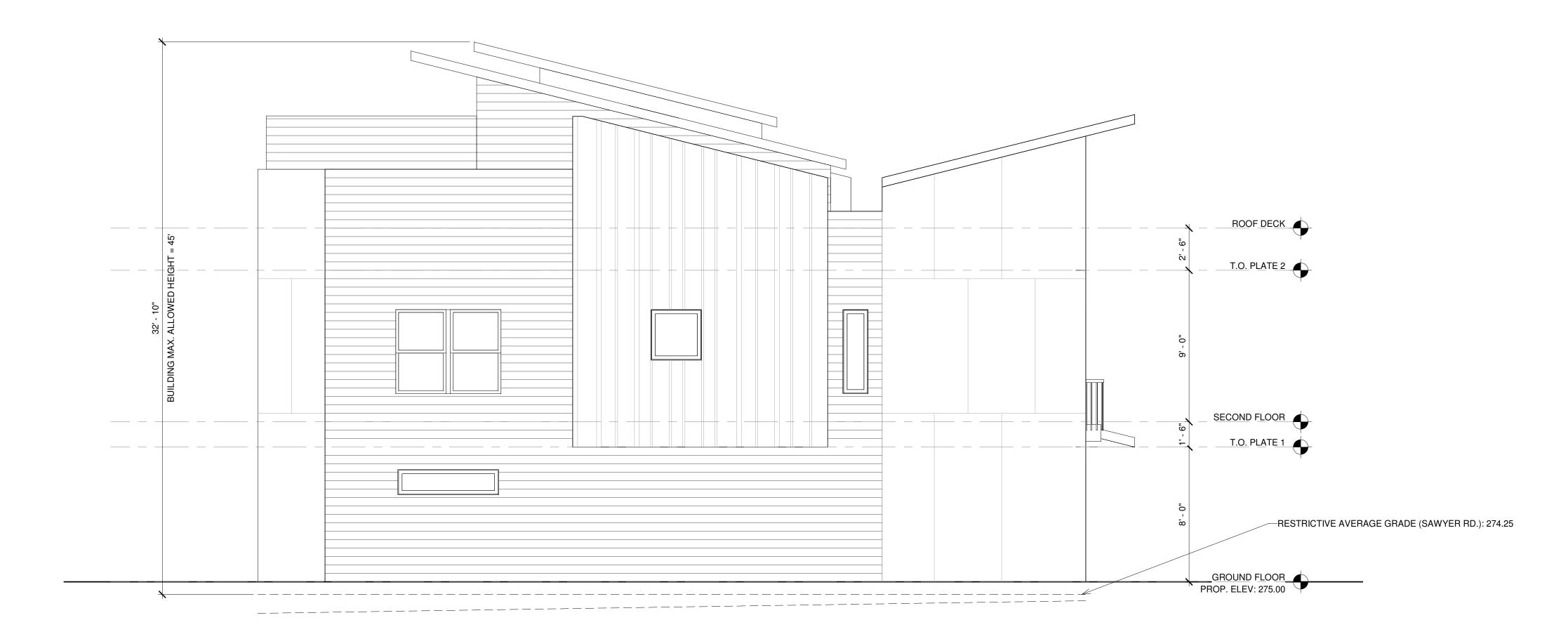
BUILDING C - NORTH ELEVATION



BUILDING C - EAST ELEVATION



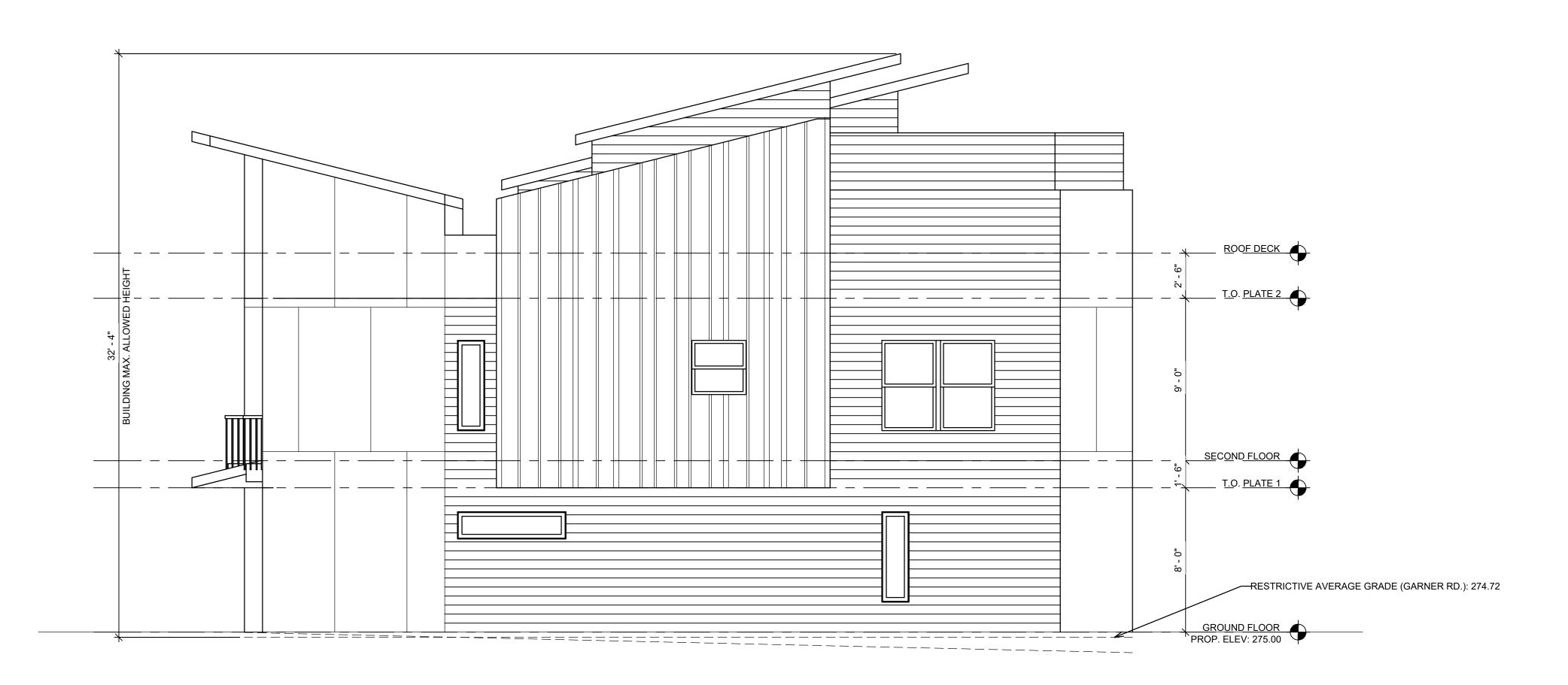
**BUILDING D - NORTH ELEVATION** 



BUILDING D - EAST ELEVATION



BUILDING D - SOUTH ELEVATION



**BUILDING D - WEST ELEVATION** 



BUILDING E - SOUTH ELEVATION



BUILDING E - WEST ELEVATION



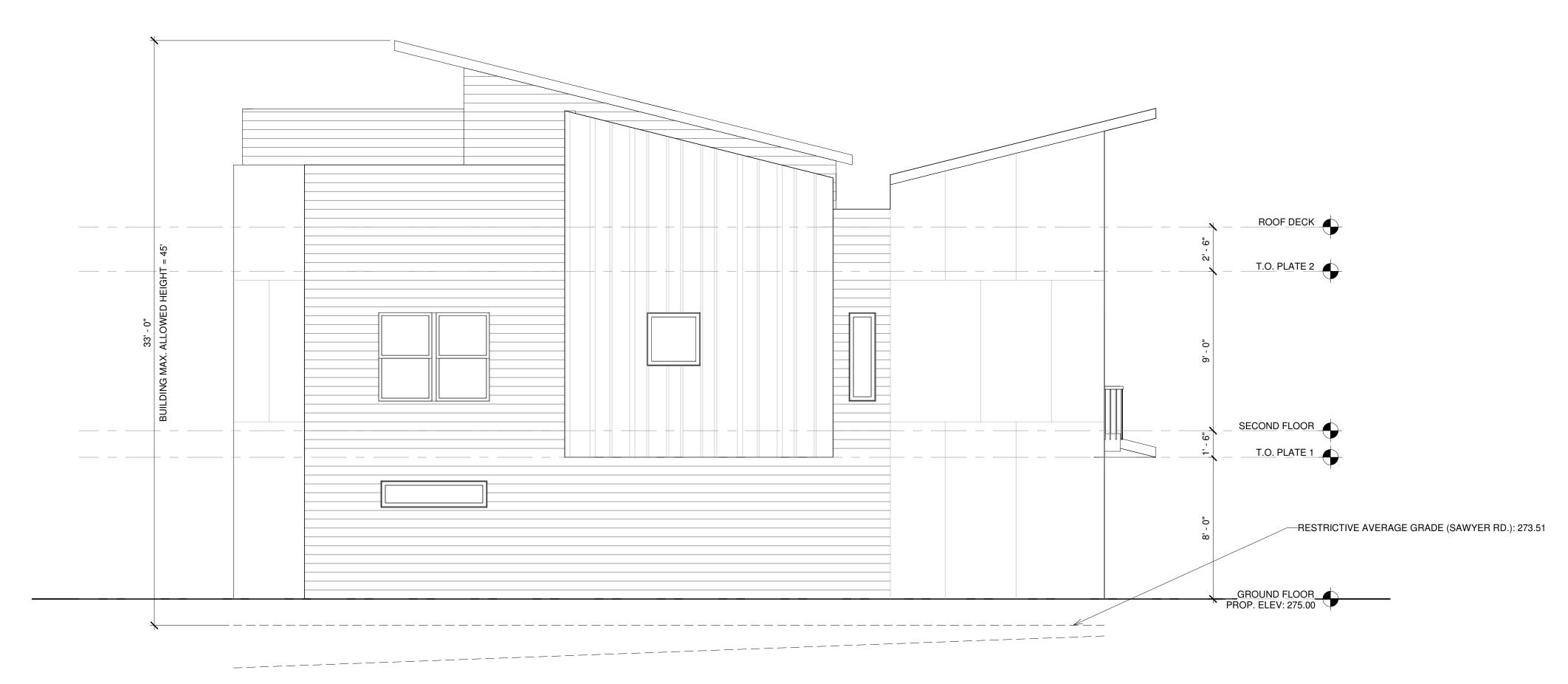
BUILDING E - NORTH ELEVATION



**BUILDING E - EAST ELEVATION** 



BUILDING F - NORTH ELEVATION



BUILDING F - EAST ELEVATION



BUILDING F - SOUTH ELEVATION



BUILDING F - WEST ELEVATION



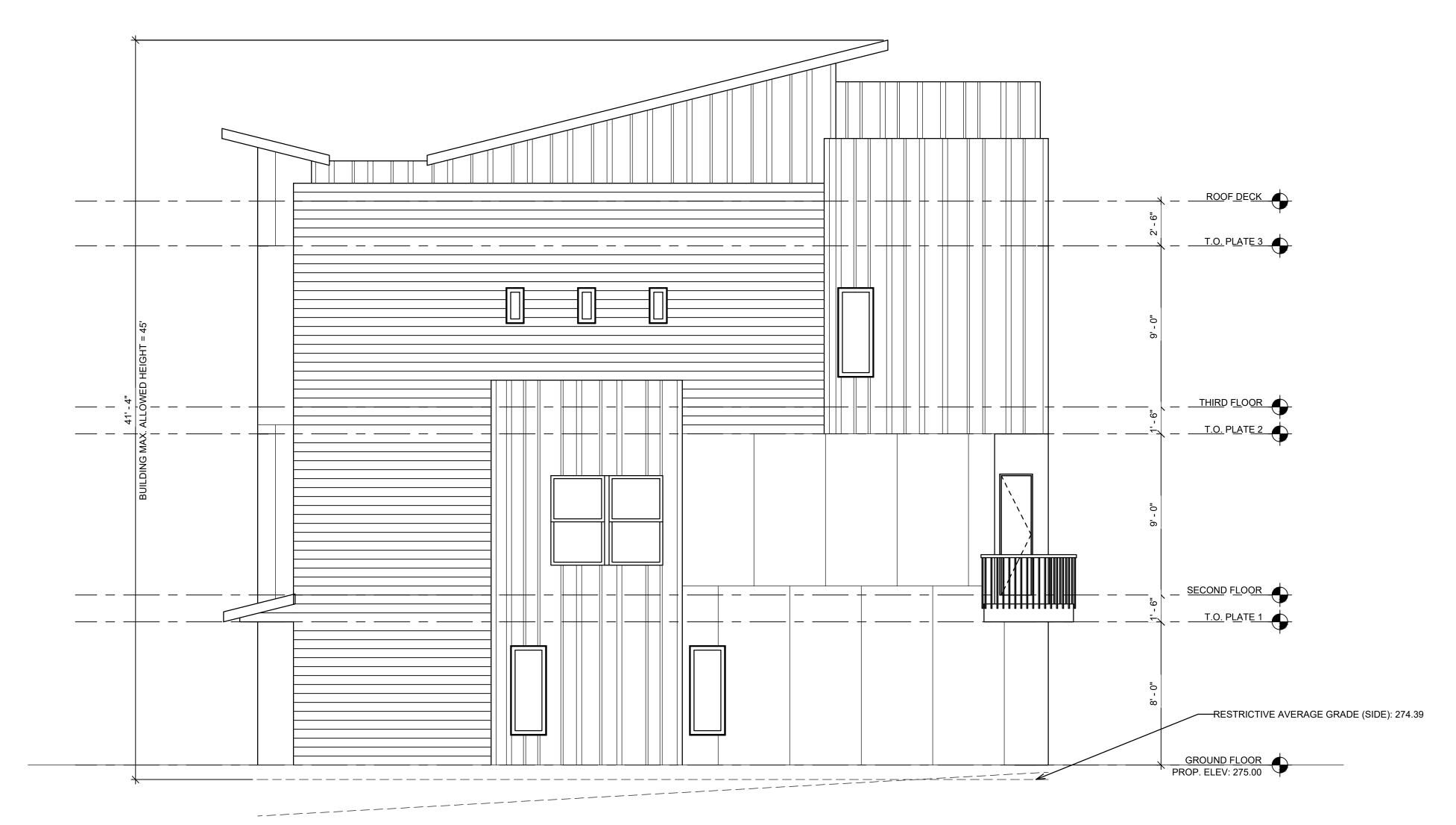
BUILDING G - EAST ELEVATION



BUILDING G - SOUTH ELEVATION



**BUILDING G - WEST ELEVATION** 



BUILDING G - NORTH ELEVATION



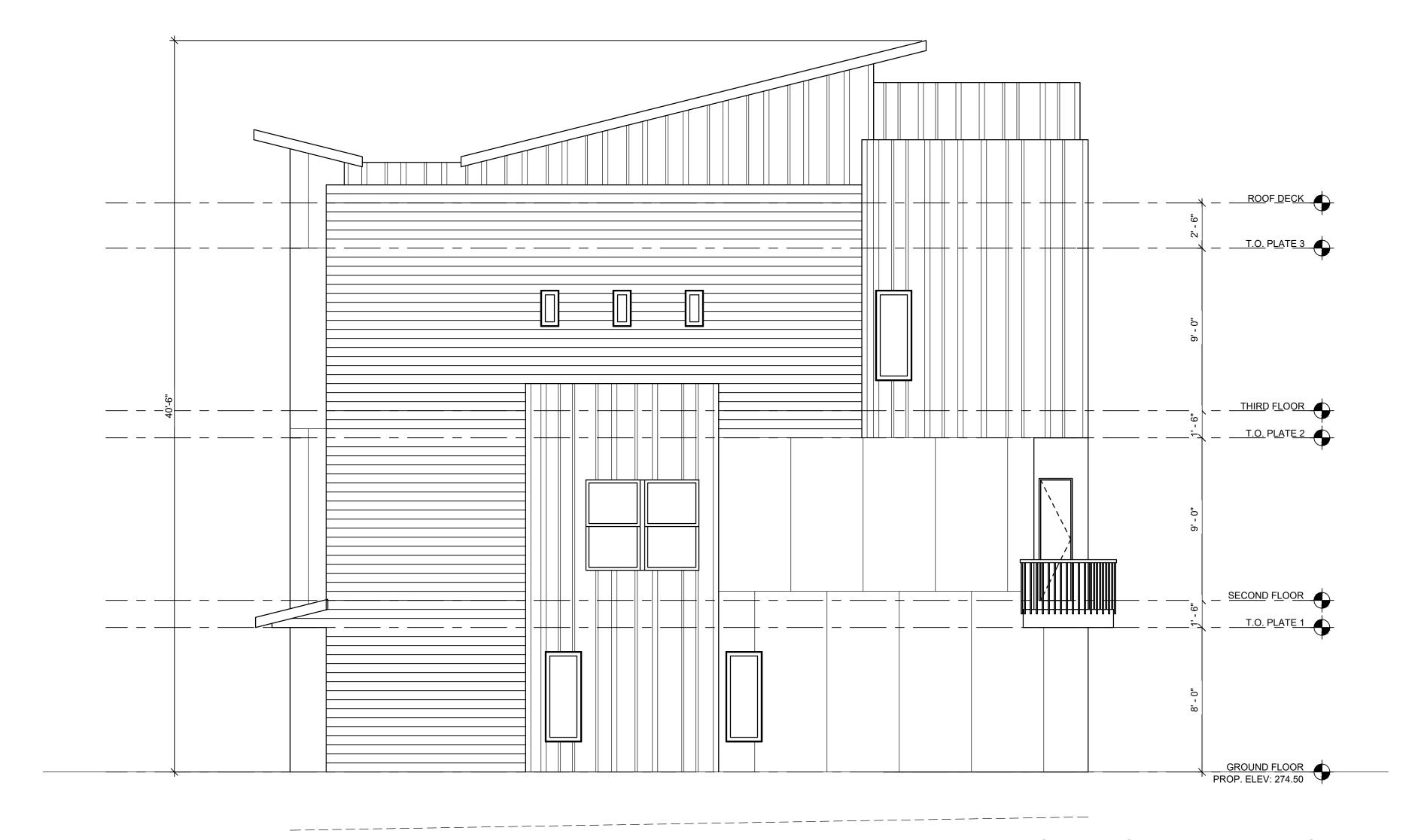
BUILDING H - EAST ELEVATION
SAWYER BOAD



**BUILDING H - SOUTH ELEVATION** 



**BUILDING H - WEST ELEVATION** 



**BUILDING H - NORTH ELEVATION**