

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 type="checkbox"/>			
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-7-2021</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: THE PRESERVE AT GRESHAM LAKE			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 3095 GRESHAM LAKE RD			
Site P.I.N.(s): 1727276820			
Please describe the scope of work. Include any additions, expansions, and change of use. 5 APARTMENT BUILDINGS WITH CLUB HOUSE AND ASSOCIATED SURFACE PARKING; TWO PUBLIC ROADS			
Current Property Owner/Developer Contact Name: LANDON COX			
NOTE: please attach purchase agreement when submitting this form.			
Company: LDG DEVELOPMENT LLC		Title: PROJECT MANAGER	
Address: 1469 S 4th St Louisville KY 40208			
Phone #:		Email: lcox@ldgdevelopment.com	
Applicant Name: Robert Wingate			
Company: Timmons Group		Address: 5410 Trnity Rd, Ste 102, Raleigh NC 27607	
Phone #: 919-866-4951		Email: publiclandpermits@timmons.com	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 10.51	New gross floor area: ±212,370
# of parking spaces required: 1.0/UNIT PER 7.1.4.B. = 156	Total sf gross (to remain and new): ±212,370
# of parking spaces proposed: 201	Proposed # of buildings: 6
Overlay District (if applicable): N/A	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): VACANT	
Proposed use (UDO 6.1.4): APARTMENT	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>1.91</u> Square Feet: _____	Proposed Impervious Surface: Acres: <u>5.66</u> Square Feet: _____
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 #: <u>3720172700J</u>	
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: 156	Total # of hotel units: 0
# of bedroom units: 1br 36 2br 60 3br 60 4br or more 0	
# of lots: 2	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, ROBERT WINGATE 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: 10/22/2021

Printed Name: ROBERT WINGATE

3095 GRESHAM LAKE ROAD ADMINISTRATIVE SITE REVIEW

ASR CASE No. ASR-XXXX-XXXX
RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN: 1727276820

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2900

Raleigh

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

Building Type

☐ Detached

☐ Attached

☒ Apartment

☐ Townhouse

☐ General

☐ Mixed use

☐ Open lot

☐ Civic

Site Transaction History

Subdivision case #: _____

Scoping/sketch plan case #: _____

Certificate of Appropriateness #: _____

Board of Adjustment #: _____

Zoning Case #: 2-7-2021

Administrative Alternate #: _____

GENERAL INFORMATION

Development name: THE PRESERVE AT GRESHAM LAKE

Inside City limits? Yes ☒ No ☐

Property address(es): 3095 GRESHAM LAKE RD

Site P.I.N.(s): 1727276820

Please describe the scope of work. Include any additions, expansions, and change of use.
5 APARTMENT BUILDINGS WITH CLUB HOUSE AND ASSOCIATED SURFACE PARKING; TWO PUBLIC ROADS

Current Property Owner/Developer Contact Name: LONDON COX
NOTE: please attach purchase agreement when submitting this form.

Company: LDG DEVELOPMENT LLC

Title: PROJECT MANAGER

Address: 1469 S 4th St Louisville KY 40208

Phone #: _____ Email: lcox@ldgdevelopment.com

Applicant Name: Robert Wingate

Company: Timmons Group

Address: 5410 Trinity Road, Ste 102, Raleigh NC 27607

Phone #: 919-866-4951

Email: publiclandpermits@timmons.com

Page 1 of 2

REVISION 02.15.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA

Zoning district (if more than one, please provide the acreage of each):
CX-3-CU

Gross site acreage: 10.51

of parking spaces required: 1.0/UNIT PER 7.1.4.B = 156

of parking spaces proposed: 201

Overlay District (if applicable): N/A

Existing use (UDO 6.1.4): VACANT

Proposed use (UDO 6.1.4): APARTMENT

BUILDING DATA

Existing gross floor area (not to be demolished):
0

Existing gross floor area to be demolished:
0

New gross floor area: ±212,370

Total sf gross (to remain and new): ±212,370

Proposed # of buildings: 6

Proposed # of stories for each: 3

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 1.91 Square Feet: _____

Proposed Impervious Surface:
Acres: 5.68 Square Feet: _____

Is this a flood hazard area? Yes ☐ No ☒

If yes, please provide: _____

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: 3725172700J

Neuse River Buffer Yes ☐ No ☒ Wetlands Yes ☐ No ☒

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 156

Total # of hotel units: 0

of bedroom units: 1br 36 2br 60 3br 60 4br or more 0

of lots: 2

Is your project a cottage court? Yes ☐ No ☒

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Signature: _____

Date: 10/22/2021

Printed Name: ROBERT WINGATE

Page 2 of 2

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Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	FIRE APPARATUS ACCESS EXHIBIT
C2.3	SOLID WASTE SERVICES ACCESS EXHIBIT
C2.4	TRANSPORTATION PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
C5.1	LIGHTING PLAN
L6.0	LANDSCAPE PLAN
L6.1	LANDSCAPE PLAN
L6.2	LANDSCAPE NOTES & DETAILS
L7.0	TREE CONSERVATION AREA PLAN
L7.1	TREE CONSERVATION AREA NOTES & DETAILS
C8.0	NOTES AND DETAILS
C8.1	NOTES AND DETAILS
C8.2	NOTES AND DETAILS
C8.3	NOTES AND DETAILS
A141	SITE STRUCTURES
A142	TRASH ENCLOSURE DETAILS
A201	BUILDINGS 1 & 5 - EXTERIOR ELEVATIONS
A202	BUILDINGS 2, 3, & 4 - EXTERIOR ELEVATIONS
A203	BUILDINGS 2, 3, & 4 - EXTERIOR ELEVATIONS
A211	CLUBHOUSE - EXTERIOR ELEVATIONS

DEVELOPER:
LDG DEVELOPMENT, LLC
1469 S. 4TH STREET
LOUISVILLE, KY 40208
(502) 649-0601

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
ROBERT WINGATE, PE
(984) 255-2352
ROBERT.WINGATE@TIMMONS.COM

ARCHITECT:
STUDIO A ARCHITECTURE, INC
2330 FRANKFORT AVE
LOUISVILLE, KY 40206
WARREN GROVE, AIA
(502) 496-0601
WARREN@STUDIOARCH.COM

SURVEYOR:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607

GENERAL NOTES:

TREE CONSERVATION:

- SITE HAS BEEN DEVELOPED TO COMPLY WITH CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS PER UDO SEC. 9.1.

STORMWATER:

- SITE HAS BEEN DEVELOPED TO COMPLY WITH CITY OF RALEIGH STORMWATER MANAGEMENT REQUIREMENTS PER UDO SEC. 9.2.

SOLID WASTE MANAGEMENT:

- SOLID WASTE WILL BE MANAGED THROUGH A PRIVATE CONTRACTOR AND ONSITE DUMPSTER PADS.

BLOCK PERIMETER:

- SITE HAS BEEN DEVELOPED TO COMPLY WITH BLOCK PERIMETER STANDARDS PER UDO SEC. 8.3.2.

CROSS ACCESS:

- CROSS ACCESS TO PIN 1727275304 PROVIDED.
- CROSS ACCESS TO PIN 1727370752 PROVIDED.
- CROSS ACCESS TO PIN 1727271868 NOT REQUIRED PER UDO SEC. 8.3.5.D. LOT ABUTS A LOCAL STREET ONLY.
- CROSS ACCESS TO PIN 1727399804 NOT REQUIRED PER UDO SEC. 8.3.5.D. LOT ABUTS A LOCAL STREET ONLY.

TRAFFIC STUDY:

PROPOSED DEVELOPMENT IS NOT PROJECTED TO EXCEED THRESHOLDS FOR A TRAFFIC STUDY PER RALEIGH STREET DESIGN MANUAL ARTICLE 7.1.3.

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919-866-4951 FAX 919-833-8124 www.timmons.com

REVISION DESCRIPTION

DATE

DATE

10/22/2021

DRAWN BY

332

DESIGNED BY

R. WINGATE

CHECKED BY

R. BAKER

SCALE

AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

3095 GRESHAM LAKE ROAD
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO.

47392

SHEET NO.

C.0.0

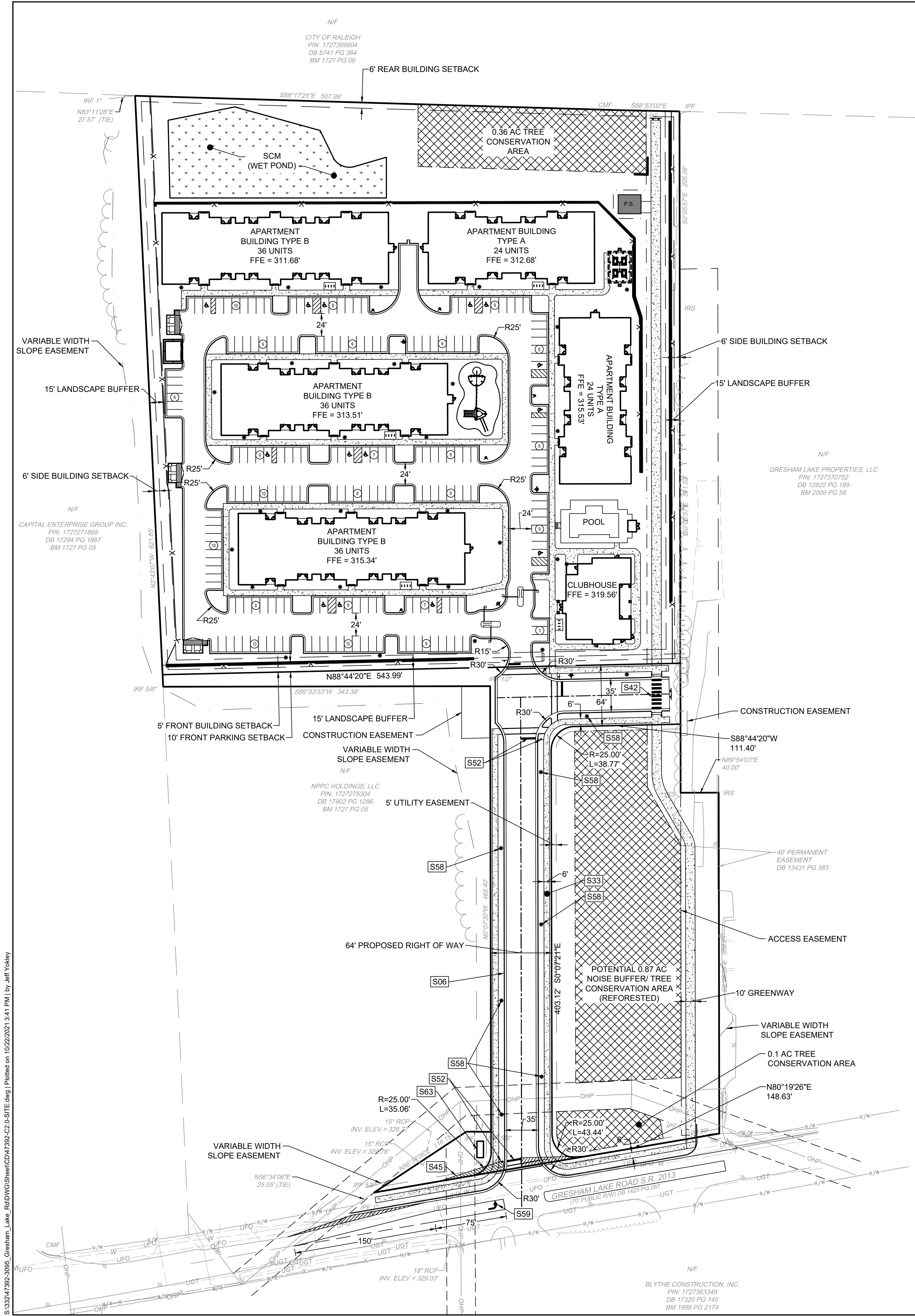
PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.

S:\3247392-3095_Gresham_Lake_RedDWG\Sheet\CD\7392-C0.0-COVR.dwg | Plotted on 10/22/2021 3:40 PM | by Jeff Yolley

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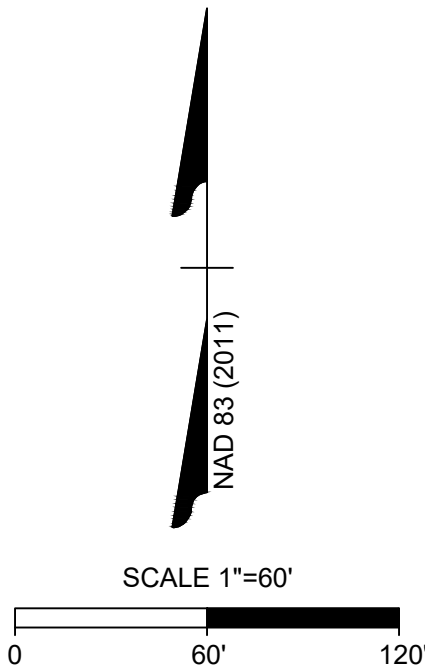


SITE PLAN SUMMARY	
PROJECT NAME:	THE PRESERVE AT GRESHAM LAKE
PROPERTY OWNER:	GRESHAM LAKE PARTNERS LLC
PIN:	1727-27-6820
DEED REFERENCE:	DB 17306 PG 2335
PROPERTY ADDRESS:	3095 GRESHAM LAKE RD, RALEIGH, NC 27615
JURISDICTION:	CITY OF RALEIGH
PROPERTY ZONING:	CX-3-CU
EXISTING USE:	VACANT
PROPOSED USE:	APARTMENTS
SITE AREA:	457,814 SF (10.51 AC)
ADJACENT PROPERTY ZONING:	EAST & WEST: IX-3; NORTH: R-4; SOUTH: IH
FLOOD ZONE:	NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #3720172700J (EFFECTIVE 5/2/2006)
BLOCK PERIMETER:	MAXIMUM: 3,000 LF PROVIDED: GRESHAM LAKE / GRESHAM HILLS DR / COLEMONT DR = 2345 LF GRESHAM LAKE / WELBORN ST / COLEMONT DR = 2406 LF PEDESTRIAN ACCESS POINT PROVIDED TO DURANT NATURE PARK PER UDO 8.3.2.B.6.
CROSS ACCESS:	PIN 1727275304: PROVIDED PIN 1727370752: PROVIDED PIN 1727271868: EXEMPT PER Z-7-2021 COND. 3 PIN 1727399804: EXEMPT PER 8.3.5.b.v
SETBACKS:	
FRONT (FROM PRIMARY STREET):	BLDG.: 5' PARKING: 10'
SIDE:	BLDG.: 6' PARKING: 0'
REAR:	BLDG.: 6' PARKING: 0'
PARKING SUMMARY:	
REQUIRED BY RALEIGH UDO (SEC. 7.1.4.B.):	1.0 SPACES PER UNIT X 156 UNITS = 156 SPACES
REQUIRED BY NCHFA:	1.75 PER UNIT X 156 UNITS = 273 SPACES
TOTAL PROVIDED VEHICULAR PARKING SPACES:	201 SPACES (14 ADA SPACES)
MINIMUM REQUIRED SHORT-TERM BICYCLE PARKING SPACES:	1 SPACE PER 20 UNITS, MINIMUM 4 = 8 SPACES
MINIMUM REQUIRED LONG-TERM BICYCLE PARKING SPACES:	NONE
TOTAL PROVIDED BICYCLE PARKING SPACES:	40 SPACES
IMPERVIOUS SURFACE SUMMARY:	
EXISTING ONSITE IMPERVIOUS AREA:	1.91 ACRES = 18.0%
PROPOSED ONSITE IMPERVIOUS:	5.66 ACRES = 54% (INCLUDES 0.11 ACRES FUTURE IMPERVIOUS)
PROPOSED OFFSITE IMPERVIOUS IN R/W:	0.93 ACRES
TOTAL PROPOSED IMPERVIOUS:	5.46 ACRES
OUTDOOR AMENITY AREA:	
REQUIRED:	457,814 SF X 10% = 45,782 SF. A MINIMUM OF 22,891 SF TO BE ADA ACCESSIBLE.
PROVIDED:	50,272 SF (32,583 SF ADA ACCESSIBLE)
TREE CONSERVATION SUMMARY	
REQUIRED:	457,814 SF X 10% = 45,782 SF
POTENTIAL TCA PROVIDED:	15,640 SF PRIMARY AND SECONDARY + 41,731 SF REFORESTED SECONDARY 57,371 SF TOTAL

SITE LAYOUT NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 3-12 BUSINESS DAYS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-832-4949) TO HAVE EXISTING UTILITIES LOCATED.
- PARKING SPACES ARE 8.5' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- 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 OR AS DIRECTED IN THE PLAN.
- ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S05	24" CONCRETE CURB & GUTTER; REFER TO DETAIL
S06	30" CONCRETE CURB & GUTTER; REFER TO RALEIGH T-10.26.1
S07	TAPER 30" CURB TO 24" CURB; REFER TO RALEIGH T-10.26.2
S08	FLUSH CURB
S09	SIDEWALK RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S10	DETECTABLE WARNINGS PER ADA REQUIREMENTS
S11	24" CONCRETE FLUME
S12	BUILDING; REFER TO ARCHITECTURAL PLANS
S13	DUMPSTER ENCLOSURE, REFER TO DETAIL AND ARCH PLANS
S14	BUILDING PRIMARY ENTRANCE (TYP.)
S17	CONCRETE ADA STALL (TYP.)
S19	3" CURB RADIUS (TYP.)
S21	OUTDOOR AMENITY AREA (TYP.) (EACH AREA IS AT LEAST 10' IN WIDTH AND LENGTH)
S22	DUMPSTER PAD & ENCLOSURE; REFER TO ARCHITECTURAL PLANS
S25	6' TALL OPAQUE FENCE; REFER TO DETAIL
S26	4' METAL SAFETY FENCE
S27	STRIPING PER NCDOT STANDARDS (TYP.)
S28	EXISTING ROAD CENTERLINE
S30	SHORT-TERM BICYCLE PARKING WITH 4 BIKE RACKS ON A 12.0'L x 8.0'W x 4'T CONC. PAD (TYP.); REFER TO DETAIL
S31	30" COR SANITARY SEWER EASEMENT
S32	RETAINING WALL (DESIGN BY OTHERS)
S33	4" THICK CONCRETE SIDEWALK; REFER TO PLANS FOR WIDTH DIMENSIONS
S36	TURN LANE STRIPING PER NCDOT SPECS
S37	MATCH EXISTING PAVEMENT ELEVATION
S39	LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S40	EXISTING PAVEMENT TO REMAIN
S41	PARKING STALL STRIPING PER LOCAL CODES (TYP.)
S42	PEDESTRIAN CROSSWALK STRIPING; REFER TO CITY OF RALEIGH DETAIL
S44	TEMPORARY BARRICADE FOR DEAD END ROAD
S45	10' X 70' SIGHT DISTANCE TRIANGLE (TYP.)
S49	ACCESSIBLE PARKING SIGN (TYPICAL - PER ADA AND LOCAL CODES); R7-8A (MUTCD)
S50	VAN ACCESSIBLE PARKING SIGN (TYPICAL - PER ADA AND LOCAL REQUIREMENTS); R7-8A (MUTCD)
S51	ADA ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL OF ACCESSIBILITY (TYPICAL - PER ADA AND LOCAL CODES)
S52	"STOP" SIGN; R1-1 (MUTCD) AND 24" WIDE "STOP" BAR
S58	LIGHT POLE BASE (TYPICAL - REFER TO LIGHTING AND ARCHITECTURAL PLANS)
S60	FIRE ACCESS DRIVEWAY
S61	AMENITY AREA
S62	ADA ACCESSIBLE AMENITY AREA
S63	MONUMENT SIGN



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RALEIGH OFFICE
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TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

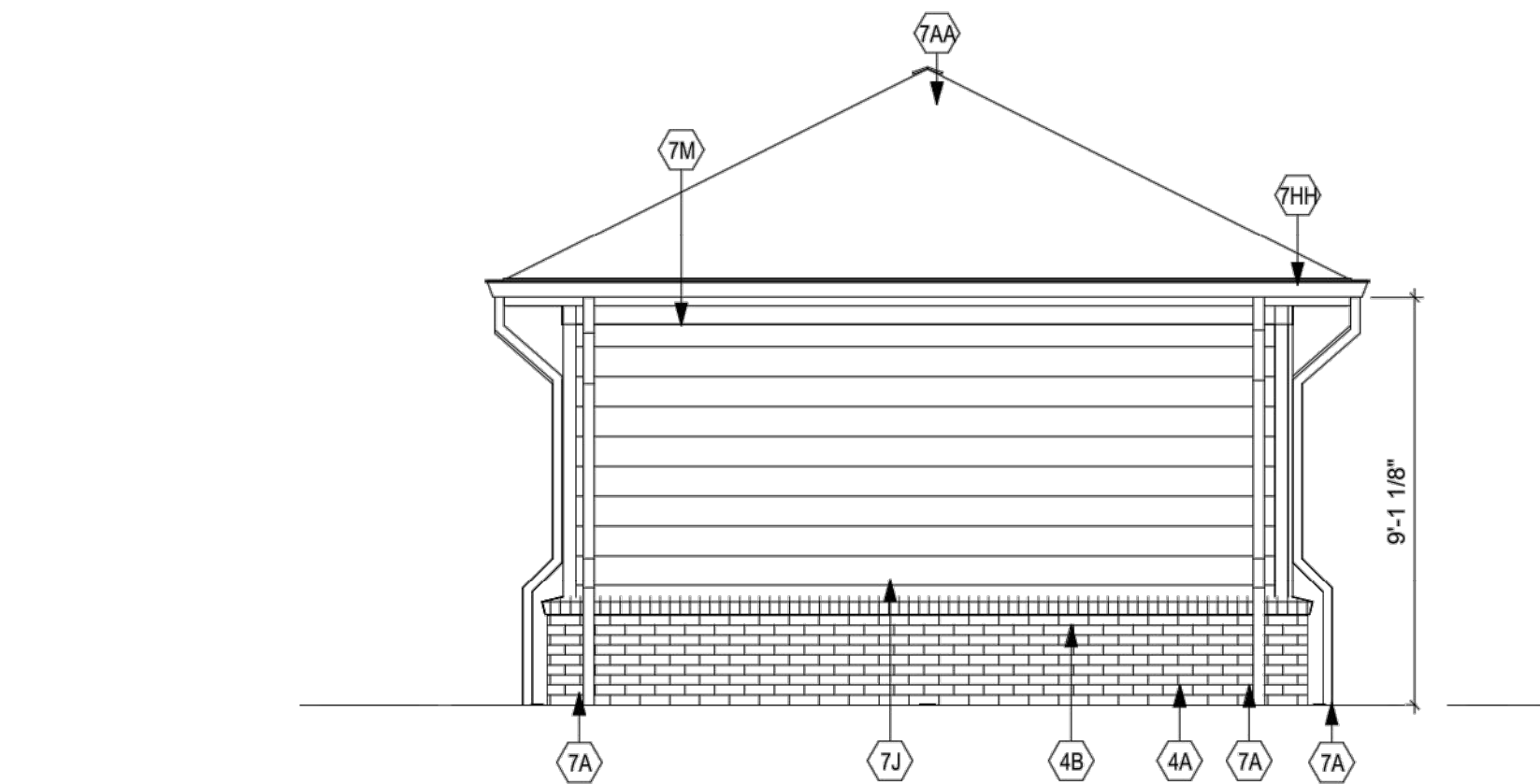
YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
DATE
10/22/2021
DRAWN BY
332
DESIGNED BY
R. WINGATE
CHECKED BY
R. BAKER
SCALE
AS SHOWN

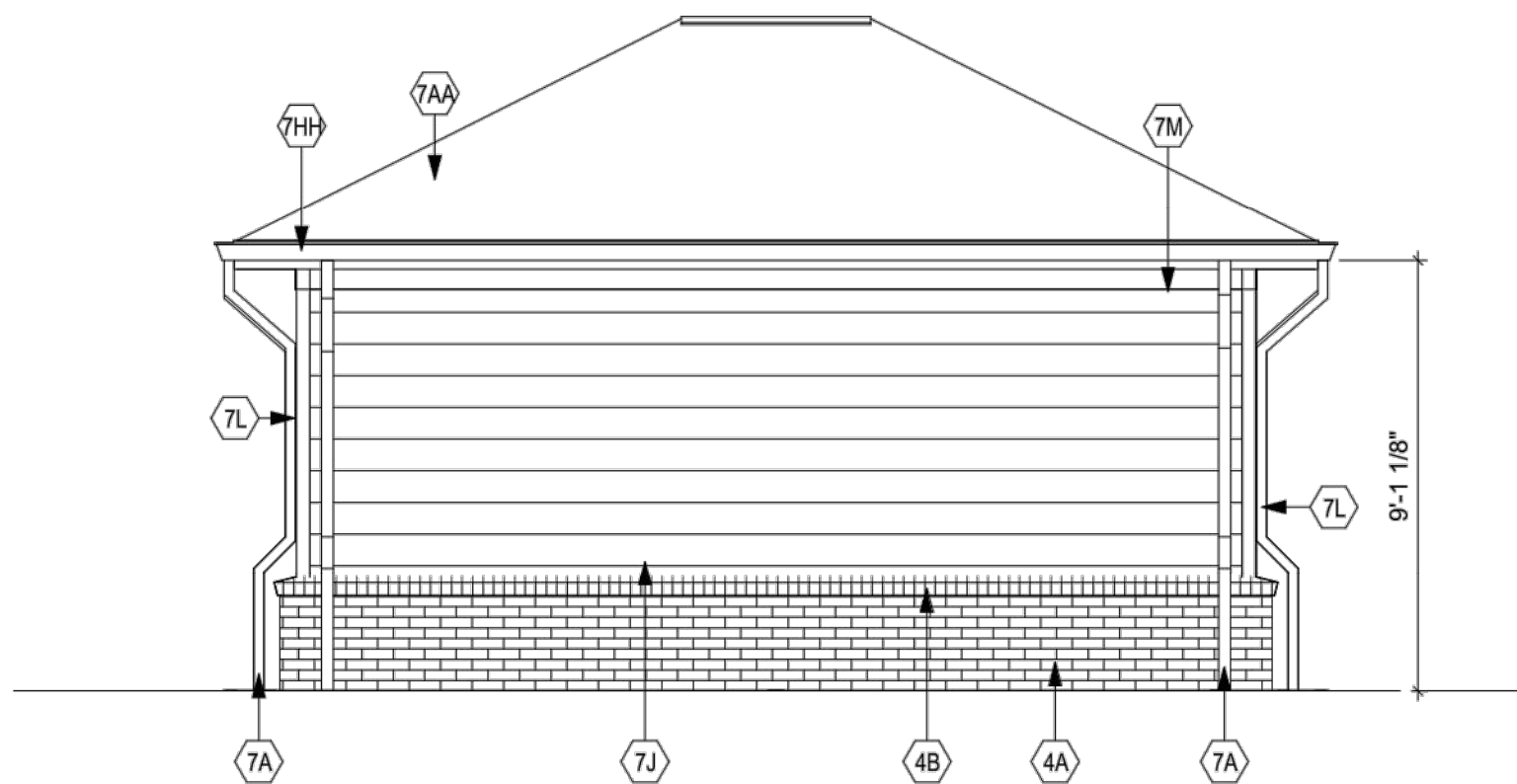
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
3095 GRESHAM LAKE ROAD
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
OVERALL SITE PLAN

JOB NO.
47392
SHEET NO.
C2.0

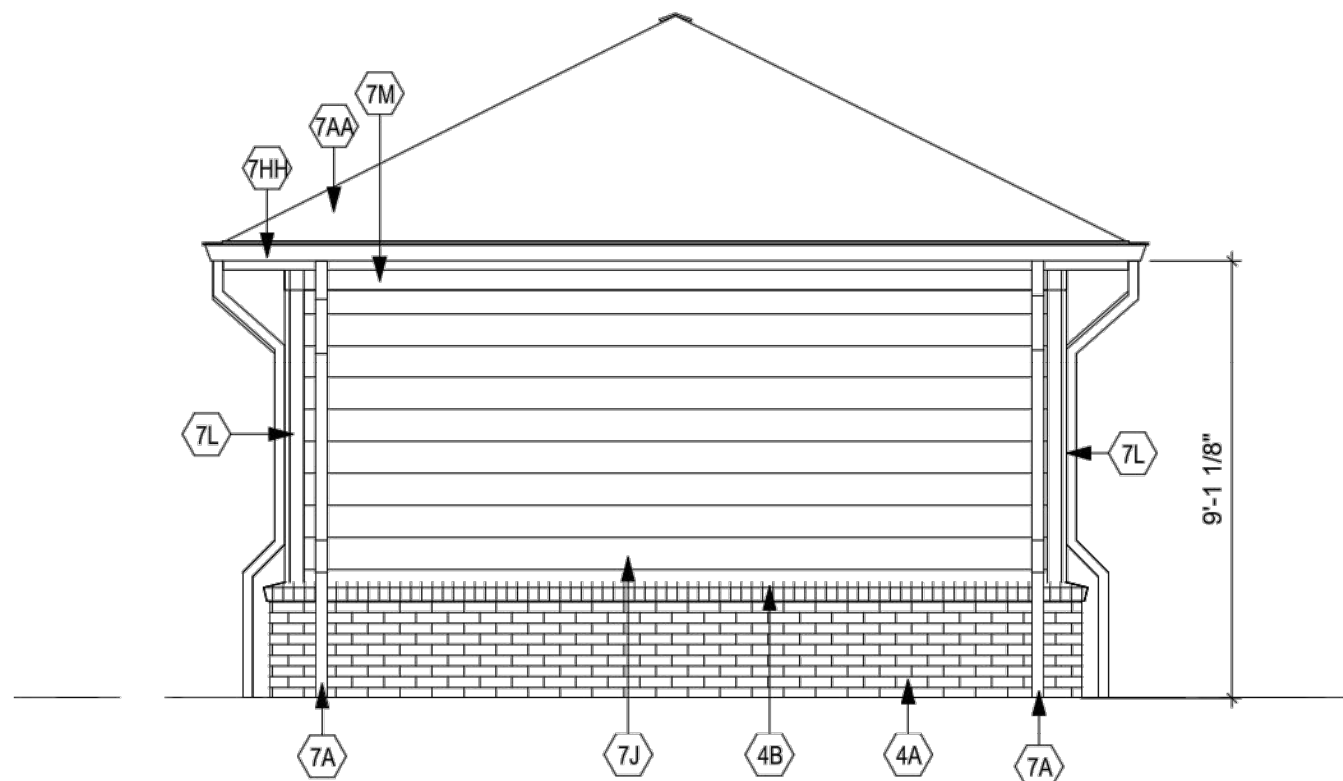
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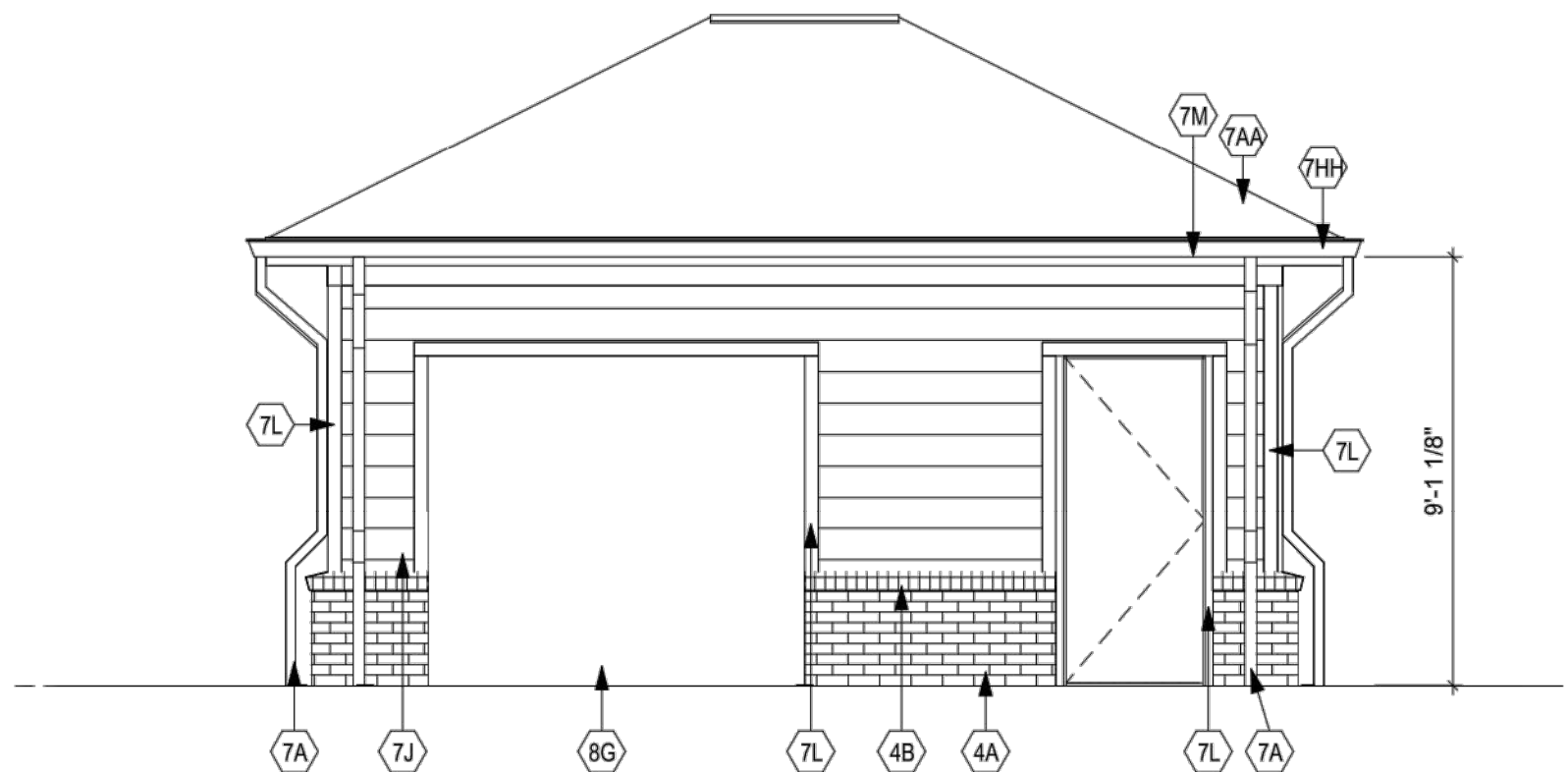
6 Maintenance Building Elevation - Right
A141 1/4" = 1'-0"



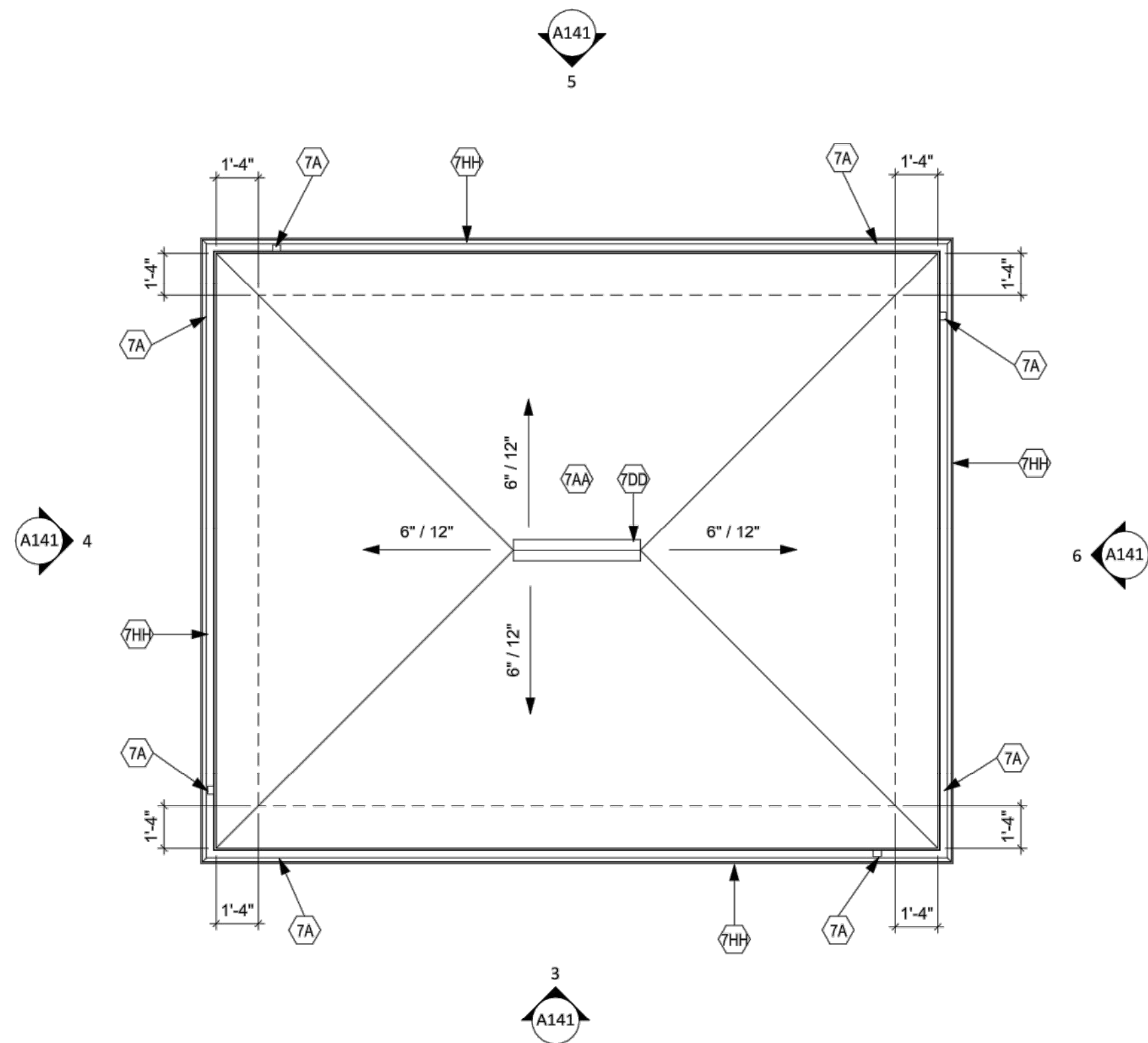
5 Maintenance Building Elevation - Back
A141 1/4" = 1'-0"



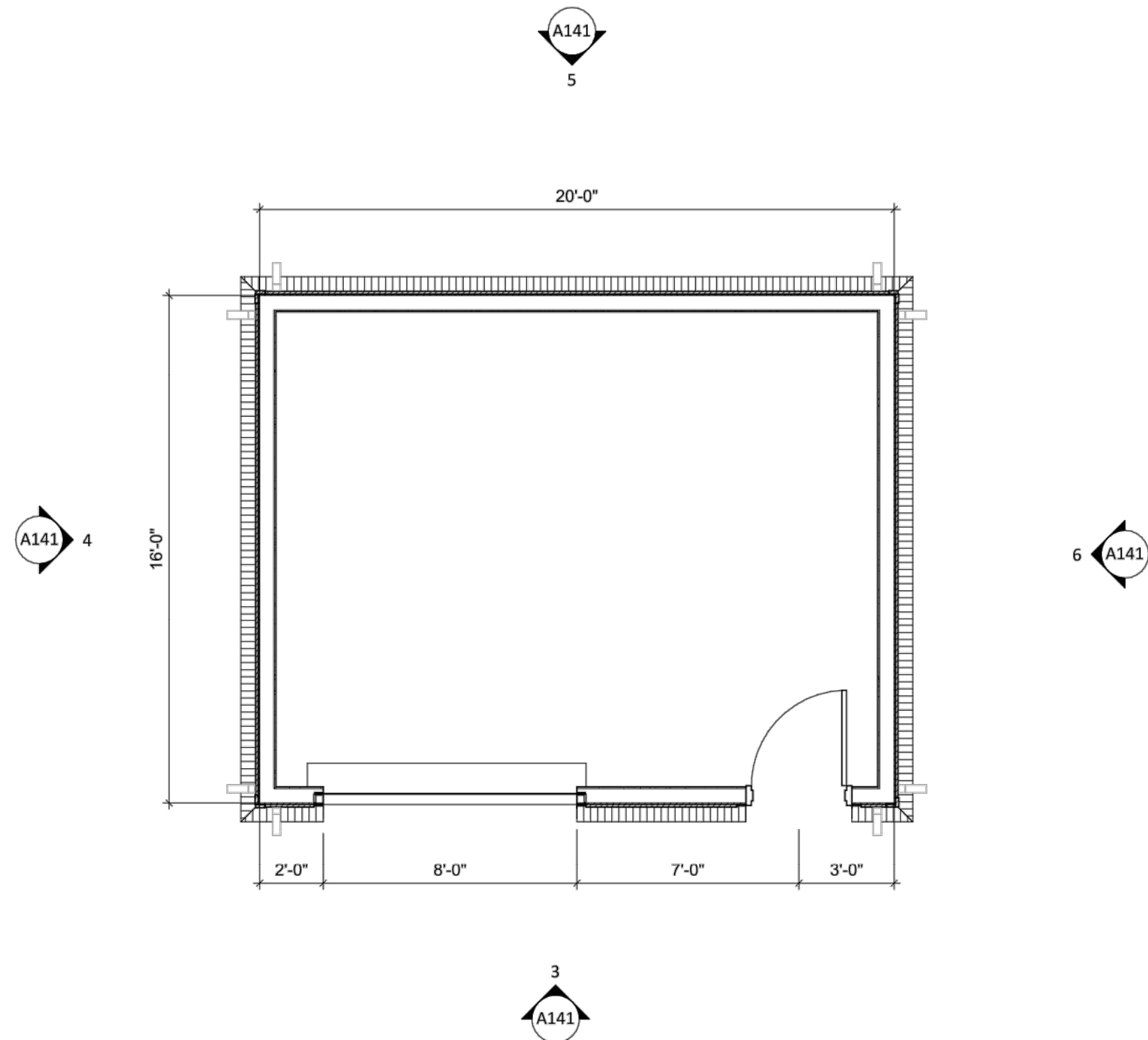
4 Maintenance Building Elevation - Left
A141 1/4" = 1'-0"



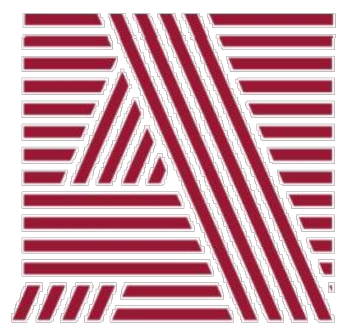
3 Maintenance Building Elevation - Front
A141 1/4" = 1'-0"



2 ROOF PLAN - MAINTENANCE BUILDING
A141 1/4" = 1'-0"

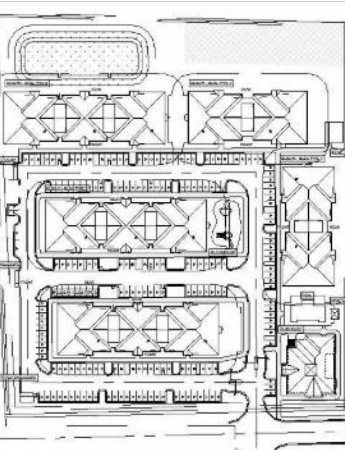


1 1ST FLOOR PLAN - MAINTENANCE BUILDING
A141 1/4" = 1'-0"



STUDIO A
architecture, Inc.
2330 frankfort ave
louisville, ky 40206
p: (502) 589-8007
f: (502) 589-8004
www.studioaarch.com

Key Plan



Project Name

**Gresham Lake
Apartments**

3095 GRESHAM LAKE RD
RALEIGH-WAKE COUNTY, NC

Client

**Gresham Lake,
L.P.**

1469 S 4TH ST
LOUISVILLE, KY 40208

Seal



**NOT FOR
CONSTRUCTION**

Revisions

No.	Description	Date

**SITE
STRUCTURES**

Project number 21LD03

Date 06/30/2021

A141

Scale 1/4" = 1'-0"

E D C B A

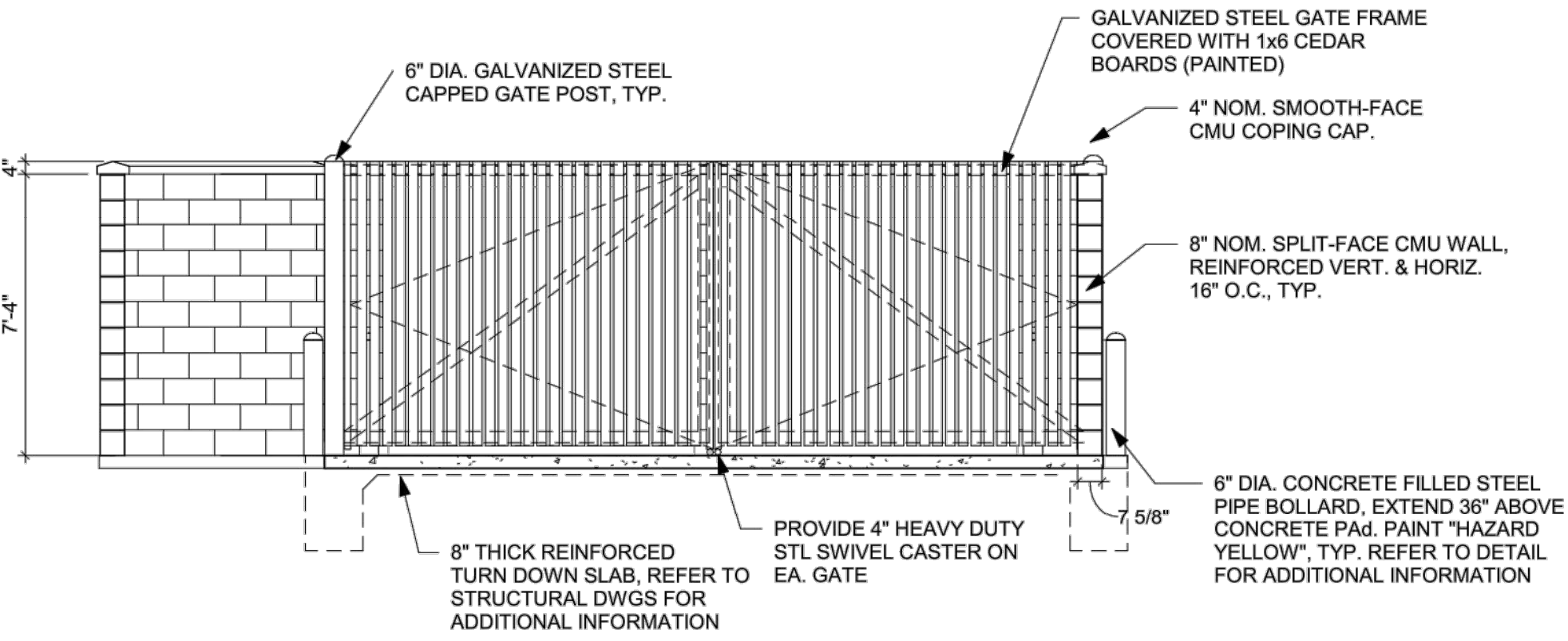
4

3

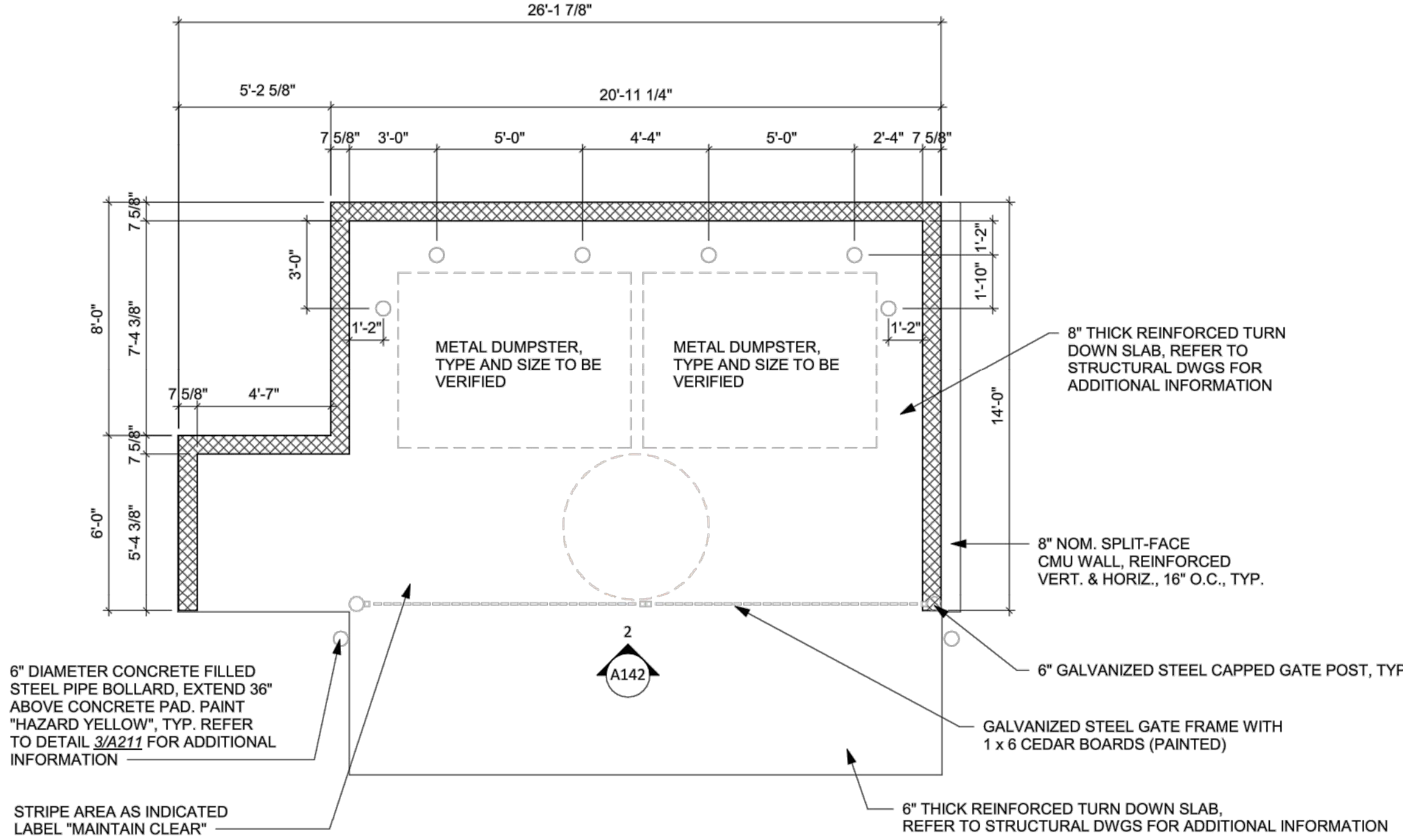
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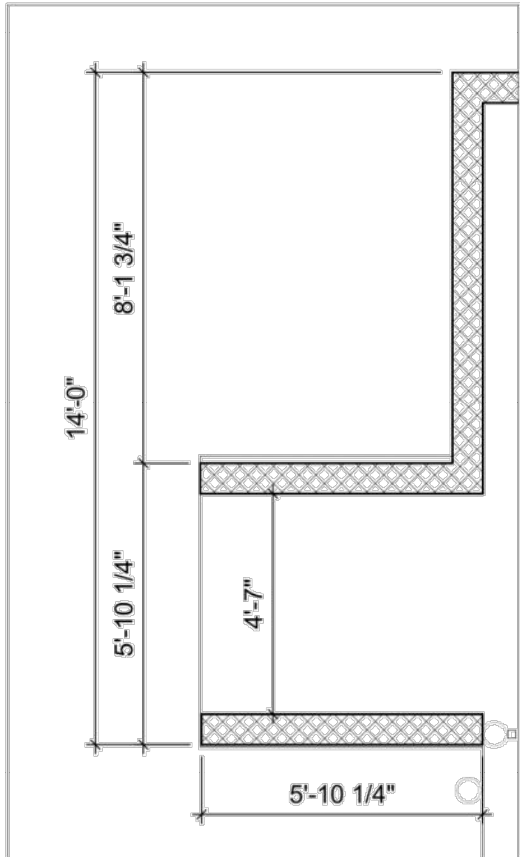
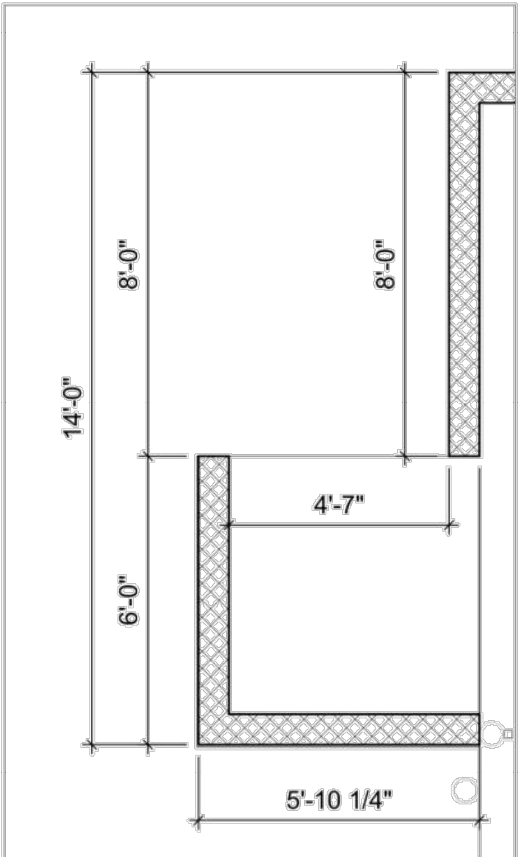
E D C B A



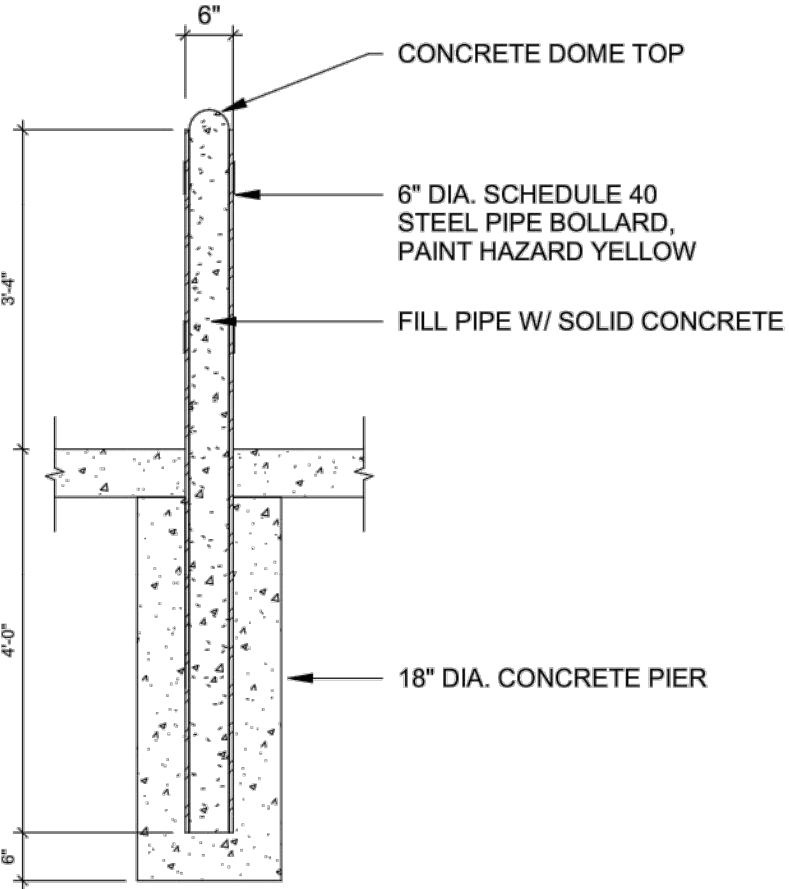
2 Trash Enclosure Elevation
A142 1/4" = 1'-0"



1 Dimension Plan- Level 01- Trash
A142 1/4" = 1'-0"

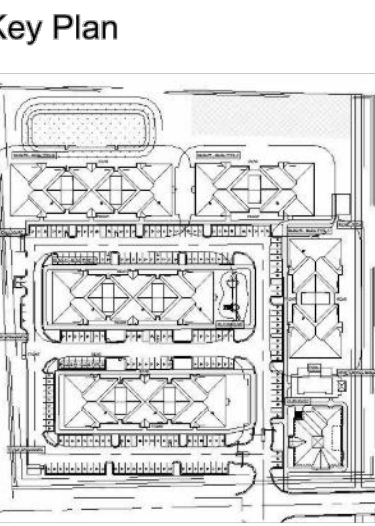


TRASH ENCLOSURE - OPTIONAL ENTRANCE
1/4" = 1'-0"



3 Section - Bollard
A142 1/2" = 1'-0"

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Project Name

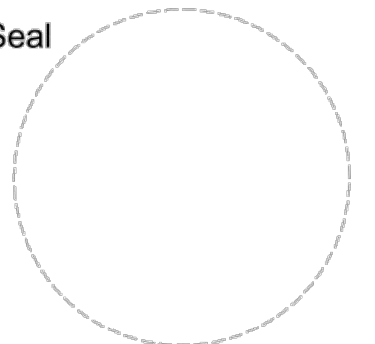
Gresham Lake Apartments

3095 GRESHAM LAKE RD
RALEIGH-WAKE COUNTY, NC

Client

Gresham Lake, L.P.

1469 S 4TH ST
LOUISVILLE, KY 40208



NOT FOR CONSTRUCTION

Revisions

No.	Description	Date

TRASH ENCLOSURE DETAILS

Project number 21LD03
Date 06/30/2021

A142

Scale As indicated

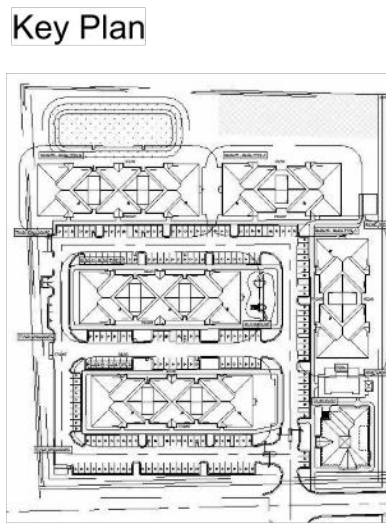
06/30/2021 2:26:28 PM
B:\A3 2021\21LD03-Gresham Lake\21LD03-Gresham Lake.dwg



- Key Value**
- Keynote Text**
- 4A FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 16" FROM INSIDE AND OUTSIDE CORNERS AND EVERY 25FT MIN. OF STRAIGHT RUNS.
 - 4B ROWLOCK COURSE FACE BRICK LEDGE, SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICKS AT ENDS.
 - 4C SOLDIER COURSE FACE BRICK HEADER - PROJECT 1/2". PROVIDE STL LINTEL AT OPENING - EXTEND 16" MIN. EA SIDE OF OPENING. REFER TO STRUCTURAL.
 - 5G DECORATIVE GUARDRAIL - SEE FABRICATION DETAILS.
 - 5H 42" HIGH 1-1/2" DIA. GUARDRAIL - SECURED TO ROOF - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
 - 6F OPEN WEB WOOD ROOF TRUSSES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 6GG 3/4" THICK 4x8 PLYWOOD CATWALK SHEATHING SECURED TO ROOF TRUSSES. - PROVIDE CONTINUOUS WALKING SURFACE FROM ACCESS HATCH TO ROOF ACCESS PANEL.
 - 6HH ROOF WALKING PADS - COORDINATE WITH ROOFTOP EQUIPMENT.
 - 6MM 6x12 ROUGH CUT CEDAR RIDGE POST, REFER TO STRUCTURAL DRAWINGS.
 - 6NN 6x6 ROUGH CUT CEDAR POSTS, REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
 - 7A 5"x4" PRE-FINISHED METAL DOWNSPOUT. COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
 - 7AA ASPHALT COMPOSITE SEAL TAB-TYPE SHINGLES WITH 25-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF SHEATHING w/ CLIPS - REFER TO STRUCTURAL DRAWINGS.
 - 7C R-38 BLOWN-IN INSULATION ATTIC INSULATION - REFER TO COMCHECK/RESHECK.
 - 7DD RIDGE VENT.
 - 7H 4" NOMINAL FIBER-CEMENT LAP SIDING BOARDS, MIN. .044 INCH THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT - ROUTE TO STORM PIPING, SEE CIVIL DRAWINGS.
 - 7J 8" NOMINAL FIBER-CEMENT LAP SIDING BOARDS, MIN. .044 INCH THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. WHERE BAND BOARDS ARE ATTACHED TO AND PART OF THE VINYL SIDING APPLICATION, METAL Z-FLASHING MUST BE INSTALLED BEHIND, ON TOP OF, AND BELOW BAND BOARDS.
 - 7L 4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
 - 7M 8" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
 - 7MM SLANT BACK ROOF LOUVER (MINIMUM OF 50 SQ. IN OF FREE VENTILATION AREA PER UNIT) - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. PROVIDE ONE (01) SQ. FT OF FREE VENTILATION PER EVERY 150 SQ. FT OF ATTIC FLOOR SPACE. G.C TO INSTALL VENT BOX PER MFR'S RECOMMENDATIONS.
 - 7N FULLY ADHERED MEMBRANE ROOFING OVER 1/2" RIGID INSULATION OVER 3/4" EXTERIOR GRADE PLYWOOD SHEATHING W/ CLIPS. INSTALL PER MEMBRANE ROOFING MFR'S RECOMMENDATIONS.
 - 8A SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - 8C EXTERIOR PATIO DOOR, REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
 - 8E ALUMINUM STOREFRONT DOOR & WINDOW ASSEMBLY 1" THICK INSULATED GLAZING, REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 - 8F FULL-DOWN COMMERCIAL GRADE ALUMINUM FOLDING STAIRWAY - FIRE RATED, SAME FIRE RATING AS CEILING ASSEMBLY.
 - 8G OVERHEAD SECTIONAL DOOR, REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
 - 8H 24" X 30" RATED EXTERIOR ACCESS PANEL, PAINT TO MATCH CEILING COLOR.
 - 9C 5/8" TYPE "C" GYPSUM BOARD OVER 1/2" RESILIENT CHANNELS @ 12" O.C. (PER UL # L585 FOR CEILING AND UL # P565 FOR ROOF)

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Project Name

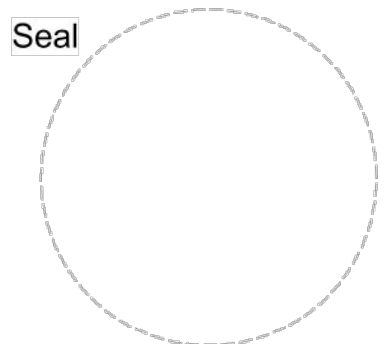
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LOUISVILLE, KY 40208



**NOT FOR
CONSTRUCTION**

Revisions

No.	Description	Date

**BUILDINGS 1 & 5
- EXTERIOR
ELEVATIONS**

Project number 21LD03
Date 06/30/2021

A201

Scale 1/8" = 1'-0"



4	Elevation - Type B - Right
A202	1/8" = 1'-0"



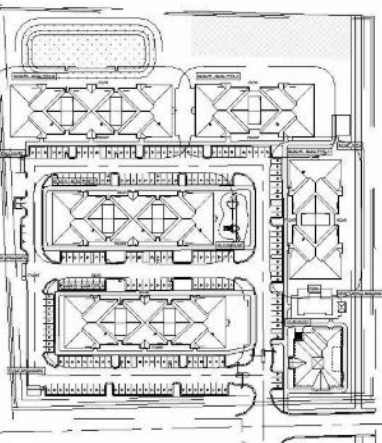
1	Elevation - Type B - Front
A202	1/8" = 1'-0"

Key Value	Keynote Text
4A	FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 16" FROM INSIDE AND OUTSIDE CORNERS. PROVIDE EVERY 25FT MIN. OF STRAIGHT RUN.
4B	ROWLOCK COURSE FACE BRICK LEDGE. SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICKS AT ENDS.
4C	SOLDIER COURSE FACE BRICK HEADER - PROJECT 1/2". PROVIDE STI LATEL AT OPENING - EXTEND 16" MIN. EA SIDE OF OPENING. REFER TO STRUCTURAL.
5G	DECORATIVE GUARDRAIL - SEE FABRICATION DETAILS
5H	42" HIGH 1-1/2" DIA. GUARDRAIL - SECURED TO ROOF - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
6F	OPEN WEED ROOF TRUSSES. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6GG	3/4" THICK 4x8 PLYWOOD CATWALK SHEATHING SECURED TO ROOF TRUSSES - PROVIDE CONTINUOUS WALKING SURFACE FROM ACCESS HATCH TO ROOF ACCESS PANEL.
6HH	ROOF WALKING PADS - COORDINATE WITH ROOFTOP EQUIPMENT
6MM	6x12 ROUGH CUT CEDAR RIDGE POST, REFER TO STRUCTURAL DRAWINGS
6NN	6x6 ROUGH CUT CEDAR POSTS, REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION
7A	5"x4" PRE-FINISHED METAL DOWNSPOUT. COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7AA	ASPHALT COMPOSITE SEAL TAB-TYPE SHINGLES WITH 25-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF SHEATHING w/ CLIPS - REFER TO STRUCTURAL DRAWINGS
7C	R-38 BLOW-IN INSULATION ATTIC INSULATION - REFER TO COMCHECK/RESHECK
7DD	RIDGE VENT
7H	4" NOMINAL FIBER-CEMENT LAP SIDING BOARDS, MIN. .04IN THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. WHERE BAND BOARDS ARE ATTACHED TO AND PART OF THE VINYL SIDING APPLICATION, METAL Z-FLASHING MUST BE INSTALLED BEHIND, ON TOP OF, AND BELOW BAND BOARDS.
7HH	5"x4" WIDE PRE-FINISHED K-STYLE METAL GUTTER, COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT - ROUTE TO STORM PIPING. SEE CIVIL DRAWINGS
7J	8" NOMINAL FIBER-CEMENT LAP SIDING BOARDS, MIN. .04IN THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. WHERE BAND BOARDS ARE ATTACHED TO AND PART OF THE VINYL SIDING APPLICATION, METAL Z-FLASHING MUST BE INSTALLED BEHIND, ON TOP OF, AND BELOW BAND BOARDS.
7L	4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7M	8" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7MM	SLANT BACK ROOF LOUVER (MINIMUM OF 50 SQ. IN OF FREE VENTILATION AREA PER UNIT) - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. PROVIDE ONE (01) SQ. FT OF FREE VENTILATION PER EVERY 150 SQ. FT OF ATTIC FLOOR SPACE. G.C TO INSTALL VENT BOX PER MFRS RECOMMENDATIONS.
7N	FULLY ADHERED MEMBRANE ROOFING OVER 1/2" RIGID INSULATION OVER 3/4" EXTERIOR GRADE PLYWOOD SHEATHING W/ CLIPS. INSTALL PER MEMBRANE ROOFING MFRS RECOMMENDATIONS.
8A	SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
8C	EXTERIOR PATIO DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
8E	ALUMINUM STOREFRONT DOOR & WINDOW ASSEMBLY 1" THICK INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
8F	PULL-DOWN COMMERCIAL GRADE ALUMINUM FOLDING STAIRWAY - FIRE RATED, SAME FIRE RATING AS CEILING ASSEMBLY
8G	OVERHEAD SECTIONAL DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION
8H	24" 30" RAD. EXTERIOR ACCESS PANEL, PAINT TO MATCH CEILING COLOR.
8I	5/8" TYPE "C" GYPSUM BOARD OVER 1/2" RESILIENT CHANNELS @ 12" O.C. (PER UL #LS85 FOR CEILING AND UL #P568 FOR ROOF)



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Key Plan



Project Name

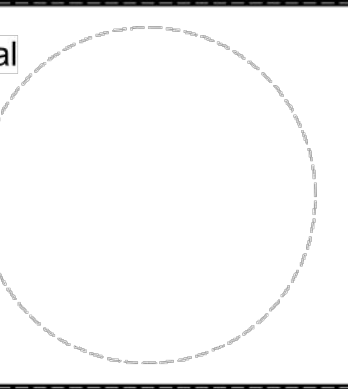
Gresham Lake Apartments

3095 GRESHAM LAKE RD
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Client

Gresham Lake,
L.P.

1469 S 4TH ST
LOUISVILLE, KY 40208



**NOT FOR
CONSTRUCTION**

Revisions

[illegible]

BUILDINGS 2, 3, & 4 - EXTERIOR ELEVATIONS

Project number	21LD03
----------------	--------

Date 06/30/2021

A202

scale $1/8" = 1'-0"$

6/30/2021 6:25:49 PM



2	Elevation - Type B - Left
A203	1/8" = 1'-0"



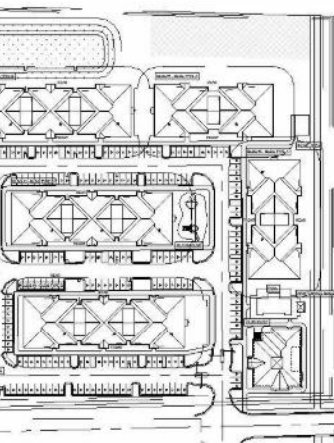
1	Elevation - Type B - Rear
A203	1/8" = 1'-0"

Key Value	Keyword Text
4A	FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 16" FROM INSIDE AND OUTSIDE CORNERS AND EVERY 25FT MIN. OF STRAIGHT RUNS.
4B	ROWLOCK COURSE FACE BRICK LEDGE, SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICKS AT ENDS.
4C	SOLDIER COURSE FACE BRICK HEADER - PROJECT 1/2". PROVIDE SLT LINTEL AT OPENING - EXTEND 16" MIN. EA SIDE OF OPENING. REFER TO STRUCTURAL.
5G	DECORATIVE GUARDRAIL - SEE FABRICATION DETAILS
5H	42" HIGH 1-1/2" DIA. GUARDRAIL - SECURED TO ROOF - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
6F	OPEN WEB WOOD ROOF TRUSSES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6GG	3/4" THICK 4x8 PLYWOOD CANTWALK SHEATHING SECURED TO ROOF TRUSSES. - PROVIDE CONTINUOUS WALKING SURFACE FROM ACCESS HATCH TO ROOF ACCESS PANEL
6HH	ROOF WALKING PADS - COORDINATE WITH ROOFTOP EQUIPMENT
6MM	6x12 ROUGH CUT CEDAR RIDGE POST, REFER TO STRUCTURAL DRAWINGS
6NN	6x6 ROUGH CUT CEDAR POSTS, REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
7A	5"x4" PRE-FINISHED METAL DOWNSPOUT. COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7AA	ASPHALT COMPOSITE SEAL TAB-TYPE SHINGLES WITH 25-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF SHEATHING w/ CLIPS - REFER TO STRUCTURAL DRAWINGS
7C	R-38 BLOWN IN INSULATION ATTACHED INSULATION - REFER TO COMCHECK/RESHECK.
7DD	RIDGE VENT
7H	4" NOMINAL FIBER-CEMENT LAP SIDING BOARDS. MIN. .044 INCH THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. WHERE BAND BOARDS ARE ATTACHED TO AND PART OF THE VINYL SIDING APPLICATION, METAL Z-FLASHING MUST BE INSTALLED BEHIND, ON TOP OF, AND BELOW BAND BOARDS.
7HH	5"x4" WIDE PRE-FINISHED K-STYLE METAL GUTTER, COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT - ROUTE TO STORM PIPING, SEE CIVIL DRAWINGS
7J	8" NOMINAL FIBER-CEMENT LAP SIDING BOARDS. MIN. .044 INCH THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. WHERE BAND BOARDS ARE ATTACHED TO AND PART OF THE VINYL SIDING APPLICATION, METAL Z-FLASHING MUST BE INSTALLED BEHIND, ON TOP OF, AND BELOW BAND BOARDS.
7L	4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7M	8" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7MM	CEILING BACK ROOM (MINIMUM OF 50 SQ. FT. OF FREE VENTILATION AREA PER UNIT) - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. PROVIDE ONE (01) SQ. FT. OF FREE VENTILATION PER EVERY 150 SQ. FT. OF ATTIC FLOOR SPACE. C/G TO INSTALL VENT BOX PER MFR'S RECOMMENDATIONS.
7N	JULY ADHERED MEMBRANE ROOFING OVER 1/2" RIGID INSULATION OVER 3/4" EXTERIOR GRADE PLYWOOD SHEATHING w/ CLIPS, INSTALL PER MEMBRANE ROOFING MFR'S RECOMMENDATIONS.
8A	SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
8C	EXTERIOR PATIO DOOR, REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
8E	ALUMINUM STOREFRONT DOOR & WINDOW ASSEMBLY 1" THICK INSULATED GLAZING, REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION
8F	PULL-DOWN COMMERCIAL GRADE ALUMINUM FOLDING STAIRWAY - FIRE RATED, SAME FIRE RATING AS CEILING ASSEMBLY
8G	OVERHEAD SECTIONAL DOOR, REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION
8H	21"x 36" RATED EXTERIOR ACCESS PANEL, PAINT TO MATCH CEILING COLOR
9C	5/8" TYPE "C" GYPSUM BOARD OVER 1/2" RESILIENT CHANNELS @ 12" O.C. (PER UL #1585 FOR CEILING AND UL # P556 FOR ROOF)



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Key Plan



Project Name

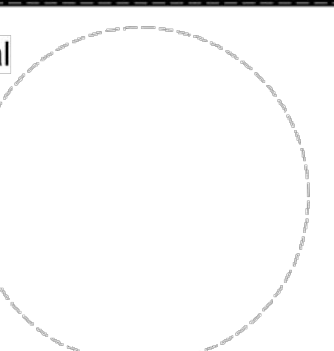
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**NOT FOR
CONSTRUCTION**

[illegible]

**BUILDINGS 2, 3,
& 4 - EXTERIOR
ELEVATIONS**

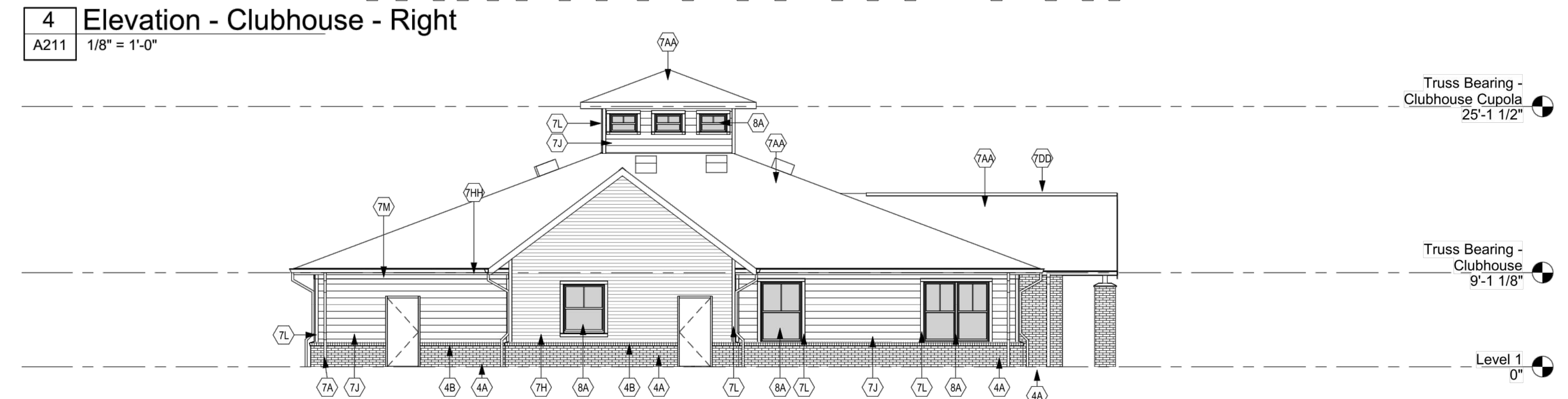
Project number	21LD03
Date	06/30/2021

A203

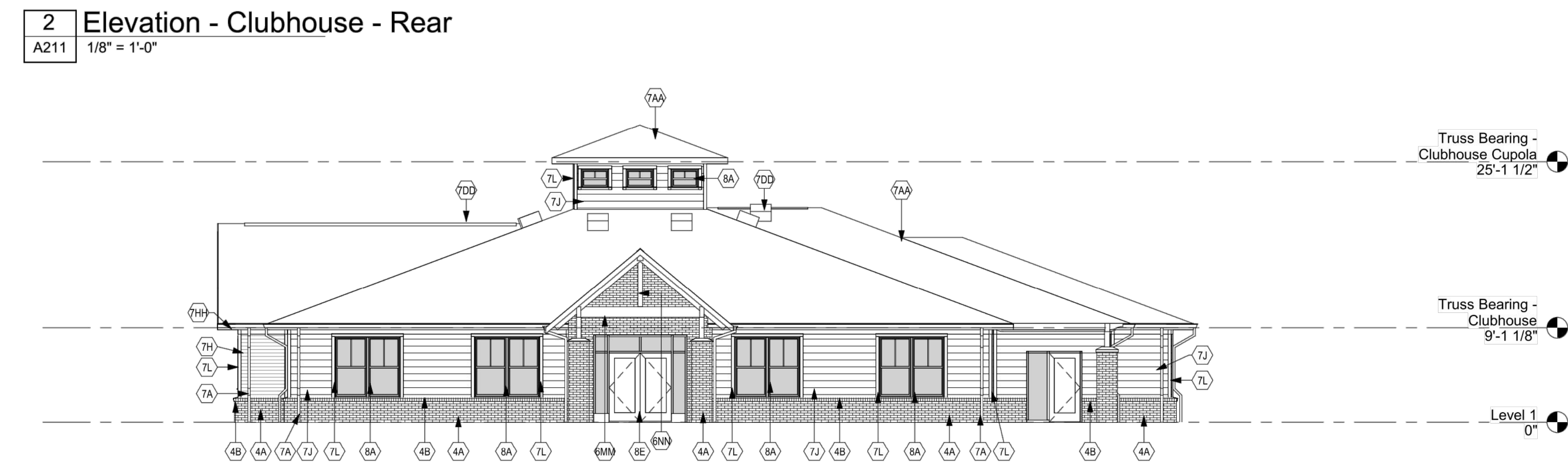
Scale $1/8" = 1'-0"$

[illegible]

Key Value	Keynote Text
4A	FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 16" FROM INSIDE AND OUTSIDE CORNERS AND EVERY 25FT MIN. OF STRAIGHT RUNS.
4B	ROWLOCK COURSE FACE BRICK LEDGE, SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICKS AT ENDS.
4C	SOLDIER COURSE FACE BRICK HEADER - PROJECT 1/2". PROVIDE ST. LINTEL AT OPENING - EXTEND 16" MIN. EA SIDE OF OPENING. REFER TO STRUCTURAL.
5G	DECORATIVE GUARDRAIL - SEE FABRICATION DETAILS
6J	42" HIGH 1-1/2" DIA. GUARDRAIL - SECURED TO ROOF - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
5H	OPEN WOOD ROOF TRUSSES - REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6GG	3/4" THICK 4x8 PLYWOOD CATWALK SHEATHING SECURED TO ROOF TRUSSES. - PROVIDE CONTINUOUS WALKING SURFACE FROM ACCESS HATCH TO ROOF ACCESS PANEL
6HH	ROOF WALKING PADS - COORDINATE WITH ROOFTOP EQUIPMENT
6MM	6x12 ROUGH CUT CEDAR RIDGE POST, REFER TO STRUCTURAL DRAWINGS
6MN	6x6 ROUGH CUT CEDAR POSTS, REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION
7A	5"X4" PRE-FINISHED METAL DOWNSPOUT. COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7AA	ASPHALT COMPOSITE SEAL TAB-TYPE SHINGLES WITH 25-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF SHEATHING w/ CLIPS - REFER TO STRUCTURAL DRAWINGS
7C	R-38 BLOW-IN-IN INSULATION ATTIC INSULATION - REFER TO COMMECHK/FRESHECK.
7DD	RIDGE VENT
7H	4" NOMINAL FIBER-CEMENT LAP SIDING BOARDS, MIN. .044 INCH THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. WHERE BAND BOARDS ARE ATTACHED TO AND PART OF THE VINYL SIDING APPLICATION, METAL Z-FLASHING MUST BE INSTALLED BEHIND, ON TOP OF, AND BELOW BAND BOARDS.
7HH	5"X4" WIDE PRE-FINISHED K-STYLE METAL GUTTER, COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT - ROUTE TO STORM PIPING, SEE CIVIL DRAWINGS
7J	8" NOMINAL FIBER-CEMENT LAP SIDING BOARDS, MIN. .044 INCH THICKNESS AND LIMITED LIFETIME WARRANTY - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. WHERE BAND BOARDS ARE ATTACHED TO AND PART OF THE VINYL SIDING APPLICATION, METAL Z-FLASHING MUST BE INSTALLED BEHIND, ON TOP OF, AND BELOW BAND BOARDS.
7L	4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7M	8" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7MM	SLANT BACK ROOF LOUVER (MINIMUM OF 50 SQ. IN. OF FREE VENTILATION AREA PER UNIT) - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. PROVIDE ONE (01) SQ. FT. OF FREE VENTILATION PER EVERY 150 SQ. FT. OF ATTIC FLOOR AREA. G/C TO INSTALL VENT BOX PER MFRS RECOMMENDATIONS
7N	FULLY ADHERED MEMBRANE ROOFING OVER 1/2" RIGID INSULATION OVER 3/4" EXTERIOR GRADE PLYWOOD SHEATHING W/ CLIPS. INSTALL PER MEMBRANE ROOFING MFRS RECOMMENDATIONS.
8A	SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING, REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURERS INSTRUCTIONS.
8C	EXTERIOR PATIO DOOR, REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION
8E	ALUMINUM STOREFRONT DOOR & WINDOW ASSEMBLY 1" THICK INSULATED GLAZING, REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION
8F	PULL-DOWN COMMERCIAL GRADE ALUMINUM FOLDING STAIRWAY - FIRE RATED, SAME FIRE RATING AS CEILING ASSEMBLY
8G	OVERHEAD SECTIONAL DOOR, REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION
8H	4" X 30" RATED - EXTERIOR ACCESS PANEL, PAINT TO MATCH CEILING COLOR
9C	5/8" TYPE "C" GYPSUM BOARD OVER 1/2" RESILIENT CHANNELS @ 12" O.C. (PER UL # L585 FOR CEILING AND UL # P556 FOR ROOF)



3	Elevation - Clubhouse - Left
A211	1/8" = 1'-0"



1	Elevation - Clubhouse - Front
A211	1/8" = 1'-0"