



# Administrative Approval Action

Case File / Name: ASR-0100-2019  
North Ridge Apartments

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

- LOCATION:** The site is generally located at the southwest corner of the intersection of Sandy Forks Road and The Lakes Drive, with the common street address of 6615 The Lakes Drive.
- REQUEST:** Development of 372 apartment units located in 7 buildings, and associated amenities such as an approximately 7,500 square foot clubhouse, a swimming pool, and open space amenities. The site is part of an approximately 35 acre tract being subdivided. A preliminary subdivision plan was approved on 8/21/20 under case number SUB-0050-2019. This development plan for apartments is on three of the proposed subdivision parcels, 12.41 acre Lot 1, 6.23 acre Lot 2, and 5.00 acre Lot 3, to be developed as part of Phase 1 of the subdivision. This site is zoned PD, within the Hawthorne North Ridge Master Plan (MP-4-2016).
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** SUR-0551-2020: DSENG - Surety/Infrastructure  
SUB-0050-2019: DSLC - Preliminary Subdivision/Preliminary Subdivision
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated August 20, 2020 by MCADAMS.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **Engineering**

1. The infrastructure required by the TIA must be permitted.

### **General Condition**

2. Demonstrate compliance with the minimum ground floor elevation in accordance with UDO Section 1.5.7.B and UDO Section 3.2.4.F; provide floorplans for Buildings 6 and 7.

### **Stormwater**

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).



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5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

## Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
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<input checked="" type="checkbox"/>	City Code Covenant Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

## Engineering

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A 5' utility placement easement along all proposed streets and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).





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5. Slope easements as shown on the plans and associated deeds of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

## Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

## Stormwater

7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
11. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
12. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
13. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## General



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1. All conditions of preliminary subdivision approval case SUB-0050-2019 shall be met and the subdivision map recorded for all street rights-of-way, easements, tree conservation areas, and Lots 1, 2, and 3 of phase 1 of the subdivision. A copy of the recorded subdivision map shall be provided to the city prior to building permit issuance.

## Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

3. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

***The following are required prior to issuance of building occupancy permit:***

## General

1. The project shall demonstrate compliance with "3. Renovation of Existing Buildings" set forth in the Hawthorne North Ridge Master Plan (MP-4-2016).

## Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** September 25, 2023

Obtain a valid building permit for the total area of the project, or a phase of the project.



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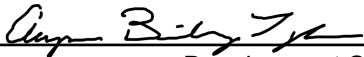
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#### 4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:  Date: 09/25/2020  
Development Services Dir/Designee  
Staff Coordinator: Kasey Evans



# NORTH RIDGE APARTMENTS, PHASE 1

6615 THE LAKES DR  
RALEIGH, NORTH CAROLINA 27609

## ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH CASE #: ASR-0100-2019 PROJECT NUMBER: AVC-19000 DATE: NOVEMBER 25, 2019

### SHEET INDEX

C0.00	PROJECT NOTES AND PARKING CALCULATIONS
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.01	DETAILED SITE PLAN
C2.02	DETAILED SITE PLAN
C2.03	AMENITY AREA PLAN
C2.04	AMENITY AREA AND OPEN SPACE PLAN
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	DETAILED GRADING AND STORM DRAINAGE PLAN
C3.02	DETAILED GRADING AND STORM DRAINAGE PLAN
C3.03	AVERAGE GRADE PLANE CALCULATIONS
C4.00	OVERALL UTILITY PLAN
C4.01	DETAILED UTILITY PLAN
C4.02	DETAILED UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	WATER DETAILS
C8.03	WATER DETAILS
C8.04	STORM DRAINAGE DETAILS
C8.05	SEWER DETAILS
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN
L8.00	TREE CONSERVATION PLAN
SL1.01	SITE LIGHTING PLAN
SL1.02	SITE LIGHTING PLAN
SL1.03	SITE LIGHTING SPECIFICATIONS
A-21	BUILDING 1 ELEVATIONS
A-22	BUILDING 2 ELEVATIONS
A-23	BUILDING 3 ELEVATIONS
A-24	BUILDING 4 ELEVATIONS
A-25	BUILDING 8 CLUBHOUSE - ELEVATIONS
A-26	GARAGE & AUXILIARY BLDG - ELEVATIONS
A-27	BUILDINGS 5 & 6 & 7 CARRIAGE UNITS - ELEVATIONS

### CUMULATIVE DEVELOPMENT TRACKING TABLE (EXCLUDING ROW)

	SUBDISTRICT A (EXISTING)	SUBDISTRICT B (EX. & LOT 1)	SUBDISTRICT C (LOT 3: PARK)	SUBDISTRICT D (LOT 2 & 4)	SUBDISTRICT E (LOT 5)	TOTAL
ACREAGE	25.43 AC	18.22 AC	5.00 AC	12.51 AC	5.08 AC	66.24 AC
USE (MAXIMUM ALLOWABLE PER MP-4-16):						
RESIDENTIAL	600 UNITS	350 UNITS	0 UNITS	450 UNITS	100 UNITS	1,500 UNITS
NON-RESIDENTIAL	7,000 SF	7,000 SF	7,000 SF	7,000 SF	7,000 SF	35,000 SF
EXISTING USES						
RESIDENTIAL	492 UNITS	108 UNITS	0 UNITS	0 UNITS	0 UNITS	600 UNITS
PROPOSED USES						
RESIDENTIAL	0 UNITS	282 UNITS	0 UNITS	90 UNITS	0 UNITS	372 UNITS
NON-RESIDENTIAL	+/- 4,250 SF*	7,500 SF**	0 SF	0 SF	0 SF	+/- 11,750 SF
TOTAL UNITS (PROPOSED & EXISTING)	492 UNITS	390 UNITS*	0 UNITS	90 UNITS	0 UNITS	972 UNITS

\* EXISTING CLUBHOUSE CURRENTLY LOCATED WITHIN SUBDISTRICT 'B' IS TO BE RELOCATED TO SUBDISTRICT 'A' UNDER CITY OF RALEIGH CASE NO. ASR-0003-2019.  
\*\*PER MASTER PLAN CASE #MP-4-16 INTENSITIES CAN BE TRANSFERRED BETWEEN SUBDISTRICTS.

### NEW MAXIMUM ALLOWABLE DENSITY PER SUBDISTRICT ACCOUNTING FOR PROPOSED TRANSFERS.

	SUBDISTRICT A (EXISTING)	SUBDISTRICT B (EX. & LOT 1)	SUBDISTRICT C (LOT 3: PARK)	SUBDISTRICT D (LOT 2 & 4)	SUBDISTRICT E (LOT 5)	TOTAL
RESIDENTIAL	600 UNITS	390 UNITS	0 UNITS	410 UNITS	100 UNITS	1,500 UNITS
NON-RESIDENTIAL	7,000 SF	7,500 SF	6,500 SF	7,000 SF	7,000 SF	35,000 SF

### NOTES

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

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

### ATTENTION CONTRACTORS

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

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

### DEVELOPMENT SERVICES

#### Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2465



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: Transaction #:	Planning Coordinator:
<b>Building Type</b>	<b>Site Transaction History</b>
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input checked="" type="checkbox"/> Civic
Subdivision transaction #: SUB-0050-2019 Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: Z-33-16 Administrative Alternate #: _____	

#### GENERAL INFORMATION

Development name: NORTH RIDGE APARTMENTS  
Inside City limits? ☒ Yes ☐ No  
Property address(es): 6615 THE LAKES DR

Site P.I.N.(s): 1717000300  
Please describe the scope of work. Include any additions, expansions, and change of use.  
Multifamily community with associated clubhouse, surface parking and utilities

Current Property Owner/Developer Contact Name: Ron Perera  
**NOTE: please attach purchase agreement when submitting this form.**  
Company: Avention Companies Title: Managing Director  
Address: 5420 Wade Park Boulevard, Suite 320, Raleigh, NC 27607  
Phone #: 919. 451. 2093 Email: rperera@aventoncompanies.com  
Applicant Name: Andy Padiak  
Company: McAdams Address: One Glenwood, Suite 201, Raleigh, NC 27603  
Phone #: 919. 287. 0780 Email: Padiak@mcadamsco.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): PD Z-033-16-ORD	Existing gross floor area (not to be demolished): 0 SF Existing gross floor area to be demolished: 10,661 SF
Gross site acreage: 38.83 Acres	New gross floor area: 491,180 SF
# of parking spaces required: 616	Total sf gross (to remain and new): 491,180 SF
# of parking spaces proposed: 620	Proposed # of buildings: 8
Overlay District (if applicable): N/A	Proposed # of stories for each: 4- BLDGS 1-4, 2- BLDGS 5-8
Existing use (UDO 6.1.4): Clubhouse/Vacant	
Proposed use (UDO 6.1.4): Apartment	

#### STORMWATER INFORMATION

Existing Impervious Surface:  
Acres: 2.49 Square Feet:  
Is this a flood hazard area? ☐ Yes ☒ No  
If yes, please provide:  
Alluvial soils: \_\_\_\_\_  
Flood stu: \_\_\_\_\_  
FEMA Map Panel #: \_\_\_\_\_  
Neuse River Buffer ☒ Yes ☐ No Wetlands ☒ Yes ☐ No

#### RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 373 Total # of hotel units:  
# of bedroom units: 1br: 145 2br: 189 3br: 38 4br or more:  
# of lots: 3 Is your project a cottage court? ☐ Yes ☒ No

#### SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate **ANDY PADIK** 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 180 days of inactivity.

Signature: \_\_\_\_\_ Date: 11-15-2019  
Printed Name: Matt D. Brady

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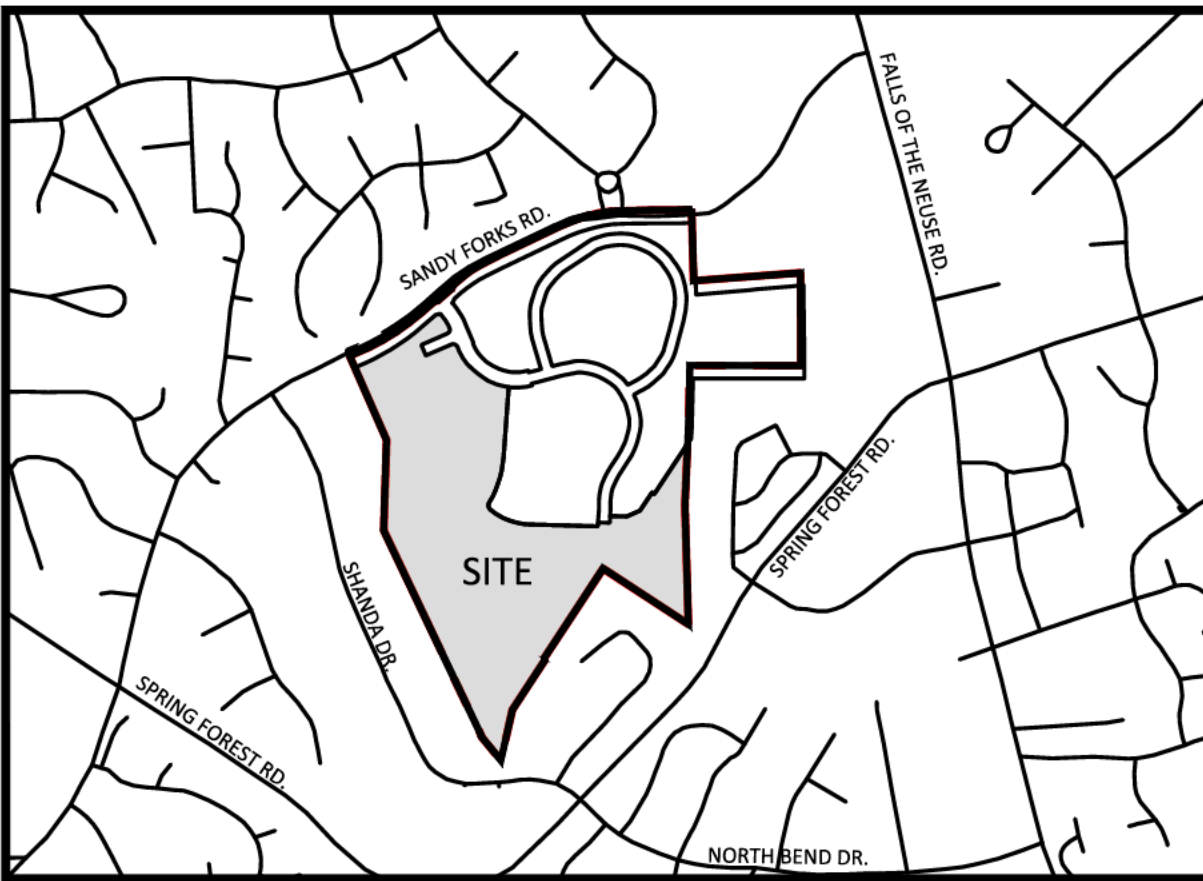
#### OPEN SPACE PER UDO SECTION 4.7

LOT 1, 2 & 3	REQUIRED: 3.88 ACRES (10% OF 38.83 ACRES) PROVIDED: 4.07 ACRES (10.48%)
PRIMARY OPEN SPACE	PROVIDED AREA: 3.04 ACRES FLOODWAY AREA: NOT PRESENT ON SITE NATURAL RESOURCE BUFFERS: 2.31 ACRES SLOPES ABOVE 25%: NOT PRESENT ON SITE JURISDICTIONAL WETLANDS: 0.73 ACRES TRANSITIONAL PROTECTIVE YARDS: NOT PRESENT ON SITE
SECONDARY OPEN SPACE	PROVIDED AREA: 0.00 ACRES FLOOD FRINGE AREA: NOT PRESENT ON SITE
TERTIARY OPEN SPACE	PROVIDED AREA: 0.00 ACRES HISTORIC, ARCHAEOLOGICAL, ETC: NOT PRESENT ON SITE NATURAL FEATURES, ETC: 1.03 ACRES

SITE ADDRESS:	6615 THE LAKES DR, RALEIGH, NC 27609
PARCEL PIN NUMBER:	1717000300
PREVIOUS RALEIGH CASES:	MASTER PLAN CASE #MP-4-16; REZONING CASE #Z-33-16; PRELIMINARY SUBDIVISION CASE #SUB-0050-2019
PHASE 1 LOTS DEVELOPMENT:	LOT 1, LOT 2, LOT 3
GROSS/ NET SITE AREA:	OVERALL GROSS SITE AREA: 38.83 AC (1,691,435 SF) NET SITE AREA PER LOT: OVERALL NET SITE AREA: 35.01 AC (1,525,271 SF) LOT 1: 12.41 AC (540,580 SF) LOT 2: 6.23 AC (271,379 SF) LOT 3: 5.00 AC (218,000 SF) FUTURE LOT 4: 6.29 AC (273,865 SF) FUTURE LOT 5: 5.08 AC (221,447 SF)
EXISTING ZONING:	PLANNED DEVELOPMENT
OVERLAY DISTRICT:	NONE APPLICABLE
WATERSHED:	CRABTREE CREEK
FLOODPLAIN/FIRM PANEL:	NOT APPLICABLE
EXISTING USE:	VACANT; RESIDENTIAL CLUBHOUSE
PROPOSED USE:	APARTMENTS
IMPERVIOUS AREA FOR LOTS 1 & 2	EXISTING IMPERVIOUS: 2.49 AC PROPOSED IMPERVIOUS: 12.86 AC
BLOCK PERIMETER:	PER MP-4-16 SECTION 8 MODIFICATIONS BLOCK PERIMETER STANDARDS SHALL BE SATISFIED BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK.

#### PARKING + BUILD-TO DATA

APARTMENT UNIT MIX PER BUILDING:	BUILDING 1: 99 UNITS (18 ONE BED; 71 TWO BED; 10 THREE BED) BUILDING 2: 95 UNITS (43 ONE BED; 46 TWO BED; 6 THREE BED) BUILDING 3: 76 UNITS (43 ONE BED; 20 TWO BED; 13 THREE BED) BUILDING 4: 90 UNITS (41 ONE BED; 40 TWO BED; 9 THREE BED)	BUILDING 5: 4 UNITS (4 TWO BED) BUILDING 6: 4 UNITS (4 TWO BED) BUILDING 7: 4 UNITS (4 TWO BED)
APARTMENT UNIT MIX PER LOT:	LOT 1 : BUILDING 1,2,3,5,6,7 1 BEDROOM: 104 UNITS 2 BEDROOM: 149 UNITS 3 BEDROOM: 29 UNITS TOTAL UNITS: 282 UNITS	LOT 2 : BUILDING 4 1 BEDROOM: 41 UNITS 2 BEDROOM: 40 UNITS 3 BEDROOM: 9 UNITS TOTAL UNITS: 90 UNITS
PARKING DATA: VEHICLE AND BICYCLE PARKING REQUIREMENTS PER UDO SECTION 7.1.2.C AND THE HAWTHORNE NORTH RIDGE MASTER PLAN (MP-4-2016).	LOT 1 : BUILDING 1,2,3,5,6,7 REQUIRED: 443 SPACES PROVIDED: 450 SPACES LOT 2 : BUILDING 4 REQUIRED: 133 SPACES PROVIDED: 133 SPACES <b>SEE SHEET C0.00 FOR DETAILED PARKING CALCULATIONS</b>	LOT 2 : BUILDING 4 REQUIRED: 10 TOTAL ACCESSIBLE SPACES; 2 VAN SPACES PROVIDED: 10 TOTAL ACCESSIBLE SPACES; 2 VAN SPACES <b>SEE SHEET C0.00 FOR DETAILED ADA PARKING CALCULATIONS</b>
ACCESSIBLE PARKING	LOT 1 : BUILDING 1,2,3,5,6 REQUIRED: 24 TOTAL ACCESSIBLE SPACES; 4 VAN SPACES PROVIDED: 24 TOTAL ACCESSIBLE SPACES; 10 VAN SPACES LOT 2 : BUILDING 4 REQUIRED: 10 TOTAL ACCESSIBLE SPACES; 2 VAN SPACES PROVIDED: 10 TOTAL ACCESSIBLE SPACES; 2 VAN SPACES	
BIKE PARKING	LOT 1 : BUILDING 1,2,3,5,6,7 REQUIRED: 15 SHORT-TERM SPACES; 0 LONG TERM (APARTMENT USE=15 SPACES (282 UNITS X 1/20)) PROVIDED: 16 SPACES CLUBHOUSE REQUIRED: 4 SHORT TERM SPACES PROVIDED: 4 SPACES LOT 2 : BUILDING 4 REQUIRED: 5 SHORT-TERM SPACES; 0 LONG TERM (APARTMENT USE=5 SPACES (90 UNITS X 1/20)) PROVIDED: 8 SHORT-TERM SPACES	
BUILDING + PARKING SETBACK:	BUILD-TO REQUIRED ALONG SANDY FORKS RD: REQUIRED ALONG THE LAKES DRIVE: REQUIRED ALONG LOT 1 LAKES ROCK DRIVE: REQUIRED ALONG LOT 2 LAKES ROCK DRIVE: PROVIDED ALONG SANDY FORKS RD: PROVIDED ALONG THE LAKES DRIVE PROVIDED ALONG LOT 1 LAKES ROCK DRIVE: PROVIDED ALONG LOT 2 LAKES ROCK DRIVE:	137 LF OF BUILDING BETWEEN 0'-100' (TOTAL FRONTAGE=546 LF) MIN. 25% 116 LF OF BUILDING BETWEEN 0'-100' (TOTAL FRONTAGE=464 LF) MIN. 25% 281 LF OF BUILDING BETWEEN 0'-100' (TOTAL FRONTAGE=1,121 LF) MIN. 25% 119 LF OF BUILDING BETWEEN 0'-100' (TOTAL FRONTAGE=474 LF) MIN. 25% 194.7 LF OF BUILDING BETWEEN 0'-100' (35.6%) 156.6 LF OF BUILDING BETWEEN 0'-100' (33.7%) 815.1 LF OF BUILDING BETWEEN 0'-100' (72.7%) 217.6 LF OF BUILDING BETWEEN 0'-100' (45.9%)
SETBACKS	PARKING SETBACK PRIMARY STREET: 10' PARKING SETBACK SIDE/REAR LOT LINE: 0' OR 3'	APARTMENT BUILDING SETBACK FROM PRIMARY/SIDE STREET: 5' CIVIC BUILDING SETBACK FROM PRIMARY/SIDE STREET: 10' APARTMENT/CIVIC BUILDING SETBACK SIDE/REAR LOT LINE: 0' OR 6'



SCALE: 1" = 1000'



Know what's below.  
Call before you dig.

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



McADAMS

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

www.mcadamsco.com

### CONTACT

ANDY PADIK  
padiak@mcadamsco.com  
PHONE: 919. 823. 4300

### CLIENT

AVENTON COMPANIES  
5420 WADE PARK BLVD. SUITE 320  
RALEIGH, NORTH CAROLINA 27607



### PROJECT DIRECTORY

DEVELOPER  
AVENTON COMPANIES  
5420 WADE PARK BLVD. SUITE 320  
RALEIGH, NORTH CAROLINA 27607

LAND PLANNING, ENGINEER &  
LANDSCAPE ARCHITECTURE  
MCADAMS CO  
ONE GLENWOOD AVE  
RALEIGH, NORTH CAROLINA 27603

ARCHITECT  
CLINE DESIGN ASSOCIATES  
125 N HARRINGTON ST  
RALEIGH, NORTH CAROLINA 27603

### REVISIONS

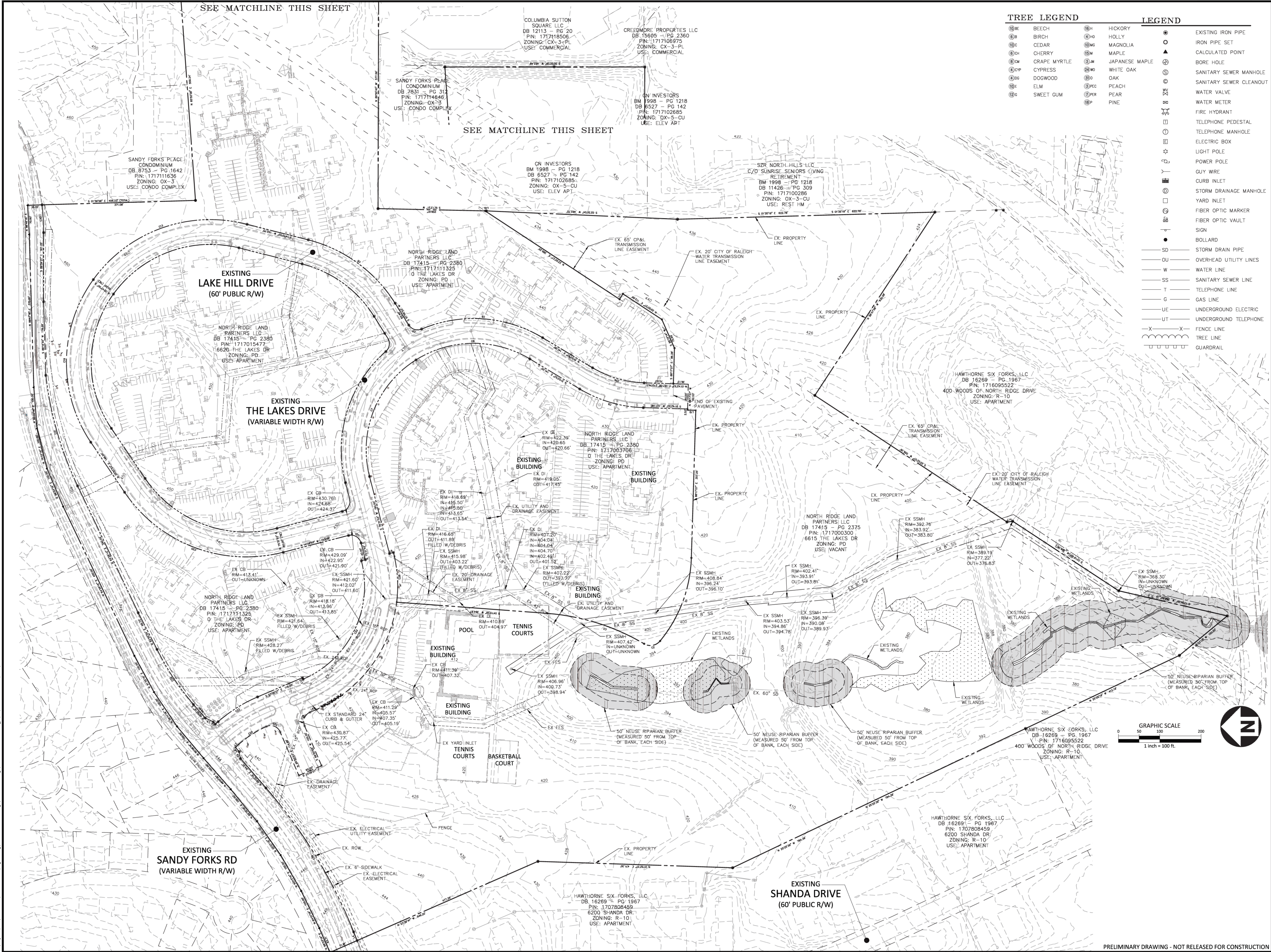
NO.	DATE	
1	01.17.2020	REVISED PER CITY OF RALEIGH COMMENTS
2	03.05.2020	REVISED PER CITY OF RALEIGH COMMENTS
3	05.05.2020	REVISED PER CITY OF RALEIGH COMMENTS
3	08.20.2020	REVISED PER CITY OF RALEIGH COMMENTS

### ADMINISTRATIVE SITE REVIEW FOR:

NORTH RIDGE APARTMENTS,  
PHASE 1  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: AVC-19000



X:\Projects\AVC\AVC-19000\04-Production\Engineering\Construction Drawings\AVC19000-ASB-XCL.dwg, 8/20/2020 8:12:17 AM, Vasil, Linda



TREE LEGEND				LEGEND			
18B	BEECH	18H	HICKORY	○	EXISTING IRON PIPE	○	IRON PIPE SET
18B	BIRCH	18H	HOLLY	▲	CALCULATED POINT	○	BORE HOLE
18C	CEDAR	18M	MAGNOLIA	⊙	SANITARY SEWER MANHOLE	⊙	SANITARY SEWER CLEANOUT
18C	CHERRY	18M	MAPLE	⊙	WATER VALVE	⊙	WATER METER
18C	GRAPE MYRTLE	18M	JAPANESE MAPLE	⊙	FIRE HYDRANT	⊙	TELEPHONE PEDESTAL
18C	CYPRESS	18M	WHITE OAK	⊙	TELEPHONE MANHOLE	⊙	ELECTRIC BOX
18C	DOGWOOD	18M	OAK	⊙	LIGHT POLE	⊙	POWER POLE
18C	ELM	18M	PEACH	⊙	GUY WIRE	⊙	CURB INLET
18C	SWEET GUM	18M	PEAR	⊙	STORM DRAINAGE MANHOLE	⊙	YARD INLET
18C		18M	PINE	⊙	FIBER OPTIC MARKER	⊙	FIBER OPTIC VAULT
				⊙	SIGN	⊙	BOLLARD
				⊙	SD	SD	STORM DRAIN PIPE
				⊙	OU	OU	OVERHEAD UTILITY LINES
				⊙	W	W	WATER LINE
				⊙	SS	SS	SANITARY SEWER LINE
				⊙	T	T	TELEPHONE LINE
				⊙	G	G	GAS LINE
				⊙	UE	UE	UNDERGROUND ELECTRIC
				⊙	UT	UT	UNDERGROUND TELEPHONE
				⊙	X	X	FENCE LINE
				⊙	---	---	TREE LINE
				⊙	---	---	GUARDRAIL



# McAdams

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**CLIENT**  
AVENTON COMPANIES  
5420 WADE PARK BOULEVARD, SUITE 320  
RALEIGH, NORTH CAROLINA, 27607

## NORTH RIDGE APARTMENTS ADMINISTRATIVE SITE PLAN RALEIGH, NORTH CAROLINA, 27609



REVISIONS			
NO.	DATE	REVISION	COMMENTS
1	01.17.2020	REVISED PER CITY OF RALEIGH COMMENTS	
2	03.05.2020	REVISED PER CITY OF RALEIGH COMMENTS	
3	05.05.2020	REVISED PER CITY OF RALEIGH COMMENTS	
4	08.20.2020	REVISED PER CITY OF RALEIGH COMMENTS	

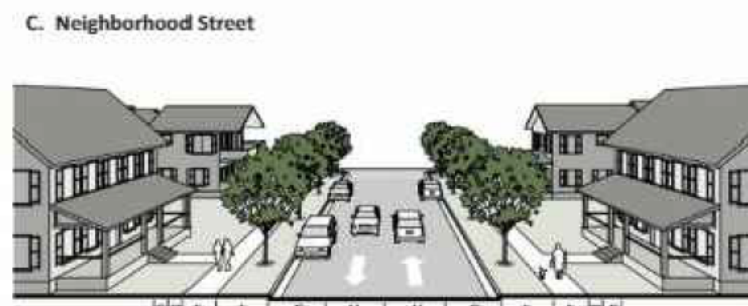
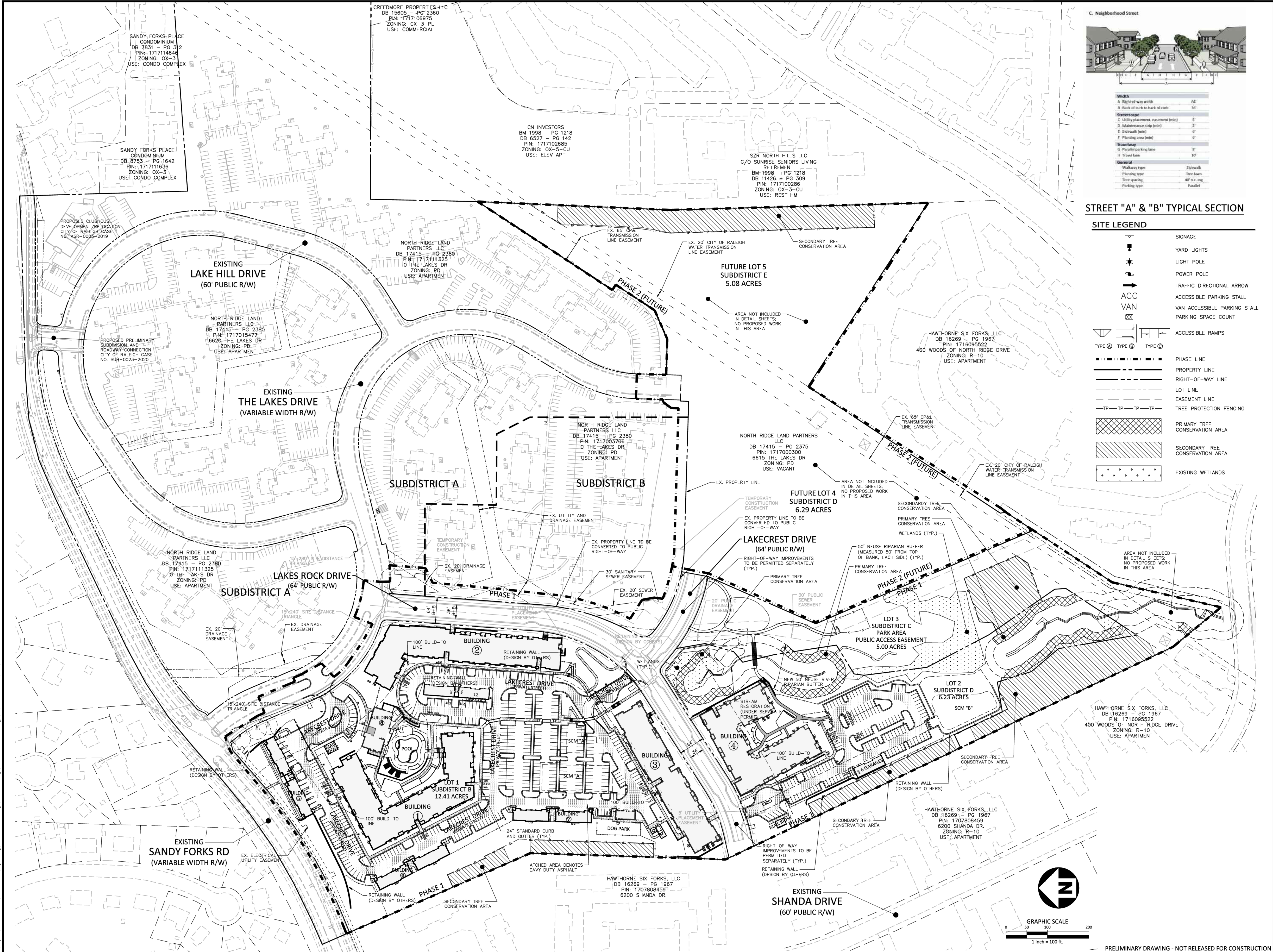
PLAN INFORMATION	
PROJECT NO.	AVC-19000
FILENAME	AVC19000 - XCL
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=100'
DATE	11.25.2019

**SHEET**  
**EXISTING CONDITIONS**  
**C1.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



X:\Projects\AVC\AVC-19000\04-Production\Engineering\Construction Drawings\AVC19000-ASR-OAS1.dwg, 8/20/2020 8:15:34 AM, Vail, Linda



Width	
A Right-of-way width	64'
B Back-of-curb to back-of-curb	30'
Streetcage	
C Utility placement, measurement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Transportation	
G Parallel parking lane	8'
H Travel lane	10'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel

STREET "A" & "B" TYPICAL SECTION

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE A
	TYPE B
	TYPE C
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	TREE PROTECTION FENCING
	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA
	EXISTING WETLANDS

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AVENTON COMPANIES  
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RALEIGH, NORTH CAROLINA, 27607

**NORTH RIDGE APARTMENTS**  
ADMINISTRATIVE SITE PLAN  
RALEIGH, NORTH CAROLINA, 27609

REVISIONS		
NO.	DATE	
1	01.17.2020	REVISED PER CITY OF RALEIGH COMMENTS
2	03.05.2020	REVISED PER CITY OF RALEIGH COMMENTS
3	05.05.2020	REVISED PER CITY OF RALEIGH COMMENTS
4	08.20.2020	REVISED PER CITY OF RALEIGH COMMENTS

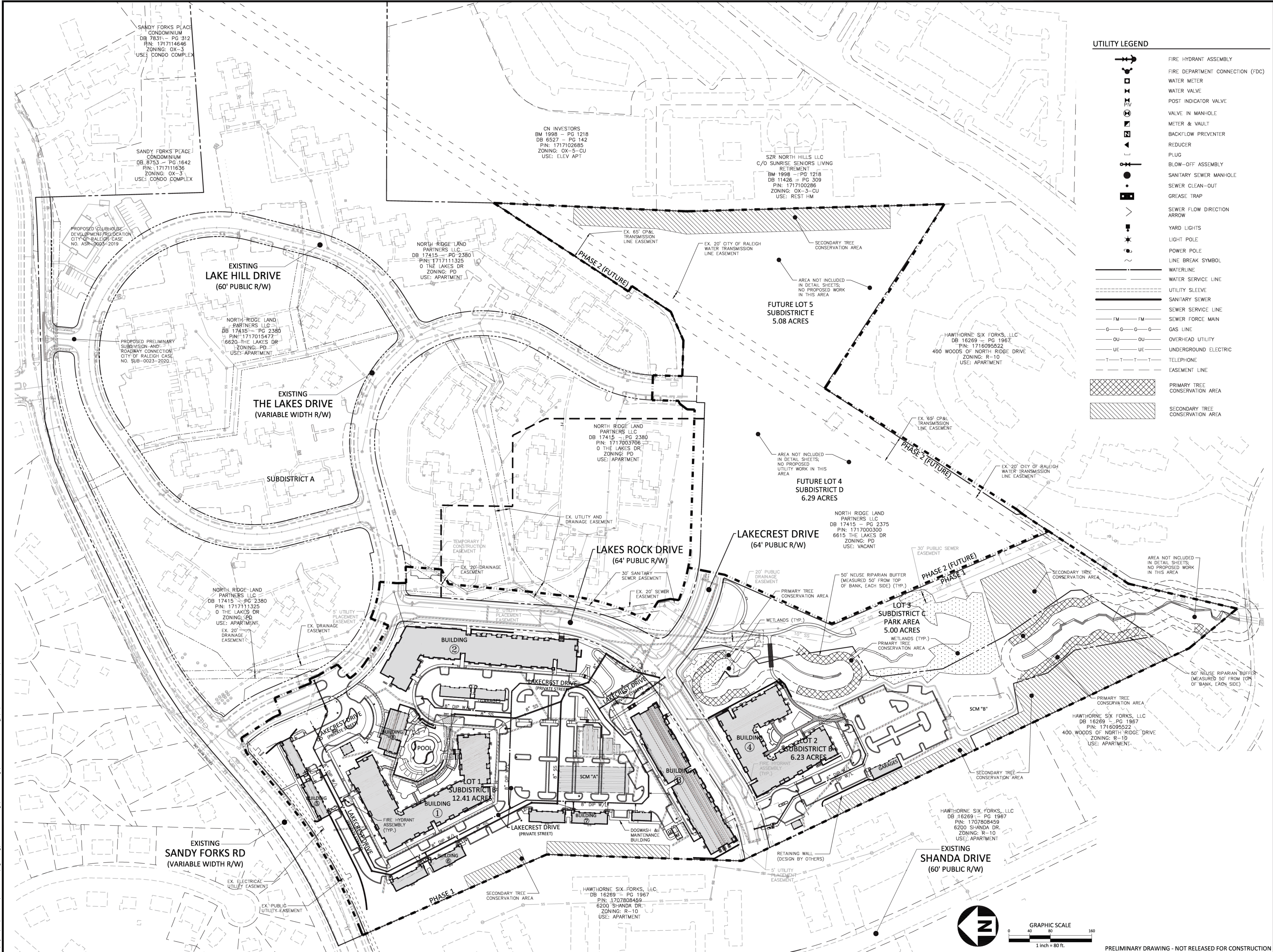
PLAN INFORMATION	
PROJECT NO.	AVC-19000
FILENAME	AVC19000-ASR-OAS1
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=100'
DATE	11.25.2019

**SHEET**  
**OVERALL SITE PLAN**  
**C2.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



X:\Projects\AVC\AVC-19000\04-Production\Engineering\Construction Drawings\AVC19000-ASR-04U1.dwg, 8/20/2020 8:27:14 AM, Vail, Linda



#### UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA

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## NORTH RIDGE APARTMENTS ADMINISTRATIVE SITE PLAN RALEIGH, NORTH CAROLINA, 27609



#### REVISIONS

NO.	DATE	REVISION
1	01.17.2020	REVISED PER CITY OF RALEIGH COMMENTS
2	03.05.2020	REVISED PER CITY OF RALEIGH COMMENTS
3	05.05.2020	REVISED PER CITY OF RALEIGH COMMENTS
4	08.20.2020	REVISED PER CITY OF RALEIGH COMMENTS

#### PLAN INFORMATION

PROJECT NO.	AVC-19000
FILENAME	AVC19000-04U1
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=80'
DATE	11.25.2019

#### SHEET

#### OVERALL UTILITY PLAN

# C4.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	GBA	8	Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	3" min	10' min	Male fruitless.
	NYS2	18	Sour Gum	Nyssa sylvatica	2" min	10' min	LARGE DECIDUOUS CANOPY SHADE TREE
	QUL	37	Overcup Oak	Quercus lyrata	3" min	10' min	LARGE DECIDUOUS CANOPY SHADE TREE
	QNU	14	Nuttall Oak	Quercus nuttallii	3" min	10' min	LARGE DECIDUOUS CANOPY SHADE TREE
	QUP	9	Willow Oak	Quercus phellos	3" min	10' min	LARGE DECIDUOUS CANOPY SHADE TREE
	UAP	14	American Elm	Ulmus americana 'Princeton'	3" min	10' min	LARGE DECIDUOUS CANOPY SHADE TREE
	ZSV	38	Sawleaf Zelkova	Zelkova serrata 'Village Green'	3" min	10' min	LARGE DECIDUOUS CANOPY SHADE TREE
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING	REMARKS
	ICSS	416	Steeds Japanese Holly	Ilex crenata 'Steeds'	30" min		
	LCPD	64	Fringe Flower	Loropetalum chinense 'Purple Diamond'	30" min		
	MYC	48	Wax Myrtle	Myrica cerifera	30" min		
	RHAR	36	Fragrant Sumac	Rhus aromatica	18" min		
	VACH	20	Chindo Viburnum	Viburnum awabuki 'Chindo'	30" min		

VEHICLE PARKING LOT CALCULATIONS:

LOT 1 / SUBDISTRICT 'B' SURFACE AREA:	145,650 SF
TREES REQUIRED:	73 TREES
TREES PROVIDED:	73 TREES
LOT 2 / SUBDISTRICT 'D' SURFACE AREA:	45,914 SF
TREES REQUIRED:	23 TREES
TREES PROVIDED:	25 TREES

STORMWATER SCREENING:

SCM 'B' LF:	432 LF
LENGTH TO BE SCREENED:	324 LF (75%)
SCREENING LENGTH PROVIDED:	416 LF (96%)

NOTES:

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM STOP SIGNS, 10' ON EITHER SIDE OF UTILITY PIPES, 10' FROM DRIVEWAY AND 20' FROM ANY LIGHT POLES. SEE RALEIGH CITY TREE MANUAL FOR ADDITIONAL MINIMUM SEPARATIONS FROM SITE ELEMENTS TO STREET TREES.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH TREE PLANTING DETAIL TYP-40 BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS REQUIRED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.
- ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR IN-KIND.

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE



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NORTH RIDGE APARTMENTS  
ADMINISTRATIVE SITE PLAN  
RALEIGH, NORTH CAROLINA, 27609

REVISIONS

NO.	DATE	REVISION
1	01.17.2020	REVISED PER CITY OF RALEIGH COMMENTS
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PLAN INFORMATION

PROJECT NO.	AVC-19000
FILENAME	AVC19000-LS1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	11.25.2019

SHEET

LANDSCAPE PLAN

L5.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Project\AVC-19000\04-Production\Engineering\Construction Drawings\Current Drawings\AVC19000-LS1.dwg, 8/27/2020 3:34:42 AM, User: Linda





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## CLIENT

# NORTH RIDGE APARTMENTS

## ADMINISTRATIVE SITE PLAN

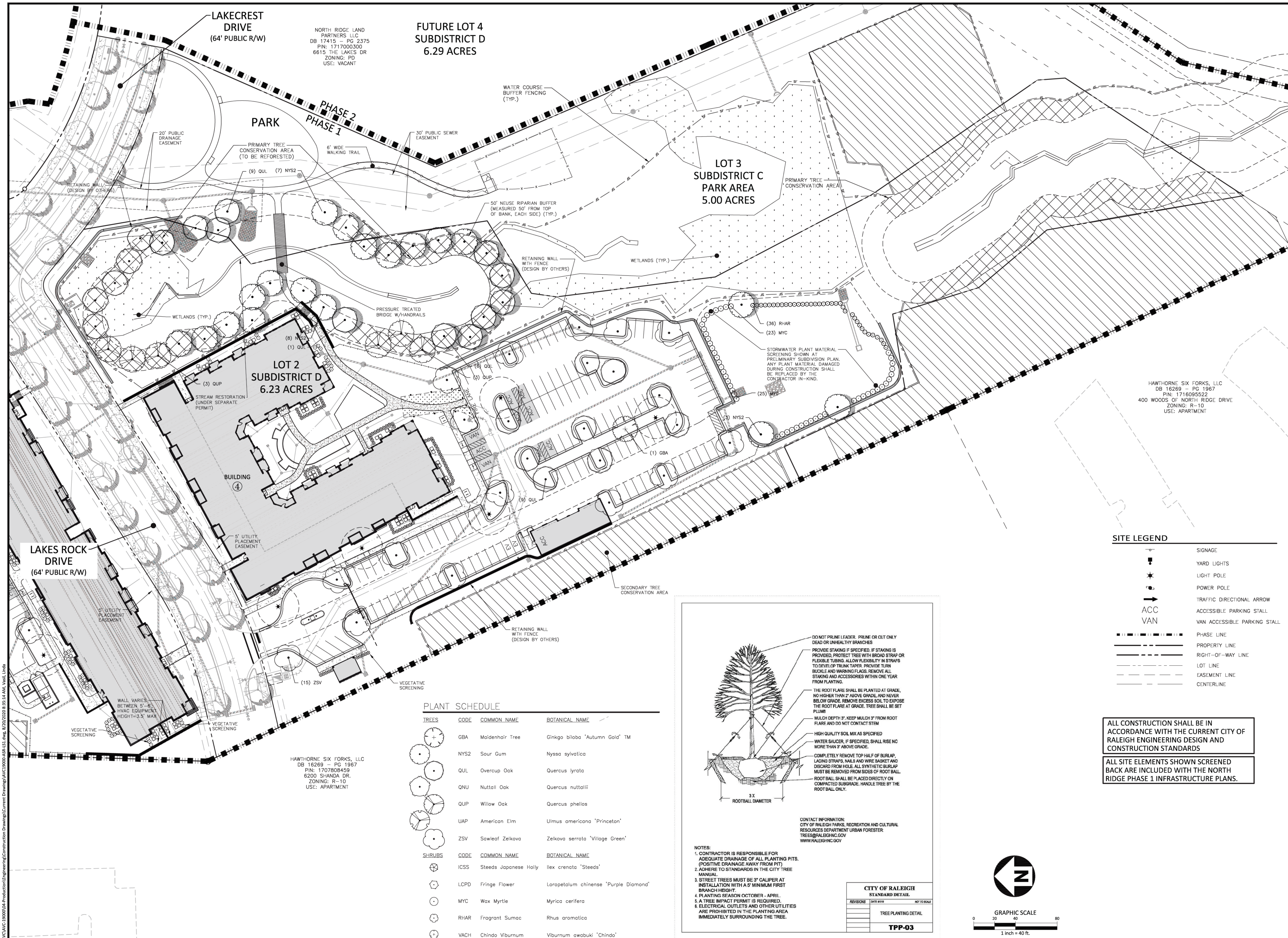
RALEIGH, NORTH CAROLINA, 27609

## REVISIONS

## PLAN INFORMATION

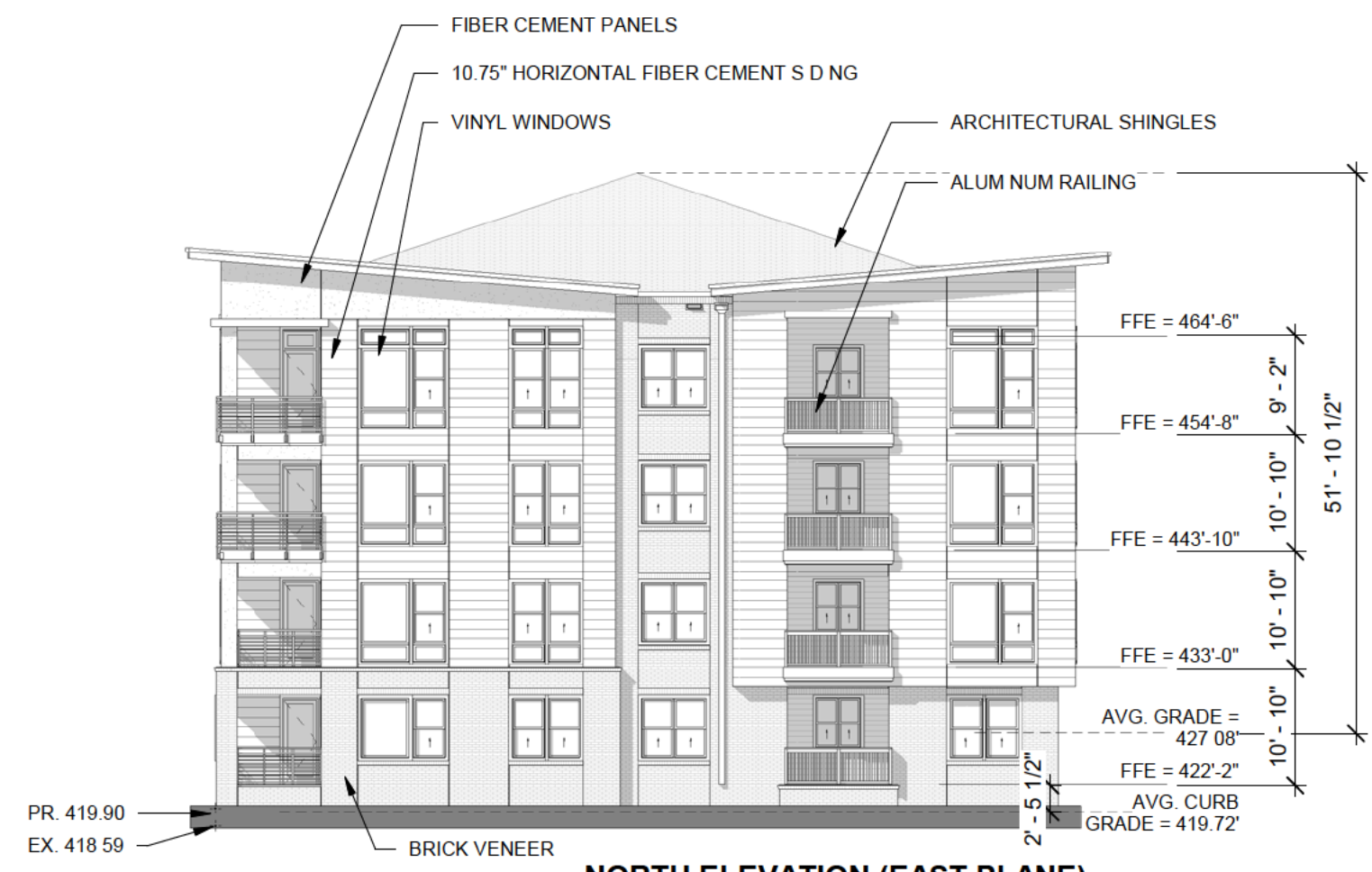
## LANDSCAPE PLAN

# L5.01

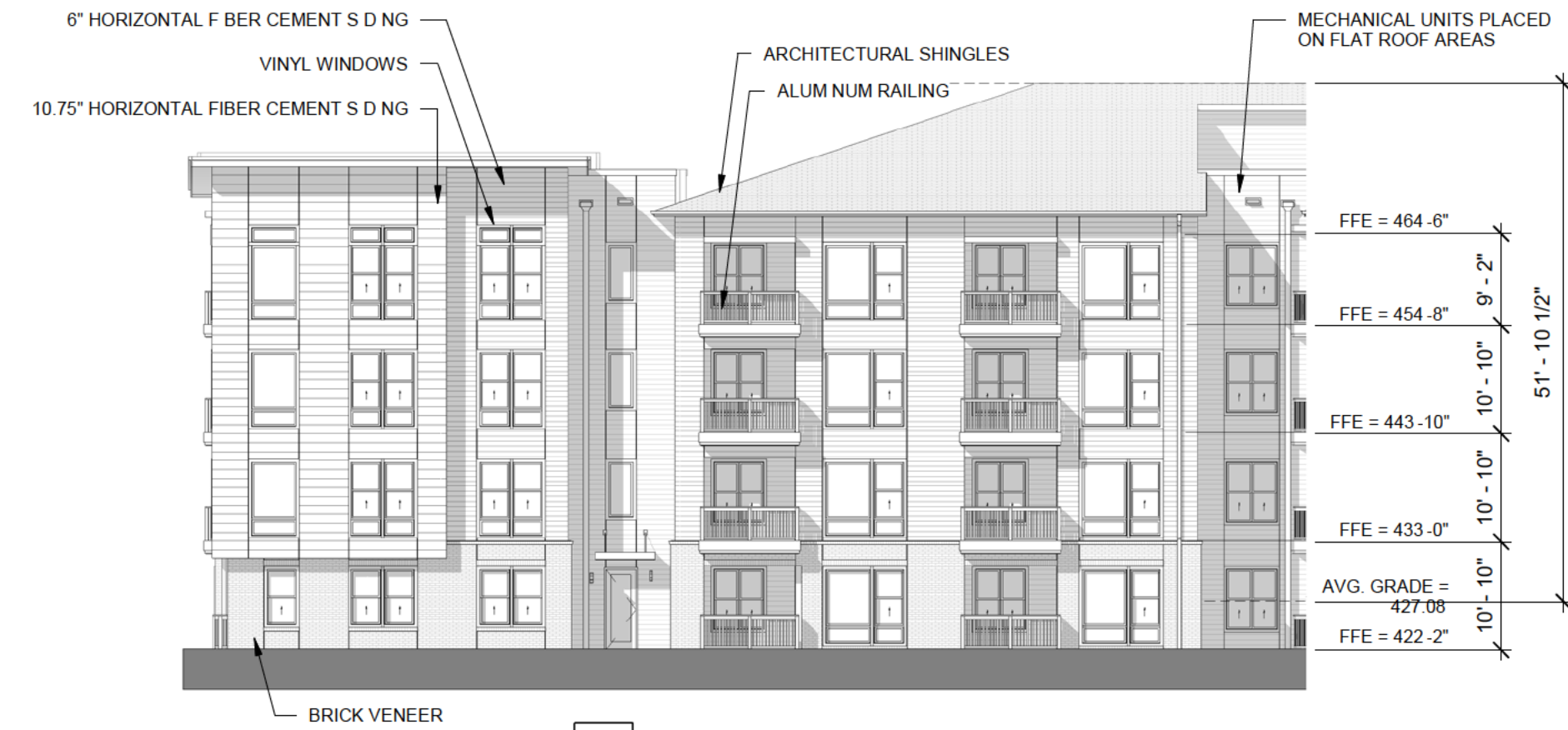
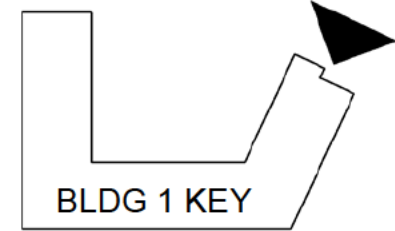


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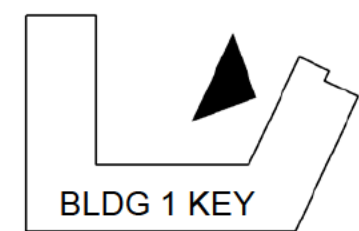




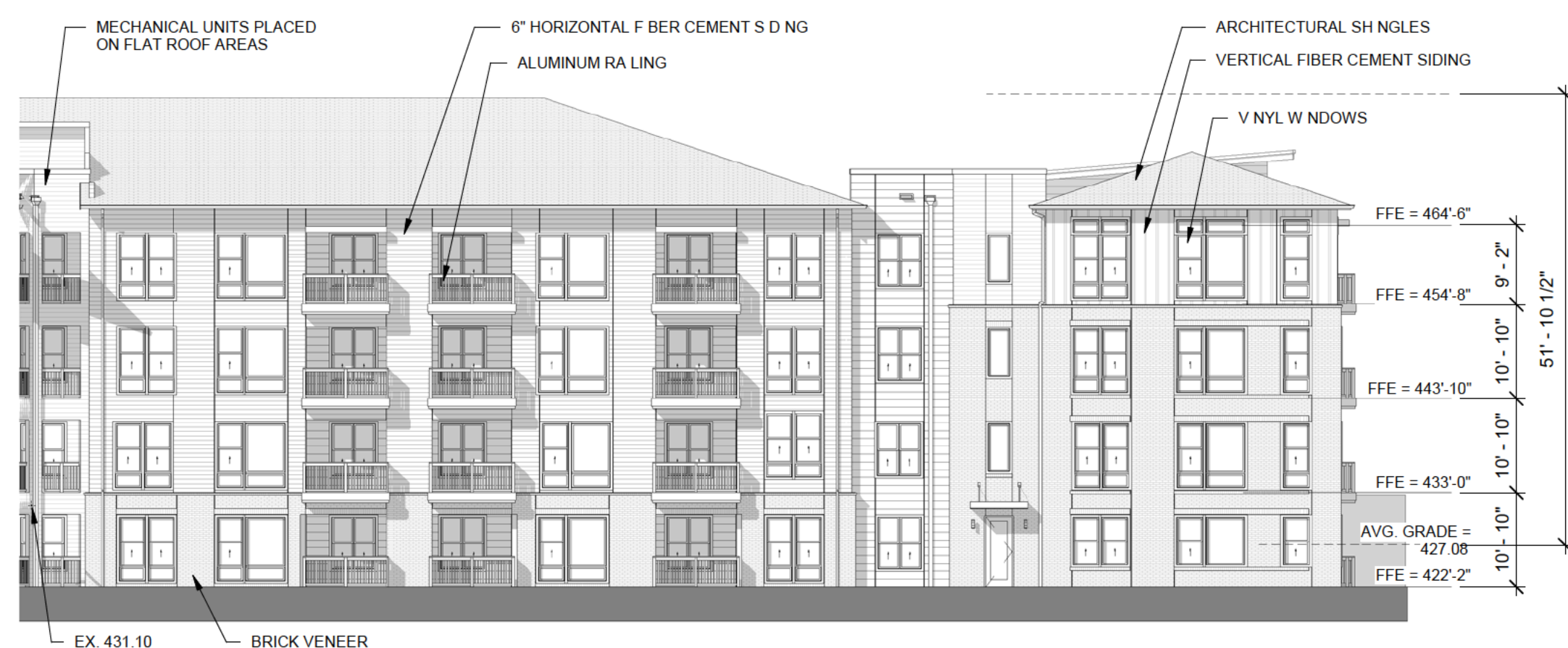
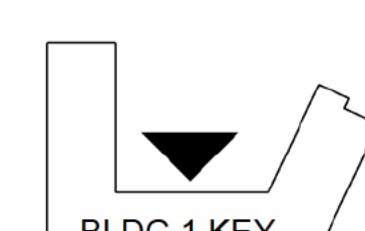
NORTH ELEVATION (EAST PLANE)



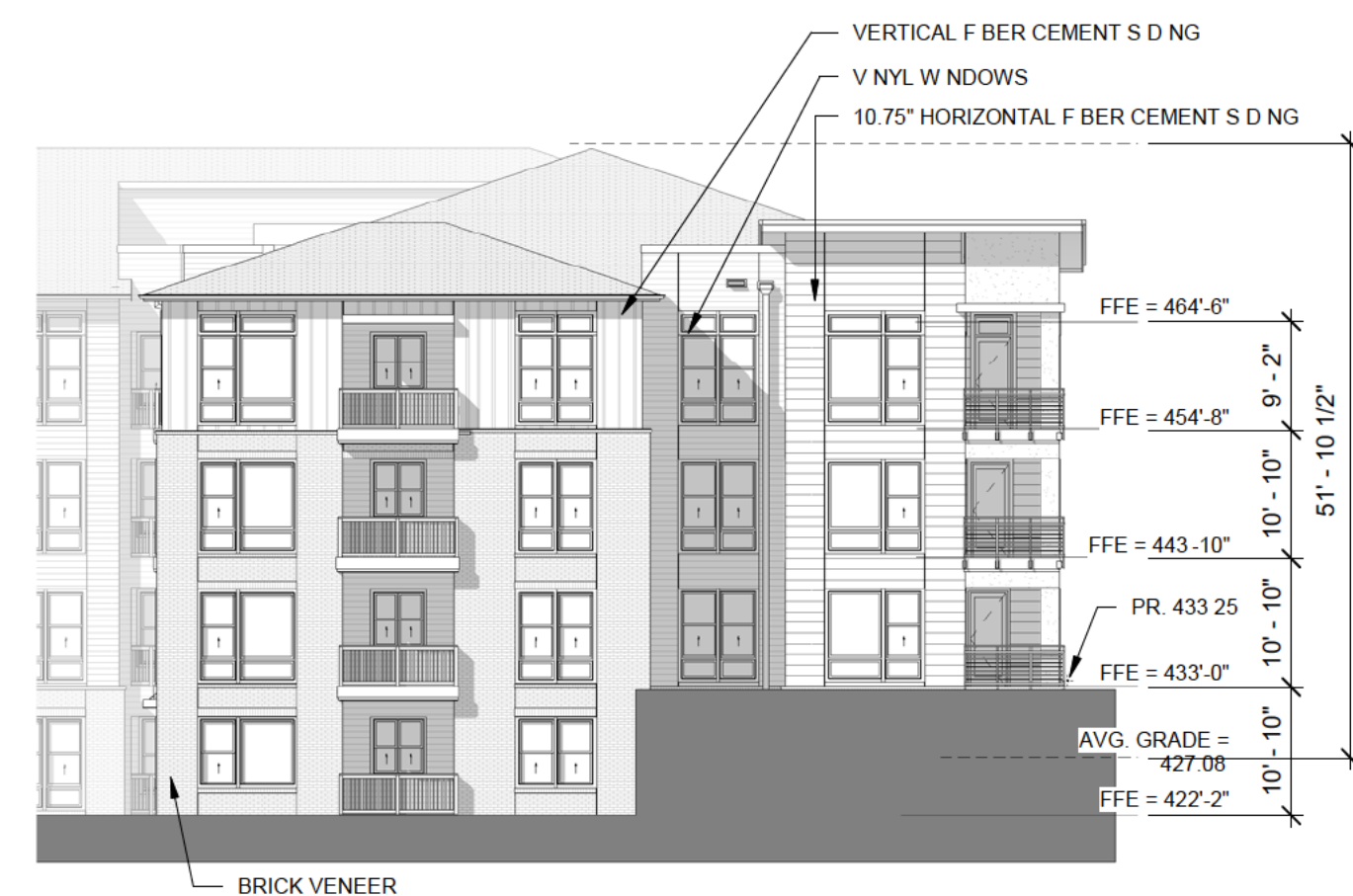
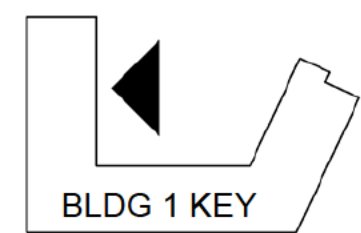
COURTYARD EAST ELEVATION



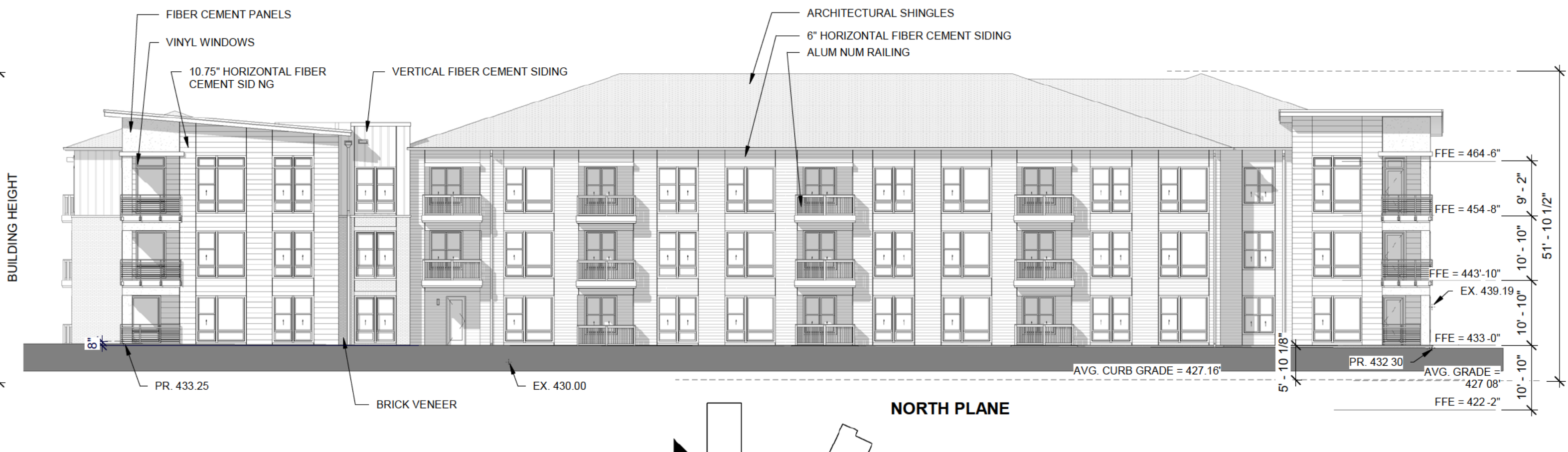
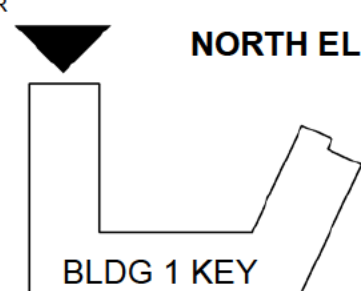
COURTYARD EAST ELEVATION



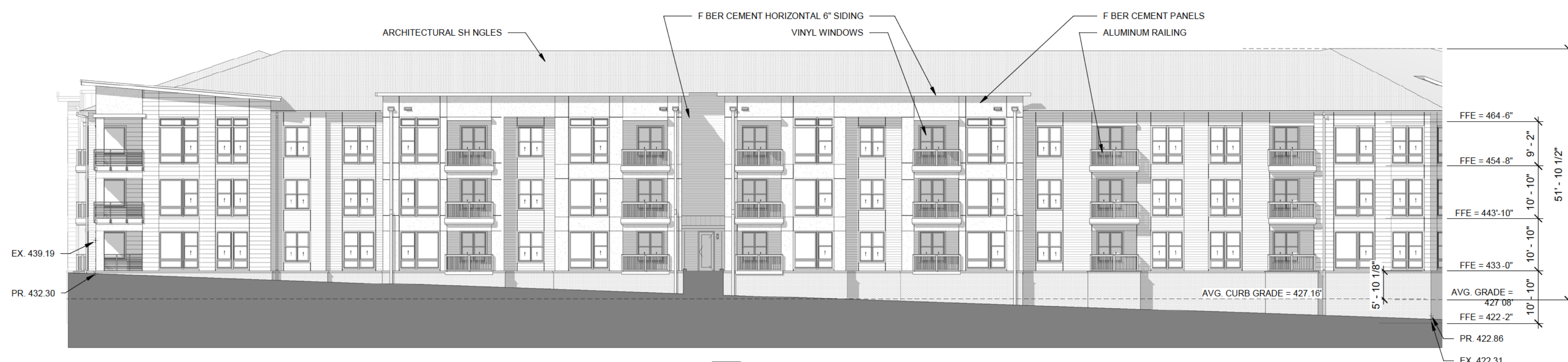
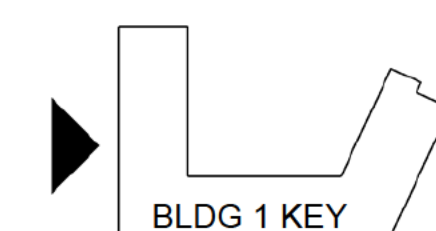
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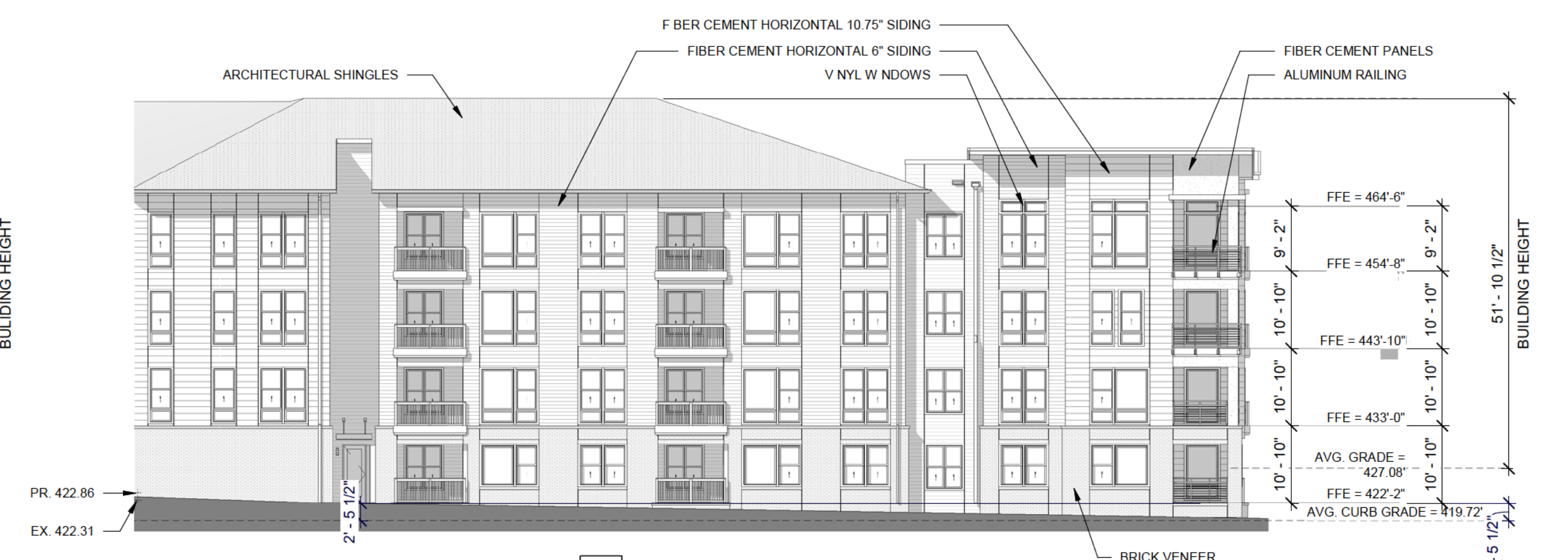
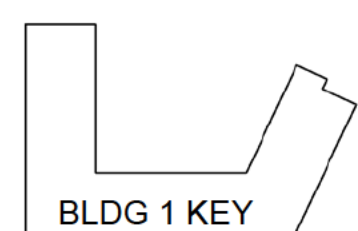
NORTH ELEVATION (EAST PLANE)



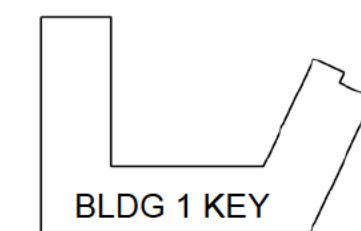
NORTH PLANE



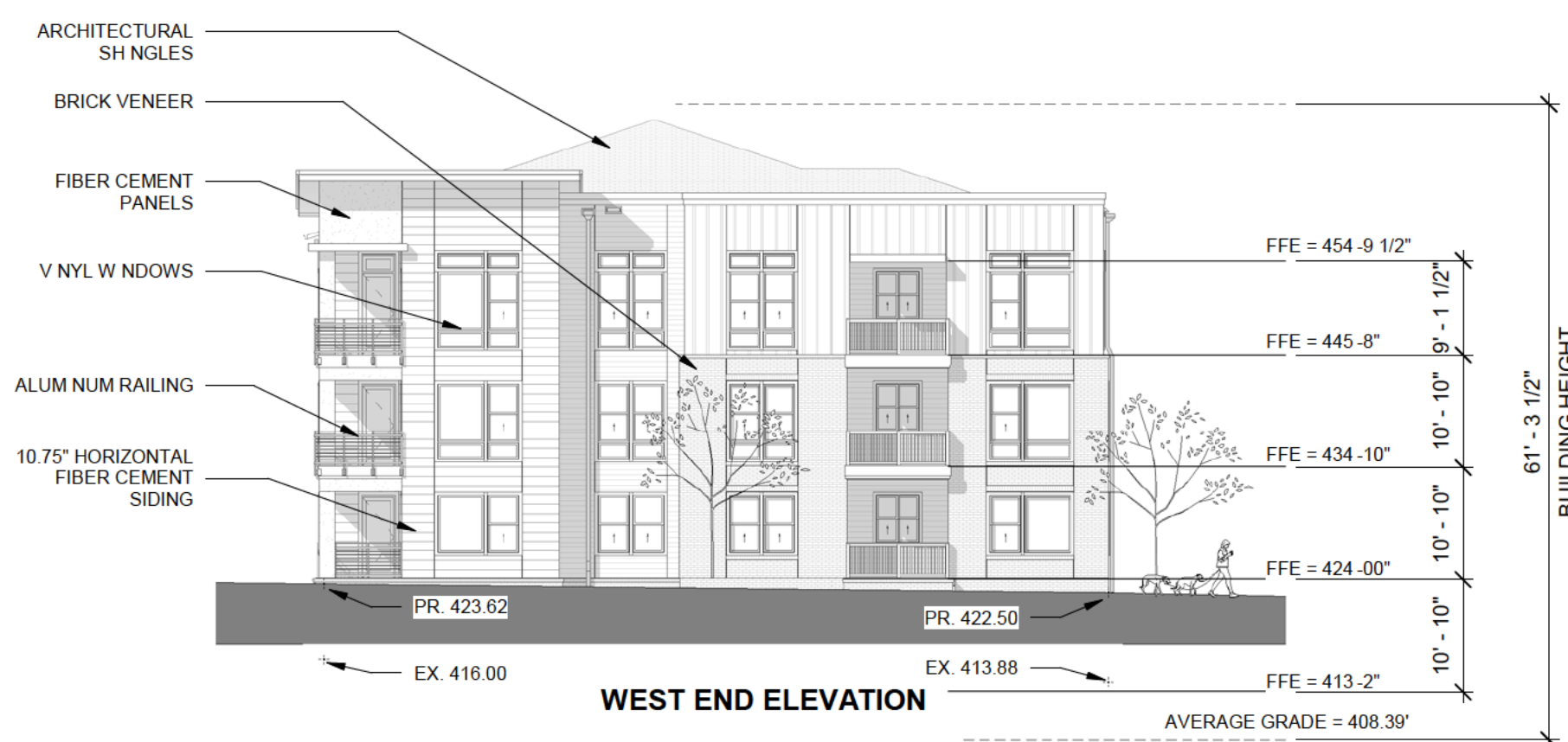
WEST PLANE



SOUTH PLANE

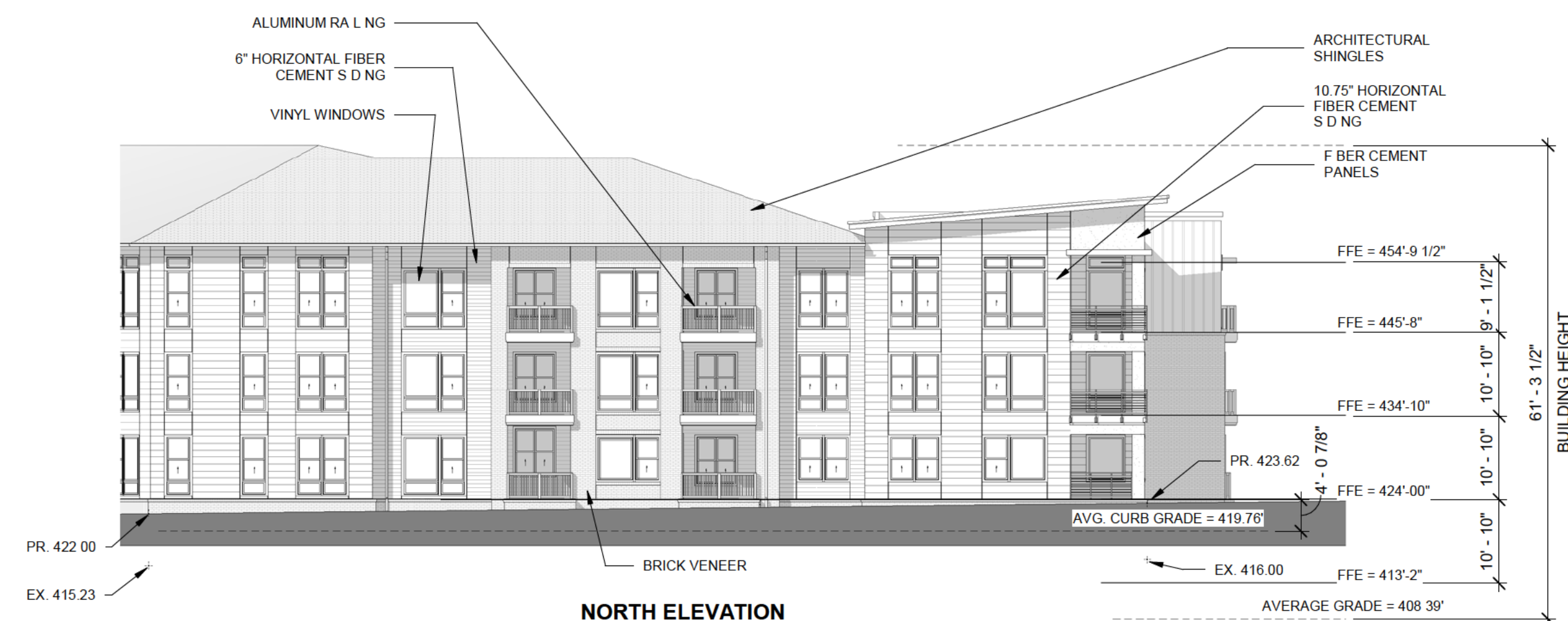






WEST END ELEVATION

BLDG 2 KEY



NORTH ELEVATION

BLDG 2 KEY



EAST ELEVATION

BLDG 2 KEY

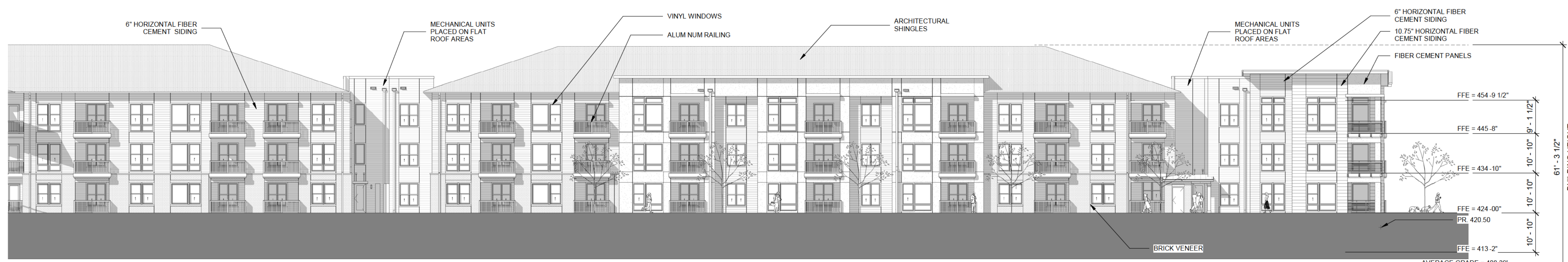
SOUTH END ELEVATION

BLDG 2 KEY



SOUTH ELEVATION

BLDG 2 KEY



WEST ELEVATION

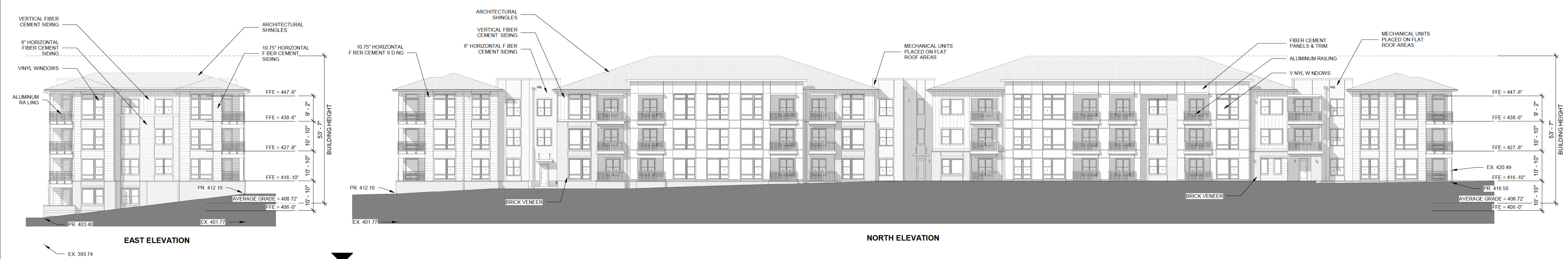
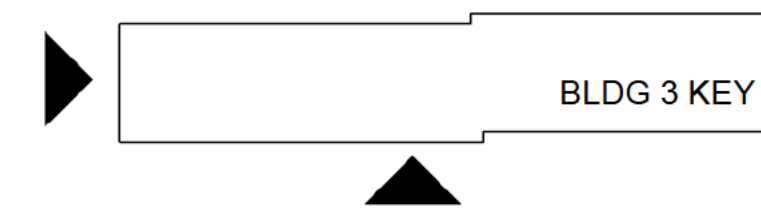
BLDG 2 KEY



**NORTH RIDGE APARTMENTS**  
RALEIGH, NC

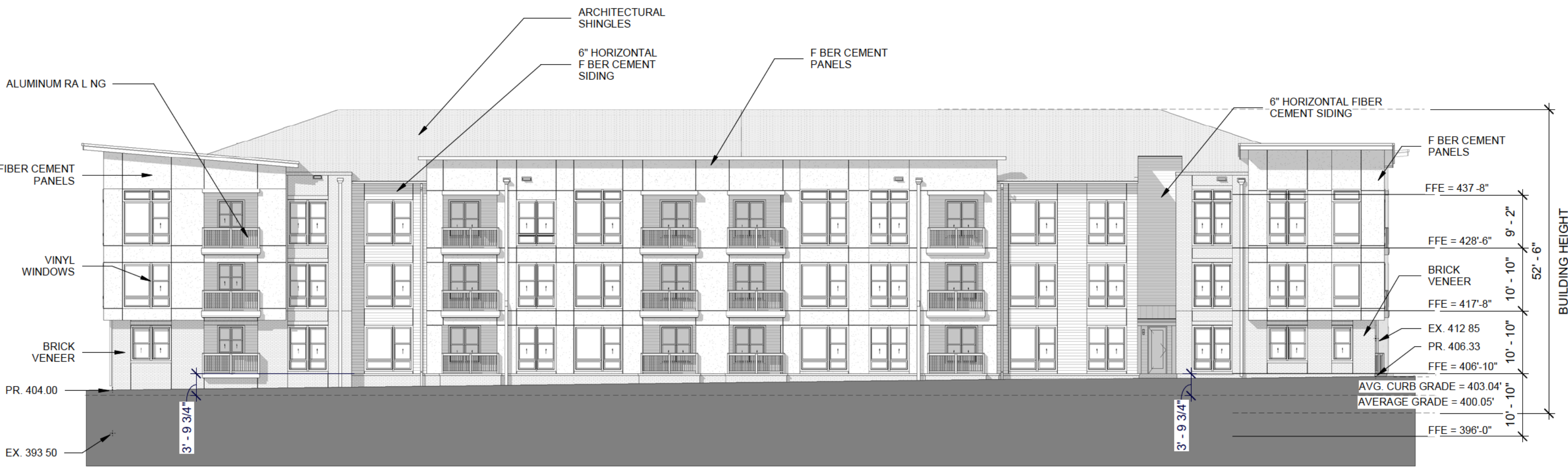
**BUILDING 2 - ELEVATIONS A-22**  
1/16" = 1'-0" | 019064 | 08.20.20



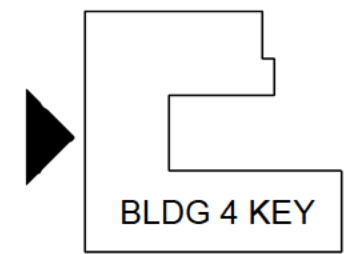


**NORTH RIDGE APARTMENTS**  
RALEIGH, NC

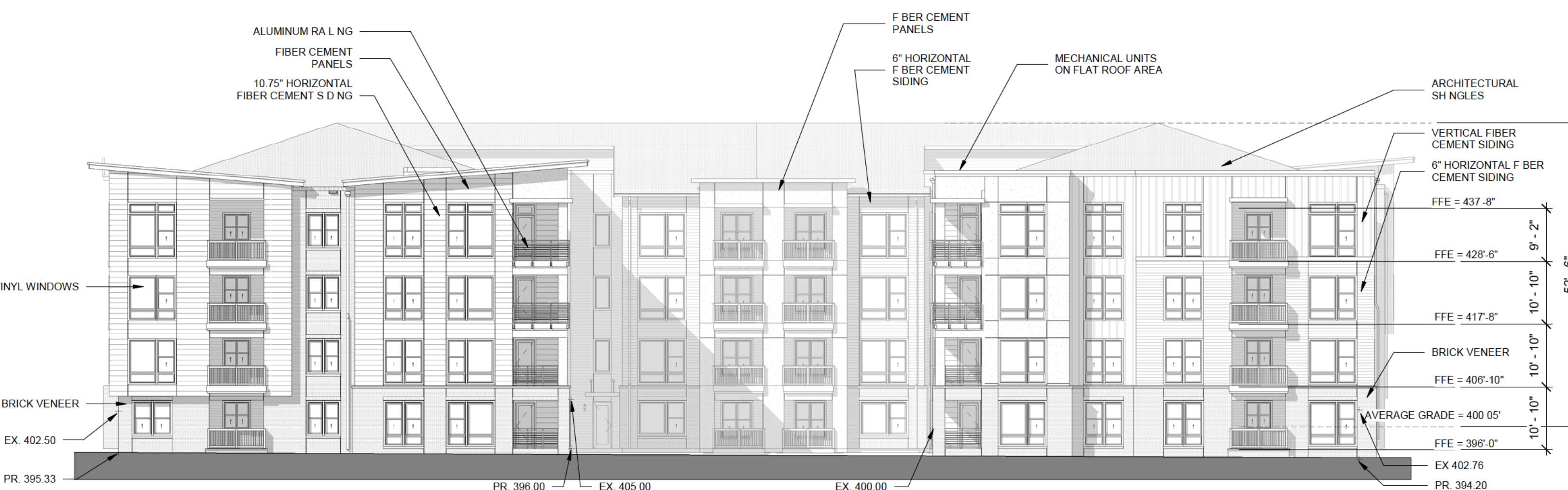
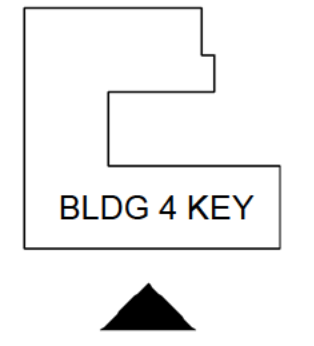




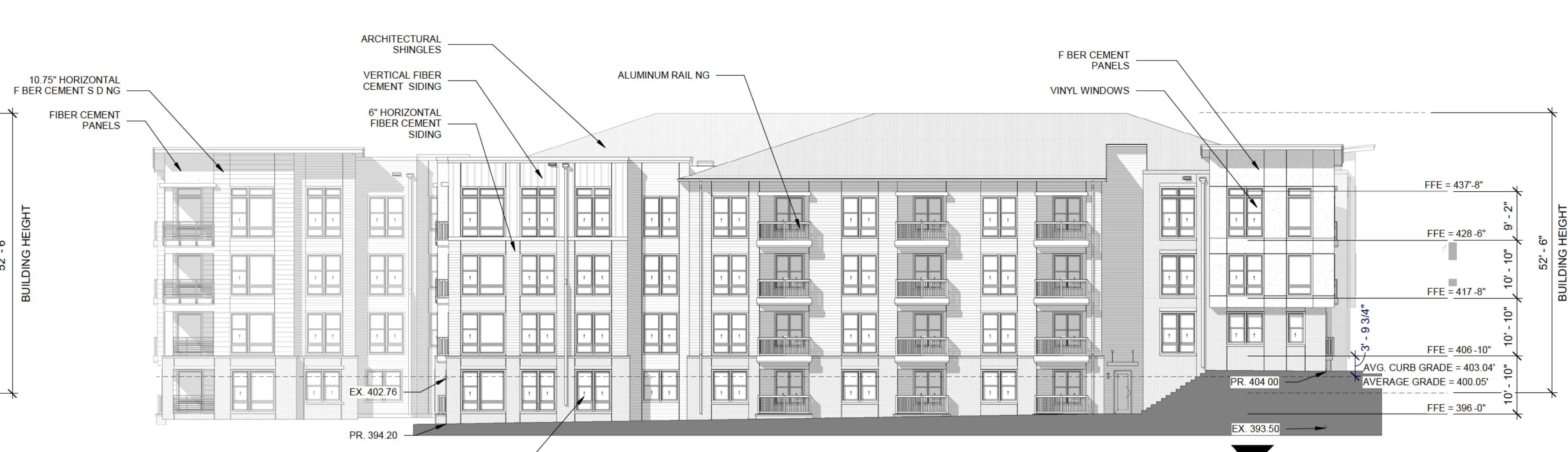
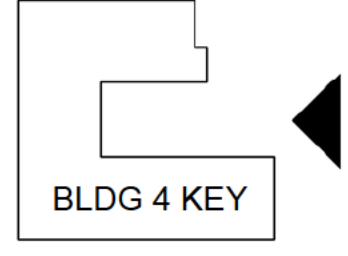
NORTH ELEVATION



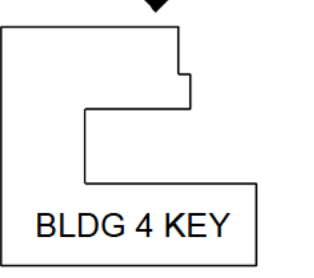
WEST ELEVATION



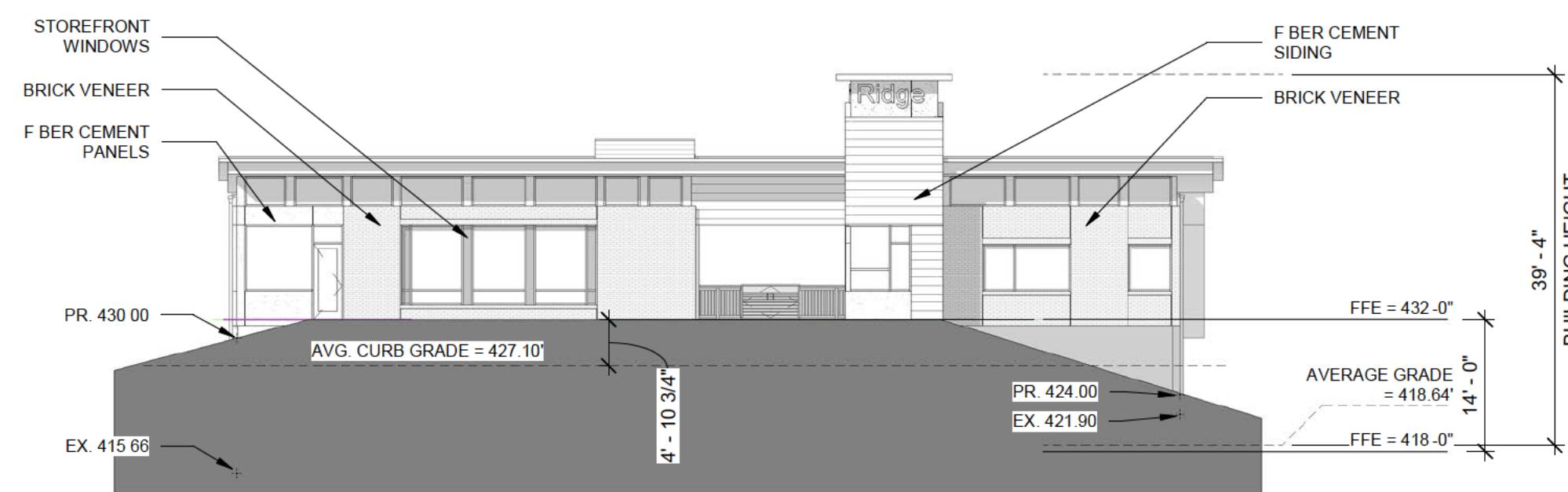
SOUTH ELEVATION



EAST ELEVATION







**ASR CLUBHOUSE - NORTH ELEVATION**

3

1/16" = 1'-0"



**ASR CLUBHOUSE - WEST ELEVATION**

6

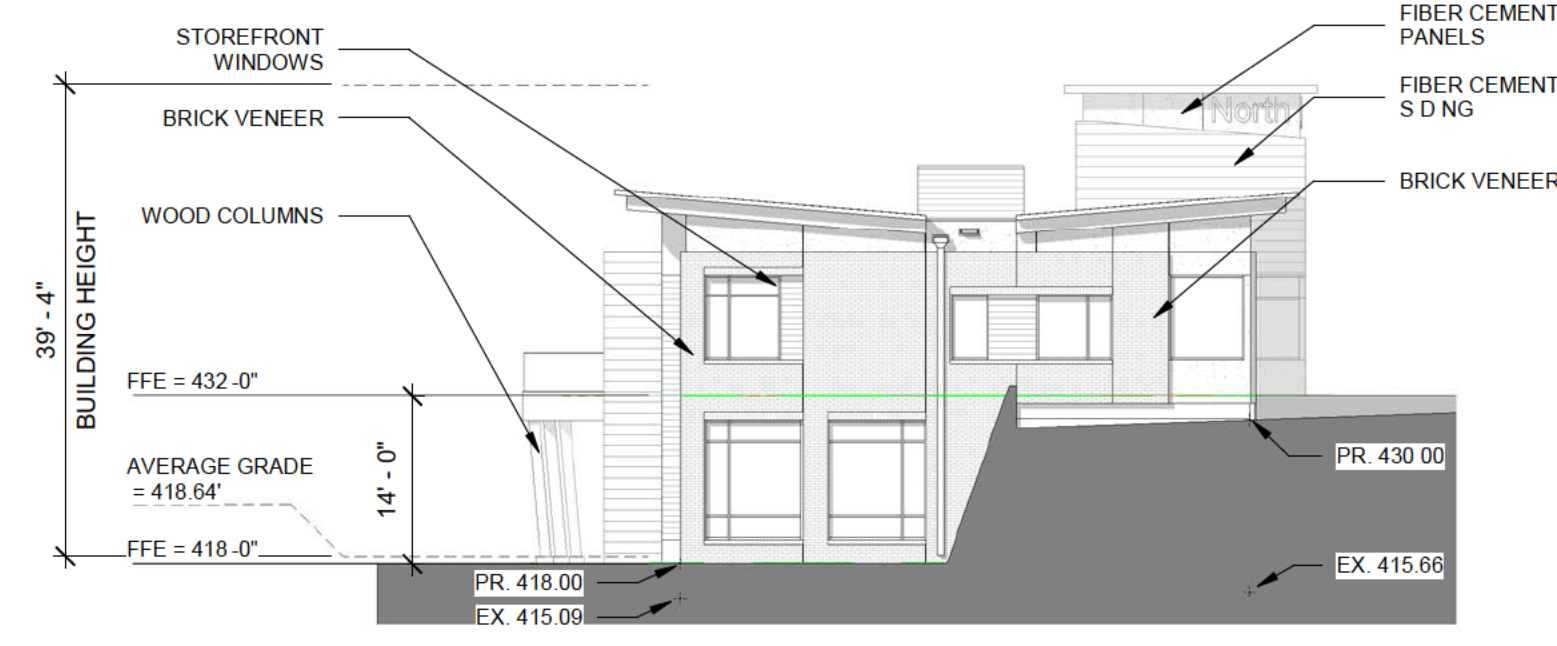
1/16" = 1'-0"



**ASR CLUBHOUSE - SOUTH ELEVATION**

4

1/16" = 1'-0"



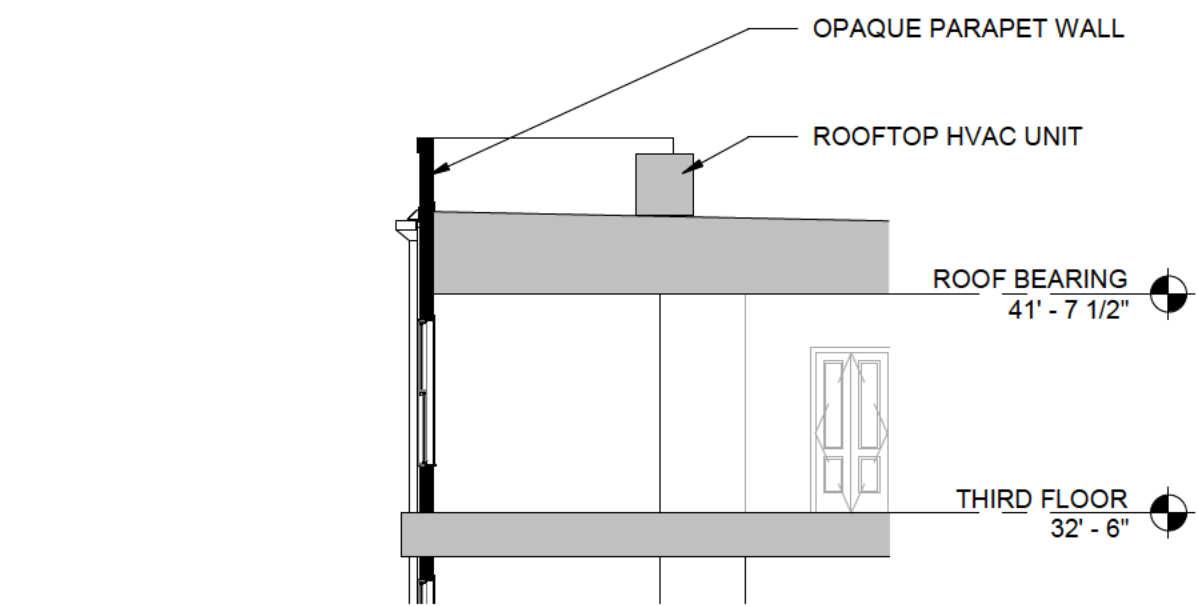
**ASR CLUBHOUSE - EAST ELEVATION**

5

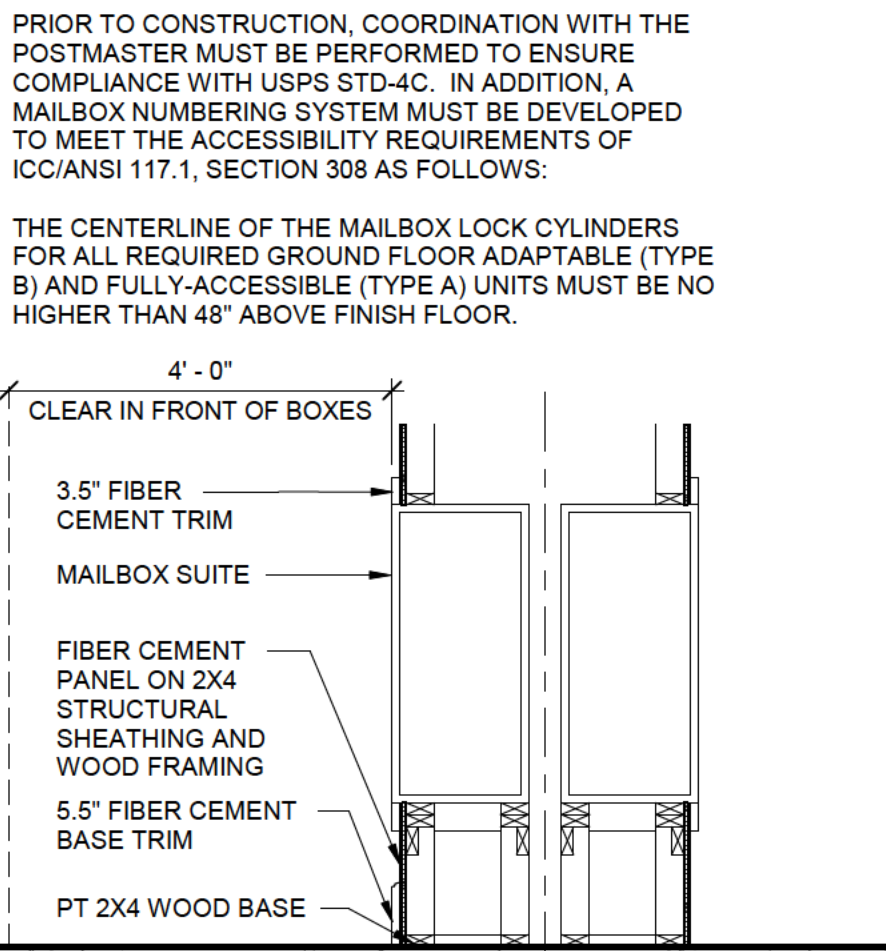
1/16" = 1'-0"

**CLUBHOUSE**





ROOFTOP HVAC SCREENING DIAGRAM 11  
1/8" = 1'-0"



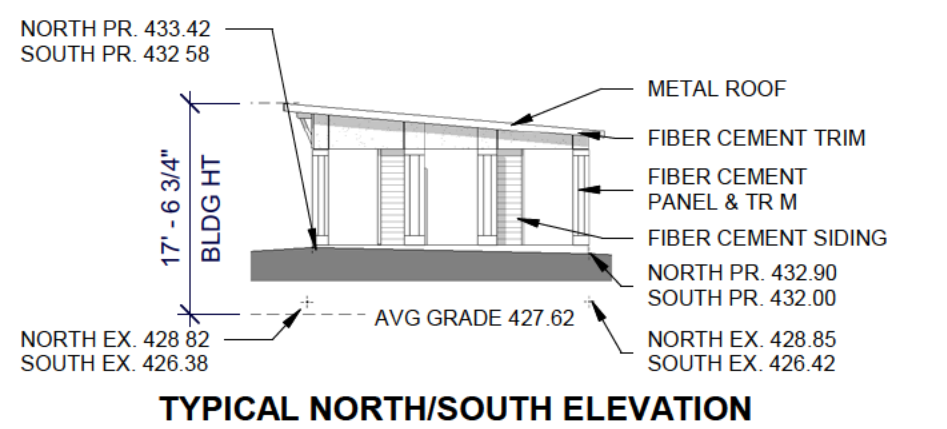
MAILBOX SECTION AND NOTES  
1/2" = 1'-0"

**BASIS OF DESIGN: AUTH FLORENCE STD 4CFL MAILBOXES**

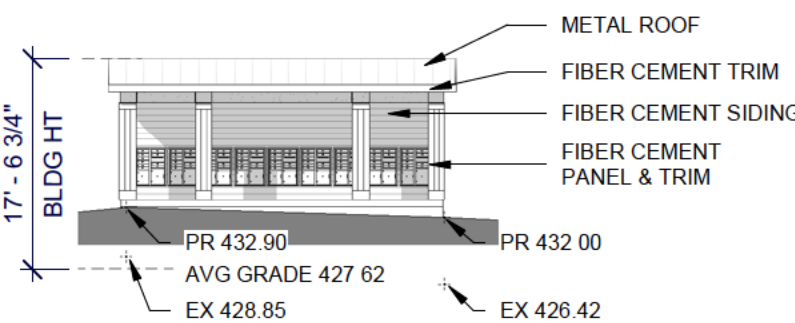
**MAIL KIOSK**  
**4CADD-10 MAIL & PARCEL BOXES:**  
(24) BANKS x 10 MAILBOXES / 2 PARCEL BOXES/ BANK  
**4C06D-10 MAILBOXES:**  
(14) BANKS x 10 MAILBOXES

**PROJECT TOTALS:**  
MAILBOXES = 380  
PARCELS = 48"

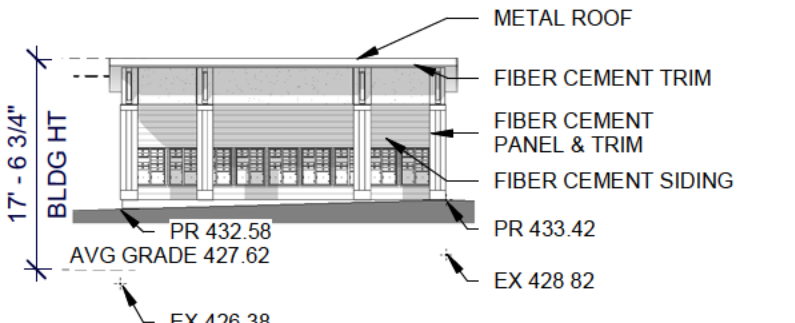
**MAILBOXES CRITERIA:**  
1 PER UNIT = 373 MAIL BOXES (REQUIRED) / 380 PROVIDED  
\*1:10 RATIO OF MAILBOXES TO PARCEL BOXES ROUNDED UP TO THE NEXT MAILBOXES BANK  
38 REQUIRED/ 48 PROVIDED



TYPICAL NORTH/SOUTH ELEVATION

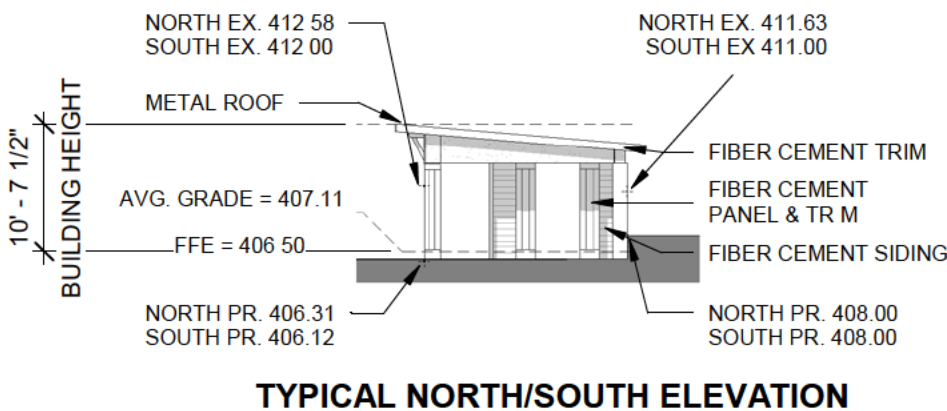


WEST ELEVATION

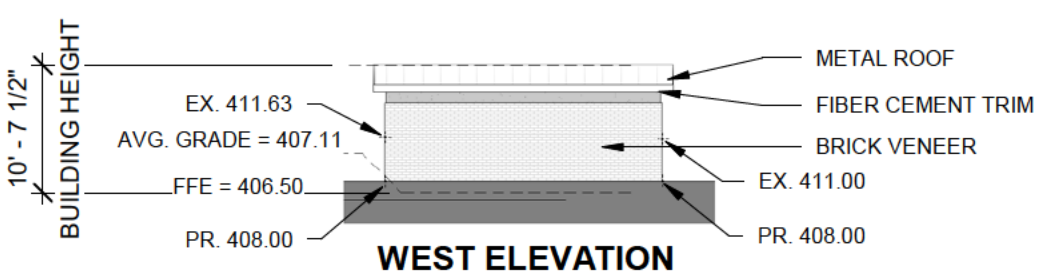


EAST ELEVATION

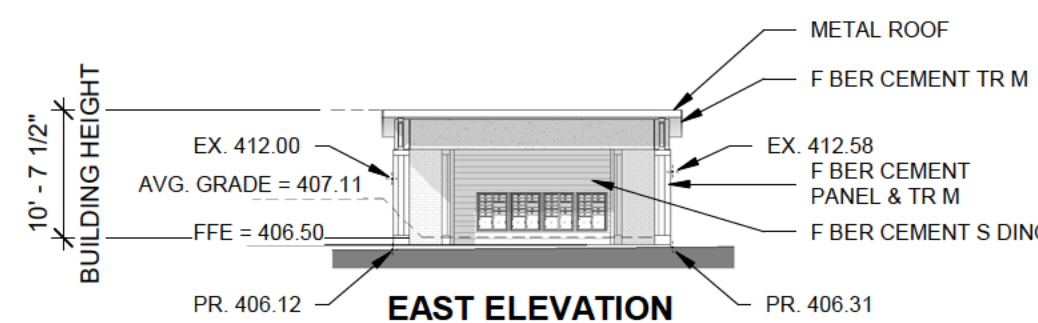
MAIL KIOSK #1



TYPICAL NORTH/SOUTH ELEVATION

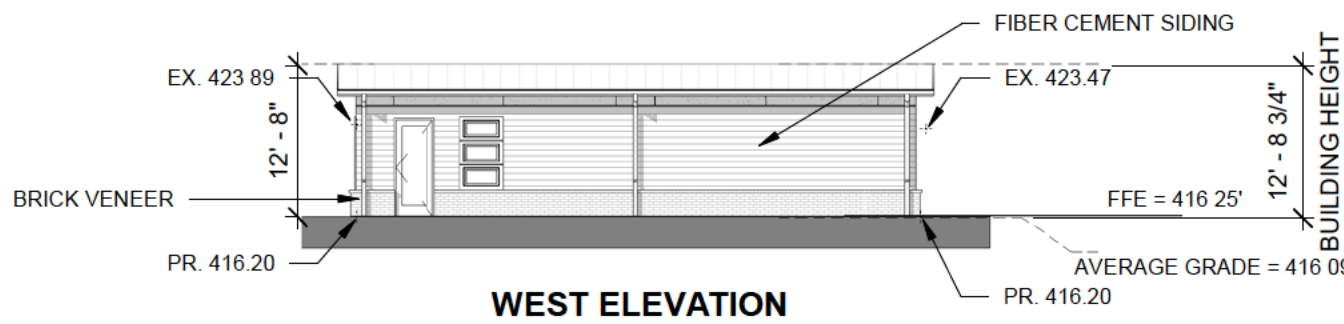


WEST ELEVATION

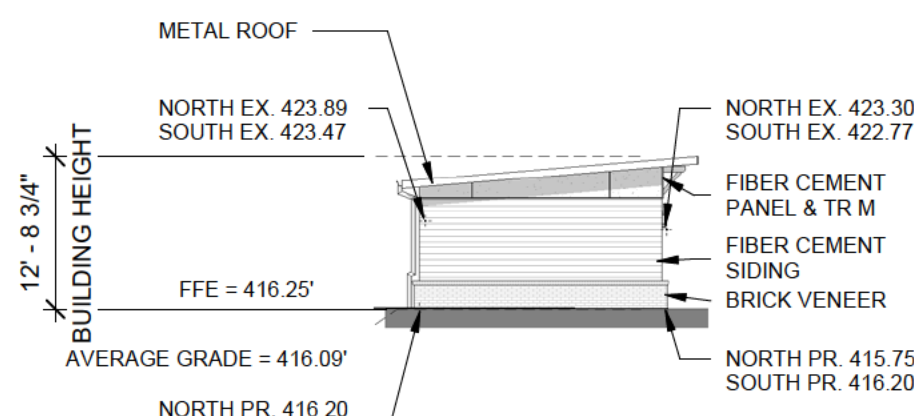


EAST ELEVATION

MAIL KIOSK #2 (BLDG 4)



WEST ELEVATION

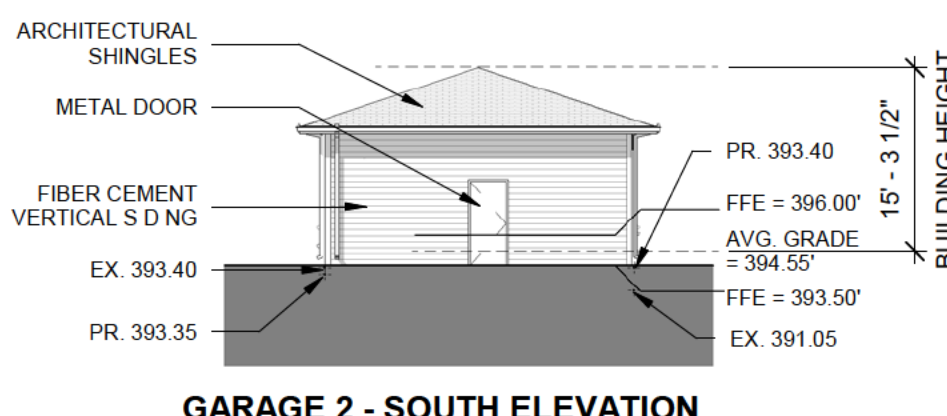


NORTH/SOUTH ELEVATION

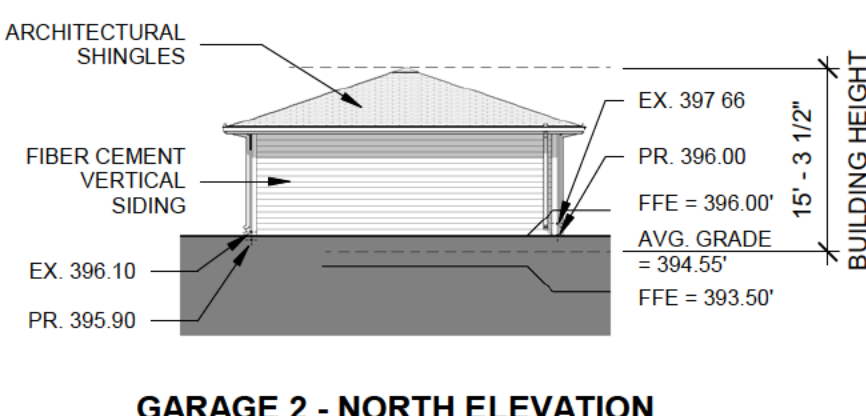


EAST ELEVATION

MAINTENANCE BUILDING



GARAGE 2 - SOUTH ELEVATION



GARAGE 2 - NORTH ELEVATION

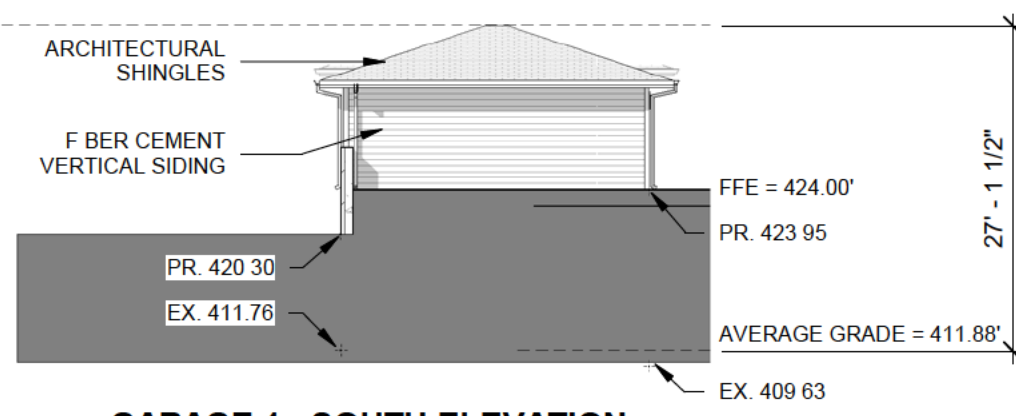


GARAGE 2 - WEST ELEVATION

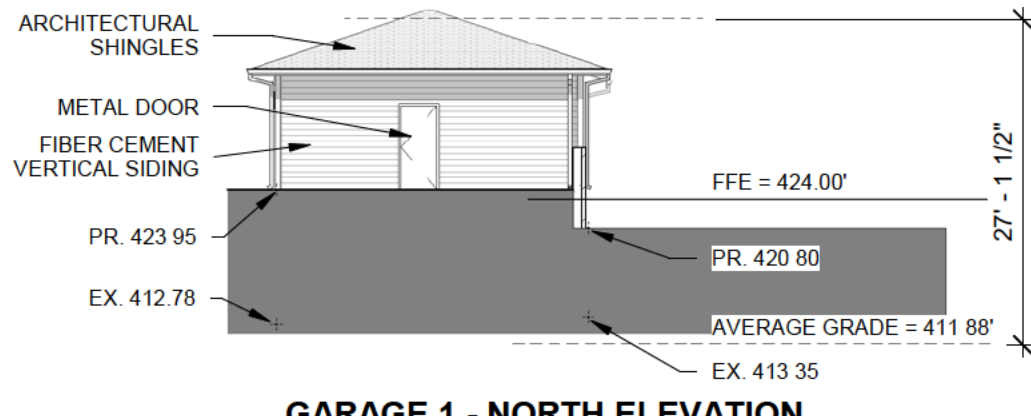


GARAGE 2 - EAST ELEVATION

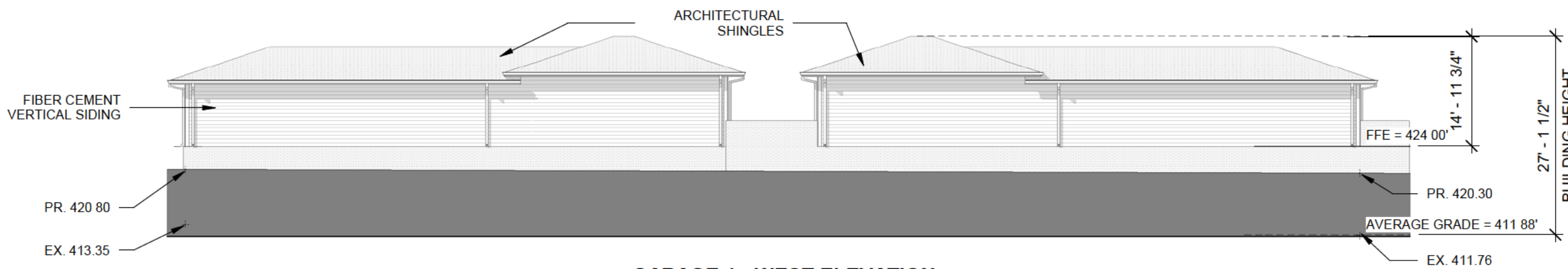
GARAGE BUILDINGS



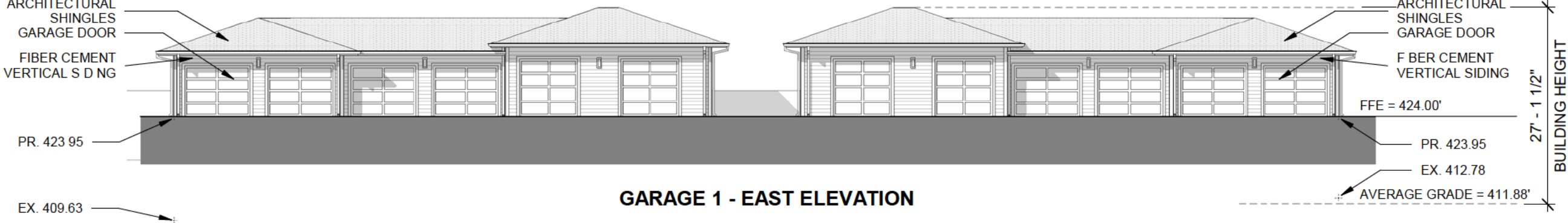
GARAGE 1 - SOUTH ELEVATION



GARAGE 1 - NORTH ELEVATION



GARAGE 1 - WEST ELEVATION

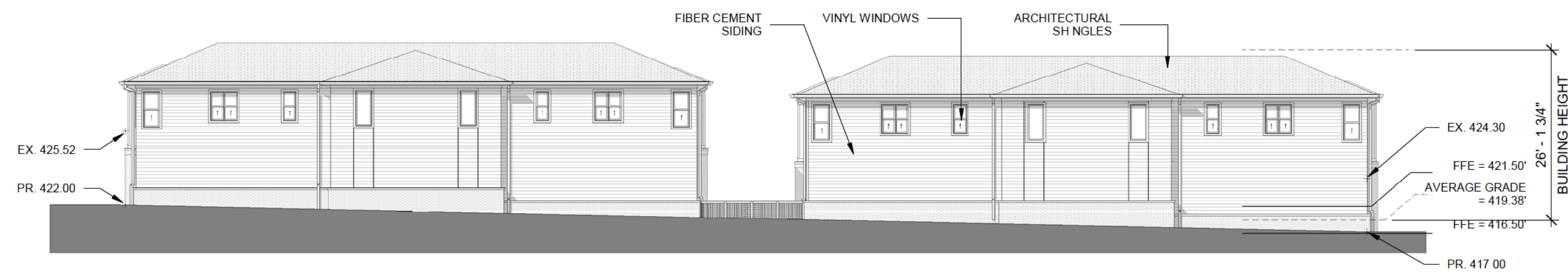


GARAGE 1 - EAST ELEVATION

GARAGE & AUXILIARY BLDGS - ELEVATIONS A-26

As indicated | 019064 | 08.20.20

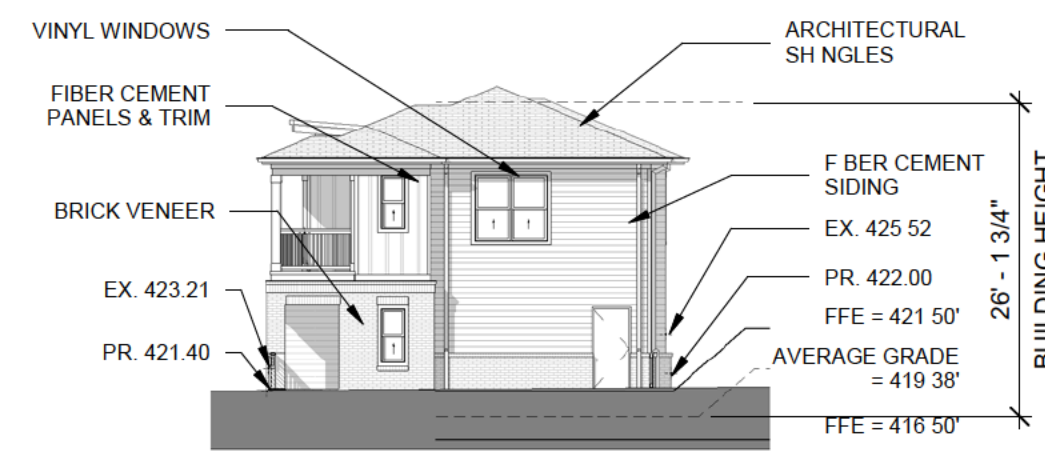




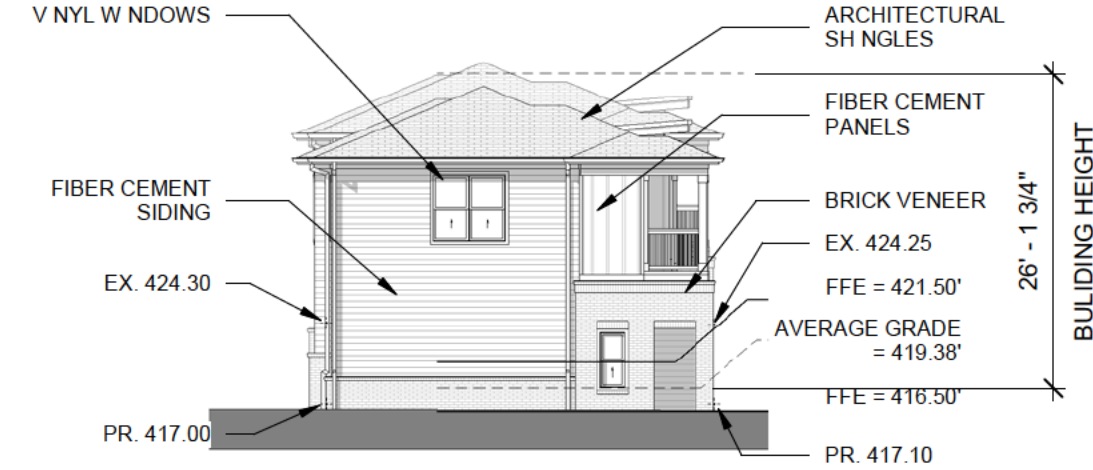
BUILDING 7 - WEST ELEVATION



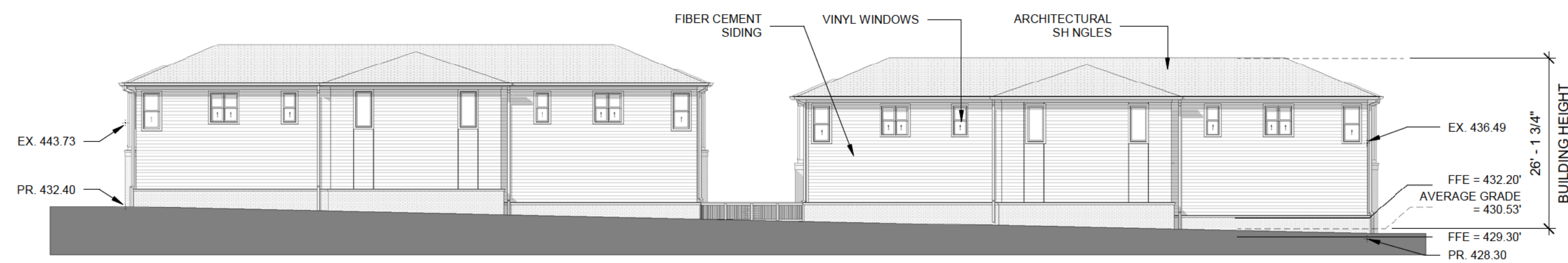
BUILDING 7 - EAST ELEVATION



BUILDING 7 - NORTH ELEVATION



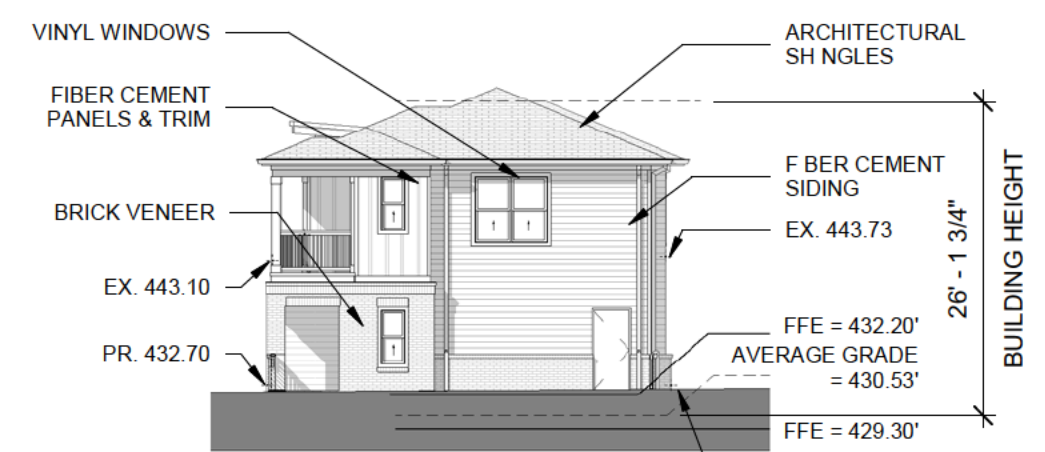
BUILDING 7 - SOUTH ELEVATION



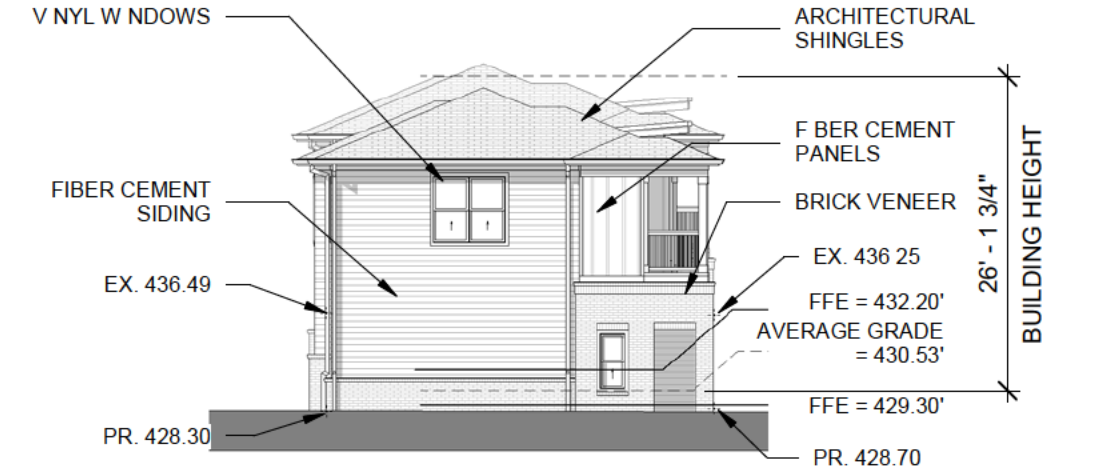
BUILDING 6 - WEST ELEVATION



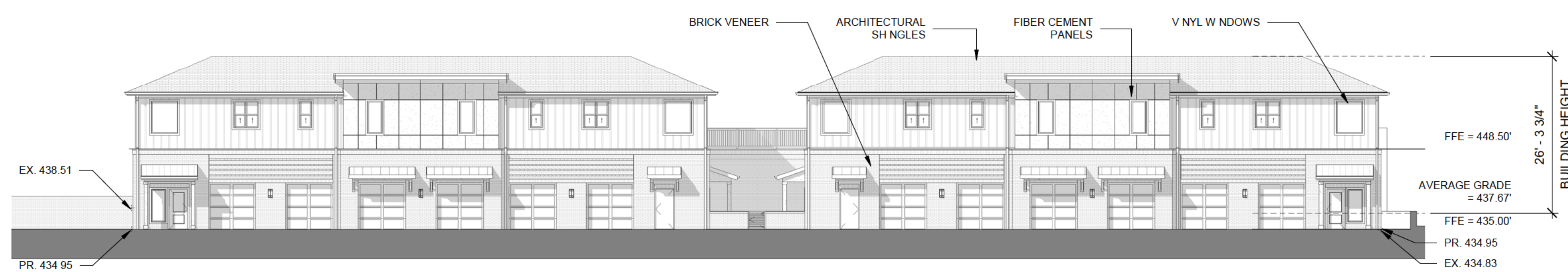
BUILDING 6 - EAST ELEVATION



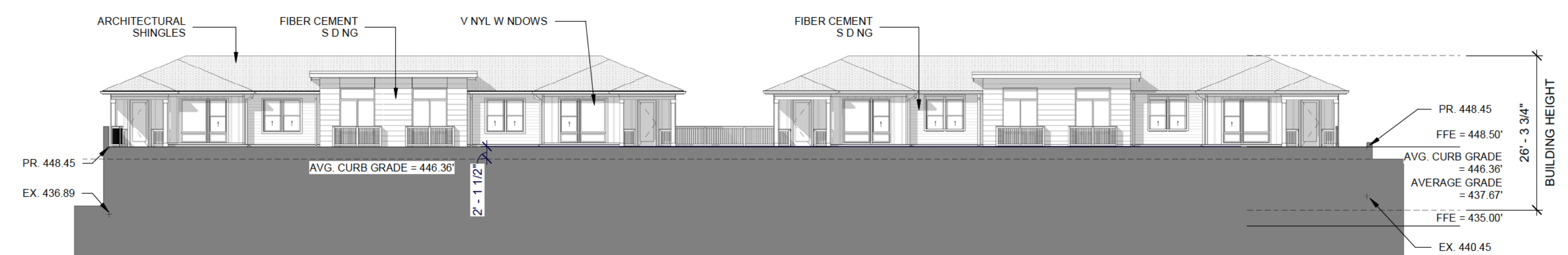
BUILDING 6 - NORTH ELEVATION



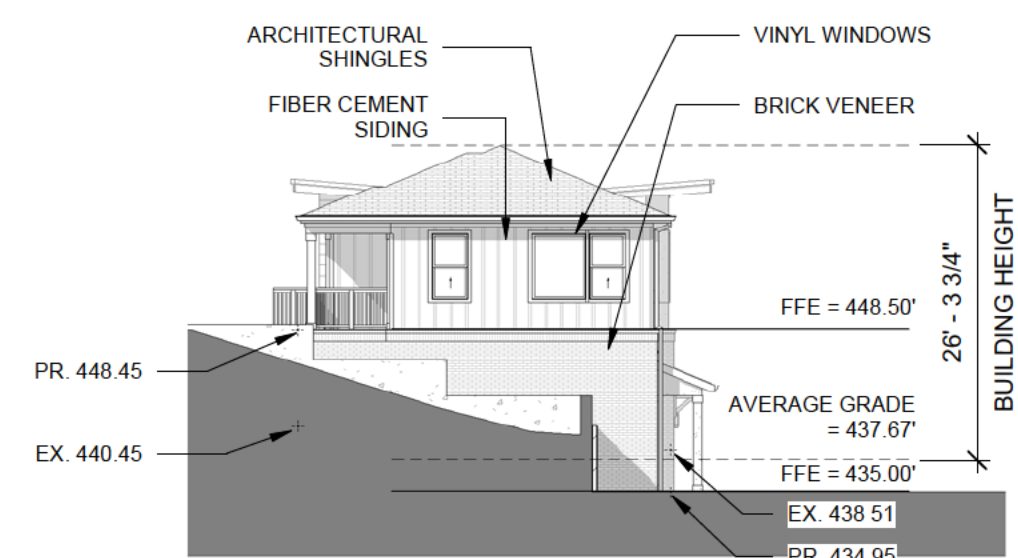
BUILDING 6 - SOUTH ELEVATION



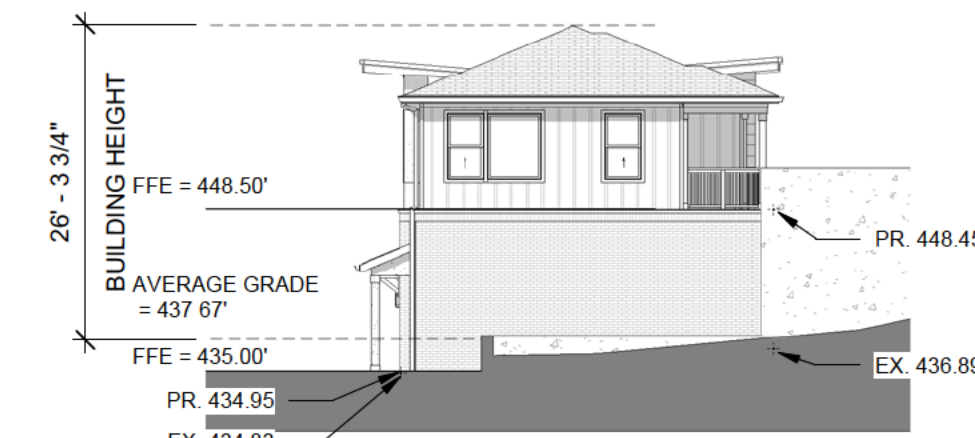
BUILDING 5 - SOUTH ELEVATION



BUILDING 5 - NORTH ELEVATION



BUILDING 5 - WEST ELEVATION



BUILDING 5 - EAST ELEVATION