

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. 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"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse <input type="checkbox"/> Tiny house	<input type="checkbox"/> Cottage Court <input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____
GENERAL INFORMATION		
Development name: _____		
Inside City limits? Yes No		
Property address(es): _____		
Site P.I.N.(s): _____		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). 		
Current Property Owner(s):		
Company: DTR Properties, LLC		Title: _____
Address: _____		
Phone #: _____		Email: _____
Applicant Name (If different from owner. See "who can apply" in instructions):		
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: The Site Group, PLLC		Address: _____

Phone #:	Email:		
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.			
Developer Contact:			
Company:		Title:	
Address:			
Phone #: 919-455-7455	Email:		
Applicant Name:			
Company:		Address:	
Phone #: 919-835-4787	Email:		

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS				
Total # of dwelling units:			Total # of hotel bedrooms:	
# of bedroom units:	1br	2br	3br	4br or more
# of lots:	Is your project a cottage court?		Yes	No
	A frequent transit development?		Yes	No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:



Date:

21 Nov 2022

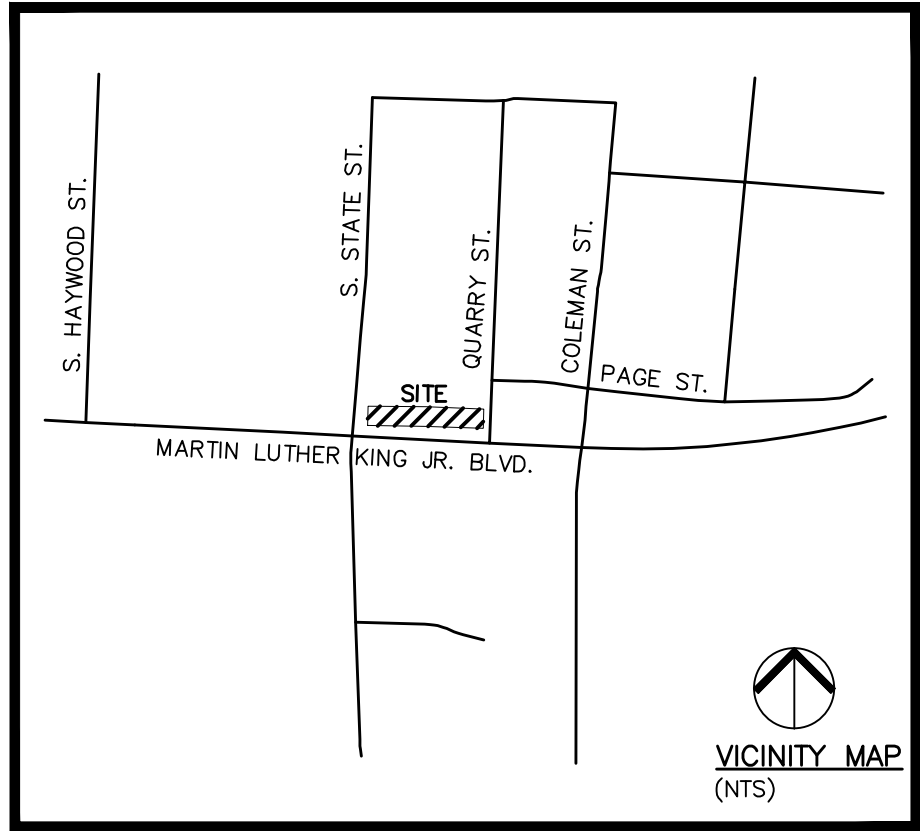
Printed Name:

Brandon Moore

QUARRY-STATE BUILDINGS

921 MARTIN LUTHER KING JR. BLVD. & 760 QUARRY ST.

RALEIGH, NORTH CAROLINA TIER THREE SITE PLANS

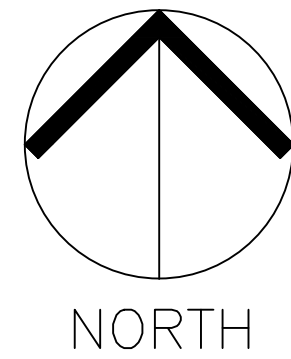


SITE DATA SUMMARY

PROJECT NAME:	QUARRY-STATE BUILDINGS
PROJECT OWNER:	DTR PROPERTIES LLC
PIN(S):	1713-14-5675 & 1713-14-4625
SITE ADDRESS:	921 MARTIN LUTHER KING BLVD. & 760 QUARRY ST.
JURISDICTION:	CITY OF RALEIGH
ZONING:	R-10
OVERLAY DISTRICT:	N/A
RIVER BASIN:	NEUSE
TOTAL EXISTING SITE AREA:	15,682 SF./ 0.36 AC.
RIGHT OF WAY DEDICATION:	120 SF.
NET SITE AREA:	15,562 SF./0.35 AC.
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	TONWHOMES
EXISTING BUILDING SQUARE FOOTAGE:	731 SF.
PROPOSED BUILDING SQUARE FOOTAGE:	2,670 SF. EACH
PROPOSED BUILDING HEIGHT:	44'-11" HT. (4-STORY)
EXISTING IMPERVIOUS AREA:	2,522 SF./ 0.06 AC.
PROPOSED IMPERVIOUS SURFACE AREA:	11,232 SF./ 0.26 AC.
LIMITS OF DISTURBANCE:	21,389 SF./ 0.49 AC.
BUILDING SETBACKS:	
FRONT STREET:	10'
SIDE STREET:	10'
REAR LOT LINE:	15'
FROM ALLEY:	4' OR 20'
PARKING SETBACKS:	
FRONT STREET:	10'
SIDE STREET:	10'
REAR LOT LINE:	3'
FROM ALLEY:	4' OR 20'
WATER PROVIDER:	CITY OF RALEIGH
SEWER PROVIDER:	CITY OF RALEIGH
ELECTRIC PROVIDER:	DUKE ENERGY PROGRESS

GENERAL NOTES

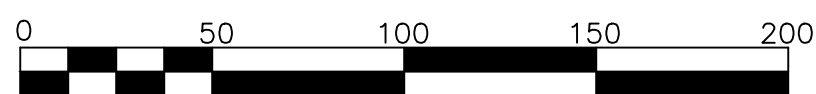
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY, TOPOGRAPHY, AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY TURNING POINT SURVEYING, PLLC, DATED MARCH 31ST, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720171300K EFFECTIVE DATE JULY 19, 2022.



COVER SHEET

SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



Administrative Site Review Application

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Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>
Building Type	Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> Cottage Court	Subdivision case #:
<input type="checkbox"/> Attached	<input type="checkbox"/> General	Scoping/sketch plan case #:
<input type="checkbox"/> Apartment	<input type="checkbox"/> Mixed use	Certificate of Appropriateness #:
<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Open lot	Board of Adjustment #:
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Civic	Zoning Case #:
		Design Alternate #:

GENERAL INFORMATION	
Development name: Quarry-State Buildings	
Inside City limits? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Property address(es): 921 Martin Luther King Blvd. & 760 Quarry St.	
Site P.I.N.(s): 1713-14-5675, 1713-14-4625	
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). THIS PROJECT PROPOSES THE DEMOLITION OF THE EXISTING RESIDENCE TO CONSTRUCT TWO, FOUR UNIT TOWN HOME BUILDINGS. THESE PLANS DISPLAY THE NEW BUILDING FOOTPRINTS; DRIVE ACCESS FROM SOUTH STATE STREET AND QUARRY STREET; TRASH BIN PICKUP AREAS; REQUIRED LANDSCAPING; AND THE REQUIRED UTILITY CONNECTIONS.	
Current Property Owner(s): Greg Gala	
Company: DTR Properties, LLC	Title: CEO
Address: 10800 Wilmore Drive, Raleigh 27614	
Phone #: 919-455-7455	Email: galainvestmentllc@gmail.com
Applicant Name (if different from owner. See "who can apply" in instructions): Brandon Moore, RLA	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: The Site Group, PLLC Address: 1111 Oberlin Rd. Raleigh, 27605	

Page 1 of 3 REVISION 10.25.22

Phone #: Email: raleighnc.gov

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

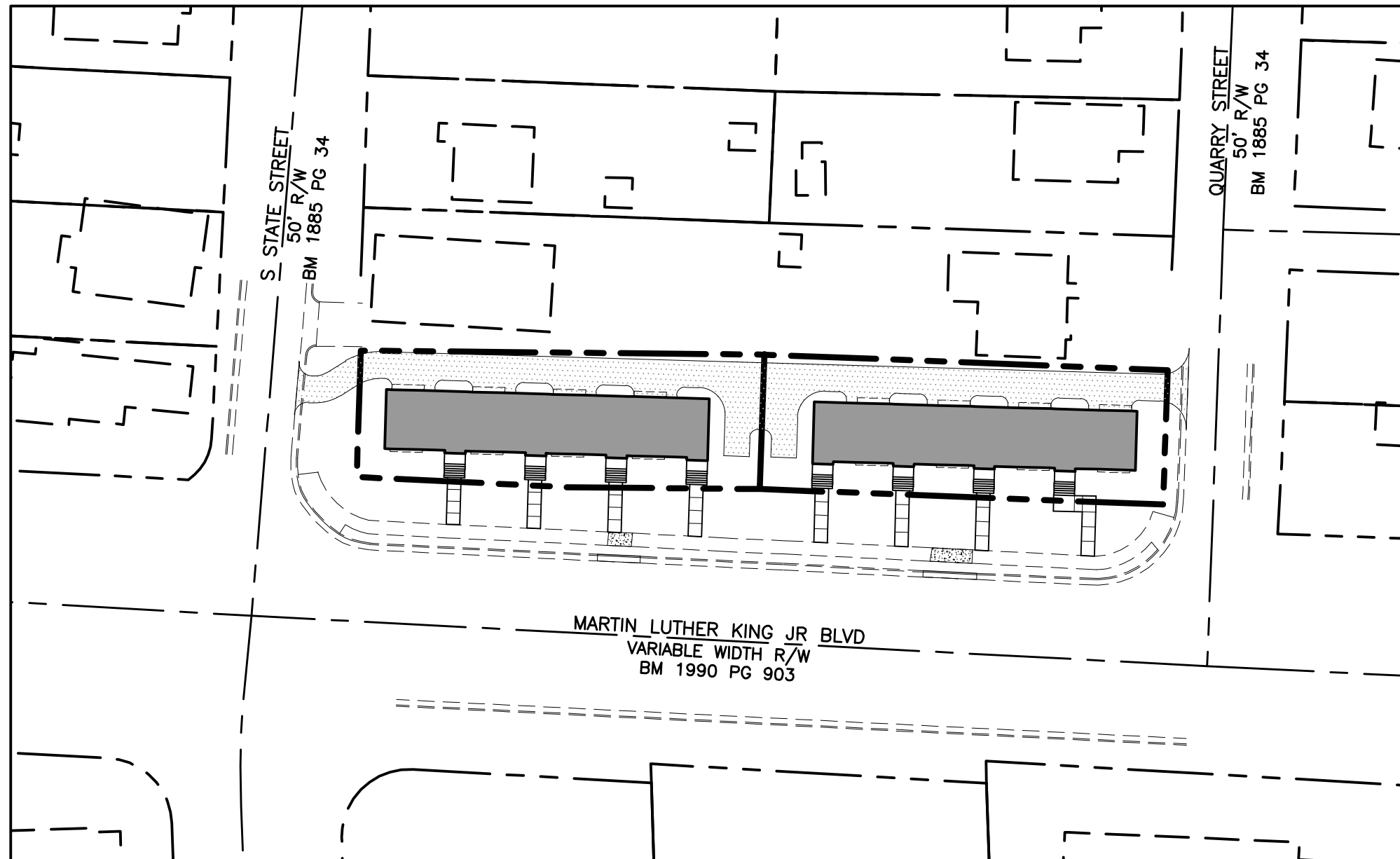
Developer Contact: Greg Gala	
Company: DTR Properties, LLC	Title:
Address: 1111 Oberlin Rd. Raleigh, 27605	
Phone #: 919-455-7455	Email: galainvestmentllc@gmail.com
Applicant Name: Brandon Moore, RLA	
Company: The Site Group, PLLC	Address: 1111 Oberlin Rd.
Phone #: 919-835-4787	Email: bdm@thesitegroup.net

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-10	Existing gross floor area (not to be demolished): 0 sf
Gross site acreage: 0.36 Acres	Existing gross floor area to be demolished: 731 sf
# of parking spaces proposed: 16 (Garage)	New gross floor area: 5,340 sf
Max # parking permitted (7.1.2.C): No max.	Total sf gross (to remain and new): 5,340 sf
Overlay District (if applicable): N/A	Proposed # of buildings: 2
Existing use (UDO 6.1.4): Single Family Residential	Proposed # of stories for each: 4
Proposed use (UDO 6.1.4): Townhomes	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) 1,706 Proposed total (sf) 10,173	Existing (sf) 2,522 Proposed total (sf) 11,232

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 8	Total # of hotel bedrooms: 0
# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more <input type="checkbox"/>	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.



DRAWINGS INDEX:

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS & DEMOLITION PLAN
SITE 200	SITE LAYOUT PLAN
SITE 300	GRADING PLAN
SITE 400	UTILITY PLAN
SITE 500	LANDSCAPE PLAN
SITE 600	SITE DETAILS
SITE 601	SITE DETAILS
SITE 602	SITE DETAILS
A 1.1	ARCHITECTURAL FLOOR PLAN
A 1.2	ARCHITECTURAL FLOOR PLAN
A 2.1	ARCHITECTURAL ELEVATIONS
A 2.2	ARCHITECTURAL ELEVATIONS

FLOODPLAIN NOTE:

NO PORTION OF THIS SITE IS LOCATED IN A FLOOD HAZARD AREA ZONE ACCORDING TO FIRM PANEL 3720171300K DATED JULY 19TH, 2022

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

PROJECT SCOPE NOTE:

THIS PROJECT PROPOSES THE DEMOLITION OF THE EXISTING RESIDENCE TO CONSTRUCT TWO, FOUR UNIT TOWN HOME BUILDINGS. THESE PLANS DISPLAY THE NEW BUILDING FOOTPRINTS; DRIVE ACCESS FROM SOUTH STATE STREET AND QUARRY STREET; TRASH BIN PICKUP AREAS; REQUIRED LANDSCAPING; AND THE REQUIRED UTILITY CONNECTIONS. EACH UNIT CONTAINS ONE GARAGE - PLEASE SEE ARCHITECTURAL PLANS FOR FLOOR PLANS.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

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

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER	N/A
NUMBER OF LOTS	1
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	8
LIVABLE BUILDINGS	2
PUBLIC WATER (LF)	0 LF
PUBLIC GRAVITY SEWER (LF)	0 LF
PUBLIC STREET (LF)	0 LF
PUBLIC SIDEWALK (LF)	0 LF
WATER SERVICE STUBS	2*
SEWER SERVICE STUBS	1*
*STUB COUNT INCLUDES TIE-IN POINTS THAT NEED TO BE INSPECTED	

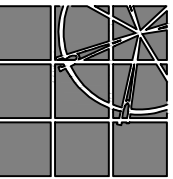
DISTURBED AREA = 21,389 SF. (0.49 AC.)

OWNER:
DTR PROPERTIES LLC
ATTN: GAURANG GALA
10800 WILMORE DRIVE
RALEIGH, NC 27614
PHONE: (919) 455-7455
EMAIL: galainvestmentllc@gmail.com

CONTACT/CIVIL ENGINEER:
THE SITE GROUP, PLLC
ATTN: BRANDON MOORE, RLA
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: bdm@thesitegroup.net

ARCHITECT:
TIGHTLINES DESIGNS
ATTN: CRAIG BETHEL, RA
19 W. HARGETT ST., SUITE 501
RALEIGH, NC 27601
PHONE: 919-834-3600
EMAIL: craig@tightlinesdesigns.com

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS



THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

TIER THREE SITE PLANS FOR:
QUARRY-STATE BUILDINGS
921 MARTIN LUTHER KING JR. BLVD. &
760 QUARRY ST.
RALEIGH, NORTH CAROLINA

Drawn By: RLA
Checked By: BDM

DATE:
21 NOV 2022

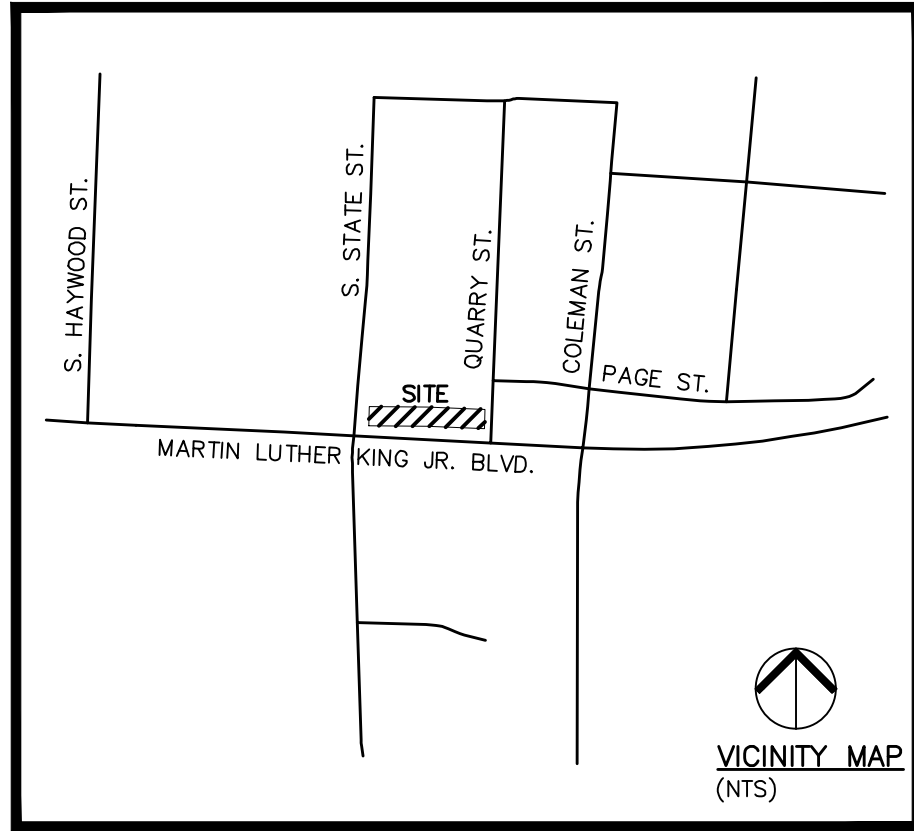
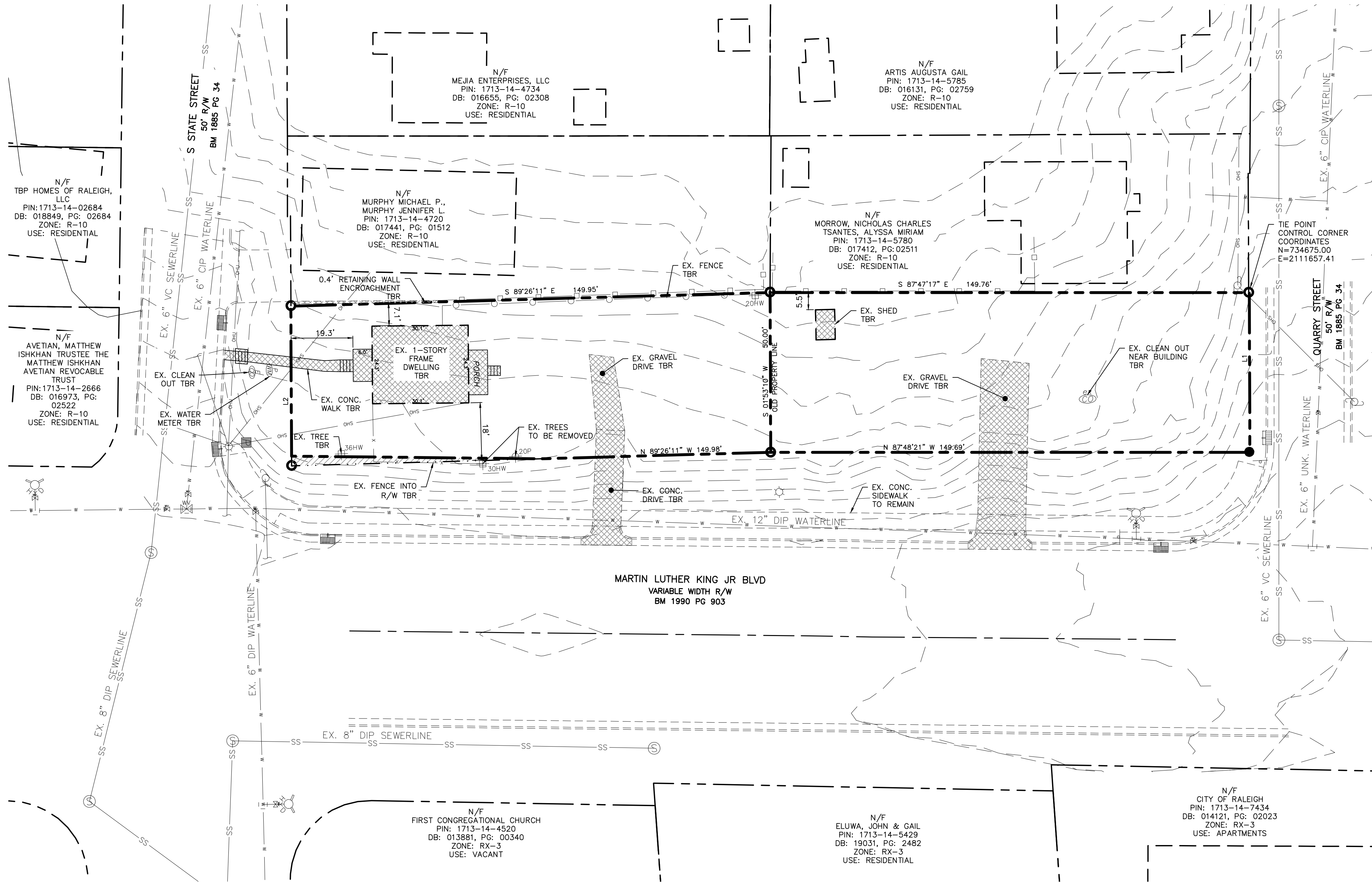
TIER THREE
SITE PLANS

COVER
SHEET

Job Code: GGMLK

Dwg No.
SITE
001

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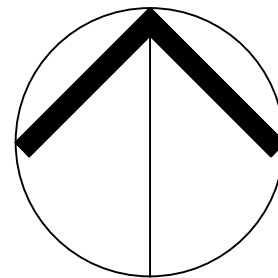
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 - NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720171300K EFFECTIVE DATE JULY 19, 2022.

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.95'	S01°59'26"W
L2	50.00'	N01°56'16"E

LINE LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING FENCE LINE
	EXISTING FENCE LINE
	EXISTING RETAINING WALL

SYMBOL LEGEND	
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. SEWER CLEAN OUT
	EX. SEWER MANHOLE
	EX. LIGHT POLE
	EX. UTILITY POLE
	EX. TRANSFORMER
	EX. STORM CURB INLET
	EX. TAP
	EX. SIGN

SYMBOL LEGEND	
	DEMOLITION AREA



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 24x36 INCH PLOTS)



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
10000 Old Forest Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: SRN@thesitegroup.net

TIER THREE SITE PLANS FOR:
QUARRY-STATE BUILDINGS
921 MARTIN LUTHER KING JR. BLVD. &
760 QUARRY ST.
RALEIGH, NORTH CAROLINA

Drawn By **RLA**
Checked By **BDM**

DATE:
21 NOV 2022

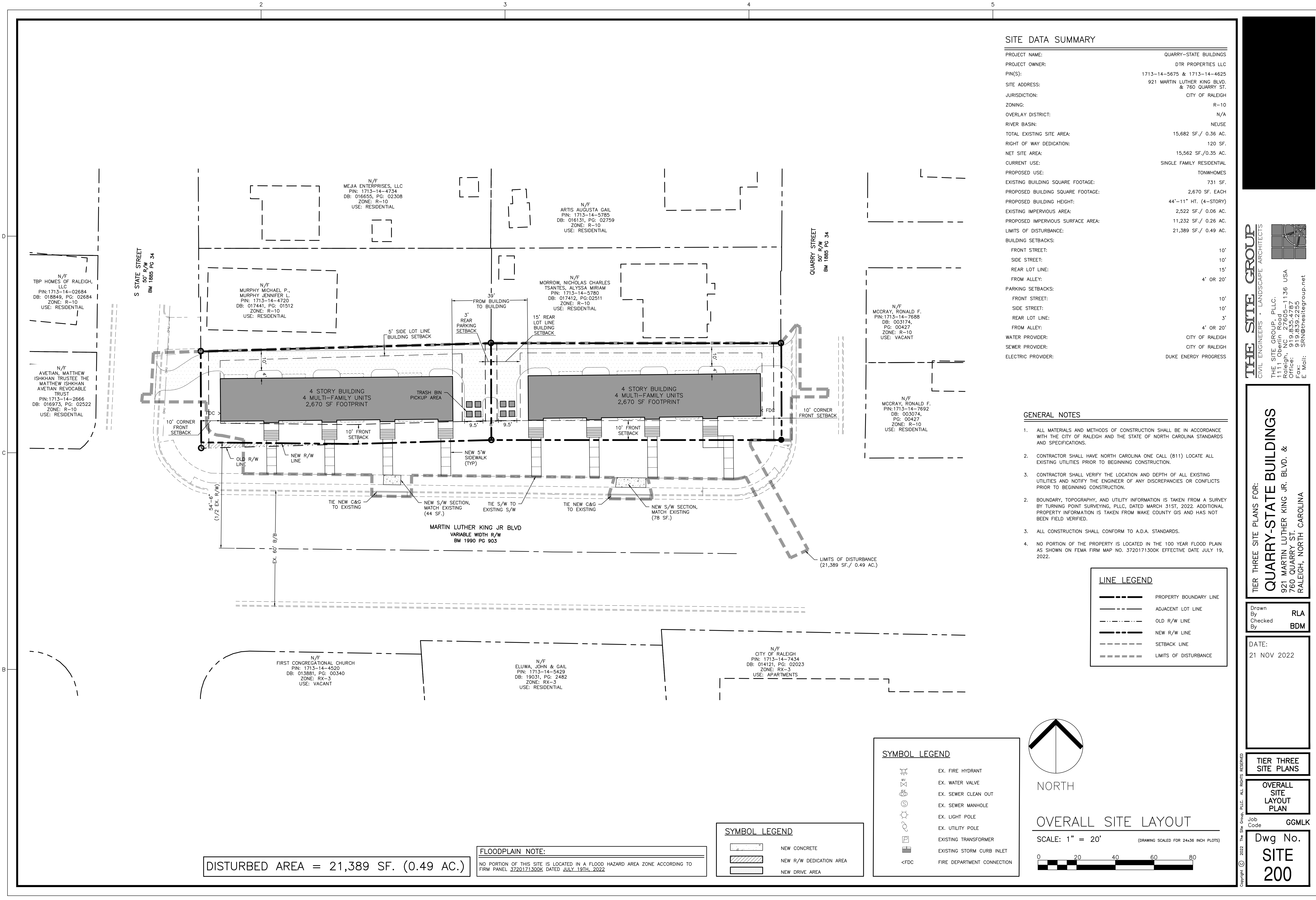
TIER THREE SITE PLANS

EXISTING CONDITIONS & DEMOLITION PLAN

Job Code **GGMLK**

Dwg No.
SITE 100

H:\The SITE Group\Projects\GOMLK\Drawings\SiteBase.dwg, 11/21/2022 3:13:45 PM, jrh





4 RIGHT SIDE ELEVATION
A2.1
3/16" = 1'-0"



2 LEFT SIDE ELEVATION
A2.1
3/16" = 1'-0"

2 REAR ELEVATION
A2.1
3/16" = 1'-0"

1 FRONT ELEVATION
A2.1
3/16" = 1'-0"

921 MLK Blvd.
Raleigh, NC

TightLines Designs
creating great places to live
19 W. Hargett St, Suite 501 • Raleigh, NC 27601
919.834.3600 • www.tightlinesdesigns.com

**921 MLK
Condos**

date 09.02.22
drafter C.L.B.
checked by D.S.M.
proj. no. T-22035.1
revisions date

Building 1
Elevations

A2.1



3 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

4 LEFT SIDE ELEVATION
3/16" = 1'-0"

2 RIGHT SIDE ELEVATION
3/16" = 1'-0"

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**921 MLK
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Building 2
Elevations

A2.1