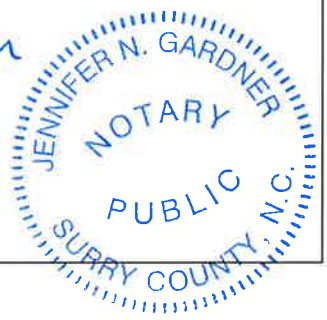
Administrative Alternates

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: *Requested in accordance with UDO Section 10.2.17*	**OFFICE USE ONLY**
Section(s) of UDO affected: Article 3.2.4.D1 and 3.2.4.D4 build-to setback **Provide an explanation of the alternate requested, along with an applicant's statement of the findings** See attached **Provide all associated case plan numbers including zoning and site plan:** SR-50-2016 TR# 479475	Transaction Number

Property Address 10701 Globe Road		**Date** August 22, 2016
Property PIN 0758719148	**Current Zoning** CX-5, SHOD II	
Nearest Intersection Globe Road and Sellona Street		**Property size (in acres)** 9.39 ac.
Property Owner CIP Brier Creek, LLC c/o Cherokee Advisers, LLC	**Phone**	**Mail** 111 E Harggett Street Suite 300
	Email	
Project Contact Person Joe Faulkner, RLA	**Phone** 919-367-8790 ext. 102	**Mail** 301 Glenwood Ave. Suite 220 Raleigh, 26703
	Email Joe@cegroupinc.com	
Property Owner Signature Timothy A. Faulkner	**Email** timd@crown-companies.com	
Notary Sworn and subscribed before me this 22nd day of August, 2016	**Notary Signature and Seal** Jennifer N. Gardner My Commission Expires: 7/6/18	



Alternate Requested: section 3.2.4.D1 and 3.2.4.D2 Build-to setback
Requesting the Administrative Alternate replacement of amenity area for the primary street and side street build-to setback. A walkable garden amenity is planned along Globe Road as a replacement within the build-to setback. Along Sellona Street we are providing additional amenity area which includes a dog park and swimming pool with deck adjacent to the proposed Clubhouse to replace a portion of minimum build-to setback.

FINDINGS:
The purpose of the request is to obtain an alternate design as allowed by City of Raleigh UDO Section 1.5.D relative to build-to setback requirements. Along existing Globe Road there is an existing 30-foot Overhead electric easement running along the entire road frontage thereby not allowing the proposed buildings to be placed within the minimum build-to setback. The proposed buildings have been placed within 5-feet of the easement in order to meet the intent of the build-to ordinance, by placing the buildings as close to the Road right-of-way as allowable. A walkable garden amenity has been placed under the existing overhead electric easement along the frontage of Globe Road. Due to the triangular lot configuration created by intersection of Globe Road and Sellona Street we are also requesting relief of the minimum build-to side street setback along Sellona Street. There is approximately 1,261 linear feet of frontage along Sellona Street which would require approximately 378 linear feet of building frontage. We have placed Building #3 and the Clubhouse within the required build-to setback which provides for approximate 296 linear footage of building width. We are requesting to substitute amenity area for the remaining 82 feet of required width. The Amenity area would consist of a swimming pool with concrete deck and a fenced in dog park. These items provide an additional 205-feet of amenity area well exceeding the minimum required.

The proposed administrative alternates are in conformance with the comprehensive plan and are within the intent and spirit of the build-to regulations. Neither the build-to percentage or setback distance from the right-of-way create a defining street wall which is not harmonious with the existing surrounding development. The existing surrounding developed area has been mainly developed under previous ordinance requirements and are mainly setback at least 50-feet from the road right-of-way. The proposed alternates do not negatively impact pedestrian access, comfort, or safety. All site area that would have been required for building area has been replaced with outdoor amenity area.

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Administrative Alternate Request: *Requested in accordance with UDO Section 10.2.17*	**OFFICE USE ONLY**
Section(s) of UDO affected: SECTION 7.4.2. C-2 Protective Yard **Provide an explanation of the alternate requested, along with an applicant's statement of the findings** See attached **Provide all associated case plan numbers including zoning and site plan:** SR-50-2016 TR# 479475	Transaction Number

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	Email Joe@cegroupinc.com	
Property Owner Signature Timothy A Hoch, II	**Email** timd@crown-companies.com	
Notary Sworn and subscribed before me this 22nd day of August, 2016	**Notary Signature and Seal** Jennifer N. Gardner My Commission Expires: 7/6/18 JENNIFER N. GARDNER NOTARY PUBLIC SURRY COUNTY, N.C.	

WWW.RALEIGHNC.GOV

Alternate Requested: Article 7.2.4 C-2 Protective Yard
Requesting the Administrative Alternate request for the build-to setback in creating a walkable garden along Globe Road also be utilized to satisfy the C-2 Protective Yard requirement.

FINDINGS:
Existing Globe Road is classified as Avenue 2-Lane, divided street, 52' b-b, with 80' r/w. The existing street section was previously constructed with approximately 60' b-b section within a 80' r/w. Globe Road is an NCDOT maintained roadway, which the existing section does not allow for street trees to be planted per the NCDOT Guidelines for Planting within Highway Right-of-way. These guidelines require all large shade trees to be located a minimum of 15-feet off the back of curb. Just inside the property is an existing 30' Duke Energy overhead electrical easement. An Administrative Design Alternate is also being requested for the required maximum build-to setback, which will create a garden walk along the roadway. The applicant is requesting that the Garden walkway amenity be allowed as a replacement to the C-2 Protective Yard. This adjustment meets the intent of the article by providing an intensely landscape buffer along the roadway (approximately 196 shrubs and 36 understory trees). Understory trees are utilized due to existing overhead electric lines. This would also conform to Comprehensive plan and City adopted plans. The proposed alternate is considered to be equal or better than the standard required.

SITE DATA

OWNER INFO:	CIP BRIER CREEK, LLC
PIN:	0758-71-9148
ADDRESS:	10701 GLOBE ROAD RALEIGH, NC 27617
DEED BOOK:	14291 PG 1088
PLAT BOOK:	BM 2003 PG 2007
SITE AREA:	408,983 SF / ± 9.39 Ac.
2' ROW DEDICATION:	2,594 SF / +/- 0.06 Ac.
NET SITE AREA:	406,299 SF/ +/-9.33 Ac.
ZONING:	CX-5; SHOD II
EXISTING USE:	VACANT

SETBACKS:
- FRONT- 10' MIN-30' MAX
- SIDE- 0' or 6'
- REAR- 0' or 6'

PROPOSED USE: APARTMENTS
PROPOSED BUILDINGS:

1 BEDROOM UNITS:	132
2 BEDROOM UNITS:	92
TOTAL DWELLING UNITS:	224

MAX BLDG HEIGHT: 75'

EXISTING IMPERVIOUS AREA : 0.00 Ac.
PROPOSED IMPERVIOUS AREA: 5.43 Ac. \ 236,500 SF (58.2%)

PARKING:
- REQUIRED PARKING: 1 SPACE / BEDROOM + 10 SPACES / UNIT
  316 BEDROOMS, 224 UNITS = *339 SPACES REQUIRED*
- PARKING PROVIDED: **339 PARKING SPACES (INCLUDES 10 H.C.)**
- REQUIRED BICYCLE SPACES: 1 SPACE / 20 UNITS = 12 SPACES
- PROVIDED BICYCLE SPACES: 12 SPACES

TREE CONSERVATION AREA
SECONDARY TREE CONVERSATION AREA: 42,855 SF, 0.984 Ac.
TOTAL TREE CONSERVATION AREA 42,855 SF, 0.984 Ac. (10.5% OF SITE)

GENERAL NOTES

1. EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS , INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
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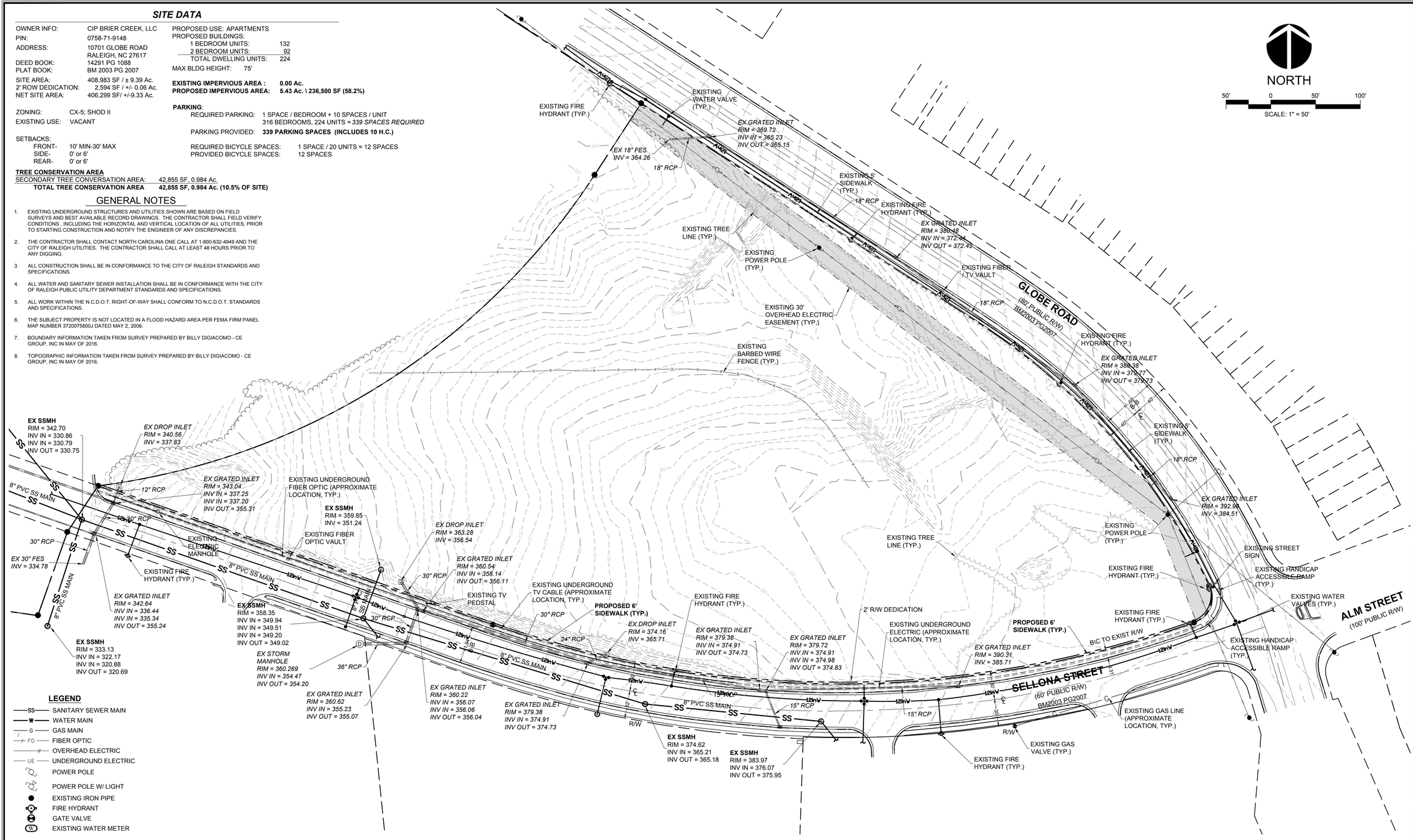
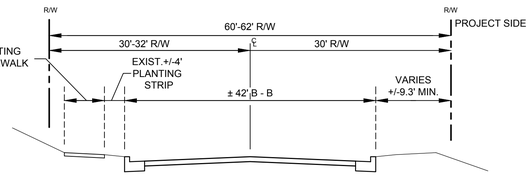
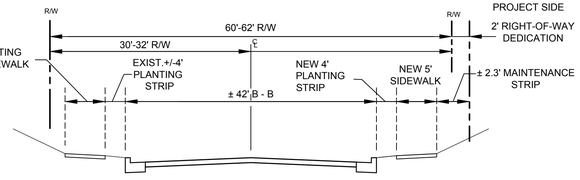
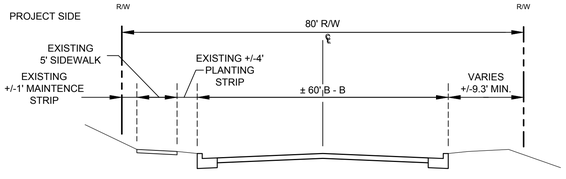




EXISTING SELLONA STREET SECTION
NTS



PROPOSED SELLONA STREET SECTION
NTS



EXISTING GLOBE ROAD SECTION
NTS

NO.	REVISIONS	DATE

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

NORTH CAROLINA 0886 REGISTERED PROFESSIONAL ENGINEER JOSEPH FAULKNER
Preliminary Not Released For Construction

SIGNATURE BRIER CREEK APARTMENT HOMES
ADMINISTRATIVE SITE REVIEW
EXISTING CONDITIONS
10701 GLOBE ROAD
RALEIGH, NORTH CAROLINA

Date:	July 11, 2016
Scale:	1" = 50'
Drawn:	ACS
Checked:	AJF
Project No.	127-196
Computer Dwg. Name	127-196 Ex Conditions

Sheet No: 2 Of -

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SITE NOTES

1. HANDICAP ACCESSIBLE PARKING
2. HANDICAP PARKING SIGNAGE
3. TYPE N-1 HANDICAP ACCESS CURB RAMPS
4. PEDESTRIAN CROSSING
5. HANDICAP ACCESSIBLE RAMP TO BUILDING*
6. STAIRS
7. CONCRETE WHEEL STOP
8. BIKE RACKS
9. VAN ACCESSIBLE PARKING SPACES

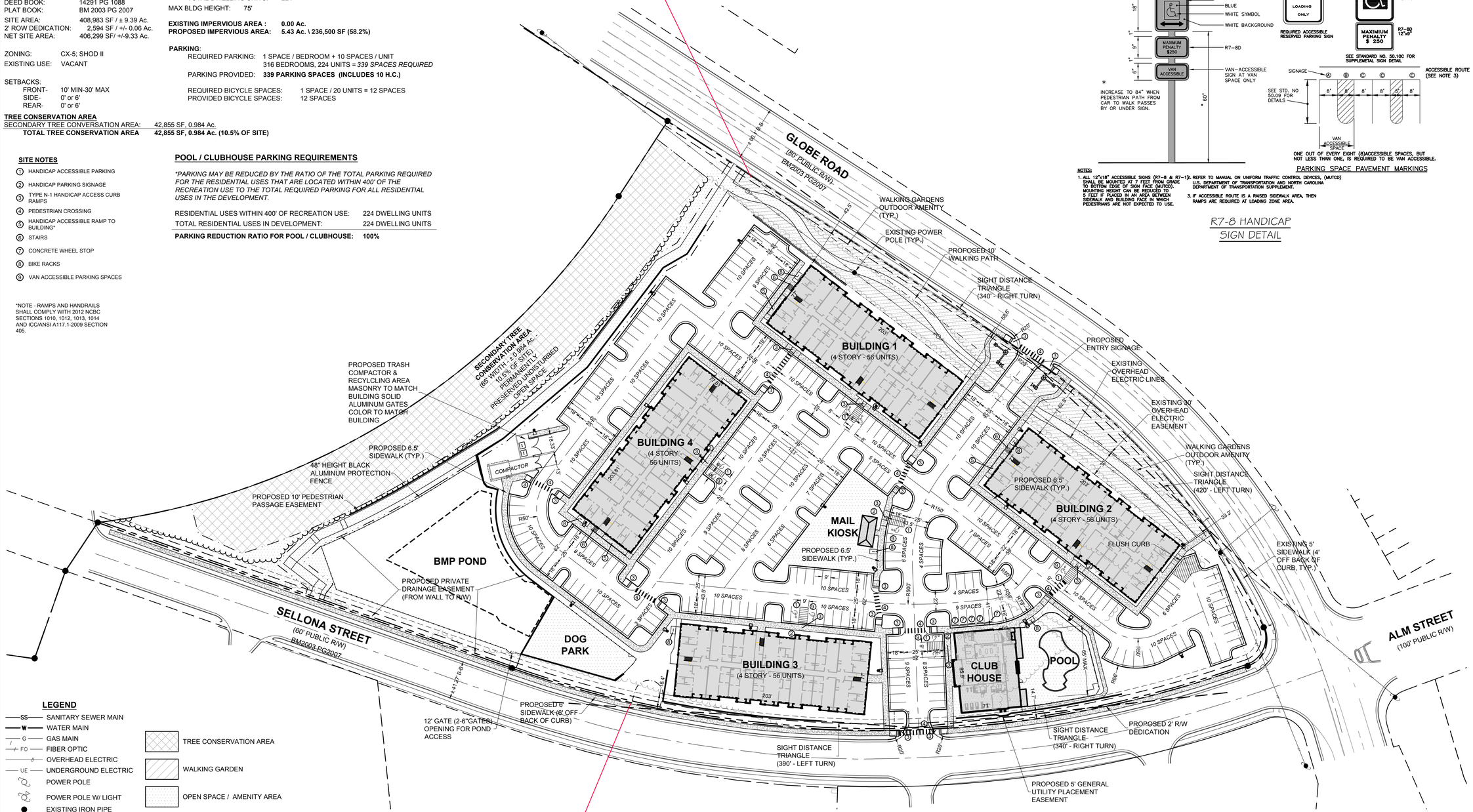
*NOTE - RAMPS AND HANDRAILS SHALL COMPLY WITH 2012 NCBC SECTIONS 1010, 1012, 1013, 1014 AND ICC/ANSI A117.1-2009 SECTION 405.

POOL / CLUBHOUSE PARKING REQUIREMENTS

**PARKING MAY BE REDUCED BY THE RATIO OF THE TOTAL PARKING REQUIRED FOR THE RESIDENTIAL USES THAT ARE LOCATED WITHIN 400' OF THE RECREATION USE TO THE TOTAL REQUIRED PARKING FOR ALL RESIDENTIAL USES IN THE DEVELOPMENT.*

RESIDENTIAL USES WITHIN 400' OF RECREATION USE:	224 DWELLING UNITS
TOTAL RESIDENTIAL USES IN DEVELOPMENT:	224 DWELLING UNITS
PARKING REDUCTION RATIO FOR POOL / CLUBHOUSE:	**100%**

GLOBE ROAD BUILD-TO FRONTAGE: *± 843.98'*
WALKING GARDEN AMENITY FRONTAGE: ± 602.91' (71.4% OF LENGTH)



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- W — WATER MAIN
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- POWER POLE W/ LIGHT
- EXISTING IRON PIPE
- FIRE HYDRANT
- GATE VALVE
- EXISTING WATER METER
- TREE CONSERVATION AREA
- WALKING GARDEN
- OPEN SPACE / AMENITY AREA

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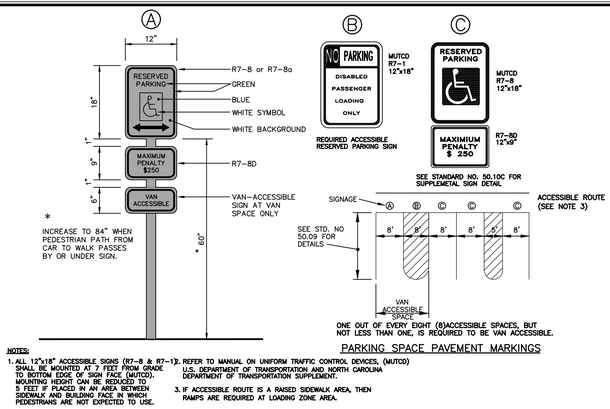
SELLONA STREET BUILD-TO FRONTAGE: *± 1,261.38'*

PROPOSED BUILDING FRONTAGE:	± 296.07'
PROPOSED AMENITY DOG PARK & POOL:	± 205.14'
TOTAL:	**± 501.21' (39.7% OF LENGTH)**



R7-8 HANDICAP SIGN DETAIL

NORTH
50' 0 50' 100'
SCALE: 1" = 50'

NO.	REVISIONS	DATE

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ADMINISTRATIVE SITE REVIEW
SITE PLAN
10701 GLOBE ROAD
RALEIGH, NORTH CAROLINA

Date: July 11, 2016
Scale: 1" = 50'
Drawn: ACS
Checked: AJF
Project No. 127-196
Computer Dwg. Name 127-196 Site Plan

Sheet No: 3 Of -

PLANT LIST

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS
CANOPY TREES							
AS	30	Acer saccharum 'Legacy'	Sugar Maple	3"	10' - 12'	B & B	
GB	17	Ginkgo biloba 'Princeton Sentry'	Columnar Ginkgo	3"	10' - 12'	B & B	
ZS	30	Zelkova serrata 'Village Green'	Japanese Zelkova	3"	10' - 12'	B & B	
UNDERSTORY TREES							
AB	5	Acer buergenanum	Trident Maple	1.5"	8' - 10'	B & B	
CB	4	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	1.5"	8' - 10'	B & B	
CC	7	Cercis chinensis 'Avondale'	Avondale Redbud	Multi-Stem	6' - 8'	B & B	
IR	6	Ilex x 'Conin'	Robin Holly	1.5"	6' - 8'	B & B	
LS	12	Lagerstroemia x 'Sioux'	Sioux Crape Myrtle	Multi-Stem	6' - 8'	B & B	
MS	6	Magnolia stellata 'Royal Star'	Star Magnolia	Multi-Stem	6' - 8'	B & B	
TO	30	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	1.5"	8' - 10'	B & B	
SHRUBS							
CS	22	Camellia sasanqua 'Apple Blossom'	Apple Blossom Camellia		24"-36"	CONT.	
BW	4	Buddleia x weyenana 'Bicolor'	Bicolor Butterfly Bush		30" - 36"	CONT.	
IC	216	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly		24"-30"	CONT.	
IG	23	Ilex glabra	Inkberry Holly		30"-36"	CONT.	
JC	69	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper		18"-24"	CONT.	
JV	21	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper		18"-24"	CONT.	
LC	247	Loropetalum chinense var. rubrum 'Ruby'	Ruby Loropetalum		24"-30"	CONT.	
ND	133	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina		12"-18"	CONT.	
PT	53	Pittosporum tobira	Pittosporum		30"-36"	CONT.	
RC	110	Rhododendron x 'Conlee'	Autumn Amethyst Azalea		18"-24"	CONT.	
RR	95	Rosa x 'Radcor'	Rainbow Knockout Rose		18"-24"	CONT.	
VP	16	Viburnum plicatum f. tomentosum	Doublefile Viburnum		24"-36"	CONT.	

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LANDSCAPE CALCULATIONS

PARKING LOT - 132,902 SF
1 TREE / 2,000 SF PARKING AREA
62 TREES REQUIRED

(30) ZELKOVAS
(30) SUGAR MAPLES
(4) CRAPE MYRTLES (UNDER UTILITY LINES)
64 TREES PROVIDED

SELLONA STREET - STREET TREES - ± 1,233 LF
1 TREE / 40 LF STREET FRONTAGE (NOT INCLUDING DRIVEWAY WIDTH)
31 TREES REQUIRED

(17) GINKGOS PROVIDED
(14) TREES SUBSTITUTED FOR A FEE IN LIEU
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Preliminary Not for Recordation, Conveyance or Construction
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 0896 JOSEPH FAULKNER

SIGNATURE BRIER CREEK APARTMENT HOMES
ADMINISTRATIVE SITE REVIEW
LANDSCAPE PLAN
10701 GLOBE ROAD
RALEIGH, NORTH CAROLINA

Date: July 11, 2016
Scale: 1" = 50'
Drawn: ACS
Checked: AJF
Project No. 127-196
Computer Dwg. Name 127-196 Landscape Plan

Sheet No: 14 Of -

SITE DATA

OWNER INFO:	CIP BRIER CREEK, LLC
PIN:	0758-71-9148
ADDRESS:	10701 GLOBE ROAD RALEIGH, NC 27617
DEED BOOK:	14291 PG 1088
PLAT BOOK:	BM 2003 PG 2007
SITE AREA:	408,983 SF / ± 9.39 Ac.
2' ROW DEDICATION:	2,594 SF / +/- 0.06 Ac.
NET SITE AREA:	406,299 SF/ +/-9.33 Ac.
ZONING:	CX-5; SHOD II
EXISTING USE:	VACANT

SETBACKS:

FRONT-	10' MIN-30' MAX
SIDE-	0' or 6'
REAR-	0' or 6'

PROPOSED USE: APARTMENTS

PROPOSED BUILDINGS:

1 BEDROOM UNITS:	132
2 BEDROOM UNITS:	92
TOTAL DWELLING UNITS:	224

MAX BLDG HEIGHT: 75'

EXISTING IMPERVIOUS AREA : 0.00 Ac.
PROPOSED IMPERVIOUS AREA: 5.43 Ac. \ 236,500 SF (58.2%)

PARKING:

REQUIRED PARKING: 1 SPACE / BEDROOM + 10 SPACES / UNIT
316 BEDROOMS, 224 UNITS = *339 SPACES REQUIRED*

PARKING PROVIDED: **339 PARKING SPACES (INCLUDES 10 H.C.)**

REQUIRED BICYCLE SPACES: 1 SPACE / 20 UNITS = 12 SPACES
PROVIDED BICYCLE SPACES: 12 SPACES

TREE CONSERVATION AREA

SECONDARY TREE CONVERSATION AREA: 42,855 SF, 0.984 Ac.
TOTAL TREE CONSERVATION AREA 42,855 SF, 0.984 Ac. (10.5% OF SITE)

PLANT LIST

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS
CANOPY TREES							
AS	30	Acer saccharum 'Legacy'	Sugar Maple	3"	10' - 12'	B & B	
GB	17	Ginkgo biloba 'Princeton Sentry'	Columnar Ginkgo	3"	10' - 12'	B & B	
ZS	30	Zelkova serrata 'Village Green'	Japanese Zelkova	3"	10' - 12'	B & B	
UNDERSTORY TREES							
AB	5	Acer buergeranum	Trident Maple	1.5"	8' - 10'	B & B	
CB	4	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	1.5"	8' - 10'	B & B	
CC	7	Cercis chinensis 'Avondale'	Avondale Redbud	Multi-Stem	6' - 8'	B & B	
IR	6	Ilex x 'Conn'	Robin Holly	1.5"	6' - 8'	B & B	
LS	12	Lagerstroemia x 'Sioux'	Sioux Crape Myrtle	Multi-Stem	6' - 8'	B & B	
MS	6	Magnolia stellata 'Royal Star'	Star Magnolia	Multi-Stem	6' - 8'	B & B	
TO	30	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	1.5"	8' - 10'	B & B	
SHRUBS							
CS	22	Camellia sasanqua 'Apple Blossom'	Apple Blossom Camellia		24"-36"	CONT.	
BW	4	Buddleia x weyeriana 'Bicolor'	Bicolor Butterfly Bush		30" - 36"	CONT.	
IC	216	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly		24"-30"	CONT.	
IG	23	Ilex glabra	Inkberry Holly		30"-36"	CONT.	
JC	69	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper		18"-24"	CONT.	
JV	21	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper		18"-24"	CONT.	
LC	247	Loropetalum chinense var. rubrum 'Ruby'	Ruby Loropetalum		24"-30"	CONT.	
ND	133	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina		12"-18"	CONT.	
PT	53	Pittosporum tobira	Pittosporum		30"-36"	CONT.	
RC	110	Rhododendron x 'Conlee'	Autumn Amethyst Azalea		18"-24"	CONT.	
RR	95	Rosa x 'Radcor'	Rainbow Knockout Rose		18"-24"	CONT.	
VP	16	Viburnum plicatum f. tomentosum	Doublefile Viburnum		24"-36"	CONT.	

LEGEND

- SS — SANITARY SEWER MAIN
- W — WATER MAIN
- G — GAS MAIN
- FO — FIBER OPTIC
- # — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- POWER POLE
- POWER POLE W/ LIGHT
- EXISTING IRON PIPE
- FIRE HYDRANT
- GATE VALVE
- EXISTING WATER METER

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***.

GENERAL NOTES

1. EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS , INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 AND THE CITY OF RALEIGH UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE IN CONFORMANCE WITH THE CITY OF RALEIGH PUBLIC UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.
5. ALL WORK WITHIN THE N.C.D.O.T. RIGHT-OF-WAY SHALL CONFORM TO N.C.D.O.T. STANDARDS AND SPECIFICATIONS.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM PANEL MAP NUMBER 3720075800J DATED MAY 2, 2006.
7. BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY BILLY DIGIACOMO - CE GROUP, INC IN MAY OF 2016.
8. TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY BILLY DIGIACOMO - CE GROUP, INC IN MAY OF 2016.

NORTH

30' 0 30' 60'

SCALE: 1" = 30'

NO.	REVISIONS	DATE

CE GROUP

301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

Preliminary Not Released For Construction

NORTH CAROLINA 0886 REGISTERED LANDSCAPE ARCHITECT JOSEPH FAULNER

SIGNATURE BRIER CREEK APARTMENT HOMES
ADMINISTRATIVE SITE REVIEW
GARDEN LANDSCAPE PLAN
10701 GLOBE ROAD
RALEIGH, NORTH CAROLINA

Date: July 11, 2016
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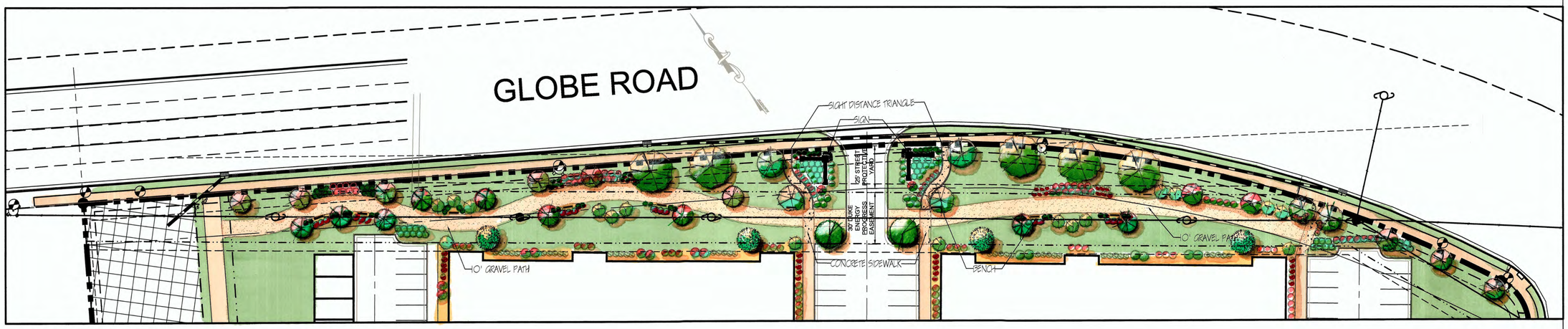
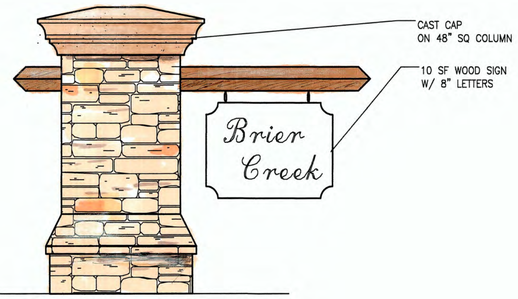
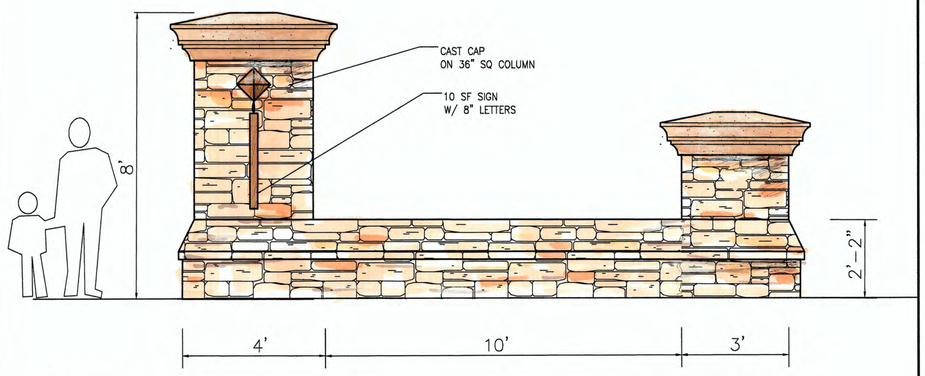


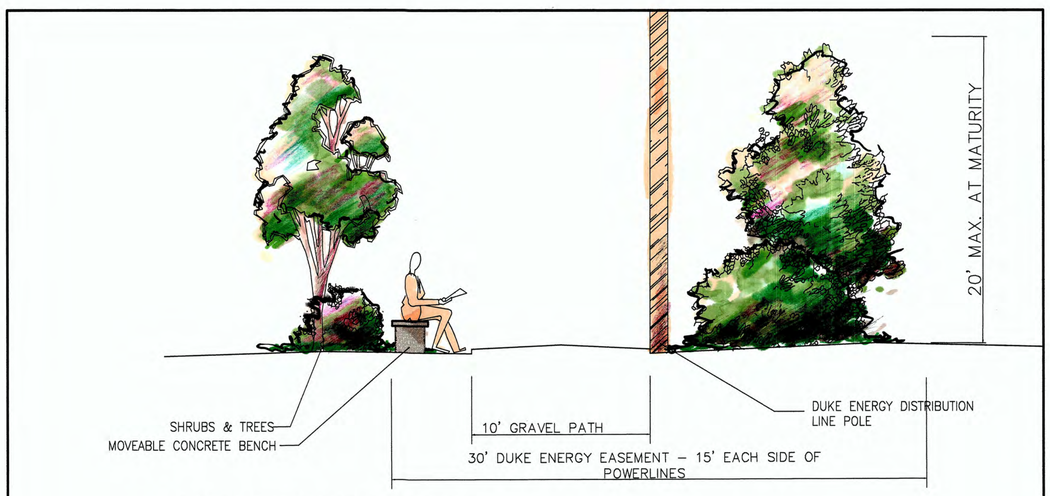
PATH & GARDEN PLAN
SCALE: 1" = 30'



SIGN ELEVATION (SIDE VIEW)
SCALE: 1/2" = 1'-0"



SIGN ELEVATION (FRONT VIEW)
SCALE: 1/2" = 1'-0"



TYP. PATH AND GARDEN SECTION
SCALE: 1/4" = 1'-0"

MOVEABLE BENCH

PRELIMINARY - NOT FOR CONSTRUCTION

Signature PROPERTY GROUP incorporated

DEBORAH M BROWN
LANDSCAPE ARCHITECTURE

DEBORAH BROWN, PLA
LEED-AP
1852 BANKING ST #9095
GREENSBORO, NC 27408

STUDIO: 336-851-1128
E-MAIL:
deborah@dmblandscapearchitecture.com

PROJECT:
BRIER CREEK
10701 GLOBE ROAD,
RALEIGH, WAKE
COUNTY, NC

PROJECT NO:
160405

SHEET TITLE
CONCEPTUAL WALKABLE GARDEN & SIGN

SCALE
VARIES

ISSUE DATE
APRIL 12, 2016
REVISIONS:

SHEET:

THIS DRAWING IS THE PROPERTY OF DEBORAH BROWN LANDSCAPE ARCHITECTURE. REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS EXPRESSLY FORBIDDEN.

NOT USED

ELEVATION MATERIAL KEY:

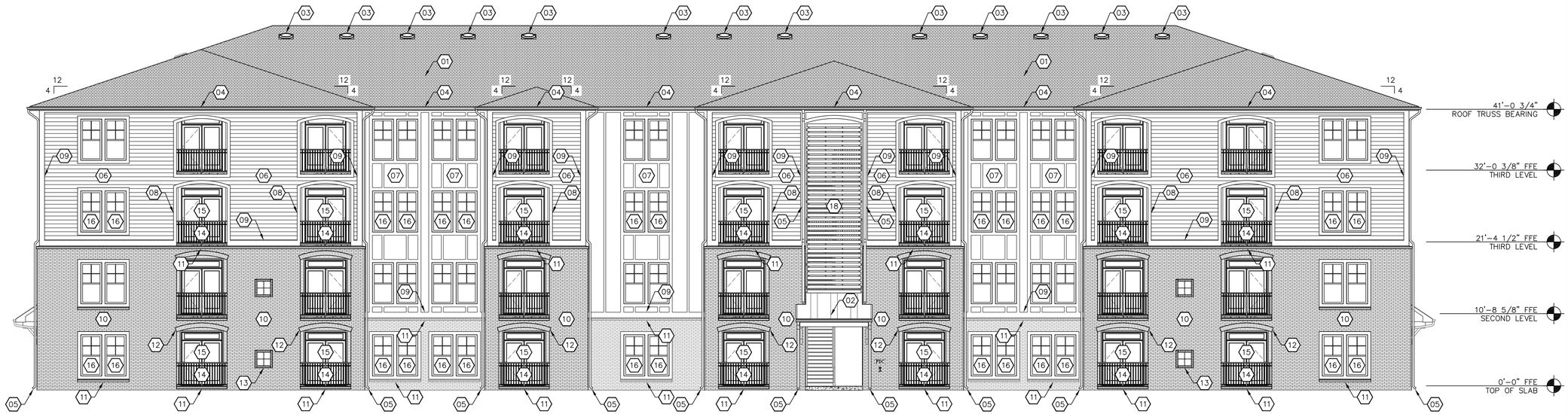
- 01 25 YEAR ARCHITECTURAL SHINGLES OVER #15 ROOFING FELT
- 02 STANDING SEAM METAL ROOF
- 03 ATTIC VENT – VENTSURE METAL DOME – SEE SHEET B1.4
- 04 PRE-FINISHED 5" SEAMLESS GUTTER OVER 6" FIBER CEMENT FACIA BOARD
- 05 PRE-FINISHED 4"x3" ALUMINUM DOWNSPOUT
- 06 FIBER CEMENT LAP SIDING W/ 7" EXPOSURE
- 07 FIBER CEMENT PANELS W/ 4" BATTEN STRIPS
- 08 6" FIBER CEMENT TRIM
- 09 10" FIBER CEMENT TRIM
- 10 BRICK VENEER
- 11 SLOPED BRICK ROWLOCK SILL
- 12 BRICK ARCHED SOLIDER COURSE
- 13 24"x24" TILE & BRICK PENDANT
- 14 ALUMINUM GUARDRAIL
- 15 WOOD IN-SWINGING PATIO DOOR WITH TRANSOM ABOVE

ELEVATION MATERIAL KEY CONTINUED:

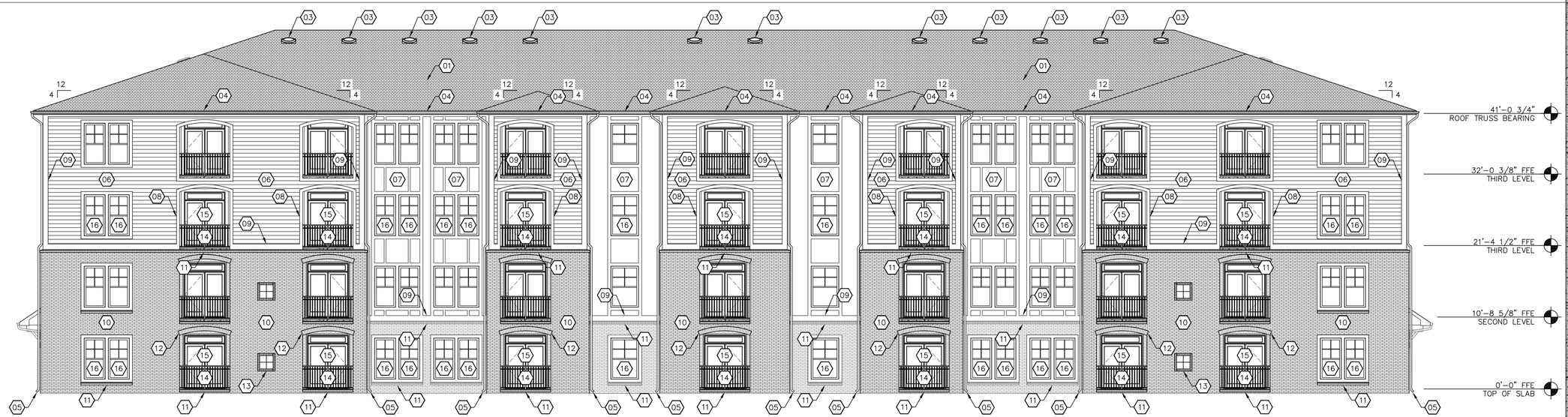
- 16 VINYL SINGLE HUNG WINDOW W/ 6" FIBER CEMENT TRIM AROUND & BETWEEN WINDOWS
- 17 VINYL FIXED PANE WINDOW W/ 6" FIBER CEMENT TRIM
- 18 RAIN SCREEN – COMPOSITE DECKING SLATS ON METAL FRAME – SEE SHEET S4.0

ELEVATION MATERIAL KEY NOTES:

1. G.C. TO COORDINATE WITH OWNER FOR COLOR AND FINISH FOR ALL EXTERIOR CLADDING AND FEATURES.



1 PARKING LOT ELEVATION - 56 UNIT BLDG
1/8" = 1'



2 STREET ELEVATION - 56 UNIT BLDG
1/8" = 1'

REVISIONS

PROJECT 1602-A
DATE TBD
DRAWN BY JAD

BRIER CREEK APARTMENTS
RALEIGH, NORTH CAROLINA
56 UNIT BUILDING

ELEVATIONS - FRONT & REAR

Rehab ENGINEERING
401 East Fourth Street, Suite 201
Winston-Salem, North Carolina 27101-4171
www.rehabeng.com
office 336.714.8935
fax 336.722.9872

FOR REVIEW - NOT RELEASED FOR CONSTRUCTION

B3.0

NOT USED

ELEVATION MATERIAL KEY:

01 25 YEAR ARCHITECTURAL SHINGLES OVER #15 ROOFING FELT
02 STANDING SEAM METAL ROOF
03 ATTIC VENT – VENTSURE METAL DOME – SEE SHEET B1.4
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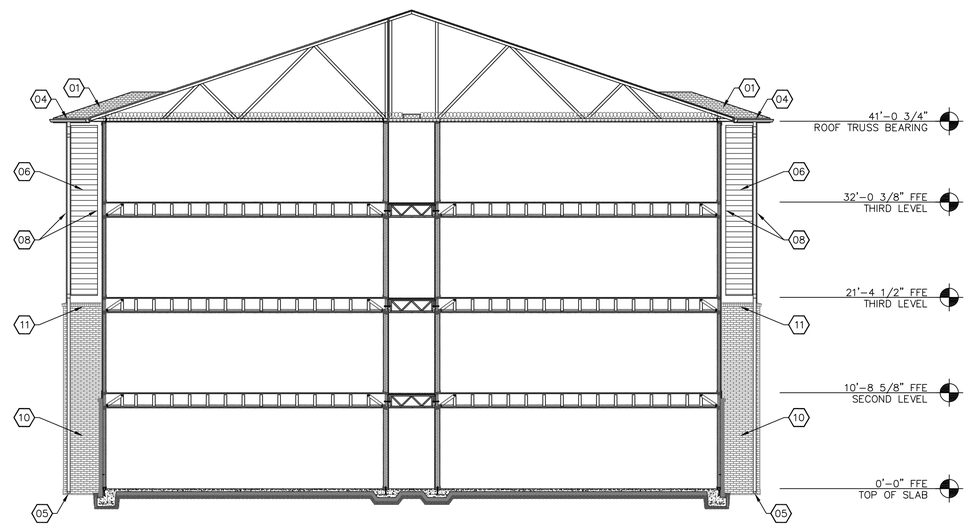
18 RAIN SCREEN – COMPOSITE DECKING SLATS ON METAL FRAME – SEE SHEET S4.0

ELEVATION MATERIAL KEY NOTES:

1. G.C. TO COORDINATE WITH OWNER FOR COLOR AND FINISH FOR ALL EXTERIOR CLADDING AND FEATURES.

1 SIDE ELEVATION - 56 UNIT BLDG
1/8" = 1' BOTH SIDES SIMILAR



2 PORCH SIDE ELEVATION
1/8" = 1' ALL PORCH SIDES SIMILAR

REVISIONS

PROJECT 1602-A
DATE TBD
DRAWN BY JAD

BRIER CREEK APARTMENTS
RALEIGH, NORTH CAROLINA
56 UNIT BUILDING

ELEVATIONS - SIDE & PORCH SIDE

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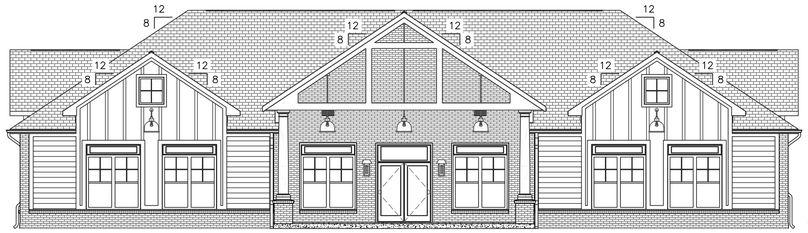
FOR REVIEW - NOT RELEASED FOR CONSTRUCTION

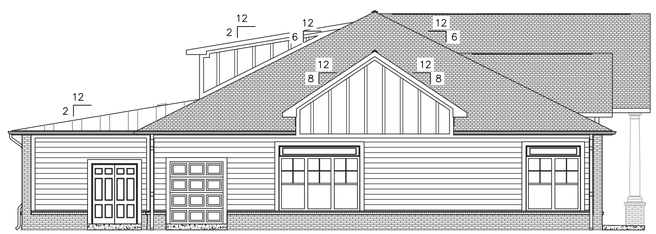
B3.1

NOT USED

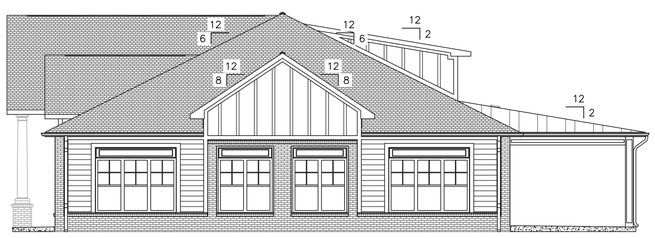


1 FRONT ELEVATION - CLUBHOUSE
1/8" = 1'

2 REAR ELEVATION - CLUBHOUSE
1/8" = 1'



3 LEFT ELEVATION - CLUBHOUSE
1/8" = 1'



4 RIGHT ELEVATION - CLUBHOUSE
1/8" = 1'

NOT USED

REVISIONS			

PROJECT 1602-B
DATE TBD
DRAWN BY JAD

BRIER CREEK APARTMENTS
RALEIGH, NORTH CAROLINA
CLUBHOUSE

ELEVATIONS - FRONT, REAR, & SIDES

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FOR REVIEW - NOT RELEASED FOR CONSTRUCTION

B3.0