



PDI Architecture, LLC
1020 Breazeale Road, Pendleton, SC 29670
(864) 224-5

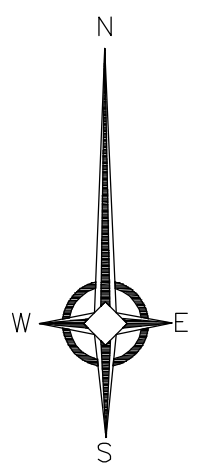
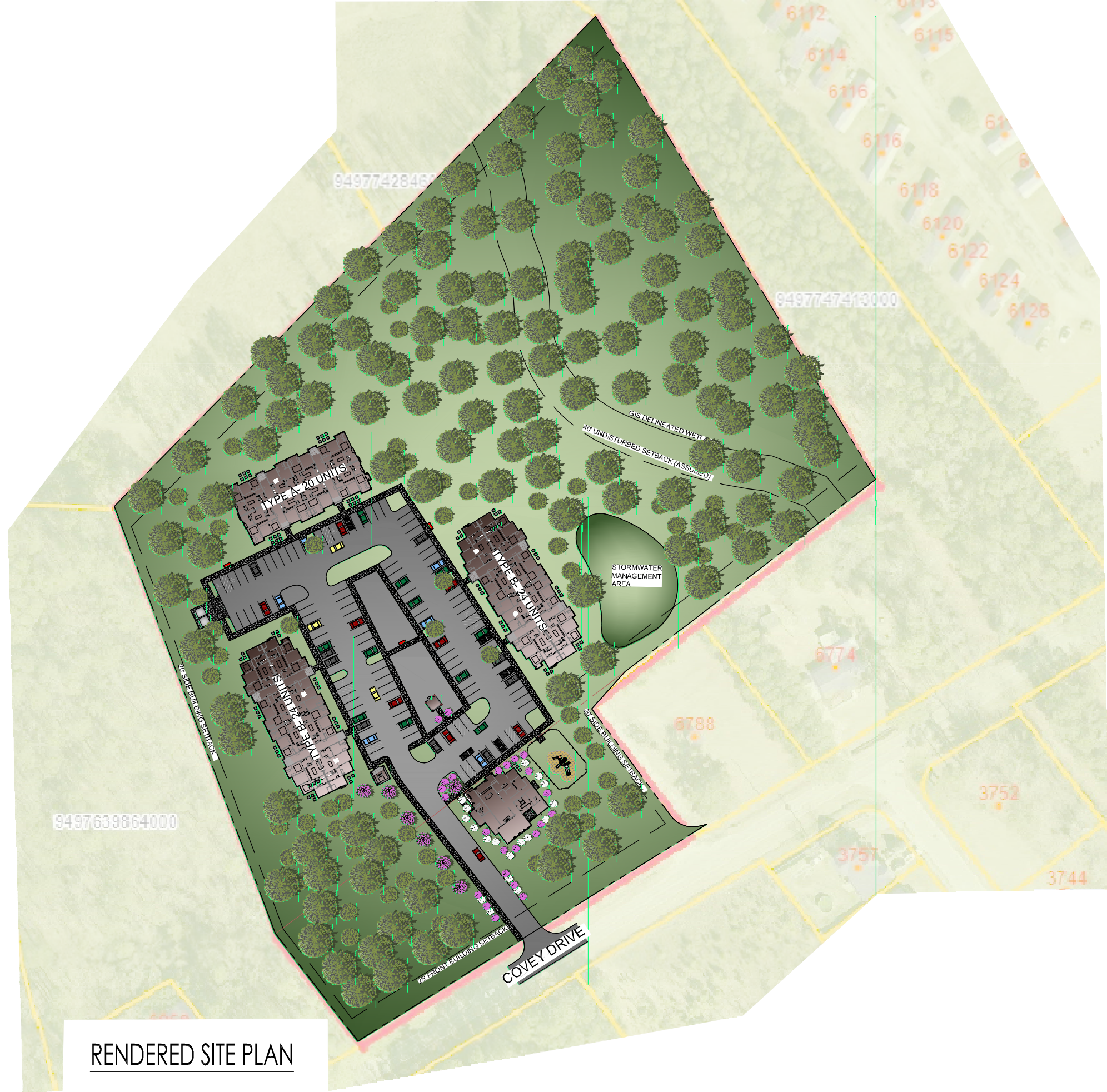
Covey Apartments

Covey Drive
Fayetteville, North Carolina

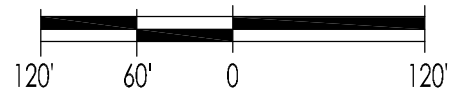
January 20, 2026



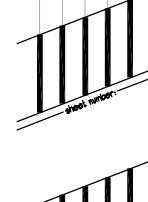
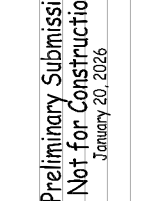
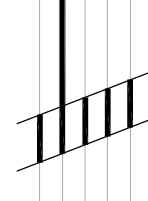
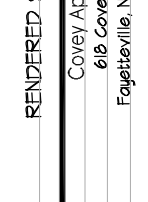
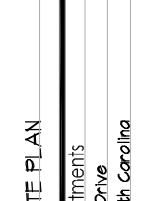
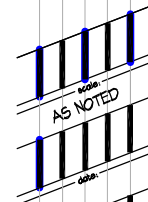
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SCALE: 1:120



RENDERED SITE PLAN



RENDERED SITE PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

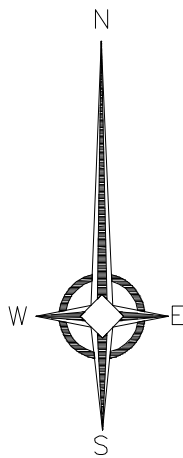
SITE PLANNING REQUIREMENTS

SITE IS LOCATED IN : FAYETTEVILLE, NC (WITHIN CUMBERLAND COUNTY)
 CURRENT ZONING : to be re-zoned to MR-5
 OVERLAY DISTRICT: NONE FOUND
 BUILDING SETBACKS: MR-5
 FRONT - 25'
 SIDE - 10'
 REAR - 30'
 BUILDING SEPARATION- MF- MIN. 20' (USE 20' AS PDI STD. IF NONE REQUIRED)
 FIRE ACCESS- ? TRUCKS TO 150' OF ALL PARTS OF BUILDING UNLESS APPROVED OTHERWISE?
 DENSITY FACTOR- 20 UNITS/AC
 COMMON OPEN SPACE - ?
 PARKING: 1.8 PER DWELLING UNIT (SPACES ARE 9'x20' with a 24' aisle)
 LOT COVERAGE (MAX.): 55%
 MAX. IMPERVIOUS SURFACE AREA - ?
 MAX. BUILDING HEIGHT: 75' OR 6 STORIES (GREATER OF THE 2)
 MAX. BUILDING LENGTH: 220'
 *BUFFERYARDS/LANDSCAPING - TRANSITION ZONE (BUFFER), BUILDING FOUNDATION, STREET YARD, PERIMETER PARKING and PARKING LOT LANDSCAPING IS REQUIRED. A TREE SURVEY AND TREE PROTECTION IS REQUIRED.

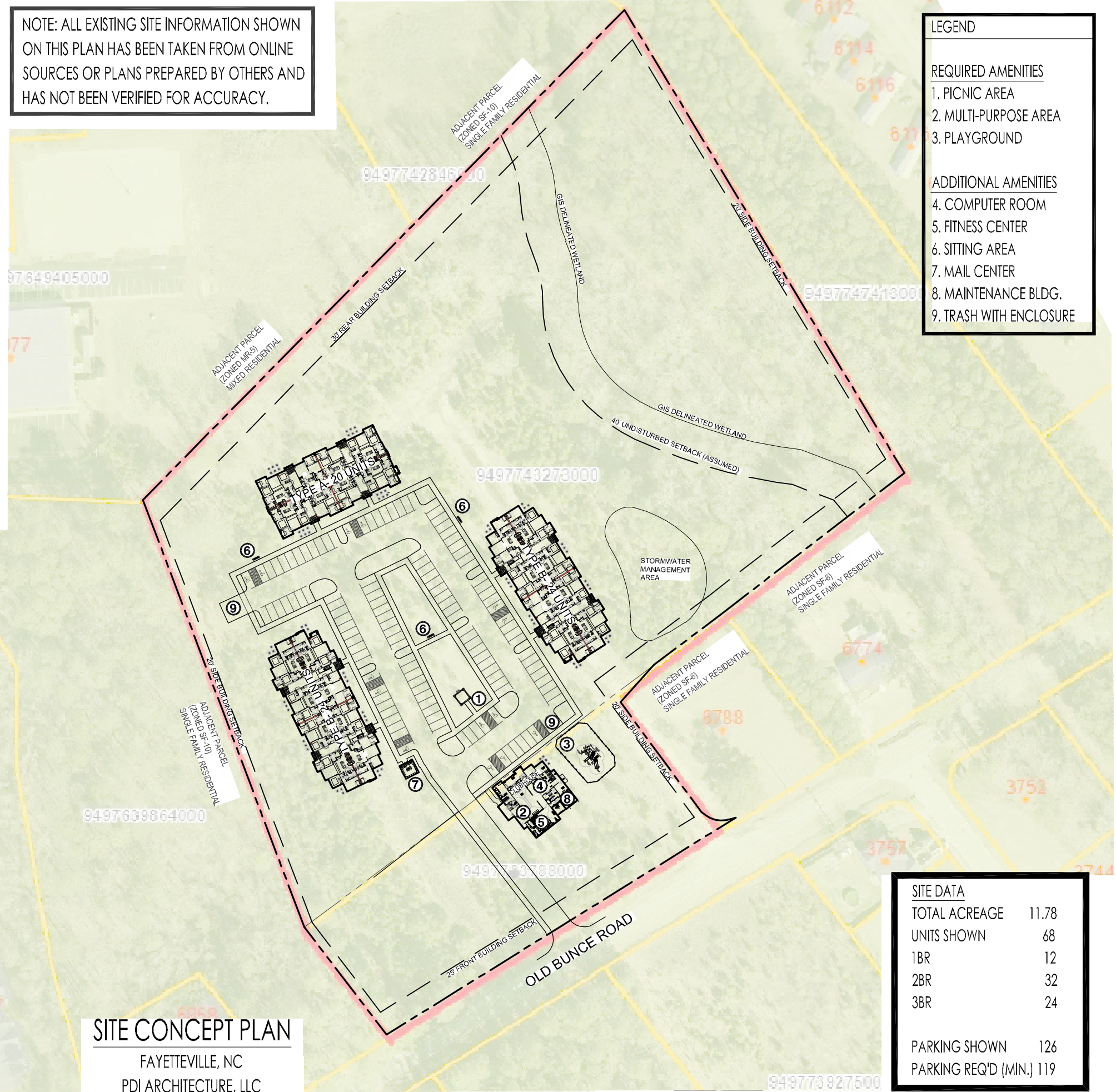
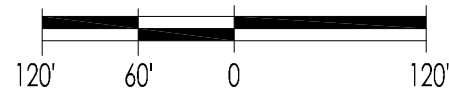
NOTE: ALL EXISTING SITE INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM ONLINE SOURCES OR PLANS PREPARED BY OTHERS AND HAS NOT BEEN VERIFIED FOR ACCURACY.

- LEGEND
- REQUIRED AMENITIES
1. PICNIC AREA
 2. MULTI-PURPOSE AREA
 3. PLAYGROUND
- ADDITIONAL AMENITIES
4. COMPUTER ROOM
 5. FITNESS CENTER
 6. SITTING AREA
 7. MAIL CENTER
 8. MAINTENANCE BLDG.
 9. TRASH WITH ENCLOSURE

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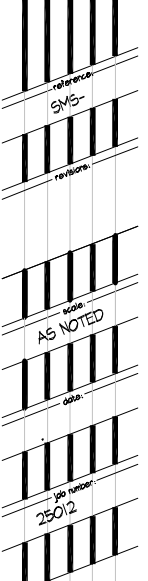


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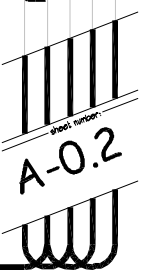
SITE CONCEPT PLAN
 FAYETTEVILLE, NC
 PDI ARCHITECTURE, LLC

SITE DATA	
TOTAL ACREAGE	11.78
UNITS SHOWN	68
1BR	12
2BR	32
3BR	24
PARKING SHOWN	126
PARKING REQ'D (MIN.)	119



SITE CONCEPT PLAN
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 Fayetteville, North Carolina

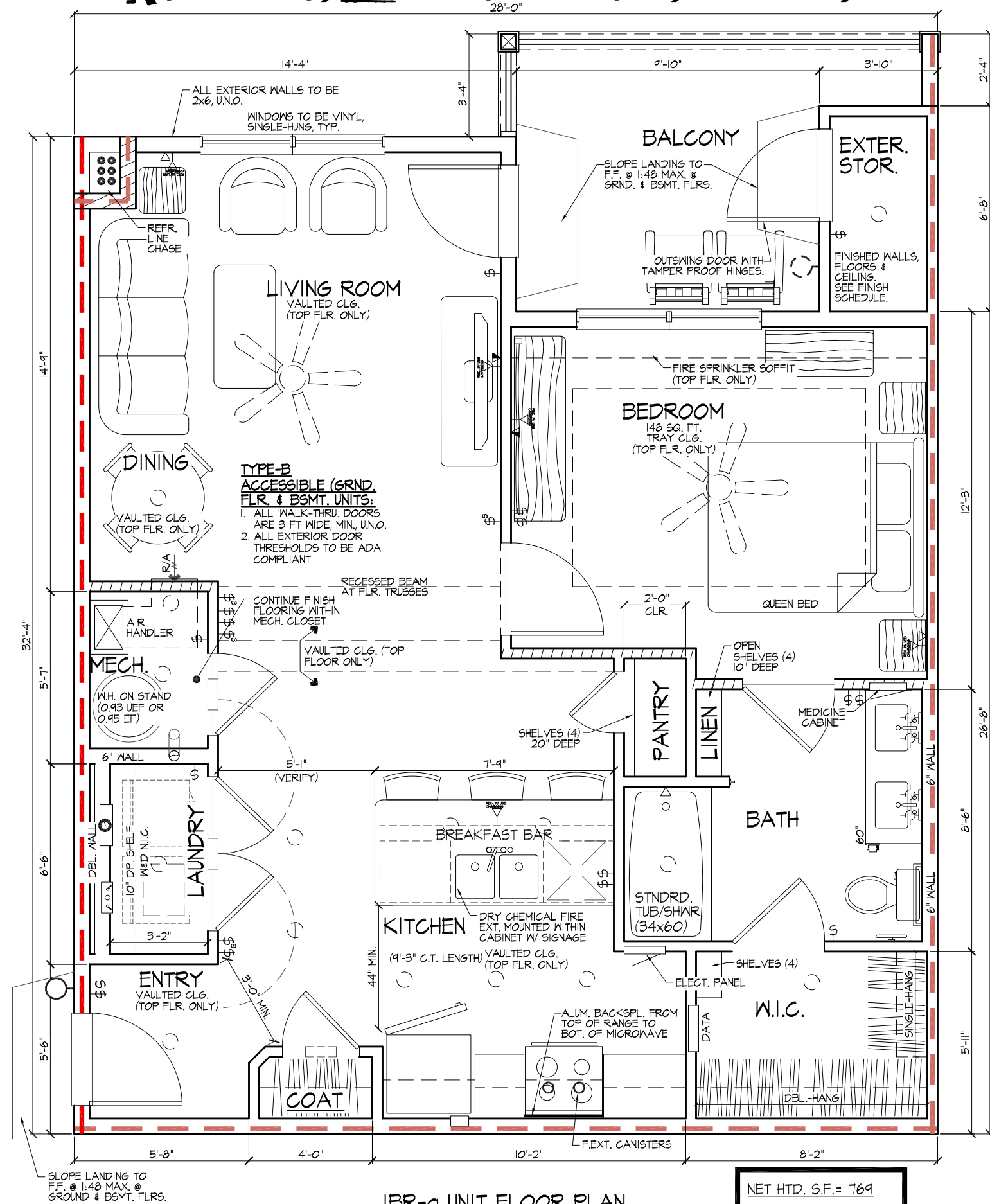
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A-0.2



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- UNIT FINISHES NOTES:**
- ALL INTERIOR DOORS TO BE 5 PANEL, SOLID CORE
 - DOOR HARDWARE TO BE 'BLACK'.
 - SHELVING:
 - ALL CLOSET SHELVING TO BE EPOXY COATED STEEL. HANGING SHELVES ARE TO BE 'FREE SLIDE'
 - ALL EXPOSED SHELVING TO BE SOLID WOOD, PAINTED, INCLUDING LAUNDRY
 - TRIM: (ALL PAINTED)
 - BASE 1x6
 - DOOR & WINDOW CASING TO BE 1x4 w/ 1x6 HEAD TRIM
 - WINDOW STOOLS TO BE WOOD
 - CROWN MOLDING TO BE 1x4
 - CHAIRRAIL: NONE
 - CABINETS:
 - STYLE: 'CRAFTSMEN' STYLE, PTD.
 - HARDWARE TO BE ON ALL DOORS & DRAWERS AND TO BE 'BLACK', DECORATIVE BARS
 - COUNTERTOPS:
 - KITCHEN: 3cm (TILE BACKSPL.)
 - BATHROOMS: 3cm W/ 4" BACKSPL.
 - WALL CABINETS TO EXTEND TO CEILING W/ TOP 12" H. CABINET TO HAVE GLASS DOORS
 - TUB & SHOWER:
 - TUBS: TO BE FIBERGL. W/ 3-PC. TILE EMBOSSED FIBERGL. SURROUNDS W/ S.S. CURVED CURTAINROD
 - SHOWERS: TO BE FIBERGL. W/ 3-PC. TILE EMBOSSED FIBERGL. SURROUNDS
 - SURROUNDS TO EXTEND TO THE CEILING
 - FAUCETS, CONTROLS, ETC.: FINISH TO MATCH HARDWARE
 - PLUMBING FIXTURES: (WHITE)
 - ALL TOILETS TO BE ADA COMPLIANT
 - LIGHT FIXTURES: (FINISH TO MATCH HARDWARE)
 - CEILING FANS: 52", VARIABLE SPEED W/ LIGHT KIT, U.N.O.
 - OVER BAR: HANGING PENDANTS
 - VANITIES: VANITY LIGHT, ONE OVER EA. LAV.
 - ENTRY: WALL SCONCE
 - BALCONY: WALL SCONSE, 'DARK SKYS' COMPLIANT
 - ALL OTHER LIGHTING TO BE FLUSH-MOUNTED DOWN LIGHTS (WHITE TRIM)
 - TUB/SHOWER LIGHTING TO BE RATED FOR WET CONDITIONS
 - ALL TO BE 'ENERGY STAR' COMPLIANT

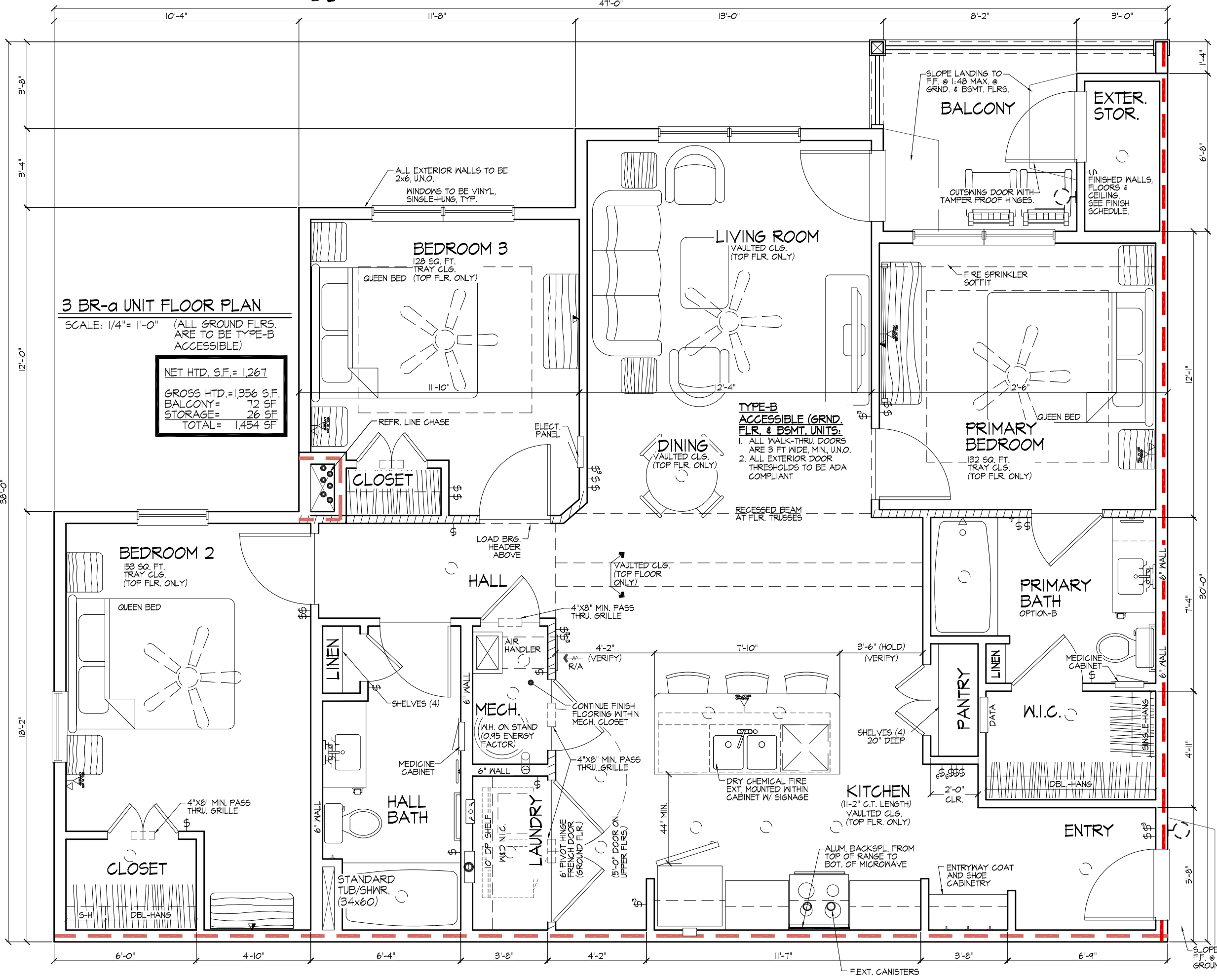
IBR-a UNIT FLOOR PLAN
 SCALE: 1/4" = 1'-0" (ALL GROUND FLRS. ARE TO BE TYPE-B ACCESSIBLE)

NET HTD. S.F. =	769
GROSS HTD. =	828 S.F.
BALCONY =	99 S.F.
STORAGE =	26 S.F.
TOTAL =	953 S.F.

IBR-a UNIT FLOOR PLAN
 Covey Apartments
 618 Covey Drive
 Fayetteville, North Carolina
 Preliminary Submission
 Not for Construction
 January 20, 2026
 A-01



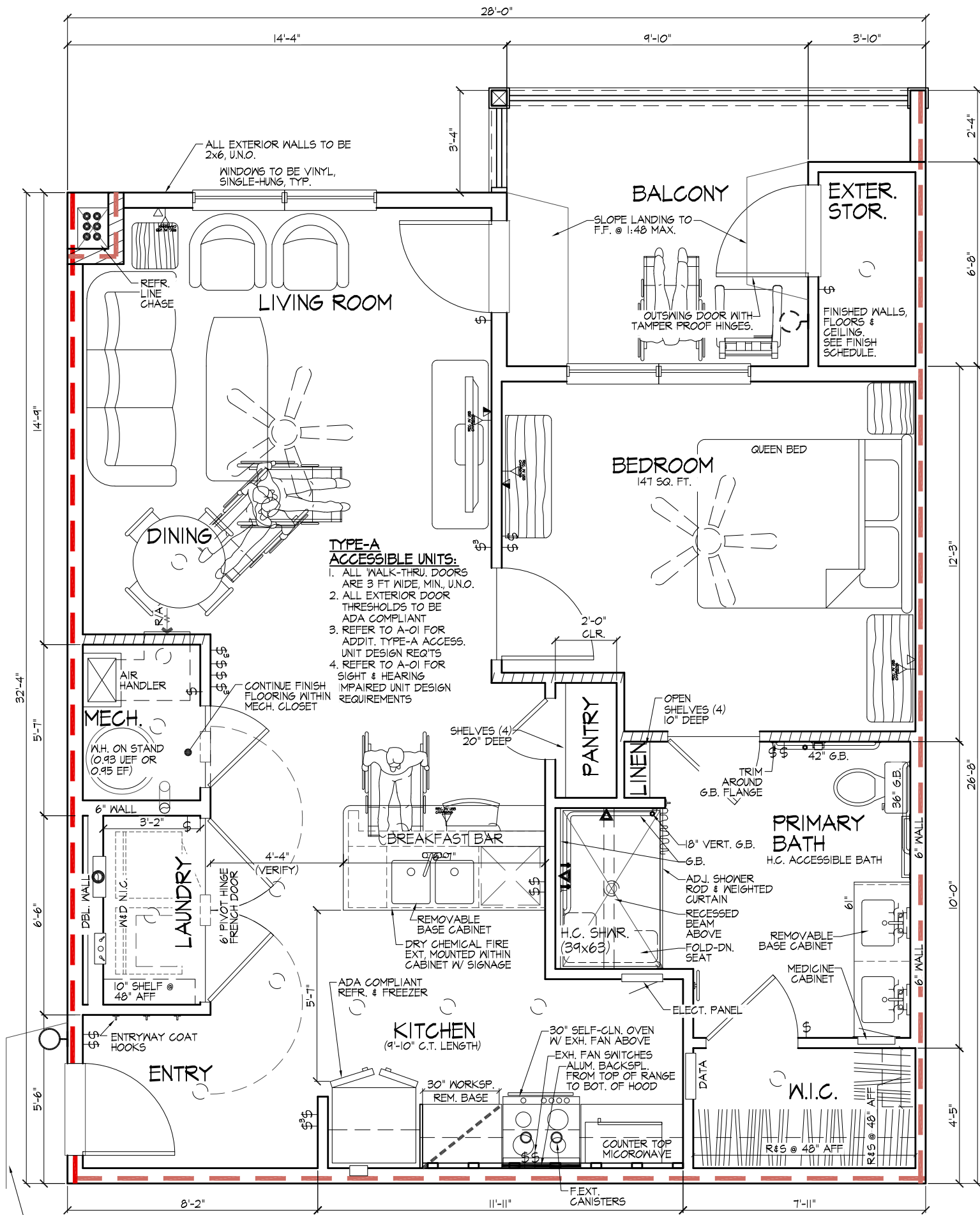
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reference: SWS-
 revisions:
 date:
 AS NOTED
 date:
 job number:
 25012
3 BR-a UNIT FLOOR PLAN
 Covey Apartments
 618 Covey Drive
 Fayetteville, North Carolina
 Preliminary Submission
 Not for Construction
 January 20, 2026
 sheet number:
A-04



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IBR-a H.C. UNIT FLOOR PLAN

SCALE: 1/4" = 1'-0" (TYPE-A ACCESSIBLE)

NET HTD. S.F. =	764
GROSS HTD. =	828 SF
BALCONY =	99 SF
STORAGE =	26 SF
TOTAL =	953 SF

reference
SWS

note
AS NOTED

note
see notes
25012

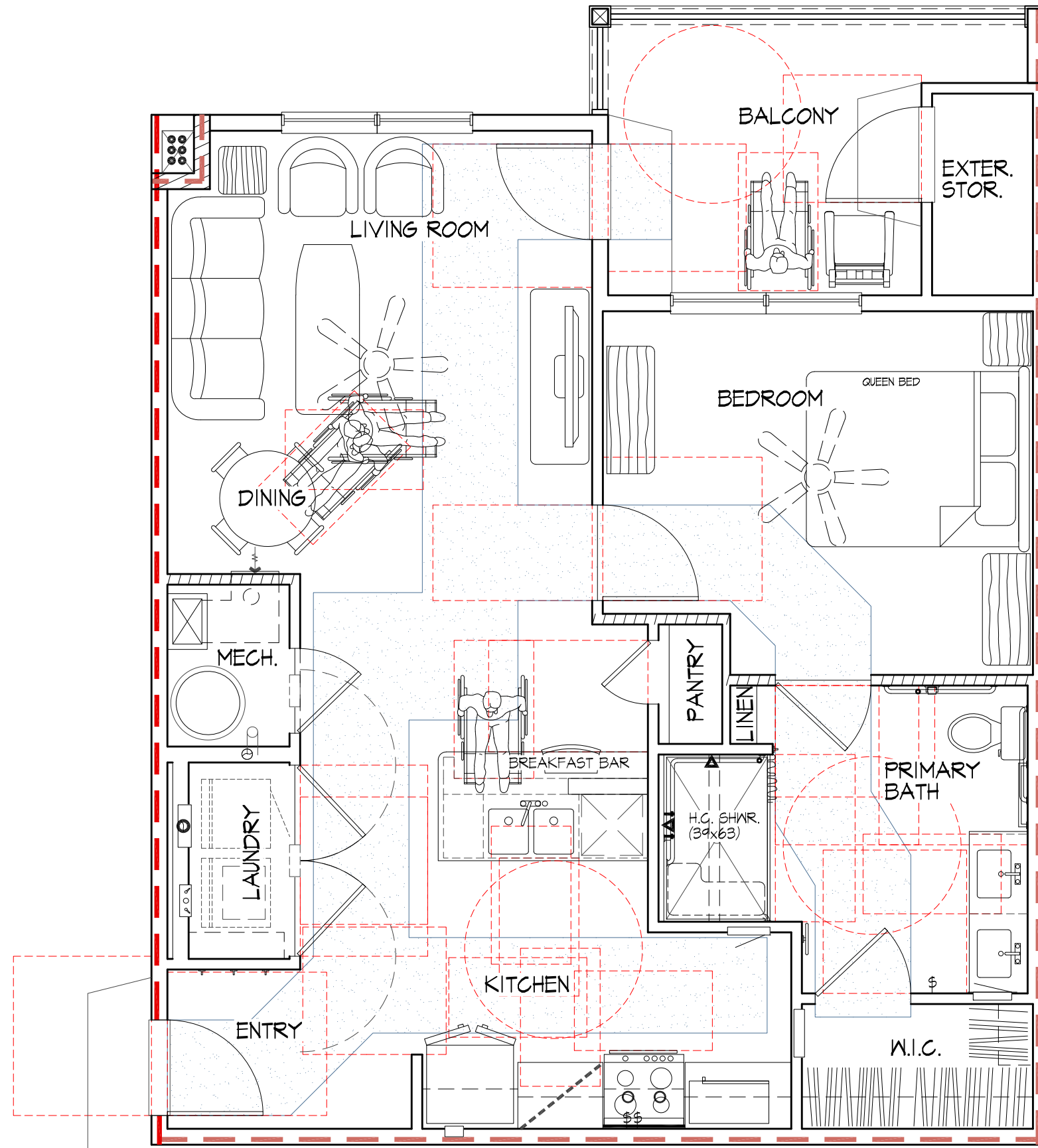
IBR-a H.C. UNIT FLOOR PLAN
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A-05



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IBR-a H.C. C.F.S. PLAN

SCALE: 1/4" = 1'-0" (TYPE-A ACCESSIBLE)

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revision	
date	
scale	AS NOTED
date	
job number	25012

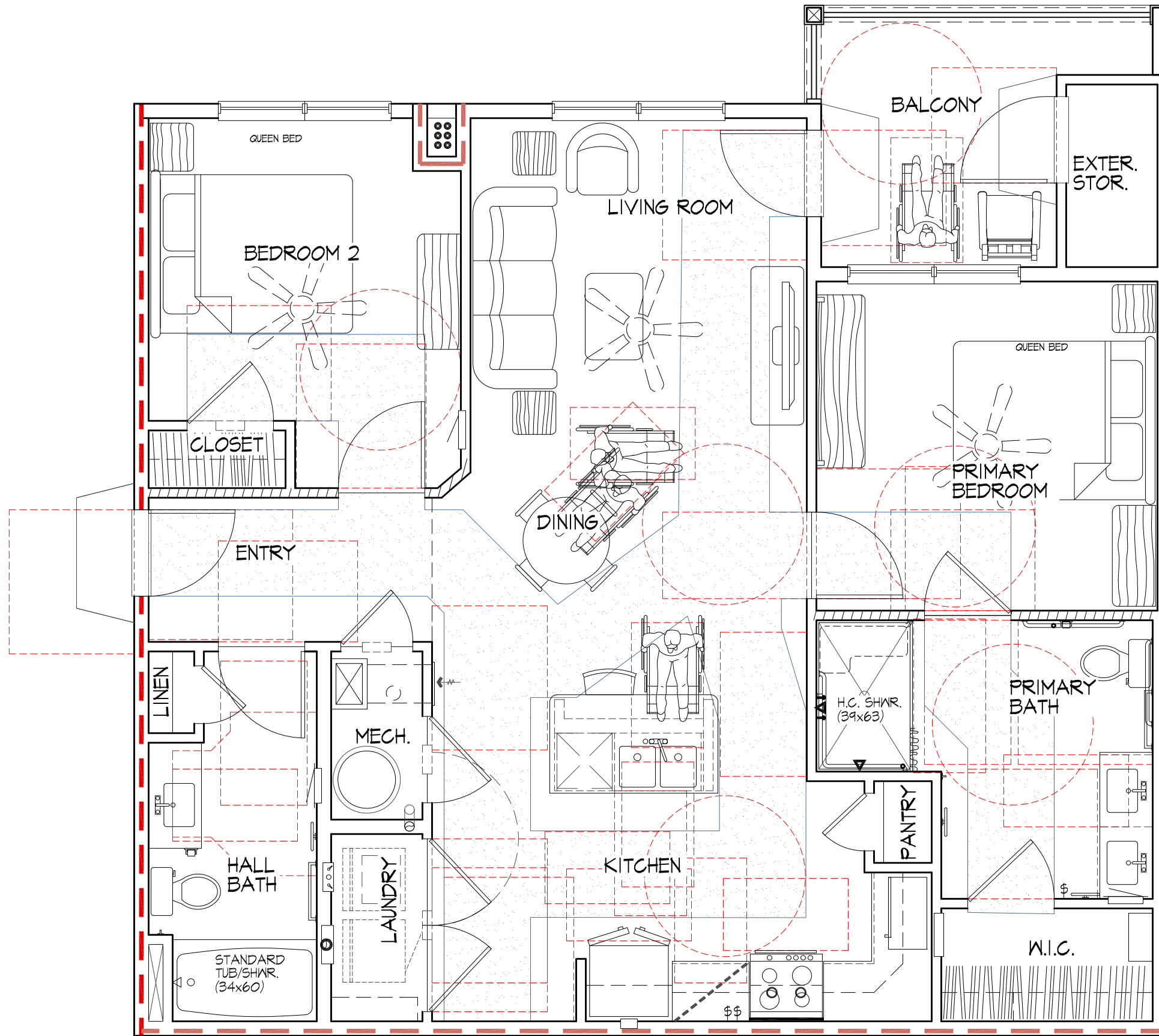
IBR-a H.C. C.F.S. PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

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January 20, 2026

A-06



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2BR-a H.C. C.F.S. PLAN
SCALE: 1/4" = 1'-0" (TYPE-A ACCESSIBLE)

reference	SMS
revision	
date	AS NOTED
date	
job number	25012

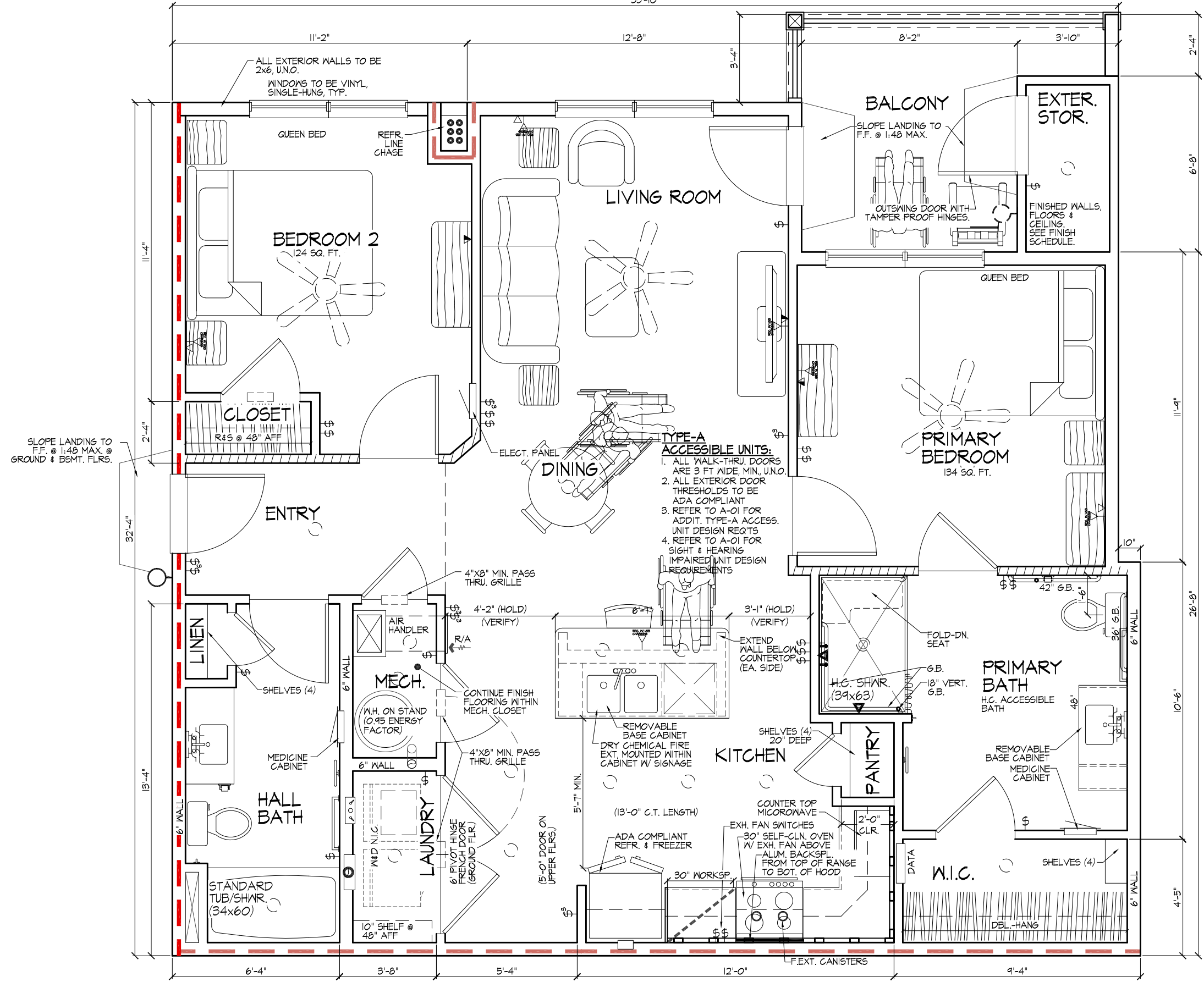
2BR-a H.C. C.F.S. PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

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January 20, 2026

sheet number
A-08



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- TYPE-A ACCESSIBLE UNITS:**
1. ALL WALK-THRU DOORS ARE 3 FT WIDE, MIN, U.N.O.
 2. ALL EXTERIOR DOOR THRESHOLDS TO BE ADA COMPLIANT
 3. REFER TO A-01 FOR ADDIT. TYPE-A ACCESS. UNIT DESIGN REQ'TS
 4. REFER TO A-01 FOR SIGHT & HEARING IMPAIRED UNIT DESIGN REQUIREMENTS

2BR-b H.C. UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0" (TYPE-A ACCESSIBLE)

NET HTD. S.F. =	1,029
GROSS HTD. =	1,103 S.F.
BALCONY =	84 SF
STORAGE =	26 SF
TOTAL =	1,213 SF

DATE: 1/20/2026
DRAWN BY: S.M.S.
CHECKED BY: J.M.S.
SCALE: AS NOTED
PROJECT NUMBER: 25012

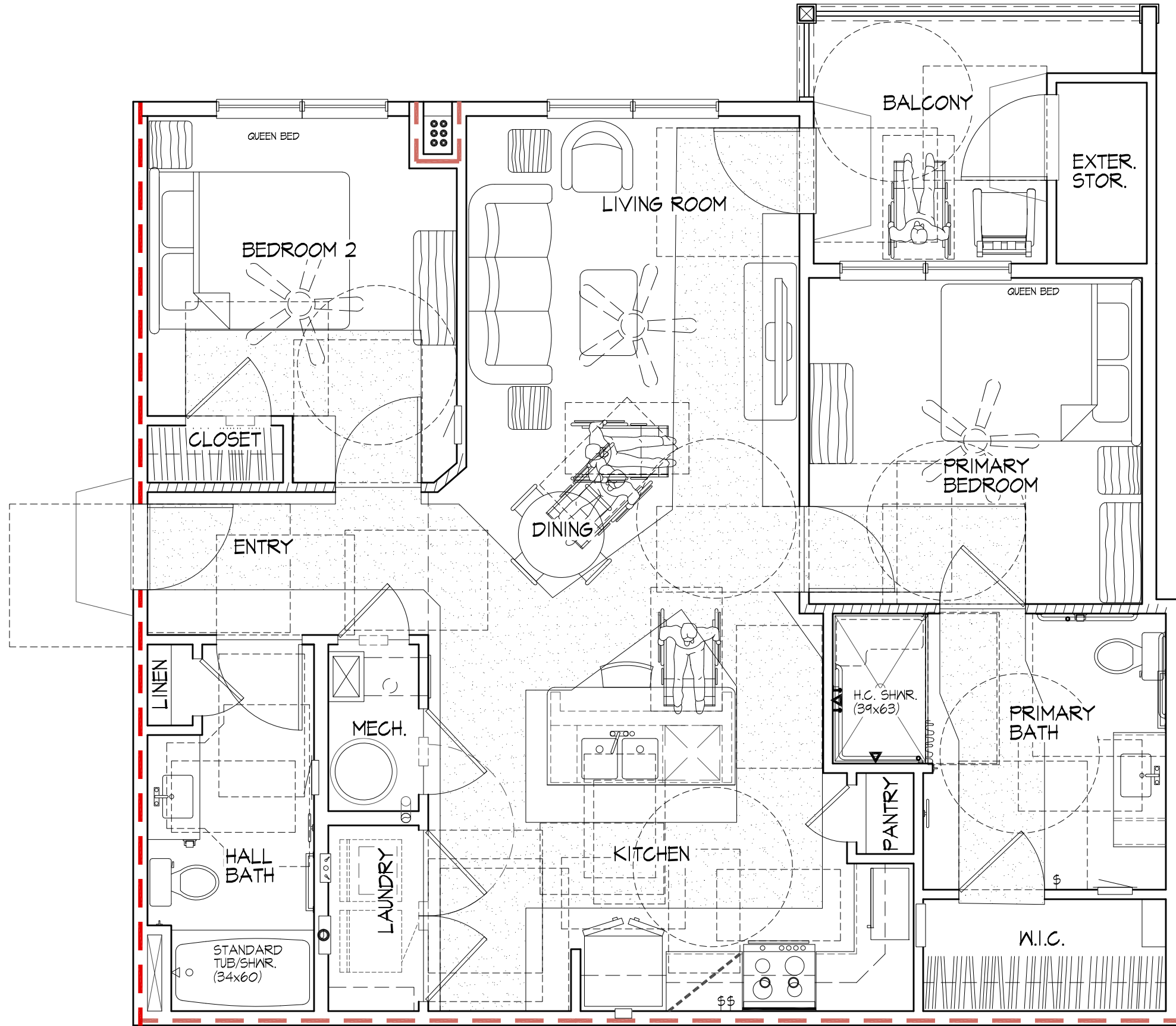
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Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

sheet number:
A-09



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2BR-b H.C. C.F.S. PLAN
 SCALE: 1/4" = 1'-0" (TYPE-A ACCESSIBLE)

revision	5/6/25
date	AS NOTED
sheet number	250/2

2BR-b H.C. C.F.S. PLAN
 Covey Apartments
 618 Covey Drive
 Fayetteville, North Carolina

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 Not for Construction
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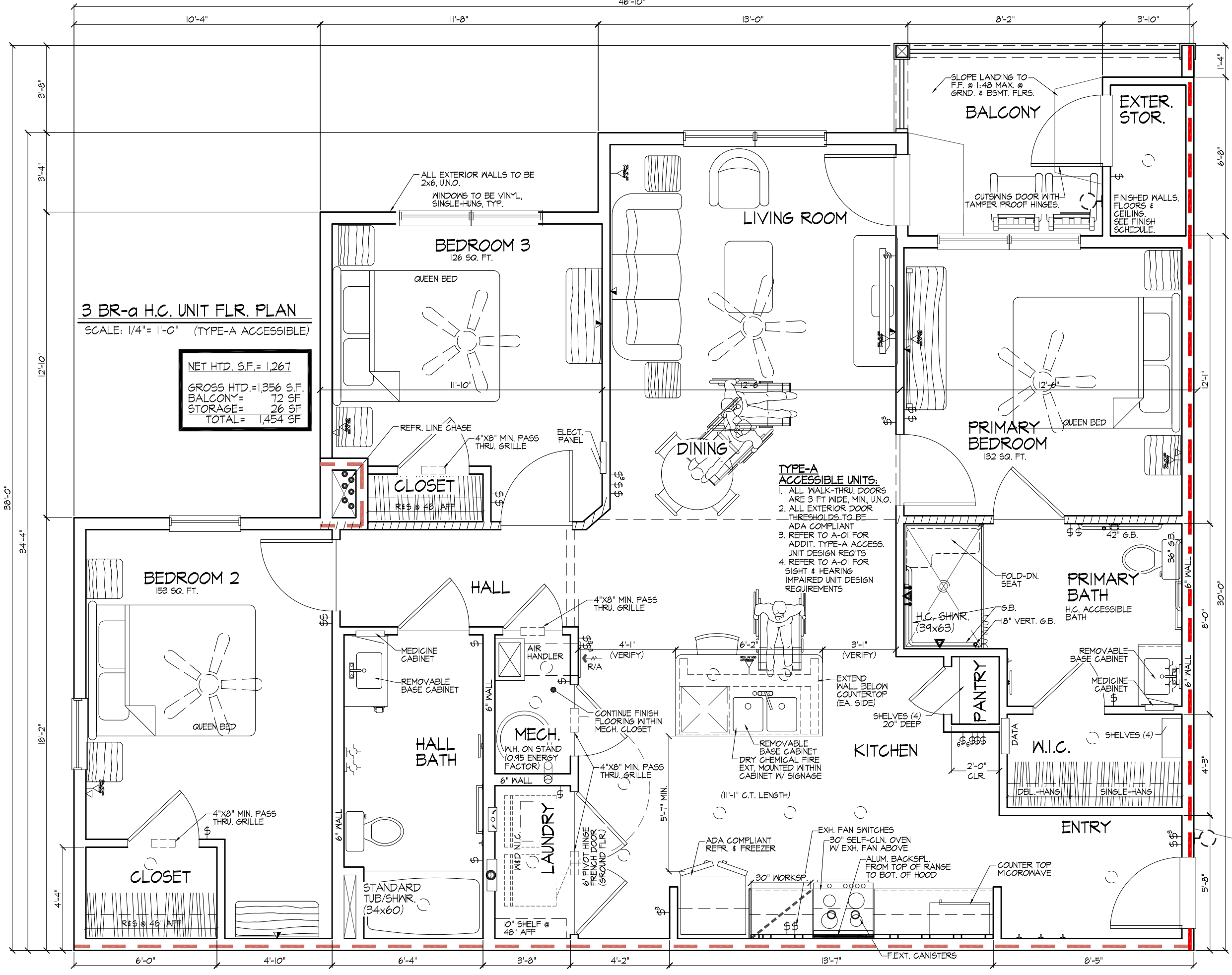
Scale: 1/4" = 1'-0"
 AS NOTED
 25012

3BR-a H.C. UNIT FLOOR PLAN
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3 BR-a H.C. UNIT FLR. PLAN
 SCALE: 1/4" = 1'-0" (TYPE-A ACCESSIBLE)

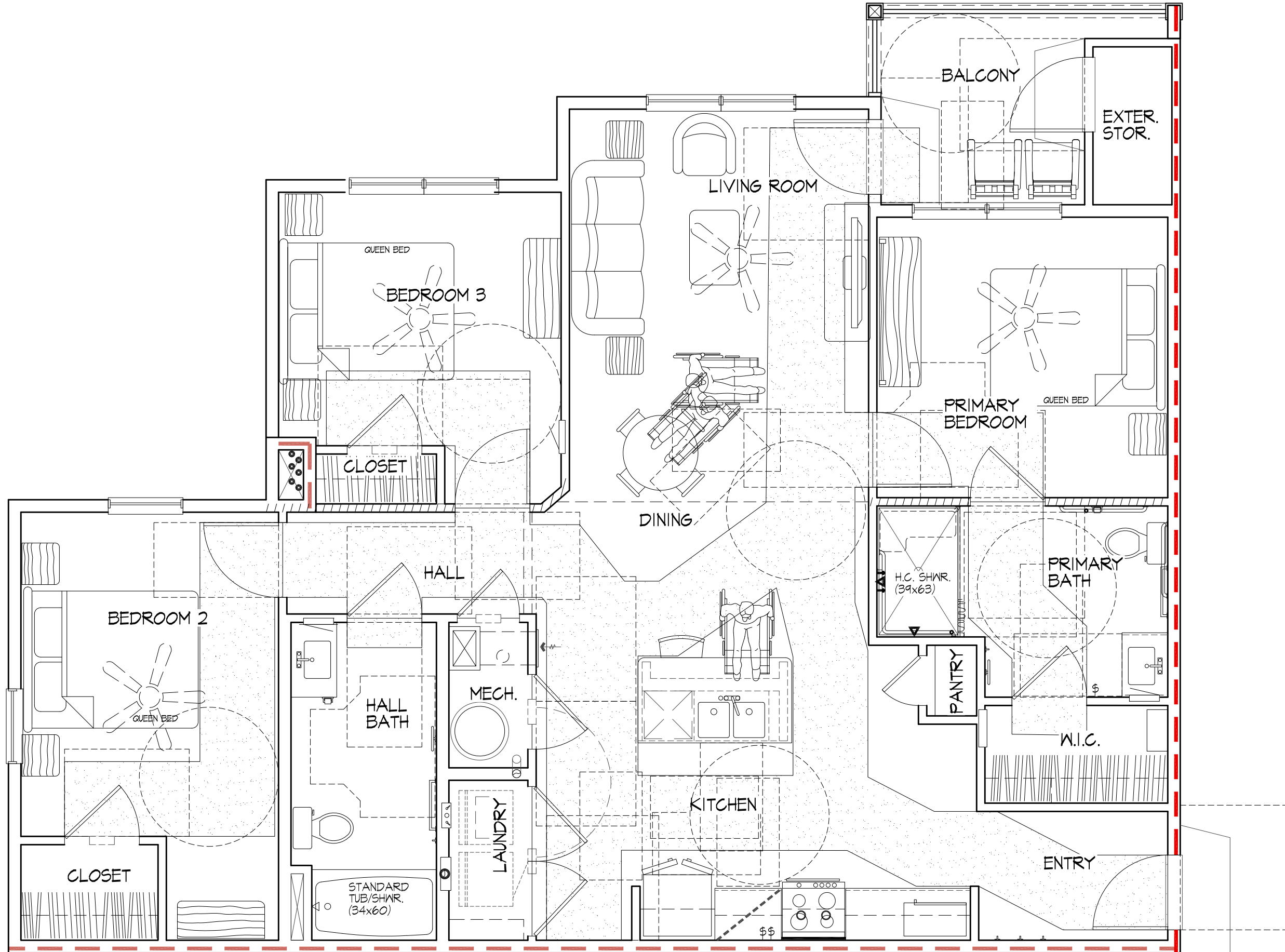
NET HTD. S.F. =	1,267
GROSS HTD. =	1,356 S.F.
BALCONY =	72 SF
STORAGE =	26 SF
TOTAL =	1,454 SF

- TYPE-A ACCESSIBLE UNITS:**
1. ALL WALK-THRU DOORS ARE 3 FT WIDE, MIN. U.N.O.
 2. ALL EXTERIOR DOOR THRESHOLDS TO BE ADA COMPLIANT
 3. REFER TO A-01 FOR ADDIT. TYPE-A ACCESS. UNIT DESIGN REQTS
 4. REFER TO A-01 FOR SIGHT & HEARING IMPAIRED UNIT DESIGN REQUIREMENTS

SLOPE LANDING TO F.F. @ 1:48 MAX.



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3BR-a H.C. C.F.S. PLAN

SCALE: 1/4" = 1'-0" (TYPE-A ACCESSIBLE)

revision
SMB
date
AS NOTED
date
job number
25012

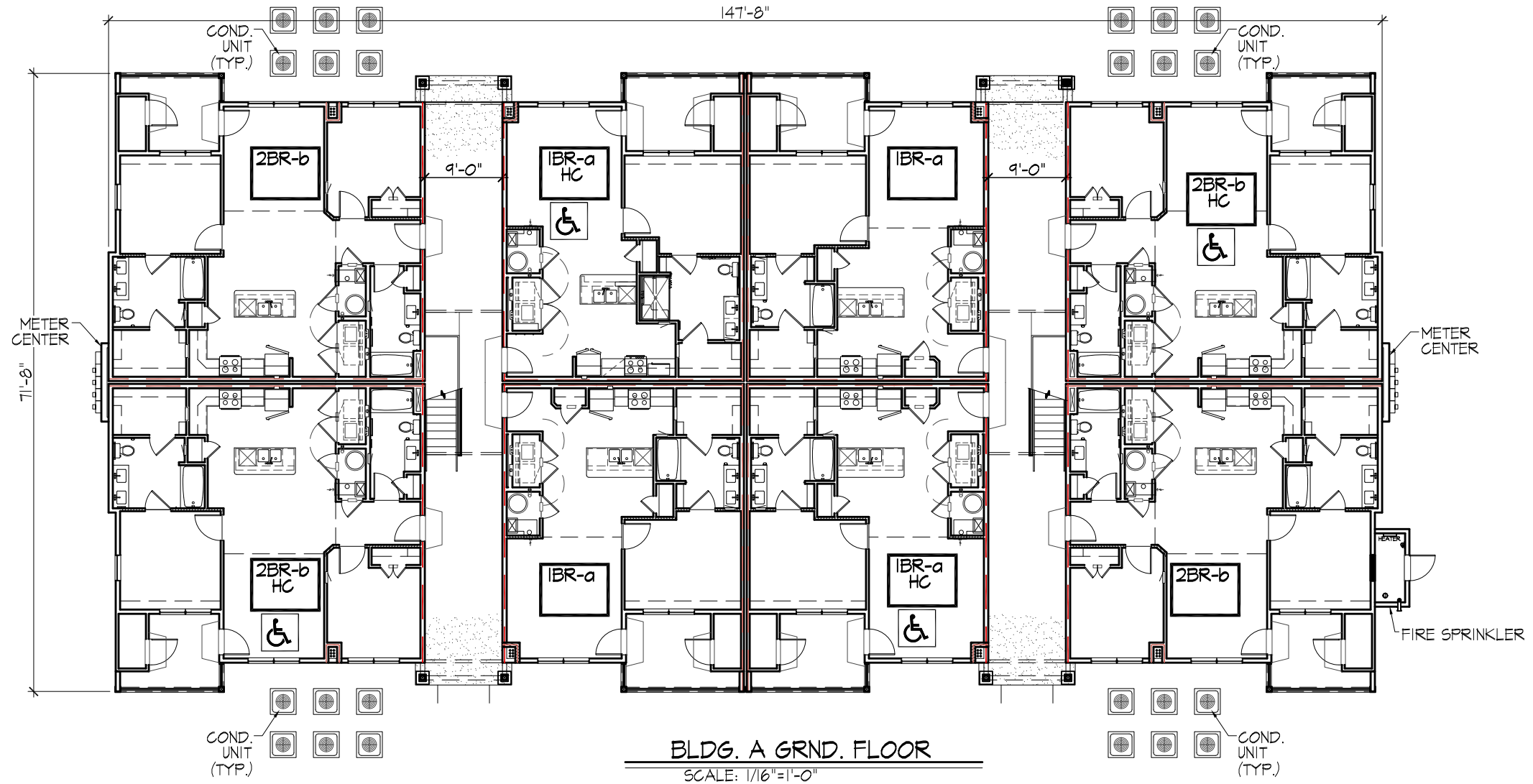
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A-12



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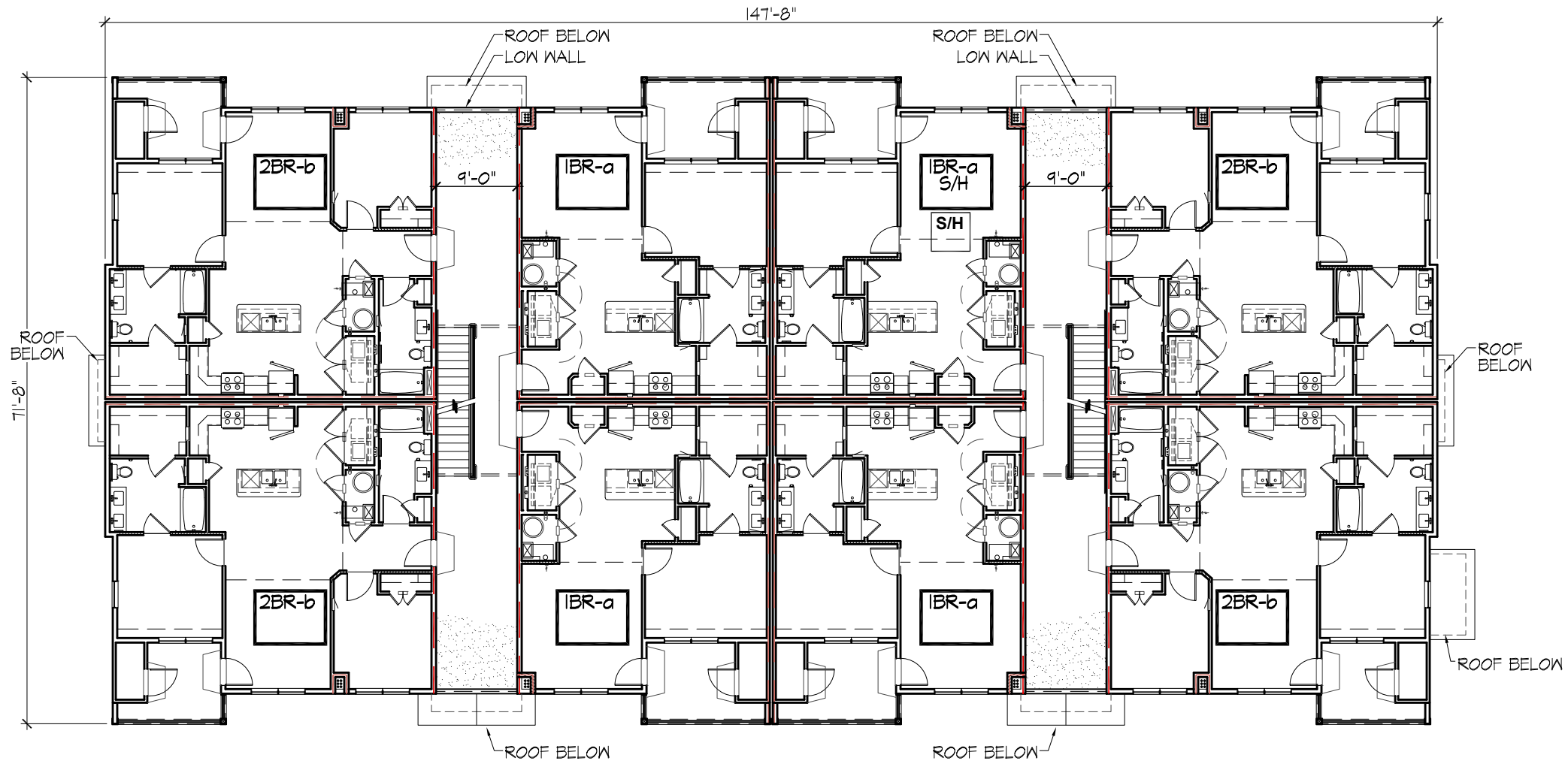
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note	AS NOTED
note	
job number	25012

BLDG. A- GROUND FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

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BLDG. A 2nd FLOOR

SCALE: 1/16"=1'-0"

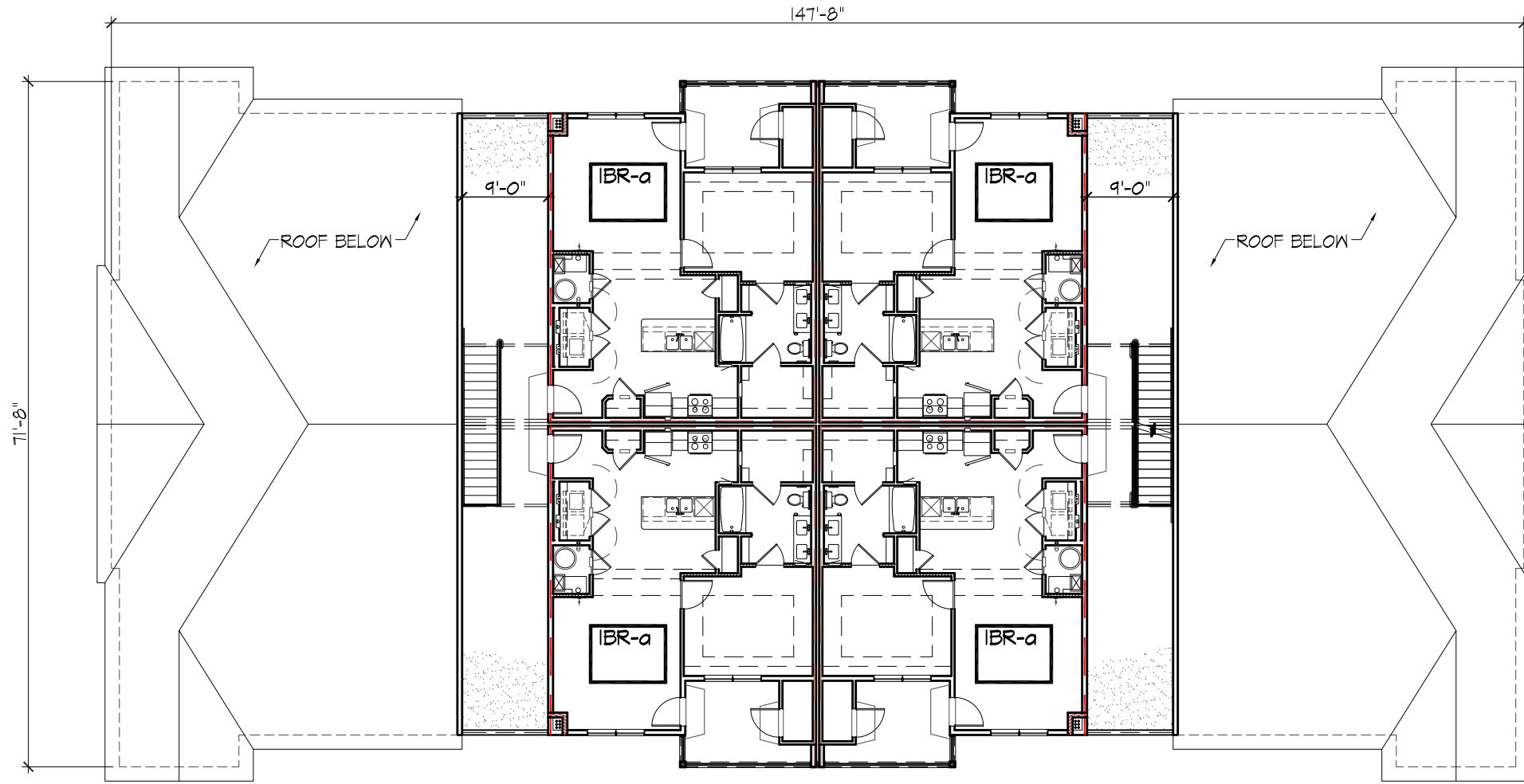
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note	AS NOTED
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BLDG. A- 2ND FLOOR PLAN
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BLDG. A 3rd FLOOR
SCALE: 1/16"=1'-0"

revision	SM5
revision	
note	AS NOTED
date	
job number	25012

BLDG. A- 3RD FLOOR PLAN
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A-15



BLDG. A- FRONT ELEVATION

SCALE: 1/16" = 1'-0"



BLDG. A- REAR ELEVATION

SCALE: 1/16" = 1'-0"

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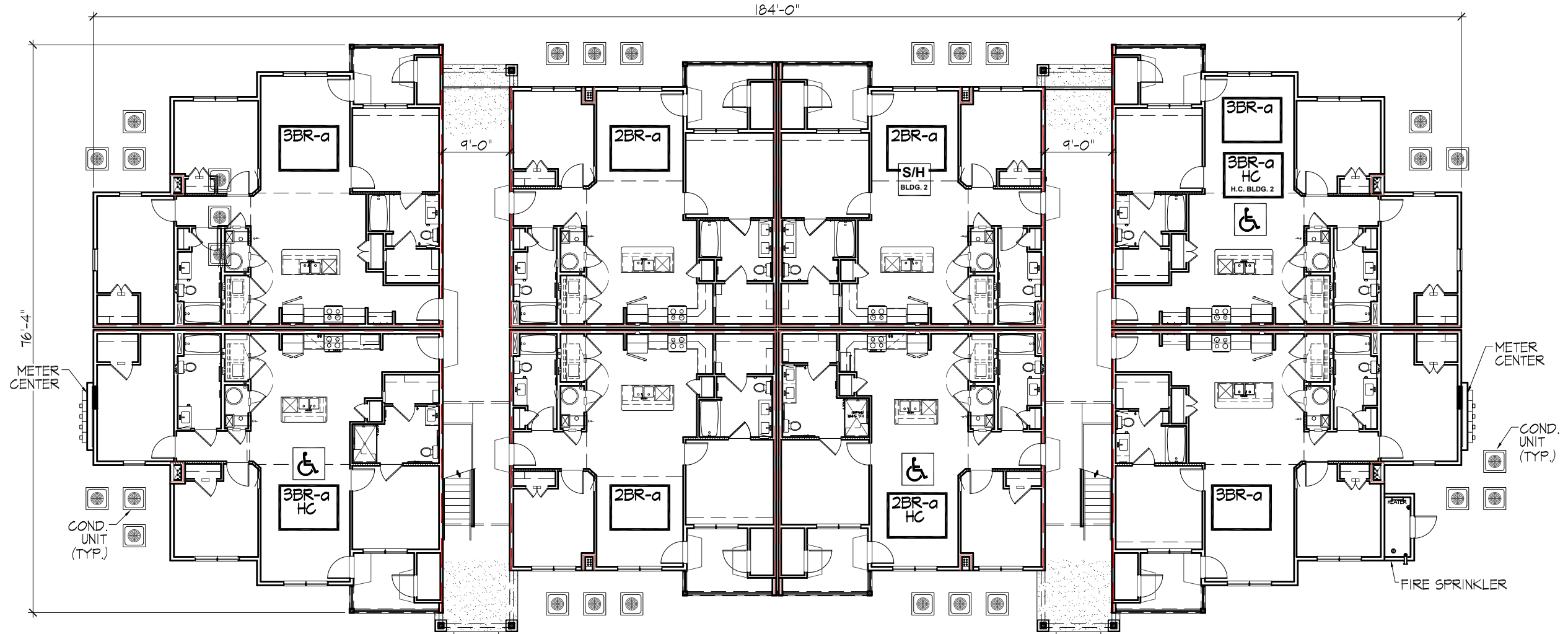
Sheet Number: 25012
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BLDG. A- ELEVATIONS
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BLDG. B GRND. FLOOR

SCALE: 1/16"=1'-0"

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revision	
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job number	25012

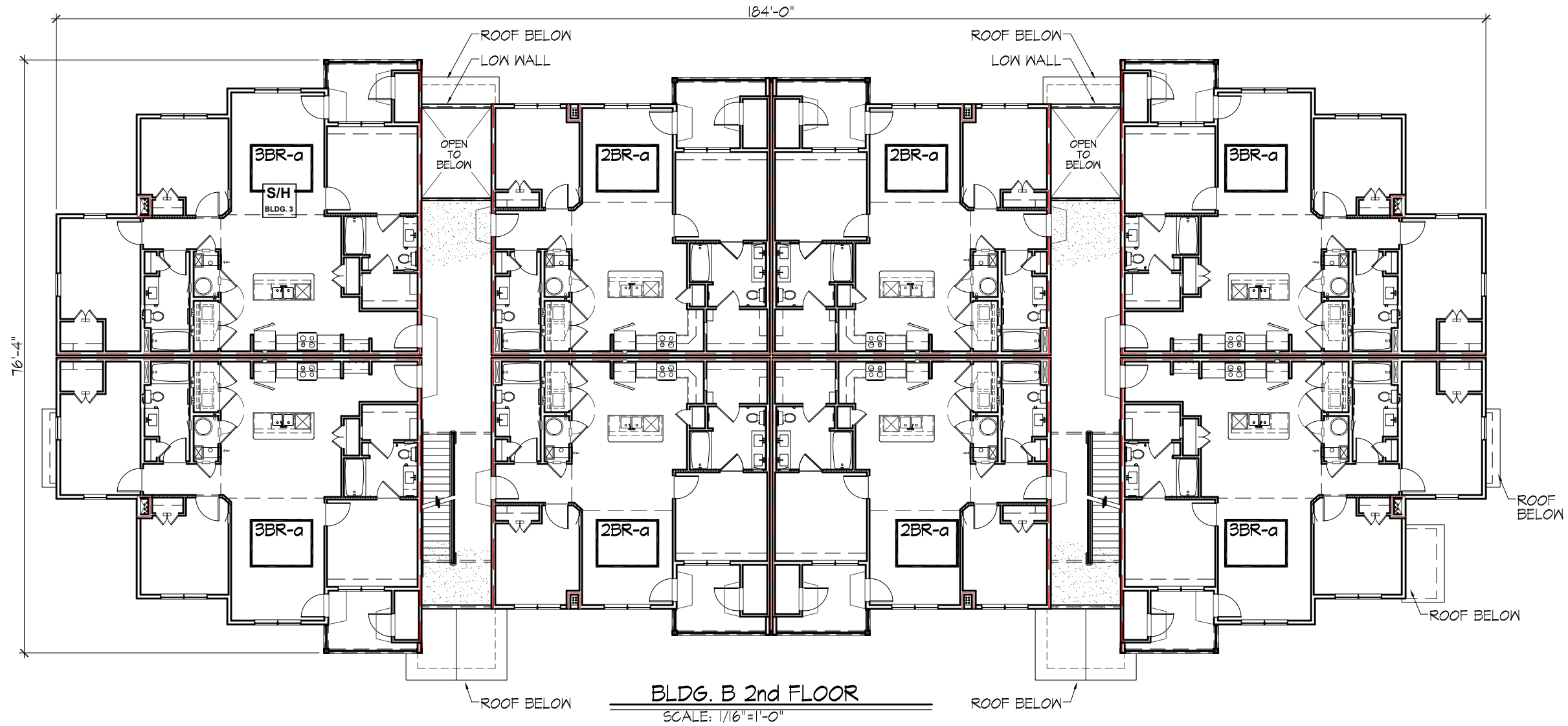
BLDG. B- GRAND FLOOR PLAN
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A-18



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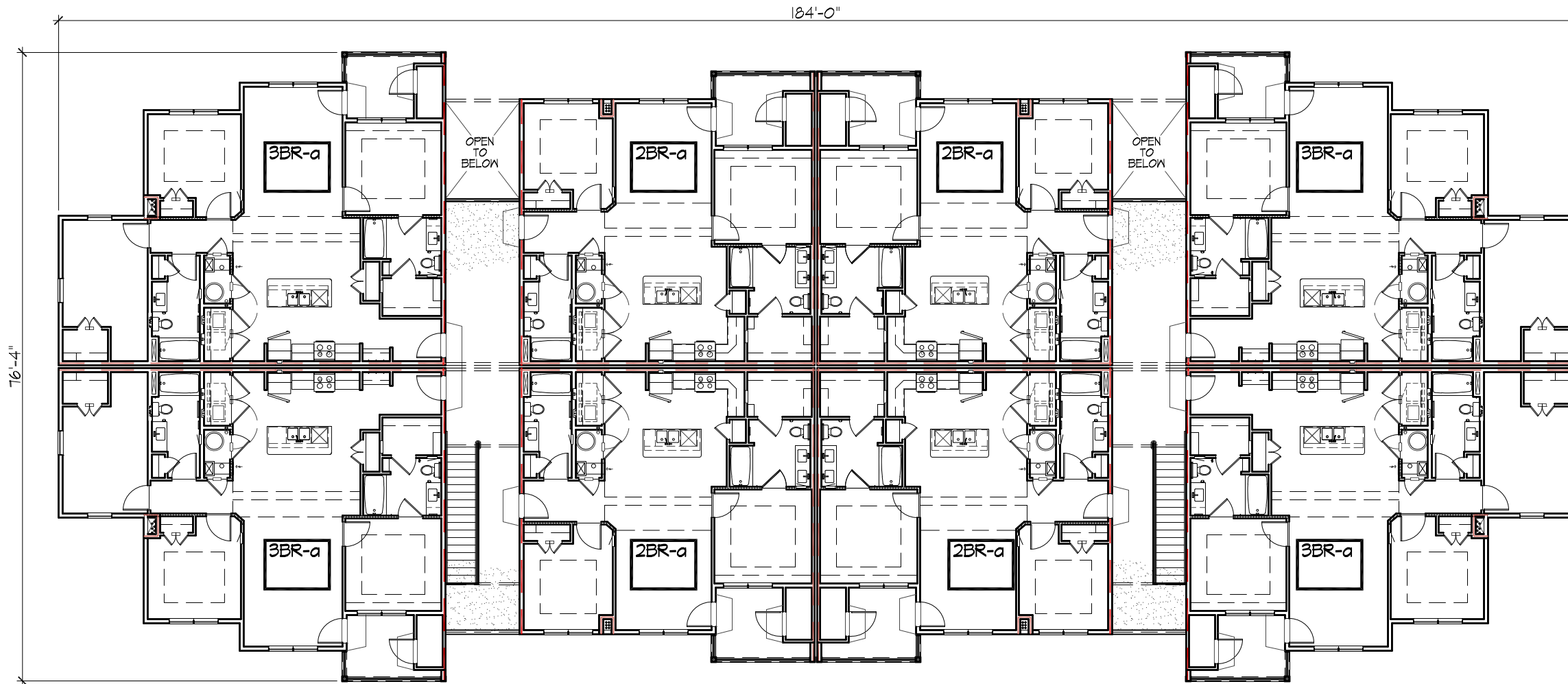
revision	SM5
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note	AS NOTED
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BLDG. B 3rd FLOOR
SCALE: 1/16"=1'-0"

revision	SM5
revision	
note	AS NOTED
note	
draw number	25012

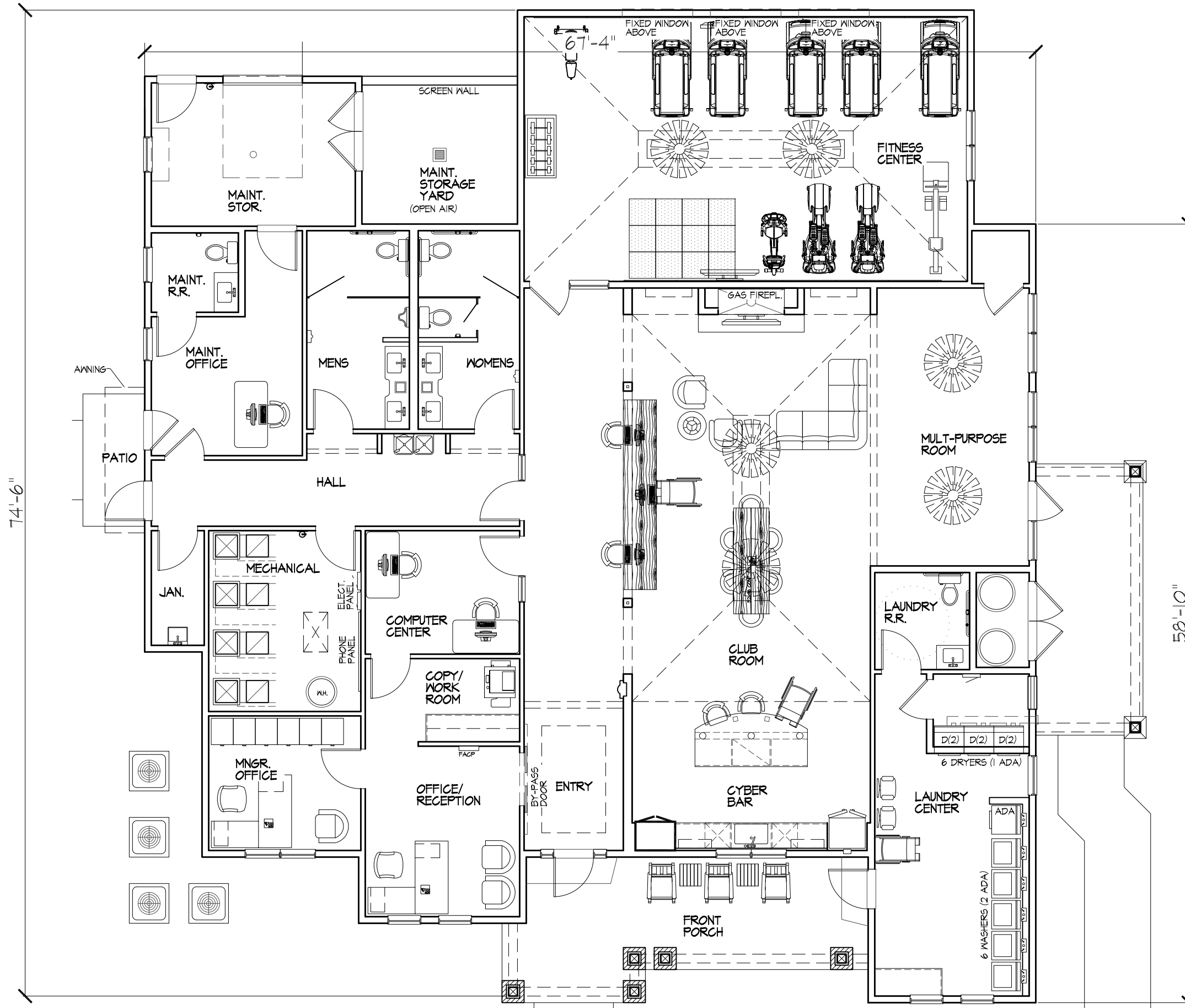
BLDG. B- 3RD FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

draw number
A-20



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CLUBHOUSE- FLOOR PLAN	NET HTD. = 3,940 SF
SCALE: 1/8" = 1'-0"	GROSS HTD. = 4,097 SF
	PORCHES = 392 SF
	GROSS = 4,489 SF

AS NOTED
25012

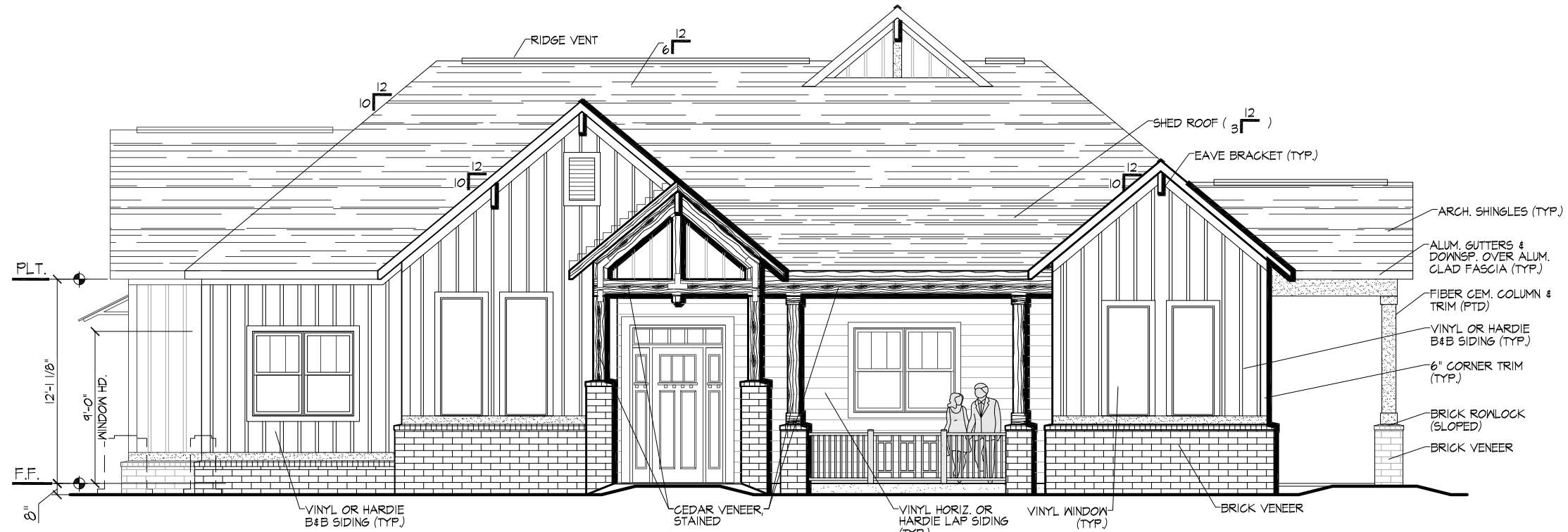
CLUBHOUSE- FLOOR PLAN
Covey Apartments
618 Covey Drive
Fayetteville, North Carolina

Preliminary Submission
Not for Construction
January 20, 2026

A-23



DATE: 01/20/2026
 DRAWN BY: JMB
 CHECKED BY: JMB
 AS NOTED
 25012



CLUBHOUSE- FRONT ELEVATION

SCALE: 1/8" = 1'-0"



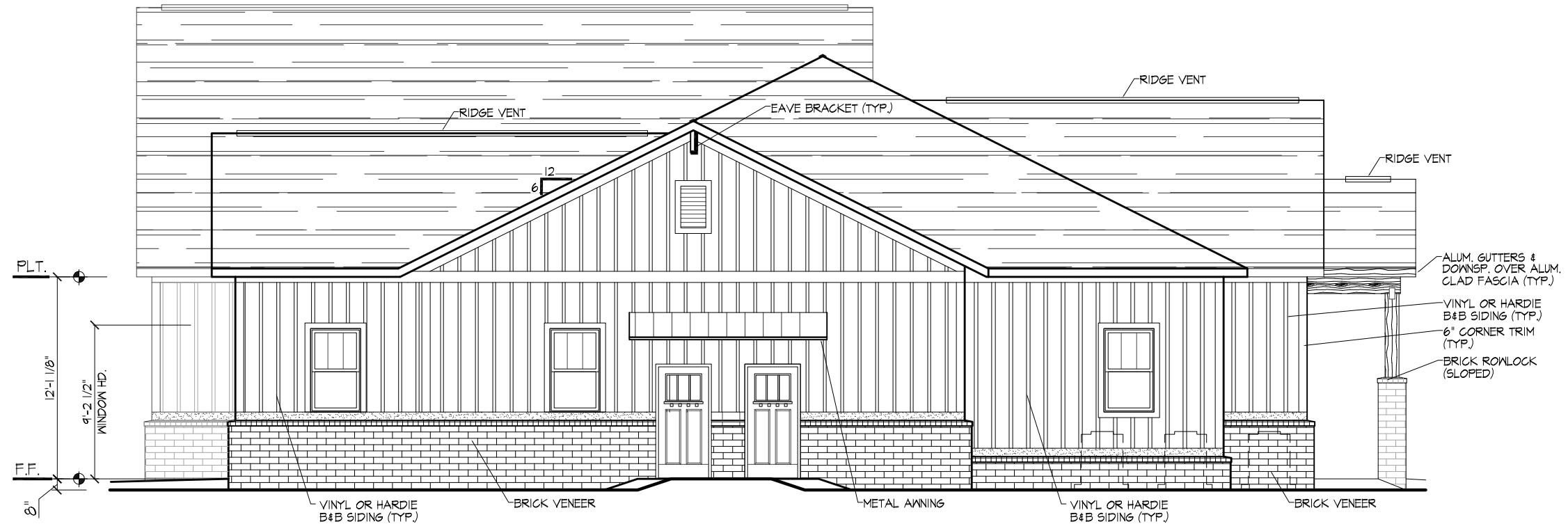
CLUBHOUSE- REAR ELEVATION

SCALE: 1/8" = 1'-0"

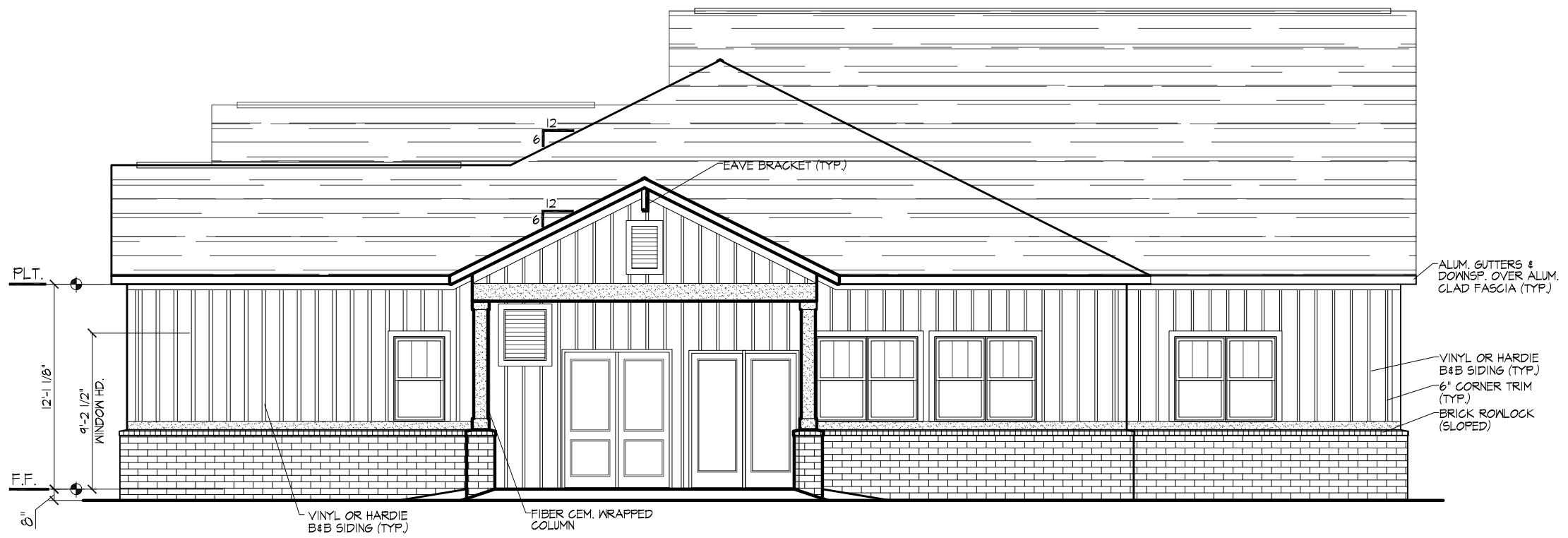
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CLUBHOUSE- ELEVATIONS
 Covey Apartments
 618 Covey Drive
 Fayetteville, North Carolina

Preliminary Submission
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CLUBHOUSE- LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



CLUBHOUSE- RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

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revision	DATE
1	1/20/22
2	1/20/22
3	1/20/22
4	1/20/22
5	1/20/22
6	1/20/22
7	1/20/22
8	1/20/22
9	1/20/22
10	1/20/22

CLUBHOUSE- ELEVATIONS
 Covey Apartments
 618 Covey Drive
 Fayetteville, North Carolina

Preliminary Submission
 Not for Construction
 January 20, 2022



DATE: 1/20/2026

SCALE: AS NOTED

PROJECT NUMBER: 25012

PROJECT NAME: MAIL BLDG. - FLOOR PLAN & ELEVATIONS

CLIENT: Covey Apartments

618 Covey Drive

Fayetteville, North Carolina

DATE: 1/20/2026

SCALE: 1/4" = 1'-0"

PROJECT NAME: MAIL BLDG. - FLOOR PLAN & ELEVATIONS

CLIENT: Covey Apartments

618 Covey Drive

Fayetteville, North Carolina

DATE: 1/20/2026

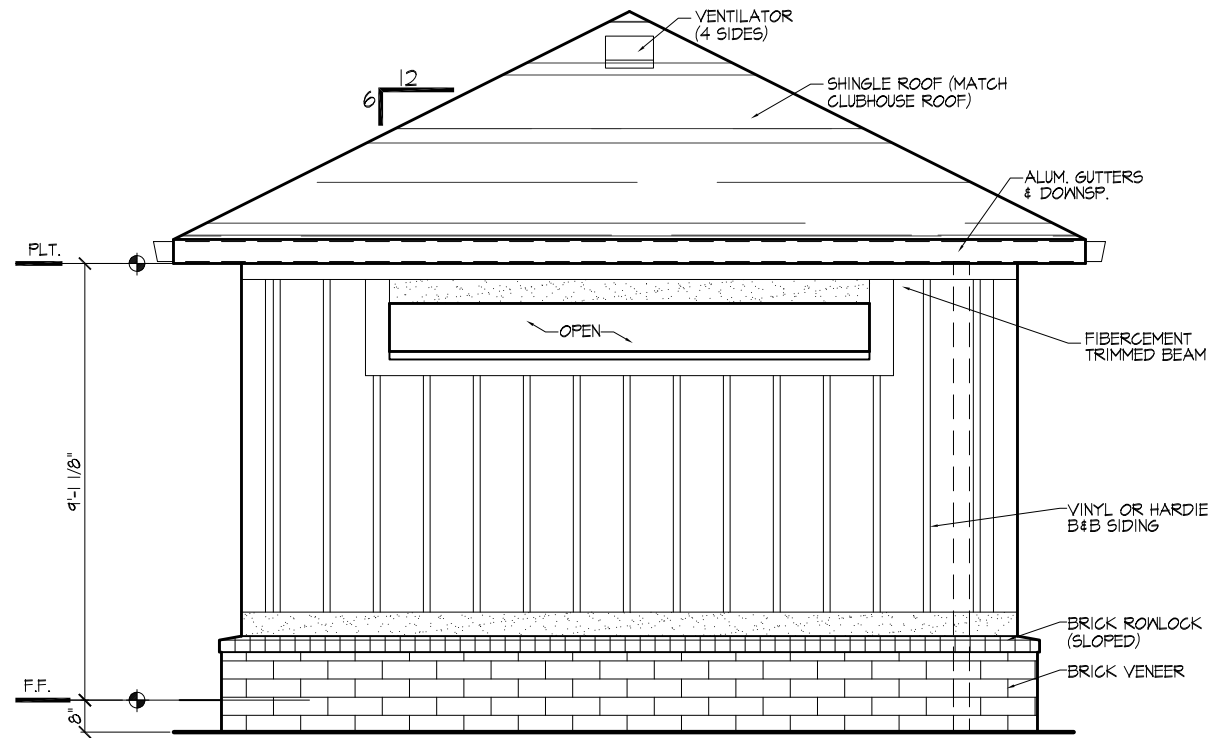
SCALE: 1/4" = 1'-0"

PROJECT NAME: MAIL BLDG. - FLOOR PLAN & ELEVATIONS

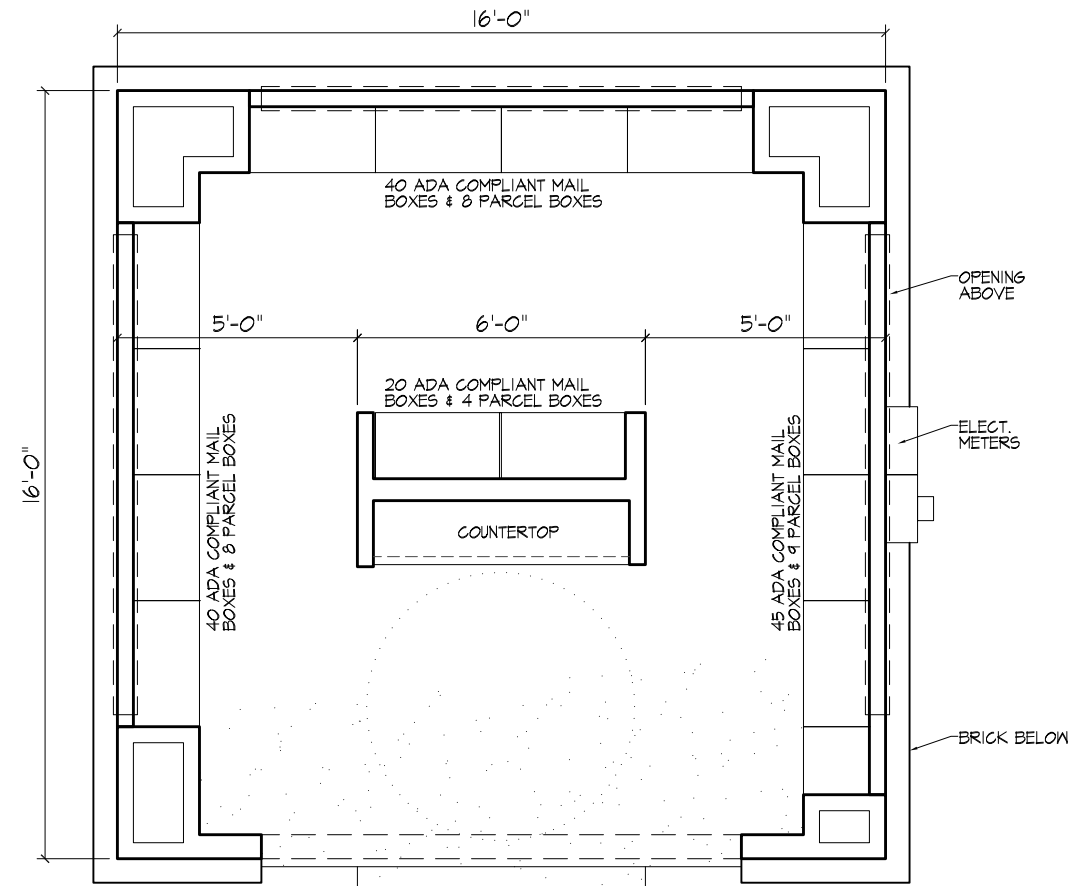
CLIENT: Covey Apartments

618 Covey Drive

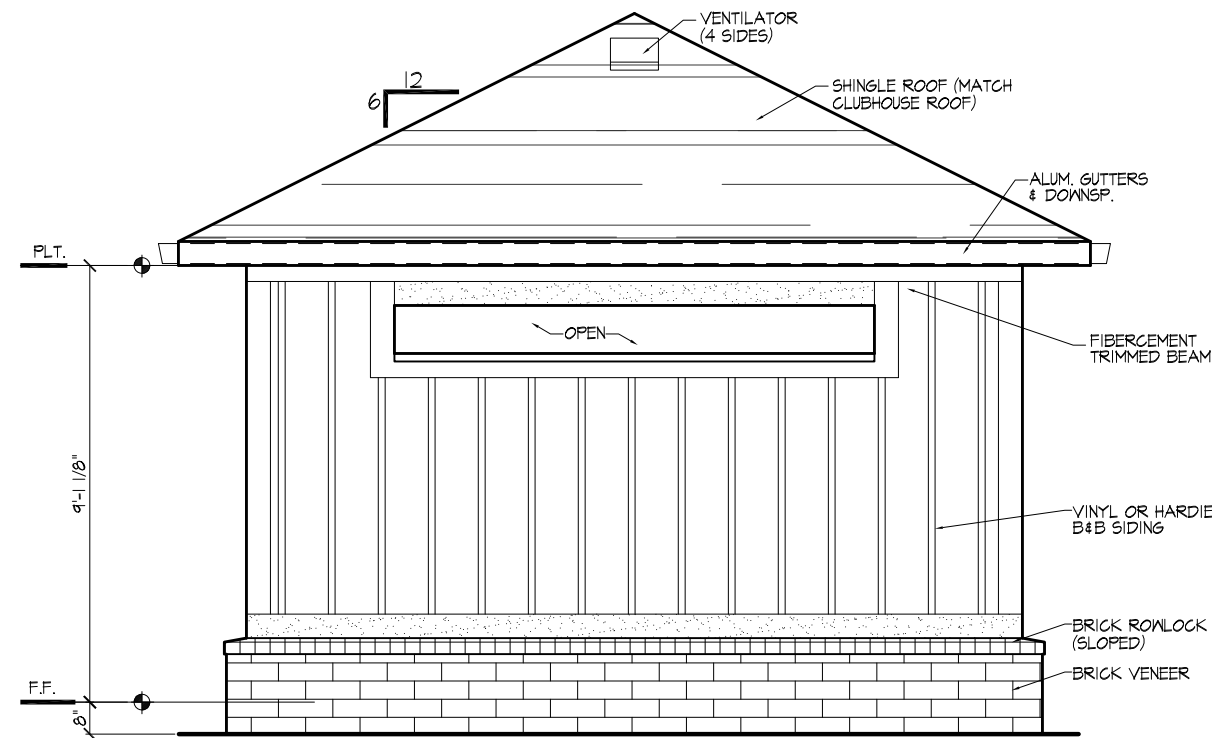
Fayetteville, North Carolina



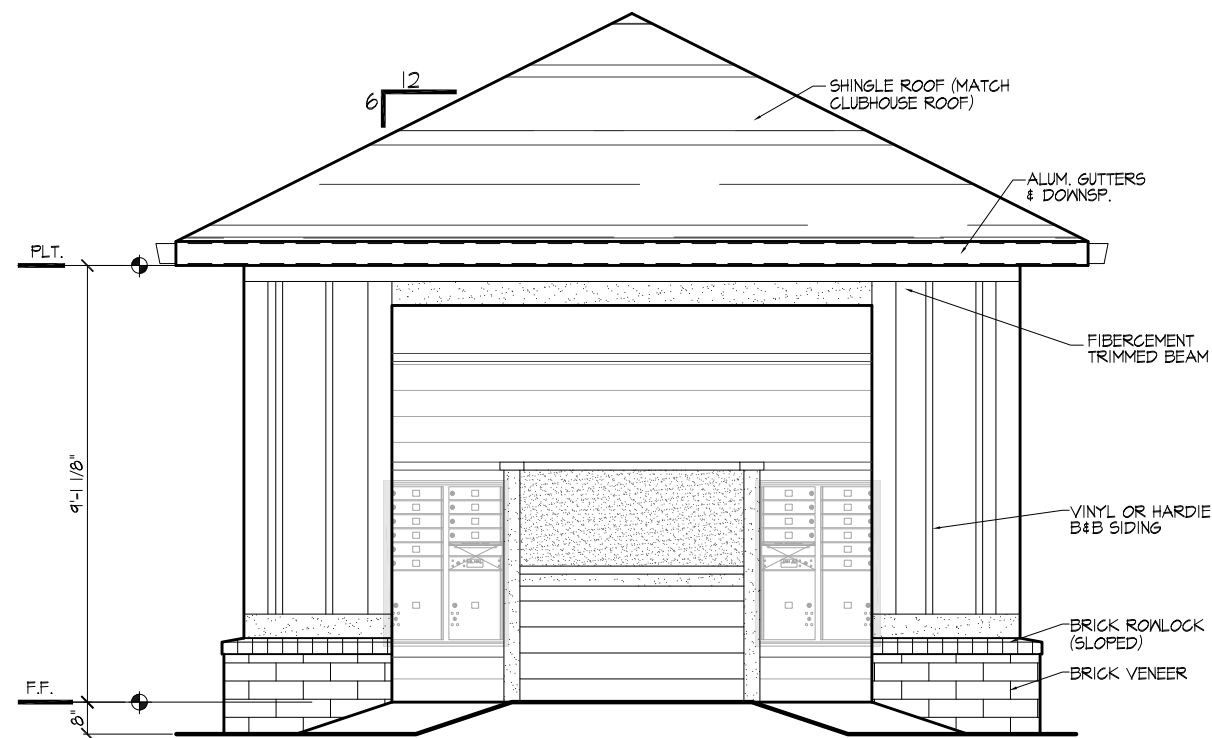
MAIL BLDG.- TYP. SIDE ELEVATION
SCALE: 1/4" = 1'-0"



MAIL BLDG.- FLOOR PLAN
SCALE: 1/4" = 1'-0"



MAIL BLDG.- REAR ELEVATION
SCALE: 1/4" = 1'-0"



MAIL BLDG.- FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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