



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Sterling Glenwood			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 3939 Glenwood Avenue, Raleigh, NC 27612			
Site P.I.N.(s): 0795873928 0795882475			
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of (2) apartment buildings, and attached parking structure on existing apartment building site with related amenity areas and surface parking.			
Current Property Owner/Developer Contact Name: Kristen Casper			
NOTE: please attach purchase agreement when submitting this form.			
Company: Glenwood Raleigh Apartments, LLC		Title: Director	
Address: 3939 Glenwood Ave. Raleigh, NC 27612			
Phone #: (919) 801-1605		Email: kcasper@grubbproperties.com	
Applicant Name: Joseph Puckett, PE, LEED AP			
Company: Stewart		Address: 223 S. West Street, Suite 1100, Raleigh, NC 27603	
Phone #: 919.866.4829		Email: jpuckett@stewartinc.com	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): RX-12-CU (6.39 Ac.), OX-3 (0.84 Ac.)	Existing gross floor area (not to be demolished): 258030, 1635
	Existing gross floor area to be demolished: 0
Gross site acreage: 7.23 Ac.	New gross floor area: 114,558
# of parking spaces required: 443	Total sf gross (to remain and new): 374,223
# of parking spaces proposed: 443	Proposed # of buildings: 2
Overlay District (if applicable): SHOD-1, SHOD-2	Proposed # of stories for each: 6
Existing use (UDO 6.1.4): Apartments	
Proposed use (UDO 6.1.4): Apartments	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>4.04</u> Square Feet: <u>175,829</u>	Proposed Impervious Surface: Acres: <u>4.68</u> Square Feet: <u>204,061</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 196	Total # of hotel units:
# of bedroom units: 1br 169 2br 27 3br	4br or more
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>Joseph Puckett</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>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.</p>	
Signature:	Date: 2021APR28
Printed Name: Joseph Puckett	

STERLING GLENWOOD

3939 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA 27612

ADMINISTRATIVE SITE REVIEW

ISSUED DATE: MAY 10TH, 2021



VICINITY MAP
SCALE: 1" = 500'



SITE DATA	
PROJECT NAME:	STERLING GLENWOOD
SITE ADDRESS:	3939 GLENWOOD AVENUE RALEIGH, NC 27612
COUNTY:	WAKE
PARCEL PIN #:	0795873928
PARCEL OWNER:	GLENWOOD RALEIGH APARTMENTS LLC.
TOTAL PARCEL AREA:	6.39 ACRES
TOTAL DISTURBED/ PROJECT AREA:	TBD
CURRENT ZONING:	RESIDENTIAL MIXED-USE - 12 STORIES - CONDITIONAL USE (RX-12-CU)
EXISTING LAND USE:	RESIDENTIAL APARTMENTS
PROPOSED USE:	RESIDENTIAL APARTMENTS
RIVER BASIN:	NEUSE RIVER BASIN
CONSTRUCTION TYPE:	I-B
MAX BUILDING HEIGHT:	12 STORY 150'
PROPOSED BUILDING HEIGHT:	141'-4", 38'-4"
EXISTING IMPERVIOUS AREA:	175,829 SF (4.04 AC)
PROPOSED IMPERVIOUS AREA:	204,061 SF (4.68 AC)

CITY UDO PARKING REQUIREMENT			
PARKING GENERATOR	DENSITY	UDO DETERMINED RATE	NUMBER OF PARKING SPACES REQUIRED
MULTI - UNIT LIVING 0-1 BEDROOM	360 UNITS	1 SPACE / UNIT	360 SPACES
MULTI - UNIT LIVING 2 BEDROOM	90 UNITS	2 SPACE / UNIT	180 SPACES
MULTI - UNIT LIVING - GUEST SPACES	450 UNITS	1 SPACE / 10 UNITS	45 SPACES
TOTAL BEFORE REDUCTION			585 SPACES
RESIDENTIAL - VISITORS			- 146 SPACES
TOTAL AFTER REDUCTIONS			439 SPACES

PROPOSED SITE PARKING DATA			
UDO VEHICULAR PARKING REQUIRED			
	S.F. OR UNITS	REQUIRED	
RESIDENTIAL - EXISTING ONE BEDROOM	202 UNITS	202	
RESIDENTIAL - EXISTING TWO BEDROOM	52 UNITS	104	
RESIDENTIAL - PROPOSED ONE BEDROOM	169 UNITS	169	
RESIDENTIAL - PROPOSED TWO BEDROOM	27 UNITS	54	
RESIDENTIAL - VISITORS	450 TOTAL UNITS	45	
UDO TOTAL PARKING REQUIRED			574
UDO TOTAL PARKING REQUIRED WITH 25% REDUCTION FOR TRANSIT			443
TOTAL PARKING REQUIRED PER PARKING DEMAND STUDY			443
VEHICULAR PARKING PROVIDED			
SURFACE LOT - STANDARD			163
SURFACE LOT - COMPACT			20
SURFACE LOT - ADA VAN			2
SURFACE LOT - ADA VEHICLE			4
PARKING DECK - STANDARD			236
PARKING DECK - COMPACT			0
PARKING DECK - ADA VEHICLE			8
ON STREET PARKING - STANDARD			11
TOTAL PARKING PROVIDED			444
BIKE PARKING REQUIRED			
RESIDENTIAL			23
TOTAL			23
TOTAL BIKE PARKING REQUIRED			23
BIKE PARKING PROVIDED			
PARKING DECK			24
ON STREET/SITE			16
TOTAL BIKE PARKING PROVIDED			40

INDEX OF DRAWINGS		
Sheet #	SHEET NAME	1ST SUBMITTAL
C0.00	COVER SHEET	•
C0.10	GENERAL NOTES	•
C1.00	EXISTING CONDITIONS PLAN	•
C1.10	TREE CONSERVATION PLAN	•
C2.00	DEMOLITION PLAN	•
C3.00	SITE PLAN	•
C3.20	AMENITY PLAN	•
C3.30	FIRE ACCESS ANALYSIS PLAN	•
C3.40	SOLID WASTE PLAN	•
C5.00	GRADING & STORM DRAINAGE PLAN	•
C5.10	SCM PLAN & DETAILS	•
C6.00	UTILITIES PLAN	•
C9.00	SITE DETAILS	•
C9.01	SITE DETAILS	•
L5.00	PLANTING PLAN	•
L6.00	PLANTING & SOILS DETAILS	•
L6.01	PLANTING & SOILS DETAILS	•
L6.02	PLANTING & SOILS DETAILS	•
L7.00	SITE LIGHTING PLAN	•

ARCHITECTURE SHEET INDEX	
Z1.01	LEVEL 1 - BUILDING A
Z1.02	LEVEL 2-4 - BUILDING A
Z1.03	LEVEL 6 - BUILDING A
Z1.04	ROOF PLAN - BUILDING A
Z1.05	FLOOR PLANS - BUILDING B
Z4.01	BUILDING ELEVATIONS - BUILDING A
Z4.02	BUILDING ELEVATIONS - BUILDING A
Z4.03	BUILDING ELEVATIONS - BUILDING A
Z4.04	BUILDING ELEVATIONS - BUILDING A
Z4.05	BUILDING ELEVATIONS - BUILDING B
Z4.06	BUILDING ELEVATIONS - BUILDING B

UTILITIES IMPROVEMENTS QTY	
PUBLIC SEWER	
8" PVC	360 LF
8" DIP	0 LF
PUBLIC WATER	
8" WATER MAIN	1200 LF
6" WATER MAIN	0 LF

SQUARE FOOTAGE		
OFFICE	RESTAURANTS	RESIDENTIAL
0	0	106 UNITS
PARKING RATIO (MIN. REQUIREMENTS):		
VEHICULAR SPACE - 1 PER 400 S.F. OF OFFICE SPACE		
VEHICULAR SPACE - 1 PER 300 S.F. OF RETAIL SPACE		
VEHICULAR SPACE - 1 PER 150 S.F. OF RESTAURANT SPACE		
VEHICULAR SPACE - MULTI-UNIT LIVING: ONE BEDROOM, 1 PER RESIDENTIAL UNIT + 1 PER 10 UNITS FOR VISITORS		
VEHICULAR SPACE - MULTI-UNIT LIVING: TWO BEDROOM, 2 PER RESIDENTIAL UNIT + 1 PER 10 UNITS FOR VISITORS		
BIKE SPACE (SHORT TERM) - 1 PER 20 RESIDENTIAL UNITS, MIN. 4 BIKE SPACE (LONG TERM) - NONE		

Administrative Site Review Application

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<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

GENERAL INFORMATION	
Development name:	Sterling Glenwood
Inside City limits?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Property address(es):	3939 Glenwood Avenue, Raleigh, NC 27612
Site P.I.N. (s):	0795873928 0795862475

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Applicant Name: Joseph Puckett, PE, LEED AP	
Company: Stewart	Address: 223 S. West Street, Suite 1100, Raleigh, NC 27603
Phone #: 919.986.4829	Email: jpuckett@stewartinc.com

Page 1 of 2

REVISION 02.15.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
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Signature: <i>J.Puckett</i>	Date: 2021APR28
Printed Name: Joseph Puckett	

Page 2 of 2

REVISION 02.15.21

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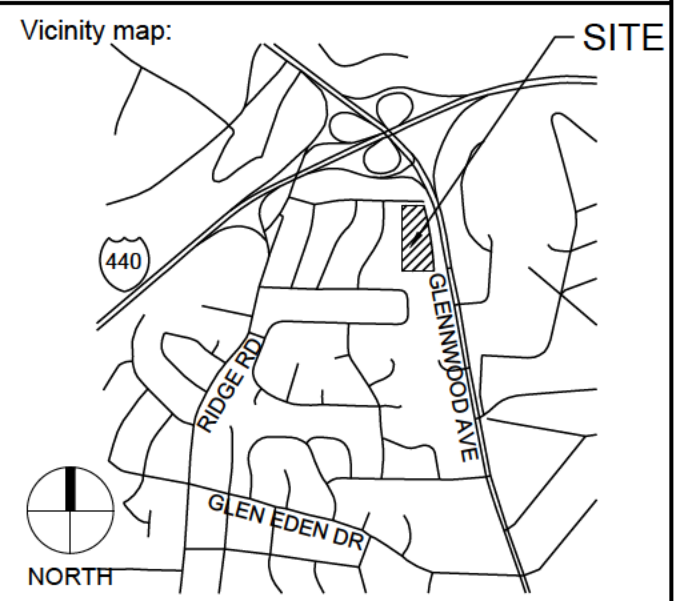


STEWART
223 S. WEST ST., #1100 FIRM LICENSE #: C-1051
RALEIGH, NC 27603 www.stewartinc.com
T 919.380.8750 PROJECT #: L21005

Client:
GRUBB PROPERTIES
4601 PARK ROAD - SUITE 450
CHARLOTTE, NC 28209



Architect:
BB+M ARCHITECTURE
1435 WEST MORHEAD ST., SUITE 160
CHARLOTTE, NC 28208



Seal:
PRELIMINARY - DO NOT

Project:
STERLING GLENWOOD

Issued for:
ADMINISTRATIVE SITE REVIEW

No.	Date	Description

Title:
COVER SHEET

Project number: L21005 Sheet #:
Issued Date: 05.10.2021
Drawn by: ???
Approved by: ???

C0.00

CLIENT

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL

ARCHITECTURE



Glenwood Raleigh Apartments, LLC
3939 Glenwood Ave.
Raleigh, NC 27612
CONTACT: Kristen Casper
(919) 801-1605 (T)
kcasper@grubbproperties.com



STEWART
223 S. WEST STREET SUITE 1100
RALEIGH, NC 27603 T 919.380.8750

STEWART INC. - CIVIL
CONTACT: JOSEPH PUCKETT, PE, LEED AP
CIVIL ENGINEER
919.866.4829 (T)
919.380.8752 (F)
JPUCKETT@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: CRYSTAL ROSS, PLA
LANDSCAPE ARCHITECT
919.866.4756 (T)
CROSS@STEWARTINC.COM



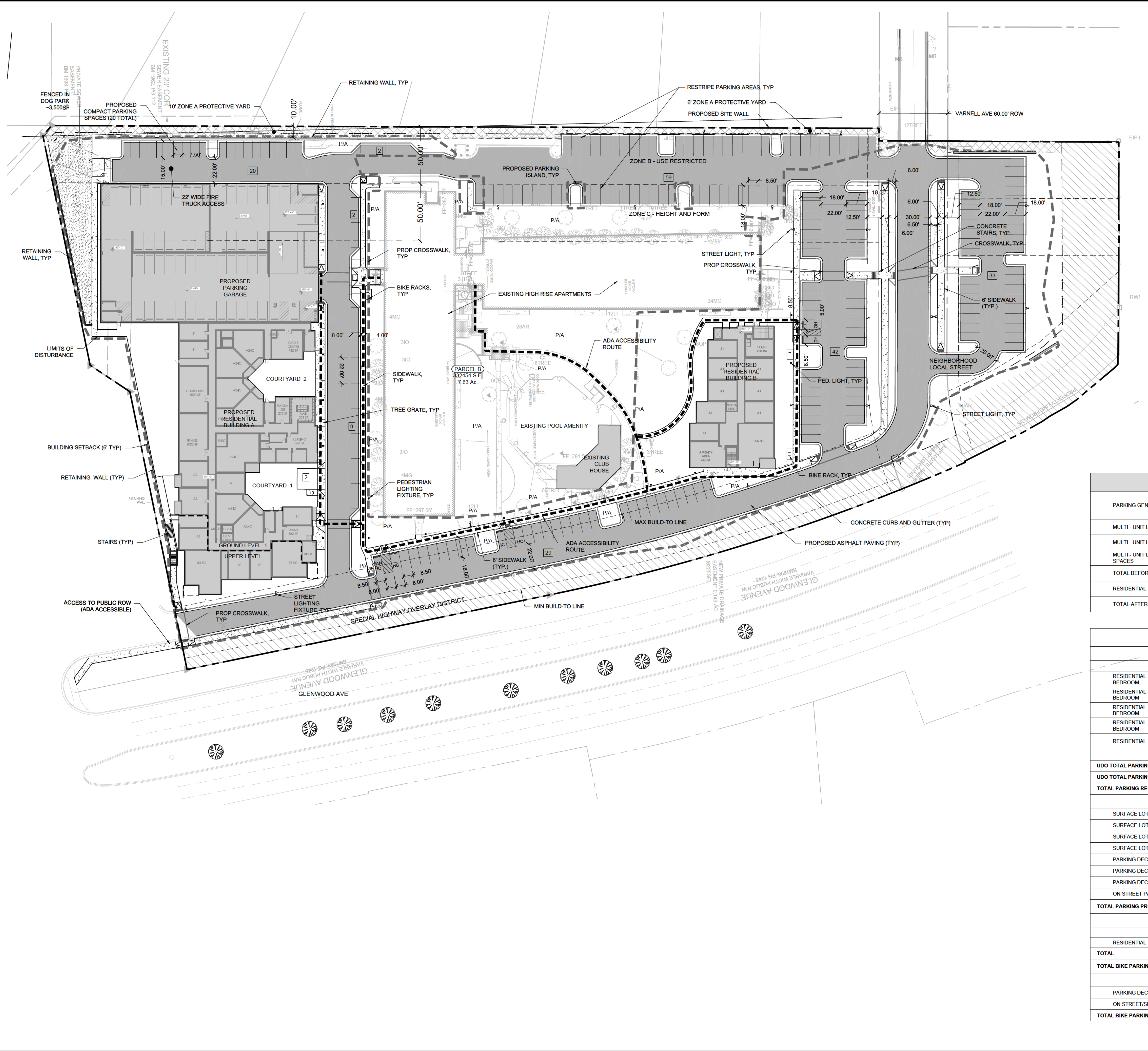
STEWART
223 S. WEST STREET SUITE 1100
RALEIGH, NC 27603 T 919.380.8750

STEWART INC. - GEOMATICS
CONTACT: FRANK G. MUNDY, II, PLS
DIRECTOR OF GEOMATICS
919.866.4806 (T)
919.380.8752 (F)
FMUNDY@STEWARTINC.COM

STEWART INC. - GEOTECHNICAL
CONTACT: DON BROWN, PE
MANAGER OF CONSTRUCTION SERVICES
919.866.4842 (T)
919.380.8752 (F)
DBROWN@STEWARTINC.COM



COMPANY NAME
COMPANY ADDRESS
COMPANY ADDRESS
CONTACT: NAME
XXX.XXX.XXXX (T)
XXX.XXX.XXXX (F)
EMAIL ADDRESS



SITE LEGEND:

SYMBOL	DESCRIPTION
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BRICK SIDEWALK
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCRETE PAVERS
	PROPOSED CURB & GUTTER
	PROPOSED STOP BAR
	PROPOSED 6' WIDE STANDARD CROSSWALK
	PROPOSED SIGN
	PROPOSED ADA PARKING SPACE
	PROPOSED RETAINING WALL
	PROPOSED CIP WALL
	PROPOSED WHEEL STOP
	PROPOSED TREELINE
	PROPOSED FENCE
	PROPOSED STREET LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED BIKE RACK
	PROPOSED BENCH
	PROPOSED BOLLARD
	ACCESSIBLE ROUTE
	LIMITS OF DISTURBANCE

NOTES:
1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.

CITY UDO PARKING REQUIREMENT

PARKING GENERATOR	DENSITY	UDO DETERMINED RATE	NUMBER OF PARKING SPACES REQUIRED
MULTI - UNIT LIVING 0-1 BEDROOM	360 UNITS	1 SPACE / UNIT	360 SPACES
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TOTAL BEFORE REDUCTION			585 SPACES
RESIDENTIAL - VISITORS			- 146 SPACES
TOTAL AFTER REDUCTIONS			439 SPACES

PROPOSED SITE PARKING DATA

	S.F. OR UNITS	REQUIRED
RESIDENTIAL - EXISTING ONE BEDROOM	202 UNITS	202
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VEHICULAR PARKING PROVIDED

SURFACE LOT - STANDARD	163
SURFACE LOT - COMPACT	20
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SURFACE LOT - ADA VEHICLE	4
PARKING DECK - STANDARD	236
PARKING DECK - COMPACT	0
PARKING DECK - ADA VEHICLE	8
ON STREET PARKING - STANDARD	11
TOTAL PARKING PROVIDED	444

BIKE PARKING REQUIRED

	SHORT TERM	LONG TERM
RESIDENTIAL	23	0
TOTAL	23	0
TOTAL BIKE PARKING REQUIRED	23	

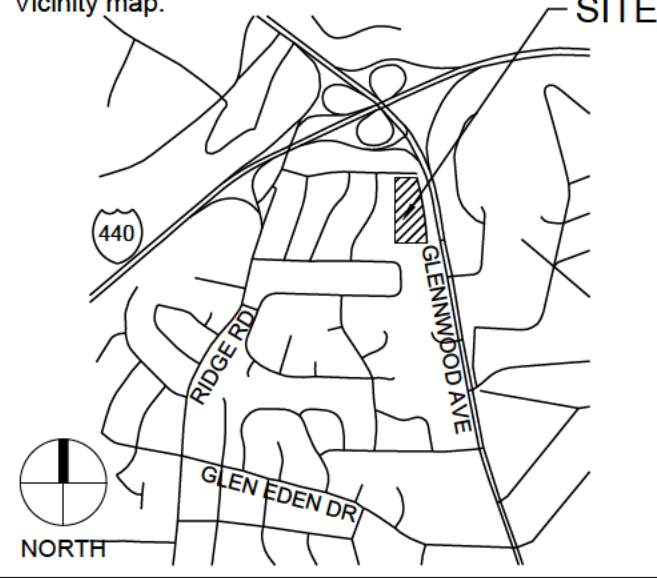
BIKE PARKING PROVIDED

PARKING DECK	24
ON STREET/SITE	16
TOTAL BIKE PARKING PROVIDED	40

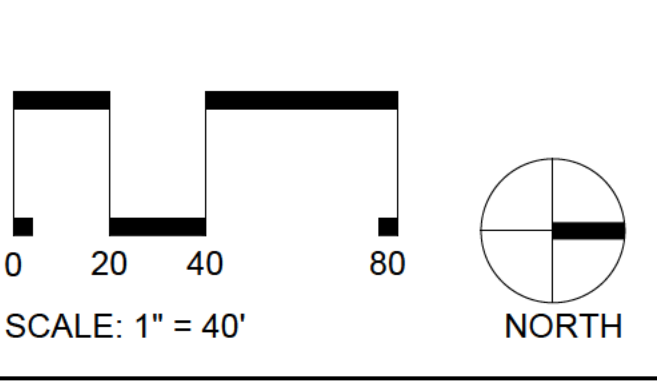
STEWART
223 S. WEST ST., #1100 FIRM LICENSE #: C-1051
RALEIGH, NC 27603 www.stewartinc.com
T 919.380.8750 PROJECT #: L21005

Client:
GRUBB PROPERTIES
4601 PARK ROAD - SUITE 450
CHARLOTTE, NC 28209

Architect:
BB+M ARCHITECTURE
1435 WEST MORHEAD ST. - SUITE 160
CHARLOTTE, NC 28208



Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION



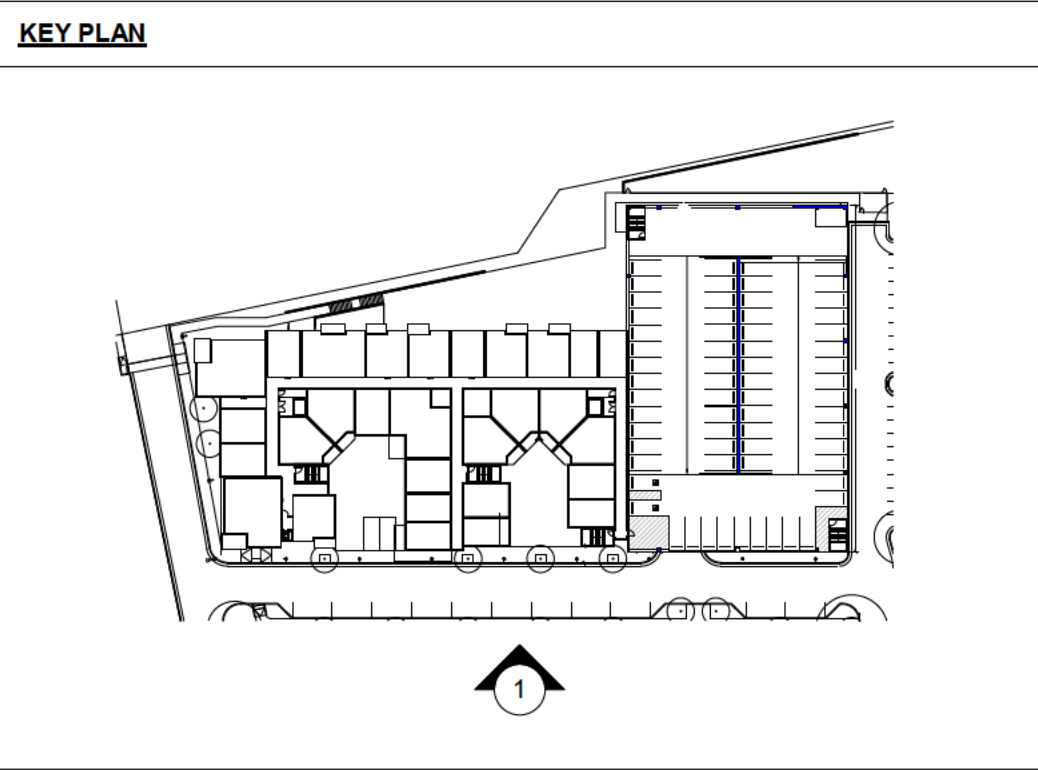
Project:
STERLING GLENWOOD

Issued for:
ADMINISTRATIVE SITE REVIEW

No.	Date	Description

Title:
SITE PLAN

Project number: L21005 Sheet #: ????
Issued Date: 05.10.2021
Drawn by: ????
Approved by: ??? **C3.00**



ZONING NOTES:

ZONING: RX-7-CU
RESIDENTIAL MIXED USE
7 STORIES MAX ALLOWED
90' MAX HEIGHT ALLOWED FROM AVERAGE GRADE PLANE

TRANSPARENCY REQUIREMENTS

GROUND STORY	=	20% MIN
UPPER STORY	=	15% MIN
BLANK WALL AREA	=	35' MAX

AREA OF TRANSPARENCY

MATERIAL LEGEND:

- BRK-1 : ARCHITECTURAL STONE VENEER
- BRK-2 : RED BRICK
- FC-1 : LIGHT LAP SIDING
- FC-2 : DARK LAP SIDING
- FC-3 : ACCENT FIBER CEMENT (1)
- FC-4 : FIBER CEMENT PANEL
- FC-5 : ACCENT FIBER CEMENT (2)

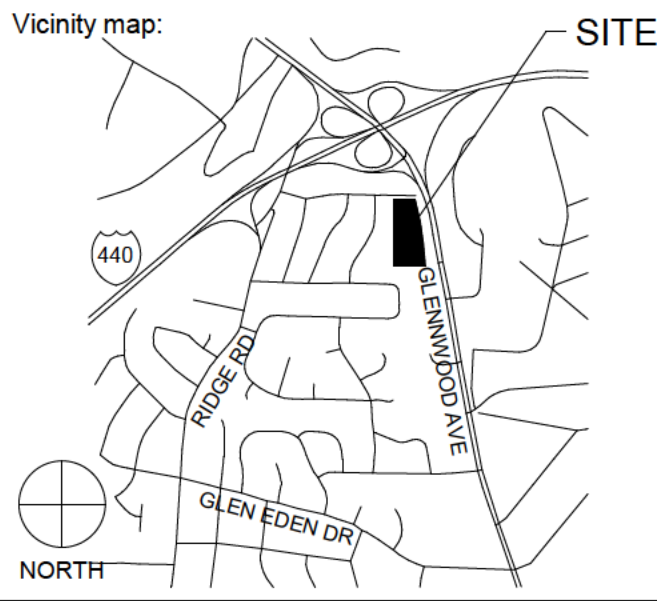


Client:

GRUBB PROPERTIES
4601 PARK ROAD - SUITE 450
CHARLOTTE, NC 28209

Architect:

BB+M ARCHITECTURE
1435 WEST MORHEAD ST. - SUITE 160
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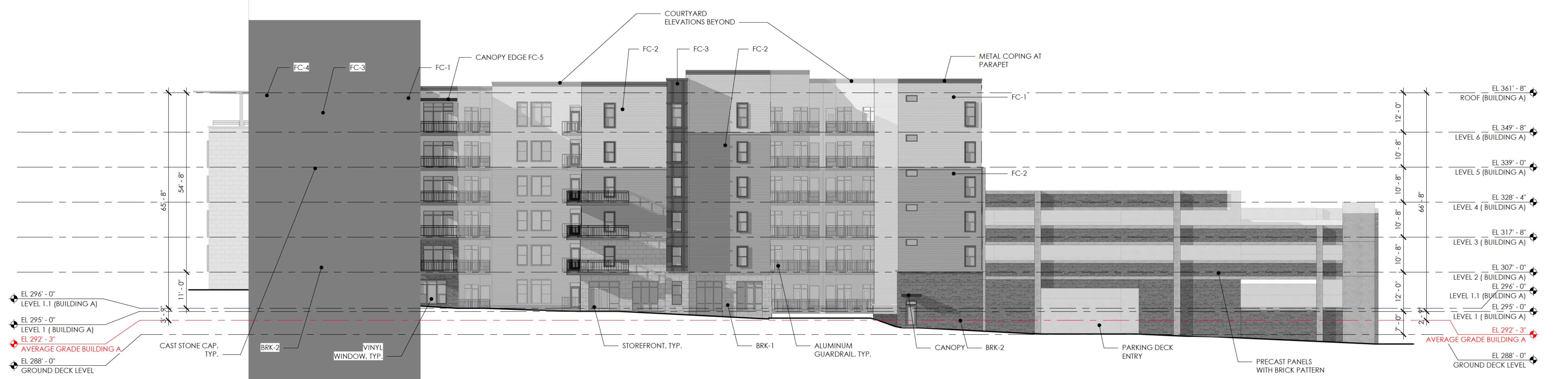


Seal: PRELIMINARY - DO NOT USE FOR CONSTRUCTION



BUILDING A NORTH ELEVATION - ZONING CALCULATIONS

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



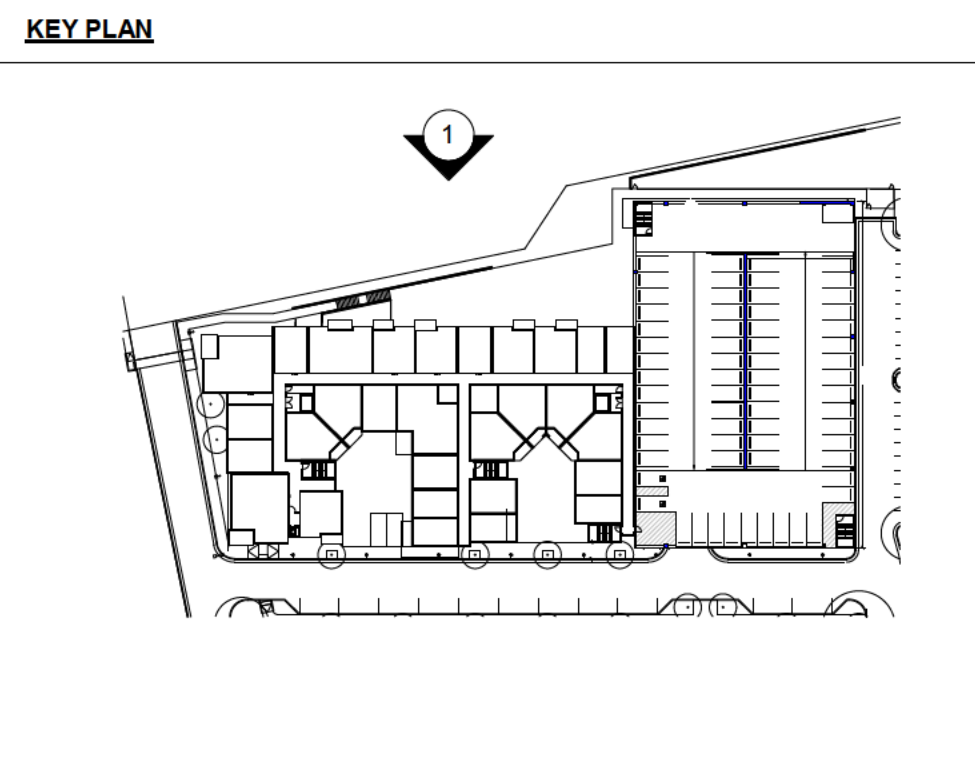
BUILDING A NORTH ELEVATION

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

No.	Date	Description

Title: BUILDING ELEVATIONS - BUILDING A

Project number: 20GRU230 Sheet #: 24.01
 Issued Date: 04.23.2021
 Drawn by: -
 Approved by: -



ZONING NOTES:

ZONING: RX-7-CU
 RESIDENTIAL MIXED USE
 7 STORIES MAX ALLOWED
 90' MAX HEIGHT ALLOWED FROM AVERAGE GRADE PLANE

TRANSPARENCY REQUIREMENTS

GROUND STORY	=	20% MIN
UPPER STORY	=	15% MIN
BLANK WALL AREA	=	35' MAX

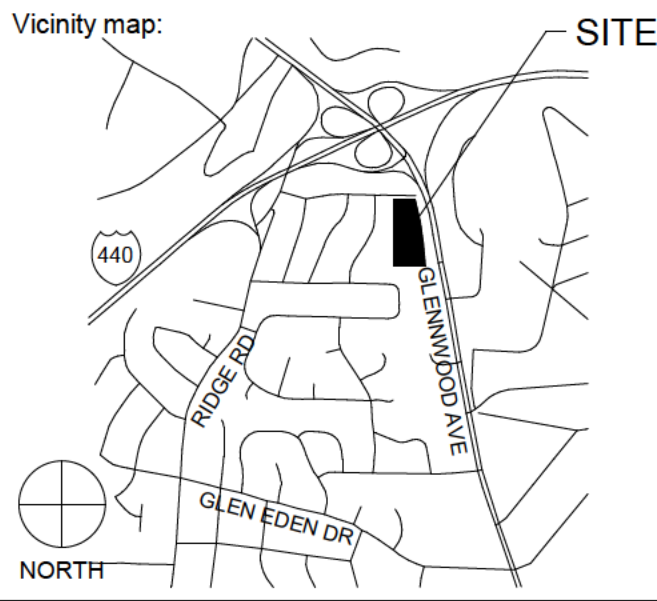
AREA OF TRANSPARENCY

- MATERIAL LEGEND:**
- BRK-1 : ARCHITECTURAL STONE VENEER
 - BRK-2 : RED BRICK
 - FC-1 : LIGHT LAP SIDING
 - FC-2 : DARK LAP SIDING
 - FC-3 : ACCENT FIBER CEMENT (1)
 - FC-4 : FIBER CEMENT PANEL
 - FC-5 : ACCENT FIBER CEMENT (2)

Client:
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 CHARLOTTE, NC 28209



Architect:
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Seal: PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Scale:

Project:

Issued for:

No.	Date	Description

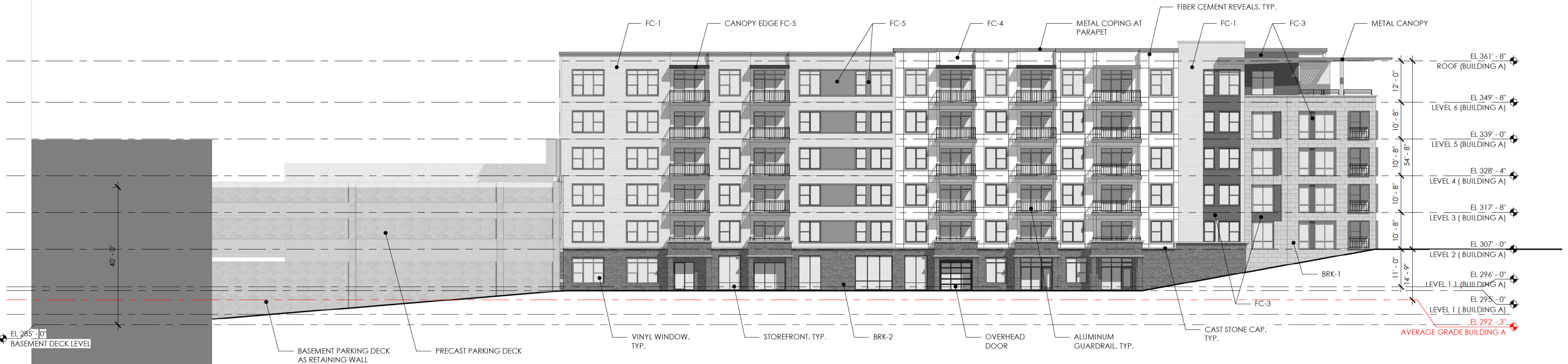
As indicated

Title: **BUILDING ELEVATIONS - BUILDING A**

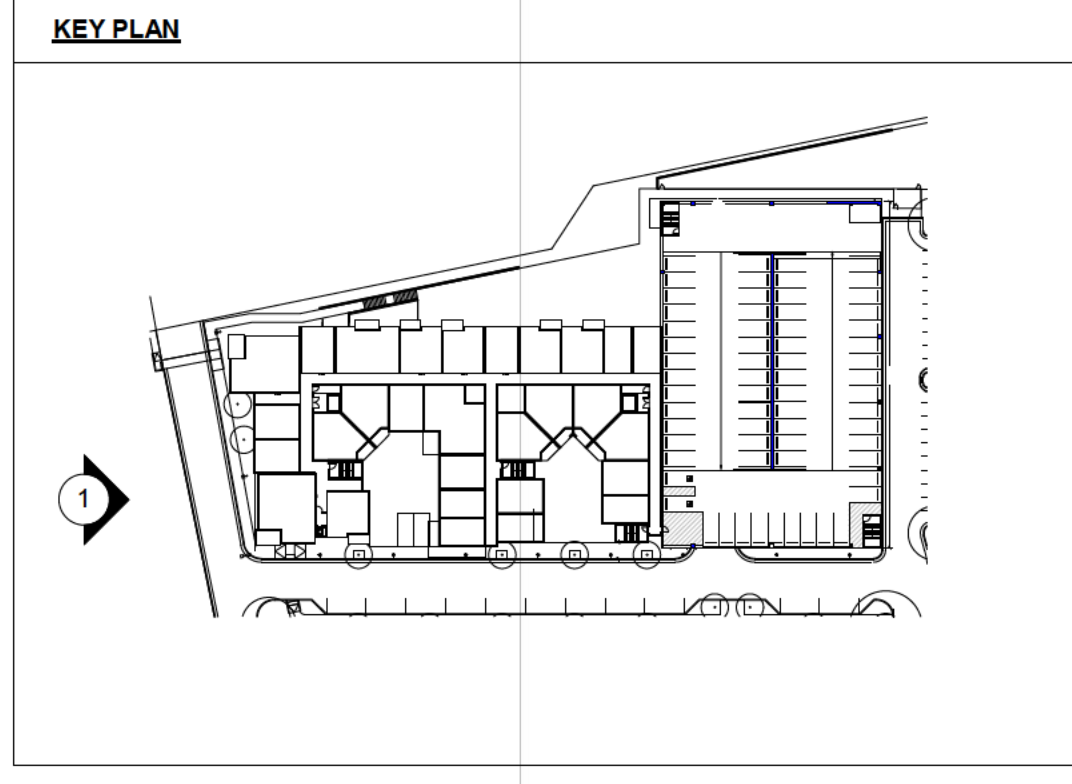
Project number: 20GRU230 Sheet #: 04.23.2021
 Issued Date: 04.23.2021
 Drawn by: **Z4.02**
 Approved by: -



BUILDING A SOUTH ELEVATION - ZONING CALCULATIONS
 SCALE: 1/16" = 1'-0"



BUILDING A SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



ZONING NOTES:

ZONING: RX-7-CU
 RESIDENTIAL MIXED USE
 7 STORIES MAX ALLOWED
 90' MAX HEIGHT ALLOWED FROM AVERAGE GRADE PLANE

TRANSPARENCY REQUIREMENTS

GROUND STORY	=	20% MIN
UPPER STORY	=	15% MIN
BLANK WALL AREA	=	35' MAX

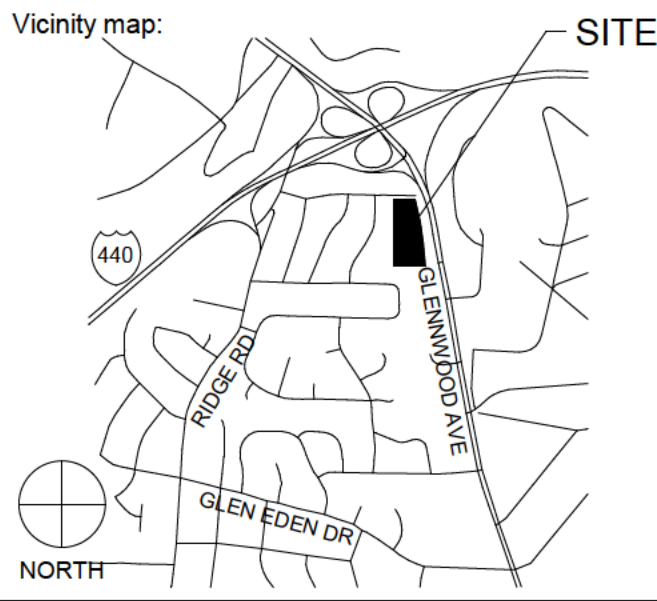
AREA OF TRANSPARENCY

MATERIAL LEGEND:

- BRK-1 : ARCHITECTURAL STONE VENEER
- BRK-2 : RED BRICK
- FC-1 : LIGHT LAP SIDING
- FC-2 : DARK LAP SIDING
- FC-3 : ACCENT FIBER CEMENT (1)
- FC-4 : FIBER CEMENT PANEL
- FC-5 : ACCENT FIBER CEMENT (2)

Client:
 GRUBB PROPERTIES
 4601 PARK ROAD - SUITE 450
 CHARLOTTE, NC 28209

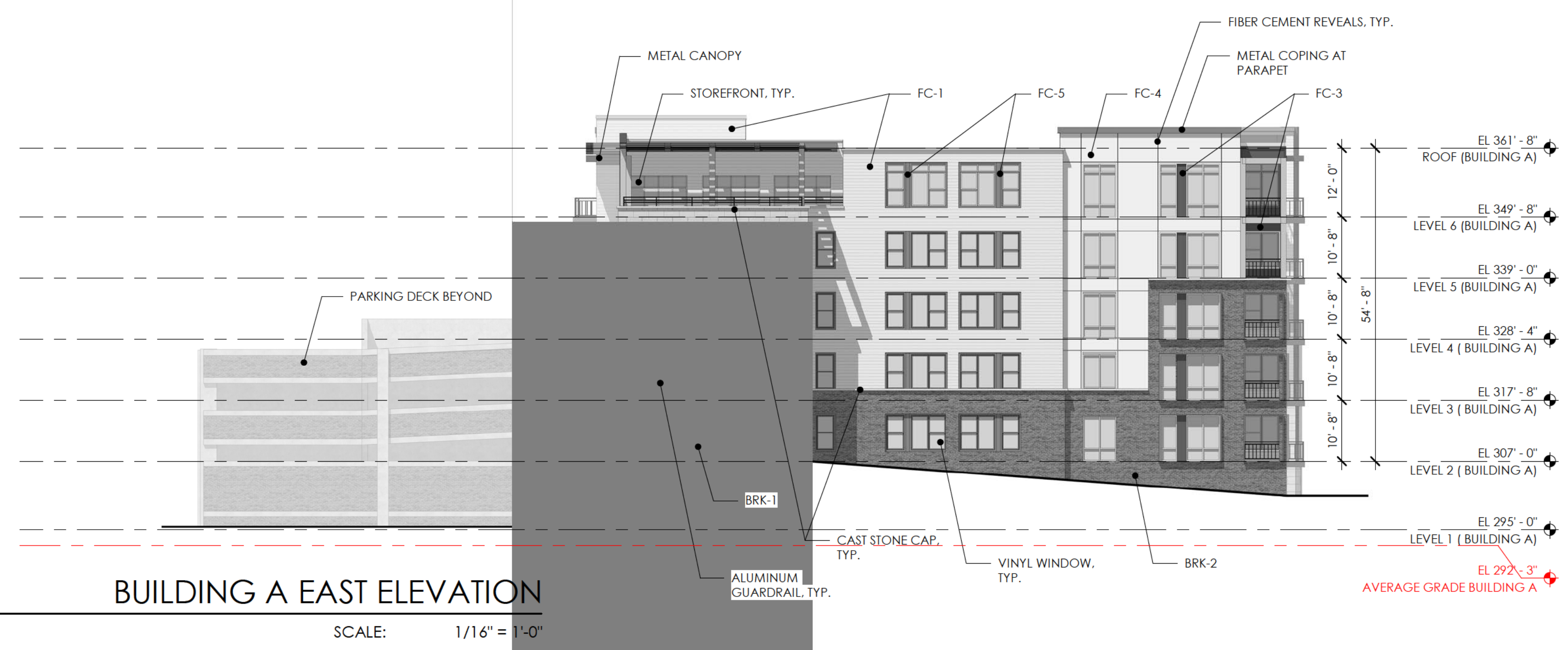
Architect:
 BB+M ARCHITECTURE
 1435 WEST MORHEAD ST. - SUITE 160
 CHARLOTTE, NC 28208



Seal: PRELIMINARY - DO NOT USE FOR CONSTRUCTION



BUILDING A EAST ELEVATION - ZONING CALCULATIONS
 SCALE: 1/16" = 1'-0"



BUILDING A EAST ELEVATION
 SCALE: 1/16" = 1'-0"

Scale:

Project:

Issued for:

No.	Date	Description

As indicated

Title: **BUILDING ELEVATIONS - BUILDING A**

Project number: 20GRU230 Sheet #: **24.03**
 Issued Date: 04.23.2021
 Drawn by:
 Approved by:



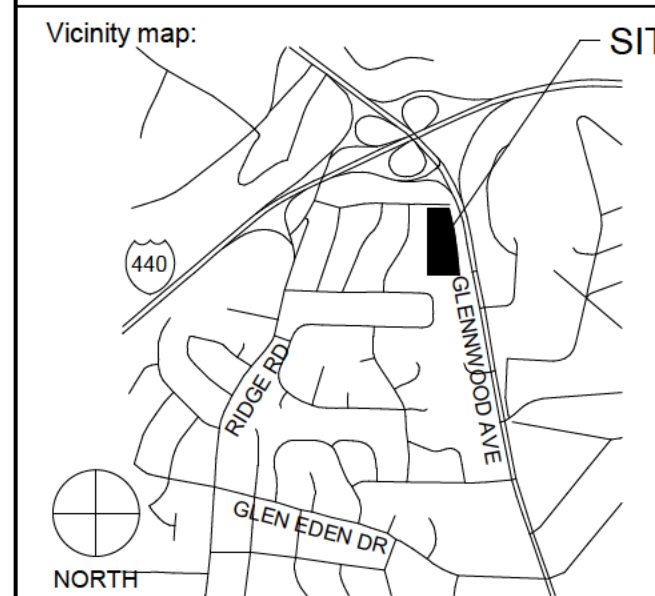
STEWART

223 S. WEST ST., #1100
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 FIRM LICENSE # C-1051
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Client:
 GRUBB PROPERTIES
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 CHARLOTTE, NC 28209



Architect:
 BB+M ARCHITECTURE
 1435 WEST MORHEAD ST. - SUITE 160
 CHARLOTTE, NC 28208



Seal: PRELIMINARY - DO NOT
 USE FOR
 CONSTRUCTION

Scale:

Project:

Issued for:

No.	Date	Description
		As indicated

Title: **BUILDING ELEVATIONS - BUILDING A**

Project number: 20GRU230 Sheet #:
 Issued Date: 04.23.2021
 Drawn by: - **Z4.04**
 Approved by: -

ZONING NOTES:

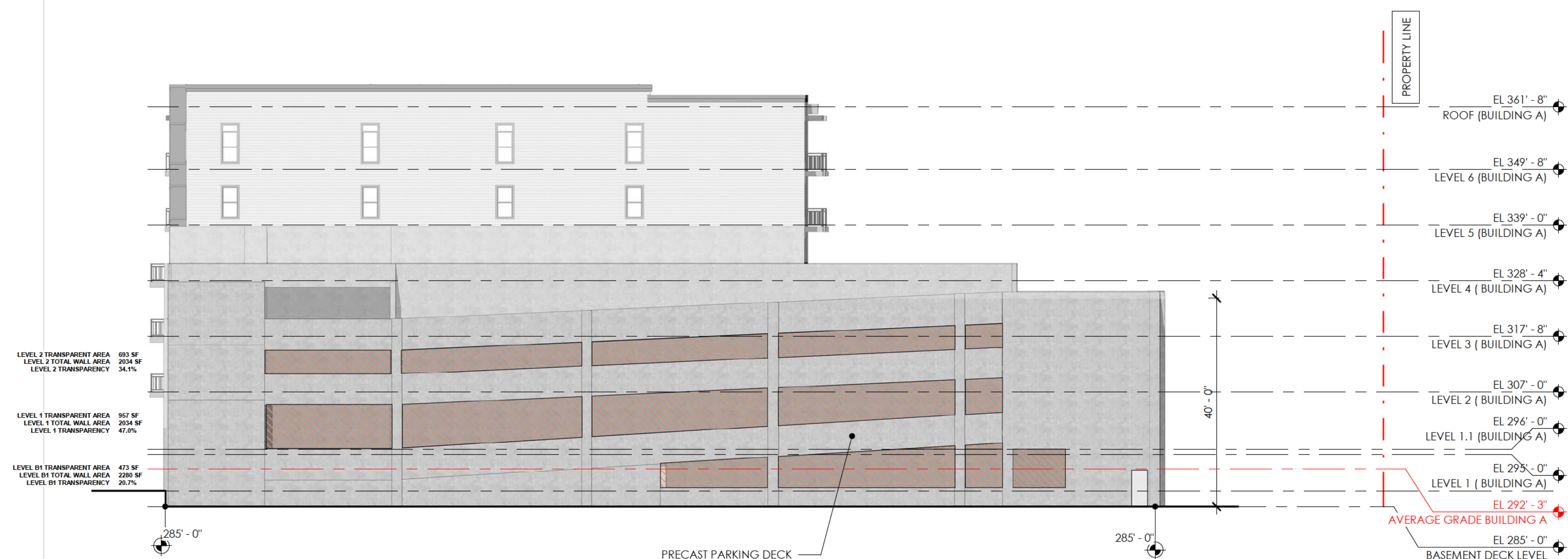
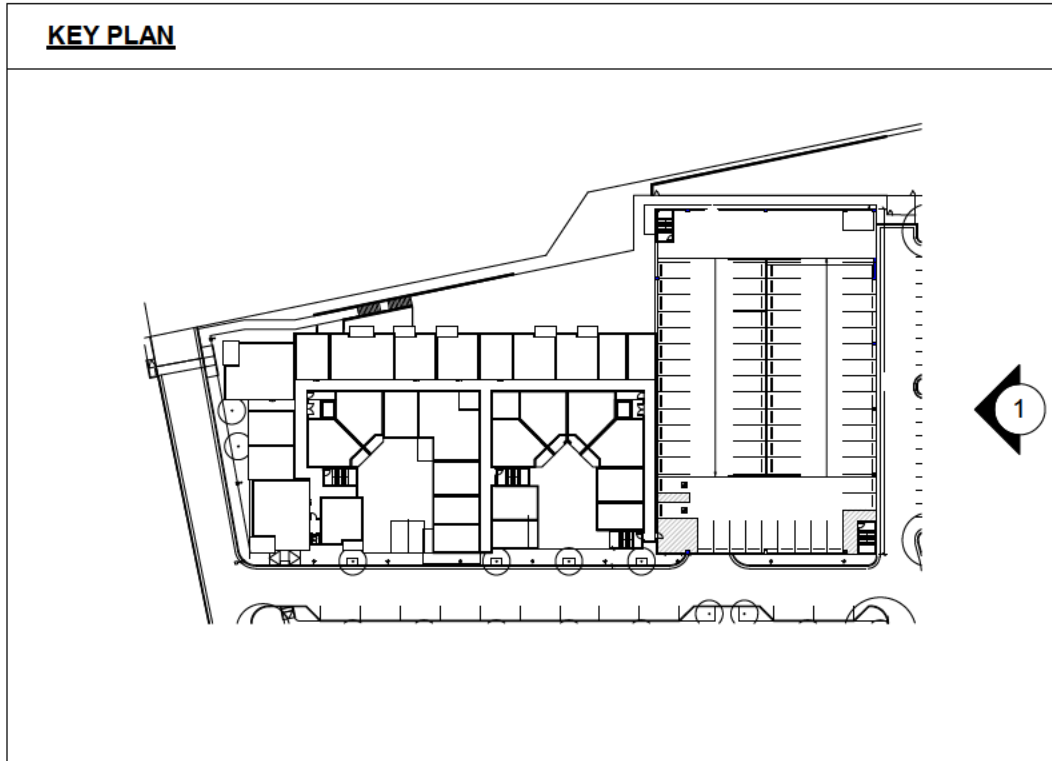
ZONING: RX-7-CU
 RESIDENTIAL MIXED USE
 7 STORIES MAX ALLOWED
 90' MAX HEIGHT ALLOWED FROM AVERAGE GRADE PLANE

TRANSPARENCY REQUIREMENTS
 GROUND STORY = 20% MIN
 UPPER STORY = 15% MIN
 BLANK WALL AREA = 35' MAX



MATERIAL LEGEND:

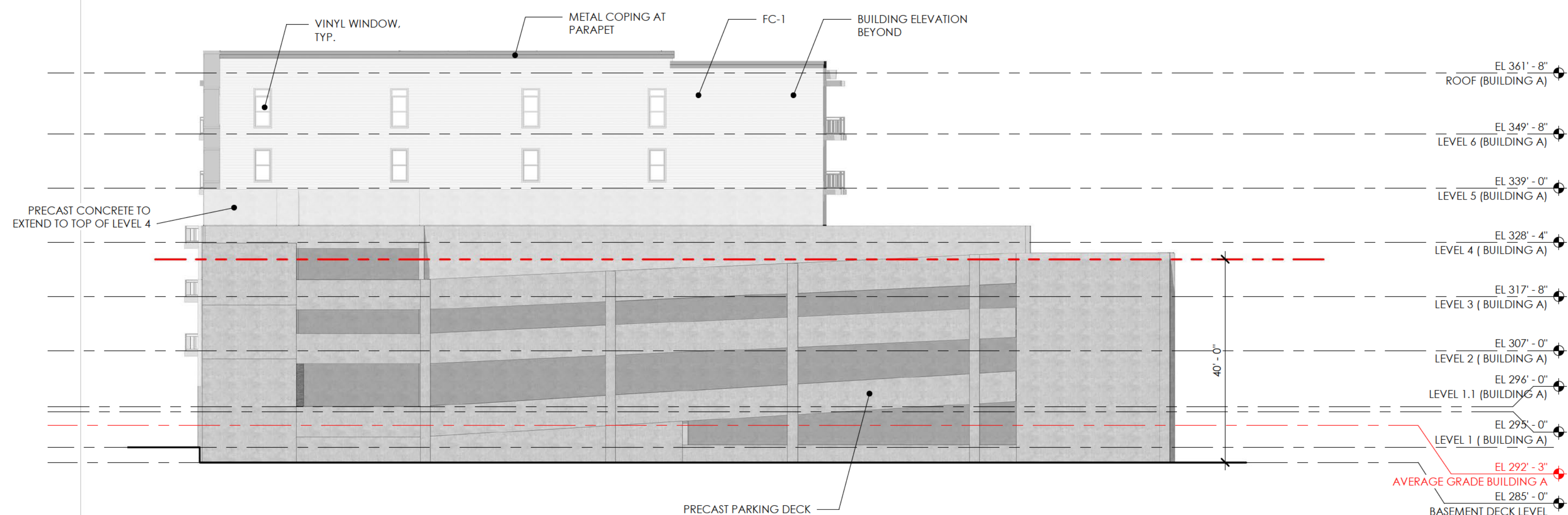
- BRK-1 : ARCHITECTURAL STONE VENEER
- BRK-2 : RED BRICK
- FC-1 : LIGHT LAP SIDING
- FC-2 : DARK LAP SIDING
- FC-3 : ACCENT FIBER CEMENT (1)
- FC-4 : FIBER CEMENT PANEL
- FC-5 : ACCENT FIBER CEMENT (2)



BUILDING A WEST ELEVATION - ZONING CALCULATIONS

2
 Z4.04

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



BUILDING A WEST ELEVATION

1
 Z4.04

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



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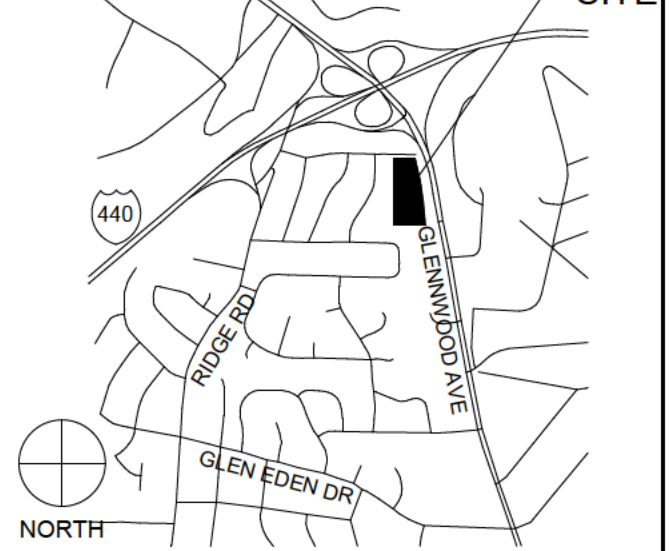
Client:
GRUBB PROPERTIES
4601 PARK ROAD - SUITE 450
CHARLOTTE, NC 28209



Architect:
BB+M ARCHITECTURE
1435 WEST MORHEAD ST. - SUITE 160
CHARLOTTE, NC 28208

BB+M ARCHITECTURE

Vicinity map: SITE



Seal: PRELIMINARY - DO NOT
USE FOR
CONSTRUCTION

Scale:

Project:

Issued for:

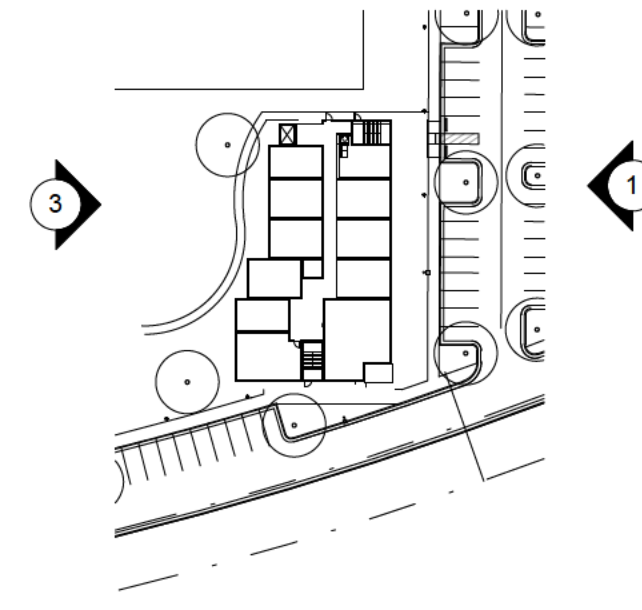
No. Date Description

No.	Date	Description

Title: BUILDING
ELEVATIONS -
BUILDING B

Project number: 20GRU230 Sheet #:
Issued Date: 04.23.2021
Drawn by:
Approved by: **24.05**

KEY PLAN



ZONING NOTES:

ZONING: RX-7-CU
RESIDENTIAL MIXED USE
7 STORIES MAX ALLOWED
90' MAX HEIGHT ALLOWED FROM AVERAGE GRADE PLANE

TRANSPARENCY REQUIREMENTS
GROUND STORY = 20% MIN
UPPER STORY = 15% MIN
BLANK WALL AREA = 35' MAX

AREA OF TRANSPARENCY

MATERIAL LEGEND:

- BRK-1 : ARCHITECTURAL STONE VENEER
- BRK-2 : RED BRICK
- FC-1 : LIGHT LAP SIDING
- FC-2 : DARK LAP SIDING
- FC-3 : ACCENT FIBER CEMENT (1)
- FC-4 : FIBER CEMENT PANEL
- FC-5 : ACCENT FIBER CEMENT (2)



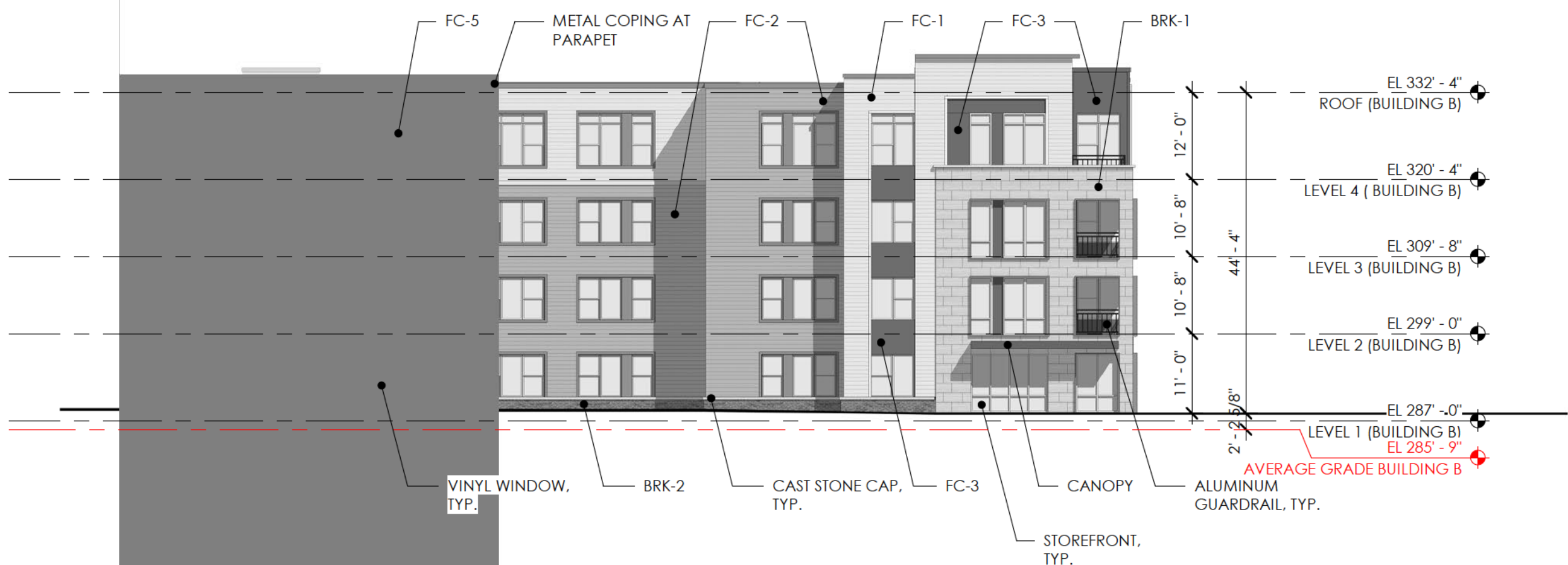
BUILDING B SOUTH ELEVATION -
ZONING CALCULATIONS

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



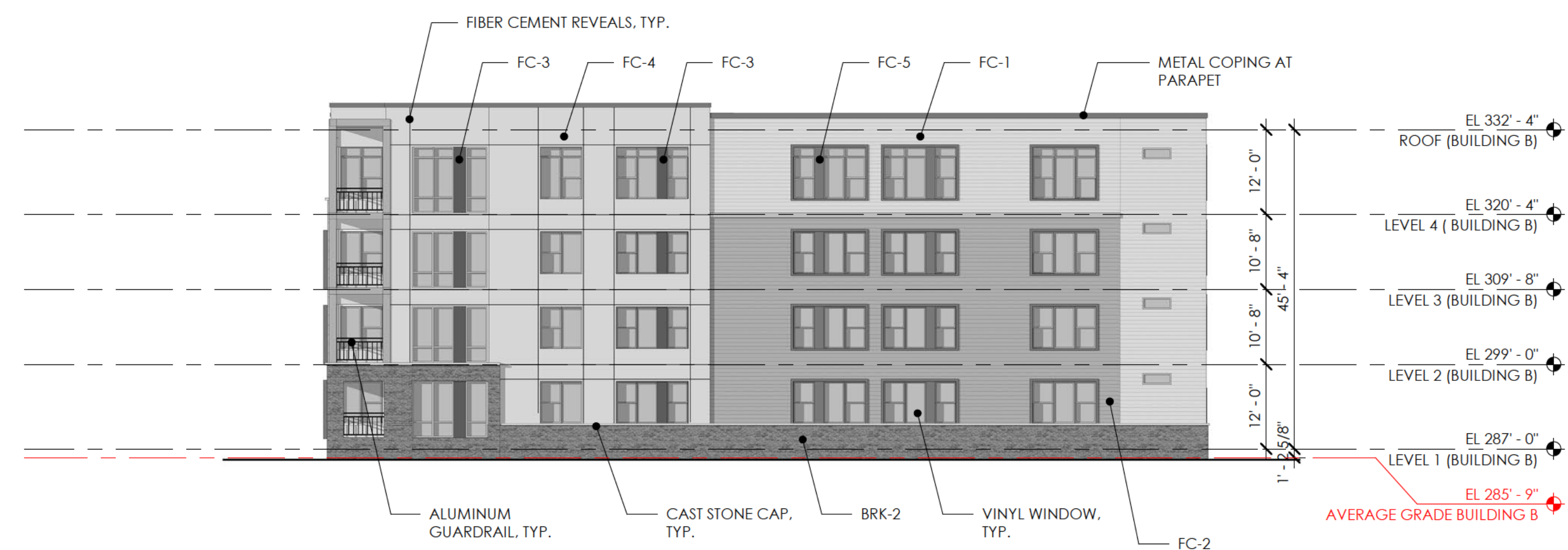
BUILDING B NORTH ELEVATION -
ZONING CALCULATIONS

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



BUILDING B SOUTH ELEVATION

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



BUILDING B NORTH ELEVATION

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

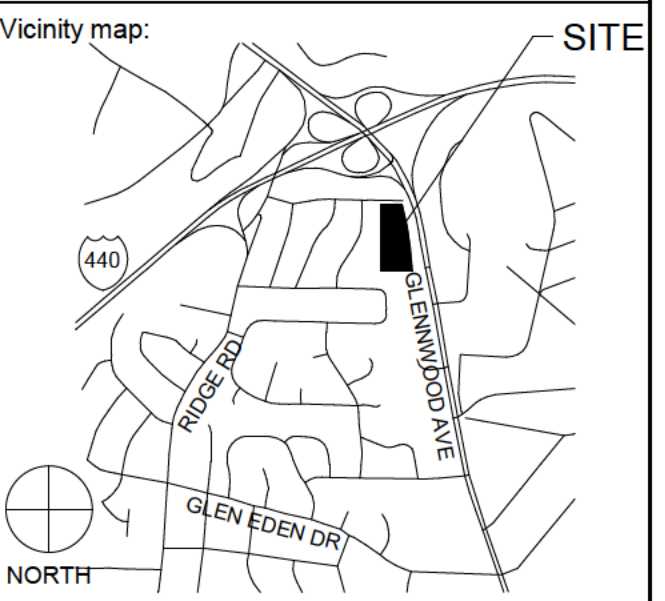


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Client:
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 CHARLOTTE, NC 28209



Architect:
 BB+M ARCHITECTURE
 1435 WEST MORHEAD ST. - SUITE 160
 CHARLOTTE, NC 28208



Seal: **PRELIMINARY - DO NOT USE FOR CONSTRUCTION**

Scale:

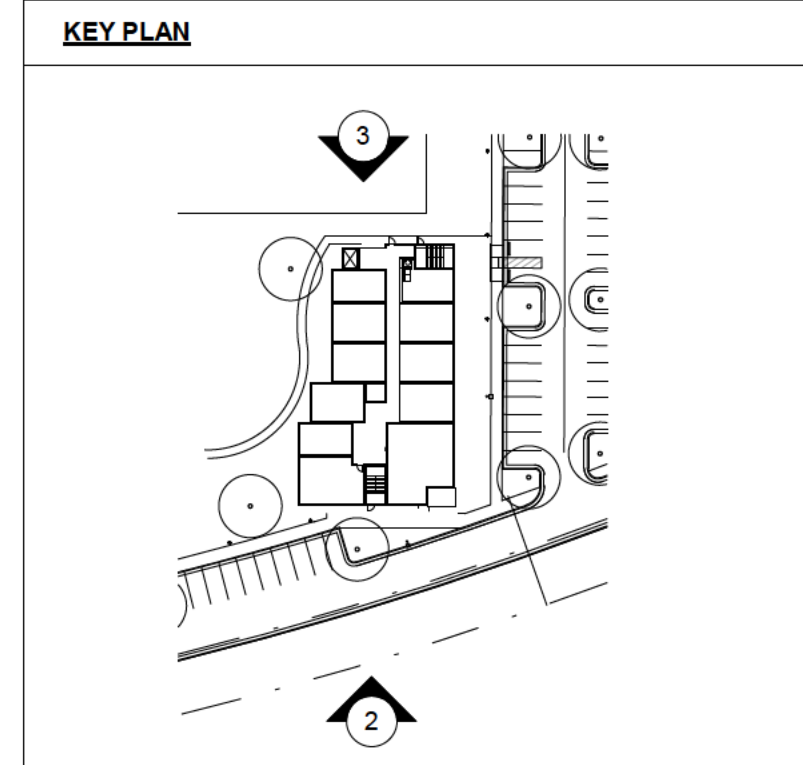
Project:

Issued for:

No.	Date	Description

Title: **BUILDING ELEVATIONS - BUILDING B**

Project number: 20GRU230 Sheet #: **24.06**
 Issued Date: 04.23.2021
 Drawn by:
 Approved by:
 Approved by: **24.06**



ZONING NOTES:

ZONING: RX-7-CU
 RESIDENTIAL MIXED USE
 7 STORIES MAX ALLOWED
 90' MAX HEIGHT ALLOWED FROM AVERAGE GRADE PLANE

TRANSPARENCY REQUIREMENTS
 GROUND STORY = 20% MIN
 UPPER STORY = 15% MIN
 BLANK WALL AREA = 35' MAX

AREA OF TRANSPARENCY

- MATERIAL LEGEND:**
- BRK-1 : ARCHITECTURAL STONE VENEER
 - BRK-2 : RED BRICK
 - FC-1 : LIGHT LAP SIDING
 - FC-2 : DARK LAP SIDING
 - FC-3 : ACCENT FIBER CEMENT (1)
 - FC-4 : FIBER CEMENT PANEL
 - FC-5 : ACCENT FIBER CEMENT (2)



BUILDING B WEST ELEVATION - ZONING CALCULATIONS

4
24.06

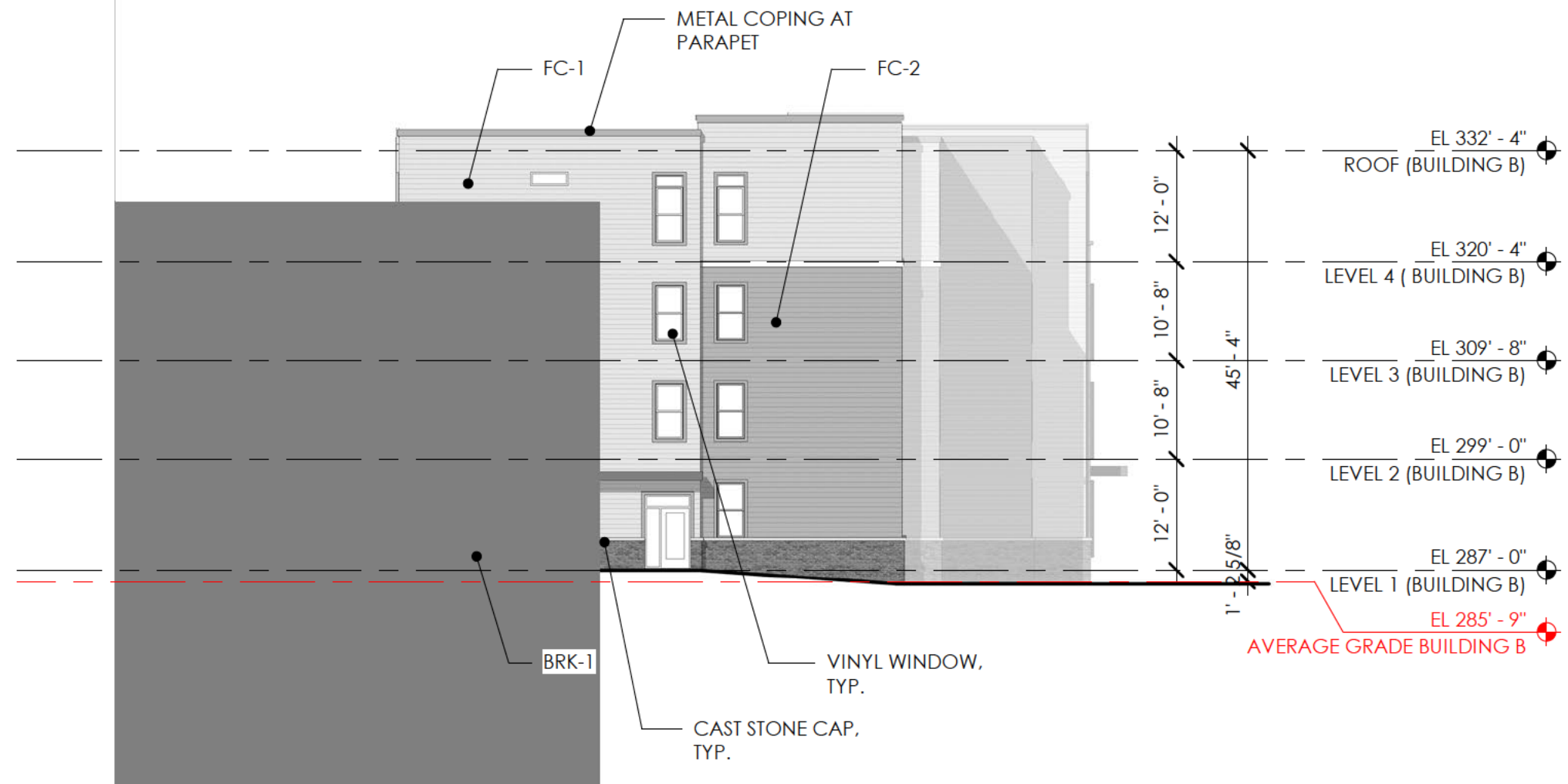
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BUILDING B EAST ELEVATION - ZONING CALCULATIONS

2
24.06

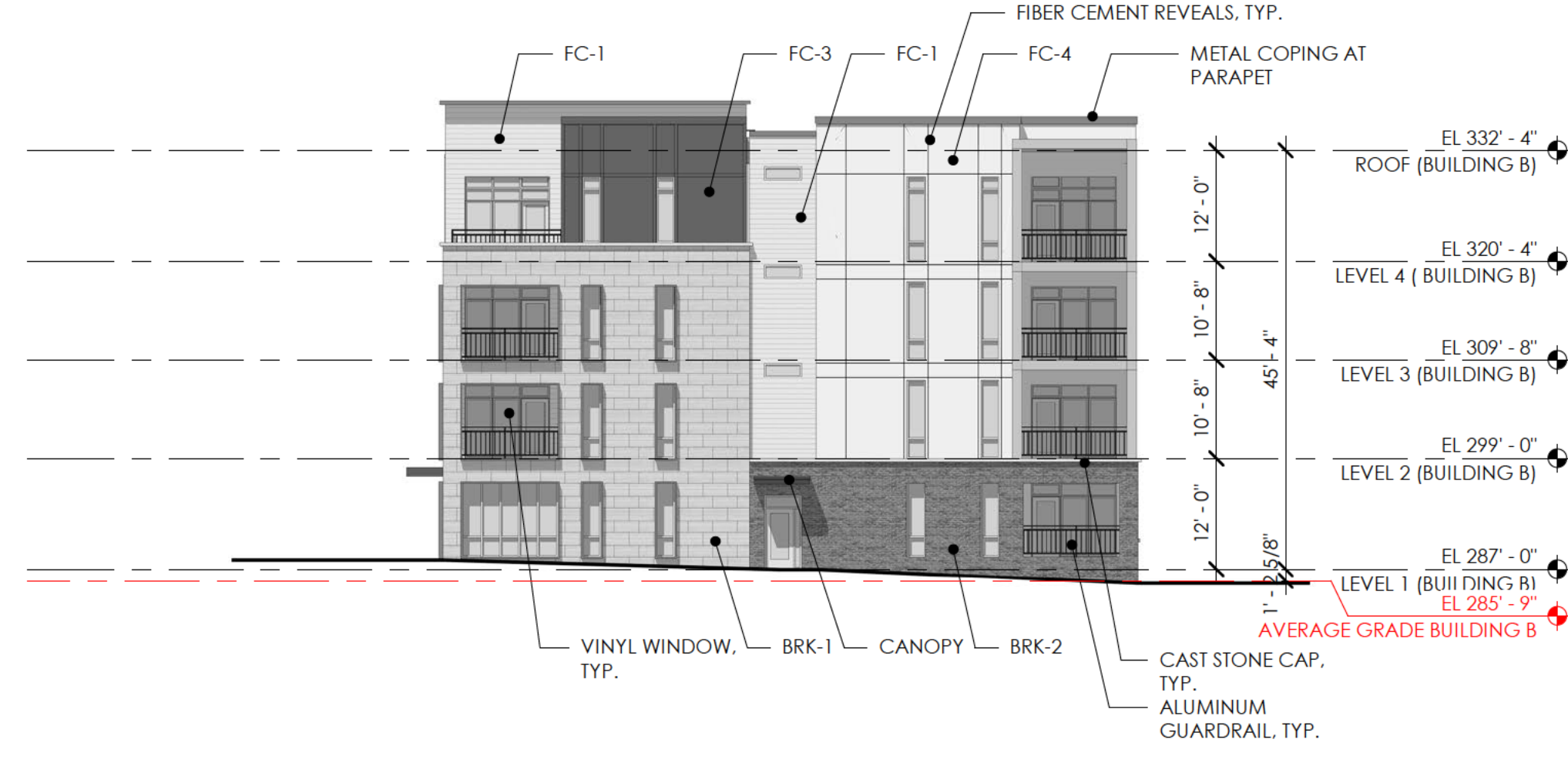
SCALE: 1/16" = 1'-0"



BUILDING B WEST ELEVATION

3
24.06

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



BUILDING B EAST ELEVATION

1
24.06

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