

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		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative 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 change of use.			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form.			
Company:		Title:	
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

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):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes No	Wetlands Yes No

RESIDENTIAL DEVELOPMENTS

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

SIGNATURE BLOCK

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.

I, _____ 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.

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:

Printed Name:

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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 type="checkbox"/> General	Subdivision case #:
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case #:
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: BOA-0070-2021
		Zoning Case #: Z-28-20
		Administrative Alternate #: DA-0027-2021

GENERAL INFORMATION

Development name: The Creamery

Inside City limits? Yes ☒ No ☐

Property address(es): 400 Glenwood Avenue; 410 Glenwood Avenue

Site P.I.N.(s): 1704417007; 1704406990

Please describe the scope of work. Include any additions, expansions, and change of use.
Development of two mixed-use towers, urban outdoor space and associated structured parking.

Current Property Owner/Developer Contact Name: Jason Davis

NOTE: please attach purchase agreement when submitting this form.

Company: 400 Glenwood Avenue Property LLC, 401 Glenwood Avenue Property LLC, Title: Authorized Signatory

Address: 4 Bryant Park Suite 200, New York, NY 10018

Phone #: 301-366-6222 Email: jd@turnbridgeeq.com

Applicant Name: Gray Harrell

Company: McAdams Address: One Glenwood Avenue, Suite 201 Raleigh NC 27603

Phone #: 919-287-0834 Email: harrell@mcadamsco.com

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REVISION 02.19.21

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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): DX-40-CU	Existing gross floor area (not to be demolished): 47,117
Gross site acreage: 2.38	Existing gross floor area to be demolished: 17,780
# of parking spaces required: See Site Data Table	Total # of gross (to remain and new): See Site Data Table
# of parking spaces proposed: See Site Data Table	Proposed # of buildings: 4 (3 new); 1 existing
Overlay District (if applicable): N/A	Proposed # of stories for each: See Site Data Table
Existing use (UDO 6.1.4): office, restaurant/bar	
Proposed use (UDO 6.1.4): multi-unit living, office, restaurant, retail use	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 2.24 Square Feet: 97,575	Proposed Impervious Surface: Acres: 2.38 Square Feet: 103,841
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: 295	Total # of hotel units: N/A
# of bedroom units: 1br 190 2br 105 3br N/A 4br or more N/A	
# of lots: 2	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

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 accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Gray Harrell, 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.

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.

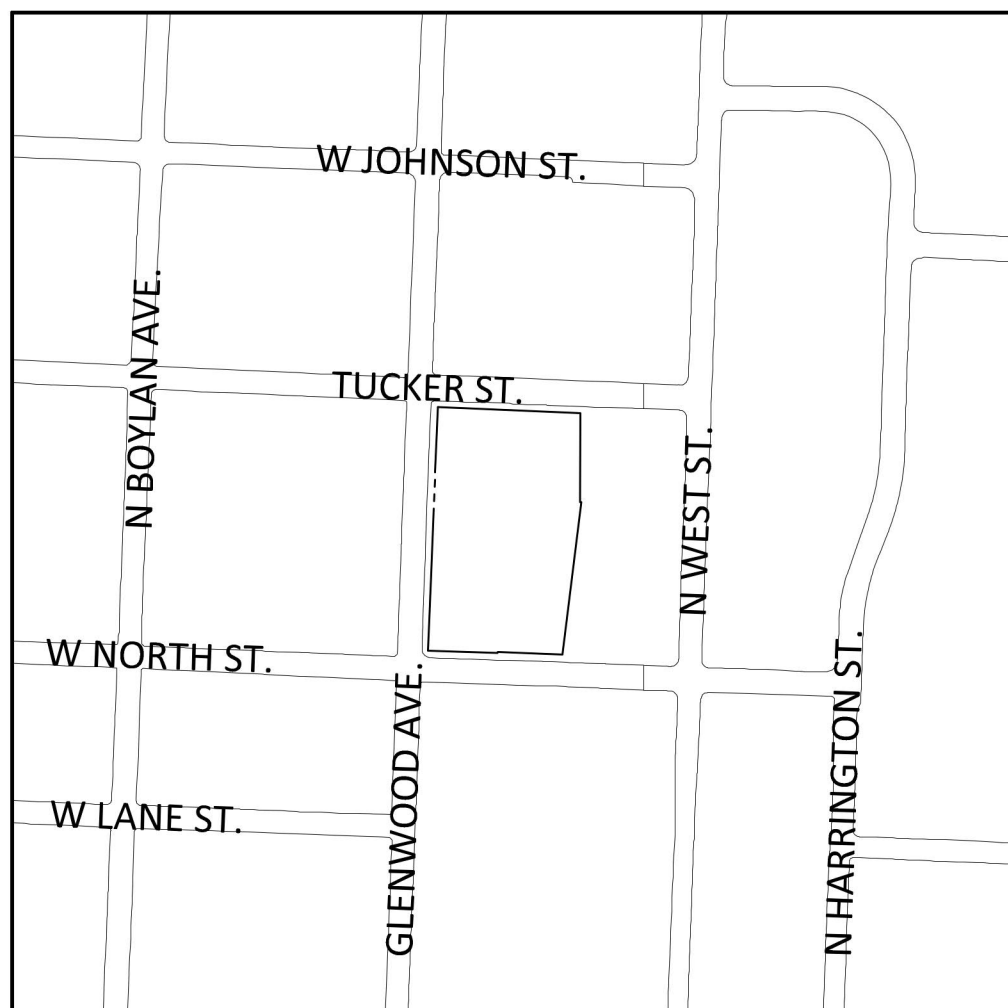
Signature:

Printed Name: Gray Harrell Date:

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VICINITY MAP
N.T.S.

SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

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) 988-2402, and the Public Utilities Department at (919) 988-4540 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.

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

NOTES

- 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 ENDOACH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
- 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 THAT EXCEED THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

SITE DATA

SITE ADDRESS:	400 & 410 GLENWOOD AVENUE, RALEIGH, NORTH CAROLINA, 27603
PARCEL PIN NUMBER:	1704406990, 1704417007
EXISTING ZONING:	DX-40-CU
BUILD STORIES:	BUILDING 1: 21 BUILDING 2: 36
OVERLAY DISTRICT:	NONE
SITE AREA:	GROSS SITE AREA: 2.38 ACRES, 103,841 SF RIGHT OF WAY DEDICATION: 0.02 ACRES, 920 SF NET SITE AREA: 2.36 ACRES, 102,921 SF
BUILDING GSF BREAKDOWN:	SEE TABLE (THIS SHEET) FOR OFFICE AND RESIDENTIAL BUILDING BREAKDOWN TOTAL SF BY USE FOR BOTH BUILDINGS: PARKING: 360,421 SF SERVICE: 69,313 SF OFFICE: 242,711 SF RESIDENTIAL: 331,169 SF RESTAURANT/RETAIL: 17,212 SF AMENITY: 21,410 SF TOTAL NEW GSF: 1,042,236 SF EXISTING GSF (TO REMAIN): 47,117 SF TOTAL GSF (NEW AND EX.): 1,089,353 SF
BLOCK PERIMETER:	N/A
WATERSHED:	CRABTREE CREEK
TREE CONSERVATION AREA:	N/A
VEHICLE PARKING:	DX DISTRICT IS EXEMPT PER UDO SECTION 7.1.3 BUILDING 1 (RESIDENTIAL BUILDING): 1 BEDROOM UNITS: 190 2 BEDROOM UNITS: 105 TOTAL UNITS: 295 REGULAR STALLS: 226 COMPACT: 102 PARALLEL: 6 ACCESSIBLE: 16 (3 OF WHICH ARE VAN ACCESSIBLE) REQUIRED: MAX ALLOWED - 590 PER UDO SEC. 7.1.3.A.1 PROPOSED: 350 (SEE "FLOOR PLANS" SHEETS FOR REFERENCE) BUILDING 2 (OFFICE BUILDING): REGULAR STALLS: 342 COMPACT STALLS: 114 PARALLEL: 6 ACCESSIBLE: 14 (3 OF WHICH ARE VAN ACCESSIBLE) REQUIRED STALLS: N/A PROPOSED: 476
BIKE PARKING:	
RESIDENTIAL:	LONG TERM: 15 (295*1/20 UNITS) SHORT TERM: N/A
OFFICE:	LONG TERM: 52 (259,716 SF*(1/5,000 SF)) SHORT TERM: 26 (259,716 SF*(1/10,000 SF))
RESTAURANT/RETAIL:	LONG TERM: 4 (1/25,000 SF - MIN. 4) SHORT TERM: 4 (1/50,000 SF - MIN. 4)
TOTAL REQUIRED: (UDO SEC. 7.1.7.J)	
LONG TERM:	25
SHORT TERM:	25
PROVIDED:	30 SHORT, 25 LONG (SEE SHEET C2.00) 2 SHORT TERM - IN PUBLIC ROW ALONG GLENWOOD AVE
OUTDOOR AMENITY AREA REQUIRED:	10% OF SITE = 10,292 SF (UDO SEC. 3.2.6.A4) 10,292 + (42*50) = 12,392 SF (42 IS THE NUMBER OF STORIES OVER 7 FOR EACH BUILDING) 12% OF SITE = 12,351 SF (UDO SEC. 1.5.3.C.4) 12,351 SF IS THE REQUIRED AMENITY AREA 13,645 SF
PROVIDED:	

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

- 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 STREET, LANE, SIDEWALK CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED 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 TCPED 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.

DESIGN ALTERNATE CASE: DA-0027-2021: 400 AND 410 GLENWOOD AVE.

DATE: 02/03/2022

SUBJECT: APPROVED AS NOTED

DA-0027-2021 WHEREAS 400 GLENWOOD AVENUE PROPERTY LLC & 410 GLENWOOD AVENUE PROPERTY LLC, PROPERTY OWNERS, REQUEST: (I) A DESIGN ALTERNATE TO SECTION 3.3.3.E. OF THE UNIFIED DEVELOPMENT ORDINANCE WHICH REQUIRES 12' STEPBACKS BETWEEN THE 2ND FLOOR OR 25', WHICHEVER IS GREATER, AND THE 13TH FLOOR IN ORDER TO PROVIDE A MINIMUM 12' STEPBACK AT VARYING HEIGHTS 18' AND HIGHER FOR PORTIONS OF THE PROPOSED MIXED USE TOWER ON 400 GLENWOOD AVENUE, FRONTING W NORTH ST. AND GLENWOOD AVE; (II) TWO DESIGN ALTERNATES TO THE REQUIRED RIGHT-OF-WAY WIDTH SET FORTH IN UDO SECTION 8.5.5.D.A. FOR THE PORTION OF THE PROPERTY BEING DEVELOPED ALONG TUCKER ST.; (III) A DESIGN ALTERNATE TO THE REQUIRED STREETScape WIDTH SET FORTH IN UDO SECTION 8.5.5.D.A. FOR THE PORTION OF THE PROPERTY BEING DEVELOPED ALONG TUCKER ST.; (IV) A TUCKER ST. DRIVEWAY SPACING SET FORTH IN DESIGN MANUAL SECTION 9.5.2.C. FOR DRIVEWAYS ALONG W NORTH STREET; (V) A DESIGN ALTERNATE TO THE REQUIRED DRIVEWAY-TO-RIGHT-OF-WAY SPACING SET FORTH IN DESIGN MANUAL SECTION 9.5.2.C. FOR THE DRIVEWAY ALONG W NORTH STREET; (VI) A DESIGN ALTERNATE TO THE REQUIRED DRIVEWAY-TO-RIGHT-OF-WAY SPACING SET FORTH IN DESIGN MANUAL SECTION 9.5.2.C. FOR THE DRIVEWAY ALONG GLENWOOD AVENUE; AND (VII) FOUR DESIGN ALTERNATES FROM THE TRANSPARENCY REQUIREMENT SET FORTH IN UDO SECTION 3.2.6.F.1. FOR THE GROUND LEVEL FACADE OF THE 410 GLENWOOD AVENUE MIXED USE BUILDING FACING TUCKER STREET, THE GROUND LEVEL FACADE OF THE 410 GLENWOOD AVENUE MIXED USE BUILDING FACING WEST NORTH STREET, THE GROUND LEVEL FACADE OF THE 400 GLENWOOD AVENUE MIXED USE BUILDING FACING WEST NORTH STREET, AND THE GROUND LEVEL FACADE OF THE 400 GLENWOOD AVENUE MIXED USE BUILDING FACING GLENWOOD AVENUE, IN ORDER TO CONSTRUCT ONE MIXED USE TOWER ON 400 GLENWOOD AVENUE AND ONE MIXED USE TOWER ON 410 GLENWOOD AVENUE ON A COMBINED 2.39-ACRE PROPERTY ZONED DX-40-CU, LOCATED AT 400 AND 410 GLENWOOD AVE.

BOARD OF ADJUSTMENT CASE: BOA-0070-2021: 400 & 410 GLENWOOD AVENUE

*REFERENCE SHEET C0.01 FOR MEETING MINUTES AND APPROVAL

SHEET INDEX

C0.00	ALTA/NSPS LAND TITLE SURVEY
C0.01	PROJECT NOTES
C1.01	BOA-0070-2021
C2.00	DEMOLITION PLAN
C2.01	SITE PLAN
C3.00	BUILDING SETBACK AND SHOP FRONT EXHIBIT
C4.00	GRADING AND STORM DRAINAGE PLAN
C8.00	UTILITY PLAN
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	WATER DETAILS
C8.04	SEWER DETAILS
C8.05	SEWER DETAILS
C9.00	STORMWATER FACILITY 'A' PLAN VIEW
C9.01	STORMWATER FACILITY 'A' DETAILS
C9.02	STORMWATER FACILITY 'A' DETAILS
L5.00	LANDSCAPE AND STREET FURNITURE PLAN
L5.01	LANDSCAPE DETAILS
L6.00	LIGHTING PLAN

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002	FLOOR PLANS
003	FLOOR PLANS
004	FLOOR PLANS
005	FLOOR PLANS
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ASR-02	- OVERALL PLANS LEVEL 2-9
ASR-03	- TRASH/WASTE OVERALL FLOOR PLAN LEVEL 0 (FOR REFERENCE ONLY)
ASR-04	- TRASH/WASTE OVERALL FLOOR PLAN LEVEL 1 (FOR REFERENCE ONLY)
ASR-05	- TRASH/WASTE ENLARGED PLAN LEVEL 1 (FOR REFERENCE ONLY)
ASR-06	- MEZZANINE DIAGRAM
ASR-07	- NORTH ELEVATION
ASR-08	- SOUTH ELEVATION
ASR-09	- EAST ELEVATION
ASR-10	- WEST ELEVATION
ASR-11	- WEST ELEVATION - WOONERF

ARCHITECTURAL SHEET INDEX - FOR REFERENCE

A1.00	OVERALL FLOOR PLAN - LEVEL 01 AND BASEMENT @TUCKER ST.
A102C	ENLARGED PLAN LEVEL 02 (TIER 1) AREA C



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.

	Office Building						Resi Building						
	Parking Area	Service	Office Area	Ret/Rest	Amenity	Gross Area		Service	Resi Area	Ret/Rest	Amenity	Parking	Gross Area
Basement		9,652				9,652	Level 1	7,713		7,026			14,739
Level 1		26,860		10,186		37,046	Level 1 Mezz	1,152					1,152
level 1.5	9,982	1,316				11,298	Level 2	421	9,477		457	1137	11,492
level 2	37,213					37,213	Level 3	421	9,477		457	1137	11,492
level 3	42,345					42,345	Level 4	878	9,477			1137	11,492
level 4	42,345					42,345	Level 5	878	9,477			1137	11,492
level 5	42,345					42,345	Level 6	878	9,477			1137	11,492
level 6	42,345					42,345	Level 7	878	9,477			1137	11,492
level 7	42,345					42,345	Level 8	878	9,477			1137	11,492
level 8	42,345					42,345	Level 9	878	9,477			1137	11,492
level 9	42,345					42,345	Level 10				11,400		11,400
level 9.5	7,715					7,715	Level 11	482	10,854				11,336
level 10			15,591		7,881	23,472	Level 12	482	10,854				11,336
level 11			22,712			22,712	Level 13	482	10,854				11,336
level 12			22,712			22,712	Level 14	482	10,854				11,336
level 13			22,712			22,712	Level 15	482	10,854				11,336
level 14			22,712			22,712	Level 16	482	10,854				11,336
level 15			22,712			22,712	Level 17	482	10,854				11,336
level 16			22,712			22,712	Level 18	482	10,854				11,336
level 17			22,712			22,712	Level 19	482	10,854				11,336
level 18			22,712			22,712	Level 20	482	10,854				11,336
level 19			22,712			22,712	Level 21	482	10,854				11,336
level 20			22,712			22,712	Level 22	482	10,854				11,336
total	351,325	37,828	242,711	10,186	7,881	649,931	Level 23	482	10,854				11,336
							Level 24	482	10,854				11,336
							Level 25	482	10,854				11,336
							Level 26	482	10,854				11,336
							Level 27	482	10,854				11,336
							Level 28	482	10,854				11,336
							Level 29	482	10,854				11,336
							Level 30	482	10,854				11,336
							Level 31	482	10,854				11,336
							Level 32	412	8,203				8,615
							Level 33	471	8,144				8,615
							Level 34	422	6,168				6,590
							Level 35	471	4,904		1,215		6,590
							PH	4,612					4,612
							Total	31,485	331,169	7,026	13,529	9,096	392,305

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



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

Gray Harrell

harrell@mcadamsco.com

PHONE: 919. 287. 0728

CLIENT

TURNBRIDGE EQUITIES

4 BRYANT PARK, SUITE 200

NEW YORK,

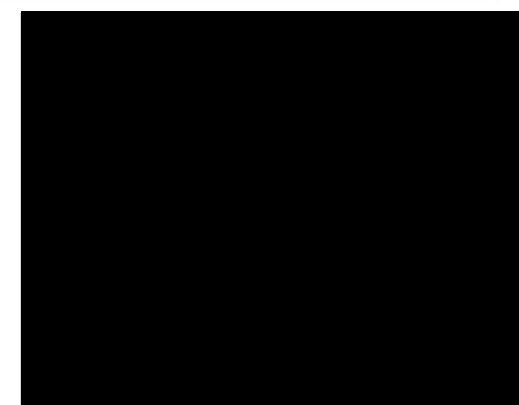


www.mcadamsco.com

CLIENT

TURNBRIDGE EQUITIES
4 BRYANT PARK, SUITE 200
NEW YORK, NY 10018

THE CREAMERY
ADMINISTRATIVE SITE REVIEW
400 & 410 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA, 27603



REVISIONS

NO.	DATE	
1	02. 09. 2022	RESPONSE TO 1ST ASR REVIEW
2	03. 23. 2022	RESPONSE TO 2ND ASR REVIEW
3	05. 02. 2022	RESPONSE TO 3rd ASR REVIEW

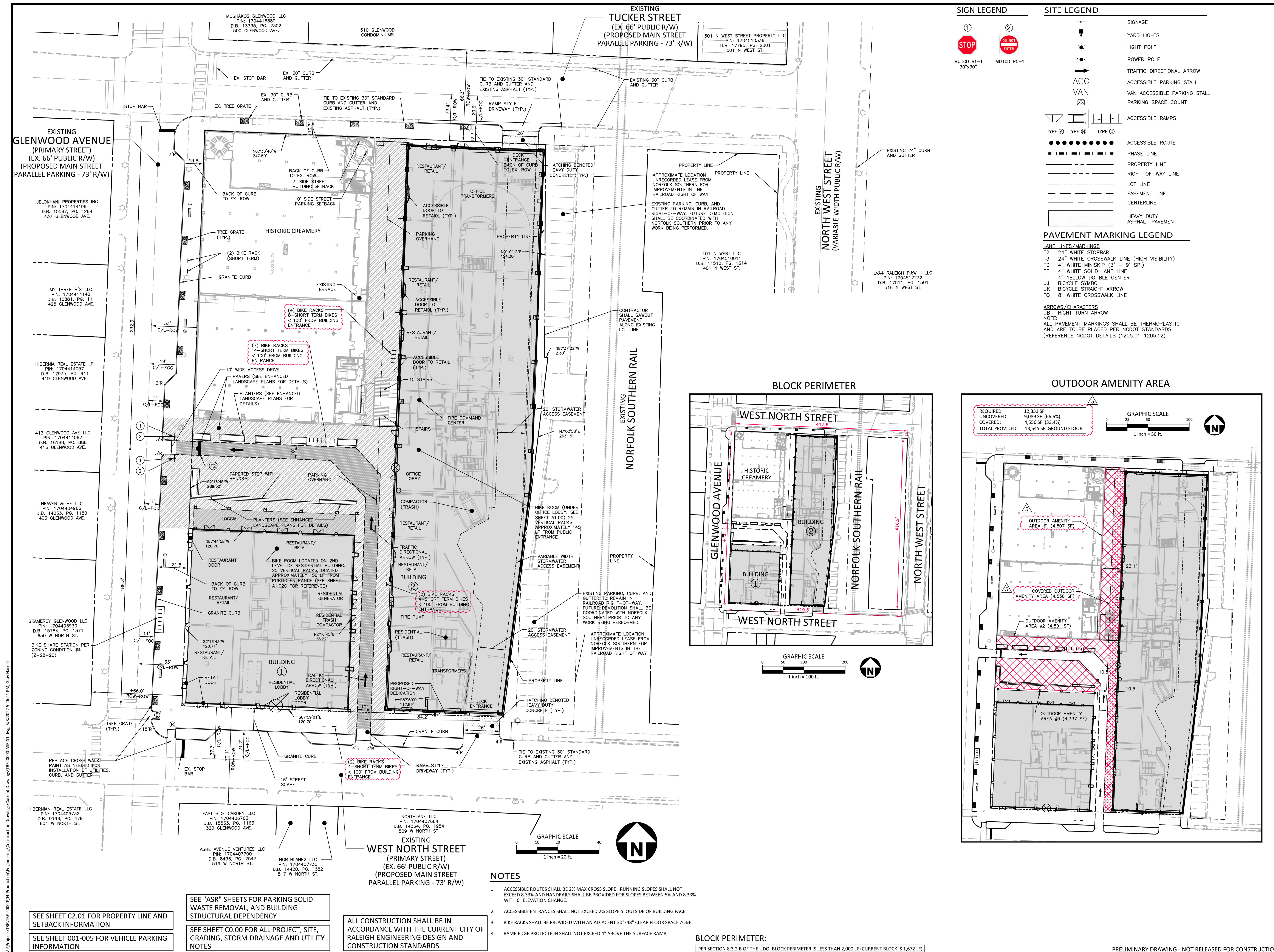
PLAN INFORMATION

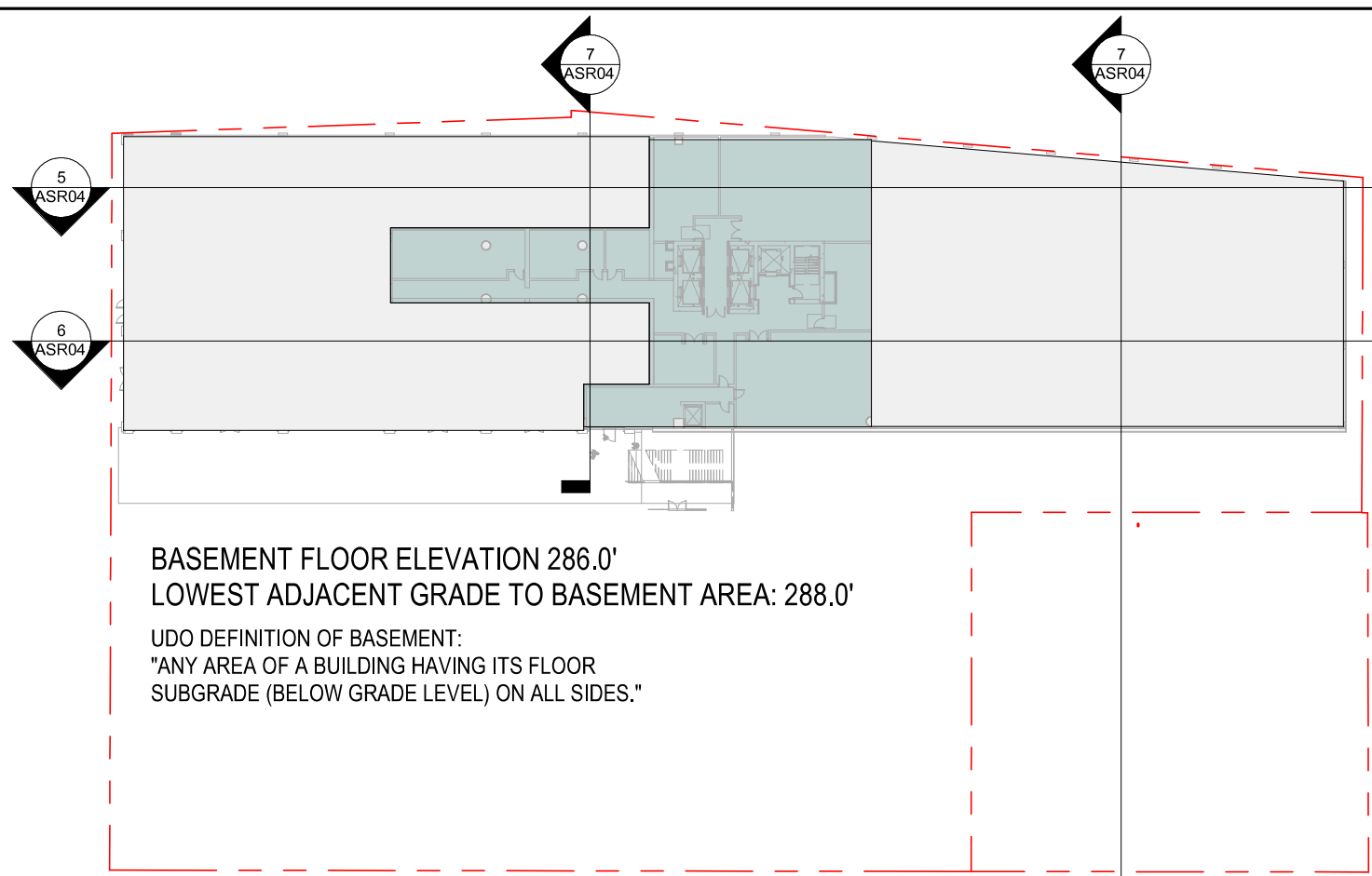
PROJECT NO.	TBE-20000
FILENAME	TBE20000-ASR-S1
CHECKED BY	CGH
DRAWN BY	CDR
SCALE	1"=30'
DATE	08. 31. 2021

SHEET

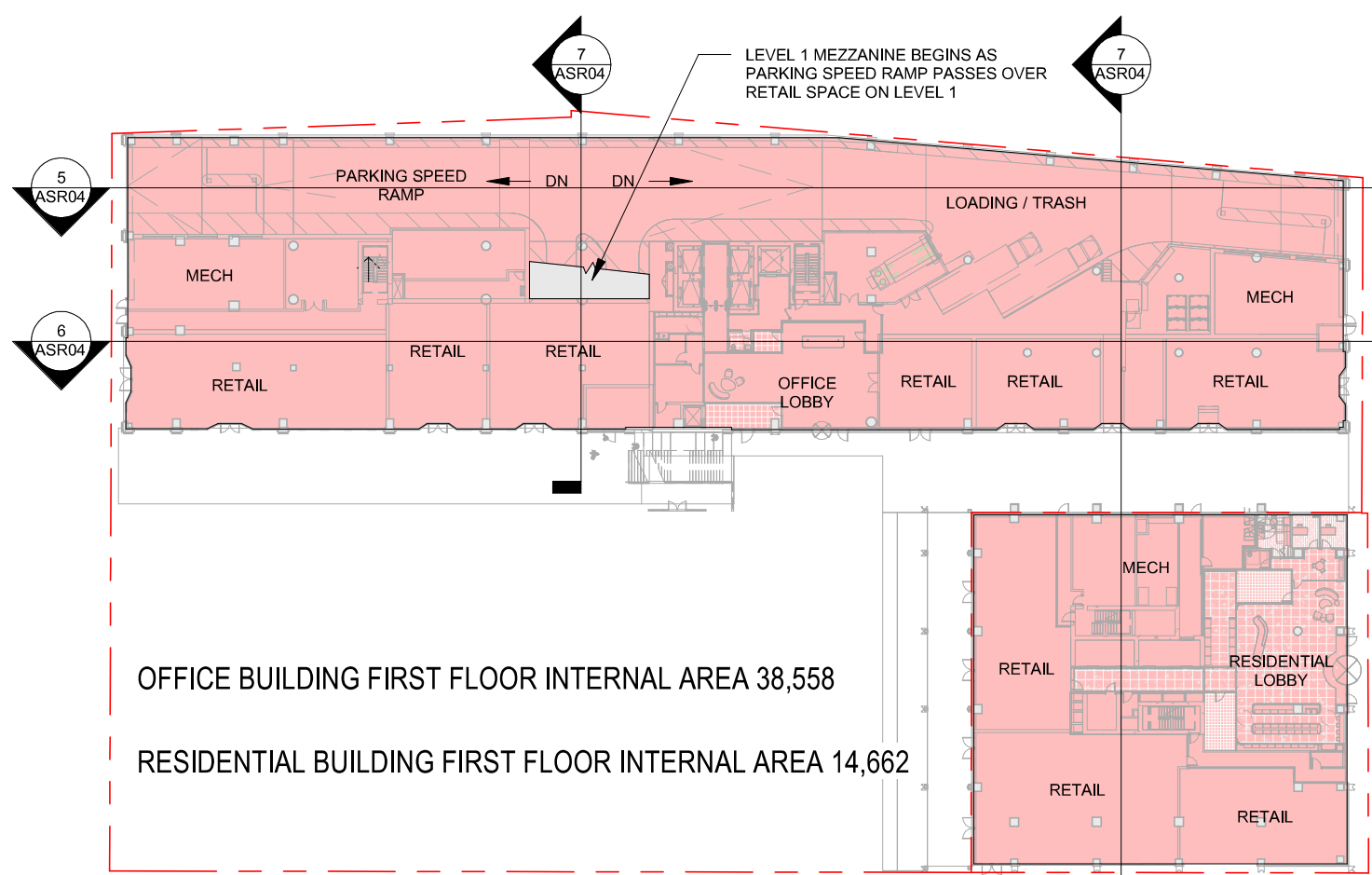
SITE PLAN

C2.00

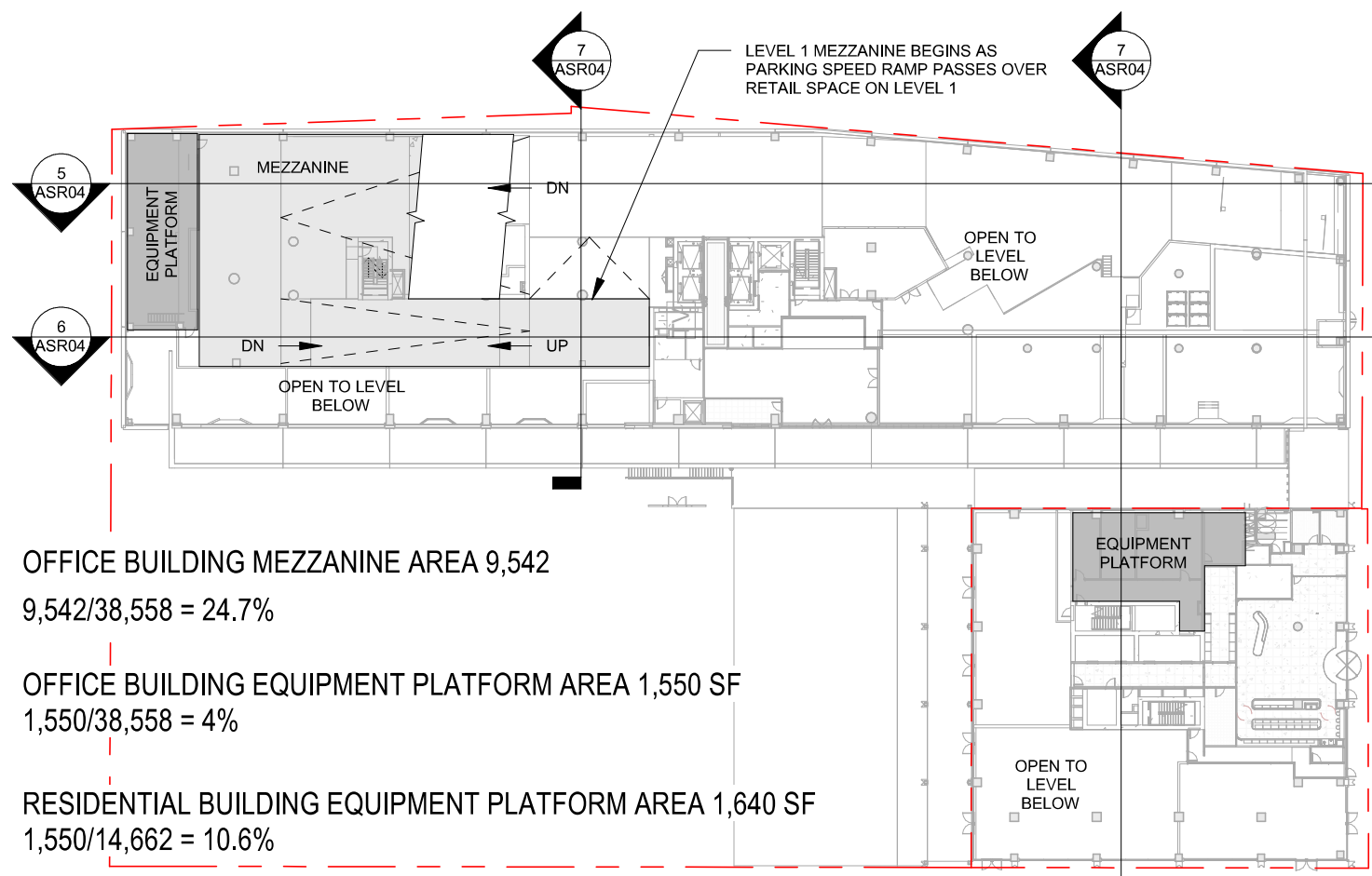




BASEMENT 0
1" = 60'-0"

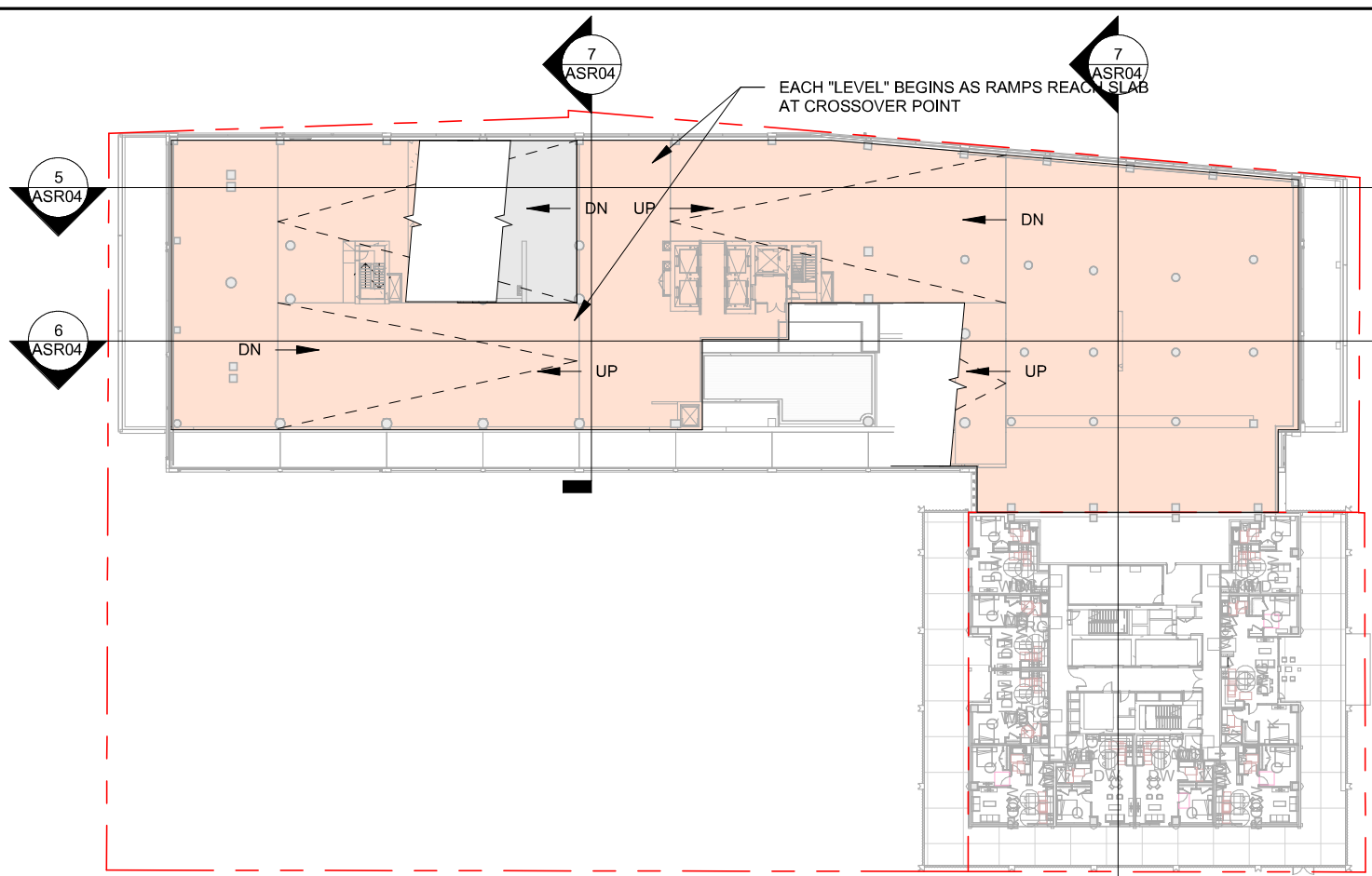


LEVEL 1 1
1" = 60'-0"

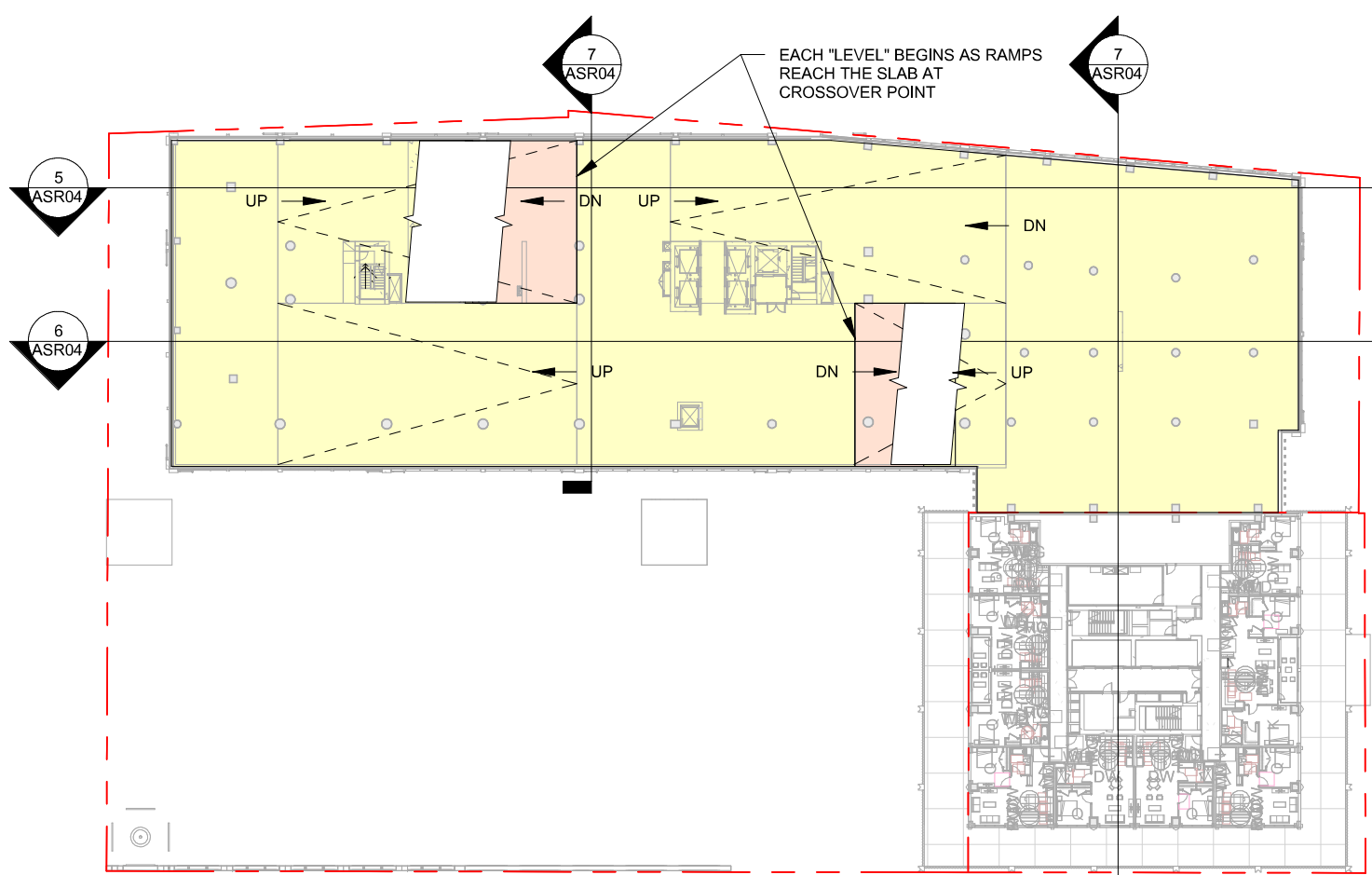


LEVEL 1 MEZZANINE 1.5
1" = 60'-0"

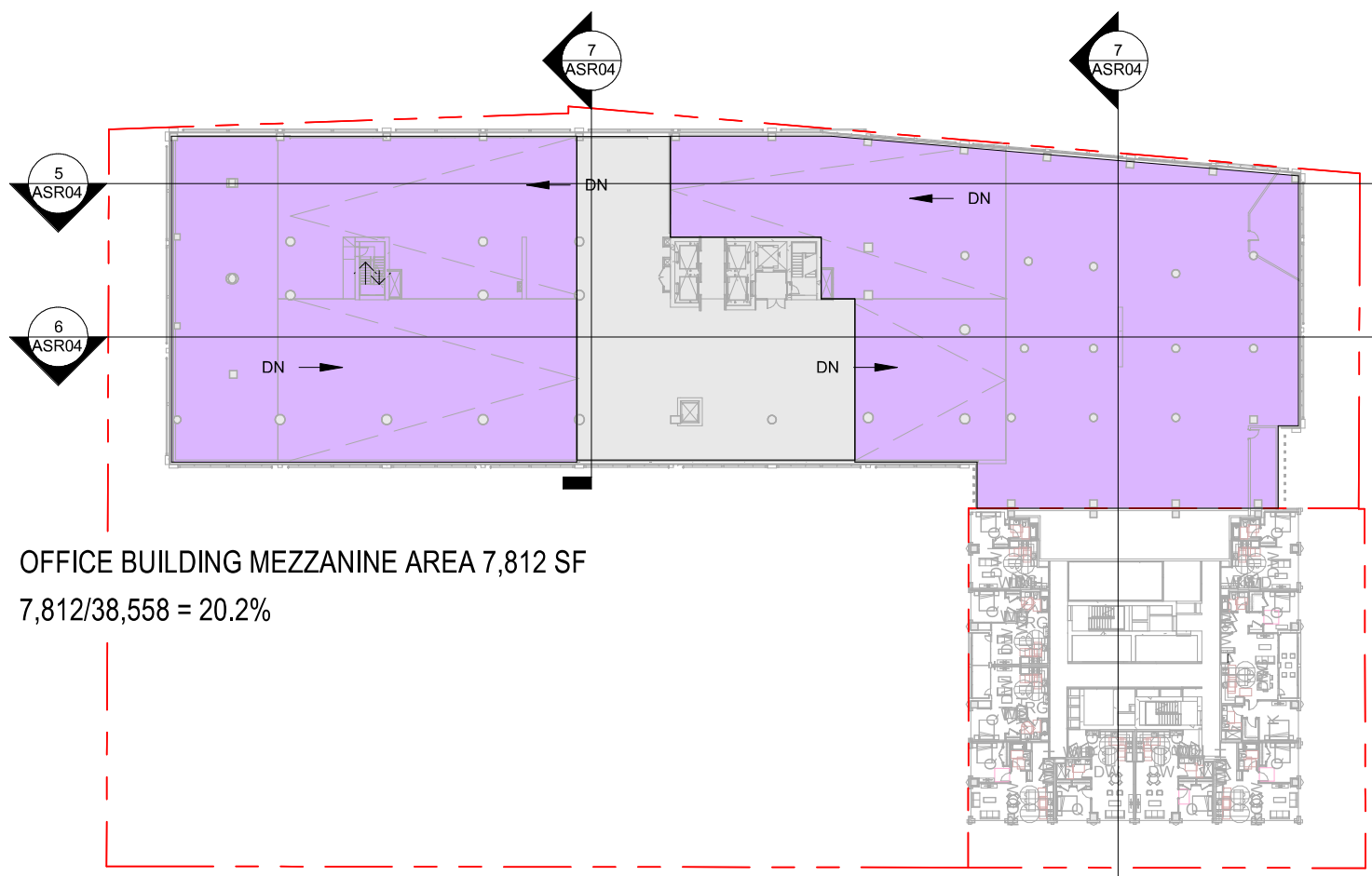
THERE ARE 2 MEZZANINE LEVELS IN THE OFFICE BUILDING. THESE MEZZANINE MEETS THE NCBC DEFINITION OF MEZZANINE. (SEE NCBC 505.2.1 EXCEPTION 2 AND 505.2.3 EXCEPTION 2)
THE MEZZANINE LEVEL IN THE OFFICE BUILDING ON LEVEL 1 HAS A FLOOR AREA THAT IS PROPORTIONALLY 24.7% OF THE AREA OF THE FLOOR IN WHICH IT IS LOCATED. THIS KEEPS IT BELOW THE 50% THRESHOLD AS REQUIRED BY BOTH UDO SECTION .3.3.1 E AND NCBC 505.2.1 EXCEPTION 2.
THE MEZZANINE LEVEL IN THE OFFICE BUILDING ON LEVEL 9 HAS A FLOOR AREA THAT IS PROPORTIONALLY 20.2% OF THE AREA OF THE FLOOR IN WHICH IT IS LOCATED. THIS KEEPS BELOW THE 50% THRESHOLD AS REQUIRED BY BOTH THE UDO SECTION 3.3.1 E AND NCBC 505.2.1 EXCEPTION 2.



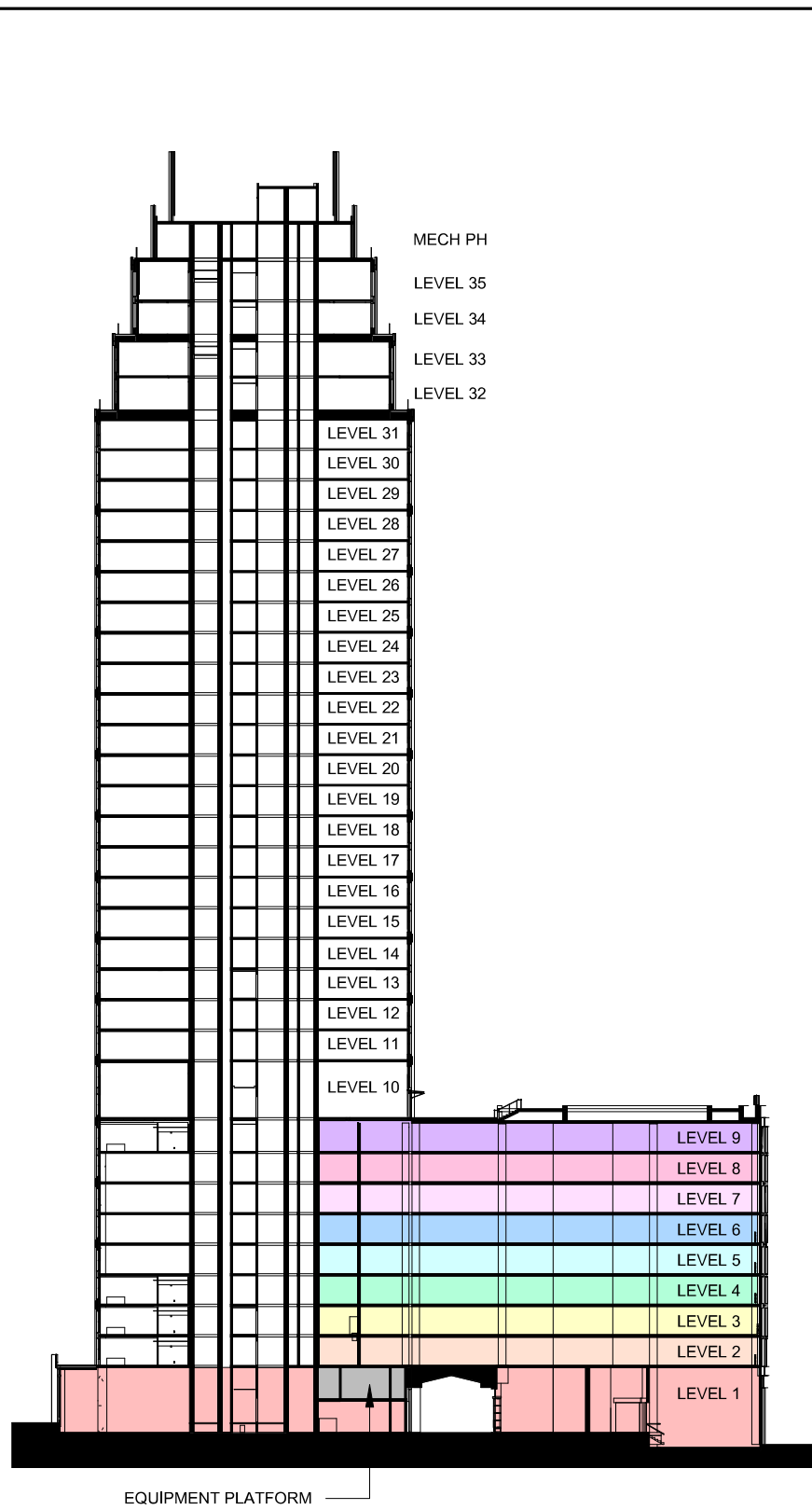
LEVEL 2 2
1" = 60'-0"



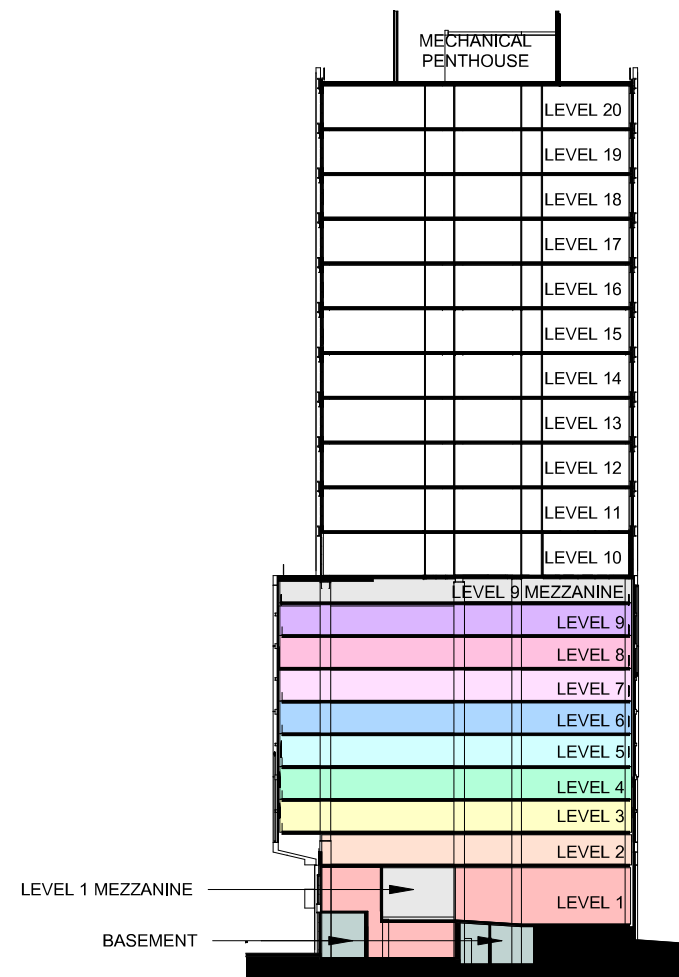
LEVELS 3-9 3
1" = 60'-0"



LEVEL 9 MEZZANINE 4
1" = 60'-0"



PARKING SECTION DIAGRAM 4 8
1" = 60'-0"



PARKING SECTION DIAGRAM 3 7
1" = 60'-0"

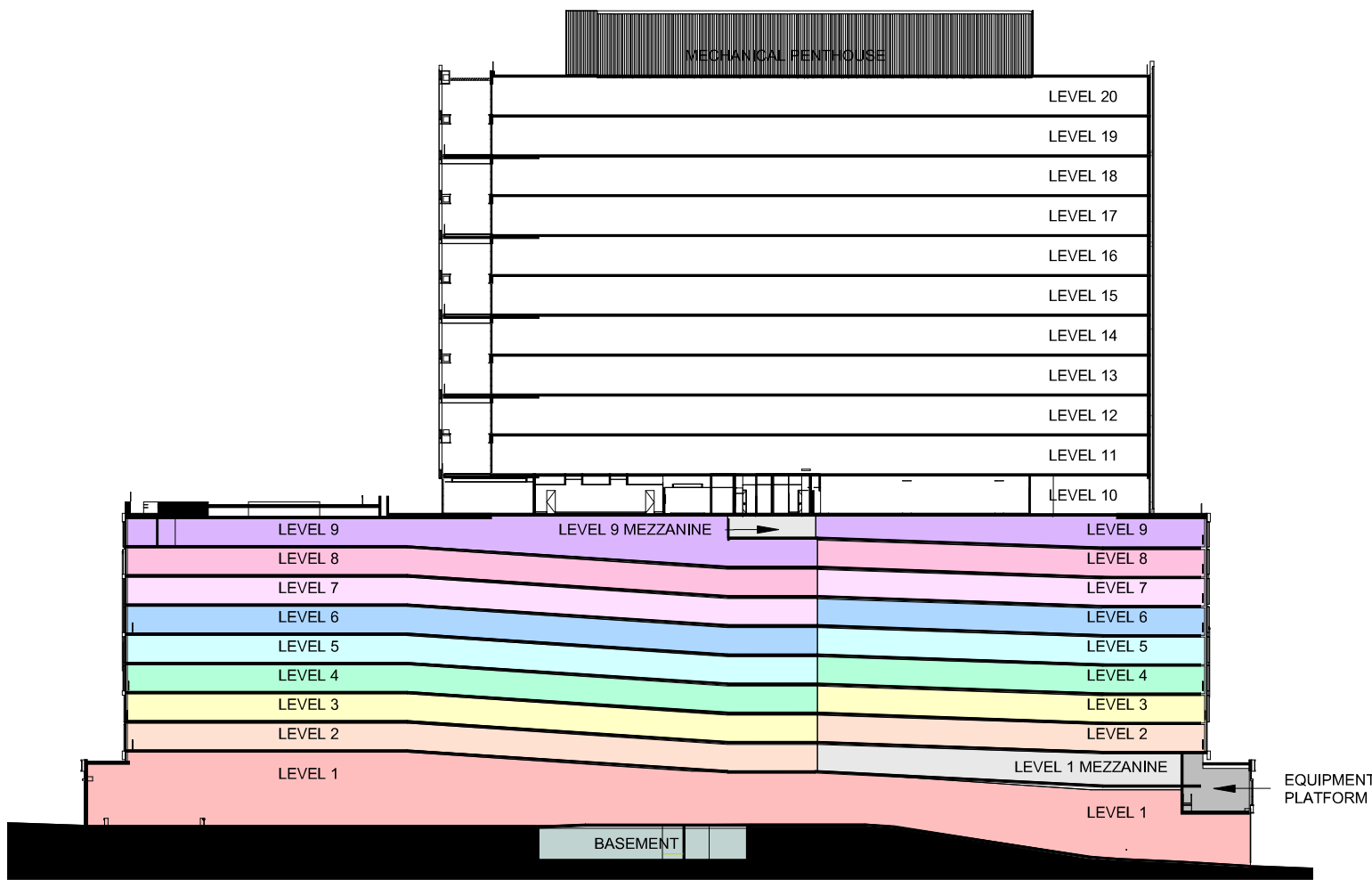
UDO SECTION 3.3.1 E:
WHEN A MEZZANINE OR MEZZANINES COMPRISE LESS THAN 50% OF THE FLOOR AREA OF THE ROOM OR SPACE IN WHICH THEY ARE LOCATED, THEY ARE NOT CONSIDERED A STORY. WHEN A MEZZANINE OR MEZZANINE COMPRISE 50% OR MORE OF THE FLOOR AREA OF THE ROOM OR SPACE IN WHICH THEY ARE LOCATED, THEY ARE CONSIDERED A STORY. IF A BUILDING IS TALLER THAN 5 STORIES, MEZZANINES ARE PERMITTED WITHIN ONLY TWO STORIES OF THAT BUILDING. ANY ADDITIONAL INTERMEDIATE LEVEL OTHERWISE QUALIFYING AS A MEZZANINE IS CONSIDERED AN ADDITIONAL STORY. IF A BUILDING HAS FIVE OR FEWER STORIES, THERE IS NO LIMIT ON THE NUMBER OF STORIES IN THAT BUILDING THAT MAY CONTAIN A MEZZANINE.

2018 NCBC 505.2.1 EXCEPTION 2:
THE AGGREGATE AREA OF MEZZANINES IN BUILDINGS AND STRUCTURES OF TYPE I OR II CONSTRUCTION SHALL BE NOT GREATER THAN ONE-HALF OF THE FLOOR AREA OF THE ROOM IN BUILDINGS AND STRUCTURES EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND AN APPROVED EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

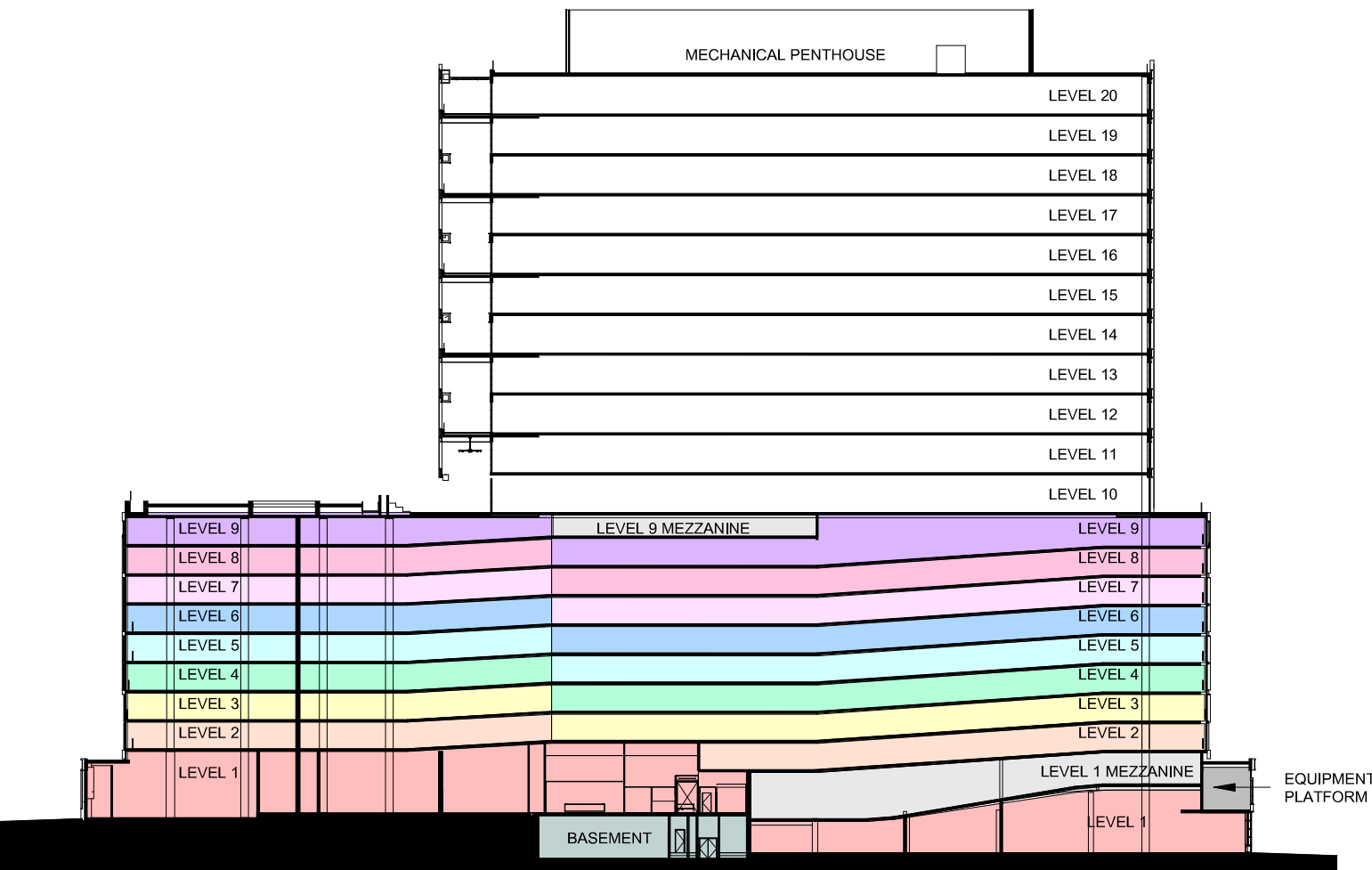
2018 NCBC 505.2.3 EXCEPTION 2:
A MEZZANINE HAVING TWO OR MORE EXITS OR ACCESS TO EXITS IS NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THE MEZZANINE IS LOCATED.

NCBC DEFINITION: EQUIPMENT PLATFORM:
AN UNOCCUPIED, ELEVATED PLATFORM USED EXCLUSIVELY FOR MECHANICAL SYSTEMS OR INDUSTRIAL PROCESS EQUIPMENT, INCLUDING THE ASSOCIATED ELEVATED WALKWAYS, STAIRWAYS, ALTERNATING TREAD DEVICES AND LADDERS NECESSARY TO ACCESS THE PLATFORM.

NCBC 505.3: EQUIPMENT PLATFORMS:
EQUIPMENT PLATFORMS IN BUILDINGS SHALL NOT BE CONSIDERED AS A PORTION OF THE FLOOR BELOW. SUCH EQUIPMENT PLATFORMS SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR THE NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE EQUIPMENT PLATFORM SHALL NOT BE INCLUDED IN DETERMINING THE FIRE AREA IN ACCORDANCE WITH SECTION 903. EQUIPMENT PLATFORMS SHALL NOT BE A PART OF ANY MEZZANINE AND SUCH PATFORMS AND THE WALKWAYS, STAIRWAYS, ALTERNATING TREAD DEVICES AND LADDERS PROVIDING ACCESS TO AN EQUIPMENT PLATFORM SHALL NOT SERVE AS A PART OF THE MEANS OF EGRESS FROM THE BUILDING.



PARKING SECTION DIAGRAM 1 5
1" = 60'-0"



PARKING SECTION DIAGRAM 2 6
1" = 60'-0"

THE CREAMERY

400-410 Glenwood Avenue, Raleigh, NC

MA Morris Adjmi Architects
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Phone: 000-000-0000
Fax: 000-000-0000
STRUCTURAL:
Name
Address
City, State 00000
Phone: 000-000-0000
Fax: 000-000-0000

SCALE: 1" = 60'-0"
8' 0' 4' 8' 16'

MEZZANINE DIAGRAM

ASR-06

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1. BRICK TYPE 1 - LONG-FORMAT (RUNNING BOB PATTERN)
2. BRICK TYPE 2 - GLAZED (SAWTOOTH PATTERN)
3. CONCRETE TYPE 1 - PRECAST PANEL
4. CONCRETE TYPE 2 - PRECAST PANEL
5. CONCRETE TYPE 3 - PRECAST PIER
6. METAL TYPE 1 - PANEL
7. METAL TYPE 2 - PANEL
8. METAL TYPE 3 - MESH
9. METAL TYPE 4 - LOUVER
10. METAL TYPE 5 - SUBFRAME
11. METAL TYPE 6 - MECH. SCREEN
12. AL. FRAMED WINDOW 01 W/GLAZING
13. AL. FRAMED WINDOW 02 W/GLAZING
14. AL. FRAMED STOREFRONT 01 W/GLAZING
15. AL. FRAMED STOREFRONT 02 W/GLAZING
16. GLASS RAILING
17. METAL RAILING

Technical drawing of the back of a rectangular table. The drawing shows the table's profile with dimensions: 247" - 5" (width), 418" - 0" (height), 232" - 6" (width), 285" - 7" (height), and 178" - 7" (height). The table has a large rectangular top, a smaller rectangular base, and a central rectangular cutout. The dimensions are indicated by arrows and text.

PER SECTION 1.5.10 FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY

PER SECTION 3.2.6 F3 MIXED USE BUILDING - BLANK WALL MAX = 20'-0"

FOR PERCENTAGE OF WINDOWS AND DOORS BETWEEN 0 AND 12 FEET ABOVE THE SURFACE OF THE FINISHED GROUND FLOOR.

28' - 0"

9' - 3"

WINDOW A: GROUND FLOOR
(259X1') = 259 SF

28' - 0"

12' - 0"

OPENING: GROUND FLOOR
(336X1') = 336 SF

GROUND FLOOR (RES):
FINISH GROUND FLOOR SURFACE AREA : 1,211 SF
AREA REQUIRED TRANSPARENCY (45%): 545 SF
(REDUCTION APPROVED UNDER DA-0027-2021)
50% OF REQUIRED AREA TO BE LOCATED BETWEEN 3FT AND 8FT

AREA OF PROVIDED TRANSPARENCY: 595 SF
TRANSPARENCY PROVIDED BETWEEN 3FT AND 8FT 280 SF

<p>OWNER/CLIENT Turnbridge Equities 4 Bryant Park, Suite 200 New York, NY 10018 Phone: 646-503-5717</p> <p>ARCHITECT: Morris ADH Architects 60 Broad Street, 32nd Fl. New York, NY 10013 Phone: 212-882-0022 Fax: 212-674-4511</p> <p>ARCHITECT OF RECORD: Judd Kohn Architects 510 S. Williamson St. Raleigh, NC 27601 Phone: 919-835-1500</p> <p>HISTORICAL PRESERVATION ARCHITECTS: Clearscape 200 W. Main St. Raleigh, NC 27601 Phone: 919-821-2775</p>	<p>CIVIL ENGINEER: McAdams One Glenwood Ave, Suite 200 Raleigh, NC 27603 Phone: 919-823-4300</p> <p>LANDSCAPE ARCHITECT: McAdams 2805 Meridian Parkway Durham, NC 27713 Phone: 919-361-5000</p> <p>STRUCTURAL: Stewart - Stronger By Design 222 S. West St., Suite 1100 Raleigh, NC 27603 Phone: 919-380-8750 Fax: 919-380-8752</p> <p>MEP: Crawshaw Consulting Engineers, Inc. 3516 Bush St., Suite 200 Raleigh, NC 27609 Phone: 919-871-1070 Fax: 919-871-5620</p>
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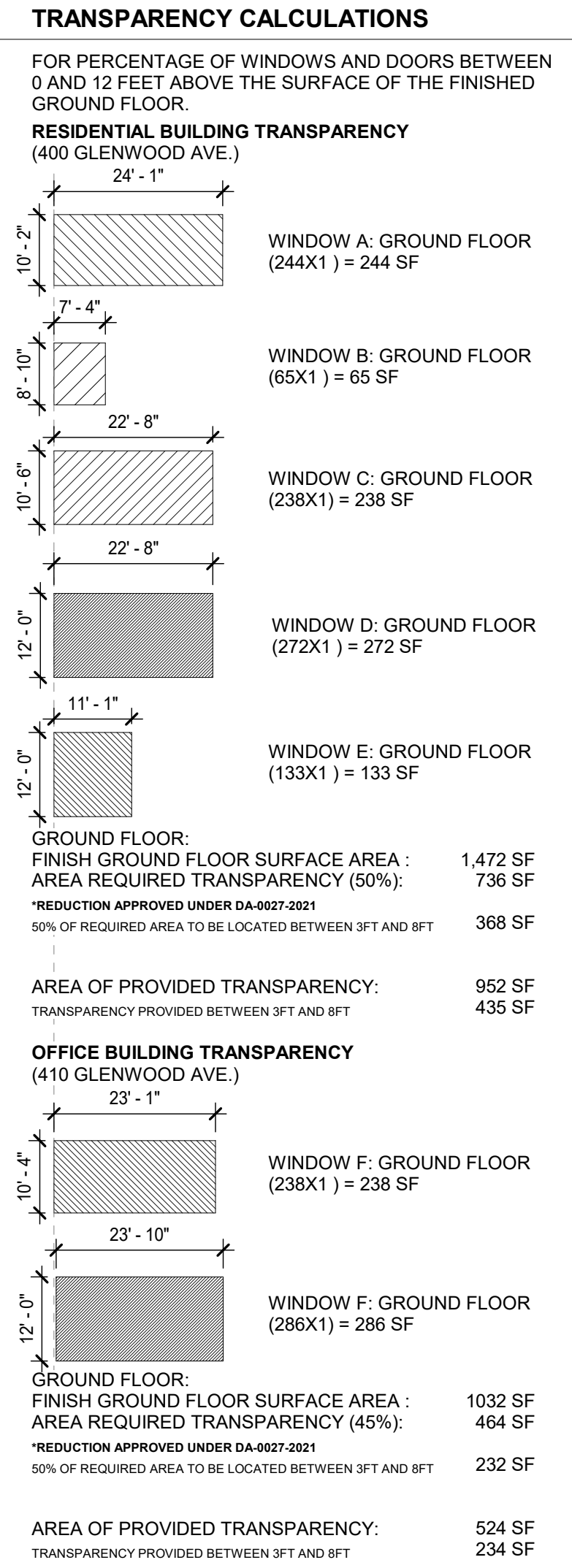
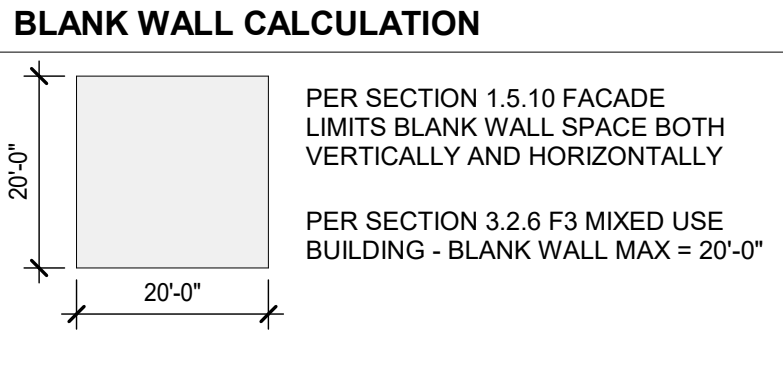
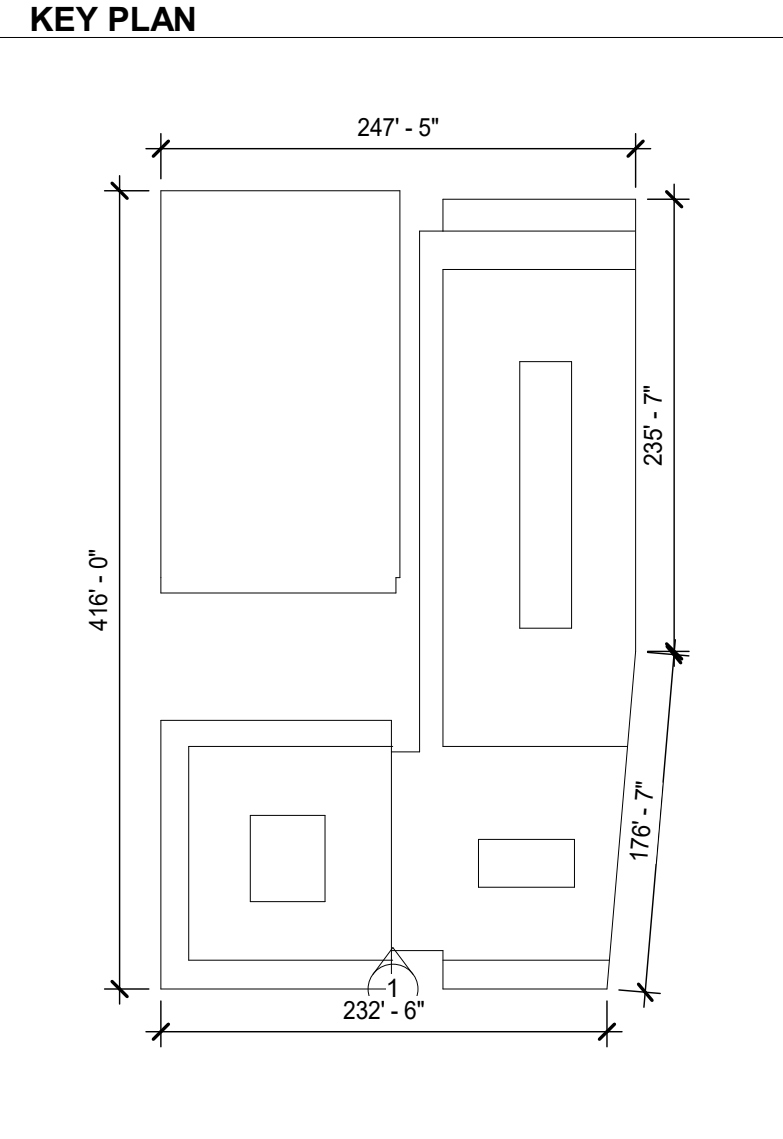

$$3/64'' = 1'-0''$$

THE CREAMERY

400-410 Glenwood Avenue, Raleigh, NC

MA Morris Adjmi Architects www.ma.com

- MATERIAL LEGEND
1. BRICK TYPE 1 - LONG-FORMAT (RUNNING BOND PATTERN)
 2. BRICK TYPE 2 - GLAZED (SAWTOOTH PATTERN)
 3. CONCRETE TYPE 1 - PRECAST PANEL
 4. CONCRETE TYPE 2 - PRECAST PANEL
 5. CONCRETE TYPE 3 - PRECAST PIER
 6. METAL TYPE 1 - PANEL
 7. METAL TYPE 2 - PANEL
 8. METAL TYPE 3 - MESH
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 12. AL. FRAMED WINDOW 01 W/GLAZING
 13. AL. FRAMED WINDOW 02 W/GLAZING
 14. AL. FRAMED STOREFRONT 01 W/GLAZING
 15. AL. FRAMED STOREFRONT 02 W/GLAZING
 16. GLASS RAILING
 17. METAL RAILING



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Fax: 919-380-8752

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Durham, NC 27713
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STRUCTURAL:
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Raleigh, NC 27603
Phone: 919-380-8750
Fax: 919-380-8752

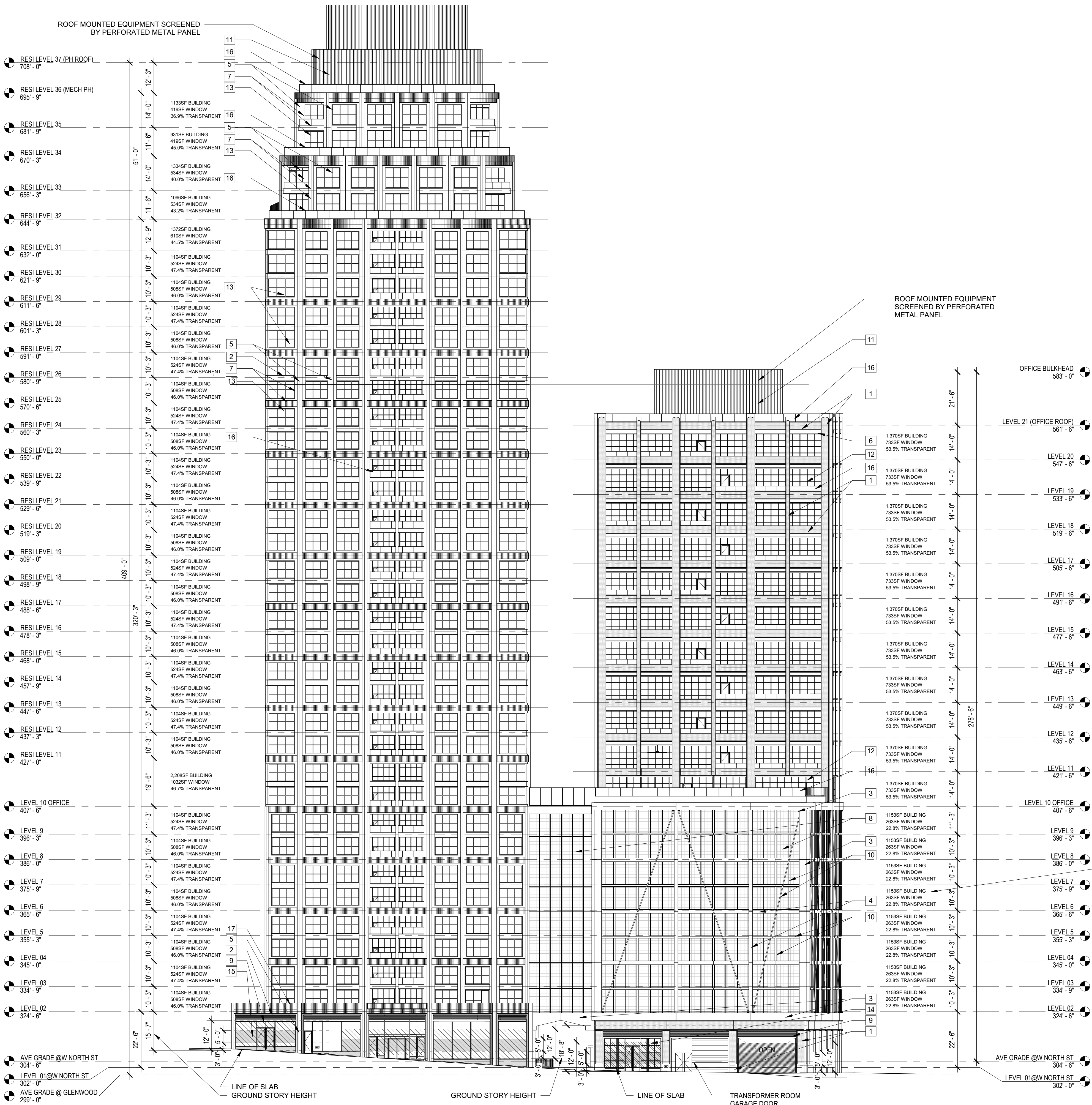
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SOUTH ELEVATION

1

3/64" = 1'-0"

**400-410 Glenwood
Avenue, Raleigh, NC**


$$3/64'' = 1'-0''$$

1. BRICK TYPE 1 - LONG-FORMAT (RUNNING BOND PATTERN)
2. BRICK TYPE 2 - GLAZED (SAWTOOTH PATTERN)
3. CONCRETE TYPE 1 - PRECAST PANEL
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14. AL. FRAMED STOREFRONT 01 W/GLAZING
15. AL. FRAMED STOREFRONT 02 W/GLAZING
16. GLASS RAILING
17. METAL RAILING

20'-0"

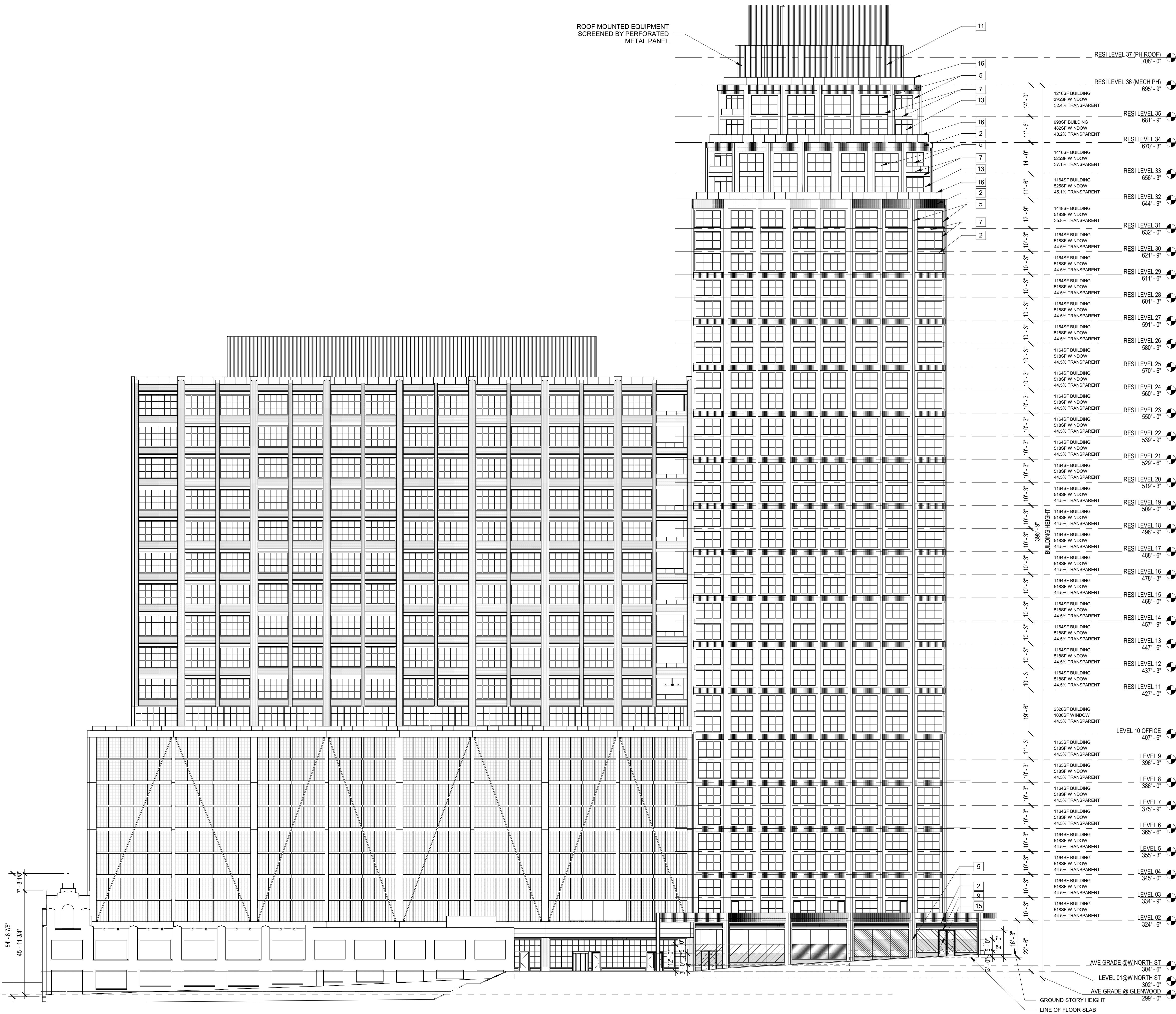
PER SECTION 1.5.10 FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY

PER SECTION 3.2.6 F3 MIXED USE BUILDING - BLANK WALL MAX = 20'-0"

EAST ELEVATION

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MATERIAL LEGEND

1. BRICK TYPE 1 - LONG-FORMAT (RUNNING BOND PATTERN)

2. BRICK TYPE 2 - GLAZED (SAWTOOTH PATTERN)

3. CONCRETE TYPE 1 - PRECAST PANEL

4. CONCRETE TYPE 2 - PRECAST PANEL

5. CONCRETE TYPE 3 - PRECAST PIER

6. METAL TYPE 1 - PANEL

7. METAL TYPE 2 - PANEL

8. METAL TYPE 3 - MESH

9. METAL TYPE 4 - LOUVER

10. METAL TYPE 5 - SUBFRAME

11. METAL TYPE 6 - MECH. SCREEN

12. AL. FRAMED WINDOW 01 W/GLAZING

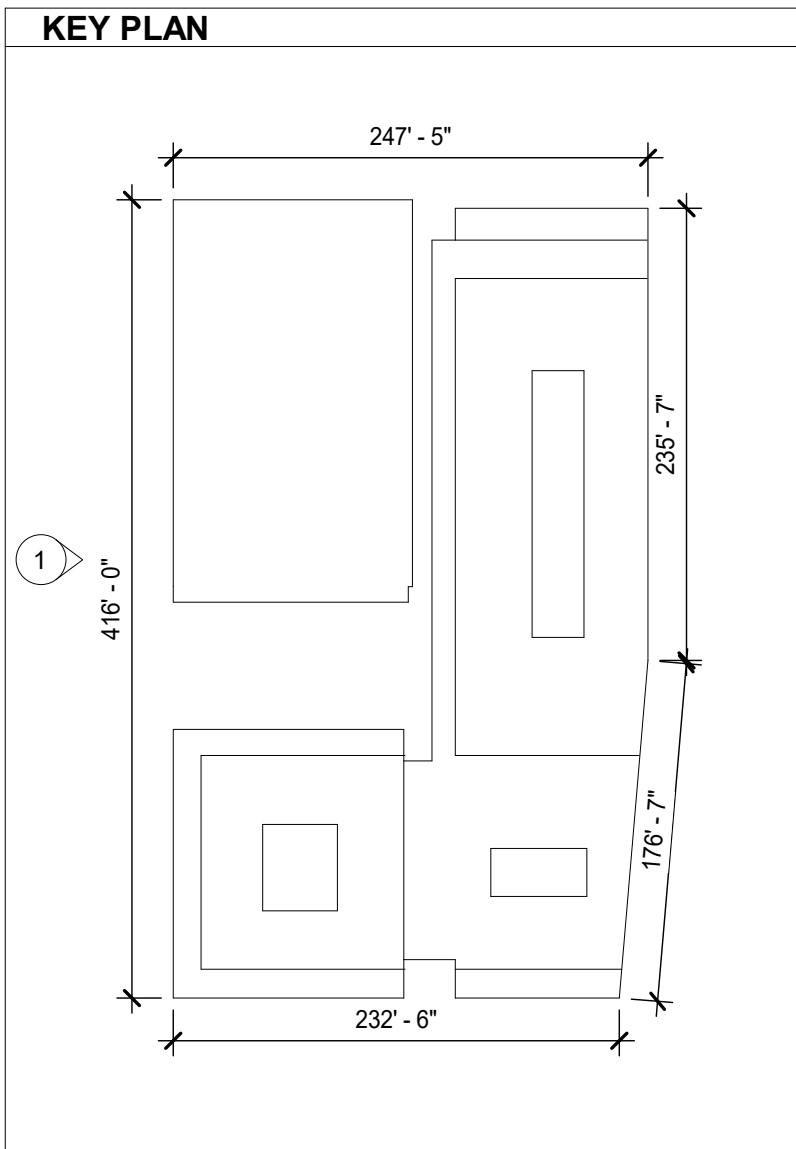
13. AL. FRAMED WINDOW 02 W/GLAZING

14. AL. FRAMED STOREFRONT 01 W/GLAZING

15. AL. FRAMED STOREFRONT 02 W/GLAZING

16. GLASS RAILING

17. METAL RAILING



BLANK WALL CALCULATION

PER SECTION 1.5 10 FACADE LIMITS BLANK WALL SPACE BOTH VERTICALLY AND HORIZONTALLY

PER SECTION 3.2.6 3 F3 MIXED USE BUILDING - BLANK WALL MAX = 20'-0"

TRANSPARENCY CALCULATIONS

FOR PERCENTAGE OF WINDOWS AND DOORS BETWEEN 0 AND 12 FEET ABOVE THE SURFACE OF THE FINISHED GROUND FLOOR.

WINDOW A: GROUND FLOOR (115X1) = 115 SF

WINDOW B: GROUND FLOOR (193X1) = 193 SF

WINDOW C: GROUND FLOOR (157X1) = 157 SF

WINDOW D: GROUND FLOOR (276X1) = 276 SF

WINDOW E: GROUND FLOOR (262X1) = 262 SF

GROUND FLOOR (RESI):
FINISH GROUND FLOOR SURFACE AREA : 1,542 SF
AREA REQUIRED TRANSPARENCY (58%): 894 SF
*REDUCTION APPROVED UNDER DA 0027-2021
50% OF REQUIRED AREA TO BE LOCATED BETWEEN 3FT AND 8FT 447 SF

AREA OF PROVIDED TRANSPARENCY: 1,003 SF
TRANSPARENCY PROVIDED BETWEEN 3FT AND 8FT 473 SF

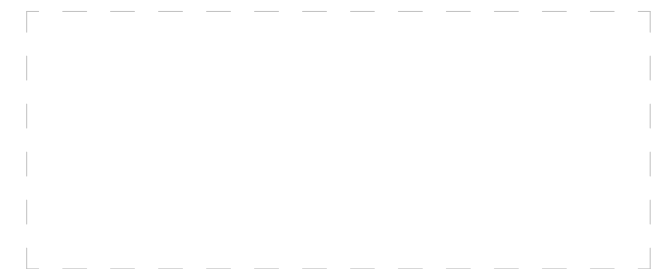
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SCALE: As indicated
8' 4' 0' 4' 8' 16'
WEST ELEVATION

ASR-10

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WEST ELEVATION

3/64" = 1'-0"

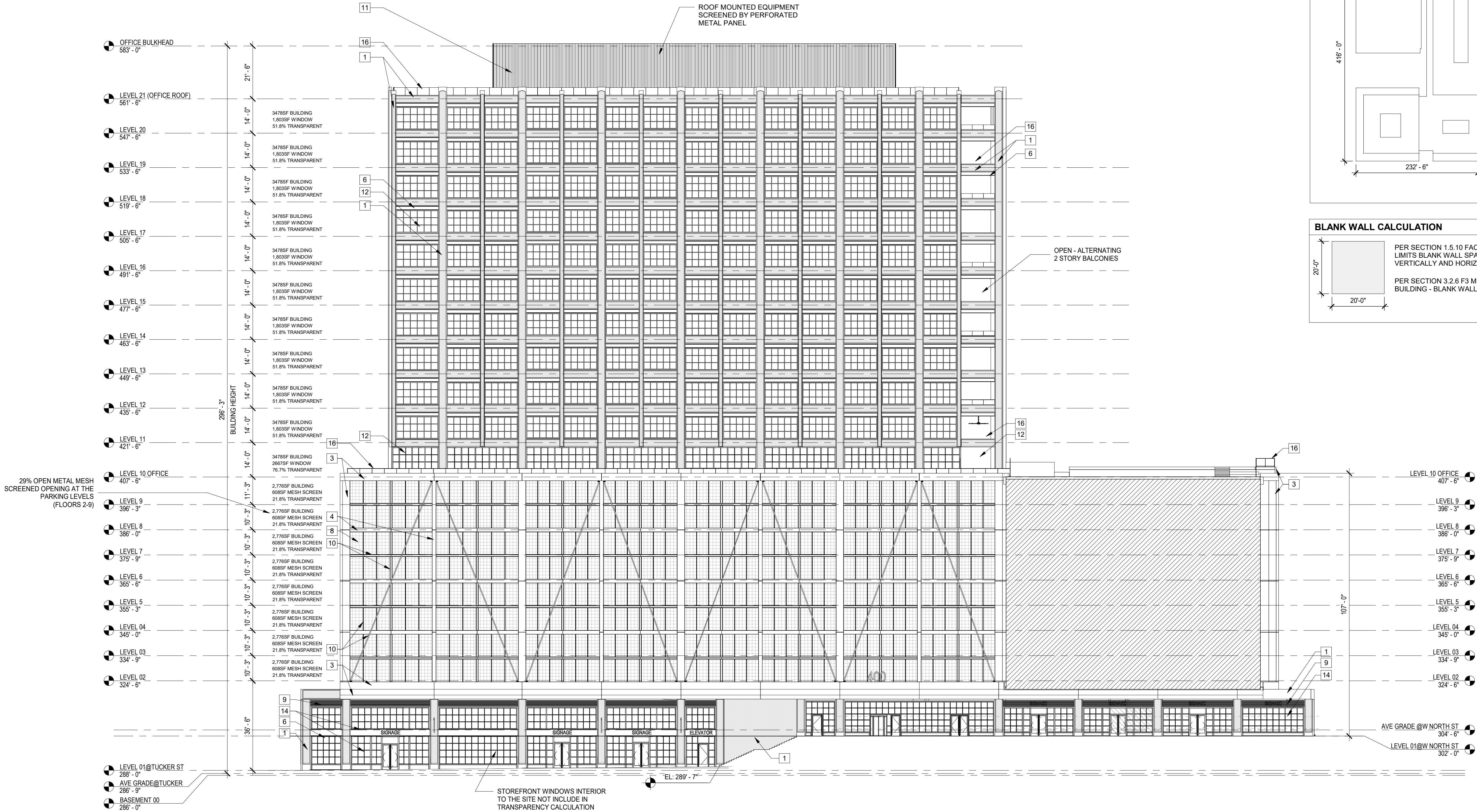
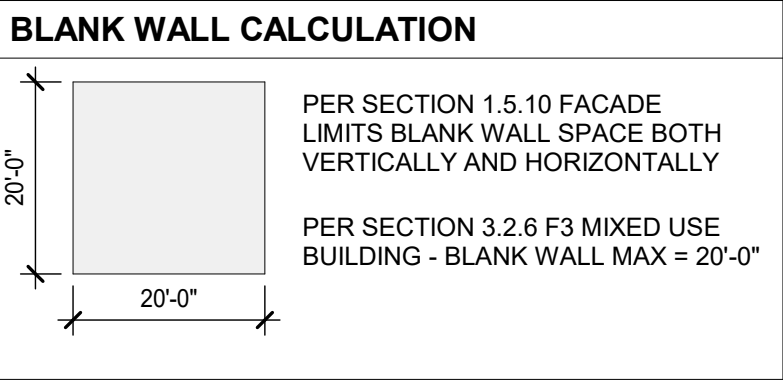
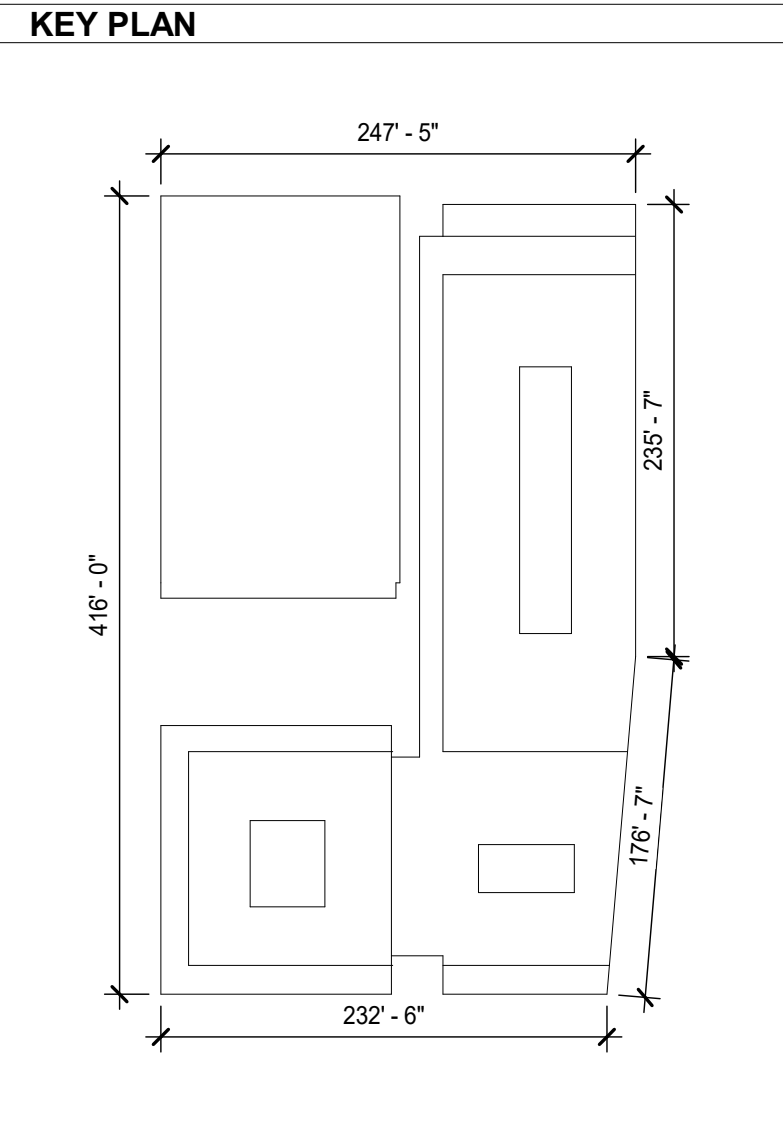
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Avenue, Raleigh, NC

MA
Morris Adjmi Architects
www.ma.com

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 - 15. AL. FRAMED STOREFRONT 02 W/GLAZING
 - 16. GLASS RAILING
 - 17. METAL RAILING



WEST ELEVATION - WOONERF

3/64" = 1'-0"

1

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SCALE: As indicated

WEST ELEVATION - WOONERF

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