



REVISED AND SUBMITTED ON MARCH 15, 2022
REVISED AND RESUBMITTED ON MAY 11, 2022

CLIENT

 GRUBB
VENTURES

GRUBB VENTURES
3700 GLENWOOD AVE, STE 400
RALEIGH, NC 27612
CONTACT: ANTHONY SMITHSON
919.556.0671

PROJECT PHASING:				
PHASE 1: 100% BUILDING AREA, 17,500 SQ. FT. (100% BUILDING AREA, 17,500 SQ. FT.) (100% BUILDING AREA, 17,500 SQ. FT.) (100% BUILDING AREA, 17,500 SQ. FT.) (100% BUILDING AREA, 17,500 SQ. FT.) (100% BUILDING AREA, 17,500 SQ. FT.)				
NOTES:				
THE PROJECT PHASING IS BASED ON 10,500 SQ. FT. TO CLARIFY THE PROJECT AREA AS A 10,500 SQ. FT. BUILDING AREA, 17,500 SQ. FT. BUILDING AREA, 17,500 SQ. FT. (100% BUILDING AREA, 17,500 SQ. FT.) (100% BUILDING AREA, 17,500 SQ. FT.) (100% BUILDING AREA, 17,500 SQ. FT.) (100% BUILDING AREA, 17,500 SQ. FT.)				
BUILDING AREA SUMMARY				
BUILDING	PRE-CP	POST-CP	NEW CP	REUSE CP
BUILDING 1	23,448	23,448	0	23,448
BUILDING 2	23,448	23,448	0	23,448
SHIPPING CONTAINERS ADJACENT TO BUILDING 1				
BUILDING 3	0	0	840	840
BUILDING 4	0	0	0	0
BUILDING 5	0	0	0	0
BUILDING 6	0	0	0	0
BUILDING 7	0	0	0	0
BUILDING 8	0	0	0	0
BUILDING 9	0	0	0	0
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BUILDING 77	0	0	0	0
BUILDING 78	0	0	0	

[illegible]

CIVIL ENGINEERING - GEOMATICS



STEWART

223 S. WEST STREET
SUITE 1100
BIRMINGHAM, NC 27803
T 919.392.8130

FIRM LICENSE # C-1061
www.stewartk.com
PROJECT # C0004

STEWART INC., GEOMATICS
CONTACT: FRANK S. KINZLER II, P.E.
DIRECTOR OF GEOMATICS
919.856.4025 (T)
919.856.8170 (F)

WART INC., CMI
CONTACT: NATHALIE CAMPBELL, P.E.
CIVIL ENGINEER
919.866.4776 (T)
NCMIENR@STEWARTK.COM

JDAVIS ARCHITECTS
510 S. WILMINGTON ST
RALEIGH, NC 27601

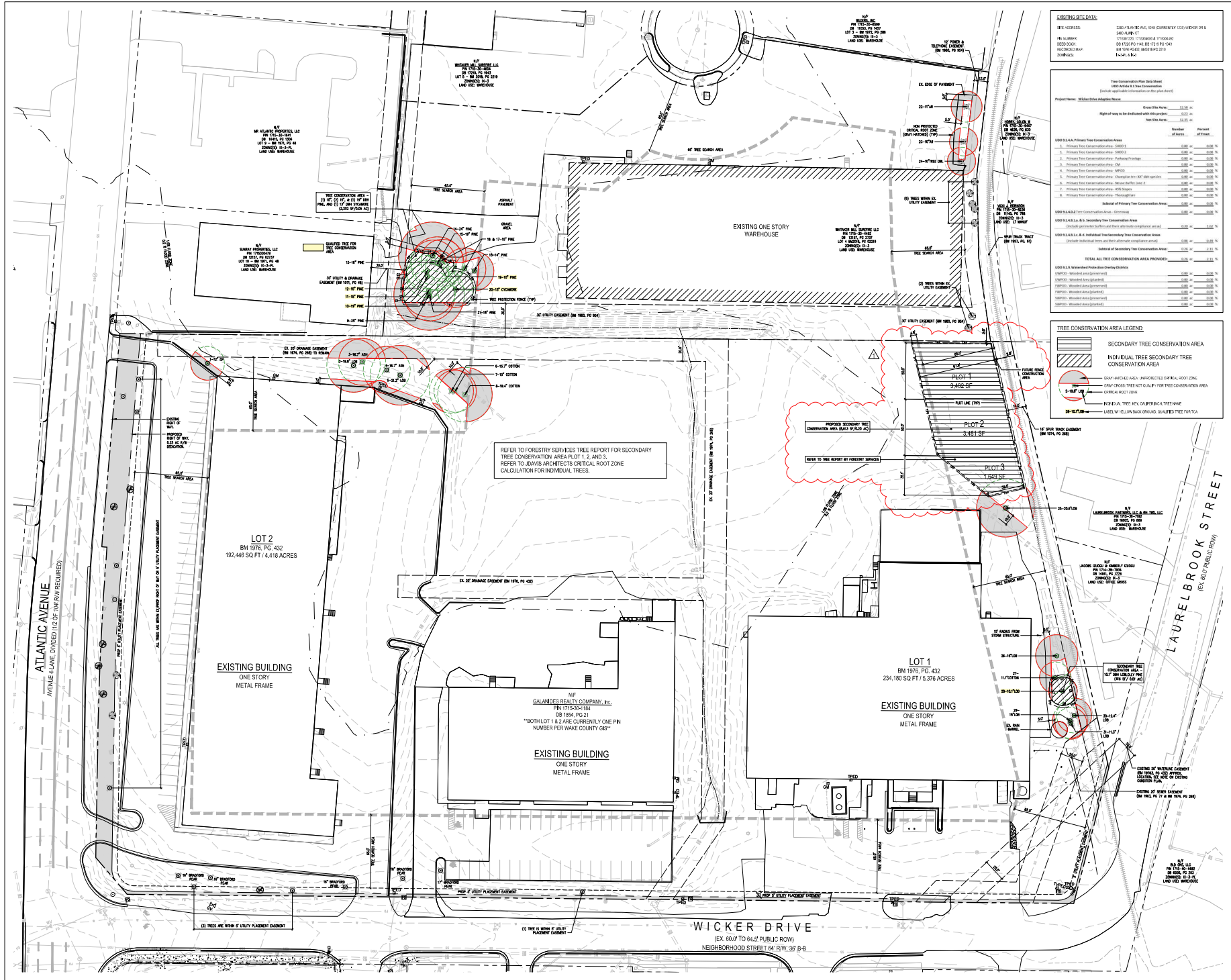
CONTACT: NIEL GRAY

CHIEF EXECUTIVE OFFICER
919.835.1500 (T)
919.835.1510 (F)
NIEL.GRAY@JDAVISARCHITECTS.COM

JDAVIS ARCHITECTS
510 S. WILMINGTON ST
RALEIGH, NC 27601

CONTACT: KENNETH D. THOMPSON
SENIOR ASSOCIATE
919.835.1500 (T)
919.835.1510 (F)
KETH@JDAVISARCHITECTS.COM

Title:	
COVER SHEET	
Project number:	C20040
Issued Date:	03.15.2022
Drawn by:	HMH
Approved by:	NBC
Sheet #:	C0.00





STEWART

225 S. WEST ST., #1100
904.944.1100
1.813.252.2750

PROJECT # 02046

Client

**GRUBB VENTURES**
GRUBB VENTURES
AUTUMN CANTON
3700 OLIVEHURST AVE. STE. 430
BALTIMORE, MD 21202

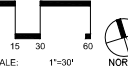
Consultants

**JDAVIS**
JDAVIS ARCHITECTS
TODD J. JAVIS, AIA
110 S. WILMINGTON ST.
BALTIMORE, MD 21201
410.552.1500

Site


PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Scale


0 15 30 60
SCALE: 1"=30'
NORTH

Project

ASSEMBLY 1249

Issued for

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	05.12.2002	ASSEMBLY REVIEW FOR SUBMITTAL
2		
3		
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Title

TREE CONSERVATION AREA

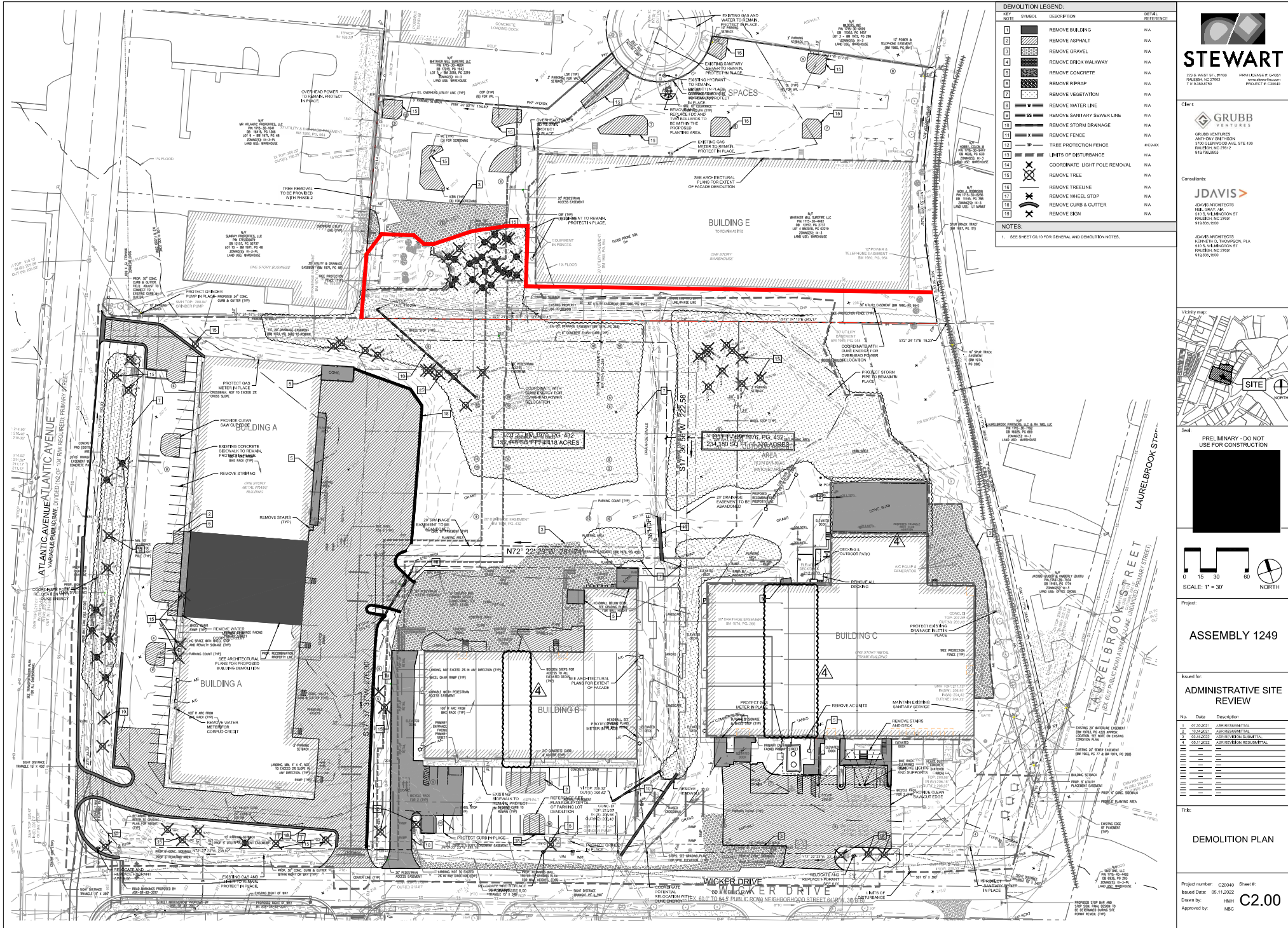
Project number: C20040 Sheet #

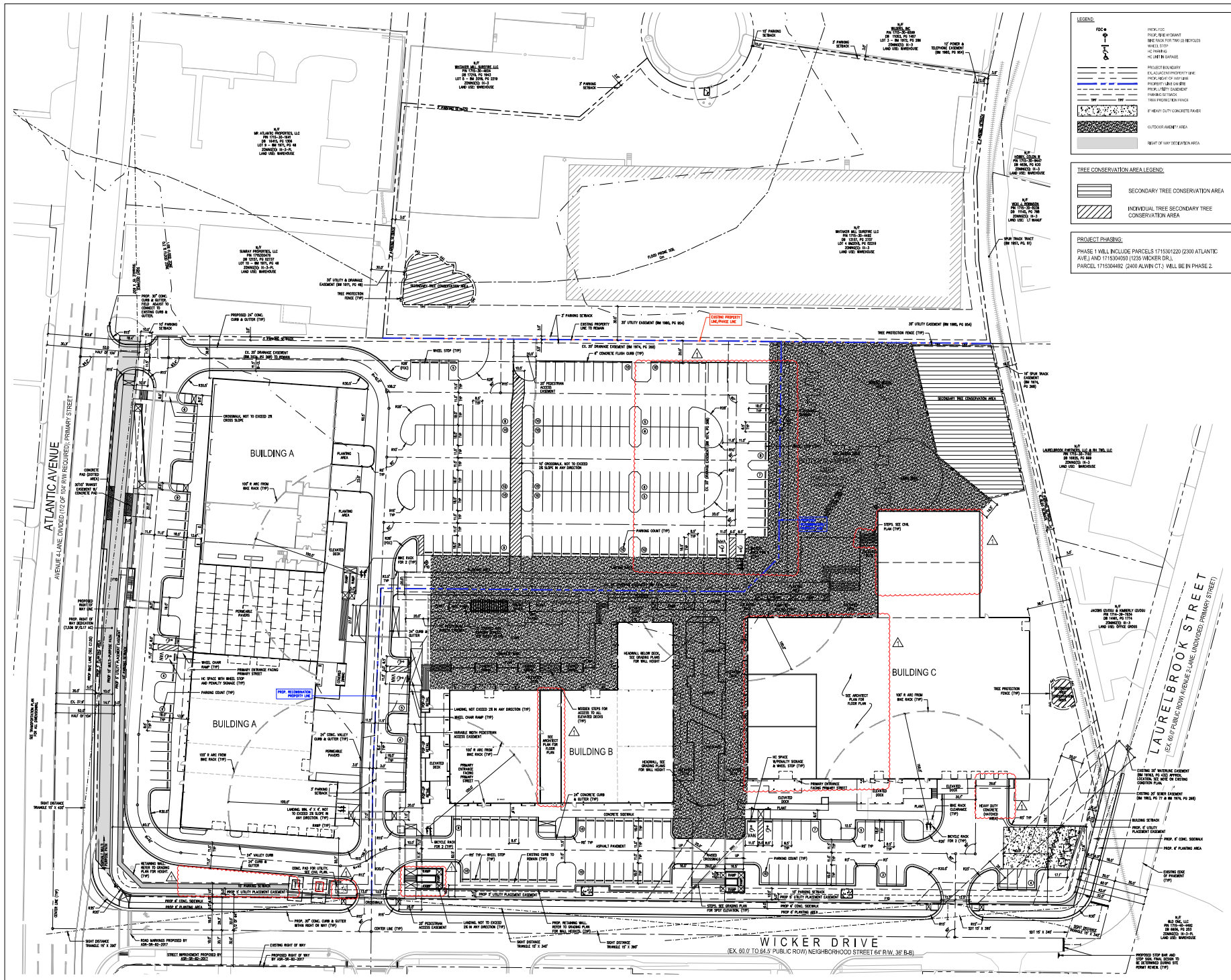
Issued Date: 05.15.2002

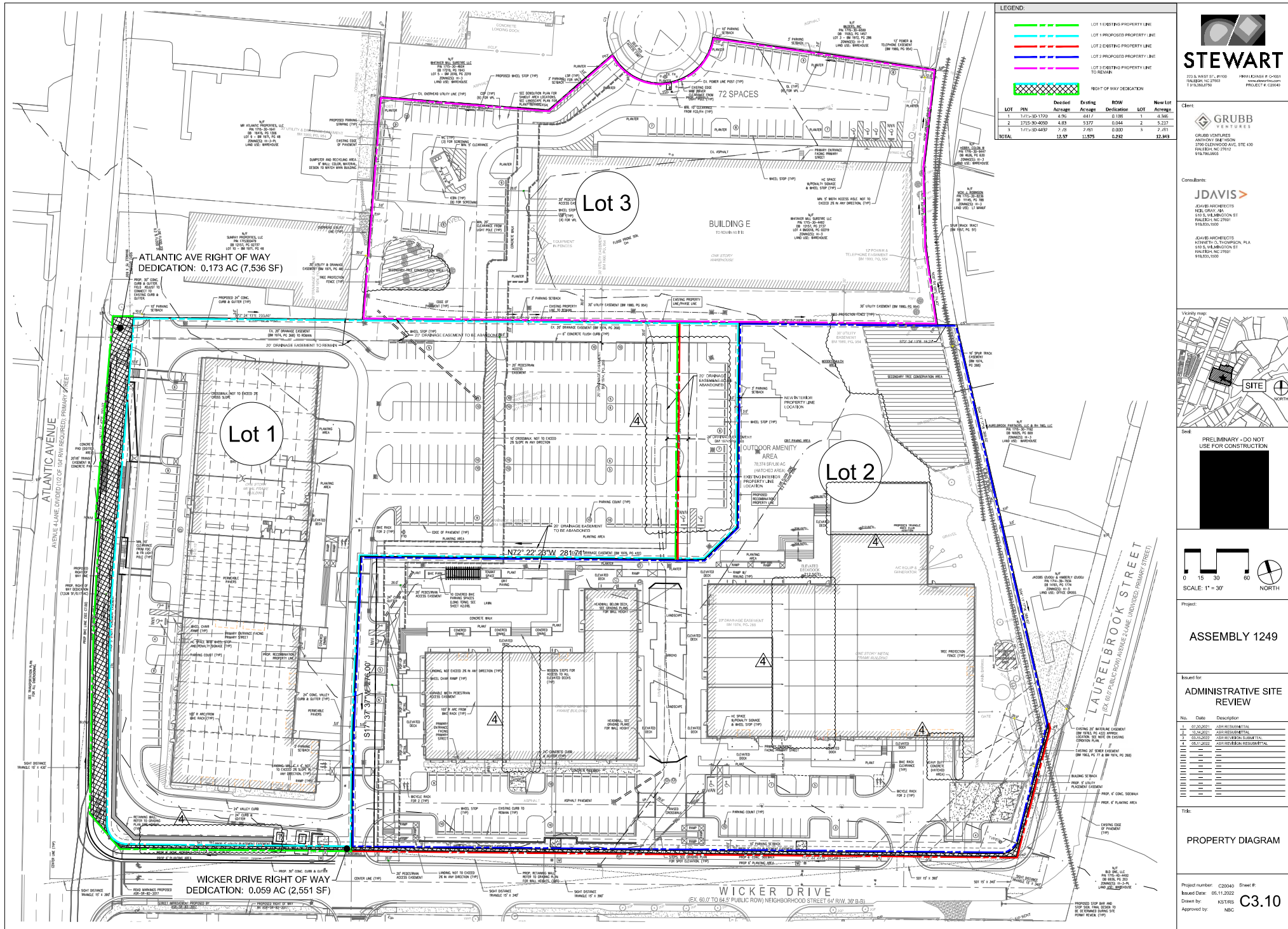
Drawn by: SB

Approved by: KT

L1.10







LEGEND

- LOT 1 EXISTING PROPERTY LINE
- LOT 1 PROPOSED PROPERTY LINE
- LOT 2 EXISTING PROPERTY LINE
- LOT 2 PROPOSED PROPERTY LINE
- LOT 3 EXISTING PROPERTY LINE
- LOT 3 PROPOSED PROPERTY LINE
- RIGHT OF WAY DEDICATION

LOT	FIN	Desired	Existing	ROW	New Lot
1	1.171-30-1120	4.76	4.81	0.195	1
2	1.171-30-4050	4.83	5.377	0.044	2
3	1.171-30-4050	2.08	2.08	0.000	3
TOTAL		12.67	12.275	0.242	12.943

STEWART

223 & WEST ST., #100
DALLAS, TEXAS 75201
1.817.352.2756

PROJECT # C20040

GRUBB
VENTURES

JDavis

JOHN DAVIS ARCHITECTS
1001 G. STREET, SUITE 100
DALLAS, TEXAS 75201
972.442.1000

JOHN DAVIS ARCHITECTS
1001 G. STREET, SUITE 100
DALLAS, TEXAS 75201
972.442.1000

Vicinity map

**PRELIMINARY - DO NOT
USE FOR CONSTRUCTION**

SCALE: 1" = 30'

NORTH

ASSEMBLY 1249

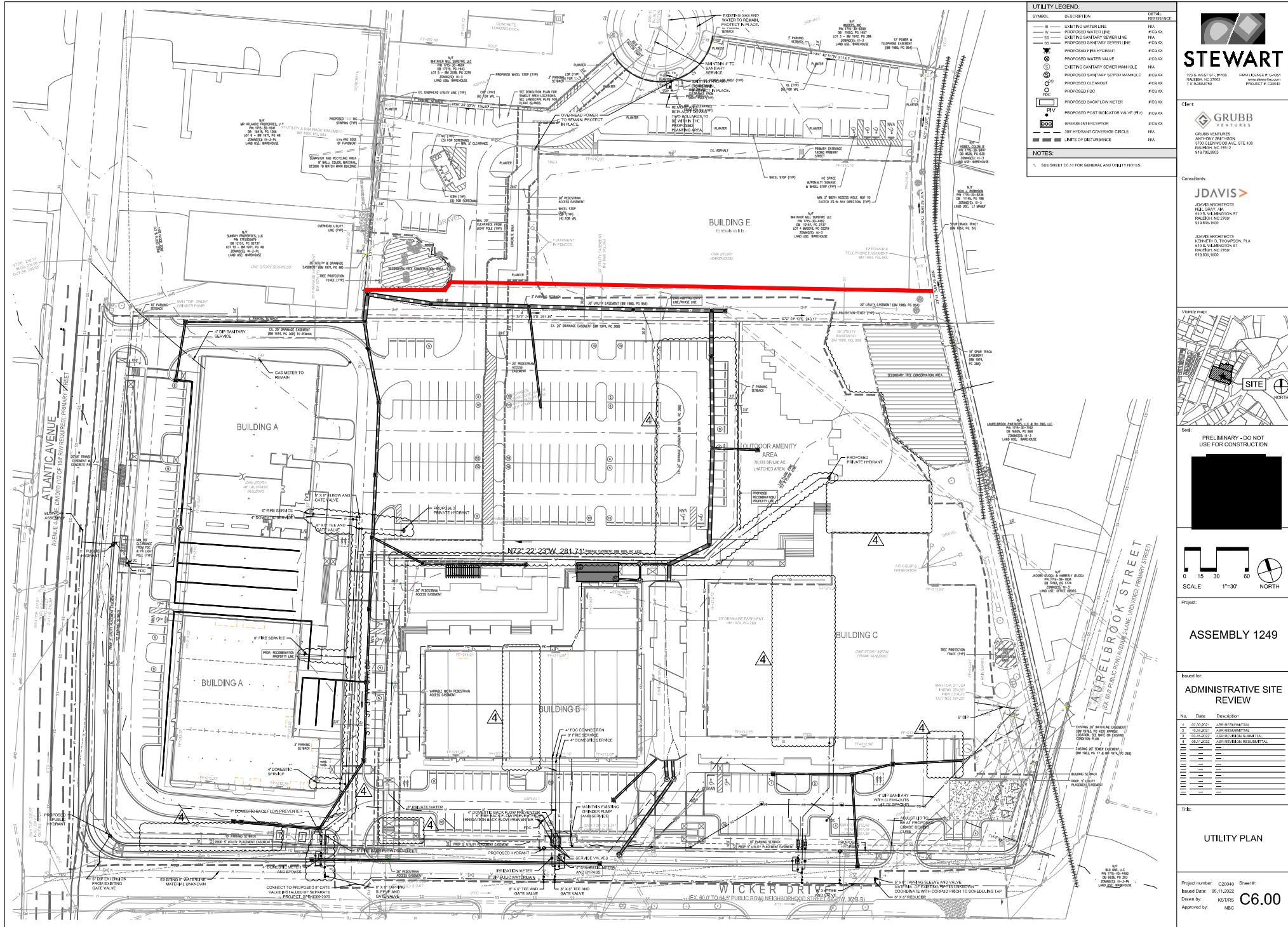
**ADMINISTRATIVE SITE
REVIEW**

No.	Date	Description
1	02/20/2021	ASB REVISION#1
2	03/14/2021	ASB REVISION#2
3	03/25/2021	ASB REVISION#3
4	05/11/2022	ASB REVISION#4

PROPERTY DIAGRAM

Project number: C20040 Sheet #
Drawn by: KSTRS
Approved by: NBC

C3.10



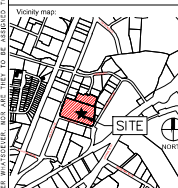




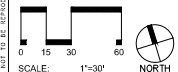
Consultants:

JOAVIS ARCHITECTS
TOBIAS HINKLE, AIA
610 S. WILMINGTON ST
RALEIGH, NC 27601
919.835.1500

JOAMS ARCHITECTS
KENNETH D. THOMPSON, P.L.A.
510 S. WILMINGTON ST.
RALEIGH, NC 27601
919/835-1500



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:

ASSEMBLY 1249

Issued for:

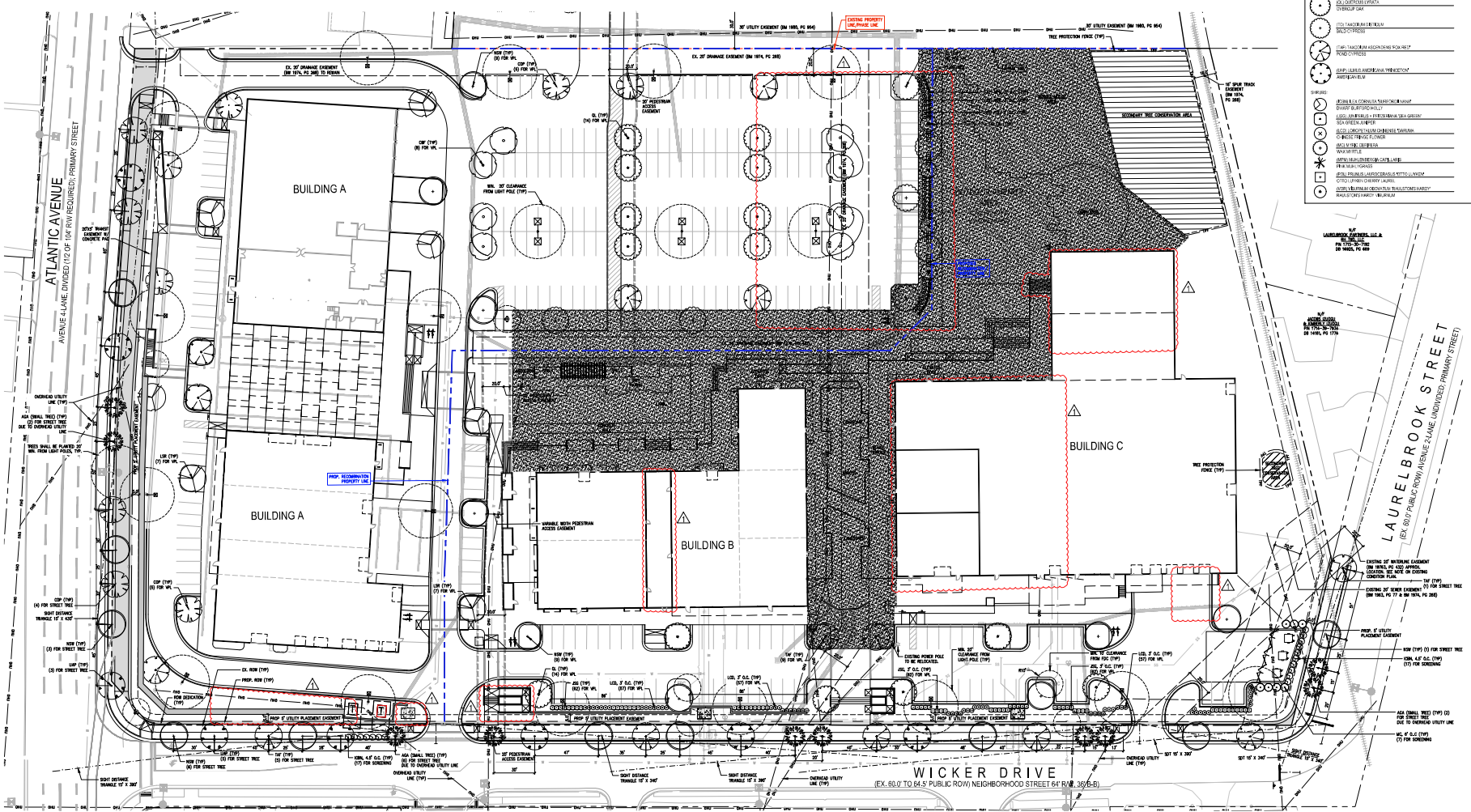
**ADMINISTRATIVE SITE
REVIEW**

[illegible]

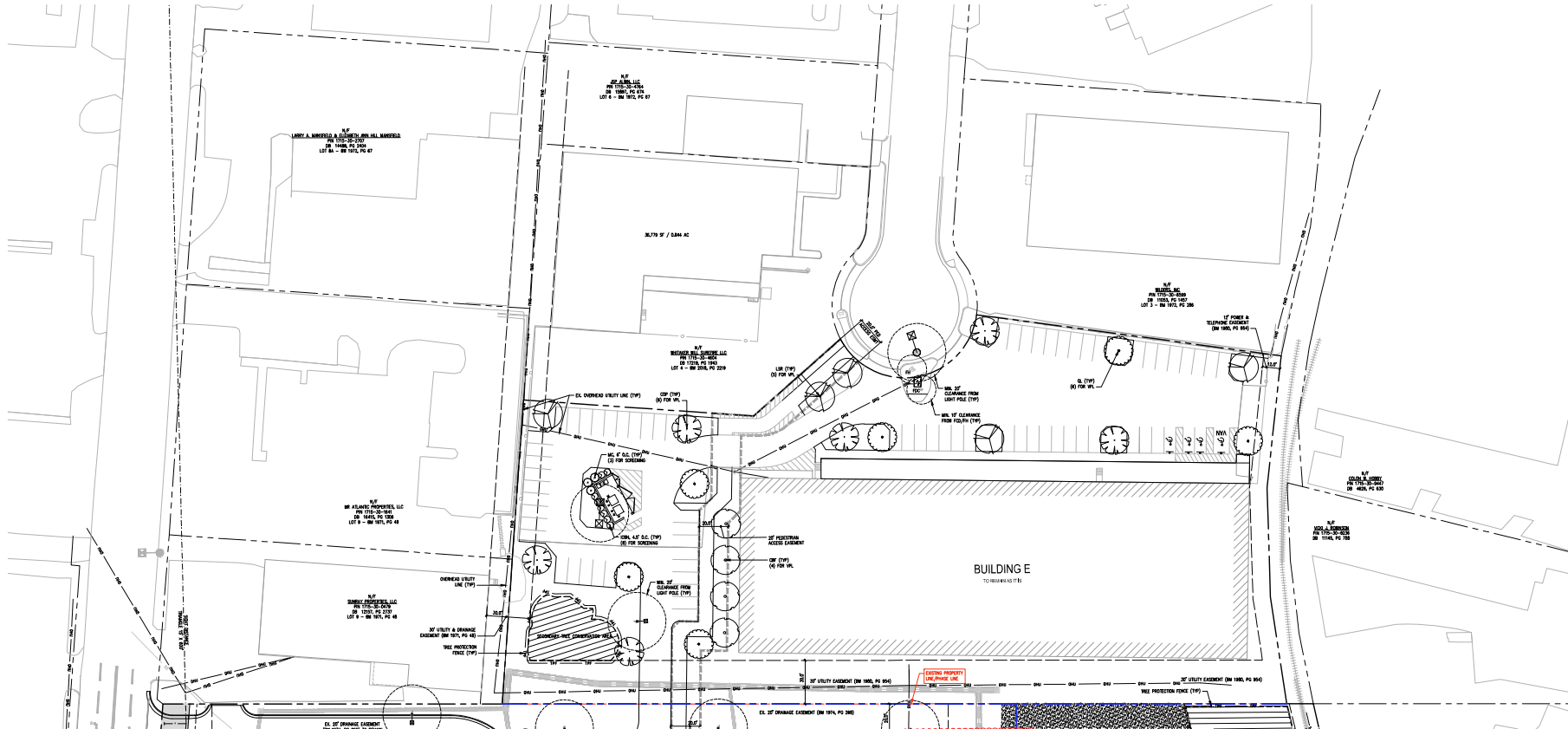
Title:  **PLANTING PLAN
PHASE I**

Project number: C20040 Sheet #:
Issued Date: 03.15.2022
Drawn by: CK, SB, JA
Approved by: KT

PLAY LIST - THIS SHEET ONLY (Phase II)						
PLT #	TIME	INITIAL NAME	COMMON NAME	CALIBER	HEIGHT	REMARKS
TEES						
1		Antarctica penguin	Karoo Edenduff	Edenduff	1.0 m	Stress
2		Antarctica penguin	Karoo Edenduff	Edenduff	1.0 m	Stress
3		Antarctica penguin	Karoo Edenduff	Edenduff	1.0 m	Stress
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P:\2020\2020_20_Steve_Urban_Land\2020\2020_20_Steve_Urban_Land.dwg, May 11, 2022 - 10:30am



PLANT LIST - THIS SHEET ONLY (PAGE 2)						
QTY	SYM	BOTANICAL NAME	COMMON NAME	GROUP	HEIGHT	REMARKS
TREES						
1	TR	Quercus agrifolia	White Oak	2-4"	12-15'	USE
1	TR	Quercus laevis	Live Oak	2-4"	12-15'	USE
1	TR	Quercus macrocarpa	Shingle Oak	2-4"	12-15'	USE
1	TR	Quercus sp.	Oak	2-4"	12-15'	USE
1	TR	Quercus sp.	Oak	2-4"	12-15'	USE
1	TR	Quercus sp.	Oak	2-4"	12-15'	USE
1	TR	Quercus sp.	Oak	2-4"	12-15'	USE
1	TR	Quercus sp.	Oak	2-4"	12-15'	USE
1	TR	Quercus sp.	Oak	2-4"	12-15'	USE
1	TR	Quercus sp.	Oak	2-4"	12-15'	USE

SITE OF PLANTING (SEE ATTACHED SITE PLAN FOR PLANTING LOCATIONS)			
Planting Area	1001 S. 10TH ST. LOT 1 - 1001 S. 10TH ST. PG 47	1001 S. 10TH ST. LOT 2 - 1001 S. 10TH ST. PG 48	1001 S. 10TH ST. LOT 3 - 1001 S. 10TH ST. PG 49
Planting Area	1001 S. 10TH ST. LOT 4 - 1001 S. 10TH ST. PG 50	1001 S. 10TH ST. LOT 5 - 1001 S. 10TH ST. PG 51	1001 S. 10TH ST. LOT 6 - 1001 S. 10TH ST. PG 52
Planting Area	1001 S. 10TH ST. LOT 7 - 1001 S. 10TH ST. PG 53	1001 S. 10TH ST. LOT 8 - 1001 S. 10TH ST. PG 54	1001 S. 10TH ST. LOT 9 - 1001 S. 10TH ST. PG 55
Planting Area	1001 S. 10TH ST. LOT 10 - 1001 S. 10TH ST. PG 56	1001 S. 10TH ST. LOT 11 - 1001 S. 10TH ST. PG 57	1001 S. 10TH ST. LOT 12 - 1001 S. 10TH ST. PG 58

PLANTING NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:

2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:

3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:

4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:

5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:

6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:

7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:

8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:

9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:

10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES:



STEWART

225 S. WEST ST. #100
SAN ANTONIO, TX 78205
TEL: 214.222.2222

Client: GRUBB VENTURES
GRUBB VENTURES
1001 S. 10TH ST. #100
SAN ANTONIO, TX 78205

Consultants: JDAVIS
JDAVIS ARCHITECTS
1001 S. 10TH ST. #100
SAN ANTONIO, TX 78205

Project: ADMINISTRATIVE SITE REVIEW

Issue: 05.12.2022

Project number: C20040 Sheet #: 1.01

Drawn by: CK, SB, JA
Approved by: KT

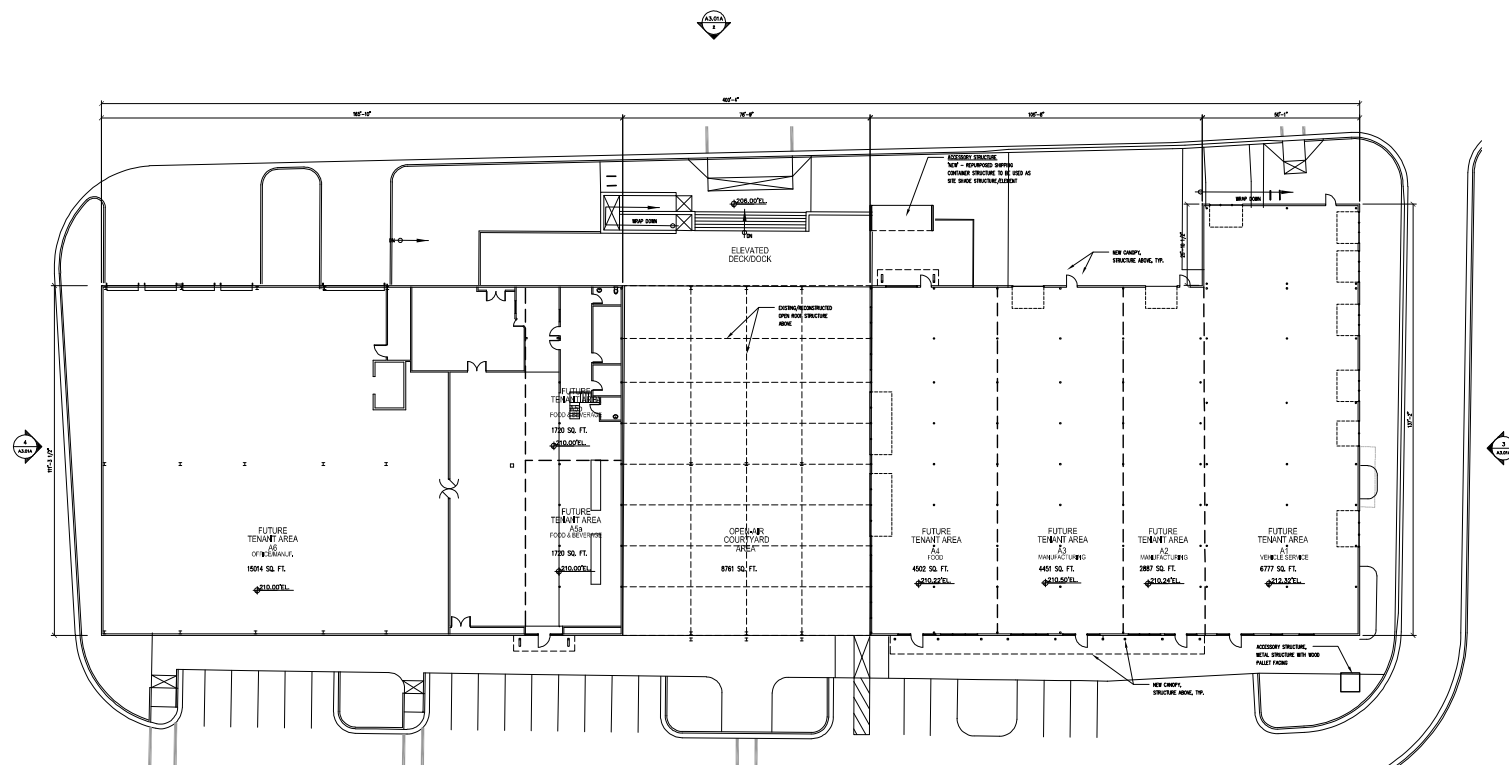
PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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SCALE: 1"=30'

NORTH

PLANTING PLAN PHASE II

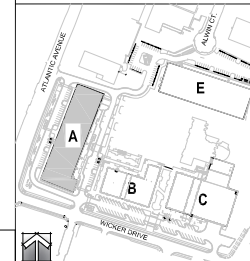
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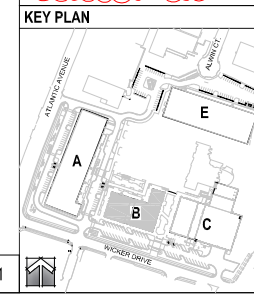
BUILDING AREA SUMMARY

HEATED / INTERIOR	= 37,071 SF
OPEN AIR COURTYARD	= 8,761 SF
TOTAL	■ 45,832 SF

KEY PLAN

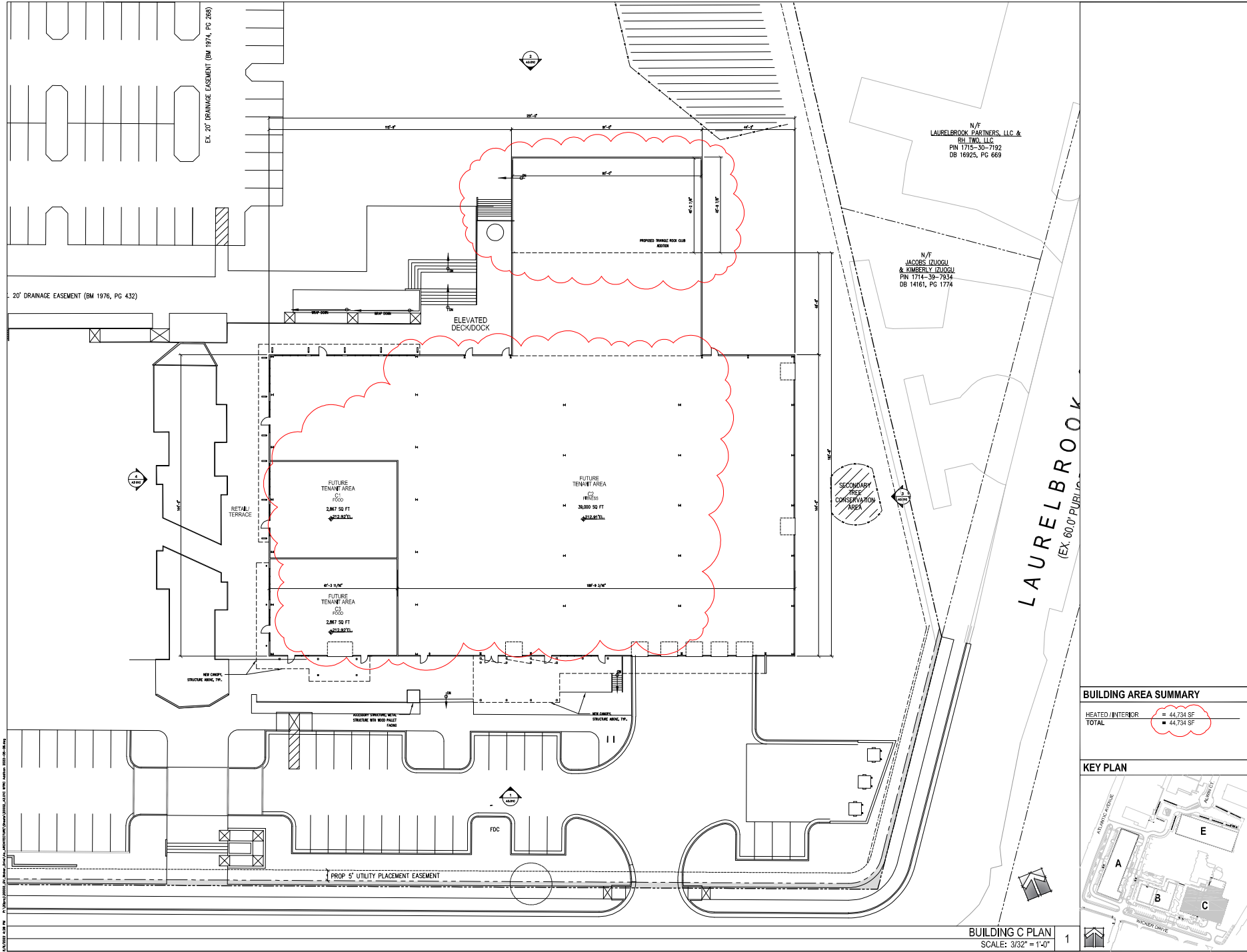


BUILDING A PLAN
SCALE: 1/16" = 1'-0"



BUILDING AREA SUMMARY	
HEATED / INTERIOR	= 21,304 SF
INTERIOR COURTYARD	= 1,842 SF
TOTAL	■ 23,146 SF
SHIPPING CONTAINER STRUCTURE	= 800 SF

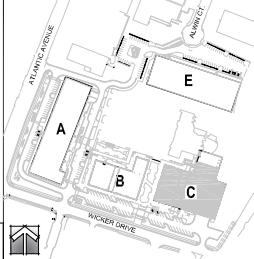
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BUILDING AREA SUMMARY

HEATED INTERIOR TOTAL = 44,734 SF

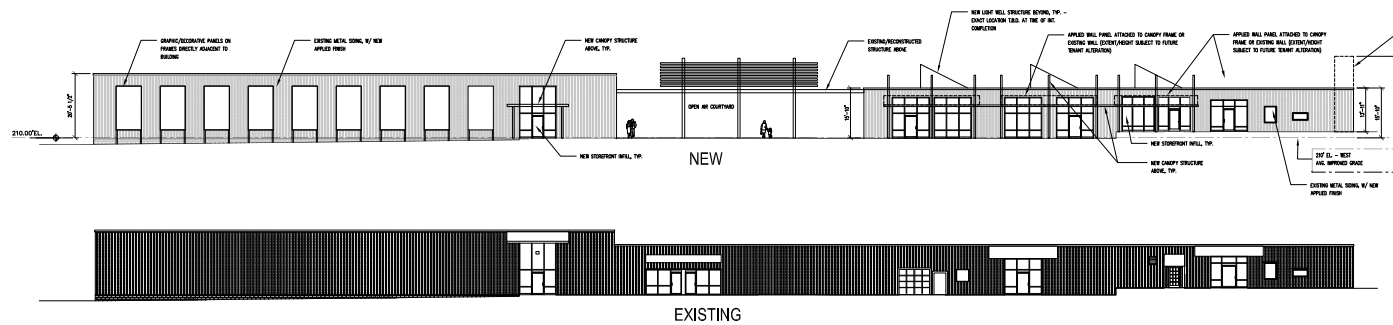
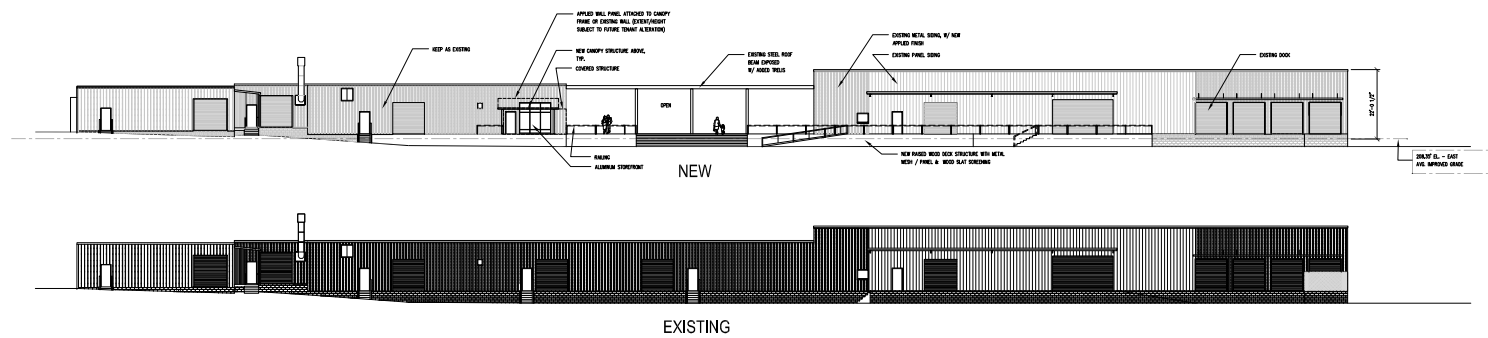
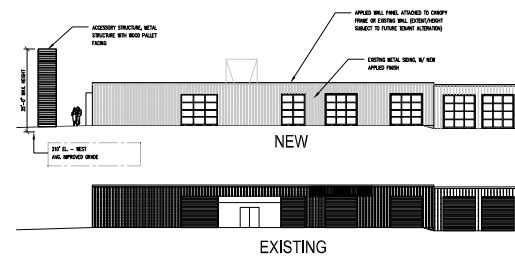
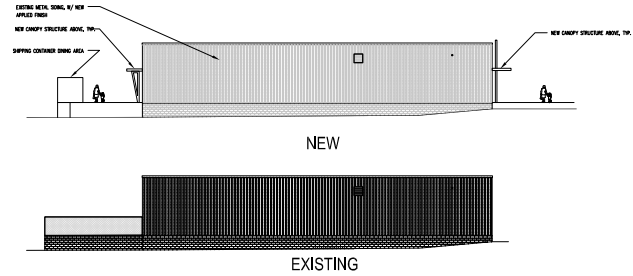
KEY PLAN



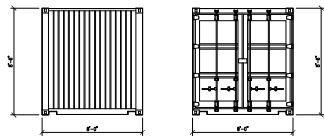
BUILDING C PLAN
SCALE: 3/32" = 1'-0"

1

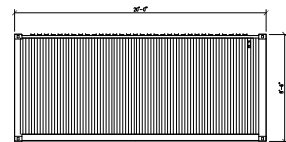
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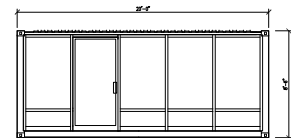
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		4th ASR Submittal	08/15/2012
		5th ASR Submittal	09/24/2012
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DRAWN BY:			
CHECKED BY:			
CONTENTS:	EXTENSION ELEVATIONS		
	PAGE 1 OF 1 A		



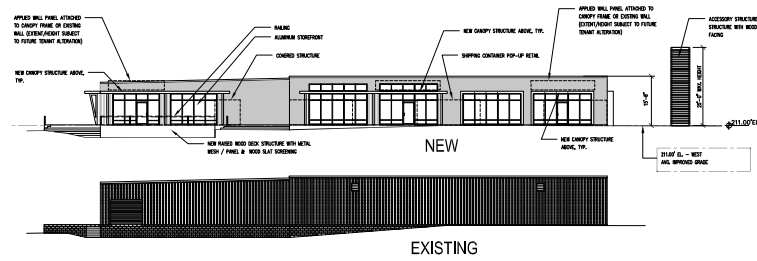
SHIPPING CONTAINER RETAIL ELEVATION - SIDE
SCALE: 1/4" = 1'-0"



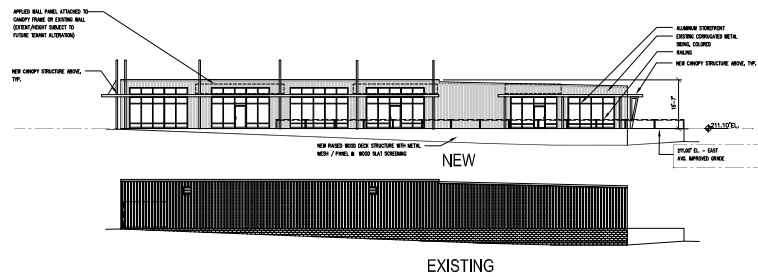
SHIPPING CONTAINER RETAIL ELEVATION - REAR
SCALE: 1/4" = 1'-0"



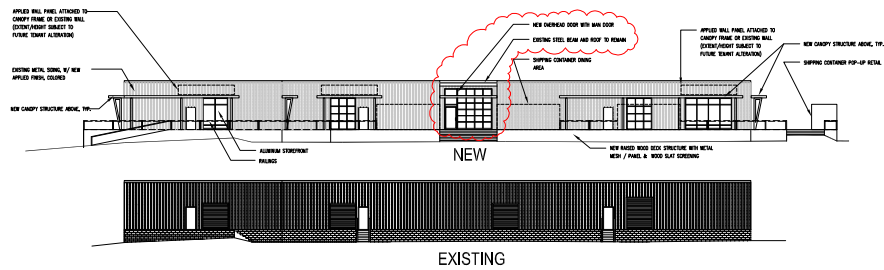
SHIPPING CONTAINER RETAIL ELEVATION - FRONT
SCALE: 1/4" = 1'-0"



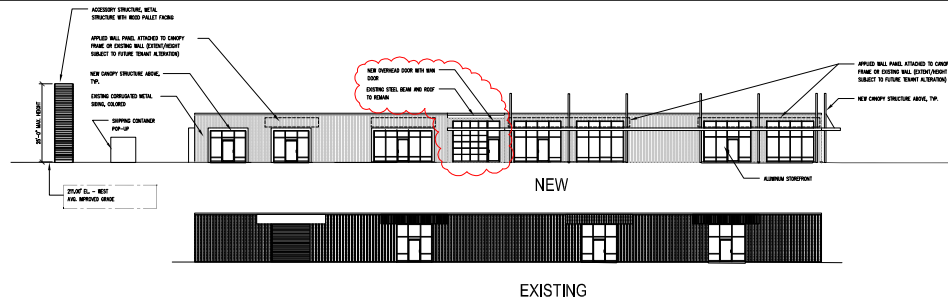
BUILDING B WEST ELEVATION
SCALE: 1/16" = 1'-0"



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



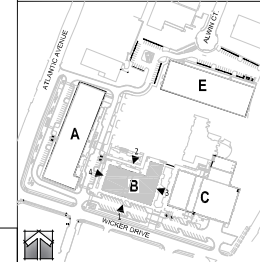
BUILDING B NORTH ELEVATION
SCALE: 1/16" = 1'-0"

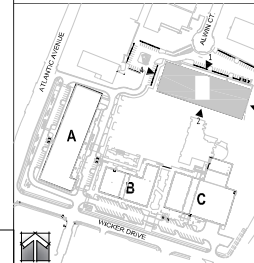
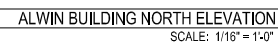
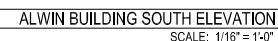
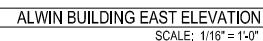


BUILDING B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING GRADE ELEVATIONS

KEY PLAN



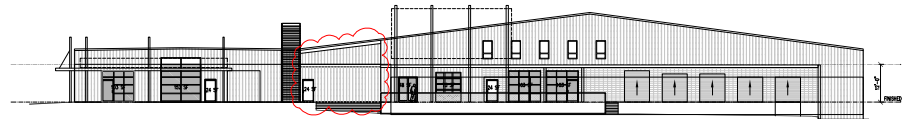




BUILDING E NORTH ELEVATION TRANSPARENCY
SCALE: 1/16" = 1'-0"

TRANSPARENCY - BUILDING E

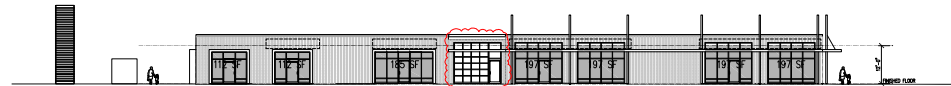
WEST ELEVATION (ATLANTIC AVE.)
WALL AREA (UP TO 12' AFF) = 4,149 SF
GLAZING / OPEN AREA = 1,422 SF
TRANSPARENCY PROVIDED (1,422 / 4,149) = 34.2%
TRANSPARENCY REQUIRED = 20%



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

TRANSPARENCY - BUILDING C

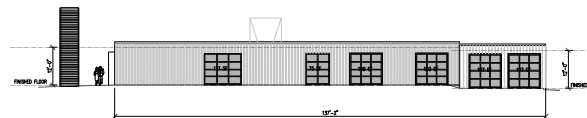
WEST ELEVATION (ATLANTIC AVE.)
WALL AREA (UP TO 12' AFF) = 3,012 SF
GLAZING / OPEN AREA = 656 SF
TRANSPARENCY PROVIDED (656 / 3,012) = 21.8%
TRANSPARENCY REQUIRED = 20%



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

TRANSPARENCY - BUILDING B

WEST ELEVATION (ATLANTIC AVE.)
WALL AREA (UP TO 12' AFF) = 2,444 SF
GLAZING / OPEN AREA = 1,197 SF
TRANSPARENCY PROVIDED (1,197 / 2,444) = 49.0%
TRANSPARENCY REQUIRED = 20%

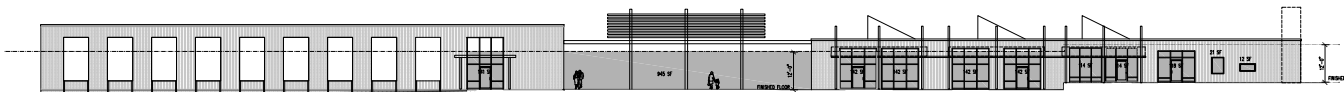


BUILDING A SOUTH ELEVATION TRANSPARENCY
SCALE: 1/16" = 1'-0"

TRANSPARENCY - BUILDING A

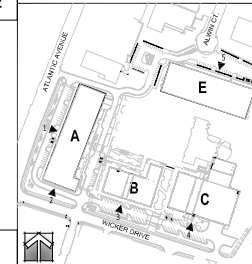
WEST ELEVATION (ATLANTIC AVE.)
WALL AREA (UP TO 12' AFF) = 4,810 SF
GLAZING / OPEN AREA = 2,046 SF
TRANSPARENCY PROVIDED (2,046 / 4,810) = 42.5%
TRANSPARENCY REQUIRED = 20%

SOUTH ELEVATION (WICKER DR.)
WALL AREA (UP TO 12' AFF) = 1,646 SF
GLAZING / OPEN AREA = 606 SF
TRANSPARENCY PROVIDED (606 / 1,646) = 36.8%
TRANSPARENCY REQUIRED = 20%



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

KEY PLAN



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76.01	08/10/2022
77.01	08/10/2022
78.01	08/10/2022
79.01	08/10/2022
80.01	08/10/2022
81.01	08/10/2022
82.01	08/10/2022
83.01	08/10/2022
84.01	08/10/2022
85.01	08/10/2022
86.01	08/10/2022
87.01	08/10/2022
88.01	08/10/2022
89.01	08/10/2022
90.01	08/10/2022
91.01	08/10/2022
92.01	08/10/2022
93.01	08/10/2022
94.01	08/10/2022
95.01	08/10/2022
96.01	08/10/2022
97.01	08/10/2022
98.01	08/10/2022
99.01	08/10/2022
100.01	08/10/2022