



# Administrative Approval Action

Case File / Name: ASR-SR-82-2017

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site consists of four parcels on the east side of Atlantic Avenue at its intersection with East Whitaker Mill Road.

**REQUEST:** Recombination and redevelopment of 14.75 acres zoned CX-7-PL to include the following: A 466,321 square foot mixed-use building with 220 dwelling units, restaurant/bar space, indoor recreation, and associated parking structure. Also included is the partial demolition and redevelopment of an existing structure for 132,670 square feet of retail sales, restaurant/bar space, and office uses.

One Administrative Alternate has been approved by the Planning Director for this project (AAD-2-18) for an alternative location and screening of Service Areas (7.2.5 C).

Three Board of Adjustment Variances have been granted for this case. A-151-19 for relief from the driveway spacing requirements of Section 8.3.5.C, BOA-0025-2019 for relief from the centerline radius requirements of the Raleigh Street Design Manual, and A-0068-2019 for relief from the Block Perimeter standards of Article 8.3.

A reduction in the number of required parking spaces through the use of shared parking analysis has been approved for this project (7.1.5), requiring a total of 623 parking spaces.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated by Grubb Ventures.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

*The following items are required prior to approval of Site Permitting Review plans:*

### **Stormwater**

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

### **Urban Forestry**



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2. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Public Access Easement Required
<input checked="" type="checkbox"/>	Sidewalk Easement Required

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Shared Parking Agreement Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

*The following items must be approved prior to recording the plat:*

## General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

*The following items must be approved prior to the issuance of building permits:*

## General

1. A recombination map shall be recorded prior to the issuance of building permits
2. A shared parking agreement must be recorded between proposed lots 1 and 2 of this development and a copy returned to the City.
3. A variable width public access easement over the proposed pedestrian passage shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

## Engineering



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4. A fee-in-lieu for demolition of the retaining wall east of Iron Works Drive shall be paid to the City of Raleigh (UDO 8.1.10).
5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
6. A fee-in-lieu for 8-ft wide sidewalk for the east side of Iron Works Drive shall be paid to the City of Raleigh (UDO 8.1.10).
7. An encroachment agreement for the retaining wall within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
8. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
9. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
10. A cross access agreement shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
11. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

## Urban Forestry

12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 (shade) street trees along Whitaker Mill Ext.; 47 (understory) street trees along Atlantic Ave.; 5 (shade) street trees along Wicker Dr.; and 14 (shade) street trees along Iron Works Dr.

***The following are required prior to issuance of building occupancy permit:***



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## Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

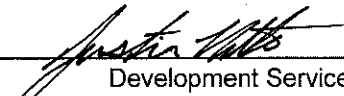
**3-Year Expiration Date:** January 21, 2023

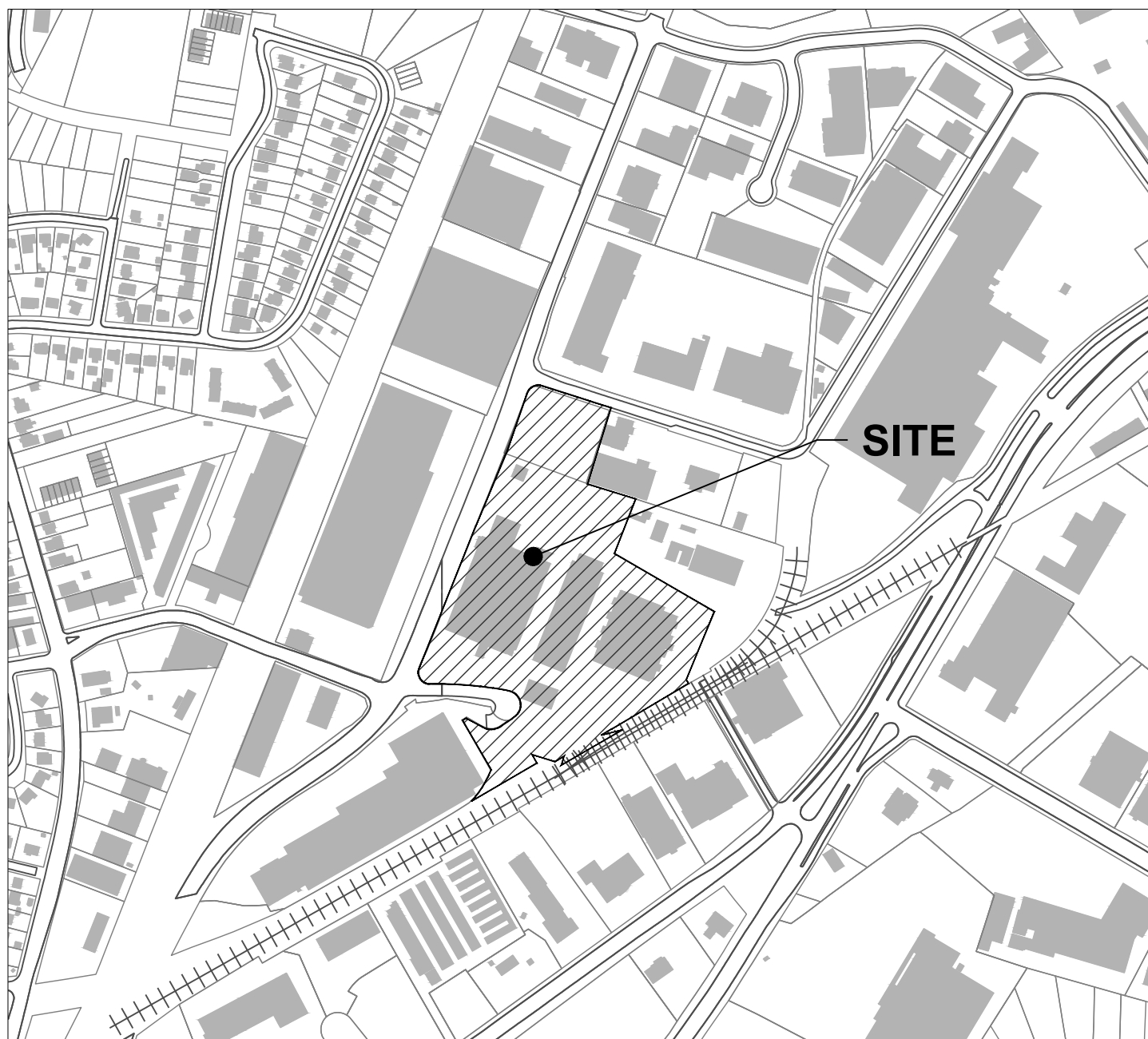
Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:  Date: 01/22/2020  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters



#### VICINITY MAP

SCALE: 1" = 500'



SITE DATA	
PROJECT NAME:	RALEIGH IRON WORKS
SITE ADDRESS:	2200 ATLANTIC AVENUE RALEIGH, NC 27604
COUNTY:	WAKE
PARCEL PIN #:	1714-29-7302, 1714-29-8788, 1714-29-9221, 1714-39-0040
PARCEL OWNER:	PLAN OF STEEL LLC.
TOTAL PARCEL AREA:	14.75 ACRES
TOTAL DISTURBED/ PROJECT AREA:	8.32 ACRES
CURRENT ZONING:	COMMERCIAL MIXED USE (CX-7-PL)
EXISTING LAND USE:	VARIES (VACANT, WAREHOUSE, LT MANUFACTURE & OFFICE GROSS)
PROPOSED USE:	VARIES (RESIDENTIAL, OFFICE, RETAIL)
RIVER BASIN:	NEUSE RIVER BASIN
CONSTRUCTION TYPE:	REUSE AND NEW
MAX BUILDING HEIGHT:	90'
PROPOSED BUILDING HEIGHT:	84' - 6" - RESIDENTIAL BUILDING
EXISTING IMPERVIOUS AREA:	12.069 AC(COMBINED 4 PARCEL)
PROPOSED IMPERVIOUS AREA:	11.797 AC(COMBINED 4 PARCEL)

UTILITIES IMPROVEMENTS QTY	
PUBLIC SEWER	
8" PVC	983 LF
8" DIP	114 LF
PUBLIC WATER	
8" WATER MAIN	1547 LF
6" WATER MAIN	77 LF
4" WATER MAIN	42 LF

NOTE:  
1. NO ADDITIONAL TCA IS PROPOSED DURING THIS PHASE OF THE PROJECT, SEE SHEET C1.10.

#### SOLID WASTE NOTES:

PROPERTY OWNER WILL USE PRIVATE TRASH COLLECTION SERVICES FOR THE SUBJECT PROPERTIES. 2200 ATLANTIC AND 1111 E. WHITAKER WILL BE SERVICED BY ONE RECYCLING COMPACTOR AND ONE TRASH COMPACTOR IN THE SOUTHWEST CORNER OF THE SITE. 1200 WICKER DRIVE WILL BE SERVED OFF IRON WORKS DRIVE WITH 2 CY ROLL CARTS TO SERVE TRASH AND RECYCLING.

#### BOARD OF ADJUSTMENT APPROVALS RECEIVED ON DECEMBER 9, 2019:

**BOA-0025-2019** APPROVED REQUEST OF A 220' VARIANCE TO THE MINIMUM CENTERLINE RADIUS REQUIREMENT FOR AN AVENUE 2-LANE UNDIVIDED STREET AS SET FORTH IN CHAPTER 12, TABLE 13 OF THE RALEIGH STREET DESIGN MANUAL THAT RESULTS IN A MINIMUM CENTERLINE RADIUS OF 165' IN ORDER TO CONSTRUCT A 582,187 SF MIXED-USE BUILDING FOR RESIDENTIAL (220 APARTMENT UNITS) AND RETAIL USES ON A 17.04 ACRE PROPERTY ZONED CX-7-PL, IX-3, IX-3-PL AND LOCATED AT 1200 WICKER, 2200 ATLANTIC AVE, 1111 E WHITAKER MILL RD, 1859 CAPITAL BLVD AND 1121 E WHITAKER MILL RD.

**A-151-19** APPROVED REQUEST OF A 16' DESIGN ADJUSTMENT FROM THE MINIMUM 200' DRIVEWAY SPACING REQUIREMENT SET FORTH IN SECTION 8.3.5 C.3.C. OF THE UNIFIED DEVELOPMENT ORDINANCE TO CONSTRUCT TWO NEW DRIVEWAYS WITH A SPACING OF 184' ALONG THE NEW IRON WORKS DRIVE IN CONJUNCTION WITH A 582,187 SF MIXED-USE BUILDING FOR RESIDENTIAL (220 APARTMENT UNITS) AND RETAIL USES ON A 17.04 ACRE PROPERTY ZONED CX-7-PL, IX-3, IX-3-PL AND LOCATED AT 1200 WICKER, 2200 ATLANTIC AVE, 1111 E WHITAKER MILL RD, 1859 CAPITAL BLVD AND 1121 E WHITAKER MILL RD.

# RALEIGH IRON WORKS

2200 ATLANTIC AVENUE  
RALEIGH, NC 27604

## CITY OF RALEIGH ADMINISTRATIVE SITE SUBMITTAL

SR-82-17, TR # 531572

SUBMITTED ON OCTOBER 4, 2017

RESUBMITTED ON DECEMBER 21, 2017

RESUBMITTED ON MAY 30, 2018

RESUBMITTED ON MAY 30, 2019

RESUBMITTED ON JULY 23, 2019

RESUBMITTED ON DECEMBER 12, 2019

PROPOSED SITE PARKING DATA			
UDO VEHICULAR PARKING REQUIRED			
	S.F. OR UNITS		REQUIRED
OFFICE / PERSONAL SERVICE	126,554 S.F.		318
RETAIL	11,041		37
RESIDENTIAL - ZERO & ONE BEDROOM	176 UNITS		176
RESIDENTIAL - TWO BEDROOM	44 UNITS		88
RESIDENTIAL - VISITORS	220 TOTAL UNITS		22
RESTAURANT / BAR	21,374 S.F.		143
UDO TOTAL PARKING REQUIRED			784
PROJECT PROPOSES STANTEC PARKING STUDY DATED MAY 29, 2019 AS CONTINUATION OF APPROVED SEPTEMBER 11, 2017 PLAN AND ADENDUM (MEMO FILE 171002204, DATED JUN 20, 2019, C0.01); PER UDO SEC 7.1.2, B-1			
			603
VEHICULAR PARKING PROVIDED			
SURFACE LOT - STANDARD			21
SURFACE LOT - ADA VAN			1
SURFACE LOT - ADA VEHICLE			1
PARKING DECK - STANDARD			668
PARKING DECK - ADA VAN			3
PARKING DECK - ADA VEHICLE			11
ON STREET PARKING - STANDARD			14
TOTAL PARKING PROVIDED			719
BIKE PARKING REQUIRED			
	SHORT TERM	LONG TERM	
OFFICE	13	26	
RESTAURANT	1	2	
RESIDENTIAL	11	0	
TOTAL	25	28	
TOTAL BIKE PARKING REQUIRED			53
BIKE PARKING PROVIDED			
PARKING DECK			52
ON STREET/SITE			13
TOTAL BIKE PARKING PROVIDED			65
SQUARE FOOTAGE			
OFFICE	RESTAURANTS	RESIDENTIAL	PARKING DECK
126,554	21,374	193,124	220,910
TOTAL PROPOSED SQUARE FOOTAGE			561,962
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 10,000 S.F. OFFICE; MIN 4, BIKE SPACE; (LONG TERM) - 1 PER 5,000 S.F. OFFICE; MIN 4			
BIKE SPACE (SHORT TERM) - 1 PER 50,000 S.F. RESTAURANT; BIKE SPACE (LONG TERM) - 1 PER 25,000 S.F.			
BIKE SPACE (SHORT TERM) - 1 PER 20 RESIDENTIAL UNITS; MIN 4, BIKE SPACE (LONG TERM) - NONE			

SHEET INDEX	
SHEET #	SHEET NAME
C0.00	COVER SHEET
C0.01	MEMORANDUM
C1.00	EXISTING CONDITIONS PLAN
C1.01	NORTH EXISTING CONDITIONS PLAN
C1.02	SOUTH EXISTING CONDITIONS PLAN
C1.03	WEST EXISTING CONDITIONS
C1.10	TREE CONSERVATION PLAN
C2.01	NORTH DEMOLITION PLAN
C2.02	SOUTH DEMOLITION PLAN
C3.00	OVERALL SITE PLAN
C3.01	NORTH SITE PLAN
C3.02	SOUTH SITE PLAN
C3.03	WEST SITE PLAN
C3.05	REFUSE COLLECTION
C3.10	PROPERTY DIAGRAM
C3.20	AMENITY SPACE PLAN
C3.30	ADA ACCESS PLAN
C5.01	NORTH GRADING PLAN
C5.02	SOUTH GRADING PLAN
C5.03	GRADING PLAN - DRIVE AISLE INSETS
C6.00	OVERALL UTILITY PLAN
C6.01	NORTH UTILITY PLAN
C6.02	SOUTH UTILITY PLAN
C6.20	FIRE PROTECTION
C7.00	OVERALL TRANSPORTATION PLAN
C7.01	TRANSPORTATION PLAN - NORTH
C7.02	TRANSPORTATION PLAN - SOUTH
C7.03	TRANSPORTATION PLAN - WEST
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.02	SITE DETAILS
C9.03	SITE DETAILS
C9.20	WATER UTILITY DETAILS
C9.30	SANITARY SEWER DETAILS
C9.40	STORM UTILITY DETAILS
L1.00	OVERALL PLANTING PLAN
L1.01	NORTH PLANTING PLAN
L1.02	SOUTH PLANTING PLAN
L2.00	PLANTING DETAILS
L2.01	LANDSCAPE DETAILS
A.101	LOT 1 PLAN LEVEL 1
A.102	LOT 1 PLAN LEVEL 2
A.103	LOT 1 PLAN ROOF
A.201	EXTERIOR ELEVATIONS DOUBLE GABLE BLDG LOT 1
A.202	OPENING AREA DOUBLE GABLE BLDG LOT 1
A.203	OPENING AREA DOUBLE GABLE BLDG LOT 1
A.1.1	PARKING PLAN
A.1.2	PARKING PLAN
A.1.3	PARKING PLAN
A.1.4	PARKING PLAN
A.1.5	PARKING PLAN
A.1.6	PARKING PLAN
A.2.1	RESIDENTIAL ELEVATIONS
A.2.2	RESIDENTIAL ELEVATIONS
A.2.3	RESIDENTIAL TRANSPARENCY DIAGRAMS
A.2.4	RESIDENTIAL TRANSPARENCY DIAGRAMS

#### APPLICATION

#### DEVELOPMENT SERVICES

#### Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



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: Transaction #: 531572		Planning Coordinator: _____	
<b>Building Type</b>		<b>Site Transaction History</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Sketch transaction #: 504963	
<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: AAD-2-18	
<b>GENERAL INFORMATION</b>			
Development name: Raleigh Iron Works - Phase 1			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 2200 Atlantic Ave, 1200 Wicker Dr, 1111 E. Whitaker Mill Rd, 1121 E. Whitaker Mill Rd,			
Site P.I.N.(s): 1714297302, 1714298788, 1714299221, 1714390040			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Reuse of an existing industrial building as office, retail, and restaurant. New mixed-use apartment building with ground-floor retail and residential around parking deck.			
Current Property Owner/Developer Contact Name: _____			
<b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: Grubb Ventures/ Anne Stoddard		Title: Director of Development	
Address: 3700 Glenwood Ave, Suite 330, Raleigh, NC 27612			
Phone #: 919.786.9905		Email: astoddard@grubbvventures.com	
Applicant Name: Joe Puckett			
Company: Stewart		Address: 223 S West St, Suite 1100	
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): CX-7-PL	Existing gross floor area (not to be demolished): 38,258 sf in Bowtruss Bldg Existing gross floor area to be demolished: 67,500 sf in Ex Double Gable to be Renovated
Gross site acreage: 14.75	New gross floor area: 414,034 APT + 129,895 OFF = 543,919
# of parking spaces required: 675 + 31 surface=706	Total sf gross (to remain and new): 582,187 SF
# of parking spaces proposed: 667	Proposed # of buildings: 3 Total (2 Existing)
Overlay District (if applicable): Parking Limited	Proposed # of stories for each: 7 in APT, 2 in DG
Existing use (UDO 6.1.4): Warehouse	
Proposed use (UDO 6.1.4): Mixed Use	

<b>STORMWATER INFORMATION</b>			
Existing Impervious Surface: Acres: 12.069	Square Feet: 525,729	Proposed Impervious Surface: Acres: 11.979	Square Feet: 513,868
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: 3720171400J			
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

RESIDENTIAL DEVELOPMENTS			
Total # of dwelling units: 220		Total # of hotel units: 0	
# of bedroom units: 1br: 176	2br: 44	3br: 0	4br or more: 0
# of lots: 3		Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<b>SIGNATURE BLOCK</b>	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate Joe Puckett of Stewart to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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: Anne Stoddard	Date: 12/10/19
Printed Name: Anne Stoddard	

#### APPLICANT/OWNER



GRUBB VENTURES  
3700 GLENWOOD AVE, SUITE 330  
RALEIGH, NC 27612  
CONTACT: ANTHONY SMITHSON  
ANNE E. STODDARD  
919.786.9905 (T)  
ASMITHSON@GRUBBVVENTURES.COM  
ASTODDARD@GRUBBVVENTURES.COM

#### CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS



STEWART INC. - CIVIL ENGINEERING  
CONTACT: JOSEPH PUCKETT, P.E., LEED AP  
PRACTICE LEADER, CIVIL ENGINEERING  
919.866.4829 (T)  
919.380.8752 (F)  
JPUCKETT@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE  
CONTACT: MICHAEL B. BATTS, P.E.  
LANDSCAPE ARCHITECT  
919.866.4790 (T)  
919.380.8752 (F)  
MBATTS@STEWARTINC.COM

#### ARCHITECTS

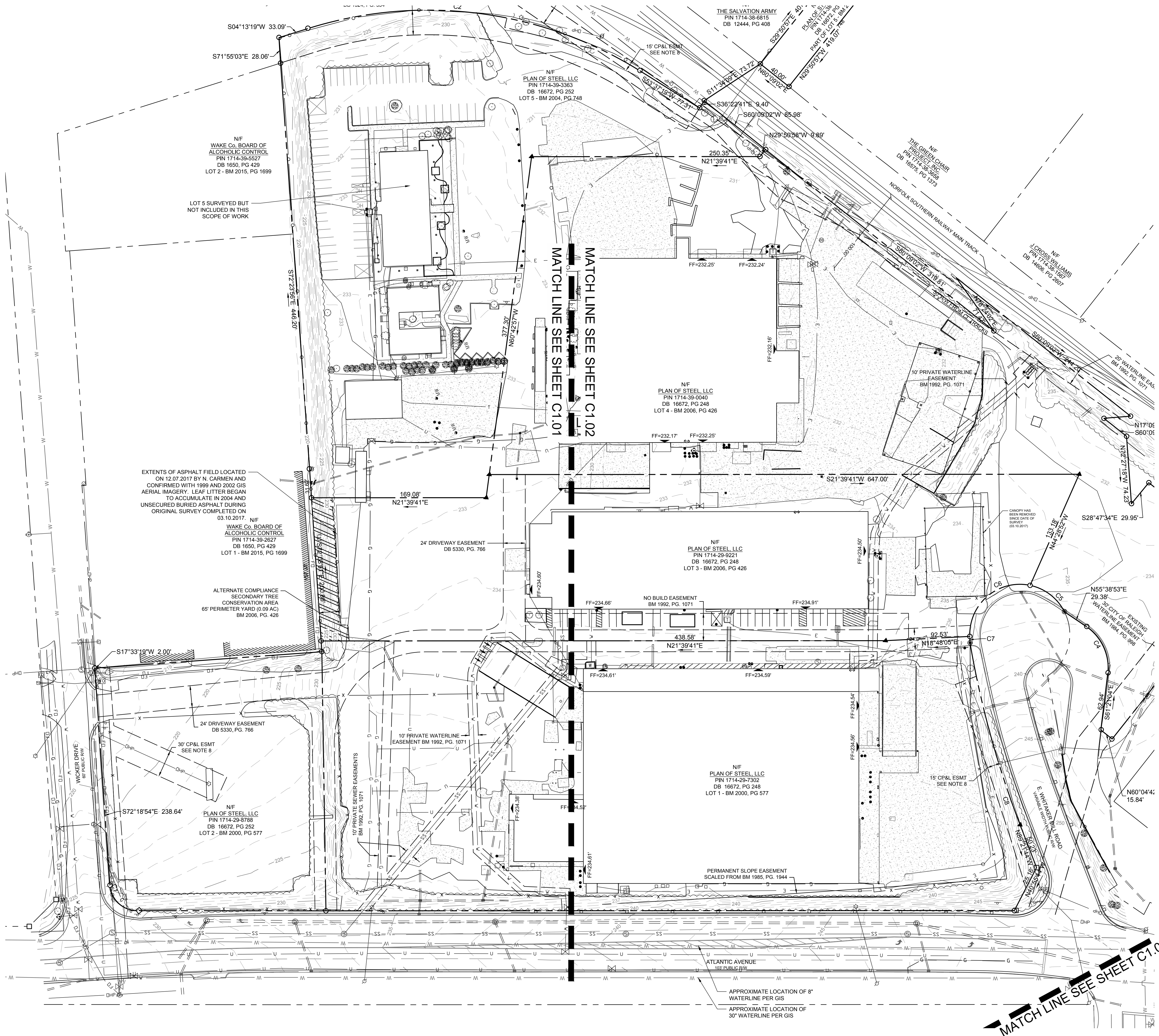
#### S9ARCHITECTURE

S9 ARCHITECTURE  
460 WEST 34TH STREET  
NEW YORK, NY 10001  
CONTACT: EMILY KIRWAN  
646.677.3067 (T)  
E.KIRWAN@S9ARCHITECTURE.COM



CLINE DESIGN  
125 N. HARRINGTON STREET  
RALEIGH, NC 27603  
CONTACT: JOHN E. FELTON  
919.833.6413 (T)  
JOHNFE@CLINEDESIGNASSOC.COM

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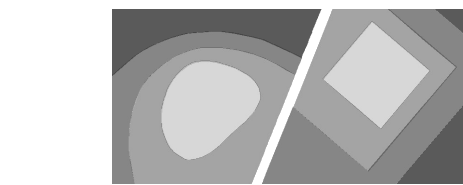


**SURVEY LEGEND:**

- |  |                                |
|--|--------------------------------|
|  | SURVEY CONTROL POINT           |
|  | EXISTING IRON PIPE             |
|  | EXISTING CONCRETE MONUMENT     |
|  | COMPUTED POINT                 |
|  | STORM DRAIN MANHOLE            |
|  | STORM DRAIN CURB INLET         |
|  | SANITARY SEWER MANHOLE         |
|  | SANITARY SEWER CLEANOUT        |
|  | SANITARY FORCEMAIN VALVE       |
|  | HYDRANT                        |
|  | WATER VALVE                    |
|  | WATER METER                    |
|  | WATER MANHOLE                  |
|  | WATER VAULT                    |
|  | WELL                           |
|  | GAS VALVE                      |
|  | GAS METER                      |
|  | TELEPHONE MANHOLE              |
|  | TELEPHONE PEDESTAL             |
|  | TV MANHOLE                     |
|  | TV PEDESTAL                    |
|  | FIBER OPTIC WITNESS POST       |
|  | FIBER OPTIC BOX                |
|  | ELECTRIC MANHOLE               |
|  | ELECTRIC METER                 |
|  | ELECTRIC BOX                   |
|  | UTILITY POLE                   |
|  | GUY POLE                       |
|  | GUY WIRE                       |
|  | LIGHT POLE                     |
|  | MANHOLE                        |
|  | TRAFFIC SIGNAL BOX             |
|  | TRAFFIC SIGNAL POST            |
|  | MONITORING WELL                |
|  | BORING LOCATION                |
|  | BOLLARD                        |
|  | SIGN                           |
|  | FINISHED FLOOR ELEVATION       |
|  | DECIDUOUS TREE                 |
|  | EVERGREEN TREE                 |
|  | BUSH                           |
|  | WIRE FENCE                     |
|  | CHAIN LINK FENCE               |
|  | UNDERGROUND TELEPHONE LINE     |
|  | UNDERGROUND FIBER OPTIC LINE   |
|  | UNDERGROUND GAS LINE           |
|  | UNDERGROUND ELECTRIC LINE      |
|  | UNDERGROUND WATER LINE         |
|  | SANITARY SEWER LINE            |
|  | STORM DRAIN LINE               |
|  | OVERHEAD WIRES                 |
|  | UNIDENTIFIED LINE              |
|  | UNKNOWN DESTINATION            |
|  | CONCRETE SURFACE               |
|  | DUCTILE IRON PIPE              |
|  | POLYVINYL CHLORIDE PIPE        |
|  | HIGH-DENSITY POLYETHYLENE PIPE |
|  | REINFORCED CONCRETE PIPE       |
|  | CORRUGATED METAL PIPE          |
|  | CATCH BASIN                    |

**SURVEY TREE LEGEND:**

- |                             |                   |
|-----------------------------|-------------------|
| JV                          | AMERICAN HOLLY    |
| JO                          | EASTERN RED CEDAR |
| U                           | CREPE MYRTLE      |
| MS                          | SOUTHERN MAGNOLIA |
| PO                          | EASTERN SYCAMORE  |
| PT                          | LOBLOLLY PINE     |
| OR                          | RED OAK           |
| EXAMPLE: 100R = 10' RED OAK |                   |



**STEWART**

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

FIRM LICENSE # C-1051  
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PROJECT # L19012

Architects:



Client:

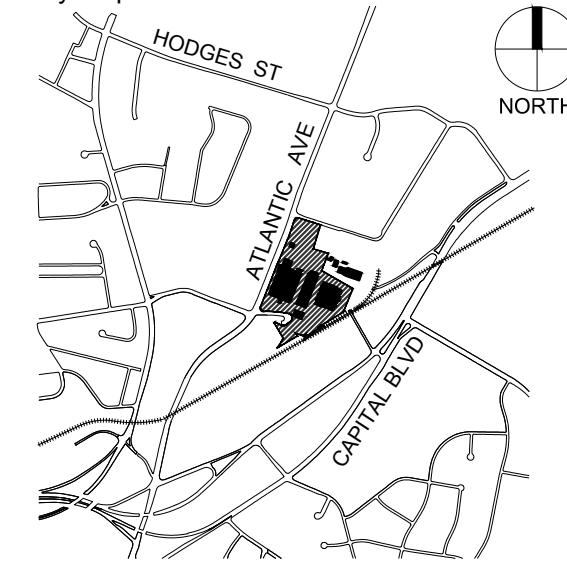


3600 GLENWOOD AVENUE  
RALEIGH, NC 27612  
T: 919.786.9905

Project:

**RALEIGH  
IRON WORKS**

Vicinity map:



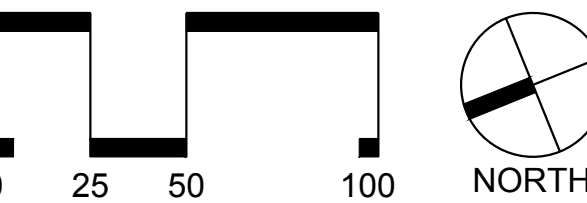
Seal:

PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Issued for:

**ADMINISTRATIVE SITE**

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.30.2019	RESPONSE TO COMMENTS
4	07.23.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS



SCALE: 1"=50'

Title:

**EXISTING  
CONDITIONS PLAN**

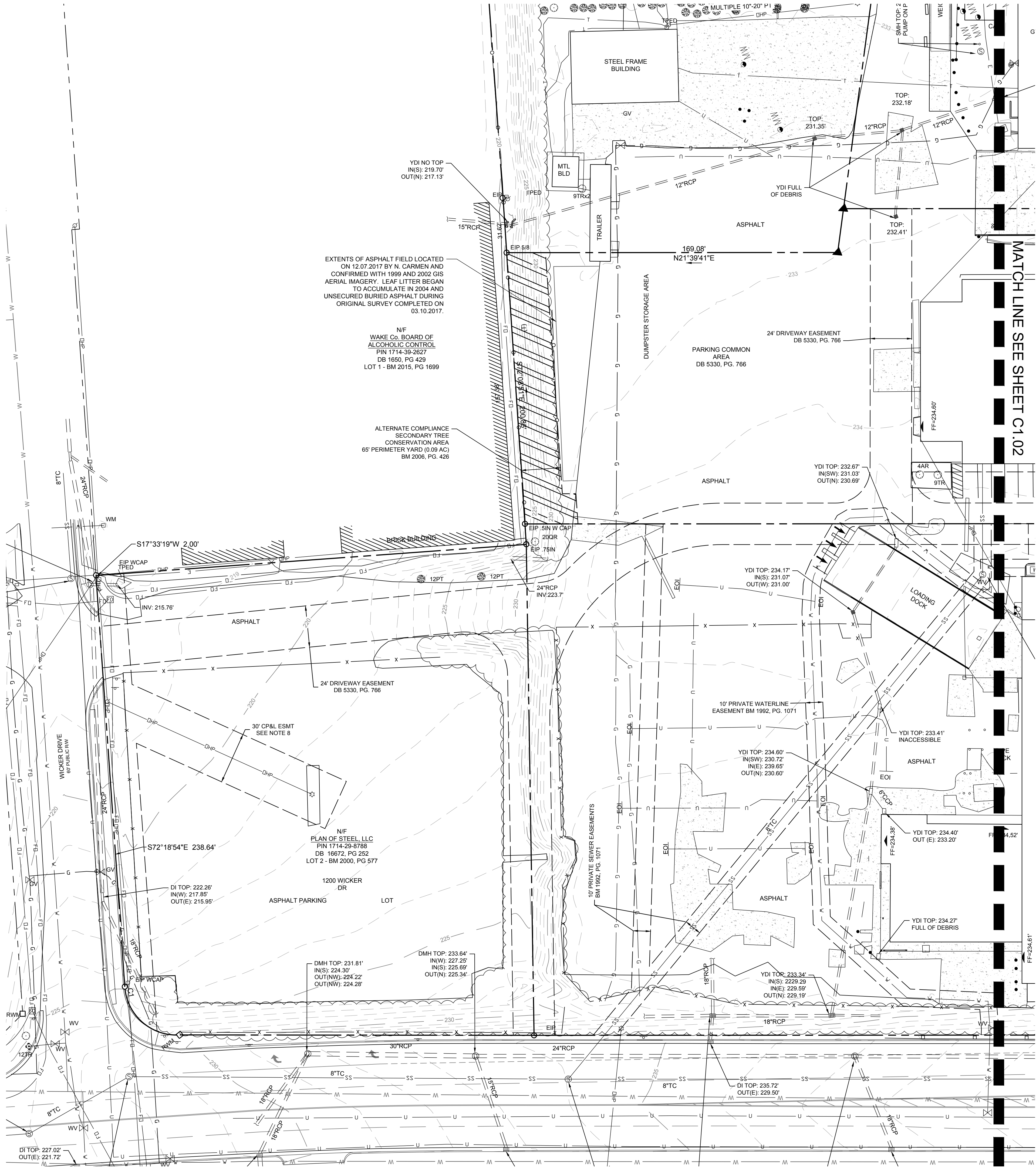
Project number: L19012 Sheet:

Date: 10.04.2017

Drawn by: NBC

Approved by: JWP

**C1.00**



**SURVEY NOTES:**

1. REFER TO C3.00 FOR GENERAL NOTES.
2. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
3. HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVD88.
4. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
5. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION / MARKING SERVICES PERFORMED BY STEWART INC ON MARCH 10, 2017, AND THE AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROPERTY PIN NUMBERS WERE UPDATED BASED ON SURVEY PROVIDED ON APRIL 8, 2019.
6. ADDITIONAL SURVEY INFORMATION AS NOTED IS BASED ON FIELD SURVEY BY N. CARMEN COMPLETED ON DECEMBER 7, 2017.
7. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY LIES IN ZONE'S X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720171400J DATED MAY 2, 2006.
9. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL SHOWN.

**SURVEY LEGEND:**

- △ EIP SURVEY CONTROL POINT
- ECM EXISTING IRON PIPE
- ▲ ECM EXISTING CONCRETE MONUMENT
- ▲ COMPUTED POINT
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY FORCEMAIN VALVE
- HYDRANT
- WV WATER VALVE
- WM WATER METER
- WM WATER MANHOLE
- WATER VAULT
- WELL
- GAS VALVE
- GM GAS METER
- TPED TELEPHONE MANHOLE
- TPED TELEPHONE PEDESTAL
- CATV TV MANHOLE
- FOWP TV PEDESTAL
- FOWP FIBER OPTIC WITNESS POST
- FIBER OPTIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POST
- MONITORING WELL
- BORING LOCATION
- BOLLARD
- SIGN
- FINISHED FLOOR ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH
- X — WIRE FENCE
- O — CHAIN LINK FENCE
- T — UNDERGROUND TELEPHONE LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- G — UNDERGROUND GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- SS — SANITARY SEWER LINE
- S — STORM DRAIN LINE
- OHW — OVERHEAD WIRES
- U — UNIDENTIFIED LINE
- UNKNOWN DESTINATION
- CONCRETE SURFACE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CB CATCH BASIN

**SURVEY TREE LEGEND:**

- JO AMERICAN HOLLY
- JV EASTERN RED CEDAR
- U CREPE MYRTLE
- MS SOUTHERN MAGNOLIA
- PO EASTERN SYCAMORE
- PT LOBLOLLY PINE
- OR RED OAK
- EXAMPLE: 10QR = 10" RED OAK



Architects:



Client:

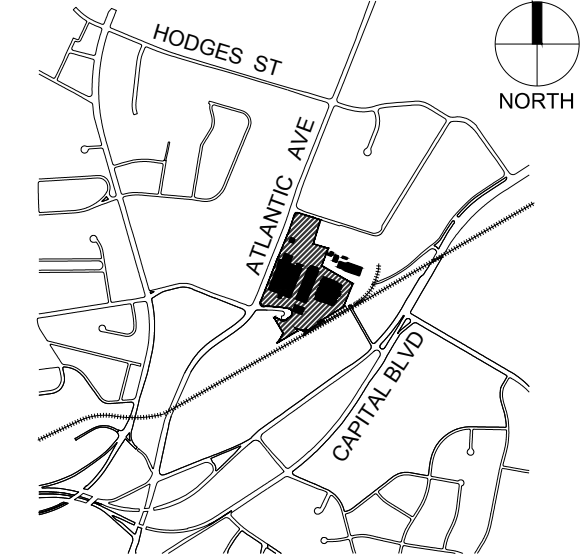


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RALEIGH, NC 27612  
T: 919.786.9905

Project:

**RALEIGH  
IRON WORKS**

Vicinity map:



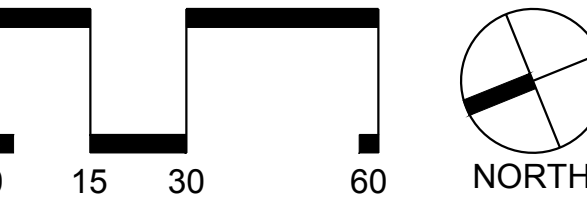
Seal:

**PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION**

Issued for:

**ADMINISTRATIVE SITE**

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.30.2019	RESPONSE TO COMMENTS
4	07.23.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS



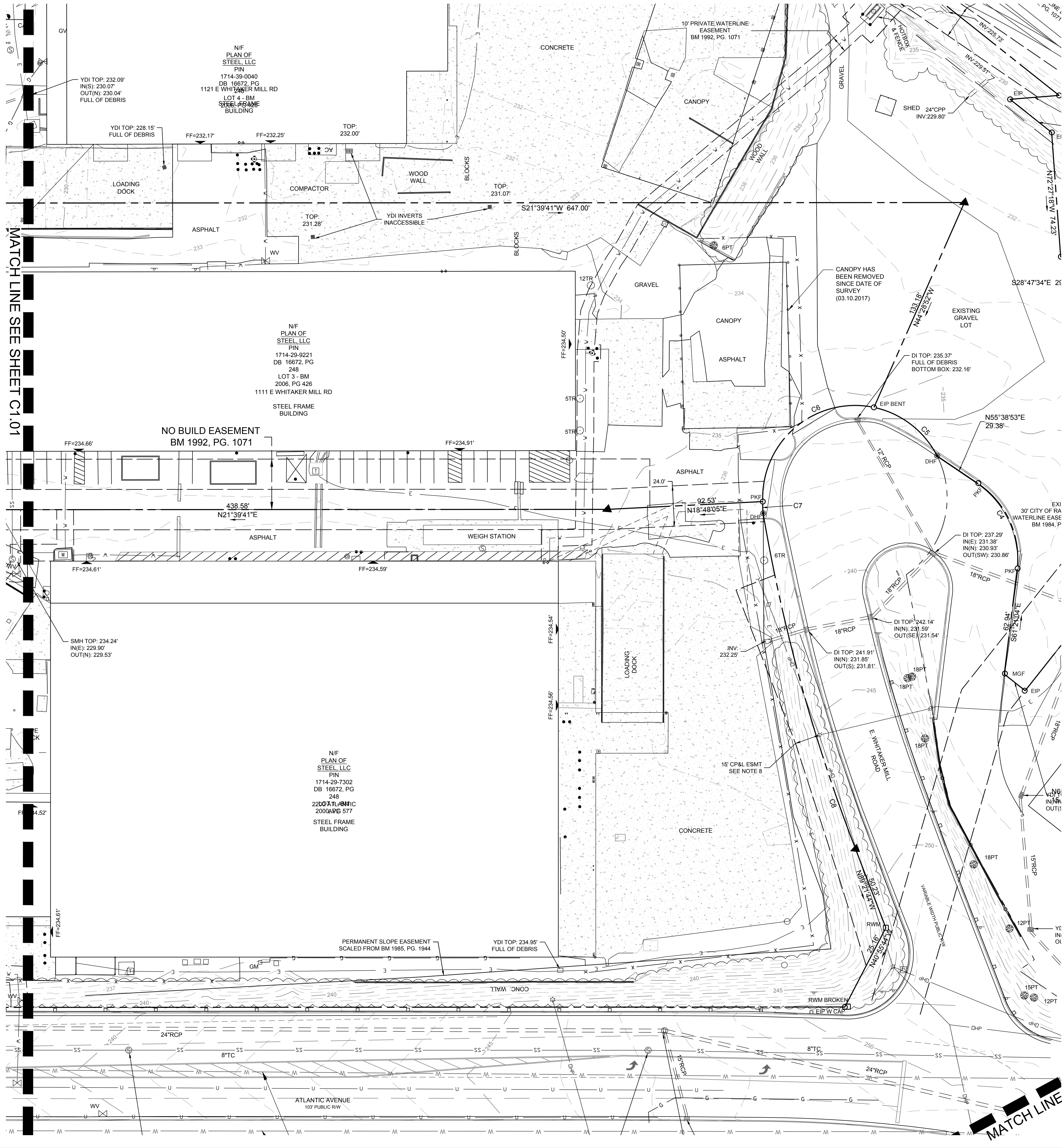
SCALE: 1"=30'

Title:

**NORTH EXISTING  
CONDITIONS PLAN**

Project number: L19012 Sheet:  
Date: 10.04.2017  
Drawn by: NBC  
Approved by: JWP

**C1.01**



**SURVEY LEGEND:**

- |  |                                |
|--|--------------------------------|
|  | SURVEY CONTROL POINT           |
|  | EXISTING IRON PIPE             |
|  | EXISTING CONCRETE MONUMENT     |
|  | COMPUTED POINT                 |
|  | STORM DRAIN MANHOLE            |
|  | STORM DRAIN CURB INLET         |
|  | SANITARY SEWER MANHOLE         |
|  | SANITARY SEWER CLEANOUT        |
|  | SANITARY FORCEMAIN VALVE       |
|  | HYDRANT                        |
|  | WATER VALVE                    |
|  | WATER METER                    |
|  | WATER MANHOLE                  |
|  | WATER VAULT                    |
|  | WELL                           |
|  | GAS VALVE                      |
|  | GAS METER                      |
|  | TELEPHONE MANHOLE              |
|  | TELEPHONE PEDESTAL             |
|  | TV MANHOLE                     |
|  | TV PEDESTAL                    |
|  | FIBER OPTIC WITNESS POST       |
|  | FIBER OPTIC BOX                |
|  | ELECTRIC MANHOLE               |
|  | ELECTRIC METER                 |
|  | ELECTRIC BOX                   |
|  | UTILITY POLE                   |
|  | GUY POLE                       |
|  | GUY WIRE                       |
|  | LIGHT POLE                     |
|  | MANHOLE                        |
|  | TRAFFIC SIGNAL BOX             |
|  | TRAFFIC SIGNAL POST            |
|  | MONITORING WELL                |
|  | BORING LOCATION                |
|  | BOLLARD                        |
|  | SIGN                           |
|  | FINISHED FLOOR ELEVATION       |
|  | DECIDUOUS TREE                 |
|  | EVERGREEN TREE                 |
|  | BUSH                           |
|  | WIRE FENCE                     |
|  | CHAIN LINK FENCE               |
|  | UNDERGROUND TELEPHONE LINE     |
|  | UNDERGROUND FIBER OPTIC LINE   |
|  | UNDERGROUND GAS LINE           |
|  | UNDERGROUND ELECTRIC LINE      |
|  | UNDERGROUND WATER LINE         |
|  | SANITARY SEWER LINE            |
|  | STORM DRAIN LINE               |
|  | OVERHEAD WIRES                 |
|  | UNIDENTIFIED LINE              |
|  | UNKNOWN DESTINATION            |
|  | CONCRETE SURFACE               |
|  | DUCTILE IRON PIPE              |
|  | POLYVINYL CHLORIDE PIPE        |
|  | HIGH-DENSITY POLYETHYLENE PIPE |
|  | REINFORCED CONCRETE PIPE       |
|  | CORRUGATED METAL PIPE          |
|  | CATCH BASIN                    |

**SURVEY TREE LEGEND:**

- |                             |                   |
|-----------------------------|-------------------|
| JO                          | AMERICAN HOLLY    |
| JV                          | EASTERN RED CEDAR |
| U                           | CREPE MYRTLE      |
| MS                          | SOUTHERN MAGNOLIA |
| PO                          | EASTERN SYCAMORE  |
| PT                          | LOBLOLLY PINE     |
| OR                          | RED OAK           |
| EXAMPLE: 10QR = 10' RED OAK |                   |



Architects:



Client:

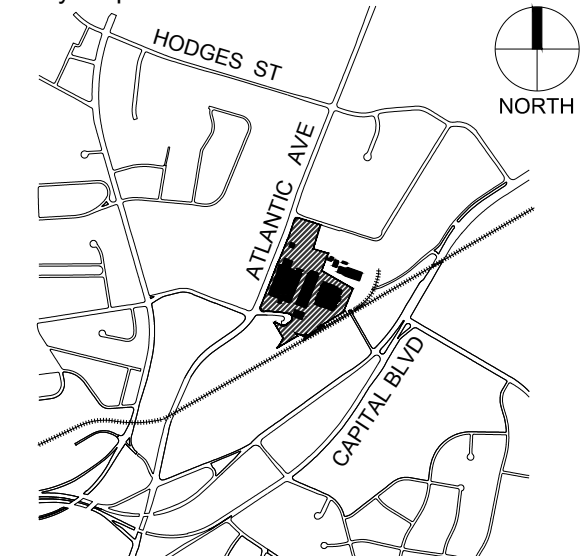


3600 GLENWOOD AVENUE  
RALEIGH, NC 27612  
T: 919.786.9905

Project:

## RALEIGH IRON WORKS

Vicinity map:



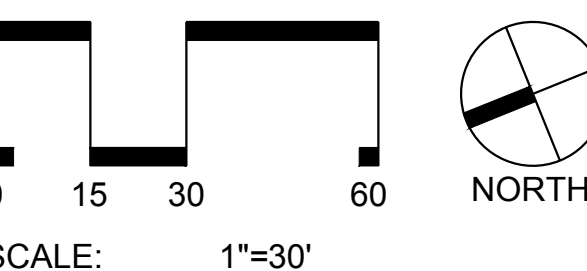
Seal:

PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Issued for:

### ADMINISTRATIVE SITE

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.30.2019	RESPONSE TO COMMENTS
4	07.23.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS

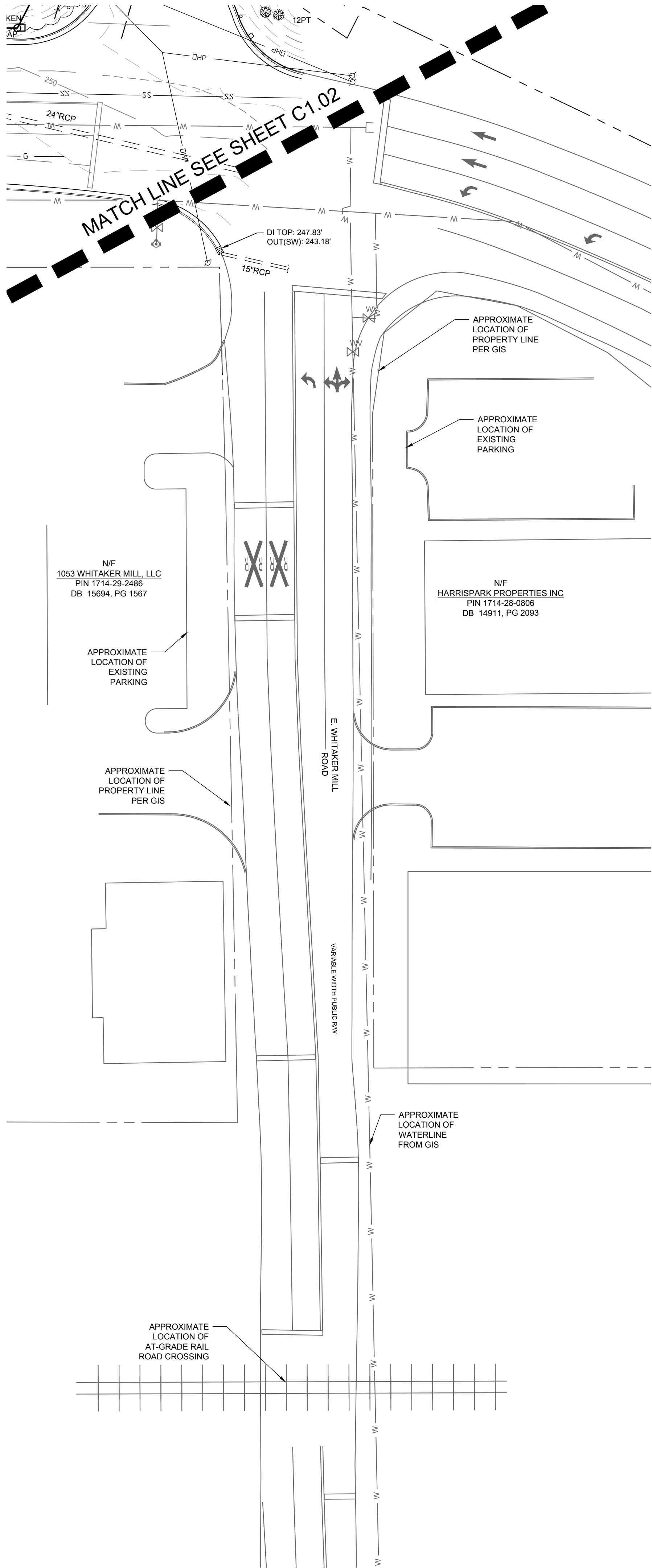


Title:

### SOUTH EXISTING CONDITIONS PLAN

Project number: L19012 Sheet:  
Date: 10.04.2017  
Drawn by: NBC  
Approved by: JWP

# C1.02



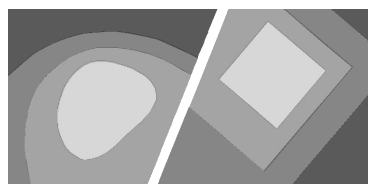
SURVEY LEGEND:

- △ SURVEY CONTROL POINT
- EIP EXISTING IRON PIPE
- ECM EXISTING CONCRETE MONUMENT
- ▲ COMPUTED POINT
- ① STORM DRAIN MANHOLE
- ② STORM DRAIN CURB INLET
- ③ SANITARY SEWER MANHOLE
- ④ SANITARY SEWER CLEANOUT
- ⑤ SANITARY FORCEMAIN VALVE
- ⑥ HYDRANT
- WV WATER VALVE
- WM WATER METER
- W WATER MANHOLE
- W VAULT
- W WELL
- SV GAS VALVE
- GM GAS METER
- TPED TELEPHONE MANHOLE
- TPED TELEPHONE PEDESTAL
- TV MANHOLE
- CATV TV PEDESTAL
- FOWP FIBER OPTIC WITNESS POST
- FIBER OPTIC BOX
- EM ELECTRIC MANHOLE
- EM ELECTRIC METER
- EB ELECTRIC BOX
- UP UTILITY POLE
- GUY POLE
- GUY WIRE
- ★ LIGHT POLE
- MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POST
- MW MONITORING WELL
- BOR BORING LOCATION
- BOLLARD
- FF=267.18' SIGN
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH
- X WIRE FENCE
- CHAIN LINK FENCE
- T UNDERGROUND TELEPHONE LINE
- FO UNDERGROUND FIBER OPTIC LINE
- G UNDERGROUND GAS LINE
- E UNDERGROUND ELECTRIC LINE
- W UNDERGROUND WATER LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- OHW OVERHEAD WIRES
- U UNIDENTIFIED LINE
- UNKNOWN DESTINATION
- CONCRETE SURFACE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- RCP REINFORCED CONCRETE PIPE
- CMF CORRUGATED METAL PIPE
- CB CATCH BASIN

SURVEY TREE LEGEND:

- JO AMERICAN HOLLY
- JV EASTERN RED CEDAR
- LI CREPE MYRTLE
- MS SOUTHERN MAGNOLIA
- PO EASTERN SYCAMORE
- PT LOBLOLLY PINE
- OR RED OAK
- EXAMPLE: 10QR = 10" RED OAK

NOTE: ALL ELEMENTS ARE APPROXIMATE AND BASED ON GIS DATA AND AVAILABLE AERIAL IMAGERY FROM 2016.



STEWART

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PROJECT # L19012

Architects:



Client:

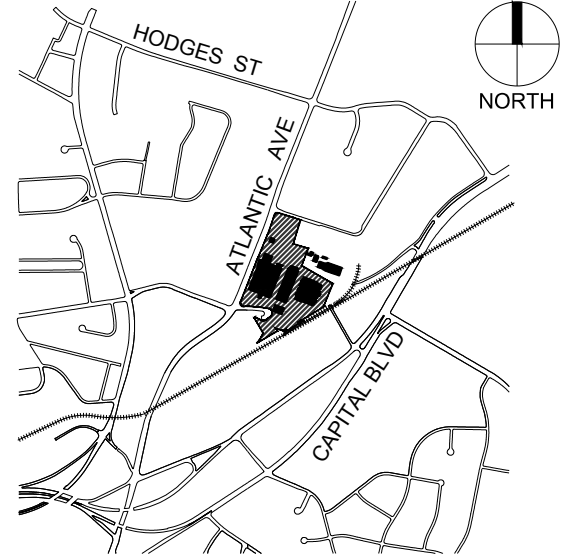


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RALEIGH, NC 27612  
T: 919.786.9905

Project:

RALEIGH  
IRON WORKS

Vicinity map:



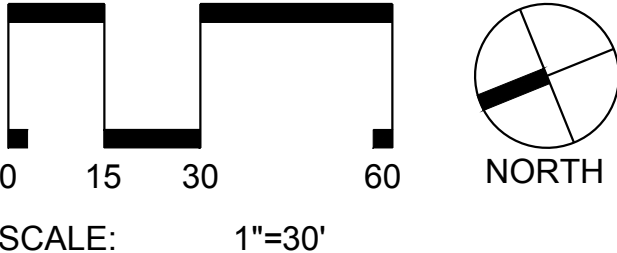
Seal:

PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Issued for:

ADMINISTRATIVE SITE

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.30.2019	RESPONSE TO COMMENTS
4	07.23.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS



SCALE: 1"=30'

Title:

WEST EXISTING  
CONDITIONS

Project number: L19012 Sheet:

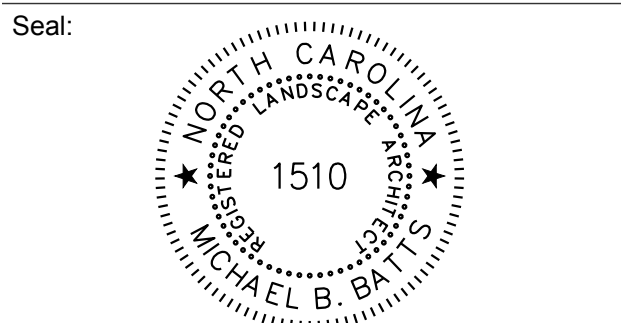
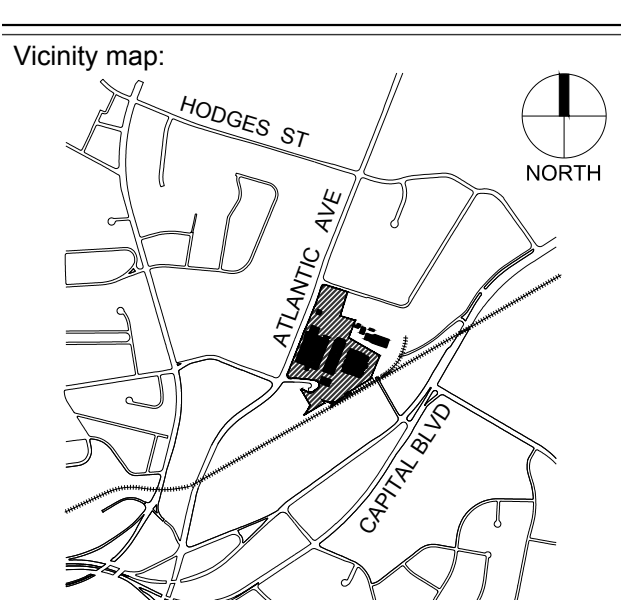
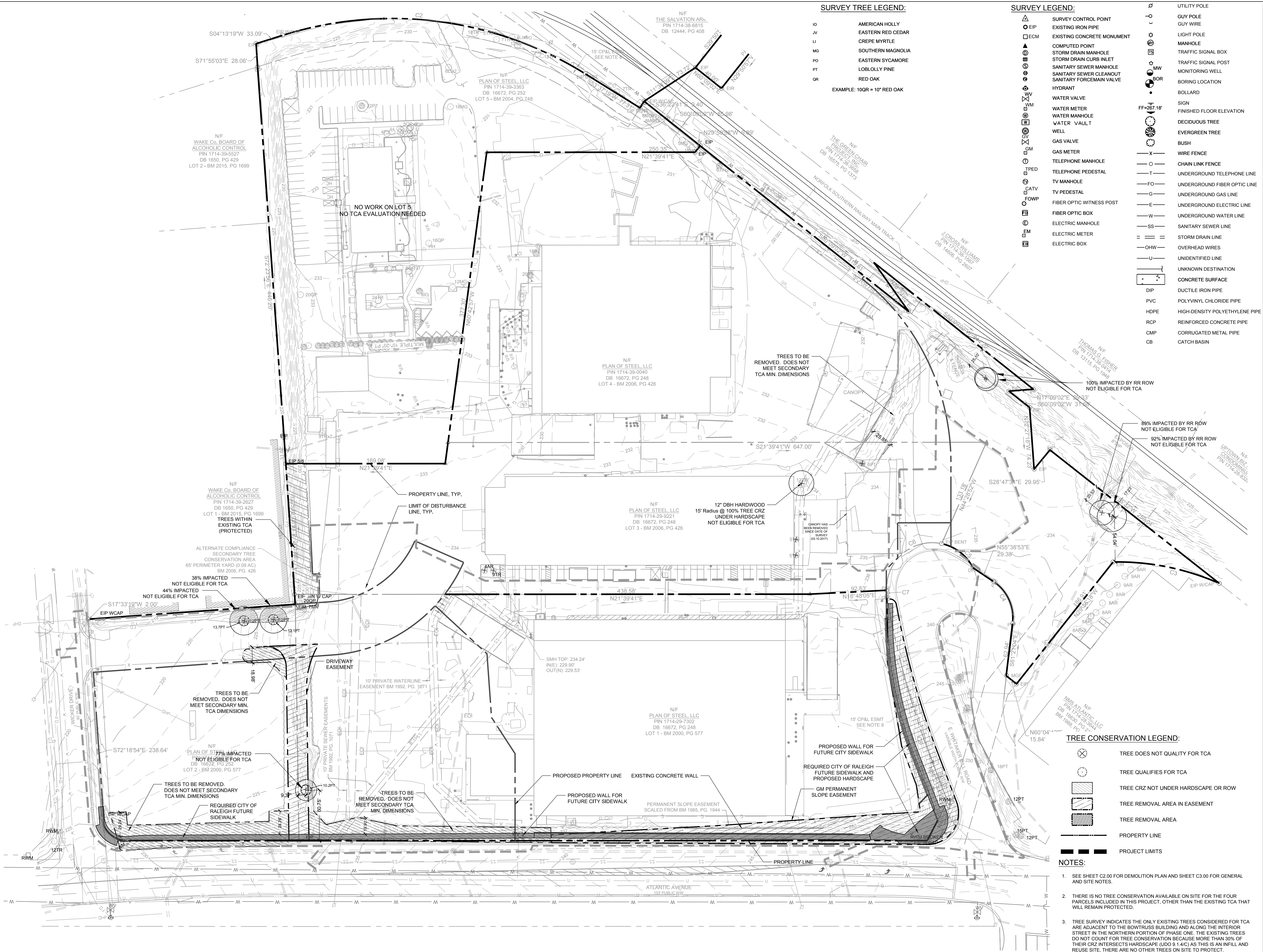
Date: 10.04.2017

Drawn by: NBC

Approved by: JWP

C1.03

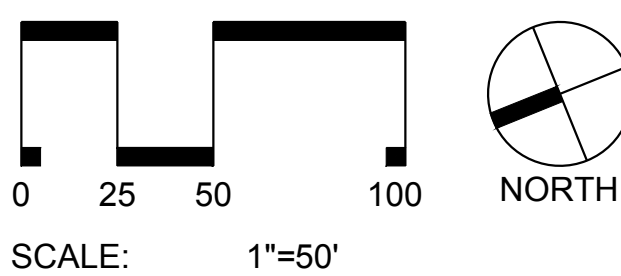
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PRELIMINARY - DO NOT USE FOR CONSTRUCTION

### ADMINISTRATIVE SITE

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.30.2019	RESPONSE TO COMMENTS
4	07.23.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS

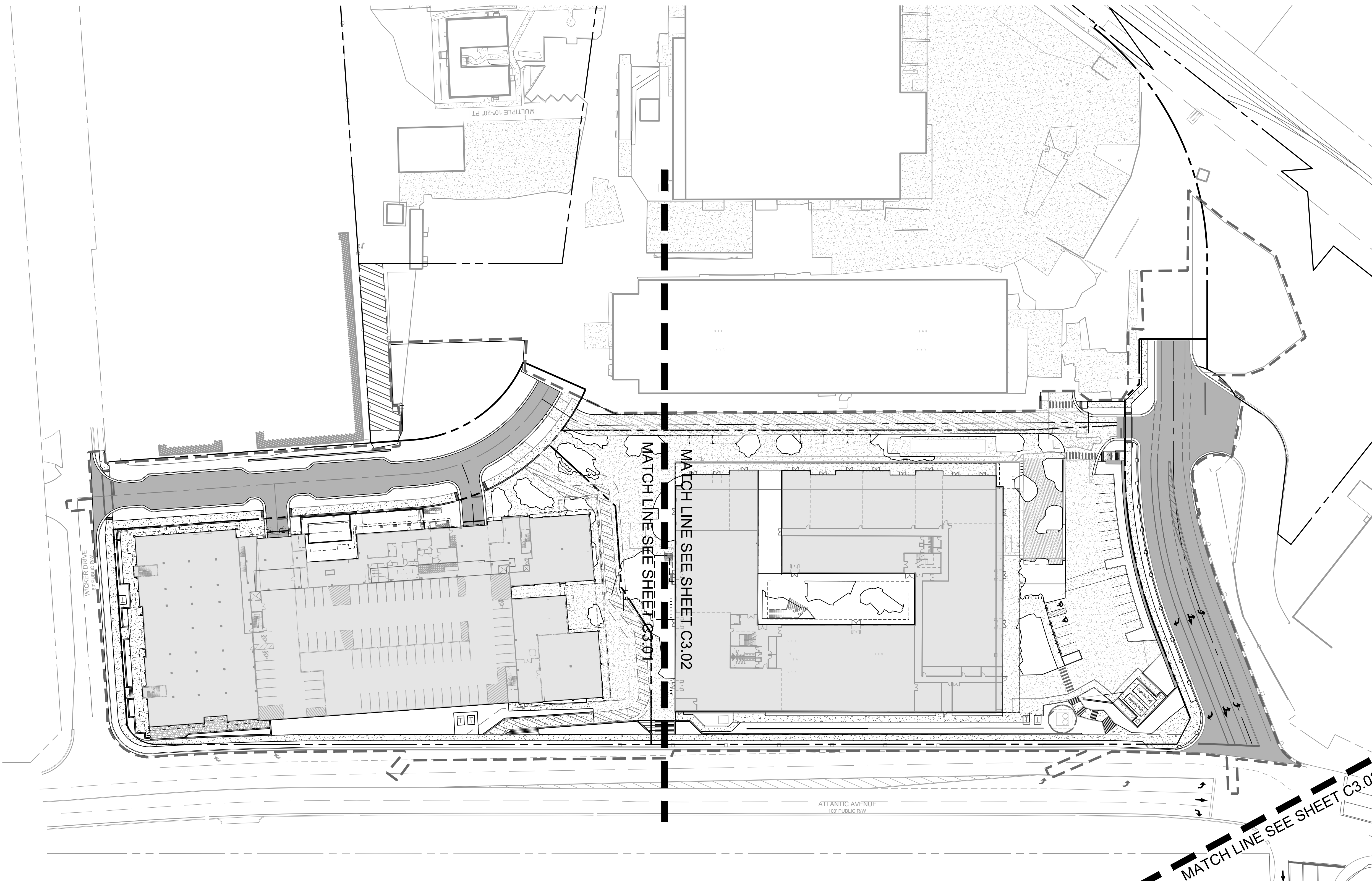


### TREE CONSERVATION PLAN

Project number: L19012 Sheet:  
Date: 10.04.2017  
Drawn by: SMF  
Approved by: MBB

C1.10

L:\Projects\2019\L19012 - Raleigh Ironworks\DWGS\1 - Design\1-Admin Site Sheets\L19012-C3.00-Site Plan.dwg Dec 11, 2019 - 10:41pm



- SITE LEGEND**
- PROPOSED BUILDING
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED ASPHALT
  - PROPOSED DECKING
  - PROPOSED CURB & GUTTER
  - PROPOSED STOP BAR
  - PROPOSED CROSSWALK
  - PROPOSED SIGN
  - H/C PROPOSED ADA PARKING SPACE
  - PROPOSED KEYSTONE WALL
  - PROPOSED WHEEL STOP
  - PROPOSED BOLLARD
  - PROPOSED BIKE RACK
  - LIMITS OF DISTURBANCE

**GENERAL NOTES:**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDEMIR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

**SITE NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM WICKER DRIVE UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. TIE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT. MATCH WIDTH OF EXISTING WALKWAY.
- WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE

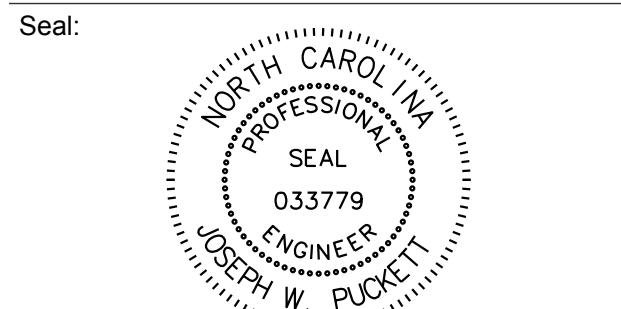
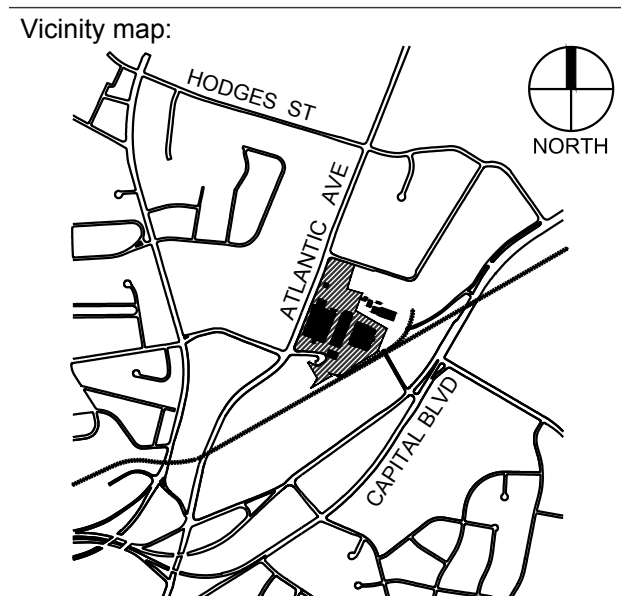
NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6- FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.

19. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.



**Project:**

**RALEIGH IRON WORKS**

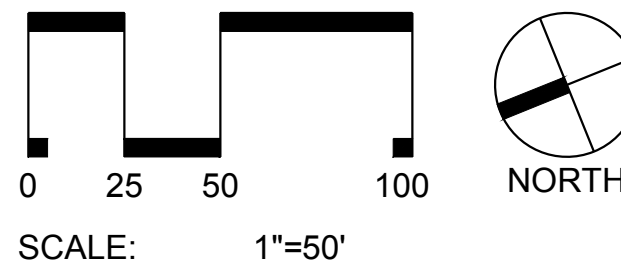


PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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**ADMINISTRATIVE SITE**

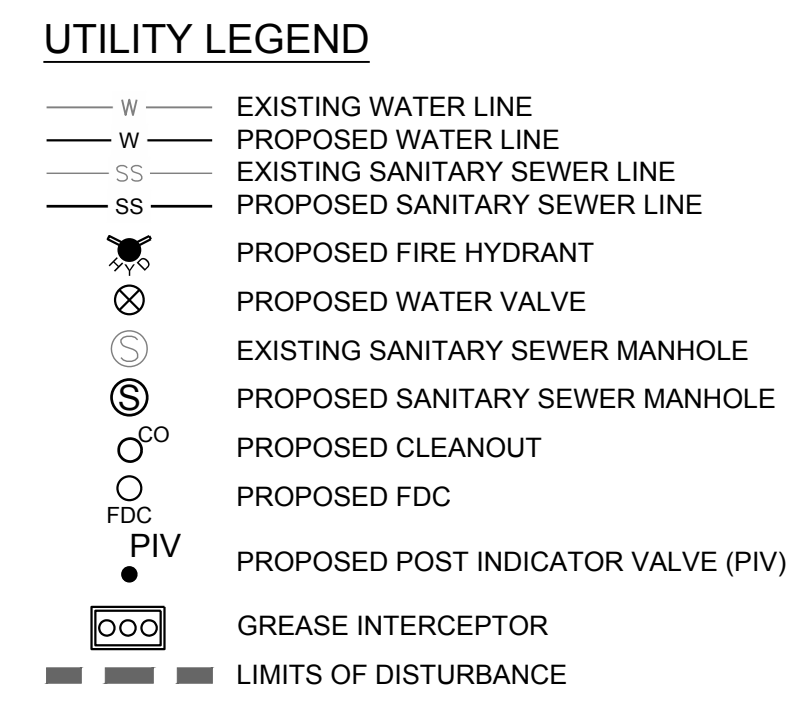
No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.30.2019	RESPONSE TO COMMENTS
4	07.23.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS



Title:

**OVERALL SITE PLAN**

Project number: L19012 Sheet:  
Date: 10.04.2017  
Drawn by: NBC  
Approved by: MBB **C3.00**



1. REFER TO SHEET C3.00 FOR GENERAL NOTES.
2. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
3. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
4. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
5. THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
7. THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE:
  - a. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR
  - b. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.
2. CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
3. CROSSING A WATER MAIN UNDER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

1. A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

1. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
4. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:  
4" SEWER SERVICE - 2.00% SLOPE  
6" SEWER SERVICE - 1.00% SLOPE  
8" SEWER SERVICE - 0.50% SLOPE
5. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET
6. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:  
4" SEWER SERVICE - SCH 80  
6" SEWER SERVICE - SCH 80  
8" SEWER SERVICE - SDR-35
7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
8. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.
9. SANITARY SEWER FLOW FROM THE RESIDENTIAL BUILDING ARE PROPOSED TO BE SPLIT SUCH THAT LEVELS 2-5 ARE DIRECTED TO THE ATLANTIC AVENUE SYSTEM. THE BASEMENT AND LEVEL 1 ARE TO BE HANDLED BY THE DRIVEWAY TO WICKER DRIVE. ALL FLOWS FROM THE BOW TRUSS BUILDING AND DOUBLE GABLE BUILDING ARE PROPOSED TO BE DIRECTED TO THE ATLANTIC AVENUE SYSTEM, TO WHICH THEY ARE CURRENTLY CONNECTED.

1. AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI/AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.
2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
3. TESTING NOTES:  
PRESSURE  
LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.  
BACTERIOLOGICAL  
TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.



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VENTURES

# RALEIGH IRON WORKS

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "JOSEPH W. PUCKETT" at the bottom. The inner circle contains the text "PROFESSIONAL" at the top, "SEAL" in the center, and "ENGINEER" at the bottom. The license number "033779" is printed in the middle of the seal.

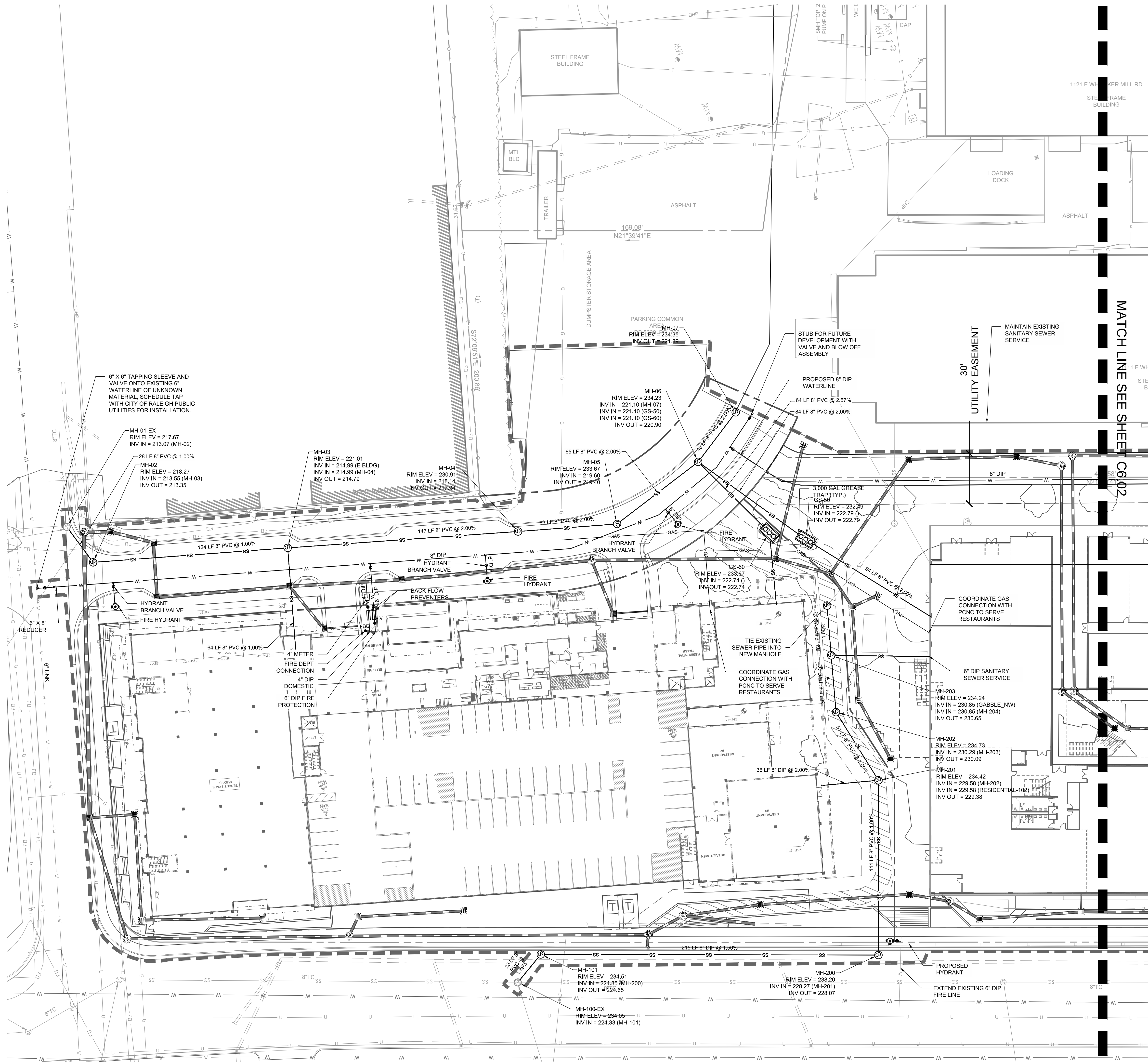
ADMINISTRATIVE SITE

## OVERALL UTILITY PLAN

Approved by: JWP

C6.00

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UTILITY LEGEND

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER LINE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATER VALVE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED CLEANOUT
- ⊙ PROPOSED FDC
- ⊙ PIV PROPOSED POST INDICATOR VALVE (PIV)
- ⊙ GREASE INTERCEPTOR
- — LIMITS OF DISTURBANCE

**STEWART**

223 S. WEST ST., SUITE 1100  
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FIRM LICENSE # C-1051  
www.stewartinc.com  
PROJECT # L19012

Architects:

**CLINE DESIGN**

**S9**  
ARCHITECTURE

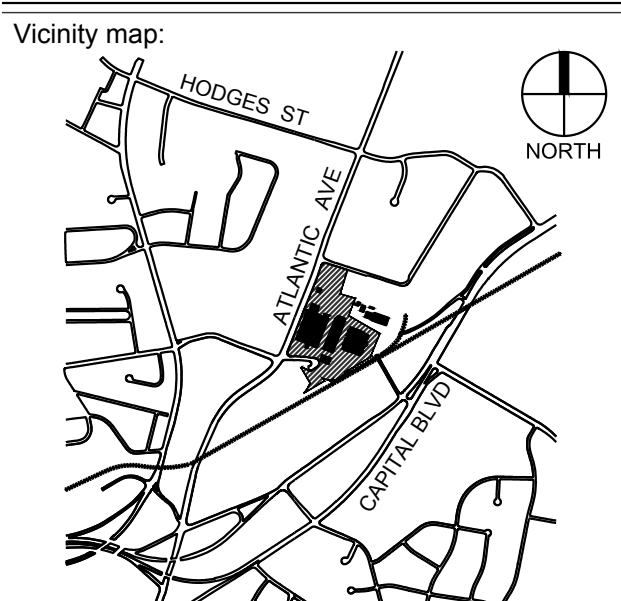
Client:

**GRUBB VENTURES**

3600 GLENWOOD AVENUE  
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Project:

**RALEIGH IRON WORKS**



Seal:

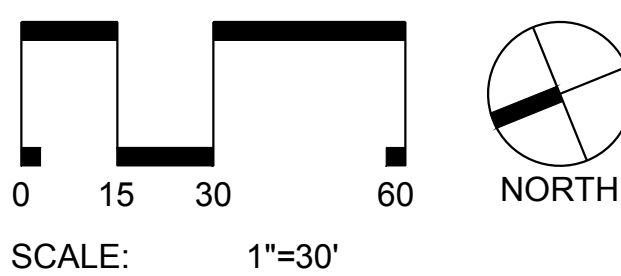
NORTH CAROLINA  
PROFESSIONAL  
SEAL  
033779  
ENGINEER  
JOSEPH W. PUCKETT

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Issued for:

**ADMINISTRATIVE SITE**

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5	12.12.2019	RESPONSE TO COMMENTS



Title:

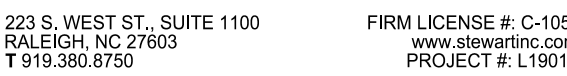
**NORTH UTILITY PLAN**

Project number: L19012 Sheet:  
Date: 10.04.2017  
Drawn by: NBC  
Approved by: JWP

**C6.01**



— W —	EXISTING WATER LINE
— P —	PROPOSED WATER LINE
— SS —	EXISTING SANITARY SEWER LINE
— SS —	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED FDC
	PROPOSED POST INDICATOR VALVE (PIV)
	GREASE INTERCEPTOR
	LIMITS OF DISTURBANCE



**CLINE**  
DESIGN

**S9**  
ARCHITECTURE



GRUBB  
VENTURES

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A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "JOSEPH W. PUCKETT" at the bottom. The inner circle contains the text "PROFESSIONAL" at the top, "SEAL" in the center, "033779" below the seal, and "ENGINEER" at the bottom.

## ADMINISTRATIVE SITE

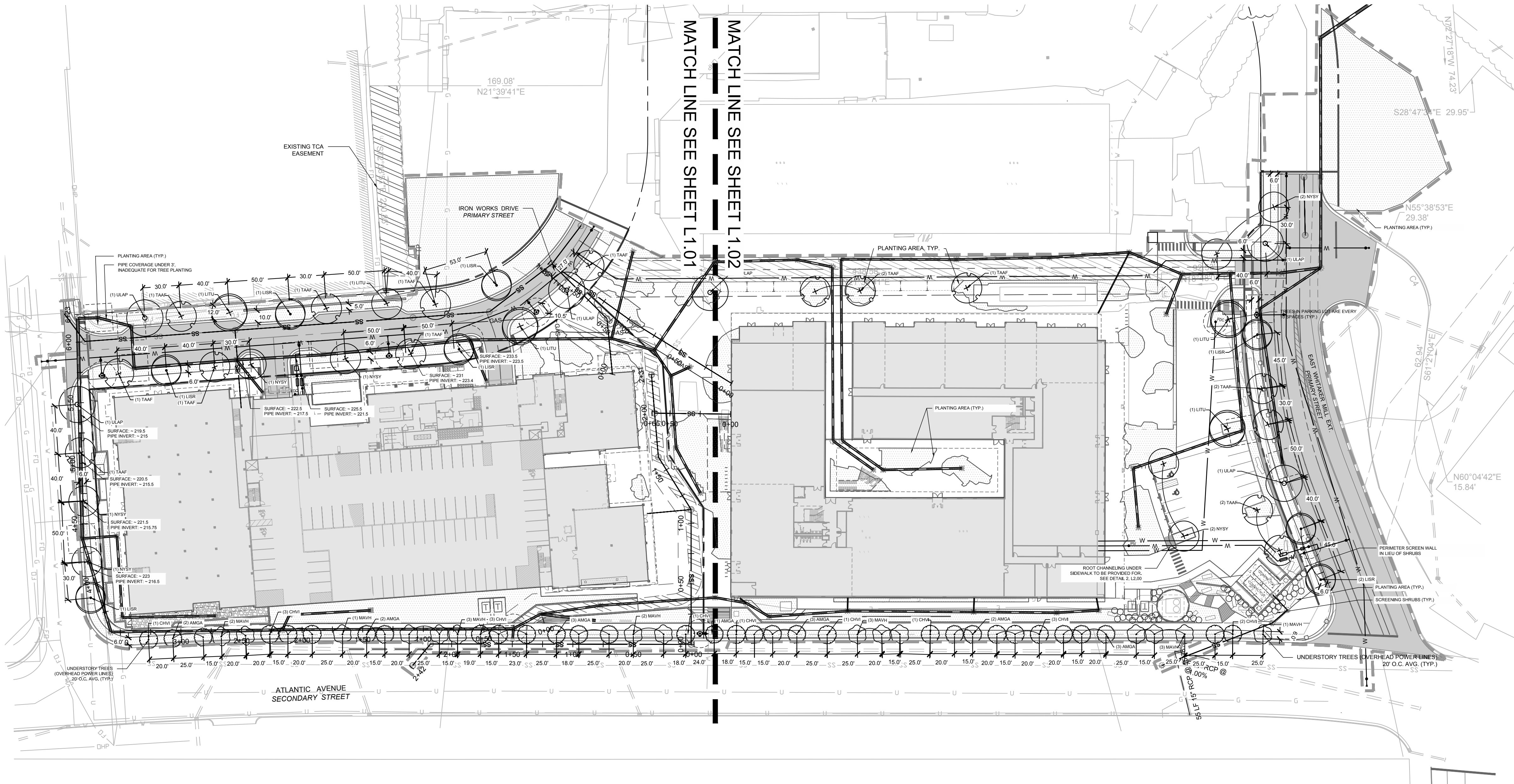



## SOUTH UTILITY PLAN

Approved by: JWP

## C6.02

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#### LANDSCAPING NOTES:

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
- THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
- ALL SHADE TREES TO BE A MINIMUM OF 3" IN CALIPER AND 10' IN HEIGHT AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK. ALL UNDERSTORY TREES TO BE A MINIMUM OF 1.5" IN CALIPER AND 6' IN HEIGHT AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- SEED BED PREPARATION: ALL AREAS TO BE SEEDBED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
- ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
- SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NODA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
- SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
- TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
- FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
- USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS. FOR AREAS NOT UNDER IRRIGATION.
- USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
- LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCT. 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW.

#### STREET TREE CALCULATIONS

Street	Frontage	Drives, Easements / Req'd Utility Offsets	Spacing *See detailed chart below	Required Trees	Provided Trees
Atlantic Ave.	959'	0' / 20' utility offsets	20' Average (OHP)	47	47
Whitaker Mill Extension	353'	29' / 40' utility offsets	40' Average	8	8
Iron Works Drive (Both Sides)	900'	90' / 180' utility offsets	40' Average	15	19
Wicker Drive	185'	7' / 20' utility offsets	40' Average	5	5
			TOTAL	73	75

#### STREET TREE SPACING CHART

	15' Spaces	17' Spaces	18' Spaces	20' Spaces	22' Spaces	23' Spaces	25' Spaces	
Atlantic Ave.	12	1	1	18	1	1	12	= 20' average
Whitaker Mill Extension	30' Spaces	40' Spaces	50' Spaces	= 40' average				
Iron Works Drive (Both Sides)	30' Spaces	40' Spaces	50' Spaces					
Wicker Drive	30' Spaces	40' Spaces	50' Spaces	= 40' average				
	1	2	1					

#### SURFACE PARKING TREE CALCULATIONS

Surface Parking Req.	No. of SF	Required Trees	Provided Trees
1 tree per 2,000 sf	9,395	5	5
1 tree provided every 10 spaces, min.			
1 tree provided at the terminus of every parking bay.			

#### \* NOTE:

1. VEHICLE CURB CUTS WIDTHS WERE DEDUCTED FROM THE FRONTAGE CALCULATIONS PER THE STREET PER THE CITY OF RALEIGH STREET DESIGN MANUAL.

#### PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	REMARKS
	LISR	8	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA' TM ROUND-LOBED SWEET GUM	B & B	3" MIN CAL	10' MIN.	THIS IS A FRUITLESS VARIETY.
	LITU	4	LIRIODENDRON TULIPIFERA TULIP TREE	B & B	3" MIN CAL	10' MIN.	
	NYSY	9	NYSSA SYLVATICA SOUR GUM	B & B	3" MIN CAL	10' MIN.	
	TAAF	15	TAXODIUM ASCENDENS 'FOX RED' POND CYPRESS	B & B	3" MIN CAL	10' MIN.	
	ULAP	6	ULMUS AMERICANA 'PRINCETON' AMERICAN ELM	B & B	3" MIN CAL	10' MIN.	
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	REMARKS
	AMGA	16	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' 'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	1.5" MIN CAL	6' MIN.	MIX OF SINGLE AND MULTI-STEM TREES.
	CHVI	16	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	B & B	1.5" MIN CAL	6' MIN.	MIX OF SINGLE AND MULTI-STEM TREES.
	MAVH	15	MAGNOLIA VIRGINIANA 'HENRY HICKS' SWEET BAY	B & B	1.5" MIN CAL	6' MIN.	MIX OF SINGLE AND MULTI-STEM TREES.

PLANTING AREA  
 10' UTILITY OFFSET



STEWART

223 S. WEST ST., SUITE 1100  
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PROJECT # L19012

Architects:



S9  
ARCHITECTURE

Client:



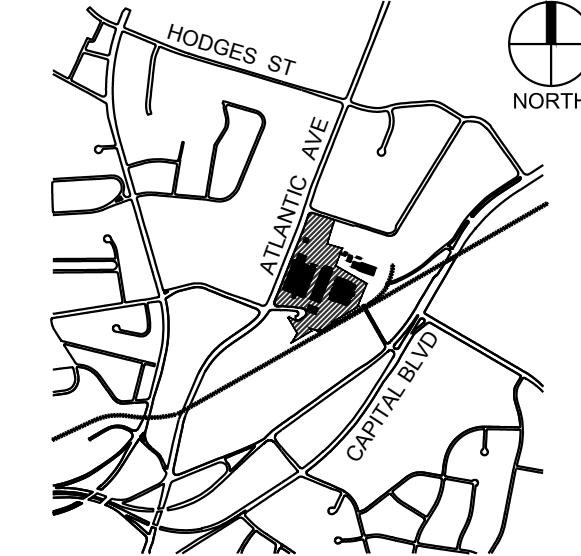
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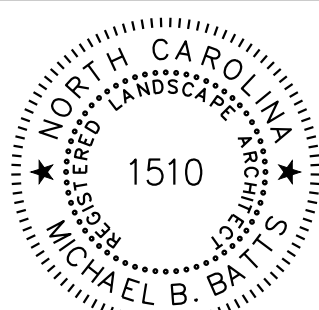
Project:

RALEIGH  
IRON WORKS

Vicinity map:



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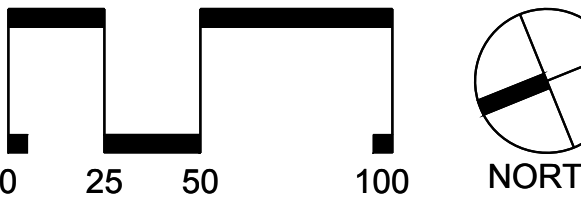


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5	12.12.2019	RESPONSE TO COMMENTS



SCALE: 1"=50'

Title:

OVERALL PLANTING  
PLAN

Project number: L19012 Sheet:

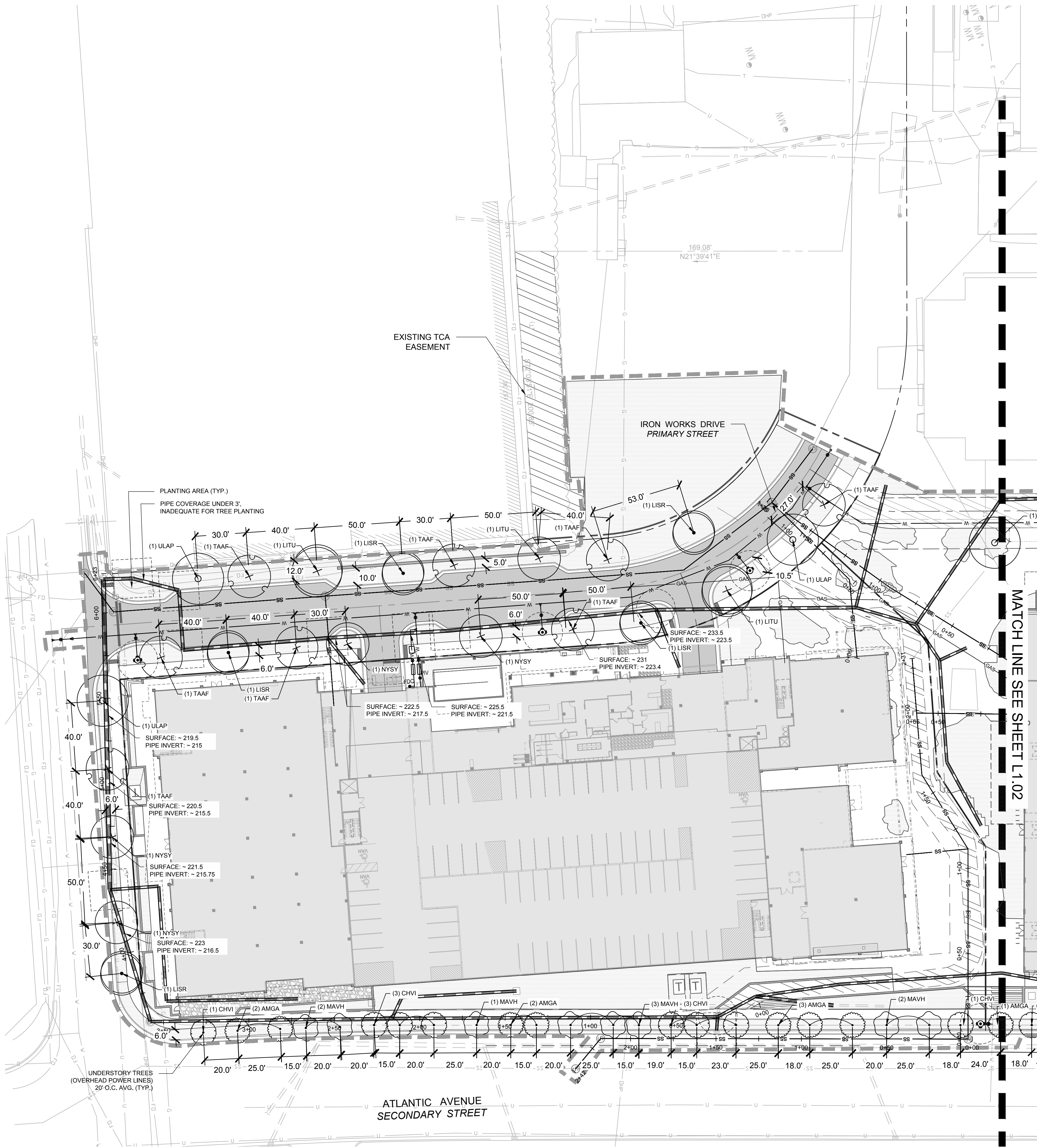
Date: 10.04.2017

Drawn by: JBW

Approved by: MBB

L1.00

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#### LANDSCAPING NOTES:

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4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
5. ALL SHADE TREES TO BE A MINIMUM OF 3" IN CALIPER AND 10' IN HEIGHT AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK. ALL UNDERSTORY TREES TO BE A MINIMUM OF 1.5" IN CALIPER AND 6' IN HEIGHT AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
7. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
9. SEED BED PREPARATION: ALL AREAS TO BE SEEDDED ARE TO BE RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 6" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
13. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
14. FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
15. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
16. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS. FOR AREAS NOT UNDER IRRIGATION.
17. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURERS RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT.
18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.
19. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCT. 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW.

#### PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	REMARKS
	LISR	8	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM ROUND-LOBED SWEET GUM	B & B	3" MIN CAL	10' MIN.	THIS IS A FRUITLESS VARIETY.
	LITU	4	LIRIODENDRON TULIPIFERA TULIP TREE	B & B	3" MIN CAL	10' MIN.	
	NYSY	9	NYSSA SYLVATICA SOUR GUM	B & B	3" MIN CAL	10' MIN.	
	TAAF	15	TAXODIUM ASCENDENS 'FOX RED' POND CYPRESS	B & B	3" MIN CAL	10' MIN.	
	ULAP	6	ULMUS AMERICANA 'PRINCETON' AMERICAN ELM	B & B	3" MIN CAL	10' MIN.	
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	REMARKS
	AMGA	16	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' 'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	1.5" MIN CAL	6' MIN.	MIX OF SINGLE AND MULTI-STEM TREES.
	CHVI	16	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	B & B	1.5" MIN CAL	6' MIN.	MIX OF SINGLE AND MULTI-STEM TREES.
	MAVH	15	MAGNOLIA VIRGINIANA 'HENRY HICKS' SWEET BAY	B & B	1.5" MIN CAL	6' MIN.	MIX OF SINGLE AND MULTI-STEM TREES.

PLANTING AREA  
10' UTILITY OFFSET

#### \* NOTE:

1. QUANTITIES SHOWN ARE FOR THE ENTIRE SITE

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PROJECT # L19012

Architects:



Client:

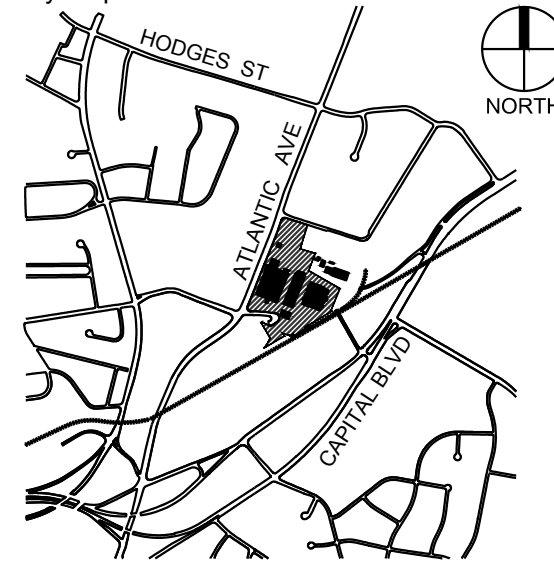


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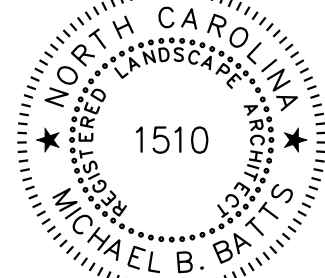
Project:

## RALEIGH IRON WORKS

Vicinity map:



Seal:

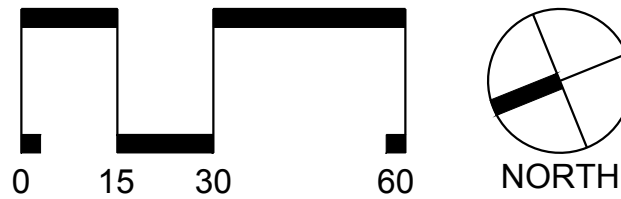


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Issued for:

#### ADMINISTRATIVE SITE

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.30.2019	RESPONSE TO COMMENTS
4	07.23.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS



SCALE: 1"=30'

Title:

### NORTH PLANTING PLAN

Project number: L19012 Sheet:

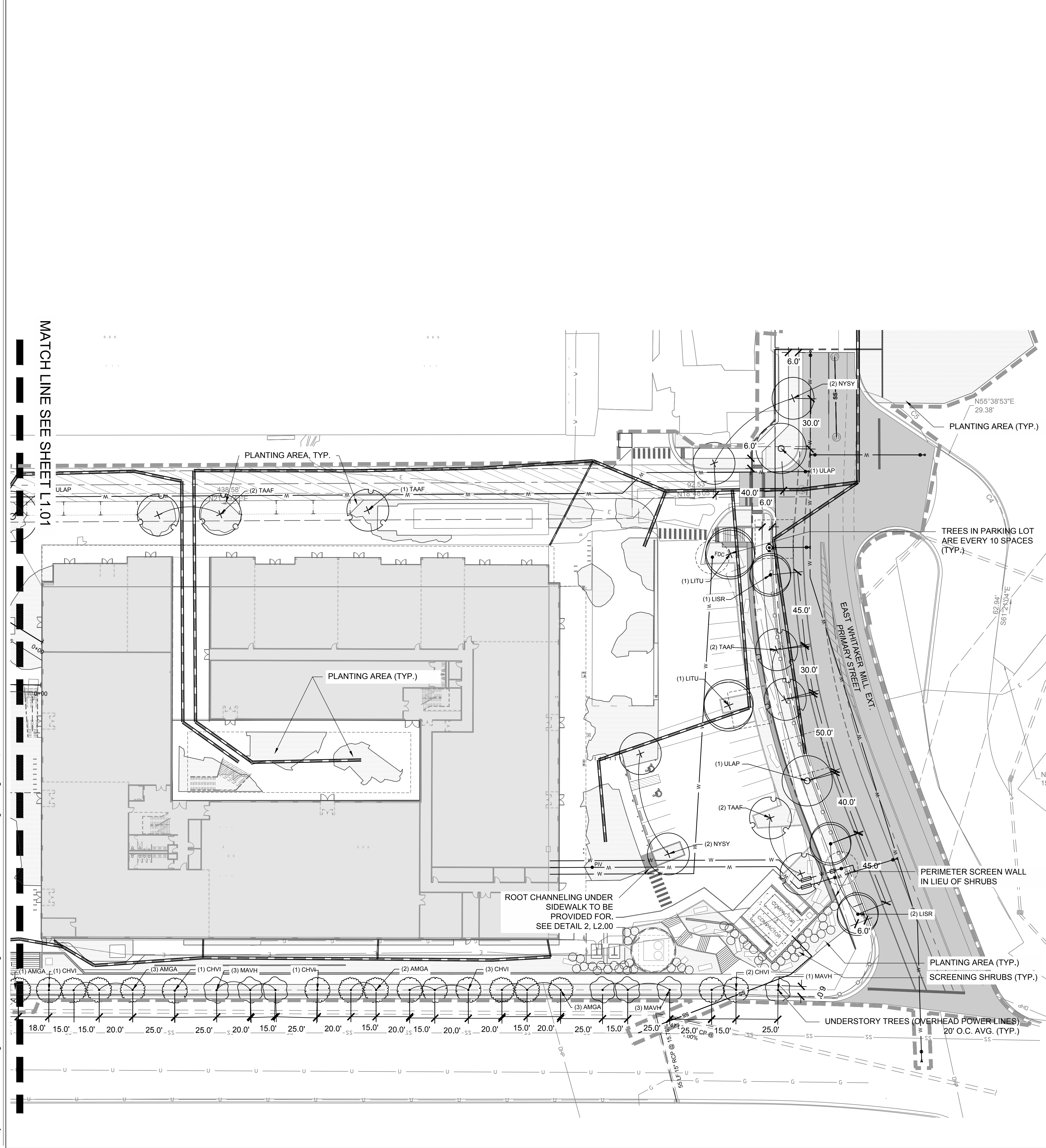
Date: 10.04.2017

Drawn by: JBW

Approved by: MBB

# L1.01

L:\Projects\2019\L19012 - Raleigh Ironworks\DWGS\1 - Design\1-Admin Site\Sheet\L19012-L1.00-Planting Plan.dwg Dec 12, 2019 - 8:16am



MATCH LINE SEE SHEET L1.01

#### PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	REMARKS
	LISR	8	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA' TM	B & B	3" MIN CAL	10' MIN.	THIS IS A FRUITLESS VARIETY.
	LITU	4	LIRIODENDRON TULIPIFERA TULIP TREE	B & B	3" MIN CAL	10' MIN.	
	NYSY	9	NYSSA SYLVATICA SOUR GUM	B & B	3" MIN CAL	10' MIN.	
	TAAF	15	TAXODIUM ASCENDENS 'FOX RED' POND CYPRESS	B & B	3" MIN CAL	10' MIN.	
	ULAP	6	ULMUS AMERICANA 'PRINCETON' AMERICAN ELM	B & B	3" MIN CAL	10' MIN.	
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	REMARKS
	AMGA	16	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' 'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	1.5" MIN CAL	6' MIN.	MIX OF SINGLE AND MULTI-STEM TREES.
	CHVI	16	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	B & B	1.5" MIN CAL	6' MIN.	MIX OF SINGLE AND MULTI-STEM TREES.
	MAVH	15	MAGNOLIA VIRGINIANA 'HENRY HICKS' SWEET BAY	B & B	1.5" MIN CAL	6' MIN.	MIX OF SINGLE AND MULTI-STEM TREES.

PLANTING AREA  
10' UTILITY OFFSET

\* NOTE:  
1. QUANTITIES SHOWN ARE FOR THE ENTIRE SITE

#### LANDSCAPING NOTES:

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
- THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
- ALL SHADE TREES TO BE A MINIMUM OF 3" IN CALIPER AND 10' IN HEIGHT AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK. ALL UNDERSTORY TREES TO BE A MINIMUM OF 1.5" IN CALIPER AND 6' IN HEIGHT AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
- ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
- SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
- SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
- TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
- FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
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PROJECT # L19012

Architects:



Client:



GRUBB  
VENTURES

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RALEIGH, NC 27612  
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Project:

RALEIGH  
IRON WORKS

Vicinity map:



Seal:

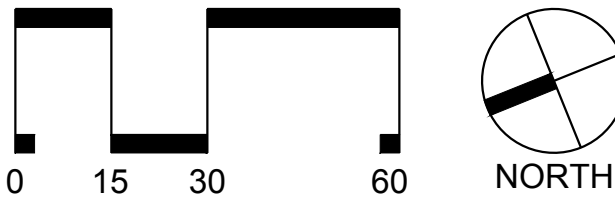


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#### ADMINISTRATIVE SITE

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.30.2019	RESPONSE TO COMMENTS
4	07.23.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS



SCALE: 1"=30'

Title:

SOUTH PLANTING  
PLAN

Project number: L19012 Sheet:

Date: 10.04.2017

Drawn by: JBW

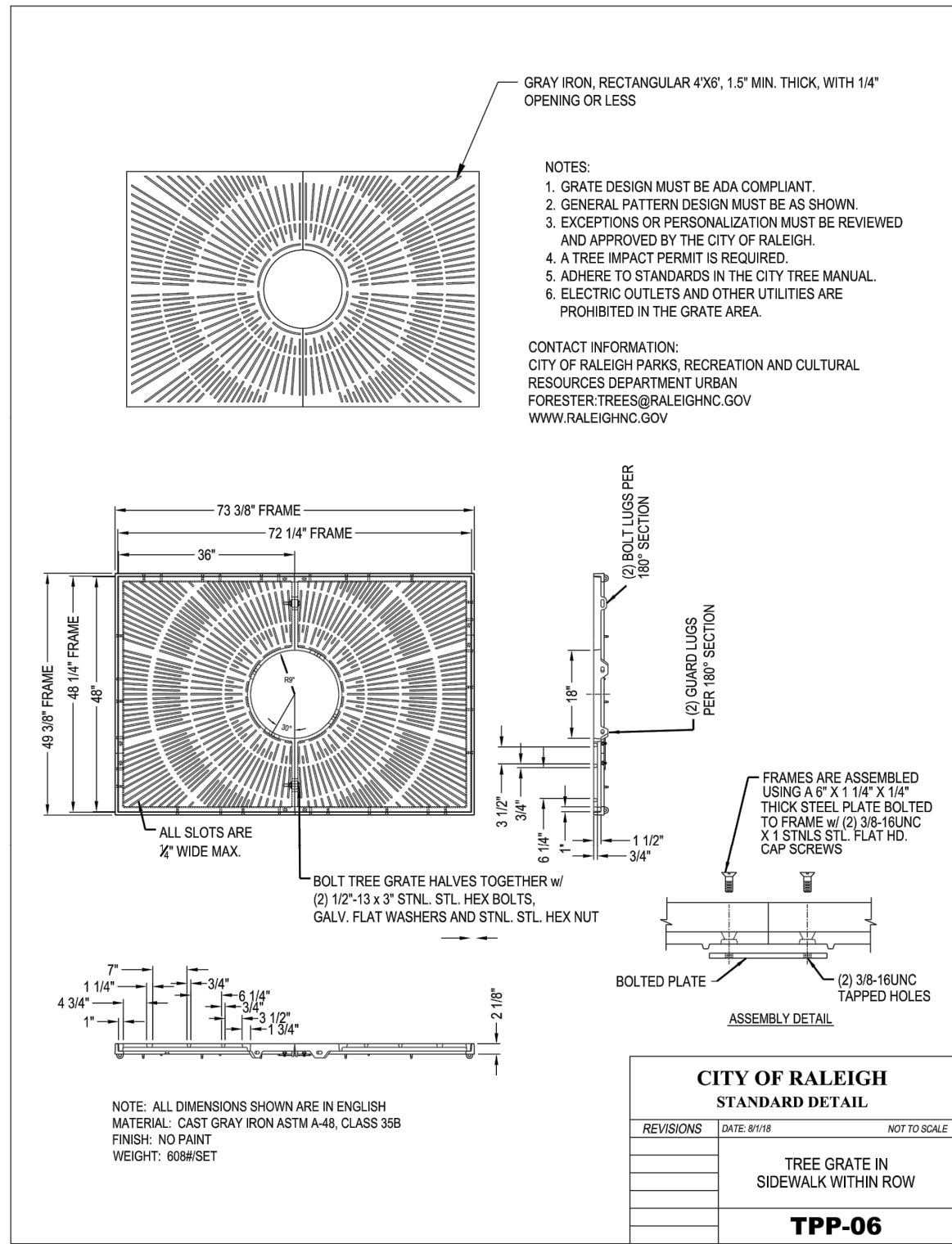
Approved by: MBB

L1.02

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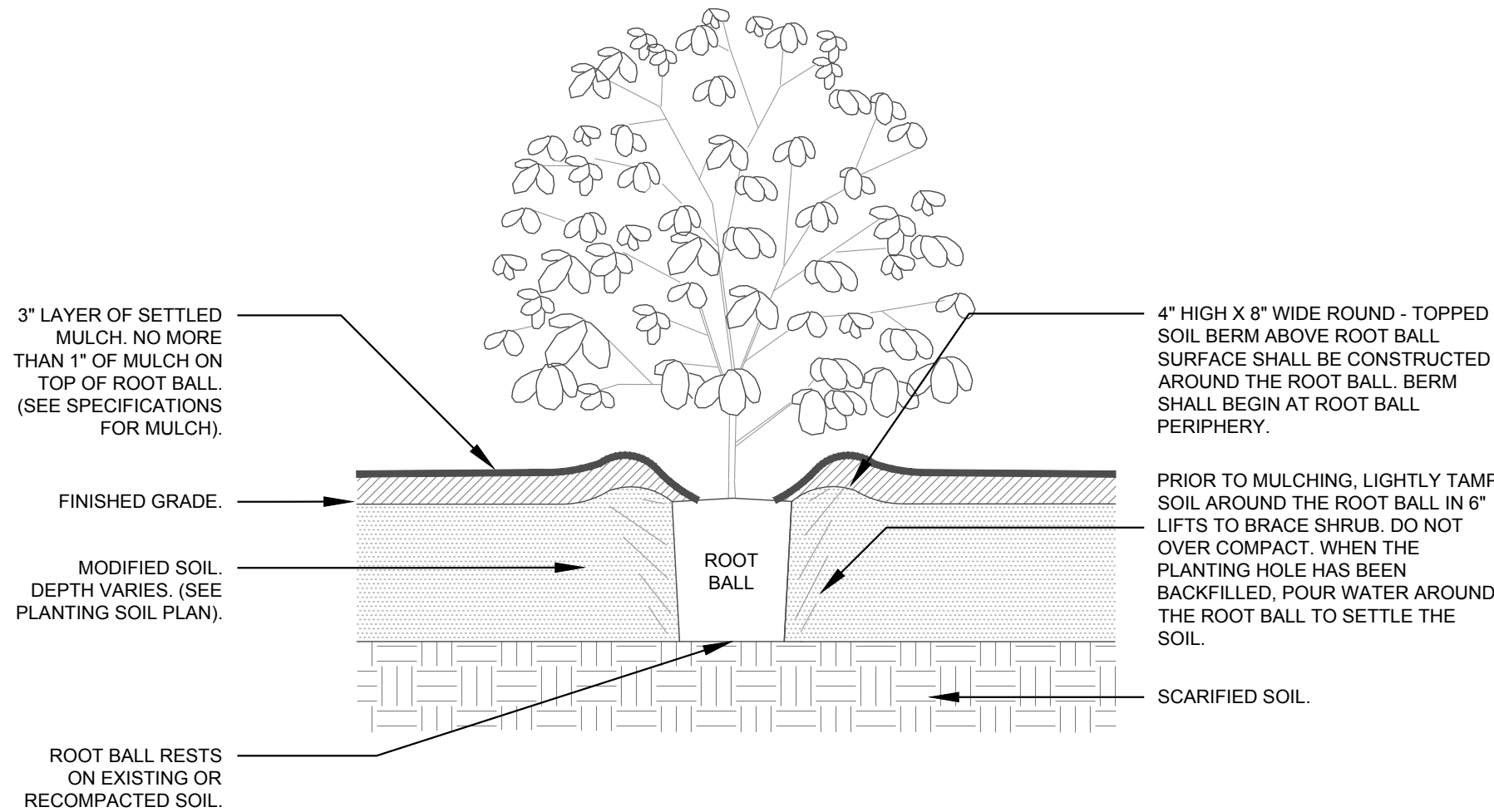
1 TREE GRATE IN SIDEWALK  
SECTION

NTS



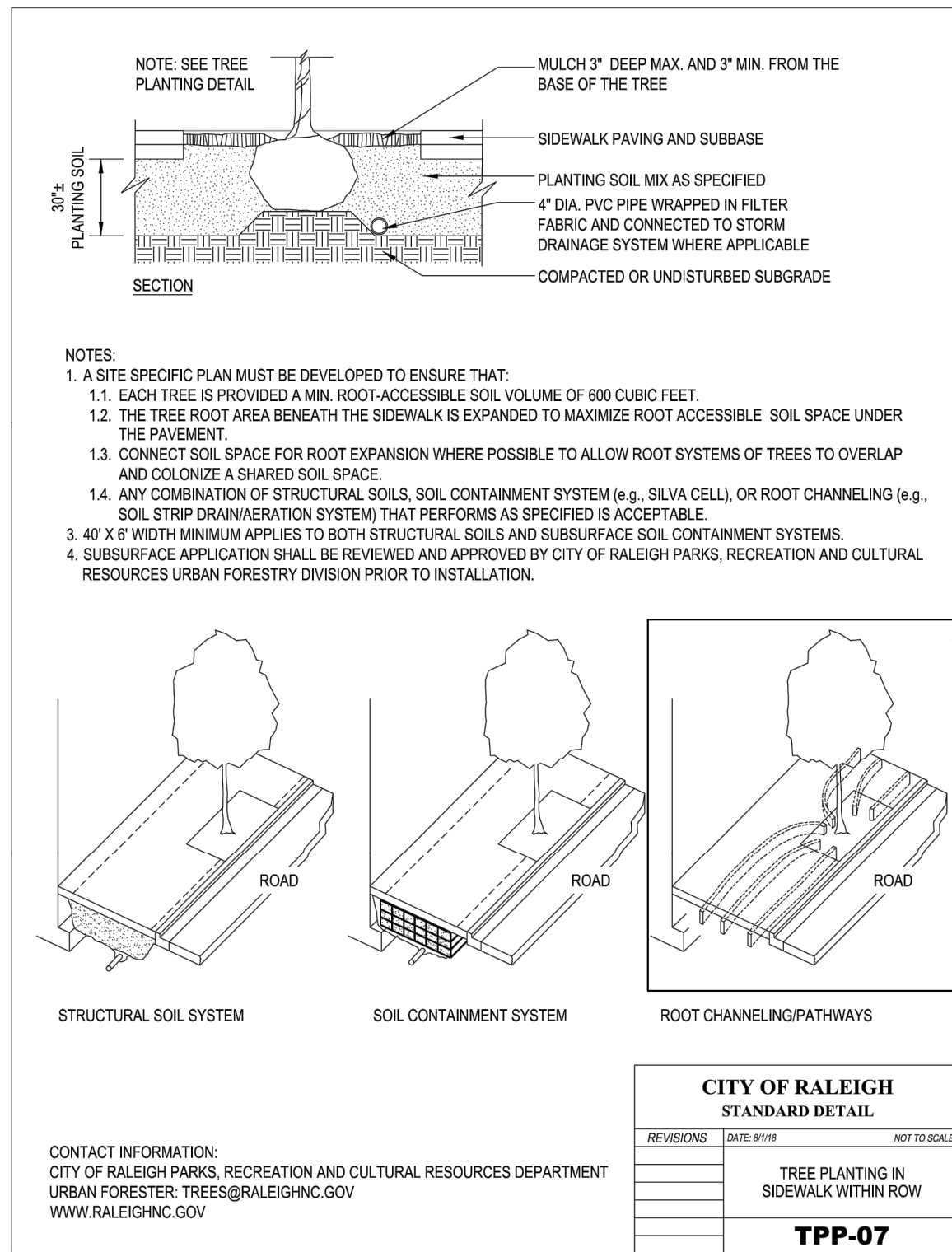
4 SHRUB (TYPICAL)

NTS



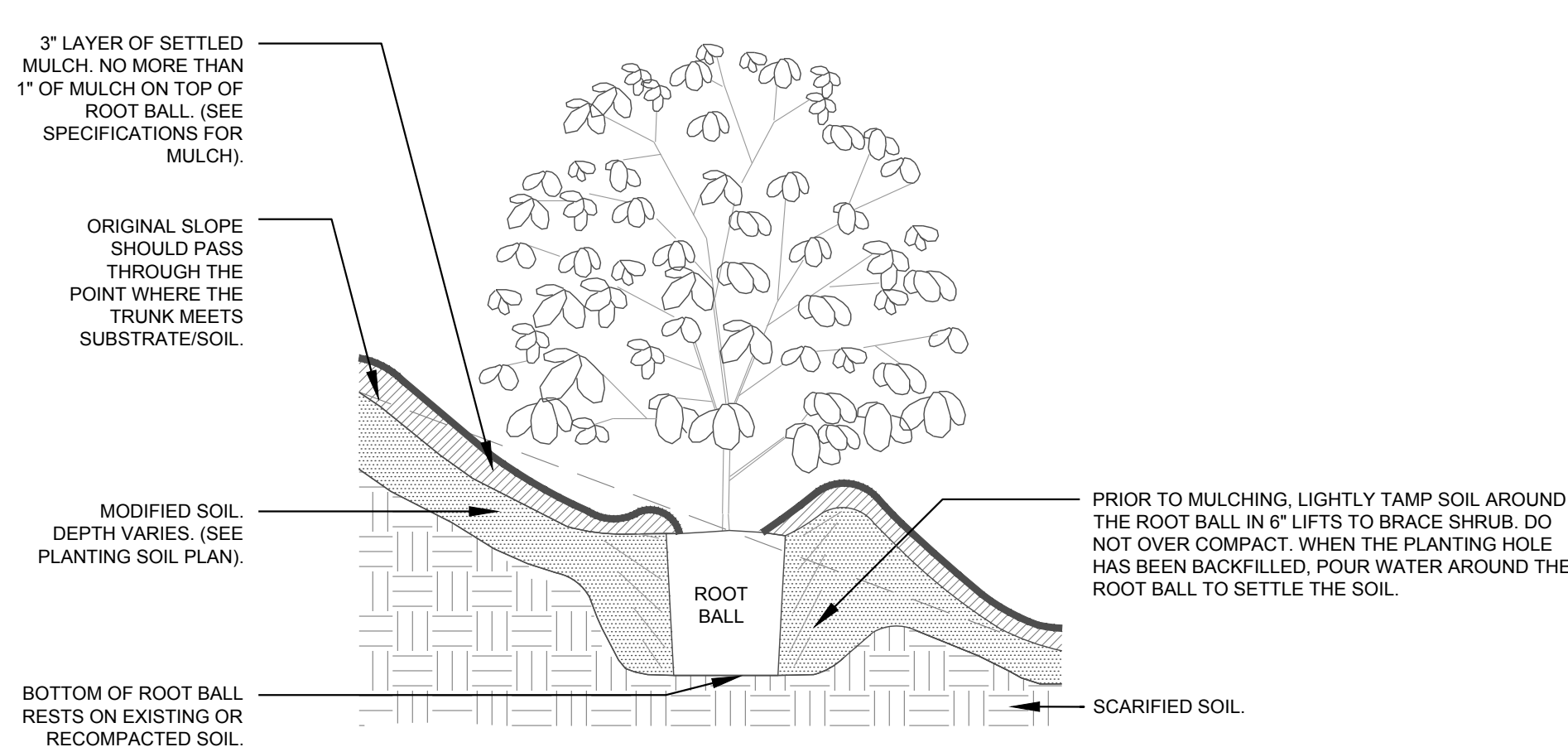
2 TREE PLANTING IN SIDEWALK  
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NTS



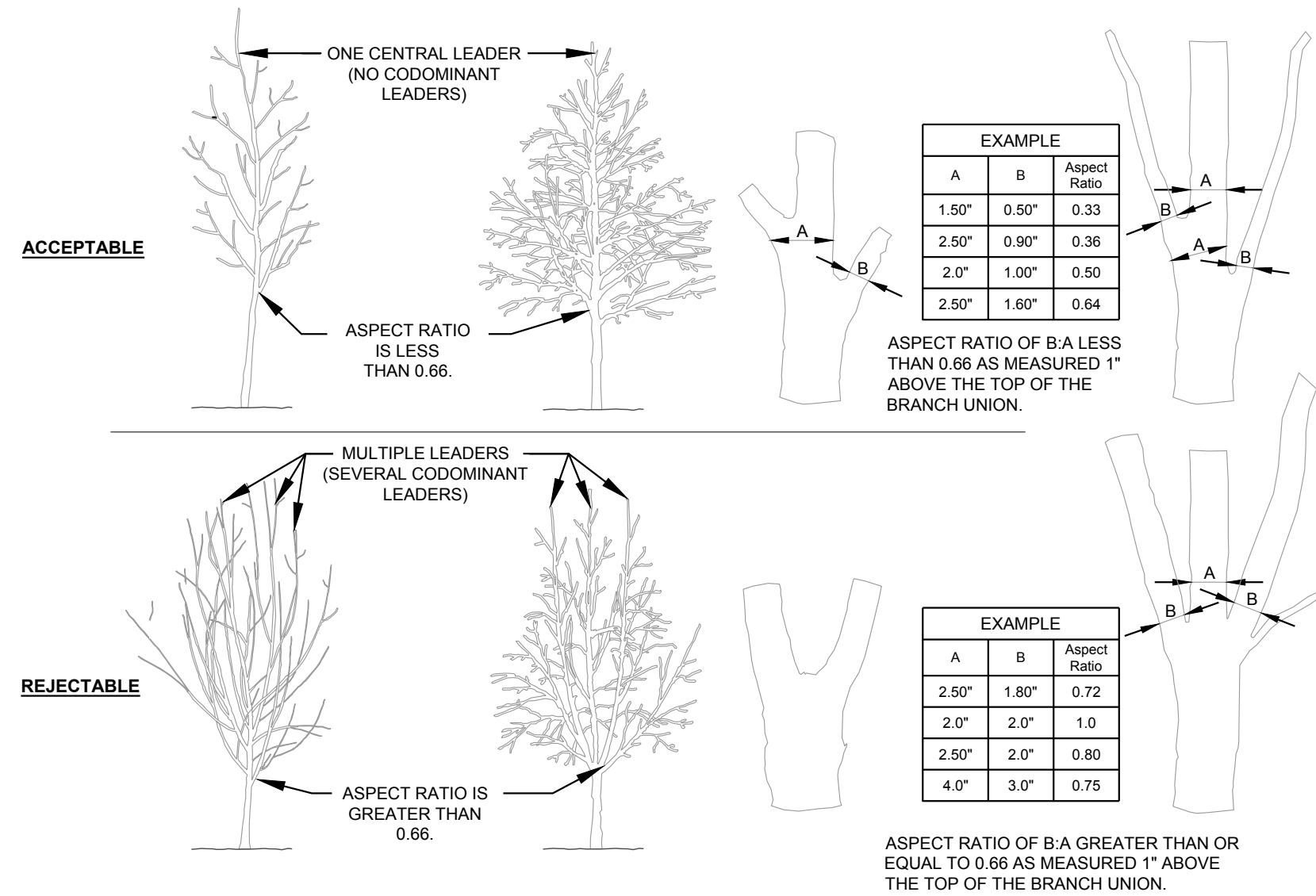
5 SHRUB ON SLOPE (TYPICAL)

NTS



3 CROWN OBSERVATIONS - HIGH BRANCHED  
SECTION

NTS



PLANTING NOTES:

- DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.
- WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6\"
- FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
- DO NOT WRAP TRUNK; MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
- WIDTH OF PLANTING HOLE IS 3X ROOT BALL AT THE SURFACE, SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL.
- BEFORE PLANTING, ADD 3-4\"
- PERFORM PERCOLATION TEST FOR EACH TREE PIT TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. PROVIDE GRAVEL SUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER.
- IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
- TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
- DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
- PROVIDE GATOR BAGS FOR ALL TREES WHERE IRRIGATION IS NOT PROVIDED.

PLANTING NOTES



Architects:



Client:

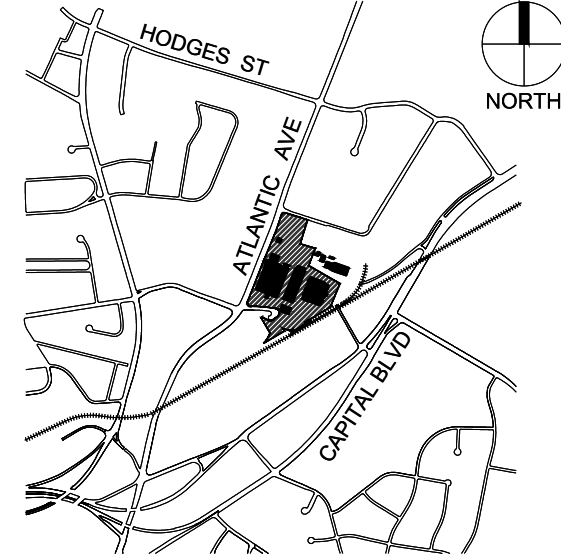


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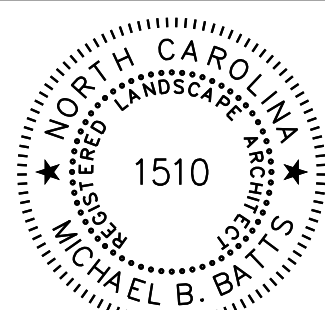
Project:

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Vicinity map:



Seal:



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4	07.23.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS

SCALE: N.T.S.

Title:

PLANTING DETAILS

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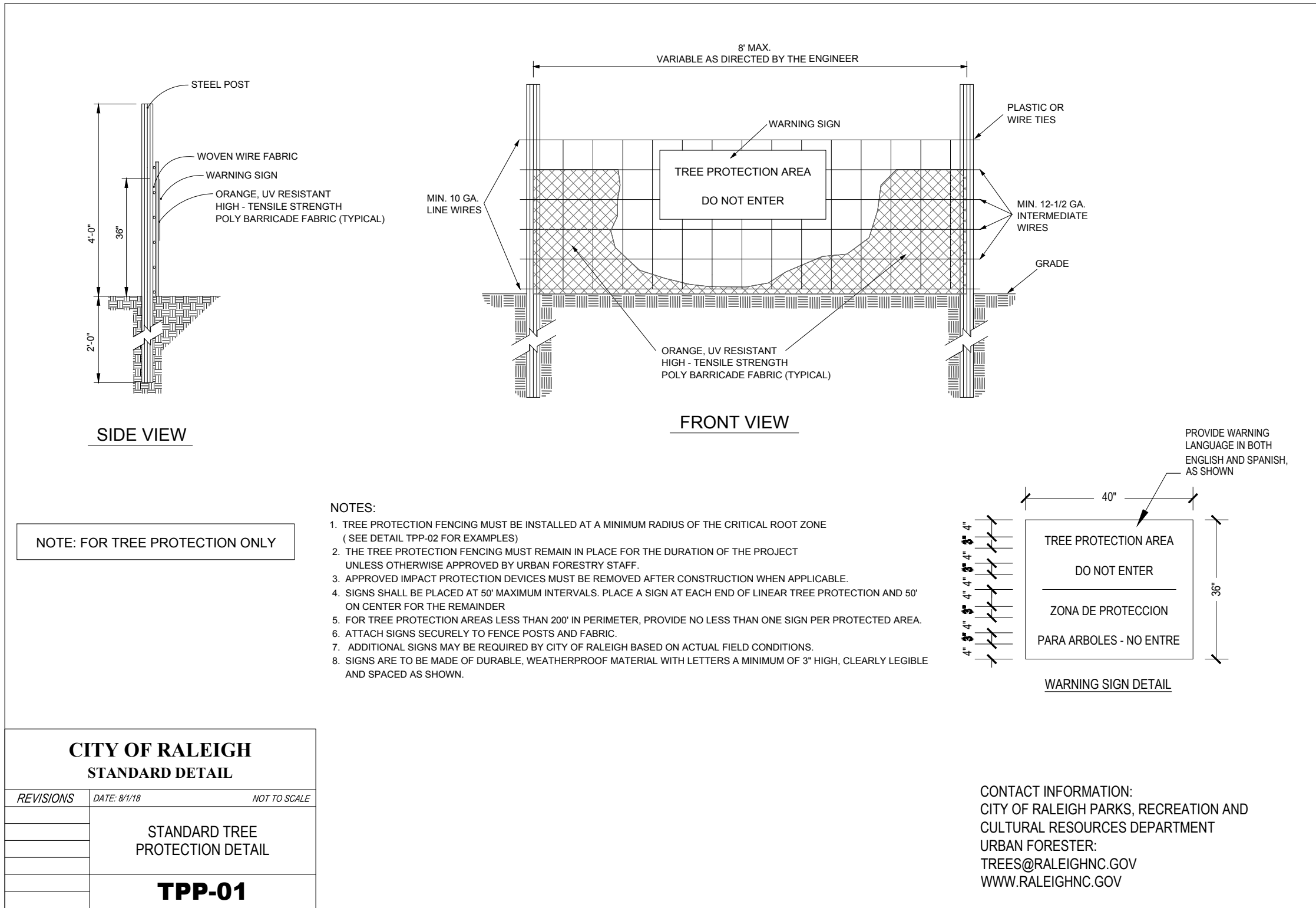
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Drawn by: JBW

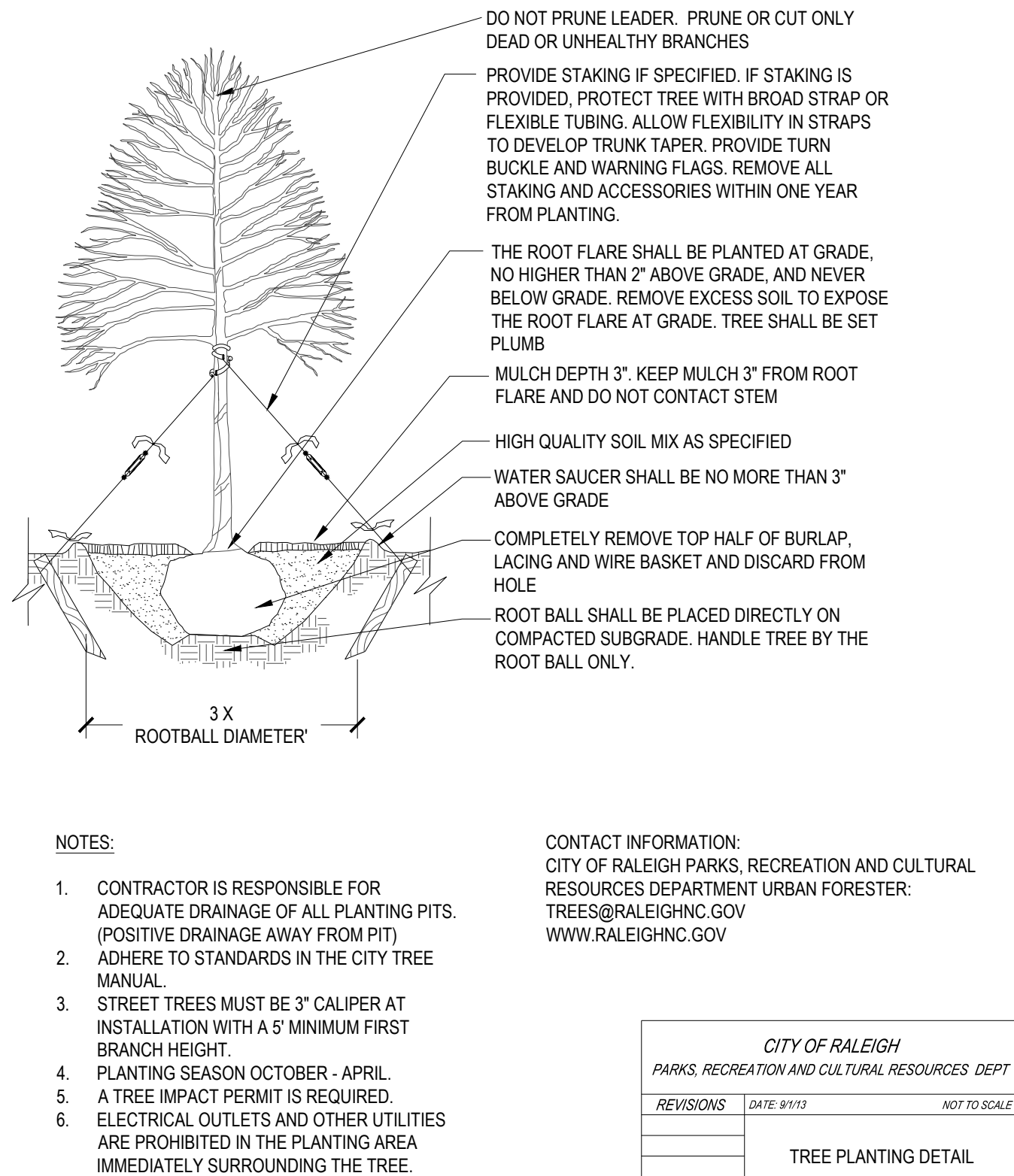
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L2.00

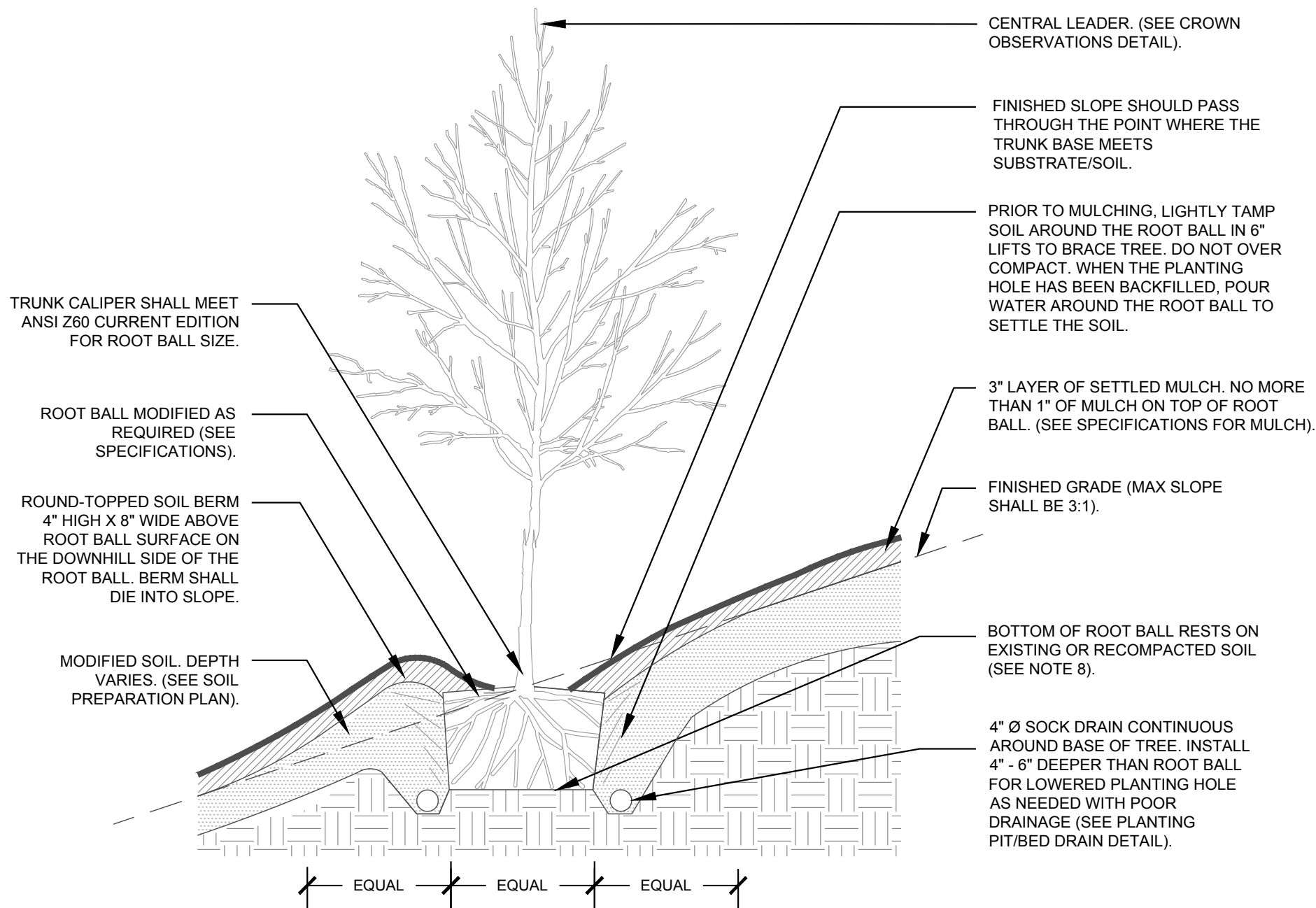
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1 TREE PROTECTION FENCE (TYP.) NTS



2 TREE PLANTING DETAIL NTS



3 TREE ON SLOPE NTS



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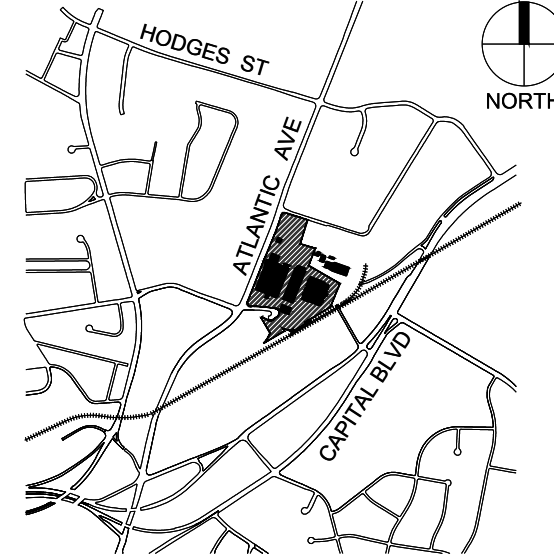


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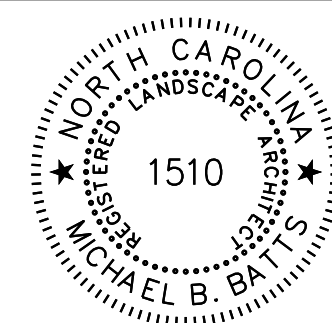
Project:

**RALEIGH  
IRON WORKS**

Vicinity map:



Seal:



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4	07.23.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS

SCALE: N.T.S.

Title:

**LANDSCAPE DETAILS**

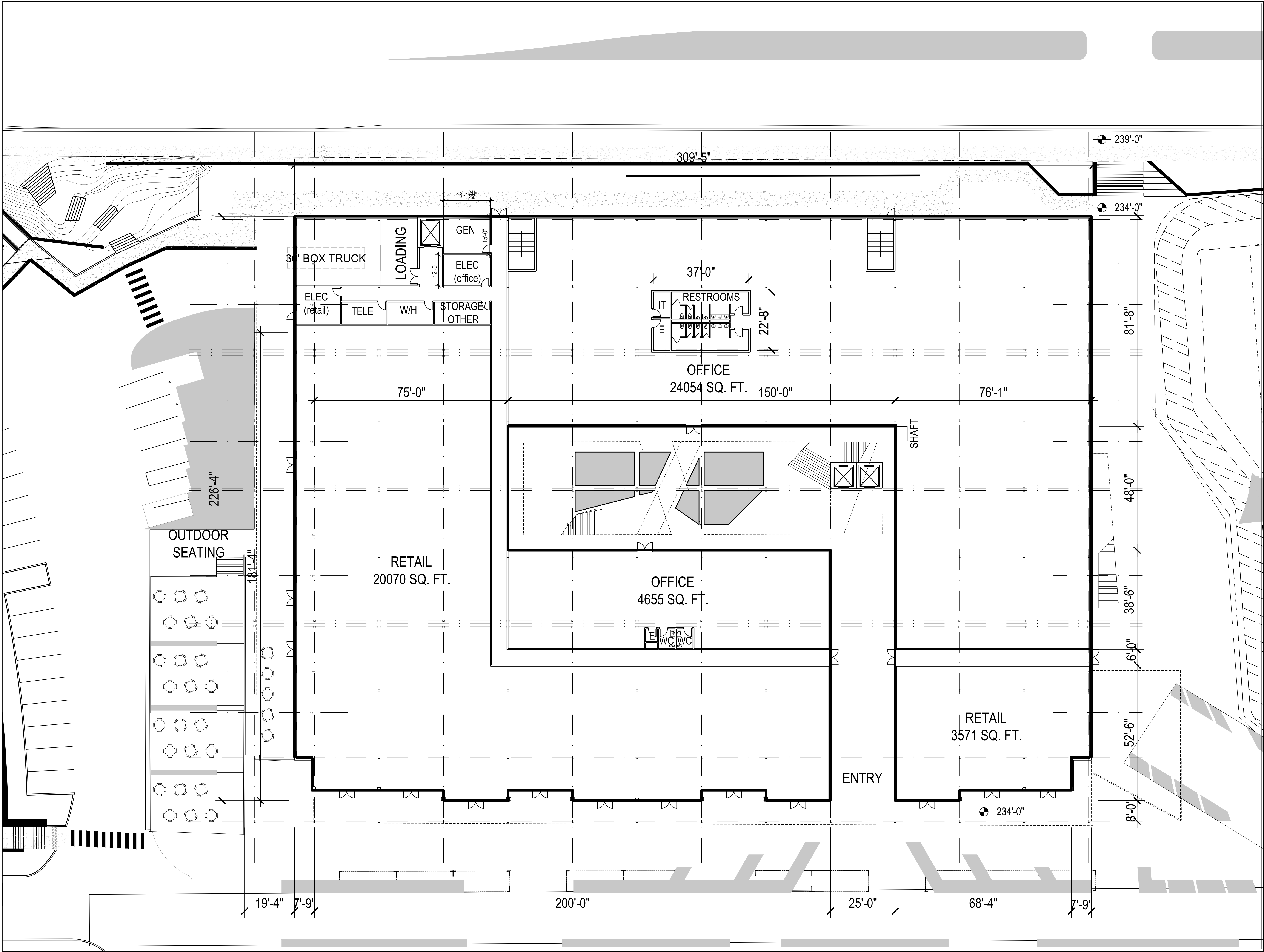
Project number: L19012 Sheet:

Date: 10.04.2017

Drawn by: JBW

Approved by: MBB

**L2.01**



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PROJECT #: C17018

Architects:



Client:



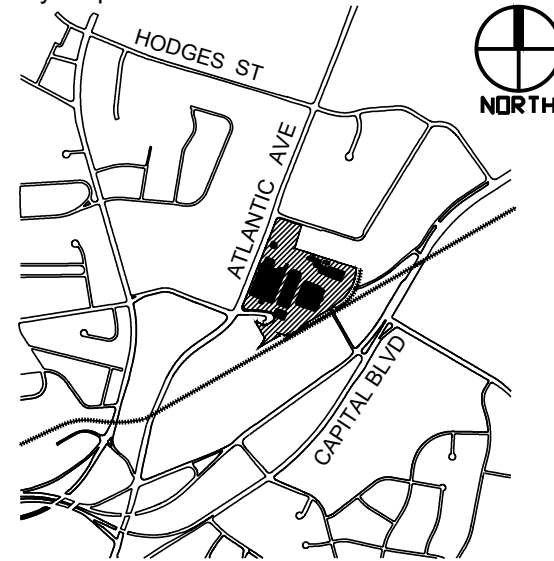
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VENTURES

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RALEIGH, NC 27612  
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Project:

**RALEIGH  
IRON WORKS  
PHASE 1 & 2**

Vicinity map:



Seal:

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Issued for:

**ADMINISTRATIVE SITE**

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.24.2019	RESPONSE TO COMMENTS
4	07.19.2019	RESPONSE TO COMMENTS

SCALE:



Title:

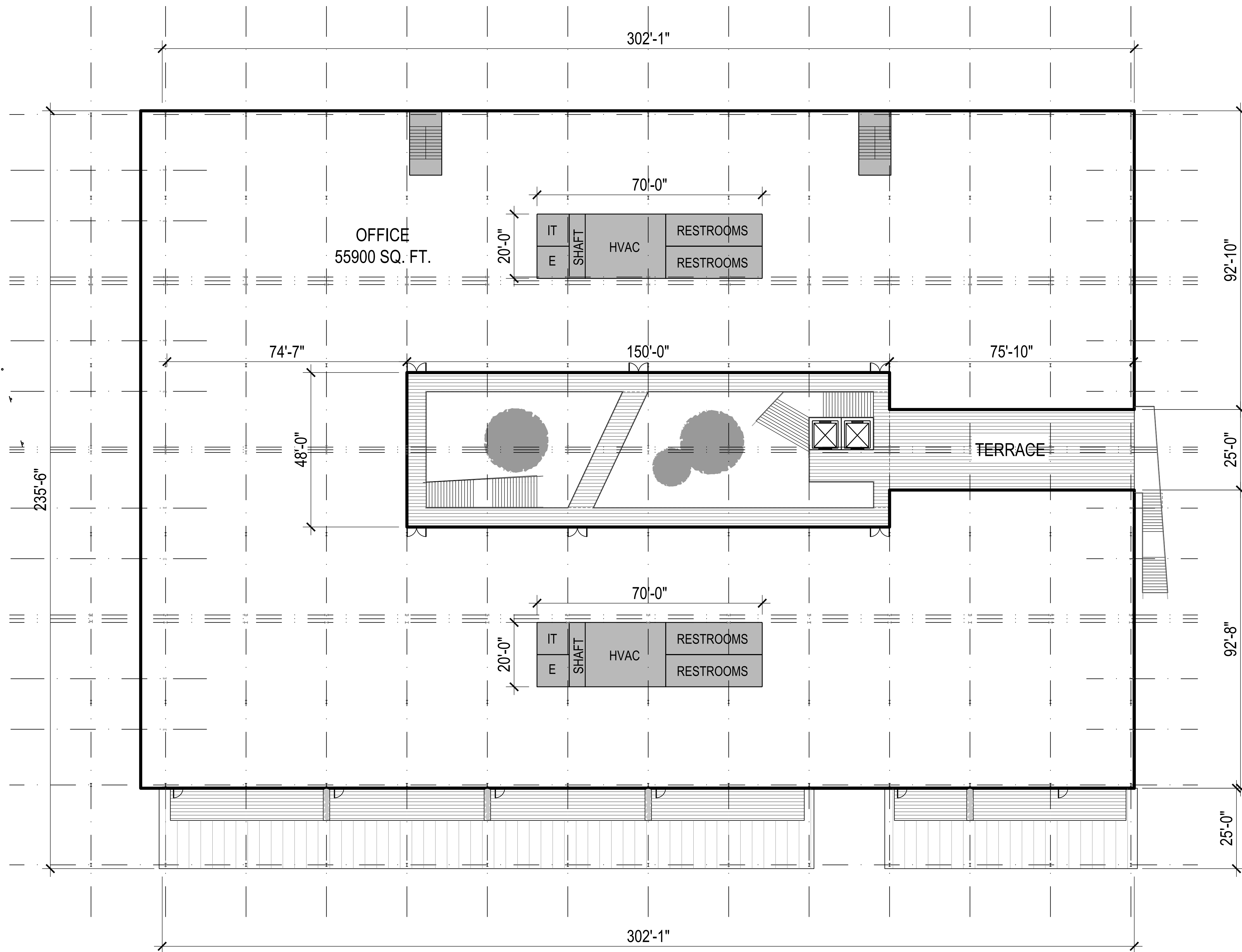
**LOT 1 PLAN  
LEVEL 1**

Project number: 66334 Sheet: A-101

Date: 07/12/2019

Drawn by: GJ

Approved by:



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223 S. WEST ST., SUITE 1100  
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PROJECT #: C17018

Architects:



Client:



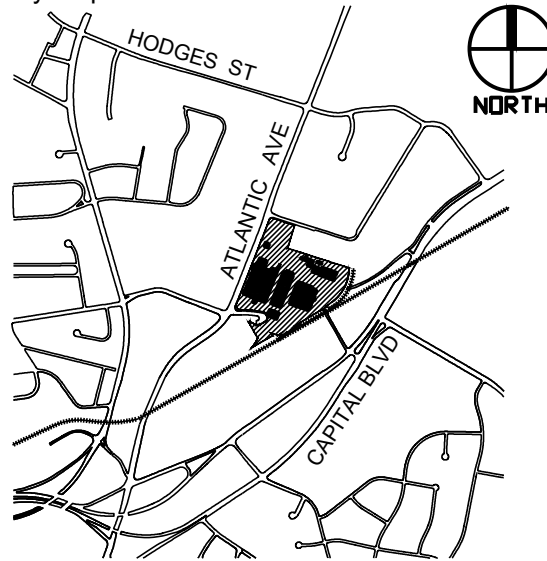
**GRUBB**  
VENTURES

3600 GLENWOOD AVENUE  
RALEIGH, NC 27612  
T: 919.786.9905

Project:

**RALEIGH  
IRON WORKS  
PHASE 1 & 2**

Vicinity map:



Seal:

PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Issued for:

**ADMINISTRATIVE SITE**

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.24.2019	RESPONSE TO COMMENTS
4	07.19.2019	RESPONSE TO COMMENTS

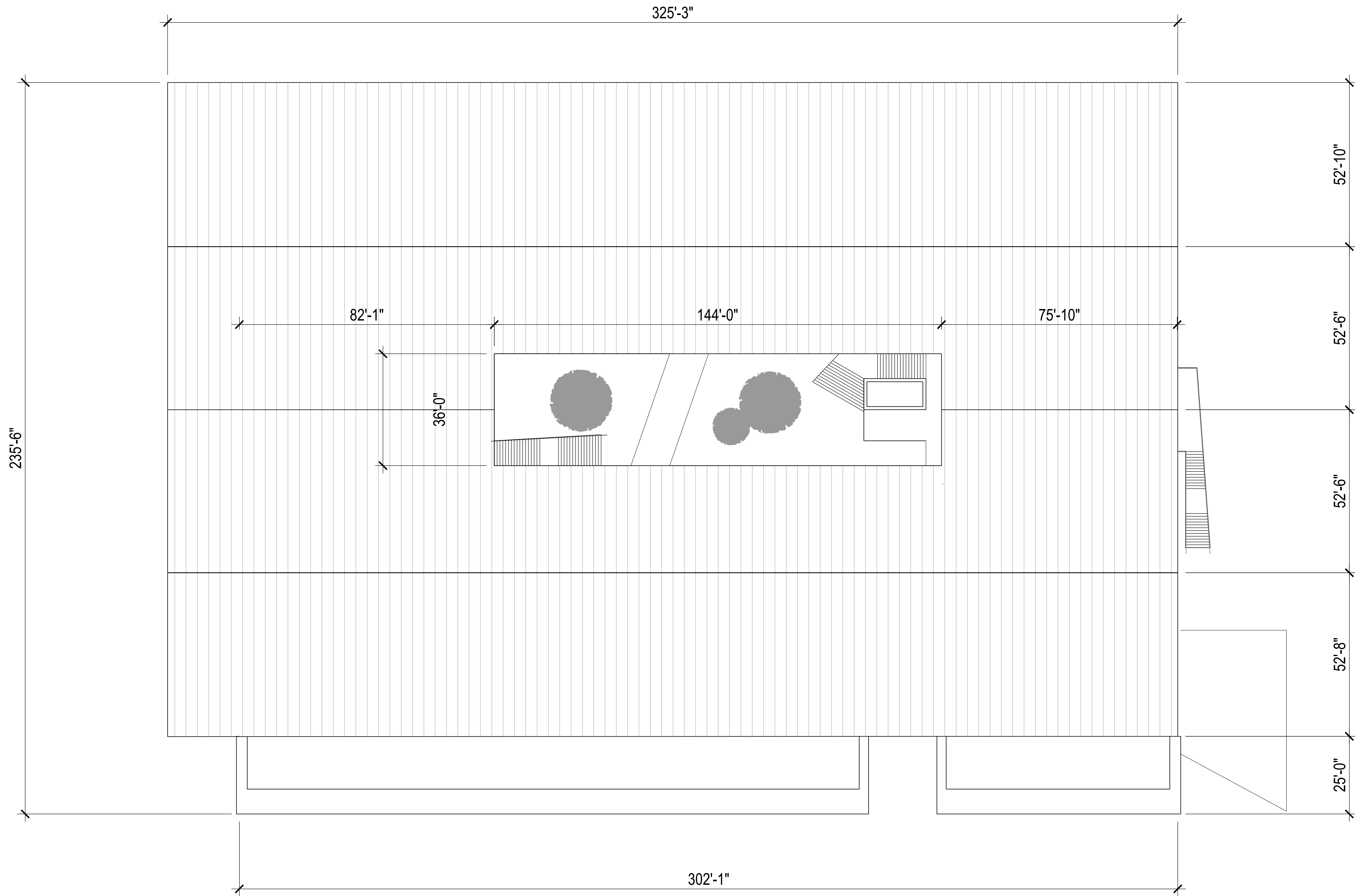
SCALE:



Title:

**LOT 1 PLAN  
LEVEL 2**

Project number: 66334 Sheet: A-102  
Date: 07/12/2019  
Drawn by: GJ  
Approved by:



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Architects:



Client:



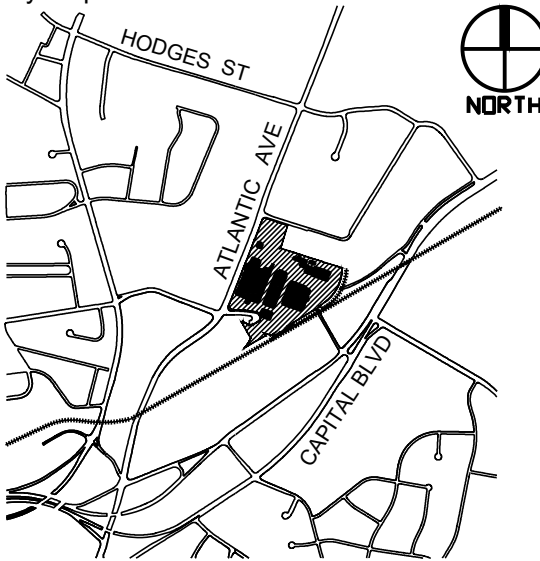
GRUBB  
VENTURES

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Project:

## RALEIGH IRON WORKS PHASE 1 & 2

Vicinity map:



Seal:

PRELIMINARY - DO NOT  
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Issued for:

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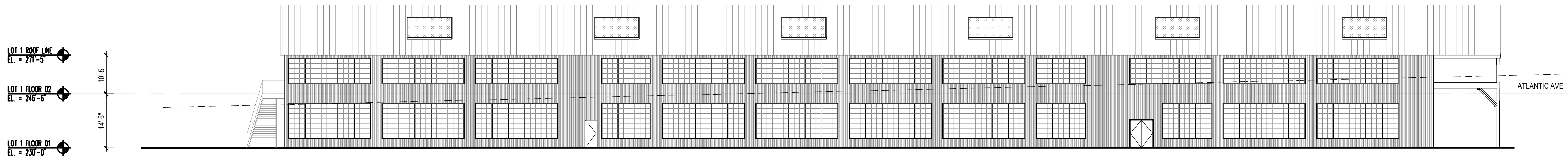
SCALE:



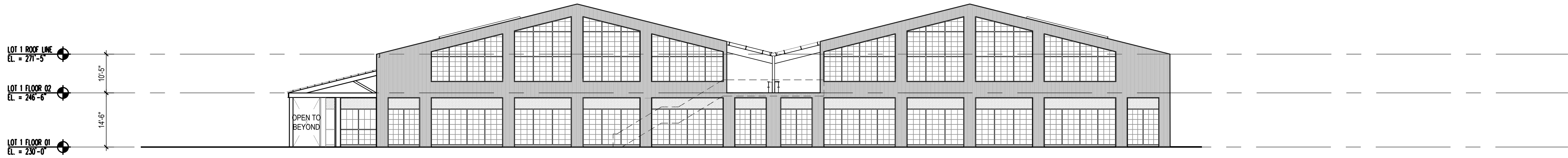
Title:

### LOT 1 PLAN ROOF

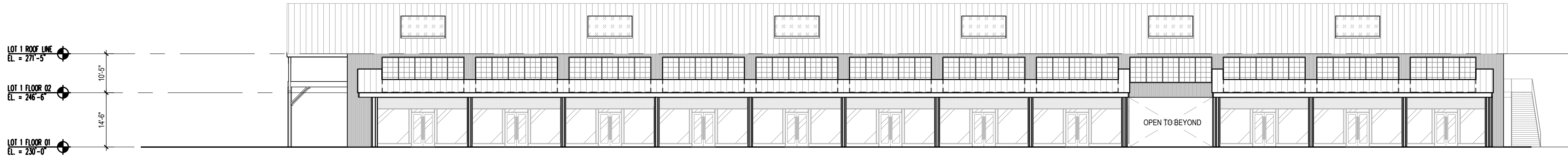
Project number: 66334 Sheet: A-101  
Date: 07/12/2019  
Drawn by: GJ  
Approved by:



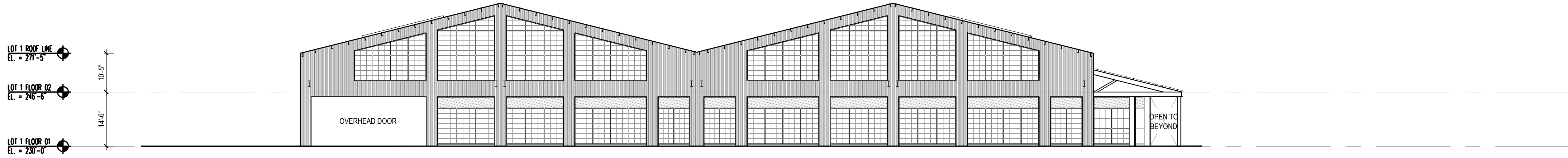
4 LOT 1 - WEST ELEVATION  
SCALE: 1/16"=1'-0"



3 LOT 1 - NORTH ELEVATION  
SCALE: 1/16"=1'-0"



2 LOT 1 - EAST ELEVATION  
SCALE: 1/16"=1'-0"



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

MATERIAL LEGEND:  SEMI-TRANSPARENT FACADE  OPAQUE FACADE PANEL  CORRUGATED METAL  METAL ROOF  PAINTED METAL  GLASS



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Architects:



Client:

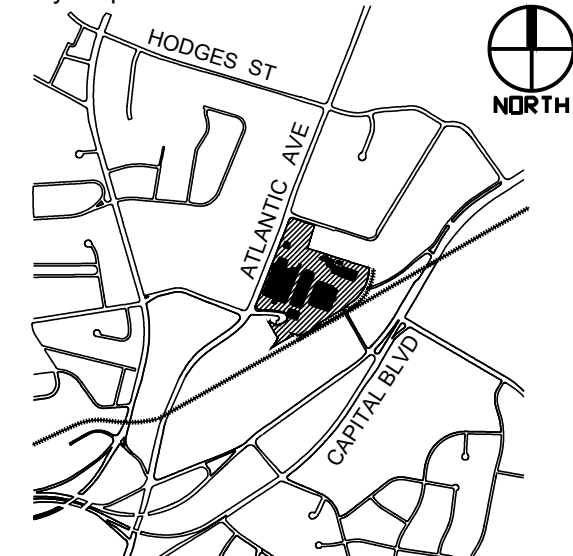


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Project:

RALEIGH  
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PHASE 1 & 2

Vicinity map:



Seal:

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4	07.19.2019	RESPONSE TO COMMENTS

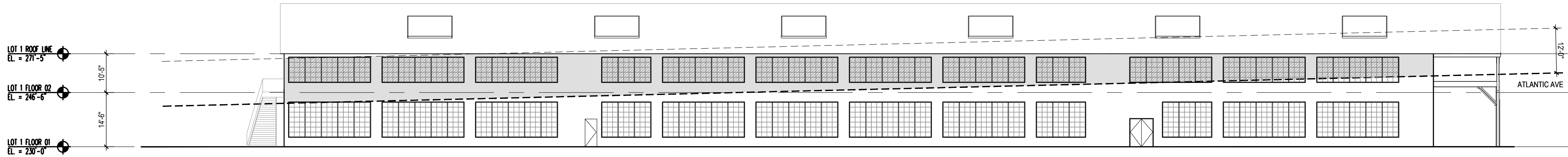
SCALE:



Title:

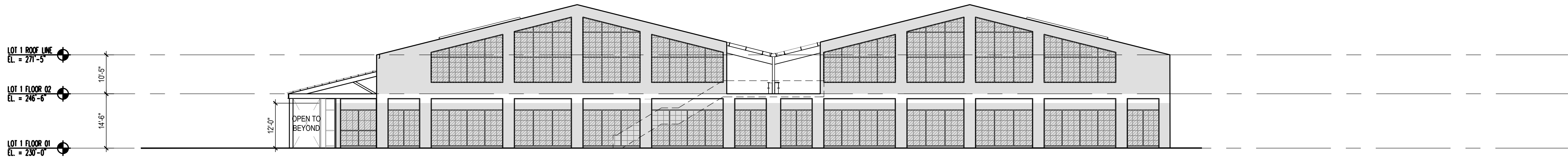
EXTERIOR ELEVATIONS  
DOUBLE GABLE BLDG  
LOT 1

Project number: 66334 Sheet: A-201  
Date: 07/12/2019  
Drawn by: GJ  
Approved by:



2 LOT 1 - WEST ELEVATION AREA  
SCALE: 1/16"=1'-0"

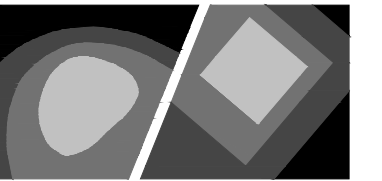
WEST ELEVATION TRANSPARENCY  
(FLOOR 1 MEASURED OFF ATLANTIC AVE)  
FLOOR 1 WALL AREA: 2937 SQ. FT.  
FLOOR 1 TRANSPARENCY: 1637 SQ. FT.  
FLOOR 1 RATIO: 56%  
56% > 50% REQ, COMPLIES



1 LOT 1 - NORTH ELEVATION AREA  
SCALE: 1/16"=1'-0"

NORTH ELEVATION TRANSPARENCY  
FLOOR 1 WALL AREA: 2680 SQ. FT.  
FLOOR 1 TRANSPARENCY: 1705 SQ. FT.  
FLOOR 1 RATIO: 64%  
64% > 50% REQ, COMPLIES

FLOOR 2 WALL AREA: 3333 SQ. FT.  
FLOOR 2 TRANSPARENCY: 1764 SQ. FT.  
FLOOR 2 RATIO: 53%  
53% > 20% REQ, COMPLIES



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PROJECT #: C17018

Architects:



Client:



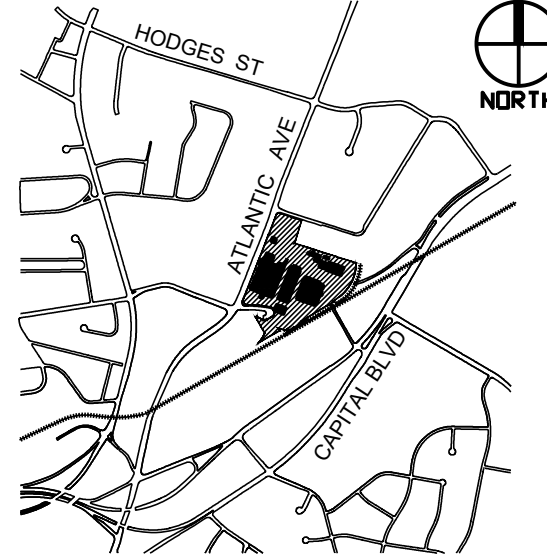
GRUBB  
VENTURES

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Project:

RALEIGH  
IRON WORKS  
PHASE 1 & 2

Vicinity map:



Seal:

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USE FOR CONSTRUCTION

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3	05.24.2019	RESPONSE TO COMMENTS
4	07.19.2019	RESPONSE TO COMMENTS

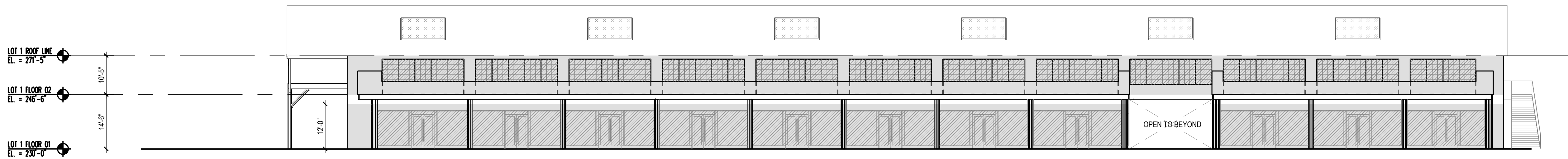
SCALE:



Title:

OPENING AREA  
DOUBLE GABLE BLDG  
LOT 1

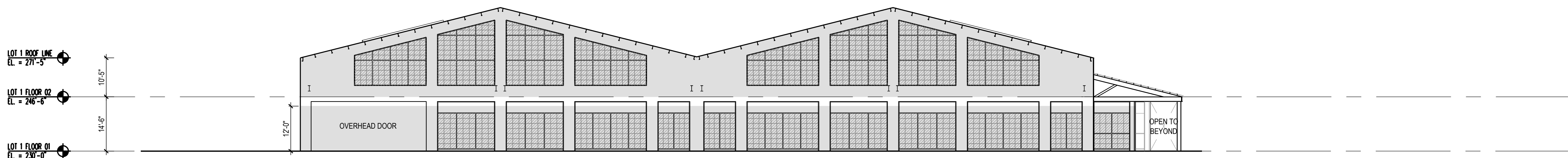
Project number: 66334 Sheet: A-202  
Date: 07/12/2019  
Drawn by: GJ  
Approved by:



2 LOT 1 - EAST ELEVATION AREA  
SCALE: 1/16"=1'-0"

EAST ELEVATION TRANSPARENCY  
FLOOR 1 WALL AREA: 3443 SQ. FT.  
FLOOR 1 TRANSPARENCY: 2440 SQ. FT.  
FLOOR 1 RATIO: 71%  
71% > 50% REQ, COMPLIES

FLOOR 2 WALL AREA: 4127 SQ. FT.  
FLOOR 2 TRANSPARENCY: 1576 SQ. FT.  
FLOOR 2 RATIO: 38%  
38% > 20% REQ, COMPLIES



1 LOT 1 - SOUTH ELEVATION AREA  
SCALE: 1/16"=1'-0"

SOUTH ELEVATION TRANSPARENCY  
FLOOR 1 WALL AREA: 2680 SQ. FT.  
FLOOR 1 TRANSPARENCY: 1506 SQ. FT.  
FLOOR 1 RATIO: 56%  
56% > 50% REQ, COMPLIES

FLOOR 2 WALL AREA: 3639 SQ. FT.  
FLOOR 2 TRANSPARENCY: 1765 SQ. FT.  
FLOOR 2 RATIO: 49%  
49% > 20% REQ, COMPLIES



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PROJECT #: C17018

Architects:



Client:



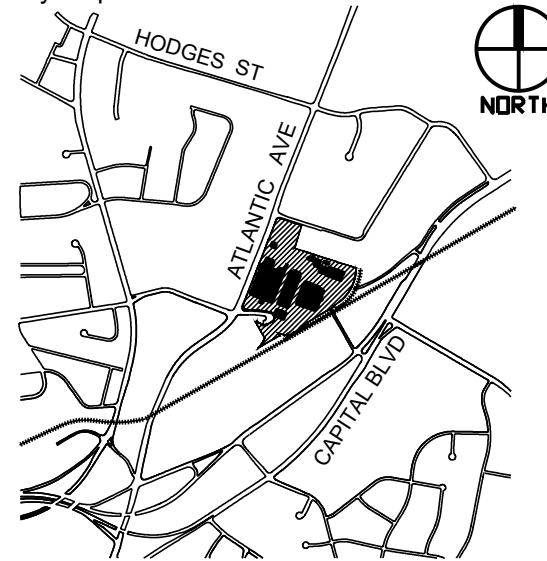
GRUBB  
VENTURES

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Project:

RALEIGH  
IRON WORKS  
PHASE 1 & 2

Vicinity map:



Seal:

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3	05.24.2019	RESPONSE TO COMMENTS
4	07.19.2019	RESPONSE TO COMMENTS

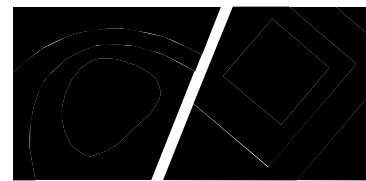
SCALE:



Title:

OPENING AREA  
DOUBLE GABLE BLDG  
LOT 1

Project number: 66334 Sheet: A-203  
Date: 07/12/2019  
Drawn by: GJ  
Approved by:



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PROJECT # C17018

Architects:



Client:



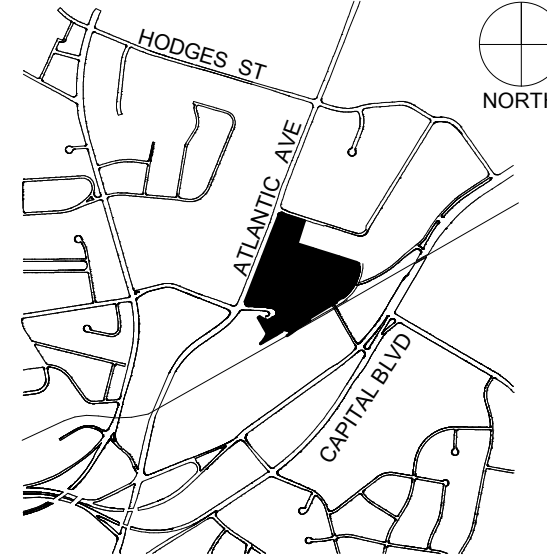
GRUBB  
VENTURES

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Project:

## RALEIGH IRON WORKS PHASE 1

Vicinity map:



Seal:

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CONSTRUCTION

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### ADMINISTRATIVE SITE

No.	Date	Description
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3	05.30.2019	RESPONSE TO COMMENTS
4	07.22.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS

Title:

### PARKING PLAN

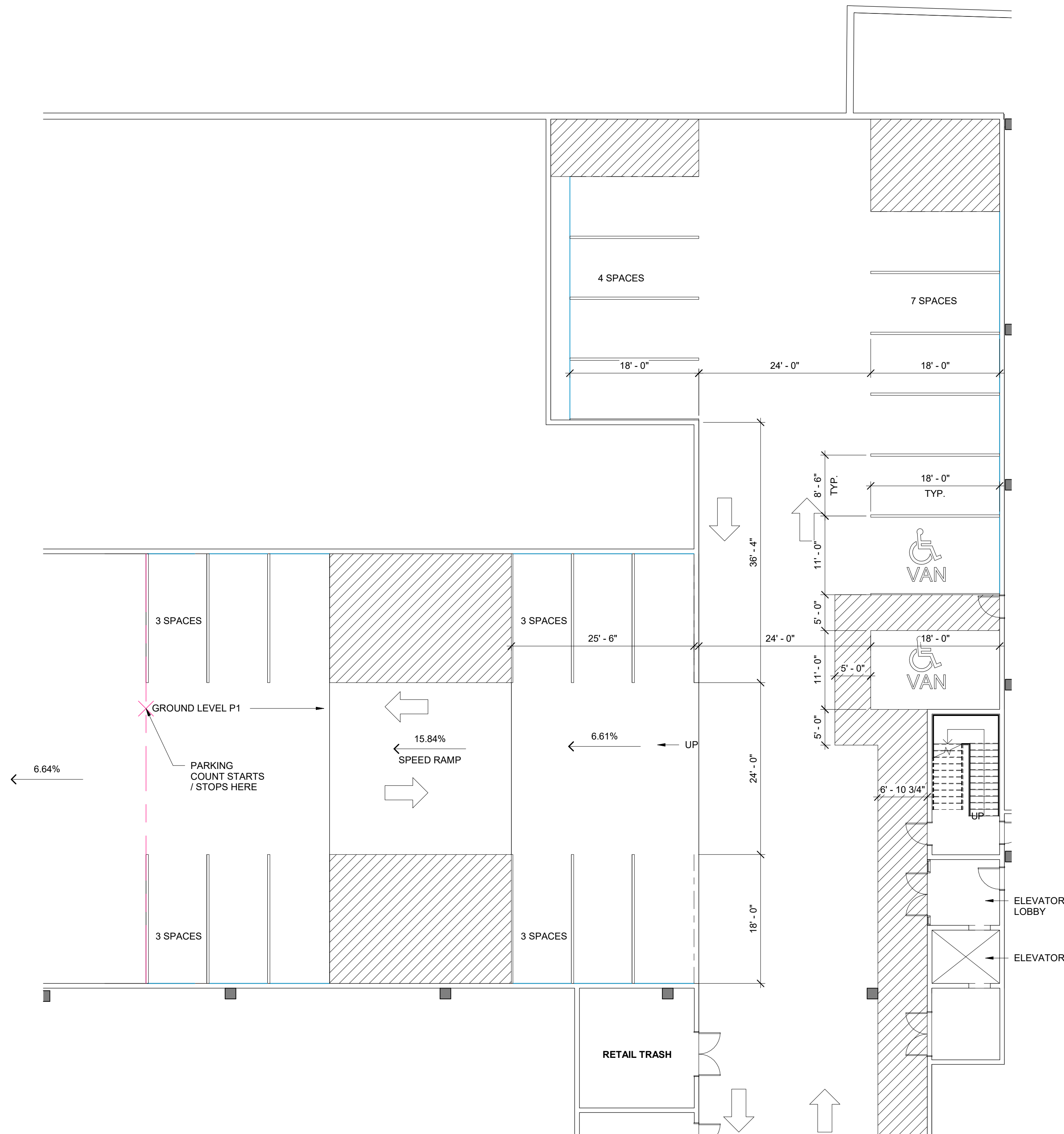
Project number: C17018 Sheet:

Date: 10.04.2017

Drawn by: CL, KW

Approved by: JF

A1.1

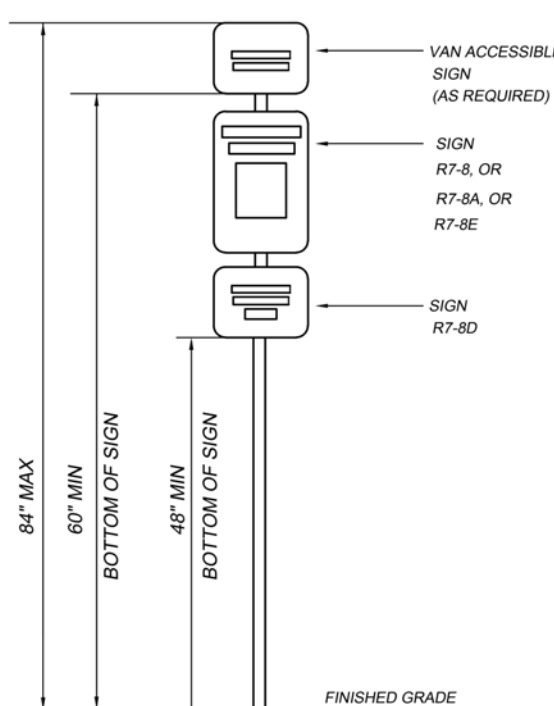


#### H/C SIGNAGE DETAIL



COLORS:  
LEGEND AND BORDER - GREEN  
WHITE SYMBOL, ON BLUE BACKGROUND  
BACKGROUND - WHITE

NOTES: BEGINNING JANUARY 1, 1989 ALL ACCESSIBLE  
PARKING SPACES (INCLUDING THOSE SPACES  
EXISTING PRIOR TO JULY 1, 1979) SHALL BE  
REQUIRED BY GENERAL STATUTE TO BE  
IDENTIFIED BY AN R7-8 OR R7-8A SIGN  
R7-8D PENALTY SIGNS ARE  
REQUIRED TO ACCOMPANY ALL  
R7-8 OR R7-8A PARKING SIGNS  
ERECTED AFTER DECEMBER 31, 1990  
SIGN R7-8E MAY BE USED IN PLACE OF SIGNS  
R7-8/R7-8D.



#### ALTERNATIVE FUEL SIGNAGE DETAIL

##### ALTERNATIVE FUEL VEHICLE PARKING

##### SIGN IMAGES



#### TOTAL PARKING CALCULATIONS

##### TOTAL SPACES: 682

STANDARD SPACES: 668

ADA SPACES REQUIRED: 14\*\* - SEE CALCULATIONS BELOW

\*\*ADA SPACES REQ'D: GREATER OF 2% TOTAL PARKING  
OR TYPE A UNITS

(682 x .02) = 13.6

TYPE 'A' UNITS = 12

\*\* (14) ADA SPACES REQUIRED, (14) PROVIDED  
ADA SPACES INCLUDE (3) VAN AND (11) STANDARD;  
(40) BIKE SPACES REQUIRED, (52) PROVIDED

#### GROUND LEVEL P1 PARKING

##### TOTAL SPACES: 23

STANDARD SPACES: 21

ADA SPACES: 2 VAN

BIKE SPACES: 0

#### HC PARKING SIGNAGE DETAIL

3

1/4" = 1'-0"

#### PARKING SIGNAGE DETAIL

2

1/4" = 1'-0"

#### SPS PARKING PLAN - 00 GROUND LEVEL - P1

1

1" = 10'-0"

Architects:



Client:



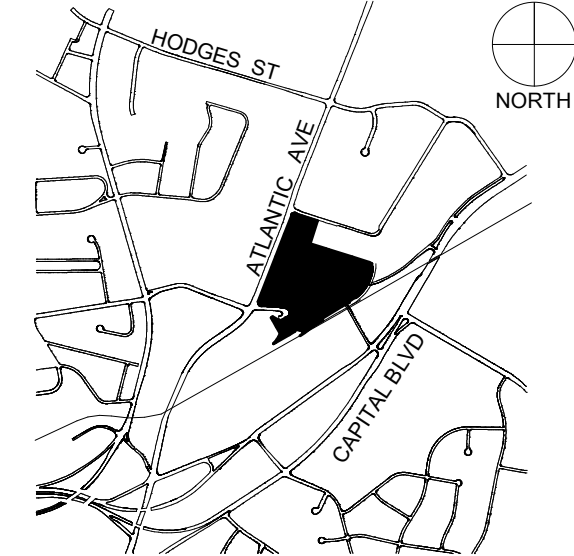
GRUBB  
VENTURES

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project:

project: RALEIGH  
IRON WORKS  
PHASE 1

vicinity map:



deal:

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## ADMINISTRATIVE SITE

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05.30.2019	RESPONSE TO COMMENTS
07.22.2019	RESPONSE TO COMMENTS
12.12.2019	RESPONSE TO COMMENTS

itle:

## PARKING PLAN

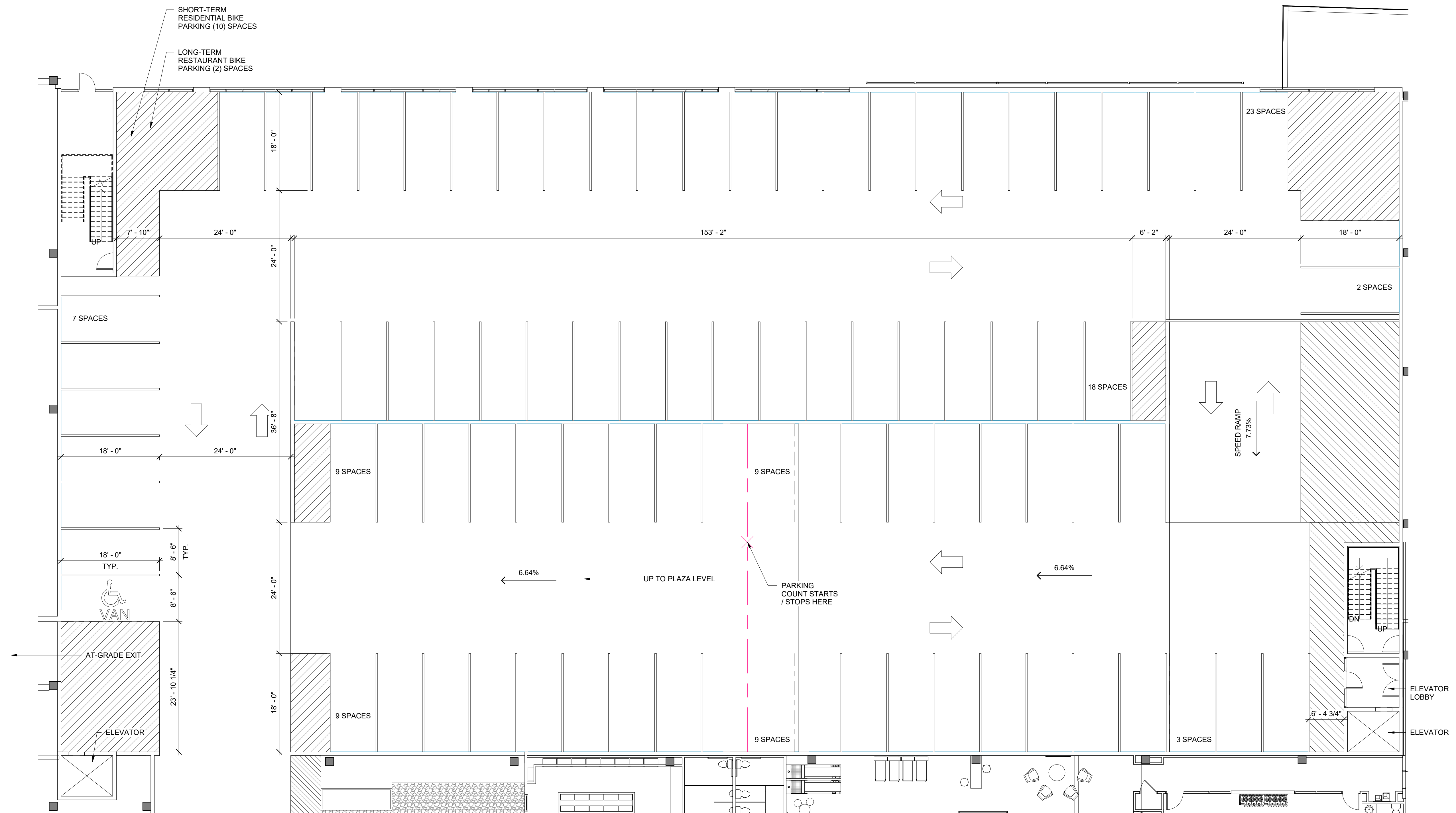
Project number: C17018 Sheet:

Date: 10.04.2017

Drawn by: CL, KW

Approved by: JF

## A1.2



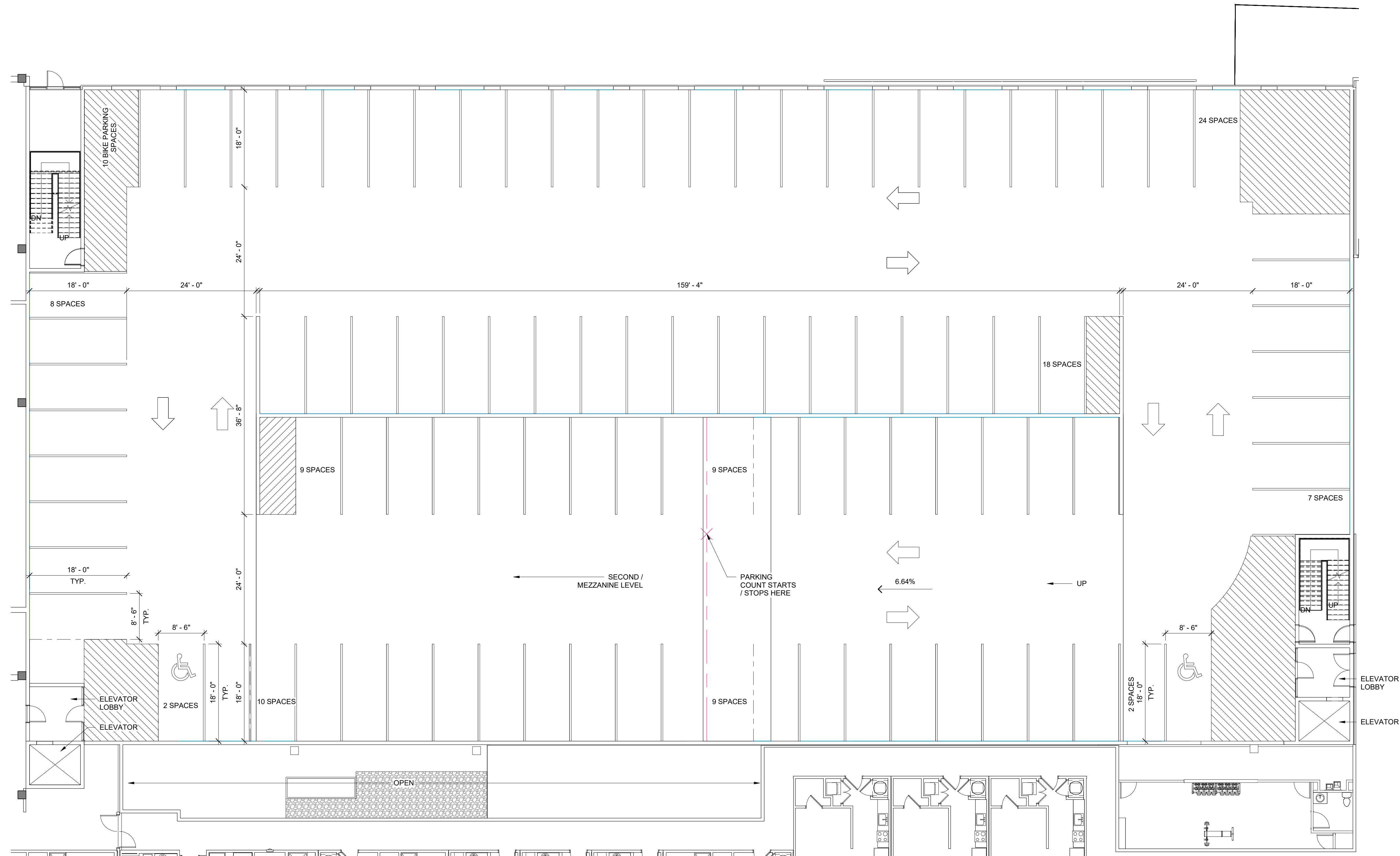
**PLAZA LEVEL PARKING**

**TOTAL SPACES: 89**

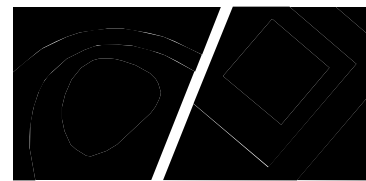
STANDARD SPACES: 88

ADA SPACES: 1 VAN

BIKE SPACES: 12



**SECOND / MEZZANINE LEVEL PARKING**  
TOTAL SPACES: 98  
STANDARD SPACES: 96  
ADA SPACES: 2  
BIKE SPACES: 10



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Architects:



**S9**  
ARCHITECTURE

Client:



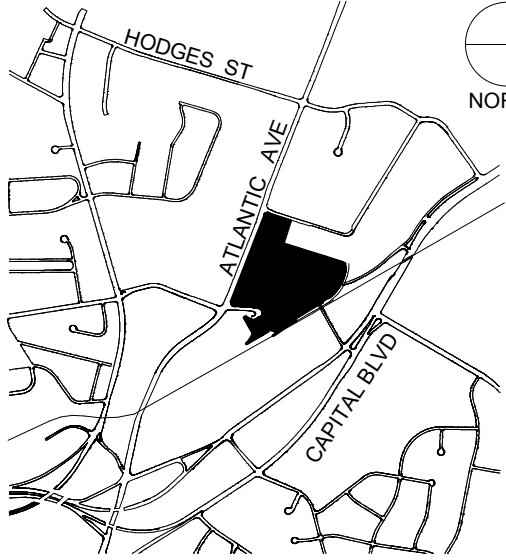
**GRUBB**  
VENTURES

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Project:

**RALEIGH  
IRON WORKS  
PHASE 1**

Vicinity map:



Seal:

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CONSTRUCTION

Issued for:

**ADMINISTRATIVE SITE**

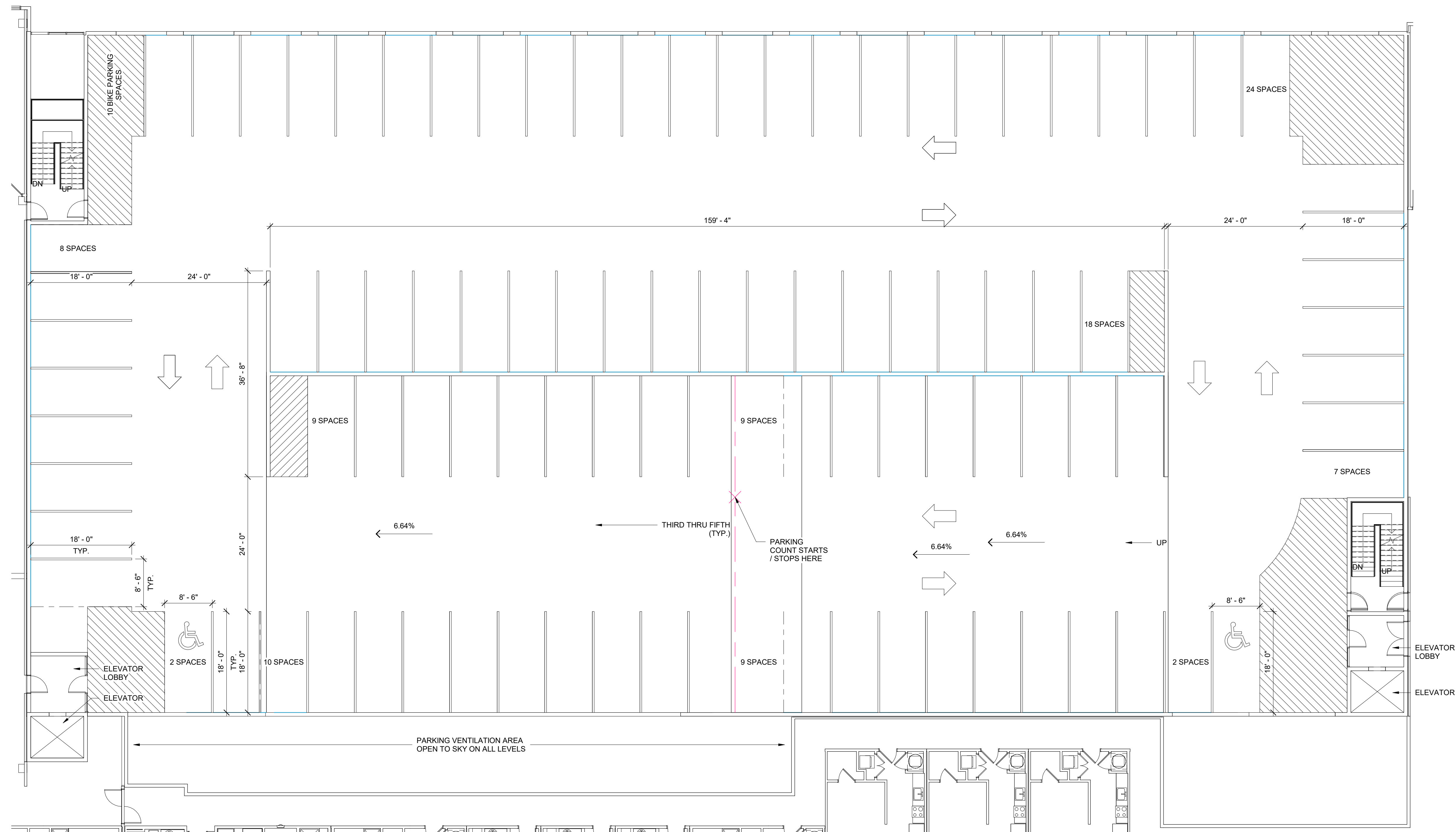
No.	Date	Description
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3	05.30.2019	RESPONSE TO COMMENTS
4	07.22.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS

Title:

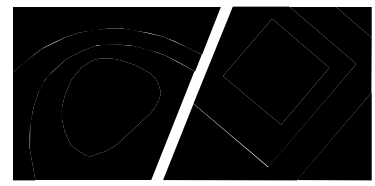
**PARKING PLAN**

Project number: C17018 Sheet:  
Date: 10.04.2017  
Drawn by: CL, KW  
Approved by: JF

**A1.3**



**THIRD THRU FIFTH FLOORS PARKING**  
**TOTAL SPACES: 98**  
STANDARD SPACES: 96  
ADA SPACES: 2  
BIKE SPACES: 10



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ARCHITECTURE

Client:



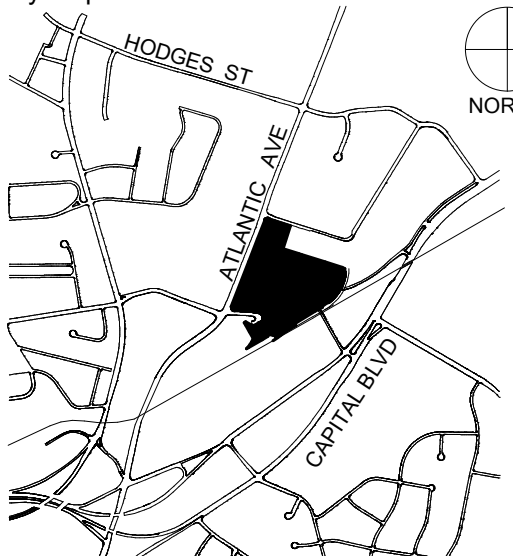
**GRUBB**  
VENTURES

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Project:

**RALEIGH  
IRON WORKS  
PHASE 1**

Vicinity map:



Seal:

PRELIMINARY - DO NOT  
USE FOR  
CONSTRUCTION

Issued for:

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5	12.12.2019	RESPONSE TO COMMENTS

Title:

**PARKING PLAN**

Project number: C17018 Sheet:  
Date: 10.04.2017  
Drawn by: CL, KW  
Approved by: JF

**A1.4**



Architects:



Client:



project:

# RALEIGH IRON WORKS PHASE 1

vicinity map:



deal:

Issued for:

## ADMINISTRATIVE SITE

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12.21.2017	RESPONSE TO COMMENTS
05.30.2018	RESPONSE TO COMMENTS
05.30.2019	RESPONSE TO COMMENTS
07.22.2019	RESPONSE TO COMMENTS
12.12.2019	RESPONSE TO COMMENTS

itle:

## PARKING PLAN

Project number: C17018 Sheet:

Date: 10.04.2017

Drawn by: CL, KW

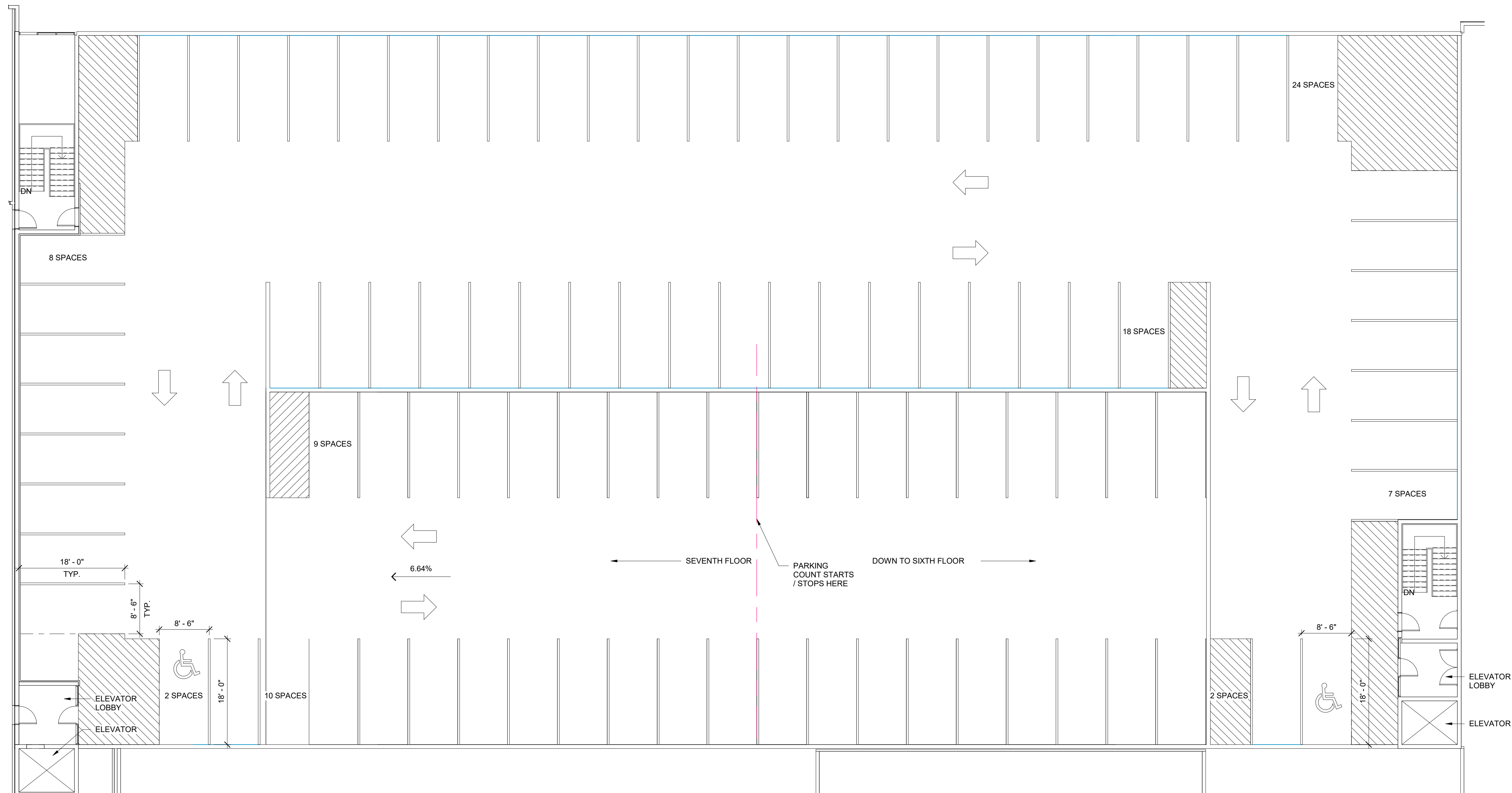
Approved by: JF

## A1.5

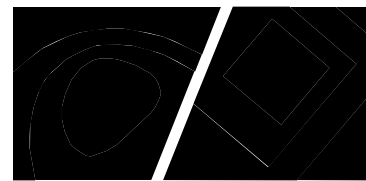
## SPS PARKING PLAN - 06 SIXTH FLOOR

 $1'' = 10'-0''$ 

1



**SEVENTH FLOOR PARKING**  
**TOTAL SPACES: 80**  
STANDARD SPACES: 79  
ADA SPACES: 1



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Client:



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VENTURES

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Project:

## RALEIGH IRON WORKS PHASE 1

Vicinity map:



Seal:

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CONSTRUCTION

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3	05.30.2019	RESPONSE TO COMMENTS
4	07.22.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS

Title:

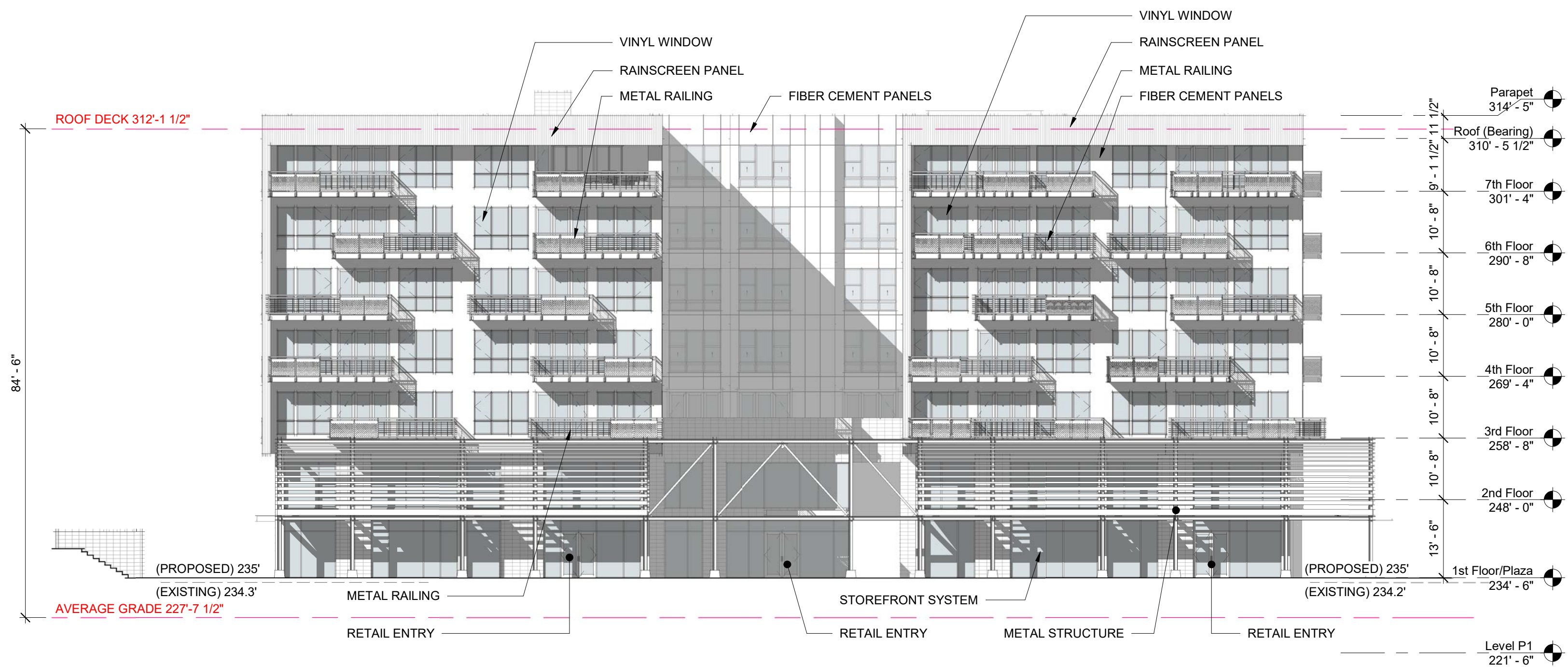
### PARKING PLAN

Project number: C17018 Sheet:

Date: 10.04.2017

Drawn by: CL, KW

Approved by: JF



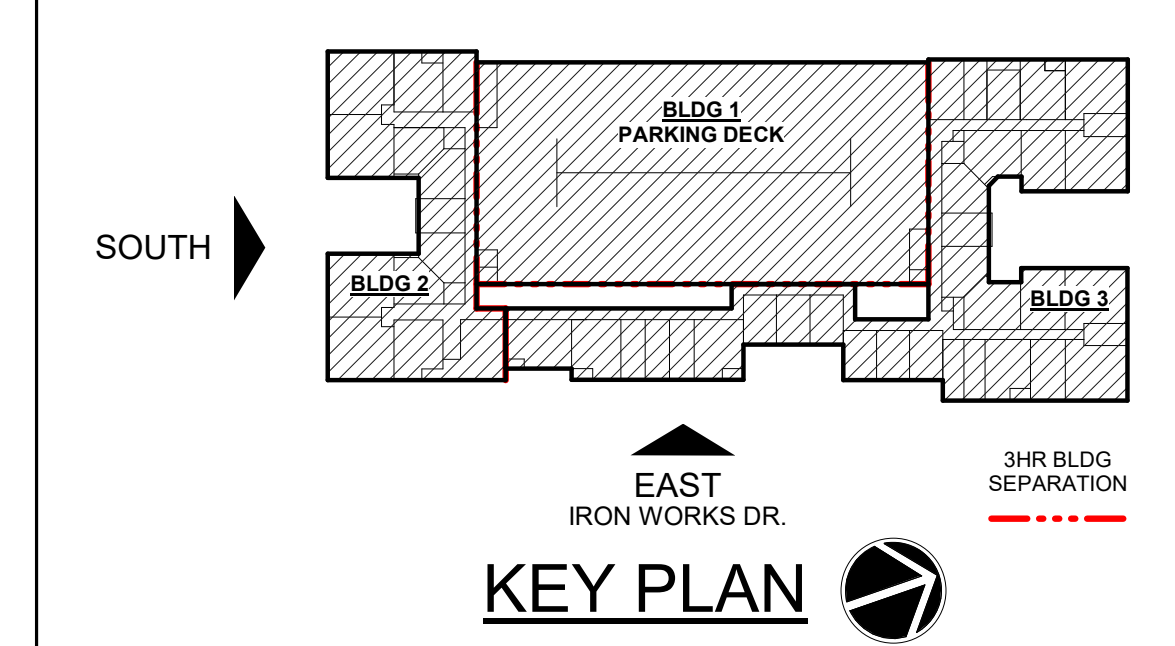
CX-7-PL

South Elevation  
1/16" = 1'-0" 2



CX-7-PL

East Elevation (Iron Works Drive)  
1/16" = 1'-0" 1

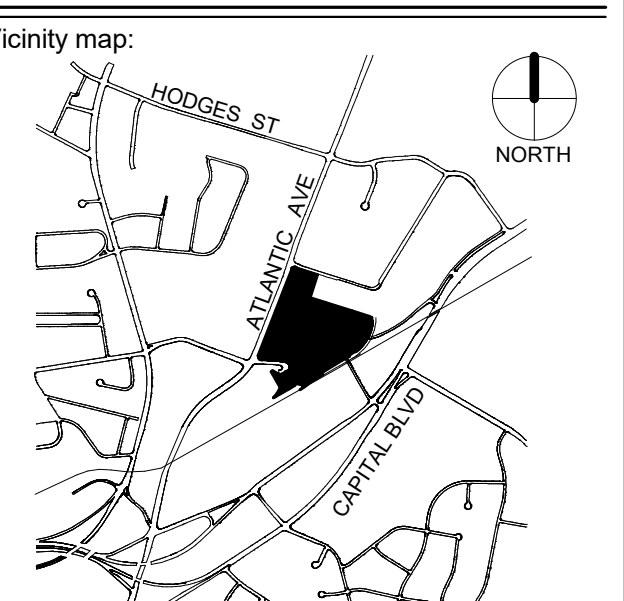


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Architects:  
**CLINE DESIGN**  
**S9**  
ARCHITECTURE

Client:  
**GRUBB VENTURES**  
3600 GLENWOOD AVENUE  
RALEIGH, NC 27612  
T: 919.786.9905

Project: **RALEIGH IRON WORKS PHASE 1**



Seal:  
  
PRELIMINARY - DO NOT  
USE FOR  
CONSTRUCTION

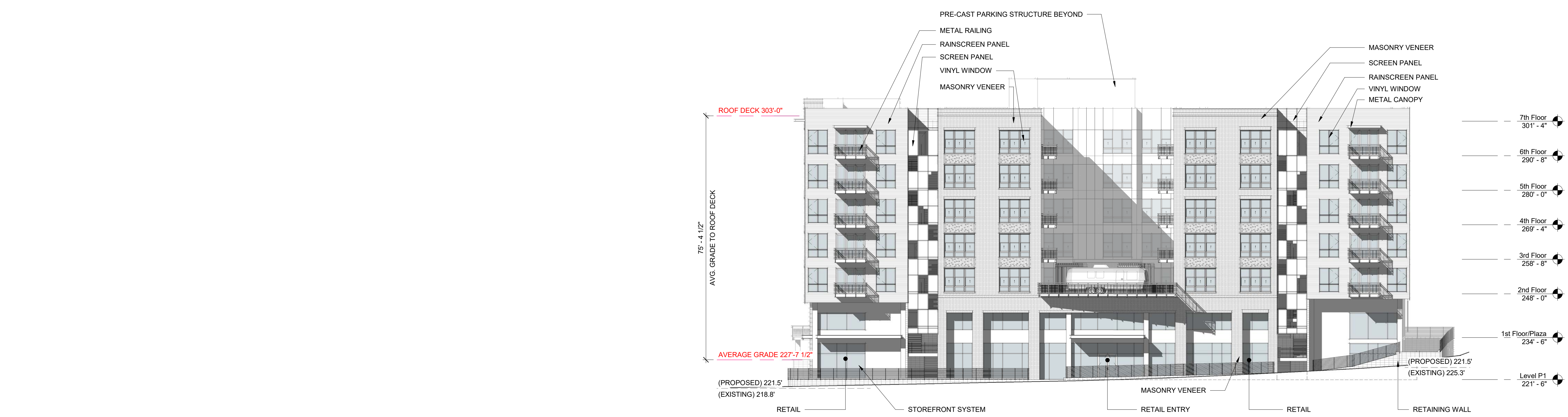
Issued for:  
**ADMINISTRATIVE SITE**

No.	Date	Description
1	12.21.2017	RESPONSE TO COMMENTS
2	05.30.2018	RESPONSE TO COMMENTS
3	05.30.2019	RESPONSE TO COMMENTS
4	07.22.2019	RESPONSE TO COMMENTS
5	12.12.2019	RESPONSE TO COMMENTS

Title:  
**RESIDENTIAL ELEVATIONS**

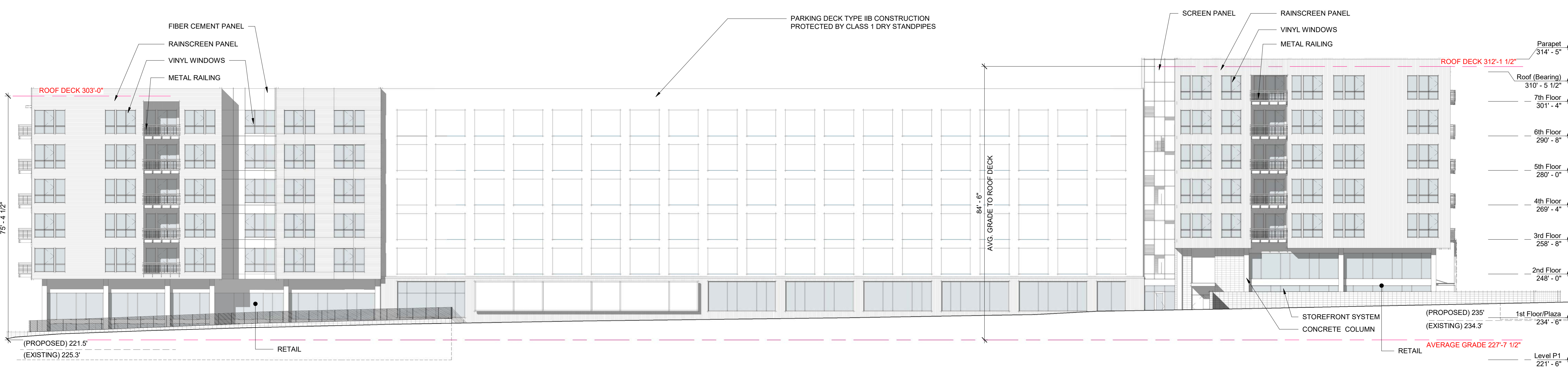
Project number: C17018 Sheet:  
Date: 10.04.2017  
Drawn by: KW  
Approved by: JF

**A2.1**



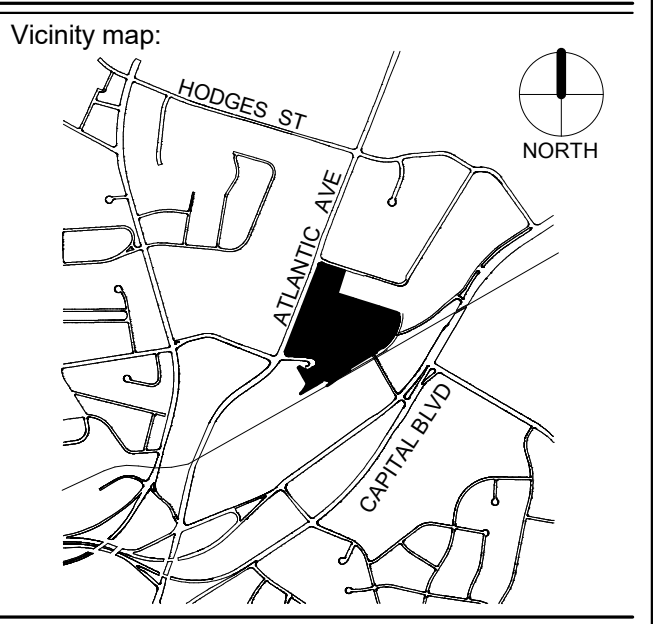
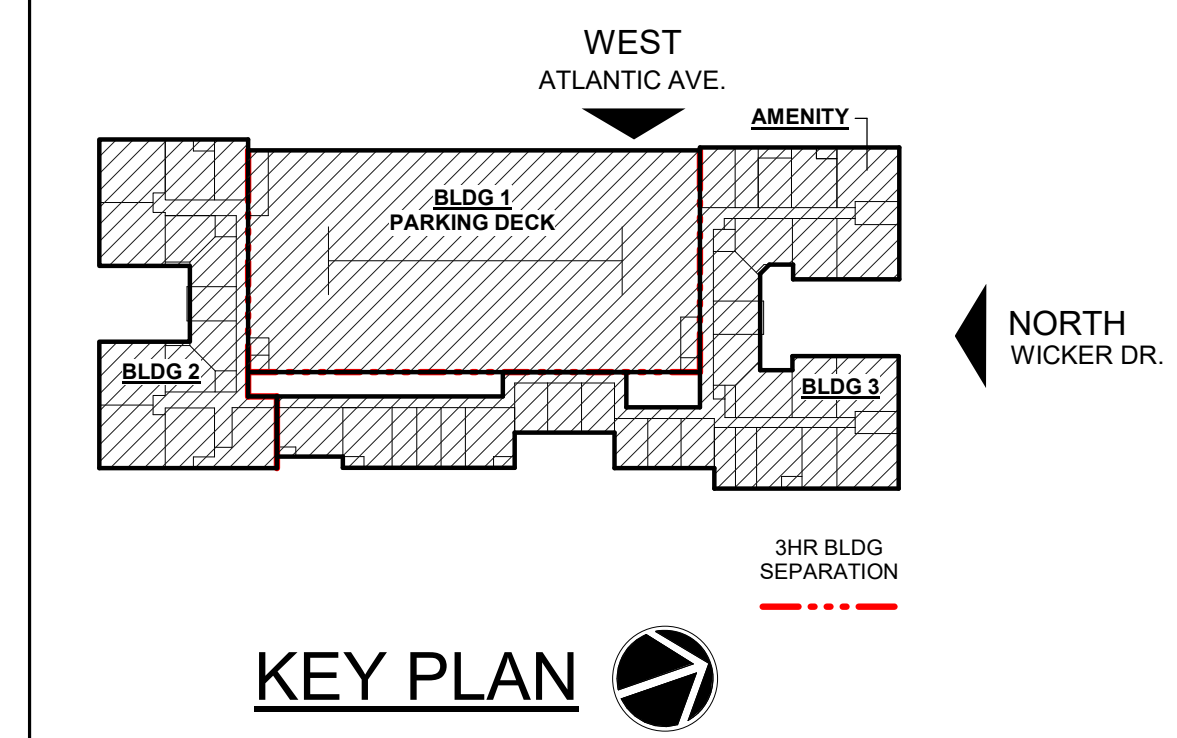
CX-7-PL

North Elevation 2  
1/16" = 1'-0"



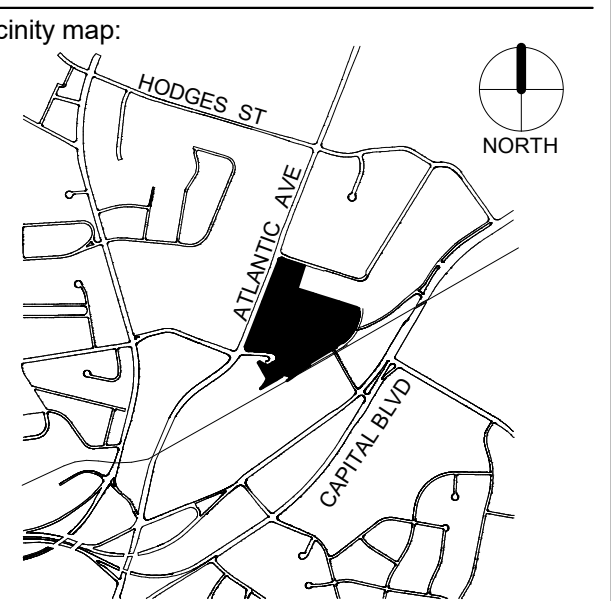
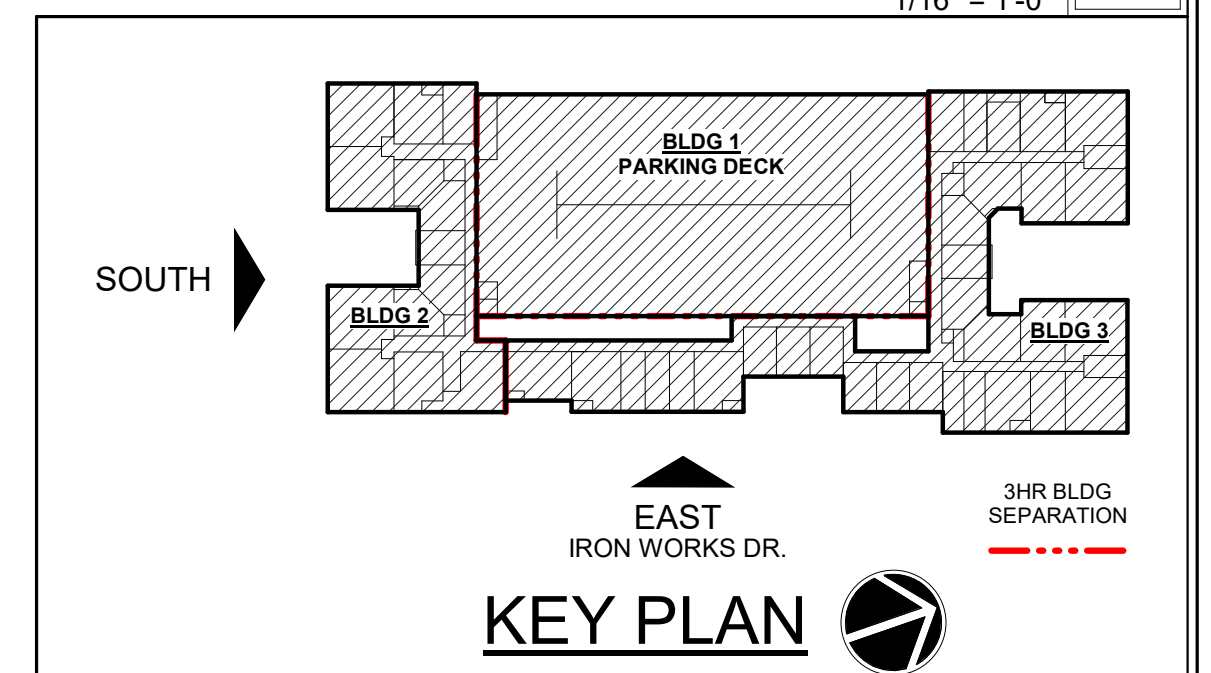
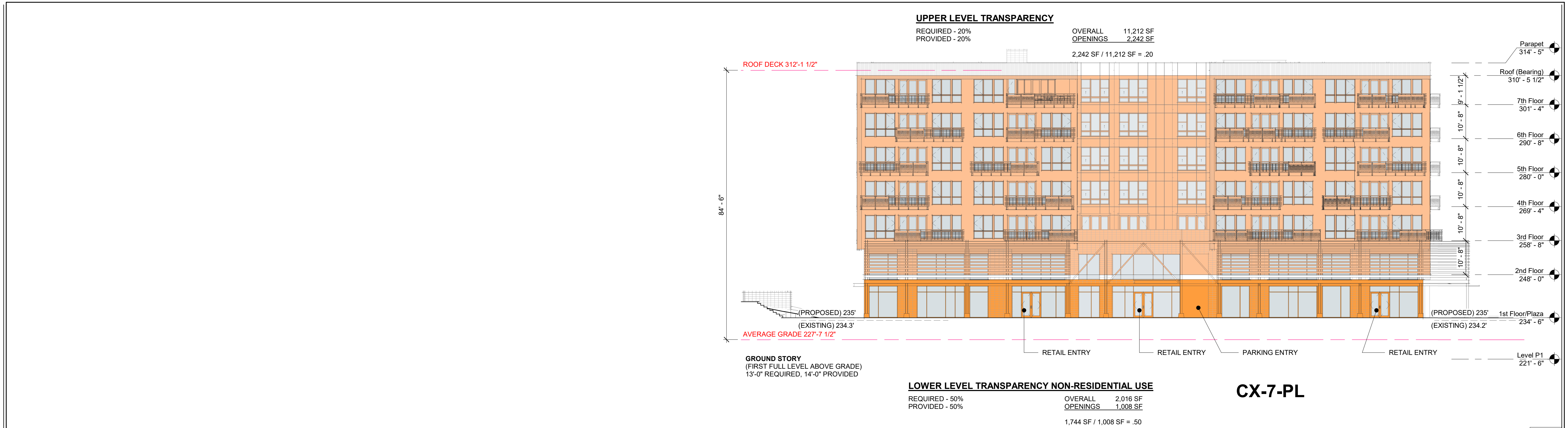
CX-7-PL

West Elevation (Atlantic Avenue) 1  
1/16" = 1'-0"



Issued for:

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4	07.22.2019	RESPONSE TO COMMENTS
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5	12.12.2019	RESPONSE TO COMMENTS

UPPER LEVEL TRANSPARENCY

REQUIRED - 20%	OVERALL	9,851 SF
PROVIDED - 20%	OPENINGS	1,970 SF
		1,9970 SF / 9,851 SF = .20



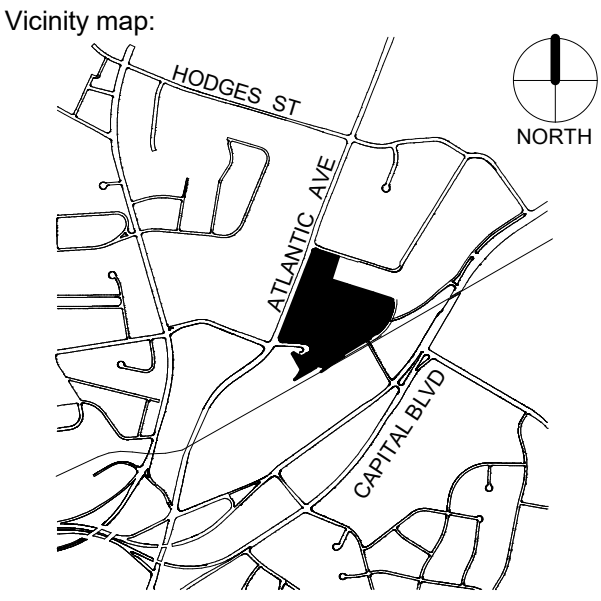
LOWER LEVEL TRANSPARENCY NON-RESIDENTIAL USE

REQUIRED - 50%	OVERALL	2,184 SF
PROVIDED - 50%	OPENINGS	1,092 SF
		1,092 SF / 2,184 SF = .50

CX-7-PL

North Elevation  
1/16" = 1'-0"

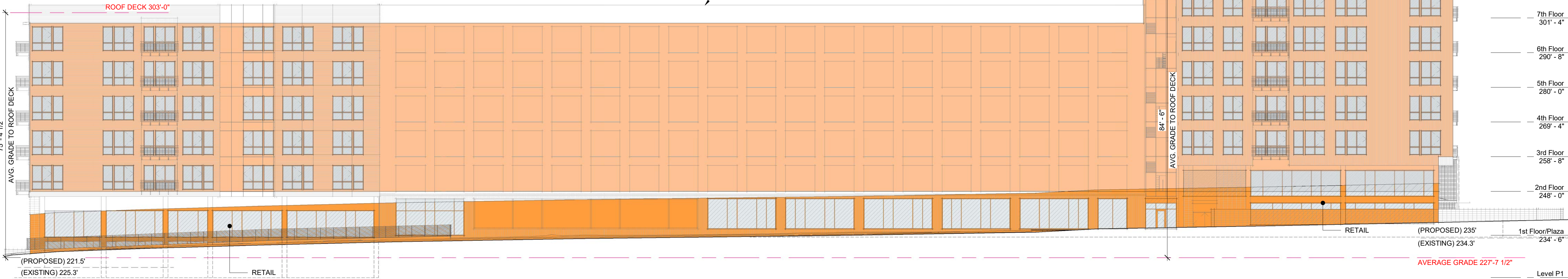
2



UPPER LEVEL TRANSPARENCY

REQUIRED - 20%	OVERALL	23,640 SF
PROVIDED - 20%	OPENINGS	4,659 SF
		4,659 SF / 23,640 SF = .20

PARKING DECK TYPE IIB CONSTRUCTION  
PROTECTED BY CLASS 1 DRY STANDPIPES



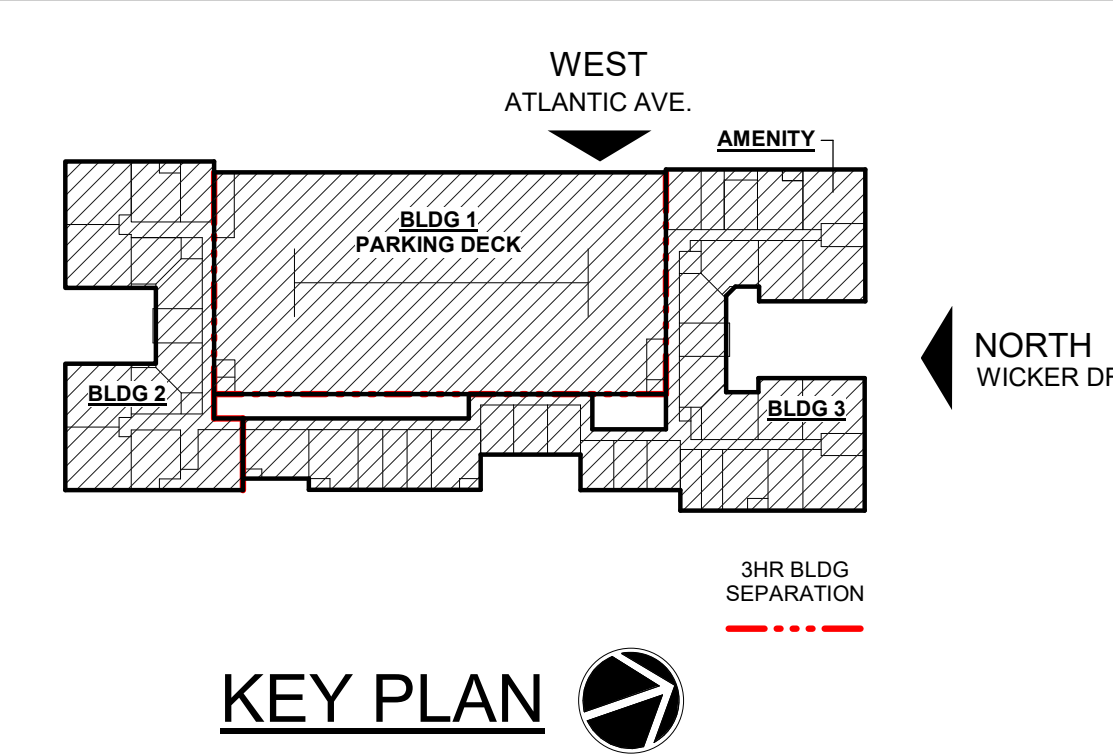
LOWER LEVEL TRANSPARENCY NON-RESIDENTIAL USE

REQUIRED - 50%	OVERALL	5,156 SF
PROVIDED - 50%	OPENINGS	2,578 SF
		2,578 SF / 5,156 SF = .50

CX-7-PL

West Elevation Diagram (Atlantic Avenue)  
1/16" = 1'-0"

1



PRELIMINARY - DO NOT  
USE FOR  
CONSTRUCTION

ADMINISTRATIVE SITE

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5	12.12.2019	RESPONSE TO COMMENTS

RESIDENTIAL  
TRANSPARENCY  
DIAGRAMS

Project number: C17018 Sheet:  
Date: 10.04.2017  
Drawn by: KW  
Approved by: JF

A2.4