



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Alteration to previously approved COA: including south elevation and galleria storefront / service door rearrangements; parking garage screen material revisions; changing precast to metal panel for industrial grid cladding; changing metal mesh to corrugated perforated material; altering the galleria ceiling profile and material; loggia revisions including brick selection and louver location

410 Glenwood Ave

Address

Historic District

(former) Pine State Creamery

Historic Property

COA-0148-2025

Certificate Number

12/3/2025

Date of Issue

6/3/2026

Expiration Date

This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, _____

Collette K

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature:



Minor work (staff review) – one copy

Major work (COA committee review) – ten
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of
approval

Office Use Only

Transaction #: _____

File #: **COA-0148-2025**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address

Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>71, 89</u>
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/>	

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
		See attached

Minor Work Approval (office use only)	
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until <u>06/03/2026</u> .	
Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.	
Signature (City of Raleigh) <u>Collette K</u>	Date <u>12/03/2025</u>

Pine State Creamery

Material and Detail Modifications to Previously-Approved COA

Summary of Historical Significance:

1. The Raleigh Historic Landmark Application identifies the 1928 original building as the historically-significant component of the Pine State Creamery complex.
2. The National Register Nomination *is* the Raleigh Historic Landmark Designation Report:
 - The NR Nomination establishes the period of significance for the property as 1928-1947.
 - The NR Nomination relates the architectural significance of Pine State Creamery to its prominence in the streetscape, particularly at the Glenwood/Tucker intersection:
"Both the five-bay north façade and the six-bay west façade along Glenwood Avenue are of equal importance, united by a three-story tower at the corner."
"The Pine State Creamery is an imposing and well-preserved Art Moderne industrial plant, a landmark of the era when industrial buildings had an architectural presence on urban thoroughfares."
The nomination highlights the crenellated parapet and tower as the primary architectural feature:
"The chief architectural interest of the building is concentrated at the roofline, where a crenellated parapet with concrete coping extends above the flat, built-up roof. Pilasters extend through the second story to the parapet, terminating in concrete cartouches of Moderne design. At the street corner, a third story tower steps back from the wall plane, with corner buttresses with similar cartouches and a crenellated roof line with blind bull's eye brickwork designs in each of the two tower faces."
 - The NR Nomination describes the remainder of the complex as:
"The additions are unobtrusive, leaving the original building as the most prominent feature of the streetscape."

Summary of Phased Development:

There are two separate phases of work included within the previously-approved COAs:

1. Phase 1 will include a residential tower to the south of the historic Creamery that is not included within the RHL boundary. A loggia attached to the north side of this residential tower and a portion of the parking deck located on the east side of the residential tower are included within the RHL boundary. Additionally, an outdoor courtyard located between the south wall of the historic Creamery and the new residential tower is also included within the RHL boundary.
2. A future Phase 2 will include a second tower and the outdoor spaces to the east of the historic Creamery.

This Minor COA Application addresses miscellaneous alterations to the materials and details for the parking garage elevations and the street level storefronts at the base of the parking garage, galleria, and loggia:

1. Street level storefront / service door rearrangements at South Elevation (North St)
2. Material revisions at parking garage screen – South Elevation (North St) + East Elevation (RR):
 - Metal panel in lieu of precast for the cladding of the industrial grid (parking garage levels only)
 - Corrugated perforated material in lieu of expanded metal mesh for the parking garage screening
3. Street level storefront rearrangements at the galleria
4. Galleria ceiling revisions:
 - Flat in lieu of shaped profile
 - Synthetic stucco in lieu of precast concrete for the ceiling finish
5. Material revisions at the loggia (north side of residential building):
 - Buff colored brick in lieu of glazed blue brick and steel railing at the roof fascia
 - Louver band shifted from building wall to loggia fascia

It is understood that all other conditions of approval as outlined in the December 09, 2021 Decision Letter remain in effect.

Material/Detail Modifications at South Elevation (North St) + East Elevation (RR)

Summary of street level storefront / service door rearrangements at South Elevation (North St):

1. The previously-approved elevation included a vehicular garage entry in the east bay, utility/equipment room in the center bay, and a commercial storefront in the west bay. Based on the final engineering for the project, the center and west bays are both required to accommodate equipment and will require overhead door access.
 - The brick and concrete frame and the three associated storefront bay sizes remain consistent with the previously-approved COA.
 - The storefront elevation for these two bays has been revised to include a mix of overhead doors and storefronts in both bays to provide required service access while maintaining an equivalent amount of glazing as shown in the previously-approved COA.

Summary of material revisions at parking garage screen – South Elevation (North St) + East Elevation (RR):

1. The industrial grid has been revised from precast concrete to painted metal panel. As shown in the comparative elevations for the previously-approved and currently proposed elevations, the overall massing, dimensions, and color range of the industrial grid will be generally consistent with the previously-approved COA:
 - The rectangular profiles and widths of the grids (3'-0" for primary and 1'-6" for secondary) match the previously-approved design.
 - Due to manufacturing limitations, the proposed depth of the frame decreases from 12" to 10".
 - The 3" diameter tie rod is visually consistent with the previously-approved COA.
2. The mesh screening has been revised from expanded metal to perforated corrugated metal:
 - The level of transparency is generally consistent with the previously-approved COA.
 - The color is consistent with the previously-approved COA.

Documentary materials and samples:

1. Side-by-side rendered elevations for the previously-approved and currently proposed elevations + enlarged elevations illustrate these modifications. *Note that the proposed elevations represent the reduction in height as approved per COA-0018-2025.*
2. Side-by-side photos of the previously-approved renderings and local installations of the proposed mesh illustrate comparative day and night conditions.
3. Architectural drawing 1/A3.91 illustrates the street level storefront at the South Elevation (North St). Architectural drawings 2, 3, 4, and 5/A8.51 illustrate the wall sections through the storefront and overhead doors + door schedule A11.02 confirms door sizes per Condition #4 of the December 09, 2021 Decision Letter.
4. Architectural drawing A3.90 illustrates a typical parking garage screen bay at the South Elevation (North St) + East Elevation (RR). Shop drawing sheets G100, 1.00, 1.01, and 1.02 illustrate the details for the parking garage grid, mesh, and tie rod.
5. A graphic material key shows material colors and selections for the building.
Material samples and colors will be delivered to the RHDC office.

Comparative Views of Parking Garage Mesh

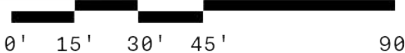
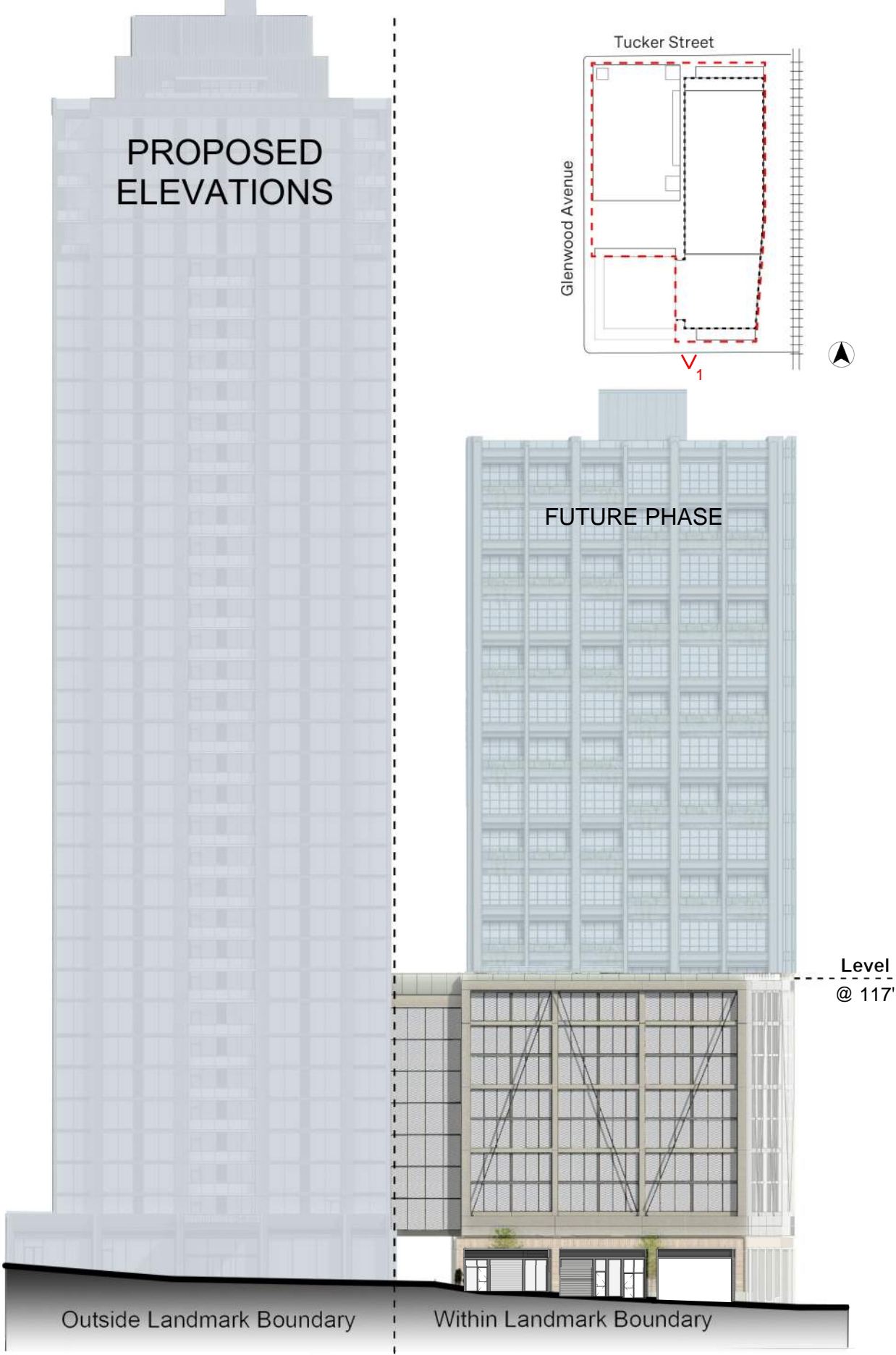
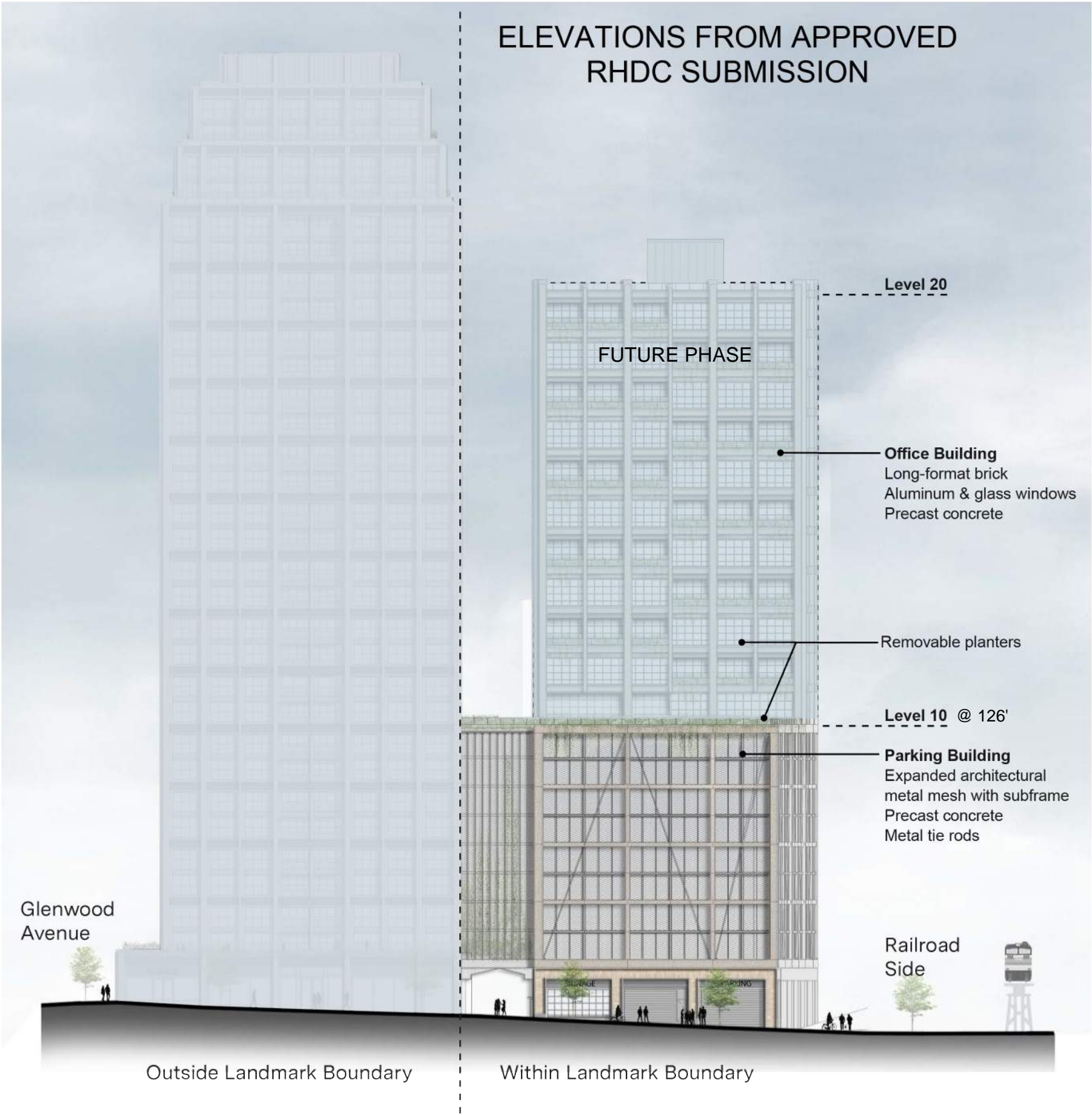


Daytime view of previously-approved rendering (left) and proposed mesh installed at Peace St / West St



Nighttime view of previously-approved rendering (left) and proposed mesh installed at Peace St / West St

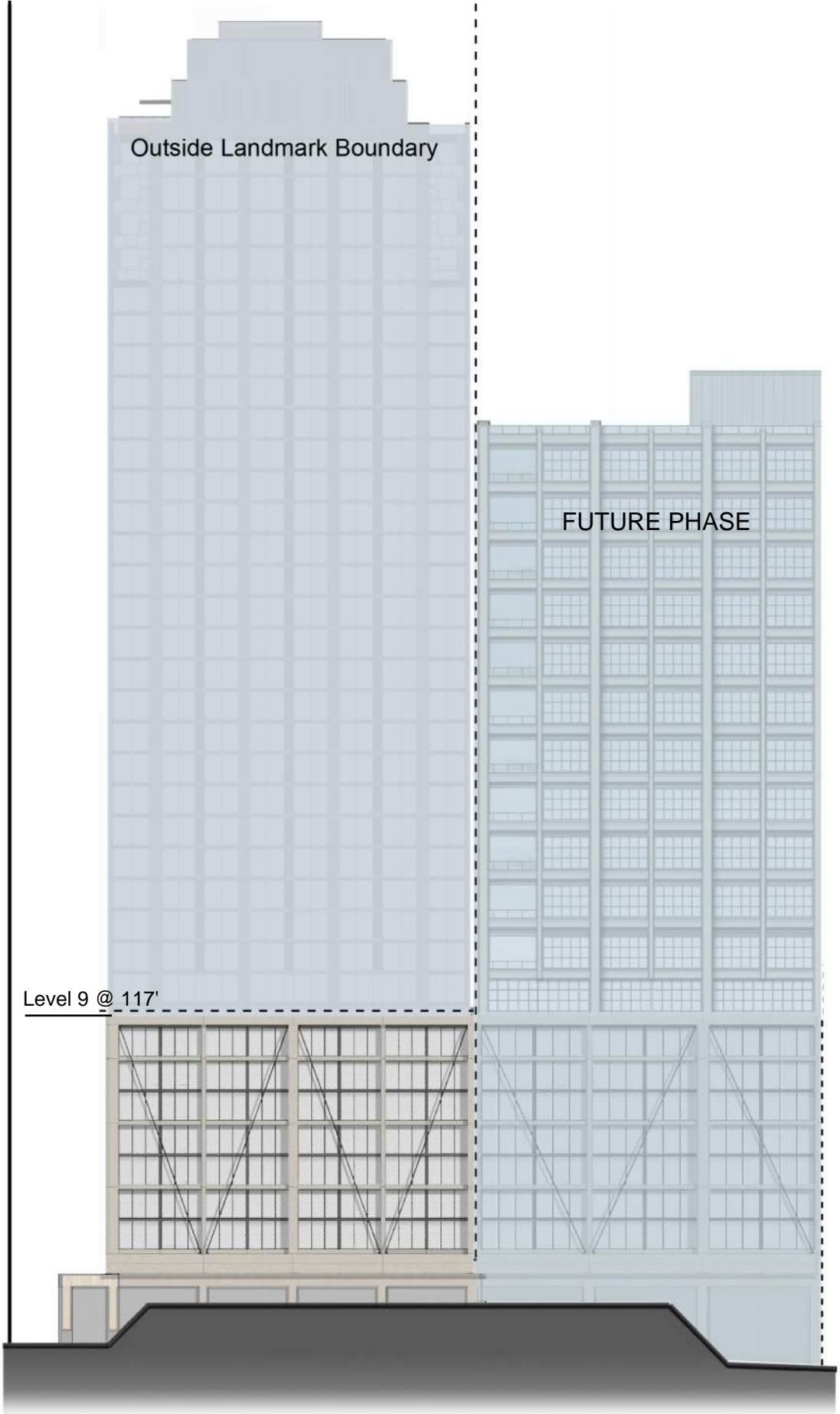
South Elevation (North St.)



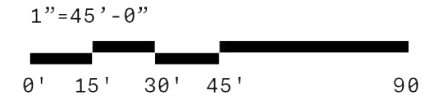
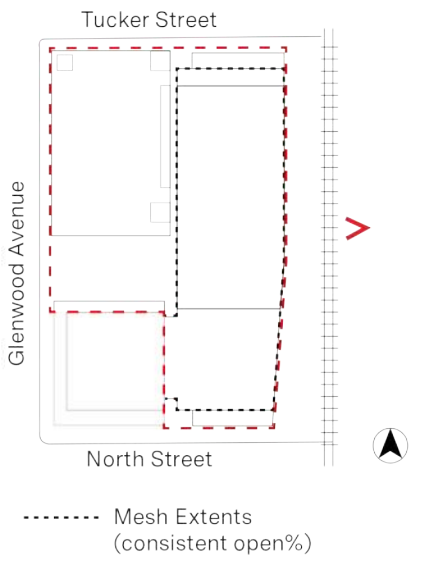
East Elevation



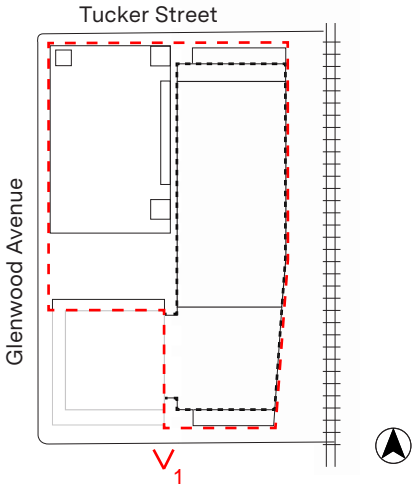
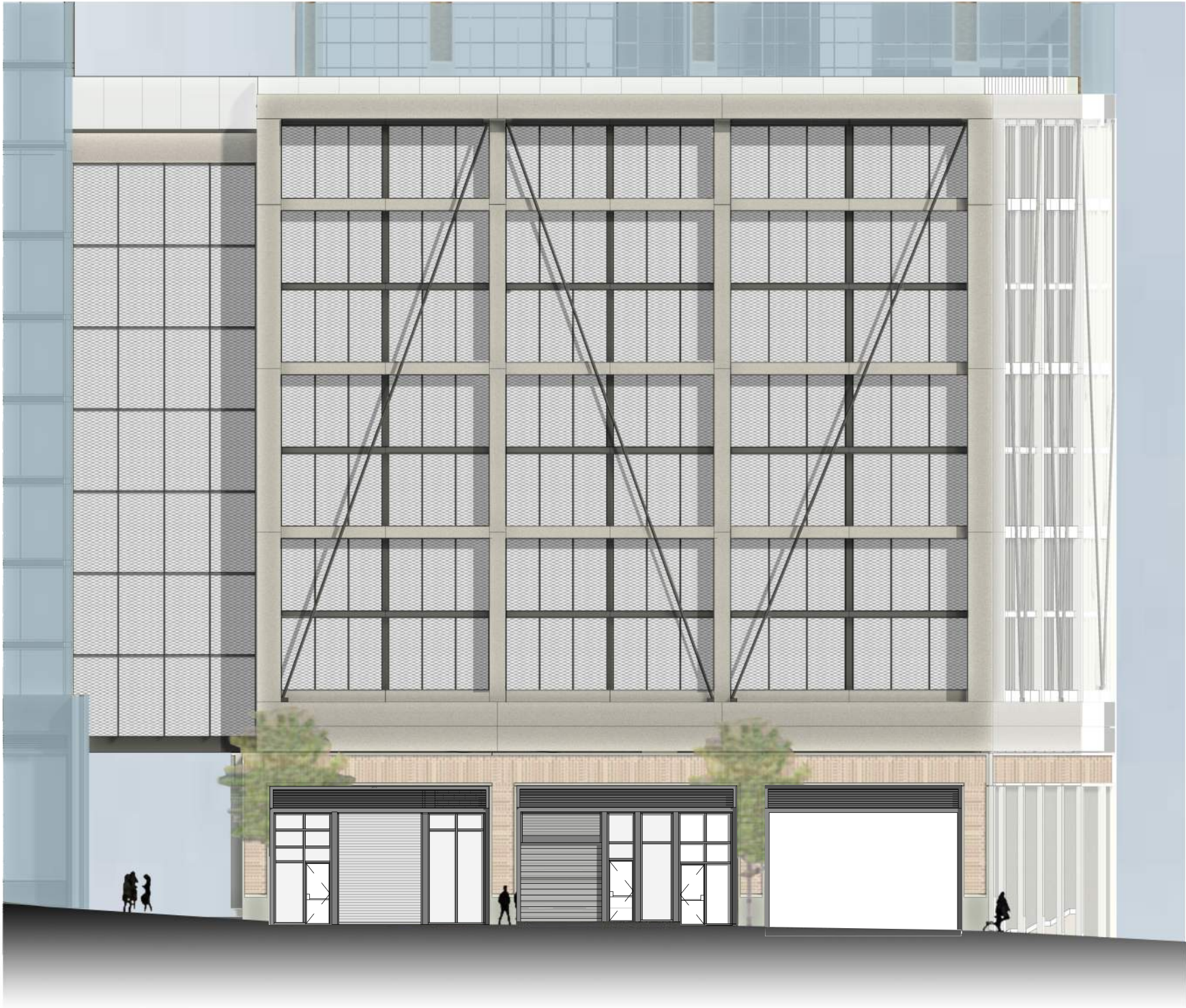
ELEVATIONS FROM APPROVED RHDC SUBMISSION



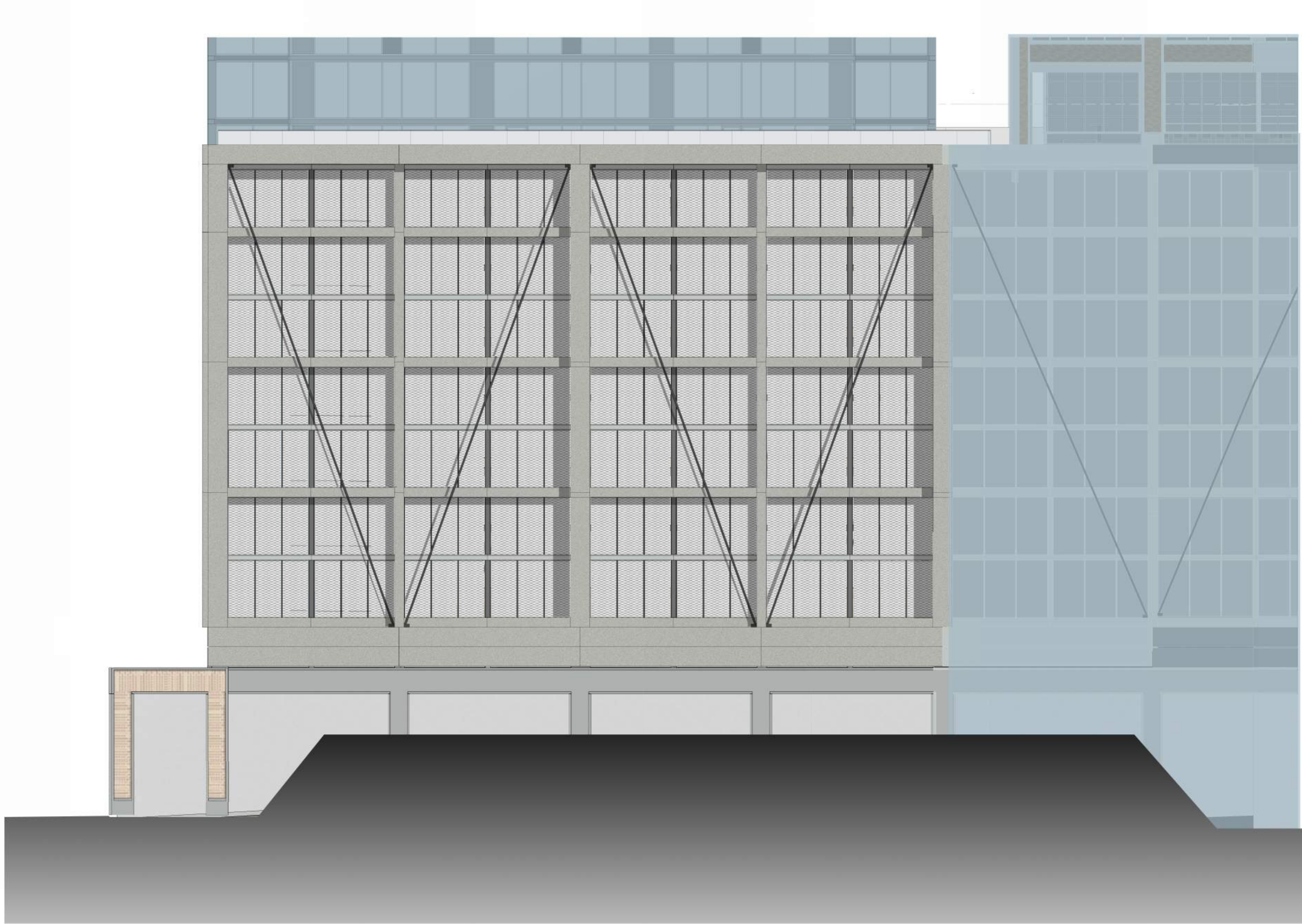
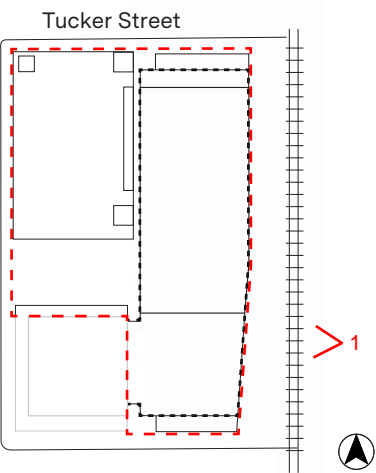
PROPOSED ELEVATIONS



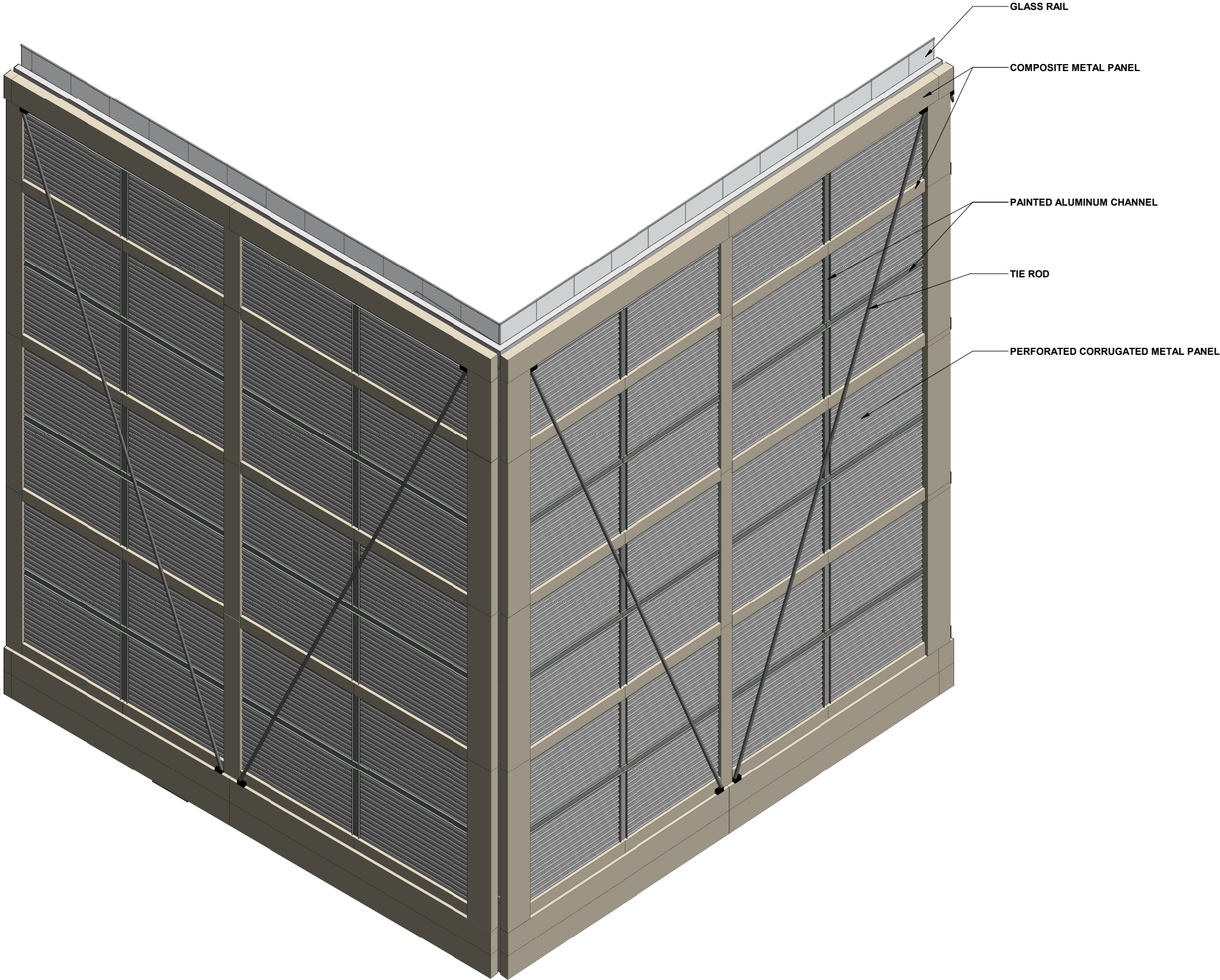
South Elevation (North St.)

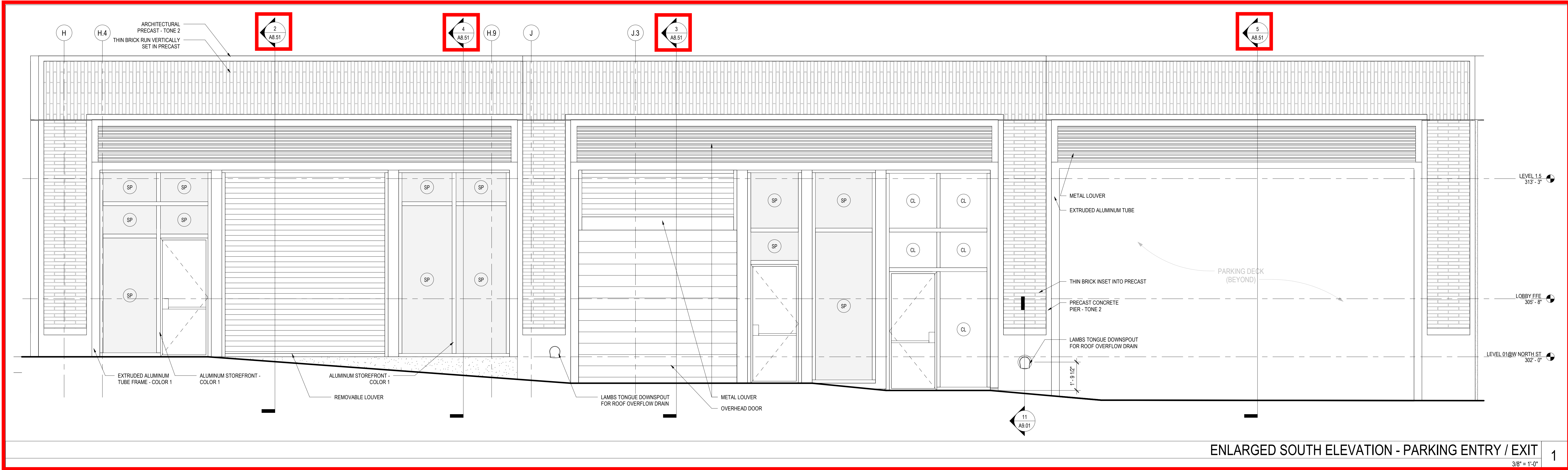


South Elevation (North St.)

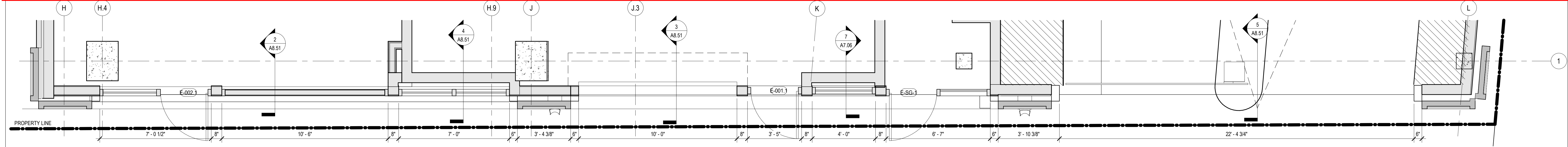


Parking Screen

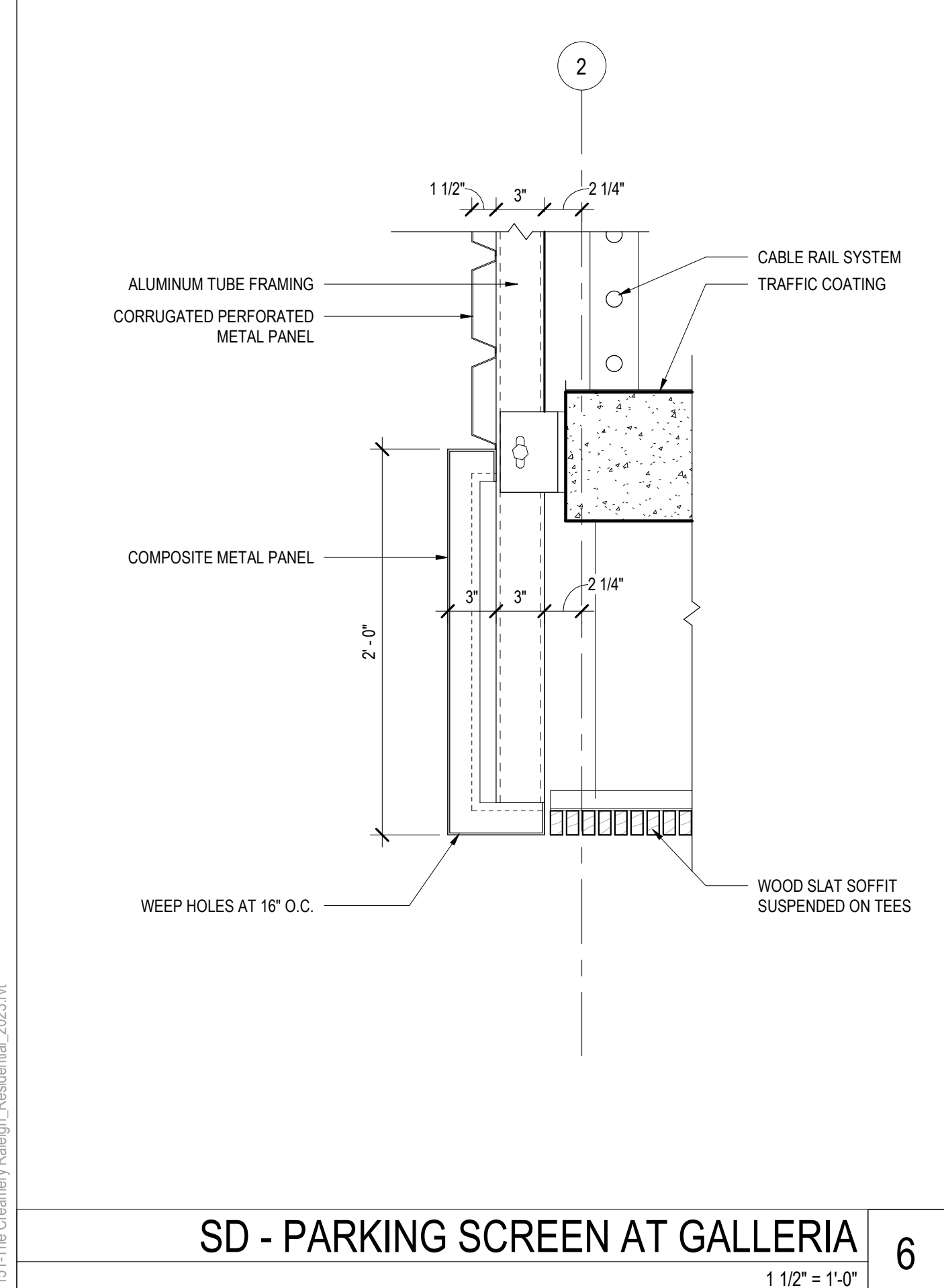




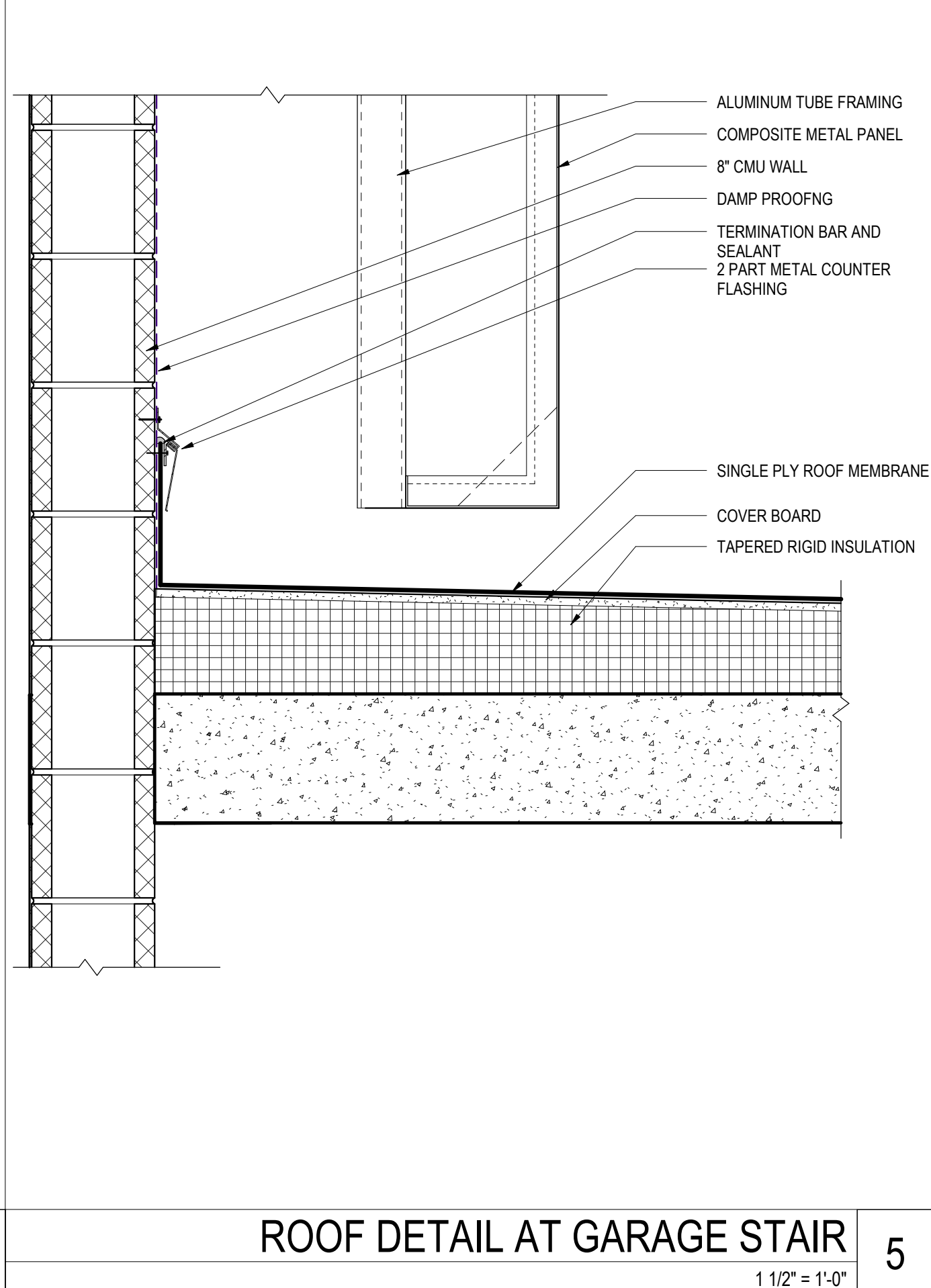
ENLARGED SOUTH ELEVATION - PARKING ENTRY / EXIT 1
3/8" = 1'-0"



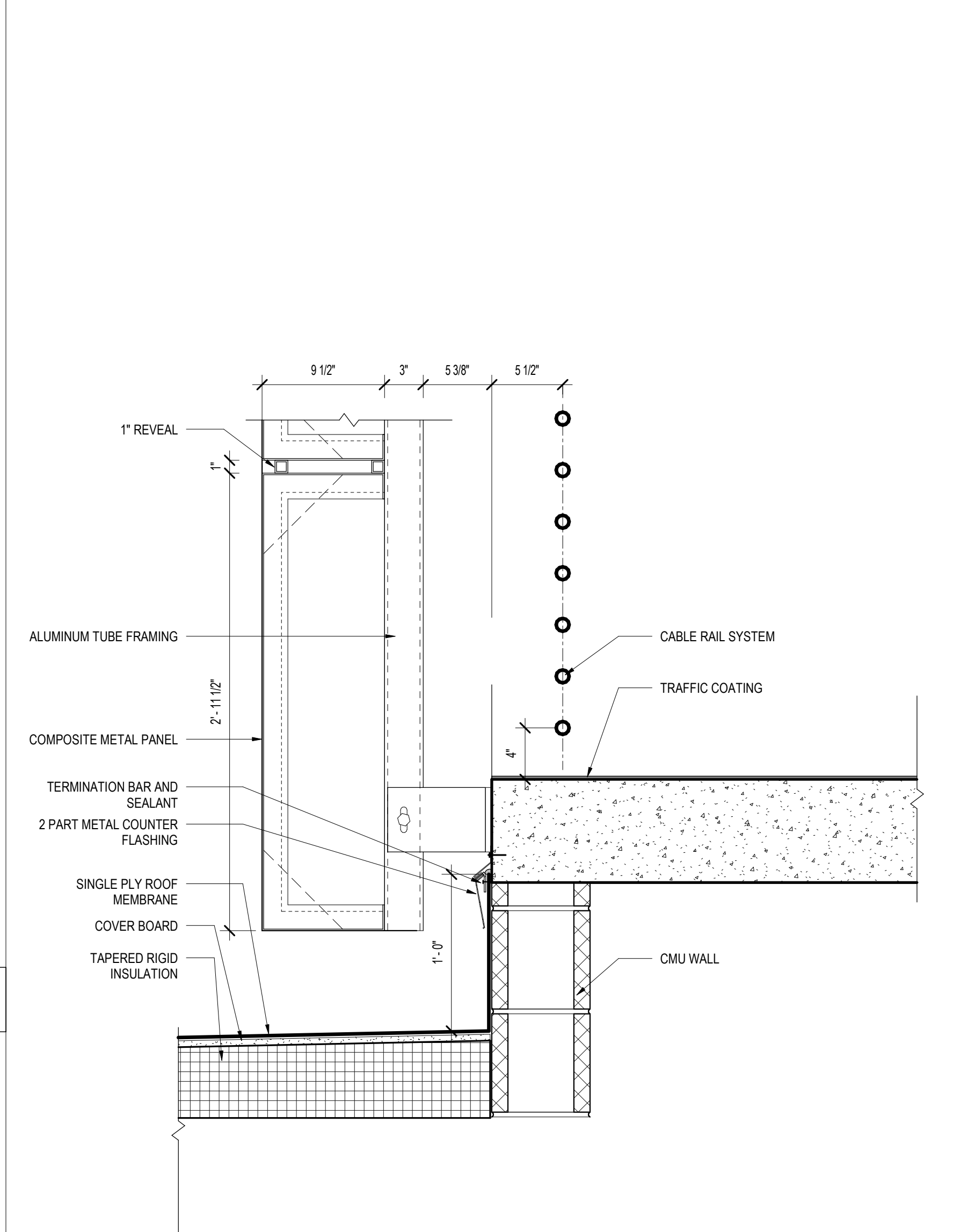
ENLARGED FLOOR PLAN - PARKING ENTRY / EXIT 2
3/8" = 1'-0"



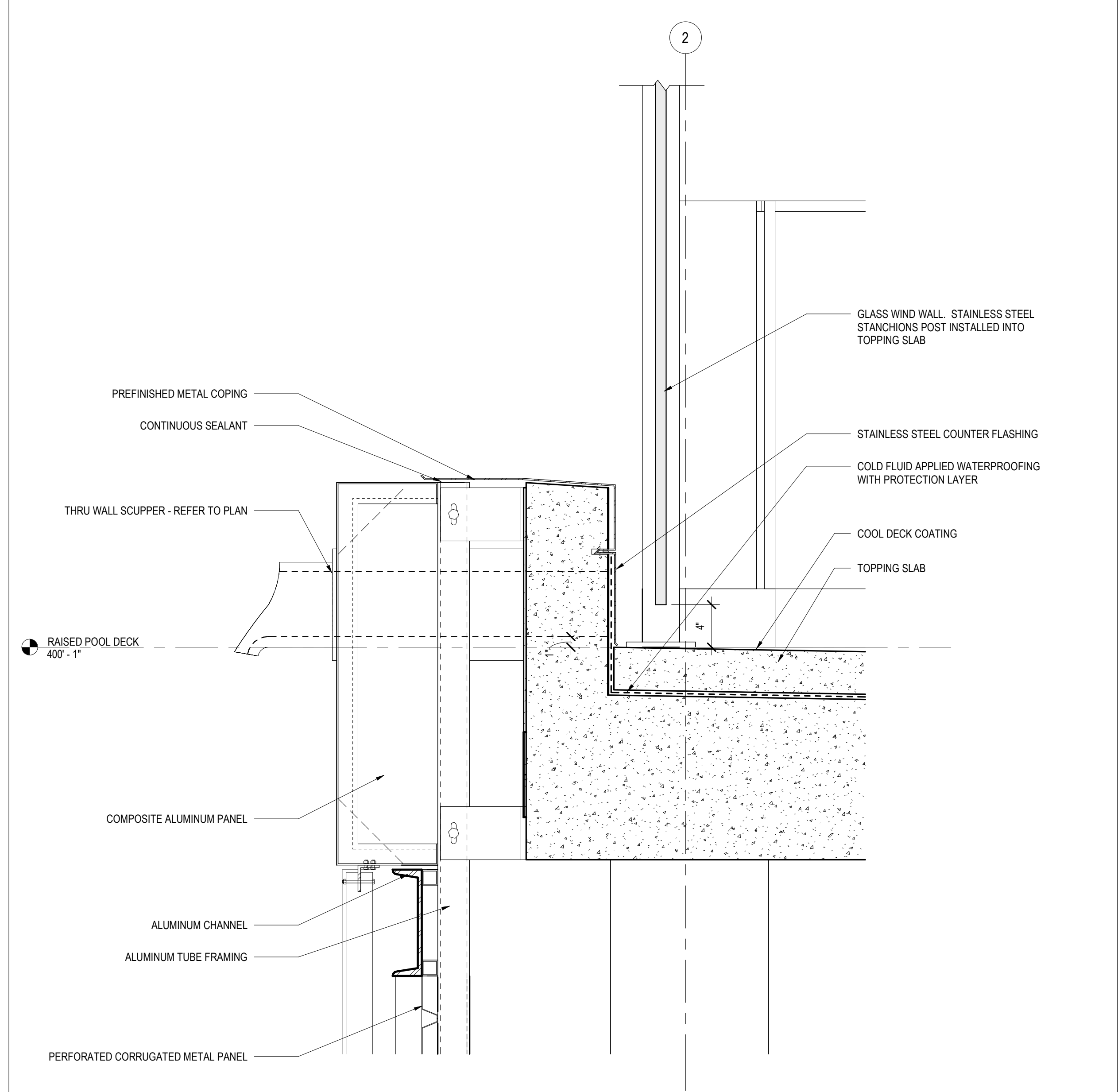
SD - PARKING SCREEN AT GALLERIA 6
1 1/2" = 1'-0"



ROOF DETAIL AT GARAGE STAIR 5
1 1/2" = 1'-0"



ROOF DETAIL AT GARAGE 4
1 1/2" = 1'-0"



ROOF EDGE AT AMENITY DECK 3
1 1/2" = 1'-0"

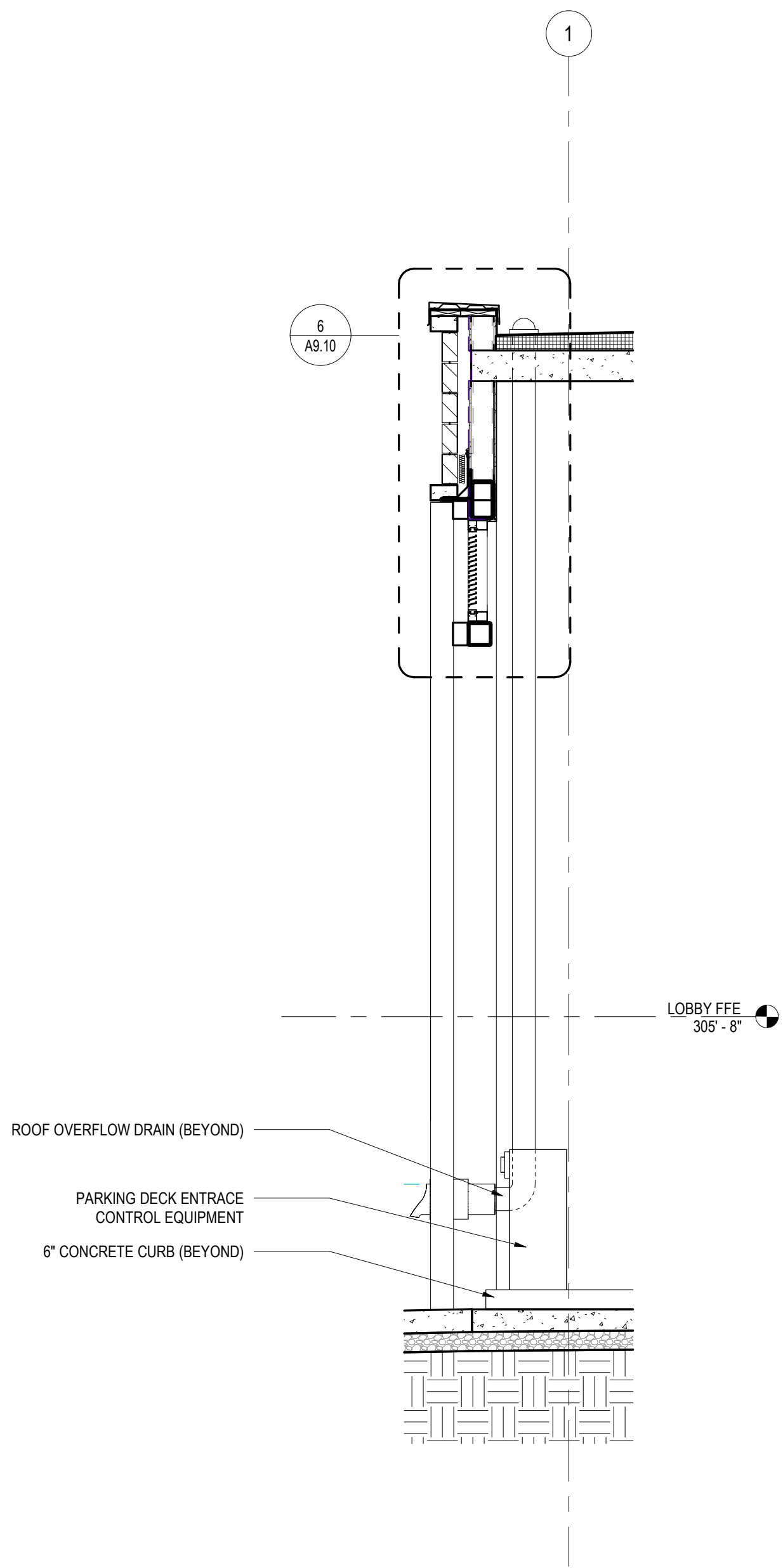
MATERIAL LEGEND

MP1	WINDOW WALL METAL PANEL TYPE 1	RESI PRECAST TONE 1	PRIVACY DIVIDERS
MP2	WINDOW WALL METAL PANEL TYPE 2	PARKING PRECAST TONE 2	EXTERIOR STUCCO PAINTED
SP1	SHADOWBOX PANEL	PARKING STEEL FRAME, PRIMARY - COMPOSITE PANEL COLOR 1	TRAFFIC COATING - RESIDENTIAL TERRACES
G1	TYPICAL VISION GLASS	PARKING STEEL FRAME, SECONDARY COMPOSITE PANEL COLOR 2	SKIM COAT AND PAINT - UNDERSIDE OF CONCRETE TERRACE
G2	SPANDREL GLASS	PARKING CORRUGATED METAL MESH SCREEN	ALUMINUM CURTAINWALL - COLOR 1
G3	GUARDRAIL / WINDOW WALL GLASS	PARKING TIE RODS	ALUMINUM WINDOWWALL - COLOR 1
	THIN BRICK (SET IN PRECAST)	ARCHITECTURAL LOUVER SET IN GLAZING POCKET	EXTRUDED ALUMINUM TUBE - COLOR 1
	BRICK VENEER	COMPOSITE METAL PANEL	PREFINISHED METAL COPING - COLOR 1
			PREFINISHED METAL COPING - COLOR 2

PROJECT:	21151	DATE	
ISSUE:	DD 100% SET	11.03.2023	
	PERMIT SET	11.01.2024	
	GMP SET	05.23.2025	

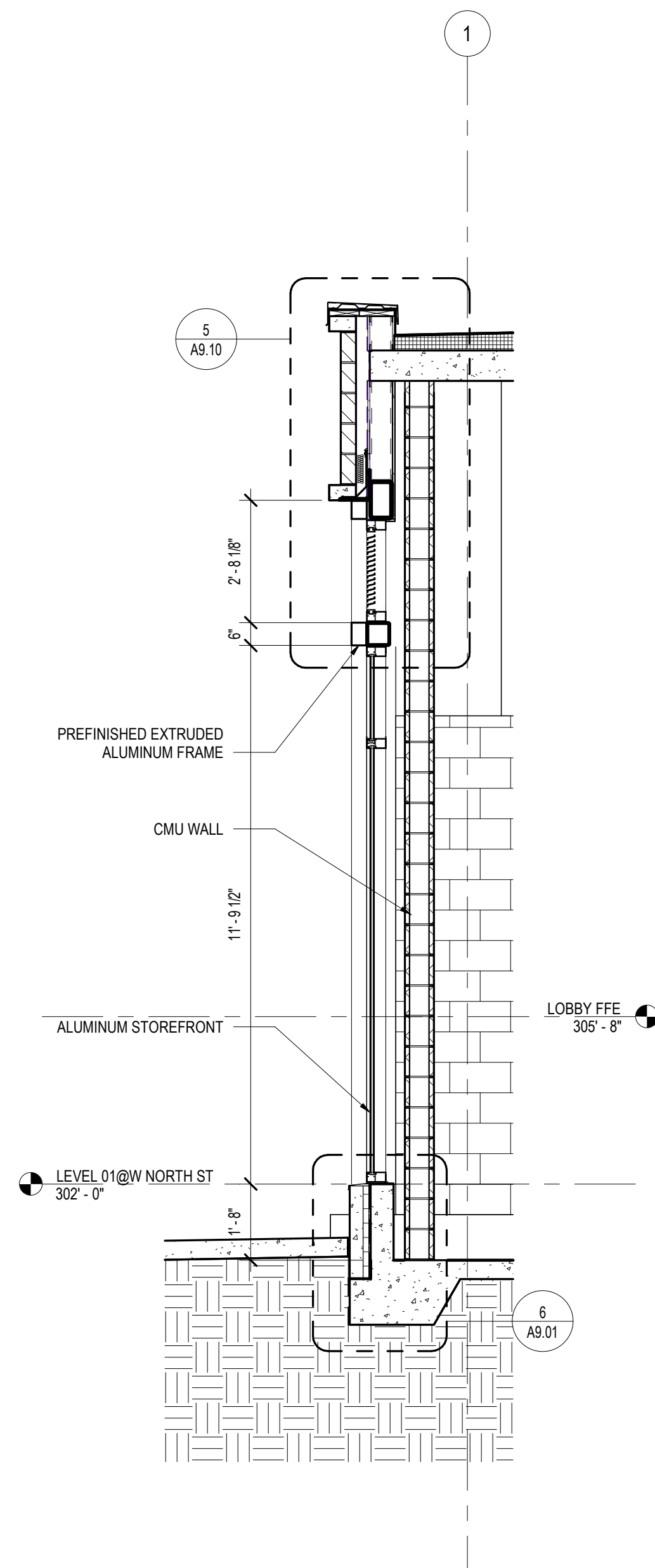
REVISION	DESCRIPTION	DATE

CONTENT: FACADE SYSTEM - ENLARGED PARKING ENTRY / EXIT



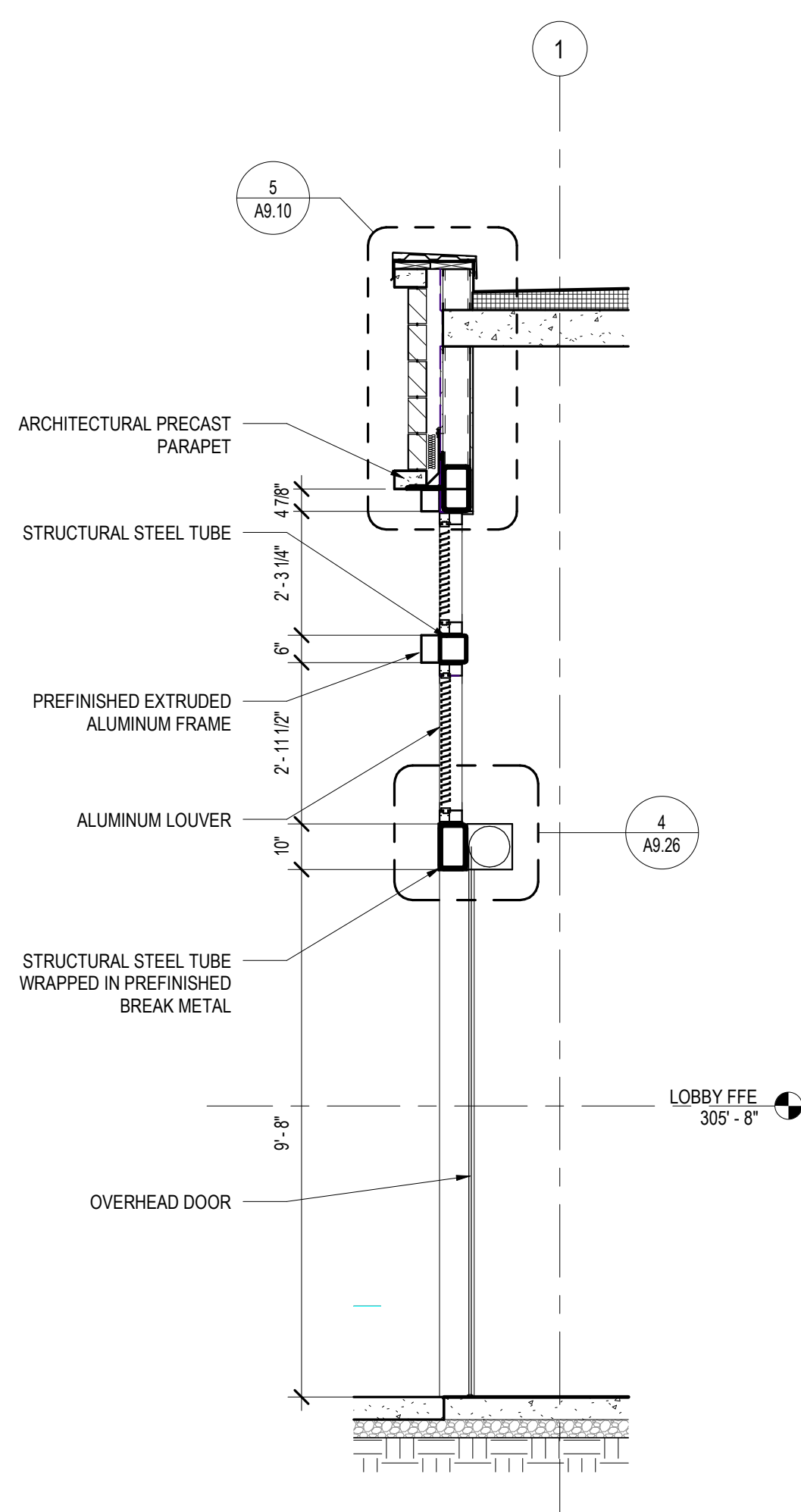
WS AT GARAGE ENTRY
3/8" = 1'-0"

5



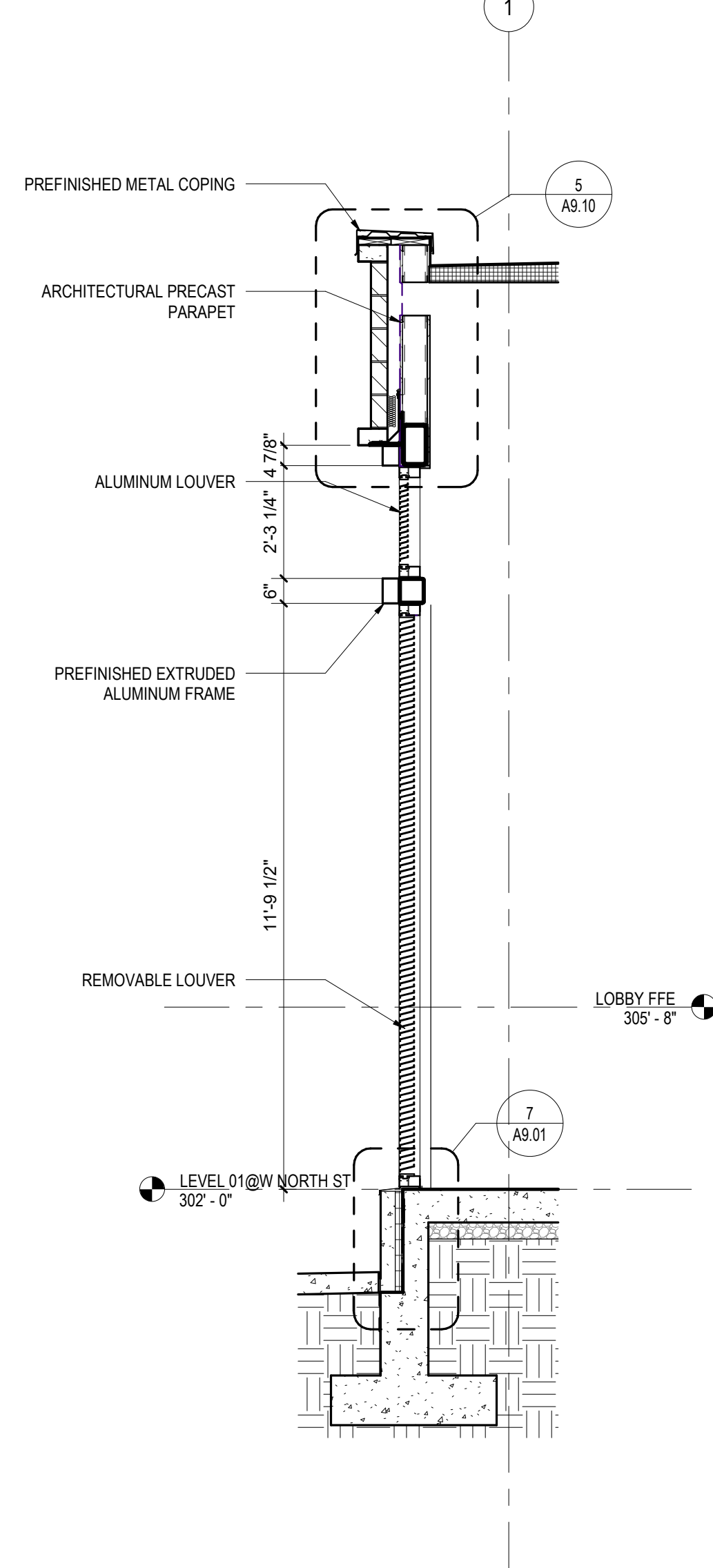
WS AT STOREFRONT
3/8" = 1'-0"

4



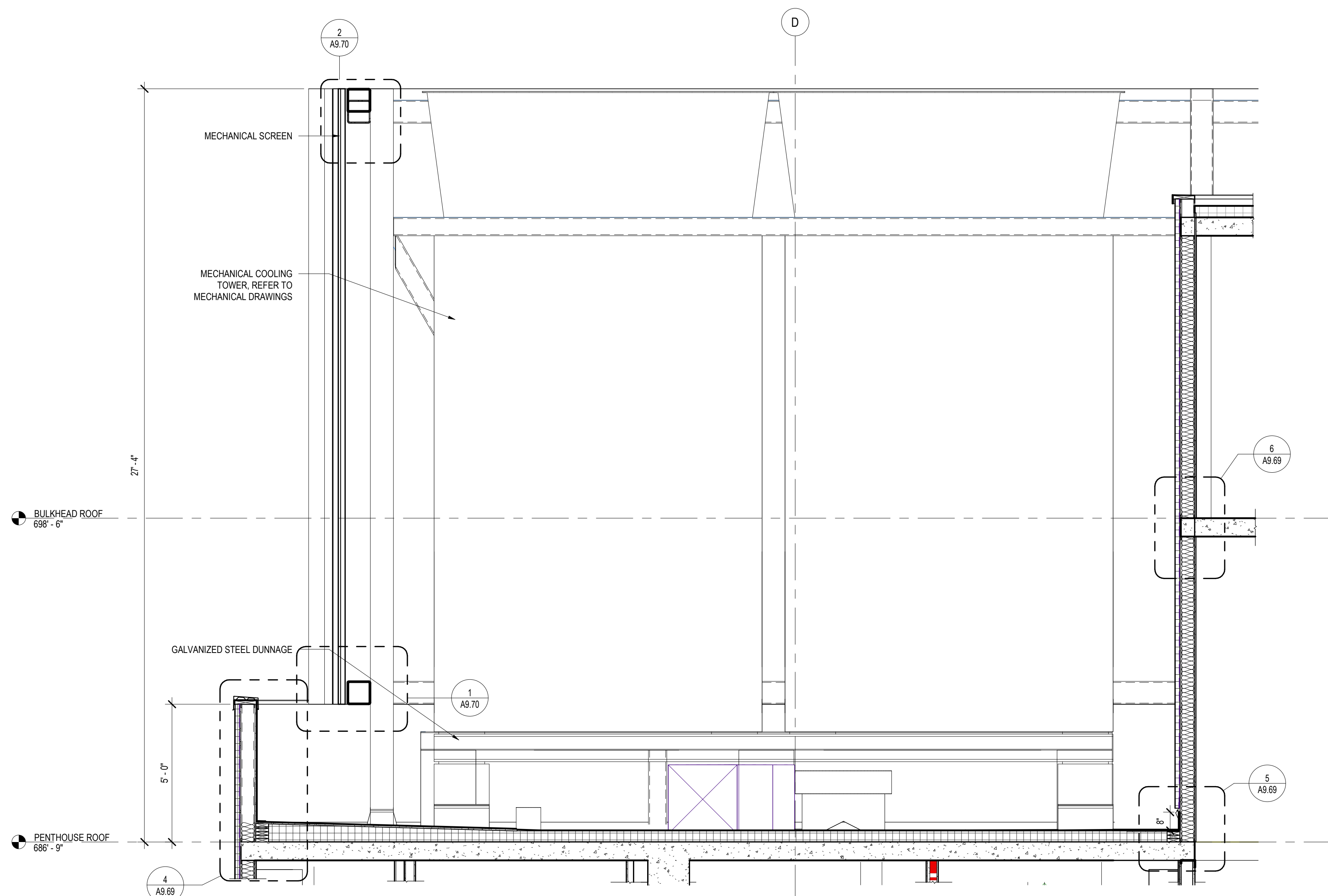
WS AT OVERHEAD DOOR
2/8" = 1'-0"

3



WS AT REMOVABLE LOUVER
2/8" = 1'-0"

2



WS AT ROOF SCREEN
3/8" = 1'-0"

1

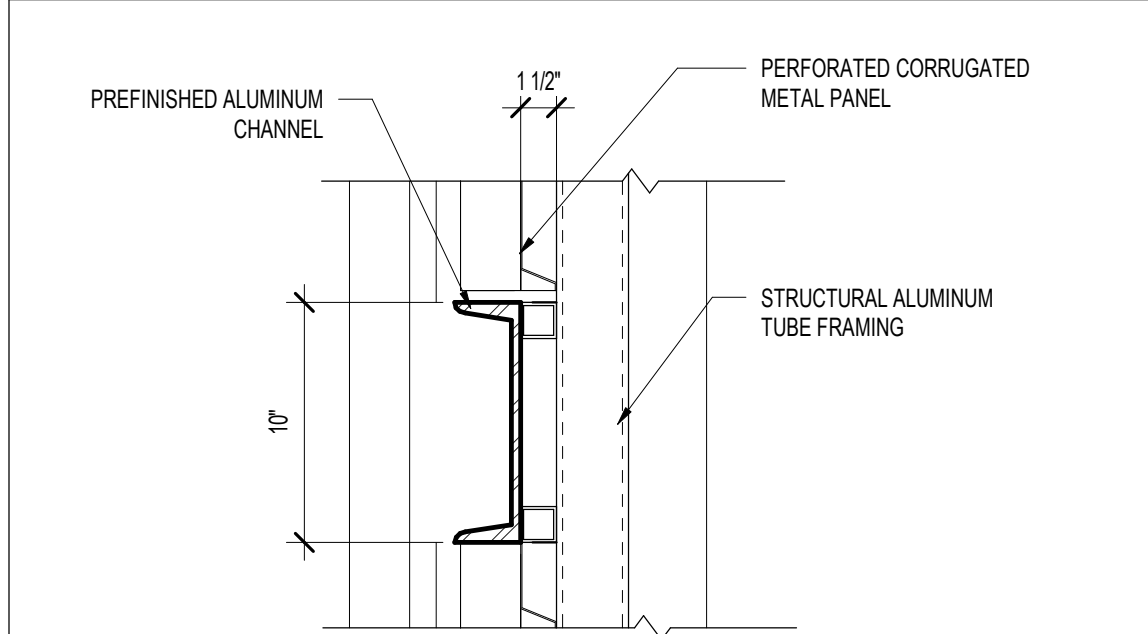
PROJECT:	21151	DATE	
ISSUE:	DD 100% SET		11.03.2023
	PERMIT SET		11.01.2024
	GMP SET		05.23.2025

REVISION	DESCRIPTION	DATE

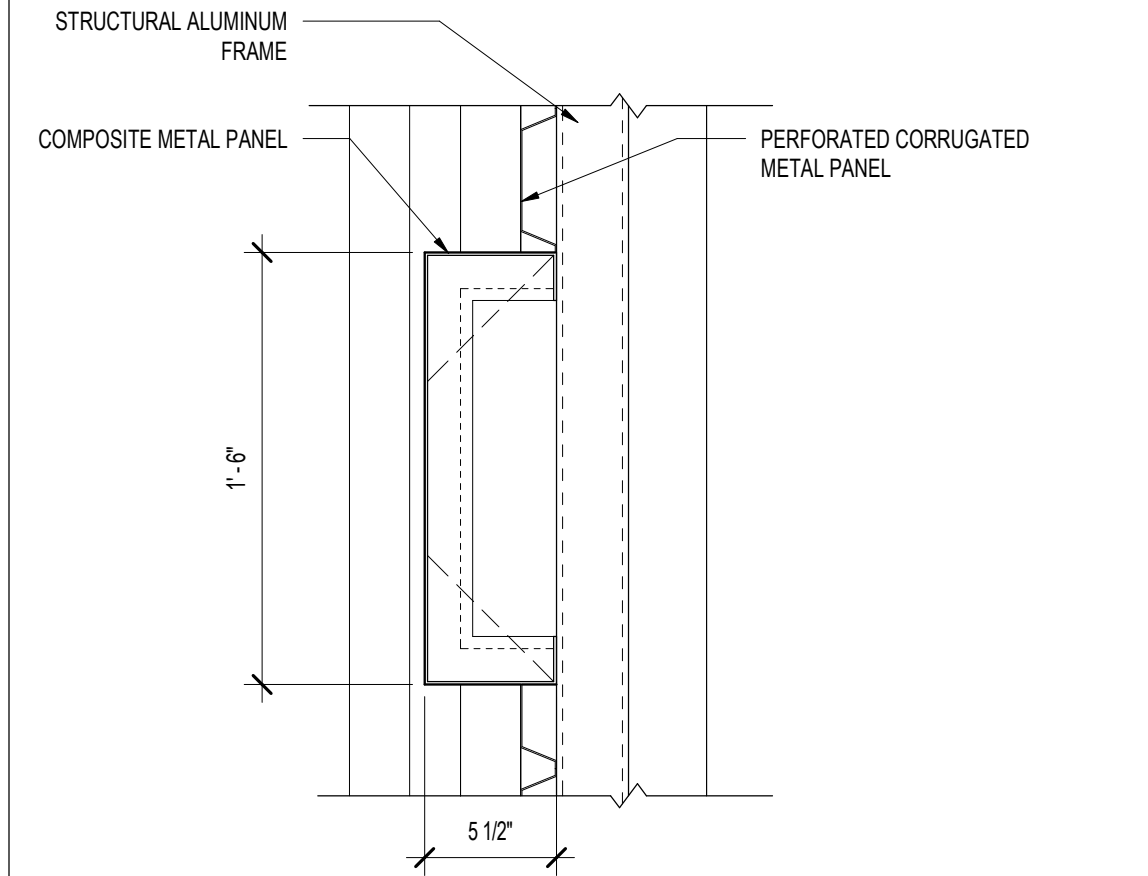
CONTENT: WALL SECTIONS - RESIDENTIAL BUILDING

DOOR SCHEDULE - COMMON DOORS										
Mark	ELEV	SIZE			FIRE RATING	CONSTRUCTION		HARDWARE	Location	Comments
		WIDTH	HEIGHT	THICKNESS		PANEL	FRAME			
LEVEL 01@W NORTH ST										
104	D	3'-0"	7'-6"	1 1/2"	0	AL	AL		BFP	
107A	A	3'-0"	7'-4"	1 3/4"	0	HM	HM		LOADING CORRIDOR	
110	A	3'-0"	7'-4"	1 3/4"	20 MIN	WD	MTL		ELEV. CONTROL RM	
E-001.1	D	3'-0"	7'-6"	1 1/2"	0	AL	AL		GARAGE - TRANSFORMER	
E-001.2	H	10'-0"	10'-0"	3"		STL	STL		GARAGE - TRANSFORMER	
E-002.1	D	3'-0"	7'-6"	1 1/2"	0	AL	AL			
E-002.2	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		GARAGE - RESI GENERATOR	PANIC HARDWARE
E-003.1	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		GARAGE - RETAIL/REST TRASH	
E-003.2	H	6'-0"	8'-0"	3"	90 MIN	STL	STL		GARAGE - RETAIL/REST TRASH	
E-004	E	6'-0"	8'-0"	1 3/4"	0	HM	HM		GARAGE - STORAGE	
E-005.1	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		GARAGE - LOADING CORRIDOR	
E-005.2	H	6'-0"	7'-0"	3"	90 MIN	STL	STL		LOADING CORRIDOR	
E-006.1	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		GARAGE - RESI TRASH BIN STORAGE	
E-006.2	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		GARAGE - RESI TRASH BIN STORAGE	
E-006.3	H	6'-0"	7'-6"	3"	90 MIN	STL	STL		GARAGE - RESI TRASH BIN STORAGE	
E-006.4	H	6'-0"	8'-0"	3"	90 MIN	STL	STL		GARAGE - RESI TRASH BIN STORAGE	
E-106	D	3'-0"	8'-0"	1 1/2"	0	AL	AL		EXIT PASSAGEWAY	PANIC HARDWARE
E-107A	H	6'-0"	8'-0"	3"	90 MIN	STL	STL		RESI TRASH	
E-107B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM			
E-108	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM			
E-109	B	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM			
E-121.1	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM			
E-121.2	A	6'-0 1/2"	8'-0 1/4"	2"	0	AL	AL		RETAIL 2	PANIC HARDWARE
E-121.3	A	6'-0 1/2"	8'-0 1/4"	2"	0	AL	AL		RETAIL 2	PANIC HARDWARE
E-121.5	A	6'-0"	8'-0"	2"	0	AL	AL		RETAIL 2	PANIC HARDWARE
E-122.2	A	6'-0 1/2"	8'-0 1/4"	2"	0	AL	AL		RETAIL 2	PANIC HARDWARE
E-122.3	A	6'-0 1/2"	8'-0 1/4"	2"	0	AL	AL		RETAIL 2	PANIC HARDWARE
E-155.1	A	6'-0"	8'-0"	2"	0	AL	AL		RETAIL 3	PANIC HARDWARE
E-155.2	A	6'-0"	8'-0"	2"	0	AL	AL		RETAIL 3	PANIC HARDWARE
E-SG-1	D	3'-0"	7'-6"	1 1/2"	0	AL	AL		GARAGE - STAIR	PANIC HARDWARE
SB-1	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
LEVEL 01@RESI LOBBY										
102	A	4'-0"	8'-0"	1 3/4"	0	HM	HM		CORE - ELECTRIC & FIRE/BDA/TEL & STAIR A	PANIC HARDWARE
105	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		FIRE COMMAND	
111	A	6'-0"	9'-2"	2"	0	AL	AL		LOBBY VESTIBULE	PANIC HARDWARE
113	A	3'-0"	7'-4"	1 3/4"	0	WD	HM		PACKAGE ROOM	
114A	A	3'-0"	7'-4"	1 3/4"	20 MIN	WD	MTL		STORAGE	
114B	A	3'-0"	7'-4"	1 3/4"	20 MIN	WD	MTL		STORAGE	
115	D	3'-0"	8'-0"	1 1/2"	0	GL	AL		LEASING LOBBY	SEE INT ELEVS
117	A	3'-0"	8'-0"	1 3/4"	0	WD	HM		LEASING PANTRY	
119	D	3'-0"	7'-10"	1 1/2"	0	GL	AL		LEASING OFFICE 1	SEE INT ELEVS
120	D	3'-0"	7'-10"	1 1/2"	0	GL	AL		LEASING OFFICE 2	SEE INT ELEVS
E-111	A	6'-0"	9'-0"	2"	0	AL	AL		LOBBY VESTIBULE	PANIC HARDWARE
SA-1A	A	3'-0"	8'-0"	1 3/4"	90 MIN	HM	HM		CORE - ELECTRIC & FIRE/BDA/TEL & STAIR A	PANIC HARDWARE
SA-1B	A	3'-0"	8'-0"	1 3/4"	90 MIN	HM	HM		CORE - ELECTRIC & FIRE/BDA/TEL & STAIR A	PANIC HARDWARE
LEVEL 1.5										
152	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		EMERGENCY ELEC	
153	A	3'-0"	7'-0"	1 3/4"	0	HM	HM		BOH	
154	E	6'-0"	8'-0"	1 3/4"	90 MIN	HM	HM		RESI & RETAIL MAIN ELEC	
SB1.5	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
LEVEL 02										
200A	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
200B	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
202	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		ELEC	
203	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
204	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		MECH	
207A	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		TRASH	
207B	A	3'-0"	7'-4"	1 3/4"	0	HM	HM		TENANT STORAGE & PRV	
208A	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE & BIKE STORAGE	
208B	D	3'-0"	7'-8"	1 1/2"	0	GL	AL		ENTRY VESTIBULE	
209	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE & BIKE STORAGE	
210	A	3'-0"	7'-0"	1 3/4"	0	HM	HM		DRY SPR	
G201	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR PRESSURIZATION FAN	
G202	A	3'-0"	7'-0"	1 3/4"	0	HM	HM			
SA-2A	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-2B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-2	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG1.5A	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
SG1.5B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
SG-2	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
SG-3	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
LEVEL 03										
300A	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
300B	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
302	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		ELEC	
303	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
304	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		MECH	
307	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM			
308A	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM		TRASH	
310	A	3'-0"	7'-0"	1 3/4"	0	HM	HM			
SA-3A	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-3B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-3	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG-4	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE

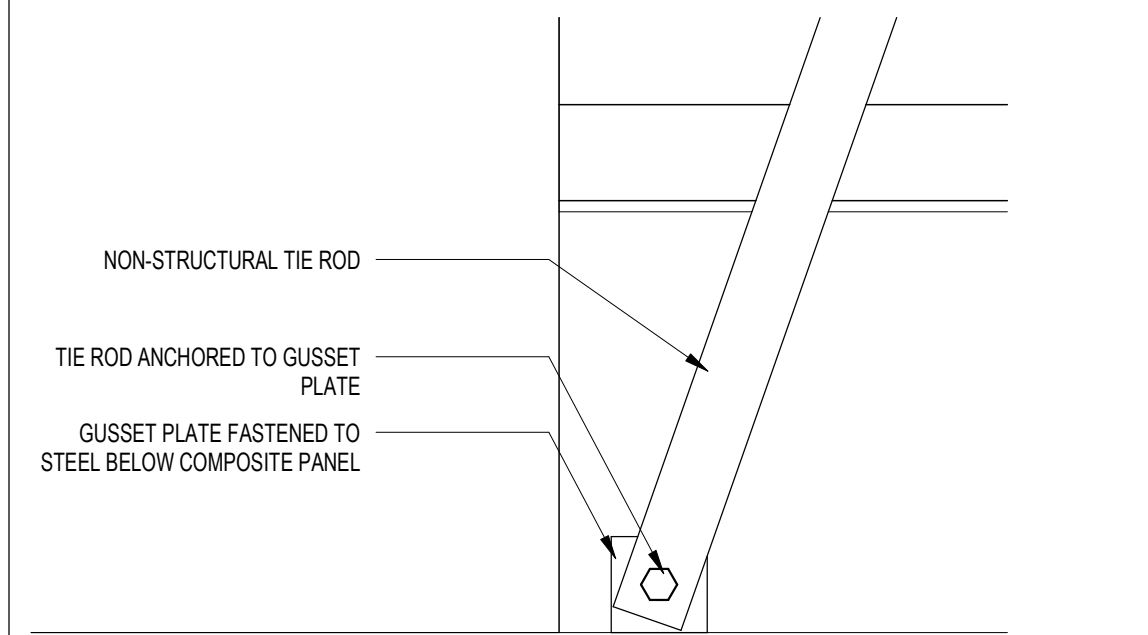
DOOR SCHEDULE - COMMON DOORS										
Mark	ELEV	SIZE		THICKNESS	FIRE RATING	CONSTRUCTION		HARDWARE	Location	Comments
		WIDTH	HEIGHT			PANEL	FRAME			
LEVEL 04										
400A	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
400B	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
402	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		ELEC	
403	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
404	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		MECH	
407	A	3' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM			
408A	A	3' - 0"	7' - 4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE	
408B	D	3' - 0"	7' - 8"	1 1/2"	0	GL	AL		ENTRY VESTIBULE	
409	E	6' - 0"	7' - 0"	1 3/4"	0	HM	HM		MAINTENANCE OFFICE	
410	A	3' - 0"	7' - 0"	1 3/4"	0	HM	HM			
SA-4A	A	3' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-4B	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-4	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG-5	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
LEVEL 05										
500A	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
500B	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
502	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		ELEC	
503	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
504	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		MECH	
507	A	3' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		TRASH	
508A	A	3' - 0"	7' - 4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE	
508B	D	3' - 0"	7' - 8"	1 1/2"	0	GL	AL		ENTRY VESTIBULE	
509	A	3' - 0"	7' - 4"	1 3/4"	20 MIN	HM	HM		TENANT STORAGE	
510	A	3' - 0"	7' - 0"	1 3/4"	0	HM	HM		DRY SPR	
1210	A	3' - 0"	7' - 0"	1 3/4"	0	HM	HM			
SA-5A	A	3' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-5B	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-5	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG-6	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
LEVEL 06										
600A	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
600B	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
602	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		ELEC	
603	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
604	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		MECH	
607A	A	3' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		TRASH	
608A	A	3' - 0"	7' - 4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE	
608B	D	3' - 0"	7' - 8"	1 1/2"	0	GL	AL		ENTRY VESTIBULE	
609	A	3' - 0"	7' - 4"	1 3/4"	20 MIN	HM	HM		TENANT STORAGE	
610	A	3' - 0"	7' - 0"	1 3/4"	0	HM	HM		DRY SPR	
SA-6A	A	3' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-6B	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-6	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG-7	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
LEVEL 07										
700A	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
700B	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
702	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		ELEC	
703	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
704	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		MECH	
707	A	3' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		TRASH	
708A	A	3' - 0"	7' - 4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE	
708B	D	3' - 0"	7' - 8"	1 1/2"	0	GL	AL		ENTRY VESTIBULE	
709	A	3' - 0"	7' - 4"	1 3/4"	20 MIN	HM	HM		TENANT STORAGE	
710	A	3' - 0"	7' - 0"	1 3/4"	0	HM	HM		DRY SPR	
SA-7A	A	3' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-7B	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-7	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG-8	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
LEVEL 08										
800A	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
800B	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
802	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		ELEC	
803	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
804	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		MECH	
807A	A	3' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		TRASH	
808A	A	3' - 0"	7' - 4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE	
808B	D	3' - 0"	7' - 8"	1 1/2"	0	GL	AL		ENTRY VESTIBULE	
809	A	3' - 0"	7' - 4"	1 3/4"	20 MIN	HM	HM		TENANT STORAGE	
810	A	3' - 0"	7' - 0"	1 3/4"	0	HM	HM			
G801A	E	5' - 0"	7' - 4"	1 3/4"	0	HM	HM		POOL EQUIPMENT	
G801B	E	6' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		POOL CHEMICAL STORAGE	
G802	A	3' - 0"	7' - 0"	1 3/4"	0	HM	HM		DECK ELECTRICAL	
SA-8A	A	3' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-8B	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-8	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG8B	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
SG8C	A	3' - 0"	7' - 4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
LEVEL 09										
900A	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	
900B	E	6' - 0"	7' - 4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	



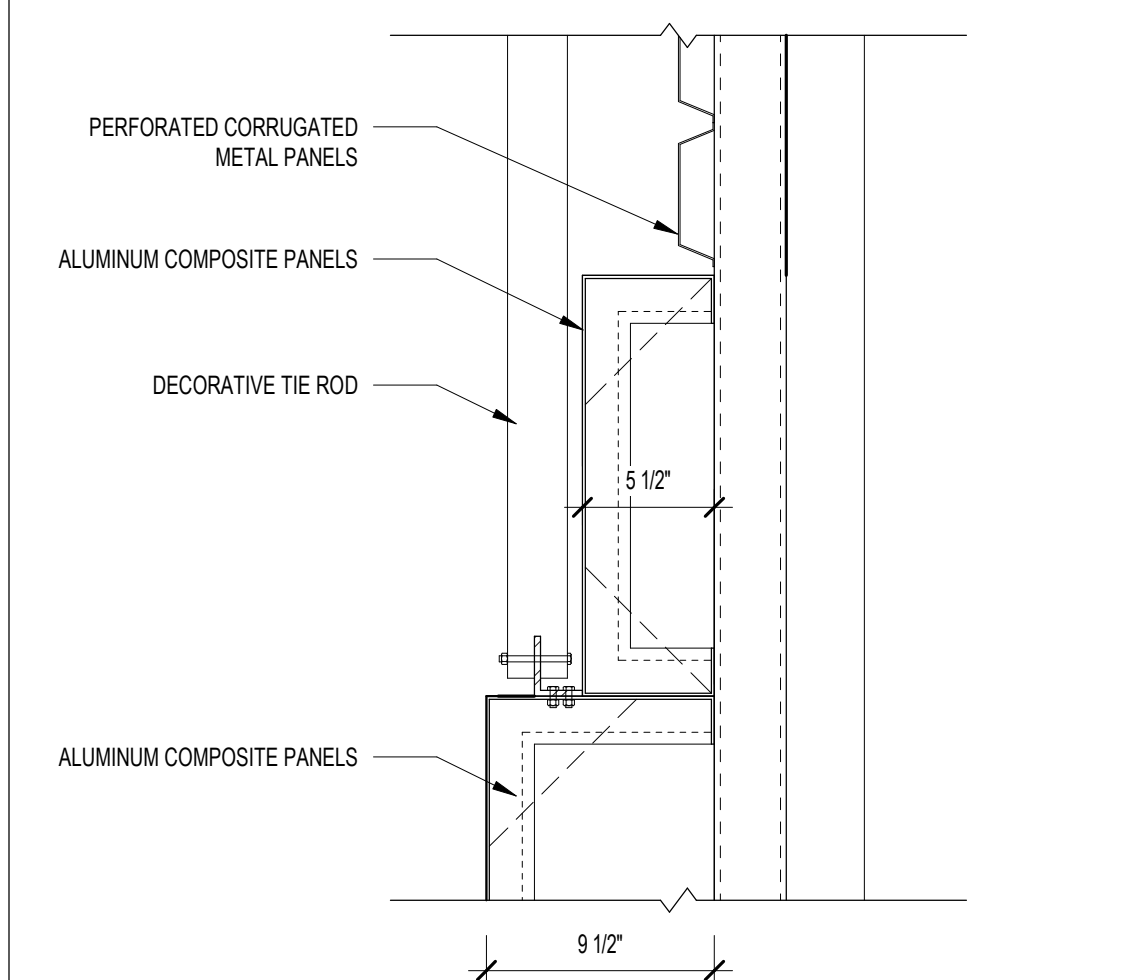
SD CHANNEL FRAME
1 1/2" = 1'-0"



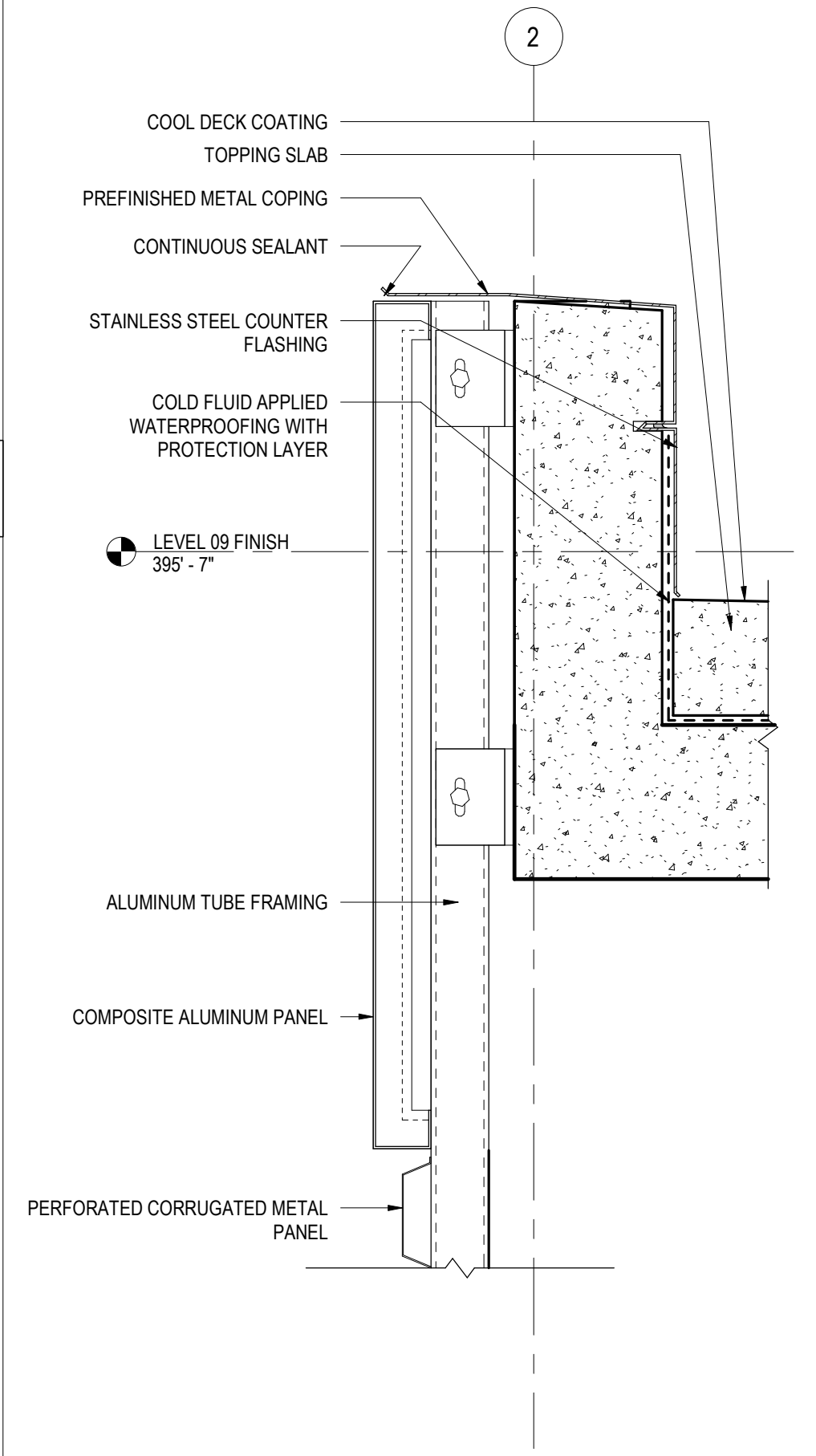
SD - MINOR FRAME
1 1/2" = 1'-0"



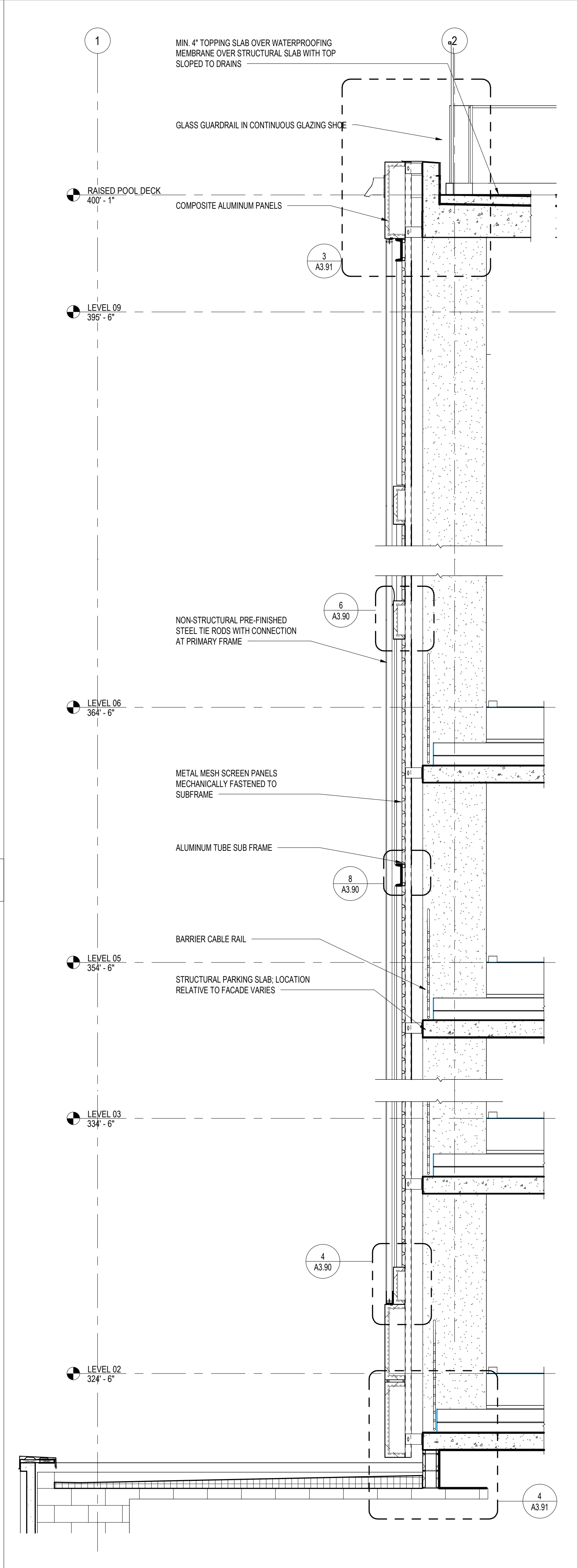
ENLARGED ELEVATION AT TIE ROD
1 1/2" = 1'-0"



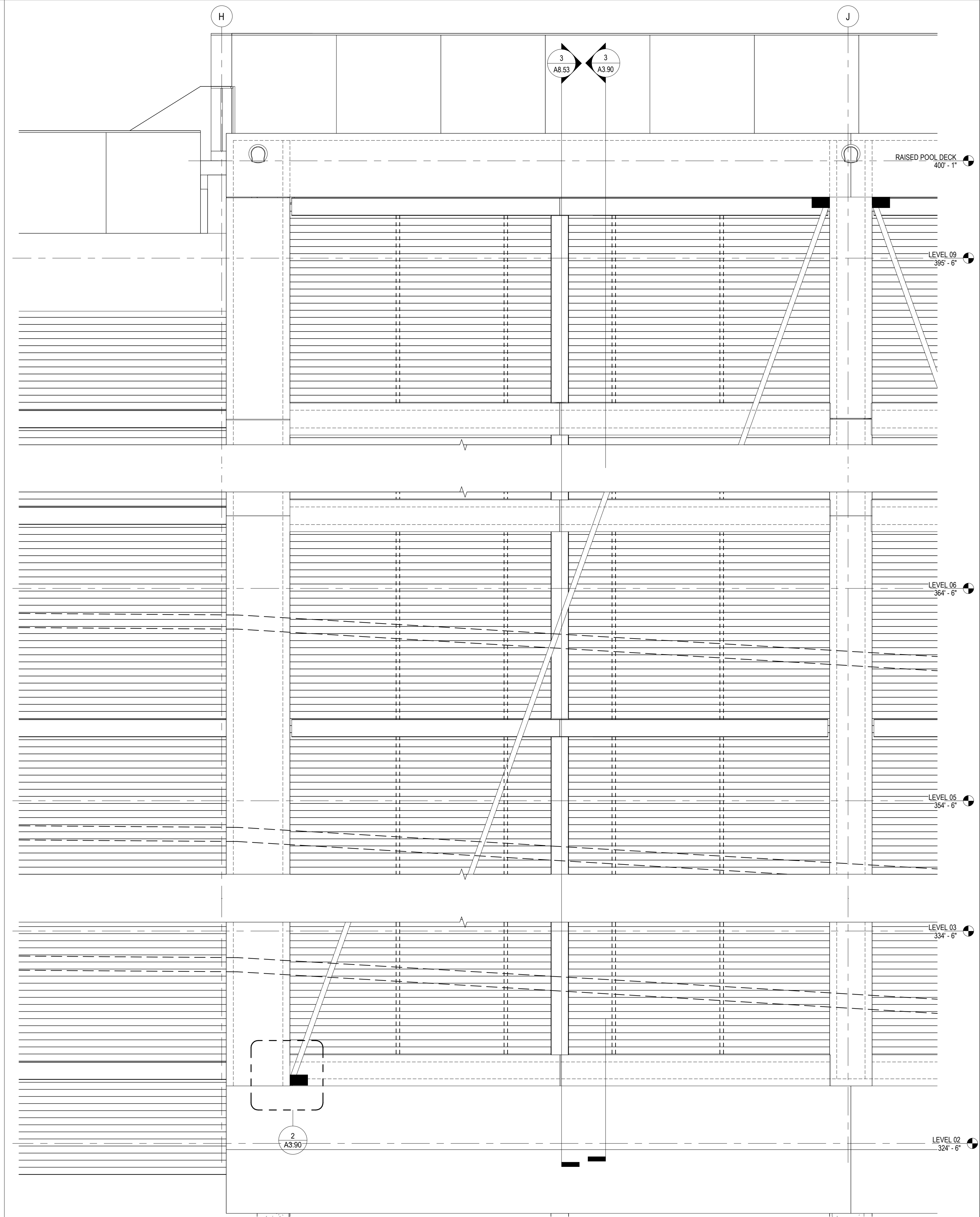
DETAIL AT PLATE IN PRECAST PANEL
1 1/2" = 1'-0"



SD - SCREEN HEAD AT GALLERIA
1 1/2" = 1'-0"



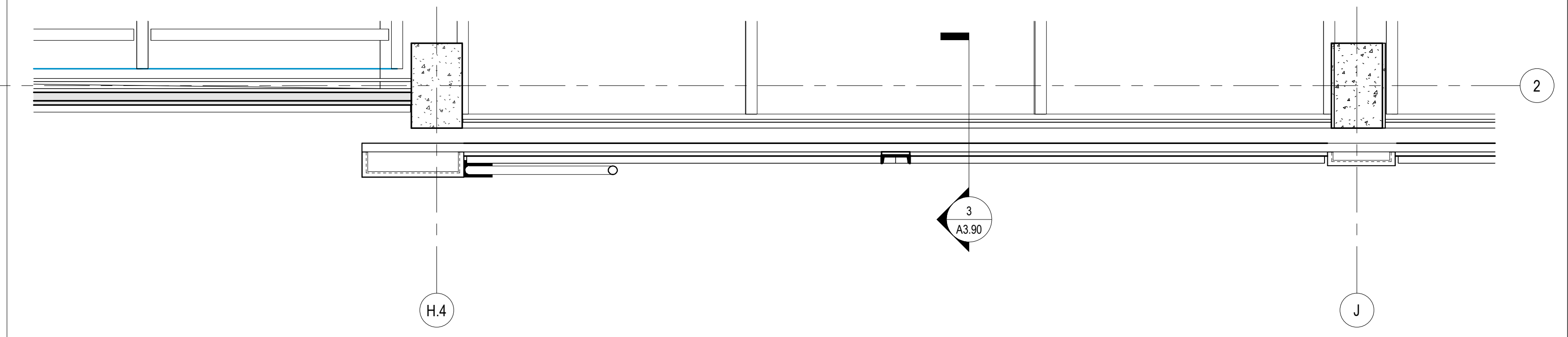
SECTION - PARKING BAY AT WEST FACADE RAMP
3/8" = 1'-0"



ENLARGED ELEVATION - TYPICAL PARKING BAY
3/8" = 1'-0"

MATERIAL LEGEND

MP1	WINDOW WALL METAL PANEL TYPE 1	RESI PRECAST TONE 1	PRIVACY DIVIDERS
MP2	WINDOW WALL METAL PANEL TYPE 2	PARKING PRECAST TONE 2	EXTERIOR STUCCO PAINTED
SP1	SHADOWBOX PANEL	PARKING STEEL FRAME, PRIMARY - COMPOSITE PANEL COLOR 1	TRAFFIC COATING - RESIDENTIAL TERRACES
G1	TYPICAL VISION GLASS	PARKING STEEL FRAME, SECONDARY COMPOSITE PANEL COLOR 2	SKIM COAT AND PAINT - UNDERSIDE OF CONCRETE TERRACE
G2	SPANDREL GLASS	PARKING CORRUGATED METAL MESH SCREEN	ALUMINUM CURTAINWALL - COLOR 1
G3	GUARDRAIL / WINDOW WALL GLASS	PARKING TIE RODS	ALUMINUM WINDOWWALL - COLOR 1
	THIN BRICK (SET IN PRECAST)	ARCHITECTURAL LOUVER SET IN GLAZING POCKET	EXTRUDED ALUMINUM TUBE - COLOR 1
	BRICK VENEER	COMPOSITE METAL PANEL	PREFINISHED METAL COPING - COLOR 1
			PREFINISHED METAL COPING - COLOR 2



ENLARGED PLAN - TYPICAL PARKING BAY
3/8" = 1'-0"

THE CREAMERY

400—410 GLENWOOD AVE, RALEIGH, NC



COLOR LEGEND	
CORRUGATED PANELS	TBD
FRAMING	TBD
HARDWARE	TBD

CORRUGATION PROFILE
TBD

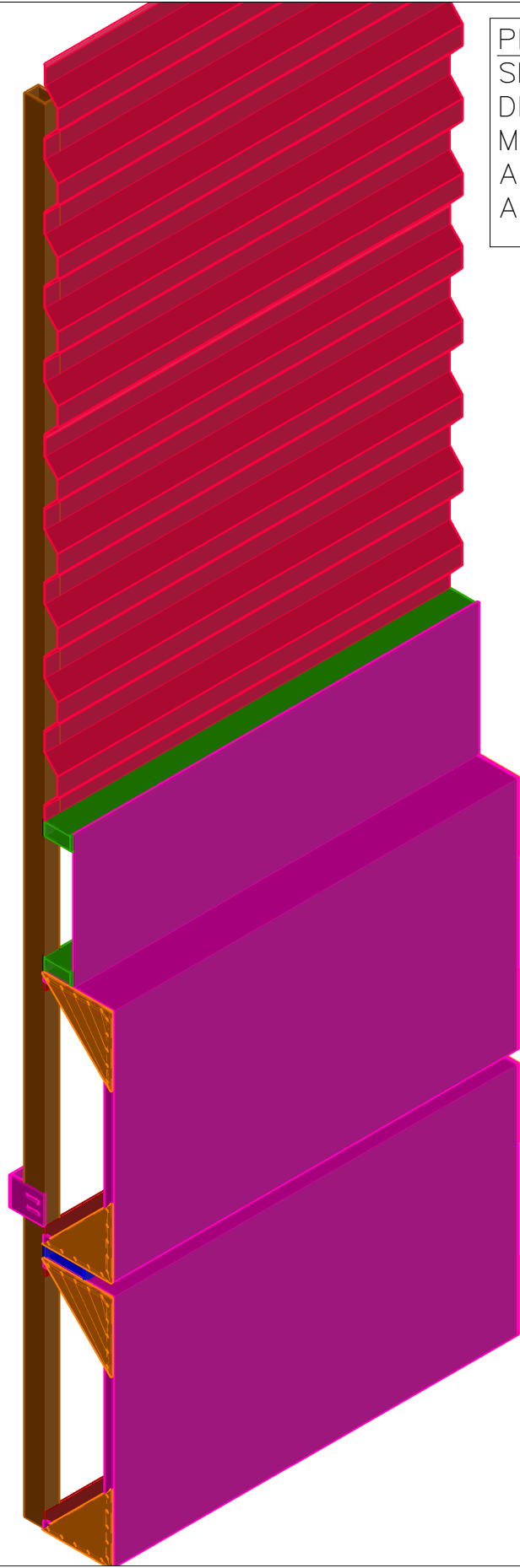
PERFORATION PATTERN
TBD

Submittal		
Date	Revision	Southeastern Architectural Systems 9325 Forsyth Park Drive Charlotte, NC 28273 WWW.SEAS-TR.COM OFFICE: 704—896—5805 Drawn By: Emma Branton—Harrell
03.14.2025	REVISION 3	

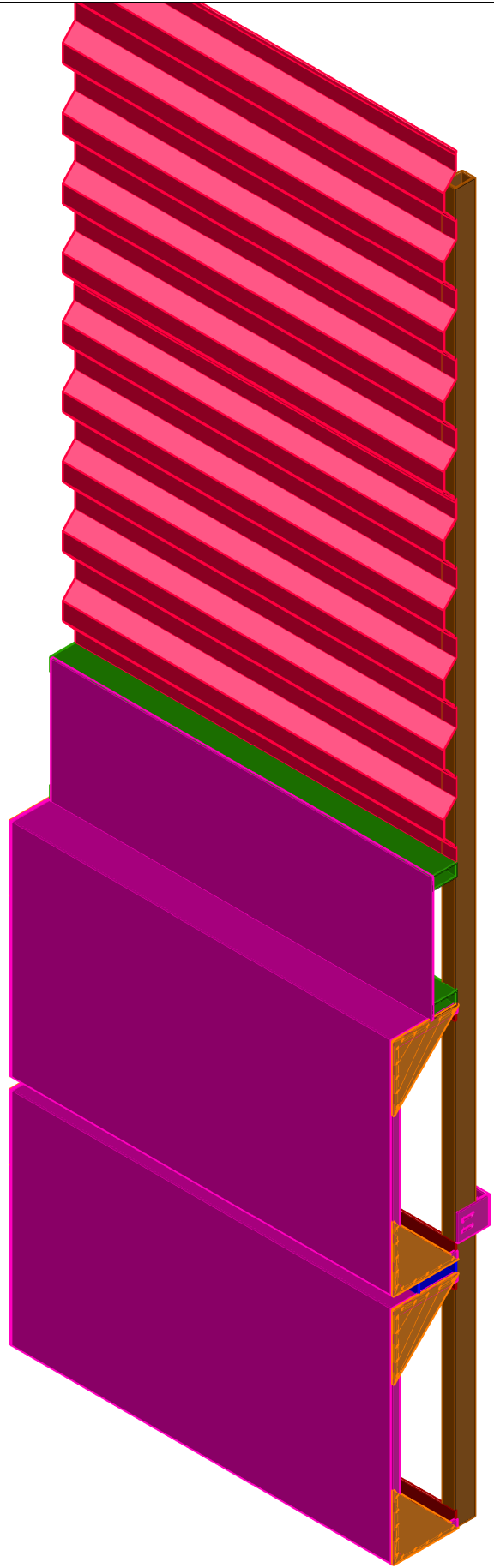
GENERAL NOTES
<ul style="list-style-type: none">SEAS HAS PREPARED THESE SHOP DRAWINGS FOR THE PURPOSE OF ASSESSING CONFORMANCE TO THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION COORDINATIONTHESE DOCUMENTS ARE PROPERTY OF SEAS AND CONTAIN PRIVILEGED INFORMATION WHICH MAY BE USED ONLY BY AUTHORIZED AGENTS. UNAUTHORIZED USE OR DISCLOSURE IS STRICTLY PROHIBITED.THESE SHOP DRAWINGS REPRESENT SEAS INTERPRETATION OF THE APPLICATION IN SEAS SYSTEM TO THIS PROJECT COMPLIANCE WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.IT IS IMPORTANT FOR THESE SHOP DRAWINGS BE REVIEWS BY THE CONTRACTOR AND ARCHITECT FOR PROPER COORDINATION.FIELD VERIFICATION OF BUILDING DIMENSIONS REQUIRED PRIOR TO FABRICATION.

MATERIALS
<ul style="list-style-type: none">2” X 3” X $\frac{1}{8}$” ALUMINUM TUBES2” X 4” X $\frac{1}{8}$” ALUMINUM TUBES2” X 6” X $\frac{1}{8}$” ALUMINUM TUBES2” X 7” X $\frac{1}{8}$” ALUMINUM BRACKETS2” X 2” $\frac{1}{8}$” ALUMINUM BRACKETS5” X 3” X $\frac{3}{8}$” ALUMINUM BRACKETS4MM ALUMINUM COMPOSITE PANELSCORRUGATED PERFORATED PANELS10” ALUMINUM CHANNELS$\frac{1}{2}$” Ø X 3 $\frac{1}{2}$” S.S. THRU BOLTS$\frac{3}{8}$” Ø X 3” CONCRETE SCREW BOLTS#12 COUNTERSUNK TEK SCREWS#12 FLANGED TEK SCREW

SHEET #	G100
---------	------



PLEASE NOTE: COLORS SHOWN ARE TO SHOW DISTINCTION BETWEEN MATERIALS ONLY. THESE ARE NOT THE APPROVED COLORS



Job Name

THE CREAMERY

SUBMITTAL

Date

03.14.2025

Revision

Southeastern Architectural Systems

9325 Forsyth Park Drive
Charlotte, NC 28273

WWW.SEAS-TR.COM

OFFICE: 704-896-5805

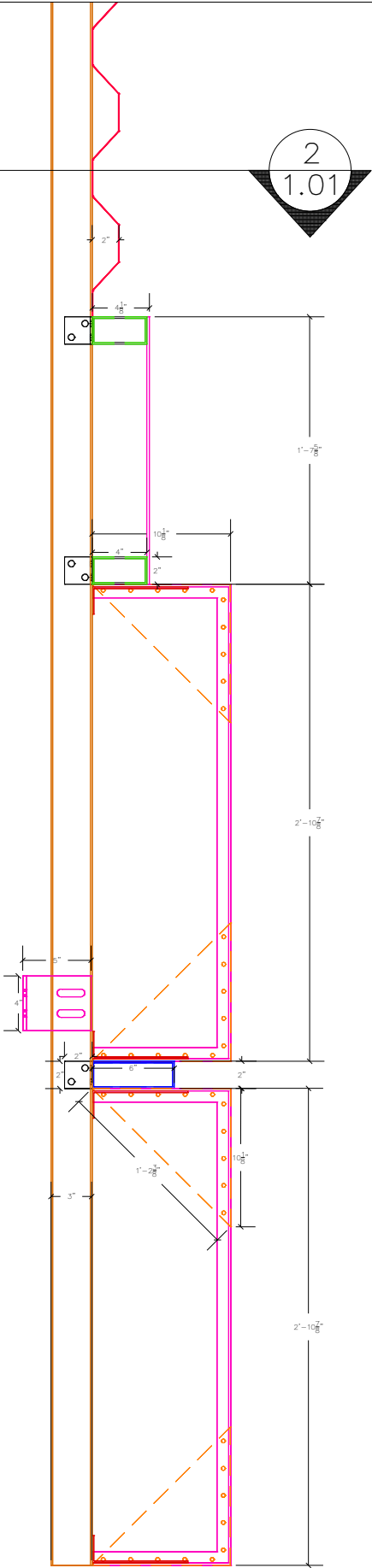
These documents are property of SEAS and contain privileged information which may be used only by authorized agents. Unauthorized use or disclosure is strictly prohibited.

Drawn By:

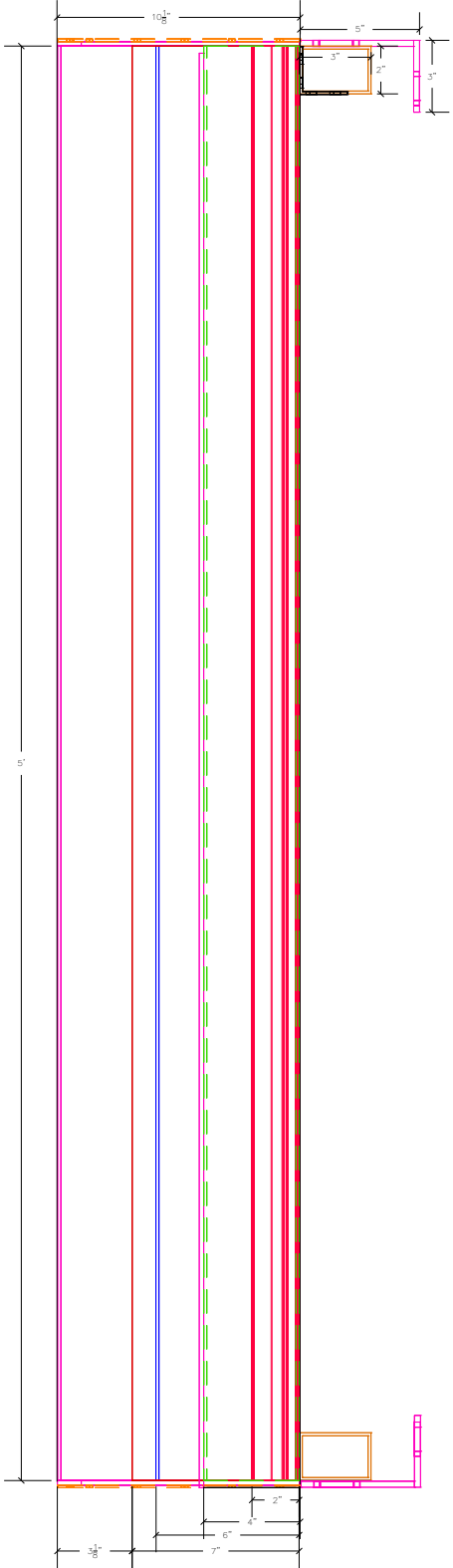
Emma Branton-Harrell

Sheet Number

1.00



PLEASE NOTE: COLORS SHOWN ARE TO SHOW DISTINCTION BETWEEN MATERIALS ONLY. THESE ARE NOT THE APPROVED COLORS



Job Name

THE CREAMERY

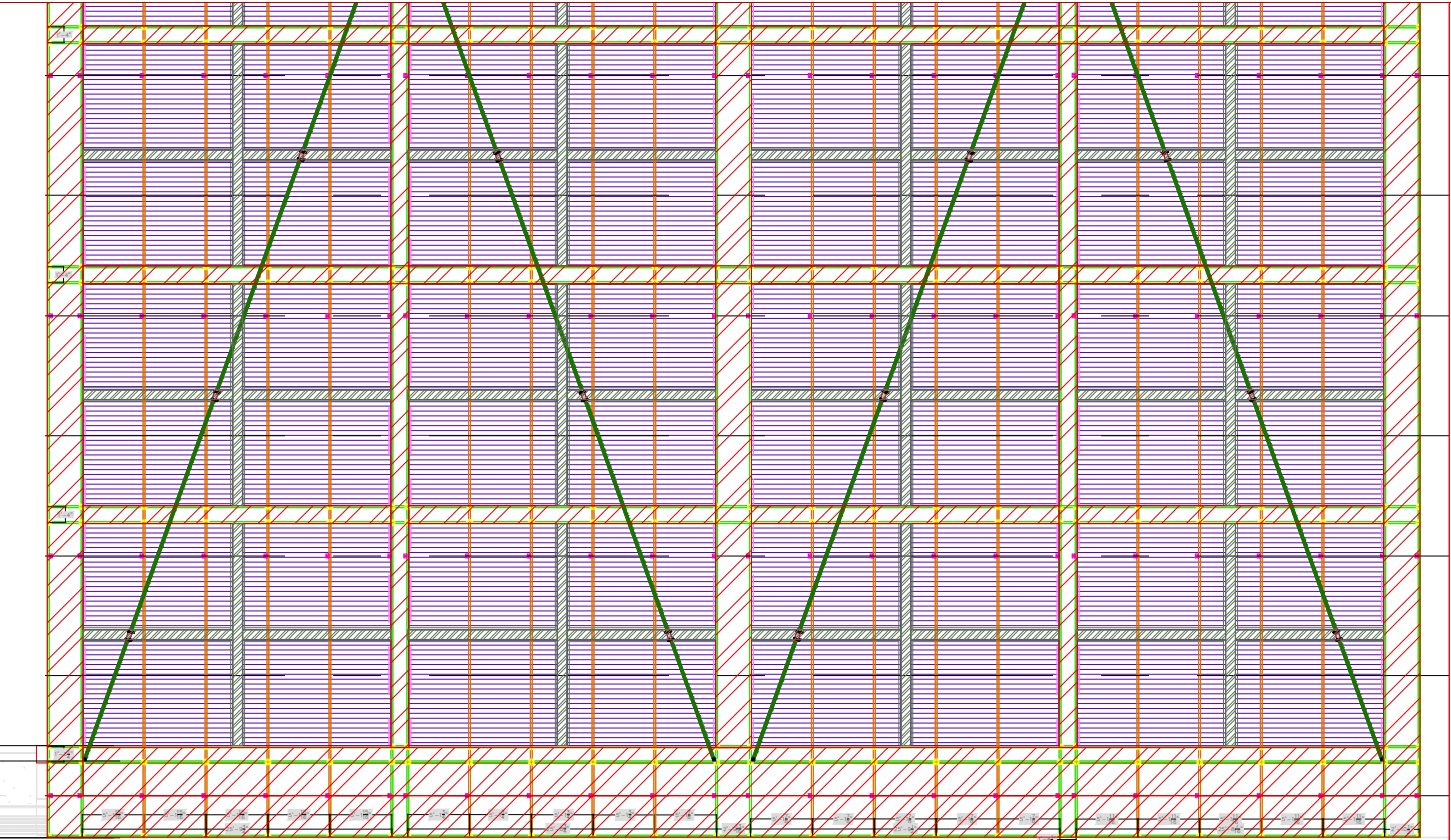
These documents are property of SEAS and contain privileged information which may be used only by authorized agents. Unauthorized use or disclosure is strictly prohibited.

Drawn By:
Emma Branton-Harrell

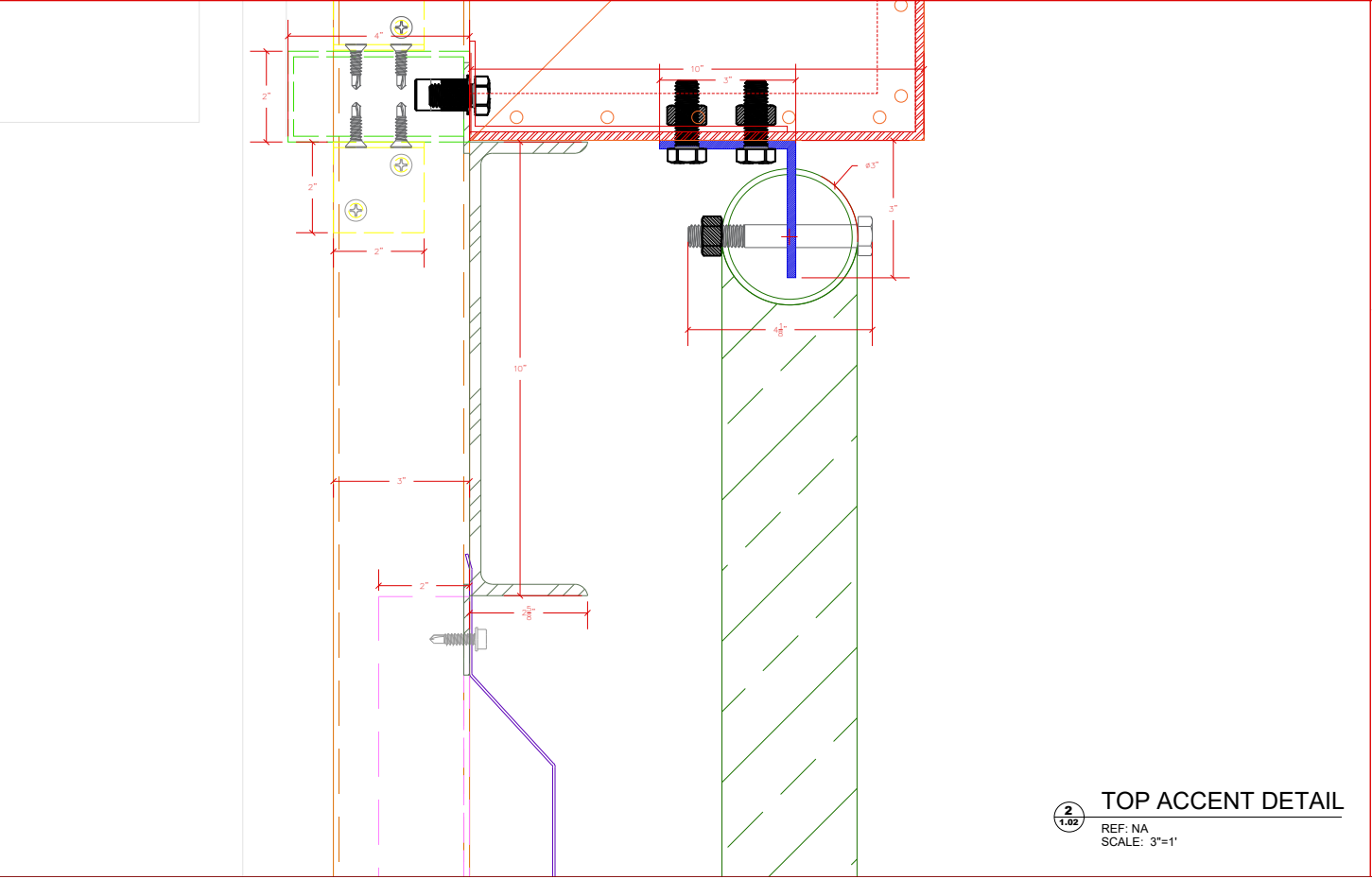
Sheet Number
1.01

SUBMITTAL	
Date	Revision
03.14.2025	

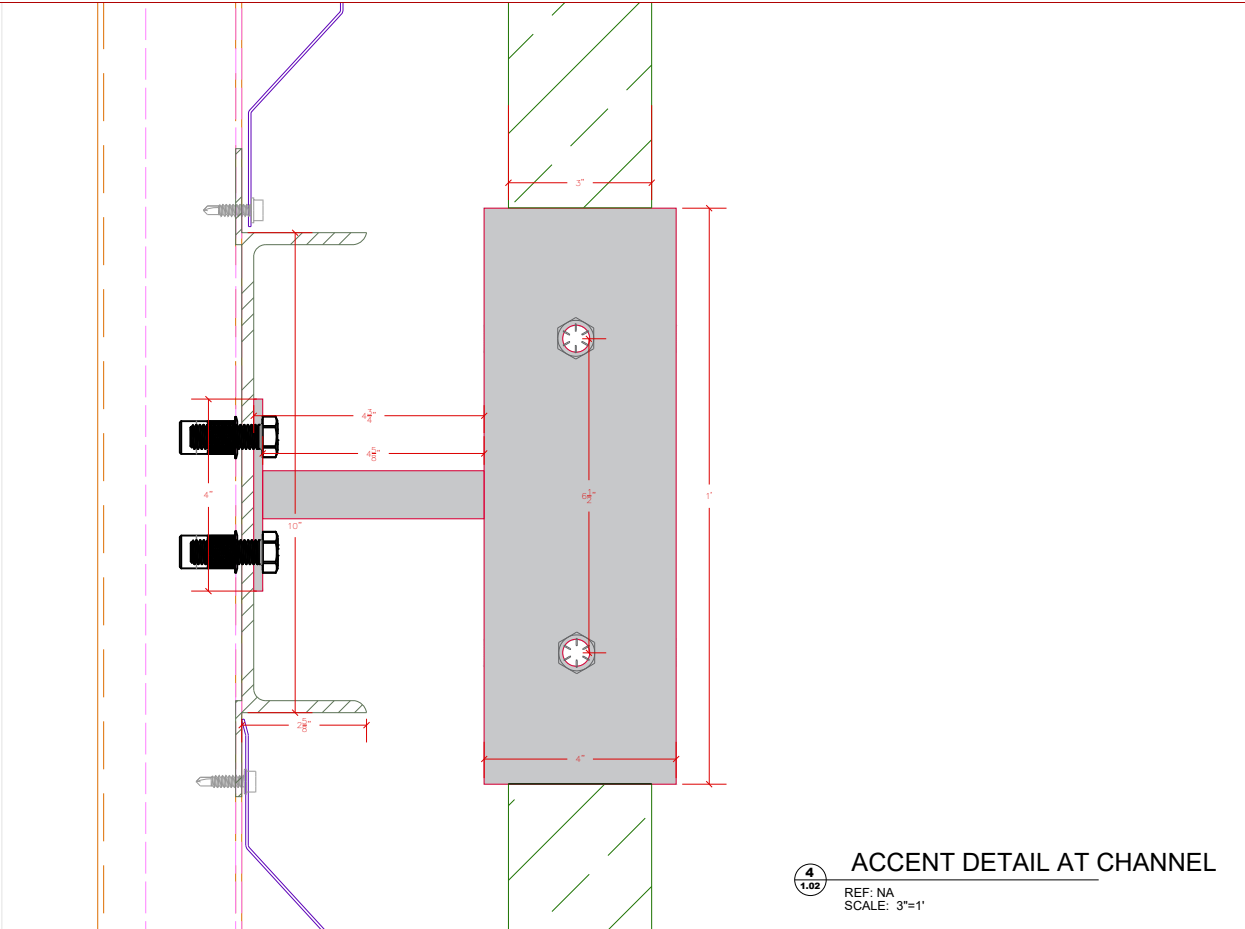
Southeastern Architectural Systems
9325 Forsyth Park Drive
Charlotte, NC 28273
WWW.SEAS-TR.COM
OFFICE: 704-896-5805



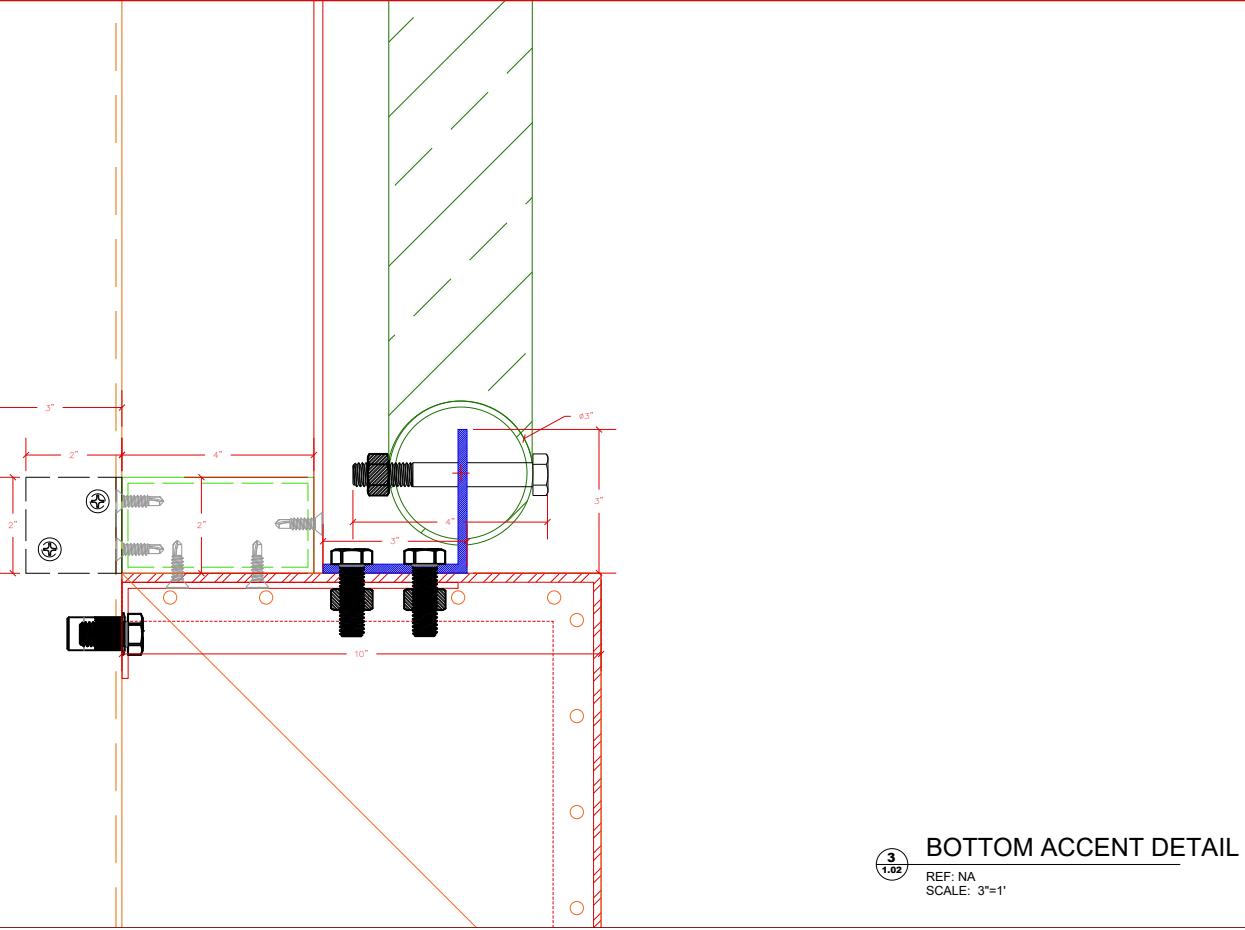
1
1.02
ACCENT
REF: NA
SCALE: 1/16"=1'



2
1.02
TOP ACCENT DETAIL
REF: NA
SCALE: 3"=1'



4
1.02
ACCENT DETAIL AT CHANNEL
REF: NA
SCALE: 3"=1'



3
1.02
BOTTOM ACCENT DETAIL
REF: NA
SCALE: 3"=1'

Southeastern Architectural
Systems
9325 Forsyth Park Drive
Charlotte, NC 28273
WWW.SEAS-TR.COM
OFFICE: 704-896-5805

SUBMITTAL	
Date	Revision
03.19.2025	

Job Name	
THE CREAMERY	

These documents are property of SEAS and contain privileged information which may be used only by authorized agents. Unauthorized use or disclosure is strictly prohibited.

Drawn By:
Emma Branton-Harrell

Sheet Number
1.02

Material/Detail Modifications at the Galleria

Summary of street level storefront rearrangements at the galleria:

1. To fit the revised ramp for the phased construction (which also eliminates the sloped parking floors in the previously-approved COA), the retail spaces in the galleria have been eliminated due to reduced ceiling heights and are now replaced with service and utility spaces beneath the ramp.
3. The brick and concrete frame and the five associated storefront bay sizes have been slightly adjusted to fit the revised structural grid for the parking deck ramp but remain generally consistent with the previously-approved COA.
4. With the retail removed, the storefronts in these five bays have been replaced with brick infill with man doors, overhead doors, and a mechanical louver to provide access to the building service areas under the ramp. The brick infill will match the brick used at the North Street elevation. The overall composition is generally consistent with the service elevation at the 1997 rear addition to the historic Creamery building.

Summary of galleria ceiling revisions:

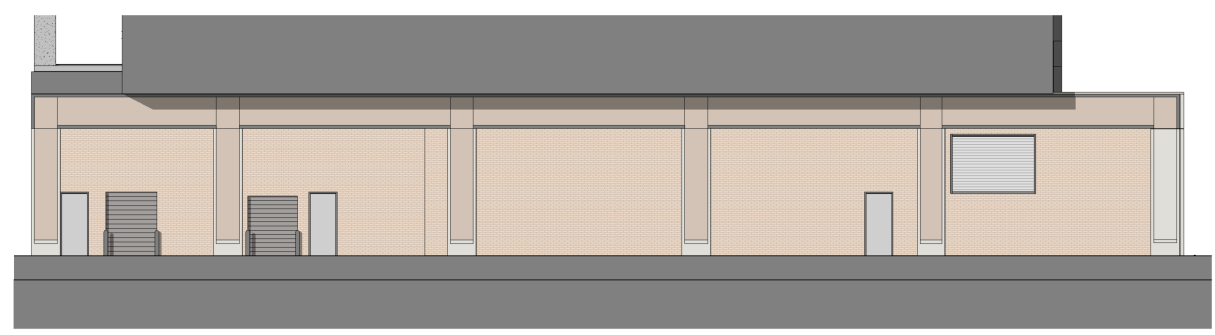
1. Based on the garage changes, the profiled ceiling in the galleria has been simplified to a flat ceiling.
 - The precast ceiling has been changed to synthetic stucco and will be painted to be similar color and texture to the precast elements on the building.

Documentary materials and samples:

1. Side-by-side rendered elevations for the previously-approved and currently proposed elevation illustrates these modifications.
2. Architectural drawing 4/A3.73 illustrates the Galleria elevation. Door schedule A11.02 confirms door sizes per Condition #4 of the December 09, 2021 Decision Letter.
3. Architectural drawings 2 and 3/A8.52 illustrate this wall and ceiling sections through the Galleria. Note that 5 and 6/A8.52 (cut through the opposite residential building wall) show the continuation of the ceiling.
4. A graphic material key shows material colors and selections for the building.
Material samples and colors will be delivered to the RHDC office.



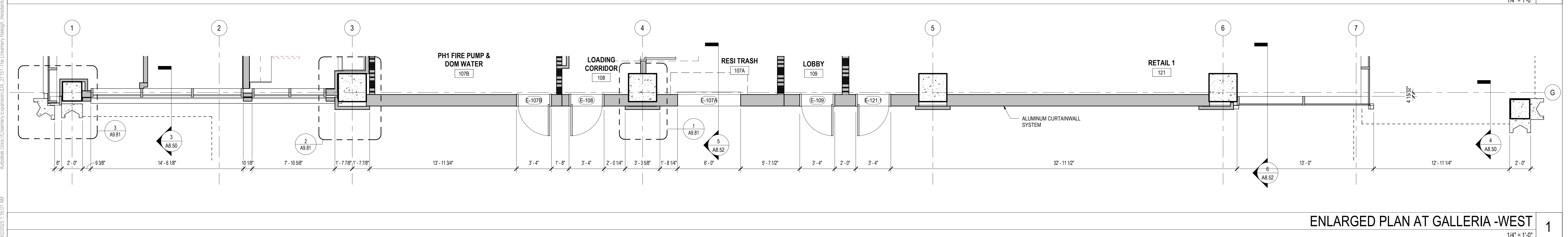
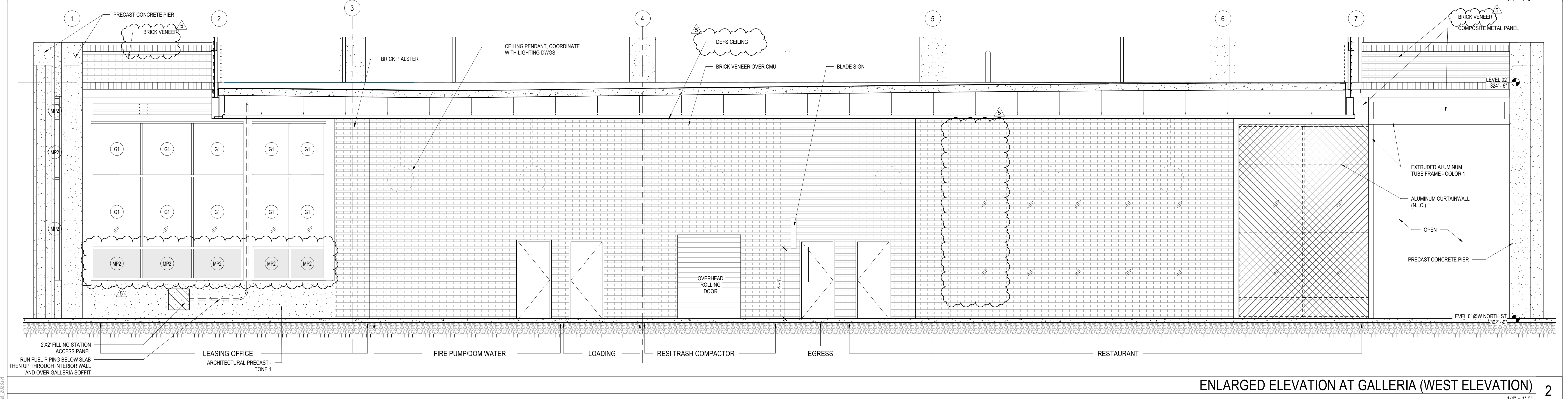
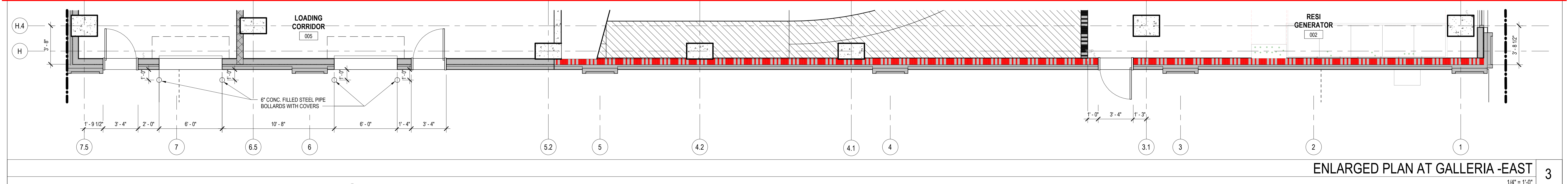
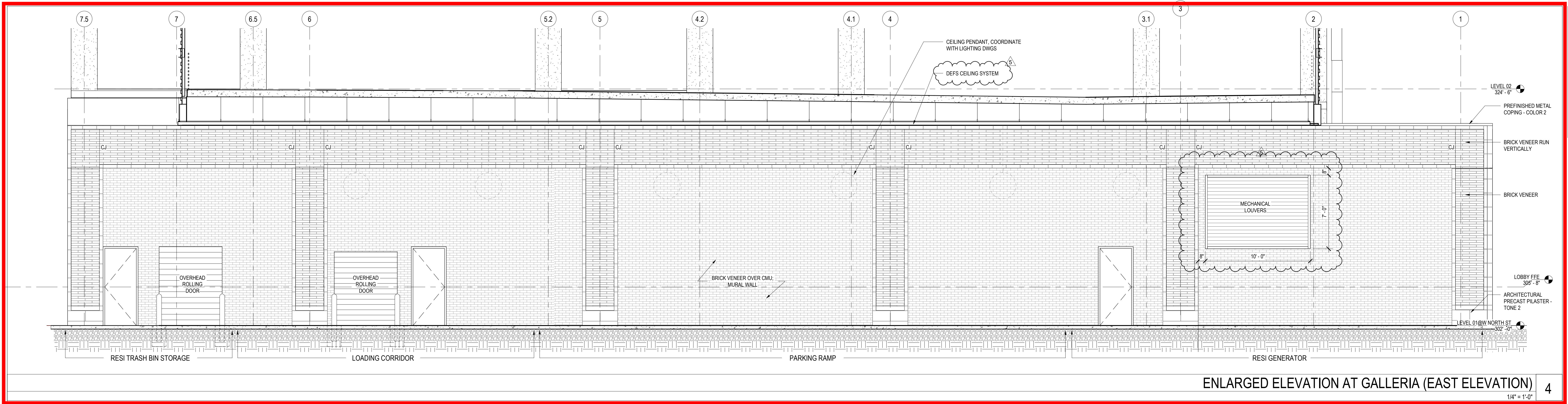
ELEVATION FROM APPROVED RHDC SUBMISSION



PROPOSED ELEVATION

Galleria Elevation

CONTENT: FAÇADE SYSTEMS - RESIDENTIAL
GALLERIA

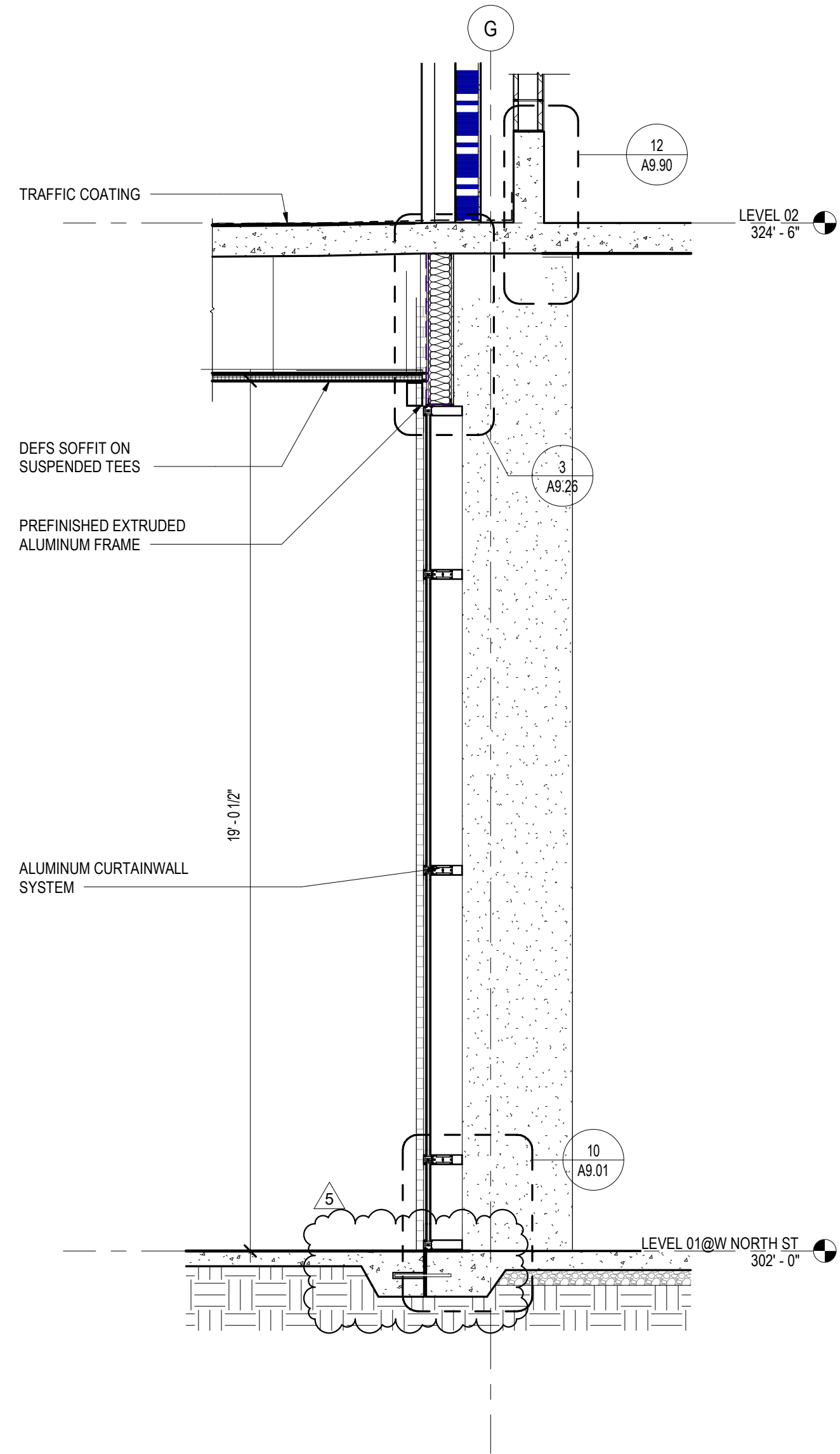


03/2025 14:55 AM Autodesk Docs (Cremerery Expansion).DWG, 2115 The Creamery Raleigh, Residential, 2023.rvt

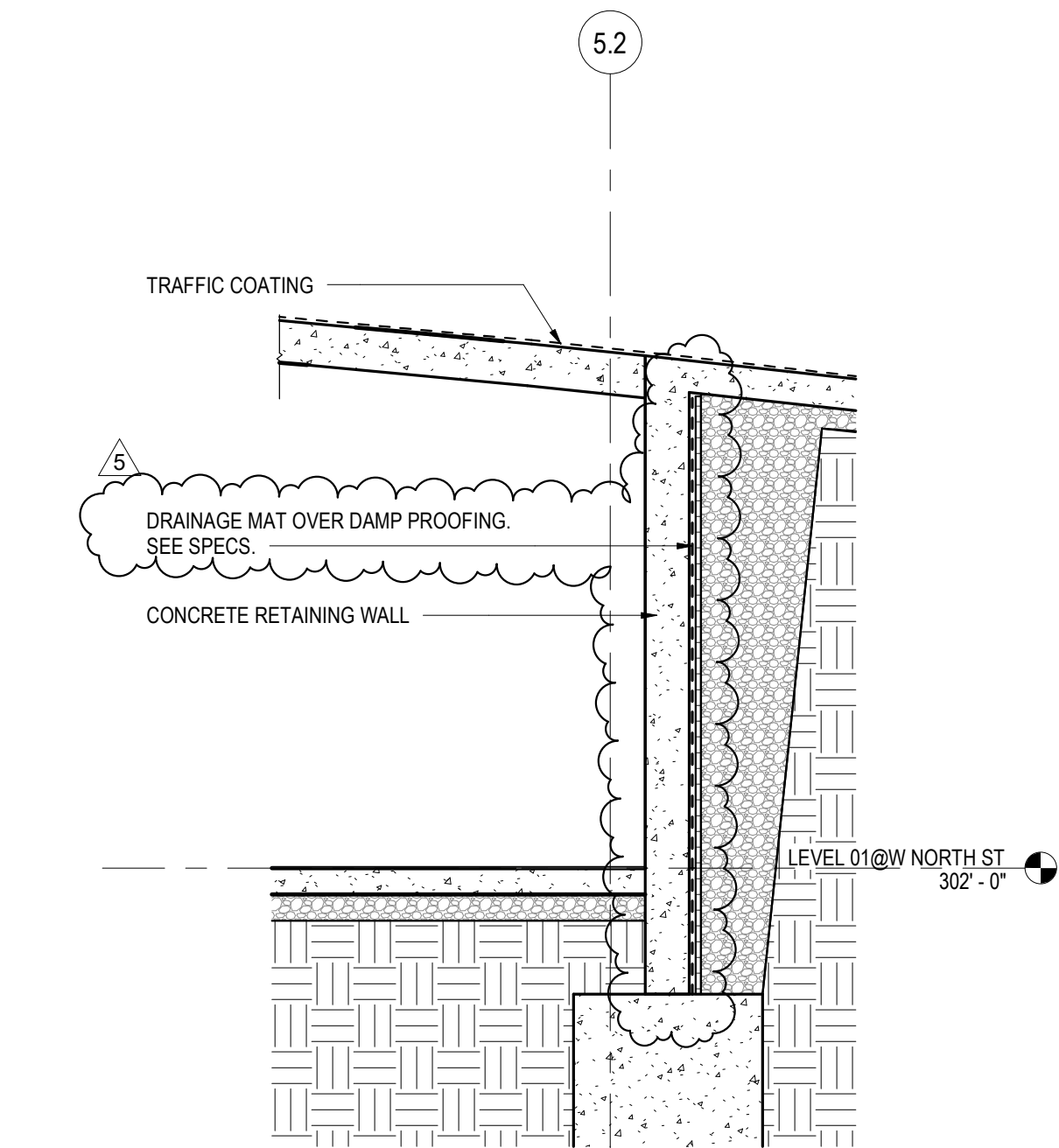
DOOR SCHEDULE - COMMON DOORS										
Mark	ELEV	SIZE		THICKNESS	FIRE RATING	CONSTRUCTION		HARDWARE	Location	Comments
WIDTH	HEIGHT					PANEL	FRAME			
LEVEL 00 BASEMENT										
1848	A	3'-0"	7'-4"	1 3/4"	0	WD	WD			
LEVEL 01 @W NORTH ST										
104	D	3'-0"	7'-6"	1 1/2"	0	AL	AL		BFP	
107A	A	3'-0"	7'-4"	1 3/4"	0	HM	HM		LOADING CORRIDOR	
110	A	3'-0"	7'-4"	1 3/4"	0	WD	MTL		ELEV. CONTROL RM	
E-001.1	D	3'-0"	7'-6"	1 1/2"	0	AL	AL		GARAGE - TRANSFORMER	
E-001.2	H	3'-0"	10'-0"	3"	0	STL	STL		GARAGE - TRANSFORMER	
E-002.1	D	3'-0"	7'-6"	1 1/2"	0	AL	AL			
E-002.2	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		GARAGE - RESI GENERATOR	PANIC HARDWARE
E-003.1	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		GARAGE - RETAIL/REST TRASH	
E-003.2	H	6'-0"	8'-0"	3"	0	STL	STL		GARAGE - RETAIL/REST TRASH	
E-004	E	6'-0"	8'-0"	1 3/4"	0	HM	HM		GARAGE - STORAGE	
E-005.1	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		GARAGE - LOADING CORRIDOR	
E-005.2	H	6'-0"	7'-0"	3"	0	STL	STL		LOADING CORRIDOR	
E-006.1	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		GARAGE - RESI TRASH BIN STORAGE	
E-006.2	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		GARAGE - RESI TRASH BIN STORAGE	
E-006.3	H	6'-0"	7'-6"	3"	0	STL	STL		GARAGE - RESI TRASH BIN STORAGE	
E-006.4	H	6'-0"	8'-0"	3"	0	STL	STL		GARAGE - RESI TRASH BIN STORAGE	
E-106	D	3'-0"	8'-0"	1 1/2"	0	AL	AL		EXIT PASSAGEWAY	PANIC HARDWARE
E-107A	H	6'-0"	8'-0"	3"	0	STL	STL		RESI TRASH	
E-107B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM			
E-108	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM			
E-109	B	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM			
E-121.1	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM			
E-121.2	A	6'-0 1/2"	8'-0 1/4"	2"	0	AL	AL		RETAIL 2	PANIC HARDWARE
E-121.3	A	6'-0 1/2"	8'-0 1/4"	2"	0	AL	AL		RETAIL 2	PANIC HARDWARE
E-121.5	A	6'-0"	8'-0"	2"	0	AL	AL		RETAIL 2	PANIC HARDWARE
E-122.2	A	6'-0 1/2"	8'-0 1/4"	2"	0	AL	AL		RETAIL 2	PANIC HARDWARE
E-122.3	A	6'-0 1/2"	8'-0 1/4"	2"	0	AL	AL		RETAIL 2	PANIC HARDWARE
E-155.1	A	6'-0"	8'-0"	2"	0	AL	AL		RETAIL 3	PANIC HARDWARE
E-155.2	A	6'-0"	8'-0"	2"	0	AL	AL		RETAIL 3	PANIC HARDWARE
E-SG-1	D	3'-0"	7'-6"	1 1/2"	0	AL	AL		GARAGE - STAIR	PANIC HARDWARE
SB-1	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
LEVEL 01 @RESI LOBBY										
102	A	4'-0"	8'-0"	1 3/4"	0	HM	HM		CORE - ELECTRIC & FIRE/BDA/TEL & STAIR A	PANIC HARDWARE
105	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		FIRE COMMAND	
111	A	5'-9 1/2"	8'-11 9/32"	2"	0	AL	AL		LOBBY VESTIBULE	PANIC HARDWARE
113	A	3'-0"	7'-4"	1 3/4"	0	WD	HM		PACKAGE ROOM	
114A	A	3'-0"	7'-4"	1 3/4"	20 MIN	WD	MTL		STORAGE	
114B	A	3'-0"	7'-4"	1 3/4"	20 MIN	WD	MTL		STORAGE	
117	A	3'-0"	8'-0"	1 3/4"	0	WD	HM		LEASING PANTRY	
119	D	3'-0"	7'-10"	1 1/2"	0	GL	AL		LEASING OFFICE 1	SEE INT ELEVS
120	D	3'-0"	7'-10"	1 1/2"	0	GL	AL		LEASING OFFICE 2	SEE INT ELEVS
SA-1A	A	3'-0"	8'-0"	1 3/4"	90 MIN	HM	HM		CORE - ELECTRIC & FIRE/BDA/TEL & STAIR A	PANIC HARDWARE
LEVEL 01 FINISH										
E-111	A	6'-0"	9'-0"	2"	0	AL	AL		LOBBY VESTIBULE	PANIC HARDWARE
LOBBY FFE										
115	D	3'-0"	8'-0"	1 1/2"	0	GL	AL		LEASING LOBBY	SEE INT ELEVS
116	A	3'-0"	7'-4"	1 3/4"	0	WD	WD		PUBLIC RESTROOM	
SA-1B	A	3'-0"	8'-0"	1 3/4"	90 MIN	HM	HM		CORE - ELECTRIC & FIRE/BDA/TEL & STAIR A	PANIC HARDWARE
LEVEL 1.5										
152	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		EMERGENCY ELEC	
153	A	3'-0"	7'-0"	1 3/4"	0	HM	HM		BOH	
154	E	6'-0"	8'-0"	1 3/4"	90 MIN	HM	HM		RESI & RETAIL MAIN ELEC	
SB1.5	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
LEVEL 02										
200A	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
200B	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
202	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		ELEC	
203	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
204	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		MECH	
207A	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		TRASH	
207B	A	3'-0"	7'-4"	1 3/4"	0	HM	HM		TENANT STORAGE & PRV	
208A	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE & BIKE STORAGE	
208B	D	3'-0"	7'-8"	1 1/2"	0	GL	AL		ENTRY VESTIBULE	
209	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE & BIKE STORAGE	
210	A	3'-0"	7'-0"	1 3/4"	0	HM	HM		DRY SPR	
G201	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR PRESSURIZATION FAN	
G202	A	3'-0"	7'-0"	1 3/4"	0	HM	HM			
SA-2A	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-2B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-2	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG1.5A	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
SG1.5B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
SG-3	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
LEVEL 03										
300A	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
300B	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
302	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		ELEC	
303	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
304	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		MECH	
307	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		TRASH	
308A	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM			
310	A	3'-0"	7'-0"	1 3/4"	0	HM	HM			

DOOR SCHEDULE - COMMON DOORS										
Mark	ELEV	SIZE		THICKNESS	FIRE RATING	CONSTRUCTION		HARDWARE	Location	Comments
WIDTH	HEIGHT					PANEL	FRAME			
518	A	3'-0"	7'-4"	1 3/4"	0	WD	WD			
555	A	3'-0"	7'-4"	1 3/4"	0	WD	WD			
556	A	3'-0"	7'-4"	1 3/4"	0	WD	WD			
947	A	3'-0"	7'-4"	1 3/4"	0	WD	WD			
1130	A	3'-0"	7'-4"	1 3/4"	0	WD	WD			
1134	A	3'-0"	7'-4"	1 3/4"	0	WD	WD			
1135	A	3'-0"	7'-4"	1 3/4"	0	WD	WD			
SA-3A	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-3B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-3	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG-4	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
LEVEL 04										
400A	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
400B	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
402	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		ELEC	
403	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
404	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		MECH	
407	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM			
408A	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE	
408B	D	3'-0"	7'-8"	1 1/2"	0	GL	AL		ENTRY VESTIBULE	
409	E	6'-0"	7'-0"	1 3/4"	0	HM	HM		MAINTENANCE OFFICE	
410	A	3'-0"	7'-0"	1 3/4"	0	HM	HM			
SA-4A	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-4B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-4	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG-5	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
LEVEL 05										
500A	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
500B	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
502	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		ELEC	
503	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
504	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		MECH	
507	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		TRASH	
508A	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE	
508B	D	3'-0"	7'-8"	1 1/2"	0	GL	AL		ENTRY VESTIBULE	
509	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM		TENANT STORAGE	
510	A	3'-0"	7'-0"	1 3/4"	0	HM	HM		DRY SPR	
1210	A	3'-0"	7'-0"	1 3/4"	0	HM	HM			
SA-5A	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-5B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARDWARE
SB-5	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR B	PANIC HARDWARE
SG-6	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR C	PANIC HARDWARE
LEVEL 06										
600A	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
600B	E	6'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		FIRE SERVICE LOBBY	PANIC HARDWARE
602	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		ELEC	
603	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		BDA/FIRE/TEL	
604	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		MECH	
607A	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		TRASH	
608A	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM		ENTRY VESTIBULE	
608B	D	3'-0"	7'-8"	1 1/2"	0	GL	AL		ENTRY VESTIBULE	
609	A	3'-0"	7'-4"	1 3/4"	20 MIN	HM	HM		TENANT STORAGE	
610	A	3'-0"	7'-0"	1 3/4"	0	HM	HM		DRY SPR	
SA-6A	A	3'-0"	7'-4"	1 3/4"	45 MIN	HM	HM		STAIR A	PANIC HARDWARE
SA-6B	A	3'-0"	7'-4"	1 3/4"	90 MIN	HM	HM		STAIR A	PANIC HARD

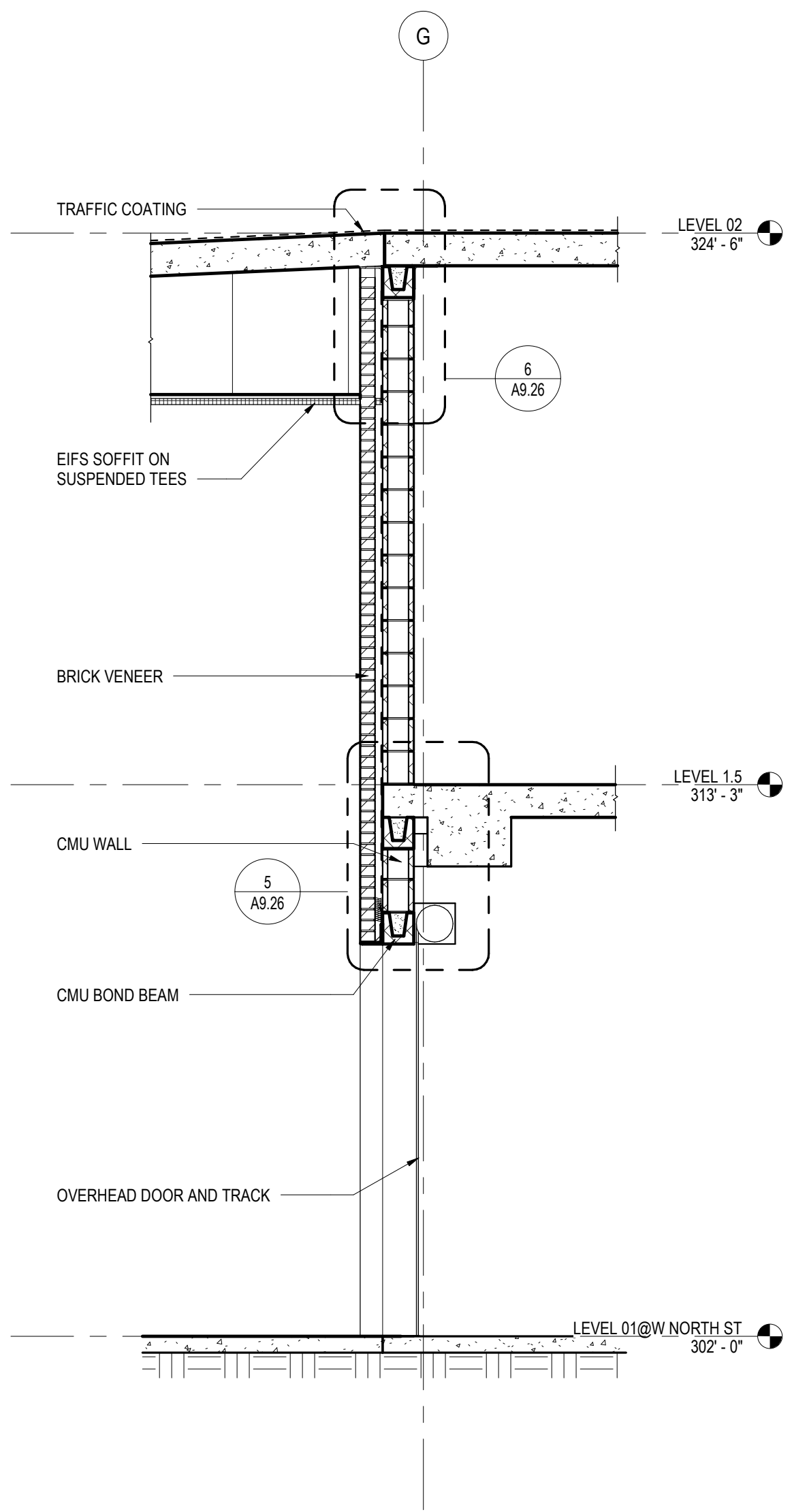
09/20/2023 1:14:14 AM Autodesk Docs/Creamery Expansion/DWG_21151-The Creamery Raleigh Residential_2023.rvt



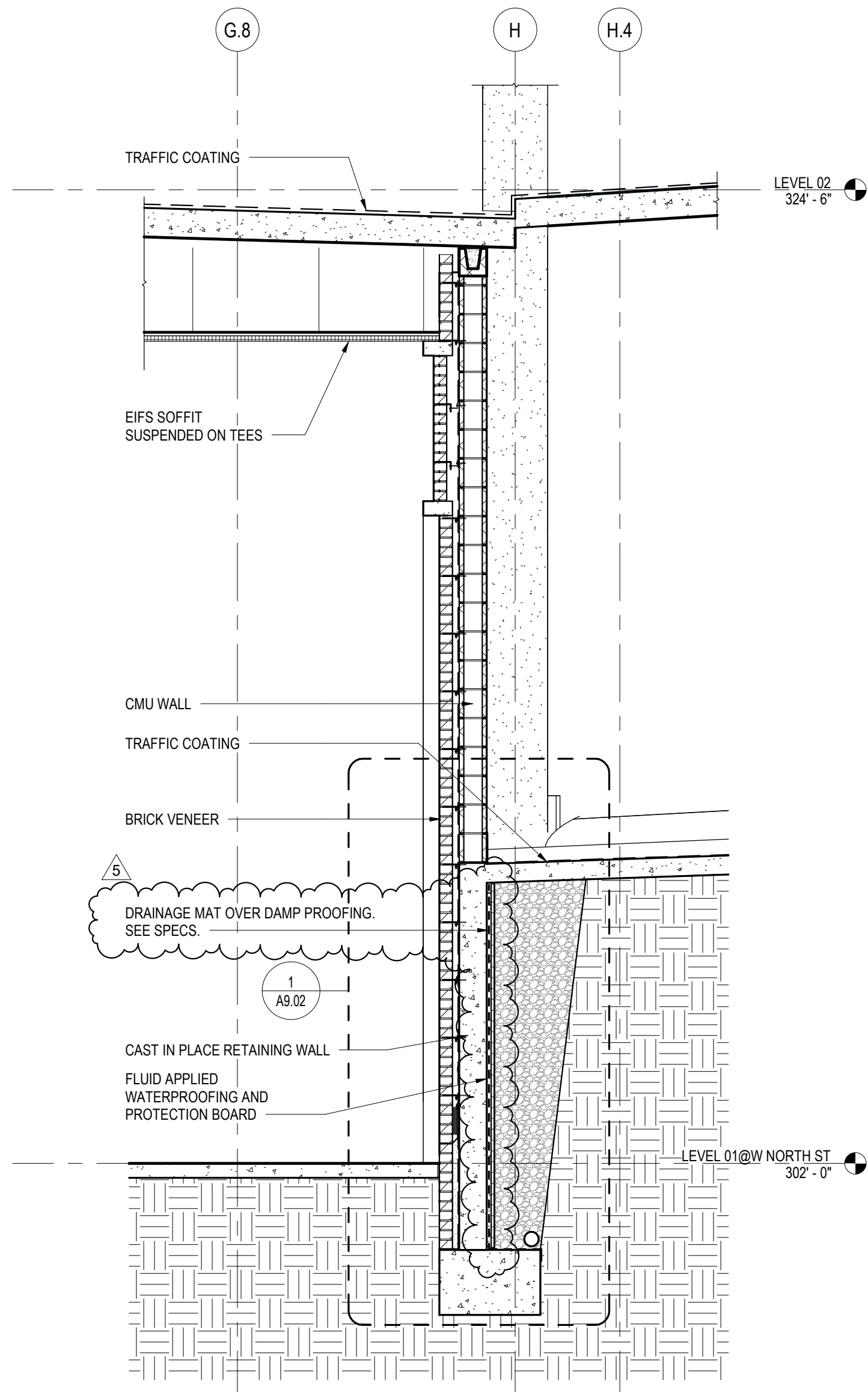
WALL SECTION 6
3/8" = 1'-0"



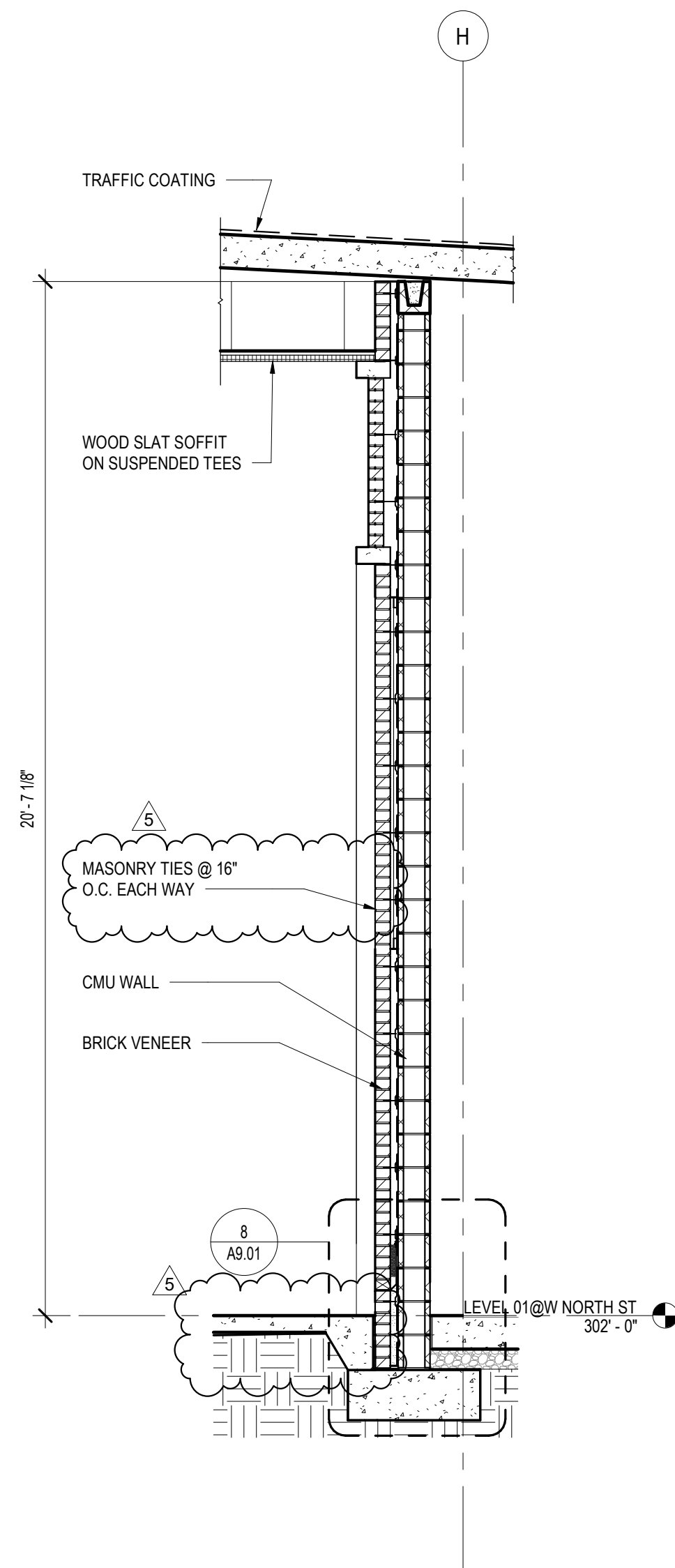
WALL SECTION 4
3/8" = 1'-0"



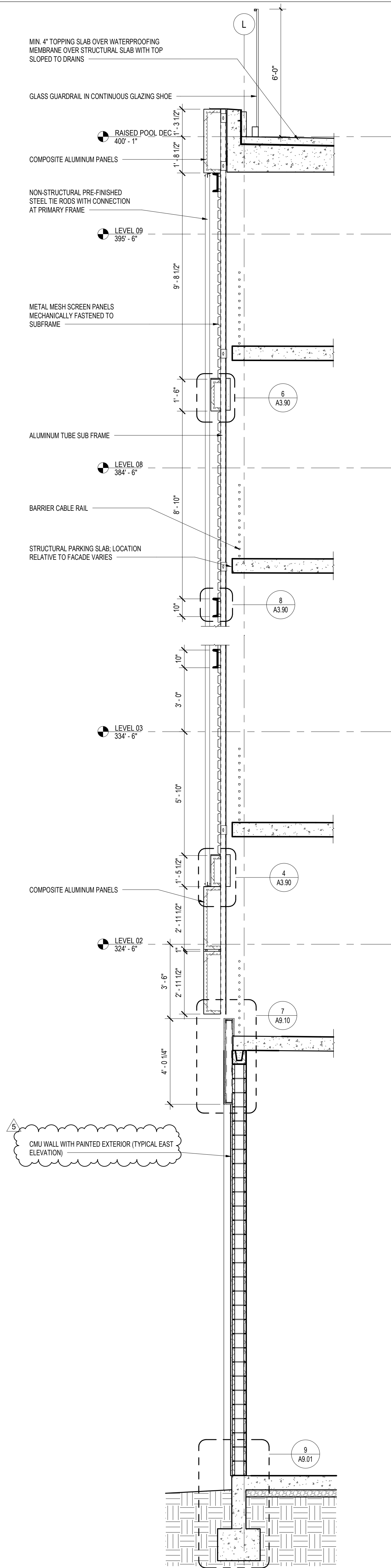
WALL SECTION 5
3/8" = 1'-0"



WALL SECTION 3
3/8" = 1'-0"



WALL SECTION 2
3/8" = 1'-0"



WALL SECTION 1
3/8" = 1'-0"

0.000 IS PROFESSIONAL P.L.L.C. THIS DOCUMENT IS THE PROPERTY OF ISG PROFESSIONAL P.L.L.C. AND MAY NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT.

PROJECT:	21151	DATE
ISSUE:	DD 100% SET	11.03.2023
	PERMIT SET	11.01.2024
	GMP SET	05.23.2025
	IFC SET	08.29.2025

REVISION	DESCRIPTION	DATE
5	POST GMP/VE REVISIONS	08.29.25

CONTENT: WALL SECTIONS - RESIDENTIAL BUILDING

ISG

410 GLENWOOD AVENUE PROPERTY LLC

THE CREAMERY - PHASE 1

400-410 Glenwood Avenue
Raleigh, NC 27603

LAUREN P. DE COMARINO
REGISTERED ARCHITECT
11659
NORTH CAROLINA
DURHAM, NC

ARCHITECTURAL COMPANY, INC.
REGISTERED PROFESSIONAL
43373
NORTH CAROLINA

PROJECT:	21151	DATE
ISSUE:	DD 100% SET	11.03.2023
	PERMIT SET	11.01.2024
	GMP SET	05.23.2025
	IFC SET	08.29.2025

REVISION	DESCRIPTION	DATE
5	POST GMP/VE REVISIONS	08.29.25

CONTENT: WALL SECTIONS - RESIDENTIAL BUILDING

A8.52

Material/Detail Modifications at the Loggia

Summary of street level modifications at the loggia (north side of residential building):

1. Minimal modifications to the loggia include:
 - The precast concrete frame and the five associated bay sizes remain consistent with the previously-approved COA. The details of the precast loggia columns remain consistent with the previously-approved COA.
 - To maximize the amount of glazing at the street level storefront, the signage band has been removed and the louver band required to meet HVAC requirements has been shifted from the building wall to the fascia. To accommodate the louvers while maintaining consistency with the massing and proportion of the previously-approved design, the parapet wall has been revised from steel railing to brick.
 - At the fascia, the previously-approved blue glazed brick has been revised to buff colored brick to match the new brick used elsewhere in the project.

Documentary materials and samples:

1. Side-by-side rendered elevations for the previously-approved and currently proposed elevation illustrates these modifications.
2. Architectural drawing 1/A3.72 illustrates a typical loggia bay and 4/A3.72 shows the storefront at the building wall behind the loggia. Architectural drawing 3/A3.72 illustrates the section cut through the loggia.
3. A graphic material key shows material colors and selections for the building.
Material samples and colors will be delivered to the RHDC office.



ELEVATION FROM APPROVED RHDC SUBMISSION

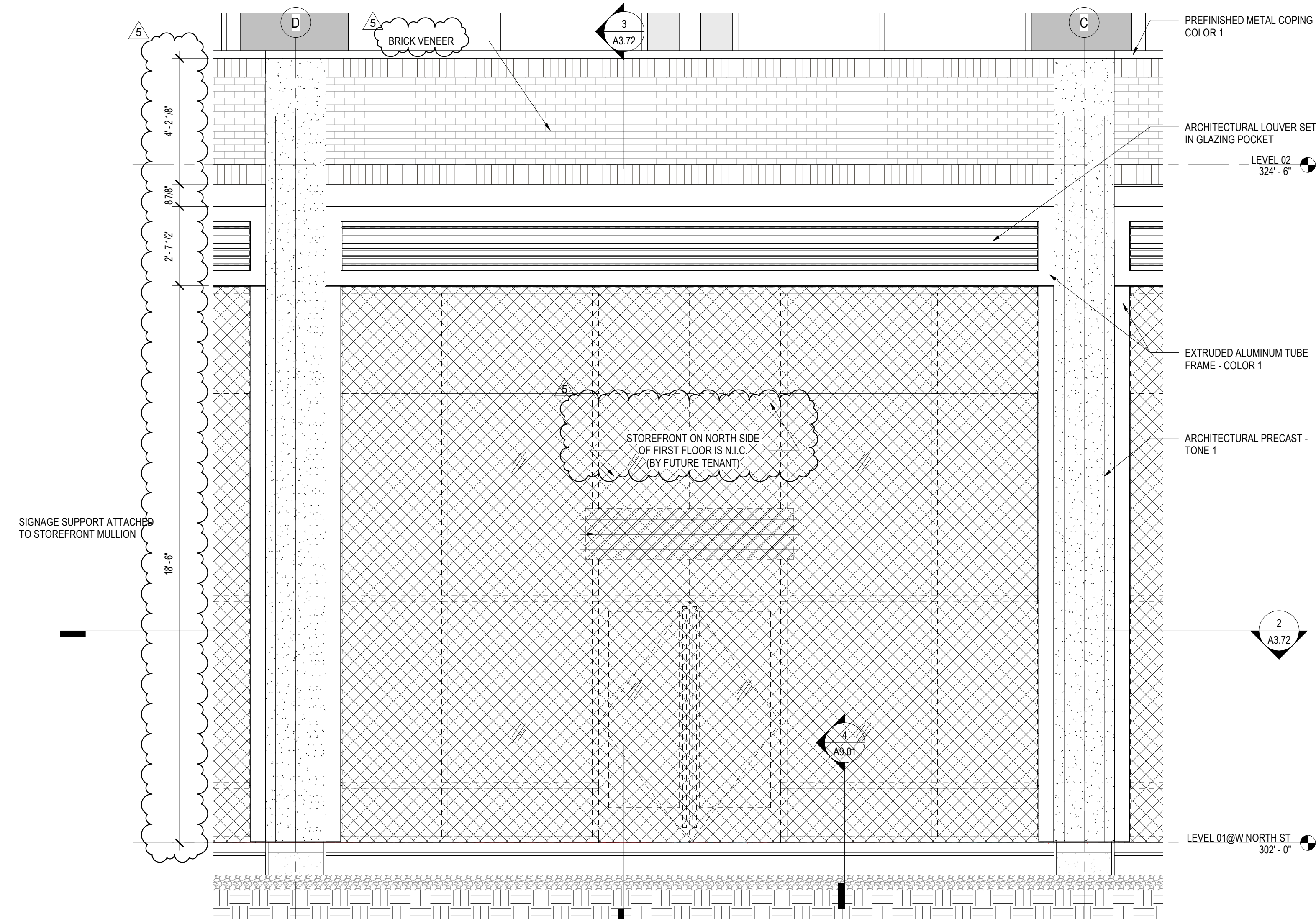
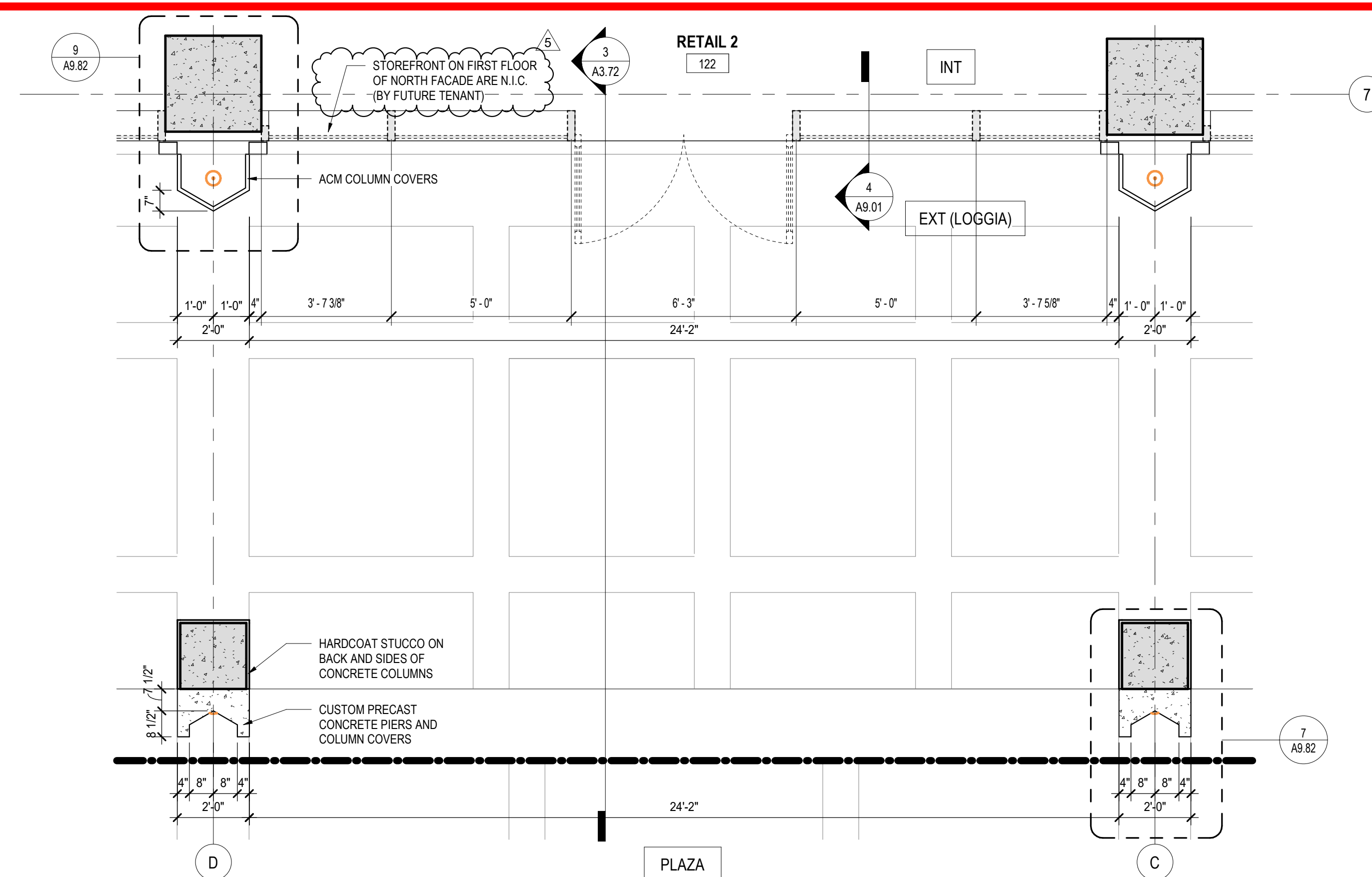
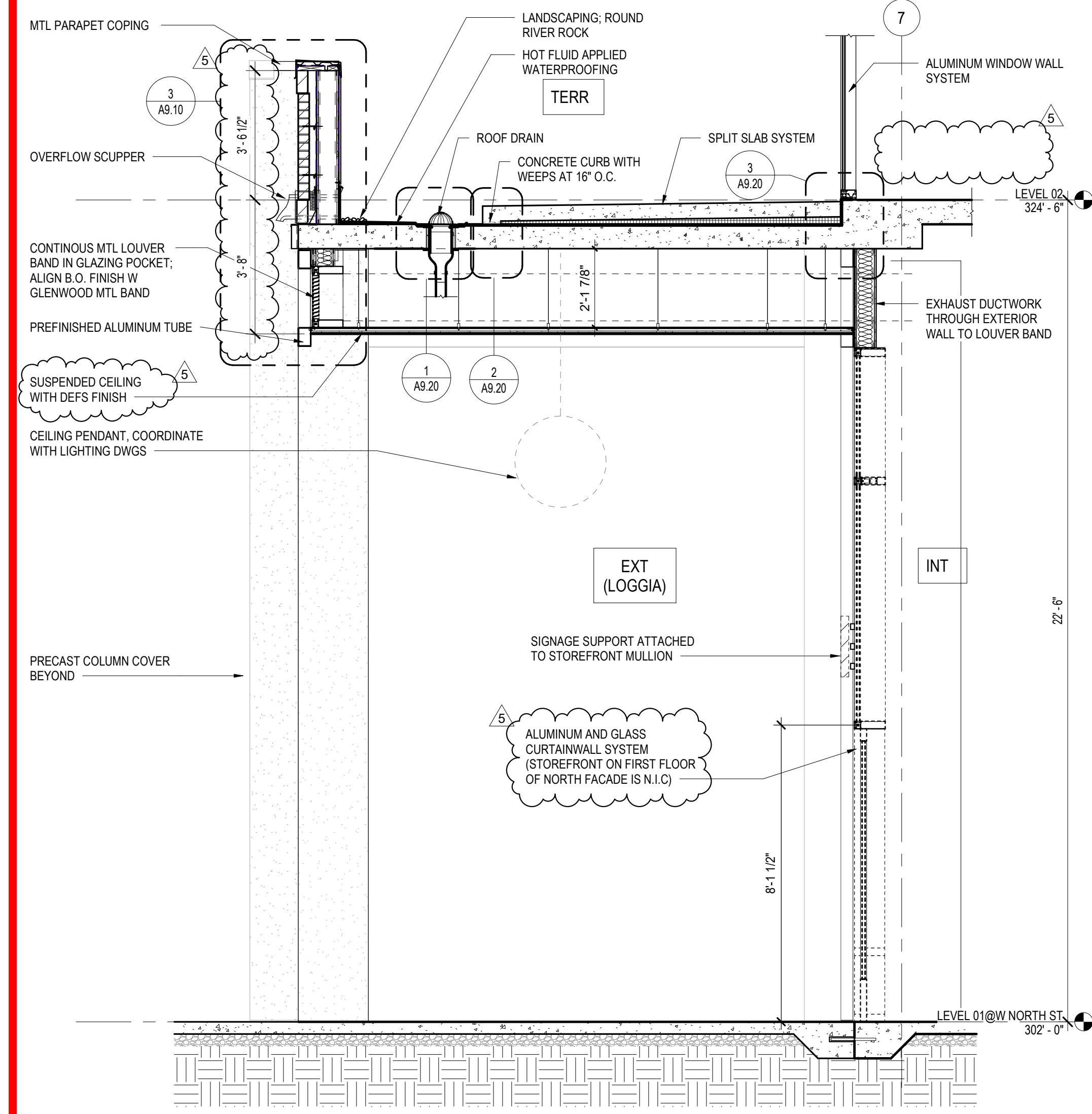


PROPOSED ELEVATION

Loggia Elevation

PROJECT:	21151	DATE	
ISSUE:	DD 100% SET	11.03.2023	
	PERMIT SET	11.01.2024	
	GMP SET	05.23.2025	
	IFC SET	08.29.2025	

REVISION	DESCRIPTION	DATE
5	POST GMP/VE REVISIONS	08.29.25

CONTENT: FACADE SYSTEMS - RESIDENTIAL
STOREFRONT AT LOGGIAELEVATION AT LOGGIA 4
1/8" = 1'-0"ENLARGED ELEVATION- RESIDENTIAL LOGGIA 1
3/8" = 1'-0"ENLARGED PLAN AT LOGGIA 2
3/8" = 1'-0"SECTION AT RESIDENTIAL LOGGIA 3
3/8" = 1'-0"

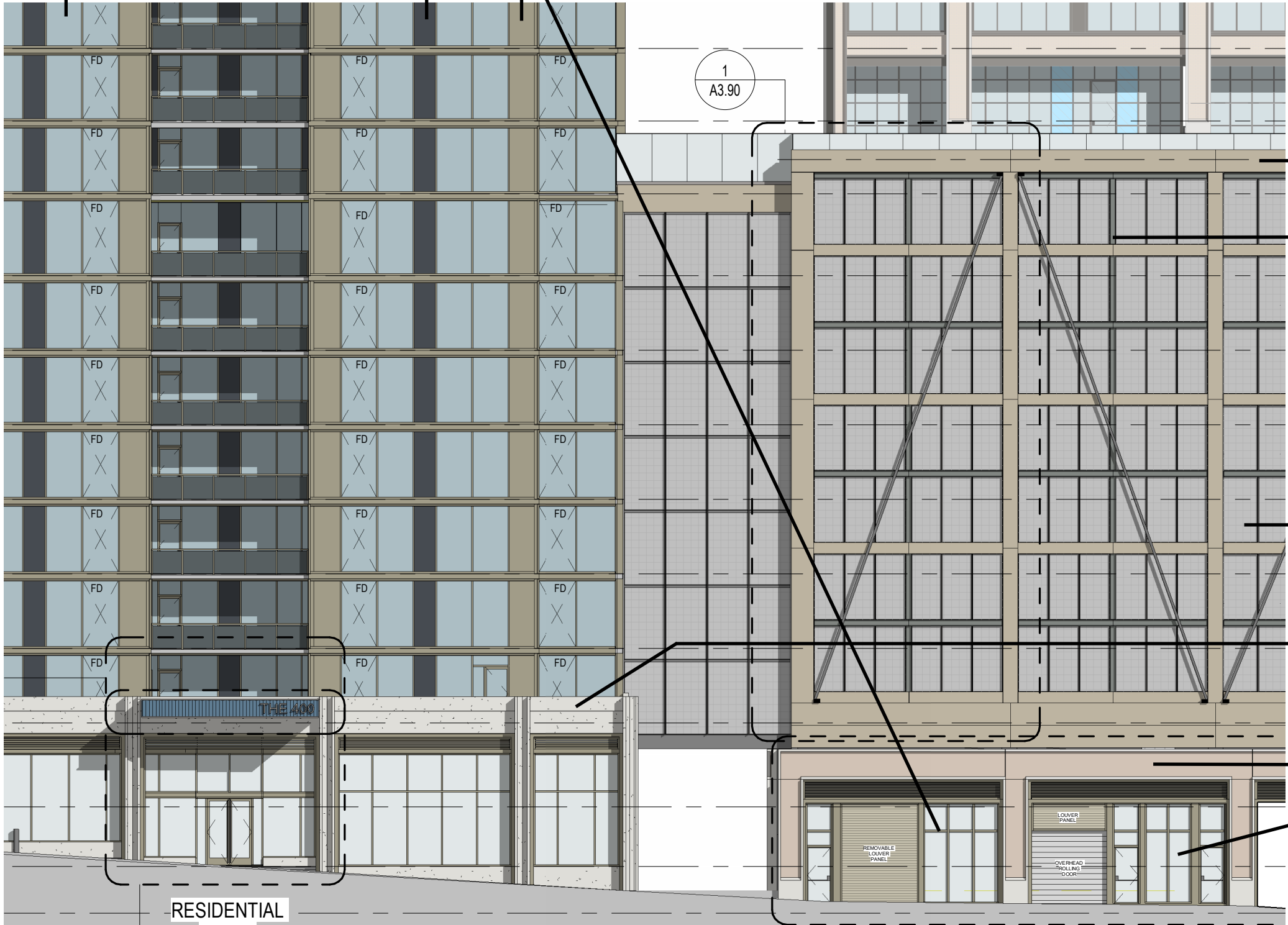
MATERIAL LEGEND

MP1	WINDOW WALL METAL PANEL TYPE 1	RESI PRECAST TONE 1	PRIVACY DIVIDERS
MP2	WINDOW WALL METAL PANEL TYPE 2	PARKING PRECAST TONE 2	EXTERIOR STUCCO PAINTED
SP1	SHADOWBOX PANEL	PARKING STEEL FRAME, PRIMARY - COMPOSITE PANEL COLOR 1	TRAFFIC COATING - RESIDENTIAL TERRACES
G1	TYPICAL VISION GLASS	PARKING STEEL FRAME, SECONDARY COMPOSITE PANEL COLOR 2	SKIM COAT AND PAINT - UNDERSIDE OF CONCRETE TERRACE
G2	SPANDREL GLASS	PARKING CORRUGATED METAL MESH SCREEN	ALUMINUM CURTAINWALL - COLOR 1
G3	GUARDRAIL / WINDWALL GLASS	PARKING TIE RODS	ALUMINUM WINDOWWALL - COLOR 1
	THIN BRICK (SET IN PRECAST)	ARCHITECTURAL LOUVER SET IN GLAZING POCKET	EXTRUDED ALUMINUM TUBE - COLOR 1
	BRICK VENEER	COMPOSITE METAL PANEL	PREFINISHED METAL COPING - COLOR 1
CL	CURTAINWALL GLAZING		

FLUROPON COLOR SAMPLE - PEWTER

FLUROPON COLOR SAMPLE - EVENING TOAST

GUARDIAN SunGuard
SNX 70+ Clear



Parking Garage metal panel
metalbond color guide
USA STOCK COLORS:
<https://carterpanels.com/stock.html>



105 CHAMPAGNE METALLIC



310 DARK GREY METALLIC

Parking Garage perforated metal panel
Sentrigrad architectural metals
<https://www.sentrigrad.com/resources-files/Sentrigrad-Color-Chart.pdf>



DOVE GRAY



RETAIL:
GLEN-GERY GOLDEN DAWN
Mortar: TBD

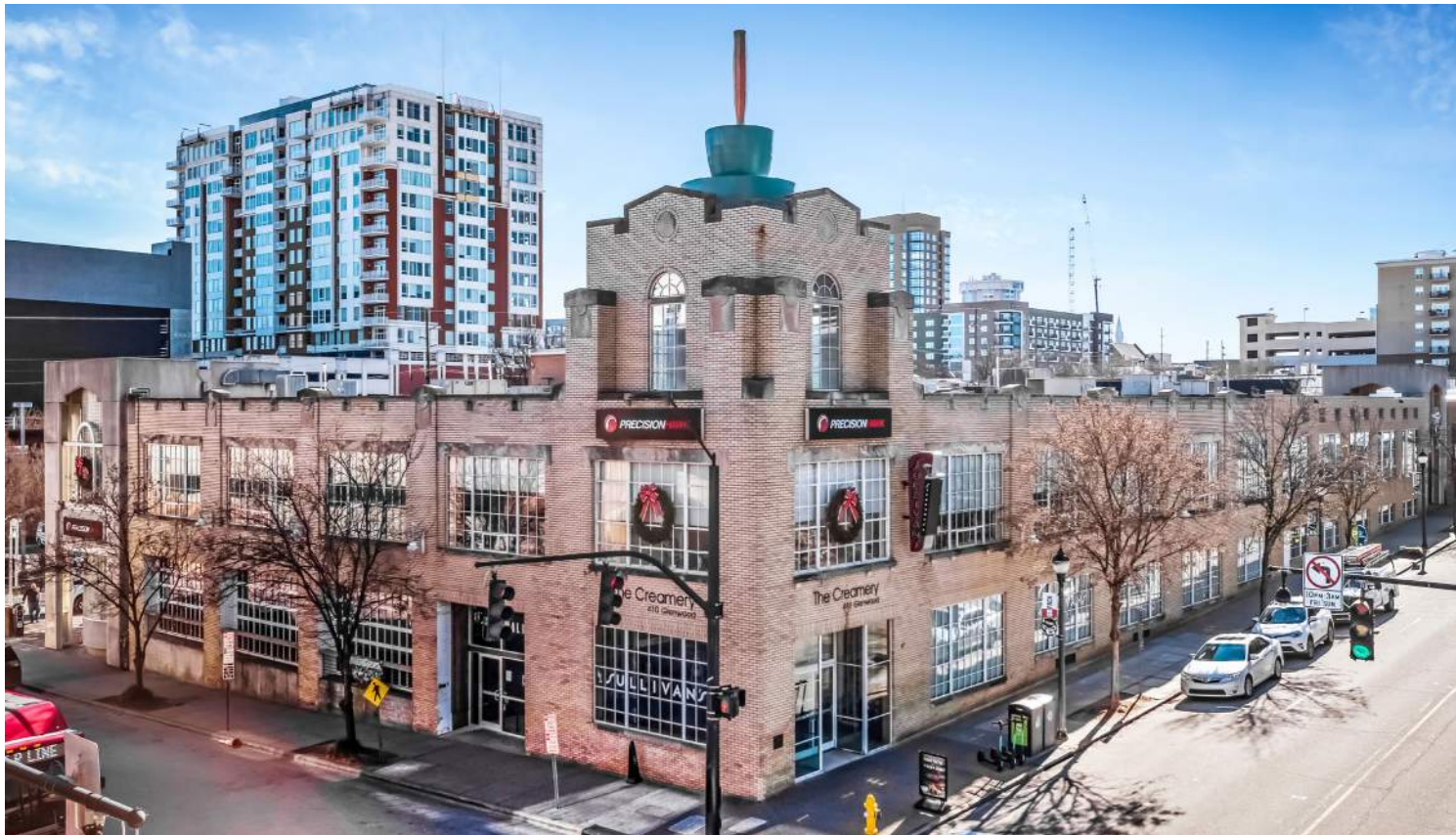
GUARDIAN SunGuard
SNX 70+ Clear



Site Aerial View

COA Submission Phase 1: Massing & Stepback / 18 September 2020
The Creamery, Raleigh, NC





Site Aerial Photos

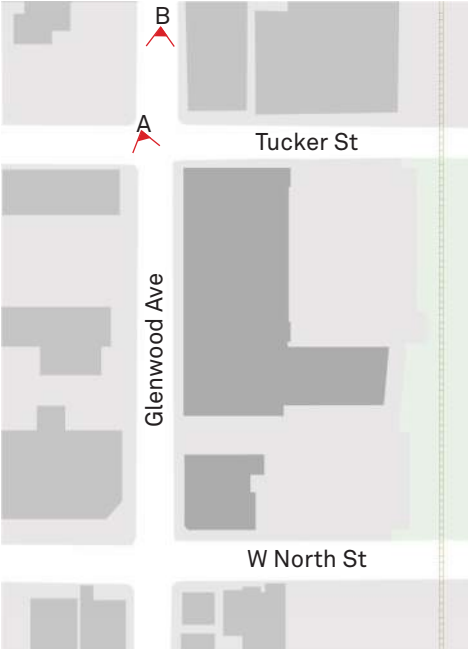
COA Submission Phase 1: Massing & Stepback / 18 September 2020
The Creamery, Raleigh, NC

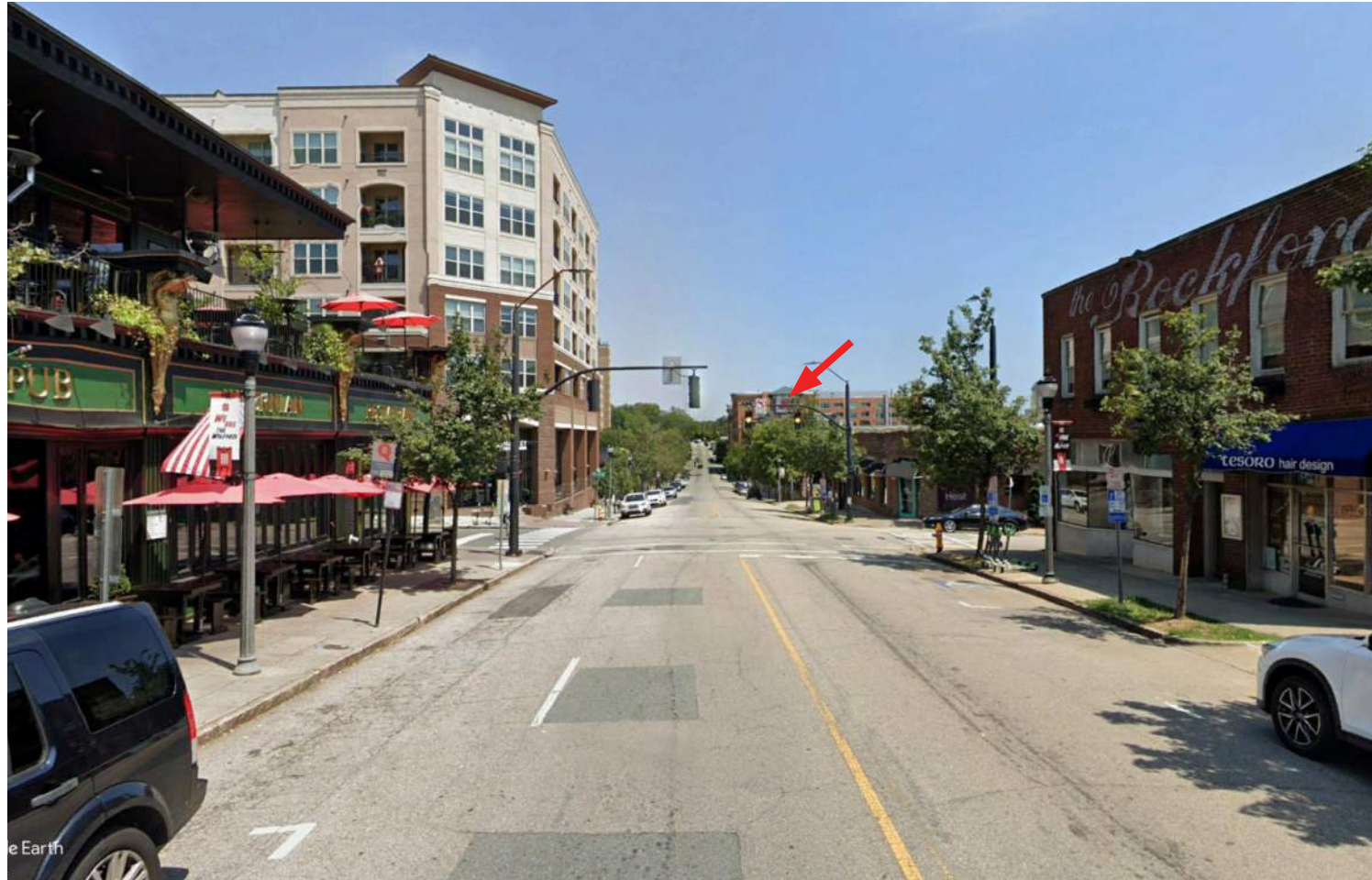


A View of the Pine State Creamery tower from the Glenwood/Tucker intersection
The National Register Nomination highlights the prominence of the original 1928 building in the streetscape, particularly when viewed from the Glenwood/Tucker intersection.

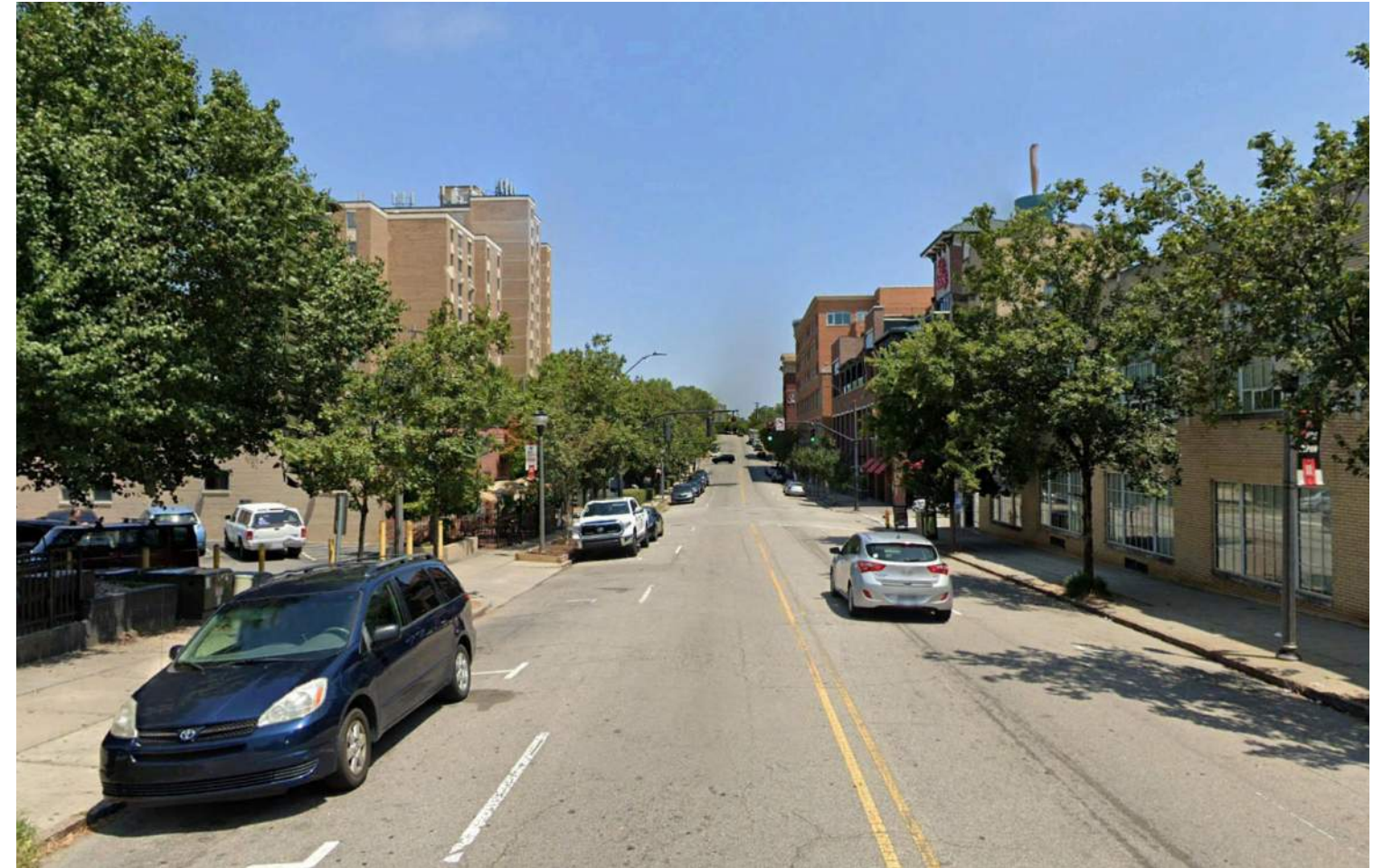


B View of Pine State Creamery looking south on Glenwood Avenue.

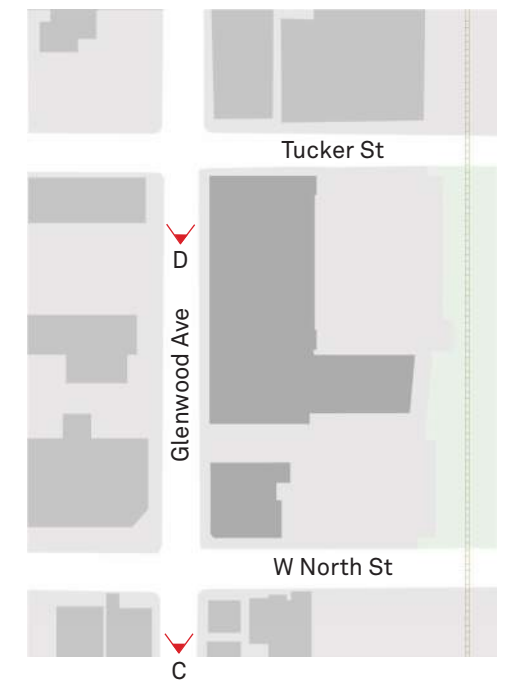




C View of Pine State Creamery looking north on Glenwood Avenue. The view of the Pine State Creamery when approaching from the south is obscured by the adjacent parcel (400 Glenwood) and by the zoning-required street trees.



D View adjacent to Pine State Creamery looking north on Glenwood Avenue (West Elevation).



Glenwood Avenue Street Views

COA Submission Phase 1: Massing & Stepback / 18 September 2020
The Creamery, Raleigh, NC



Morris Adjmi Architects
www.ma.com



CLEARSCAPES
ARCHITECTURE + ART

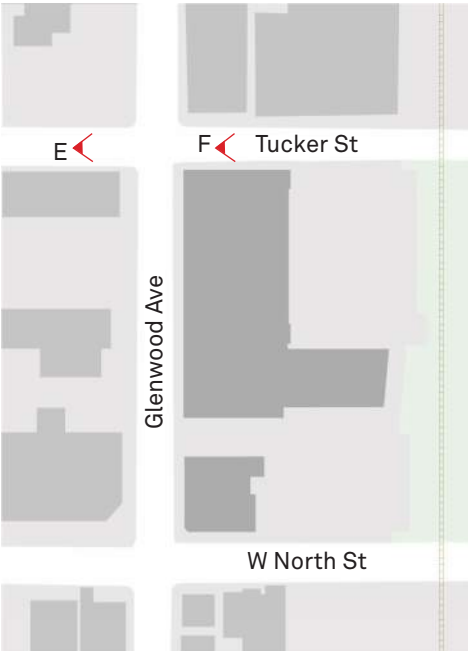




E View adjacent to Pine State Creamery looking east on Tucker Street (West Elevation) showing the prominence of the original 1928 building and tower at the corner of Glenwood Avenue and Tucker Street.



F View adjacent to Pine State Creamery looking east on Tucker Street (South Elevation).



Tucker Street Views

COA Submission Phase 1: Massing & Stepback / 18 September 2020
The Creamery, Raleigh, NC

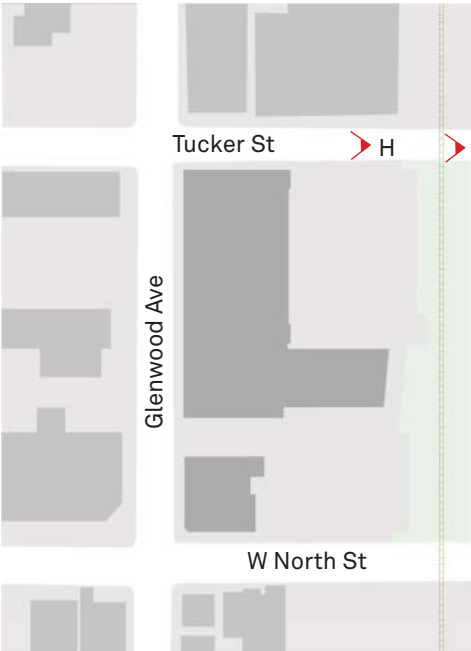




G View looking west down Tucker Street. The railroad bridge and embankment in the foreground obscures views of the Pine State Creamery building beyond.

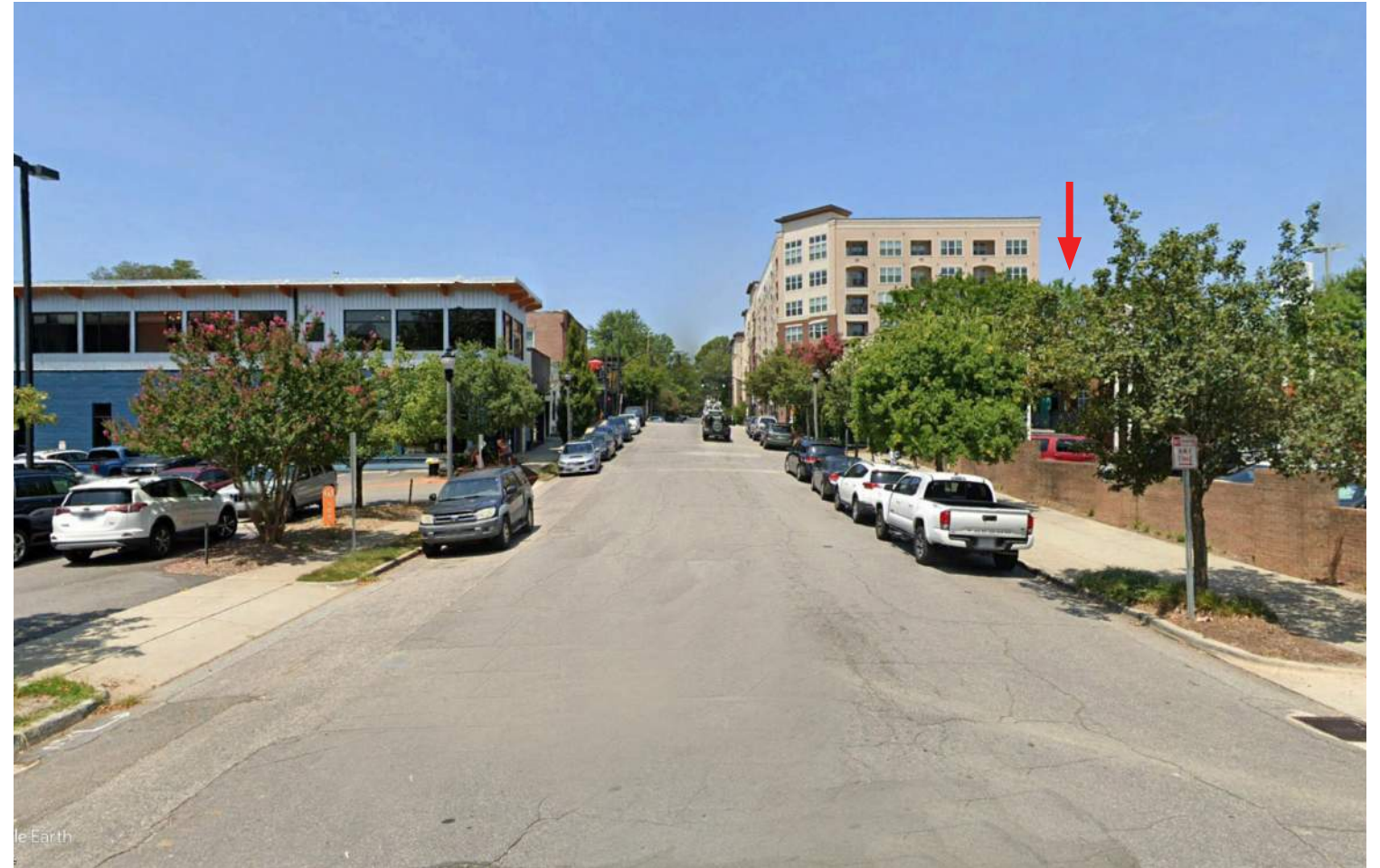


H View of the surface parking lot adjacent to the Pine State Creamery looking west on Tucker Street (East Elevation). The historic 1928 portion is obscured by the 1998 addition.

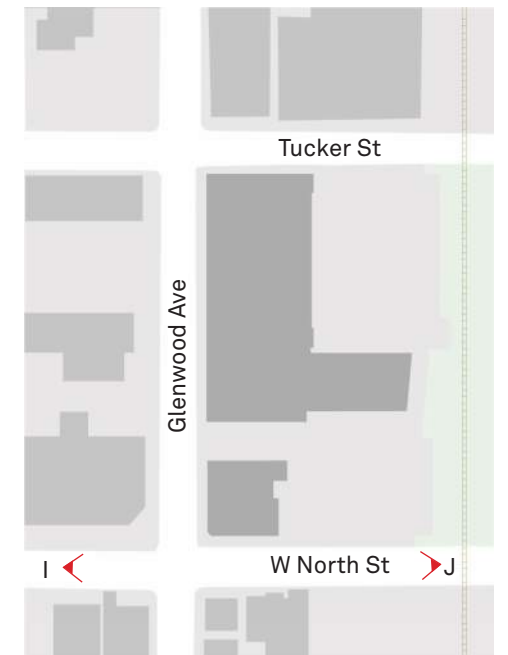




I View of the Pine State Creamery parcel looking east on North Street.
This portion of the parcel is currently a surface parking lot.



J View of the Pine State Creamery parcel looking west on North Street.
This portion of the parcel is currently a surface parking lot.



North Street Views

COA Submission Phase 1: Massing & Stepback / 18 September 2020
The Creamery, Raleigh, NC

