

Administrative Site Review Application

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



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

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

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

Site Plan Tier: Tier Two Site Plan <input checked="" type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	
Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option
Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____	

GENERAL INFORMATION

Development name: Freeman Associates Metal Warehouse

Inside City limits? Yes No

Property address(es): 225 Tryon Rd

Site P.I.N.(s): 1702-41-8172

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Construct a 4800 sf metal warehouse building to be utilized for storage.

Current Property Owner(s): Ruben & Annie Moore Freeman

Company: Freeman & Associates	Title:
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Address: 225 Tryon Rd, Raleigh, NC 27603

Phone #: 919-779-9330	Email: freeman@freemanacc.com
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Applicant Name (If different from owner. See "who can apply" in instructions): Tonya Singletary

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: Civil Site Designs, PLLC	Address: 1209 Capstone Dr, Durham, NC 27713
-----------------------------------	---

Phone #: 919-717-2147	Email: tsingletary@csitedesigns.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): IX	Existing gross floor area (not to be demolished): 2,405
Gross site acreage: 1.06 ac	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 0	New gross floor area: 4,800
Max # parking permitted (7.1.2.C): none	Total sf gross (to remain and new): 7,205
Overlay District (if applicable): n/a	Proposed # of buildings: 1
Existing use (UDO 6.1.4): COMMERCIAL	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): COMMERCIAL	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>31,325</u> Proposed total (sf) <u>31,325</u>	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page 4.

APPLICANT SIGNATURE BLOCK

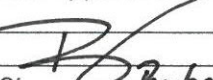
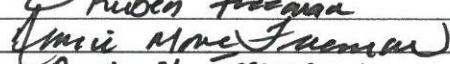
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date: 6-27-24
Printed Name: Ruben Freeman	
Signature: 	Date: 6/24/24
Printed Name: Annie M. Freeman	

Building Information

Building Description: A single-tenant, one (1) story pre-engineered metal building with metal panel roof and metal panel facade.

Building Construction Type per [602.5 (2018 NCSBC:BC w/ Approved Amendments)]: Type V-B

Fire Protection: Not Sprinklered
Fire Alarm System: No

Generator: No
High Rise: No, Less than 75 feet
Number of Stories: One (1)
Tenant Space Net Floor Area: 4,995 SF
Total Building Area: 4,995 SF
Date of Building Construction: EST. 2024

2024 State of North Carolina Code Requirements

2018 NC Codes (Effective 1/1/2019) include the 2018 NC Ad-Hoc Committee amendments as adopted by the Building Code Council and approved by the Rules Review Commission along with the 2015 International Codes.

Administrative - 2018 North Carolina State Building Code: Administrative Code and Policies w/ Approved Amendments

Building- 2018 North Carolina State Building Code: Building Code w/ Approved Amendments

Fire Safety- 2018 North Carolina State Building Code: Fire Prevention Code w/ Approved Amendments

Plumbing- 2018 North Carolina State Building Code: Plumbing Code w/ Approved Amendments

Mechanical- 2018 North Carolina State Building Code: Mechanical Code w/ Approved Amendments

Fuel Gas- 2018 North Carolina State Building Code: Fuel Gas Code w/ Approved Amendments

Electrical- 2020 North Carolina Electrical Code w/ Approved Amendments

Energy- 2018 North Carolina State Building Code: Energy Conservation Code w/ Approved Amendments

Accessibility- 2009 ANSI A117.1

Property Maintenance- Chapter 95: Non-residential Building And Vacant Property Maintenance Standards

2018 NC Ad-Hoc Committee Amendments

Accessibility-

We certify that we have prepared these plans in conformity with 2009 ANSI A117.1 and the 2010 ADAAG for making buildings and facilities accessible to and usable by persons with disabilities to the best of our knowledge, information and belief for the scope of work herein permitted.

Project Information

New Construction of a 4,995 GSF Storage (S-2) Warehouse.

Proposed Occupancy Use and Classification per: [304.1 (2018 NCSBC:BC w/ Approved Amendments)]:

S-2 - STORAGE, LOW HAZARD

Occupancy Load Calculations per [Table 1004.1.2 (2018 NCSBC:BC w/ Approved Amendments)]:

PUBLIC & PRIVATE IMPROVEMENTS QUANTITY TABLE

PHASE NUMBER	1 OF 1
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	0
LIVABLE BUILDINGS	0
OPEN SPACE	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PRIVATE WATER (LF)	131
PUBLIC SEWER (LF)	0
PRIVATE SEWER (LF)	95
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	0
SEWER SERVICE STUBS	0

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NC DOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
*** THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
*** PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
*** AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
*** RALEIGH STREET DESIGN MANUAL (RSDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

Project Information

Occupancy Schedule

WAREHOUSE: 4,520.33 SF (@500 SF/PP) = 10 (9.04)
OFFICE: 205.33 SF (@100 SF/PP) = 3 (2.05)
RESTROOM: N/A

Total occupant load = 13 occupants

Egress Capacity per [1005.3.2 (2018 NCSBC:BC w/ Approved Amendments)]

Doors: (3) 36" doors (33" actual) are provided - 99"/0.2 = 495 persons

Stairs: N/A

Maximum Egress Capacity = 495 persons

Exiting Requirements for a New S-2 Storage Occupancy per 2018 NCSBC:BC w/ Approved Amendments:

Min. number of Means of Egress
2 exit doors required, 3 exit doors provided;
Complies

Arrangement of Means of Egress: 1/2 diagonal distance per 1007.1.1(2018 NCSBC:BC w/ Approved Amendments) (not sprinklered); **Complies**

Max. Exit Access Travel Distance: 300' (per Table 1017.2 (2018 NCSBC:BC w/ Approved Amendments)); **Complies**

Max. Dead End Corridor: 20' (per 1020.4 (2018 NCSBC:BC w/ Approved Amendments)); **Complies**

Min. Corridor Width: 36" (Table 1020.2 (2018 NCSBC:BC w/ Approved Amendments)); **Complies**

Min. Door Width: 32" (per 1010.1.1 (2018 NCSBC:BC w/ Approved Amendments)); 36" wide doors provide 33" clearance and meet the 32" requirement; **Complies**

Fire Protection Requirements per 2018 NCSBC:BC w/ Approved Amendments & 2018 NCSBC:FPC w/ Approved Amendments:
Tenant Demising Walls: N/A

Occupancy Separation: N/A

Corridor Partitions: N/A

Wall Penetrations: N/A

Floor Penetrations: N/A

Opening Protectives: Doors - No Rating Required

SITE DATA

PARCEL PIN NUMBER:	1702-41-8172
REAL ESTATE ID:	0147906
ZONING:	IK
OVERLAY DISTRICT:	NONE
FLOODPLAIN/FIRM PANEL:	3720069700K DATE: 7/19/22
GROSS SITE AREA:	1.06 AC (46,416 SF)
DISTURBED SITE AREA:	0.25 AC (10,954 SF)
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
IMPERVIOUS:	EXISTING: 31,325 SF PROPOSED: 31,325 SF NOTE: NO NEW IMPERVIOUS AREA, ZERO NET INCREASE IN IMPERVIOUS SURFACE AREA.
BUILDING, GFA:	GROSS FLOOR AREA: 60' X 80' (4,800 SF)
SETBACKS:	PRIMARY STREET SIDE REAR: 3' 0' OR 6' 0' OR 6'

SHEET LIST

- CS-101 COVER SHEET
- C-100 BOUNDARY SURVEY
- C-101 EXISTING CONDITIONS
- C-200 DEMOLITION/SITE/UTILITY PLAN
- C-300 WATER & SEWER DETAILS
- AS-101 ARCHITECTURAL SITE PLAN
- A-101 ARCHITECTURAL FLOOR PLAN
- A-301 BUILDING ELEVATIONS
- A-302 BUILDING ELEVATIONS

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished): 2,400
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area: 4,800
Max # of parking permitted (7.1.5.2):	Total # of gross (to remain and newly): 7,200
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): COMMERCIAL	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): COMMERCIAL	Proposed # of basement levels (UDO 1.5.7.A.6): 0

STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf):	Proposed total (sf):
Existing (sf):	Proposed total (sf):

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	In your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transient development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page 4.

FREEMAN ASSOCIATES METAL WAREHOUSE

225 TRYON ROAD RALEIGH, NC 27603

ARCHITECT

Mitchell Ramseur, NOMA, AIA, NCARB
M Ramseur & Associates, PLLC
Licensed in NC, AL, GA
E: Design@mramseur.com
P: (808) 493-7123
W: MRamseur.com

LOCAL PROJECT MANAGEMENT

Elizabeth A. Lyon, RA, CDT, CSI
Raleigh, NC
E: elyon365@gmail.com
P: (919) 675-7484
W: MRamseur.com

STRUCTURAL ENGINEER

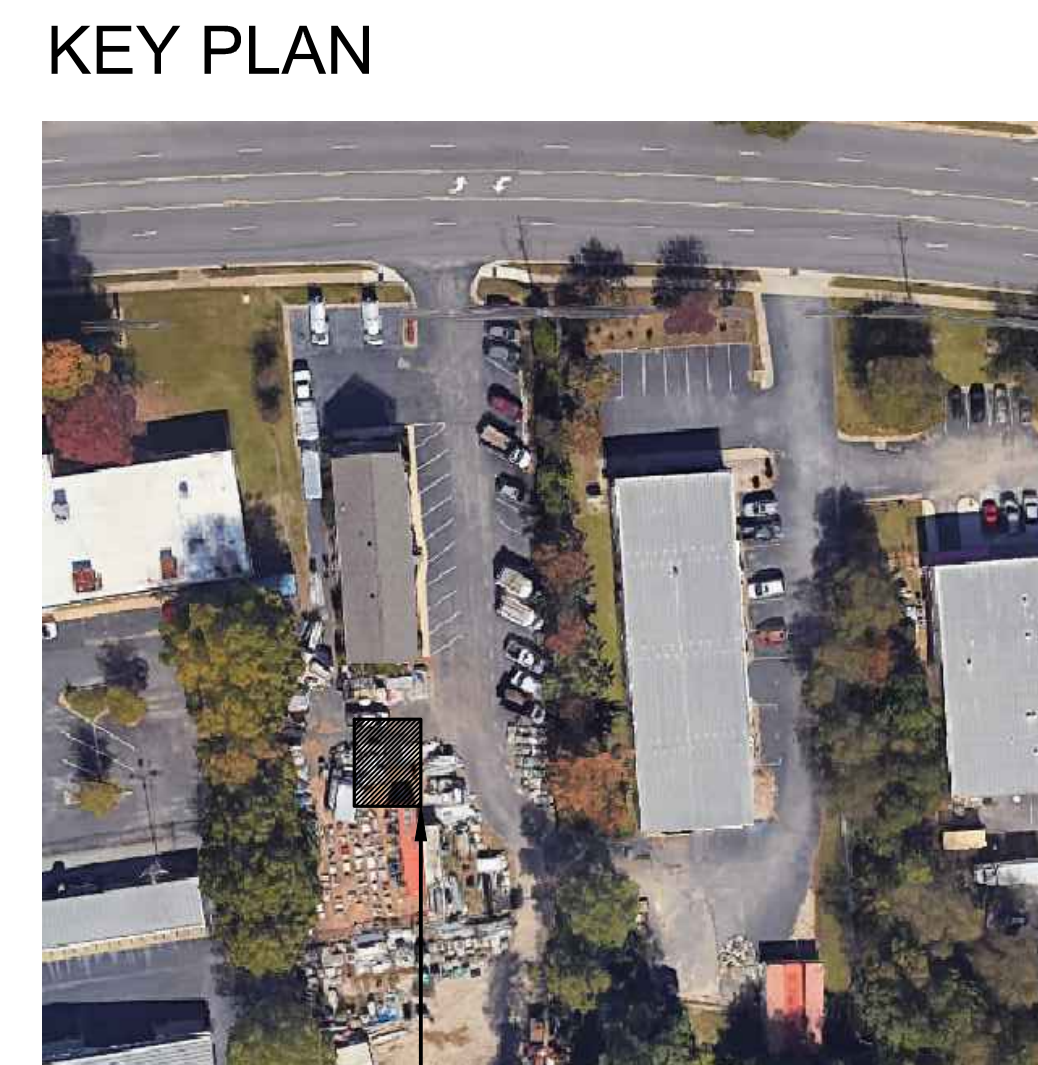
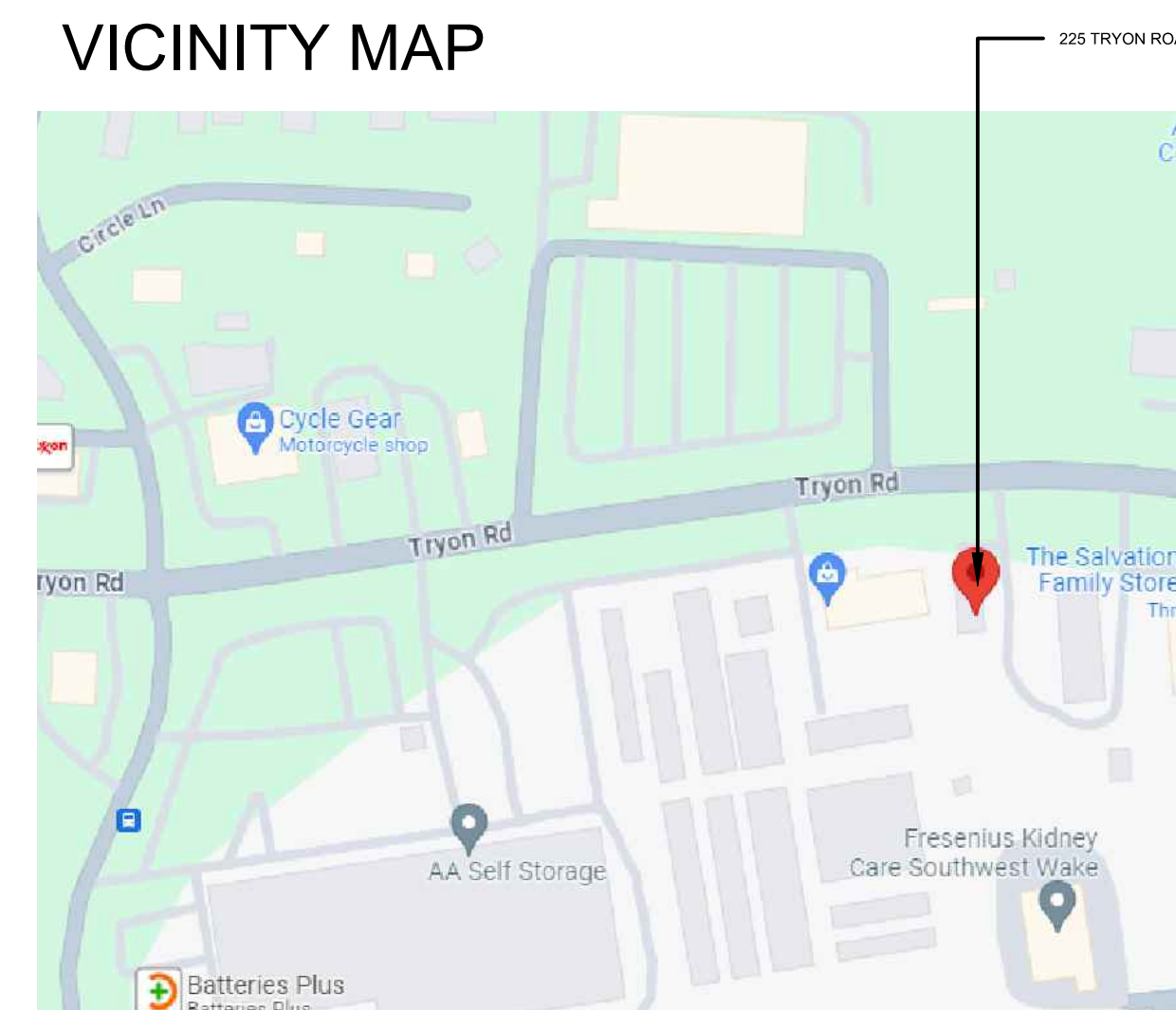
Jasmine Denizard, PE
LynchMykins Engineers
Raleigh, NC
E: jdenizard@lynchmykins.com
P: (919) 782-1833
W: LynchMykins.com

MEP/FP ENGINEER

Barry Frazier
Kilian Engineering, Inc.
Henderson, NC
E: bfrazier@kilianengineering.com
P: (252) 438-8778
W: kilianengineering.com
Note: Retained directly by Owner.

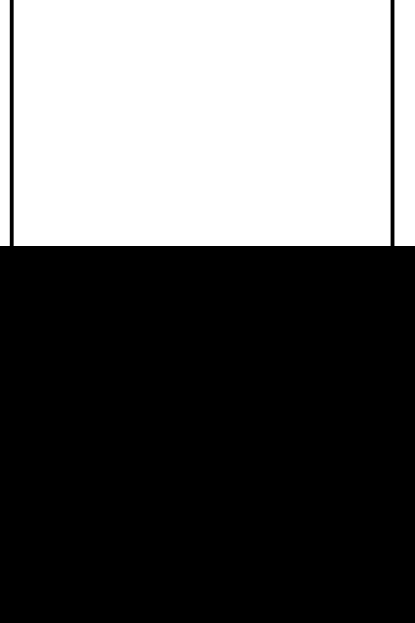
CIVIL ENGINEER

Tonya Singletary
Civil Site Designs, PLLC
Durham, NC
E: tsingletary@csitedesigns.com
P: (919) 717-2147
W: CSITDESIGNS.COM



THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT RALEIGH, NORTH CAROLINA, CONTEMPORANEOUSLY WITH ITS ISSUED DATE ON XX/XX/XXXX, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW. ARCHITECT HAS PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

M RAMSEUR & ASSOCIATES
925B Peachtree Street NE
Atlanta, GA 30309
O: (919) 910-2017
F: (404) 720-0531
E: Design@Mramseur.com



Date	Remarks
03/12/2024	ISSUED FOR SECOND REVIEW
04/03/2024	ISSUED FOR SITE PERMIT REVIEW

ADMINISTRATIVE SITE REVIEW TIER 2

FREEMAN ASSOCIATES METAL WAREHOUSE
225 TRYON ROAD
RALEIGH, NC 27603

Date:	2/2/2024
Designed By:	Elc
Checked By:	Chp
Project No.:	2024000001
Project Manager:	
Date:	12 MAR 2024

NOT RELEASED FOR CONSTRUCTION

COVER SHEET

CS-101

**SURVEY/PLOT PLAN FOR
FREEMAN & ASSOCIATES**

OWNERS: RUBEN & ANNIE MOORE FREEMAN
DEED BOOK 15561, PAGE 1421 (SOURCE OF TITLE)
BOOK OF MAPS 1999, PAGE 670
ADDRESS: 225 TRYON ROAD
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
PIN: 1702-41-8172

LEGEND

- ECM ■ = EXISTING CONCRETE MONUMENT
- EIP ● = EXISTING IRON PIPE
- CP ○ = CALCULATED POINT
(NOT FOUND OR SET)
- ERB ● = EXISTING REBAR
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- OHE = OVERHEAD ELECTRIC
- ⊙/SSMH = SANITARY SEWER MANHOLE
- ⊙/0.00 = ELEVATION AT BUILDING CORNER
- BC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- ⊙ = UTILITY BOX

REFERENCES

1. D.B. 15561, PG. 1421
2. B.M. 1999, PG. 670
3. ALL DEEDS AND MAPS WITH ADJOINERS.
4. WAKE COUNTY G.I.S.

ALL WORK SHALL CONFORM TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

PROPERTY ZONE: IX

SETBACKS (MINIMUM)
PRIMARY STREET: 3 FT.
SIDE LOT LINE: 0 OR 6 FT.
REAR LOT LINE: 0 OR 6 FT.
(SETBACKS TAKEN FROM CITY OF RALEIGH UDO. SETBACKS TO BE VERIFIED BY OWNER AND CITY OF RALEIGH.)

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720069700K
EFFECTIVE DATE: 07/19/22

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1851; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedure with D.B. 15561, Page 1421 was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey; that areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for the conveyance of this lot by the person (s) shown on this map.

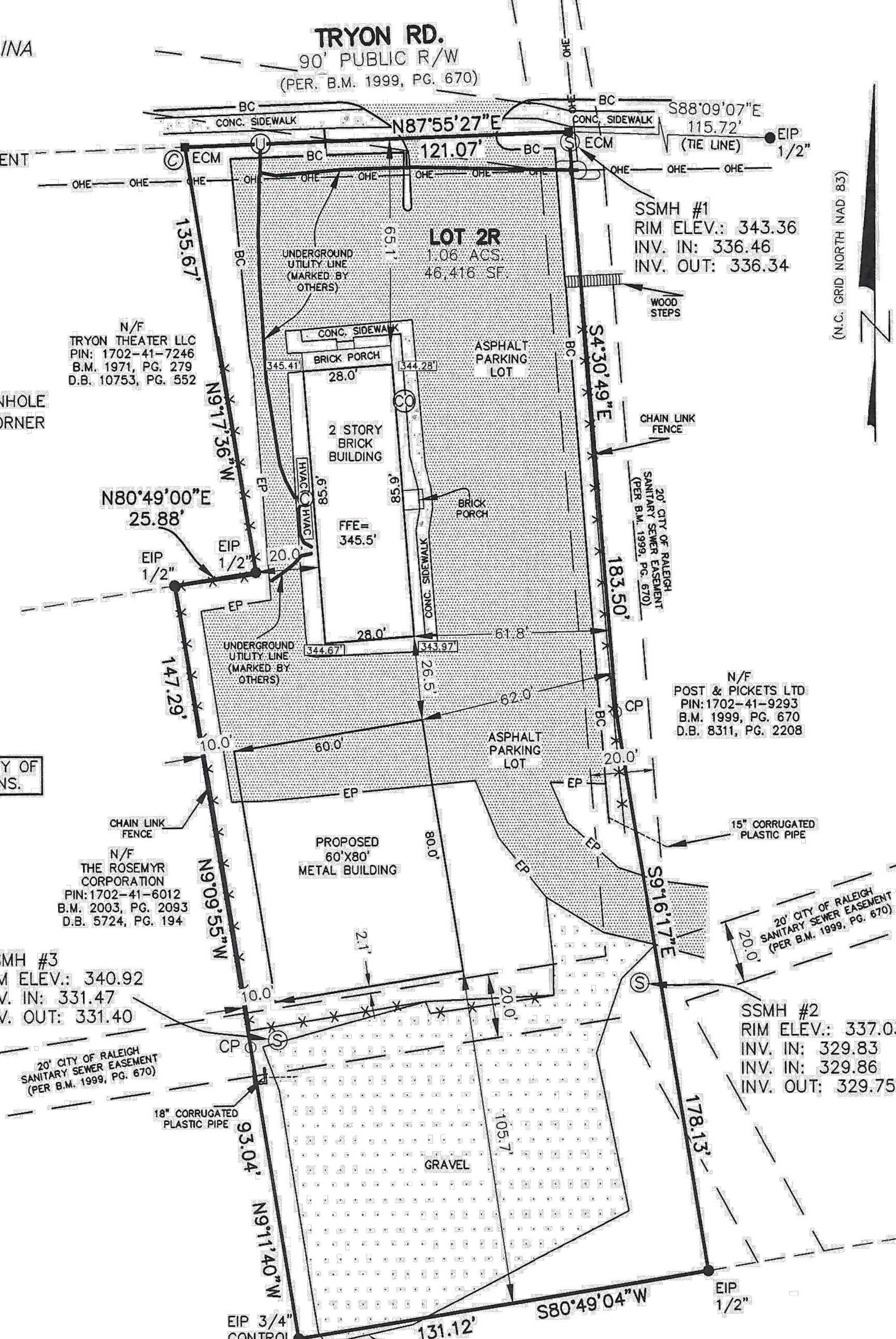
Witness my original signature, registration number and seal this 24th day of April 2024 A.D.
Surveyor: Herbert H. Proctor Jr. License # L-3621

STEWART-PROCTOR
ENGINEERING and SURVEYING
319 CHAPANOKE ROAD, SUITE 106
RALEIGH, NC 27603 (LICENSE # P-0148)
TEL. 919 779-1855 FAX 919 779-1661

DATE 04/24/2024 DRAWING
SCALE 1"=50' 225 TRYON RD.

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. DASHED LINES REPRESENT LINES NOT SURVEYED.



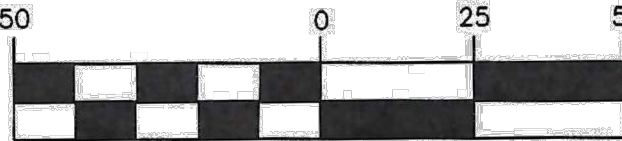
EXISTING IMPERVIOUS SURFACES:

BRICK BUILDING:	2,405 SQ. FT.
ASPHALT:	18,537 SQ. FT.
GRAVEL:	9,821 SQ. FT.
CONCRETE:	542 SQ. FT.
PORCHES/STEPS:	220 SQ. FT.
TOTAL:	31,325 SQ. FT.

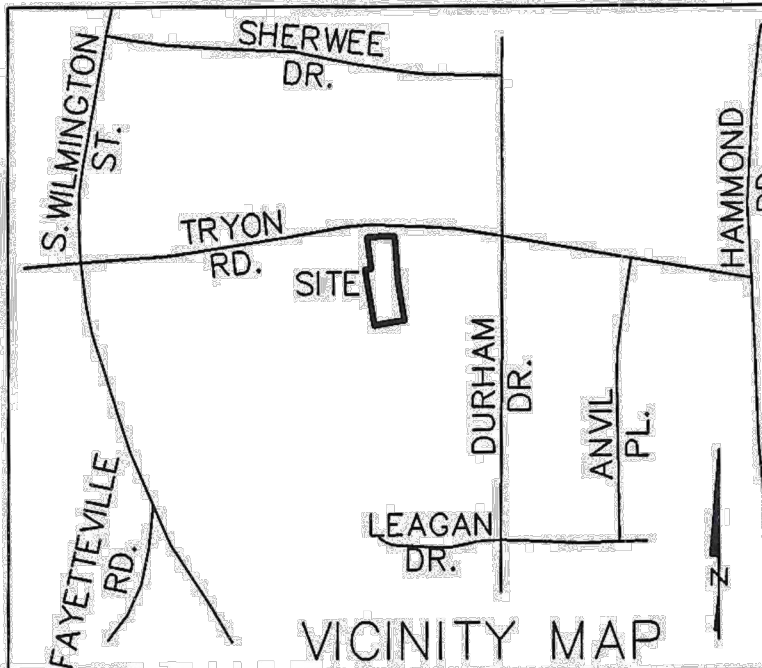
PROPOSED IMPERVIOUS SURFACE

PROPOSED BUILDING:	7200 SQ. FT.
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GRAPHIC SCALE

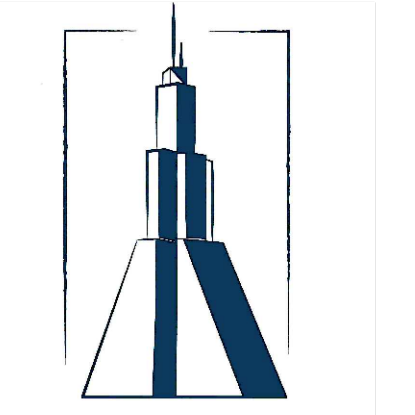


(IN FEET)
1 inch = 50 ft.



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

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT RALEIGH, NORTH CAROLINA, CONTEMPORANEOUSLY WITH ITS ISSUED DATE ON 04/30/2024, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW. ARCHITECT HAS PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.



M RAMSEUR & ASSOCIATES

9258 Peachtree Street NE
Atlanta, GA 30309
C (919) 910-2017
[7 am - 7 pm EST]
E: Design@MRamseur.com

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RELEASE HISTORY

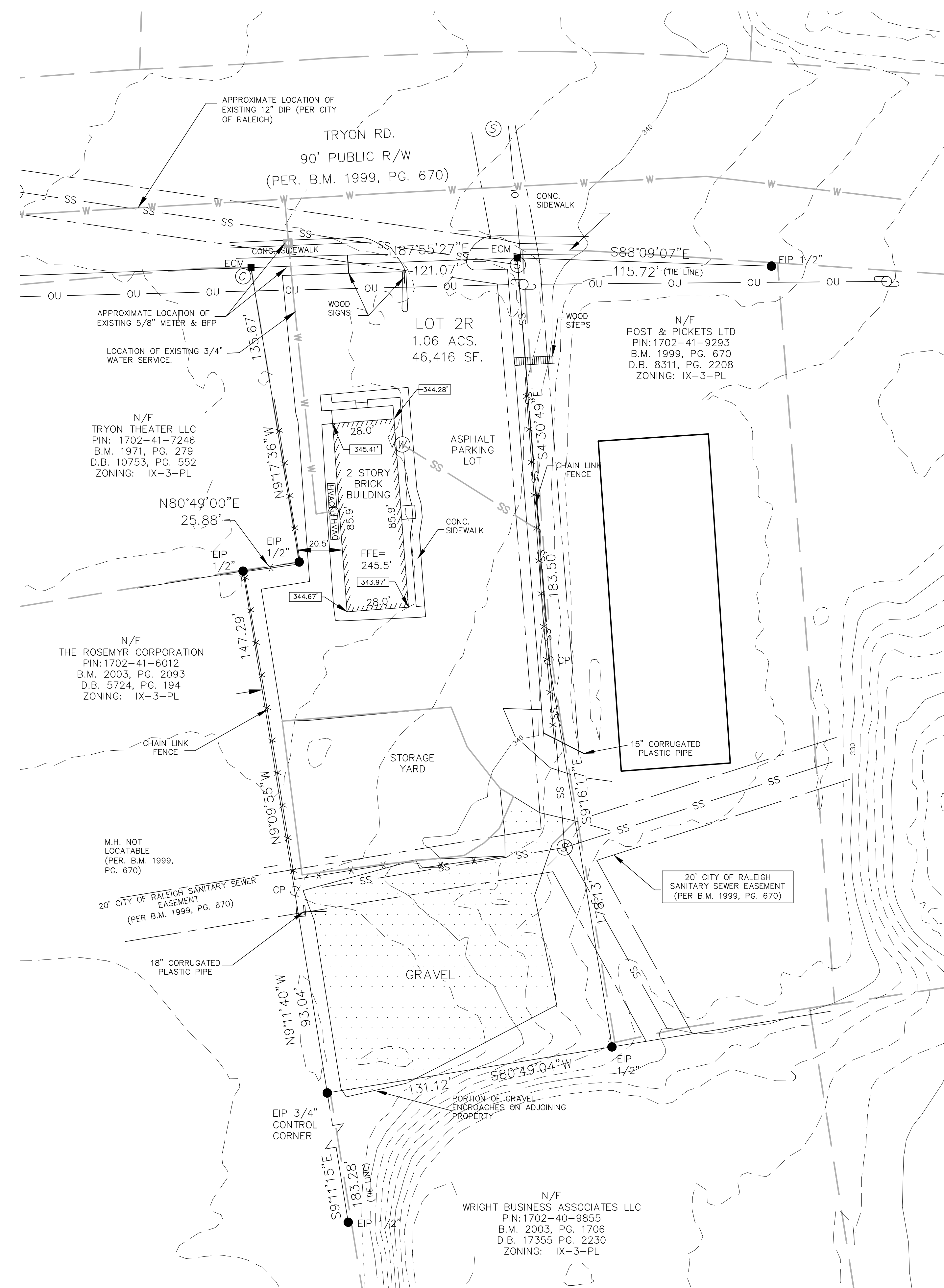
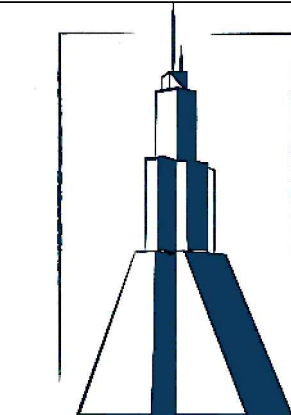
Date	Remarks
03/15/2024	ISSUED FOR 30/30 REVIEW
04/30/2024	ISSUED FOR SITE PERMIT

FREEMAN ASSOCIATES METAL WAREHOUSE
225 TRYON ROAD
RALEIGH, NC 27601

Drawn by:	EAL
Checked by:	CHW
Project No.:	225TR01
Date:	03 APRIL 2024
NOT RELEASED FOR CONSTRUCTION	

BOUNDARY SURVEY

C100



LEGEND

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- EIP ● = EXISTING IRON PIPE
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GENERAL NOTES:

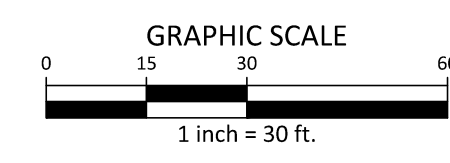
1. EXISTING SITE CONDITIONS SHOWN WAS PROVIDED BY STEWART-PROCTOR ENGINEERING AND SURVEYING, DATED 4/16/24 AND WAS SUPPLEMENTED WITH WAKE COUNTY IMAPS GIS INFORMATION.

RELEASE HISTORY

Date	Remarks
XX/XX/XXXX	ISSUED FOR SDOO REVIEW



NC GRID NAD83 (2011)



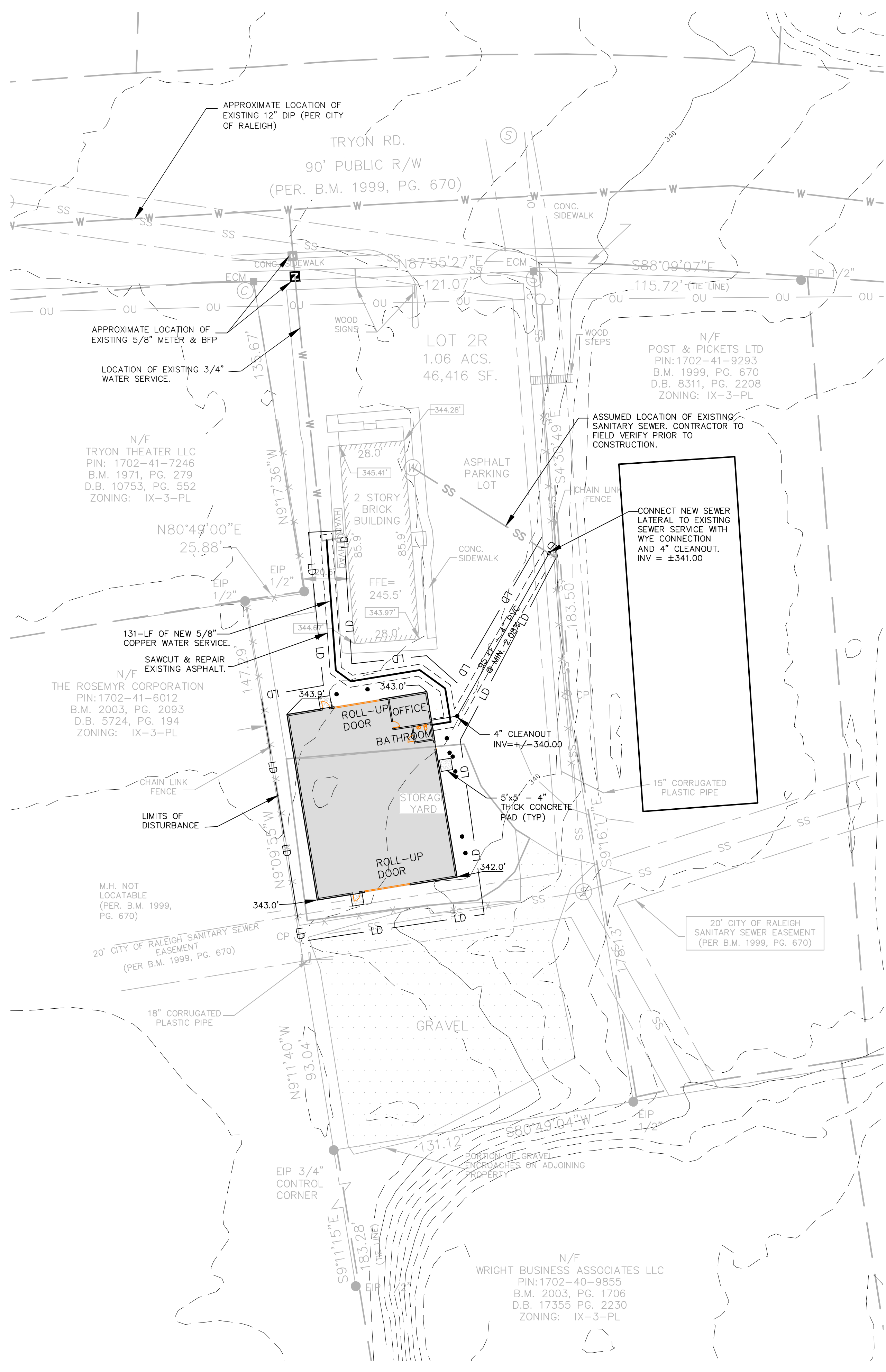
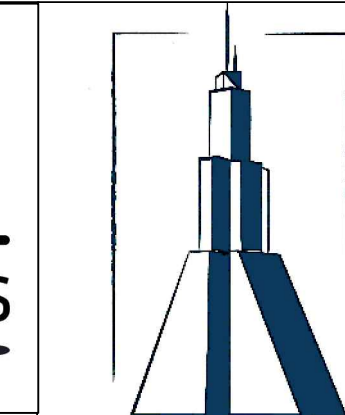
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

FREEMAN ASSOCIATES METAL WAREHOUSE
225 TRYON ROAD
RALEIGH, NC 27601

Drawn by:	EW
Checked by:	CS
Project no.:	
Date:	13 MARCH 2024
NOT RELEASED FOR CONSTRUCTION	

EXISTING CONDITIONS

C101



DEMOLITION NOTES:

1. THE INFORMATION SHOWN WAS TAKEN FROM DESIGN DRAWINGS AND FIELD SURVEY WHEREVER POSSIBLE. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DEMOLITION MATERIAL WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER LOCATION AND METHOD AS DESIGNATED BY THE LOCAL AUTHORITIES.
4. CONTRACTOR SHALL NOTIFY NCR811 (811 OR 800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NCR811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
6. THE CONTRACTOR SHALL AT ALL TIMES, KEEP THE PREMISES AND ADJACENT ROADWAYS FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.

GENERAL NOTES:

1. ALL DIMENSIONS, GRADES AND UTILITIES SHOWN ON THE PLANS SHALL BE FIELD-VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS, ENGINEERING INSPECTIONS DEPARTMENT (919) 996-6824, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER.
3. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR, AFTER PERMISSION BY EROSION CONTROL INSPECTOR.
4. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY.
5. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED TO THE STANDARD PROCTOR MAXIMUM DRY DENSITY UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
6. THERE MAY BE WETLANDS WITHIN THIS SITE. IT IS THE OWNER'S RESPONSIBILITY FOR WETLANDS JURISDICTION AND DISTURBANCE PRIOR TO ANY GRADING ACTIVITY.
7. THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA, PANEL NO. 3720069700K EFFECTIVE DATE: 7/19/22.

SITE PLAN NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "F" APPLIES TO ALL EXCAVATIONS EXCEEDING (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
4. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
5. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
6. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
7. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
8. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
10. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT FOR EROSION CONTROL AND ENGINEERING INSPECTIONS PRIOR TO ANY WATER OR SEWER ABANDONMENT, REMOVAL OR INSTALLATIONS.
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

SANITARY SEWER NOTES:

1. ALL SEWER SERVICES IN PUBLIC R.O.W. SHALL BE INSTALLED BY A LICENSED UTILITY CONTRACTOR.
2. BEFORE COMMENCING ANY EXCAVATION IN ANY HIGHWAY, STREET, PUBLIC SPACE, OR IN AN EASEMENT, THE NORTH CAROLINA UNDERGROUND DAMAGE PREVENTION ACT REQUIRES NOTIFICATION OF EACH UTILITY OWNER HAVING U.G. UTILITIES LOCATED IN THE PROPOSED AREA TO BE EXCAVATED, EITHER ORALLY OR IN WRITING, NOT LESS THAN 2 DAYS NOR MORE THAN 10 WORKING DAYS PRIOR TO STARTING OF THE INTENT TO EXCAVATE.
3. ANY EXISTING UTILITY APPURTENANCES SHALL NOT BE REUSED ON PROPOSED IMPROVEMENTS.
4. ALL PROPOSED SEWER ON THIS SITE IS TO BE PRIVATE UNLESS OTHERWISE SPECIFIED.
5. ALL 8" SEWER SHALL BE PVC SDR-35 AND ALL 6" SEWER SHALL BE PVC SCH.40 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
6. MINIMUM COVER TO FINISHED GRADE OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET OR DEEPER THAN 12", DUCTILE IRON PIPE SHALL BE REQUIRED WITH TYPE 1 BEDDING TO A COVER AT A MIN OF 3 FEET.
7. MINIMUM SLOPE FOR THE 8 INCH SANITARY SEWER COLLECTION LINE IS 0.50% AND THE MINIMUM SLOPE FOR THE 6 INCH SANITARY SEWER SHALL BE NO LESS THAN 1.0% (WITH CLEANOUTS EVERY 100 LINEAL FEET).
8. SEWER CLEANOUTS ARE NOT ALLOWED IN DRIVEWAYS, SIDEWALKS AND PARKING LOTS UNLESS SHOWN OTHERWISE. CLEANOUTS WITHIN ASPHALT PAVED TRAFFIC AREAS SHALL BE INSTALLED IN TRAFFIC RATED MINI-MANHOLES, DOMESTICALLY CAST.
9. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR SHALL VERIFY ACTUAL LOCATION AND DEPTHS IN FIELD PRIOR TO BEGINNING CONSTRUCTION.
10. UTILITY SLEEVES SHALL BE PVC (SCH. 40), INSTALL WITH 2" MINIMUM COVER. CAP AND MARK BOTH ENDS.
11. ALL PUBLIC AND PRIVATE SEWER LINES ARE TO BE DESIGNED BY THE ENGINEER AND APPROVED FOR CONSTRUCTION BY PUBLIC UTILITIES.
12. ALL UTILITY RELOCATION WORK SHALL BE SIGNIFICANTLY COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED.

RALEIGH STANDARD UTILITY NOTES:

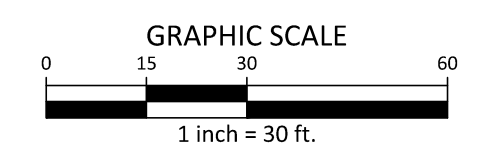
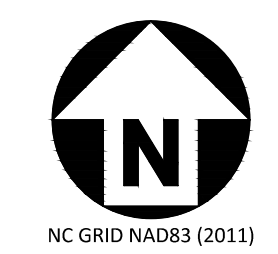
1. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK, CURRENT EDITION (INCLUDING STANDARDS AND SPECIFICATIONS).
2. UTILITY SEPARATION REQUIREMENTS:
 - 2.1. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPONDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - 2.2. WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - 2.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS.
 - 2.4. 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES UNLESS DIP IS SPECIFIED FOR SANITARY SEWER.
 - 2.5. MAINTAIN 18" MINIMUM VERTICAL SEPARATION AT ALL WATERMAIN AND RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MINIMUM VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS AND A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (REF. CORPUD DETAILS W-41 & S-49).
 - 2.6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER AND SEWER FACILITIES WITH 18" MINIMUM VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CORPUD PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SEWER SERVICE TO EXISTING RESIDENCES AND BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CORPUD.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL RE-USE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CORPUD. THIS INCLUDES ABANDONING TAP AT MAIN AND REMOVAL FROM R.O.W. OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL PROPERLY SIZED WATER SERVICES WITH METERS LOCATED AT R.O.W. WITHIN A 2'X2' (OR APPROPRIATE SIZED EASEMENT) IMMEDIATELY ADJACENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW AND PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT R.O.W. OR EASEMENT LINE AND SPACED EVERY 100 LF MAX.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND AND/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE R.O.W. PRIOR TO CONSTRUCTION.
12. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET ASSE STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT 919.996.5923 OR JOANIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	PROPERTY LINE
	EASEMENT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FIRE HYDRANT ASSEMBLY
	WATER METER
	BACKFLOW PREVENTER
	SEWER CLEAN-OUT
	WATERLINE
	SANITARY SEWER
	SPOT ELEVATION

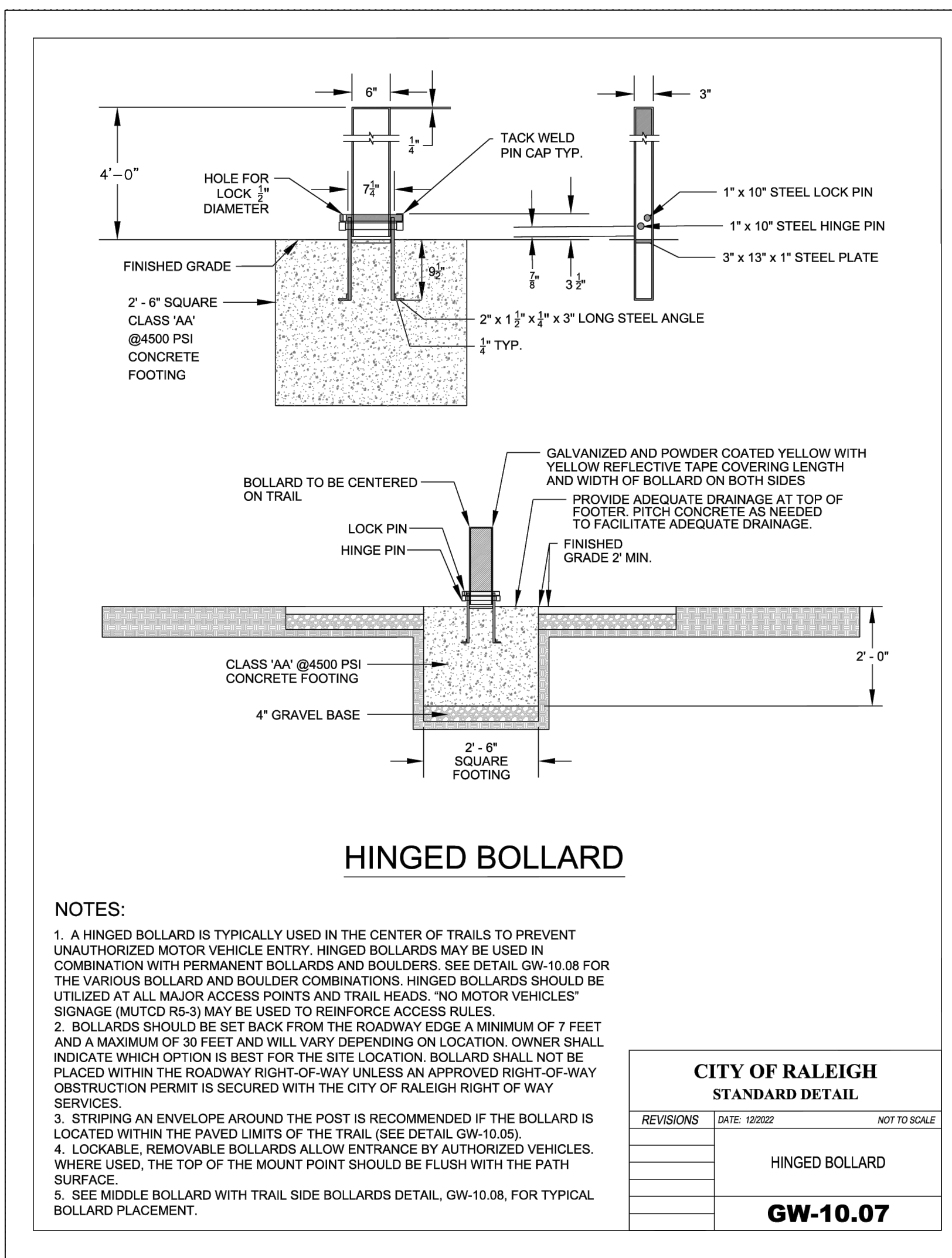
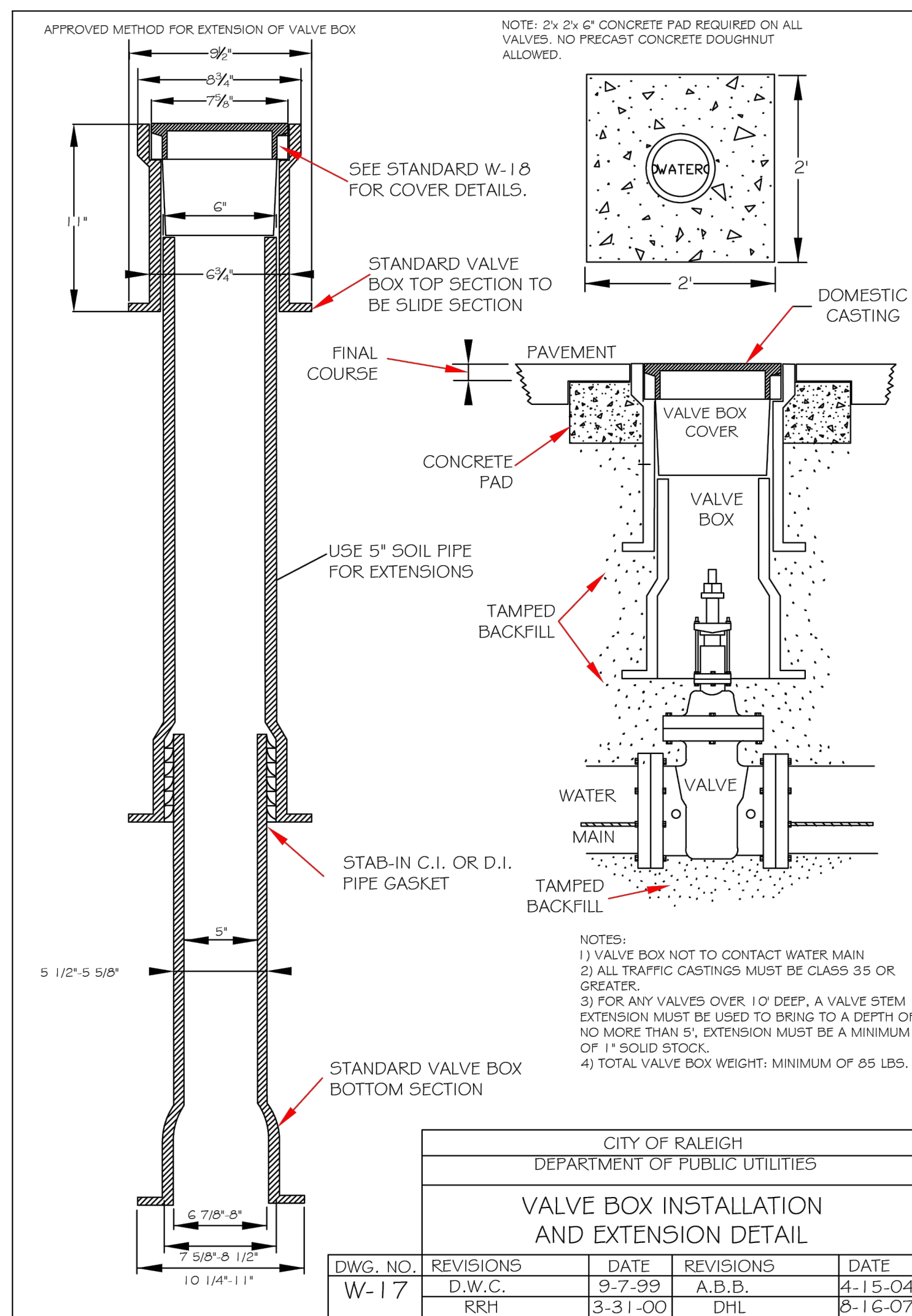
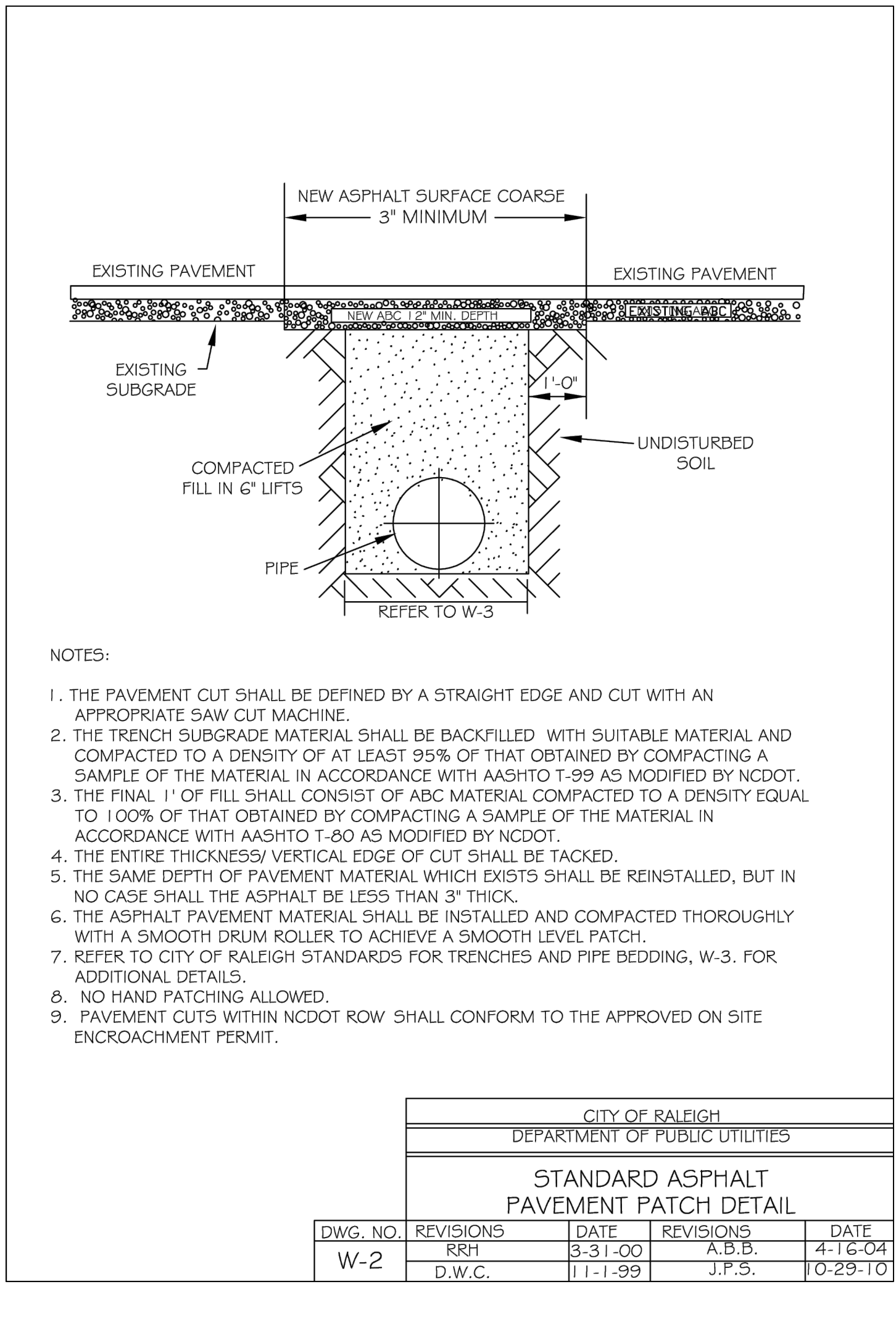
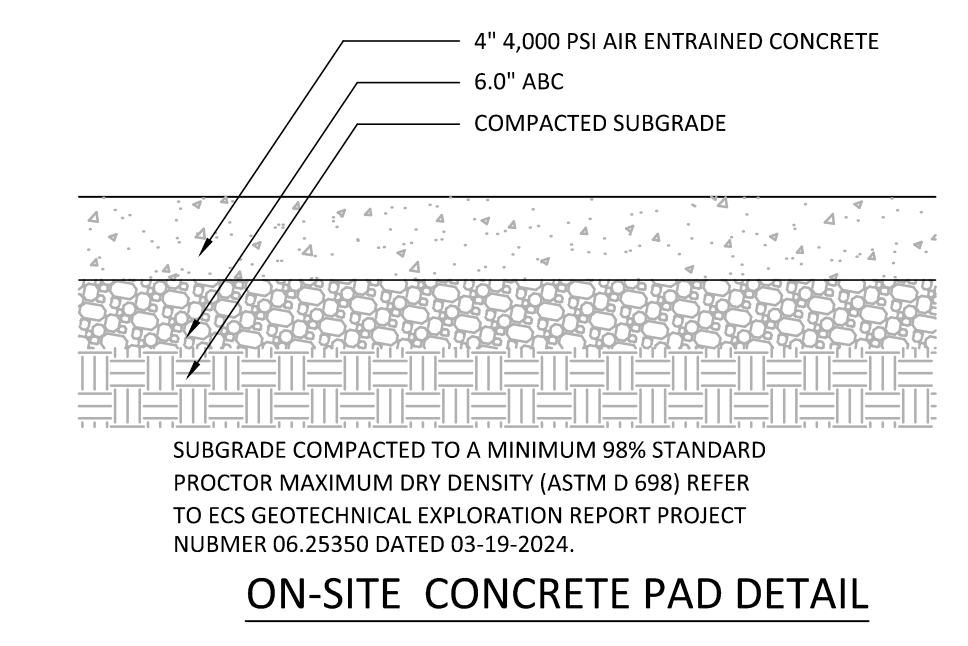
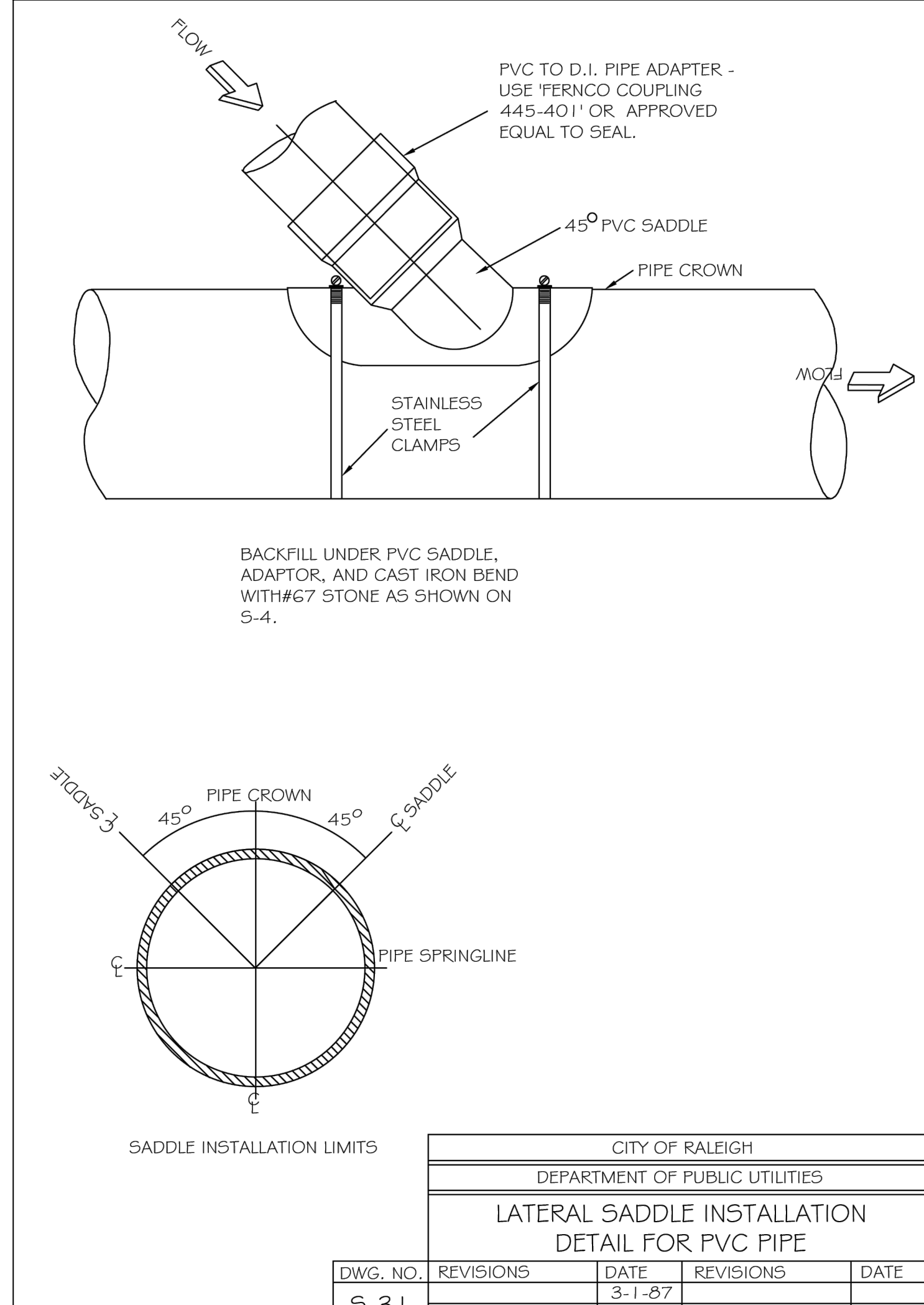
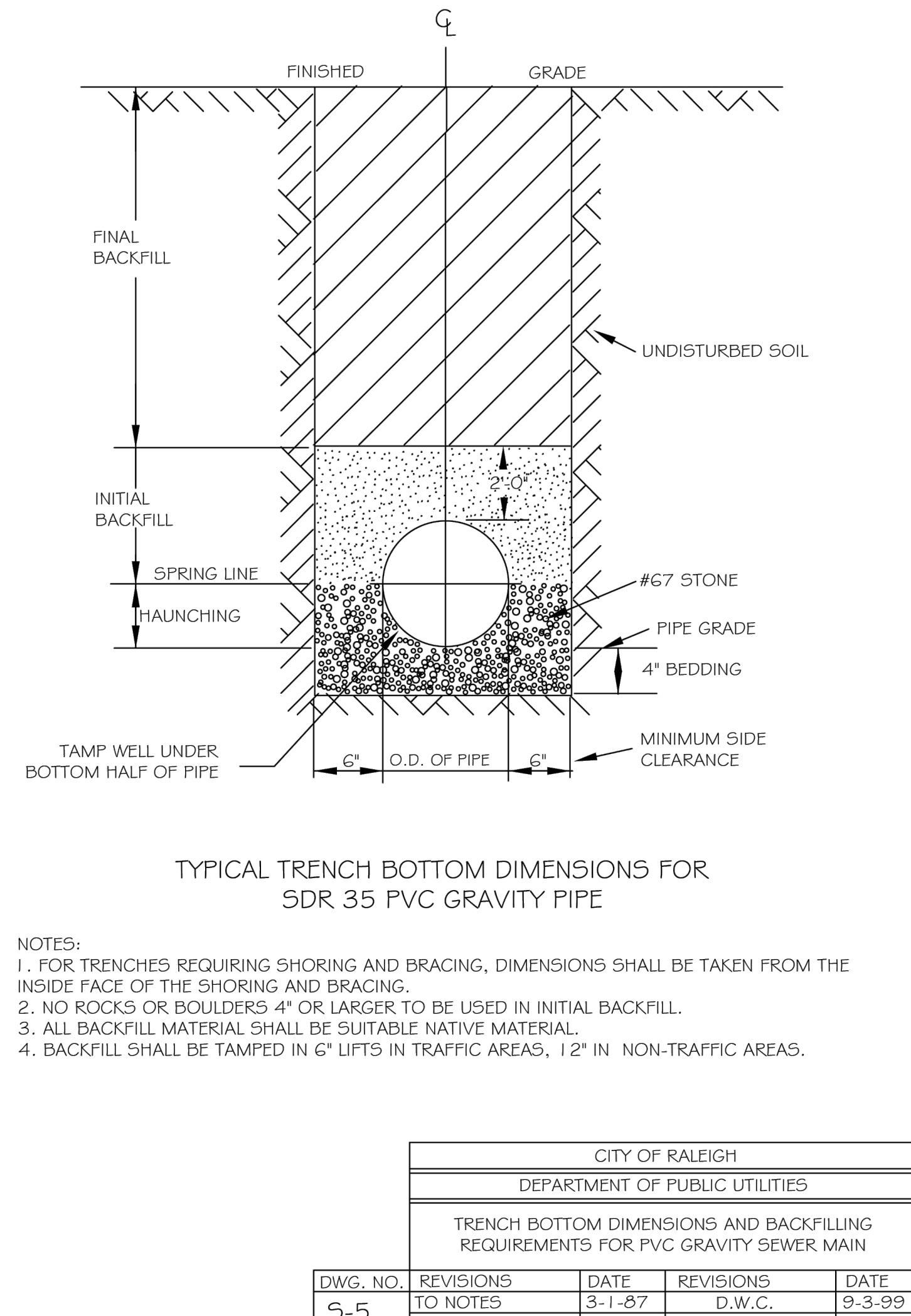
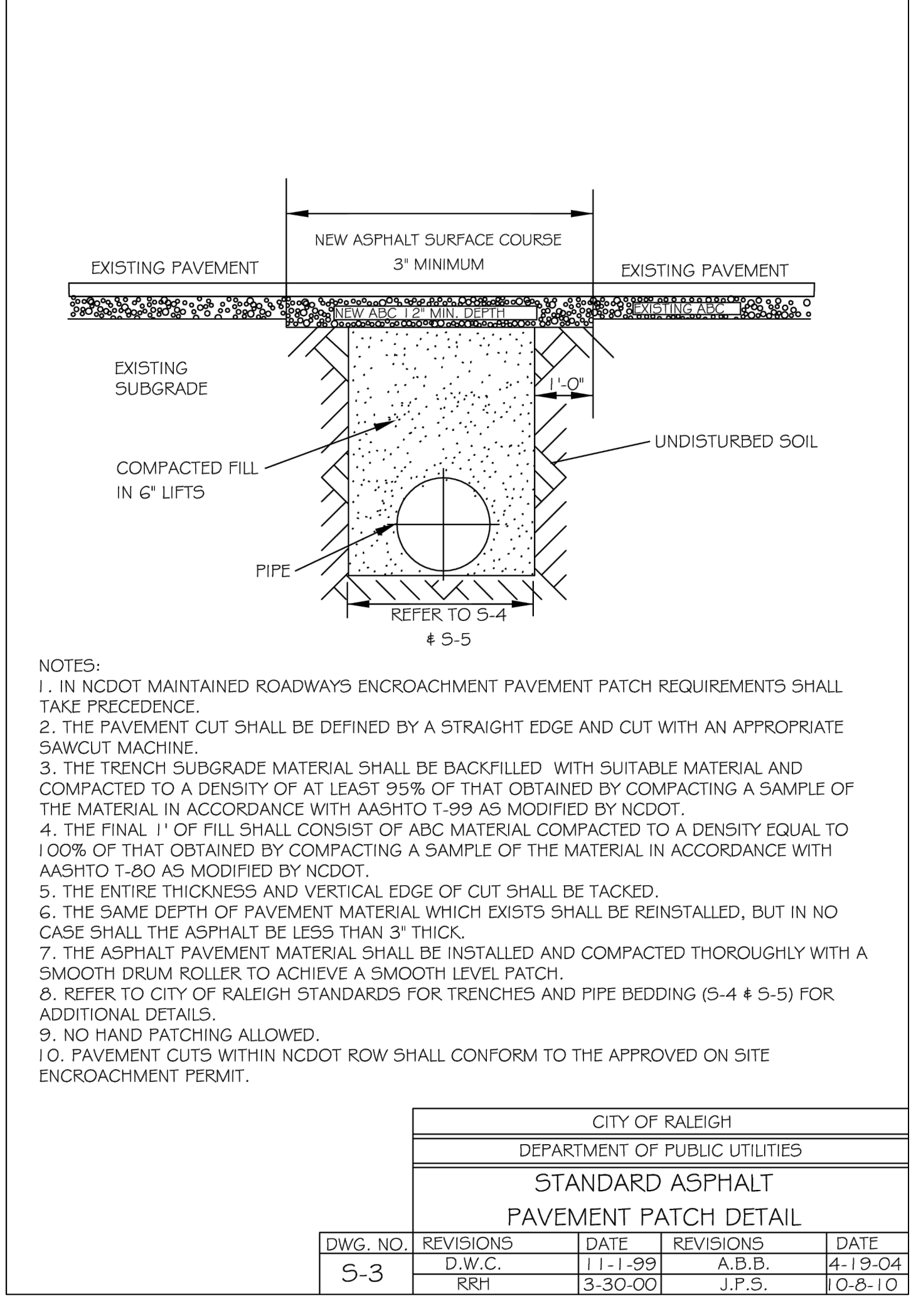
RELEASE HISTORY

Date	Remarks
XX/XX/XXXX	ISSUED FOR SDOO REVIEW



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

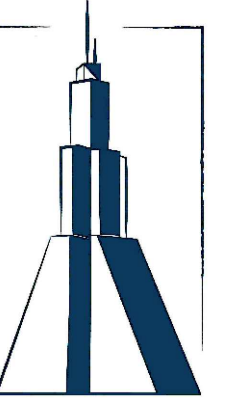
Drawn by	EWL
Checked by	CRK
Project no.	Project Number
Date	13 MAR 2024
NOT RELEASED FOR CONSTRUCTION	



RELEASE HISTORY	
Date	Remarks
XXXXXXX	ISSUED FOR SDDO REVIEW

FREEMAN ASSOCIATES METAL WAREHOUSE
 225 TRYON ROAD
 RALEIGH, NC 27601

Drawn by	CAL
Checked by	CHS
Project No.	
Issue No.	
Date	13 MARCH 2024
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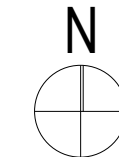
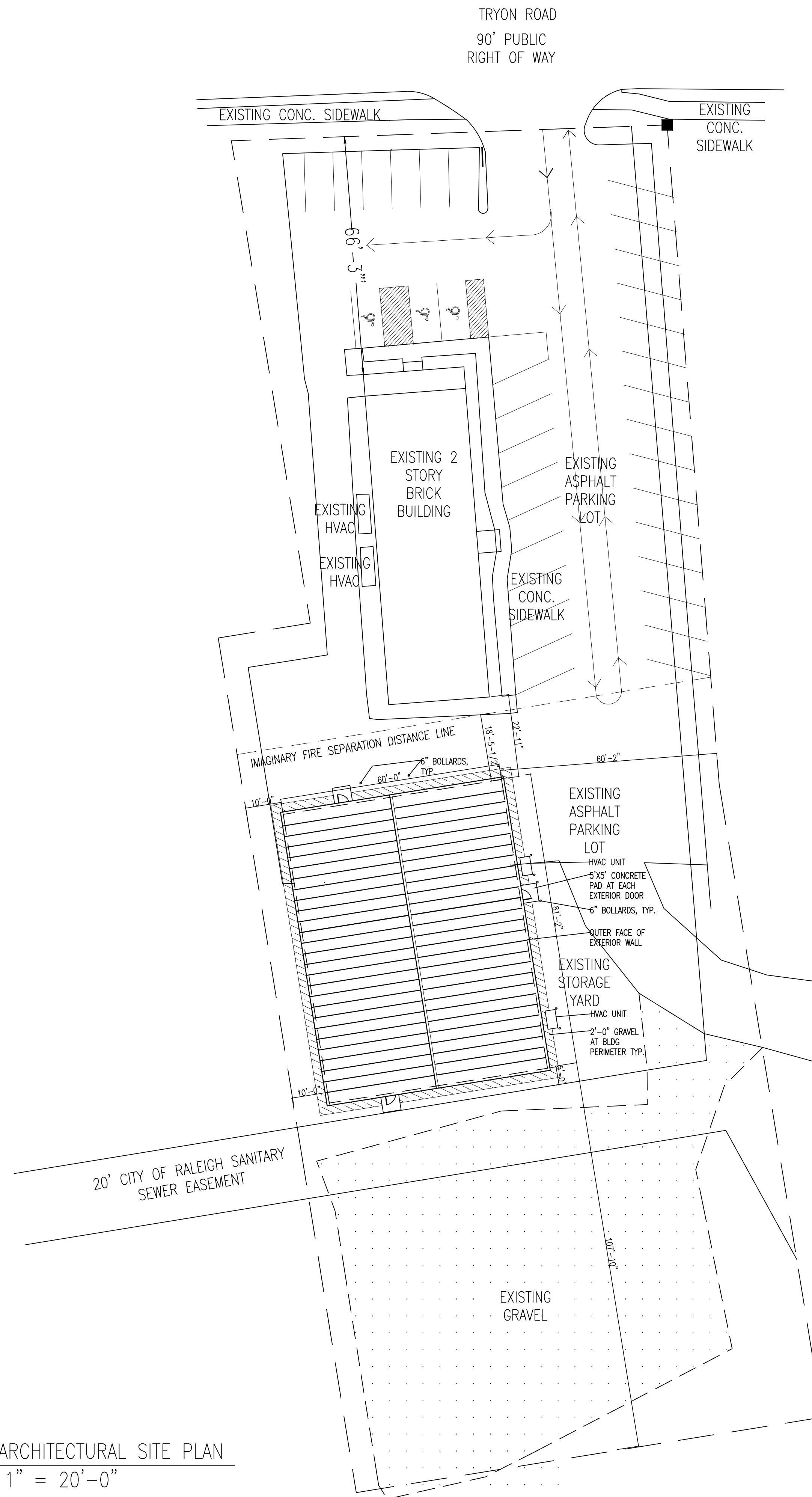
M. RAMSEUR & ASSOCIATES

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RELEASE HISTORY

Date	Remarks
03/12/2024	ISSUED FOR SDGD REVIEW
04/23/2024	ISSUED FOR CLIENT REVIEW
05/13/2024	ISSUED FOR PERMIT



1 ARCHITECTURAL SITE PLAN
AS-101 1" = 20'-0"

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT RALEIGH, NORTH CAROLINA, CONTEMPORANEOUSLY WITH ITS ISSUED DATE ON 05/13/2024, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW. ARCHITECT HAS PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

FREEMAN ASSOCIATES WAREHOUSE

225 TRYON ROAD
RALEIGH, NC 27601

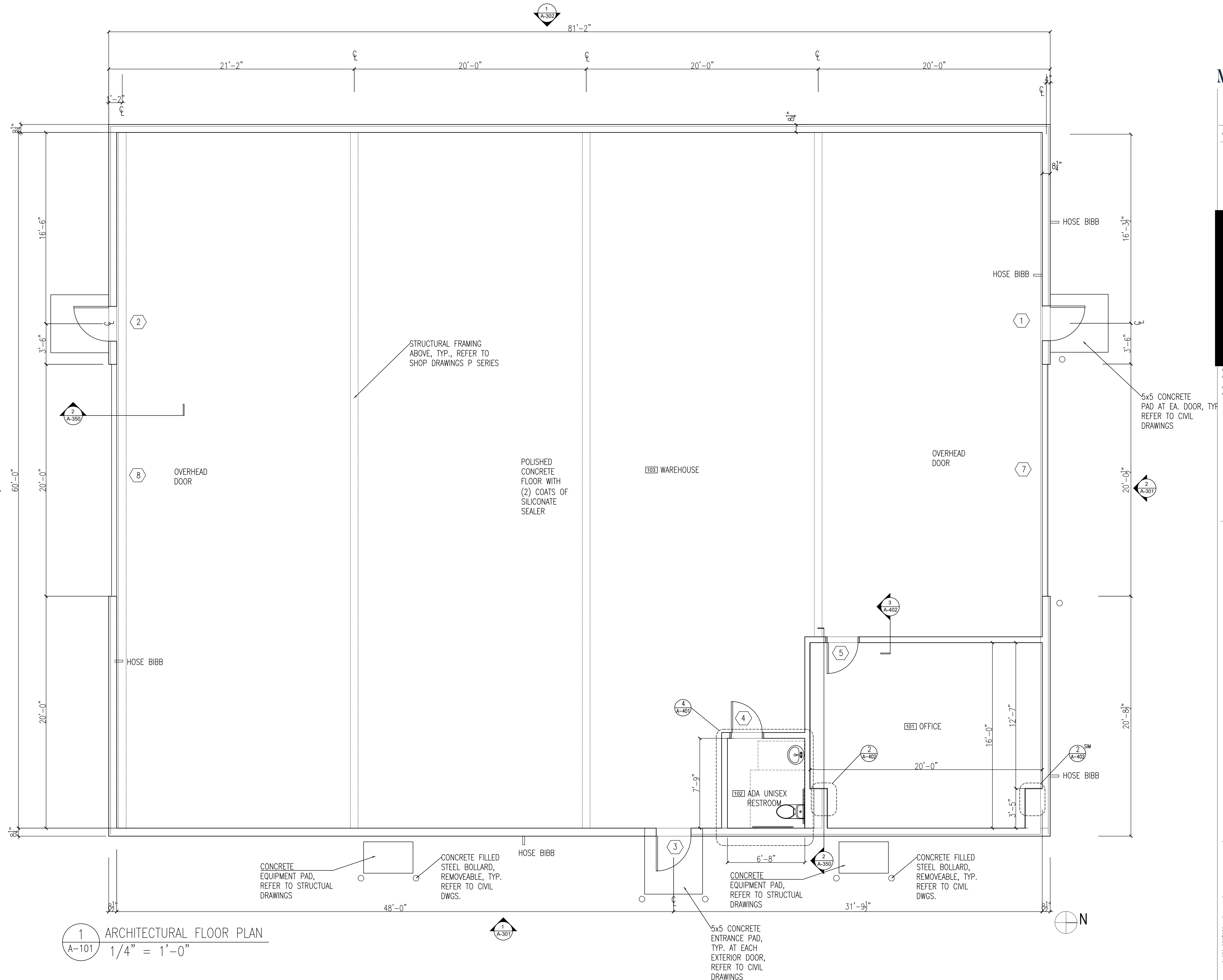
Drawn by	EAL
Checked by	MRA/SL
Project no.	2023-028
Date	13 MAY 2024

ARCHITECTURAL SITE PLAN

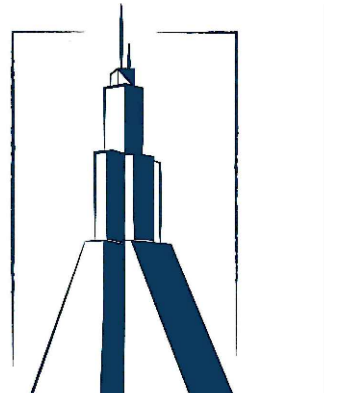
AS-101

Floor Plan Notes

- Contractor to verify all dimensions. All notes and dimensions shall be checked and verified with the drawings, and prior to the commencement of work, any discrepancies shall be brought to the attention of M Ramseur Associates.
- Work shown is new unless specifically noted or otherwise indicated as existing.
- Gypsum board will be one layer, $\frac{5}{8}$ " thick.
- Contractor to coordinate all placement of structural steel framing from PEMB shop drawings.
- All doors will have 5' x 5' concrete pads at the exterior. Refer to structural drawings detail 5/S-501.
- Concrete floor shall be polished and receive 2 coats of Silconate sealer.
- The contractor is responsible for quality control and construction standards for this project. All questions and clarifications shall be brought to the attention of M Ramseur Associates.
- Bathroom and office to have 4" rubber base.
- Partition wall be 6" studs with one layer of $\frac{5}{8}$ " gypsum board on either side.
- Limiting heights provided in these construction documents are referenced from the SSMA Product Technical Guide's "Interior Wall Height Tables". Increase metal stud gauge and/or decrease metal stud O.C. spacing so as not to exceed $\frac{1}{240}$ design criteria (per IBC, chapter 16) with 5 PSF lateral load.
- Provide lateral bracing of metal studs to structure as required by applicable building codes and the AHJ.



1 ARCHITECTURAL FLOOR PLAN
A-101 1/4" = 1'-0"



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04/23/2024 ISSUED FOR SITE PERMIT REVIEW
04/30/2024 ISSUED FOR CLIENT REVIEW
05/13/2024 ISSUED FOR PERMIT

5x5 CONCRETE PAD AT EA. DOOR, TYP. REFER TO CIVIL DRAWINGS

FREEMAN ASSOCIATES WAREHOUSE

225 TRYON ROAD
RALEIGH, NC 27601

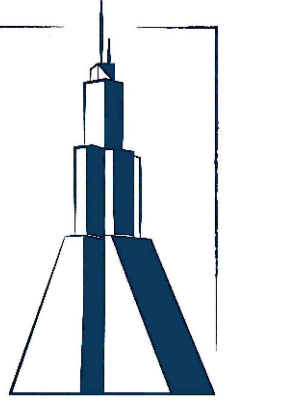
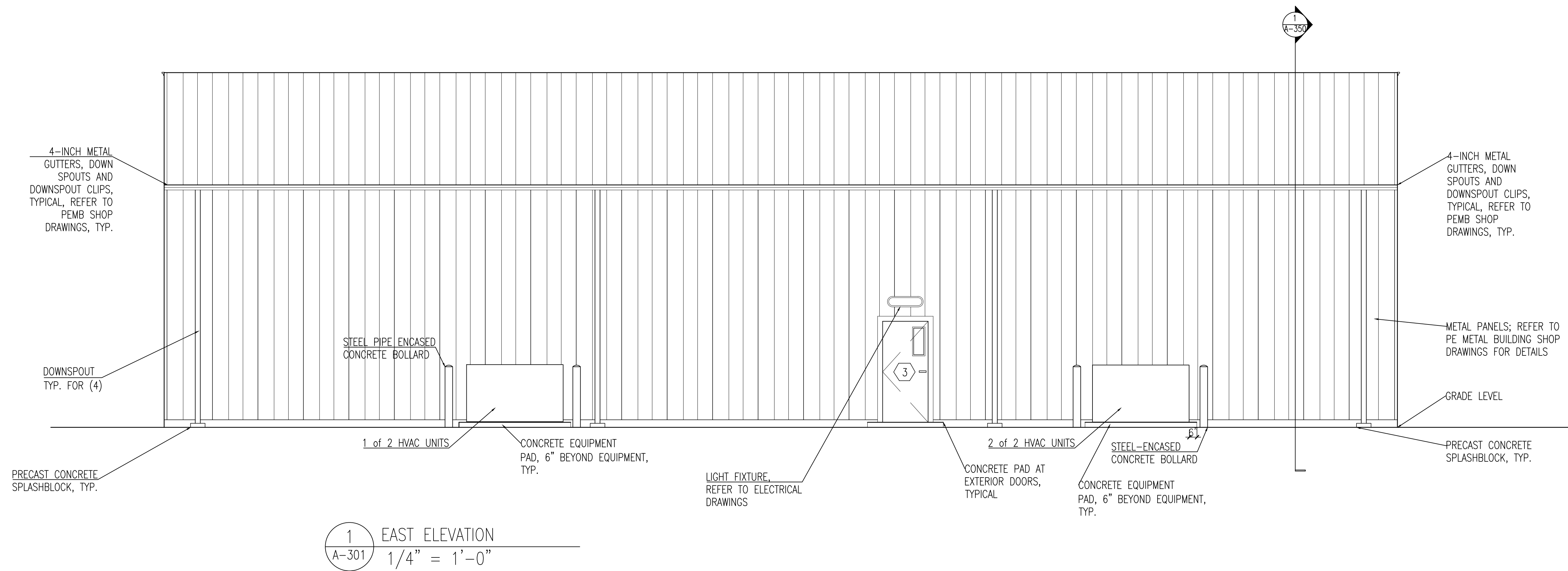
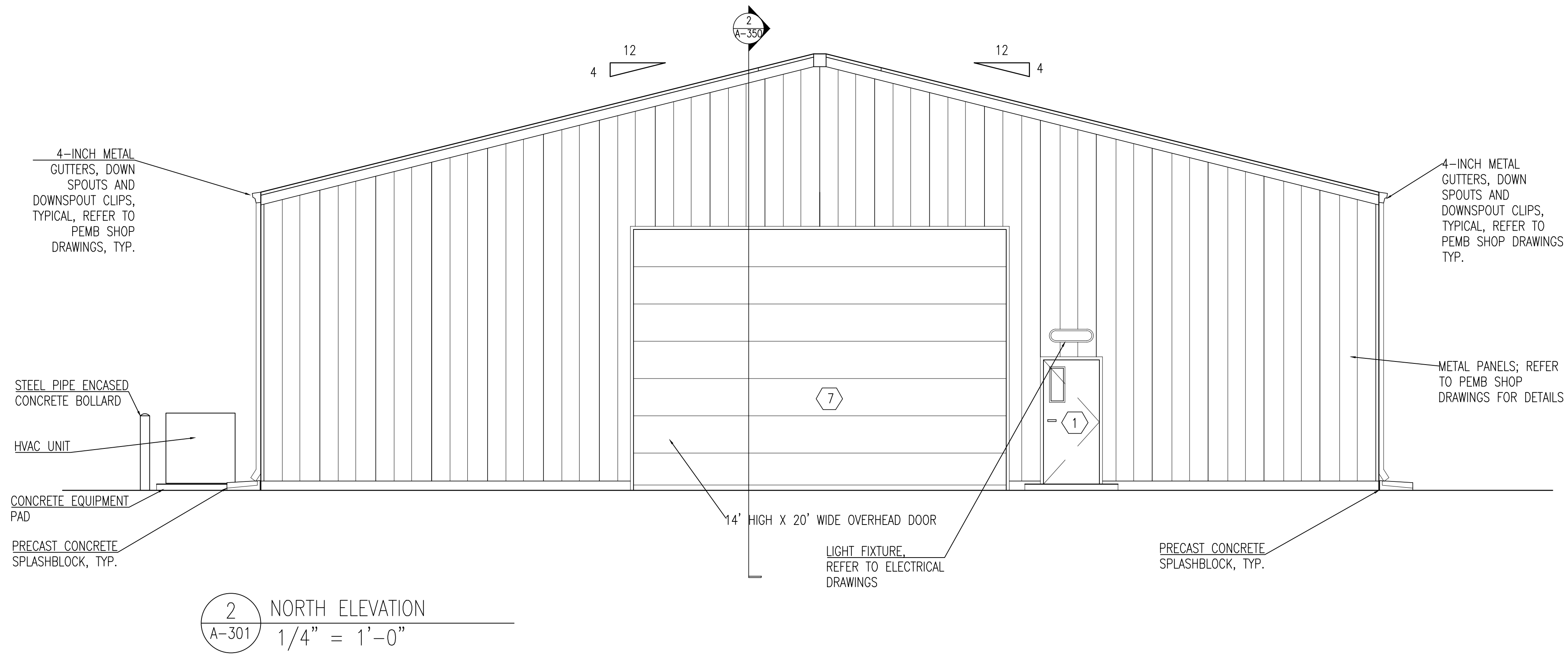
Drawn by: EAL
Checked by: MRA/EA
Project no.: 2023-028
Date: 13 MAY 2024

ARCHITECTURAL FLOOR PLAN

A-101

Note

1. Refer to Shop Drawings sheet E3 for details regarding metal panel exterior
2. One foot gravel landscape area around all sides of building.
3. Provide 5' x 5' concrete pad at each exterior door.
4. Provide metal flashing at bottom of metal panel exterior, see Detail 4/A-402.
5. Reference PEMB Shop Drawings for vertical heights and dimensions.
6. Reference Mechanical Drawings for size and locations of HVAC units.



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04/23/2024 ISSUED FOR SITE PERMIT REVIEW
04/30/2024 ISSUED FOR CLIENT REVIEW
05/13/2024 ISSUED FOR PERMIT

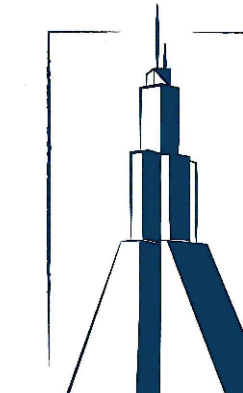
FREEMAN ASSOCIATES WAREHOUSE

225 TRYON ROAD
RALEIGH, NC 27601

Drawn by	EAL
Checked by	MRA/SAL
Project no.	2023-026
Date	13 MAY 2024

NORTH AND EAST ELEVATIONS

A-301



M RAMSEUR & ASSOCIATES

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04/30/2024 ISSUED FOR CLIENT REVIEW
05/15/2024 ISSUED FOR PERMIT

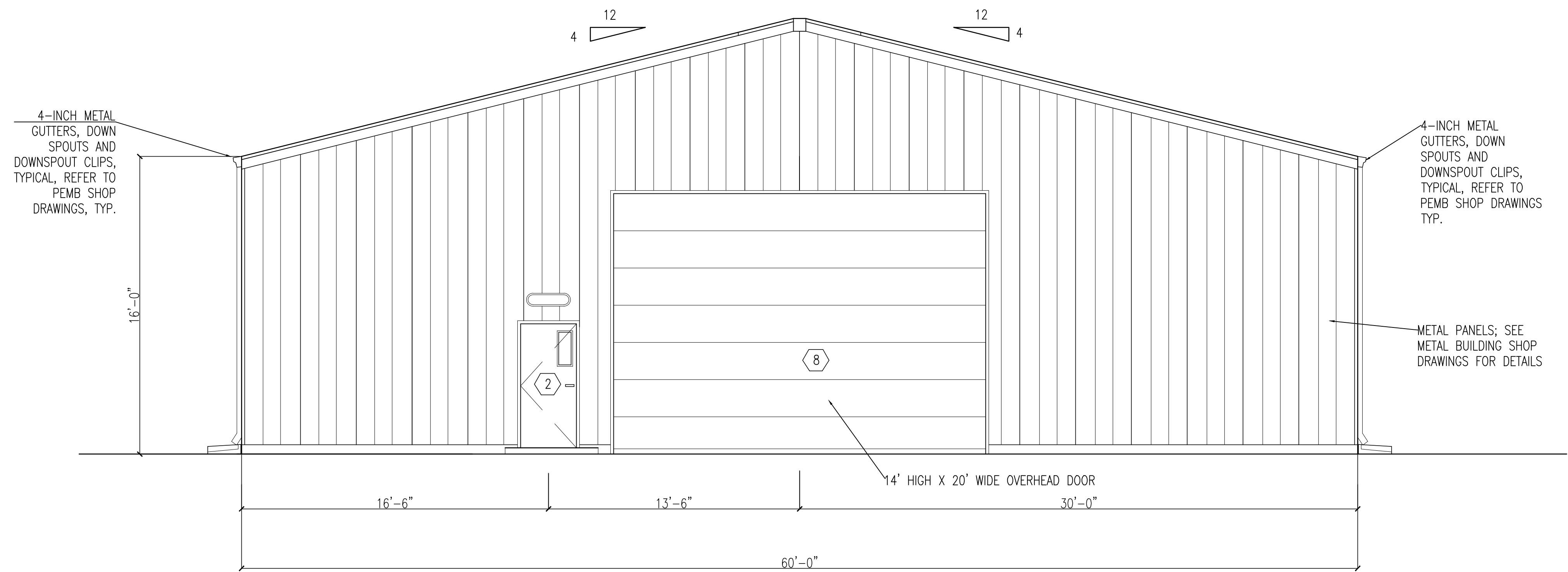
FREEMAN ASSOCIATES WAREHOUSE

225 TRYON ROAD
RALEIGH, NC 27601

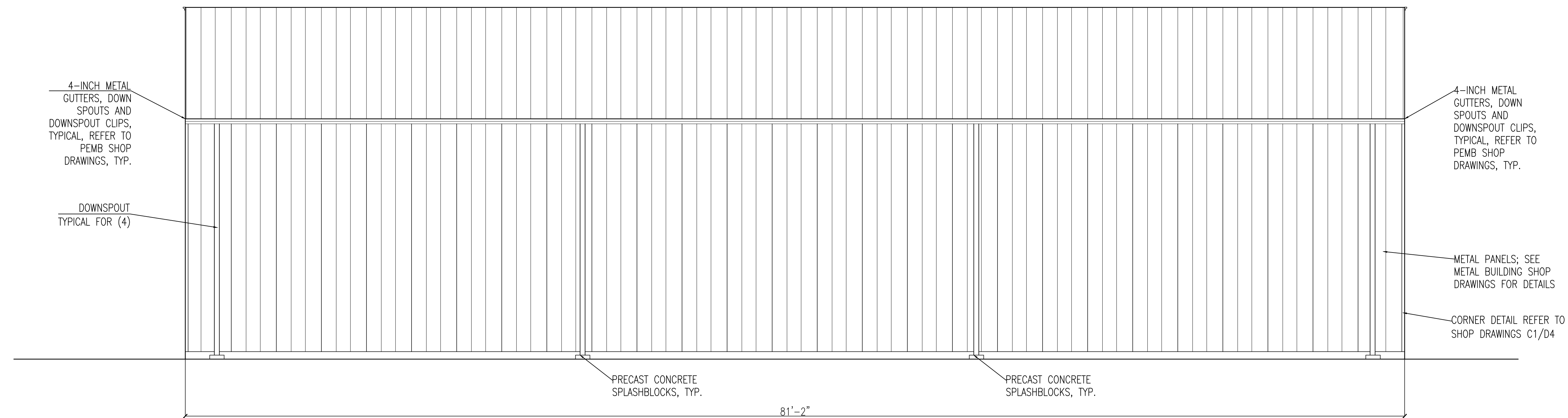
Drawn by: EAL
Checked by: MRAEAL
Project no.: 2023-026
Date: 13 MAY 2024

SOUTH AND WEST ELEVATIONS

A-302



2 SOUTH ELEVATION
A-302 1/4" = 1'-0"



1 WEST ELEVATION
A-302 1/4" = 1'-0"

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