



# 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.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>
Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>SCOPE-0108-2022</u>
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: _____
<input type="checkbox"/> Open lot		Design Alternate #: _____
GENERAL INFORMATION		
Development name: Razia Shops & Apartments		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 4260 Louisburg Road		
Site P.I.N.(s): 1726-51-3186		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).		
The development of a 3-story building for retail on the 1st floor and apartments on the 2nd & 3rd floor.		
<b>Current Property Owner(s):</b> KF Kay, LLC		
Company: KF Kay, LLC		Title: Owner
Address: 5016 Deah Way Raleigh, NC 27616		
Phone #: 201-647-1713		Email: mhdkaleel@yahoo.com
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>		
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: Jones & Clossen Eng'g, PLLC Address: PO Box 1062 Apex, NC 27502		

Phone #: 919-387-1174	Email: peter@jonescossen.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b> Khaleel Mohammed	
Company: KF Kay, LLC	Title: Owner
Address: 5016 Deah Way Raleigh, NC 27616	
Phone #: 201-647-1713	Email: mhdkhaleel@yahoo.com
Applicant Name: Peter Cossen	
Company: Jones & Cossen Engineering	Address: PO Box 1062 Apex, NC 27502
Phone #: 919-387-1174	Email: peter@jonescossen.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-3	Existing gross floor area (not to be demolished):
Gross site acreage: 1.81 ac	Existing gross floor area to be demolished: 4,948 sf
# of parking spaces proposed: 74	New gross floor area: 37,800 sf
Max # parking permitted (7.1.2.C): 110	Total sf gross (to remain and new): 37,800 sf
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Multi-Unit Living	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Retail & Multi-Unit Living	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s):  Existing (sf) <u>16,364</u> Proposed total (sf) <u>45,693</u>	Impervious Area for Compliance (includes ROW):  Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 24	Total # of hotel bedrooms:
# of bedroom units: 1br <u>10</u> 2br <u>14</u> 3br _____ 4br or more _____	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.


**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.

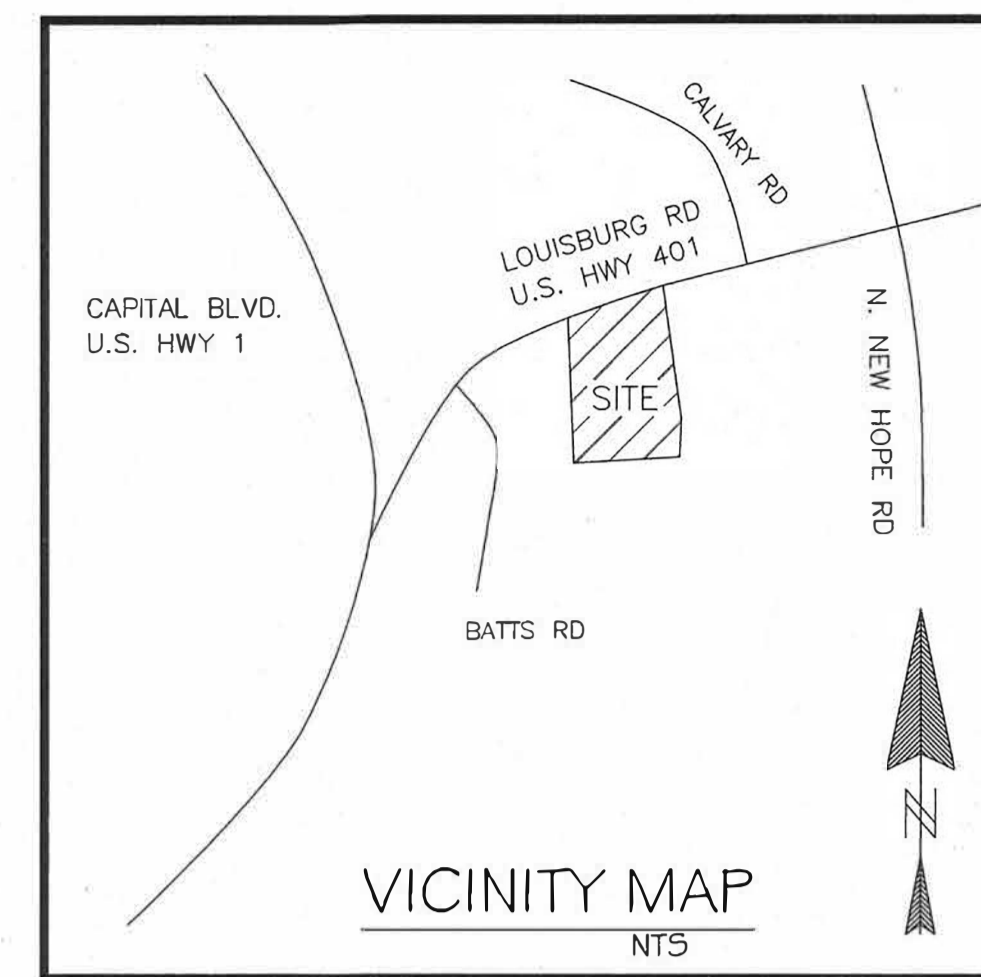
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments 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: 10/4/23
Printed Name: <u>KHALEEL MOHAMMED</u>	

# RAZIA SHOPS & APARTMENTS ADMINISTRATIVE SITE REVIEW



## Administrative Site Review Application

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 of work/diagram 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 [UDO and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan  Tier Three Site Plan

Building and Development Type:  Detached  Attached  Townhouse  Apartment  Tiny house  Open lot

General Information:  General  Mixed use  Civic  Cottage Court  Frequent Transit Development Option

Subdivision case #: \_\_\_\_\_  
Scoping/attachment plan case #: SCOPE-0108-2022  
Certificate of Appropriateness #: \_\_\_\_\_  
Board of Adjustment #: \_\_\_\_\_  
Zoning Case #: \_\_\_\_\_  
Design Alternate #: \_\_\_\_\_

Development name: Razia Shops & Apartments  
Inside City limits? Yes  No   
Property address(es): 4260 Louisburg Road  
Site #/LIN (e): 1726-51-3186

Please describe the scope of work. Include any additions, expansions, and uses (UDO 5.1.4).  
The development of a 3-story building for retail on the 1st floor and apartments on the 2nd & 3rd floor.

Current Property Owner(s): KF Kay, LLC  
Company: KF Kay, LLC  
Address: 5016 Deah Way Raleigh, NC 27616  
Phone #: 201-847-1713  
Email: mhdkhaleel@yahoo.com  
Applicant Name (if different from owner, see "who can apply" in instructions): Peter Crossen  
Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder  
Company: Jones & Crossen Eng'g, PLLC Address: PO Box 1062 Apex, NC 27502



Phone #: 919-387-1174 Email: peter@jonescrossen.com  
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.  
Developer Contact: Khaleel Mohammed  
Company: KF Kay, LLC Title: Owner  
Address: 5016 Deah Way Raleigh, NC 27616  
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Applicant Name: Peter Crossen  
Company: Jones & Crossen Engineering Address: PO Box 1062 Apex, NC 27502  
Phone #: 919-387-1174 Email: peter@jonescrossen.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all General Use)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-3	Existing gross floor area (not to be demolished): 4,942 sf
Gross site acreage: 1.81 ac	Existing gross floor area to be demolished: 0 sf
# of parking spaces proposed: 74	New gross floor area: 37,800 sf
Max # parking permitted (1.2 C): 110	Total of gross (to remain and new): 37,800 sf
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Multi-Unit Living	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Retail & Multi-Unit Living	Proposed # of Usement levels (UDO 1.6.7.A.6):

STORMWATER INFORMATION	
Impervious Area on Parcel(s): Existing (sf) 15,364 Proposed total (sf) 45,693	Impervious Area for Compliance (Includes ROW): Existing (sf) Proposed total (sf)

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 24	Triplex # or hotel bedrooms:
# of bedrooms units: 1br: 10 2br: 14 3br: 0 4br: or more:	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
# of lots: 1	Is frequent transit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**APPLICANT SIGNATURE BLOCK**

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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(a).

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Signature: Khaleel Mohammed Date: 10/17/23  
Printed Name: Khaleel Mohammed

**Right-of-Way Obstruction Notes:**

- Street, Lane, and Sidewalk closures or detours: Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov at www.raleighnc.gov Keyword "Right-of-Way Services."
- 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.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

**SOLID WASTE INSPECTIONS STATEMENT**

THE DEVELOPMENT PROPOSES USE OF CITY OF RALEIGH SOLID WASTE SERVICES FOR TRASH AND RECYCLING PICK-UP. THE BUILDING HAS USE OF A DUMPSTER FOR TRASH AND RECYCLING DISPOSAL AS SHOWN ON SHEET 4.

**BUILDING/STRUCTURE SETBACKS:**

FROM PRIMARY STREET (MIN) - 5'  
FROM SIDE STREET (MIN) - 5'  
FROM SIDE LOT LINE (MIN) - 0' OR 6'  
FROM REAR LOT LINE (MIN) - 0' OR 6'

**PARKING SETBACKS:**

FROM PRIMARY STREET (MIN) - 10'  
FROM SIDE STREET (MIN) - 10'  
FROM SIDE LOT LINE (MIN) - 0' OR 3'  
FROM REAR LOT LINE (MIN) - 0' OR 3'

**NOTES:**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- THE SITE IS EXEMPT FROM BLOCK PERIMETER PER UDO SECTION 8.3.2.A.2.b.
- THIS DEVELOPMENT IS EXEMPT FROM TREE CONSERVATION AREA UNDER SECTION 9.1.3 SINCE THE SITE IS LESS THAN 2 ACRES.

**NARRATIVE:**

THIS ADMINISTRATIVE SITE REVIEW SUBMITTAL IS TO APPROVE THE BUILDING FOR 1st FLOOR RETAIL AND 2nd AND 3rd STORY MULTI-UNIT RESIDENTIAL LIVING.

SITE DATA	
PROJECT NAME	RAZIA SHOPS & APARTMENTS
PROJECT ADDRESS	4260 LOUISBURG ROAD
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - 919-387-1174 FAX - 919-387-3375 CONTACT PERSON - PETER D. CROSSEN
DEVELOPER CONTACT INFORMATION	KF KAY, LLC 5016 DEAH WAY RALEIGH, NORTH CAROLINA 27616 PHONE - (919) EMAIL - MHDKHALEEL@YAHOO.COM CONTACT PERSON - KHALEEL MOHAMMED
CURRENT PROPERTY ZONING	CX-3
WAKE COUNTY PINS	1726-51-3186
TOTAL SITE AREA	1.81 AC / 78,974 SF
EXISTING SITE USE	MULTI-FAMILY
PROPOSED SITE USE	MIXED-USE (RETAIL & MULTI-UNIT RESIDENTIAL/APARTMENT)
PROPOSED NUMBER OF RESIDENTIAL UNITS	24
PROPOSED DWELLING UNIT DISTRIBUTION	STUDIO (4), 1-BEDROOM (6) & 2-BEDROOM (14)
PROPOSED BUILDING SQUARE FOOTAGE	37,800 SF (12,600 SF FOR EACH FLOOR)
PROPOSED COMMERCIAL GROSS SF	12,600 SF
PROPOSED RESIDENTIAL SF	25,200 SF (12,600 SF PER FLOOR)
MAXIMUM ALLOWED BUILDING HEIGHT	50'
PROPOSED BUILDING HEIGHT	36'
MAXIMUM NUMBER OF STORIES	3
PROPOSED NUMBER OF STORIES	3
AUTOMATIC FIRE PROTECTION	YES
AMENITY AREA REQUIRED	0.18 AC/7,897 SF (10.0%)
AMENITY AREA PROVIDED	0.26 AC/11,242 SF (19.6%)
FEMA FLOODPLAIN INFORMATION	MAP #3720172600K (DATED JULY 19, 2022) PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN.

**PARKING SUMMARY FOR VEHICLE & BICYCLE**

**BASIS OF DETERMINATION - RETAIL**

- 1 SPACE/200 SF FLOOR AREA (MAXIMUM VEHICLE PARKING)
- 1 SPACE/5,000 SF FLOOR AREA, 4 MIN. (MINIMUM SHORT TERM BICYCLE PARKING)
- NONE REQUIRED (MINIMUM LONG TERM BICYCLE PARKING)

**BASIS OF DETERMINATION - MULTI-UNIT LIVING**

- 1.5 SPACES/UNIT FOR 0-1 BEDROOM (MAXIMUM VEHICLE PARKING)
- 2.25 SPACES/UNIT FOR 2 BEDROOMS (MAXIMUM VEHICLE PARKING)
- 1 SPACE/20 UNITS, 4 MIN. (MINIMUM SHORT TERM BICYCLE PARKING)
- 1 SPACE/7 BEDROOMS FOR 10 OR MORE BEDROOM (MINIMUM LONG TERM BICYCLE PARKING)

**MAXIMUM VEHICLE SPACES - 110 SPACES**

RETAIL SPACES - 63 (12,600 SF/200 SF)  
RESIDENTIAL SPACES - 15 (10 UNITS X 1.5 SPACE/1 BEDROOM UNIT)  
RESIDENTIAL SPACES - 32 (14 UNITS X 2.25 SPACES/2 BEDROOM UNIT)

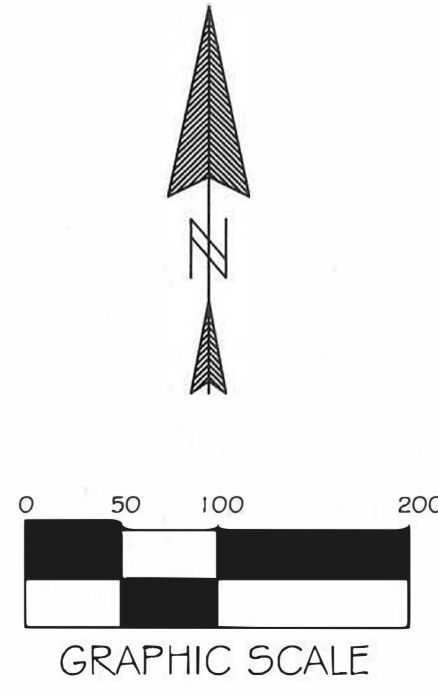
**TOTAL SPACES PROVIDED - 74 SPACES**

TOTAL HANDICAP SPACES REQUIRED - 3 SPACES  
TOTAL HANDICAP SPACES PROVIDED - 3 SPACES  
TOTAL SHORT TERM BICYCLE PARKING REQUIRED - 8  
RETAIL SPACES - 4 MIN. (12,600 SF/5,000 SF = 3)  
MULTI-UNIT LIVING SPACES - 4 MIN. (24 UNITS X 1 SPACE/20 UNITS = 1)  
TOTAL SHORT TERM BICYCLE PARKING PROVIDED - 8  
TOTAL LONG TERM BICYCLE PARKING REQUIRED - 5  
MULTI-UNIT LIVING SPACES - 5 (38 BEDROOMS X 1 SPACE/7 BEDROOMS=5)  
TOTAL LONG TERM BICYCLE PARKING PROVIDED - 6

**ADMINISTRATIVE SITE REVIEW SHEET INDEX**

1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY DEMOLITION PLAN
4	PRELIMINARY SITE LAYOUT PLAN
5	PRELIMINARY GRADING & STORMWATER PLAN
6	PRELIMINARY UTILITY PLAN
7	DETAIL SHEET
LA-1	PRELIMINARY LANDSCAPE PLAN
LP-1	PRELIMINARY LIGHTING PLAN
A-101	ARCHITECTURAL BASEMENT FLOOR PLAN
A-102	ARCHITECTURAL 1st FLOOR PLAN
A-103	ARCHITECTURAL 2nd & 3rd FLOOR PLAN
A-104	ARCHITECTURAL ROOF PLAN
A-301	ARCHITECTURAL BUILDING ELEVATIONS

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**



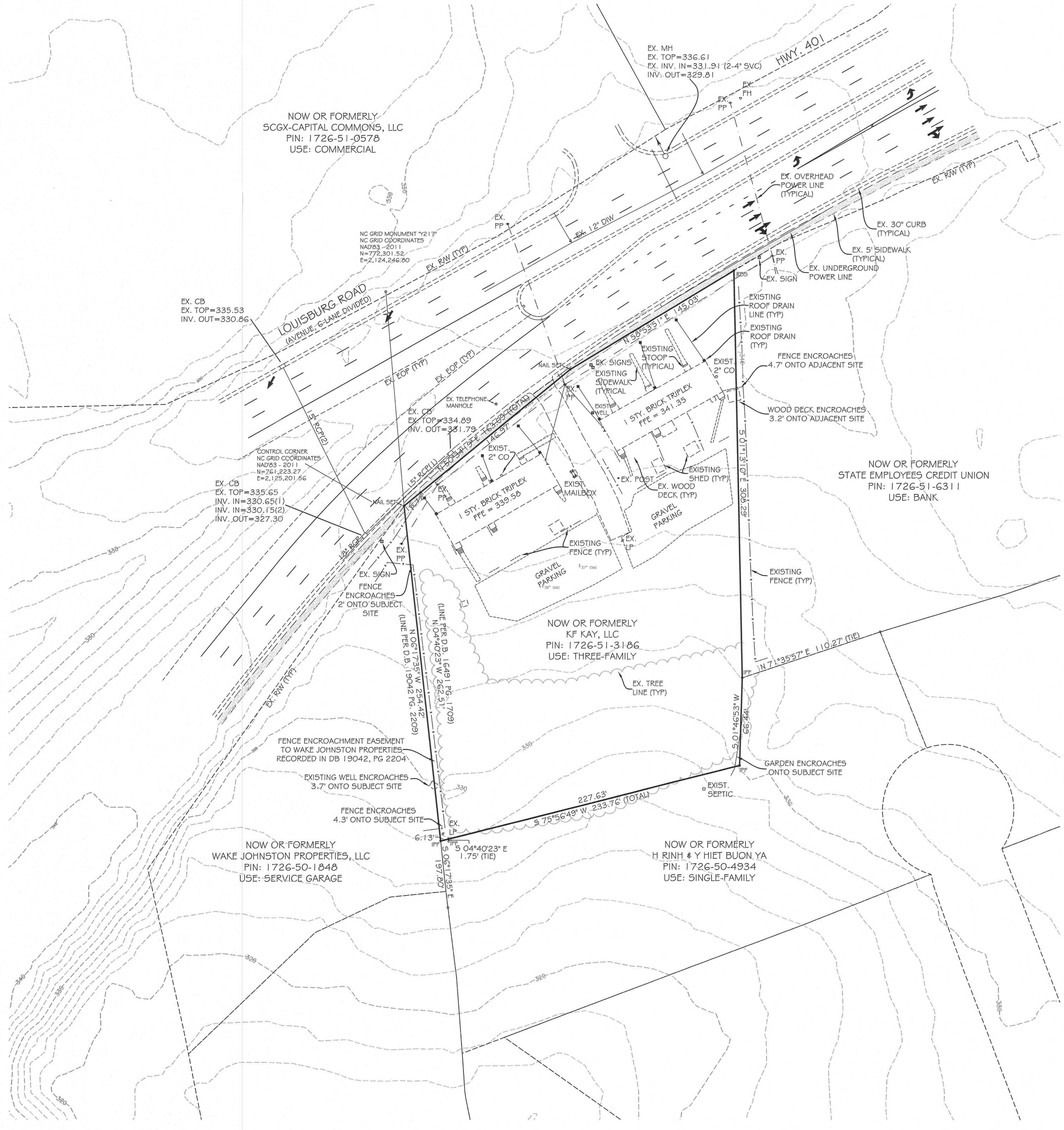
**Jones & Crossen**  
ENGINEERING, PLLC  
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 101  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
www.jonescrossen.com

RAZIA SHOPS & APARTMENTS  
ADMINISTRATIVE SITE REVIEW  
COVER SHEET

WAKE COUNTY, NORTH CAROLINA  
CITY OF RALEIGH

SCALE: 1" = 100'  
DRAWN: PDC  
DATE: OCTOBER 9, 2023  
REVISIONS:  
SHEET: 1  
PROJECT: 2304



NOW OR FORMERLY  
SCGX-CAPITAL COMMONS, LLC  
PIN: 1726-51-0578  
USE: COMMERCIAL

NC GRID MONUMENT #2177  
NC GRID COORDINATES  
NAD83 - 2011  
N=772,301.52  
E=2,124,246.60

EX. CB  
EX. TOP=335.53  
INV. OUT=330.66

EX. CB  
EX. TOP=335.65  
INV. IN=330.65(1)  
INV. IN=330.15(2)  
INV. OUT=327.30

CONTROL CORNER  
NC GRID COORDINATES  
NAD83 - 2011  
N=761,223.27  
E=2,125,201.56

FENCE ENCROACHMENT EASEMENT  
TO WAKE JOHNSTON PROPERTIES  
RECORDED IN DB 19042, PG 2204

NOW OR FORMERLY  
WAKE JOHNSTON PROPERTIES, LLC  
PIN: 1726-50-1848  
USE: SERVICE GARAGE

EX. MH  
EX. TOP=336.61  
EX. INV. IN=331.91 (2-4\"/>

NOW OR FORMERLY  
STATE EMPLOYEES CREDIT UNION  
PIN: 1726-51-6311  
USE: BANK

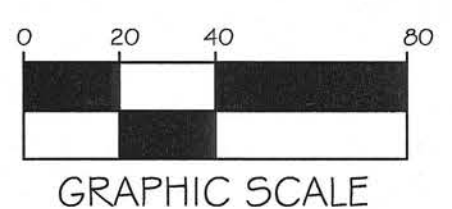
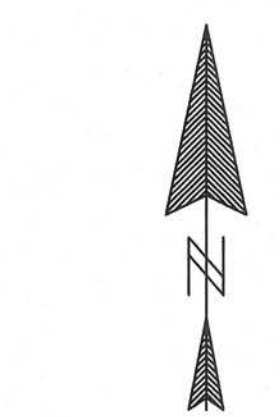
NOW OR FORMERLY  
KF KAY, LLC  
PIN: 1726-51-3186  
USE: THREE-FAMILY

NOW OR FORMERLY  
H RINH & Y HIET BUON YA  
PIN: 1726-50-4934  
USE: SINGLE-FAMILY

NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITION INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, PC.
3. THE SURVEY TOPOGRAPHIC INFORMATION FOR THE SITE WAS BLENDED WITH NORTH CAROLINA SPACIAL DATA (LIDAR TOPO) AT THE BOUNDARY TO CREATE THE OVERALL TOPO SHOWN HEREON.
4. THE PAVEMENT MARKINGS AND ISLAND ON LOUISBURG ROAD WERE TRACED FROM A GOOGLE EARTH OVERLAY.
5. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 3720172600K PANEL 1726, DATED JULY 19, 2022.
6. THERE ARE NO APPARENT ENVIRONMENTAL FEATURES ON THIS SITE.
7. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

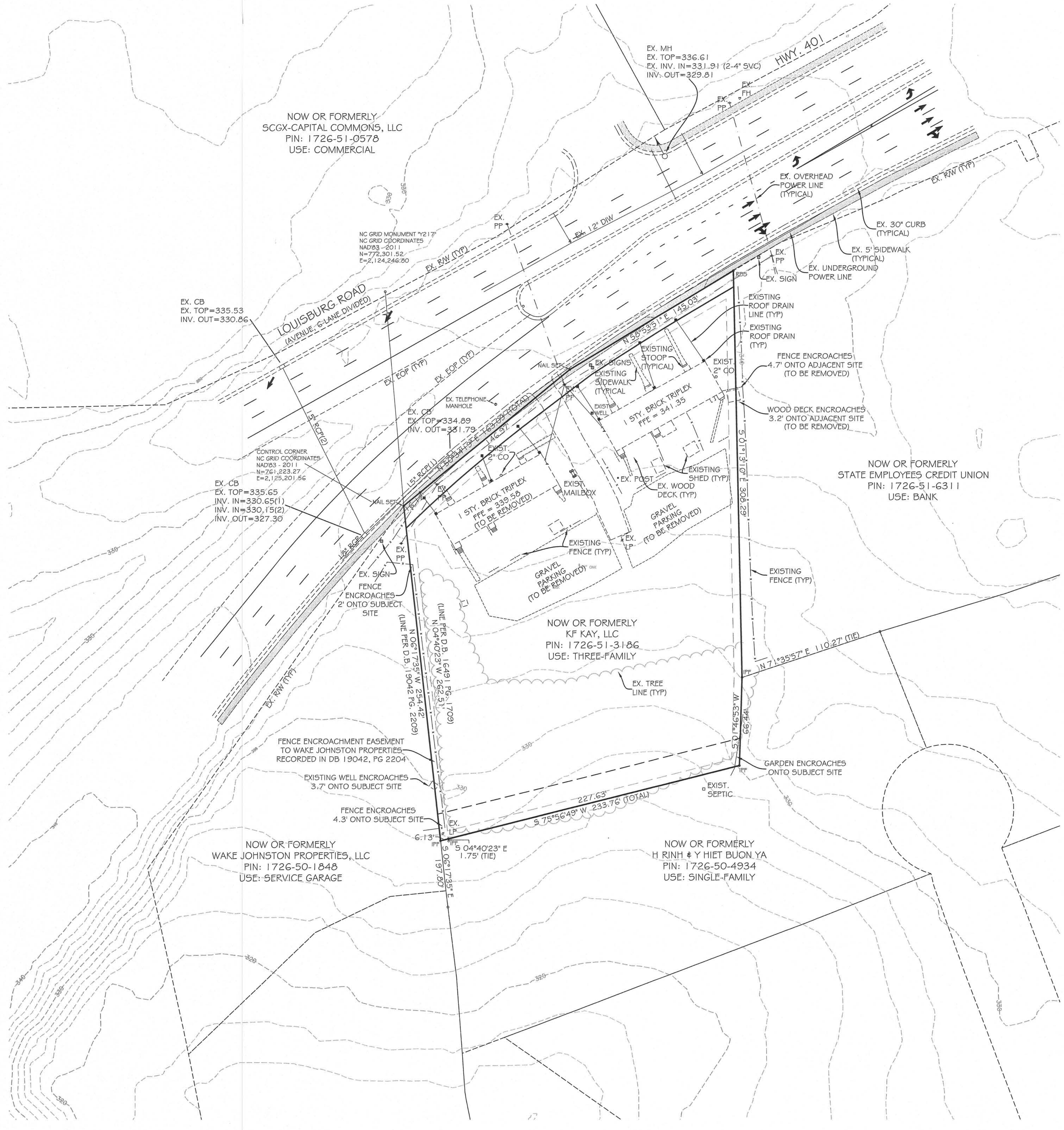
PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



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SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
[www.jonescrossen.com](http://www.jonescrossen.com)

RAZIA SHOPS & APARTMENTS  
ADMINISTRATIVE SITE REVIEW  
EXISTING CONDITIONS PLAN

SCALE	1"=40'	DRAWN	PDC
DATE	OCTOBER 9, 2023		
REVISION			
PROJECT	2304		



NOW OR FORMERLY  
SCGX-CAPITAL COMMONS, LLC  
PIN: 1726-51-0578  
USE: COMMERCIAL

NC GRID MONUMENT \*Y217  
NC GRID COORDINATES  
NAD83 - 2011  
N=772,301.52  
E=2,124,246.00

EX. CB  
EX. TOP=335.53  
INV. OUT=330.86

EX. CB  
EX. TOP=335.65  
INV. IN=330.65(1)  
INV. IN=330.15(2)  
INV. OUT=327.30

CONTROL CORNER  
NC GRID COORDINATES  
NAD83 - 2011  
N=761,223.27  
E=2,125,201.86

EX. MH  
EX. TOP=336.61  
EX. INV. IN=331.91 (2'-4" SVC)  
INV. OUT=329.81

EX. CB  
EX. TOP=334.89  
INV. OUT=321.79

NOW OR FORMERLY  
KF KAY, LLC  
PIN: 1726-51-3186  
USE: THREE-FAMILY

NOW OR FORMERLY  
STATE EMPLOYEES CREDIT UNION  
PIN: 1726-51-6311  
USE: BANK

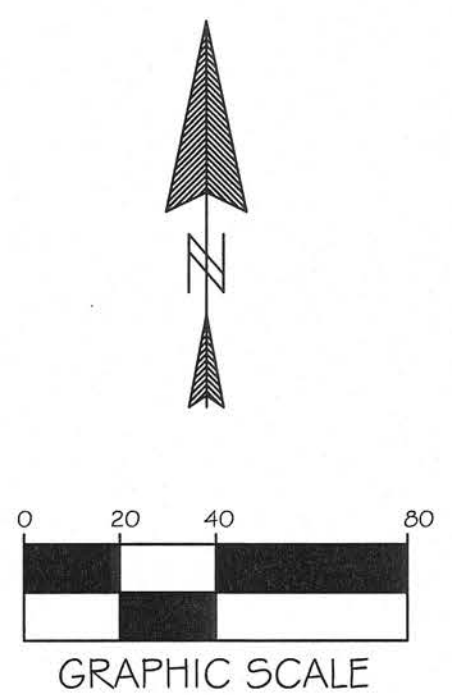
NOW OR FORMERLY  
WAKE JOHNSTON PROPERTIES, LLC  
PIN: 1726-50-1848  
USE: SERVICE GARAGE

NOW OR FORMERLY  
H RINH & Y HIET BUON YA  
PIN: 1726-50-4934  
USE: SINGLE-FAMILY

NOTES:

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6. THERE ARE NO APPARENT ENVIRONMENTAL FEATURES ON THIS SITE.
7. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. THE EXISTING ON-SITE STRUCTURES WILL ALL BE REMOVED. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL REMOVED MATERIALS.
9. ALL EXISTING ON-SITE WELLS AND SEPTIC SHALL BE REMOVED TO WAKE COUNTY STANDARDS.
10. CONTRACTOR SHALL COORDINATE REMOVAL OF OVERHEAD UTILITY LINES AND POLES WITH THE UTILITY COMPANY.

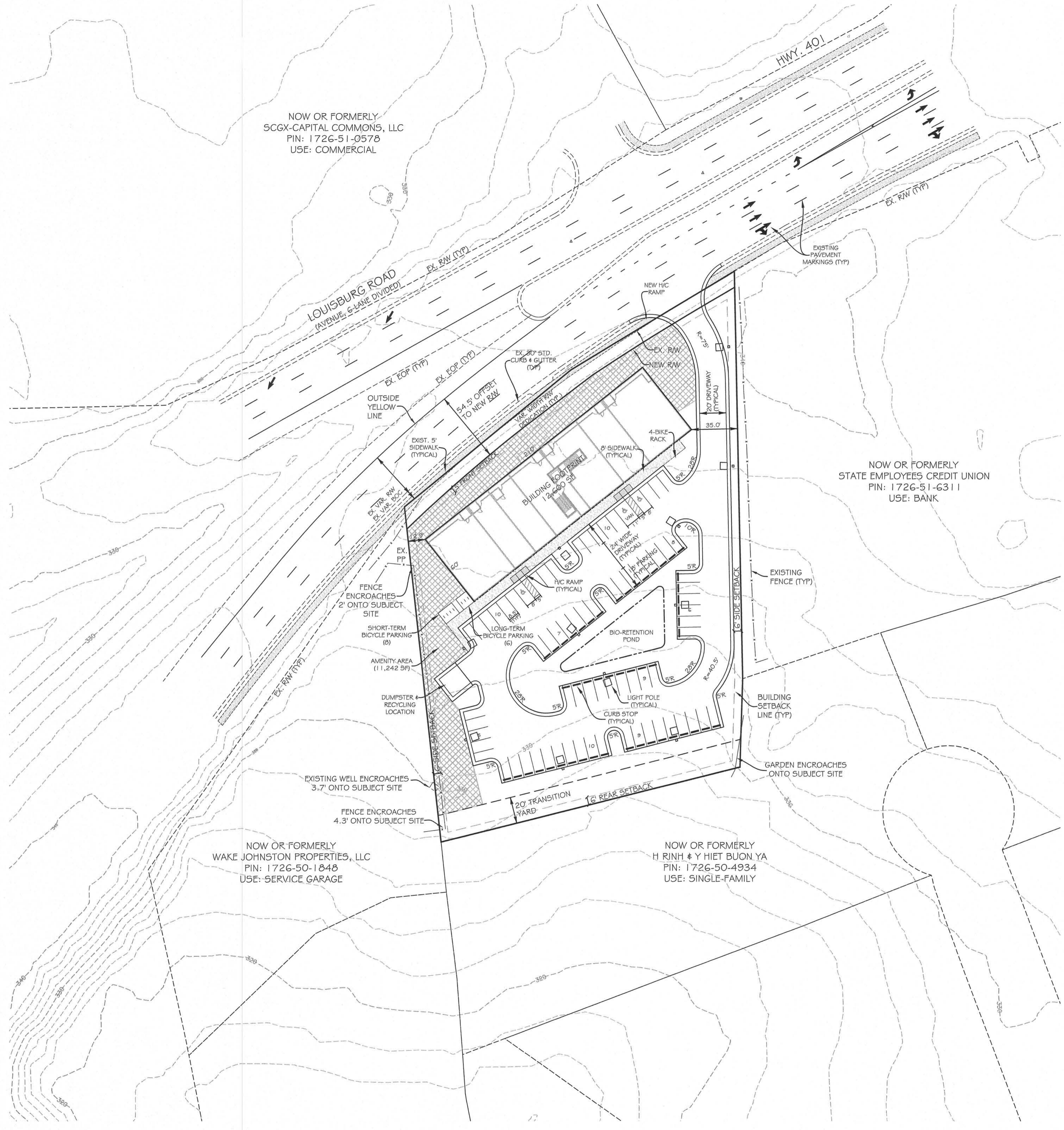
PRELIMINARY PLANS  
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Registration: P-0151  
www.jonescrossen.com

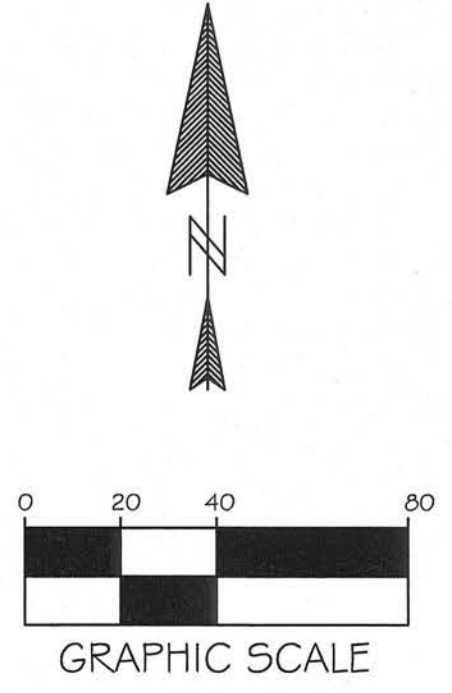
RAZIA SHOPS & APARTMENTS  
ADMINISTRATIVE SITE REVIEW  
PRELIMINARY DEMOLITION PLAN

SCALE	1"=40'	DRAWN	PDC
DATE	OCTOBER 9, 2023		
REVISION			
PROJECT	2304		



- NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITION INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, PC.
  3. THE SURVEY TOPOGRAPHIC INFORMATION FOR THE SITE WAS BLENDED WITH NORTH CAROLINA SPACIAL DATA (LIDAR TOPO) AT THE BOUNDARY TO CREATE THE OVERALL TOPO SHOWN HEREON.
  4. THE PAVEMENT MARKINGS AND ISLAND ON LOUISBURG ROAD WERE TRACED FROM A GOOGLE EARTH OVERLAY.
  5. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 3720172600K PANEL 1726, DATED JULY 19, 2022.
  6. THERE ARE NO APPARENT ENVIRONMENTAL FEATURES ON THIS SITE.
  7. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  8. THE MINIMUM CORNER CLEARANCE FROM CURB LINE TO INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY.
  9. ALL HVAC UNITS SHALL BE LOCATED ON THE ROOF AND SCREENED FROM OFF-SITE VIEW.
  10. THE DUMPSTER ENCLOSURE MATERIALS SHALL MATCH THE BUILDING MATERIALS.
  11. THE AMENITY AREA WILL INCLUDE BENCHES FOR SEATING.
  12. ALL HANDICAP RAMPS SHALL MEET COR STANDARD DETAIL T-20.01.2 (TYPE N-1).
  13. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS OR PARKING VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURB EXISTS.

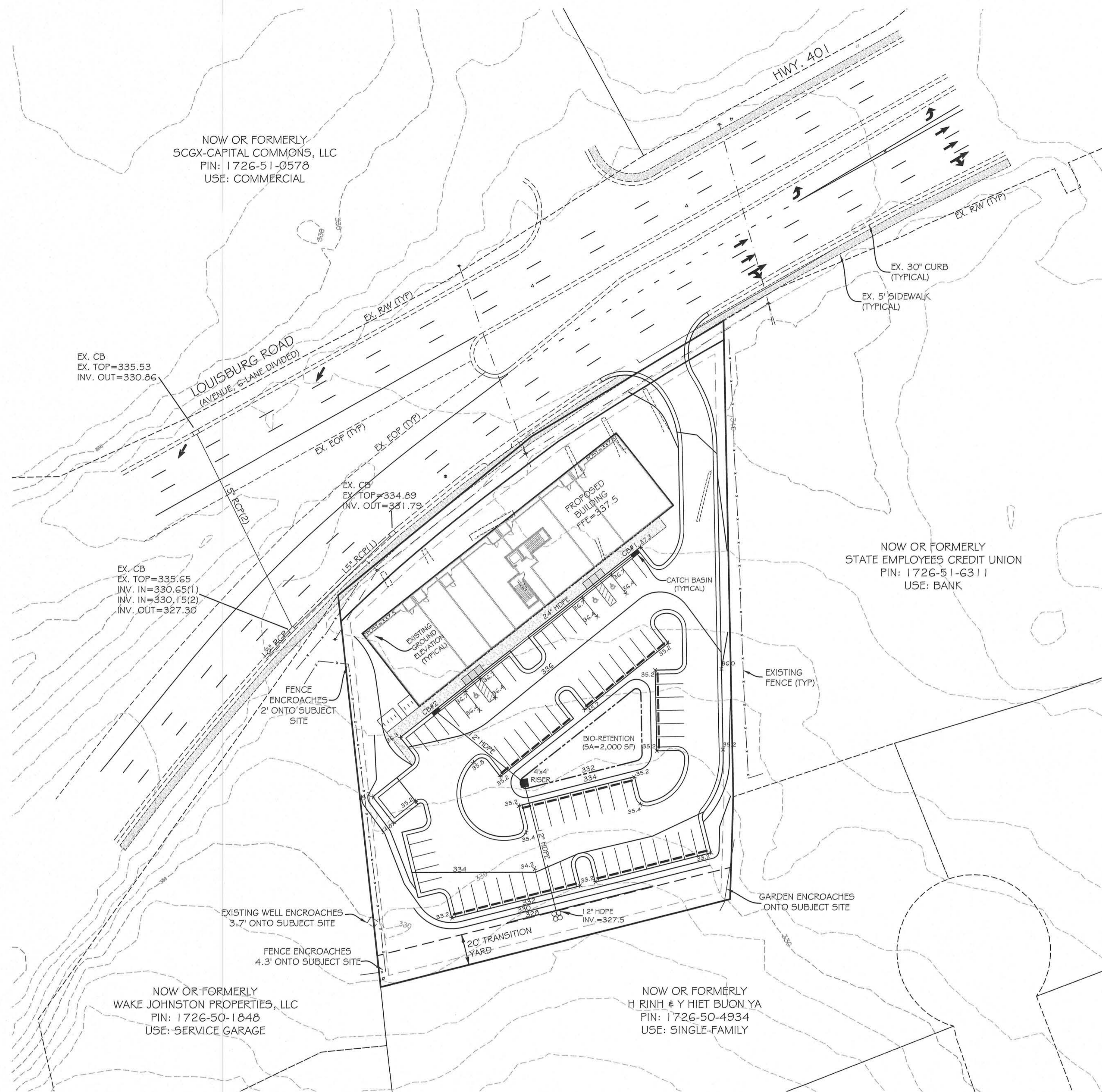
**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**



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PO BOX 1062  
APEX, NC 27502  
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**RAZIA SHOPS & APARTMENTS  
ADMINISTRATIVE SITE REVIEW  
PRELIMINARY SITE PLAN**

SCALE	1"=40'	DRAWN	PDC
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NOW OR FORMERLY  
SCGX-CAPITAL COMMONS, LLC  
PIN: 1726-51-0578  
USE: COMMERCIAL

NOW OR FORMERLY  
STATE EMPLOYEES CREDIT UNION  
PIN: 1726-51-6311  
USE: BANK

NOW OR FORMERLY  
WAKE JOHNSTON PROPERTIES, LLC  
PIN: 1726-50-1848  
USE: SERVICE GARAGE

NOW OR FORMERLY  
H RINH & Y HIET BUON YA  
PIN: 1726-50-4934  
USE: SINGLE-FAMILY

(1) Type of Land Cover	(2) Site Area (ac.)	(3) TN Export Coeff. (lbs/ac/yr)	(4) TN Export by Land Use (lbs/yr)	(5) TN Export From Site (lbs/ac/yr)
Permanently preserved undisturbed open space (forest, unown, meadow)	0.00	0.6	0.00	
Permanently preserved managed common space (forest, unown, meadow)	0.76	1.2	0.91	
Impervious surfaces (roads, parking lots, driveways, roofs, etc.)	0.60	21.2	12.72	
Impervious surfaces (roads, parking lots, driveways, roofs, etc. with 35% reduction from bio-retention area)	0.45	13.8	6.21	
<b>TOTAL</b>	<b>1.81</b>		<b>19.84</b>	
<b>AVERAGE FOR SITE</b>				<b>10.96</b>

**NITROGEN CALCULATION BY APPOINTING METHOD:**

- THIS SITE IS ELIGIBLE FOR THE COMMERCIAL / INDUSTRIAL REQUIREMENTS FOR NITROGEN REDUCTION. THEREFORE, IF THE COMPUTED NITROGEN IS LESS THAN 10.0 LBS/AC/YR, THE OWNER MAY PAY A ONE TIME OFF-SET PAYMENT.
- THE OWNER PROPOSES INSTALLATION OF A BIO-RETENTION AREA FOR STORMWATER REQUIREMENTS WHICH IS ELIGIBLE FOR A 35% NITROGEN REDUCTION.

TOTAL PROJECT AREA = 1.81 AC  
NEW IMPERVIOUS SURFACE AREA = 0.67 AC  
EXISTING IMPERVIOUS SURFACE AREA = 0.88 AC  
POST CONSTRUCTION IMPERVIOUS SURFACE AREA = 1.05 AC  
REMAINING IMPERVIOUS SURFACE AREA = 0.76 AC

OPEN SPACE APPOINTED FOR NEW IMPERVIOUS AREA  
(0.67 AC)(1.05 AC) \* (0.76 AC) = 0.48 AC

TOTAL TN EXPORT FOR NEW IMPERVIOUS SURFACE AREA  
(0.67 AC)(21.2 LBS/AC/YR) + (0.48 AC)(1.2 LBS/AC/YR) = 14.78 LBS/YR

AVERAGE TN EXPORT FOR NEW IMPERVIOUS SURFACE AREA AND APPOINTED OPEN SPACE  
(14.78 LBS/YR)(1.15 AC) = 12.85 LBS/AC/YR

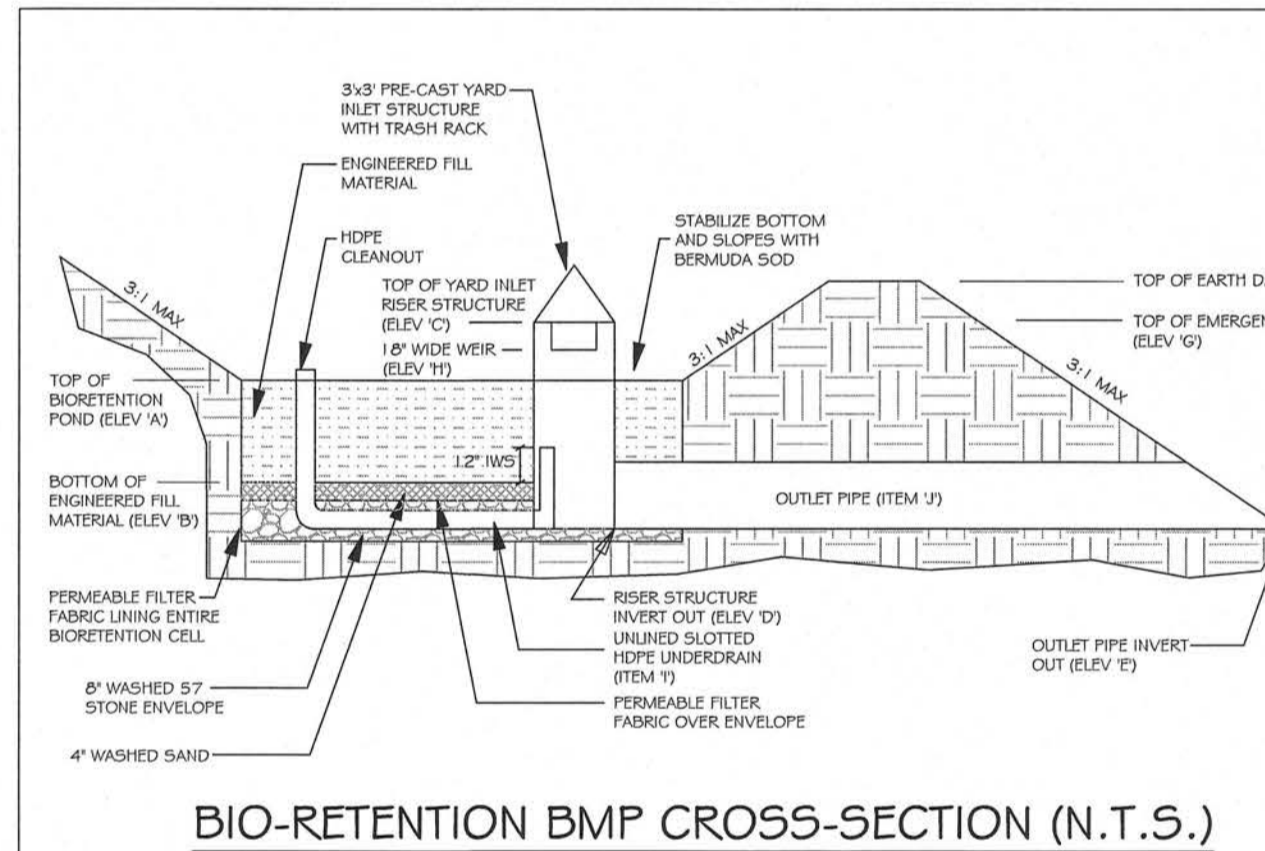
CALCULATE TN LOAD THROUGH BIO-RETENTION AREA  
(0.45 AC)(12.2 LBS/AC/YR) + (0.20 AC)(1.2 LBS/AC/YR) = 9.78 LBS/YR

TAKE 35% REDUCTION = (9.78 LBS/YR)(0.35) = 3.42 LBS/YR

SO TN EXPORT FOR NEW CONSTRUCTION IS (14.78 LBS/YR - 3.42 LBS/YR)(1.15 AC) = 9.88 LBS/AC/YR

- THE OWNER WILL PAY A ONE-TIME OFFSET PAYMENT TO AN APPROVED MITIGATION BANK TO BRING THE NITROGEN LOADING RATE DOWN TO 3.6 LBS/AC/YR. THE PAYMENT SHALL BE MADE AND RECEIPT OF PAYMENT PROVIDED TO THE CITY OF RALEIGH PRIOR TO ISSUANCE OF THE GRADING PERMIT.
- THE NITROGEN EXPORT FOR THIS SITE IS KNOWN IMPERVIOUS. THE ACCOUNTING OF KNOWN IMPERVIOUS SURFACE AREAS IS AS FOLLOWS:

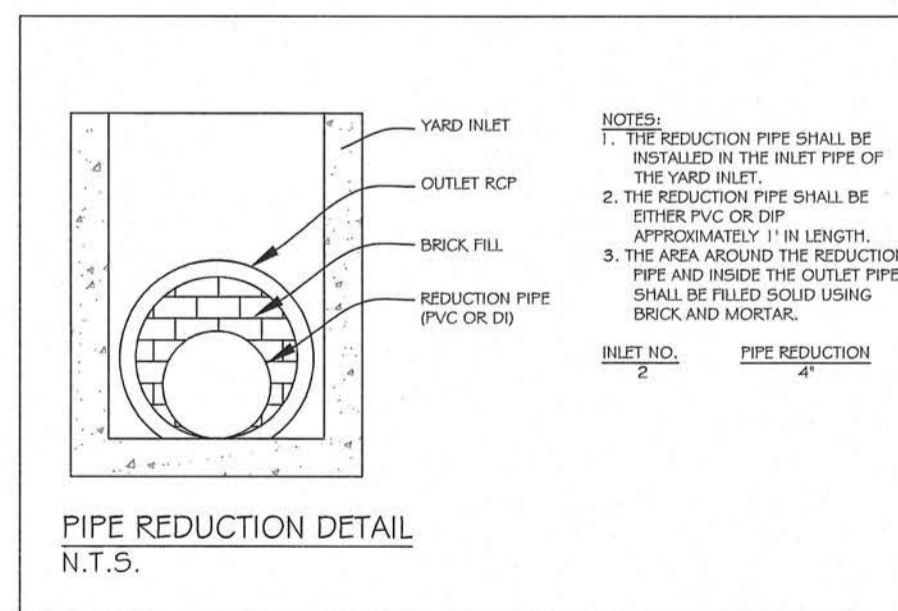
BUILDING AREA	0.29 AC
PARKING LOT & DUMPSTER AREA	0.71 AC
SIDEWALK & BIKE RACK AREA	0.05 AC
<b>TOTAL IMPERVIOUS SURFACE</b>	<b>1.05 AC</b>



DESIGN INFORMATION	
ITEM	SCM #1
A	332.0
B	329.5
C	333.6
D	328.5
E	327.5
F	335.0
G	N/A
H	333.5
I	4\"/>

ENGINEERED FILL MATERIAL COMPOSITION	
75 - 85% MEDIUM TO COARSE SAND	
8 - 10% FINES (SILT & CLAY)	
5 - 10% ORGANIC MATTER	

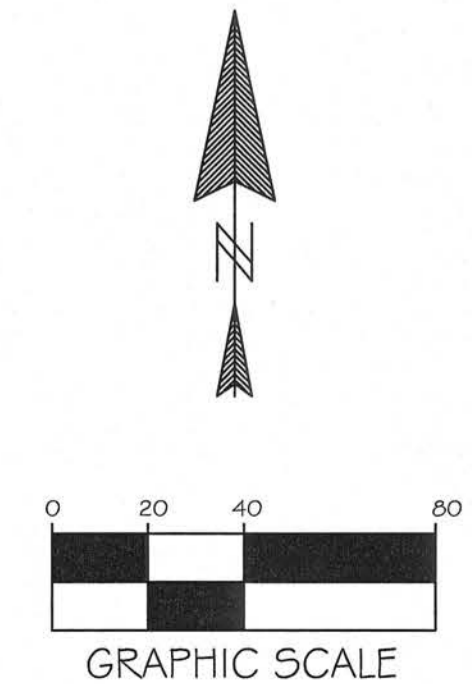
- NOTES:
- THE PHOSPHORUS INDEX FOR THE SOIL MEDIA SHALL NOT EXCEED 30.
  - THE INFILTRATION RATE FOR THE SOIL MEDIA SHALL BE AT LEAST 1 IN/HR.



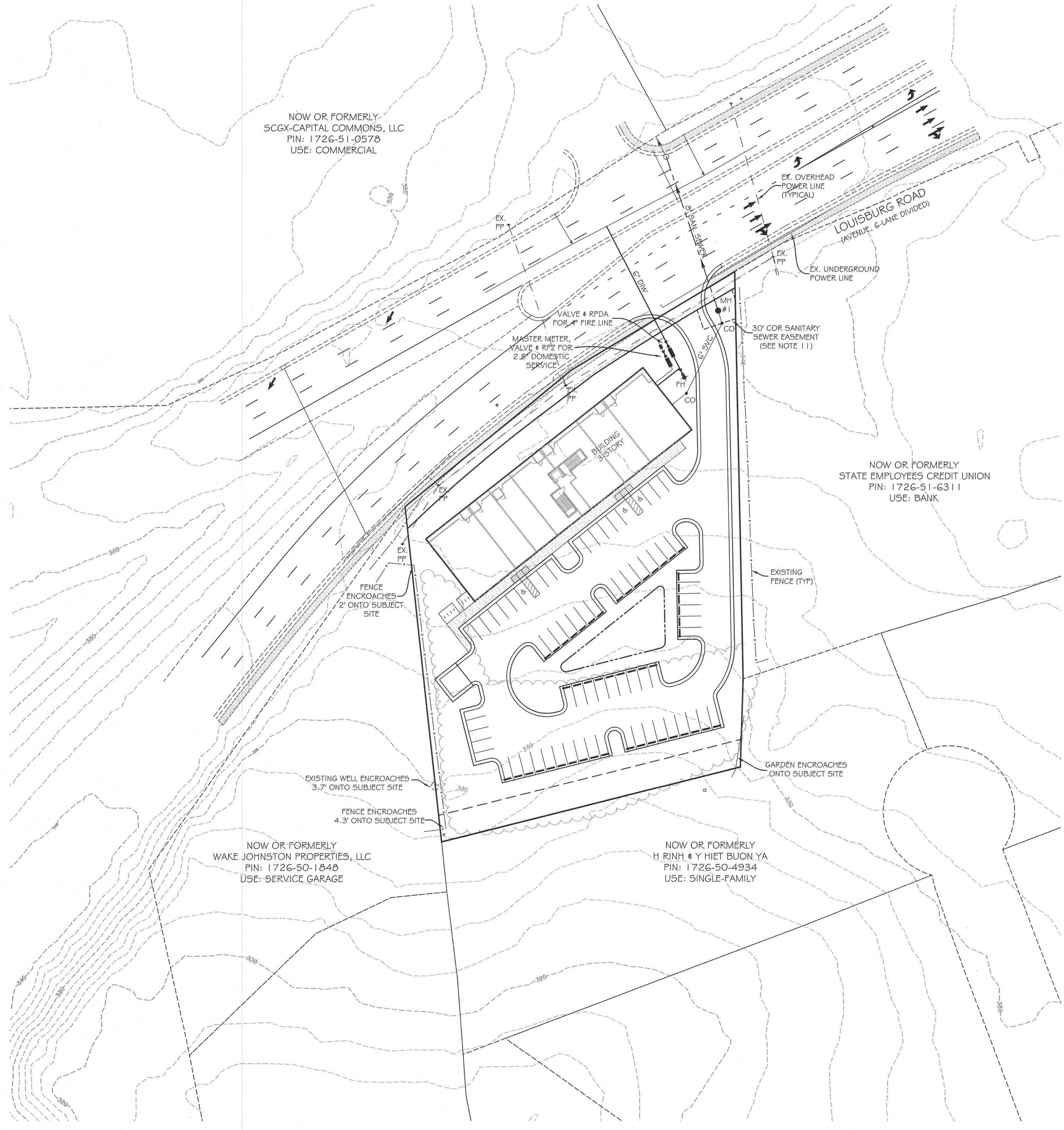
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- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THE MAXIMUM CROSS SLOPE FOR HANDICAP PARKING SPACES SHALL NOT EXCEED 1:48.
- THE MAXIMUM SLOPE OF SIDEWALK IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20.
- THE PROJECT WILL MEET COR STORMWATER REQUIREMENTS BY USING BIO-RETENTION IN CONJUNCTION WITH PIPE STORAGE.
- ALL STORM DRAINAGE SHALL BE WITHIN A PRIVATE DRAINAGE EASEMENT.
- ALL STORMWATER CONTROL MEASURES SHALL BE LOCATED WITHIN A PRIVATE DRAINAGE EASEMENT WITH ACCESS TO A PUBLIC RW.

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**







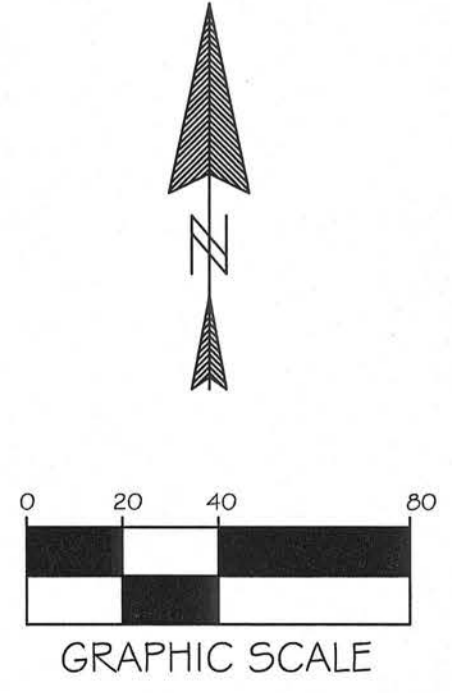
**STANDARD UTILITY NOTES:**

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
  - a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - b. WHEN INSTALLING WATER &/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 & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
  - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS IN A COR 4x8" EASEMENT AS SHOWN ON THE PLANS. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE AS SHOWN ON THE PLANS.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY 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 NCDWG, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR/OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. 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 AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

**NOTES:**

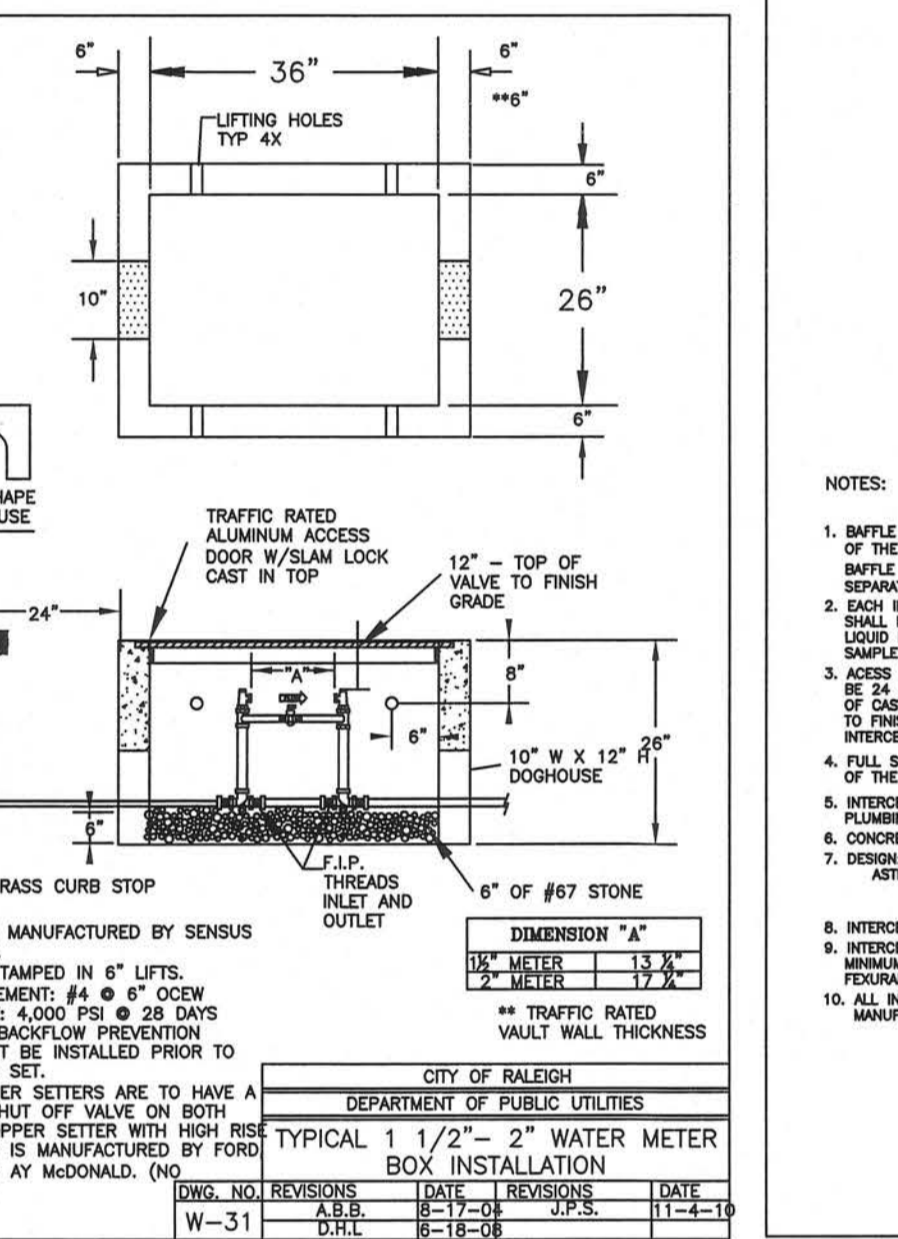
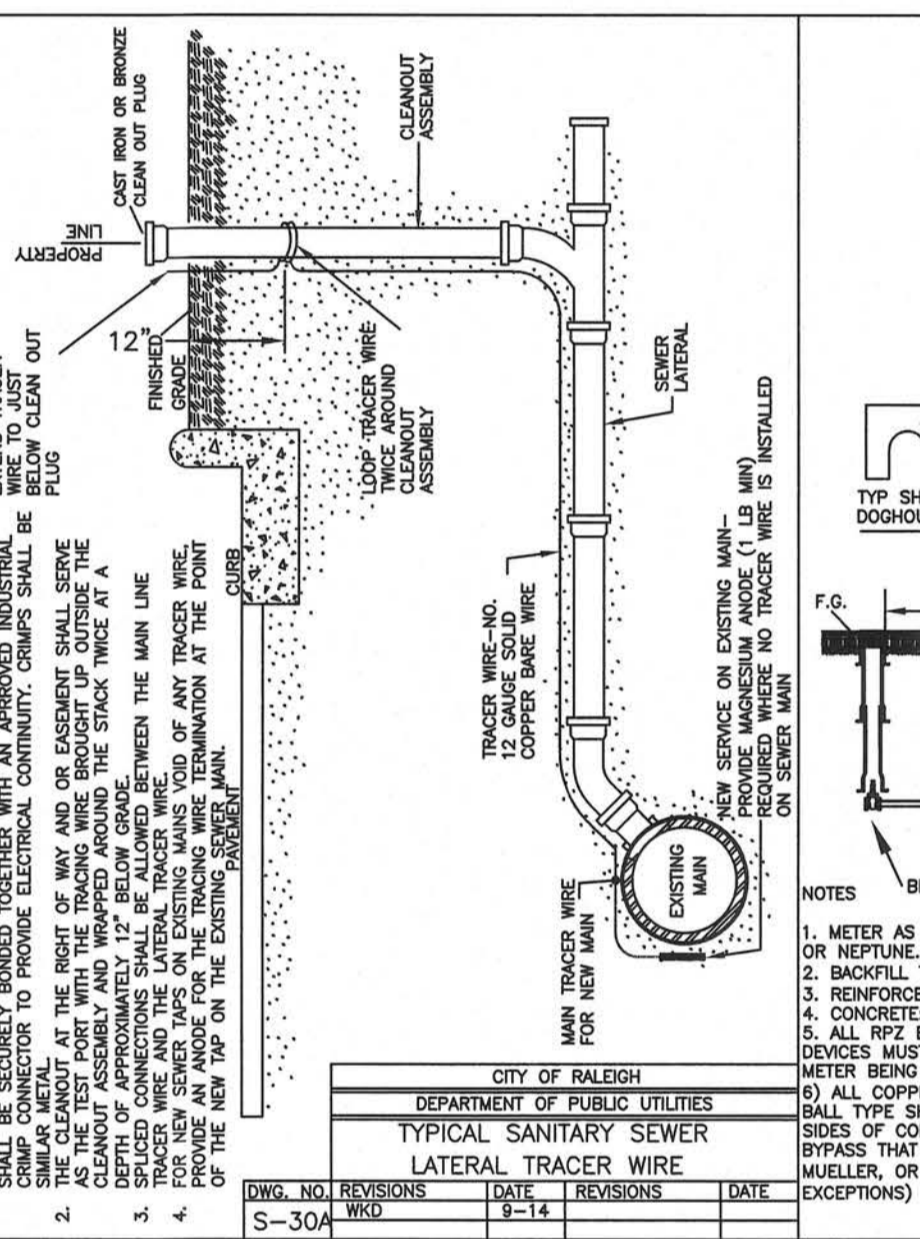
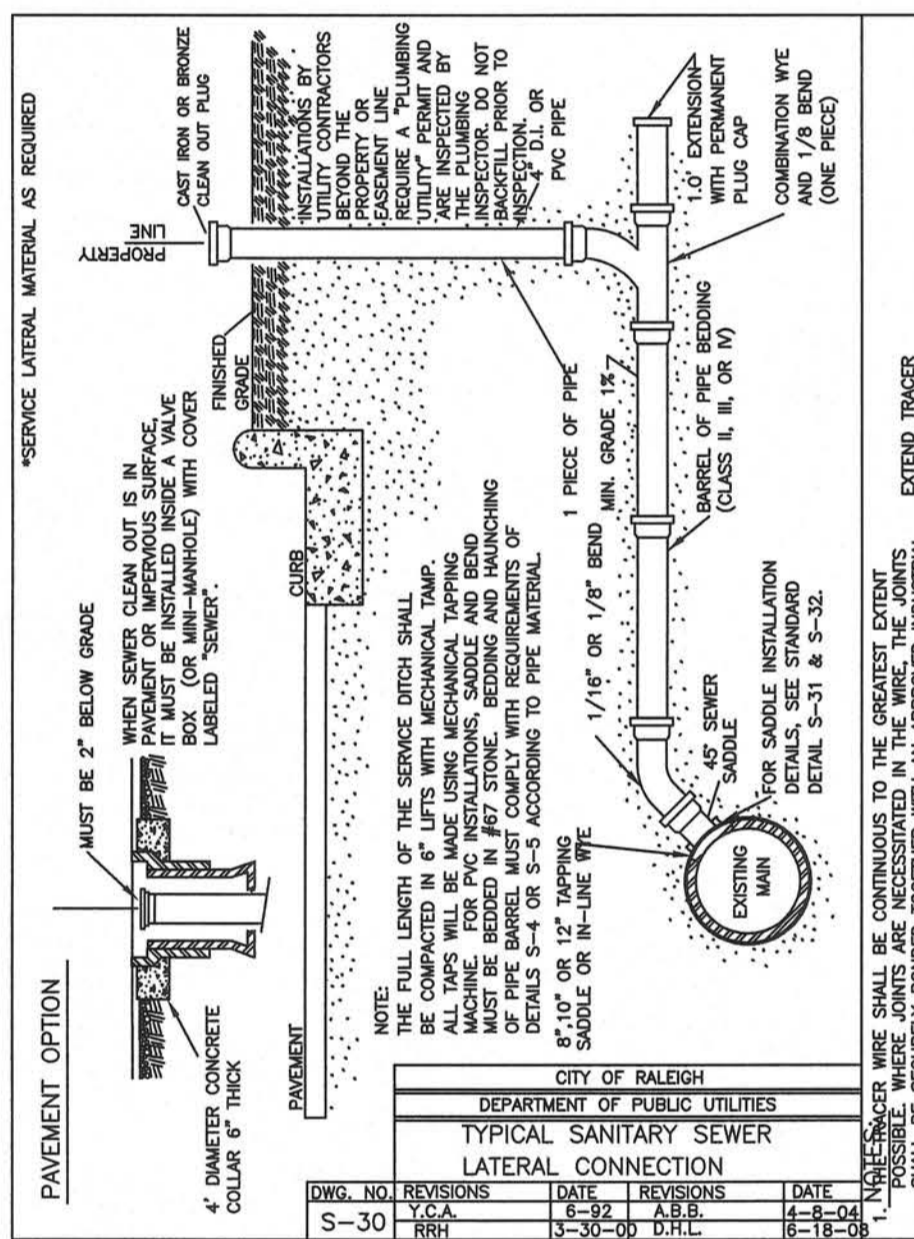
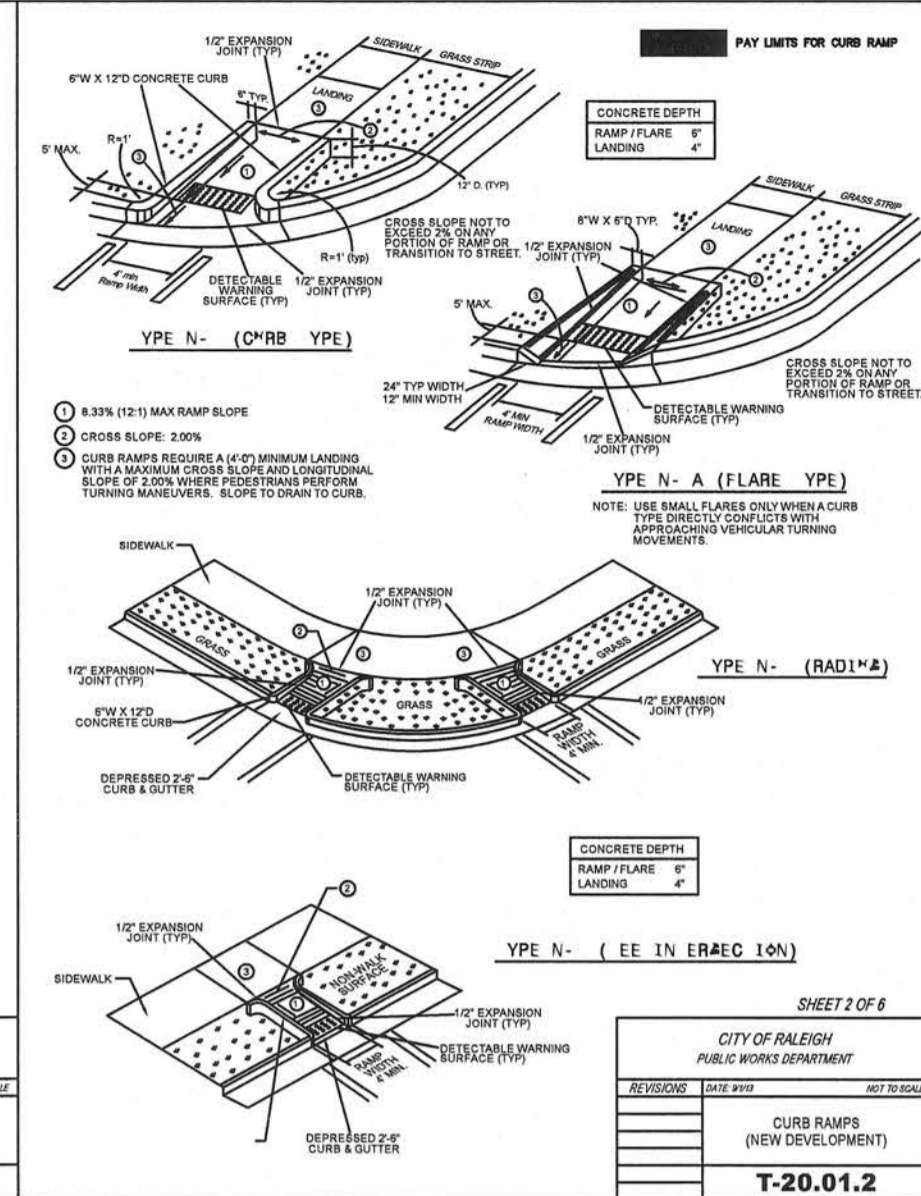
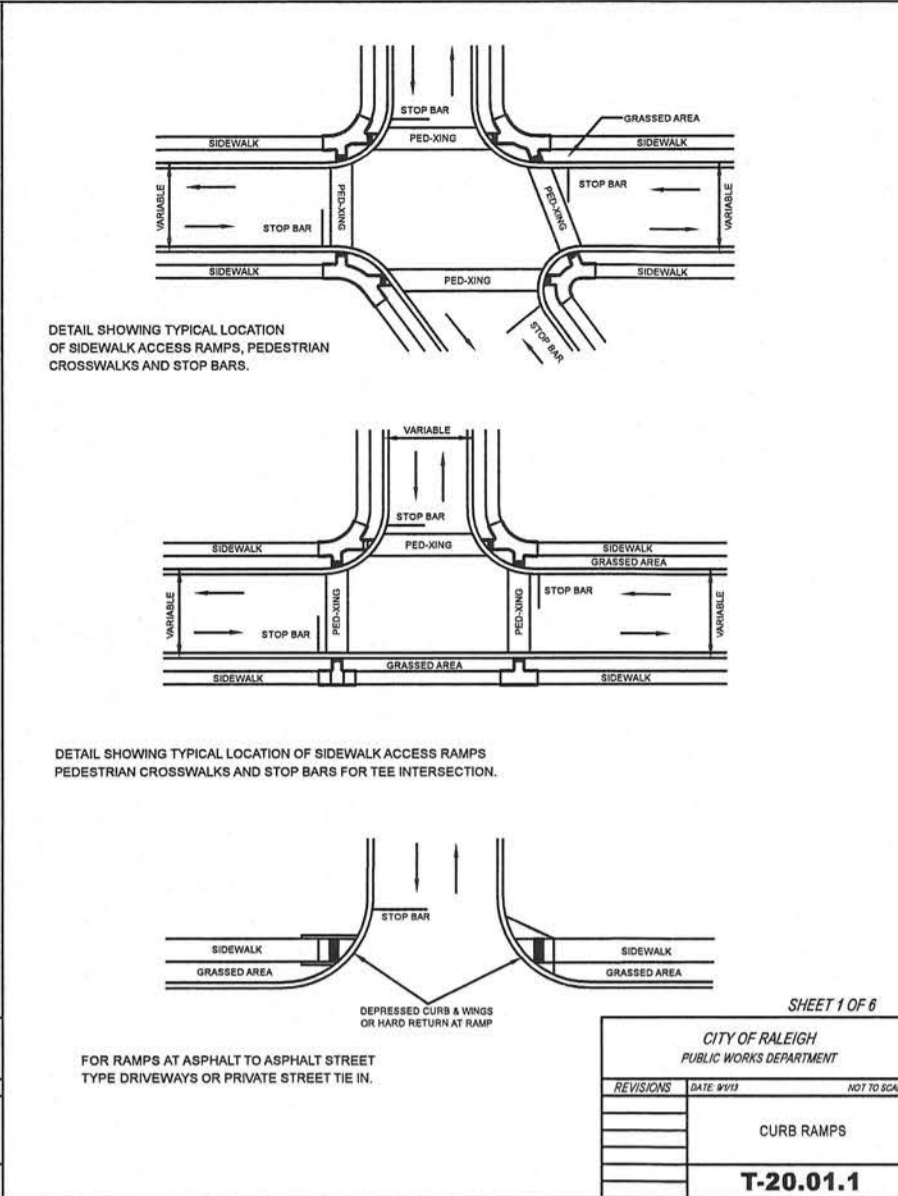
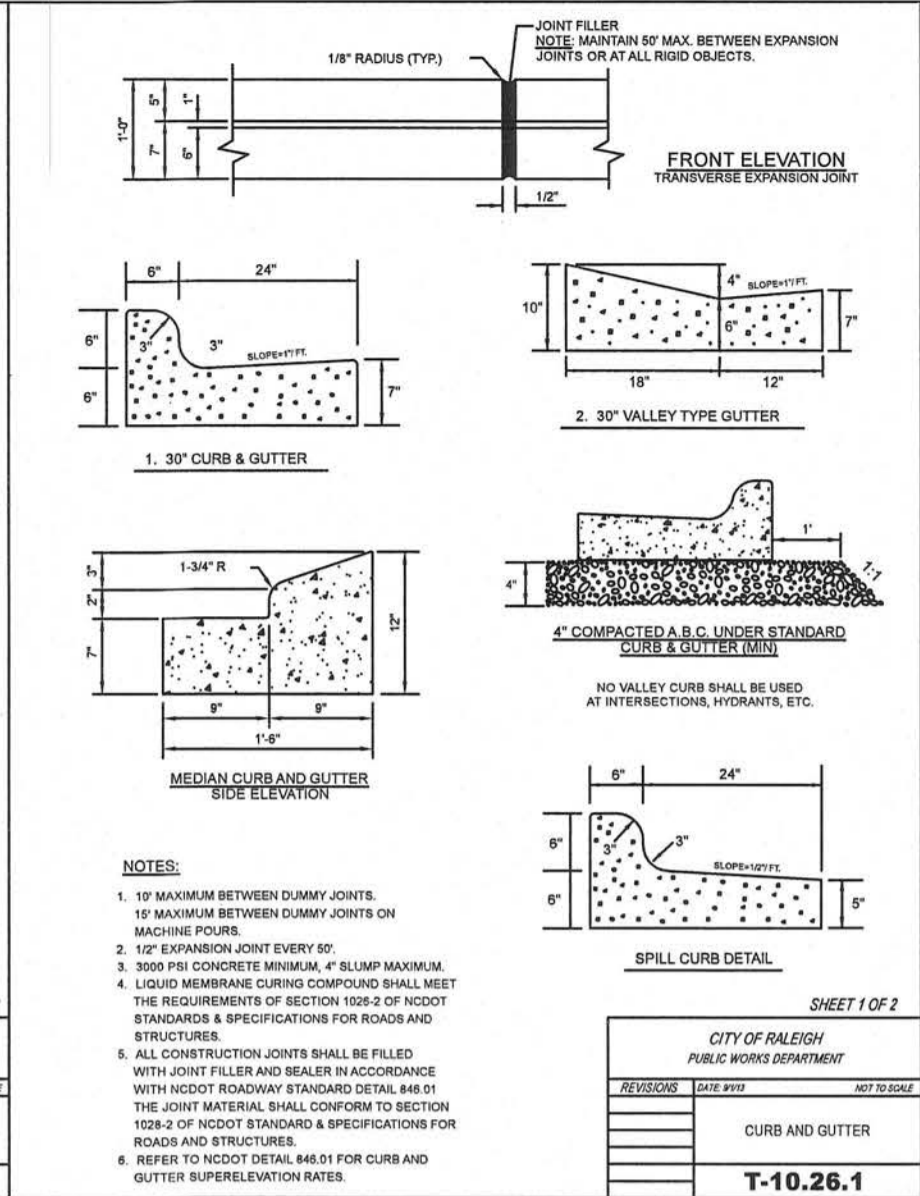
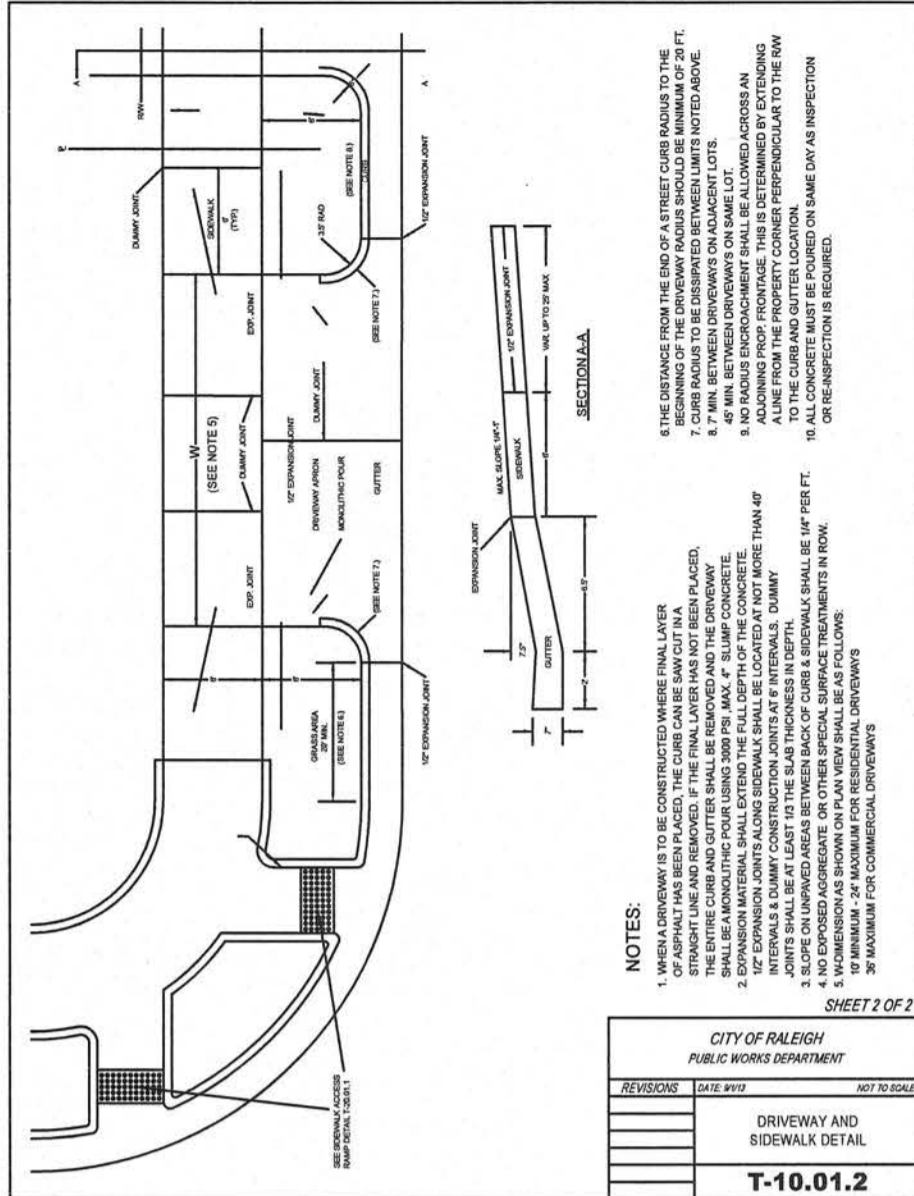
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8. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRICAL, GAS, CABLE TV AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVEMENT.
10. CERTIFICATE OF COMPLIANCE FOR BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED AT BUILDING PERMIT.
11. THE COR SANITARY SEWER EASEMENT SHALL STOP AT THE PROPERTY BOUNDARY.
12. SEWER AND WATER EXTENSIONS FROM EXISTING MAINS SHALL REQUIRE BORE & JACK FOR CONNECTIONS WITHIN LOUISBURG ROAD.
13. NCDOT THREE-PARTY ENCROACHMENT AGREEMENTS ARE REQUIRED FOR SEWER AND WATER CONNECTIONS WITHIN LOUISBURG ROAD.

PRELIMINARY PLANS  
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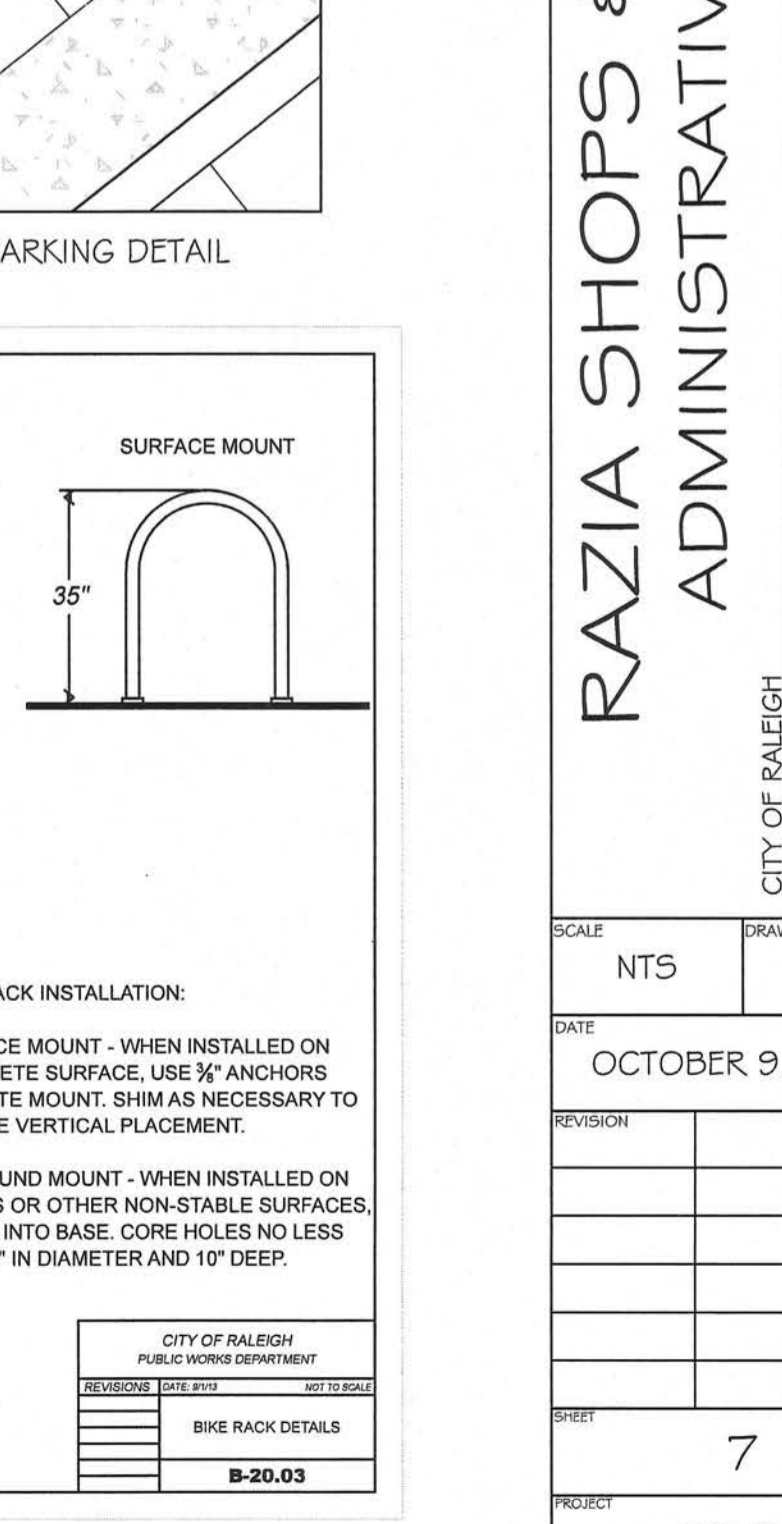
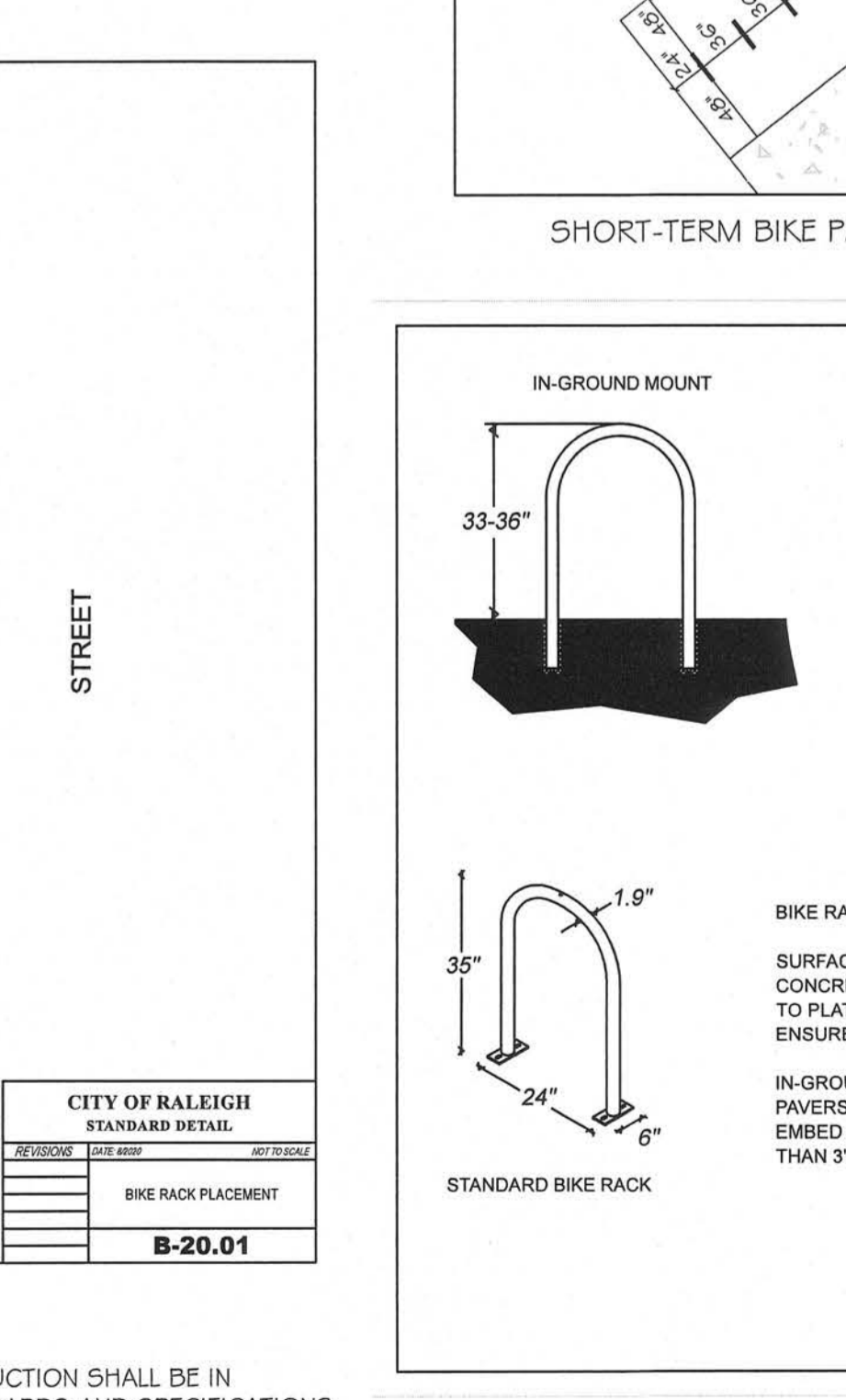
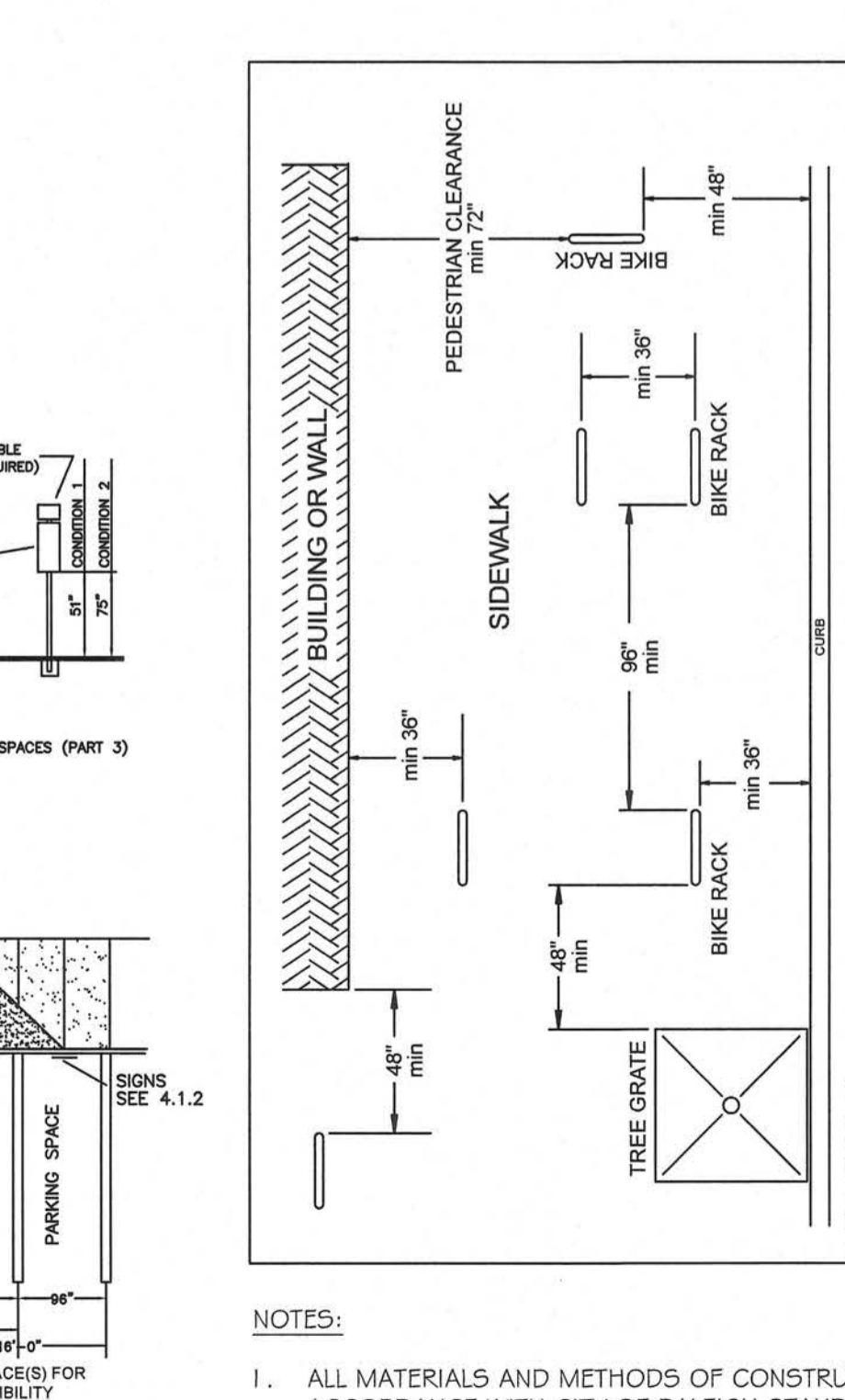
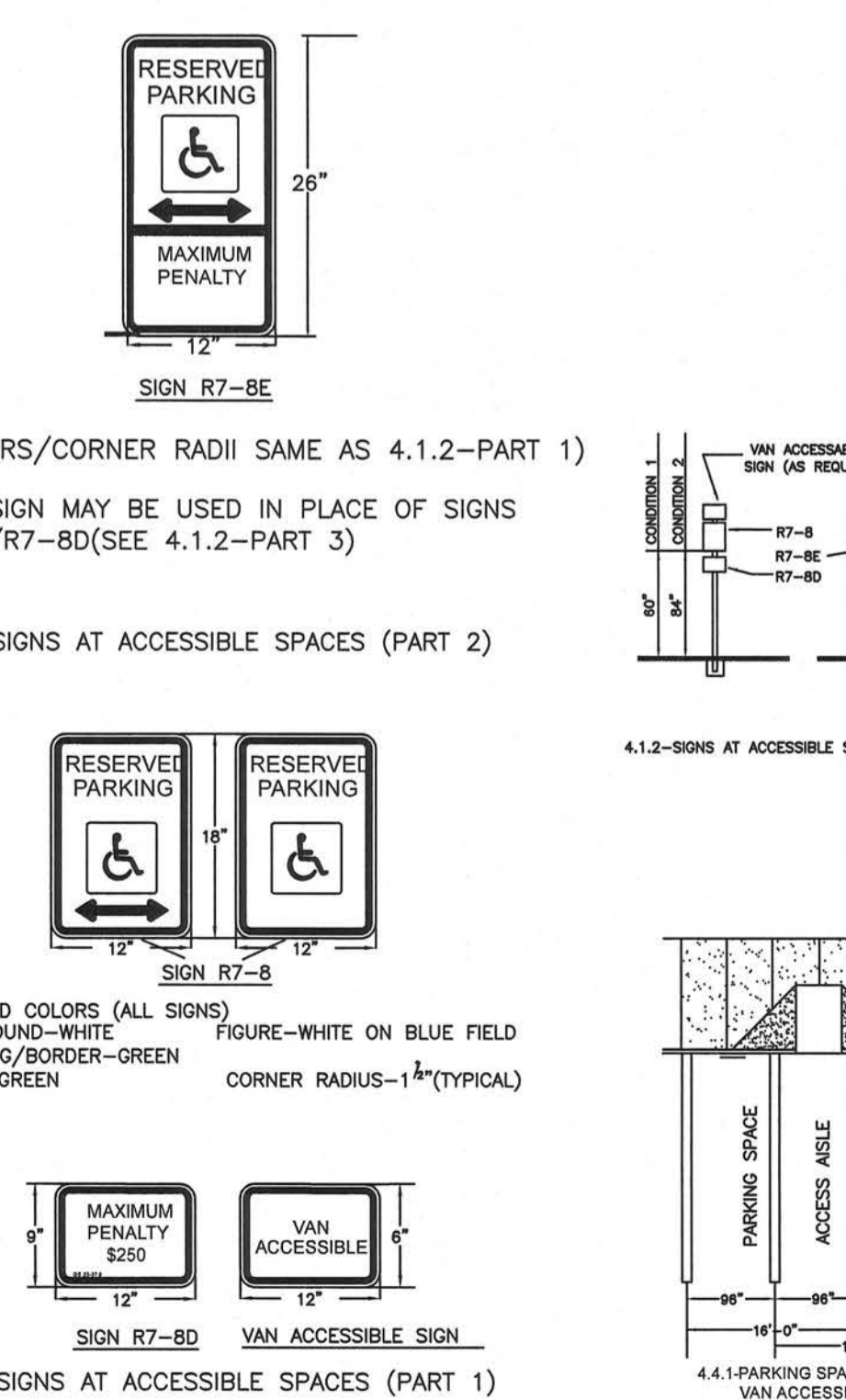
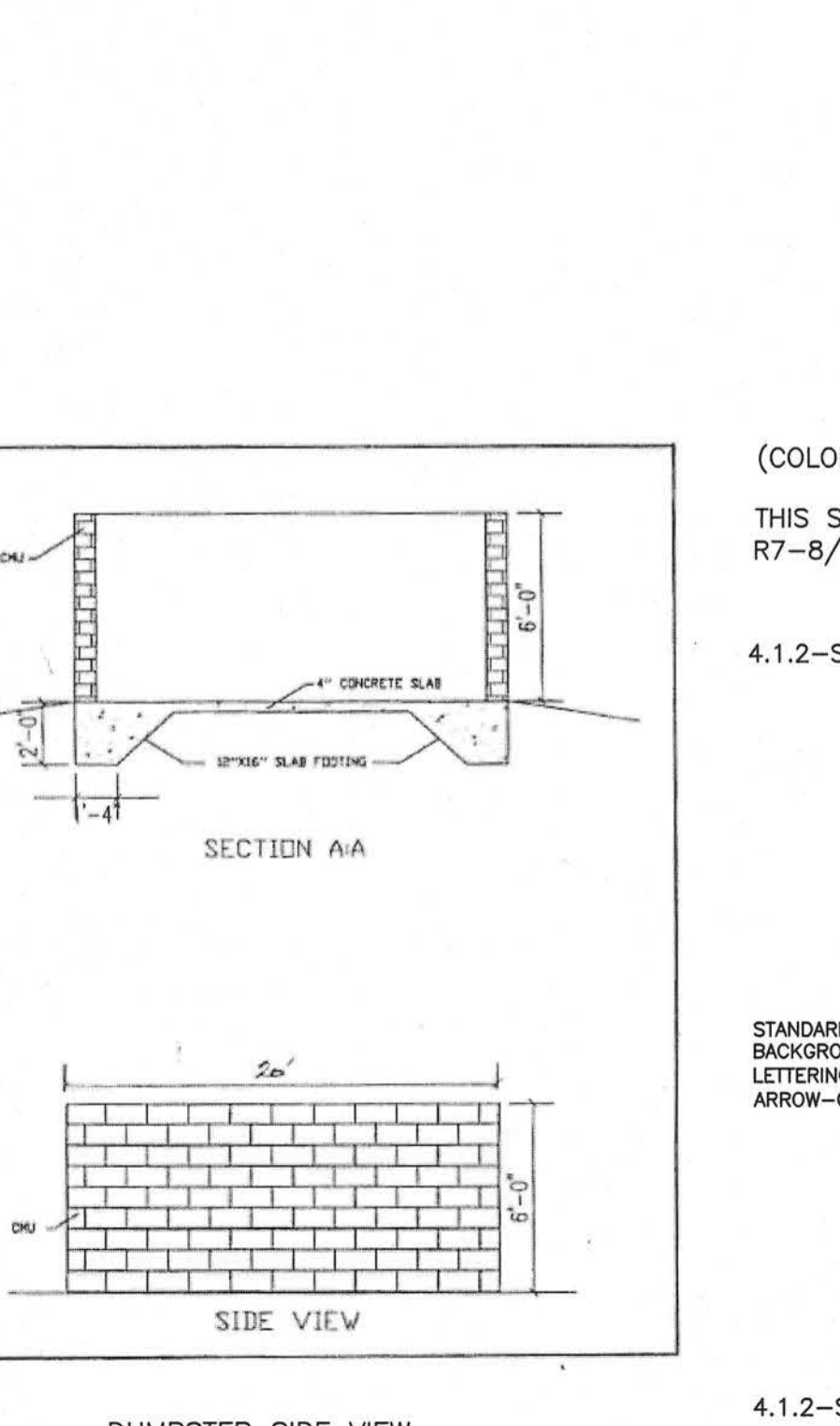
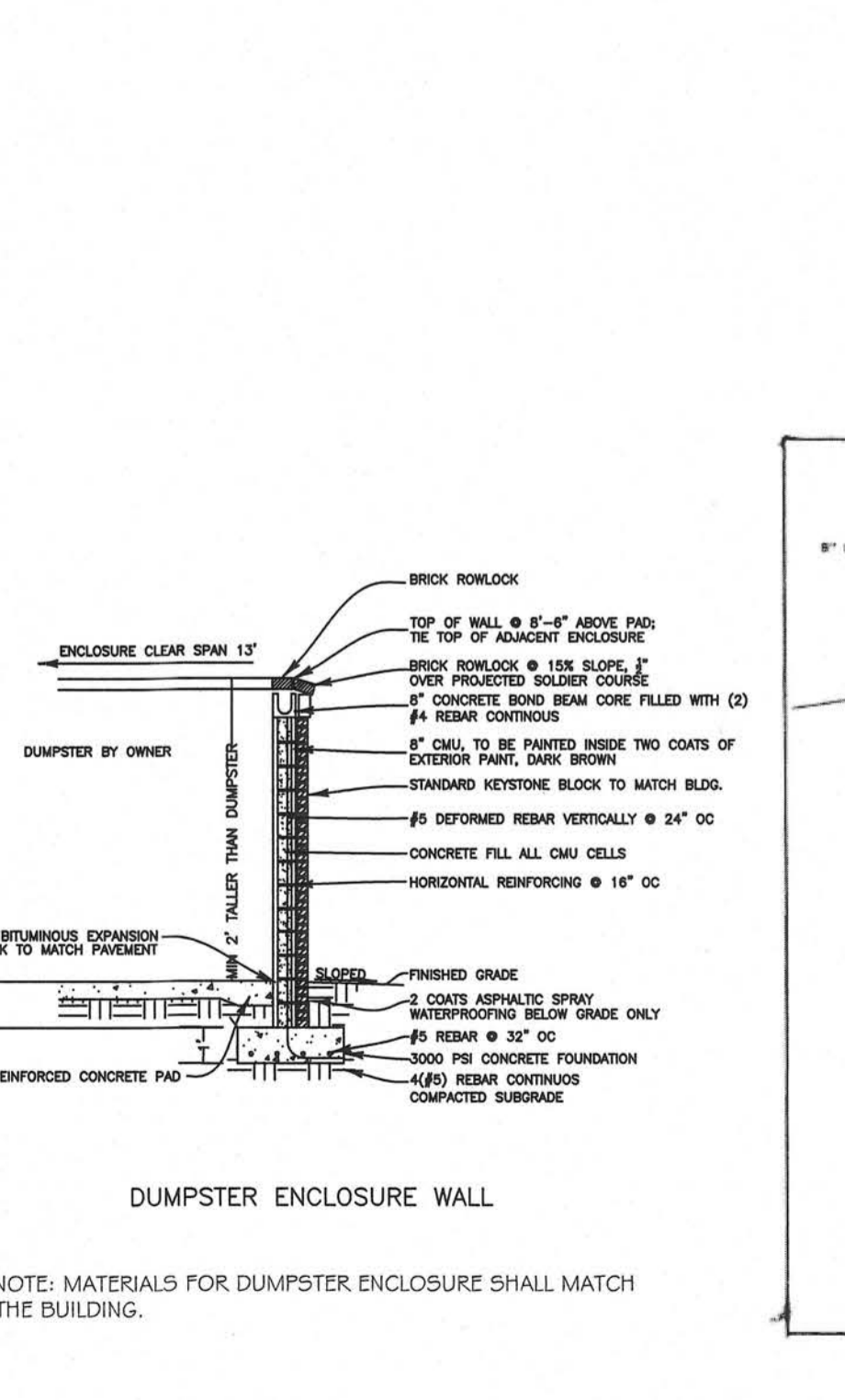
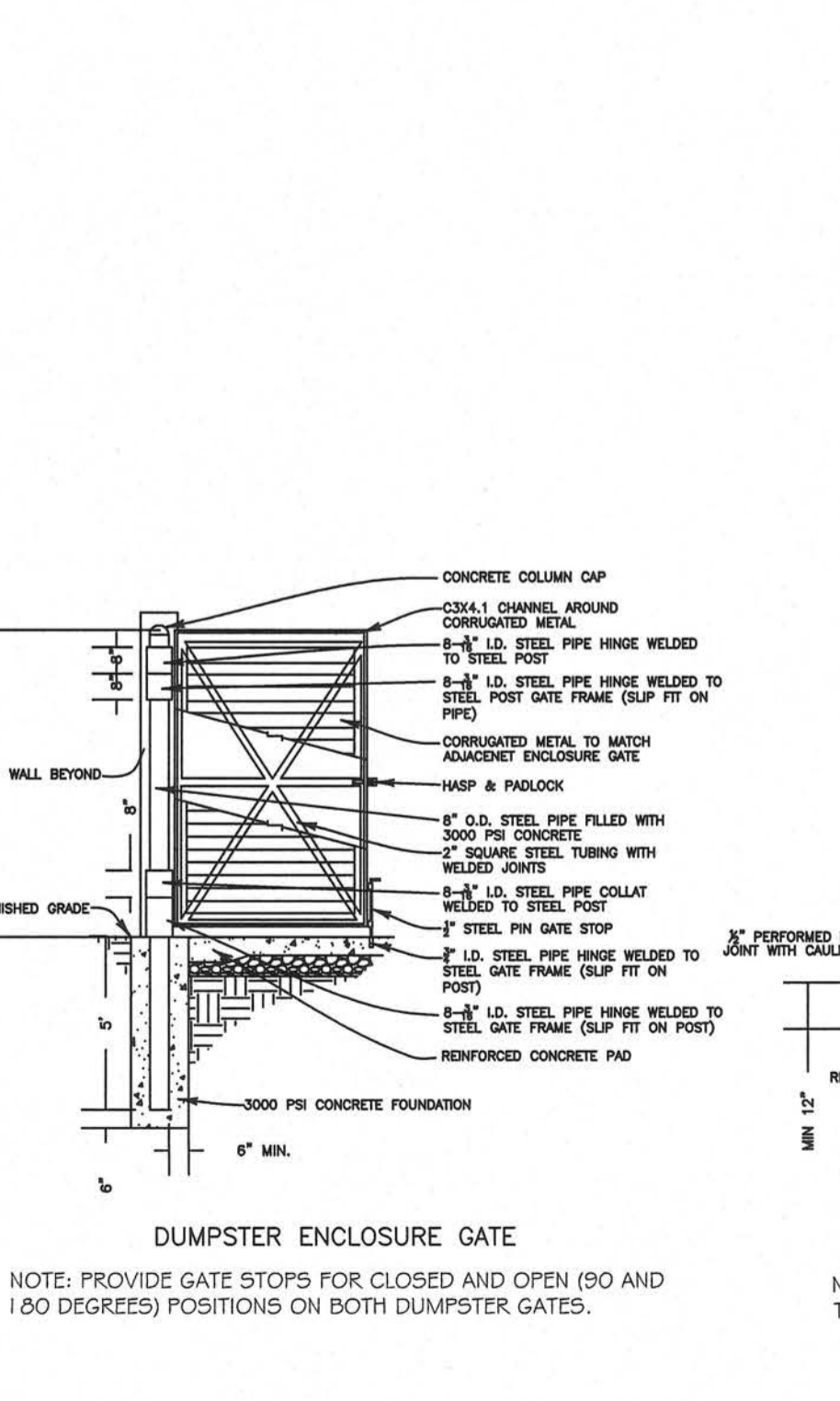
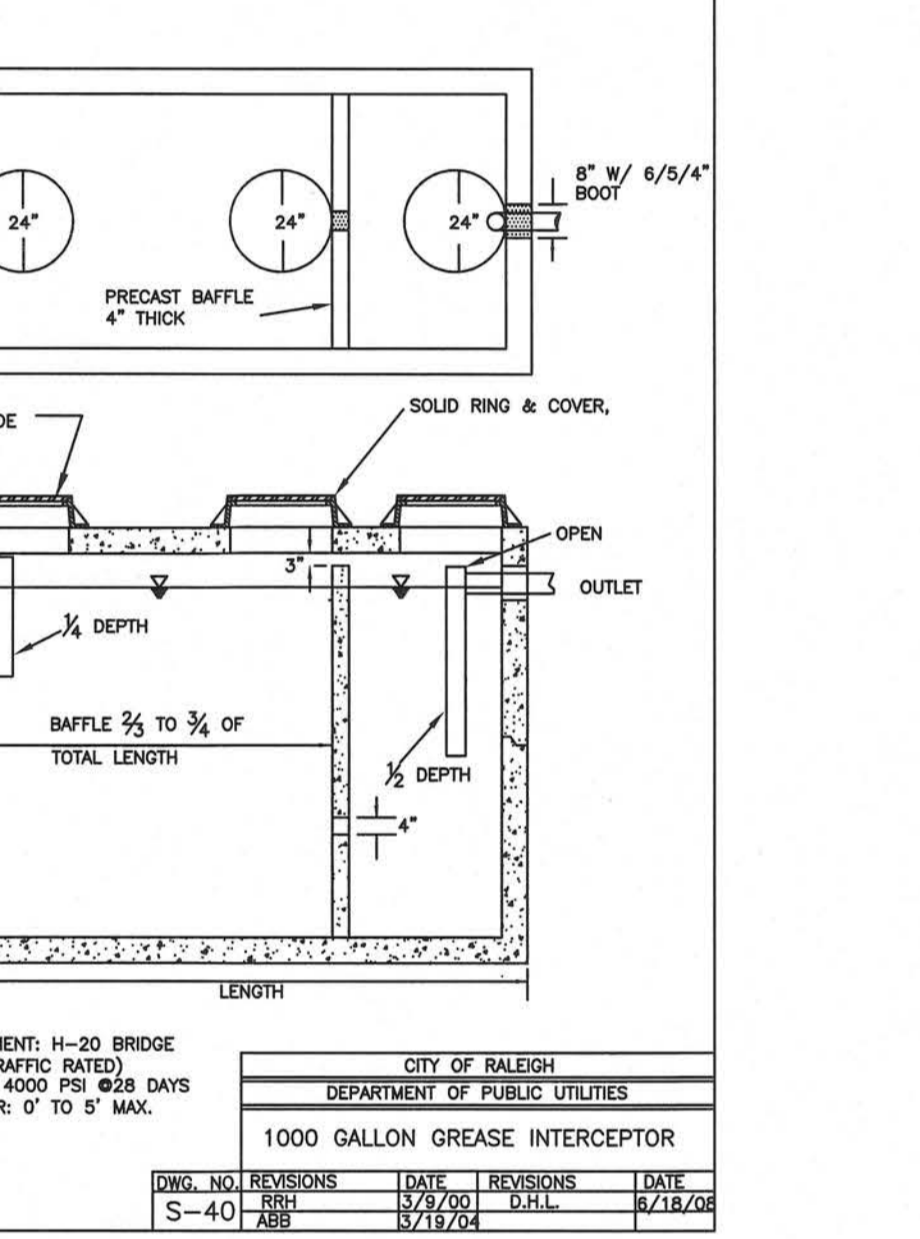
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SHEET	6		
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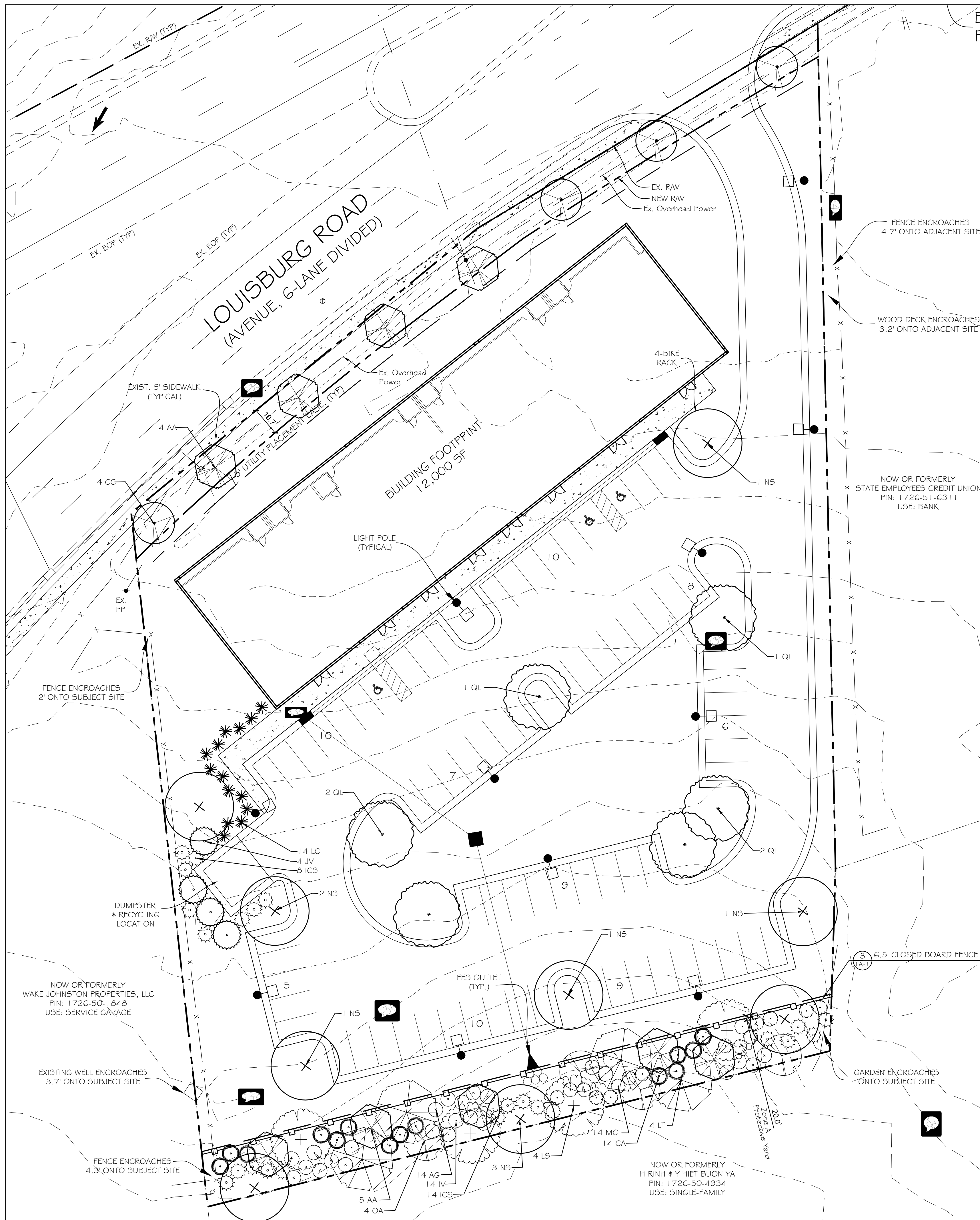


LOCALLY AVAILABLE SIZES

INTERCEPTORS CAPACITY (GAL.)	SEPARATORS CAPACITY (GAL.)
500	1000
750	1500
1000	2000
1250	2500
1500	3000
2000	4000
2500	5000
3000	6000
4000	8000
5000	10000

NOTES:  
1. BAFFLE WALL LOCATED AT A DISTANCE FROM INLET WALL 2/3 TO 3/4 OF THE TOTAL LENGTH OF THE INTERCEPTOR OR SEPARATOR AS SHOWN ON DETAIL S-40.1.  
2. EACH INTERCEPTOR OR SEPARATOR SHALL HAVE INLET AND OUTLET TEES. THE OUTLET SHALL EXTEND 24" ABOVE THE LEVEL OF THE INLET. THE SMALL EXTENSION SHALL BE 24" ABOVE THE LEVEL OF THE INLET. THE SMALL EXTENSION SHALL BE 24" ABOVE THE LEVEL OF THE INLET.  
3. ALL INTERCEPTORS AND SEPARATORS SHALL BE DESIGNED TO WITHSTAND AN H-20 WHEEL LOAD.  
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10. ALL INTERCEPTORS AND SEPARATORS SHALL BE DESIGNED TO WITHSTAND AN H-20 WHEEL LOAD.





- PLANTING NOTES:**
1. All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
  2. Plant locations to be approved in field prior to installation.
  3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
  4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
  5. Install plants and mulch beds with 4" of pine straw.
  6. Areas disturbed by grading to be seeded and strawed.
  7. Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications.
  8. Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.
  9. All plant material shown is minimum required by the City Code.

**City of Raleigh Planting Requirements:**

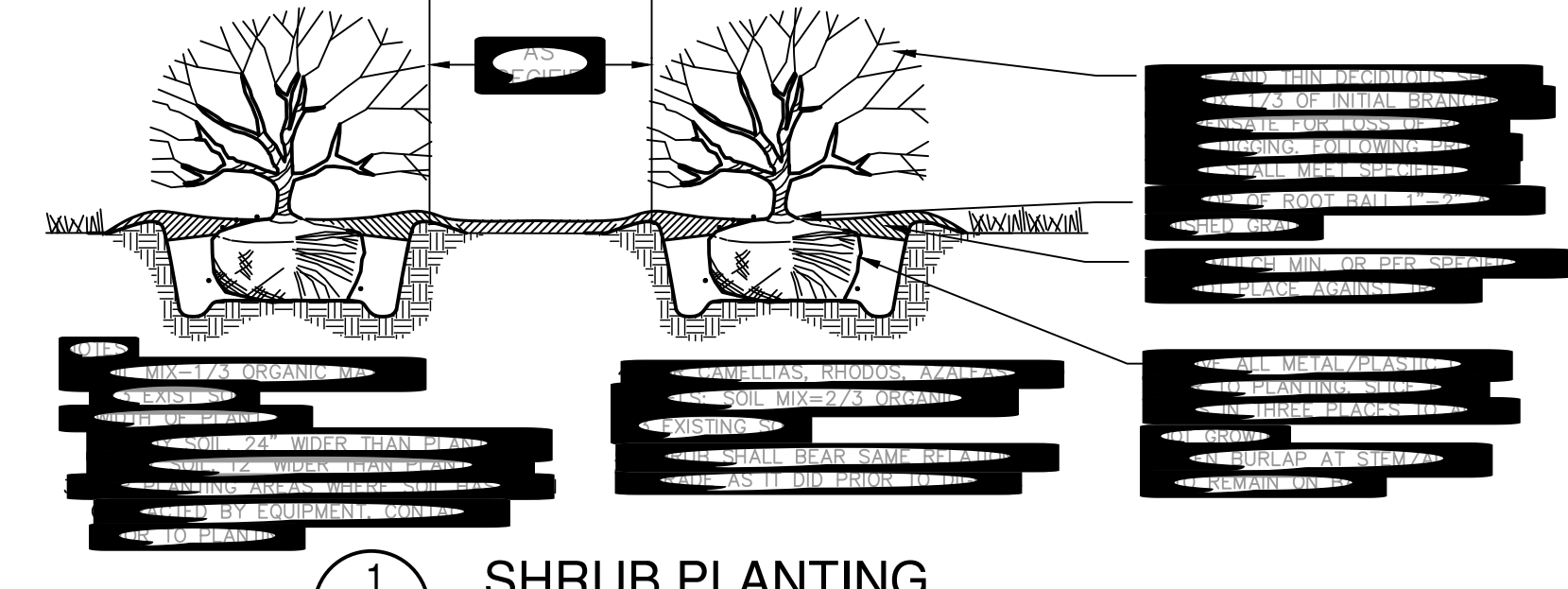
**1) VEHICLE SURFACE AREA:**  
 Required: Evergreen shrubs screening parking from ROW. Shade tree at terminus of parking row and in islands.  
 Provided: 12 trees. Evergreen shrubs to screen parking.

**2) STREET TREES:**  
 LOUISBURG ROAD:  
 Required: Overhead power lines existing along frontage - (1) 1.5" Caliper small maturing tree per 40 lf.  
 Provided: 8 small maturing trees located along back of sidewalk

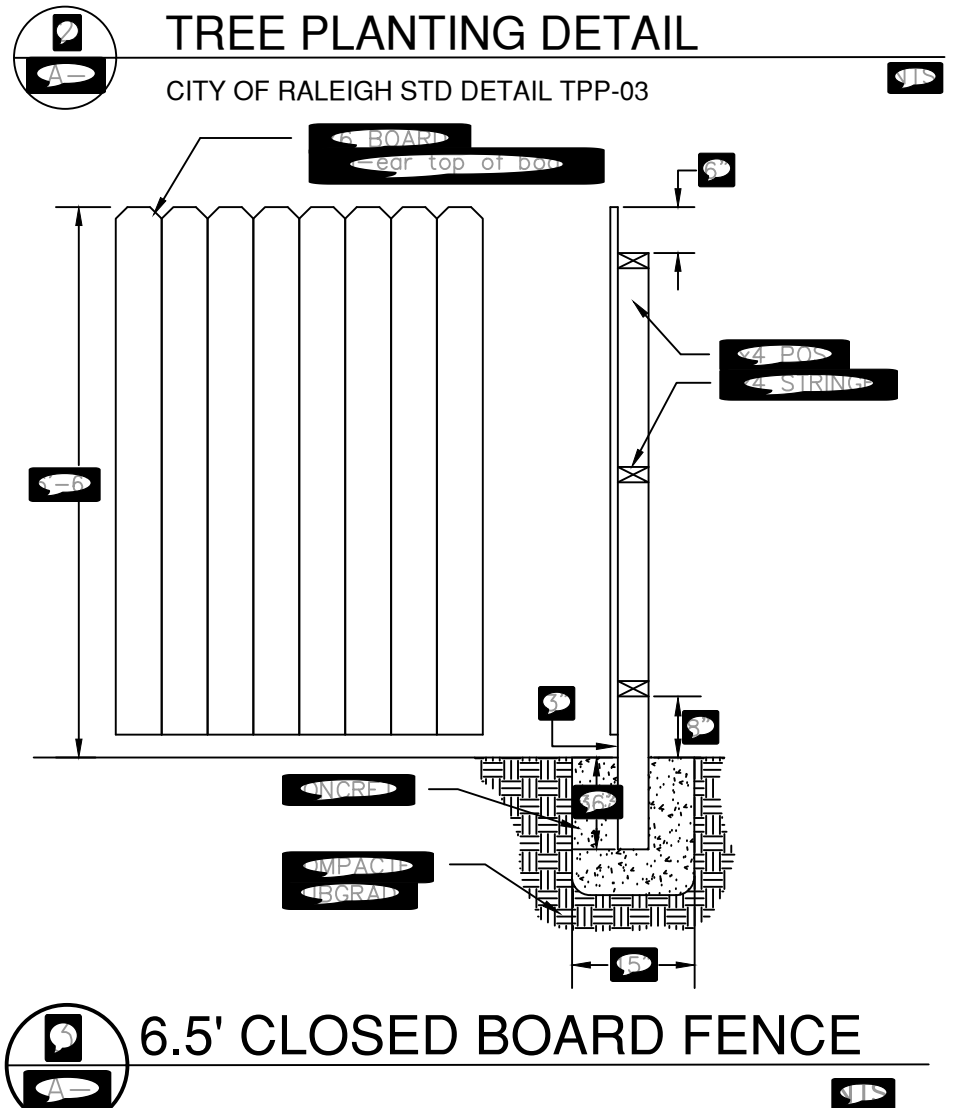
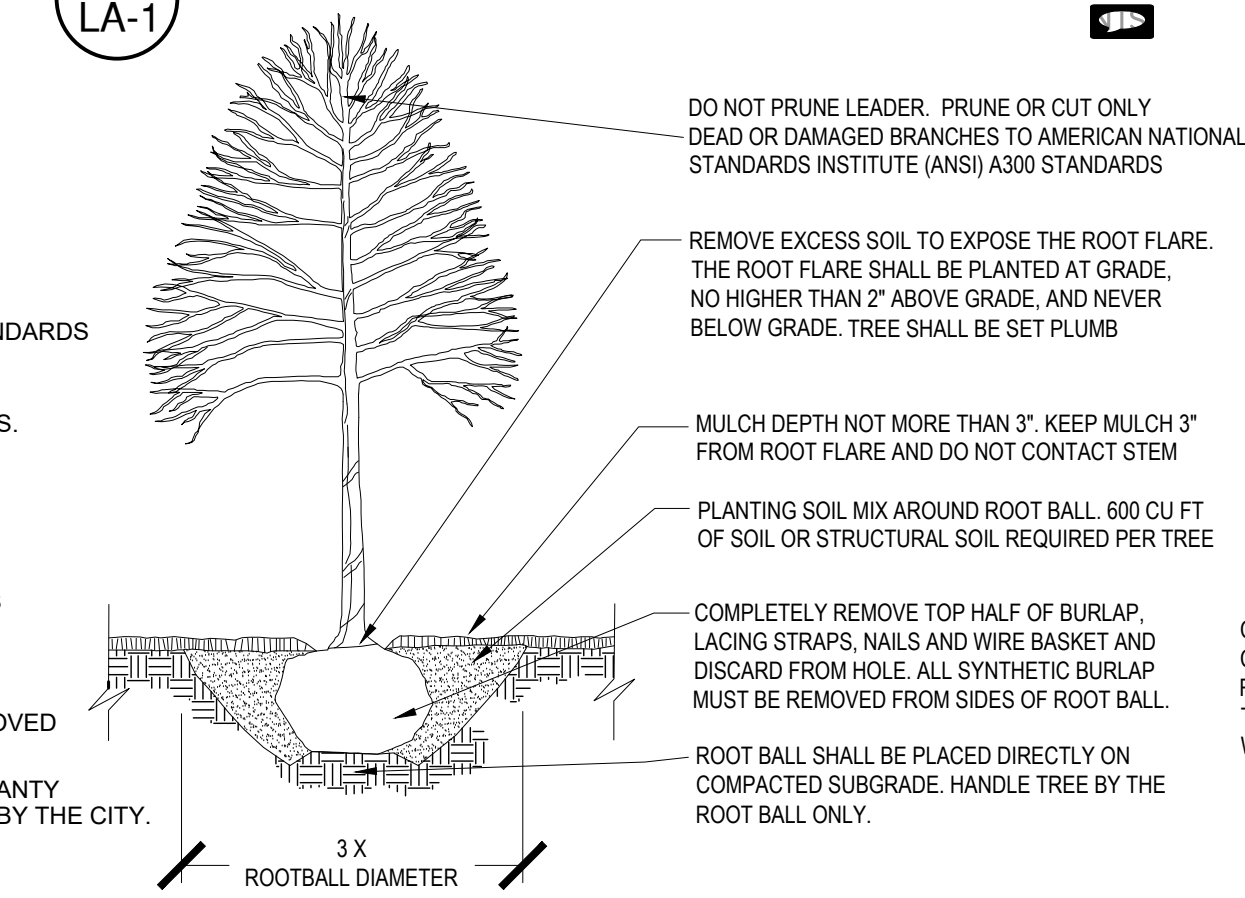
**3) TRANSITION YARD:**  
 Southern Property Line - Type 2, Medium, 20' - 235 LF total  
 Required: A wall or fence between 6.5' and 9' in height, 5 shade trees, 4 understory trees, and 30 shrubs / 100 LF  
 Provided: 11 shade trees, 9 understory trees, and 70 shrubs.  
 6.5' Closed Board Fence

**PLANT SCHEDULE**

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	INSTALL	ROOT	SPACING	MATURE HEIGHT / SPREAD
14	AG	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA	3 GAL / 24" HT.	CONT.	4" O.C.		5' within 3 yrs
22	ICS	ILEX CRENATA 'STEEDS' / STEEDS JAPANESE HOLLY	3 GAL / 24" HT.	CONT.	6" O.C.		5' within 3 yrs
9	AA	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / SERVICEBERRY	1.5" Cal. / 16" HT.	B4B	AS SHOWN	15' X 15'	
14	LC	LOROPETALUM CHINENSIS 'RUBY' / CHINESE FRINGE FLOWER	3 GAL / 24" HT.	CONT.	5" O.C.		5' X 5'
4	JV	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	2" Cal. / 8" HT.	CONT.	10" O.C. / As shown		15' X 10'
14	MC	MYRICA CERIFERA / SOUTHERN WAX MYRTLE	36" HT.	CONT.	7" O.C.		10' X 10'
6	QL	QUERCUS LYRATA HIGHBEAM / OVERCUP OAK	3" Cal. / 10" HT.	B4B	AS SHOWN	35' X 30'	
4	CC	CERCIS CANADENSIS 'FOREST PANSY' / REDBUD	1.5" Cal. / 16" HT.	B4B	40" O.C.		15' X 15'
9	NS	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	3" Cal. / 10" HT.	B4B	AS SHOWN	35' X 30'	
4	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / SWEET GUM	3" Cal. / 10" HT.	CONT.	AS SHOWN	45' X 30'	
4	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR	3" Cal. / 10" HT.	CONT.	AS SHOWN	45' X 30'	
4	OA	OXYDENDRON ARBOREUM / SOURWOOD	1.5" Cal. / 16" HT.	CONT.	AS SHOWN	15' X 15'	
14	IV	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	3 GAL / 24" HT.	CONT.	6" O.C.		5' within 3 yrs
14	CA	CLETHRA ALNIFOLIA / SUMMERSWEET CLETHRA	3 GAL / 24" HT.	CONT.	6" O.C.		5' within 3 yrs



- NOTES:**
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  4. A TREE IMPACT PERMIT IS REQUIRED.
  5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.



**PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION**

**Jones & Crossen ENGINEERING, PLLC**  
 Civil Engineering | Construction Management | Land Planning

**Coaly DESIGN**  
 LANDSCAPE ARCHITECTURE  
 537 E. Martin Street  
 Raleigh, NC 27601  
 919.539.0012

**Professional Seals**

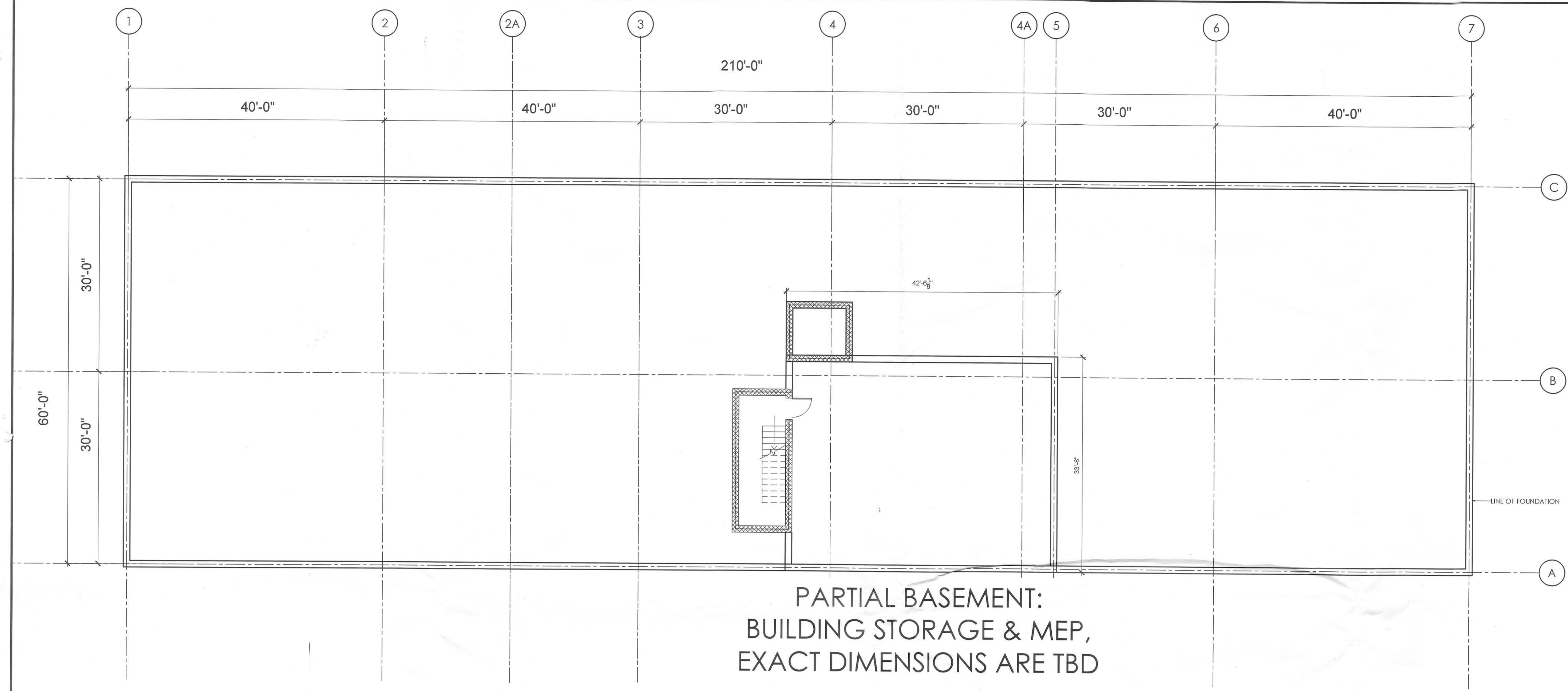
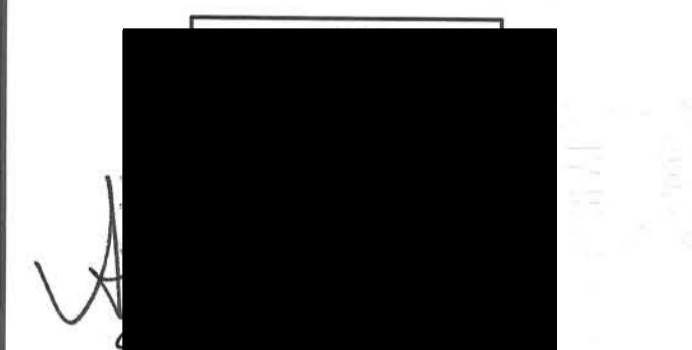
Date Issued:	10.16.23
Scale:	1"=20'
Drawn by:	RBS
Checked by:	KJS

**CONTACT INFORMATION:**  
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:  
 TREES@RALEIGHNC.GOV  
 WWW.RALEIGHNC.GOV



OWNER:  
**KF KAY LLC**  
 5016 DEAH WAY RALEIGH, NC 27616  
 CONSULTANTS:

SEAL & SIGNATURE  
 I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED/LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH CAROLINA  
 NC ARCHITECTURAL REG. NO 13175



**PARTIAL BASEMENT:  
 BUILDING STORAGE & MEP,  
 EXACT DIMENSIONS ARE TBD**

NEW WORK PLAN - BASEMENT (PARTIAL)

1  
 1/8" = 1'-0"

	NEW CONCRETE MASONRY UNIT (CMU) WALL
	2 HR RATED FIRE BARRIER TO REMAIN (FIELD VERIFY EXACT LOCATION)
	NEW PARTITION (SEE PARTITION TYPES)
	NEW DOOR (SEE DOOR SCHEDULE)
	EXISTING DOOR (SEE DOOR SCHEDULE)
	PARTITION TYPES - SEE SHEET A004
	ELEV.# SEE INTERIOR ELEVATIONS
	DTL # SEE SECTION CUTS AND DETAILS
	DTL # SEE DETAIL
	WALL
	FLOOR
	BASE
	CEILING

- SEE FIXTURE PLAN AND FIXTURE DETAILS FOR FIXTURE INFORMATION.
- SEE REFLECTED CEILING PLAN FOR SOFFIT AND LIGHTING INFORMATION.
- NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
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- ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE OWNER.
- UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION, PERMITS AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF WORK.
- THE TENANTS CONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENTS FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORKS WILL BE AS SPECIFIED AND FREE OF DEFECTS.
- FOR ALL WOOD MEMBERS REQUIRED BY CODE TO BE FIRE RETARDANT TREATED, PROVIDE PRESSURE IMPREGNATION WITH FIRE RETARDANT CHEMICALS TO PROVIDE UL PRS FIRE HAZARD CLASSIFICATION, ALL WOOD SHALL BE IDENTIFIED WITH A UL LABEL CERTIFYING THIS CLASSIFICATION AND FM DIAMOND.
- APPROVED FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED BY LOCAL AUTHORITY.
- ALL PENETRATIONS OF FIRE RESISTIVE FLOOR OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORMS TO UL STANDARDS FOR THROUGH PENETRATION FIRESTOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING OF THE ARCHITECT. SUCH DRAWINGS SHALL BE AVAILABLE TO ANY CITY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED.
- ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH.
- HVAC CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR INTENDED DIFFUSER DUCT, THERMOSTAT LOCATIONS, ETC. FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION OF SAME.
- THE CONTRACTOR IS TO REPLACE ANY FIREPROOFING REMOVED FROM THE BUILDING STRUCTURE DURING DEMOLITION/CONSTRUCTION.
- ACCESS PANELS IN WALL FOR PLUMBING, MECHANICAL OR ELECTRICAL ACCESS TO BE FLUSH FRAMELESS GYP. BD. PANELS. (SEE SPEC.)
- ALL GLASS, INTERIOR AND EXTERIOR TO BE CLEANED WITH A LIQUID DETERGENT AT COMPLETION OF CONSTRUCTION.
- PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL DOORS, GLAZING HEADS AND JAMBS AS REQUIRED TO MAKE ASSEMBLY RIGID.
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- PROVIDE PORTABLE FIRE EXTINGUISHER(S) (MIN. 2A-10BC, 75 FEET TRAVEL DISTANCE) IN ACCORDANCE WITH 2003 UFC 1002.1 AND INSTALLED IN ACCORDANCE WITH 1997 UFC STANDARD 10-2.

SYMBOL LEGEND

3

NEW WORK PLAN GENERAL NOTES

2

NOT USED

1

09-06-2023	ISSUED FOR ADMINISTRATIVE SITE REVIEW
DATE	REVISION

PROJECT LOCATION:  
 RAZIA  
 SHOPS AND APARTMENTS  
 4260 LOUISBURG RD.  
 RALEIGH, NC 27604

SHEET TITLE:  
**BASEMENT FLOOR  
 NEW WORK PLAN**

PROJECT NO. 23-26

SCALE: 1/8"=1'-0"

DATE: 09.05.23

DRAWN BY:

REVIEWED BY: TR / AS

SHEET NO.

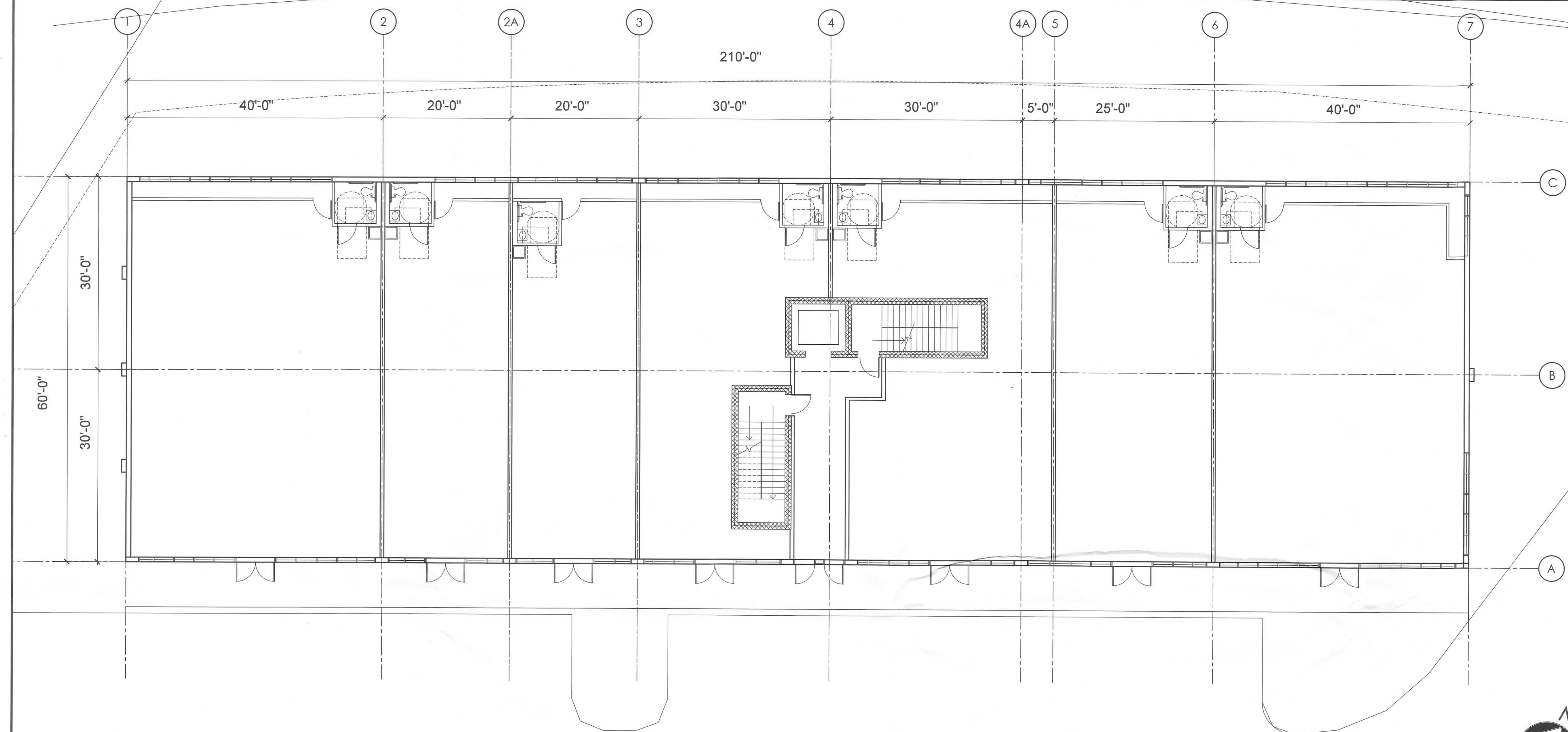
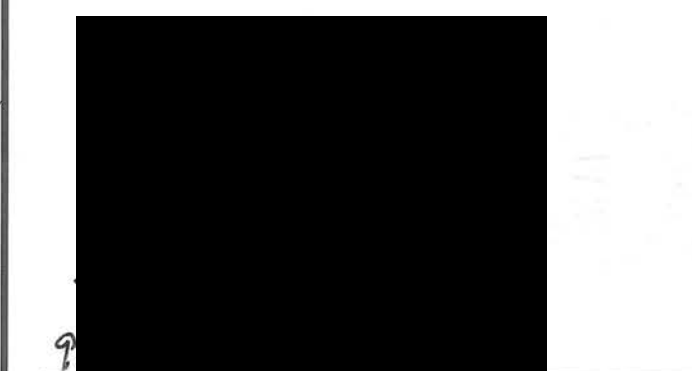
**A-101**

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF A-SQUARED LLC, AND THE SAME MAY NOT BE REPRODUCED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

OWNER:  
**KF KAY LLC**  
 5016 DEAH WAY RALEIGH, NC 27616

CONSULTANTS:

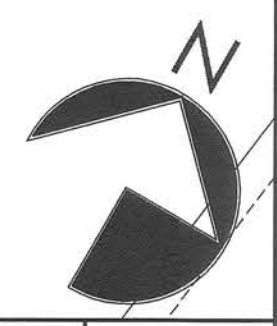
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 NC ARCHITECTURAL REG. NO 13175



**FIRST FLOOR RETAIL**

**NEW WORK PLAN - FIRST FLOOR**

1  
 1/8" = 1'-0"



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23. PROVIDE PORTABLE FIRE EXTINGUISHER(S) (MIN. 2A-10BC, 75 FEET TRAVEL DISTANCE) IN ACCORDANCE WITH 2003 UFC 1002.1 AND INSTALLED IN ACCORDANCE WITH 1997 UFC STANDARD 10-2.

**NEW CONCRETE MASONRY UNIT (CMU) WALL**  
 2 HR RATED FIRE BARRIER  
 EXISTING PARTITION TO REMAIN (FIELD VERIFY EXACT LOCATION)  
 NEW PARTITION (SEE PARTITION TYPES)  
 NEW DOOR (SEE DOOR SCHEDULE)  
 EXISTING DOOR (SEE DOOR SCHEDULE)  
 PARTITION TYPES - SEE SHEET A004  
 ELEV.# SEE INTERIOR ELEVATIONS  
 DTL.# SEE SECTION CUTS AND DETAILS  
 DTL.# SEE DETAIL  
 WALL  
 FLOOR  
 BASE  
 CEILING

**MIXED USE BUILDING SEC 3.2.6**

	CODE REQUIRED	PROVIDED
HEIGHT PRINCIPAL BUILDING	3 STORIES 50' MAX (SEC 3.3.1.8 & 3.3.2)	36'-0"
GROUND STORY HEIGHT	13' MIN	15'-0"
UPPER STORY HEIGHT	9' MIN	9'-0"
TRANSPARENCY-GROUND STORY	50% MIN	COMPLIED
TRANSPARENCY-UPPER STORY	20% MIN	COMPLIED
BLANK WALL	20'-0" MAX	COMPLIED

**PROJECT DESCRIPTION**  
 APPLICANT PROPOSES TO CONSTRUCT A NEW 3 STORY MIXED USE BUILDING WITH RETAIL ON THE FIRST FLOOR AND APARTMENTS ON THE SECOND AND THIRD FLOORS. PARTIAL BASEMENT WITH BUILDING AMENITIES AND MEP/UTILITY SPACE. THE BUILDING WILL HAVE A TOTAL OF RESIDENTIAL UNIT- STUDIOS, ONE BEDROOM AND TWO BEDROOM AND RETAIL STORES.

**BUILDING / USE SEPARATION**  
 THIS BUILDING SHALL BE SEPARATED INTO TWO DISTINCT BUILDINGS THE FIRST FLOOR (BUILDING #1), M USE GROUP, SHALL BE SEPARATED FROM THE FLOORS ABOVE BY A 3 HOUR RATED HORIZONTAL ASSEMBLY. THE SECOND FLOOR TO THE THIRD FLOOR (BUILDING #2) SHALL CONSIST OF R-2 USE GROUP.

**DWELLING UNITS DISTRIBUTION**

TYPE	FIRST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
STUDIO	0	2	2	4
1 BEDROOM	0	3	3	6
2 BEDROOM	0	7	7	14
<b>TOTAL</b>				<b>24</b>

**NEW 3 STORY BUILDING AREAS**

FLOOR	TYPE	GROSS AREA	NET AREA	RETAIL AREA	#DWLG UNITS
BASEMENT	UTILITIES	TBD	TBD	0%	0%
1ST	COMM./LOBBY/AMENITIES	12,600 SQFT			0
2ND	RESIDENTIAL	12,600 SQFT		0	12
3RD	RESIDENTIAL	12,600 SQ FT		0	12

**ZONING INFORMATION**

OWNER INFO			
K F KAY LLC			
PROJECT			
4260 LOUISBURG RD RALEIGH NC 27604			
ZONE	CX-3	OLD MAP #	410-00000-0143
PIN	1726.19-51-3186	VCS	CBRA001
CITY	0013621		
JURISDICTION	RALEIGH		
TOWNSHIP	ST. MATTHEW'S		
MAP NAME	1726 19	MAP/SCALE	1726 19
LAND CLASS	RESIDENTIAL LESS THAN 10 ACRES	LAND CLASS	R-<10-HS
SIZE	1.78 ACRES	ETJ	RA
EXISTING USE			
2 STORY RESIDENTIAL BUILDING TO BE DEMOLISHED ENTIRELY			
PROPOSED USE			
NEW 3 STORY MIXED USE BUILDING WITH RETAIL ON THE FIRST FLOOR AND APARTMENTS ON THE SECOND AND THIRD FLOORS			

DATE	REVISION
09-06-2023	ISSUED FOR ADMINISTRATIVE SITE REVIEW

PROJECT LOCATION:  
**RAZIA SHOPS AND APARTMENTS**  
 4260 LOUISBURG RD.  
 RALEIGH, NC 27604

SHEET TITLE:  
**FIRST FLOOR- RETAIL NEW WORK PLAN**

PROJECT NO. 23-26  
 SCALE: 1/8"=1'-0"  
 DATE: 09.05.23

DRAWN BY:  
 REVIEWED BY: TR / AS  
 SHEET NO.

**A-102**

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**NEW WORK PLAN GENERAL NOTES**

**SYMBOL LEGEND**

**ZONING ANALYSIS**

4 NTS

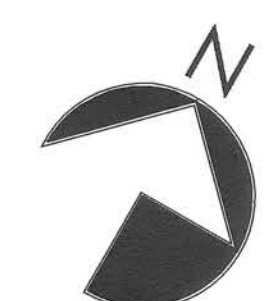
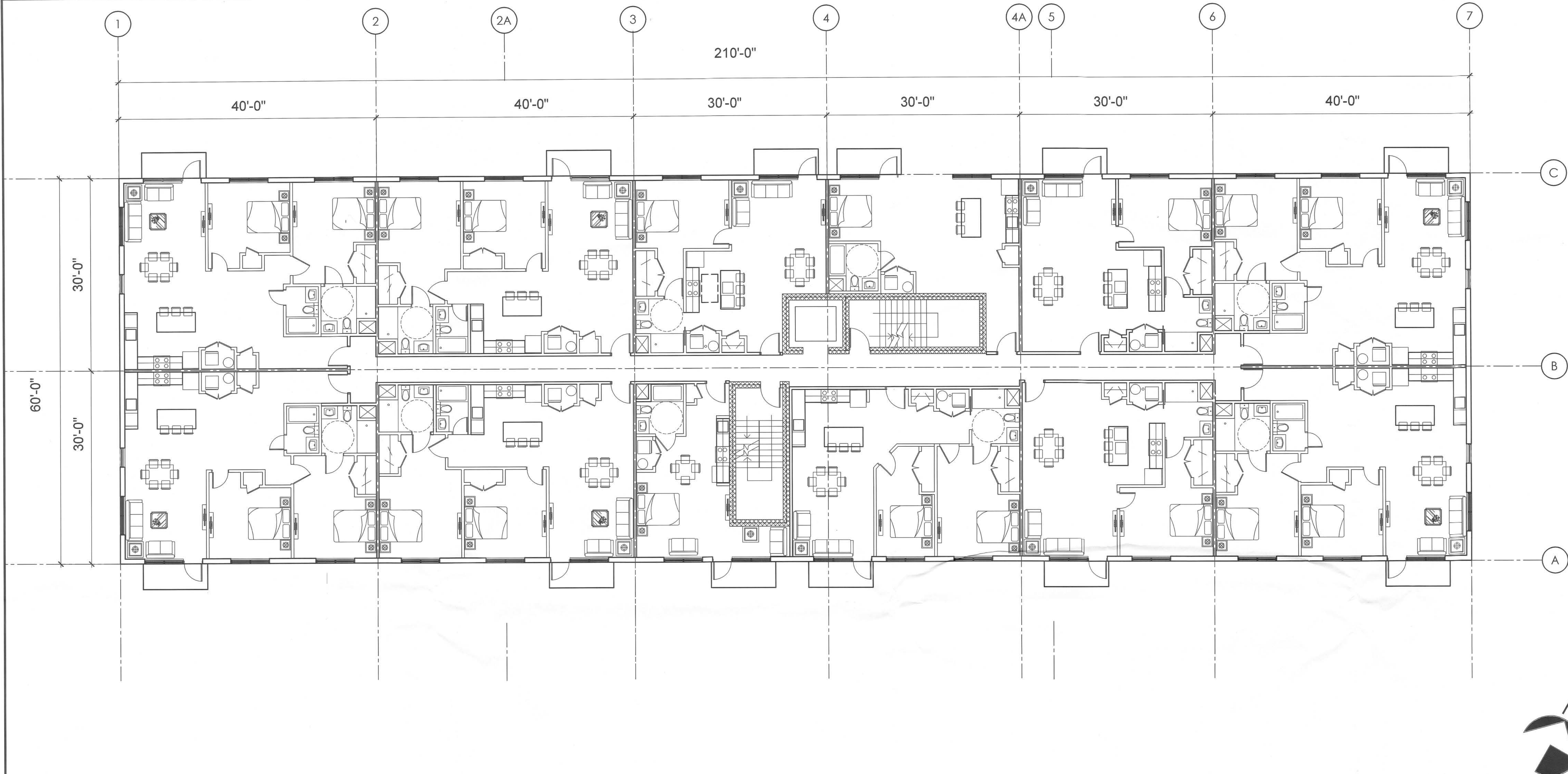
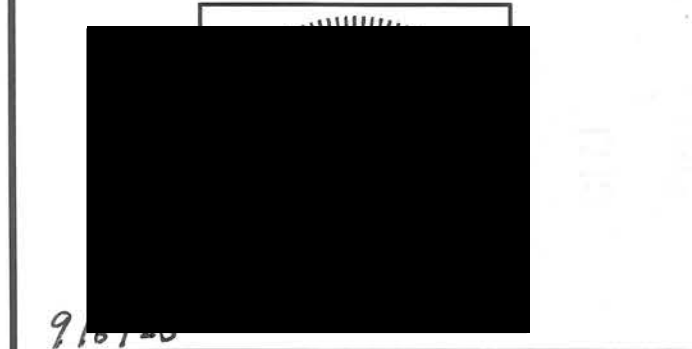
3 NTS

2 NTS

OWNER:  
**KF KAY LLC**  
 5016 DEAH WAY RALEIGH, NC 27616

CONSULTANTS:

SEAL & SIGNATURE  
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 NC ARCHITECTURAL REG. NO 13175



**NEW WORK PLAN - SECOND AND THIRD FLOOR** 1

1/8" = 1'-0"

<p>NOT USED 4</p> <p>1 1/2" = 1'-0"</p>	<p><b>SYMBOL LEGEND</b> 3</p> <p>NTS</p>	<p><b>NEW WORK PLAN GENERAL NOTES</b> 2</p> <p>NTS</p>	<p>NOT USED 1</p> <p>NTS</p>
---	--	--	------------------------------

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- DTL # SEE DETAIL
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- FLOOR
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17. ALL GLASS, INTERIOR AND EXTERIOR TO BE CLEANED WITH A LIQUID DETERGENT AT COMPLETION OF CONSTRUCTION.
18. PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL DOORS, GLAZING HEADS AND JAMBS AS REQUIRED TO MAKE ASSEMBLY RIGID.
19. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING INTEGRITY OF RATED PARTITIONS & STRUCTURE PARTICULARLY WHERE PENETRATED BY VARIOUS TRADES AND SERVICES.
20. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES TO INCLUDE BY NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK/WORKSTATIONS.
21. G.C. SHALL SUPPLY & INSTALL PROPER AND ADEQUATE WOOD BLOCKING TO SUPPORT ALL OWNER SUPPLIED AND CONSTRUCTION MANAGER APPLIED & INSTALLED ITEMS FOR FIRM AND SECURE INSTALLATION ON WALLS, COLUMNS, ETC. GC SHALL COORDINATE WITH C.M. FOR REQUIRED LOCATIONS AND ADEQUACY OF BLOCKING REQUIREMENT AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. IF REQUIRED BY CODE AND LOCAL BUILDING OFFICIAL. SUCH BLOCKING SHALL BE FIRE RETARDANT TREATED TO MEET SUCH REQUIREMENT.
22. G.C. SHALL PROVIDE (3) LABORERS FOR THE REMOVAL OF CARDBOARD BOXES, TRASH AND MOVING OF MERCHANDISE BEFORE AND AFTER TURNOVER FOR DURATION OF AT LEAST (1) DAY AND MAX (3) DAYS.
23. PROVIDE PORTABLE EXTINGUISHER(S) (MIN. 2A-10BC, 75 FEET TRAVEL DISTANCE) IN ACCORDANCE WITH 2003 UFC 1002.1 AND INSTALLED IN ACCORDANCE WITH 1997 UFC STANDARD 10-2.

09-06-2023	ISSUED FOR ADMINISTRATIVE SITE REVIEW
DATE	REVISION
PROJECT LOCATION: <b>RAZIA</b> SHOPS AND APARTMENTS	
4260 LOUISBURG RD. RALEIGH, NC 27604	
SHEET TITLE: <b>SECOND &amp; THIRD FLOOR</b> NEW WORK PLAN	
PROJECT NO.	23-26
SCALE:	1/8"=1'-0"
DATE:	09.05.23
DRAWN BY:	
REVIEWED BY:	TR / AS
SHEET NO. <b>A-103</b>	
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OWNER:  
**KF KAY LLC**  
 5016 DEAH WAY RALEIGH, NC 27616

CONSULTANTS:

SEAL & SIGNATURE  
 I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED/LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH CAROLINA  
 NC ARCHITECTURAL REG. NO 13175



DATE	REVISION
09-06-2023	ISSUED FOR ADMINISTRATIVE SITE REVIEW

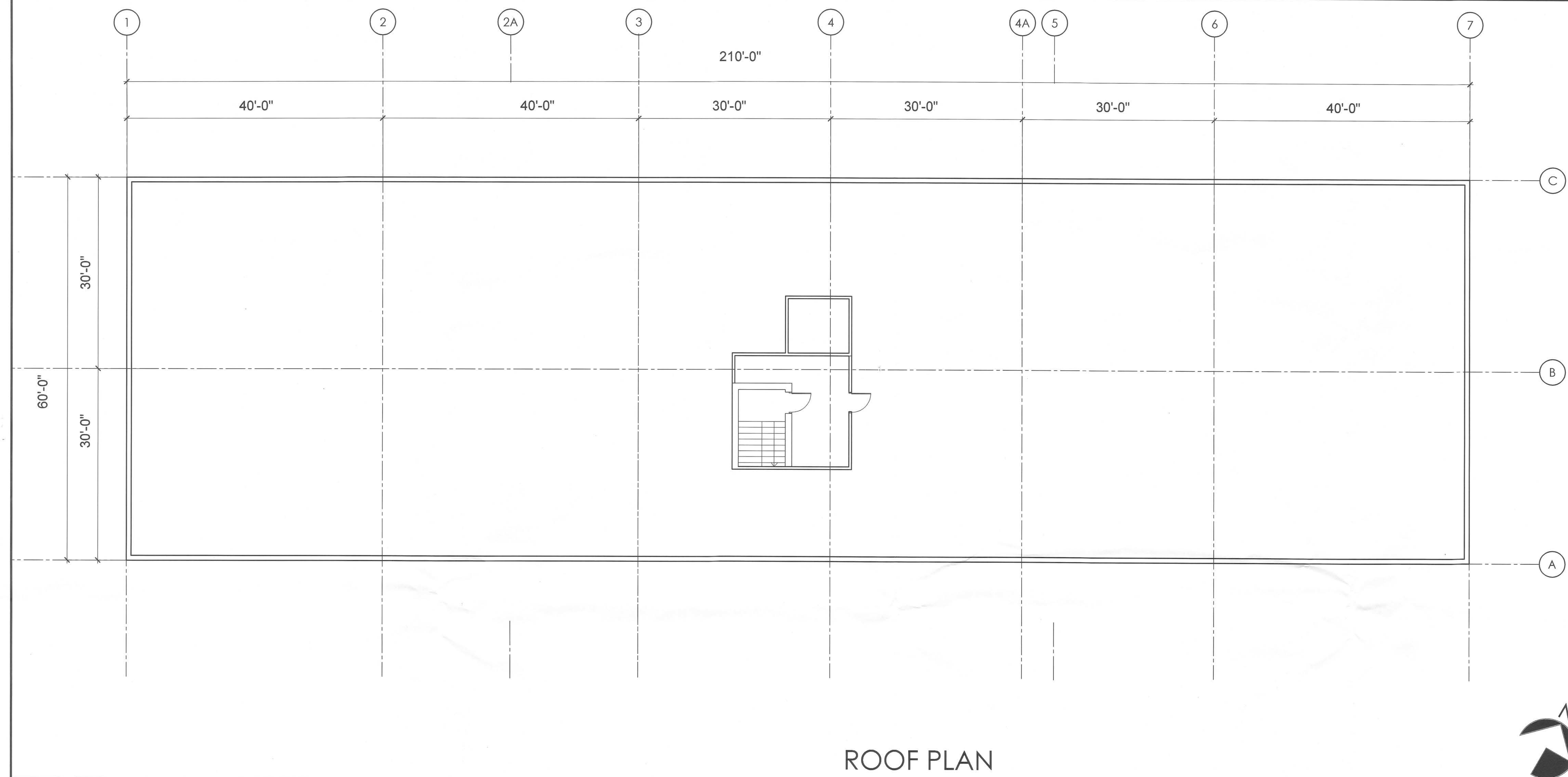
PROJECT LOCATION:  
**RAZIA**  
**SHOPS AND APARTMENTS**  
 4260 LOUISBURG RD.  
 RALEIGH, NC 27604

SHEET TITLE:  
**ROOF**  
**NEW WORK PLAN**

PROJECT NO. 23-26  
 SCALE: 1/8"=1'-0"  
 DATE: 09.05.23  
 DRAWN BY:  
 REVIEWED BY: TR / AS  
 SHEET NO.

**A-104**

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**ROOF PLAN**

NEW WORK PLAN - ROOF 1

1/8" = 1'-0"

<p>NOT USED</p>	<p>4</p> <p>SYMBOL LEGEND</p>	<p>3</p> <p>NTS</p> <p>NEW WORK PLAN GENERAL NOTES</p> <ol style="list-style-type: none"> <li>SEE FIXTURE PLAN AND FIXTURE DETAILS FOR FIXTURE INFORMATION.</li> <li>SEE REFLECTED CEILING PLAN FOR SOFFIT AND LIGHTING INFORMATION.</li> <li>NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.</li> <li>WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE.</li> <li>DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB) UNLESS OTHERWISE NOTED ON PLANS.</li> <li>ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS.</li> <li>ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE OWNER.</li> <li>UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION, PERMITS AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF WORK.</li> <li>THE TENANTS CONTRACTOR WARRANTS TO THE OWNER AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENTS FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORKS WILL BE AS SPECIFIED AND FREE OF DEFECTS.</li> <li>FOR ALL WOOD MEMBERS REQUIRED BY CODE TO BE FIRE RETARDANT TREATED, PROVIDE PRESSURE IMPREGNATION WITH FIRE RETARDANT CHEMICALS TO PROVIDE UL PRS FIRE HAZARD CLASSIFICATION. ALL WOOD SHALL BE IDENTIFIED WITH A UL LABEL CERTIFYING THIS CLASSIFICATION AND FM DIAMOND.</li> <li>APPROVED FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED BY LOCAL AUTHORITY.</li> <li>ALL PENETRATIONS OF FIRE RESISTIVE FLOOR OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORMS TO UL STANDARDS FOR THROUGH PENETRATION FIRESTOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING OF THE ARCHITECT. SUCH DRAWINGS SHALL BE AVAILABLE TO ANY CITY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED.</li> <li>ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH.</li> <li>HVAC CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR INTENDED DIFFUSER DUCT, THERMOSTAT LOCATIONS, ETC. FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION OF SAME.</li> <li>THE CONTRACTOR IS TO REPLACE ANY FIREPROOFING REMOVED FROM THE BUILDING STRUCTURE DURING DEMOLITION/CONSTRUCTION.</li> <li>ACCESS PANELS IN WALL FOR PLUMBING, MECHANICAL OR ELECTRICAL ACCESS TO BE FLUSH FRAMELESS GYP. BD. PANELS. (SEE SPEC.)</li> <li>ALL GLASS, INTERIOR AND EXTERIOR TO BE CLEANED WITH A LIQUID DETERGENT AT COMPLETION OF CONSTRUCTION.</li> <li>PROVIDE DIAGONAL BRACING TO STRUCTURE ABOVE ALL DOORS, GLAZING HEADS AND JAMBS AS REQUIRED TO MAKE ASSEMBLY RIGID.</li> <li>CONTRACTOR IS RESPONSIBLE FOR MAINTAINING INTEGRITY OF RATED PARTITIONS &amp; STRUCTURE PARTICULARLY WHERE PENETRATED BY VARIOUS TRADES AND SERVICES.</li> <li>THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES TO INCLUDE BY NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK/WORKSTATIONS.</li> <li>G.C. SHALL SUPPLY &amp; INSTALL PROPER AND ADEQUATE WOOD BLOCKING TO SUPPORT ALL OWNER SUPPLIED AND CONSTRUCTION MANAGER APPLIED &amp; INSTALLED ITEMS FOR FIRM AND SECURE INSTALLATION ON WALLS, COLUMNS, ETC. GC SHALL COORDINATE WITH C.M. FOR REQUIRED LOCATIONS AND ADEQUACY OF BLOCKING REQUIREMENT AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. IF REQUIRED BY CODE AND LOCAL BUILDING OFFICIAL. SUCH BLOCKING SHALL BE FIRE RETARDANT TREATED TO MEET SUCH REQUIREMENT.</li> <li>G.C. SHALL PROVIDE (3) LABORERS FOR THE REMOVAL OF CARDBOARD BOXES, TRASH AND MOVING OF MERCHANDISE BEFORE AND AFTER TURNOVER FOR DURATION OF AT LEAST (1) DAY AND MAX (3) DAYS.</li> <li>PROVIDE PORTABLE FIRE EXTINGUISHER(S) (MIN. 2A-10BC, 75 FEET TRAVEL DISTANCE) IN ACCORDANCE WITH 2003 UFC 1002.1 AND INSTALLED IN ACCORDANCE WITH 1997 UFC STANDARD 10-2.</li> </ol>	<p>2</p> <p>NTS</p>
<p>NOT USED</p>	<p>1/2"=1'-0"</p>	<p>1</p> <p>NTS</p>	<p>1</p> <p>NTS</p>





**a-Squared LLC**

Architecture | Interiors | Sustainability

www.azais.com  
T: 201.430.9646

3312 Hudson Ave., Ste. 6J, Union City, NJ 07087

OWNER:

**KF KAY LLC**

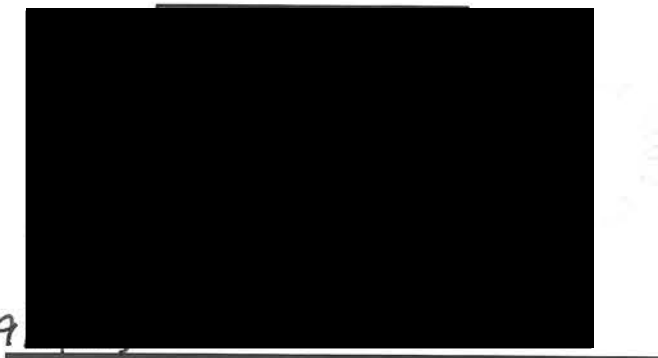
5016 DEAH WAY RALEIGH, NC 27616

CONSULTANTS:

SEAL & SIGNATURE

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NC ARCHITECTURAL REG. NO 13175



ELEVATION - SOUTH ( PARKING LOT SIDE )

1

1/8" = 1'-0"



ELEVATION - NORTH ( LOUISBURG RD. )

2

1/8" = 1'-0"

09-06-2023 ISSUED FOR ADMINISTRATIVE SITE REVIEW

DATE REVISION

PROJECT LOCATION:  
**RAZIA**  
**SHOPS AND APARTMENTS**

4260 LOUISBURG RD.  
RALEIGH, NC 27604

SHEET TITLE:

**BUILDING**  
**ELEVATIONS**

PROJECT NO. 23-26

SCALE: 1/8"=1'-0"

DATE: 09.05.23

DRAWN BY:

REVIEWED BY: TR / AS

SHEET NO.

**A-301**

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