



Administrative Approval Action

Case File / Name: ASR-0069-2023
DSLCL - RAZIA SHOPS & APARTMENTS

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

LOCATION: The project site fronts Louisburg Road west of St. James Church Road. Specifically located at PIN 1726513186, 4620 Louisburg Road. It is currently zoned Commercial Mixed Use (CX-3). The site is approximately 1.81 acres in size.

REQUEST: This is a proposed 3-story mixed use building of 37,800 sf total, including 12,600 sf of mixed use space on the first floor and a total of 24 apartments on the second and third floors, combined. Direct access to the site will take place via Louisburg Road. Access to the building will take place from the parking lot located on the southern half of the site.

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated May 28, 2024 by Jones & Clossen Engineering, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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



Administrative Approval Action

Case File / Name: ASR-0069-2023
DSLCL - RAZIA SHOPS & APARTMENTS

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

<input checked="" type="checkbox"/>	Cross Access Agreements Required
-------------------------------------	----------------------------------

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
-------------------------------------	--

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

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

Engineering

1. A cross access agreement among the lots identified as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

3. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

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

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

General

1. A demolition permit shall be obtained prior to building permits.
2. Site Plan Approval prior to Building Permit issuance.

Public Utilities



Administrative Approval Action

Case File / Name: ASR-0069-2023
DSLCL - RAZIA SHOPS & APARTMENTS

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

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

6. A public infrastructure surety for 7 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion.
7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Louisburg Road.

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

General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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

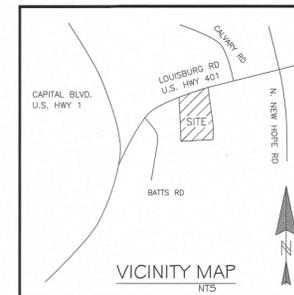
3-Year Expiration Date: July 17, 2027

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

RAZIA SHOPS & APARTMENTS

ADMINISTRATIVE SITE REVIEW

ASR-0069-2023

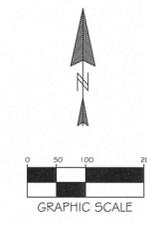


SITE DATA	
PROJECT NAME	RAZIA SHOPS # APARTMENTS
PROJECT ADDRESS	4260 LOUISBURG ROAD
PREPARER'S CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - 919-387-1174 FAX - 919-387-3375 CONTACT PERSON - PETER D. CROSSEN
DEVELOPER CONTACT INFORMATION	KF RAY, LLC 5016 DEAR WAY RALEIGH, NORTH CAROLINA 27616 PHONE - (201) 647-1719 EMAIL - MPDKHALEEL@YAHOO.COM CONTACT PERSON - KHALEEL MOHAMMED
CURRENT PROPERTY ZONING	1726-51-31 06
WAKE COUNTY PINS	1.01 AC / 78,974 SF
TOTAL SITE AREA	12,600 SF
EXISTING SITE USE	MIXED-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	37,200 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	26'
MAXIMUM NUMBER OF STORES	3
PROPOSED NUMBER OF STORES	3
AUTOMATIC FIRE PROTECTION	YES
AMENITY AREA REQUIRED	0.19 AC/7,897 SF (10.0%)
AMENITY AREA PROVIDED	0.19 AC/8,365 SF (10.6%)
FEMA FLOODPLAIN INFORMATION	MAP #3720172600 (DATED JULY 19, 2022) PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN.

PARKING SUMMARY FOR VEHICLE & BICYCLE	
BASES OF DETERMINATION - RETAIL	
1 SPACE/200 SF FLOOR AREA (MAXIMUM VEHICLE PARKING)	
1 SPACES/200 SF FLOOR AREA, 4 MIN. MINIMUM SHORT TERM BICYCLE PARKING	
NONE REQUIRED (MINIMUM LONG TERM BICYCLE PARKING)	
BASES 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 (12,600/200 SF)	
RESIDENTIAL SPACES - 15 (10 UNITS X 1.5 SPACES/ BEDROOM UNIT)	
RESIDENTIAL SPACES - 32 (14 UNITS X 2.25 SPACES/2 BEDROOM UNIT)	
TOTAL HANDICAP SPACES REQUIRED - 3 SPACES	
TOTAL SPACES PROVIDED - 78 SPACES	
TOTAL SHORT TERM BICYCLE PARKING REQUIRED - 0	
RETAIL SPACES - 4 MIN. (12,600/315,000 SF = 3)	
MULTI-UNIT LIVING SPACES - 4 MIN. (24 UNITS X 1 SPACE/20 UNITS = 1)	
TOTAL SHORT TERM BICYCLE PARKING PROVIDED - 0	
TOTAL LONG TERM BICYCLE PARKING REQUIRED - 0	
MULTI-UNIT LIVING SPACES - 5 (30 BEDROOMS X 1 SPACE/7 BEDROOMS = 5)	
TOTAL LONG TERM BICYCLE PARKING PROVIDED - 0	

ADMINISTRATIVE SITE REVIEW SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY DIMENSION PLAN
4	PRELIMINARY SITE LAYOUT PLAN
5	PRELIMINARY GRADING & STORMWATER PLAN
6	PRELIMINARY UTILITY PLAN
7	DETAIL SHEET
LA-1	PRELIMINARY LANDSCAPE PLAN
LA-2	PRELIMINARY LANDSCAPE DETAILS
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 PLAN
A-301	ARCHITECTURAL BUILDING ELEVATIONS
A-302	ARCHITECTURAL BUILDING ELEVATIONS
T-1	GFL TRUCK ACCESS PLAN

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



Administrative Site Review Application

Planning and Development Department for the City of Raleigh, 500 S. Salisbury Place, Suite 400, Raleigh, NC 27601 (919) 997-2000

This form is required when submitting the plans as referenced in Unified Development Ordinance (UDO) Section 10.2. It is to be filled out for all projects and submitted with the application and supporting documents when submitting.

Project Information:

Project Name: RAZIA SHOPS # APARTMENTS

Project Address: 4260 LOUISBURG ROAD

Parcel ID: 1726-51-31.06

Site Plan File: Yes (The Site Plan File)

Building and Occupancy Type: Site Translocation (New)

Site Translocation History:

Subdivision case #: SC0PE-0108-2022

Occupancy plan case #: SC0PE-0108-2022

City/Board of Approvals case #: SC0PE-0108-2022

College Court: Yes

Project Threat: Design Alternative v

Development Name: Razia Shops # Apartments

Parcel City/County: Yes (City) (County)

Parcel Address: 4260 LOUISBURG ROAD

Parcel ID: 1726-51-31.06

Please describe the scope of work, including site additions, expansions, and uses (UDO 6.1.4):

The development of a 2-story building for retail on the 1st floor and apartments on the 2nd & 3rd floor.

Current Property Owner: KF Ray, LLC

Company: KF Ray, LLC Title: Owner

Address: 5016 DEAR WAY RALEIGH, NC 27616

Phone #: 201-647-1719 Email: mpdkhaleel@yahoo.com

Applicant Name: Khaelcel Mohamad

Company: Jones & Crossen Engineering, PLLC Address: PO Box 1062 Apex, NC 27502

Phone #: 919-387-1174 Email: pcrossen@jonescrossen.com

Form # 310-387-1174 Email: pcrossen@jonescrossen.com

NOTE: Please attach purchase agreement or contract, traffic or easement when submitting this form.

Developer Contact: Khaelcel Mohamad

Company: KF Ray, LLC Title: Owner

Address: 5016 DEAR WAY RALEIGH, NC 27616

Phone #: 201-647-1719 Email: mpdkhaleel@yahoo.com

Applicant Name: Khaelcel Mohamad

Company: Jones & Crossen Engineering, PLLC Address: PO Box 1062 Apex, NC 27502

Phone #: 919-387-1174 Email: pcrossen@jonescrossen.com

DEVELOPMENT TYPE - SITE DATA TABLE

DEVELOPMENT TYPE	APPLICABLE DEVELOPMENT TYPE
Single detached (Please provide the average of each)	Existing gross floor area (not to be demolished)
2-3	4,948 SF
Site area average:	Floor area to be demolished:
1.31 ac	0 SF
Lot area average:	New gross floor area:
37,200 SF	37,200 SF
Max # parking provided (7.1-2.3.1.110)	Total # gross to remain and new:
37,200 SF	37,200 SF
Overlay District (if applicable):	Proposed # of buildings:
None	1
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Mixed-Use	3
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 15.7.A.6)
Mixed-Use	0

STORMWATER INFORMATION

Impervious Area on Property: 15,354 Proposed total sq. ft. 48,356 Impervious Area for Compliance (includes POC): 15,354

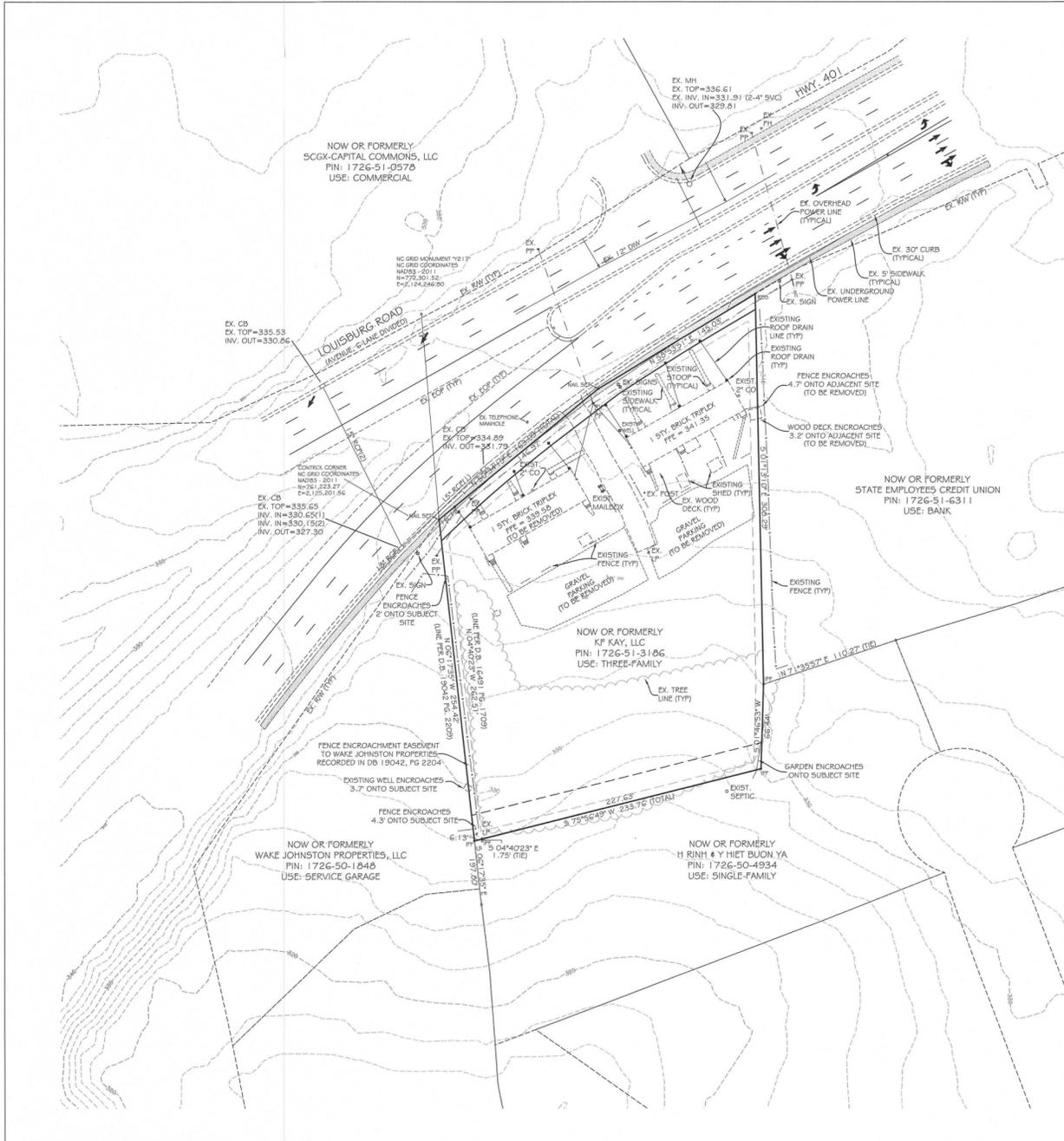
Existing sq. ft. 15,354 Proposed total sq. ft. 48,356 Existing sq. ft. 15,354 Proposed total sq. ft. 48,356

RESIDENTIAL OVERLAY DEVELOPMENT INFORMATION

Total # of existing units: 24 Total # of new units: 24

of bedroom units: 1 2br 3br 4br or more 5br or more 6br or more 7br or more 8br or more 9br or more 10br or more

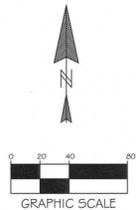
of lots: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856

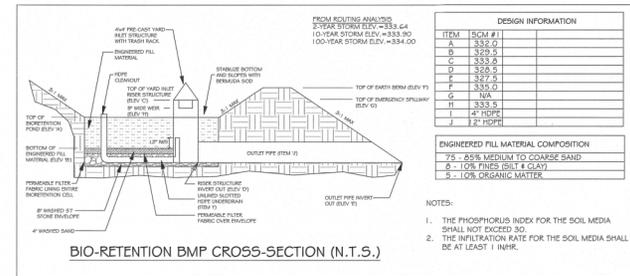
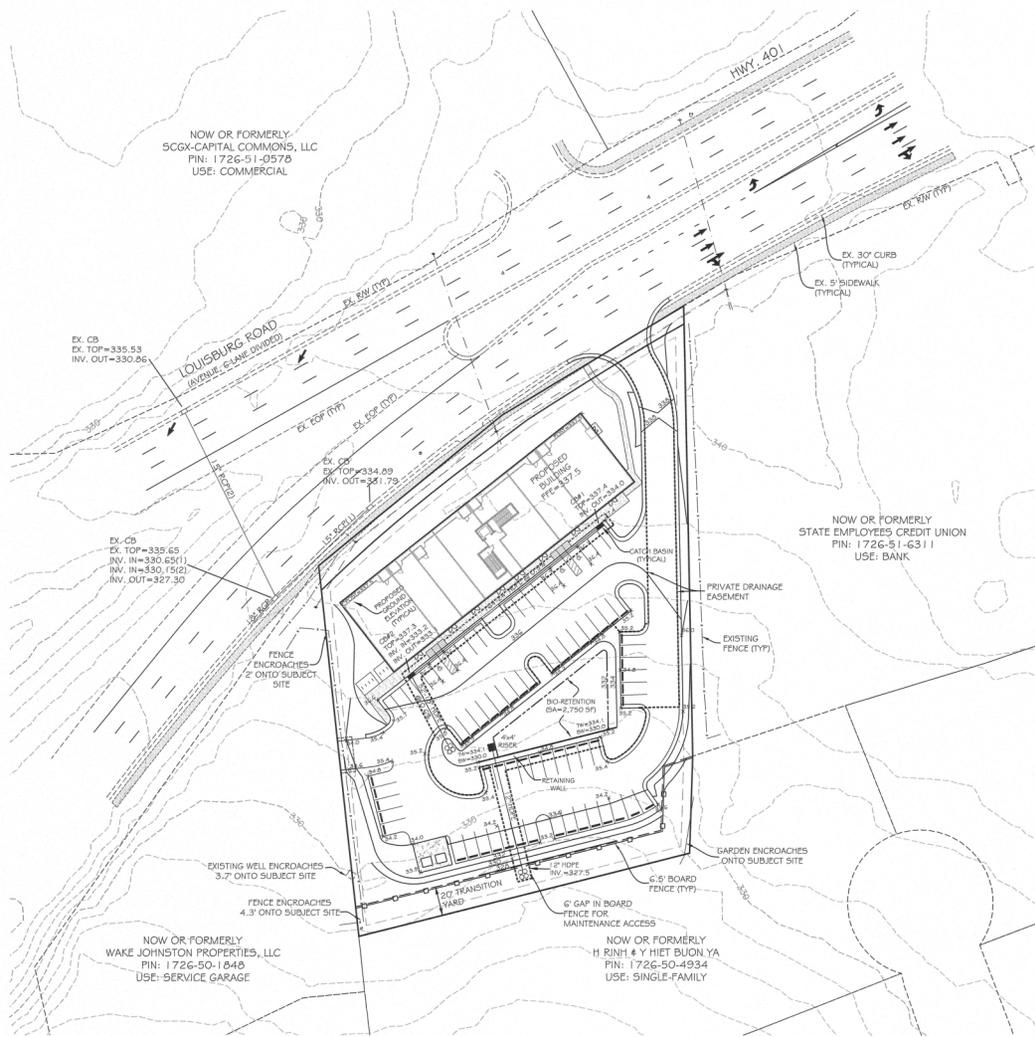


NOTES:

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 & FLAITE, 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 37201 FLOOD 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 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
NOT FOR CONSTRUCTION



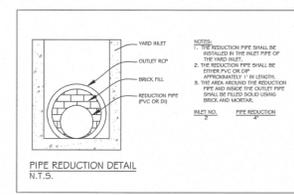


NITROGEN NOTES:

1. THE NITROGEN EXPORT FOR MIXED-USE DEVELOPMENT IS KNOWN IMPERVIOUS. THE ACCOUNTING OF KNOWN IMPERVIOUS SURFACE AREA IS AS FOLLOWS:

ROOF CATEGORY	AREA
MULTI-USE BUILDINGS	0.29 AC
PARKING, DRIVEWAY & SIDEWALK CATEGORY	0.71 AC
DRIVEWAY, PARKING AREA & DRIVEWAY AREA	0.14 AC
DRIVEWAY & DRIVEWAY	0.14 AC
TOTAL IMPERVIOUS SURFACE	1.08 AC

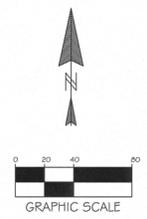
2. THE OWNER WILL PAY A ONE-TIME OFFSET PAYMENT TO AN APPROVED MITIGATION BANK TO BRING THE NITROGEN LOADING RATE DOWN TO 3.6 LB/AC/YR. THE PAYMENT SHALL BE MADE AND RECEIPT OF PAYMENT PROVIDED TO THE CITY OF RALEIGH PRIOR TO ISSUANCE OF THE GRADING PERMIT.



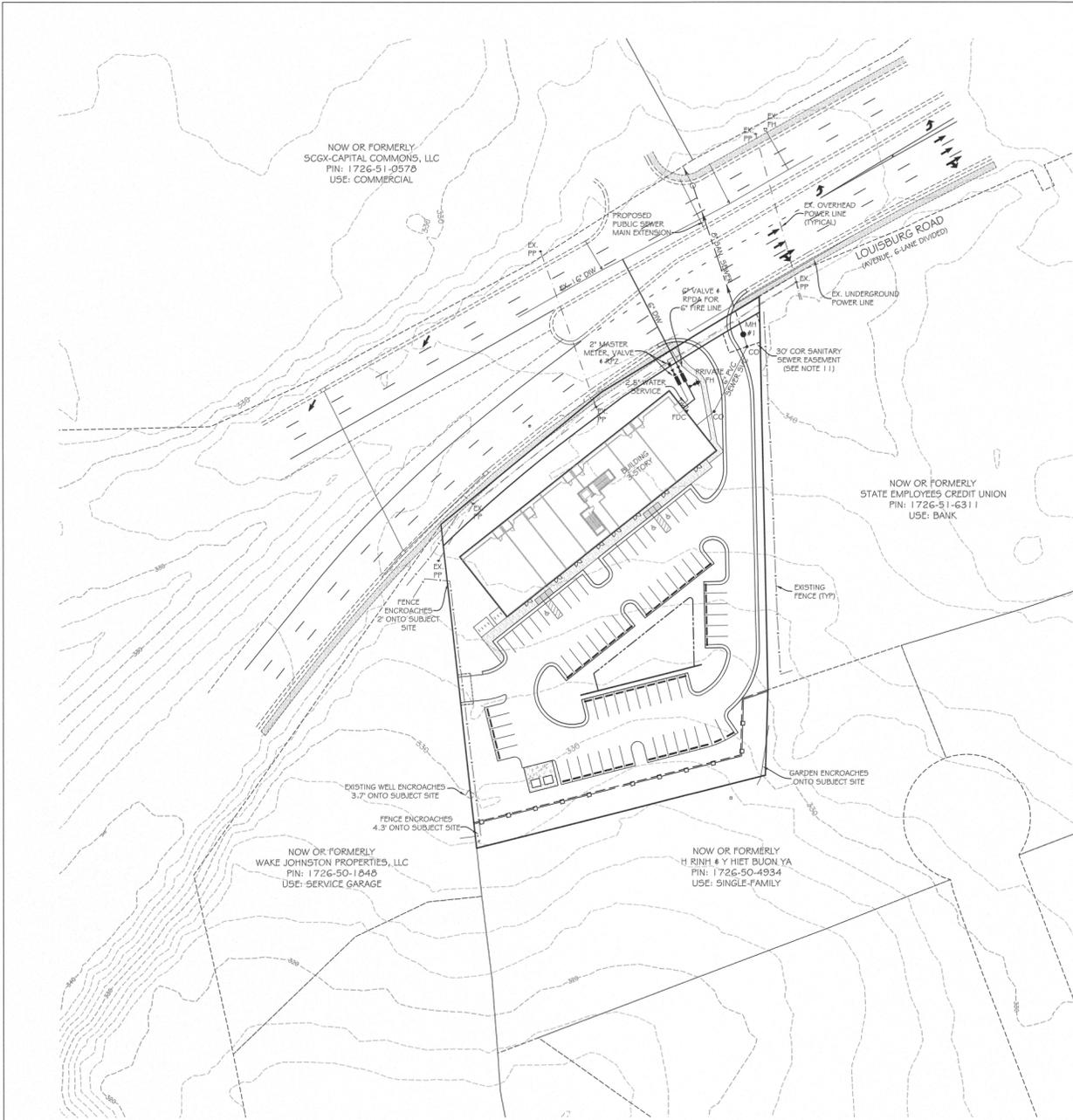
- NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITION INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, P.C.
 - THE SURVEY TOPOGRAPHIC INFORMATION FOR THE SITE WAS BLENDED WITH NORTH CAROLINA SPACIAL DATA (LIDAR TOPO) AT THE BOUNDARY TO CREATE THE OVERALL TOPO SHOWN HEREON.
 - THE PAVEMENT MARKINGS AND ISLAND ON LOUISBURG ROAD WERE TRACED FROM A GOOGLE EARTH OVERLAY.
 - NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 3720172600K, PANEL 1726, DATED JULY 19, 2022.
 - THERE ARE NO APPARENT ENVIRONMENTAL FEATURES ON THIS SITE.
 - 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 ROW.
 - THE RETAINING WALL SHALL BE SEGMENTED BLOCK AND INCLUDE FENCING ALONG THE TOP FOR SAFETY.

CASE NO. A5R-0069-2023

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



DATE	BY	DESCRIPTION
OCTOBER 9, 2023	FDC	1st CYCLE REVIEW
09/28/24		2nd CYCLE REVIEW
09/28/24		2nd CYCLE REVIEW
DATE	BY	DESCRIPTION
5		
2304		



- STANDARD UTILITY NOTES:**
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
 - Utility separation requirements:
 - 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 watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water RCP 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.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 10" min. vertical separation at all watermain & RCP storm drain crossings, maintain 18" 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-69).
 - All other underground utilities shall cross water & sewer facilities with 10" min. vertical separation required.
 - Any necessary field revisions are subject to review & approval of an amended plan for profile by the City of Raleigh Public Utilities Department prior to construction.
 - Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
 - 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.
 - SEWER BYPASS PUMPING - a bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
 - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
 - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at man & removal of service from ROW or easement per CORPUD Handbook procedures.
 - Install 3/4" copper water services with meters located at ROW or within a 2'x2' Watertight Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly seal the water service for each connection to provide adequate flow & pressure.
 - Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75' linear feet maximum.
 - 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.
 - All environmental permits applicable to the project must be obtained from NCDWRG, USACE for FEMA for any riparian buffer, wetland for floodplain impacts (respectively) prior to construction.
 - NCDOT Railroad Encroachment Agreements are required for any utility work (including man extensions & service lays) within state or railroad ROW prior to construction.
 - Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a LIC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
 - Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
 - The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
 - The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
 - 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 Cross.connection@raleighnc.gov for more information.
 - NOTICE for projects that involve an oversized man or urban man replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.

- NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITION INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, PC.
 - THE SURVEY TOPOGRAPHIC INFORMATION FOR THE SITE WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE BOUNDARY TO CREATE THE OVERALL TOPO SHOWN HEREON.
 - THE PAVEMENT MARKINGS AND ISLAND ON LOUISBURG ROAD WERE TRACED FROM A GOOGLE EARTH OVERLAY.
 - NO FEMA MAPPED FLOOD PLANS EXIST ON THIS SITE PER FEMA MAP NUMBER 37201 72600K PANEL 1726, DATED JULY 19, 2022.
 - THERE ARE NO APPARENT ENVIRONMENTAL FEATURES ON THIS SITE.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - 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.
 - THE COR SANITARY SEWER EASEMENT SHALL STOP AT THE PROPERTY BOUNDARY.
 - SEWER AND WATER EXTENSIONS FROM EXISTING MAINS SHALL REQUIRE BORE & JACK FOR CONNECTIONS WITHIN LOUISBURG ROAD.
 - NCDOT THREE-PARTY ENCROACHMENT AGREEMENTS ARE REQUIRED FOR SEWER AND WATER CONNECTIONS WITHIN LOUISBURG ROAD.
 - THE RCP BACKFLOW FOR THE 2" WATER SERVICE SHALL BE A WILKINS 375 OR EQUIVALENT.
 - THE 6" RFD FOR THE FIRE LINE SHALL BE A WILKINS 375DA OR EQUIVALENT.

NOW OR FORMERLY
SCGX-CAPITAL COMMONS, LLC
PIN: 1726-51-0576
USE: COMMERCIAL

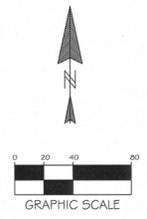
NOW OR FORMERLY
STATE EMPLOYEES CREDIT UNION
PIN: 1726-51-6311
USE: BANK

NOW OR FORMERLY
WAKE JOHNSTON PROPERTIES, LLC
PIN: 1726-50-1849
USE: SERVICE GARAGE

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

CASE NO. A5R-0069-2023

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

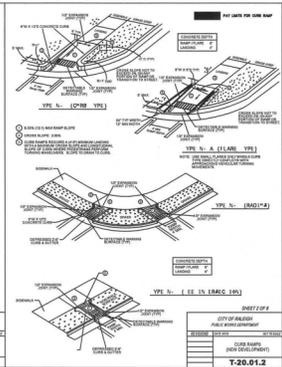
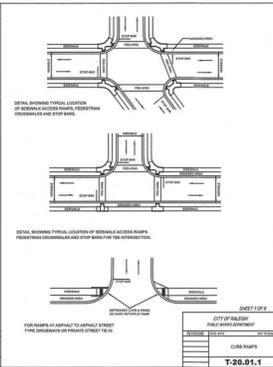
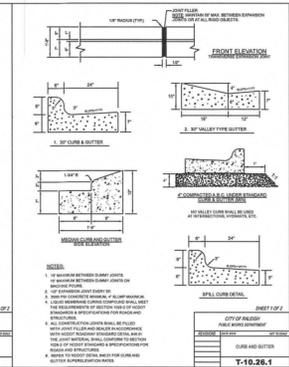
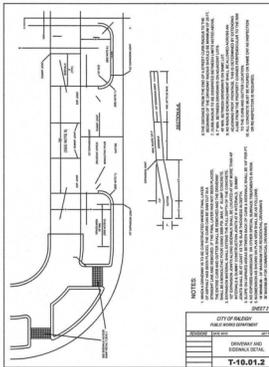


Jones & Crossen
ENGINEERING, PLLC
Construction Management | Land Planning
Civil Engineering

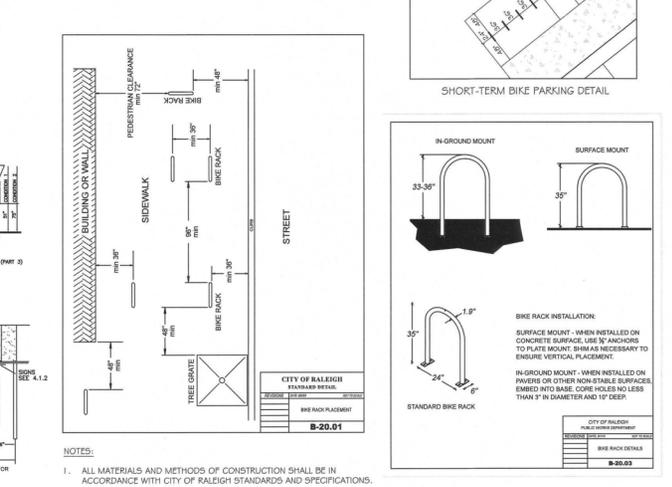
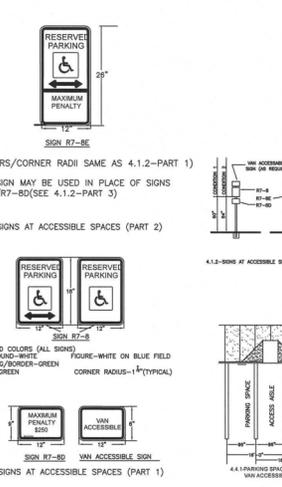
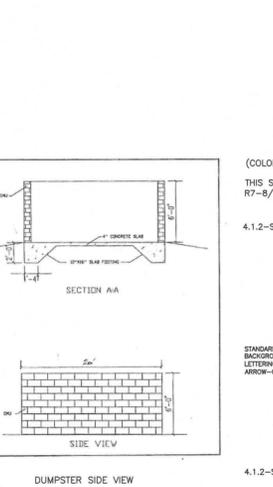
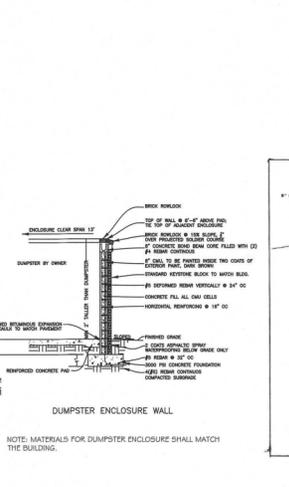
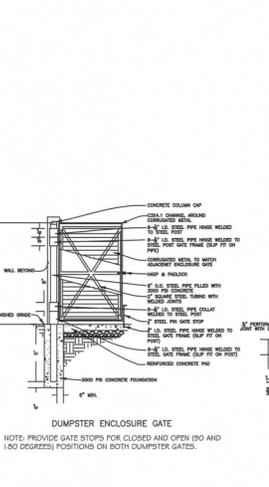
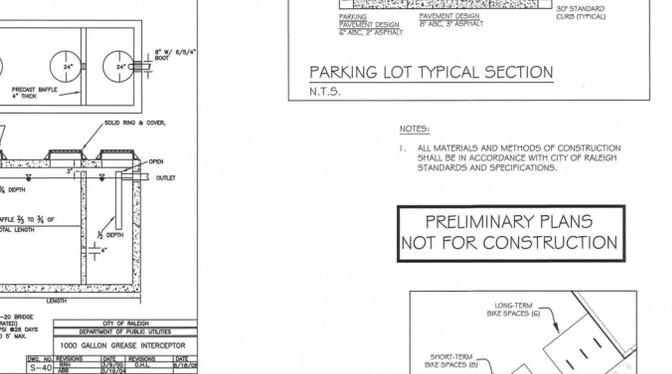
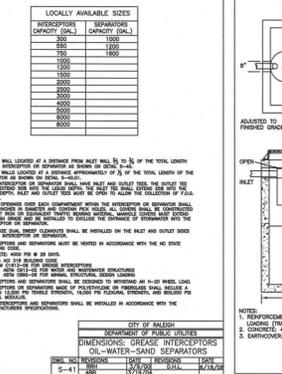
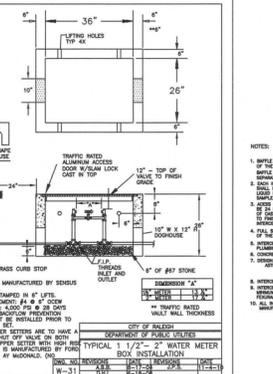
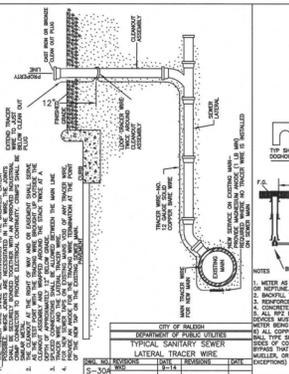
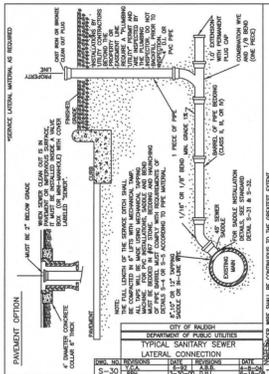
221 N. SALEM ST.
SUITE 201
PO BOX 1042
APEX, NC 27502
Office: 919-881-1174
Registration: P-0151
www.jonescrossen.com

RAZIA SHOPS & APARTMENTS
ADMINISTRATIVE SITE REVIEW
WAKE COUNTY, NORTH CAROLINA
PRELIMINARY UTILITY PLAN

SCALE	1"=40'	PDC
DATE	OCTOBER 9, 2023	
REVISION	03/1/2024	1st CYCLE REVIEW
	05/20/24	2nd REVIEW CYCLE
DATE	6	
NO.	2304	



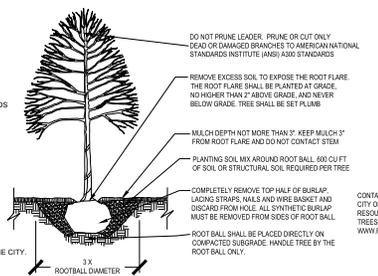
- STANDARD UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: COMPUID HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & 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, PERIODIC SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 20' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - 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 IN THE WATER MAIN AS 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.
 - WHEN IT IS UNDESIRABLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DR' MATERIALS OR STEEL ENCASMENT EXTENDED 1.0' ON EACH SIDE OF CROSSINGS MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 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, SPECTRA OF MATERIALS & A CONCRETE CHASE HAVING 2" MIN. CLEARANCE (PER COMPUID DETAIL W-4.1 & 4.8-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AUTHORIZED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENTS & BUSINESS 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.
 - 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. A 0 MINIMUM COVER IS REQUIRED ON ALL RISE MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ADDRESS 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 & A SERVICE FROM ROW OR DRAINAGE PER COMPUID HANDBOOK PROCEDURE.
 - INSTALL 3/4\"/>
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE FLOOR FINISH GRADE.
 - ALL DIMENSIONAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM MDCMG, LEASE AOR FEMA FOR ANY REPAIR BURN, VIETNAM AOR FLOODPLAIN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.
 - NEEDY CONTRACTOR AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING AOR SERVICE VIETNAM AOR FLOODPLAIN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTION (OR WATER SEPARATION) CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CDPD FOR PROGRAM COORDINATION PRIOR TO SUBMISSION OF A BUILDING PERMIT. CONTACT TONY BOGLEY AT (919) 996-2834 OR TONYBO@CITYOFRALEIGH.GOV FOR MORE INFORMATION.
 - CROSS CONNECTION CONTROL PROGRAM (CCCP) DEVICES ARE REQUIRED FOR HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE DEVICES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AS SET BY 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 JOANNE HARELUTY AT (919) 996-5923 OR JOANNE.HARELUTY@CITYOFRALEIGH.GOV FOR MORE INFORMATION.





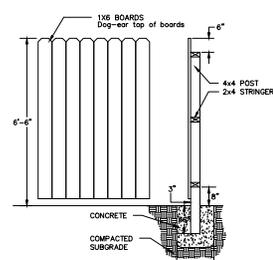
- NOTES:**
1. SOIL MIX=1/2 ORGANIC MATTER, 2/3 EXIST. SOIL.
 2. WIDTH OF PLANT PIT - SANDY SOIL, 3" WIDER THAN PLANT BALL - CLAY SOIL, 1" WIDER THAN PLANT BALL.
 3. FOR PLANTING AREAS WHERE SOIL HAS BEEN COMPACTED BY EQUIPMENT, CONTACT LA PRIOR TO PLANTING.
 4. FOR CAMELIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX=2/3 ORGANIC AND 1/3 EXISTING SOIL.
 5. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING. DO NOT PLACE AGAINST TRUNK.

1 SHRUB PLANTING
LA-2 NTS



- 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.

2 TREE PLANTING DETAIL
LA-2 NTS
CITY OF RALEIGH STD DETAIL TPP-03



3 6.5' CLOSED BOARD FENCE
LA-2 NTS

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

February 27, 2024

Kimberly Stone
Coaly Design, PC
300/200 Parkside Street, Suite G
Raleigh, North Carolina 27604

Subject: Planting Permit for Razio Shops
To whom it may concern:

Please be advised that the planting plans have been conditionally approved for the Razio Shops located at 4260 Louisa in Wake County, North Carolina.

This letter is issuing the Planting Permit per North Carolina Department of Transportation policy. The following attached conditions are made part of this agreement:

1. The permittee shall maintain a clear right-of-way for all vehicles utilizing driveway connections.
2. The Division of Highways will not be responsible for any damage to the plants, which may be done by third parties.
3. Maintenance of the plantings will be the responsibility of the permittee. Should the plantings be damaged for a sufficient reason the plants could be subject to removal.
4. Plants to be first class quality of their species.
5. A copy of this permit must be on the worksite at all times while the work is being performed.
6. All trees and plants shall be kept and maintained in such a manner as not to obstruct any view of the road way.

Approved: _____ Date: 02/27/2024
Division Director of TRANSPORTATION

Approved: _____ Date: 02/27/2024
Division Director of TRANSPORTATION

7. The receiving public shall be warned of construction with complete and proper signing and traffic control. Advance to accordance with the current Manual on Uniform Traffic Device (MUTCD). No work shall be performed in the Right of Way without the requirement is notified. NCDOT reserves the right to require a permit holder to provide measurement operations.
8. NCDOT does not guarantee the Right of Way with this work, nor will be responsible for any damage to the property caused by reason of the construction.
9. Two-way traffic shall be maintained at all times.
10. No time of traffic shall be closed or restricted between the hours of 06:00 AM - 09:00 AM and 4:00 PM - 02:00 PM Monday - Friday. Any violation of these hours will result in termination of the construction agreement.
11. NCDOT reserves the right to further limit, restrict, or suspend operations within the Right of Way if, in the opinion of NCDOT, safety or traffic conditions warrant such action.
12. The Traffic Services Supervisor shall be notified at (919) 479-2814 48 hours prior to beginning work on the Right of Way if there are existing NCDOT signs, traffic signals, or signal equipment in use on the proposed location. Consent to relocate, replace, or repair NCDOT signs, signals, or associated equipment shall be the responsibility of the Encroacher.
13. All work will be required to notify the Raleigh Environmental Technician, Mark Connor at (919) 972-6462 prior to beginning and after completion of work.
14. It shall be the responsibility of the Encroacher to determine the location of construction within the construction area. The Encroacher shall be responsible for notifying other utility owners and providing protection and support to prevent damage to any existing utilities and to maintain accessibility to existing utilities.
15. At the end of each working day, equipment shall be kept at a minimum 3' clear from the edge of any travel lane and be barricaded in order not to have any equipment obstructed within the clear recovery zone.
16. The applicant is responsible for obtaining project permits to be issued by the United States (hereby, Interstate) stream, permit stream and ponds located within the NCDOT right-of-way. The discharge of dredged or fill material into streams or the transport of rocks and debris into the United States Army Corps of Engineers (USACE) and notification from the North Carolina Division of Water Quality (DWQ). The applicant is required to obtain permit permits or certification from their regulatory agencies if construction of the project results within the United States NCDOT right-of-way. Additional information can be obtained by contacting the USACE or NCDWQ.
17. The applicant is responsible for complying with the Noise and Vibration Impact Mitigation Rules as required by the NCDWQ. The final impact mitigation will be to be located along potential streams, intermittent streams and ponds. Additional information can be obtained by contacting the NCDWQ.

15. The applicant is responsible for assessing impacts in federally protected species during project construction. All applicable Michigan's nature, smooth cordgrass, and other endangered, threatened, and depleted woodcock and to assist in any industry or local species that have been identified within NCDOT right-of-way in Durham, Jones, Greenville, Wake, Franklin, Vance and Wayne counties. Additional information can be obtained by contacting the North Carolina Natural Heritage Program or the United States Fish and Wildlife Services.

16. In the event that plans require relocation or removal for highway construction, equipment, the equipment or utility, such removal or relocation will be done immediately by the permittee (applicant) or its representative upon notification by the Division of Highways, unless other expense of the permittee.

If you should need further assistance, please contact Corey Saffert by phone at 919-917-4700 or by email at csaffert@dot.nc.gov.

Sincerely,
B.A. Jones
Division Engineer

18. The applicant is responsible for obtaining project permits to be issued by the United States (hereby, Interstate) stream, permit stream and ponds located within the NCDOT right-of-way. The discharge of dredged or fill material into streams or the transport of rocks and debris into the United States Army Corps of Engineers (USACE) and notification from the North Carolina Division of Water Quality (DWQ). The applicant is required to obtain permit permits or certification from their regulatory agencies if construction of the project results within the United States NCDOT right-of-way. Additional information can be obtained by contacting the USACE or NCDWQ.

19. The applicant is responsible for complying with the Noise and Vibration Impact Mitigation Rules as required by the NCDWQ. The final impact mitigation will be to be located along potential streams, intermittent streams and ponds. Additional information can be obtained by contacting the NCDWQ.

20. The applicant is responsible for assessing impacts in federally protected species during project construction. All applicable Michigan's nature, smooth cordgrass, and other endangered, threatened, and depleted woodcock and to assist in any industry or local species that have been identified within NCDOT right-of-way in Durham, Jones, Greenville, Wake, Franklin, Vance and Wayne counties. Additional information can be obtained by contacting the North Carolina Natural Heritage Program or the United States Fish and Wildlife Services.

21. In the event that plans require relocation or removal for highway construction, equipment, the equipment or utility, such removal or relocation will be done immediately by the permittee (applicant) or its representative upon notification by the Division of Highways, unless other expense of the permittee.

If you should need further assistance, please contact Corey Saffert by phone at 919-917-4700 or by email at csaffert@dot.nc.gov.

Sincerely,
B.A. Jones
Division Engineer

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DETAIL SHEET

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

Coaly
DESIGN
LANDSCAPE ARCHITECTURE
1575 Main Street
Raleigh, NC 27604
919.500.0412

RAZIA SHOPS
4260 LOUISBURG ROAD
RALEIGH, NC

Professional Seals

Date Issued:	10.16.23
By:	RBS
Scale:	K:1.5
Date:	2/27/24
City Comments:	5,50,24
Drawn By:	KLS
Checked By:	KLS

LA-2

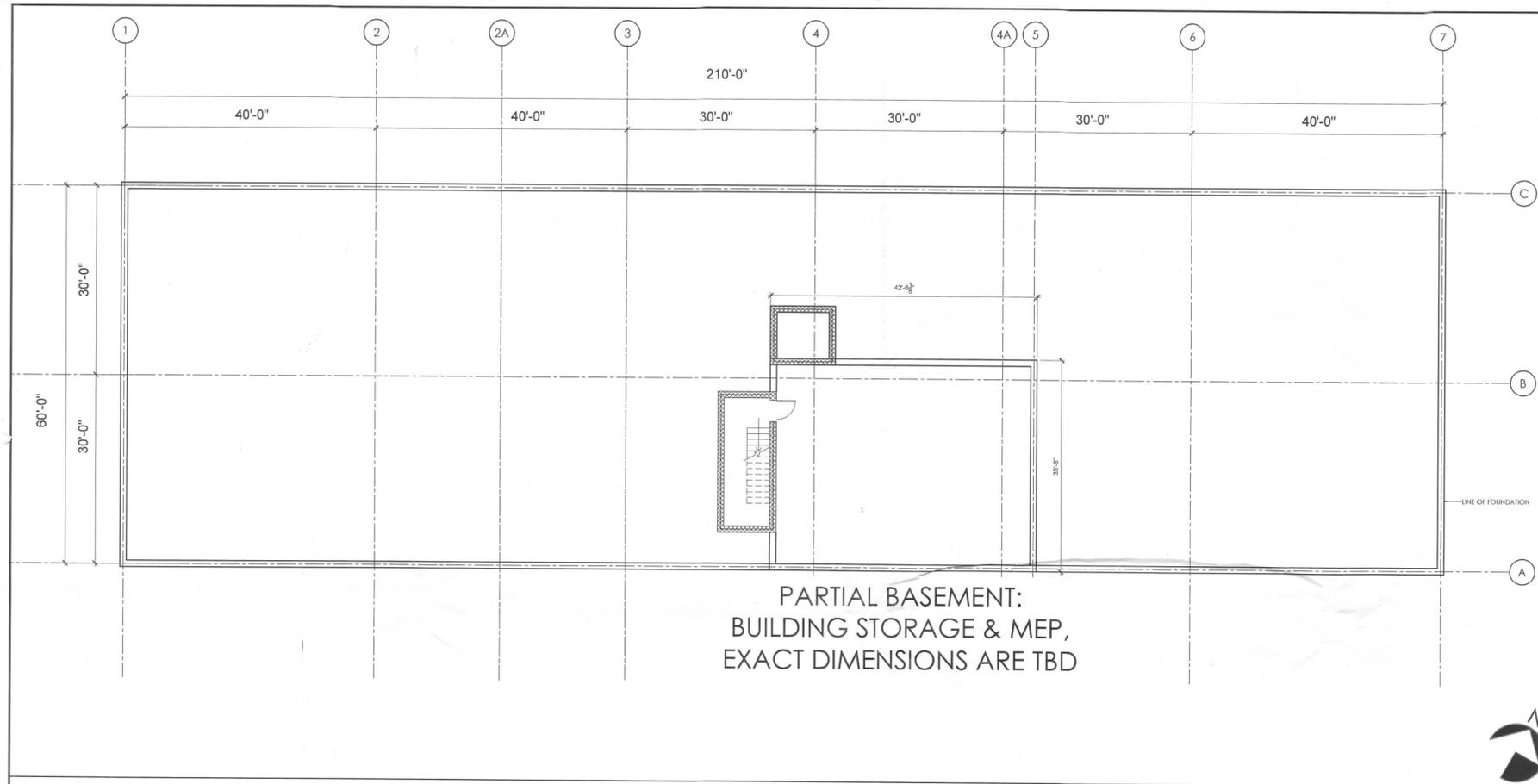
OWNER:

KF KAY LLC

5014 DEAH WAY RALEIGH, NC 27614

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



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

NEW WORK PLAN - BASEMENT (PARTIAL) 1

1/8" = 1'-0"

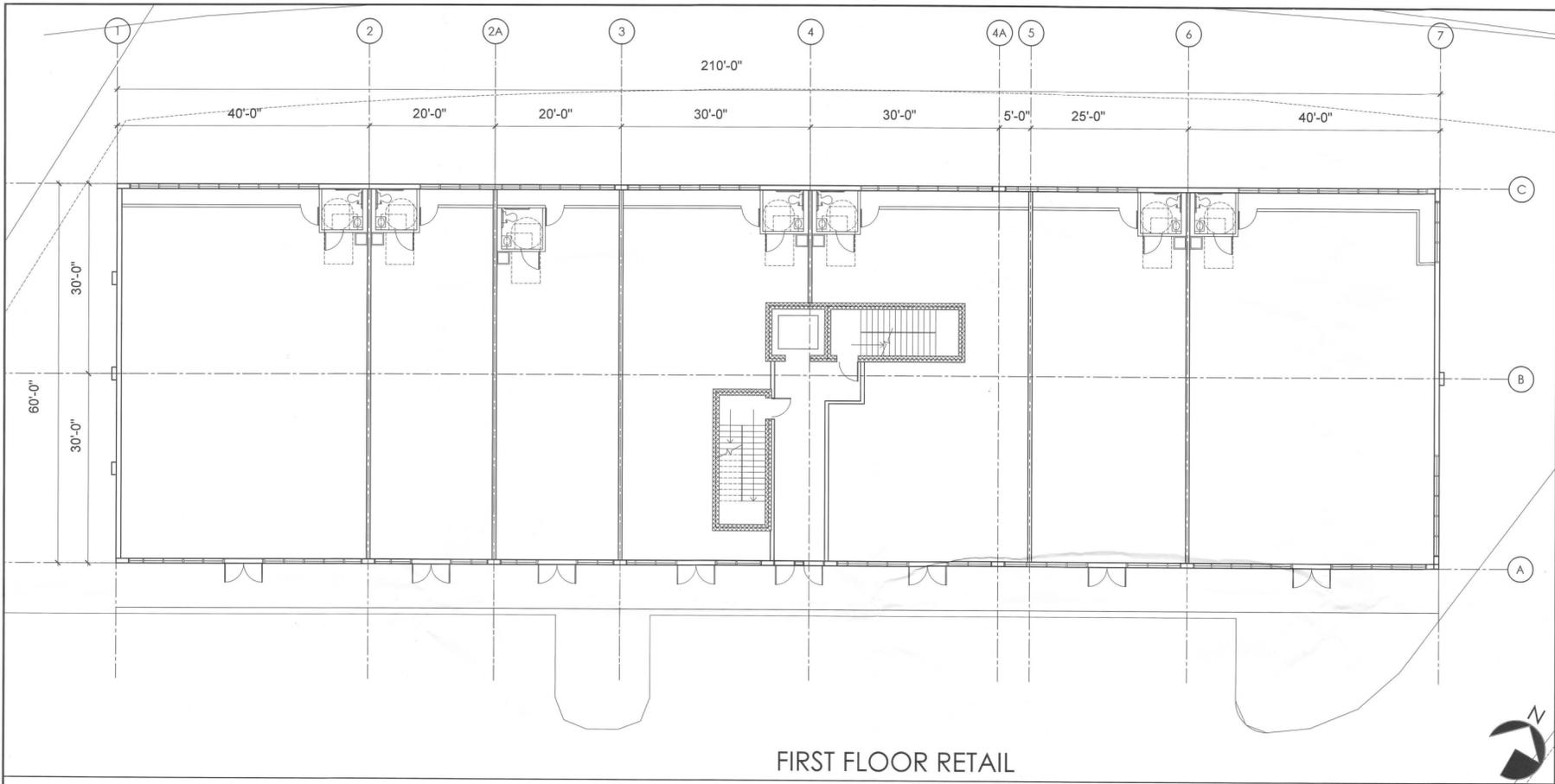
	NEW CONCRETE MASONRY UNIT (CMU) WALL
	2 HR RATED FIRE PARTITION TO REMAIN (FIELD VERIFY EXACT LOCATION)
	NEW PARTITION (SEE PARTITION TYPES)
	NEW DOOR (SEE DOOR SCHEDULE)
	EXISTING DOOR (SEE DOOR SCHEDULE)
	PARTITION TYPES - SEE SHEET A004
	ELEV.# SEE INTERIOR ELEVATIONS
	DIL.# SEE SECTION CUTS AND DETAILS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

- SEE FIXTURE PLAN AND FIXTURE DETAILS FOR FIXTURE INFORMATION.
- SEE REFLECTED CEILING PLAN FOR ROFFIT AND LIGHTING INFORMATION.
- NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE.
- DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB) UNLESS OTHERWISE NOTED ON PLANS.
- 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.
- 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 NECESSARY FOR PROPER AND TIMELY EXECUTION OF WORK.
- THE TENANT'S 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 PRESURE IMPREGNATION WITH FIRE RETARDANT CHEMICALS TO PROVIDE UL 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.
- THE CONTRACTOR IS 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 O.P. ED. 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.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING INTEGRITY OF RATED PARTITIONS & STRUCTURE PARTICULARLY WHERE PENETRATED BY VARIOUS TRADES AND SERVICES.
- 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.
- 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 REQUIREMENTS 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.
- G.C. SHALL PROVIDE DILDERENERS 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.
- PROVIDE PORTABLE FIRE EXTINGUISHER(S) (MIN. 2A-10BC, 75 FEET TRAVEL DISTANCE) IN ACCORDANCE WITH 2003 IFC 1002.1 AND INSTALLED IN ACCORDANCE WITH 1997 UFC STANDARD 10-2.

SYMBOL LEGEND	3	NEW WORK PLAN GENERAL NOTES	2	NOT USED	1
NTS		NTS		NTS	

09-06-2020	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:	TR / AS
REVIEWED BY:	TR / AS
SHEET NO.	A-101

ALL DRAWINGS AND WRITTEN MATERIALS HEREBY CONSTITUTE THE ORIGINAL AND UNREVISED WORK OF A-SQUARED LLC AND THE SAME MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



FIRST FLOOR RETAIL

NEW WORK PLAN - FIRST FLOOR

1

1/8" = 1'-0"

- 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.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE.
- DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB) UNLESS OTHERWISE NOTED ON PLANS.
- 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.
- 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 WARRANTIES TO THE OWNERS AND TO THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT'S 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 FRB 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 DRAWINGS 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.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING INTEGRITY OF RATED PARTITIONS & STRUCTURE PARTICULARLY WHERE PENETRATED BY VARIOUS TRADES AND SERVICES.
- 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.
- G.C. SHALL SUPPLY & INSTALL PROPER AND ADEQUATE WOOD BLOCKING TO SUPPORT ALL OWNER SUPPLIED AND CONSTRUCTION MANAGER APPLIED & INSTALLED ITEMS FOR FRAM 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.
- 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 (2) DAYS.
- PROVIDE PORTABLE FIRE EXTINGUISHERS (MIN. 2A-10BC, 75 FEET TRAVEL DISTANCE) IN ACCORDANCE WITH 2003 LFC 1002.1 AND INSTALLED IN ACCORDANCE WITH 1997 LFC 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 4004
	SEE INTERIOR ELEVATIONS
	SEE SECTION CUTS AND DETAILS
	SEE DETAIL
	WALL
	FLOOR
	BASE
	CEILING

MIXED USE BUILDING SEC 3.2.6		
HEIGHT PRINCIPAL BUILDING	CODE REQUIRED	PROVIDED
3 STORES 50' MAX (DEC.3.3.1 & 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 REVENUE SPACE. THE BUILDING WILL HAVE A TOTAL OF RESIDENTIAL ONE-BEDROOMS, 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) MIXED 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
TOTAL				24

NEW 3 STORY BUILDING AREAS					
FLOOR	TYPE	GROSS AREA	NET AREA	RETAIL AREA	#DWLG UNITS
BASEMENT	UTILITIES	TBD	TBD	0%	0%
1ST	COMM./OFFICE/AMENITIES	12,400 SQFT		0	0
2ND	RESIDENTIAL	12,400 SQFT		0	12
3RD	RESIDENTIAL	12,400 SQ FT		0	12

OWNER INFO		ZONING INFORMATION	
K F KAY LLC		K F KAY LLC	
PROJECT: 4260 LOUISBURG RD RALEIGH NC 27604			
ZONE	CK-3	OLD MAP #	410-0000-0143
PER	1726.19-31-3186	VCS	CBRA001
REID	600.3621		
CITY	RALEIGH		
JURISDICTION	RALEIGH		
TOWNSHIP	ST. MATTHEWS		
MAP NAME	1726.19	MAP/SCALE	1726.19
LAND CLASS	RESIDENTIAL LESS THAN 10 ACRES	LAND CLASS	R-10HS
SEE	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		

NEW WORK PLAN GENERAL NOTES

4

SYMBOL LEGEND

3

ZONING ANALYSIS

2

a-Squared LLC
 Architecture | Interiors | Sustainability
 www.a2sllc.com
 T: 204.430.9646
 3310 Hudson Ave., Ste. 61, Union City, NJ 07087

OWNER:
KF KAY LLC
 5016 DEAH WAY RALEIGH, NC 27614

CONSULTANTS:

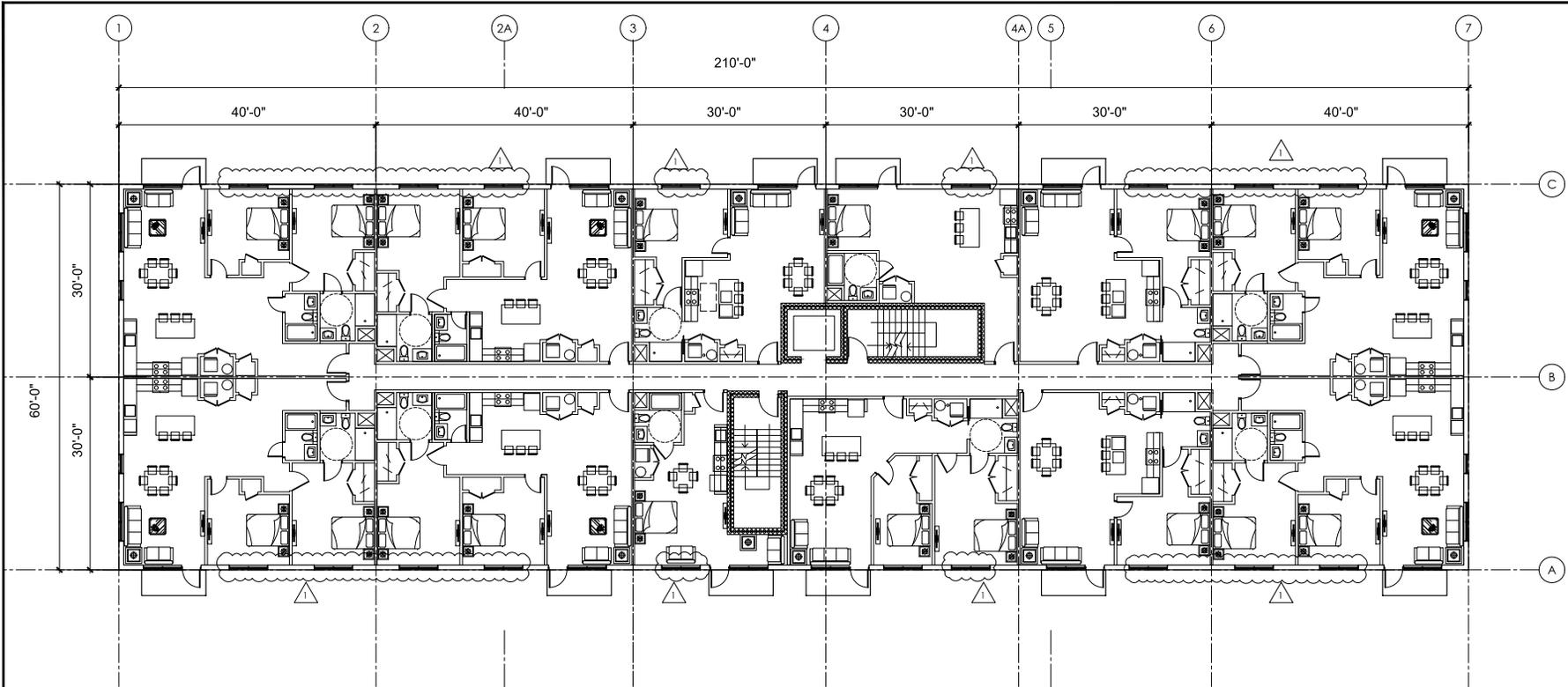
SEAL & SIGNATURE
 I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED/LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH CAROLINA

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

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



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.



ASR-0569-2023



NEW WORK PLAN - SECOND AND THIRD FLOOR

1
 1/8" = 1'-0"

- 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
- BASE
- FLOOR
- RAKE
- CEILING

1. SEE FIXTURE PLAN AND FIXTURE DETAILS FOR FIXTURE INFORMATION.
2. SEE REFLECTED CEILING PLAN FOR SOFFIT AND LIGHTING INFORMATION.
3. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE.
5. DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (OWB) TO FACE OF FINISHED WALL (OWB) UNLESS OTHERWISE NOTED ON PLANS.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS.
7. ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE OWNER.
8. 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.
9. THE TENANT'S 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.
10. FOR ALL WOOD MEMBERS REQUIRED BY CODE TO BE FIRE RETARDANT TREATED, PROVIDE PRESSURE IMPREGNATION WITH FIRE RETARDANT CHEMICALS TO PROVIDE UL 1395 FIRE HAZARD CLASSIFICATION. ALL WOOD SHALL BE IDENTIFIED WITH A UL LABEL CERTIFYING THIS CLASSIFICATION AND FM DIAMOND.
11. APPROVED FIRE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED BY LOCAL AUTHORITY.
12. 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.
13. ALL OUTSIDE CORNERS AT DRYWALL PARTITIONS AND FURRING TO HAVE METAL CORNER BEADS SPACKLE AND SMOOTH.
14. HVAC CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR INTENDED DIFFUSER DUCT, THERMOSTAT LOCATIONS, ETC. FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION OF SAME.
15. THE CONTRACTOR IS TO REPLACE ANY FIREPROOFING REMOVED FROM THE BUILDING STRUCTURE DURING DEMOLITION CONSTRUCTION.
16. ACCESS PANELS IN WALL FOR PLUMBING, MECHANICAL OR ELECTRICAL ACCESS TO BE FLUSH FRAMELESS COPR. BD. PANELS. (SEE SPEC.)
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. D.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 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.

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

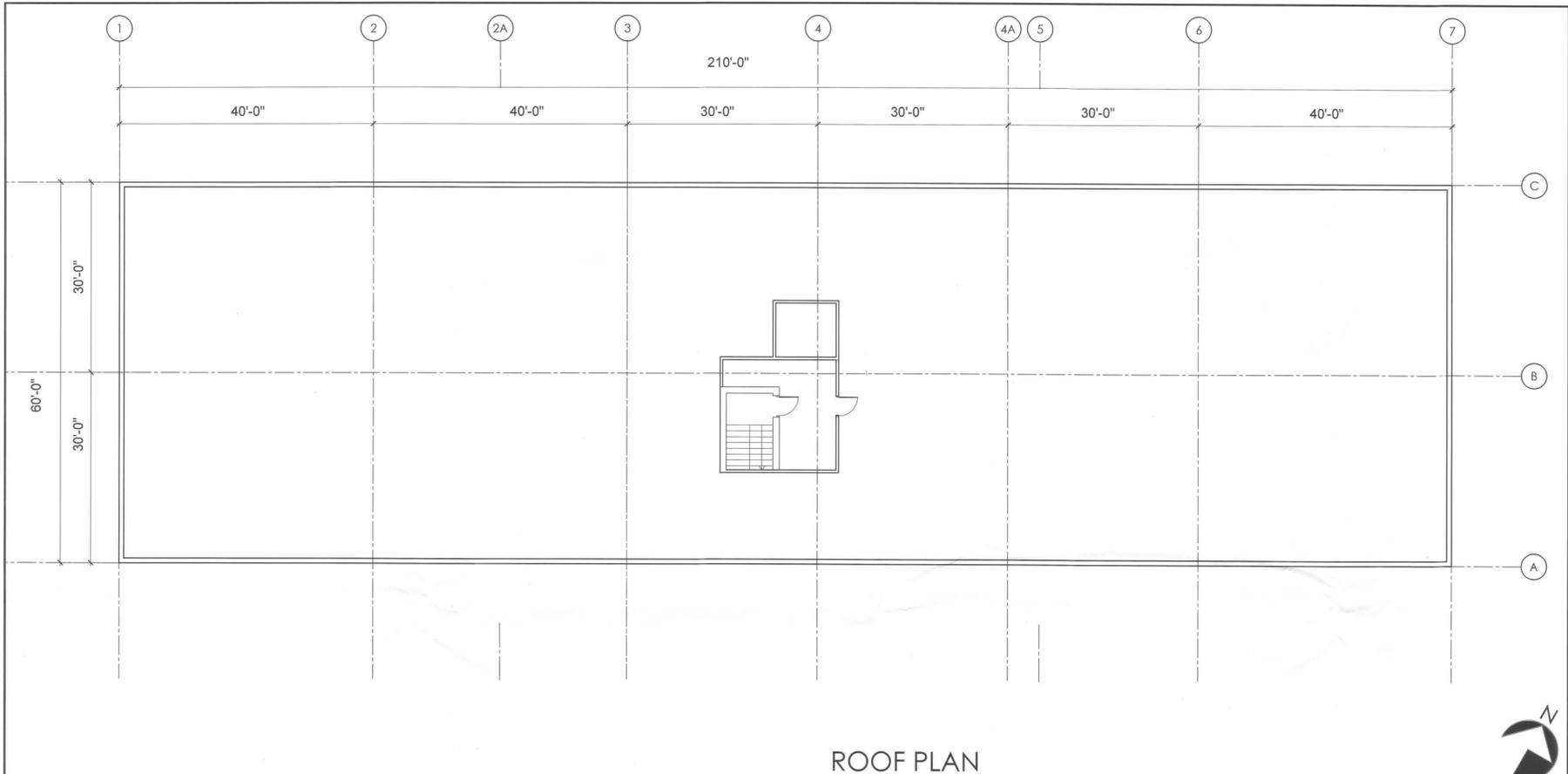
PROJECT LOCATION:
RAZIA
SHOPS AND APARTMENTS
 4260 LOUISBURG RD.
 RALEIGH, NC 27604

SHEET TITLE:
SECOND & THIRD 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-103

ALL DRAWING AND WRITTEN MATERIAL, UNLESS OTHERWISE SPECIFIED, ARE UNPUBLISHED WORK OF a-Squared LLC, AND THE SAME MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
 ASR-0569-2023



ROOF PLAN

NEW WORK PLAN - ROOF 1
1/8" = 1'-0"

a²
a-Squared LLC
 Architecture | Interiors | Sustainability
 www.a2sllc.com
 T: 201.430.9646
 3312 Hudson Ave., Ste. 61, Union City, NJ 07087

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.



NOT USED	4	SYMBOL LEGEND	3
	1 1/2"=1'-0"		NTS

- | | |
|---|--|
| <p>EXISTING PARTITION TO REMAIN (FIELD VERIFY EXACT LOCATION)</p> <p>NEW PARTITION (SEE PARTITION TYPES)</p> <p>NEW DOOR (SEE DOOR SCHEDULE)</p> <p>EXISTING DOOR (SEE DOOR SCHEDULE)</p> <p>PARTITION TYPES - SEE SHEET A00A</p> <p>ELEV.# SEE INTERIOR ELEVATIONS</p> <p>DTL.# SEE SECTION CUTS AND DETAILS</p> <p>DTL.# SEE DETAIL</p> <p>WALL</p> <p>FLOOR</p> <p>BASE</p> <p>CEILING</p> | <ol style="list-style-type: none"> 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 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS, DO NOT SCALE DIMENSIONS ARE FROM THE FACE OF FINISHED WALL (GWB) TO FACE OF FINISHED WALL (GWB) UNLESS OTHERWISE NOTED ON PLANS 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 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 TENANT'S 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 SHUT 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 CONTRACTOR IS RESPONSIBLE FOR MAINTAINING INTEGRITY OF RATED PARTITIONS & STRUCTURE PARTICULARLY WHERE PENETRATED BY VARIOUS TRADES AND SERVICES THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES TO INCLUDE BUT NOT LIMITED TO FLOORS, MILLWORK, FIXTURES, ETC. FOLLOWING THE INSTALLATION OF THE MILLWORK/OBSTRUCTIONS 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. SO 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 G.C. SHALL PROVIDE (3) LABRERS 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 PROVIDE PORTABLE FIRE EXTINGUISHER(S) (MIN. 2A-10BC, 75 FEET TRAVEL DISTANCE) IN ACCORDANCE WITH 2003 UPC 1002.1 AND INSTALLED IN ACCORDANCE WITH 1987 UPC STANDARD 10-2 |
|---|--|

NEW WORK PLAN GENERAL NOTES	2	NOT USED	1
	NTS		NTS

09/06/2020 SCHEDULED FOR ADMINISTRATIVE SITE REVIEW

DATE REVISION

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**

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



a-Squared LLC

Architecture | Interiors | Sustainability

www.a2squared.com

T: 204-430-9849

3313 Hudson Ave., Ste. 61, Union City, NJ 07087

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.



ELEVATION - SOUTH (PARKING LOT SIDE)

1

1/8" = 1'-0"



ELEVATION - NORTH (LOUISBURG RD.)

2

1/8" = 1'-0"

03-05-2024	ASR COMMENTS
09-06-2023	ISSUED FOR ADMINISTRATIVE SITE REVIEW

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

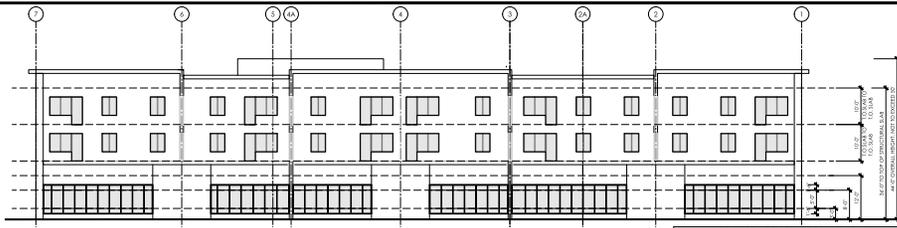
SHEET TITLE:
**BUILDING
ELEVATIONS**

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

A-301

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

ASR-0049-2023



TRANSPARENCY REQUIREMENTS	
CODE SECTION	PROVIDED
SEC. 3.2.6. MIXED USE BUILDING: GROUND STORY - 50% MEASURED BETWEEN 0'-12"	WALL SURFACE AREA=2520 SQ FT WINDOW AREA=1260 SQ FT CODE REGD. PERCENTAGE=50% PROVIDED= 50%
SEC. 1.3.9. TRANSPARENCY B. GENERAL REQUIREMENTS 1. A. MINIMUM OF 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET	GF WINDOW AREA=1260 SQ FT WINDOW AREA BETWEEN 3' AND 8'=782 SQ FT CODE REGD. PERCENTAGE=50% PROVIDED= 42%
SEC. 3.2.8. MIXED USE BUILDING: UPPER FLOORS, 20% MEASURED FROM TOP OF FLOOR SLAB TO TOP OF FLOOR SLAB	WALL SURFACE AREA=1100 SQ FT WINDOW AREA=495 SQ FT CODE REGD. PERCENTAGE=20% PROVIDED= 23.57%

ELEVATION - NORTH (LOUISBURG RD.) 1
1/16" = 1'-0"



a-Squared LLC
Architecture | Interiors | Sustainability

www.asquared.com
3313 Hudson Ave., Ste. 61, Union City, NJ 07087
T: 201-430-9646

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.

DATE	REVISION
03-05-2024	ASR COMMENTS
09-06-2023	ISSUED FOR ADMINISTRATIVE SITE REVIEW

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-302**

NOT USED -

ALL DRAWINGS AND WRITTEN MATERIAL HEREON CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF a-SQUARED LLC, AND THE SAME MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
ASR-0049-2023

