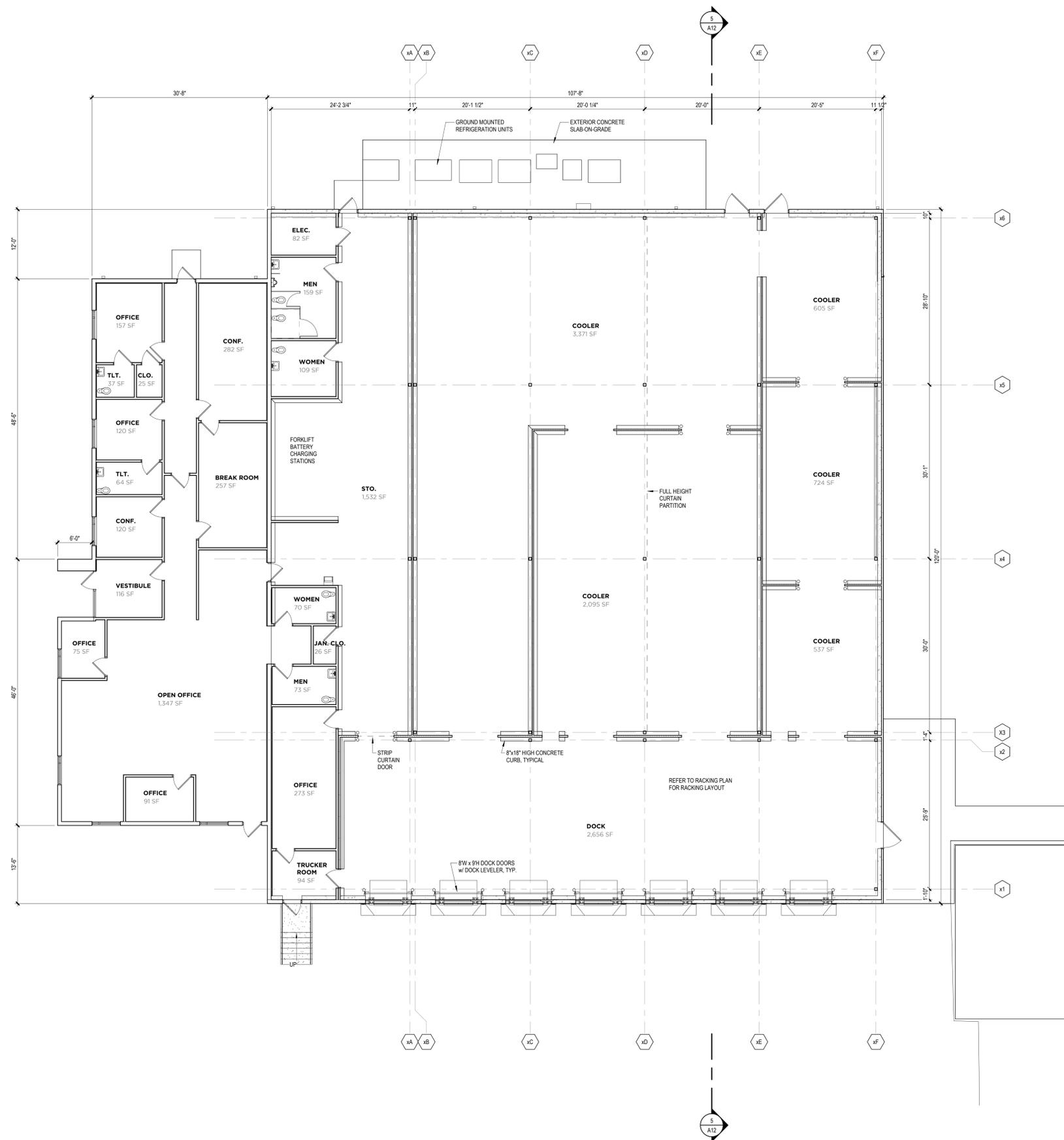


Architect: Foster Caviness Architects, PLLC  
Project: 10810 Withers Cove Dr, Charlotte, NC 28278  
Date: 12/4/2023  
Drawing: EXISTING FLOOR PLAN



**GENERAL**  
WAREHOUSE: 12,920 SF  
OFFICE: 3,145 SF  
TOTAL FOOTPRINT: 16,065 SF

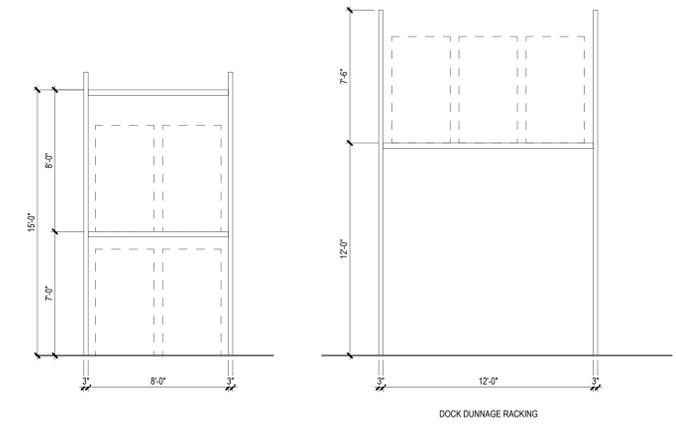
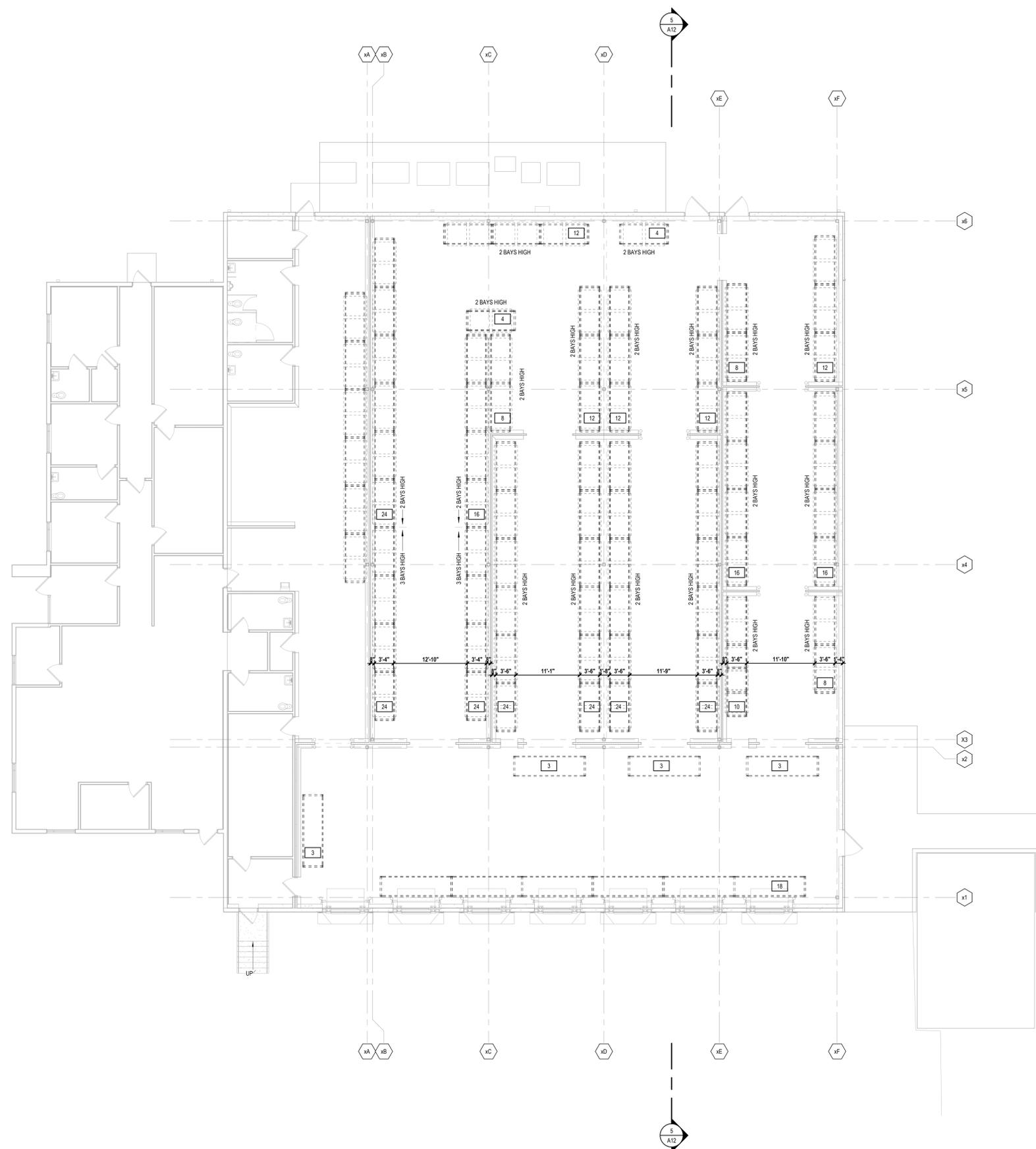
**SHELL SUPERSTRUCTURE**  
Exterior wall elements are lift-up, site cast concrete wall panels, integrally insulated, load bearing, erected from forms to final position.  
Superstructure is structural steel columns (square hollow structural sections), wide flange beams, and open-web joists with metal roof deck, rigid roof insulation and membrane roofing.  
Exterior windows are 2 by 4 1/2 inch aluminum-framed storefront with insulated glazing.

**FIRE SUPPRESSION**  
The building is currently sprinklered, wet system.  
Service is provided by 6" main tapped into 8" city main in Withers Cove Park Dr.  
Backflow device is located in covered enclosure approximately 30' from Withers Cove Park Dr.  
The fire sprinkler service enters the building at the rear storage space next to a main door west of the main storage warehouse.  
The single 6" wet riser, control valve and flow alarm are located in the storage room.  
System installed in 9/1998.  
Density: 0.29 gpm/ft  
Area: 2000 sf  
Water flow: 978.9 gpm  
Residual Pressure at base of riser: 50.84 psi  
2022 main drain test:  
100 psi - static  
80 psi - residual drain full open

**Current Basis of Design:**  
Would also support similar expansions. Note that the 25' storage height limit is critical.  
**Storage**  
Class 1 commodity: Fruits and vegetables, stored in cardboard boxes.  
Rack storage  
Top rack storage height = 15'-0"  
Max storage height approximately 20'-0"  
Current system at 0.29 gpm over 2,000 sf  
This sprinkler coverage allows for commodity Class 1, not encapsulated, to be stored up to 25' on racks with 6' aisles. If the aisle spacing was reduced to 4', the sprinkler coverage required would be increased to 0.33 gpm/ft.

**Electrical Services**  
Refer to electrical narrative

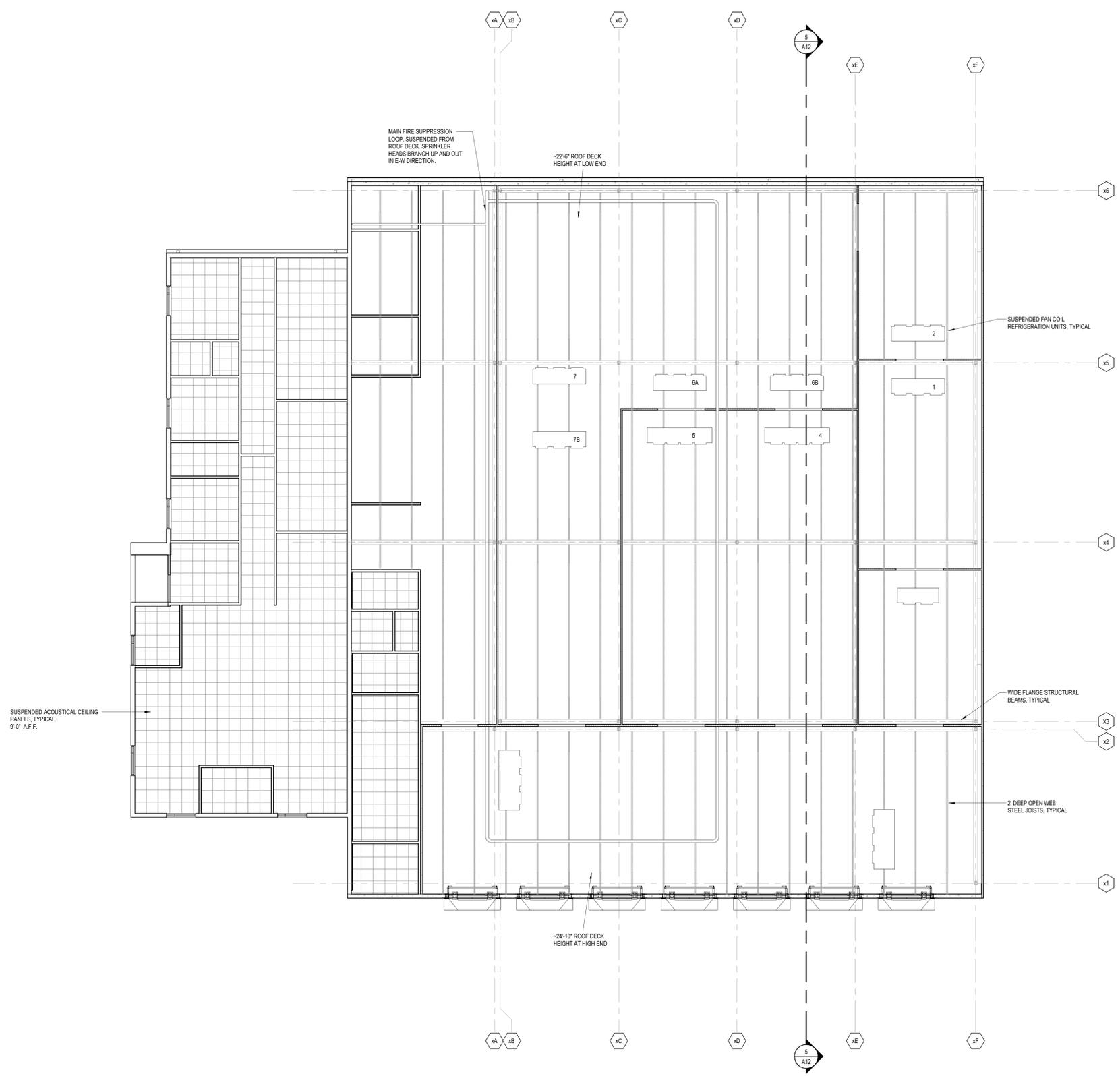
# EXISTING FLOOR PLAN



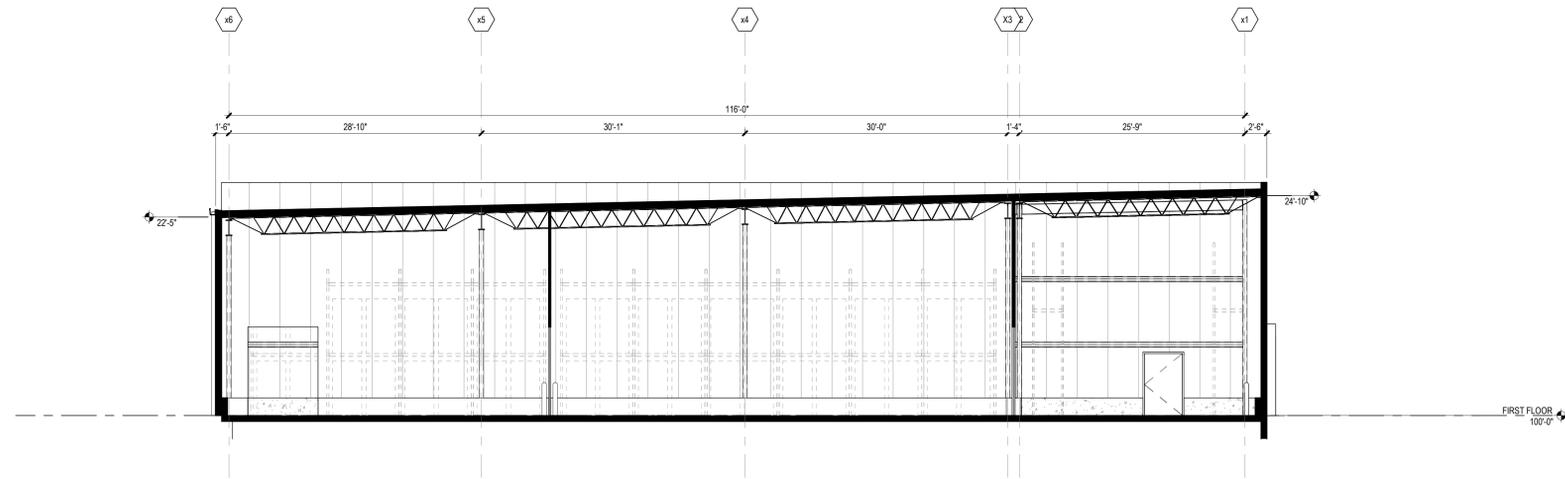
**TYPICAL RACKING ELEVATION**  
1/4" = 1'-0"

PALLET POSITIONS: 318 PALLETS  
DOCK PALLET POSITIONS: 30 PALLETS  
TOTAL PALLET POSITIONS: 348 PALLET POSITIONS

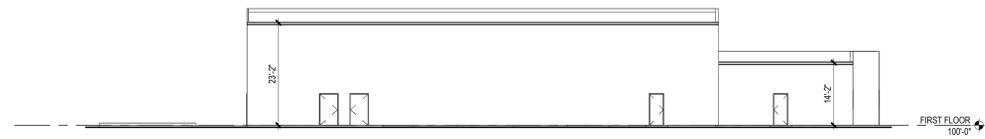
# EXISTING RACKING PLAN



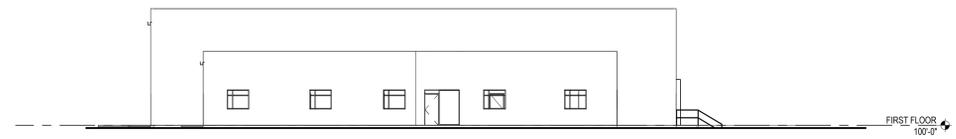
# EXISTING REFLECTED CEILING PLAN



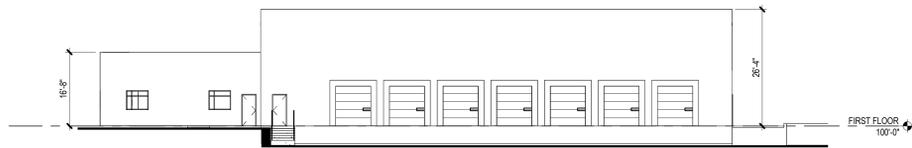
**5 BUILDING SECTION**  
1/8" = 1'-0"



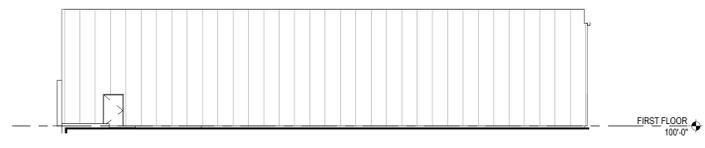
**4 NORTH EXTERIOR ELEVATION**  
1/16" = 1'-0"



**3 WEST EXTERIOR ELEVATION**  
1/16" = 1'-0"



**2 SOUTH EXTERIOR ELEVATION**  
1/16" = 1'-0"



**1 EAST EXTERIOR ELEVATION**  
1/16" = 1'-0"

# EXISTING BUILDING SECTION & ELEVATIONS