

# 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. as amended by text change case [TC-14-19](#) 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 Type		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 #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-5-2022</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: <u>707 Smart Drive</u>			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): <u>707 Smart Drive Raleigh, NC 27604</u>			
Site P.I.N.(s): <u>1704625657</u>			
Please describe the scope of work. Include any additions, expansions, and change of use. <u>Construction for a mix-use building (residential, retail, and office) with structured parking and relocation of a portion of the existing Seaboard Station.</u>			
Current Property Owner/Developer Contact Name: <u>Jason Davis</u>			
<b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: <u>707 Smart Drive Property LLC</u>		Title: <u>Managing Director</u>	
Address: <u>4 Bryant Park Suite 200, New York, NY 10018</u>			
Phone #: <u>646.503.5717</u>		Email: <u>jd@turnbridgeeq.com</u>	
Applicant Name: <u>David Boyette, PE</u>			
Company: <u>McAdams</u>		Address: <u>621 Hillsborough Street, Suite 500 Raleigh 27603</u>	
Phone #: <u>919.244.9528</u>		Email: <u>boyette@mcadamsco.com</u>	

**DEVELOPMENT TYPE + SITE DATE TABLE**  
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-20-CU	Existing gross floor area (not to be demolished): <b>3,680 sf</b>
	Existing gross floor area to be demolished: <b>5,263 sf</b>
Gross site acreage: <b>127,150 sf</b>	New gross floor area: <b>1,014,522 sf</b>
# of parking spaces required: <b>0 required</b>	Total sf gross (to remain and new): <b>1,018,202 sf</b>
# of parking spaces proposed: <b>836</b>	Proposed # of buildings: <b>1 new, 1 relocated</b>
Overlay District (if applicable): <b>n/a</b>	Proposed # of stories for each: <b>NEW:20, RELOCATED:1</b>
Existing use (UDO 6.1.4): <b>Retail Sales</b>	
Proposed use (UDO 6.1.4): <b>Multi-unit living, retail sales</b>	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: <u>3.18</u> Square Feet: <u>138,457</u>	Proposed Impervious Surface: Acres: <u>3.27</u> Square Feet: <u>142,344</u>
Is this a flood hazard area?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: <u>n/a</u>	
Alluvial soils: <u>n/a</u>	
Flood study: <u>n/a</u>	
FEMA Map Panel #: <u>3720170400K</u>	
Neuse River Buffer      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**


Total # of dwelling units: <b>680</b>	Total # of hotel units: <b>0</b>
# of bedroom units:    1br <b>464</b> 2br <b>174</b> 3br <b>42</b> 4br or more <b>0</b>	
# of lots: <b>1</b>	Is your project a cottage court?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**SIGNATURE BLOCK**

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.

I, David M Boyette, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: <u>10.31.2022</u>
Printed Name: <b>David M Boyette, PE</b>	

**Administrative Site Review Application**

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Office Use Only: Case # \_\_\_\_\_ Planner (print): \_\_\_\_\_

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Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	Building Type	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 #:
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:
		Zoning Case #: Z-5-2022
		Administrative Alternate #:

**GENERAL INFORMATION**

Development name: 707 Semart Drive  
 Inside City limits? Yes  No   
 Property address(es): 707 Semart Drive Raleigh, NC 27604

Site P.I.N. (s): 1704625657  
 Please describe the scope of work, include any additions, expansions, and change of use.  
 Construction for a mix-use building (residential, retail, and office) with structured parking and relocation of a portion of the existing Seaboard Station.

Current Property Owner/Developer Contact Name: Jason Davis  
 NOTE: please attach purchase agreement when submitting this form.  
 Company: 707 Semart Drive Property LLC Title: Managing Director  
 Address: 4 Bryant Park Suite 200, New York, NY 10018  
 Phone # 646.503.5717 Email: jdd@turnbridgeeq.com  
 Applicant Name: David Boyette, PE  
 Company: McAdams Address: 621 Hillsborough Street, Suite 500 Raleigh 27603  
 Phone # 919.244.9528 Email: boyette@mcadamsco.com

**DEVELOPMENT TYPE + SITE DATE TABLE**  
 (Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-20-CU	Existing gross floor area (not to be demolished): 3,680 sf
Gross site acreage: 127,150 sf	Existing gross floor area to be demolished: 5,263 sf
# of parking spaces required: 0 required	New gross floor area: 1,014,522 sf
# of parking spaces proposed: 836	Total # of gross (to remain and new): 1,018,202 sf
Overlay District (if applicable): n/a	Proposed # of buildings: 1 new, 1 relocated
Existing use (UDO 6.1.4): Retail Sales	Proposed # of stories for each: NEW2: RELOCATED-1
Proposed use (UDO 6.1.4): Multi-unit living, retail sales	

**STORMWATER INFORMATION**

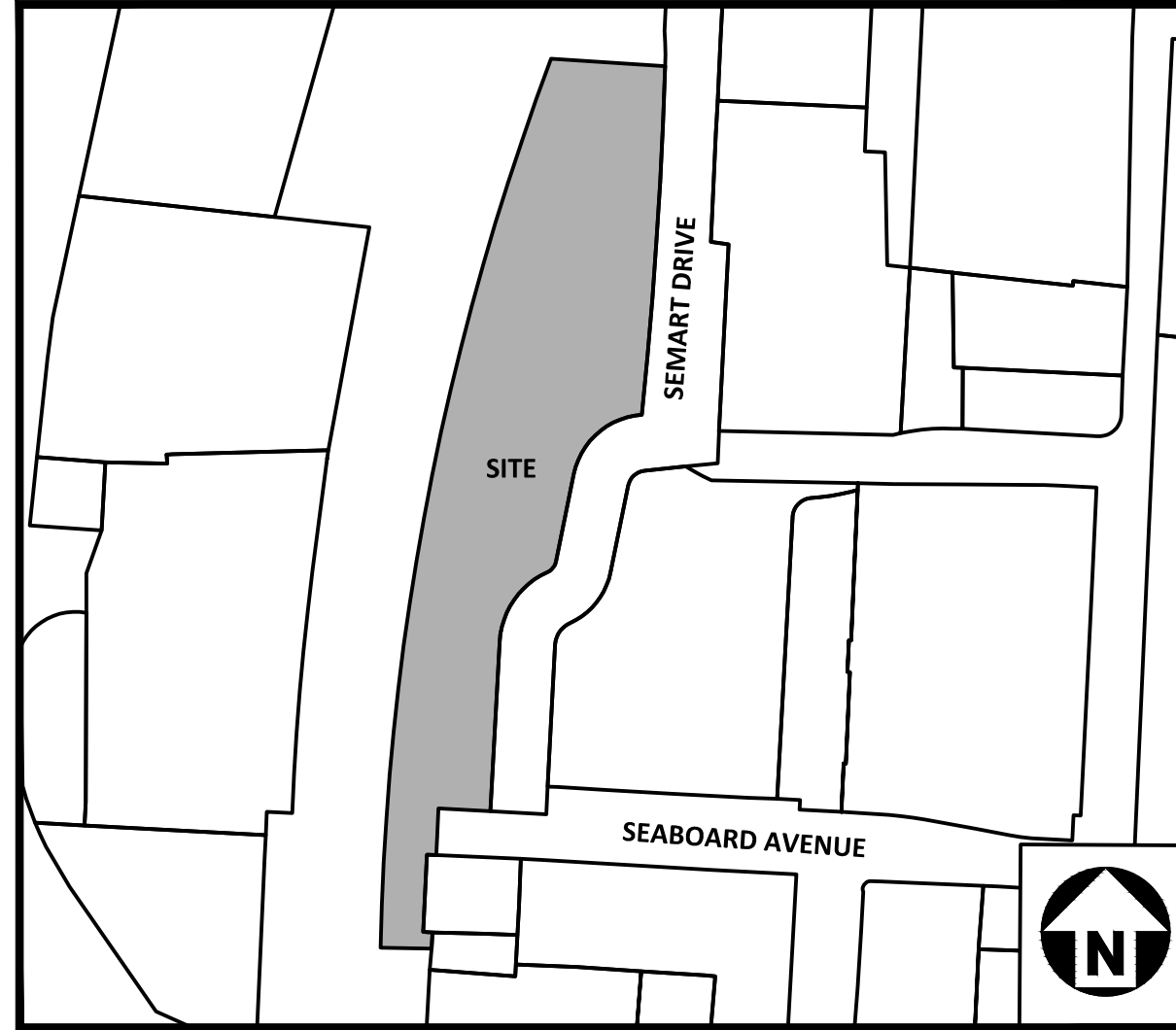
Existing Impervious Surface:  
 Acres: 3.18 Square Feet: 138,457 Proposed Impervious Surface:  
 Acres: 3.27 Square Feet: 142,344  
 Is this a flood hazard area? Yes  No   
 If yes, please provide: n/a  
 Alluvial soils: n/a  
 Flood study: n/a  
 FEMA Map Panel #: 3720170400K  
 Neuse River Buffer Yes  No  Wetlands Yes  No

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 680 Total # of hotel units: 0  
 # of bedroom units: 1br 464 2br 174 3br 42 4br or more 0  
 # of lots: 1 Is your project a cottage court? Yes  No

**SIGNATURE BLOCK**

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 Signature: \_\_\_\_\_ Date: 10.31.2022  
 Printed Name: David M Boyette, PE



**VICINITY MAP**  
 1"=200'

# 707 SEMART DRIVE

## ADMINISTRATIVE SITE REVIEW

707 SEMART DRIVE  
 RALEIGH, NORTH CAROLINA 27604  
 PROJECT NUMBER: TBE-21002  
 PROJECT CASE #: ASR-XXXX-2022  
 DATE: NOVEMBER 01, 2022

SITE DATA:	
SITE ADDRESS:	707 SEMART DRIVE RALEIGH, NC, 27604
PIN (& DEEDED ACREAGE):	1704625657 (2.92 AC)
TOTAL AREA:	EXISTING PARCEL: 127,150 SF/2.92 AC EXISTING ROW (HALF OF EXISTING SEMART DRIVE PRIVATE ROW): 27,882 SF/64 AC TOTAL SITE AREA: 127,150 SF + 27,882 SF = 155,032 SF / 3.56 AC
ZONING:	DX-20-CU: DOWNTOWN MIXED USE (Z-5-2022)
EXISTING USE:	COMMERCIAL
PROPOSED USE:	MULTI-FAMILY LIVING, RETAIL/RESTAURANT/OFFICE, STRUCTURED PARKING
RIVER BASIN:	NEUSE
WATERSHED:	N/A
AREA IN FLOODWAY/FLOODPLAIN:	0 AC
FLOODPLAIN/FIRM PANEL:	N/A
PREVIOUS APPROVALS:	REZONING: Z-5-22
PRIMARY STREET:	SEABOARD AVENUE
TOTAL EXISTING LOTS:	1
TOTAL PROPOSED LOTS:	1
BUILDING GSF BREAKDOWN:	MULTI-FAMILY LIVING STUDIO / 1-BED UNITS 464 (464 BEDS) 2-BED UNITS 174 (348 BEDS) 3-BED UNITS 42 (126 BEDS) TOTAL UNITS 680 (938 BEDS) RESIDENTIAL GSF 694,970 SF AMENITY 28,641 SF SERVICE 8,561 SF STORAGE 1,824 SF RETAIL 11,826 SF PARKING GARAGE 270,700 SF TOTAL 1,014,522 SF
IMPERVIOUS SURFACE:	EXISTING IMPERVIOUS SURFACE: 138,457 SF / 3.18 AC PROPOSED IMPERVIOUS SURFACE: 142,344 SF / 3.27 AC NET IMPERVIOUS SURFACE CHANGE: 3,887 SF / 0.09 AC
VEHICULAR PARKING SUMMARY:	MAXIMUM PARKING 464 STUDIO / 1 BR = 464 UNITS * 1.5 SP/UNIT = 696 SPACES 174 2 BR + 42 3BR = 216 UNITS * 2.0 SP/UNIT = 432 SPACES RETAIL = 9,461 SF * 1 SP/100 SF = 95 SPACES TOTAL ALLOWED = 1,223 SPACES PROVIDED PARKING TOTAL PROVIDED = 817 (STRUCTURED PARKING)+19 (STREET PARKING) = 836 SPACES
ACCESSIBLE PARKING SUMMARY:	REQUIRED PARKING TYPE A UNITS: 20 TOTAL 680 - 20 = 660 REMAINING UNITS 1 SPACE FOR EACH TYPE A UNIT + 2% REMAINING UNITS = 20 + (2% * 660) = 34 ADA SPACES REQUIRED 1/2 VAN = 6 VAN, 28 STANDARD ADA SPACES PROVIDED PARKING 43 SPACES (8 VAN + 35 STANDARD ADA)
BICYCLE PARKING SUMMARY:	REQUIRED BIKE PARKING SHORT-TERM: 680 UNITS @ 1 SP/20 UNITS = 34 SPACES 17,009 SF RESTAURANT @ 1 SP/50,000 SF (MIN. 4) = 4 SPACES 2,975 SF OFFICE @ 1 SP/10,000 SF (MIN. 4) = 4 SPACES TOTAL SHORT-TERM = 42 SPACES LONG-TERM: 938 BEDS @ 1 SP/7 BEDS = 134 SPACES 17,009 SF RESTAURANT @ 1 SP/25,000 SF (MIN. 4) = 4 SPACES 2,975 SF OFFICE @ 1 SP/5,000 SF (MIN. 4) = 4 SPACES TOTAL LONG-TERM = 142 SPACES PROVIDED BIKE PARKING SHORT-TERM = 42 SPACES LONG-TERM = 142 SPACES
OUTDOOR AMENITY AREA	REQUIRED TOTAL LOT AREA = 127,150 SF @ 10% = 12,715 SF STORIES ABOVE 7 = 13 @ 50 SF/STORY = 650 SF TOTAL REQUIRED = 13,365 PROVIDED AREA 1: 6,259 SF AREA 2: 8,414 SF TOTAL OUTDOOR AMENITY AREA PROVIDED: 14,673 SF
BUILDING/STRUCTURE SETBACKS:	FROM PRIMARY STREET (MIN): 3' PER UDO SEC. 3.2.6 FROM SIDE STREET (MIN): 3' PER UDO SEC. 3.2.6 FROM SIDE LOT LINE (MIN): 0' OR 6' FROM REAR LOT LINE (MIN): 0' OR 6' FROM ALLEY (MIN): 5'
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' FROM ALLEY (MIN): 5'

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



Know what's below.  
 Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

**SHEET INDEX**

SHEET	PROJECT NOTES
C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS AREA "A"
C1.01	EXISTING CONDITIONS AREA "B"
C1.02	DEMOLITION PLAN AREA "A"
C1.03	DEMOLITION PLAN AREA "B"
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN AREA "A"
C2.02	SITE PLAN AREA "B"
C3.00	OVERALL GRADING PLAN
C3.01	GRADING PLAN AREA "A"
C3.02	GRADING PLAN AREA "B"
C3.03	SCM DETAILS
C4.00	UTILITY PLAN AREA "A"
C4.01	UTILITY PLAN AREA "B"
C4.02	FIRE ACCESS PLAN
C8.00	SITE DETAILS
C8.01	UTILITY DETAILS
C8.02	STORM DRAINAGE DETAILS
L5.00	CODE LANDSCAPE PLAN
L6.00	OVERALL LIGHTING PLAN
L8.00	TREE CONSERVATION PLAN
A1.01	LEVEL 01
A1.02	LEVEL 02
A1.03	LEVEL 03-06
A1.07	LEVEL 07
A1.08	LEVEL 08 AND 09
A1.10	LEVEL 10
A1.20	SOUTH AND EAST ELEVATION
A1.22	EAST AND NORTH ELEVATION
A1.23	WEST ELEVATION - NORTH
A1.24	WEST ELEVATION - SOUTH
A2.00	RELOCATED STATION ELEVATIONS

**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.  
 Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.  
 Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

The John R. McAdams Company, Inc.  
 621 Hillsborough Street  
 Suite 500  
 Raleigh, NC 27603  
 phone 919. 823. 4300  
 fax 919. 361. 2269  
 license number: C-0293, C-187  
 www.mcadamsco.com

**CONTACT**  
 DAVID BOYETTE  
 boyette@mcadamsco.com  
 PHONE: 919. 823. 4300

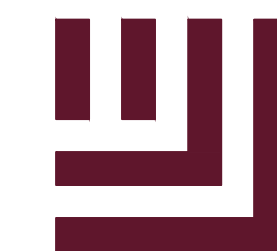
**CLIENT**  
 707 SEMART DRIVE PROPERTY LLC  
 4 BRYANT PARK, SUITE 200  
 NEW YORK, NY 10018  
 CONTACT: JASON DAVIS  
 PHONE: 646.503.5717

**PROJECT DIRECTORY**  
 DEVELOPER  
 707 SEMART DRIVE PROPERTY LLC  
 4 BRYANT PARK, SUITE 200  
 NEW YORK, NY 10018  
 CONTACT: JASON DAVIS  
 PHONE: 646.503.5717  
 ARCHITECT  
 J DAVIS  
 510 S WILMINGTON STREET  
 RALEIGH, NC, 27601  
 PHONE: 919. 835. 1500  
 ARCHITECT  
 CLEARSCAPES  
 500 E DAVID STREET, SUITE 180  
 RALEIGH, NC, 27601  
 PHONE: 919. 821. 2775

**REVISIONS**

NO. DATE

**ADMINISTRATIVE SITE REVIEW FOR:**  
 707 SEMART DRIVE  
 RALEIGH, NORTH CAROLINA 27604  
 PROJECT NUMBER: TBE-21002



**McADAMS**

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**CLIENT**

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**707 SEMART DRIVE**  
ADMINISTRATIVE SITE REVIEW  
707 SEMART DRIVE  
RALEIGH, NC, 27604



**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. TBE-21002  
FILENAME TBE21002-ASR-S1  
CHECKED BY DB  
DRAWN BY JJ  
SCALE 1" = 50'  
DATE 11.01.2022

**SHEET**

**OVERALL SITE PLAN**

**C2.00**

**SITE LEGEND**

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

TYPE (A) TYPE (B) TYPE (C)

ACCESSIBLE ROUTE

PHASE LINE

PROPERTY LINE

RIGHT-OF-WAY LINE

LOT LINE

EASEMENT LINE

CENTERLINE

HEAVY DUTY ASPHALT PAVEMENT



N/F  
AMERCO REAL ESTATE COMPANY  
DB 010888-PG 02414  
PIN: 1704832014  
716 CAPITAL BLVD  
ZONING: IX-12  
USE: BUSINESS

N/F  
CH REALTY VII-BARANOF I RALEIGH  
DB 018535-PG 01594  
PIN: 1704622708  
622 CAPITAL BLVD  
ZONING: IX-12  
USE: BUSINESS

N/F  
COTTON MILL CONDOMINIUMS  
THE YORK PROPERTIES INC  
DB 006789-PG 00351  
PIN: 1704622417  
614 CAPITAL BLVD  
ZONING: DX-12  
USE: CONDOMINIUM

OUTDOOR AMENITY AREA  
AREA 1 - 6,258 SF

OUTDOOR AMENITY AREA  
AREA 2 - 8,414 SF

N/F  
PEACE UNIVERSITY PROPERTIES, LLC  
DB 015478-PG 02730  
PIN: 1704638253  
826 SEMART DR  
ZONING: DX-7-UG  
USE: PARKING

N/F  
SEABOARD II LLC  
DB 017316-PG 01580  
PIN: 1704628864  
802 SEMART DR  
ZONING: DX-7-UG  
USE: BUSINESS

N/F  
SEABOARD II LLC  
DB 017316-PG 01580  
PIN: 1704627406  
10 W FRANKLIN ST  
ZONING: DX-7-UG  
USE: BUSINESS

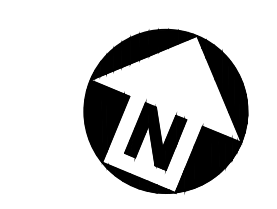
N/F  
SEABOARD VENTURES III LLC  
DB 015694-PG 00280  
PIN: 1704625109  
121 SEABOARD AVE  
ZONING: DX-7-UG  
USE: BUSINESS

N/F  
BARWICK, BENJAMIN C  
DB 017702-PG 02080  
PIN: 1704625101  
606 RAILROAD ST  
ZONING: DX-7-UG  
USE: UNKNOWN

N/F  
44 WALKER LLC  
DB 015707-PG 01753  
PIN: 1704626175  
111 SEABOARD AVE  
ZONING: DX-7-UG  
USE: BUSINESS

N/F  
MM FOWLER INC  
DB 014079-PG 02032  
PIN: 1704625075  
118 W PEACE ST  
ZONING: DX-7-UG  
USE: CONVENIENT STORE

N/F  
MCKNITT AND ASSOCIATES LLC  
DB 008614-PG 00460  
PIN: 1704621184  
200 W PEACE ST  
ZONING: DX-12  
USE: BUSINESS

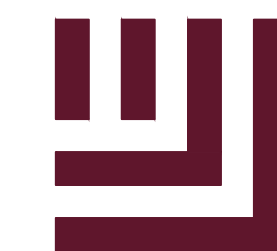


GRAPHIC SCALE  
0 25 50 100  
1 inch = 50 ft.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TBE21002\Production\Engineering\Construction\Drawings\Current Drawings\TBE21002-ASR-S1.dwg, 11/1/2022 3:07:38 PM, Joann Jackson



**McADAMS**

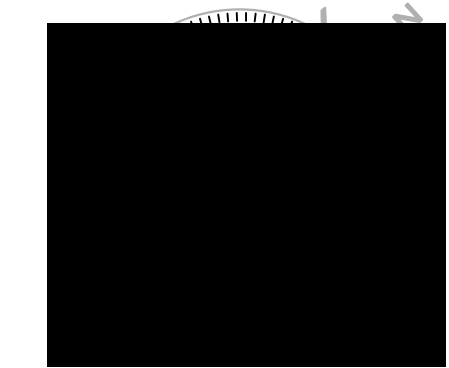
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**CLIENT**

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CONTACT: JASON DAVIS  
PHONE: 646.503.5717

**707 SEMART DRIVE**  
ADMINISTRATIVE SITE REVIEW  
707 SEMART DRIVE  
RALEIGH, NC, 27604



**REVISIONS**

NO.	DATE

**PLAN INFORMATION**

PROJECT NO.	TBE-21002
FILENAME	TBE21002-ASR-S1
CHECKED BY	DB
DRAWN BY	JJ
SCALE	1" = 30'
DATE	11.01.2022

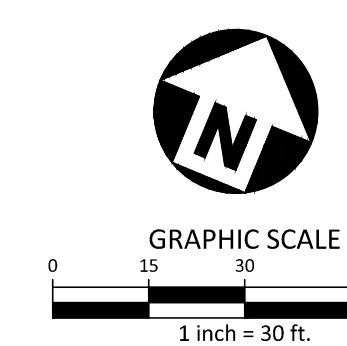
**SHEET**

**SITE PLAN**  
**AREA "A"**

**C2.01**

**SITE LEGEND**

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PLAZA AREA



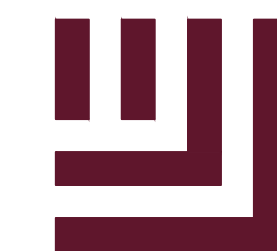
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C2.02



M:\Projects\TBE21002\Production\Engineering\Construction\Drawing\Current\Drawings\TBE21002-ASR-S1.dwg, 11/1/2022 3:07:44 PM, Joann Jackson



**McADAMS**

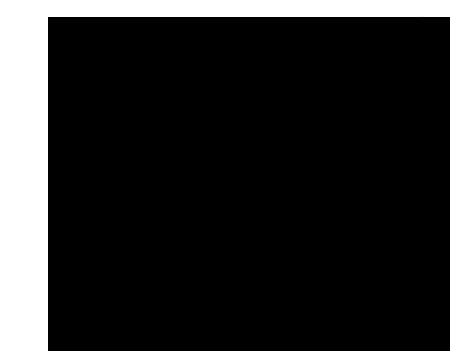
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license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

707 SEMART DRIVE PROPERTY LLC  
4 BRYANT PARK, SUITE 200  
NEW YORK, NY 10018  
CONTACT: JASON DAVIS  
PHONE: 646.503.5171

**707 SEMART DRIVE**  
ADMINISTRATIVE SITE REVIEW  
707 SEMART DRIVE  
RALEIGH, NC, 27604



**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. TBE-21002  
FILENAME TBE21002-ASR-S1  
CHECKED BY DB  
DRAWN BY JJ  
SCALE 1" = 30'  
DATE 11.01.2022

**SHEET**

**SITE PLAN**  
**AREA "B"**

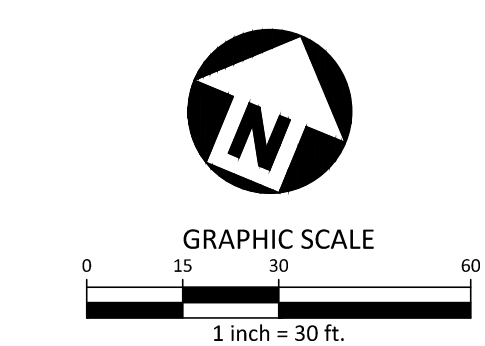
**C2.02**

**SITE LEGEND**

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT



SEE SHEET C2.01



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TBE21002\Production\Engineering\Construction\Drawings\Current\Drawings\TBE21002-ASR-S1.dwg, 11/1/2022 1:07:49 PM, Joann Jackson

N/F  
AMERCO REAL ESTATE COMPANY  
DB 010889-PG 02414  
PIN: 1704632014  
716 CAPITAL BLVD  
ZONING: M-12  
USE: BUSINESS

N/F  
CH REALTY VII-BARANOF I RALEIGH  
622 CAPITAL SELF S  
DB 018535-PG 01594  
PIN: 1704622708  
622 CAPITAL BLVD  
ZONING: M-12  
USE: BUSINESS

EXISTING  
CSX TRANSPORTATION  
(VAR. WIDTH RAILROAD R/W)

EXISTING  
SEMART DRIVE  
(VAR. WIDTH PRIVATE R/W)

N/F  
PEACE UNIVERSITY PROPERTIES, LLC  
DB 015478-PG 02730  
PIN: 1704638253  
828 SEMART DR  
ZONING: DX-7-UG  
USE: PARKING

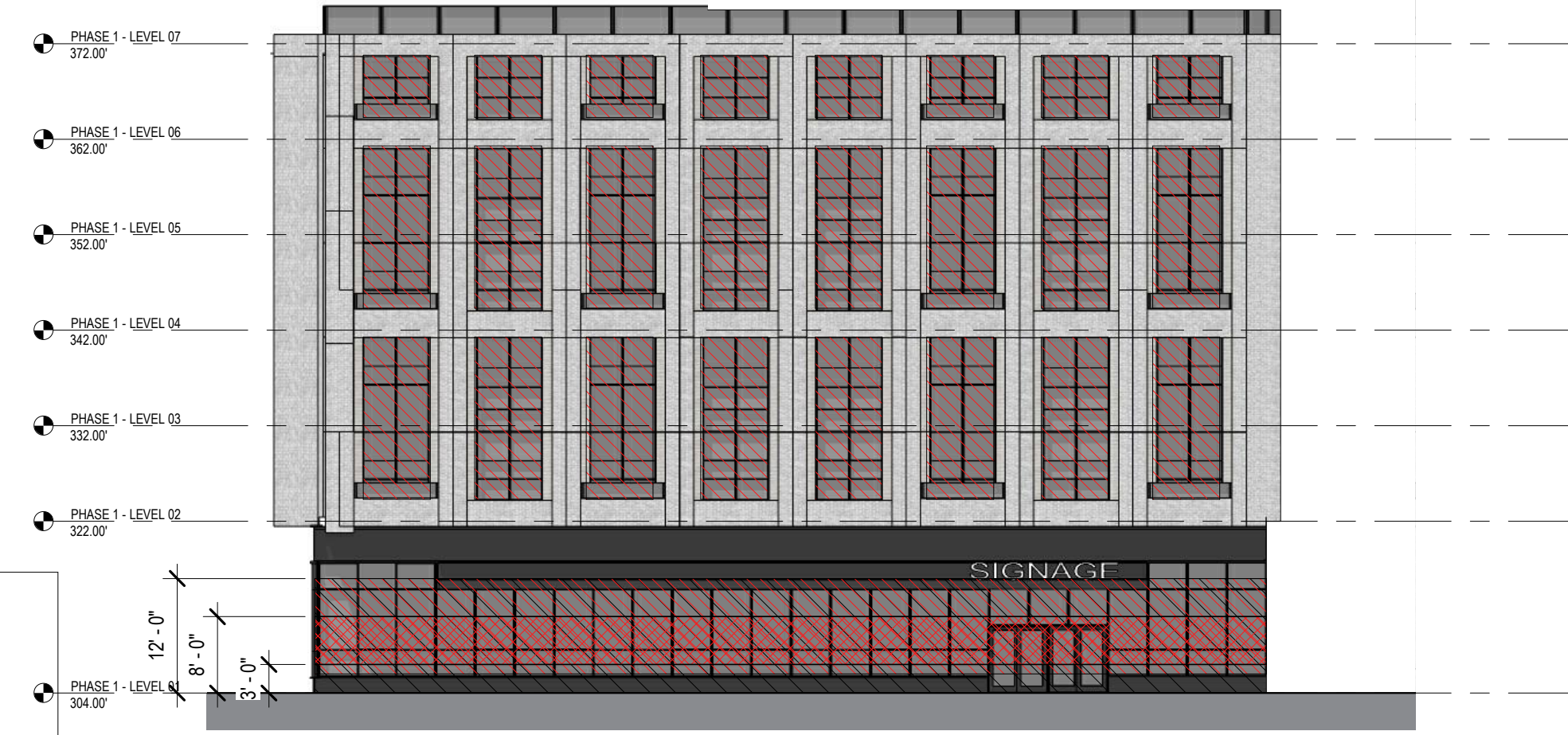
N/F  
SEABOARD II LLC  
DB 017316-PG 01580  
PIN: 1704628664  
802 SEMART DR  
ZONING: DX-7-UG  
USE: BUSINESS

N/F  
SEABOARD II LLC  
DB 017316-PG 01580  
PIN: 1704627406  
10 W FRANKLIN ST  
ZONING: DX-7-UG  
USE: BUSINESS

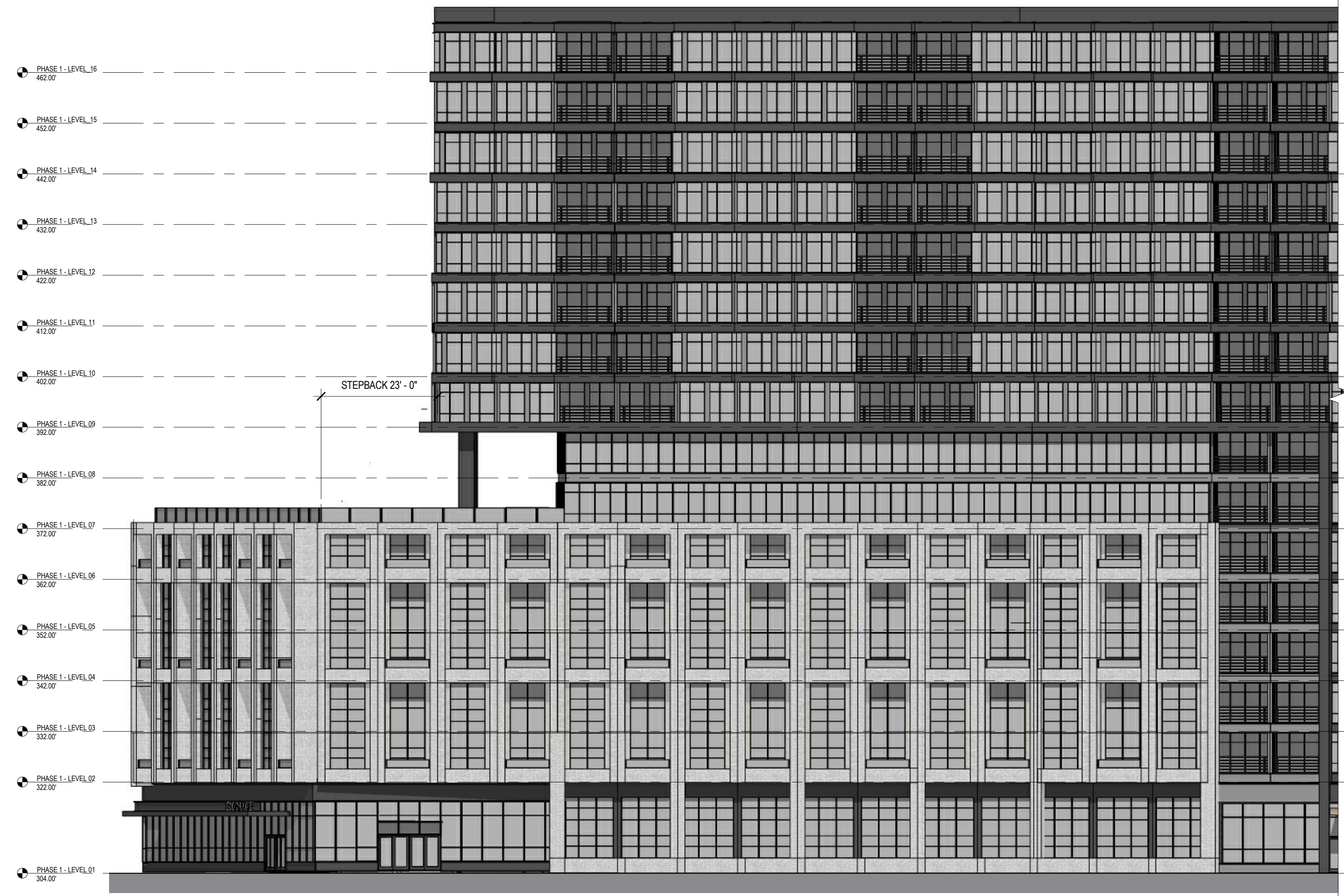
1/11/2022 10:33:16 AM \\jps-6501\user\jps\Documents\Autodesk\My Project\Project Train\_Current\Drawings\230101.rvt

UPPER STORY TRANSPARENCY:  
TOTAL FACADE AREA: 4982 SF  
TRANSPARENT AREA: 2268 SF  
45.5% TRANSPARENT  
20% REQUIRED

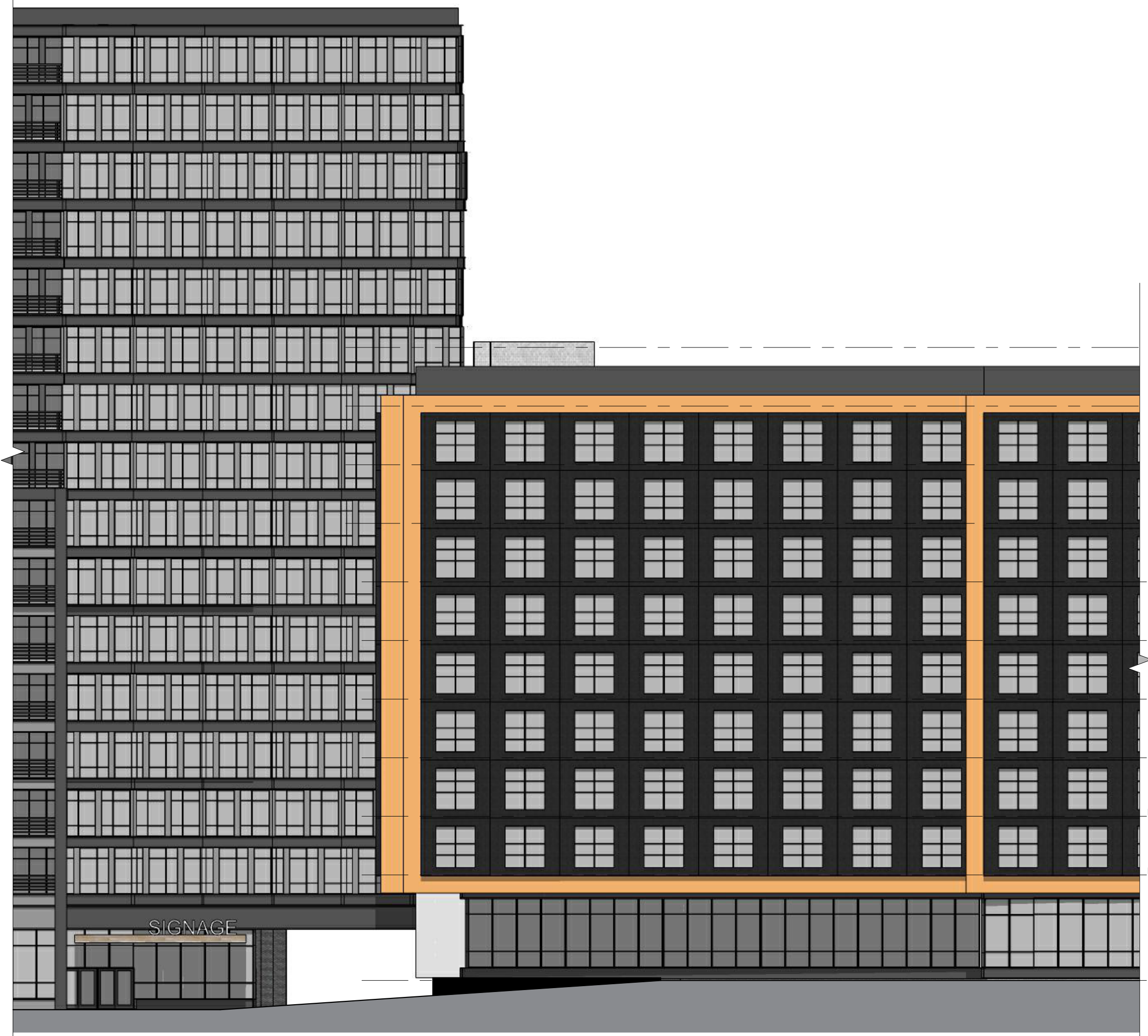
AREA OF FACADE UP TO 12'-0" = 1218 SF  
AREA OF GLASS WITHIN THIS AREA: 1015 SF  
83% TRANSPARENT  
66% REQUIRED  
AREA BETWEEN 3' AND 8" = 495 SF  
AREA OF GLASS WITHIN THIS AREA = 495 SF  
1/2 OF REQUIRED TRANSPARENCY = (1218\*.66)/2 = 402 SF



SOUTH ELEVATION (ALIGNED WITH SEABOARD AVE) 1  
1/16" = 1'-0"



EAST ELEVATION (SEAMT DRIVE)- SOUTH 2  
1/16" = 1'-0"

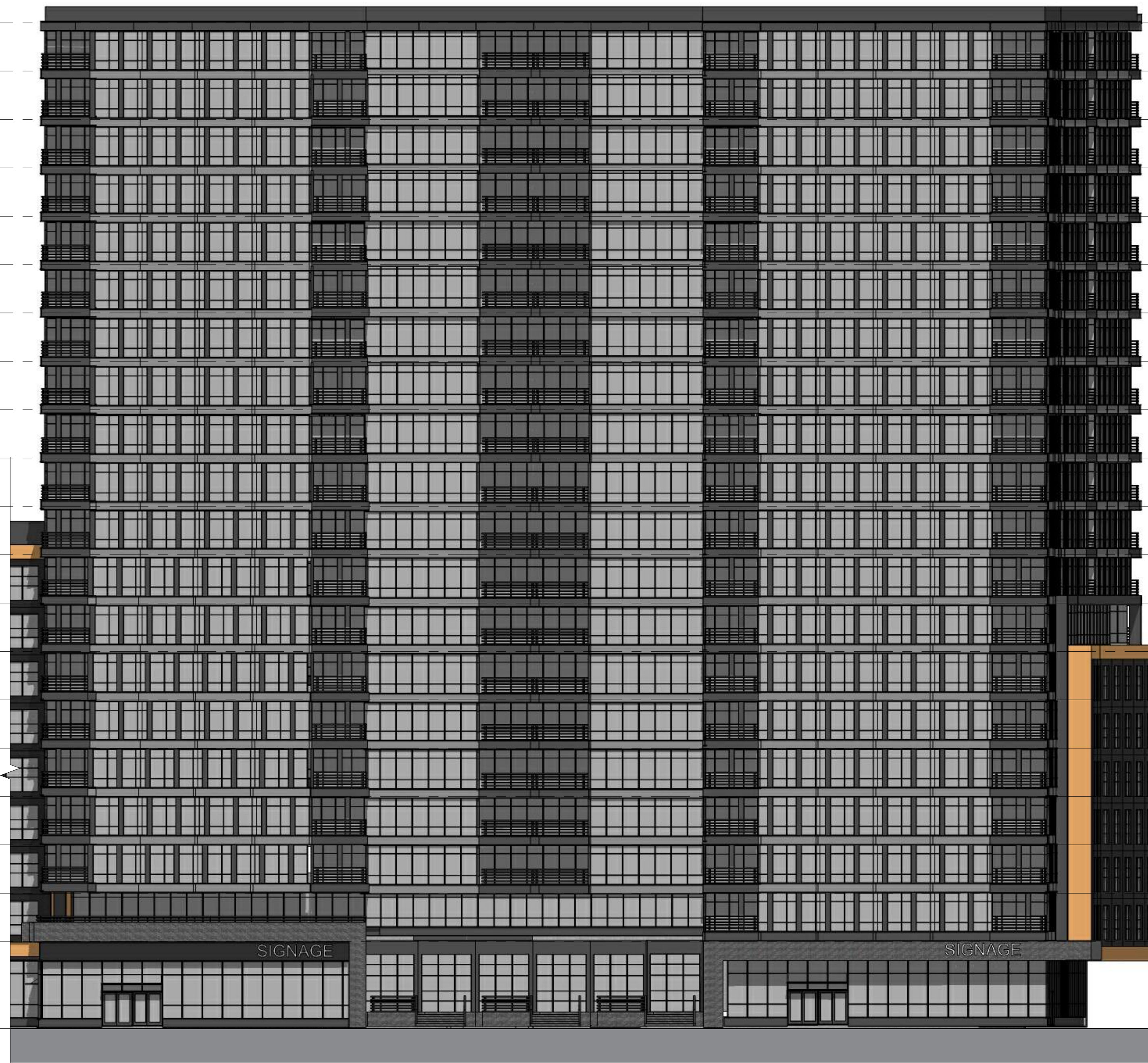


EAST ELEVATION (SEAMT DRIVE) - MIDDLE 3  
1/16" = 1'-0"

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PROJECT:	21018	DATE	10/27/22
ISSUE:			
REVISIONS:			
DRAWN BY:	--		
CHECKED BY:	--		
CONTENT:			
	BUILDING ELEVATIONS		

10/27/2022, 12:12:19 PM \\jpe-6501\Users\jpe6501\Documents\Autodesk\My Projects\Project Train\_Current\_Documents\231010.rvt



EAST ELEVATION (SEMART DRIVE) - NORTH 1  
1/16" = 1'-0"



NORTH ELEVATION 2  
1/16" = 1'-0"

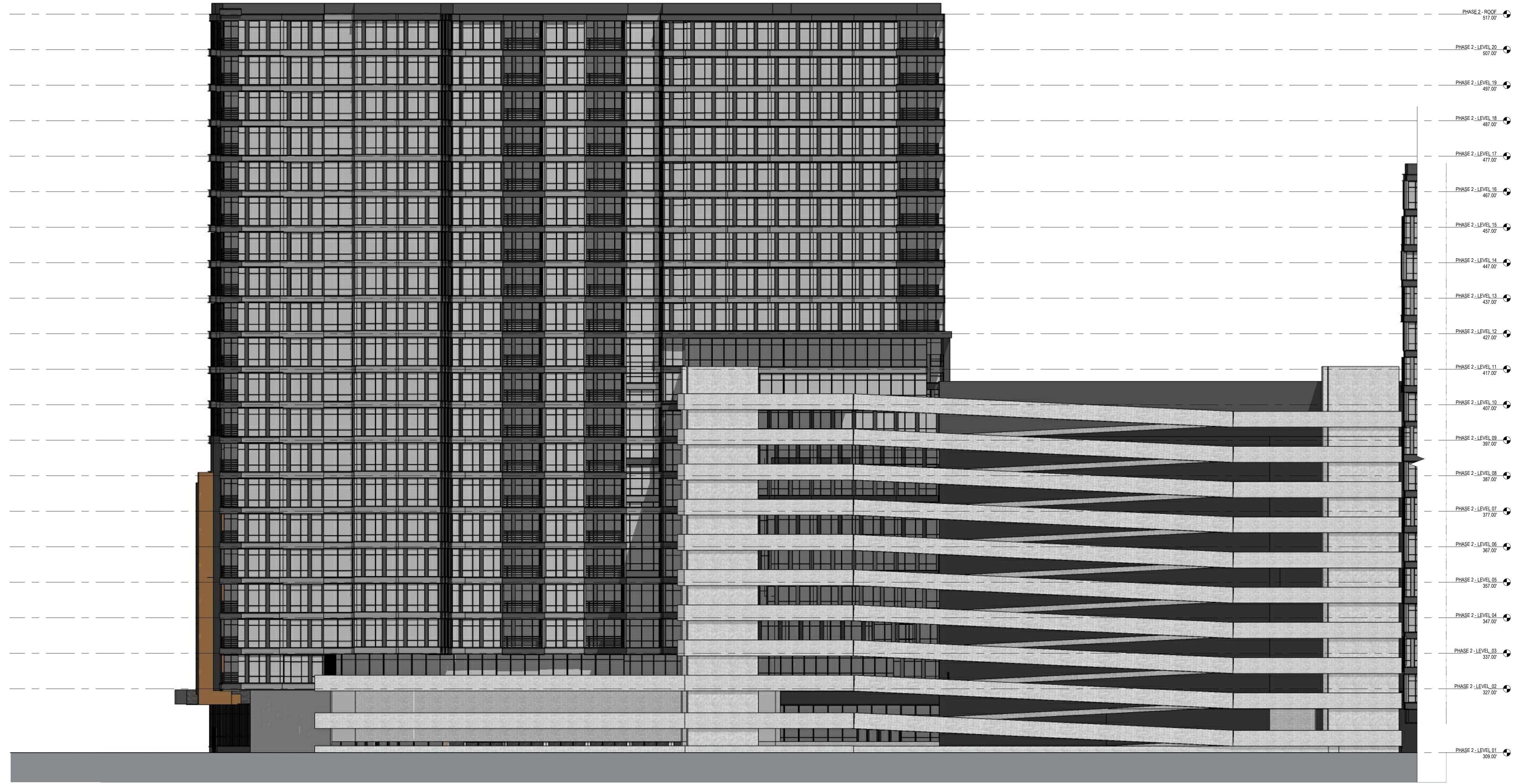
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	PROJECT:	21018	DATE	10/27/22
ISSUE:				
REVISIONS:				
DRAWN BY:	Author			
CHECKED BY:	Checker			
CONTENT:	BUILDING ELEVATIONS			

A1.22

# 707 SEMART DRIVE RALEIGH, NC





- PHASE 2 - ROOF 517.00
- PHASE 2 - LEVEL 20 507.00
- PHASE 2 - LEVEL 19 497.00
- PHASE 2 - LEVEL 18 487.00
- PHASE 2 - LEVEL 17 477.00
- PHASE 2 - LEVEL 16 467.00
- PHASE 2 - LEVEL 15 457.00
- PHASE 2 - LEVEL 14 447.00
- PHASE 2 - LEVEL 13 437.00
- PHASE 2 - LEVEL 12 427.00
- PHASE 2 - LEVEL 11 417.00
- PHASE 2 - LEVEL 10 407.00
- PHASE 2 - LEVEL 09 397.00
- PHASE 2 - LEVEL 08 387.00
- PHASE 2 - LEVEL 07 377.00
- PHASE 2 - LEVEL 06 367.00
- PHASE 2 - LEVEL 05 357.00
- PHASE 2 - LEVEL 04 347.00
- PHASE 2 - LEVEL 03 337.00
- PHASE 2 - LEVEL 02 327.00
- PHASE 2 - LEVEL 01 309.00

WEST ELEVATION - NORTH  
1/16" = 1'-0"

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PROJECT:	21018	DATE	10/27/22
ISSUE:			
REVISIONS:			
DRAWN BY:	Author		
CHECKED BY:	Checker		
CONTENT:			
BUILDING ELEVATIONS			

# 707 SEMART DRIVE RALEIGH, NC





WEST ELEVATION - SOUTH  
1/16" = 1'-0"

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	PROJECT:	21018	DATE
	ISSUE:		10/27/22
	REVISIONS:		
	DRAWN BY:	Author	
	CHECKED BY:	Checker	
	CONTENT:	BUILDING ELEVATIONS	

A1.24

707 SEMART DRIVE  
RALEIGH, NC



# McADAMS

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## CLIENT

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PHONE: 646.503.5717

**707 SEMART DRIVE**  
ADMINISTRATIVE SITE REVIEW  
**707 SEMART DRIVE**  
RALEIGH, NC, 27604

PRELIMINARY  
NOT FOR CONSTRUCTION

## REVISIONS

NO. DATE

## PLAN INFORMATION

PROJECT NO. TBE-21002  
FILENAME  
CHECKED BY FB  
DRAWN BY CL  
SCALE 1/8" = 1'-0"  
DATE

## SHEET

## BUILDING ELEVATIONS

# A200

