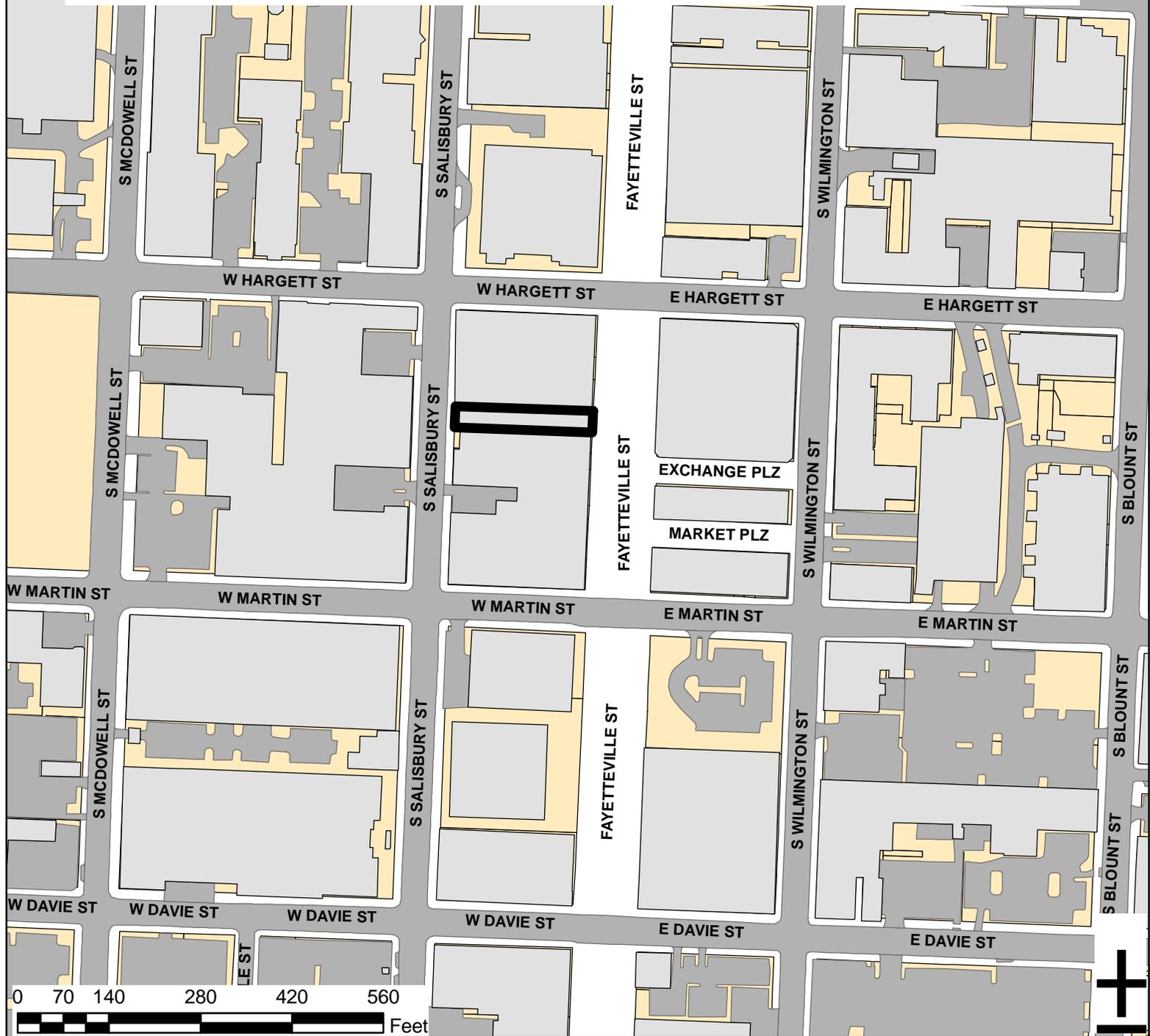


BOYLAN PEARCE BUILDING

SP-68-2009



Zoning: **Bus DOD**
Planning
District: **Central**
CAC: **Central**
Drainage
Basin: **Rocky Branch**

Acreage: **0.152**
Square Feet: **3,685**
Planner: **Eric Hodge**
Phone: **(919) 516-2639**
Applicant
Contact: **Clearscapes**
(919) 821-2775

Section A. SITE DATA SHEET

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:
DEVELOPMENT NAME: Boylan Pearce Building
PROPERTY ADDRESS: 216 Fayetteville Street
WAKE CO. PROPERTY IDENTIFICATION # (PIN): 1703.34-08-8159
ZONING DISTRICT(S): (B) w/ Downtown Overlay TOTAL SITE ACRES: 0.152 INSIDE CITY LIMITS: YES
If in a conditional use zoning district, place the complete list of zoning conditions on the front cover of the drawing set.
Per section 10-2132, summarize the reason(s) this plan requires Planning Commission (PC) or City Council (CC)
Preliminary Approval. Section 10-2132.2(i) - Change of use for existing building > 10,000sf in Downtown Overlay District

PROPOSED BUILDING USE: Office (B) EXISTING BUILDING(S) (sq. ft. gross): 18,412
PROPOSED BUILDING(S) (sq. ft. gross): 7,128 (1st Floor Mezzanine, 2nd Floor Mezzanine and Roof Addition)
TOTAL EXISTING AND PROPOSED BUILDING(S) EXPANSION (sq. ft. gross): 25,538
PROPOSED BUILDING HEIGHT OR HEIGHT OF EACH BUILDING 71'-0"

OFF STREET PARKING: REQ'D: (0) PROVIDED: (0) - Downtown Parking Overlay

HOTELS: # ROOMS: _____ NUMBER OF DWELLING UNITS IF DEFINED AS EXTENDED STAY _____
APT / CONDO: # 1BR Units: _____ 2BR: _____ 3BR: _____ 4BR: _____
SHOPPING CENTER: # BUILDINGS _____ # LOTS _____

CLIENT (Owner or Developer):
Name(s) AJ Fletcher Foundation
Address: 220 Fayetteville Street, Suite 300
Raleigh, NC ZIP 27601
Telephone: 919.573.4656 FAX: _____
E-Mail Address: ajfletcher@ajfletcher.com

CONSULTANT / PROJECT MANAGER (Person to act as staff contact for correspondence)
Name(s) Fred Belledin, Clearscapes
Address: 311-200 West Martin Street
Raleigh, NC ZIP 27601
Telephone: 919.821.2775 FAX: 919.821.0804
E-Mail Address: fbelledin@clearscapes.com

Provide the following if applicable:
Board of Adjustment, rezoning, subdivision, or prior preliminary site plan or subdivision action:
YES _____ NO _____ If yes, list file number (SP-xx-00, Z-xx-00, A-xx-00, etc.) _____ and affix a list of conditions to the site plan itself.

OWNER'S SIGNATURE*: in filing this plan as the property owner(s), I/we do hereby agree and firmly bind

BOYLAN PEARCE BUILDING
216 FAYETTEVILLE STREET
CITY OF RALEIGH

SUMMARY INFORMATION:

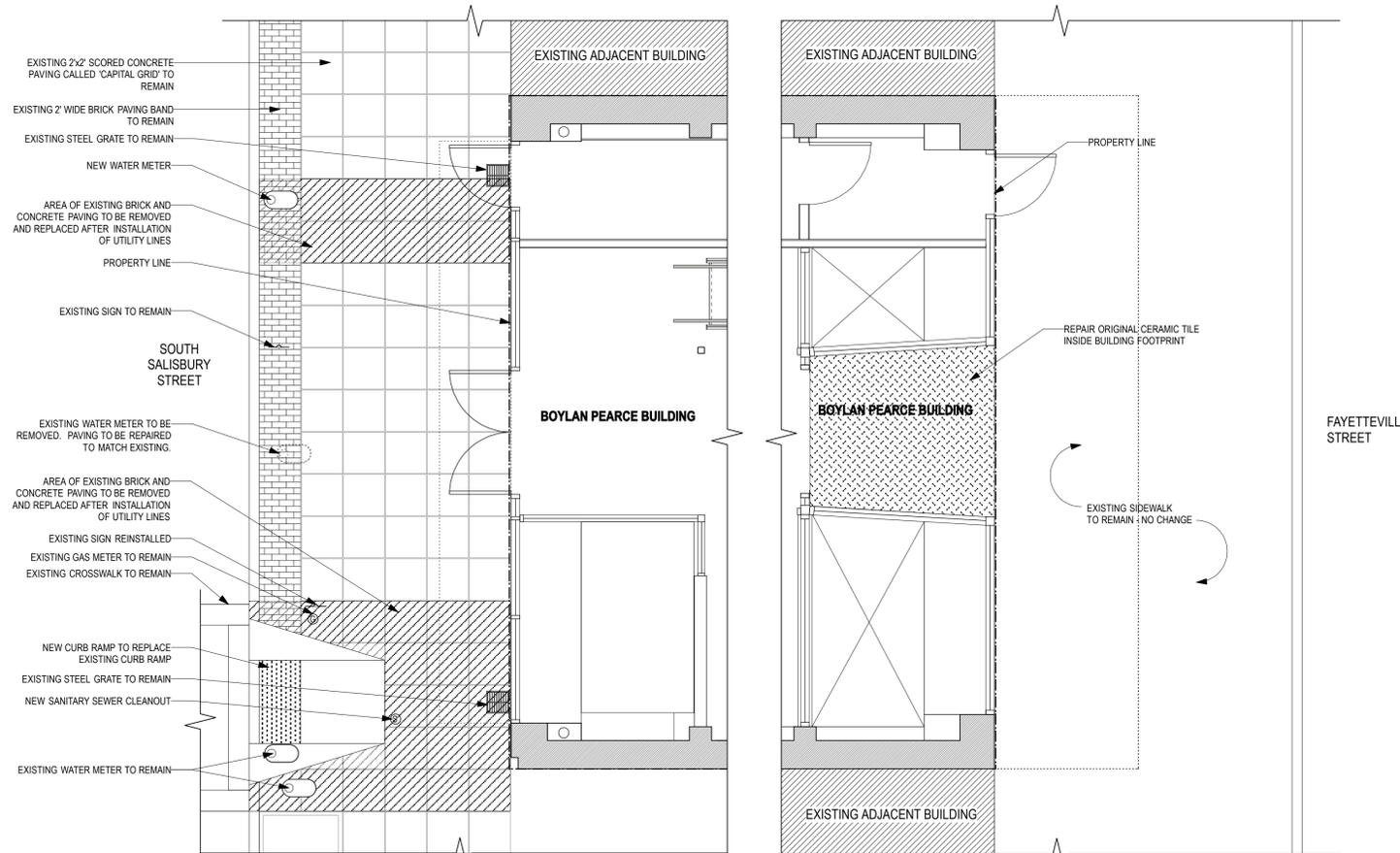
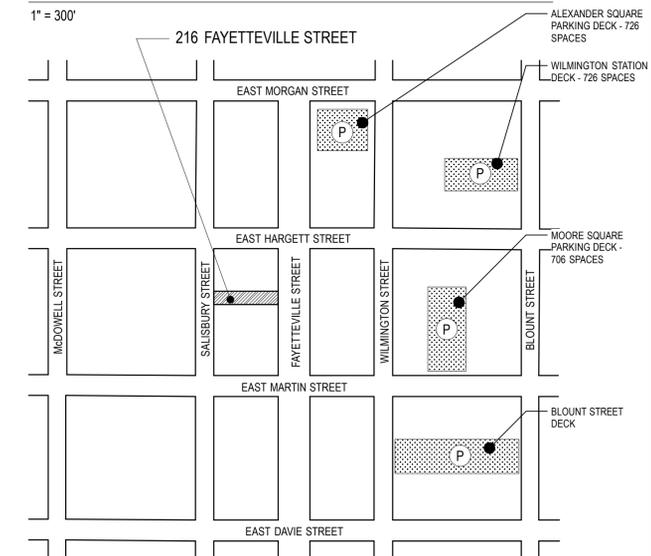
- ADDRESS: 216 FAYETTEVILLE STREET, RALEIGH, NC 27601, PIN #1703688159
- ZONING: BUSINESS, DOWNTOWN OVERLAY DISTRICT
- ACREAGE: 0.152 AC
- N/A
- BUILDING SIZE:
BUILDING LOT COVERAGE: 100%
FLOOR AREA RATIO: 3.86
BASEMENT FLOOR: 6,282 SF EXISTING BUSINESS USE
GROUND FLOOR: 5,911 SF EXISTING BUSINESS USE
GROUND FLOOR MEZZANINE: 1,424 SF PROPOSED BUSINESS USE
SECOND FLOOR: 6,190 SF EXISTING BUSINESS USE
SECOND FLOOR MEZZANINE: 2,017 SF PROPOSED BUSINESS USE
THIRD FLOOR: 6,311 SF EXISTING BUSINESS USE
FOURTH FLOOR: 3,685 SF PROPOSED BUSINESS USE
- 25,538 SF GROSS BUILDING AREA. WITH THE FIRST 10,000 SF PARKING EXEMPT, (39) SPACES ARE REQUIRED (15538/400). THE EXISTING NATIONAL-REGISTER LISTED BUILDING OCCUPIES THE ENTIRE SITE. THERE ARE (4) PARKING DECKS WITHIN 1 1/2 BLOCKS OF THE SITE (SEE LOCATION MAP). THE BUILDING HAS NO TENANTS IN PLACE AT THIS TIME AND IS BEING PERMITTED ONLY AS A SHELL SPACE - IF NEEDED, LEASED PARKING AGREEMENTS CAN BE PROVIDED AT THE TIME TENANT FIT-UP DRAWINGS ARE SUBMITTED FOR PERMIT.
- EXISTING GROSS BUILDING AREA (WITHOUT BASEMENT): 18,412 SF; PROPOSED ADDITION: 3,685 SF; 3685/18412 = 20.0% EXPANSION
- NO EXISTING EASEMENT RECORDED TO THE BEST OF OUR KNOWLEDGE
- NAME OF DEVELOPMENT: BOYLAN PEARCE BUILDING
NAME OF OWNER: AJ FLETCHER FOUNDATION
DESIGNER: FRED BELLEDIN, CLEARSCAPES
311-200 WEST MARTIN STREET
RALEIGH, NC 27601
(919) 821.2775
(919) 821.0804 FAX



DRAWING INDEX

- A01 SITE PLAN/BUILDING DATA
- A02 SURVEY
- A03 UTILITY PLAN
- A04 FLOOR PLANS - BASEMENT TO SECOND FLOOR
- A05 FLOOR PLANS - SECOND FLOOR MEZZANINE TO ROOF
- A06 EXTERIOR ELEVATIONS

LOCATION MAP:



NOTE: SEE SHEET A03 FOR UTILITY PLAN



SITE PLAN APPROVAL
2009/08/19

PROJECT

BOYLAN PEARCE RENOVATION

Raleigh, NC

REVISIONS
NO. DATE OF REVISION

PROJECT DATA

DATE: 2009.08.19
DRAWN: MPY
CHECKED: FWB
FILENAME: SitePlanSubmittal_A01.vwx
PROJECT NO: 2006_0090
PRINTING: SITE PLAN APPROVAL

SHEET DATA

SITE PLAN/BUILDING DATA

SHEET NO.

A01