

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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: Transaction #: <u>ASR-0010-2020</u> Planning Coordinator: <u>Purify</u>			
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Sketch transaction #: _____	
<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 #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Seaboard Station - Block B			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 721 Halifax St., 18 Seaboard Ave.			
Site P.I.N.(s): 1704721405, 1704629445			
Please describe the scope of work. Include any additions, expansions, and change of use. New construction, mixed use development including, residential, retail, restaurant, and an integrated sub-surface parking deck.			
Current Property Owner/Developer Contact Name:			
NOTE: please attach purchase agreement when submitting this form. Rob Steward, Vice President of Seaboard I LLC			
Company: Seaboard I LLC		Title: Vice President	
Address: 760 Maine Avenue SW, Washington, DC 20024			
Phone #: 202.618.8948		Email: rsteward@hoffman-dev.com	
Applicant Name: Ross Massey			
Company: Stewart Inc		Address: 223 S. West Street, Suite 1100, Raleigh, NC 27603	
Phone #: 919.866.4781		Email: rmassey@stewartinc.com	

DEVELOPMENT TYPE + SITE DATA TAB
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-7-UG	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 21,991 SF
Gross site acreage: 3.62 AC	New gross floor area: 449,554 SF
# of parking spaces required: 325	Total sf gross (to remain and new): 449,554 SF
# of parking spaces proposed: 517	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 7
Existing use (UDO 6.1.4): Mixed Use	
Proposed use (UDO 6.1.4): Mixed Use	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>3.58</u> Square Feet: <u>155,916</u>	Proposed Impervious Surface: Acres: <u>3.42</u> Square Feet <u>148,920</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

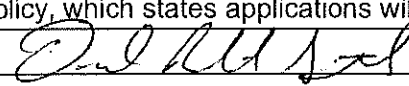
Total # of dwelling units: 299	Total # of hotel units: 0
# of bedroom units: 1br: 231 2br: 65 3br: 3 4br or more:	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

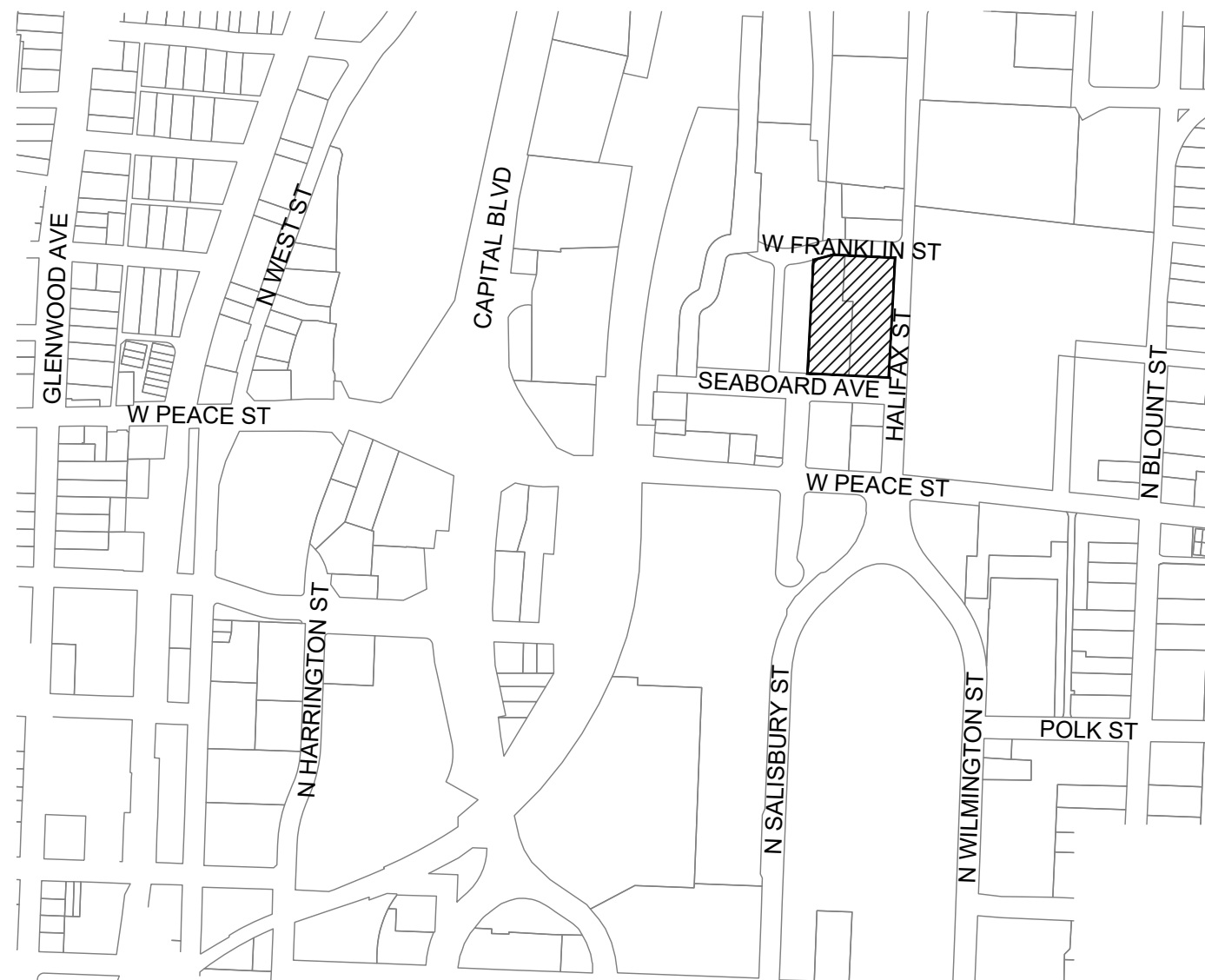
SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Ross Massey to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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>2/7/20</u>
Printed Name: Rob Steward, Vice President of Seaboard I LLC	



BLOCK B

721 HALIFAX ST., 18 SEABOARD AVENUE

CITY OF RALEIGH

MINISTRATIVE SITE REVIEW SUBMITTAL

ASR-0010-2020

SUBMITTED ON FEBRUARY 11, 2020
RESUBMITTED ON JUNE 12, 2020
RESUBMITTED ON JULY 29, 2020
RESUBMITTED ON SEPTEMBER 1, 2020
RESUBMITTED ON OCTOBER 2, 2020
RESUBMITTED ON OCTOBER 30, 2020
RESUBMITTED ON DECEMBER 4, 2020

REFERENCES		
REF. TYPE	TRANS. #	DATE
COR SKETCH PLAN	#581282	FEBRUARY 7, 2019
VARIANCE (BLOCK PERIMETER)	A-96-19	AUGUST 12, 2019
DESIGN ADJUSTMENT FOR VARIABLE WIDTH RIGHT OF WAY, TO ALLOW FOR 11' TRAVEL LANES, 8' WIDE SIDEWALKS FOR FRANKLIN ST.	A-12-20	JULY 13, 2020
DESIGN ADJUSTMENT TO REPLACE PARALLEL PARKING WITH A CURB EXTENSION, 10' TRAVEL LANES, 8' PARALLEL PARKING SPACES, TREE LAWNS RATHER THAN TREE GRATES, 4' PLANTING STRIP, 8' SIDEWALK, AND NARROWER RIGHT OF WAY ON SEABOARD AVE.	A-12-20	JULY 13, 2020
DESIGN ALTERNATE TO ALLOW FORWARD AND BACKWARD MOVEMENT INTO THE RIGHT OF WAY AT THE LOADING DOCK, AND A WIDER DRIVEWAY ON FRANKLIN ST.	A-13-20	JULY 13, 2020
DESIGN ALTERNATE TO NOT PROVIDE PARKING DECK ACCESS FROM A PROPOSED ALLEY	A-13-20	JULY 13, 2020
ADMINISTRATIVE ALTERNATE FOR BUILD-TO ALONG HALIFAX	AAD-16-20	AUGUST 20, 2020
ADMINISTRATIVE ALTERNATE FOR TRANSPARENCY ON HALIFAX AND FRANKLIN	AAD-20-20	SEPTEMBER 17, 2020

SITE DATA	
PROJECT NAME:	SEABOARD STATION - BLOCK B
SITE ADDRESS:	721 HALIFAX ST., 18 SEABOARD AVE., RALEIGH, NC 27603
COUNTY:	WAKE
PARCEL PIN #:	1704628864, 1704627406, 1704721405, 1704721408, 1704629445
PARCEL OWNER:	SEABOARD I LLC, SEABOARD II LLC
PARCEL AREA:	TRACT 1 64,120, TRACT 2 68,076, TRACT 4 67,812, TRACT 7 46,776 (TOTAL = 246,785 OR 5.67 AC)
TOTAL DISTURBED/ PROJECT AREA:	4.32 AC (188,065 SF)
CURRENT ZONING:	DX-7-UG
EXISTING LAND USE:	MIXED USE
PROPOSED USE:	MIXED USE RESTAURANT, RETAIL, RESIDENTIAL
RIVER BASIN:	NEUSE
CONSTRUCTION TYPE:	NEW CONSTRUCTION
MAX BUILDING HEIGHT:	7 STORIES
PROPOSED BUILDING HEIGHT:	78'-0"
PROPOSED STORIES:	7 STORIES
EXISTING IMPERVIOUS AREA:	3.58 AC (155,916 SF)
PROPOSED IMPERVIOUS AREA:	3.42 AC (148,920 SF)

GROSS SITE AREA	5.67 AC (246,785 SF)
RIGHT OF WAY ABANDONMENT	0.39 AC (11,938 SF + 5,035 SF BLOCK A ABANDONMENT)
RIGHT OF WAY DEDICATION	0.14 AC (5,998 SF)
NET SITE AREA	5.92 AC (257,767 SF)
LOT 1 (SEABOARD BLOCK B)	2.14 AC (93,390 SF)
LOT 2	2.27 AC (99,081 SF)
LOT 3	1.50 AC (65,296 SF)

GROSS RETAIL AREA	10,515 SF
GROSS RESTAURANT AREA	19,285 SF
GROSS RESIDENTIAL AREA	272,886 SF
TOTAL GROSS AREA	302,686 SF
PARKING AREA	196,786 SF

1ST LEVEL INDOOR AMENITY AREA	5,631 SF
POOL COURTYARD	5,245 SF
AMENITY OPEN AIR PASS THROUGH	1,252 SF
NORTH COURTYARD	3,140 SF
2ND LEVEL INDOOR AMENITY AREA	2,119 SF

RESIDENTIAL UNITS	298
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SHEET INDEX	
Sheet No.	Sheet Title
C0.00	COVER SHEET
C0.01	PRIOR APPROVALS
C0.10	GENERAL NOTES
C1.00	ALTA NSPS LAND TITLE SURVEY
C1.01	EXISTING CONDITIONS PLAN - BLOCK B
C1.02	PROPERTY LINE & EASEMENT PLAN
C1.20	TREE CONSERVATION PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.01	TRANSPORTATION PLAN
C3.02	SIGHT TRIANGLES PLAN
C3.03	ALLEY PLAN
C3.04	BUILD-TO PLAN
C3.10	FIRE ACCESS PLAN
C3.11	WASTE MANAGEMENT PLAN
C3.20	SIGNAGE & PAVEMENT MARKINGS PLAN
C5.00	GRADING & STORM DRAINAGE PLAN
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS 2
L5.00	PLANTING PLAN
L6.00	PLANTING & SOILS DETAILS
L7.00	SITE LIGHTING PLAN
A01	P4 - PARKING
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A03	P2 - LOWER RETAIL
A04	P1 - UPPER RETAIL
A05	1ST FLOOR PLAN
A06	2ND FLOOR PLAN
A07	3RD FLOOR PLANS
A08	4TH FLOOR PLAN
A09	5TH FLOOR PLAN
A10	ROOF
A11	ELEVATIONS
A12	ELEVATIONS
A13	BUILDING SECTION

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: Transaction #:		Planning Coordinator:	
Building Type		Site Transaction History	
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<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:	
		Zoning Case #:	
		Administrative Alternate #:	
GENERAL INFORMATION			
Development name: Seaboard Station - Block B			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 721 Halifax St., 18 Seaboard Ave.			
Site P.I.N. (s): 1704721405, 1704629445			
Please describe the scope of work. Include any additions, expansions, and change of use. New construction, mixed use development including, residential, retail, restaurant, and an integrated sub-surface parking deck.			
Current Property Owner/Developer Contact Name: Rob Stewart, Vice President of Seaboard I LLC & Seaboard II LLC			
NOTE: please attach purchase agreement when submitting this form.		Title: Vice President	
Company: Seaboard I LLC & Seaboard II LLC		Address: 760 Maine Avenue SW, Washington, DC 20024	
Phone #: 202.618.8948		Email: rsteward@hoffman-dev.com	
Applicant Name: Ross Massey			
Company: Stewart Inc		Address: 223 S. West Street, Suite 1100, Raleigh, NC 27603	
Phone #: 919.866.4781		Email: rmassey@stewartinc.com	

Page 1 of 2

REVISION 05.01.19

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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-7-UG	Existing gross floor area (not to be demolished): 0
Gross site acreage: 5.67 AC	Existing gross floor area to be demolished: 21,991 SF
# of parking spaces required: 0	Total sf gross (to remain and new): 375,662 SF
# of parking spaces proposed: 504	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 7
Existing use (UDO 6.1.4): Mixed Use	
Proposed use (UDO 6.1.4): Mixed Use	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 3.58 Square Feet: 155,916	Proposed Impervious Surface: Acres: 3.42 Square Feet: 148,920
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Flood slv: _____	
Aluvial soils: _____	
FEMA Map Panel #: _____	
Nausea River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 298	Total # of hotel units: 0
# of bedroom units: 1br: 231 2br: 64 3br: 3 4br or more:	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
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Signature:	Date: 2/7/20
Printed Name: Rob Stewart, Vice President of Seaboard I LLC	

Page 2 of 2

REVISION 05.01.19

raleighnc.gov

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # C19083

Client:



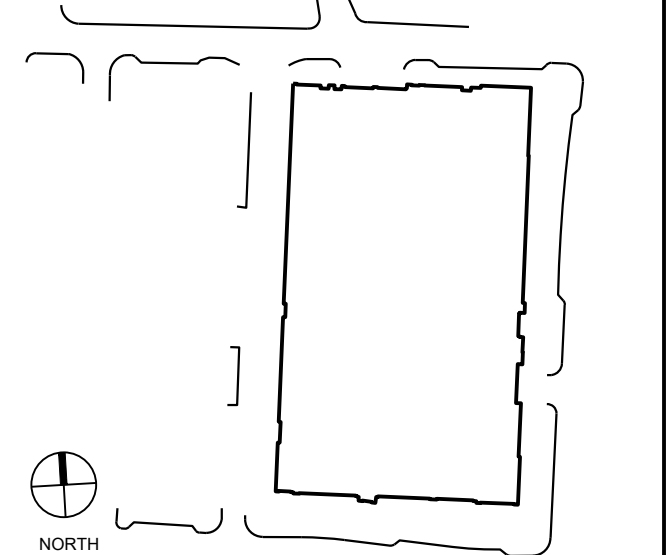
Consultants:



Vicinity map:



Key map:



Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:

SEABOARD
STATION -
BLOCK B

Issued for:

ADMINISTRATIVE SITE
REVIEW

No.	Date	Description
1	6.12.2020	CITY COMMENTS
2	7.29.2020	CITY COMMENTS
3	9.01.2020	CITY COMMENTS
4	10.02.2020	CITY COMMENTS
5	10.30.2020	CITY COMMENTS
6	12.04.2020	CITY COMMENTS
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Title:

COVER SHEET

Project number: C19083 Sheet #: C0.00
Issued Date: 07.24.2020
Drawn by: JCP
Approved by: CRM

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

ARCHITECTURE



STEWART

223 S. WEST STREET
SUITE 1100
RALEIGH, NC 27603
T 919.380.8750

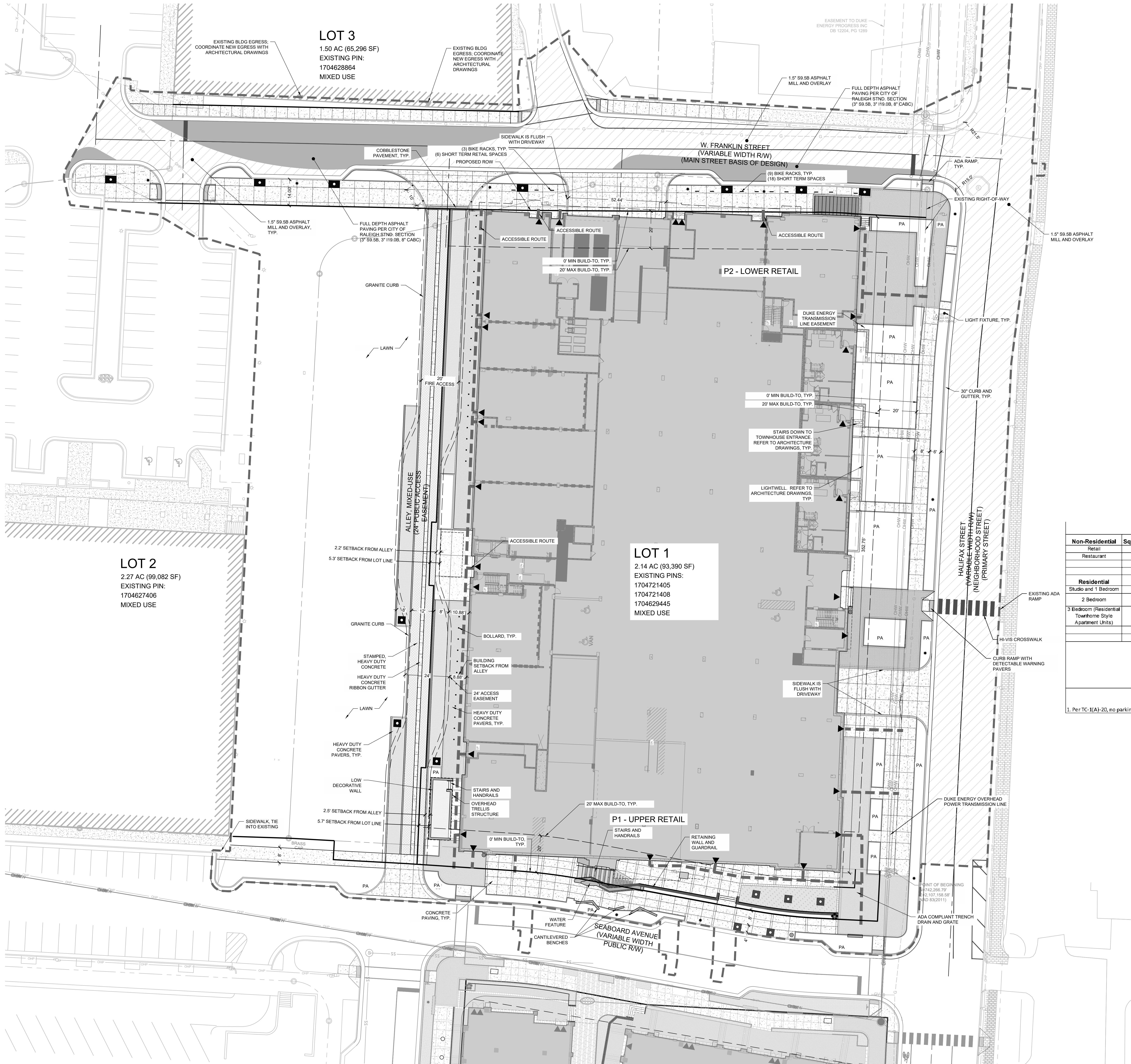
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # C19083

STEWART INC. - CIVIL
CONTACT: ROSS MASSEY, PE
CIVIL ENGINEER
919.866.4781 (T)
919.380.8752 (F)
RMASSEY@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: CHRISTOPHER MILLER, PLA
LANDSCAPE ARCHITECT
919.866.4796 (T)
919.380.8752 (F)
CMILLER@STEWARTINC.COM



CLINE DESIGN ASSOCIATES, PA
125 N. HARRINGTON STREET
RALEIGH, NC 27603
CONTACT: BRETT W. POWELL, AIA
919.833.6413 ext 4149 (T)
919.500.1948 (C)
CLINEDESIGNASSOC.COM



- PROPOSED CONCRETE PAVERS
- PROPOSED STAMPED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED STANDARD CROSSWALK
- PROPOSED HIGH VISIBILITY CROSSWALK
- PROPOSED SIGN
- PROPOSED KEYSTONE WALL
- PROPOSED DETECTABLE WARNING PAVERS
- PROPOSED PEDESTRIAN LIGHT
- PROPOSED BIKE RACK
- PROPOSED BENCH
- PROPOSED BOLLARD
- PA PLANTING AREA
- LIMITS OF DISTURBANCE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EASEMENT
- PROPOSED TREE GRATE

NOTES:
1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
2. REFER TO TRANSPORTATION PLAN FOR DIMENSIONS.

BIKE PARKING			
Short Term	SF/Units	Rate	Required
Restaurant	19,285	1/5000 SF	4
Retail	10,515	1/5000 SF	4
Residential	298	1/20 units	15
		Total Required:	23
		Total Provided:	24
Long Term	Square Footage/Units	Rate	Required
Restaurant	19,285	1/25000 SF	4
Retail	10,515	None	None
Residential	298	None	None
		Total Required:	4
		Total Provided:	4

*Per UDO 3.2.2.C - Minimum 4 required short-term bike parking spaces for Restaurant/Retail. Minimum 4 long-term bike parking spaces required for Restaurant.

VEHICULAR PARKING						
Non-Residential	Square Footage	Required Rate	Required	DX Deductions	Allowed Rate	Allowed
Retail	10,515	0	0	N/A	0	0
Restaurant	19,285	0	0	N/A	0	0
				N/A		0
Residential	Units	Required Rate	Required	DX Deductions	Allowed Rate	Allowed
Studio and 1 Bedroom	231	0	0	N/A	2/unit	462
2 Bedroom	64	0	0		2/unit	128
3 Bedroom (Residential Townhome Style Apartment Units)	3	0	0		2/unit	6
						0
					Total Required:	0
					Total Allowed:	596
					Total Provided:	489
					Accessible Spaces:	15

1. Per TC-1(A)-20, no parking is required and a maximum of 2 spaces are allowed for each dwelling unit.

MIXED USE BUILDING REQUIREMENTS		
	REQUIRED	PROVIDED
A3 AMENITY AREA	10% - 9,390SF	>10%
B BUILDING SETBACKS		
B1 From Primary Street (Min.)	3'	0'
B2 From Side Street (Min.)	3'	0'
B3 From Side Lot Line (Min.)	0' or 6'	0'
B4 From Rear Lot Line (Min.)	0' or 6'	0'
B4 From Alley (Min.)	5'	8.88'
C PARKING SETBACKS	n/a	n/a
E FLOOR HEIGHTS		
E1 Ground Story Height Floor to Floor (Min.)	15'	15'
E2 Upper Story Height Floor to Floor (Min.)	9'	11'
F TRANSPARENCY		
F1 Ground Story (Min.)	66%	66%
F2 Upper Story (Min.)	20%	38%
F3 Blank Wall Area (Max.)	20'	20'

*Per UDO Sec. 3.2.6 - Mixed Use Building - DX Zoning

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE # C-1051
www.clineinc.com
PROJECT # C19083

Client:

HOFFMAN

INNOVATING URBAN LIFE

Consultants:

CLINE
DESIGN

Vicinity map:

Key map:

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

SCALE: 1" = 20'

Project:

SEABOARD
STATION -
BLOCK B

Issued for:

ADMINISTRATIVE SITE
REVIEW

No.	Date	Description
1	6.12.2020	CITY COMMENTS
2	7.29.2020	CITY COMMENTS
3	9.01.2020	CITY COMMENTS
4	10.02.2020	CITY COMMENTS
5	10.30.2020	CITY COMMENTS
6	12.04.2020	CITY COMMENTS

Title:

SITE PLAN

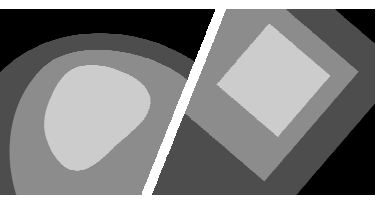
Project number: C19083 Sheet #:

Issued Date: 07.24.2020

Drawn by: JCP

Approved by: CRM

C3.00



STEWART

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartnc.com
PROJECT #: C18117

CLINE
DESIGN

Client:

PN HOFFMAN

INNOVATING URBAN LIFE

Project:

SEABOARD
STATION
PARCEL B

Vicinity map:



Seal:

PRELIMINARY - DO NOT
USE FOR
CONSTRUCTION

Issued for:

No. Date Description

Title:
ELEVATIONS

Project number: 019100

Sheet: A-11

Date: October 2, 2020

Drawn by: RC, KB, ACF

Approved by: BP



GROUND STORY TRANSPARENCY FACADE CALCULATIONS (EAST ELEV. - SEABOARD AVE.)

AREA TO BE CALCULATED FOR TRANSPARENCY: (205'-1 1/2") X 12' = 2,462 SF

TRANSPARENCY REQUIRED: 2,462 SF X 0.66 = 1,625 SF
(66% TAKEN FROM SEC 3.2.6.F.1 (DX-) OF THE UDO)

TRANSPARENCY PROVIDED: 1,952 SF / 2,462 SF = 79%

TRANSPARENCY THAT FALLS BETWEEN (3'-0" - 8'-0") REQUIRED = 1,625 SF X .50 = 813 SF
(50% TAKEN FROM SEC 1.5.9.B.1 OF THE UDO)

TRANSPARENCY THAT FALLS BETWEEN (3'-0" - 8'-0") PROVIDED = 838 SF / 1,625 SF = 51%

NOTE UDO SEC 1.5.9. TRANSPARENCY:

B.3 IN A MIXED USE BUILDING, OR GENERAL BUILDING WHERE AN URBAN FRONTAGE IS APPLIED, A MIN. OF 60% OF THE STREET FACING STREET-LEVEL WINDOW PANE SURFACE MUST ALLOW VIEWS INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8 FEET. WINDOWS SHALL NOT BE MADE OPAQUE BY NON-OPERABLE WINDOW TREATMENTS (EXCEPT CURTAINS, BLINDS, OR SHADES WITHIN THE CONDITIONED SPACE).

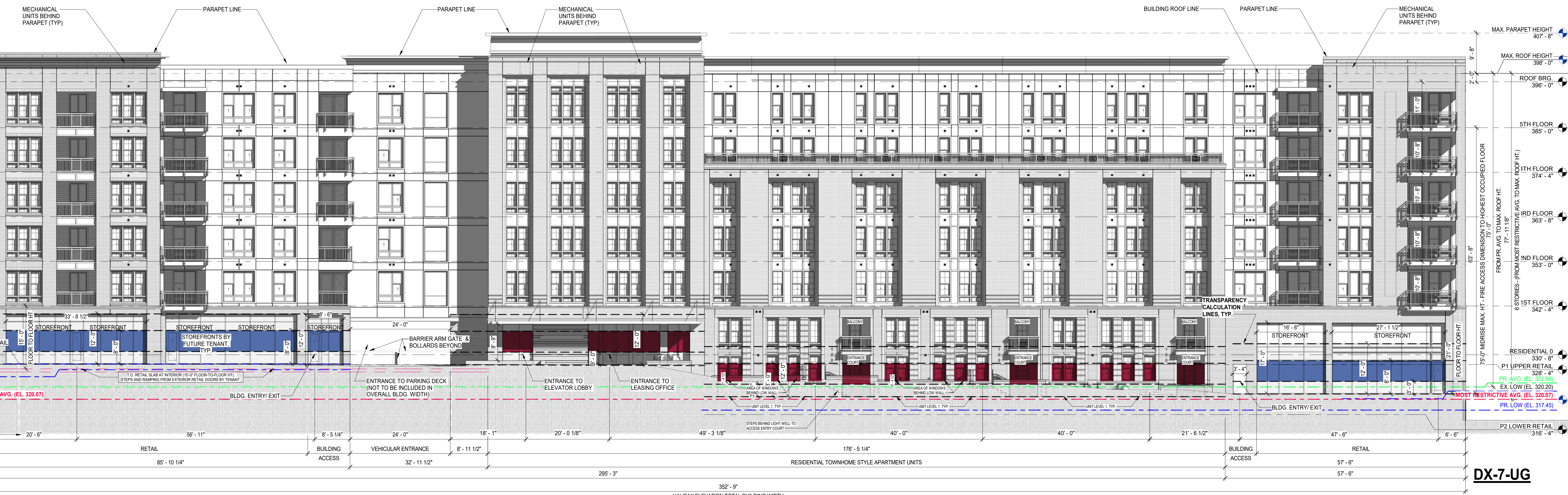
B.4 GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON THE UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.

AVERAGE GRADE CALCULATION							
NORTH ELEVATION	EX. LOW	EX. HIGH	PR. LOW	PR. HIGH	EX. AVG.	PR. AVG.	
	312.53	320.20	311.00	317.45	318.37	314.23	
SOUTH ELEVATION	EX. LOW	EX. HIGH	PR. LOW	PR. HIGH	EX. AVG.	PR. AVG.	
	324.24	327.14	323.33	328.50	325.69	325.92	
EAST ELEVATION	EX. LOW	EX. HIGH	PR. LOW	PR. HIGH	EX. AVG.	PR. AVG.	
	320.20	327.14	317.45	328.50	323.67	322.98	
WEST ELEVATION	EX. LOW	EX. HIGH	PR. LOW	PR. HIGH	EX. AVG.	PR. AVG.	
	312.53	324.24	311.00	323.33	318.39	317.17	
			MOST RESTRICTIVE AVERAGE		321.03	✓ 320.07	

*STREET ELEVATION - SOUTH (Seaboard Avenue)

3/32" = 1'-0"

2



GROUND STORY TRANSPARENCY FACADE CALCULATIONS (EAST ELEV. - HALIFAX ST.) - Retail & Residential

AREA TO BE CALCULATED FOR TRANSPARENCY: 352'-9" - 24'-0" = (328'-9") X 12' = 3,945 SF

TRANSPARENCY REQUIRED: 3,945 SF X 0.66 = 2,604 SF
(66% TAKEN FROM SEC 3.2.6.F.1 (DX-) OF THE UDO)

TRANSPARENCY PROVIDED: 2,323 SF / 3,945 SF = 59%

TRANSPARENCY THAT FALLS BETWEEN (3'-0" - 8'-0") REQUIRED = 2,604 SF X .50 = 1,302 SF
(50% TAKEN FROM SEC 1.5.9.B.1 OF THE UDO)

TRANSPARENCY THAT FALLS BETWEEN (3'-0" - 8'-0") PROVIDED = 1,034 SF / 2,604 SF = 40%

*COMPLIANT ALONG HALIFAX ST. PER AAD-20-20.

NOTE:
PER SEC 3.4.3.E.2, HALIFAX ST., DESIGNATED AS PRIMARY STREET, MEETS UDO PRIMARY STREET FACING ENTRANCE SPACING REQUIREMENTS. SEE DIMENSIONS ALONG FACADE BETWEEN STREET FACING ENTRANCE SPACING (ABOVE).

*STREET ELEVATION - EAST (Halifax Street)

3/32" = 1'-0"

1



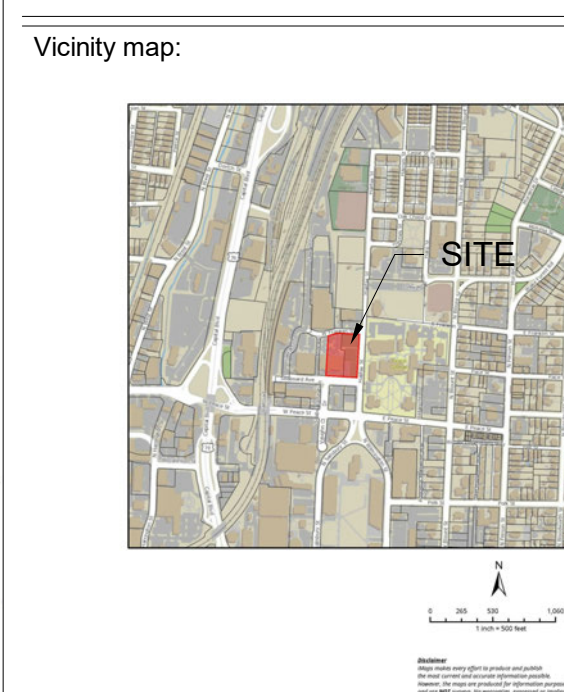
STEWART
223 S. WEST ST., #1100 FIRM LICENSE #: C-1051
RALEIGH, NC 27603 www.stewartnc.com PROJECT #: C18117
T 919.380.8750



Client:
PN HOFFMAN
INNOVATING URBAN LIFE

Project:

SEABOARD STATION PARCEL B



Seal:

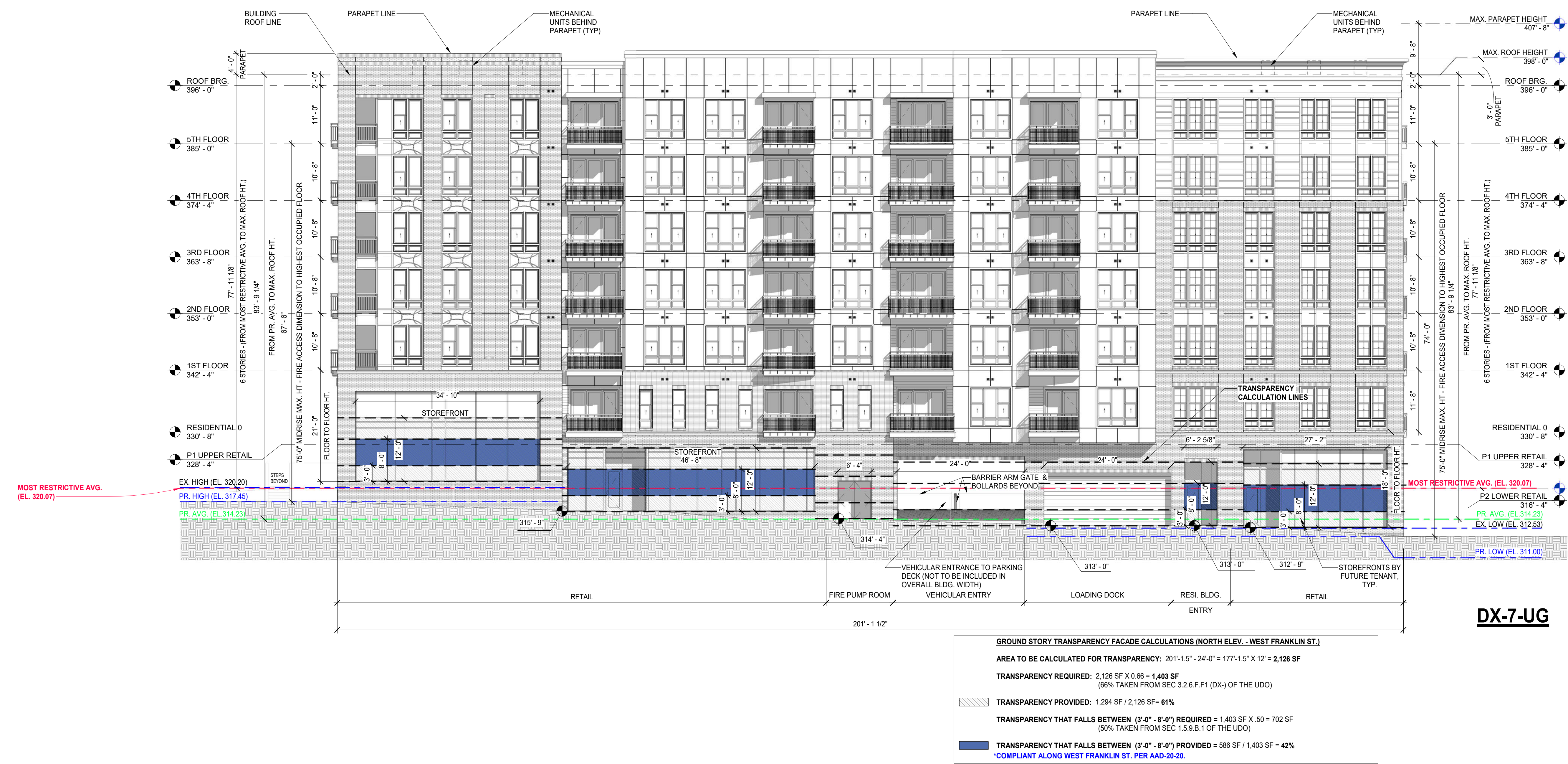
PRELIMINARY - DO NOT
USE FOR
CONSTRUCTION

Issued for:

No.	Date	Description

Title:
ELEVATIONS

Project number: 019100 Sheet: A-12
Date: October 2, 2020
Drawn by: KB, AF
Approved by: BP



*STREET ELEVATION - NORTH (West Franklin Street)



*STREET ELEVATION - WEST (Abe Alley)



CLINE
DESIGN

PN HOFFMAN

SEABOARD
STATION
PARCEL B

PRELIMINARY - DO NOT
USE FOR
CONSTRUCTION

No.	Date	Description
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Project number: 019100 Sheet: A-13
Date: October 2, 2020
Drawn by: KB, AF
Approved by: BP

