

# 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.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: _____			
Inside City limits?    Yes    No			
Property address(es): _____			
Site P.I.N.(s): _____			
Please describe the scope of work. Include any additions, expansions, and change of use.          			
Current Property Owner/Developer Contact Name: _____			
<b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: _____		Title: _____	
Address: _____			
Phone #: _____		Email: _____	
Applicant Name: _____			
Company: _____		Address: _____	
Phone #: _____		Email: _____	

**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):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area?      Yes      No	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer      Yes      No	Wetlands      Yes      No

**RESIDENTIAL DEVELOPMENTS**

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

**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, \_\_\_\_\_ 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.

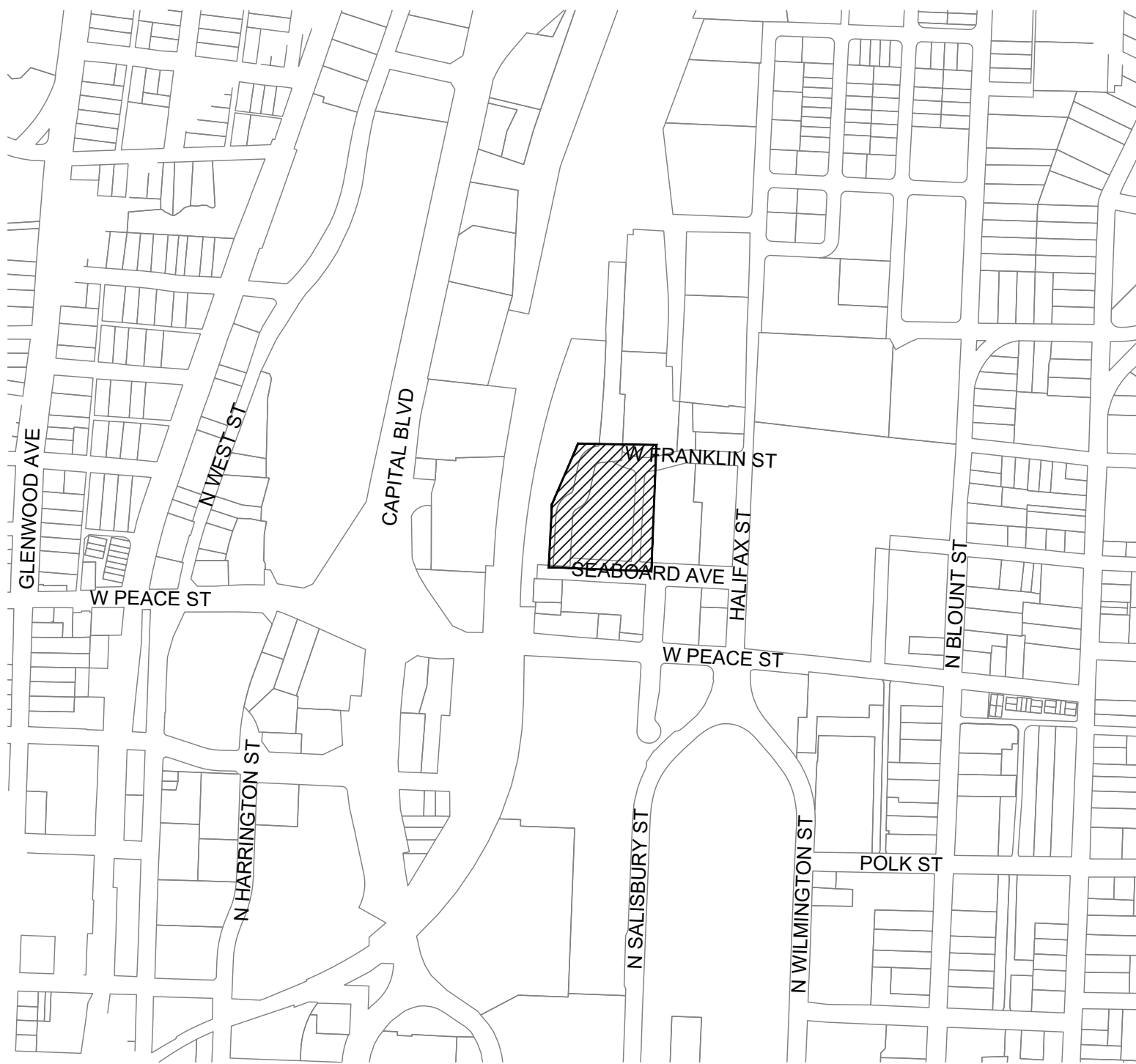
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_





10 W FRANKLIN ST  
RALEIGH, NC 27604

CITY OF RALEIGH  
ADMINISTRATIVE SITE REVIEW

ASR-0033-2021

INITIAL SUBMITTAL - APRIL 9, 2021  
RESUBMITTAL - SEPTEMBER 15, 2021  
RESUBMITTAL - NOVEMBER 29, 2021

MIXED USE BUILDING REQUIREMENTS		
	REQUIRED	PROVIDED
<b>A3 AMENITY AREA</b>		
	10% - 10,193SF	13,286 SF> 10%
<b>B BUILDING SETBACKS</b>		
B1 From Primary Street (Min.)	3'	17'
B2 From Side Street (Min.)	3'	N/A
B3 From Rear Street (min.)	0' or 6'	N/A
B4 From Side Lot Line (Min.)	0' or 6'	2'38" - 33'
B4 From Alley (min.)	5'	13'
<b>C PARKING SETBACKS</b>		
C1 From Primary Street (Min.)	10'	43.50'
C2 From Side Street (Min.)	10'	n/a
C3 From Side Lot Line (min.)	0' or 3'	23.62'
C4 From Rear Lot Line (Min.)	0' or 3'	181.17'
C5 From Alley (min.)	5'	119.04'
<b>E FLOOR HEIGHTS</b>		
E1 Ground Story Height		
E2 Floor to Floor (Min.)	13'	varies 13'-6" - 26'-6"
E3 Upper Story Height		
E3 Floor to Floor (Min.)	9'	11'-8"
<b>F TRANSPARENCY</b>		
F1 Ground Story (Min.)	20%	69% & 71%
F2 Upper Story (Min.)	15%	39% & 42%
F3 Blank Wall Area (Max.)	35%	20'

BUILD-TO		
FRONTAGE: URBAN GENERAL (UG)		
	REQUIRED	PROVIDED
<b>W FRANKLIN STREET (PRIMARY STREET) (246')</b>		
BUILD-TO	0'/20'	0'
BUILDING WIDTH	70% (172')	85% (208')
<b>SEABOARD AVENUE (PRIMARY STREET) (316')</b>		
BUILD-TO	0'/20'	0'
BUILDING WIDTH	70% (221')	90% (283')

SITE DATA	
SEABOARD STATION - BLOCK C	
10 W FRANKLIN ST, RALEIGH, NC 27604	
WAKE	
1704-19-62-7406	
SEABOARD I LLC, SEABOARD II LLC	
CREAGE:	2.27 AC/99,082 SF
	2.27 AC/99,082 SF
	0.06 AC/ 2,651 SF
	2.34 AC/101,733 SF
E:	DX-7-UG
	MIXED-USE, RETAIL, RESIDENTIAL
	MIXED-USE, RETAIL, RESIDENTIAL
	NA
FT:	NEUSE
	NEW CONSTRUCTION
	7 STORIES
	7 STORIES
HEIGHT:	
	32,310 SF
	11,960 SF
	239,796 SF
AREA:	285,597 SF
	208,632 SF
	13,286 SF
N AREA:	N/A
	3.17 AC/ 137,888 SF
	2.4C/ 89,533 SF
	2.2 AC/ 95,794 SF
TURBANCE:	
US AREA:	
ARKING:	0 SPACES
	510 SPACES

REFERENCES		
REF. TYPE	TRANS #	DATE
COR SKETCH PLAN	SCOPE-0051-2021	April 1, 2019
VARIANCE (BLOCK PERIMETER)	A-96-19	August 12, 2019
DESIGN ALTERNATE	DA-0012-2021	November 12, 2021
STREET CLOSURE		

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.10	GENERAL NOTES
C0.01	PRIOR APPROVALS
C0.80	RECOMBINATION, ESMINT, R.O.W. DEDICATION & ABANDONMENT (BLOCK B)
C0.90	RECOMBINATION, ESMINT, R.O.W. DEDICATION & ABANDONMENT (BLOCK B)
C1.00	ALTA NSPS LAND TITLE SURVEY
C1.01	EXISTING CONDITIONS PLAN
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	BUILD-TO & SETBACKS PLAN
C3.10	FIRE ACCESS PLAN
C3.11	WASTE MANAGEMENT PLAN
C3.20	SIGNAGE AND PAVEMENT MARKING PLAN
C5.00	GRADING AND STORM DRAINAGE PLAN
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
L5.00	PLANTING PLAN
L6.00	PLANTING & SOIL DETAILS
L6.01	PLANTING & SOIL DETAILS
L7.00	SITE LIGHTING PLAN
ASR1.0	P2 - PARKING-RETAIL
ASR1.1	P1 - PARKING-RETAIL
ASR1.2	R1 - 1ST FLOOR RESI LEVEL (PODIUM)
ASR1.3	R2 - 2ND FLOOR RESI LEVEL
ASR1.4	R3 - 3RD FLOOR RESI LEVEL
ASR1.5	R4 - 4TH FLOOR RESI LEVEL
ASR1.6	R5 - 5TH FLOOR RESI LEVEL
ASR1.7	R6 - PARKING
ASR1.8	ROOF PLAN
ASR2.1	NORTH ELEVATION FACING W. FRANKLIN STREET
ASR2.2	EAST ELEVATION FACING ABEL ALLEY
ASR2.3	SOUTH ELEVATION FACING SEABOARD AVENUE
ASR2.4	WEST ELEVATION FACING SEMART DRIVE
ASR3.0	OUTDOOR AMENITY PLANTINGS

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): \_\_\_\_\_

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Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>															
<table><tr><th>Building Type</th><th>Site Transaction History</th></tr><tr><td><input type="checkbox"/> Detached</td><td>Subdivision case #:</td></tr><tr><td><input type="checkbox"/> Attached</td><td>Scoping/sketch plan case #:</td></tr><tr><td><input type="checkbox"/> Apartment</td><td>Certificate of Appropriateness #:</td></tr><tr><td><input type="checkbox"/> Townhouse</td><td>Board of Adjustment #:</td></tr><tr><td></td><td>Zoning Case #:</td></tr><tr><td></td><td>Administrative Alternate #:</td></tr></table>		Building Type	Site Transaction History	<input type="checkbox"/> Detached	Subdivision case #:	<input type="checkbox"/> Attached	Scoping/sketch plan case #:	<input type="checkbox"/> Apartment	Certificate of Appropriateness #:	<input type="checkbox"/> Townhouse	Board of Adjustment #:		Zoning Case #:		Administrative Alternate #:
Building Type	Site Transaction History														
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<input type="checkbox"/> Attached	Scoping/sketch plan case #:														
<input type="checkbox"/> Apartment	Certificate of Appropriateness #:														
<input type="checkbox"/> Townhouse	Board of Adjustment #:														
	Zoning Case #:														
	Administrative Alternate #:														

GENERAL INFORMATION	
Development name: Seaboard Station Block C	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 10 W FRANKLIN ST	
Site P.I.N.(s): 1704,19-62-7406	
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 parking deck.	

Current Property Owner/Developer Contact Name: Rob Steward	
<b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: Seaboard I LLC & Seaboard II LLC	Title: Vice President
Address: 760 Maine Avenue SW, Washington, DC 20024	
Phone #: 202.618.8948	Email: rsteward@hoffman-dev.com
Applicant Name: Joseph Pung	
Company: Stewart Inc	Address: 223 S. West Street, Suite 1100, Raleigh, NC 27603
Phone #: 919.866.4709	Email: jpung@stewartinc.com

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

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: 2.27 AC	Existing gross floor area to be demolished: 24,120 SF
# of parking spaces required: 0	New gross floor area: 295,597 SF
# of parking spaces proposed: 510	Total sf gross (to remain and new): 295,597 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Mixed Use	Proposed # of stories for each: 7
Proposed use (UDO 6.1.4): Mixed Use	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 2.27 Square Feet: 89,533	Proposed Impervious Surface: Acres: 2.27 Square Feet: 89,794
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #:	
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: 220	Total # of hotel units:
# of bedroom units: 1br 141 2br 60 3br 3 4br or more	
# of lots: 1	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, Joseph Pung, 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: Joseph Pung	Date: 11/29/2021
Printed Name: Joseph Pung	

Page 2 of 2

REVISION 02.19.21

raleighnc.gov

ARCHITECTURE

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE



STEWART

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

FIRM LICENSE # C-1051  
www.stewartinc.com  
PROJECT # C21012

STEWART INC. - CIVIL  
CONTACT: NATALIE CARMEN, PE  
CIVIL ENGINEER  
919.866.4776 (T)  
NCARMEN@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE  
CONTACT: CHRISTOPHER MILLER, PLA  
LANDSCAPE ARCHITECT  
919.866.4796 (T)  
919.500.1948 (C)  
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

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

FIRM LICENSE # C-1051  
www.stewartinc.com  
PROJECT # C21012

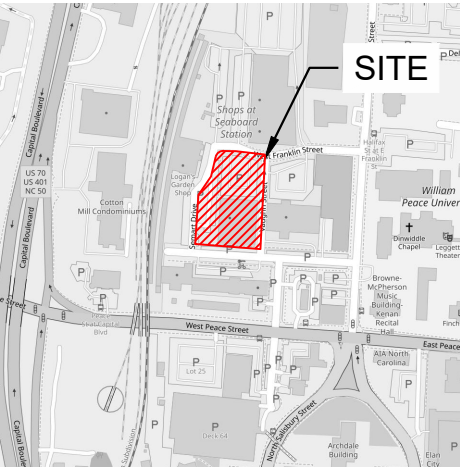
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HOFFMAN

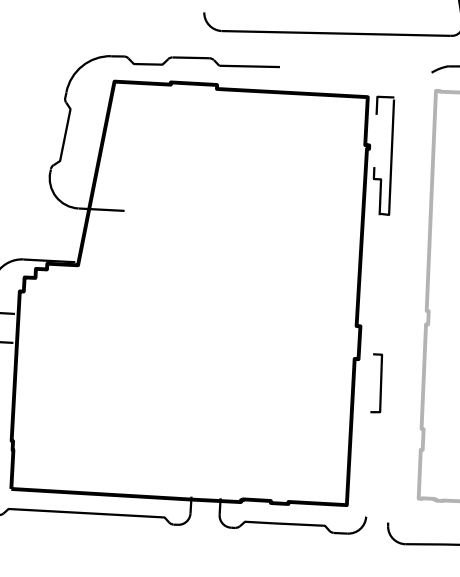
Consultants:



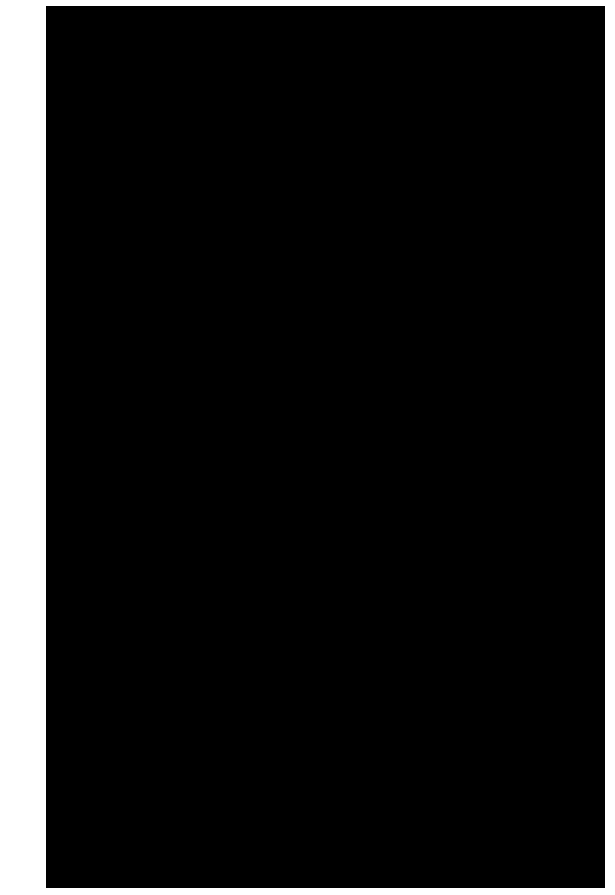
Vicinity map:



Key map:



Seal:



Project:

SEABOARD  
STATION - BLOCK  
C

Issued for:

ADMINISTRATIVE SITE  
REVIEW

No.	Date	Description
1	2021.09.15	ASR REVISION 1
2	2021.11.29	ASR REVISION 2
3		
4		
5		
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10		
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19		
20		

Title:

COVER SHEET

Project number: C21012 Sheet #:

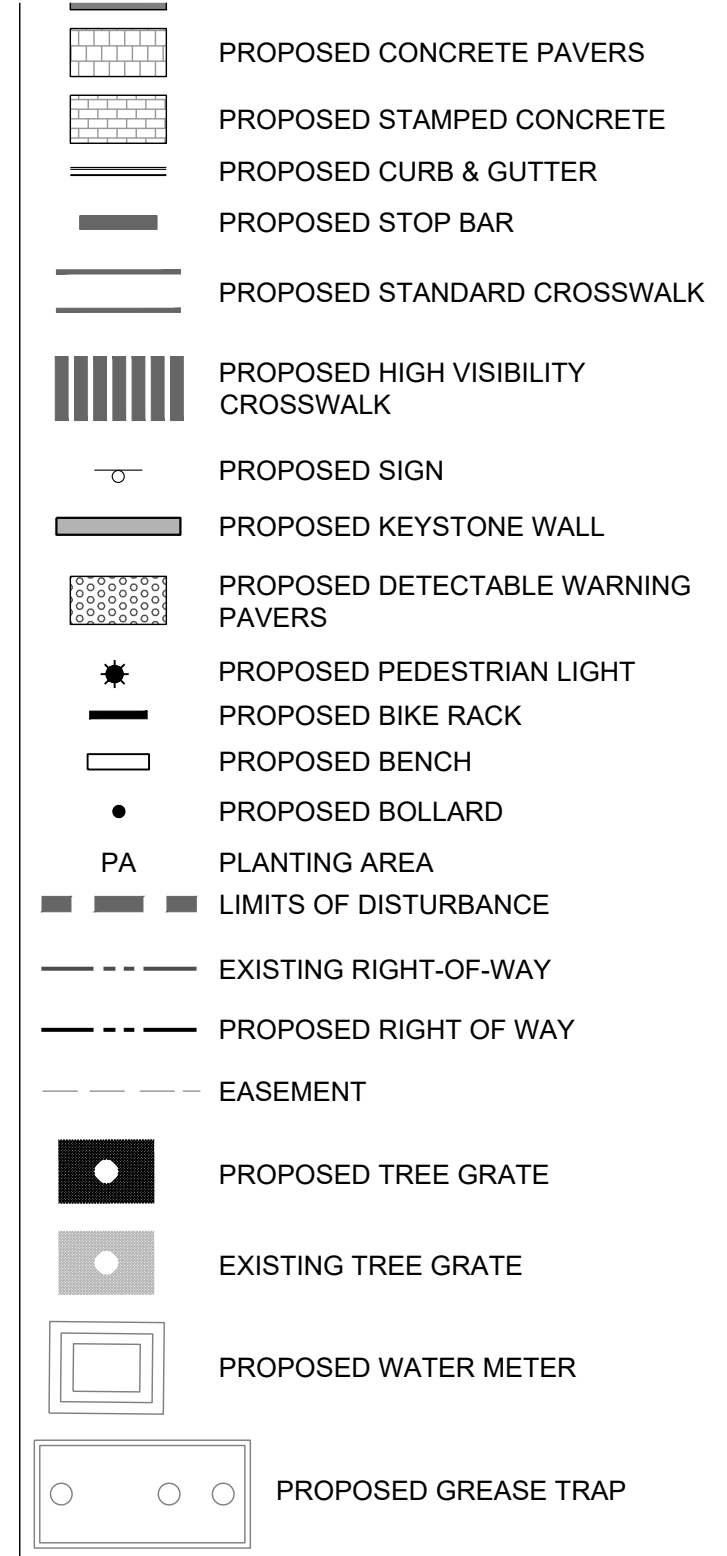
Issued Date: 04.09.2021

Drawn by: JCP

Approved by: CRM

C0.00





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

VEHICULAR PARKING						
Non-Residential	Square Footage	Required Rate	Required	DX Deductions	Allowed Rate	Allowed
Retail	32,310	0	0	N/A	1/300 SF	107
Restaurant <sup>A</sup>	11,950	0	0	N/A	1/150 SF	80
						187
Residential	Units	Required Rate	Required	DX Deductions	Allowed Rate	Allowed
Studio and 1 Bedroom	141	0	0		2/unit	282
2 Bedroom	60	0	0		2/unit	120
3 Bedroom (Residential) Exterior Entrance Apartment (Units)	3	0	0	N/A	2/unit	6
<b>Total Units</b>	<b>204</b>	<b>0</b>	<b>0</b>			<b>408</b>
					<b>Total Required:</b>	<b>0</b>
					<b>Total Allowed:</b>	<b>595</b>
					<b>Total Provided: Accessible Spaces:</b>	<b>510 18</b>

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

2. Proposed Restaurant Use Parking requirements are not known at this time, based on seating, shall not exceed the count provided based on the use. If it does, revised parking and spaces must be provided for future use if it exceeds the designated spaces provided.

BIKE PARKING				
Short Term	SF/ Units	Rate	Required	
Retail	32,310	1/5000 SF	6	
Restaurant	11,950	1/5000 SF	4	
Residential	204	1/20 units	10	
		<b>Total Required:</b>	<b>20</b>	
		<b>Total Provided:</b>	<b>20</b>	
Long Term	Square Footage	Rate	Required	
Retail	32,310	None	None	
Restaurant	11,950	1/2500 SF	4	
Residential	204	None	None	
		<b>Total Required:</b>	<b>4</b>	
		<b>Total Provided:</b>	<b>4</b>	

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

FIRM LICENSE #: C-1051  
[www.stewartinc.com](http://www.stewartinc.com)  
PROJECT #: C21012

Client:

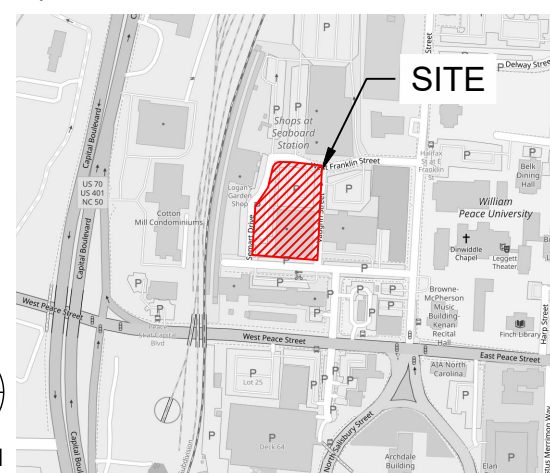
**HOFFMAN**

INNOVATING URBAN LIFE

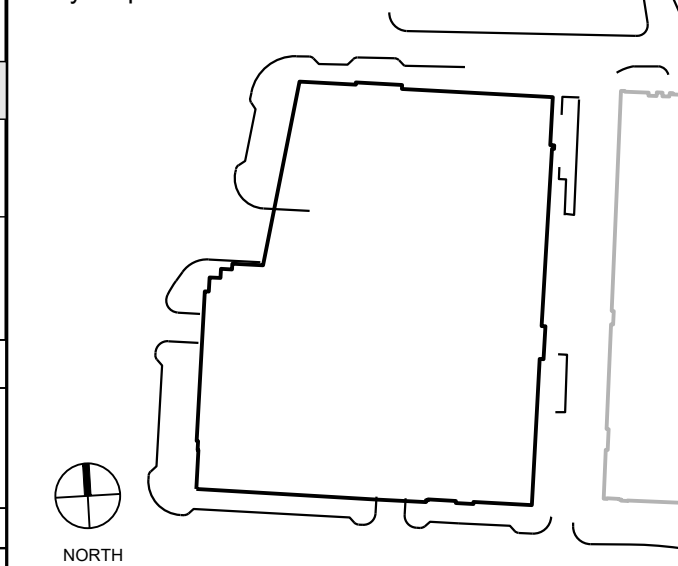
Consultants:

**CLINE**  
**DESIGN**

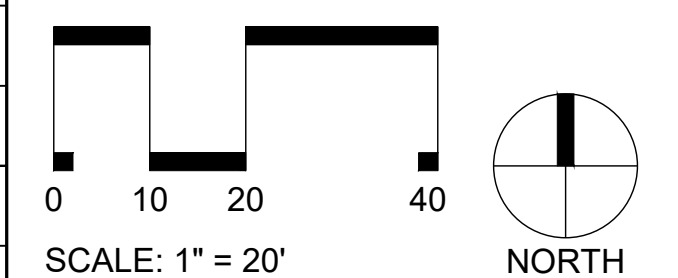
Vicinity map:



Key map



Seal



Project	
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SEABOARD  
STATION - BLOCK  
C

Issued for:	
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## ADMINISTRATIVE SITE REVIEW

[illegible]

Title	
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## SITE PLAN

Project number: C21012 Sheet #:  
Issued Date: 04.09.2021  
Drawn by: JCP  
Approved by: CRM

C3.00



SEABOARD II, LLC.  
**SEABOARD STATION PARCEL C**  
10 W FRANKLIN ST RALEIGH, NC

NOT FOR  
CONSTRUCTION

60%  
CONSTRUCT.  
DOCUMENT  
SET

PROJECT: 020095  
DATE: 11.17.2021  
REVISIONS: DATE

DRAWN BY: Author  
CHECKED BY: Checker

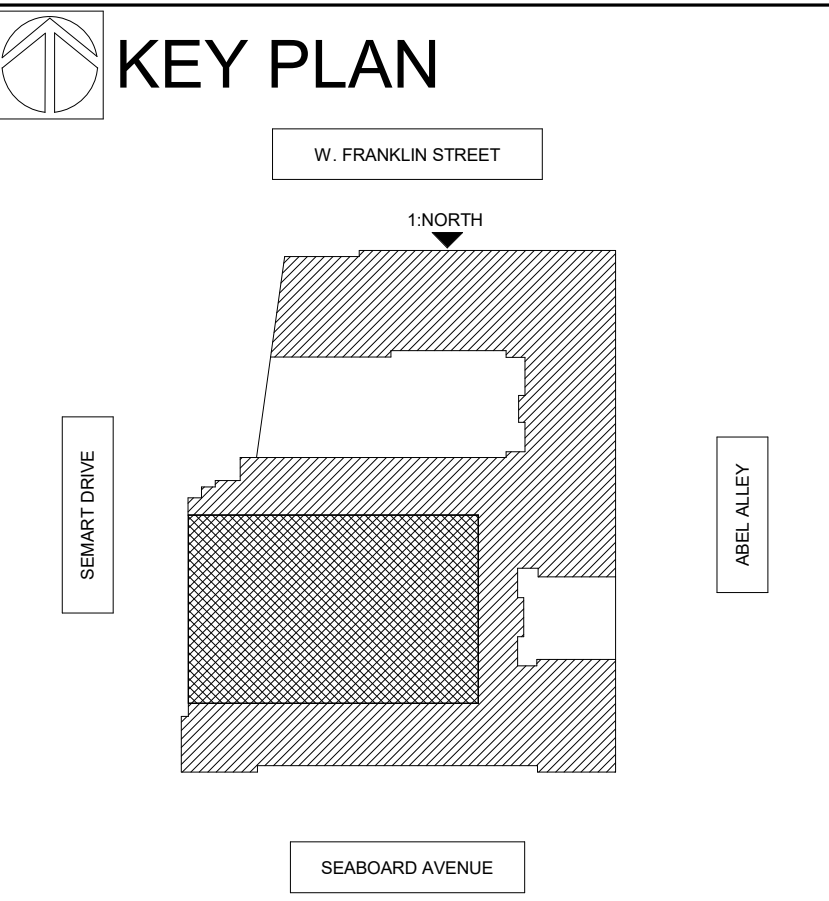
**NORTH ELEVATION  
FACING W. FRANKLIN  
STREET**

ASR2.1

**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, BUNDS, 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 STORES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.



**GROUND STORY RETAIL TRANSPARENCY CALCULATIONS**  
AREA OF FACADE PRVDD 162'-6" X 12' => 1,950 SF

TRANSPARENCY REQ'D	1,950 SF X .66 =	1,287 SF	(66% TAKE FROM SEC 3.2.6.F.1 (DX-) OF THE UDO)
TRANSPARENCY PRVDD		1,339 SF	

TRANSPARENCY THAT FALLS BIN 3'-3" REQ'D 1,287 SF X .50 = 644 SF  
TRANSPARENCY THAT FALLS BIN 3'-3" PRVDD 593 SF (50% TAKE FROM SEC 1.5.9.B.1. OF THE UDO)

**1ST-4TH FLOOR RESIDENTIAL TRANSPARENCY CALCULATIONS**  
AREA OF FACADE PRVDD 211'-4.25" X 10'-8" => 2,255 SF

TRANSPARENCY REQ'D	2,255 SF X .20 =	451 SF	(20% TAKE FROM SEC 3.2.6.F.2 (DX-) OF THE UDO)
TRANSPARENCY PRVDD		839 SF	

**UPPER STORY RESIDENTIAL TRANSPARENCY CALCULATIONS**  
AREA OF FACADE PRVDD 211'-4.25" X 11'-3" => 2,406 SF

TRANSPARENCY REQ'D	2,406 SF X .20 =	481 SF	(20% TAKE FROM SEC 3.2.6.F.2 (DX-) OF THE UDO)
TRANSPARENCY PRVDD		953 SF	

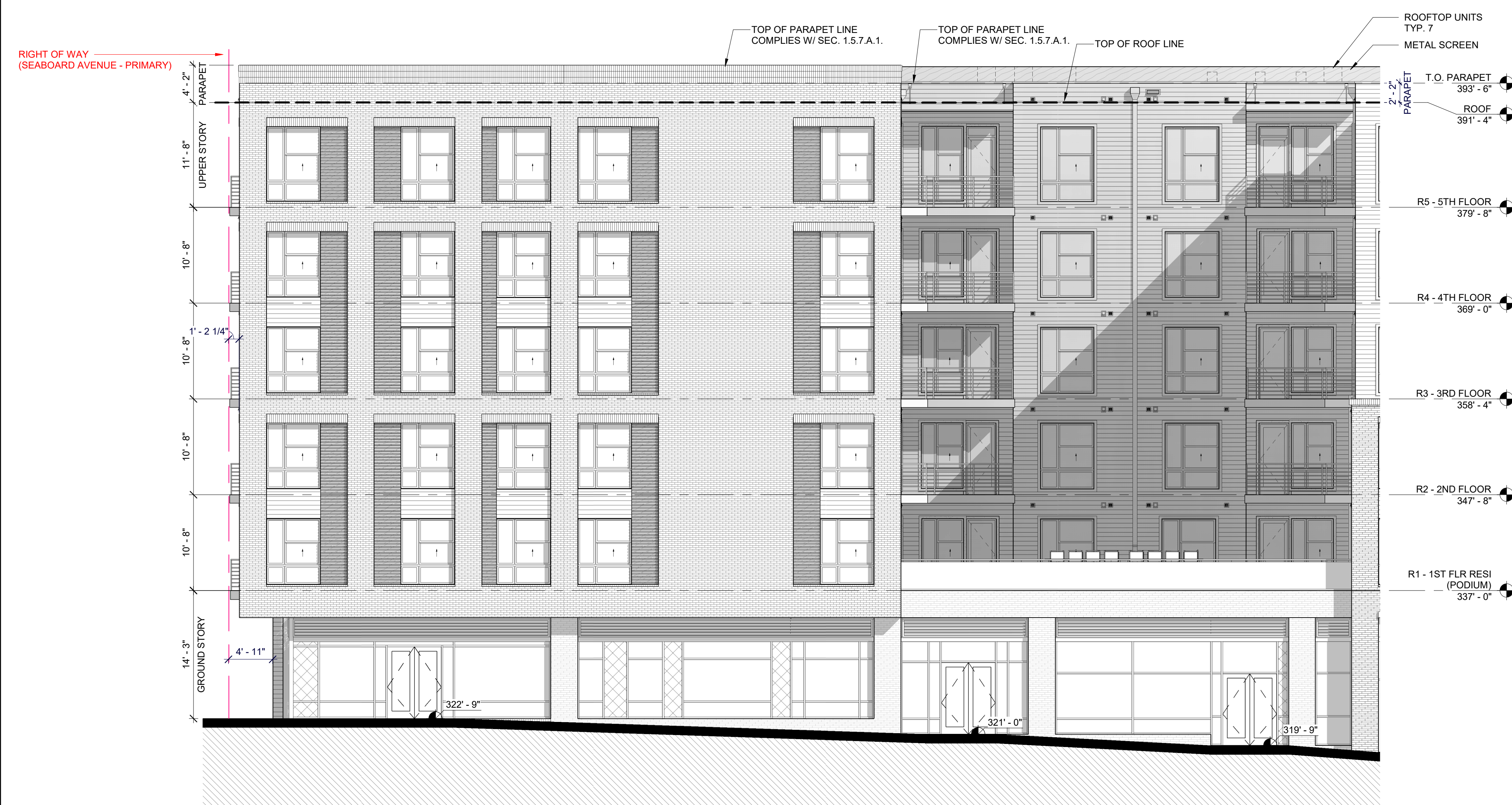


FRANKLIN STREET HAS BEEN DESIGNATED AS A PRIMARY STREET. PER SECTION 3.4.6.E.22 OF THE UDO PEDESTRIAN ACCESS AT STREET FACING ENTRANCES (PRIMARY STREETS) SHALL HAVE A MAXIMUM SPACING OF 75'-0".

**NORTH ELEVATION FACING W. FRANKLIN STREET**

1/8" = 1'-0"

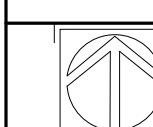




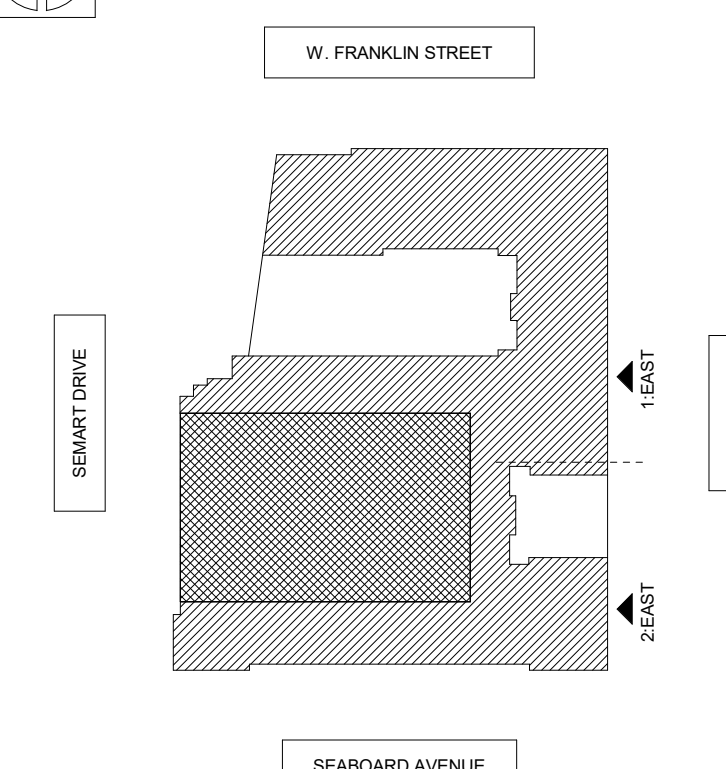
EAST ELEVATION FACING ABEL ALLEY

$$1/8'' = 1'-0''$$

2



## KEY PLAN



EAST ELEVATION FACING ABEL ALLEY

$$1/8'' = 1'-0''$$

1



SEABOARD II, LLC.  
**SEABOARD STATION PARCEL C**  
10 W FRANKLIN ST RALEIGH, NC

NOT FOR  
CONSTRUCTION

60%  
CONSTRUCT.  
DOCUMENT  
SET

PROJECT: 020095  
DATE: 11.17.2021  
REVISIONS: DATE

DRAWN BY: Author  
CHECKED BY: Checker

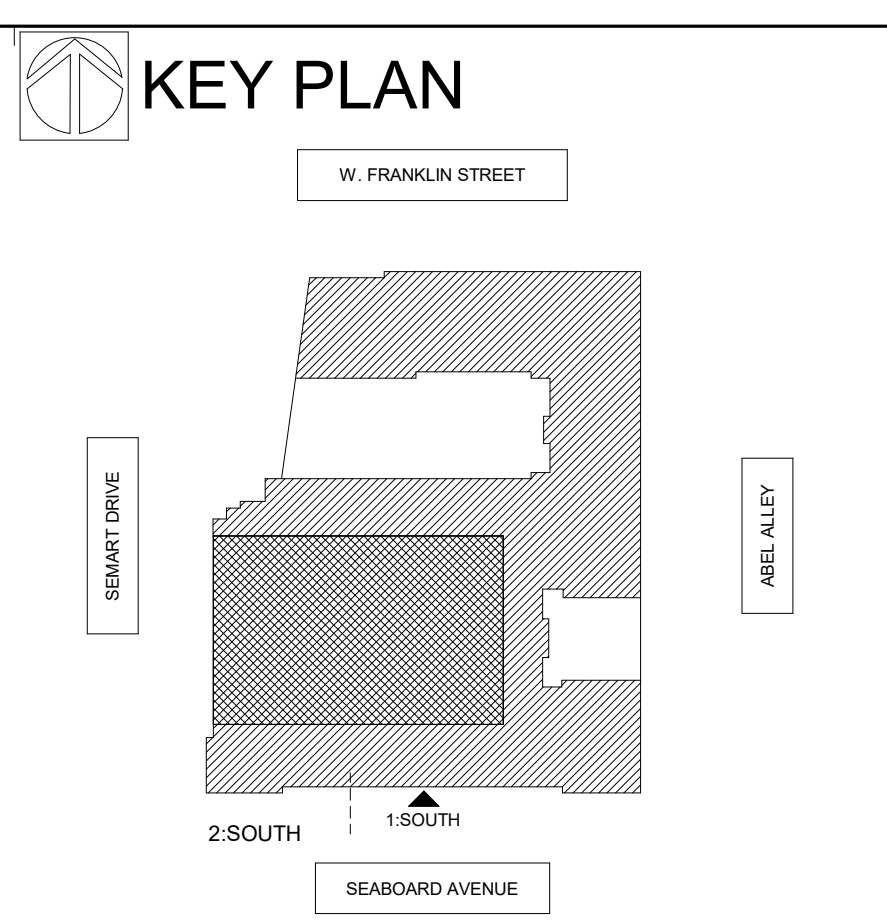
SOUTH ELEVATION  
FACING SEABOARD  
AVENUE

ASR2.3

**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.



**SOUTH ELEVATION FACING SEABOARD AVENUE** 2



**GROUND STORY TRANSPARENCY CALCULATIONS (RETAIL ONLY)**  
AREA OF FACADE PRVDD 106'-4.25" X 12' => 1,276 SF

TRANSPARENCY REQ'D 1,276 SF X .66 = 842 SF (66% TAKE FROM SEC 3.2.6.F.F1 (DX-) OF THE UDO)

TRANSPARENCY PRVDD 905 SF

TRANSPARENCY THAT FALLS BIN 3'-8" REQ'D 842 SF X .50 = 421 SF (50% TAKE FROM SEC 1.5.9.B.1. OF THE UDO)

TRANSPARENCY THAT FALLS BIN 3'-8" PRVDD 477 SF

**1ST-4TH FLOOR TRANSPARENCY CALCULATIONS**  
AREA OF FACADE PRVDD 106'-5.5" X 118'-3" = (TOTAL WIDTH) 284'-8.5" X 10'-8" => 3,037 SF

TRANSPARENCY REQ'D 3,037 SF X .20 = 607 SF (20% TAKE FROM SEC 3.2.6.F.F2 (DX-) OF THE UDO)

TRANSPARENCY PRVDD 1,099 SF

**UPPER 8TH FLOOR STORY TRANSPARENCY CALCULATIONS**  
AREA OF FACADE PRVDD 106'-5.5" X 118'-3" = (TOTAL WIDTH) 284'-8.5" X 11'-8" => 3,321 SF

TRANSPARENCY REQ'D 3,321 SF X .20 = 664 SF (20% TAKE FROM SEC 3.2.6.F.F2 (DX-) OF THE UDO)

TRANSPARENCY PRVDD 1,381 SF

THIS DIMENSION STRING IS TO ILLUSTRATE COMPALINACE. STREET FACING ENTRANCES ARE NOT SPACED MORE THAN 75'-0" (MAX.)

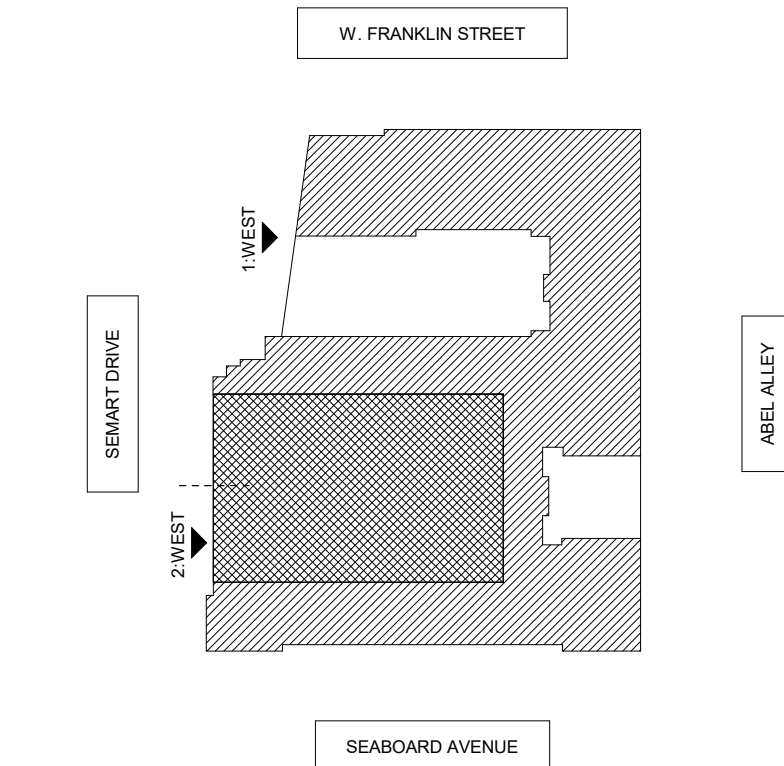
SEABOARD AVENUE HAS BEEN DESIGNATED AS A PRIMARY STREET. PER SECTION 3.4.8.E.E2 OF THE UDO PEDESTRIAN ACCESS AT STREET FACING ENTRANCES (PRIMARY STREETS) SHALL HAVE A MAXIMUM SPACING OF 75'-0"

**SOUTH ELEVATION FACING SEABOARD AVENUE** 1



**THIS ELEVATION IS FOR  
REFERENCE ONLY**

**KEY PLAN**



**SEABOARD STATION PARCEL C**  
10 W FRANKLIN ST RALEIGH, NC

SEABOARD II, LLC.

**NOT FOR  
CONSTRUCTION**

**60%  
CONSTRUCT.  
DOCUMENT  
SET**

PROJECT: **020095**  
DATE: 11.17.2021  
REVISIONS: DATE

DRAWN BY: Author  
CHECKED BY: Checker

**WEST ELEVATION  
FACING SEMART DRIVE**

**ASR2.4**



**PARTIAL WEST ELEVATION FACING SEMART DRIVE**

1/8" = 1'-0" **2**



**PARTIAL WEST ELEVATION FACING SEMART DRIVE**

1/8" = 1'-0" **1**