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 <u>TC-14-19</u> 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 <u>Permit and Development Portal</u>. (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Si	te Plan	Tier Three S	ite Plan							
	Buildin	д Туре		Site Transaction History							
	Detached		General	Subdivision case #:							
	Attached		Mixed use	Scoping/sketch plan case #: Certificate of Appropriateness #:							
	Apartment		Open lot	Board of Adjustment #:							
-	Townhouse		Civic	Zoning Case #: Administrative Alternate #:							
GENERAL INFORMATION											
Development name:											
Inside City limits	? Yes	No									
Property address	s(es):										
Site P.I.N.(s):											
Please describe	the scope of	work. Include a	any additions, e	expansions, and change of use.							
Current Property	owner/Dev	eloper Contact	Name:								
NOTE: please a	ttach purch	ase agreement	t when submi	tting this form.							
Company:				Title:							
Address:											
Phone #:			Email:								
Applicant Name:											
Company:			Address:								
Phone #:			Email:								

REVISION 02.19.21

	(PE + SITE DATE TABLE o 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:		Proposed Imperviou	us Surface:							
Acres: Square Feet:		Acres:	Square Feet	·						
Is this a flood hazard area? Yes If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #:	No									
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

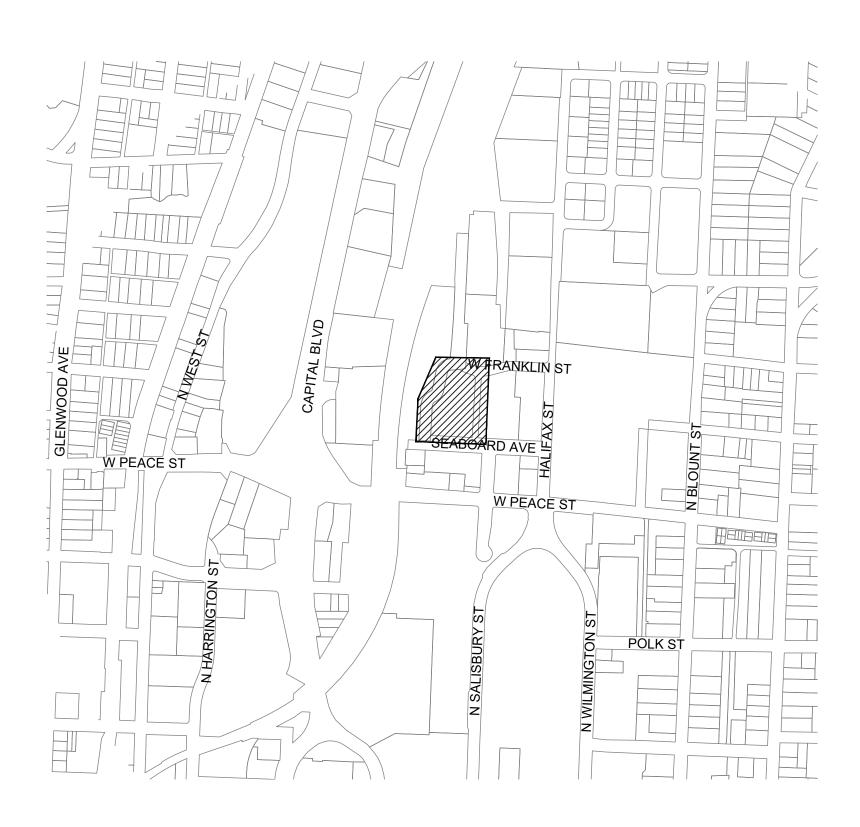
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of 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.

	A /1	\sim		
Signature:	fuel	- Pary		Date:
Printed Name:				
		1		

REVISION 02.19.21



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

- 1	MIXED USE BL		IKE							
A2		REQUIRED 10% - 10,193SF		PROV 13,286 S				REF. TYPE OR SKETCH PLAN	TRANS # SCOPE-0051-2021	1
		10% - 10, 1935F		13,200 3	F2 10%			CE (BLOCK PERIMETER)	A-96-19	
1	From Primary Street (Min.)	3'		17	7'		DE	SIGN ALTERNATE	DA-0012-2021	
	From Side Street (Min.)	3'		N/	A		S	TREET CLOSURE		
	From Rear Street (min.)	0' or 6'		N/						
4 4	From Side Lot Line (Min.)	0' or 6'		2.38'				SHE	ET INDEX	
_	From Alley (min.) PARKING SETBACKS	5'		13	5		SHEET			
1	From Primary Street (Min.)	10'		43.	50'		NUMBER		SHEET TITLE	
?	From Side Street (Min.)	10'		n/;			C0.00	COVER SHEET		
3	From Side Lot Line (min.)	0' or 3'		23.6	-					
•	From Rear Lot Line (Min.)	0' or 3'		181.			C0.10	GENERAL NOTES		
5	From Alley (min.) FLOOR HEIGHTS	5'		119.	.04'		C0.01	PRIOR APPROVALS		
_	Ground Story Height						C0.80	RECOMBINATION, ESMNT,	R.O.W. DEDICATION & A	ABAN
2	Floor to Floor (Min.)	13'	Vä	aries 13'-	6" - 26'-	;"	C0.90	RECOMBINATION, ESMNT,	R.O.W. DEDICATION & A	ABAN
	Upper Story Height	9'		11'-	-8"		C1.00	ALTA NSPS LAND TITLE SU	JRVEY	
3	Floor to Floor (Min.)	3		11-	-0		C1.01	EXISTING CONDITIONS PL/	AN	
	TRANSPARENCY Ground Story (Min.)	20%		69% &	. 710/		C1.02	PROPERTY LINE & EASEMI		
1 2	Ground Story (Min.) Upper Story (Min.)	15%		<u> </u>						
	Blank Wall Area (Max.)	35%		20			C1.20	TREE CONSERVATION PLA	AN	
	r TC-5-20	· · · · · ·					C2.00	DEMOLITION PLAN		
							C3.00	SITE PLAN		
/							C3.01	TRANSPORTATION PLAN		
<u>((</u>	ONTAGE: URBAN GENERAL	- (00)		REQUIREI			C3.02	BUILD-TO & SETBACKS PL/	AN	
/.	RANKLIN STREET (PRIMA	RY STREET) (246')				C3.10	FIRE ACCESS PLAN		
	.D-TO		,	0'/20'	0'					
	.DING WIDTH			70% (172	') 85% (2	08')	C3.11	WASTE MANAGEMENT PL		
							C3.20	SIGNAGE AND PAVEMENT	MARKING PLAN	
_	BOARD AVENUE (PRIMAR) .D-TO	Y STREET) (316')		0'/20'	0'		C5.00	GRADING AND STORM DR	AINAGE PLAN	
	DING WIDTH			70% (221)	-	33')	C6.00	UTILITY PLAN		
P	er TC-5(A)-18, Seaboard Ave. & V	W. Franklin St shall b	e des		·		C9.00	SITE DETAILS		
n	nary Street.			-			C9.01	SITE DETAILS		
						_	L5.00	PLANTING PLAN		
	SITE DATA	۱.								
	SEABOARD S	TATION - BLOCK C					L6.00	PLANTING & SOIL DETAILS		
	10 W FRANKL	IN ST, RALEIGH, NC 270	604				L6.01	PLANTING & SOIL DETAILS		
	WAKE						L7.00	SITE LIGHTING PLAN		
	1704.19-62-74	06					ASR1.0	P2 - PARKING-RETAIL		
		LLC, SEABOARD II LLC					ASR1.1	P1 - PARKING-RETAIL		
. –	2.27 AC/99,08						ASR1.2	R1 - 1ST FLOOR RESI LEVE		
ΞE	: 2.27 AC/99,08 0.06 AC/ 2,65								· · ·	
	2.34 AC/101,7						ASR1.3	R2 - 2ND FLOOR RESI LEVE		
	DX-7-UG						ASR1.4	R3 - 3RD FLOOR RESI LEVE	ĒL	
	DX-7-UG						ASR1.5	R4 - 4TH FLOOR RESI LEVE	EL	
		RETAIL, RESIDENTIAL					ASR1.6	R5 - 5TH FLOOR RESI LEVE	EL	
		RETAIL, RESIDENTIAL					ASR1.7	R6 - PARKING		
	NA						ASR1.8	ROOF PLAN		
	NEUSE NEW CONSTF	RUCTION					ASR2.1	NORTH ELEVATION FACING		 т
	7 STORIES									·
ЧT							ASR2.2	EAST ELEVATION FACING		
							ASR2.3	SOUTH ELEVATION FACING	G SEABOARD AVENUE	
	32,310 SF						ASR2.4	WEST ELEVATION FACING	SEMART DRIVE	
\ :	11,950 SF						ASR3.0	OUTDOOR AMENITY PLAN	TINGS	
\ :	239,796 SF						L	L		
	295,597 SF									
	208,632 SF									
	13,286 SF									
EA:	N/A									
BANG	CE: 3.17 AC/ 137,8	398 SF								
EA:	2 AC/ 89,533 S	SF								
RE	A: 2.2 AC/ 95,794	4 SF								
	0 SPACES									
÷	U OF AGEO									
NG: (ING	510 SPACES									

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE



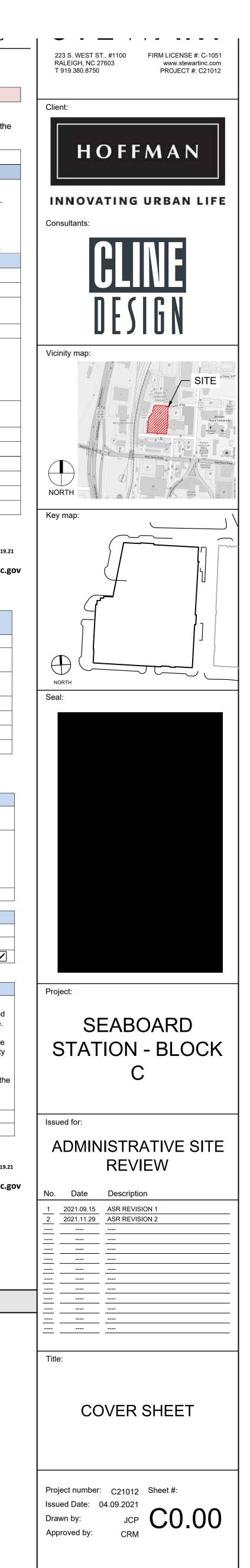
STEWART INC. - LANDSCAPE ARCHITECTURE CONTACT: CHRISTOPHER MILLER, PLA LANDSCAPE ARCHITECT 919.866.4796 (T) 919.380.8752 (F) CMILLER@STEWARTINC.COM

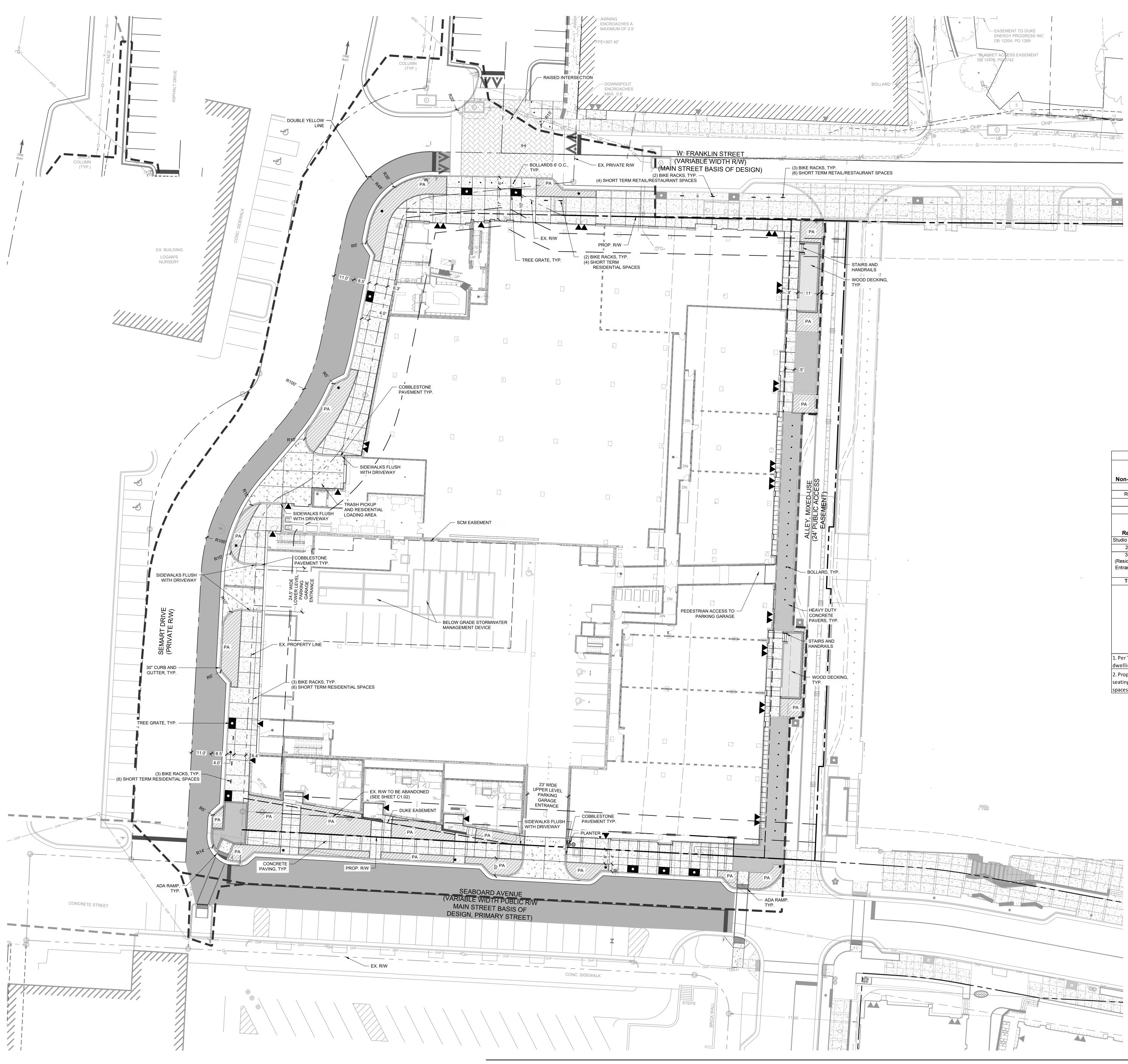
Site Plan Tier: Tier Two Site Plan Tier Three Site Plan Site Transaction History □ Detached @ General Subdivision case #: ScoreCost.set □ Attached @ Mixed use Certificate of Appropriateness #:	lease review UDO Section 10.2.8. as amon ssistance determining a Site Plan Tier is new <u>Permit and Development Portal</u> . (Note: There	eded a Site Pla	an Tier Verification request can be sub	
Detached Atached General Winder Use Open Ist: Down Obsex #: 100000000000000000000000000000000000			·	
Contrast & Contra	Building Type			
Allaches Control Contro Control Control Control Control Control Control Contr	Detached	General		
City Control Case #:	Attached	Mixed use		
Development name: Seaboard Station Block C Drevelopment name: Seaboard Station Block C Inside CLY lumits? Yes [] No [] Property address(es): 10 W FRANKLIN ST Sile P.I.N.(s): 170.18-02-700 Please describe the scope of work. Include any additions, expansions, and change of use. New construction, mixed use development including residential, relail, restaurant, and an i parking deck. Title: Yea Provide Station Block C Current Property Owner/Developer Contact Name: read Starward NOTE: Isease attach purchase agreement when submitting this form. Company: Seasoral ILLC Saboard ILLC Title: Yea Provide Station Block C Prone #: 202.818.8048 Email: relavand@hoffman-dev.com Applicant Name: Josep Pung Company: Seasoral ILLC Saboard ILLC Saboard C Company: Seasoral Inc Address: 223 S. West Street, Suite 1100. Releigh, NC 278C Phone #: 919.866.4709 Email: jung@stewartinc.com age 1 of 2 STE DAT BULDING DAT. Zoning divide (if more than one, please provide the Carrenge of each): Existing gross floor area: to be demolished: DY-7-UG Existing gross floor area: to be demolished: 21.100 S Gross site acreage: 2.27 AC New gross floor area: to be demolished: Proposed divide (if appli	Apartment	Open lot	-	
Development name: Seaboard Statian Block C Inside City limits? Yes 2 No 2 Property address(es): 10 W FRANKLIN ST Sile P1A.(s): 1704.19-02-7406 Please dacable the scope of work. Include any additions, expansions, and change of use. New construction, mixed use development including residential, retail, restaurant, and an i parking deck. Current Property Owner/Developer Contact Name: Rob Sterward WOTE: please attach purchase agreement when submitting this form. Company: Seaboard ILLC & Seaboard ILLC This: Vice President Address: 780 Maine Avenue SW, Washington, DC 20024 Prone #: 202.018.8448 Email: ficture and an i parking deck. SITE DATA DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) Gompany: Stewart Inc Prone #: 2018.8468 Remail: joung@stewartinc.com age 1 of 2 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) Gompany: Stewart Inc Prone #: 2018.8468 Remail: joung@stewartinc.com age 1 of 2 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) Gompany: Stewart Inc Prone #: 2018.8468 Remail: joung@stewartinc.com age 1 of 2 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) Gompany: Stewart Inc Prone #: 2018.866.4709 Email: joung@stewartinc.com age 1 of 2 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable: To all developments) Gompany: Stewart Inc Prone #: 2018.866.4709 Existing gross floor area: 205.607 SF Gross sile acreage: 2.27 AC New gross floor area: 205.607 SF Gross sile acreage: 2.27 AC New gross floor area: 205.607 SF Gross sile acreage: 2.27 AC New gross floor area: 205.607 SF Gross sile acreage: 2.27 AC New gross floor area: 205.607 SF Gross sile acreage: 2.27 AC New gross floor area: 205.607 SF Gross sile acreage: 2.27 AC New gross floor area: 205.607 SF Gross sile acreage: 2.27 AC New gross floor area: 205.607 SF Gross sile acreage: 2.27 AC New gross floor area: 205.607 SF Gross sile acreage: 2.27 AC New gross floor area: 2.05.607 SF Gross sile acreage: 2.27 AC New gross floor area: 2.05.607 SF Gross sile acreage: 2.27 AC New gros	Townhouse	Civic		
heide City Imits? Yes V No Property address(e): 10 W FRANKLIN ST 10 W FRANKLIN ST 10 W FRANKLIN ST Near Job Control (1997) Please addecribe the scope of work. Include any additions, expansions, and change of use, New construction, mixed use development including residential, restail, restaurant, and an i parking deck. Current Property Owner/Developer Contact Name: Kob Steward NOTE: Jobese attach purchase agreement when submitting this form. Company. Seabord I LLC & Seaboard II LLC Title: Vice President Address: 720 Mark Avrue SV. Washington, DC 2024 Prone #: 202.618.8488 Applicant Name: Joseph Pung Company. Steward Inc Address: 223 S. West Street, Suite 1100, Raleigh, NC 276C Prone #: 919.866.4709 Email: joung@stewartinc.com age 1 of 2 DEVELOPMENT TYPE + STE DATE TABLE (Applicable to all developments) Gross site acreage: 2.27 AC Was gross floor area: 295.907 SF # of parking spaces propaed: 510 Development Proposed # of storkes for area: 295.907 SF # of parking spaces required: 0 Total # of parking spaces required: 0 Froposed # of storkes for area: 295.907 SF # of parking spaces required: 0 Froposed # of storkes for area: 295.907 SF # of parking spaces required: 0 Froposed # of storkes for area: 295.907 SF # of parking spaces required: 0 Froposed # of storkes for area: 27 Storage of use (UDO 6.1.4). Maxed Use Froposed # of storkes for area: 7 Existing use (UDO 6.1.4). Maxed Use Froposed # of storkes for area: 7 Existing use (UDO 6.1.4). Maxed Use Froposed # of storkes for area: 7 Storage of develing units: 22 Total # of develing units: 22 Tot		GENERAL II	FORMATION	
Property address(es): 10 W FRANKLIN ST Sile PI.N.(s): 1704.1962-7406 Prease describe the scope of work. Include any additions, expansions, and change of use. New construction, mixed use development including residential, retail, restaurant, and an i parking deck. Current Property Owner/Developer Contact Name: Rob Slewerd MOTE: please attach purchase agreement when subnitting this form. Company: Seaboard I LLC & Seaboard II LLC Title: Vice President Address: 720 Maine Avenue SW. Washington, DC 2024 Pronor # 2021 B848 Applicant Name: Joseph Pung Company: Stewart Inc Address: 223 S. West Streat, Suite 1100. Rateligh, NC 276C (Applicable to all developments) SIE DATA SIE Plaase Advocuted to all developments) SIE DATA Coning district (ff more than one, please provide the acreage of each): DX-7-UG SIE DATA Conses flux acreating spaces required: 0 Total stores flox ana: 295,597 SF # of parking spaces required: 0 Total stores for ana: 295,597 SF # of parking spaces required: 0 Total stores for ana: 295,597 SF # of parking spaces required: 0 SICOMMATER INFORMATION Existing gross floor ana: 295,597 SF # of parking spaces required: 0 SICOMMATER INFORMATION Existing gross floor ana: 295,597 SF # of parking spaces required: 0 SICOMMATER INFORMATION Existing unse (UDO 6.1.4): Mixed Use SICOMMATER INFORMATION Existing impervious Surface: Acres: 2: Signare Feet: #132 Field and heared area? Signare Feet: #133 Total # of house and res: 7 Existing unservious Surface: Acres: 2: Signare Feet: #142 SIGNATURE ELOPMENTS Total # of divelling units: 20 Total # of notal units: Total # of divelling units: 20 Tot		C		
Site P.I.N.(s): 1704.19-62-7406 Prease describe the scope of work. Include any additions, expansions, and change of use. New construction, mixed use development including residential, retail, restaurant, and an i parking deck. Current Property Owner/Developer Contact Name: Rub Steward MOTE: please attach purchase agreement when submitting this form. Company: Seaboard ILLC & Seaboard IILLC Title: Vice President Address: 700 Mane Avenue SW, Washington, DC 20024 Prione #: 202.618.8949 Email: rsteward@non-dev.com Applicant Name: Joseph Pung Address: 223 S. West Street, Suite 1100, Raleigh, NC 2760 Pinone #: 918.866.4709 Email: joung@stewartinc.com age 1 of 2 SIEE DAT SIEE DAT SULDING DATA Zoning district (ff more than one, please provide the DX-7-UG Zaling gross floor area: 26,597 SF # of parking spaces required: 0 Total if gross (to remain and new): 295,597 # of parking spaces required: 0 Proposed if of stories for each: 7 Proposed use (UDO 6.1.4): Nixed Use Proposed if of stories for each: 7 Proposed use (UDO 6.1.4): Nixed Use Proposed if of stories for each: 7 Proposed use (UDO 6.1.4): Nixed Use Proposed if of stories cortare: 2.5 Square Feat: 19:20 Notial of ord brazer and area? <				
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 i parking deck. Current Property Owner/Developer Contact Name; Rab Steward NOTE: please attach purchase agreement when submitting this form. Company: Seaboral ILL G Steward IILLC Address: 780 Maine Avenue SW, Washington, DC 20024 Phone #: 202.818.8048 Email: netward@hoffman-dev.com Applicant Name: Joseph Fung Company: Stewart Inc Address: 223 S. West Street, Suite 1100, Raleigh, NC 2760 Phone #: 919.866.4709 Email: joung@stewartinc.com age 1 of 2 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) SITE DATA Zoning district (if more than one, please provide the DX-7-UG SITE DATA Zoning district (if more than one, please provide the DX-7-UG Cross site acreage: 227 AC How gross floor area (not to be demolis D Cross site acreage: 227 AC How gross floor area (soft be demolis D Cross site acreage: 510 Proposed wise (UDO 6.1.4): Mixed Use Proposed use (UDO 6.1.4): Mixed Use Proposed use (UDO 6.1.4): Mixed Use Fore statistics: Flood study: Existing impervious Surface: Acres: Carter Surface: Surrare Provides: Surrare Provides: Surrare Provides: Surrare Provides: Acres: Carter Surface: Acres: Carter Su	10 W FRAN	IKLIN S	Г	
New construction, mixed use development including residential, retail, restaurant, and an i parking deck. Current Property Owner/Developer Contact Name: Rob Steward NOTE: please attach purchase agreement when submitting this form. Company: Steward ILLC & Seaboard IILLC The Vice President Address: 760 Maine Avenue SW, Washington, DC 20224 Phone #: 202.818.8948 Email: rateward@hoffman.dev.com Applicant IName: Joseph Pung Company: Steward Inc Address: 223 S. West Street, Suite 1100, Raleigh, NG 2760 Phone #: 919.866.4709 Email joung@stewartinc.com age 1 of 2	Site P.I.N.(s): 1704.19-62-7406			
NOTE: please attach purchase agreement when submitting this form. Company: Seaboard IILC & Seaboard IILC & Title: Vice President Address: 720 Maine Avenue SW, Washington, DC 2024 Phone #: 202.618.8948 Email: risteward@hoffman-dev.com Applicant Name: Joseph Pung Address: 223 S. West Street, Suite 1100, Raleigh, NC 2760 Phone #: 919.866.4709 Email: jpung@stewartinc.com age 1 of 2 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) SITE DATA BUILDING DATA Sufficient of all developments) SITE DATA Built DING DATA Built DING DATA Built DING DATA Sufficient of all developments) DX-7-UG Congany colspan= develope: 227 AC New gross floor area to be demolised: 24,120 SF of operage corposed: 510 Operage of pasces required: 0 Total string spaces required: 0 Total string spaces required: 0 FORDext Mathematica String spaces required: 0 Forder work colspan= develope Forder wor	New construction, mixed use developn	•		d an ii
Company: Seaboard 1LLC & Seaboard II LLC Title: Vice President Address: 780 Maine Avenue SW, Washington, DC 20024 Phone #: 202.618.8948 Email: risteward@phoffman-dev.com Applicant Name: Joseph Pung Address: 223 S. West Street, Suite 1100, Raleigh, NC 2760 Phone #: 919.866.4709 Email: jpung@stewartinc.com age 1 of 2 SITE DATA DeveLOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) BulLDING DATA Zoning district (if more than one, please provide the acreage of each): Existing gross floor area (not to be demoils 0 DX-7-UG Existing gross floor area (not to be demoils 24,120 SF Gross site acreage: 2.27 AC New gross floor area (not to be demoilshed: 24,120 SF di of parking spaces required: 0 Total af gross (to remain and new): 295,597 # of parking spaces proposed: 510 Proposed # of buildings: 1 Overlag District (if applicable): N/A Proposed # of buildings: 1 Proposed # of buildings: 1 Proposed use (UDO 6.1.4): Mixed Use Proposed # of buildings: 1 Acres: 2 Square Feet: #278 Is this a flood hazard area? Yes No Ø Yes base provide: Molwail solite: Acres: 2 Square Feet: #278 Howard District (if applicable): N/A Proposed Impervious Surface: Acres: 2 Square Feet: #278 Acres: 2<				
Address: 760 Maine Avenue SW, Washington, DC 20024 Applicant Name: Joseph Pung Company: Stewart Inc Address: 223 S. West Street, Suite 1100, Raleigh, NC 2760 Phone #: 919.866.4709 Email: jpung@stewartinc.com age 1 of 2 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) age 1 of 2 SITE DATA Bull.DING DATA Zoning district (if more than one, please provide the arreage of each): Existing gross floor area (not to be demolished: 24, 120 SF Gross site acreage: 2.27 AC New gross floor area: 295, 597 SF # of parking spaces propued: 510 Proposed use (UDO 6.1.4): Mixed Use Proposed # of stories for each: 7 Existing gross floor area: 295, 597 SF # of parking spaces proposed: 510 Proposed # of stories for each: 7 Existing use (UDO 6.1.4): Mixed Use Proposed use (UDO 6.1.4): Mixed Use Proposed # of stories for each: 7 Existing floor area: 22 Square Feet: #sra It yes, please provide: Application of the proposed # of biolings: 1 Overlay District (if applicable): N/A Proposed Impervious Surface: Acres: 22 Square Feet: #sra Application Square Feet: #sra Maree: 24, 120 SF No Existing floor area: 29, 597 F Flood study:	· · · ·			
Phone #: 202.618.8948 Email: rsteward@hoffman-dev.com Applicant Name: Joseph Pung Address: 223 S. West Street, Suite 1100, Raleigh, NC 2760 Phone #: 919.868.4709 Email: jpung@stewartinc.com age 1 of 2 Email: jpung@stewartinc.com Build Diagnet Email: jpung@stewartinc.com age 1 of 2 Email: jpung@stewartinc.com Build Diagnet Email: jpung@stewartinc.com age 1 of 2 Email: jpung@stewartinc.com Build Diagnet Email: jpung@stewartinc.com age 1 of 2 Existing gross floor area (not to be demolis of carceago of each): DX-7-UG Existing gross floor area (not to be demolis of carceago of each): DX-7-UG Existing gross floor area to be demolished: Gross site acreage: 2.27 AC New gross floor area: 295,597 SF # of parking spaces required: 0 Total st gross (to remain and new): 295,597 # of parking spaces required: 0 Proposed # of stories for each: 7 Existing ungervious Surface: Acres: 2 Square Feet: #203 Acres: 2 Square Feet: #203 Acres: 2 Square Feet: #272 Is this a flood hazard area? Yes No Yes No No Hof bedroom units: 1br 141 2br 60			1	
Company: Stewart Inc Address: 223 S. West Street, Suite 1100, Raleigh, NC 2760 Phone #: 919.866.4709 Email: jpung@stewartinc.com age 1 of 2 Email: jpung@stewartinc.com age 1 of 2 STE DATA BUILDING DATA Zoning district (fmore than one, please provide the acreage of each): Existing gross floor area (not to be demolished: 24, 120 SF DX-7-UG Existing gross floor area: 295,597 SF F # of parking spaces required: 0 Total sf orses (to remain and new): 295,597 Verlay District (ff applicable): NA Proposed # of stories for each: 7 Existing use (UDO 6.1.4): Mixed Use Proposed # of stories for each: 7 Proposed use (UDO 6.1.4): Mixed Use Proposed Impervious Surface: Acres: 2 Acres: 2 Square Feet: ^{60,29} No I Yes No I Proposed use (UDO 6.1.4): Mixed Use Proposed Impervious Surface: Acres: 2 Acres: 2 Square Feet: ^{60,29} No I Yes No I Pises Rever Durfler Yes No I Proposed Use Provide: 1 No I Yes Proposed Impervious Surface: Acres: 2 Square Feet: ^{60,29} Rol A do dwelling units: 220 Total # of hotel units: # For a		1	ard@hoffman-dev.com	
Prione #: 919.866.4709 Email: jpung@stewarlinc.com age 1 of 2 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) SITE DATA BUILDING DATA Zoning district (if more than one, please provide the orceage of each): DX-7-UG DX-7-UG Existing gross floor area (not to be demolis of parking spaces required: 0 Total sf gross (to remain and new): 295,597 SF # of parking spaces proposed: 510 Proposed # of buildings: 1 Overlay District (if applicable): N/A Proposed use (UDO 6.1.4): Mixed Use Proposed floor area: 295,597 SF # of parking spaces proposed: 510 Proposed # of stories for each: 7 Existing use (UDO 6.1.4): Mixed Use Proposed floor stories for each: 7 Proposed use (UDO 6.1.4): Mixed Use Proposed Impervious Surface: Acres: 2 Square Feet: #4:03 Acres: 2 Square Feet: #4:03 Acres: 2 Square Feet: #0:04 Flood study: FEMA Map Panel #: Proposed Impervious Surface: Acres: 2 No Flood study: FEMA Map Panel #: Proposed Impervious Surface: Acres: 2 No Yes Mote on inits: 1br 141 2br 60 3br 3 4br or more We lands Yes Flood study: Feat Adaph of hotel units: # of h				
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ARCHITECTURE



DATE	
April 1, 2019	
August 12, 2019	
November 12, 2021	
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	PROPOSED CONCRETE PAVERS
	PROPOSED STAMPED CONCRETE
	PROPOSED CURB & GUTTER
_	PROPOSED STOP BAR
	PROPOSED STANDARD CROSSW/
	PROPOSED HIGH VISIBILITY CROSSWALK
-0-	PROPOSED SIGN
	PROPOSED KEYSTONE WALL
	PROPOSED DETECTABLE WARNIN 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
	EXISTING TREE GRATE
	PROPOSED WATER METER
0 0	O PROPOSED GREASE TRAP
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NOTES:

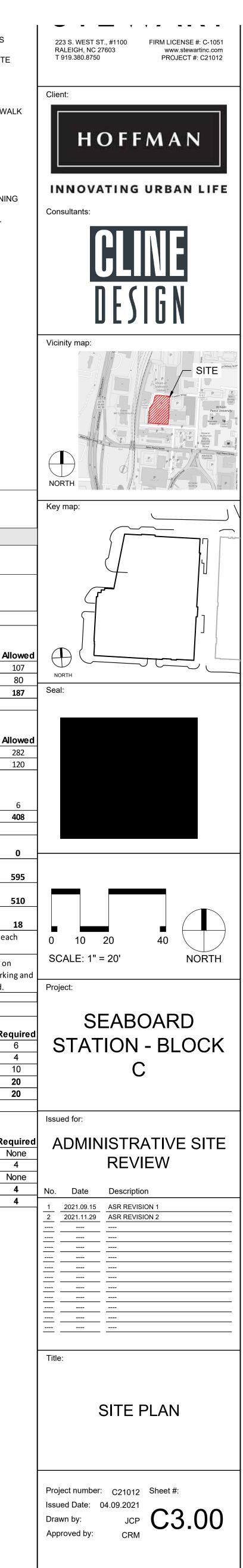
SEE SHEET C0.10 FOR GENERAL AND SITE NOTES. 2. REFER TO TRANSPORTATION PLAN FOR DIMENSIONS.

	V	EHICUL	AR PAR	KING	r	1
Non-Residential	Square Footage	Required Rate		DX Deductions	Allowed Rate	Allo
Retail	32,310	0	0	N/A	1/300 SF	1
Restaurant^	11,950	0	0	N/A	1/150 SF	
						1
		Required		DX	Allowed	
Residential	Units	Rate	Required	Deductions		Allo
Studio and 1 Bedroom	141	0	0		2/unit	2
2 Bedroom	60	0	0		2/unit	1
3 Bedroom (Residential Exterior Entrance Apartment				N/A		
Units)	3	0	0		2/unit	
Total Units	204	0	0			4
					Total	
					Required:	
					Total	
					Allowed:	5
					Total	
					Provided:	5
					Accessible	
					Spaces:	1

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.

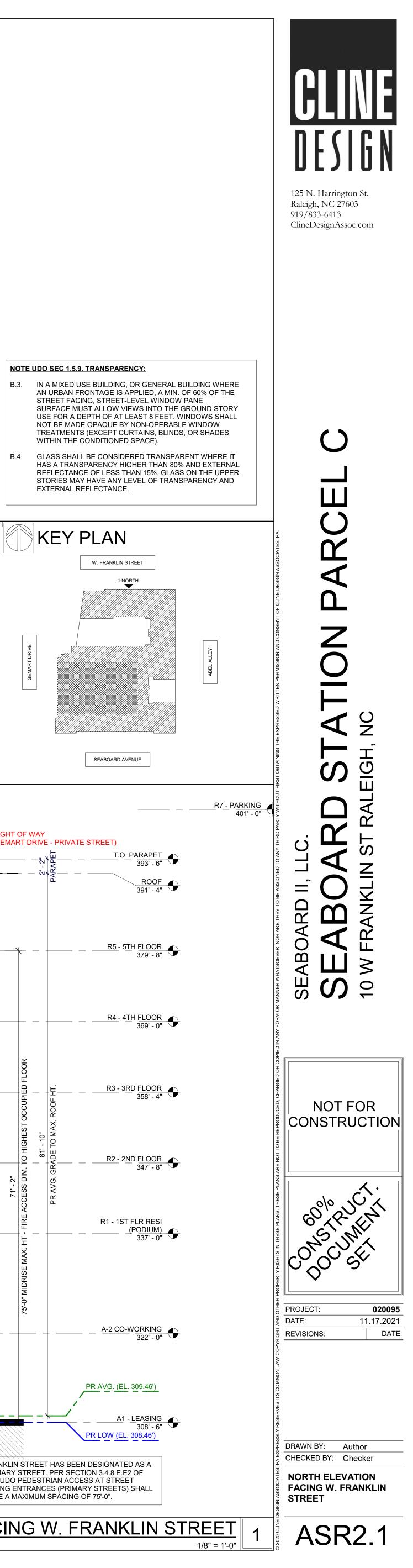
	BIKE	PARKING	
Short	SF/		
Term	Units	Rate	Req
Retail	32,310	1/5000 SF	
Restaurant	11,950	1/50000 SF	
Residential	204	1/20 units	
		Total Required:	1
		Total Provided:	1
	Square		
	Footage		
Long Term	/ Units	Rate	Req
Retail	32,310	None	No
Restaurant	11,950	1/25000 SF	
Residential	204	None	No
		Total Required:	
		Total Provided:	





211' - 4 1/4"	
RESIDENTIAL BUILDING WIDTH	

NORTH ELEVATION FACING W. FRANKLIN STREET



NOTE UDO SEC 1.5.9. TRANSPARENCY:

WITHIN THE CONDITIONED SPACE).

EXTERNAL REFLECTANCE.







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		RIGI (SEN
	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 B/N 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 B/N 3'-8' PRVDD 477 SF IST-4TH FLOOR TRANSPARENCY CALCULATIONS AREA OF FACADE PRVDD 166'-5.5" + 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 1,069 SF UPPER (5TH FLOOR) STORY TRANSPARENCY CALCULATIONS AREA OF FACADE PRVDD 166'-5.5" + 118'-3" = (TOTAL WIDTH) 284'-8.5" X 11'-8" => 3,321 SF ITRANSPARENCY REQ'D 3,321 SF X. 20 = 664 SF (20% TAKE FROM SEC 3.2.6.F.F2 (DX-) OF THE UDO) TRANSPARENCY REQ'D 3,321 SF X. 20 = 664 SF (20% TAKE FROM SEC 3.2.6.F.F2 (DX-) OF THE UDO)	<u>PR AVG. (EL. 318</u> <u>PR LOW (EL. 314</u>
	STEPS (BELOW GRADE)	
3/2021 1::1:36 PM BIM 360://SeaboardBlockC_ARCH.rvt		

