DEVELOPMENT SERVICES

Administrative Site Review Application

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

Raleigh

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 #: ASR-0004-2020 Planning Coordinator: J. Purifoy

Building Type		Site Transaction History
☐ Detached	☐ General	Subdivision transaction #:
☐ Attached	☐ Mixed use	Sketch transaction #: 585237
☑ Apartment	Open lot	Certificate of Appropriateness #:
☐ Townhouse	☐ Civic	Board of Adjustment #:
		Zoning Case #:
		Administrative Alternate #:

GENERAL INFORMATION

Development name: Toulon Place

Inside City limits? ☑ Yes ☐ No

Property address(es): 1248,1244,1240,1236,1232,1228,1224,1220,1216,1212,1208,1204,1200,1221,1213,1209,1205,1201 ANGELUS DR/ 1201,1205,1217 SAWYER RD

Site P.I.N.(s): 1703938430/ 1703938265/1703936470/1703935471/ 1703935570/1703935558/1703936653 1703937215/1703936256/1703935288/1703935207/1703934320/1703934442/1703934530/1703934538/1703934635/1703934723/1703935763/1703936793/1703937670/1703938521/

Please describe the scope of work. Include any additions, expansions, and change of use.
Proposed installation of 7 apartment buildings.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: Passage Home, Inc. / BB Redevelopment, LLC	Title: Seth Friedman, CEO
Address: 513 Branch St, Raleigh NC 27601	
Phone #: 919-679-2258	Email: Sfriedman@passagehome.org
Applicant Name: Danielle Kirk	
Company: Timmons Group	Address: 5410 Trinity Road, Suite 102, Raleigh, NC 27607
Phone #: 984-255-2364	Email: danielle.kirk@timmons.com

Developer: Cathy Connors
Company: Solstice Partners, LLC
Address: 106 Muir Woods Drive, Cary, NC 27513
Phone: 919-610-7883
Email: cathy.connors@solsticepartners.net

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): RX-3	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: Existing Buildings on Site ~37,284 SF
Gross site acreage: 5.84 ac	New gross floor area: 224,550 SF
# of parking spaces required: 220	Total sf gross (to remain and new): 224,550 SF
# of parking spaces proposed: 220	Proposed # of buildings: 7
Overlay District (if applicable):	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Residential Apartments	
Proposed use (UDO 6.1.4): Residential Apartments	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 2.62 Square Feet: 114,347	Proposed Impervious Surface: Acres: 4.84 Square Feet: 210,964
Is this a flood hazard area? Yes ☑ No If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes ☑ No	Wetlands Yes ☑ No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 200	Total # of hotel units:
# of bedroom units: 1br: 78 2br: 92 3br: 30	4br or more:
# of lots:	Is your project a cottage court? Yes ☑ 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 Timmons Group 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: Seth F	Date: 1/7/2020
Printed Name: Seth Friedman CEO	

TOULON PLACE

PRELIMINARY SITE PLAN

SKETCH PLAN NO. 585237, CASE NO. ASR-0004-2020, BOA-0046-2020, AAD-24-2020

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

PINs: 1703938265, 1703938430, 1703938521, 1703937670, 1703936793, 1703935763, 1703934723, 1703934635, 1703934538, 1703934530, 1703934442, 1703934320, 1703935207, 1703935288, 1703936256, 1703937215, 1703936470, 1703935471, 1703935570, 1703935558, 1703936653

PRELIMINARY NOT FOR CONSTRUCTION

SITE DATA TABLE

PROJECT NAME:	TOULON PLACE
TOWNSHIP:	RALEIGH
PROPERTY ZONING:	RX-3
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL (AFFORDABLE HOUSING APARTMENTS)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	NONE
WATERSHED:	NONE
PRIMARY STREETS (PER TC-5A-18)	BRAGG STREET & GARNER ROAD
TOTAL GROSS SITE AREA (BEFORE R/W DEDICATION):	6.748 ACRES (293,925 SQFT)
TOTAL NET SITE AREA (AFTER R/W DEDICATION):	6.345 ACRES (276,379 SQFT)
R/W DEDICATION	0.403 ACRES (17,546 SQFT)

DEVELOPMENT SERVICES

Administrative Site Review Application

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

Raleigh

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
☐ Detached	☐ General	Subdivision transaction #: _____
☐ Attached	☐ Mixed use	Sketch transaction #: 586237
☑ Apartment	Open lot	Certificate of Appropriateness #: _____
☐ Townhouse	☐ Civic	Board of Adjustment #: _____
		Zoning Case # _____
		Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Toulon Place

Inside City limits? ☑ Yes ☐ No

Property address(es): 1748,1244,1243,1238,1230,1208,1204,1200,1216,1212,1208,1204,1200,1311,1313,1309,1305,1301 ANGELUS DR; 1201,1205,1317 SAWYER RD

Site P.I.N.(s): 1703938265; 1703938430; 1703938521; 1703937670; 1703936793; 1703935763; 1703934723; 1703934635; 1703934538; 1703934530; 1703934442; 1703934320; 1703935207; 1703935288; 1703936256; 1703937215; 1703936470; 1703935471; 1703935570; 1703935558; 1703936653

Please describe the scope of work. Include any additions, expansions, and change of use.
Proposed installation of 7 apartment buildings.

Current Property Owner/Developer Contact Name:
NOTE: please attach purchase agreement when submitting this form.

Company: Passage Home, Inc. / BB Redevelopment, LLC	Title: Seth Friedman, CEO
Address: 513 Branch St, Raleigh NC 27601	
Phone #: 919-679-2258	Email: Sfriedman@passagehome.org
Applicant Name: Danielle Kirk	
Company: Timmons Group	Address: 5410 Trinity Road, Suite 102, Raleigh, NC 27607
Phone #: 984-255-2364	Email: danielle.kirk@timmons.com

Developer: Cathy Connors
Company: Solstice Partners, LLC
Address: 106 Muir Woods Drive, Cary, NC 27513
Phone: 919-610-7883
Email: cathy.connors@solsticeparners.net

Page 1 of 2 REVISION 05.05.19 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): RX-3	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: Existing Buildings on Site - 37,284 SF
Gross site acreage: 6.349 ac	New gross floor area: 224,550 SF
# of parking spaces required per UDO Sec. 7.1.4.: 200	Total sf gross (to remain and new): 224,550 SF
# of parking spaces proposed: 216	Proposed # of buildings: 7
Overlay district (if applicable):	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Residential Apartments	
Proposed use (UDO 6.1.4): Residential Apartments	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 2.42 Square Feet: 114347	Proposed Impervious Surface: Acres: 4.84 Square Feet: 210,864

Is this a flood hazard area? Yes ☑ No

If yes, please provide:
Alluvial soils:
Flood stg:
FEMA Map Panel #:

Neuse River Buffer Yes ☑ No Wetlands Yes ☑ No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 200 Total # of hotel units:
# of bedroom units: 1br: 78 2br: 92 3br: 30 4br or more:
# of lots: Is your project a cottage court? Yes ☐ No ☑

SIGNATURE BLOCK

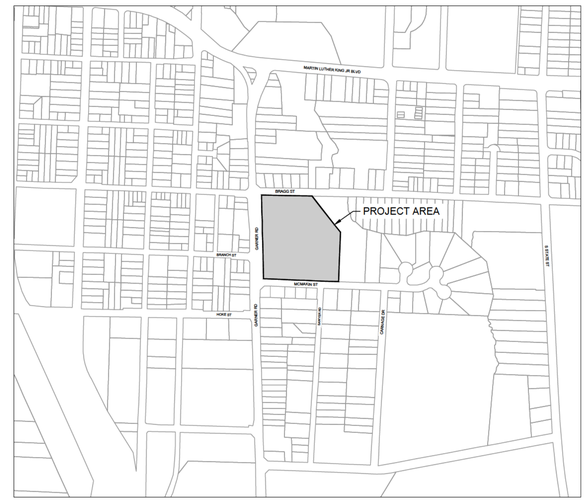
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City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

I hereby designate Timmons Group to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I've 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: 1/7/2020
Printed Name: Seth Friedman ORD

Page 2 of 2 REVISION 05.05.19 raleighnc.gov



VICINITY MAP
SCALE: 1" = 500'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	APPROVAL DOCUMENTS
C1.0	EXISTING CONDITION PLAN
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	BUILD-TO, AMENITY AREA, AND ACCESSIBLE ROUTE PLAN
C2.2	SIGHT DISTANCE PLAN
C2.3	BLOCK PERIMETER PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	AVERAGE GRADING EXHIBIT
C4.0	UTILITY PLAN
C5.0	PLAN & PROFILE
C7.0	DETAIL SHEET
C7.1	DETAIL SHEET
C7.2	DETAIL SHEET
C7.3	DETAIL SHEET
C7.4	DETAIL SHEET
C7.5	DETAIL SHEET
C7.6	DETAIL SHEET
C7.7	DETAIL SHEET
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L2.0	LIGHTING PLAN
A1.01	BUILDING PLANS BLDG 01
A1.02	BUILDING PLANS BLDG 02
A1.03	BUILDING PLANS BLDG 03
A1.04	BUILDING PLANS BLDG 04
A1.05	BUILDING PLANS BLDG 05
A1.06	BUILDING PLANS BLDG 06
A1.07	BUILDING PLANS BLDG 07
A1.11	ACCESSORY PLANS
A1.12	ARCHITECTURAL SITE PLAN HC LAYOUT PLAN
A1.13	ATTIC PLANS
A4.01	BUILDING SECTION
A5.01	BUILDING ELEVATIONS BLDG 01
A5.02	BUILDING ELEVATIONS BLDG 02
A5.03	BUILDING ELEVATIONS BLDG 03
A5.04	BUILDING ELEVATIONS BLDG 04
A5.05	BUILDING ELEVATIONS BLDG 05
A5.06	BUILDING ELEVATIONS BLDG 06
A5.07	BUILDING ELEVATIONS BLDG 07
A5.08	ACCESSORY ELEVATIONS

OWNER(S):
SETH FRIEDMAN
PASSAGE HOME, INC.
PO BOX 28165
RALEIGH NC 27611

SETH FRIEDMAN
BB REDEVELOPMENT, LLC
PO BOX 28165
RALEIGH NC 27611

APPLICANT:
SOLSTICE PARTNERS, LLC
106 MUIR WOODS DRIVE
CARY, NORTH CAROLINA 27513
CATHERINE F. CONNORS
(919) 610-7883
cathy.connors@solsticepartners.net

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
MIKE ZACCARDO, PE
(919) 532-3281
mike.zaccardo@timmons.com

ARCHITECT:
WAYNE JONES, REGISTERED ARCHITECT
JONES ARCHITECTURE, PLLC
2005 BEECHAM CIRCLE
RALEIGH, NC 27607
(919) 302-0404
wayne@wjonesarchitecture.com

SURVEYOR:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
CHIP SHANKLE
(984) 255-2355
chip.shankle@timmons.com

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**.*

811 Know what's below. Call before you dig.

Toulon Place
Project Data Summary Date: 7/26/2019
Building Summary

Bldg. Number		1 BR 1 BA	2 BR 2 BA	3 BR 2 BA	Total	Unit Net	Bldg Area	Unit Net/Bldg Area
1 Residential Building	T-3	18	18		36	31,626	37,474	**0.84**
2 Residential Building	V-3	6	18		24	22,914	26,684	**0.86**
3 Residential Building	K-3	12		12	24	22,776	26,703	**0.85**
4 Residential Building	L-3	12	24		36	33,456	39,301	**0.85**
5 Residential Building	J-3	12	6	6	24	21,930	26,559	**0.83**
6 Residential Building	T-3	18	18		36	31,626	37,474	**0.84**
7 Residential Building	X3A-MGMT		8	12	20	22,312	30,355	**0.74**
Total		**78**	**92**	**30**	**200**	**186,640**	**224,550**	**0.83**
		39%	46%	15%		100%		
Total number of residential units		**200**						
						186,640		check total
Building Ht. (Mean Roof Height - Residential Buildings)	36 Feet	max					200	

Residential Units SF	**Net**	**# Units**	**Net Total**	**Heated**
1 Bedroom / 1 Bath Apartment Unit	726	78	56,628	690
2 Bedroom / 2 Bath Apartment Unit	1,031	92	94,852	987
3 Bedroom / 2 Bath Apartment Unit	1,172	30	35,160	1,123

Bldg Area	**1** T-3	**2** V-3	**3** K-3	**4** L-3	**5** J-3	**6** T-3	**7** X3A- MGMT	
3rd Floor	11,802	8,465	8,419	12,411	8,488	11,802	9,652	
2nd Floor	11,802	8,465	8,419	12,411	8,488	11,802	9,652	
1st Floor	13,870	9,754	9,865	14,479	9,583	13,878	11,051	
	37,474	26,684	26,703	39,301	26,559	37,474	30,355	**224,550**

	1 BR	2 BR	3 BR	Total	
Type A	4	4	2	10	5.0%
Type A with Roll in Shower	4	4	2	10	5.0%
Subtotal	8	8	4	20	10.0%

RIGHT-OF-WAY OBSTRUCTION NOTES:

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET , LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

TREE CONSERVATION NOTE:

1) THIS SITE IS LARGER THAN THE 2.0 ACRE THRESHOLD SET WITHIN UDO SECTION 9.1.2. THERE ARE NO WOODED AREAS OR TREES 10-INCH DIAMETER IN THE 65 FT, 32 FT, OR 50 FT TREE CONSERVATION BUFFER YARDS. THEREFORE, NO TREE CONSERVATION IS NEEDED.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
CITY OF RALEIGH 1st ASR COMMENT REVISIONS	05-04-2020
CITY OF RALEIGH 2nd ASR COMMENT REVISIONS	11-13-2020
CITY OF RALEIGH 3rd ASR COMMENT REVISIONS	03-09-2021
CITY OF RALEIGH 4th ASR COMMENT REVISIONS	04-15-2021
CITY OF RALEIGH 5th ASR COMMENT REVISIONS	

DRAWN BY: T GRISSINGER
DESIGNED BY: T GRISSINGER
CHECKED BY: M ZACCARDO
SCALE: NTS

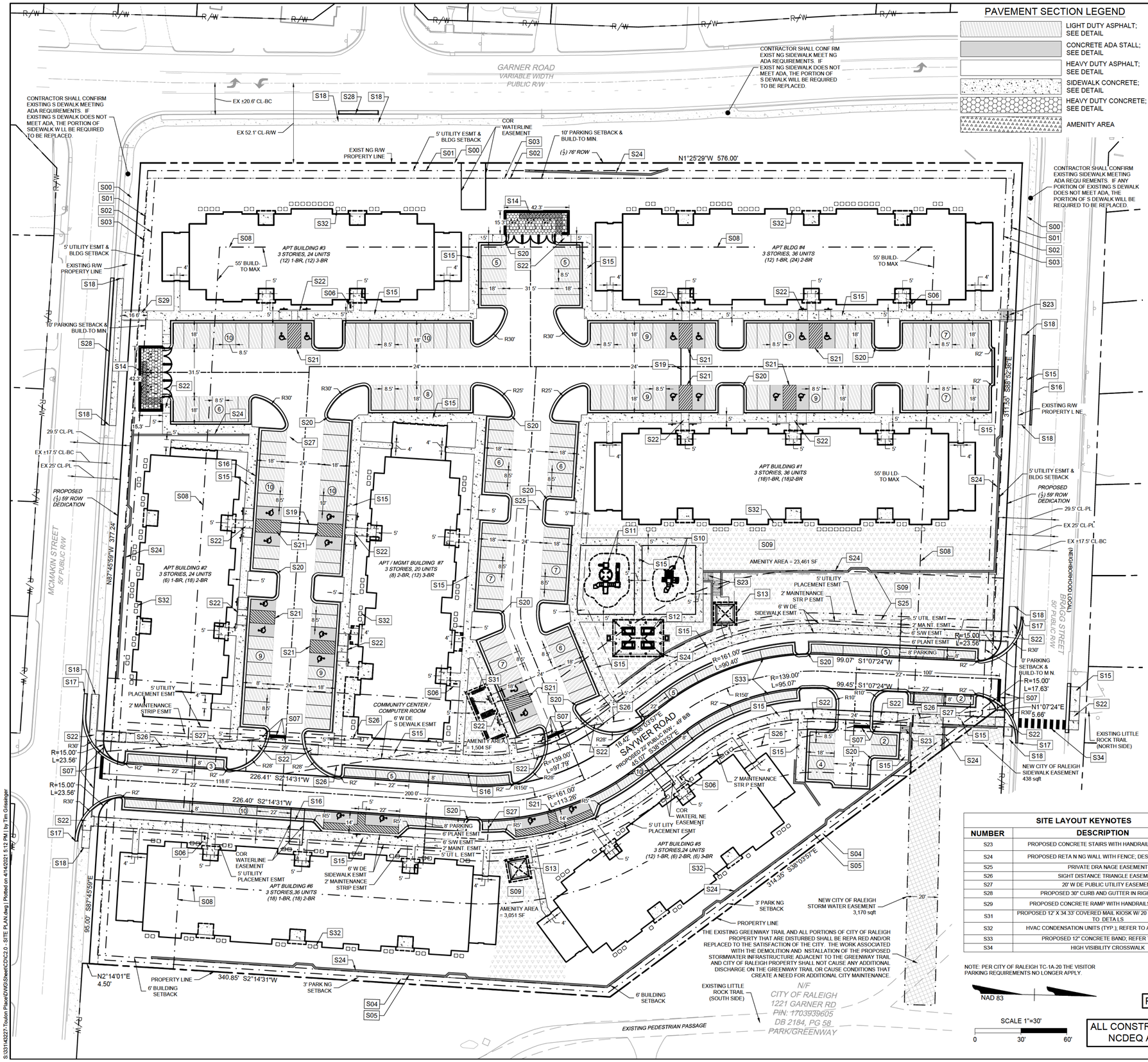
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

TOULON PLACE
COVER SHEET

JOB NO. 43227
SHEET NO. C0.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\33143227\Toulon Place\DWG\Sheet\CD\C0.0 - COVER SHEET.dwg | Plotted on 4/14/2021 5:09 PM | by Tim Grissinger



PAVEMENT SECTION LEGEND

- LIGHT DUTY ASPHALT; SEE DETAIL
- CONCRETE ADA STALL; SEE DETAIL
- HEAVY DUTY ASPHALT; SEE DETAIL
- SIDEWALK CONCRETE; SEE DETAIL
- HEAVY DUTY CONCRETE; SEE DETAIL
- AMENITY AREA

SITE DATA TABLE

PROJECT NAME:	TOULON PLACE
APPLICANT/ PROPERTY OWNER:	SOLSTICE PARTNERS, LLC CATHERINE F CONNORS 106 MUIR WOODS DRIVE CARY, NC 27513 (919) 610-7883
PIN(S):	**1703938265, 1703938430, 1703938521, 1703937670, 1703936793, 1703935763, 1703934723, 1703934635, 1703934538, 1703934530, 1703934442, 1703934320, 1703935207, 1703935288, 1703936256, 1703937215, 1703936470, 1703935471, 1703935570, 1703935558, 1703936653**
DEED REFERENCE(S):	*DB 2184, PG 58, DB 8505, PG 2038, DB 14382, PG 2179, DB 14444, PG 1235, DB 14805, PG 421, DB 14805, PG 427, DB 14943, PG 144, DB 16462, PG 392, DB 16654, PG 2331, DB 16654, PG 2333, DB 16670, PG 2421*
PLAT REFERENCE(S):	*BM 1985, PG 901, BM 1985, PG 1148, BM 1985, PG 1404, BM 2002, PG 2086, BM 2002, PG 2087, BM 2002, PG 2088, BM 2012, PG 535*
PROPERTY ADDRESS:	1200, 1201,1205, 1217 SAWYER ROAD/ 1201, 1204, 1205, 1208, 1209, 1212, 1213, 1216, 1220, 1221, 1224, 1228, 1232, 1236, 1240, 1244, 1248 ANGELUS DRIVE
TOWNSHIP:	RALEIGH
PROPERTY ZONING:	RX-3 (RESIDENTIAL MIXED USE)
CURRENT USE:	RESIDENTIAL (APARTMENTS)
PROPOSED USE:	MULT-FAMILY RESIDENTIAL (APARTMENTS)
TOTAL SITE AREA (BEFORE R/W DEDICATION):	6.748 ACRES (293,925 SQFT)
TOTAL SITE AREA (AFTER R/W DEDICATION):	6.345 ACRES (276,379 SQFT)
NET R/W DEDICATION:	0.403 ACRES (17,546 SQFT)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	WALNUT CREEK
FRONT (FROM PRIMARY STREET) SETBACK:	BLDG.: 5' PARKING:10'
SIDE STREET SETBACK:	BLDG.: 5' PARKING: 10'
FROM SIDE LOT LINE SETBACK:	BLDG.: 0' OR 6' PARKING: 0' OR 3'
FROM REAR LOT LINE SETBACK:	BLDG.: 0' OR 6' PARKING: 0' OR3'
PARKING REQUIREMENTS PER UDO 7.1.4.B. (TC-1(A)-20):	
PARKING REQUIREMENTS: 78 - 1 BEDROOM UNITS	STANDARD PARKING: (1 SPACE PER UNIT) = 78 SPACES AFFORDABLE HOUSING REDUCTION PARKING: (1 SPACE PER UNIT) = 78 SPACES
PARKING REQUIREMENTS: 92 - 2 BEDROOM UNITS	STANDARD PARKING: (1.5 SPACES PER UNIT) = 92 X 1.5 = 138 SPACES AFFORDABLE HOUSING REDUCTION PARKING = (1 SPACE PER UNIT) = 92 SPACES
PARKING REQUIREMENTS: 30 - 3 BEDROOM UNITS	STANDARD PARKING: (2 SPACES PER UNIT) = 30 X 2 = 60 SPACES AFFORDABLE HOUSING REDUCTION PARKING: (1 SPACE PER UNIT) = 30 SPACES
STANDARD PARKING REQUIREMENT	276 SPACES
REDUCTION PARKING REQUIRED	200 SPACES
VISITOR PARKING REQUIREMENT	NO REQUIREMENT PER TC-1A-20
TOTAL PARKING REQUIRED (AFFORDABLE HOUSING REDUCTION+VISITOR)	200 SPACES = 200 SPACES (7 ADA SPOTS)
PARKING PROVIDED:	216 SPACES (INCLUDING 24 ADA SPOTS)
BICYCLE PARKING REQUIRED:	1 SPACE PER 20 UNITS = 10
BICYCLE PARKING PROVIDED:	10 SPACES ON 5 U-RAILS (2 SPACES PER U-RAIL)
IMPERVIOUS SURFACE SUMMARY:	
EXISTING ONSITE IMPERVIOUS AREA:	8,208 SF /1.80 ACRES
PROP. ONSITE POST-DEV. IMPERVIOUS:	191,664 SF/ 4.40 ACRES
OUTDOOR AMENITY AREA REQUIRED (10%):	27,638 SF/ 0.63 ACRES
OUTDOOR AMENITY AREA PROVIDED:	28,016 SF/ 0.643 ACRES
PRIMARY STREET (PER TC-5A-18):	BRAGG STREET & GARNER ROAD

SITE LAYOUT KEYNOTES

NUMBER	DESCRIPTION
S00	EXIST NG RIGHT OF WAY LINE
S01	5' UT LITY ESMT & BLDG SETBACK
S02	10' PARKING SETBACK & BUILD-TO MIN.
S03	EXIST NG UTILITY EASEMENT
S04	3' PARK NG SETBACK
S05	6' BUILD NG SETBACK
S06	1 STD BIKE RACK (2 BIKE SPACES) REFER TO DETAILS.
S07	MUTCD R1-1 30"x30" (STOP SIGN), STOP BAR AND CROSSWALK
S08	55' BU LD- TO MAX
S09	AMENITY AREA (HATCHED TYP.)
S10	FENCED IN TOT PLAY AREA; BY OWNER
S11	FENCED IN CHILD PLAY AREA; BY OWNER
S12	COVERED PICNIC AREA; REFER TO ARCHITECTURAL PLANS
S13	COVERED GAZEBO; REFER TO ARCHITECTURAL PLANS
S14	TR PLE CONTAINER DUMPSTER PAD & RECYCLE CENTER ENCLOSURE; SEE DETAILS
S15	CONCRETE S DEWALK, 6" UNLESS OTHERWISE NOTED; SEE DETA LS
S16	PROPOSED 24" CURB & GUTTER (TYP. ONSITE)
S17	TRANSITION 24" CURB AND GUTTER AND TIE INTO EXISTING CURB & GUTTER WIDTH
S18	TRANSITION PROPOSED CONCRETE SIDEWALK INTO EXIST NG CONCRETE SIDEWALK WIDTH
S19	CROSSWALK PER MUTCD STANDARDS
S20	PROPOSED 3' CURB RADIUS (TYP. UNLESS NOTED)
S21	STANDARD WIDTH VAN ASSESSABLE CONCRETE PARKING STALL AND ASSOCIATED SIGNAGE; REFER TO DETA LS.
S22	PROPOSED ADA RAMP (TYP.), SEE DETAILS

SITE LAYOUT KEYNOTES

NUMBER	DESCRIPTION
S23	PROPOSED CONCRETE STAIRS WITH HANDRAILS; SEE DETA LS
S24	PROPOSED RETA N NG WALL WITH FENCE; DESIGN BY OTHERS
S25	PRIVATE DRA NAGE EASEMENT
S26	SIGHT DISTANCE TRIANGLE EASEMENT
S27	20' W DE PUBLIC UTILITY EASEMENT
S28	PROPOSED 30" CURB AND GUTTER IN RIGHT OF WAY
S29	PROPOSED CONCRETE RAMP WITH HANDRAILS; SEE DETAILS
S31	PROPOSED 12' X 34.33' COVERED MAIL KIOSK W/ 20 MAIL UNITS. REFER TO DETA LS
S32	HVAC CONDENSATION UNITS (TYP.); REFER TO ARCHITECTURAL
S33	PROPOSED 12" CONCRETE BAND; REFER TO DETAIL
S34	HIGH VISIBILITY CROSSWALK

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
CITY OF RALEIGH 1st ASR COMMENT REVISIONS	05-04-2020
CITY OF RALEIGH 2nd ASR COMMENT REVISIONS	11-04-2020
CITY OF RALEIGH 3rd ASR COMMENT REVISIONS	03-08-2021
CITY OF RALEIGH 4th ASR COMMENT REVISIONS	04-15-2021
CITY OF RALEIGH 5th ASR COMMENT REVISIONS	

DATE: 04/15/2021
DRAWN BY: T GRISSINGER
DESIGNED BY: T GRISSINGER
CHECKED BY: M ZACCARDO
SCALE: 1" = 30'

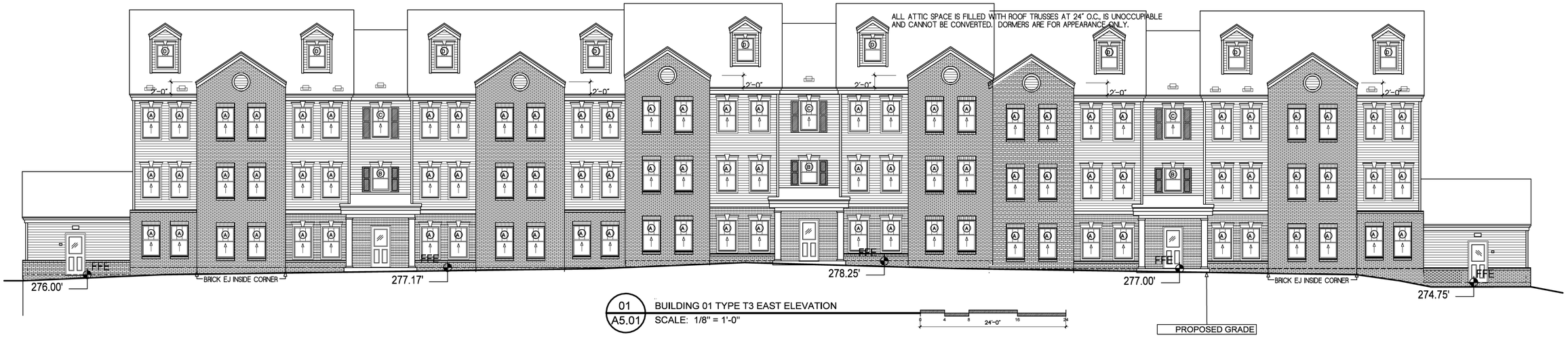
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

TOULON PLACE
SITE PLAN

JOB NO. 43227
SHEET NO. C2.0

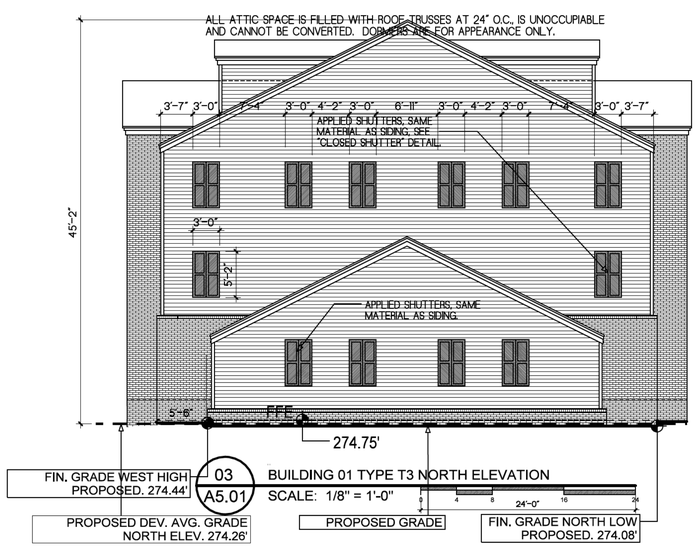
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\33114227-Toulon Place\DWG\Sheet\CD\C2.0 - SITE PLAN.dwg | Plotted on 4/14/2021 5:12 PM | by Tim Grissinger

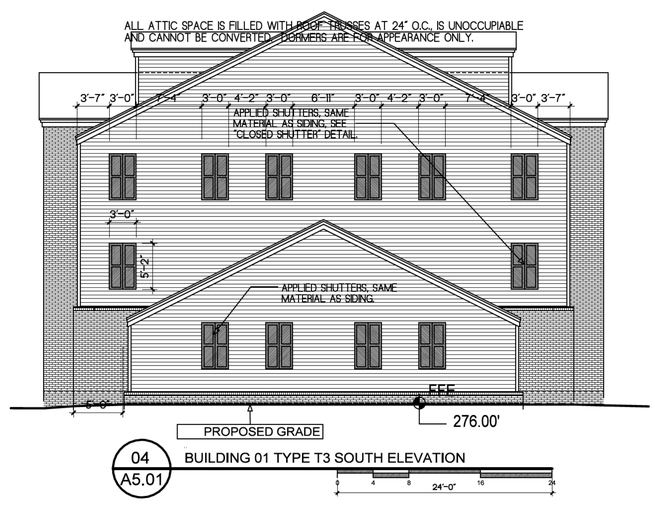


01 A5.01 BUILDING 01 TYPE T3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

02 A5.01 BUILDING 01 TYPE T3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



03 A5.01 BUILDING 01 TYPE T3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

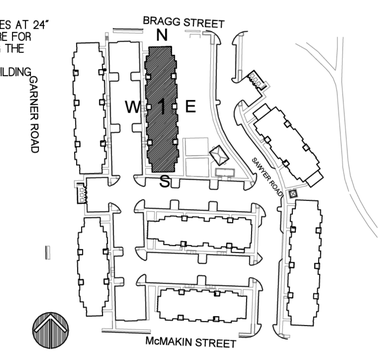


04 A5.01 BUILDING 01 TYPE T3 SOUTH ELEVATION

BUILDING #1 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primarty Street Elevations	Bragg Street Proposed grades (feet) (FG)			Garner Street Proposed grades (feet) (FG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	274.44	274.08	274.26			
West				278.25	274.08	276.17
	Proposed Avg. Grade		274.26	Proposed Avg. Grade		276.17
Proposed Development Average Grade North Elevation						**274.26**
Proposed Development Average Grade West Elevation						**276.17**

BUILDING ELEVATION NOTES.
1. ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C., IS UNOCCUPIABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/A4.01 ILLUSTRATING THE NON-OCCUPIABLE ATTIC CONDITION.
2.SEE BOA-0046-2020 FOR EXEMPTION OF 2FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404

TOULON PLACE

WAKE COUNTY
CITY OF RALEIGH, NC

200 RESIDENTIAL UNITS
CLIMATE ZONE 4

THESE DRAWINGS ARE THE PROPERTY OF JONES ARCHITECTURE, PLLC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

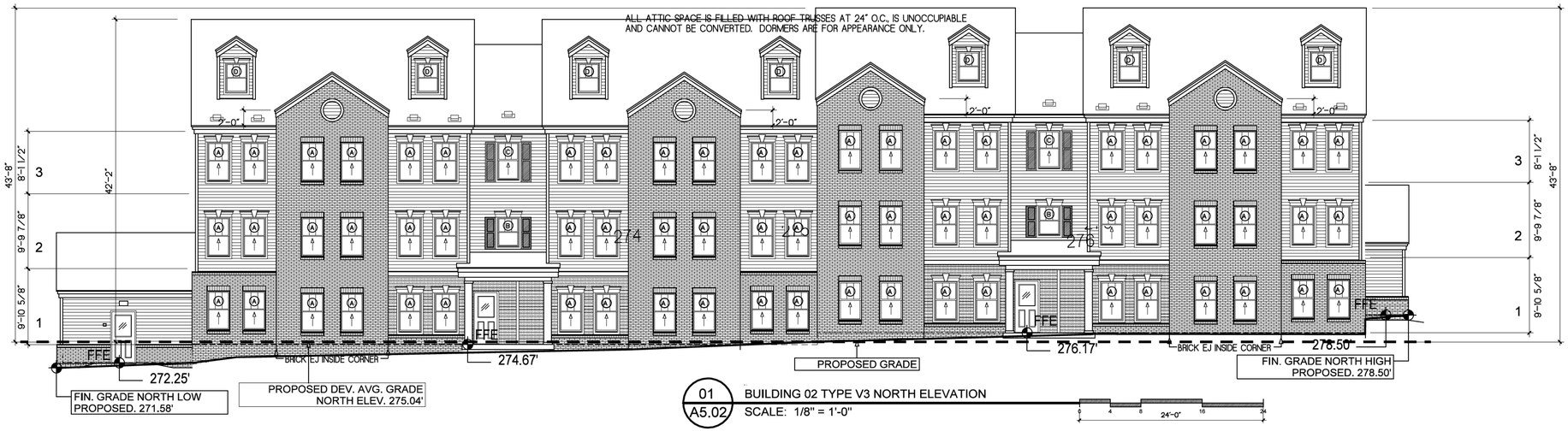
COPYRIGHT BY JONES ARCHITECTURE, PLLC ALL RIGHTS RESERVED.

JA JOB#: 1814
DATE: 04-12-2021
FILE:
REV:
REV:
REV:

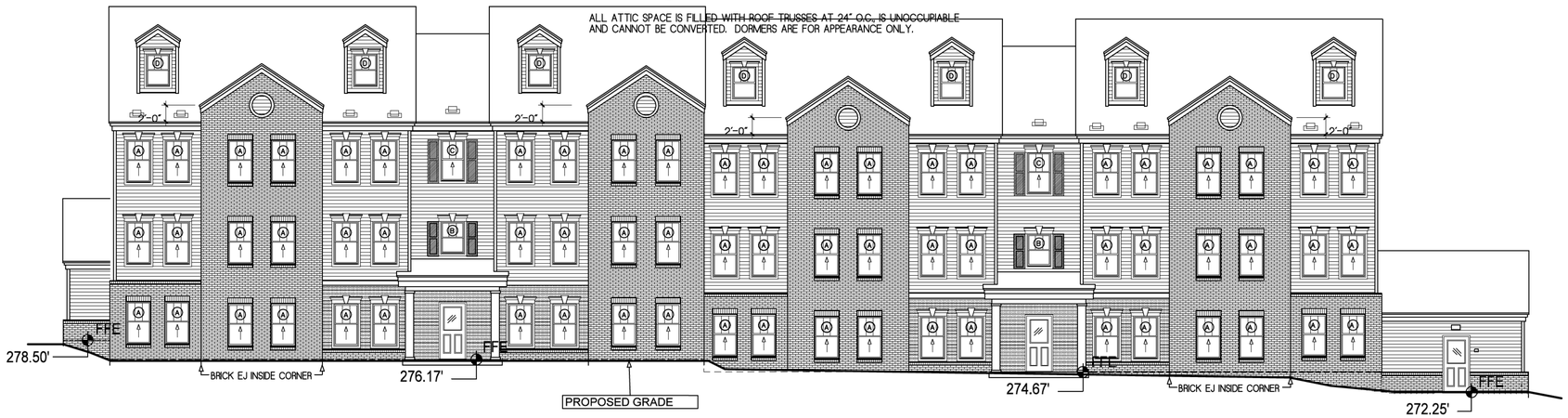
CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
BLDG 01 T3

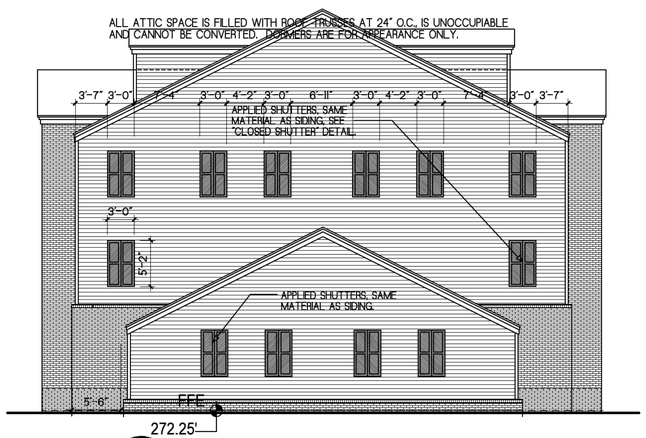
A5.01



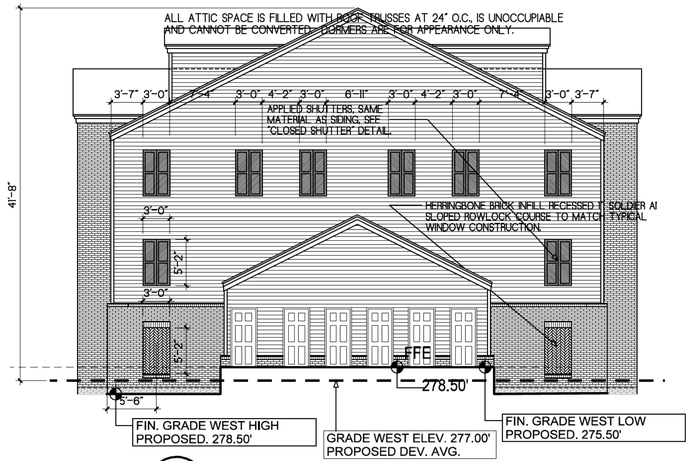
01 / A5.02 BUILDING 02 TYPE V3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 / A5.02 BUILDING 02 TYPE V3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



03 / A5.02 BUILDING 02 TYPE V3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

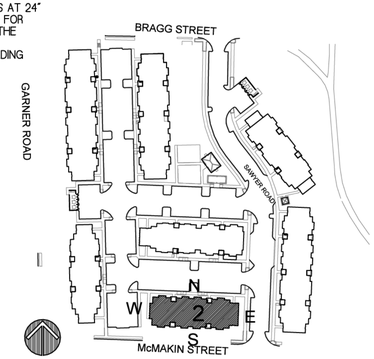


04 / A5.02 BUILDING 02 TYPE V3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #2 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primarty Street Elevations	Bragg Street Proposed grades (feet) (FG)			Garner Street Proposed grades (feet) (FG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	278.50	271.58	275.04			
West				278.50	275.50	277.00
	Proposed Avg. Grade		275.04	Proposed Avg. Grade		277.00
Proposed Development Average Grade North Elevation						**275.04**
Proposed Development Average Grade West Elevation						**277.00**

BUILDING ELEVATION NOTES.
1. ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C., IS UNOCCUPIABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/A4.01 ILLUSTRATING THE NON-OCCUPIABLE ATTIC CONDITION.
2.SEE BOA-0046-2020 FOR EXEMPTION OF 2FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



JA
Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404

TOULON PLACE

WAKE COUNTY
CITY OF RALEIGH, NC

200 RESIDENTIAL UNITS
CLIMATE ZONE 4

THESE DRAWINGS ARE THE PROPERTY OF JONES ARCHITECTURE, PLLC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

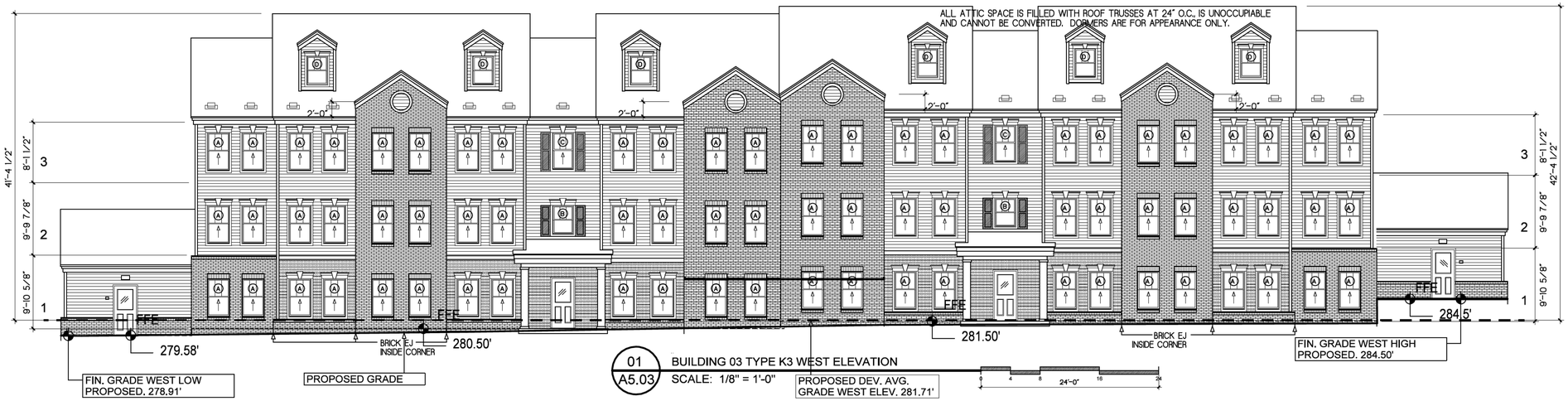
COPYRIGHT BY JONES ARCHITECTURE, PLLC ALL RIGHTS RESERVED.

JA JOB#: 1814
DATE: 04-12-2021
FILE:
REV:
REV:
REV:

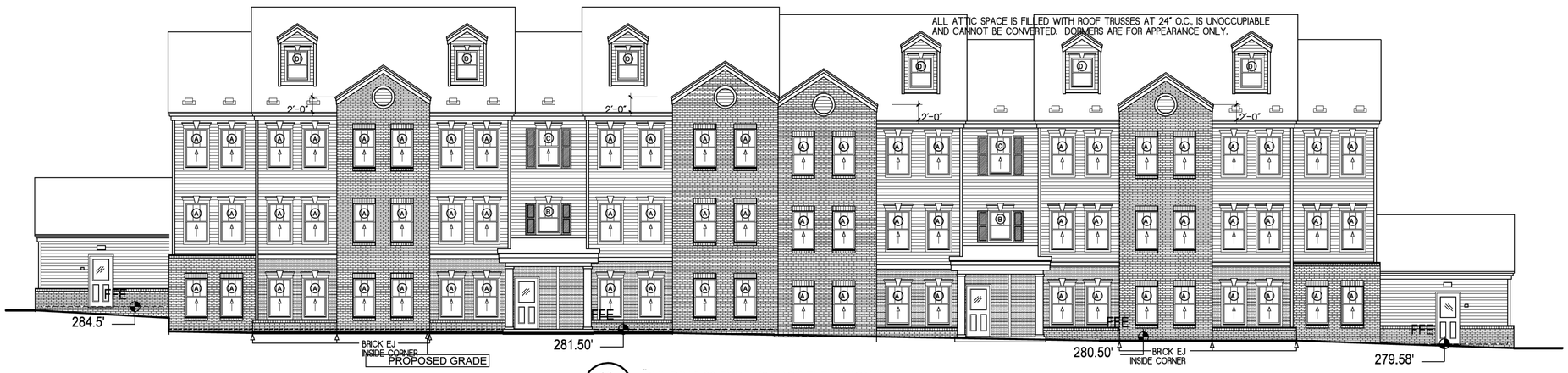
CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
BLDG 02 V3

A5.02



01 / A5.03 BUILDING 03 TYPE K3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

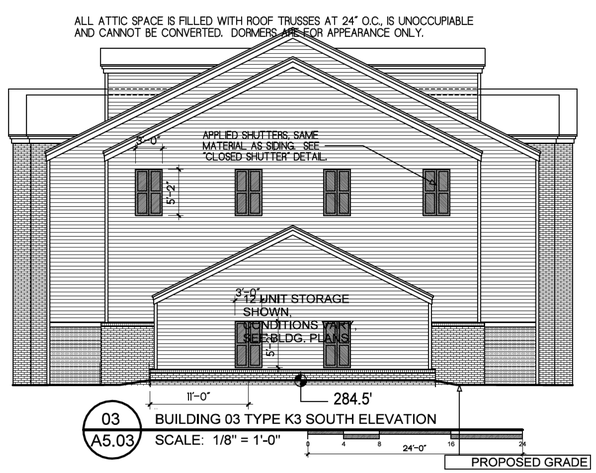


02 / A5.03 BUILDING 03 TYPE K3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

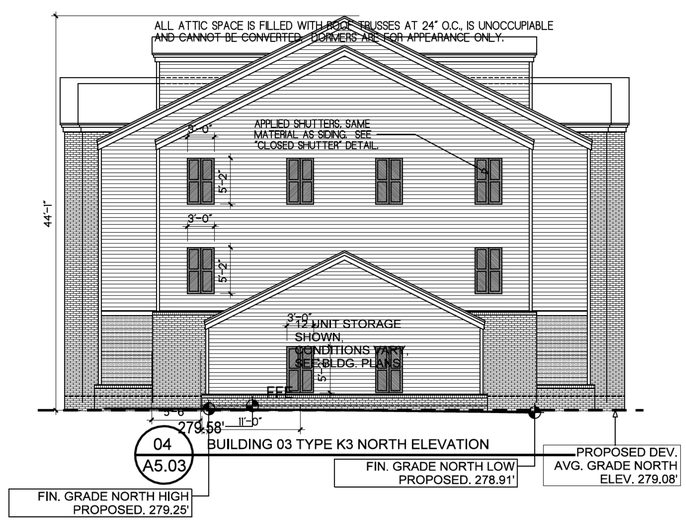
BUILDING #3 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primarty Street Elevations	Bragg Street Proposed grades (feet) (FG)			Garner Street Proposed grades (feet) (FG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	279.25	278.91	279.08			
West				284.50	278.91	281.71
	Proposed Avg. Grade		279.08	Proposed Avg. Grade		281.71
Proposed Development Average Grade North Elevation						**279.08**
Proposed Development Average Grade West Elevation						**281.71**

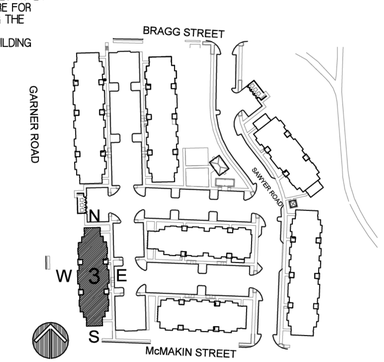
BUILDING ELEVATION NOTES.
1. ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C., IS UNOCCUPIABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/A4.01 ILLUSTRATING THE NON-OCCUPIABLE ATTIC CONDITION.
2.SEE BOA-0046-2020 FOR EXEMPTION OF 2FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



03 / A5.03 BUILDING 03 TYPE K3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 / A5.03 BUILDING 03 TYPE K3 NORTH ELEVATION



JA
Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404

[redacted]

TOULON PLACE

WAKE COUNTY
CITY OF RALEIGH, NC

200 RESIDENTIAL UNITS
CLIMATE ZONE 4

THESE DRAWINGS ARE THE PROPERTY OF JONES ARCHITECTURE, PLLC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

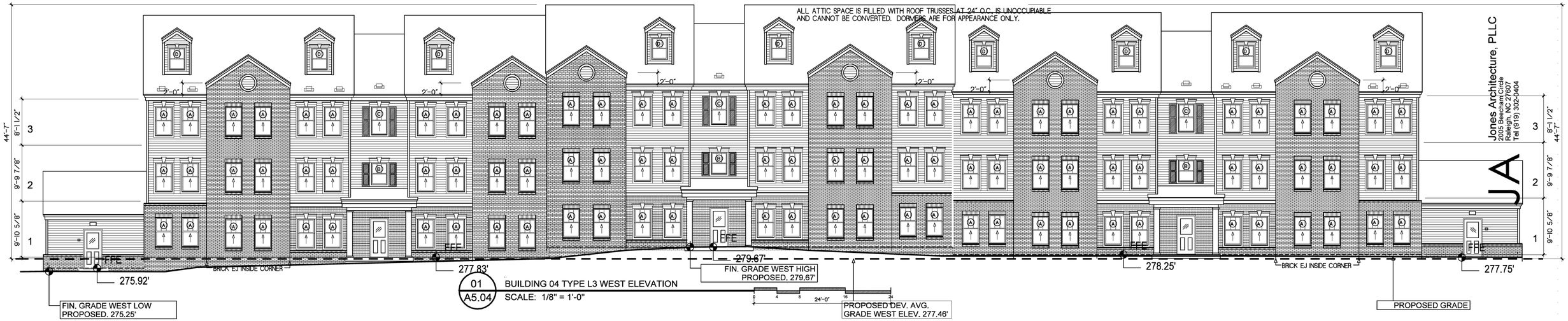
COPYRIGHT BY JONES ARCHITECTURE, PLLC ALL RIGHTS RESERVED.

JA JOB#: 1814
DATE: 04-12-2021
FILE:
REV:
REV:
REV:

CONSTRUCTION DOCUMENTS

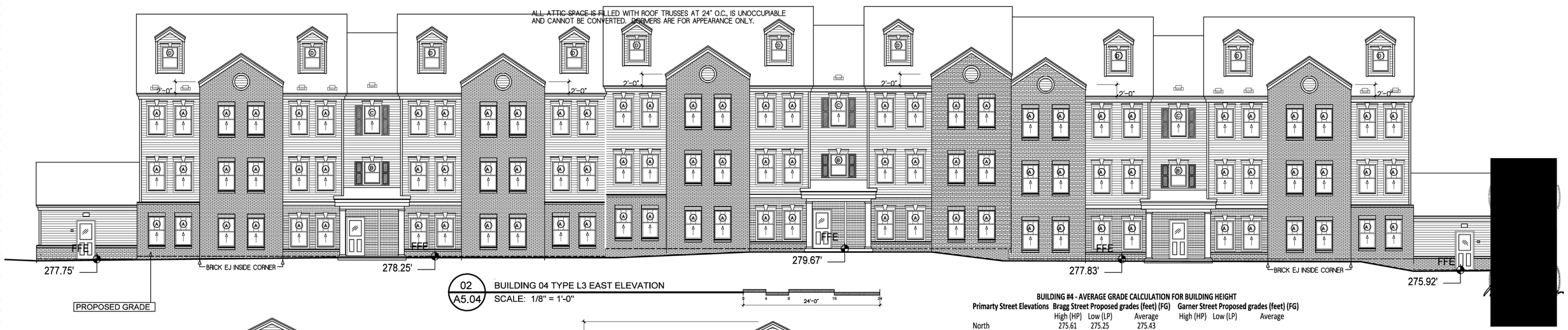
BUILDING ELEVATIONS
BLDG 03 K3

A5.03



01 / A5.04 BUILDING 04 TYPE L3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-2404

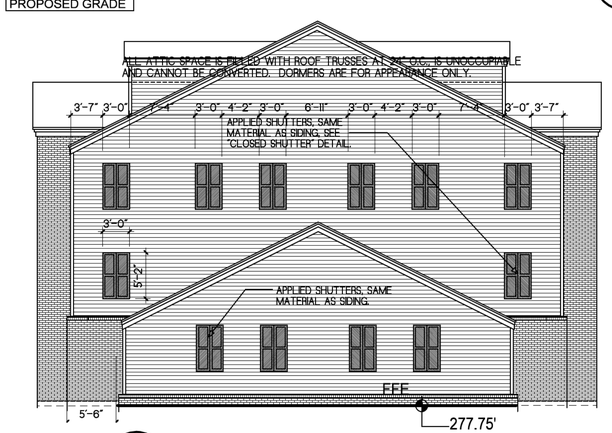


02 / A5.04 BUILDING 04 TYPE L3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

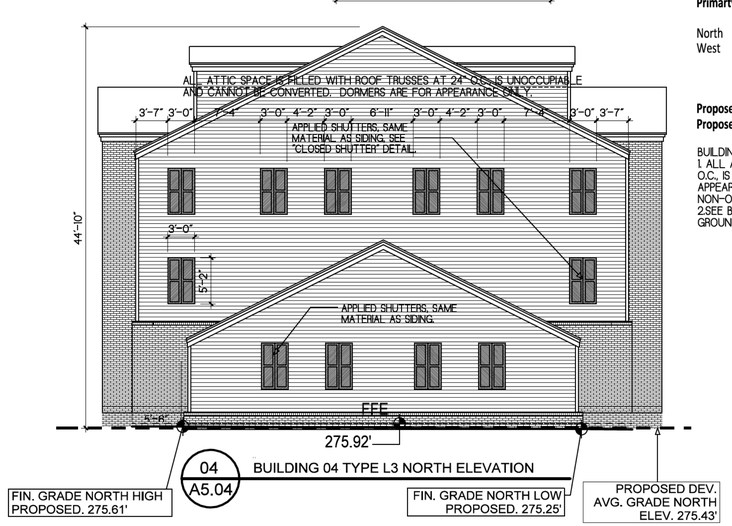
BUILDING #4 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primarty Street Elevations	Bragg Street Proposed grades (feet) (FG)			Garner Street Proposed grades (feet) (FG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	275.61	275.25	275.43			
West				279.67	275.25	277.46
	Proposed Avg. Grade		275.43	Proposed Avg. Grade		277.46
Proposed Development Average Grade North Elevation						**275.43**
Proposed Development Average Grade West Elevation						**277.46**

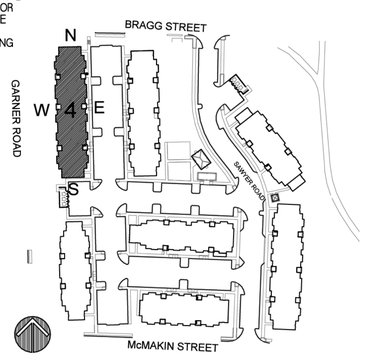
BUILDING ELEVATION NOTES.
1. ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C., IS UNOCCUPIABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/A4.01 ILLUSTRATING THE NON-OCCUPIABLE ATTIC CONDITION.
2. SEE BOA-0046-2020 FOR EXEMPTION OF 2FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



03 / A5.04 BUILDING 04 TYPE L3 SOUTH ELEVATION



04 / A5.04 BUILDING 04 TYPE L3 NORTH ELEVATION



TOULON PLACE

WAKE COUNTY
CITY OF RALEIGH, NC

200 RESIDENTIAL UNITS
CLIMATE ZONE 4

THESE DRAWINGS ARE THE PROPERTY OF JONES ARCHITECTURE, PLLC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

COPYRIGHT BY JONES ARCHITECTURE, PLLC ALL RIGHTS RESERVED.

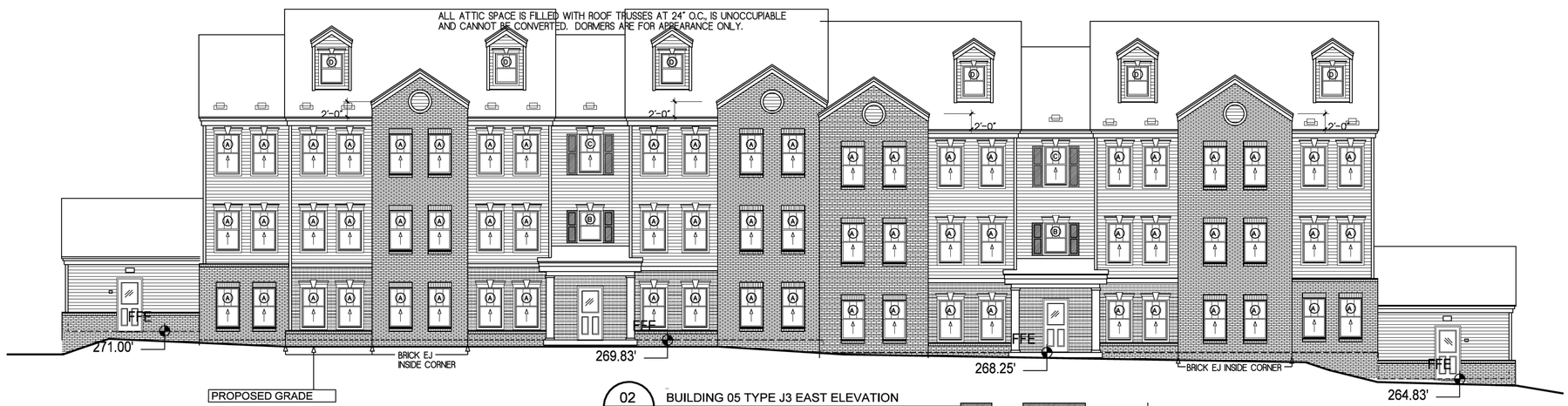
JA JOB#: 1814
DATE: 04-12-2021
FILE:
REV:
REV:
REV:

CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
BLDG 04 L3

A5.04

01 A5.05 BUILDING 05 TYPE J3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 A5.05 BUILDING 05 TYPE J3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 4 8 16 24
24'-0"

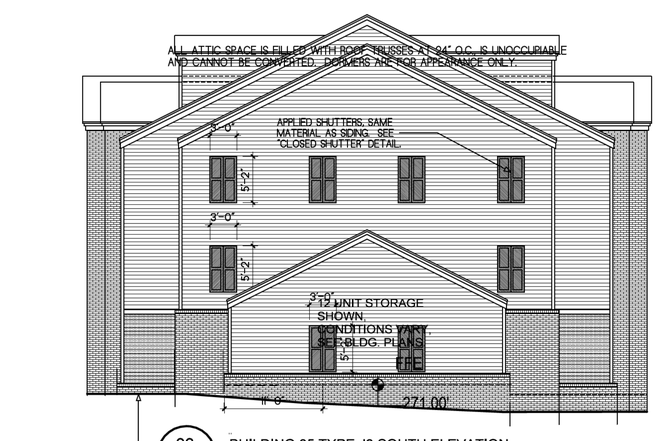
BUILDING #5 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primarty Street Elevations	**Bragg Street Proposed grades (feet) (EG)**		
	High (HP)	Low (LP)	Average
North	264.52	263.92	264.22

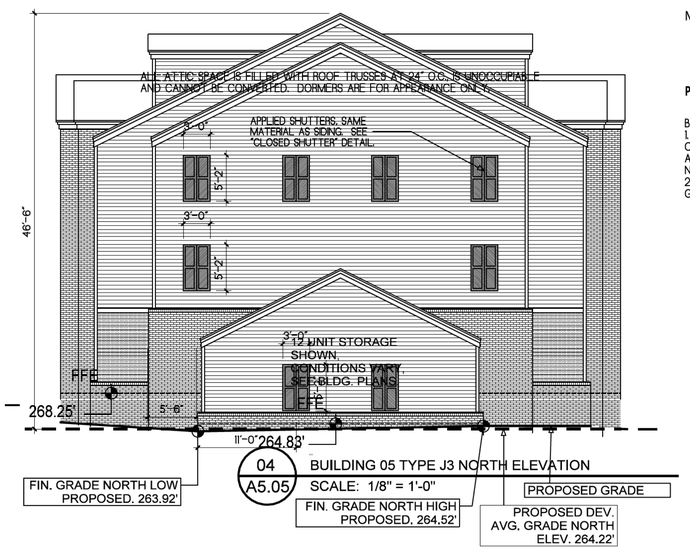
Existing Avg. Grade 264.22

Proposed Development Average Grade North Elevation **264.22**

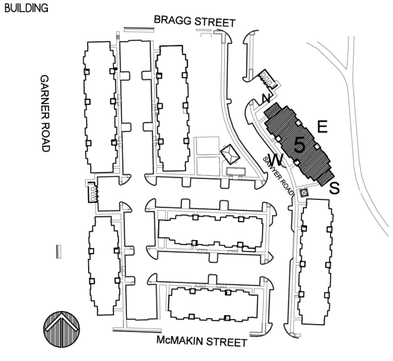
BUILDING ELEVATION NOTES.
1 ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C., IS UNOCCUPIABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/A4.01 ILLUSTRATING THE NON-OCCUPIABLE ATTIC CONDITION.
2.SEE BOA-0046-2020 FOR EXEMPTION OF 2FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



03 A5.05 BUILDING 05 TYPE J3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 A5.05 BUILDING 05 TYPE J3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



JA
Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404

[redacted]

TOULON PLACE

WAKE COUNTY
CITY OF RALEIGH, NC

200 RESIDENTIAL UNITS
CLIMATE ZONE 4

THESE DRAWINGS ARE THE PROPERTY OF JONES ARCHITECTURE, PLLC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

COPYRIGHT BY JONES ARCHITECTURE, PLLC ALL RIGHTS RESERVED.

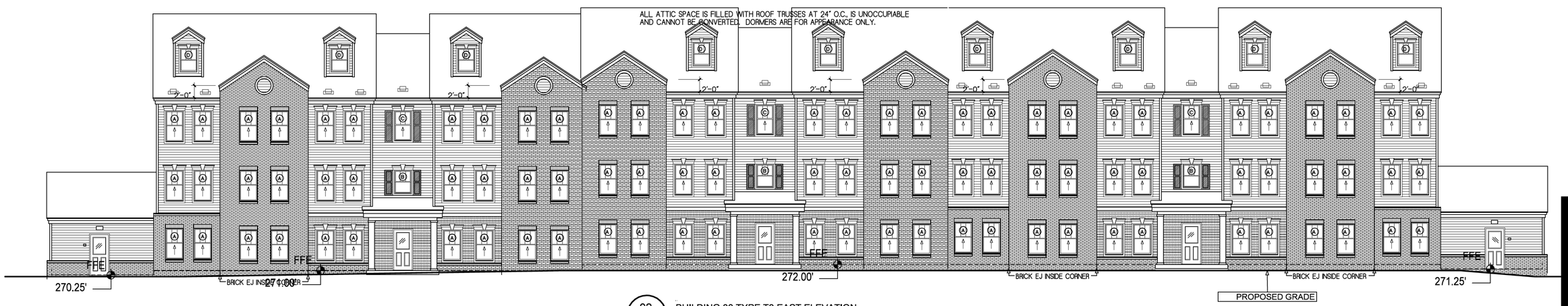
JA JOB#: 1814
DATE: 04-12-2021
FILE:
REV:
REV:
REV:

CONSTRUCTION DOCUMENTS

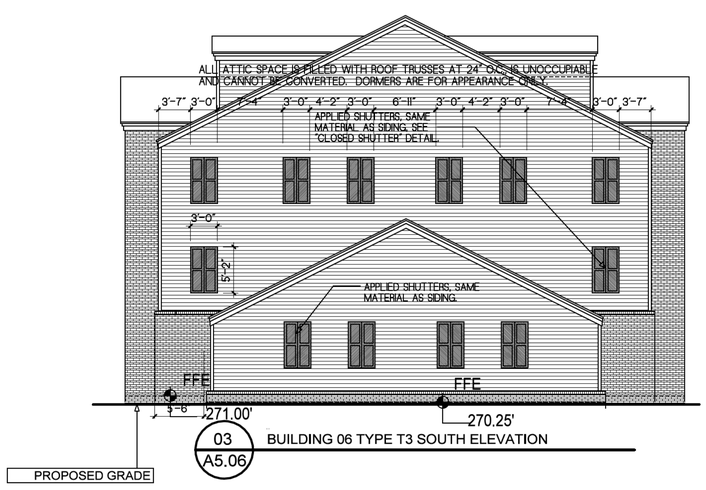
BUILDING ELEVATIONS
BLDG 05 J3

A5.05

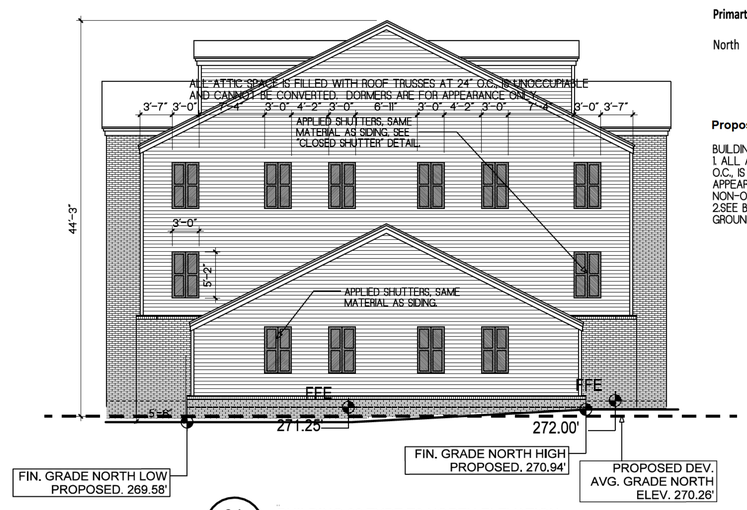
01 A5.06 BUILDING 06 TYPE T3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 A5.06 BUILDING 06 TYPE T3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



03 A5.06 BUILDING 06 TYPE T3 SOUTH ELEVATION



04 A5.06 BUILDING 06 TYPE T3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

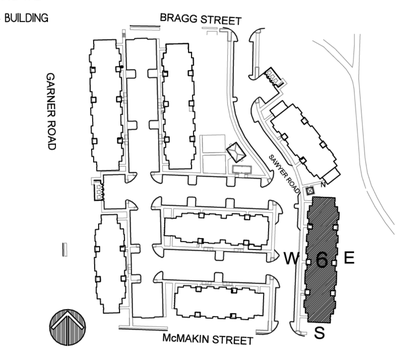
BUILDING #6 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primarty Street Elevations	Bragg Street Proposed grades (feet) (EG)		
	High (HP)	Low (LP)	Average
North	270.94	269.58	270.26

Existing Avg. Grade 270.26

Proposed Development Average Grade North Elevation **270.26**

BUILDING ELEVATION NOTES.
1. ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C., IS UNOCCUPIABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/A4.01 ILLUSTRATING THE NON-OCCUPIABLE ATTIC CONDITION.
2.SEE BOA-0046-2020 FOR EXEMPTION OF 2FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



JA
Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404

[redacted]

TOULON PLACE

WAKE COUNTY
CITY OF RALEIGH, NC

200 RESIDENTIAL UNITS
CLIMATE ZONE 4

THESE DRAWINGS ARE THE PROPERTY OF JONES ARCHITECTURE, PLLC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

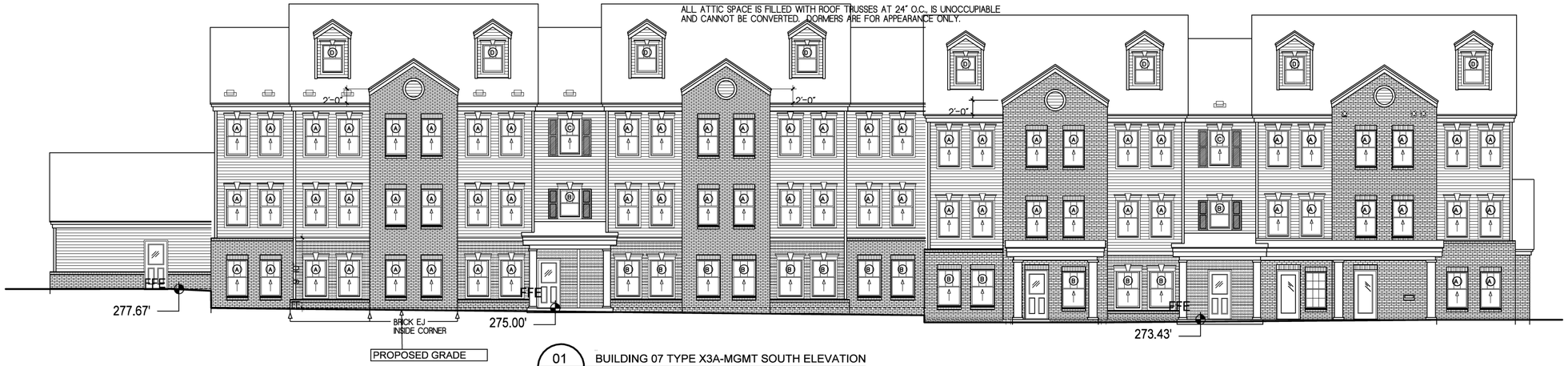
COPYRIGHT BY JONES ARCHITECTURE, PLLC ALL RIGHTS RESERVED.

JA JOB#: 1814
DATE: 04-12-2021
FILE:
REV:
REV:
REV:

CONSTRUCTION DOCUMENTS

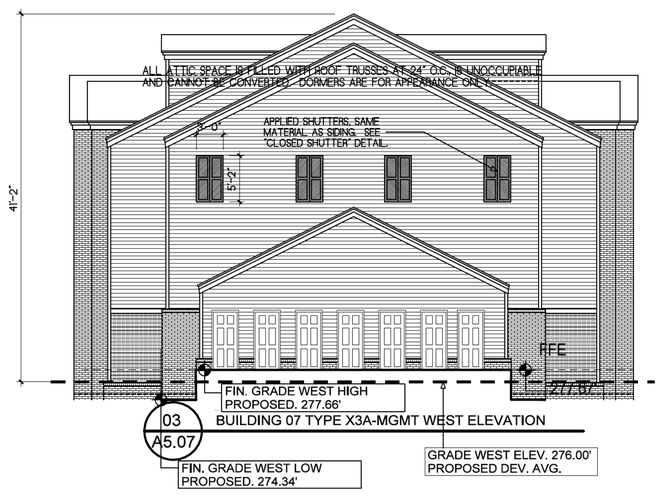
BUILDING ELEVATIONS
BLDG 06 T3

A5.06

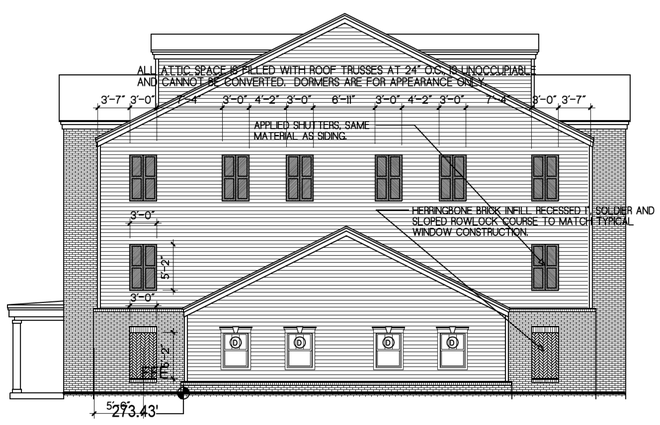


01 A5.07 BUILDING 07 TYPE X3A-MGMT SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

02 A5.07 BUILDING 07 TYPE X3A-MGMT NORTH ELEVATION
SCALE: 1/8" = 1'-0"



03 A5.07 BUILDING 07 TYPE X3A-MGMT WEST ELEVATION

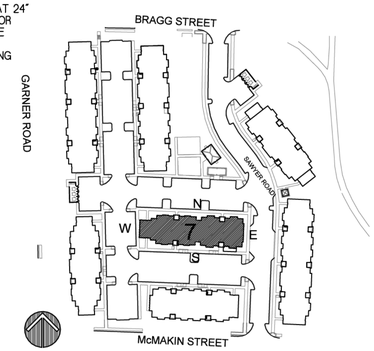


04 A5.07 BUILDING 07 TYPE X3A-MGMT EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #7 - AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT

Primarty Street Elevations	Bragg Street Proposed grades (feet) (FG)			Garner Street Proposed grades (feet) (FG)		
	High (HP)	Low (LP)	Average	High (HP)	Low (LP)	Average
North	277.67	272.76	275.22			
West				277.66	274.34	276.00
	Proposed Avg. Grade		275.22	Proposed Avg. Grade		276.00
Proposed Development Average Grade North Elevation						**275.22**
Proposed Development Average Grade West Elevation						**276.00**

BUILDING ELEVATION NOTES.
1 ALL ATTIC SPACE IN ALL BUILDINGS IS FILLED WITH ROOF TRUSSES AT 24" O.C., IS UNOCCUPIABLE AND CANNOT BE CONVERTED. DORMERS ARE FOR APPEARANCE ONLY. SEE BUILDING SECTION 01/A4.01 ILLUSTRATING THE NON-OCCUPIABLE ATTIC CONDITION.
2 SEE BOA-0046-2020 FOR EXEMPTION OF 2FT MIN FROM CURB BUILDING GROUND FLOOR ELEVATION REQUIREMENT.



[redacted]

TOULON PLACE

WAKE COUNTY
CITY OF RALEIGH, NC

200 RESIDENTIAL UNITS
CLIMATE ZONE 4

THESE DRAWINGS ARE THE PROPERTY OF JONES ARCHITECTURE, PLLC AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

COPYRIGHT BY JONES ARCHITECTURE, PLLC ALL RIGHTS RESERVED.

JA JOB#: 1814
DATE: 04-12-2021
FILE:
REV:
REV:
REV:

CONSTRUCTION DOCUMENTS

BUILDING ELEVATIONS
BLDG 07 X3A-MGMT

A5.07

JA Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404