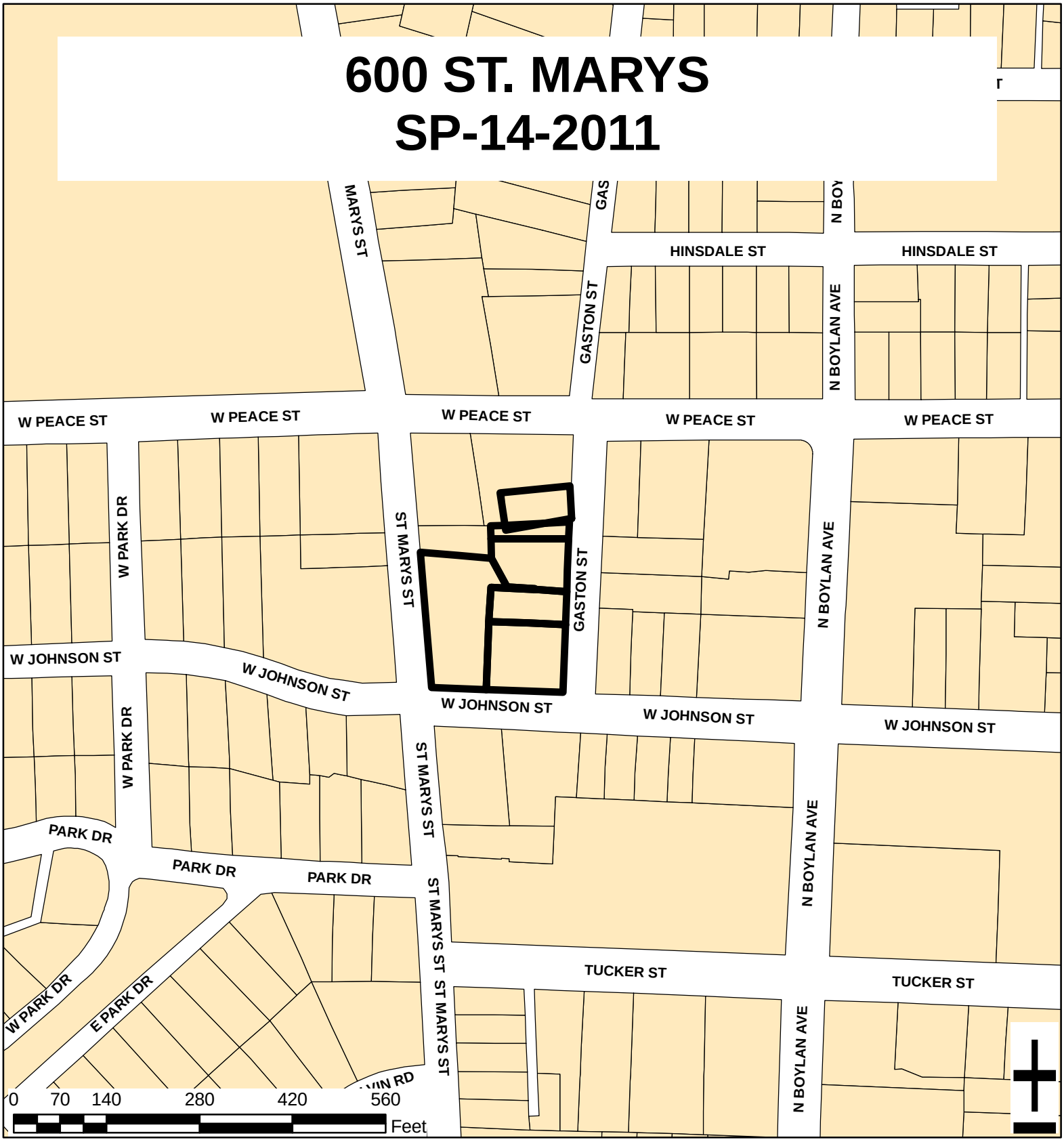
600 ST. MARYS
SP-14-2011



Zoning:	**NB, POB**	Number of Units:	**195**
CAC:	**Hillsborough**	Planner:	**Eric Hodge**
Drainage Basin:	**Pigeon House**	Phone:	**(919) 516-2639**
		Applicant Contact:	**JDavis Architects**
Acreage:	**1.22**	Phone:	**(919) 835-1500**

SP-14-11

Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
☒ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☐ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 295685
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name 600 St. Marys

Proposed Use Multifamily - Apartments

Property Address(es) 600 St Marys Street, 603 Gaston Street, 607 Gaston Street, 611 Gaston Street, 613 Gaston Street, 615 Gaston Street

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1704-31-6808 1704317718	P.I.N. 1704-31-7902 1704317806	P.I.N. 1704-31-6977	P.I.N. 1704-32-7011

What is your project type? ☒ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. The site is in the Peace Streetscape & Parking Plan PBOD and we are requesting a density greater than the base density of 40 DU/AC
CLIENT (Owner or Developer)	Company RP, LLC Name (s) Jeff Furman Address 5020 Weston Parkway, Suite 300, Cary, North Carolina 27513 Phone 919-754-8990 / Email jfurman@crosland.com / Fax 919-754-8995
CONSULTANT (Contact Person for Plans)	Company JDavis Architects, PLLC Name (s) Ken Thompson Address 510 Glenwood Avenue, Raleigh, North Carolina 27603

PHONE 919-835-1500
FAX 919-835-1510 EMAIL kent@jdavisarchitects.com

Phone 919-835-1[illegible]0 | Email kent@jdavisarchitects[illegible] | Fax 919-835-1510

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) NB	Proposed building use(s) Apartments
If more than one district, provide the acreage of each n/a	Existing Building(s) sq. ft. gross 15,669 SF
Overlay District PBOD	Proposed Building(s) sq. ft. gross 119,922 SF
Total Site Acres 1.22 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 119,922 SF
Off street parking Required 179 Provided 179	Proposed height of building(s) 50' on St. Mary, 80' on Gaston
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 2.3 FAR
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage 79.6 % (site plans only)
CUD (Conditional Use District) case # Z-N/A	

Stormwater Information	
Existing Impervious Surface 1.0 AC (43560 SF) acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 1.21 AC (52707 SF) acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 The comprehensive plans designates the eastern portion of the site along St. Mary's as Office and residential mixed use and the eastern portion of the site along Gaston Street as Central Business district. The proposed plan provides the following on the ground floor; live work units along St. Mary's Street, leasing/club space or office/retail along Johnson street, Mechanical service rooms on the southern portion of Gaston and residential with stoops out to the public street along the northern portion. Residential will be provided above all ground floor uses. The comprehensive plan policy DT 1.11 calls for appropriate transitions in height, scale and design along the downtown edges. The proposed development transitions from 6 stories along Gaston street and steps down to 3 stories along St. Mary's street. The existing office spaces on the western edge of St. Mary's are all two story and the existing homes in Cameron park are a mix of 1-2 story single family homes. The site is within ½ mile of two proposed light rail transit stops, has a CAT stop less than 1 block away, 3 blocks to an existing R-line stop and providing 14' sidewalks to comply with M.2 transportation Policy's.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 0 2. 0 Detached 0 Attached 0	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 0	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 195	13. Is your project a cluster unit development? ☐ Yes ☒ No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	**If Yes, please answer the questions below:**
5. Total # Of Mobile Home Lots 0	a) Total number of Townhouse Lots
6. Total Number of Hotel Units 0	b) Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above) 195	c) Total number of Group Housing Units
8. Bedroom Units 1br 163 2br 32 3br 0 4br or more 0	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 160 du/ac	e) Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases g) Perimeter Protective Yard Provided ☐ Yes ☐ No h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

I hereby designate Ken Thompson / JDavis Arch. 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/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed M. Curt Worthy, manager, Alamanca Four LLC Date 2.24.11

Signed _____ Date _____

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

I hereby designate Ken Thompson with J Davis 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.

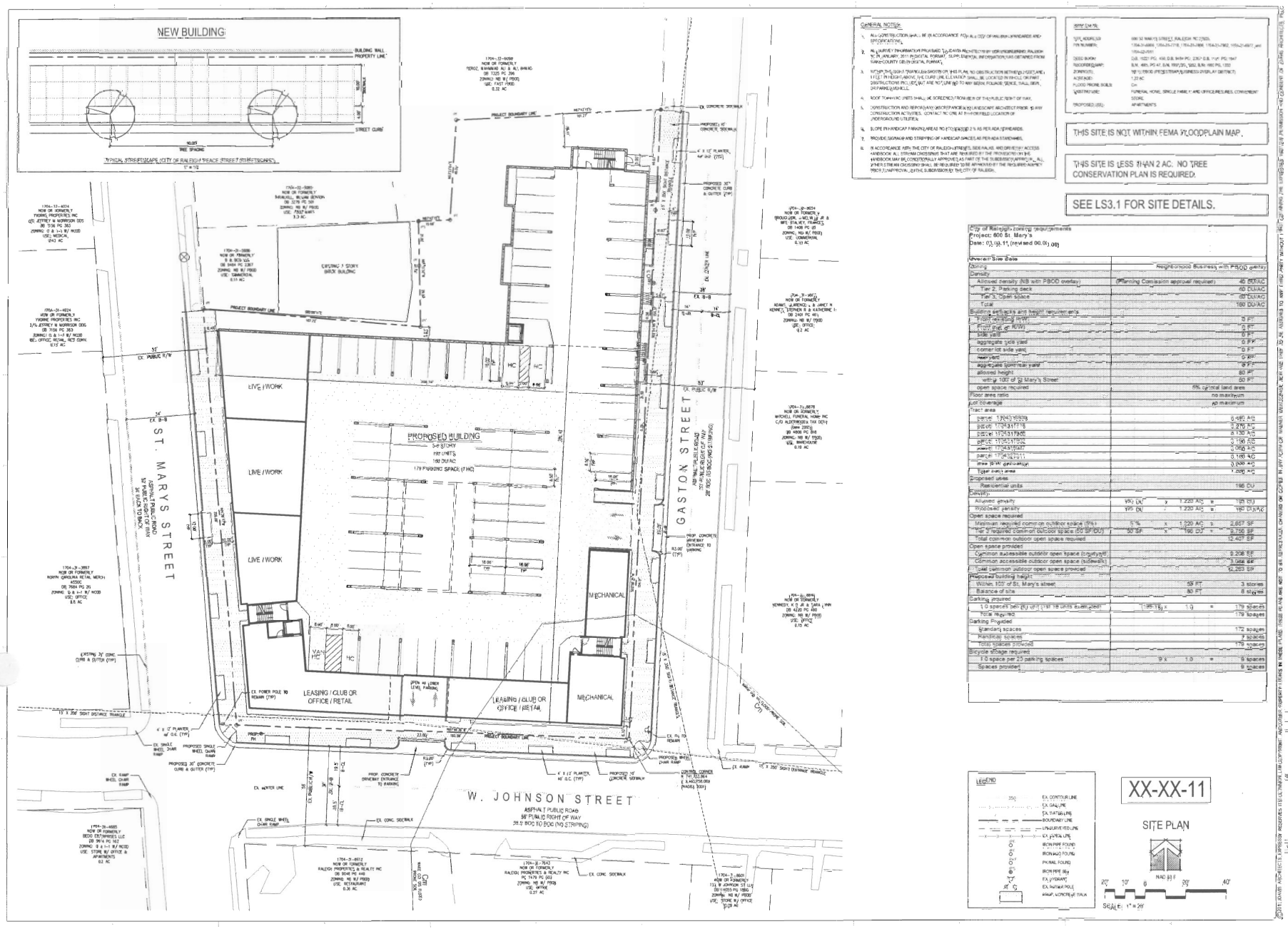
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Jayne Baker Higgins, Exc. 2/27/11 Date

Signed for Estate of G.L. Pennington Date

Section B

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☒		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☒	☐	✓		
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒		✓		
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☒	☐	✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☒	☐	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☒	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☐	☒			✓



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. ALL SURVEY INFORMATION PROVIDED BY J.DAVIS ARCHITECTS WAS OBTAINED FROM RALEIGH, NC IN JANUARY, 2011 IN DIGITAL FORMAT. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN DIGITAL FORMAT.
3. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 11 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN SAID SIGHT DISTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
4. ROOF TOP HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
5. CONSTRUCTION AND REPORTABY ABSORPANCE BY LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
6. SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2% AS PER ADA STANDARDS.
7. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
8. IN ACCORDANCE WITH THE CITY OF RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK ALL STREAM CROSSINGS THAT ARE REQUIRED BY THE PROGRESSION WE HANDBOOK MAY BE CONDITIONALLY APPROVED AS PART OF THE SUBDIVISION APPROVAL. ALL OTHER STREAM CROSSINGS SHALL BE REQUIRED TO BE APPROVED BY THE REGULATORY AGENCY PRIOR TO FINAL APPROVAL OF THE SUBDIVISION BY THE CITY OF RALEIGH.

SITE DATA

SITE ADDRESS:	600 St Mary's Street, Raleigh, NC 27603.
PIN NUMBER:	1704-21-6886, 1704-21-7718, 1704-21-7806, 1704-21-7902, 1704-21-6977, and 1704-22-0011
DEED BOOK:	DB 1021 PG. 458, DB 9494 PG. 2367, DB 11127 PG. 1947
RECORDED MAP:	BM. 1881, PG 47, BM. 1997/291, 1992, BM. 1992 PG. 1333
ZONING:	NB W/ PBOD (PEDESTRIAN BUSINESS OVERLAY DISTRICT)
ACREAGE:	1.21 AC
FLOOD PRONE SOILS:	Ch
EXISTING USE:	FUNERAL HOME, SINGLE FAMILY, AND OFFICE/RESURES, CONVENIENT STORE
PROPOSED USE:	APARTMENTS

THIS SITE IS NOT WITHIN FEMA FLOODPLAIN MAP.

THIS SITE IS LESS THAN 2 AC. NO TREE CONSERVATION PLAN IS REQUIRED.

SEE LS3.1 FOR SITE DETAILS.

City of Raleigh zoning requirements
Project: 600 St. Mary's
Date: 03/18/11, (revised 00.00.00)

Overall Site Data					
Zoning					Neighborhood Business with PBOD overlay
Density:					
Allowed density (NB with PBOD overlay)					40 DU/AC
Tier 2, Parking deck	(Planning Comission approval required)				60 DU/AC
Tier 3, Open space					80 DU/AC
Total					180 DU/AC
Building setbacks and height requirements					
Front yard (eg. R/W)					0 FT
Front yard (eg. ROW)					0 FT
side yard					0 FT
aggregate side yard					0 FT
corner lot side yard					0 FT
rear yard					0 FT
aggregate corner yard					0 FT
allowed height					80 FT
within 100' of St Mary's Street					50 FT
open space required					5% of total land area
Floor area ratio					no maximum
Lot coverage					no maximum
Tract area					
parcel 1704317916					0.490 AC
parcel 1704317715					0.270 AC
parcel 1704317806					0.130 AC
parcel 1704317902					0.190 AC
parcel 1704317977					0.060 AC
parcel 1704322011					0.160 AC
area to be dedicated					0.000 AC
Total tract area					1.200 AC
Proposed uses					
Residential units					196 DU
Density:					
Allowed density	160 DU	x	1.220 AC	=	195 DU
Proposed density	195 DU	/	1.220 AC	=	160 DU/AC
Open space required					
Minimum required common outdoor space (5%)	5 %	x	1.220 AC	=	2,657 SF
Tier 2 required common outdoor space (50 SF/DU)	50 SF	x	196 DU	=	9,750 SF
Total common outdoor open space required					12,407 SF
Open space provided					
Common accessible outdoor open space (courtyard)					9,208 SF
Common accessible outdoor open space (sidewalk)					3,044 SF
Total common outdoor open space provided					12,253 SF
Proposed building height					
Within 100' of St. Mary's street			55 FT		3 stories
Balance of site			80 FT		8 stories
Parking required					
1.0 spaces per DU (191 18 units exempted)	(196-18)	x	1.0	=	179 spaces
Total required					179 spaces
Parking Provided					
Standard spaces					172 spaces
Handicap spaces					7 spaces
Total spaces provided					179 spaces
Bicycle storage required					
1.0 space per 20 parking spaces	9 x		1.0	=	9 spaces
Spaces provided					9 spaces

LEGEND

- EX. CONTOUR LINE
- EX. GAS LINE
- EX. PATTER LINE
- BOUNDARY LINE
- UNDERVERED LINE
- EX. POWER LINE
- IRON PIPE FOUND
- IRON ROD FOUND
- PK NAIL FOUND
- IRON PIPE SET
- EX. HYDRANT
- EX. PATTER POLE
- BRIGK CONCRETE WALK

XX-XX-11

SITE PLAN

NAD 83 ft

SCALE: 1" = 20'

J DAVIS ARCHITECTS

TRANSACTION No.: XXXXXXX (TYPE)

XX-XX-11

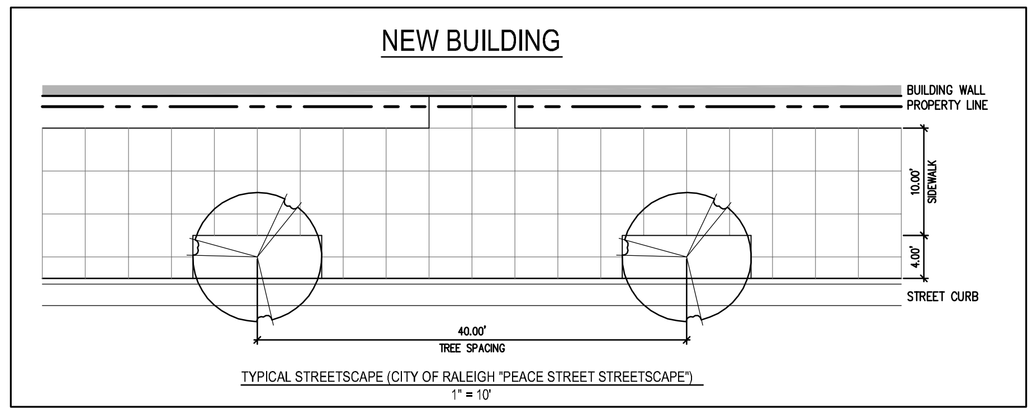
RP, LLC
600 St. Marys
600 St. Marys Street, Raleigh, North Carolina 27605

PRELIMINARY

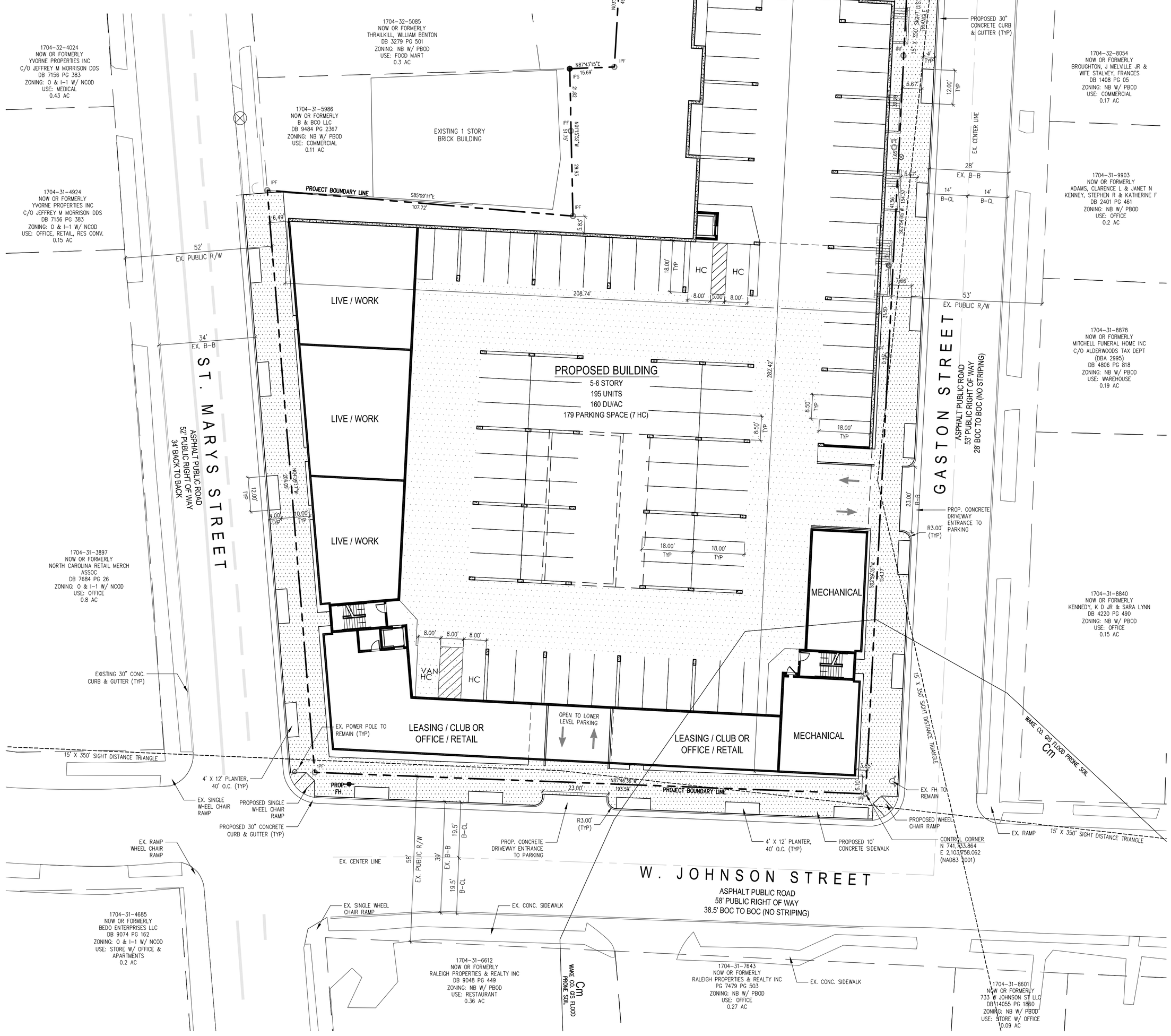
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

		DATE
PROJECT:	CO-11006	03.03.2011
SCALE:	PRELIMINARY PLAN	AS SHOWN
REVISIONS:		
DRAWN BY:	KT, SB	
CHECKED BY:	KJ	
CONTENT:	SITE PLAN	

LS1.1



TYPICAL STREETSCAPE (CITY OF RALEIGH "PEACE STREET STREETSCAPE")
1" = 10'



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY EDR ENGINEERING, RALEIGH, NC IN JANUARY, 2011 IN DIGITAL FORMAT. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN DIGITAL FORMAT.
3. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
4. ROOF TOP HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
5. CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
6. SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2 % AS PER ADA STANDARDS.
7. PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES AS PER ADA STANDARDS.
8. IN ACCORDANCE WITH THE CITY OF RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK, ALL STREAM CROSSINGS THAT ARE REQUIRED BY THE PROVISIONS OF THE HANDBOOK MAY BE CONDITIONALLY APPROVED AS PART OF THE SUBDIVISION APPROVAL. ALL OTHER STREAM CROSSING SHALL BE REQUIRED TO BE APPROVED BY THE REQUIRED AGENCY PRIOR TO APPROVAL OF THE SUBDIVISION BY THE CITY OF RALEIGH.

SITE DATA:

SITE ADDRESS:	600 ST MARYS STREET, RALEIGH, NC 27605
PIN NUMBER:	1704-31-6808, 1704-31-7718, 1704-31-7806, 1704-31-7902, 1704-31-6977, and 1704-32-7011
DEED BOOK:	D.B. 13221 PG. 450, D.B. 9484 PG. 2367, D.B. 1121 PG. 1647
RECORDED MAP:	B.M. 1885, PG 47, B.M. 1990 PG. 1032, B.M. 1990 PG. 1333
ZONING(S):	NB W/ PBOD (PEDESTRIAN BUSINESS OVERLAY DISTRICT)
ACREAGE:	1.22 AC
FLOOD PRONE SOILS:	Cm
EXISTING USE:	FUNERAL HOME, SINGLE FAMILY, AND OFFICE/RES./RES. CONVENIENT STORE
PROPOSED USE:	APARTMENTS

THIS SITE IS NOT WITHIN FEMA FLOODPLAIN MAP.

THIS SITE IS LESS THAN 2 AC. NO TREE CONSERVATION PLAN IS REQUIRED.

SEE LS3.1 FOR SITE DETAILS.

City of Raleigh zoning requirements
Project: 600 St. Mary's
Date: 03.03.11 (revised 00.00.00)

Overall Site Data					
Zoning					Neighborhood Business with PBOD overlay
Density					
Allowed density (NB with PBOD overlay)	(Planning Comission approval required)				40 DU/AC
Tier 2, Parking deck					60 DU/AC
Tier 3, Open space					60 DU/AC
Total					160 DU/AC
Building setbacks and height requirements					
Front (existing R/W)					0 FT
Front (not on R/W)					0 FT
side yard					0 FT
aggregate side yard					0 FT
corner lot side yard					0 FT
rear yard					0 FT
aggregate front/rear yard					0 FT
allowed height					80 FT
within 100' of St Mary's Street					50 FT
open space required					5% of total land area
Floor area ratio					no maximum
Lot coverage					no maximum
Tract area					
parcel 1704316808					0.450 AC
parcel 1704317718					0.270 AC
parcel 1704317806					0.130 AC
parcel 1704317902					0.190 AC
parcel 1704316977					0.060 AC
parcel 1704327011					0.120 AC
less R/W dedication					0.000 AC
Total tract area					1.220 AC
Proposed uses					
Residential units					195 DU
Density					
Allowed density	160 DU	x	1.220 AC	=	195 DU
Proposed density	195 DU	/	1.220 AC	=	160 DU/AC
Open space required					
Minimum required common outdoor space (5%)	5 %	x	1.220 AC	=	2,657 SF
Tier 3 required common outdoor space (50 SF/DU)	50 SF	x	195 DU	=	9,750 SF
Total common outdoor open space required					12,407 SF
Open space provided					
Common accessible outdoor open space (courtyard)					9,208 SF
Common accessible outdoor open space (sidewalk)					3,055 SF
Total common outdoor open space provided					12,263 SF
Proposed building height					
Within 100' of St, Mary's street			50 FT		3 stories
Balance of site			80 FT		6 stories
Parking required					
1.0 spaces per DU unit (1st 16 units exempted)	(195-16)	x	1.0	=	179 spaces
Total required					179 spaces
Parking Provided					
Standard spaces					172 spaces
Handicap spaces					7 spaces
Total spaces provided					179 spaces
Bicycle stoage required					
1.0 space per 20 parking spaces	9	x	1.0	=	9 spaces
Spaces provided					9 spaces

LEGEND

- 350 — EX. CONTOUR LINE
- GAS — EX. GAS LINE
- W — EX. WATER LINE
- BOUNDARY LINE
- UN-SURVEYED LINE
- EX. FENCE LINE
- IPF — IRON PIPE FOUND
- IRF — IRON ROD FOUND
- PKF — PK NAIL FOUND
- IPS — IRON PIPE SET
- EX. HYDRANT
- EX. POWER POLE
- PROP. CONCRETE WALK

XX-XX-11

SITE PLAN

NAD 83 F

20' 10' 0 20' 40'

SCALE: 1" = 20'

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JDAVIS ARCHITECTS
510 Glenwood Ave. Suite 201 | Raleigh, NC 27603 | tel 919.835.1500 | fax 919.835.1510

TRANSACTION NO. XXXXXX (TYPE)
XX-XX-11

RP, LLC
600 St. Marys
600 St. Marys Street, Raleigh, North Carolina 27605

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

		DATE
PROJECT:	CG-11006	03.03.2011
ISSUE:	PRELIMINARY PLAN	03.03.2011
REVISIONS:		
DRAWN BY:	KT, SB	
CHECKED BY:	KT	
CONTENT:	SITE PLAN	

LS1.1

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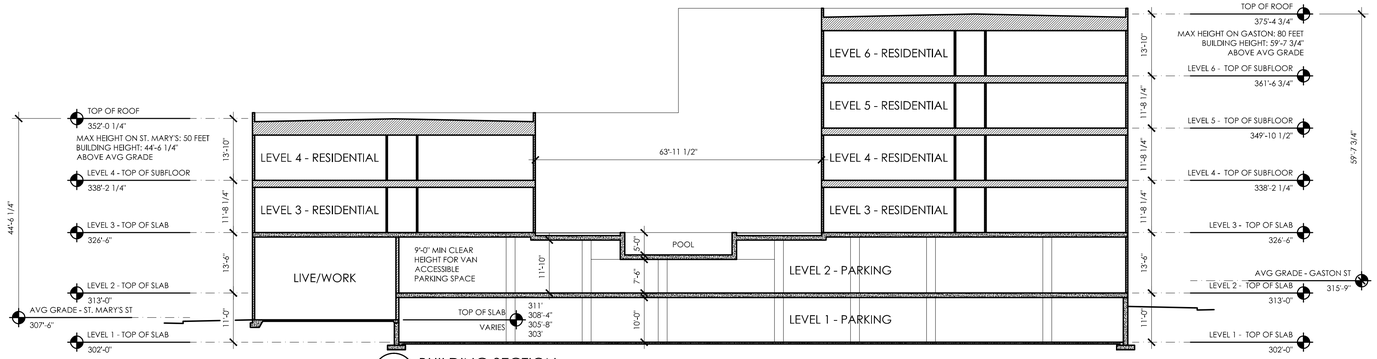
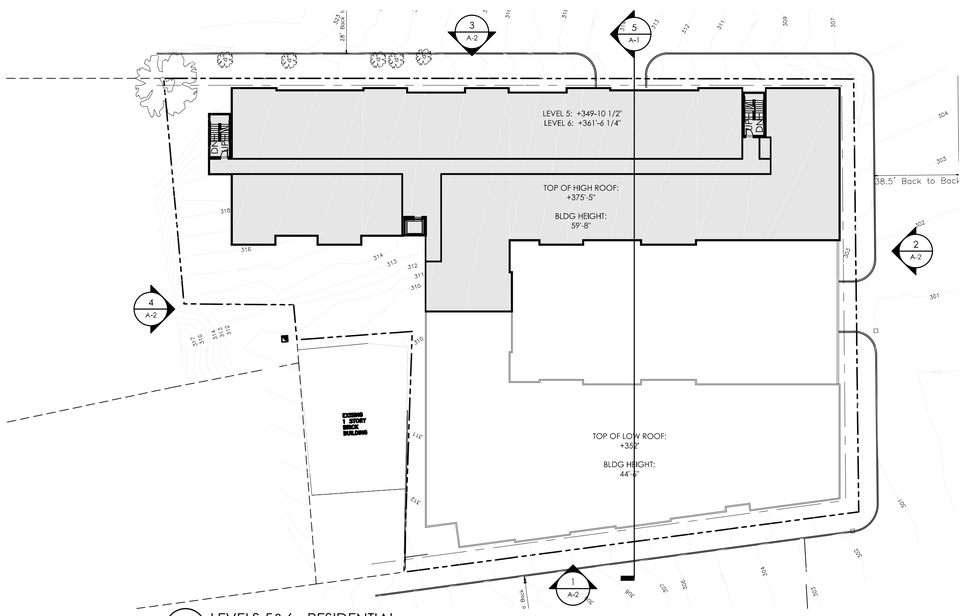
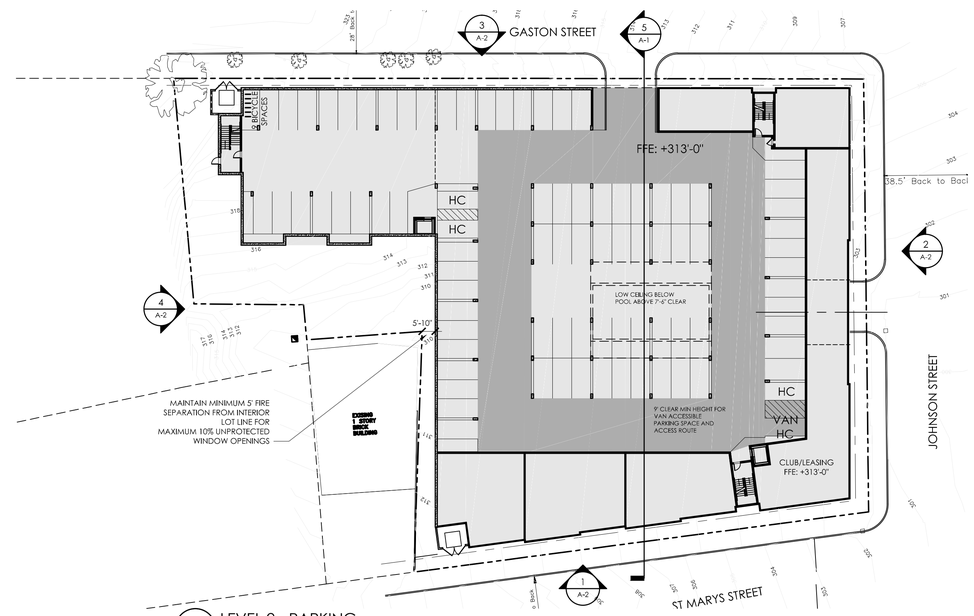


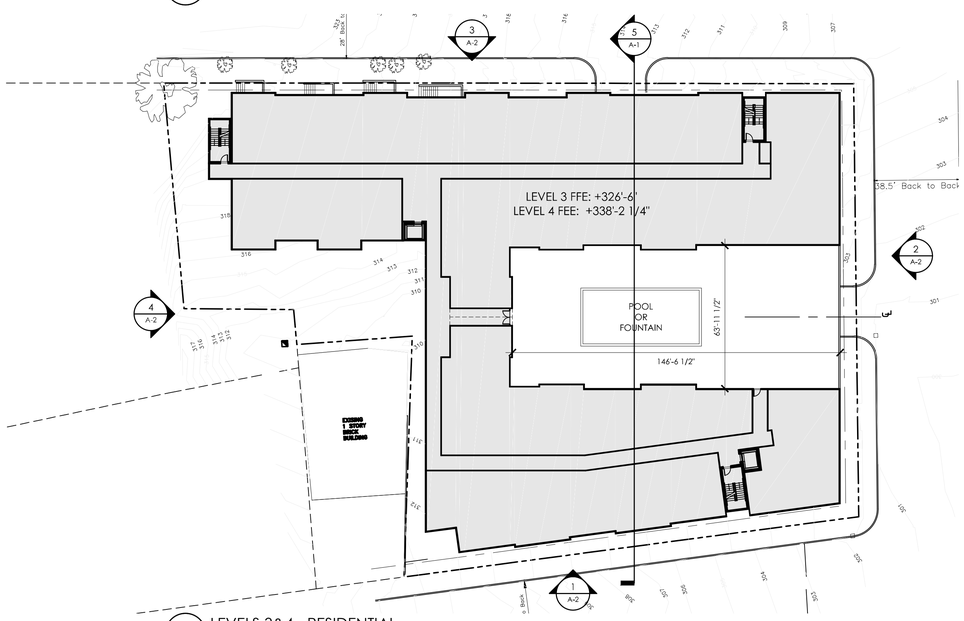
5 BUILDING SECTION
1/16" = 1'-0"



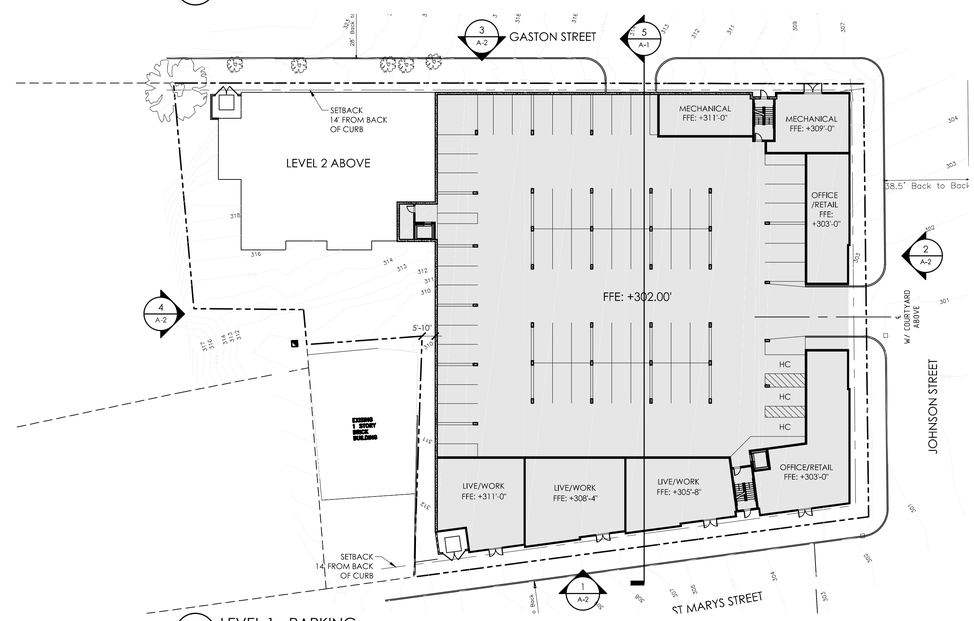
4 LEVELS 5&6 - RESIDENTIAL
1/32" = 1'-0"



2 LEVEL 2 - PARKING
1/32" = 1'-0"



3 LEVELS 3&4 - RESIDENTIAL
1/32" = 1'-0"



1 LEVEL 1 - PARKING
1/32" = 1'-0"

HOUSING STUDIO
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RP, LLC
600 St. Mary's
Raleigh, North Carolina

Project No:
Issue Date: March 2, 2011
Issued For: Staff Review

Key Plan

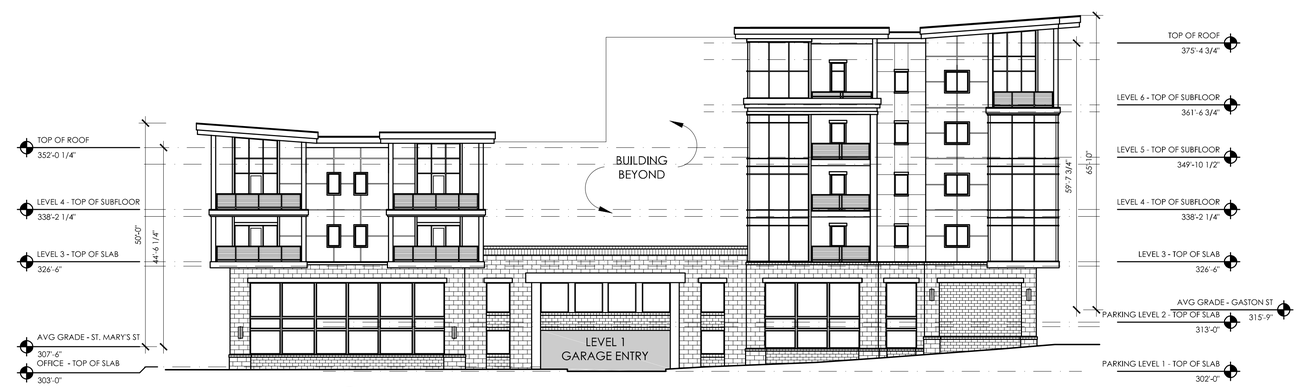
FLOOR PLANS

A-1

A-1 FLOOR PLANS.DWG

4 NORTH ELEVATION
1/16" = 1'-0"

3 GASTON STREET ELEVATION
1/16" = 1'-0"



2 JOHNSON STREET ELEVATION
1/16" = 1'-0"

1 ST. MARY'S STREET ELEVATION
1/16" = 1'-0"

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Key Plan

ELEVATIONS

A-2

A-2 ELEVATIONS.DWG