

BIRNEY PARK

RALEIGH

N. CAROLINA

Wholeheartedly  *Hayes Barton*

In the *heart* of historic Hayes Barton,
one of Raleigh's most *sought after*
neighborhoods, in a corner of the
city people long to call *home* — and locals
long to remain — Birney Park blooms.





A New Expression For A Treasured Place

A vibrant village that evokes the spirit of London and Boston, Birney Park is residences made with care — and designed to reflect the character of 1920s-era homes with beautiful refinement. It's a neighborhood of lively street fronts, rooftop terraces, pocket parks, courtyard gardens, the ease of being moments from independent shops and restaurants, recreation, art and culture, fresh air and friends.

For all who long to call this storied Raleigh neighborhood home, all who long to stay, and all who've yet to know its true magic, Birney Parks stewards Hayes Barton's legacy and fashions beautiful, enduring spaces within it, defining a place and belonging all its own.

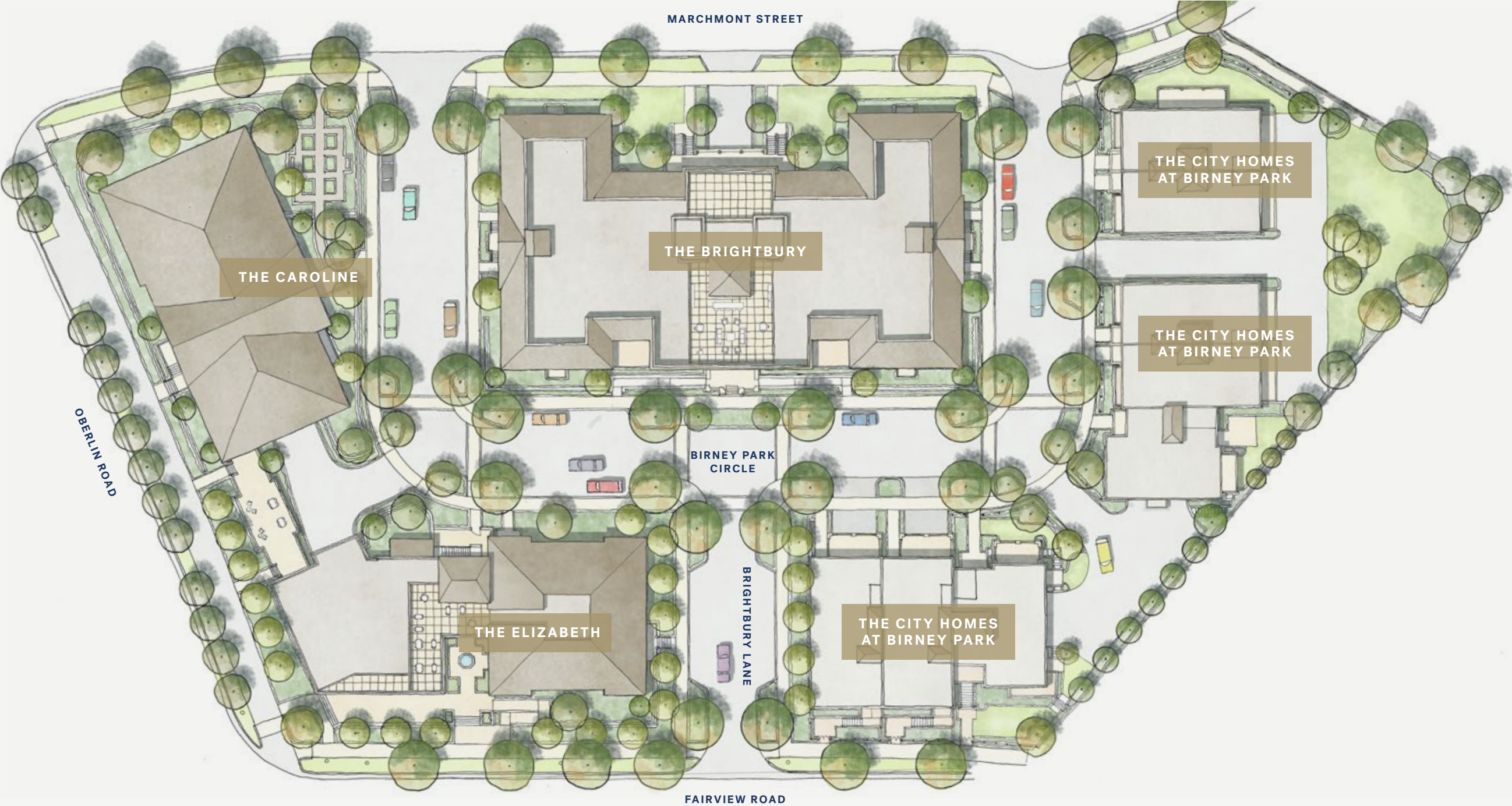


THE RESIDENCES

Birney Park offers a diverse mix of residences intentionally designed to nurture a vibrant community and exceed the expectations of the most discerning buyers/people.

Birney Park's inaugural collection includes two distinct buildings.

SITE PLAN



SCALE: 1"=40'-0"



BIRNEY PARK



THE
Brightbury

Drawing inspiration from the enduring grace of Georgian architecture, The Brightbury reinterprets its classicism for a vibrant new era. Inspired by Parisian flats and traditionally designed in form and scale, The Brightbury achieves as a classical standard – proportions, light, and balance that delight the senses and simply feel good. Each of the just 18 condominiums are intentionally unique in size, shape, and features



THE BRIGHTBURY

ELEVATIONS & FLOORPLANS

ELEVATION



FRONT

SCALE: 1"=40'-0"



ELEVATION



REAR

SCALE: 1"=40'-0"



ELEVATION



OBERLIN SIDE (WEST)



ST. MARY'S SIDE (EAST)

SCALE: 1"=40'-0"



KEY PLANS

RESIDENCE A **2,361 SQFT**
3 BR, 3.5 Ba
Unit Count - 4

RESIDENCE B **1,952 SQFT**
2 BR, 2.5 Ba + Den/Study
Unit Count - 4

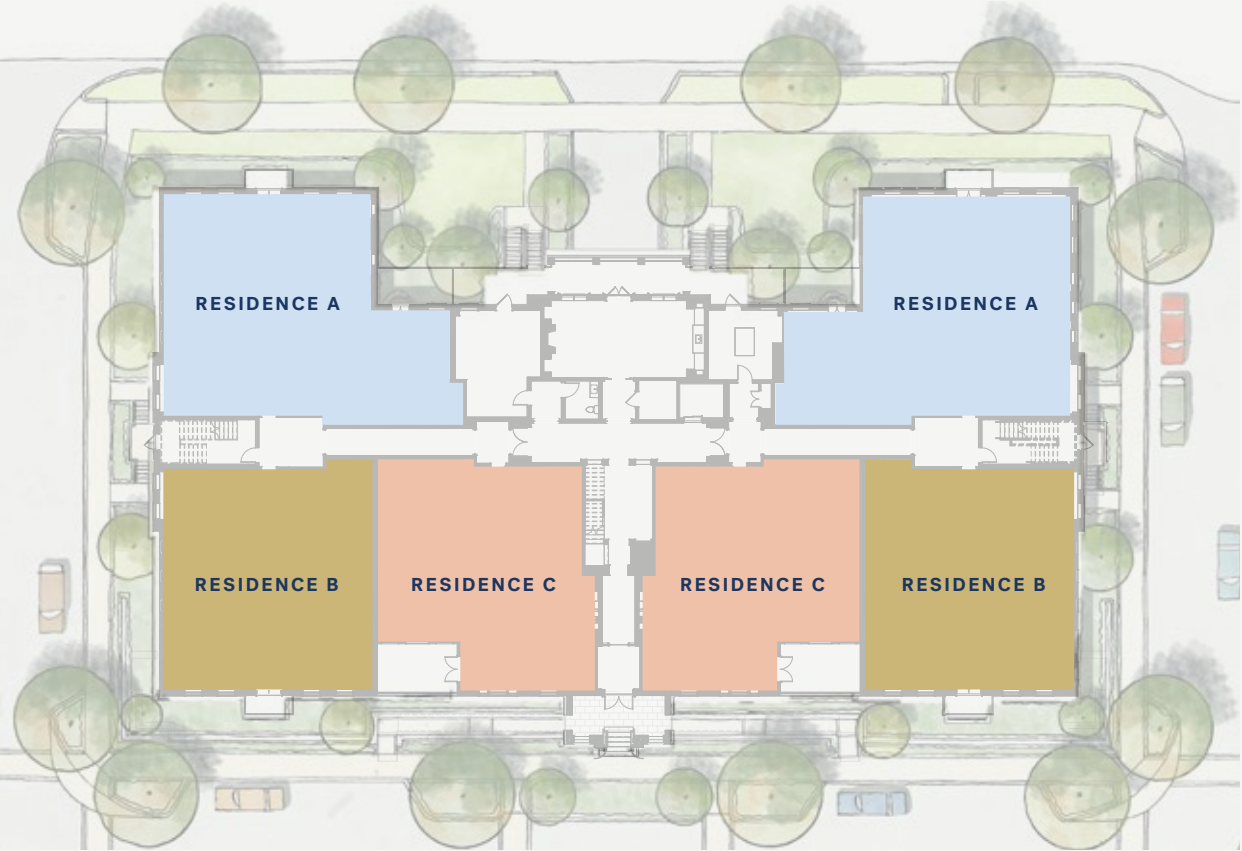
RESIDENCE C **1,867 SQFT**
2 BR, 2.5 Ba
Unit Count - 2

RESIDENCE D **2,602 SQFT**
3 BR, 3.5 Ba + Den/Study
Unit Count - 4

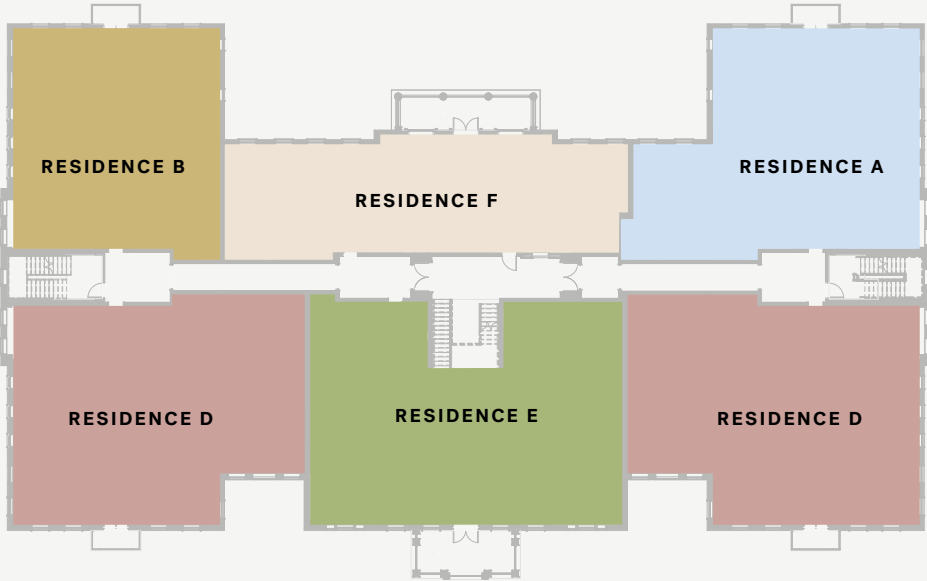
RESIDENCE E **2,719 SQFT**
3 BR, 3.5 Ba + Den/Study
Unit Count - 2

RESIDENCE F **1,702 SQFT**
2 BR, 2.5 Ba
Unit Count - 2

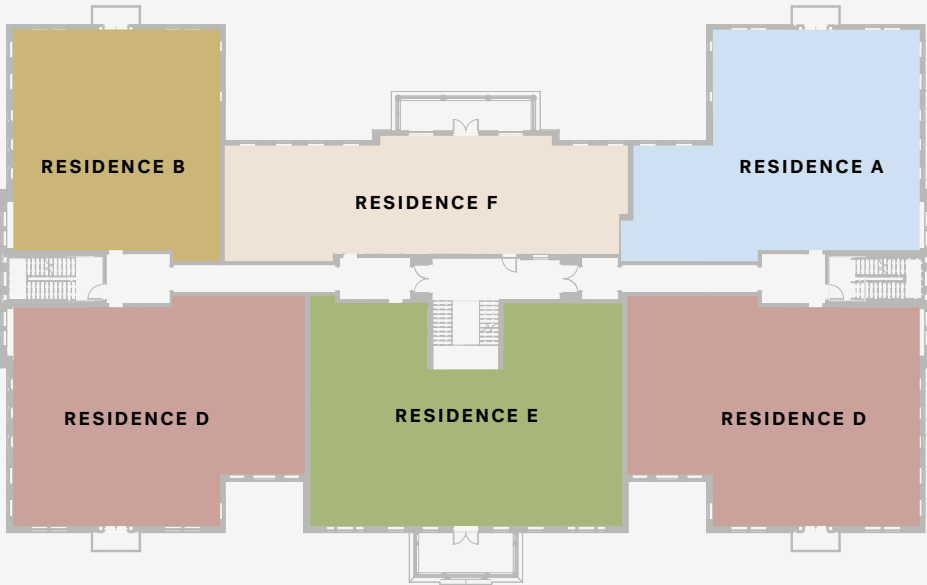
DETAILS



FIRST FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



The first floor plan shows a central core with several rooms: FITNESS STUDIO, CLUB ROOM, POST ROOM, PDR RM, ELEVATOR, GALLERY, and FOYER. The building is surrounded by a DRIVEWAY, COVERED PORCH, and a large outdoor area with trees and a SIDEWALK. The plan also includes a RAMP and a SLOPE indicator.

FIRST FLOOR PLAN

FIRST FLOOR PLAN



FLOORPLANS

DRIVEWAY

30" x 40" PLANTER WITH FLOWERING SHRUB STANDARD

SERVING TABLE

COUNTER WITH BOARDS

30" x 40" PLANTER WITH FLOWERING SHRUB STANDARD

TREATMENT SAGE AC OPPOSITE SIDE

PINET TABLE

GRILL

TAIL SACKBROCK PANEL

GRILL

42" x 60" COUNTER WITH SMALL TREES

TAIL SACKBROCK PANEL

LOW HORIZONTAL CONTAINER WITH HEDGES FROM PLANT

LOWER PANEL WITH VINE SUPPORT ACROSS TOP

SEMI MARKET SMALL HEIGHT FINISHES

FINISH TROUGH

30" x 40" PLANTER WITH FLOWERING SHRUB STANDARD

12/16/23

LANDSCAPE ARCHITECTURE

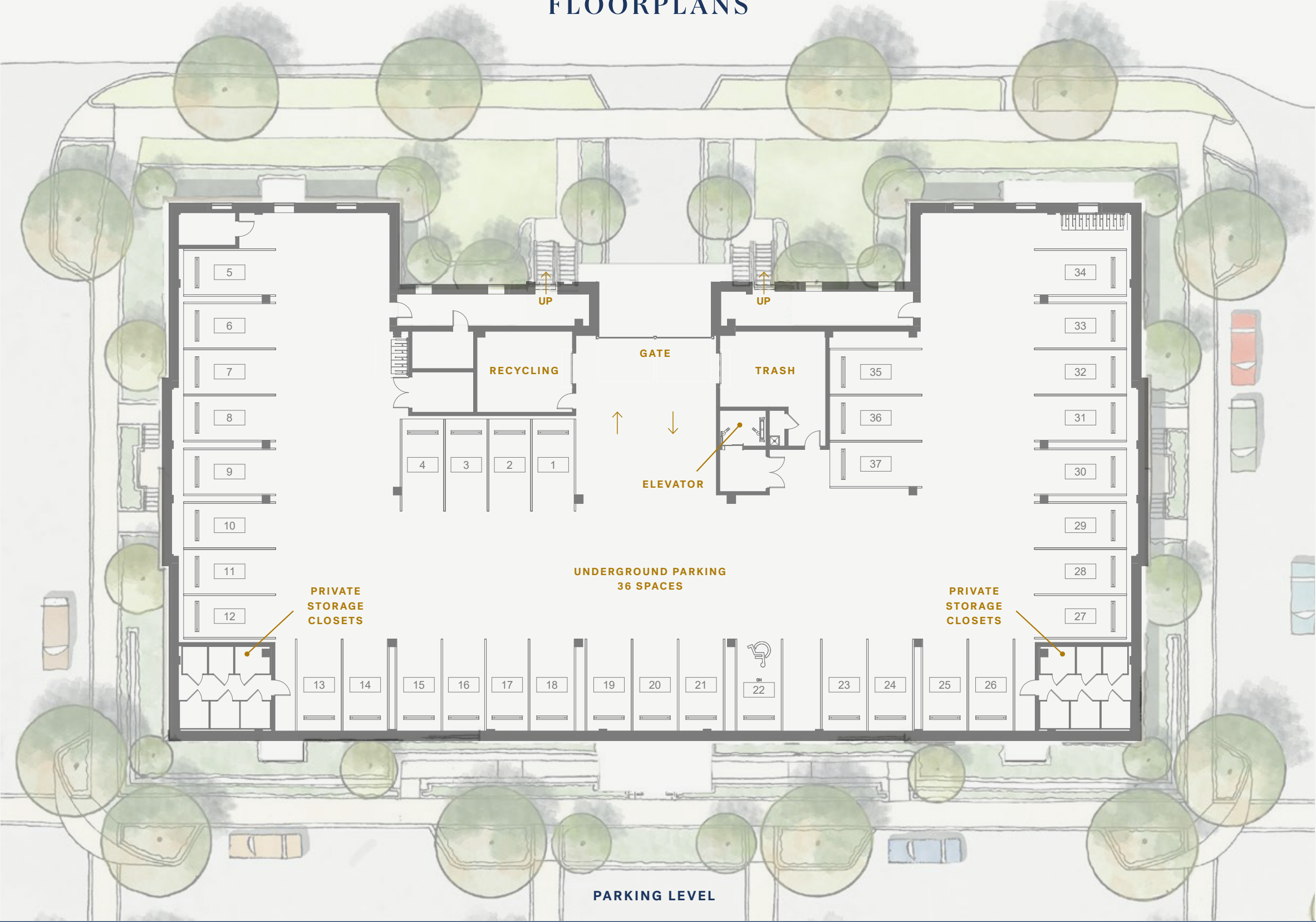
SCALE 1/8" = 1'-0"

ROOF TERRACE

ROOF TERRACE



FLOORPLANS



SCALE: 1"=40'-0"



FLOORPLANS

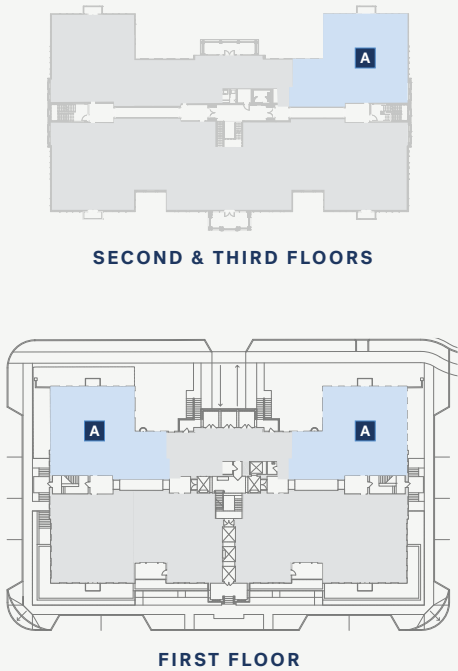
PRODUCT
3 BEDROOMS
3 BATHROOMS
POWDER ROOM

CONDITIONED SQFT
2,361

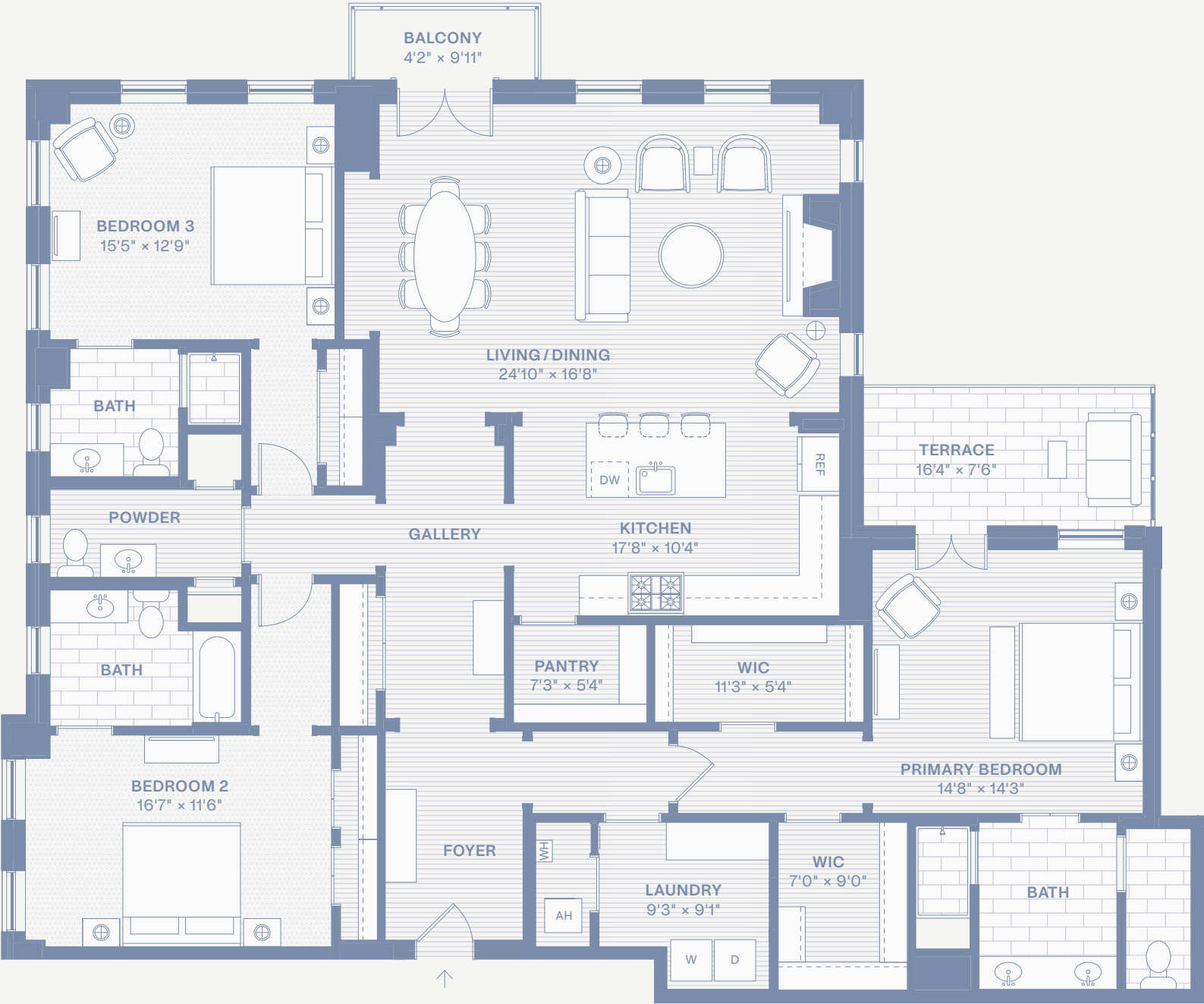
**SIGNATURE AMENITIES:
EXTENDING YOUR LIVING**

Gallery Entry = 773 sqft
Club Room & Terrace = 1,040 sqft
Fitness Studio = 407 sqft
Post & Package Room = 254 sqft
Rooftop Terraces = 2,412 sqft
Total Signature Amenities = 4,886 sqft

KEY PLANS



SCALE: 1"=40'-0"



RESIDENCE A



FLOORPLANS

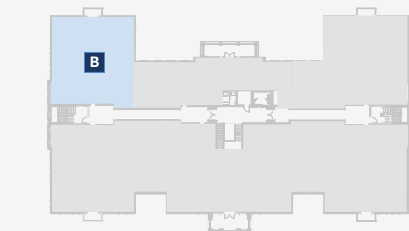
PRODUCT
2 BEDROOMS
2 BATHROOMS
POWDER ROOM
DEN/STUDY

CONDITIONED SQFT
1,952

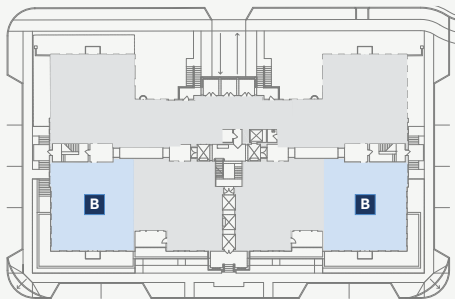
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KEY PLANS



SECOND & THIRD FLOORS



FIRST FLOOR

SCALE: 1"=40'-0"



RESIDENCE B



FLOORPLANS

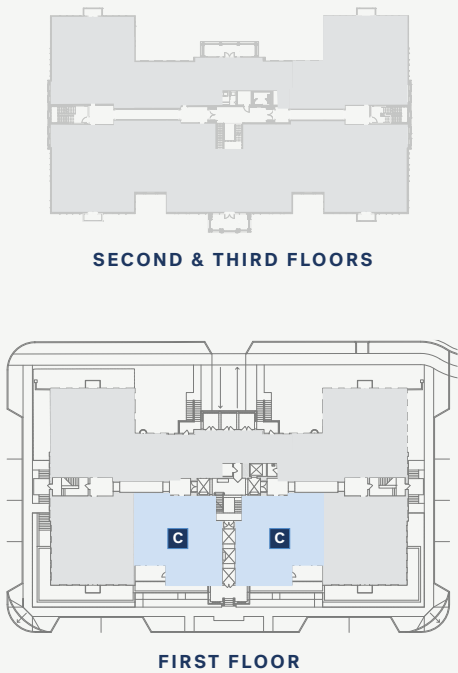
PRODUCT
2 BEDROOMS
2 BATHROOMS
POWDER ROOM

CONDITIONED SQFT
1,867

SIGNATURE AMENITIES:
EXTENDING YOUR LIVING

- Gallery Entry = 773 sqft
- Club Room & Terrace = 1,040 sqft
- Fitness Studio = 407 sqft
- Post & Package Room = 254 sqft
- Rooftop Terraces = 2,412 sqft
- Total Signature Amenities = 4,886 sqft

KEY PLANS



SCALE: 1"=40'-0"



RESIDENCE C



FLOORPLANS

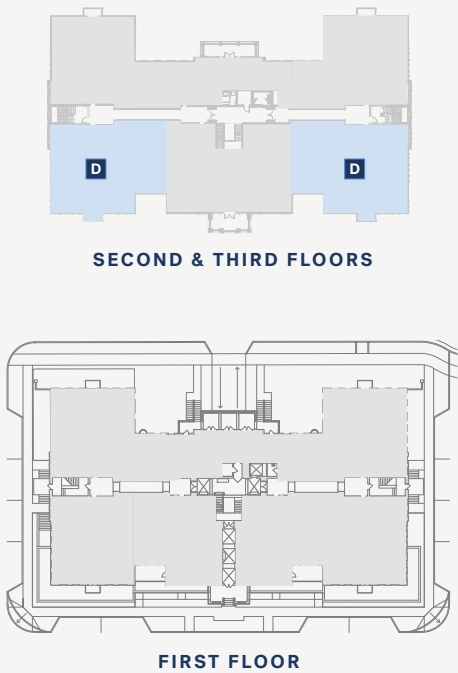
PRODUCT
3 BEDROOMS
3 BATHROOMS
POWDER ROOM
DEN/STUDY

CONDITIONED SQFT
2,602

**SIGNATURE AMENITIES:
EXTENDING YOUR LIVING**

- Gallery Entry = 773 sqft
- Club Room & Terrace = 1,040 sqft
- Fitness Studio = 407 sqft
- Post & Package Room = 254 sqft
- Rooftop Terraces = 2,412 sqft
- Total Signature Amenities = 4,886 sqft

KEY PLANS



SCALE: 1"=40'-0"



RESIDENCE D



FLOORPLANS

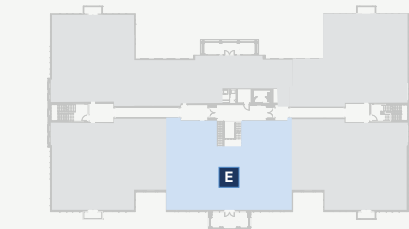
PRODUCT
3 BEDROOMS
3 BATHROOMS
POWDER ROOM
DEN/STUDY

CONDITIONED SQFT
2,719

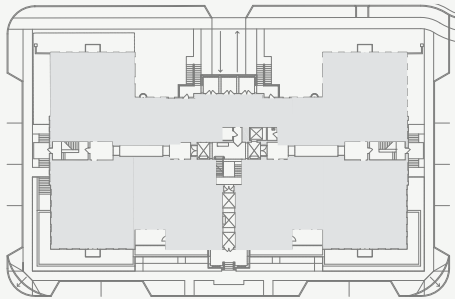
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KEY PLANS

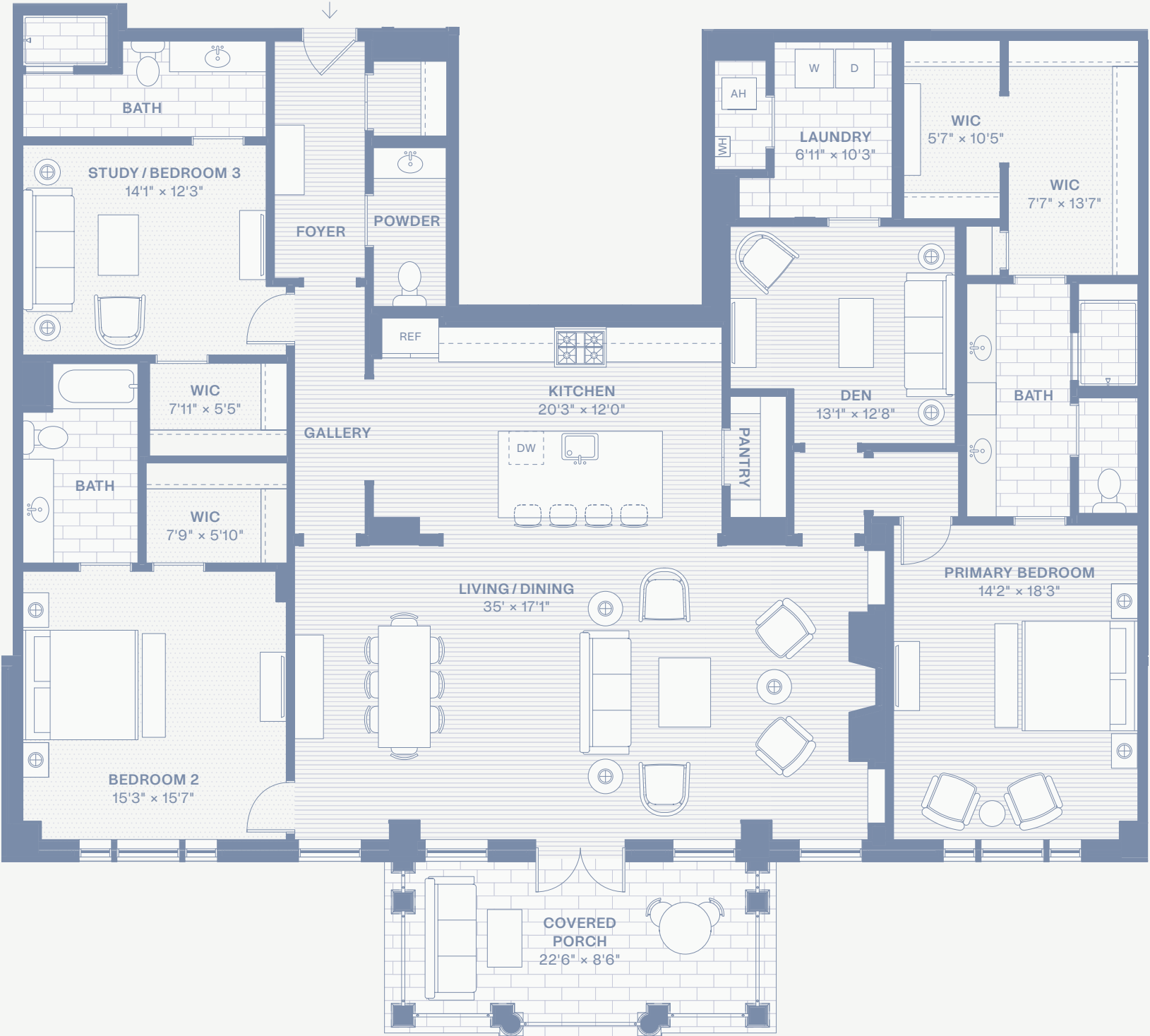


SECOND & THIRD FLOORS



FIRST FLOOR

SCALE: 1"=40'-0"



RESIDENCE E



FLOORPLANS

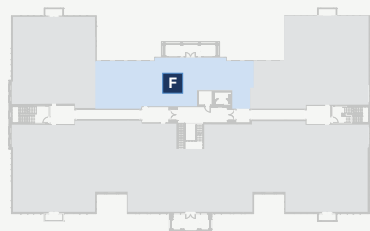
PRODUCT
2 BEDROOMS
2 BATHROOMS
POWDER ROOM

CONDITIONED SQFT
1,702

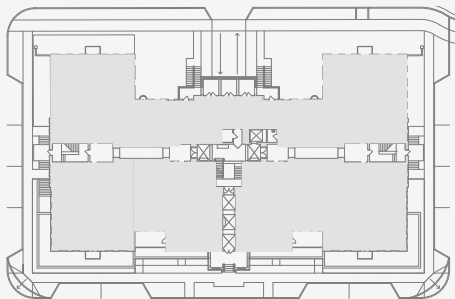
SIGNATURE AMENITIES:
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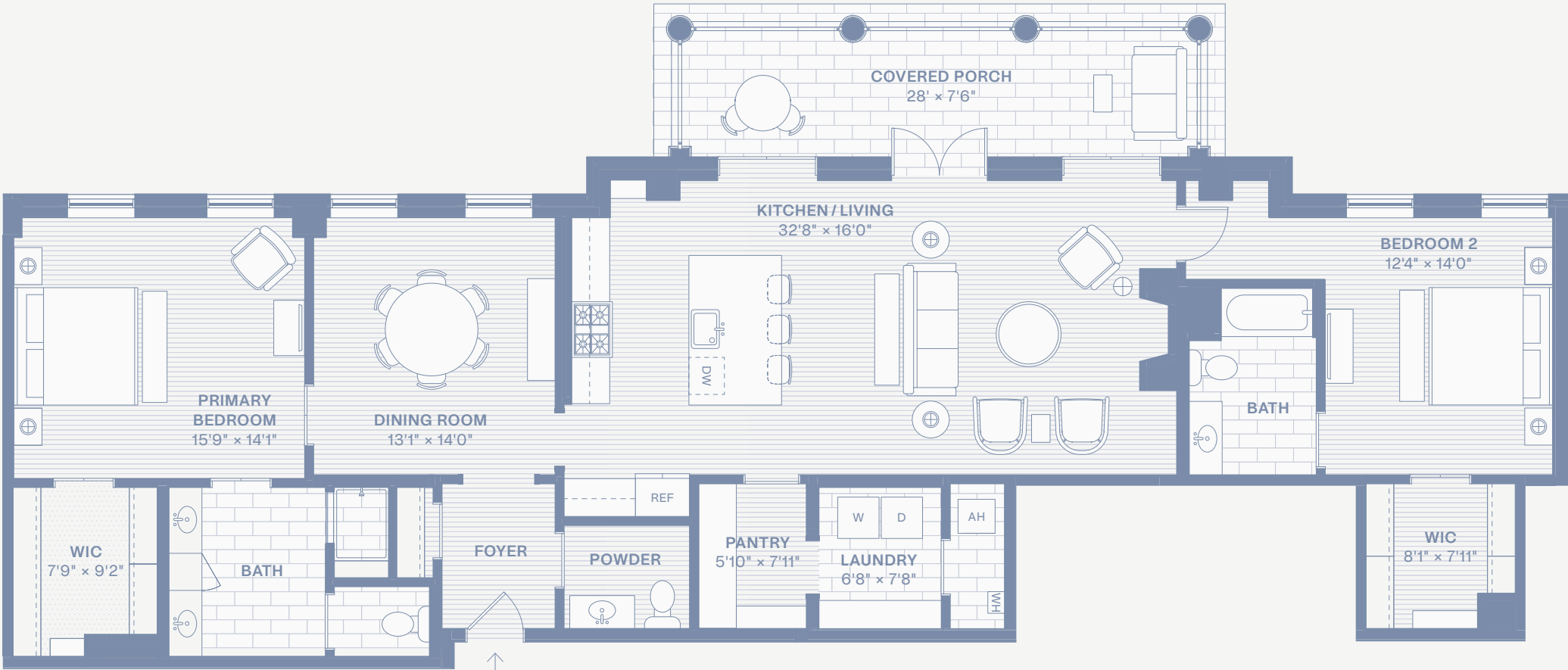
KEY PLANS



SECOND & THIRD FLOORS



FIRST FLOOR



RESIDENCE F

SCALE: 1"=40'-0"

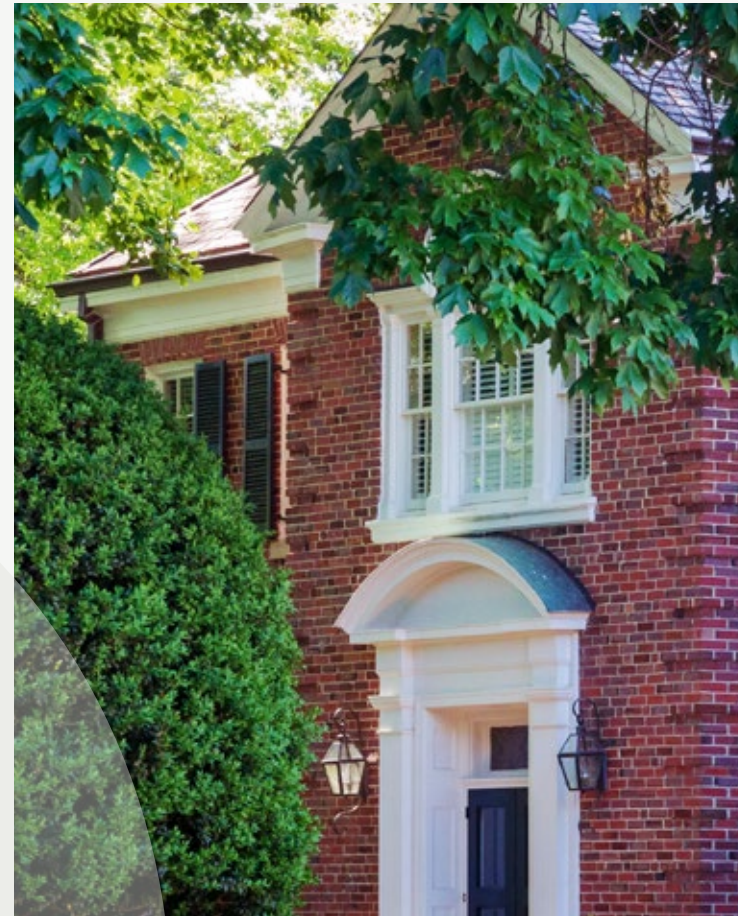




THE BRIGHTBURY

ARCHITECTURAL INSPIRATION





An Iconic Location

Stroll through tree-lined streets of well-loved homes and kids at play. Meet pups and new friends at the local coffee shop. Walk your child to school. Bike (or walk) to the Capitol or campus. Dine al fresco at one of the neighborhood restaurants. Or simply enjoy the joyful banter of birds and neighbors. Here you'll do more than live well, you'll belong.

BIRNEY PARK

A VISIONARY TEAM

An award-winning team joins Beacon Street in bringing Birney Park to life — defining a sense of place and belonging all its own.



A BOUTIQUE REAL ESTATE DEVELOPER

BEACON STREET

Beacon Street is a principled, boutique real estate developer based in Raleigh, North Carolina. Theirs is a stewardship born from love — a growing portfolio is one of treasured places and neighborhoods — each an opportunity to channel their skills to fashion new, beautiful spaces within them — as loved and unique as the place itself. Naturally drawn to classical architecture and timeless forms, they celebrate and insist upon craftsmanship that reveals the artistry and humanity of the maker. Ultimately, their development practice is one devoted to a love of place that's attuned to sunlit corners. Lively street fronts. Shimmering waterways. Rooftop terraces. The joyful banter of birds and neighbors. These are the hallmarks of lives fully lived — growing more beautiful with time, rich with stories, like gifts passed from one generation to the next.

TO SCHEDULE A PRIVATE PREVIEW, PLEASE CALL
919-670-4912 OR VISIT BIRNEYPARK.COM.



DESIGN PARTNERS

DESIGN & ARCHITECTURE, VISION, PLANNING, & BUILDING DESIGN

Historical Concepts

An architectural partnership established in 1982, Historical Concepts’ designs have long captured the spirit of Southern living, imbued with hospitality, casual elegance, and a deep sense of place — attributes which resonate profoundly with our national clientele. These characteristics transcend region, yet we are dedicated to exploration and regional discovery, designing with local tradition and heritage in mind.

HISTORICALCONCEPTS.COM

ARCHITECT OF RECORD AND DESIGN SUPPORT

Cline Design Associates

Founded in 1989 in Raleigh, N.C. with offices in Raleigh and Charlotte, Cline Design Associates are committed to improving lives and transforming communities by imagining places that bring people together through architecture, interior design, FF&E procurement, landscape architecture, land planning, and branding.

CLINEDESIGNASSOC.COM

LANDSCAPE CONCEPT DEISGN & PLANNING

Hooten Land Design

A landscape architectural firm located in Atlanta, Georgia, Hooten Land Design focuses on residential sites, construction planning, land planning, institutional, and park design.

HOOTENLANDDESIGN.COM

RESIDENTIAL SPACE PLANNING & FINISHES

Kara Cox Interiors

A full service interior design firm, Kara Cox Interiors crafts one-of-a-kind spaces from single rooms to entire homes. With a systematic approach, KCI simplifies the design process for clients and executes ideas with carefully curated selections that are fresh, tailored, and timeless.

KARACOXINTERIORS.COM

AMENITY DESIGN & FURNISHINGS

Kristin Kong

As a full service interior designer based in Atlanta, Kristin Kong leads whole home, new construction, renovation and preservation projects as well as projects for boutique corporate, hospitality, higher education, and multi-family clients.

KKONGDESIGNS.COM



A Beautiful Place to Belong

TRADE MARK



BIRNEYPARK.COM