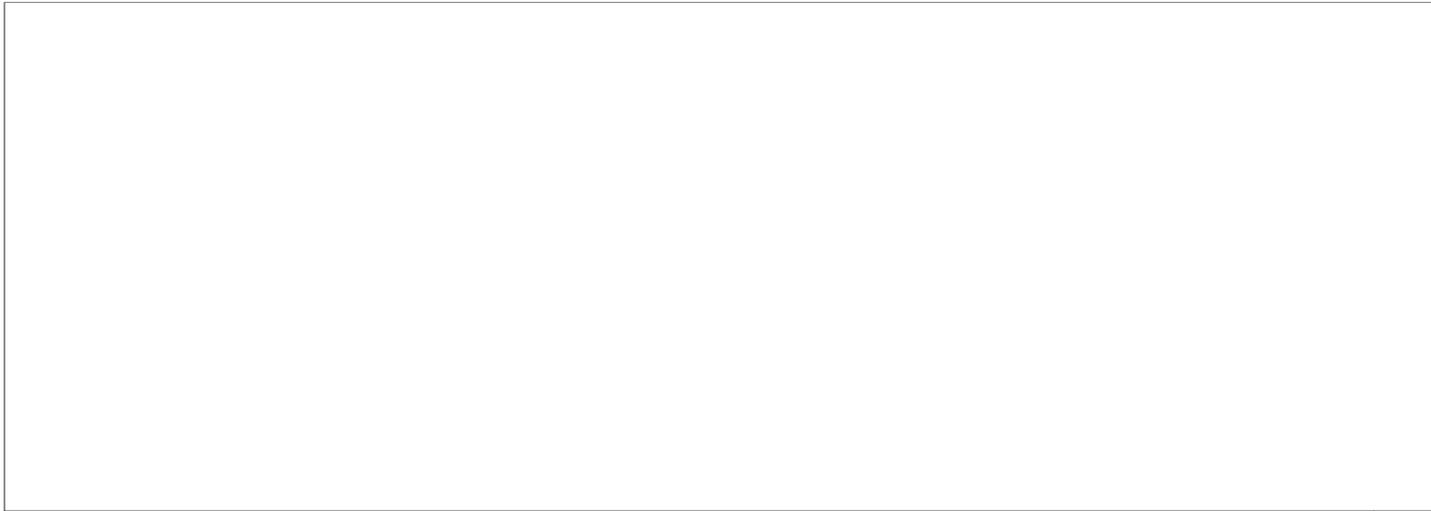


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TRANSPARENCY CALCULATION	
Ground Floor	25%
Second Floor	31%
Third Floor	31%
Fourth Floor	31%
Fifth Floor	31%

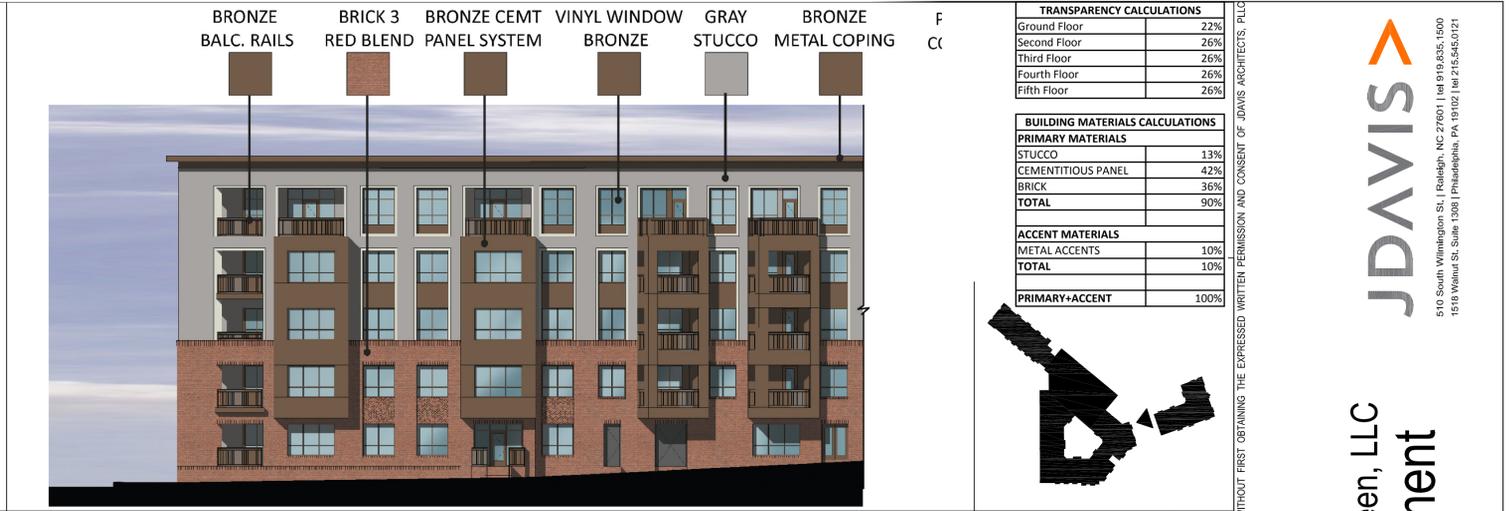
BUILDING MATERIALS CALCULATIONS	
PRIMARY MATERIALS	
CEMENTITIOUS SIDING	9%
CEMENTITIOUS PANEL	38%
BRICK	46%
<b>TOTAL</b>	<b>93%</b>
ACCENT MATERIALS	
METAL ACCENTS	7%
<b>TOTAL</b>	<b>7%</b>
<b>PRIMARY+ACCENT</b>	<b>100%</b>



**BUILDING 3 ELEVATION A - NOVUS LANE**  
SCALE: 1/16" = 1'-0"

5

NOT USED  
SCALE: N.T.S.



TRANSPARENCY CALCULATIONS	
Ground Floor	22%
Second Floor	26%
Third Floor	26%
Fourth Floor	26%
Fifth Floor	26%

BUILDING MATERIALS CALCULATIONS	
PRIMARY MATERIALS	
STUCCO	13%
CEMENTITIOUS PANEL	42%
BRICK	36%
<b>TOTAL</b>	<b>90%</b>
ACCENT MATERIALS	
METAL ACCENTS	10%
<b>TOTAL</b>	<b>10%</b>
<b>PRIMARY+ACCENT</b>	<b>100%</b>

**BUILDING 3 ELEVATION - STREET 2**  
SCALE: 1/16" = 1'-0"

4



TRANSPARENCY CALCULATIONS	
Ground Floor	30%
Second Floor	35%
Third Floor	35%
Fourth Floor	35%
Fifth Floor	35%

BUILDING MATERIALS CALCULATIONS	
PRIMARY MATERIALS	
STUCCO	13%
CEMENTITIOUS PANEL	30%
BRICK	50%
<b>TOTAL</b>	<b>93%</b>
ACCENT MATERIALS	
METAL ACCENTS	7%
<b>TOTAL</b>	<b>7%</b>
<b>PRIMARY+ACCENT</b>	<b>100%</b>

**BUILDING 3 ELEVATION B - NOVUS LANE**  
SCALE: 1/16" = 1'-0"

2



TRANSPARENCY CALCULATION	
Ground Floor	25%
Second Floor	25%
Third Floor	25%
Fourth Floor	25%
Fifth Floor	25%

BUILDING MATERIALS CALCULATIONS	
PRIMARY MATERIALS	
CEMENTITIOUS SIDING	13%
CEMENTITIOUS PANEL	14%
BRICK	51%
<b>TOTAL</b>	<b>78%</b>
ACCENT MATERIALS	
METAL ACCENTS	19%
ART MURAL	4%
<b>TOTAL</b>	<b>22%</b>
<b>PRIMARY+ACCENT</b>	<b>100%</b>

**BUILDING 3 ELEVATION - STREET 1**  
SCALE: 1/16" = 1'-0"

1

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SCALE: N.T.S.

TRANSPARENCY CALCULATIONS	
Ground Floor	32%
Second Floor	29%
Third Floor	29%

BUILDING MATERIALS CALCULATIONS	
<b>PRIMARY MATERIALS</b>	
STUCCO	17%
CEMENTITIOUS PANEL	21%
BRICK	56%
<b>TOTAL</b>	<b>94%</b>
<b>ACCENT MATERIALS</b>	
METAL ACCENTS	6%
<b>TOTAL</b>	<b>6%</b>
<b>PRIMARY+ACCENT</b>	<b>100%</b>

**BUILDING 5 ELEVATION - NOVUS LANE**  
SCALE: 1/16" = 1'-0" 2



**NOT USED**  
SCALE: 1/16" = 1'-0"

TRANSPARENCY CALCULATIONS	
Ground Floor	25%
Second Floor	29%
Third Floor	29%

BUILDING MATERIALS CALCULATIONS	
<b>PRIMARY MATERIALS</b>	
STUCCO	13%
CEMENTITIOUS PANEL	29%
BRICK	49%
<b>TOTAL</b>	<b>91%</b>
<b>ACCENT MATERIALS</b>	
METAL ACCENTS	9%
<b>TOTAL</b>	<b>9%</b>
<b>PRIMARY+ACCENT</b>	<b>100%</b>

**BUILDING 5 ELEVATION - LEGION ROAD**  
SCALE: 1/16" = 1'-0" 1

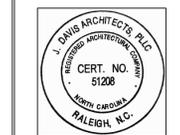
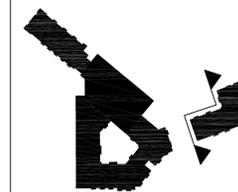


**NOT USED**  
SCALE: N.T.S.

TRANSPARENCY CALCULATIONS	
Ground Floor	22%
Second Floor	22%
Third Floor	22%

BUILDING MATERIALS CALCULATIONS	
<b>PRIMARY MATERIALS</b>	
STUCCO	19%
CEMENTITIOUS PANEL	18%
BRICK	59%
<b>TOTAL</b>	<b>96%</b>
<b>ACCENT MATERIALS</b>	
METAL ACCENTS	4%
<b>TOTAL</b>	<b>4%</b>
<b>PRIMARY+ACCENT</b>	<b>100%</b>

**BUILDING 5 ELEVATION - STREET 2**  
SCALE: 1/16" = 1'-0" 3



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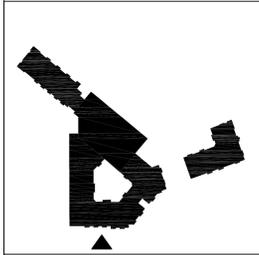
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**Tarheel Lodging Redevelopment**  
Chapel Hill, NC



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BUILDING 3 ELEVATION A - NOVUS LANE  
SCALE: 1/16" = 1'-0" 3



BUILDING 3 ELEVATION B - NOVUS LANE  
SCALE: 1/16" = 1'-0" 2

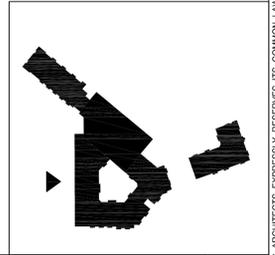
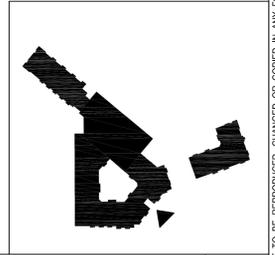
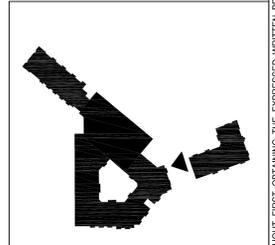


BUILDING 3 ELEVATION - STREET 1  
SCALE: 1/16" = 1'-0" 1

NOT USED  
SCALE: N.T.S. 5



BUILDING 3 ELEVATION - STREET 2  
SCALE: 1/16" = 1'-0" 4



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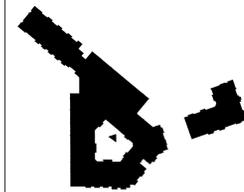
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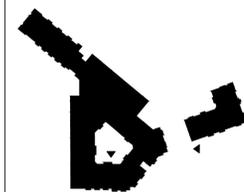
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	FDP Re-Submittal	6.28.2019
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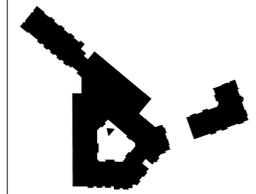
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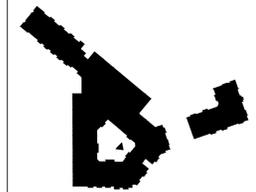
BUILDING 3 - COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0" 4



BUILDING 3 - COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0" 2



BUILDING 3 - COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0" 5



BUILDING 3 - COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0" 3



BUILDING 3 - COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0" 1

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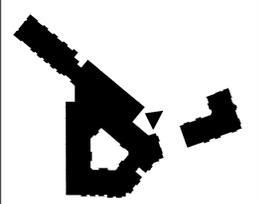
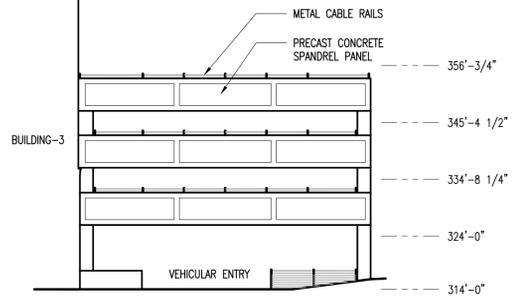
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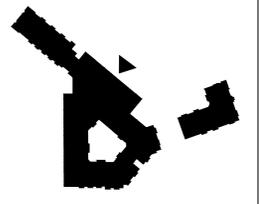
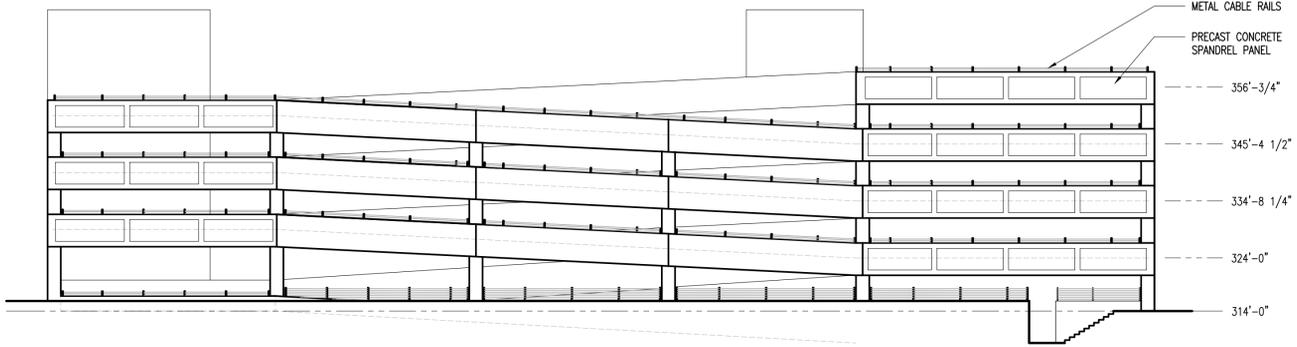
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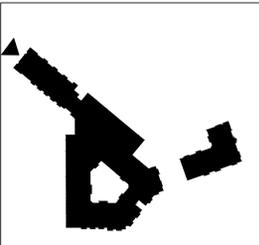
**BUILDING 5 GARAGE ELEVATION - SIDE ENTRY**  
SCALE: 1/16" = 1'-0" 4



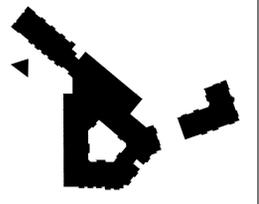
**BUILDING 5 GARAGE ELEVATION - REAR**  
SCALE: 1/16" = 1'-0" 5



**BUILDING 4 ELEVATION - REAR**  
SCALE: 1/16" = 1'-0" 3



**BUILDING 4 ELEVATION - NORTHWEST**  
SCALE: 1/16" = 1'-0" 2



**BUILDING 4 ELEVATION - STREET 1**  
SCALE: 1/16" = 1'-0" 1

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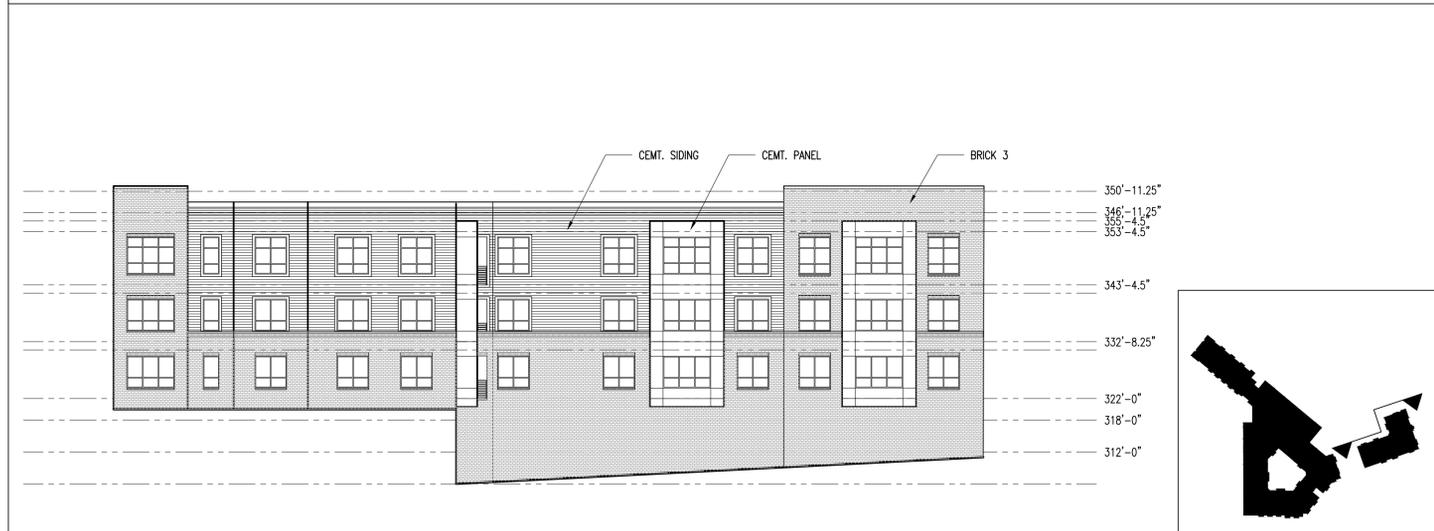
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NOT USED  
SCALE: N.T.S.

6



BUILDING 5 ELEVATION - REAR  
SCALE: N.T.S.

4



BUILDING 5 ELEVATION - STREET 2  
SCALE: 1/16" = 1'-0"

3



BUILDING 5 ELEVATION - NOVUS LANE  
SCALE: 1/16" = 1'-0"

2



BUILDING 5 ELEVATION - LEGION ROAD  
SCALE: 1/16" = 1'-0"

1

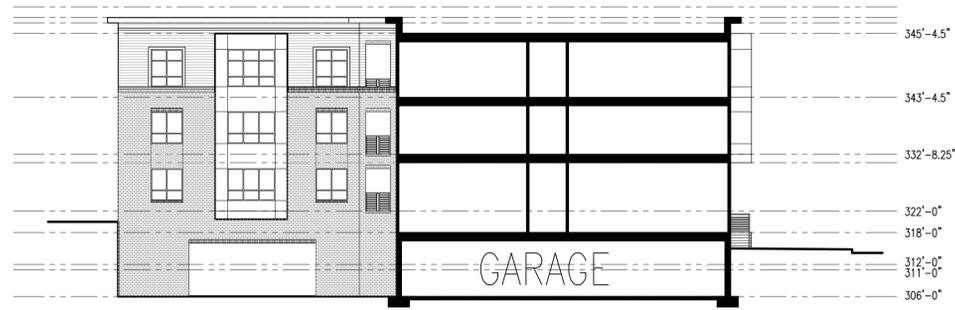
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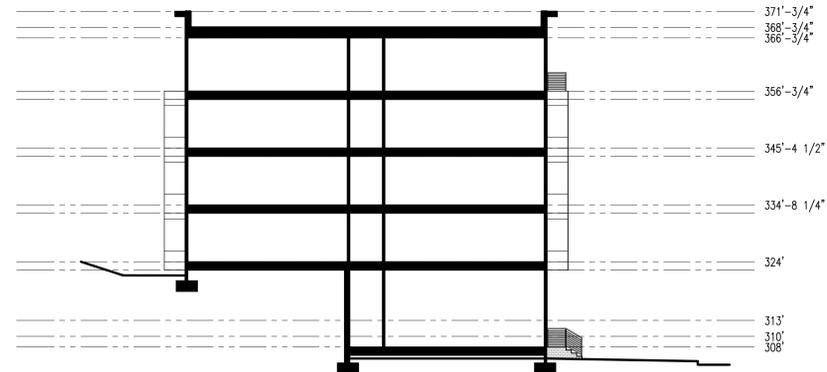
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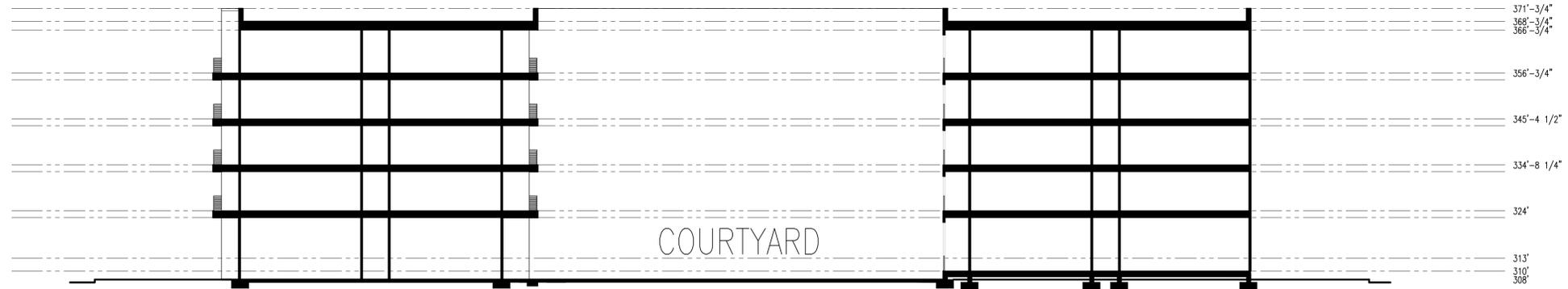
**BUILDING 5 - BUILDING SECTION**  
SCALE: 1/16" = 1'-0"

3



**BUILDING 4 - BUILDING SECTION**  
SCALE: 1/16" = 1'-0"

2



**BUILDING 3 - BUILDING SECTION**  
SCALE: 1/16" = 1'-0"

1

NOT USED  
SCALE: N.T.S.

4

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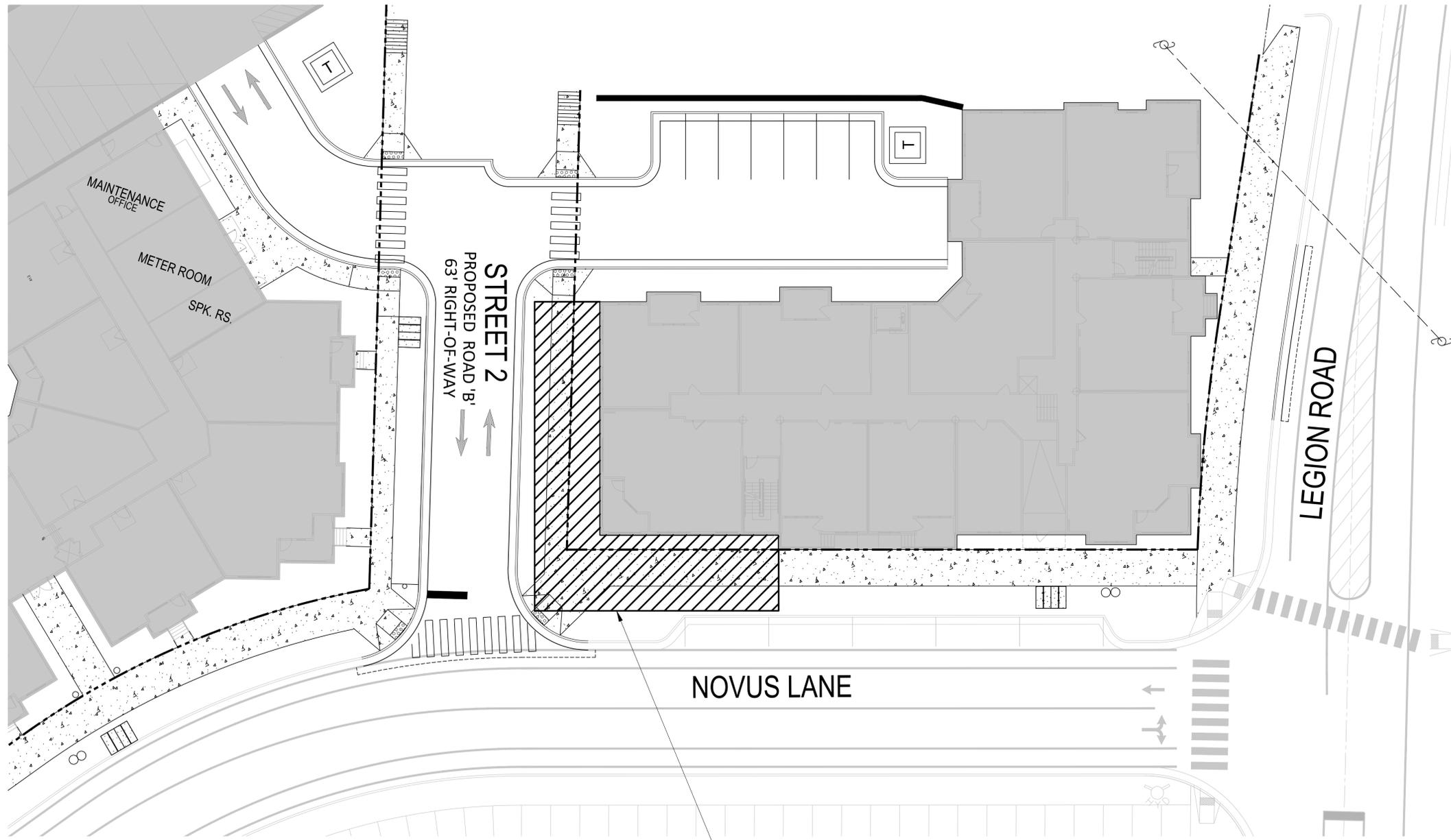
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**DESIGN ALTERNATIVE - 17 / Exception to Ground Floor Elevation Requirement for Bldg. 5**

**FBC Requirement:**

Sect. 3.11.2.4.3.E Ground Floor Elevation for residential uses shall be a minimum of 2 feet and a maximum of 4 feet above the sidewalk elevation.

**Site Constraints:**

- i-Grade elevations vary substantially across the site - Ten feet (10') from the south side of Bldg. 5 facing Legion Rd. to the north side of Bldg. 5 facing Street 2.
- ii-Significant roadway elevation changes at Novus Lane between Legion Road and Street 2.

**Reason for Request:**

To maintain consistent and functional ground floor elevations in the residential spaces of Bldg. 5.

**Narrative:**

Bldg. 5 is flanked by Legion Rd. to the south, Novus lane to the west and Street 2 to the north. The building consists of a lower parking level accessible from a rear parking lot and three upper multi-family levels. The sidewalks adjacent to Novus lane that fronts the building ranges from elevation 319 to 313. The sidewalk adjacent to Street 2 that fronts the building ranges from 313 to 311. The multi-family ground floor has two finished floor elevations (318.50 & 322.50) to connect to the sidewalks at Legion Rd. and Novus Lane, but because of great amount of elevation change along Novus Lane, the GFE does not fall within the 2' min./4 max range of the adjacent sidewalk at all locations. The building cannot not feasibly, internally accommodate the grade change that occurs along the adjacent sidewalks. Enhanced landscape planting is provided at the building perimeter where the GFE exceeds 4'.

DA-17

DESIGN ALTERNATE 17

SCALE: 1/16" = 1'-0"

1

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