

Explanation of Elevation Changes

Dear Community Design Commission:

CASA's Perry Place community came before CDC originally in early 2017. Many of you have been on this journey with us for the past 5+ years. In January 2021 our elevations were approved. Since that time, and during a period in which the vast majority of other Low Income Housing Tax Credit projects did not even begin construction, CASA changed General Contractors, our Project Architect changed, we overcame a \$1.5+ million dollar Covid-related price increase, and we are on track to have 48 affordable homes ready in January. I share this not only because I'm proud of our team and the collaboration with our Town partners to accomplish this, but to also share that we did this with minimal changes to our original project concept. Many other affordable projects are having to not only delay because of mushrooming costs but to re-invision much of their design and scope. Thankfully, Perry Place is not one of those.

Please see below a list of the minor changes from our original elevations. Due to the time and staff turnover mentioned, some of these are coordination errors that ultimately fall on CASA. Others were mandatory changes or functionality improvements that required a rapid response due to continuous supply shortages. Windows and light fixtures, for example, were months delayed and any modifications from our original project scope had to be ordered right away to prevent further delays. We would greatly appreciate your timely acceptance of these changes.

Left Elevation (north side of building)

1. Double windows are now single windows.
 1. [Explanation: This was a plan coordination error. Double window was shown on elevation only, not on the plans. I.e. CASA originally showed CDC an incorrect elevation.](#)
2. Added 18"x24" gable louver
 1. [Explanation: Attic ventilation requirement for NCSB code](#)
3. 3 14"x14" brackets added to outer gable
 1. [Explanation: This detail was left off the original elevations shown to CDC. This change is reflected in the permit set and was a decorative style choice by design team.](#)
4. Exterior lights added
 1. [Explanation: NCHFA requirement \(governs the Low Income Housing Tax Credit Program, to which this project must adhere.\)](#)

Right Elevation (south side of building)

1. Added 18"x24" gable louver
 1. [Explanation: Attic ventilation requirement for NCSB code](#)
2. 3 14"x14" brackets added to outer gable
 1. [Explanation: This detail was left off the original elevations shown to CDC. This change is reflected in the permit set and was a decorative style choice by design team.](#)
3. Windows on right side of community entry door are now one twin.

1. Explanation: the splitting of windows with column is a drafting error, so this was a field change to match the intent on the drawings

Front Elevation (west side of building)

1. Bathroom windows are now square casement windows
 1. Explanation: Owner request for improved bathroom functionality and privacy.
2. Exterior lights added
 1. Explanation: NCHFA requirement (governs the Low Income Housing Tax Credit Program, to which this project must adhere.)
3. Retaining wall at step has been removed.
 1. Explanation: Design simplification; the retaining wall was combined with foundation wall of the building

Rear Elevation (east side of building)

1. Bathroom windows are now square casement windows
 1. Explanation: Owner request for improved bathroom functionality and privacy.
2. Exterior lights added
 1. Explanation: NCHFA requirement (governs the Low Income Housing Tax Credit Program, to which this project must adhere.)
3. Double window at community space removed. This is now a meter base.
 1. Explanation: This was a plan coordination error. Window was never intended at this location because the interior space is maintenance storage and all wall space will be utilized for shelving. Window was shown on elevations but not plans.

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