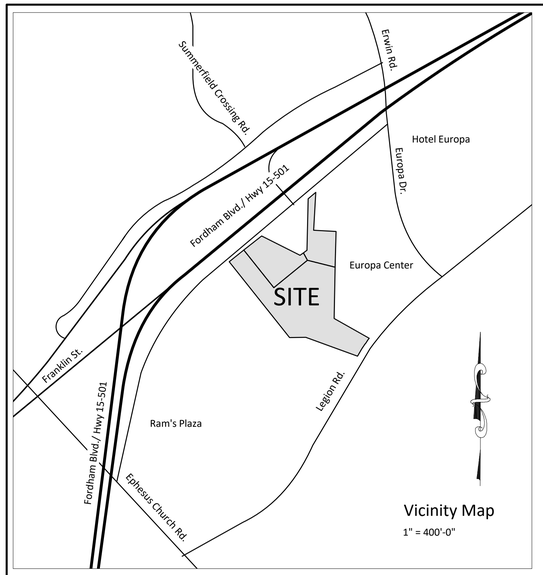


SCOTT MURRAY
LAND PLANNING, INC.
Landscape Architecture | Environmental Design | Project Management

Tarheel Lodging Redevelopment

1742 FORDHAM BLVD. | CHAPEL HILL, NORTH CAROLINA

Certificate of Appropriateness

Technical Plan Set

July 20, 2018

PIN # 9799368876, 9799460556, 9799461879

Developer:

Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

6110 Falcon Bridge Rd.| Chapel Hill, NC 27517

Site Data		
PIN	9799460556, 9799368876, 9799461879	
Address	1740 & 1742 Fordham Blvd.	
Existing Zoning	WX-5 & WX-7	
Overlay Zoning	Ephesus Fordham/Blue Hill District	
Site Area		
Net Site Area	6.34 ac	(276,170 sf)
10% Open Space	0.63 ac	(27,617 sf)
Total GLA	6.97 ac	(303,787 sf)
Area in RCD Stream Buffers	0 ac	(0 sf)

Applicant: Scott Murray Land Planning, Inc.
1450 Environ Way
Chapel Hill, NC 27517
Contact: Scott Murray
252-213-9501
smurray@stmlandplan.com

Developer: **Tarheel Lodging LLC and Unicorn Group Fifteen, LLC**
6110 Falcon Bridge Rd.
Chapel Hill, NC 27517
Contact: Neil Kapadia
(704) 806-7615
nkapadia@rkinvestors.com

Engineering: **Pennoni**
401 Providence Road, Suite 200
Chapel Hill, NC 27514
Contact: Justin Brown
(919) 230-9211
jbrown@pennoni.com

Architects TRU Hotel: The RBA Group
122-B West Bland Street
Charlotte, NC 28203
Contact: CHRISTOPHER BYERS, AIA
(980) 256-7640
cbyers@therbagroup.com

Architects Building 2 Office : JDavis
510 S. Wilmington ST.
Raleigh, NC 27601
Contact: Chris Hall - chrish@jdavisarchitects.com
919-835-1500

Architects Buildings 3-5 Residential: JDavis
510 S. Wilmington ST.
Raleigh, NC 27601
Contact: Audrey Krenitsky or Noah Morris
audreyk@jdavisarchitects.com and noahm@jdavisarchitects.com
919-835-1500

Sheet Index - Civil & Site Plans

Sheet Index - TRU Hotel

Sheet Index - Building 2

Sheet Index - Buildings 3-5

Summary of Design Alternatives (DA)

DA-1: A request to approve a 550' Block Length along Street-1 (south)'.

DA-2: A request to approve a 517' Building Pass-Thru spacing along Street-1 (south).

DA-3a: A request to increase the Depth of the Build-to-Zone at the Service Drive/Novus Lane A-1 Wrap from 10' to 17'.

DA-3b: A request to approve up to 60% Amenity Space as a percentage of the Build-to-Zone Frontage requirement along Street-1 (north side).

DA-3c: A request to increase the Depth of the Build-to-Zone along Novus Lane - Block-2 from 10' to 15'.

DA-4: A request to approve 41% Build-to-Zone Frontage along Street-2 (north side).

DA-5: A request to allow reduced setback from 30' to 10' from proposed R.O.W. (north side) for the proposed parking deck.

DA-6: A request to approve a 50% Build-to-Zone Frontage along Street-2 (south side).

DA-7: A request to approve alternate building step back requirements along the Fordham Street (North) façade.

DA-8: A request to approve alternate building step back requirements along the Hillstone Street (West) façade.

DA-9: A request to approve a 7% ground story transparency along the West building elevation.

DA-10: A request to approve a 4% upper story transparency along the West building elevation.

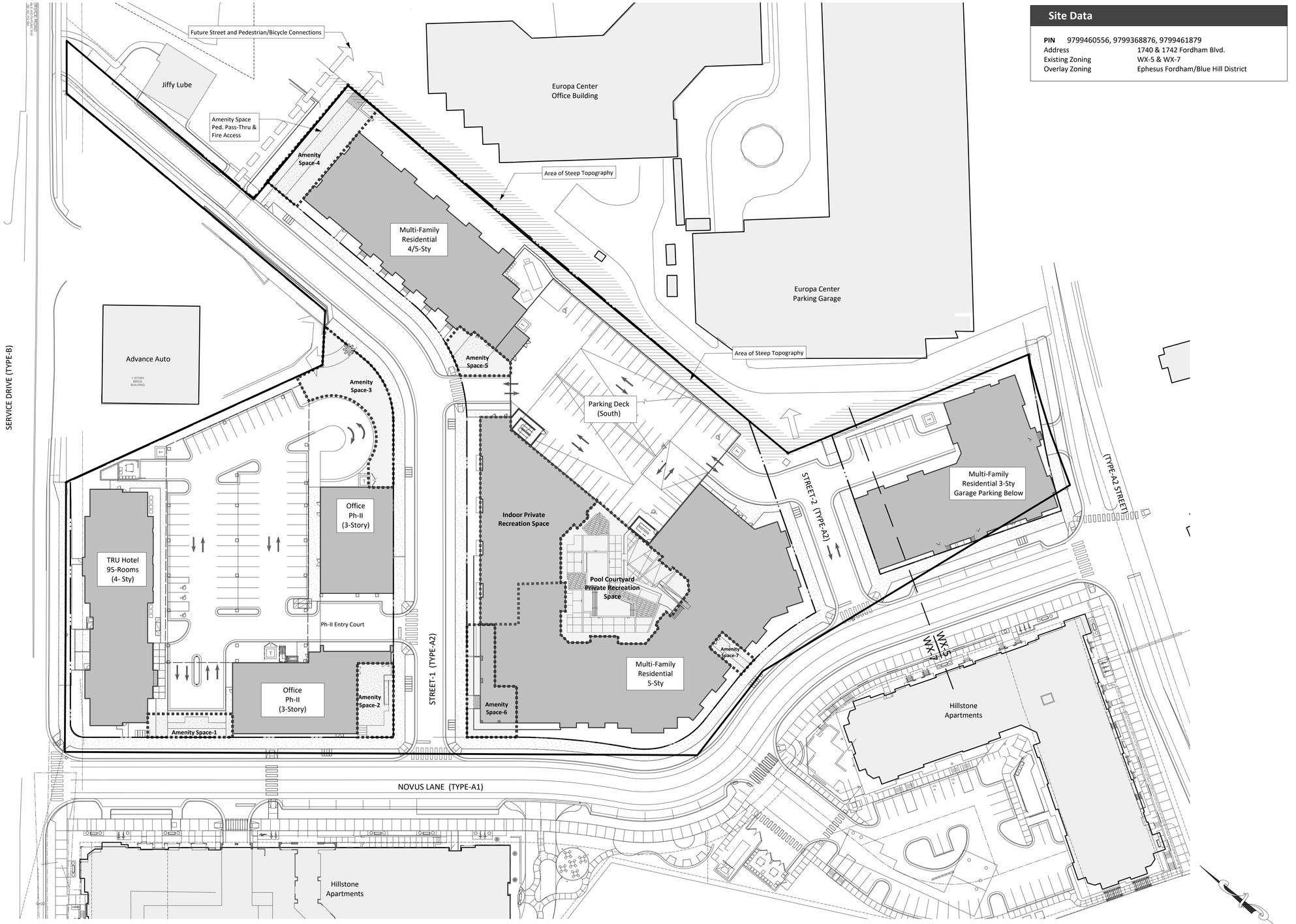
DA-11: A request to approve an alternate to the principal entrance location requirement

DA-12: not used

DA-13: A request to approve E.I.F.S as a primary material.

DA-14: Exception to Ground Floor Elevation Requirement

Note: Design Alternative dimensions noted are based on historic survey data and are therefore approximate. Adjustments to dimensions may be necessary to reconcile with final survey data.



Site Data

PIN	9799460556, 9799368876, 9799461879
Address	1740 & 1742 Fordham Blvd.
Existing Zoning	WX-5 & WX-7
Overlay Zoning	Ephesus Fordham/Blue Hill District

SCOTT MURRAY LAND PLANNING, INC.

Landscape Architecture | Environmental Design | Project Management

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252-213-9501 434-689-2925 (fax)
www. stmlandplan.com
smurray@stmlandplan.com

Project:

Tarheel Lodging Redevelopment

Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

Area Map

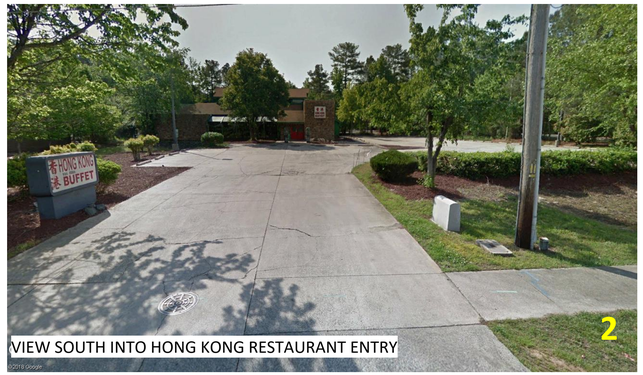
No.	Date:	Issue Notes:

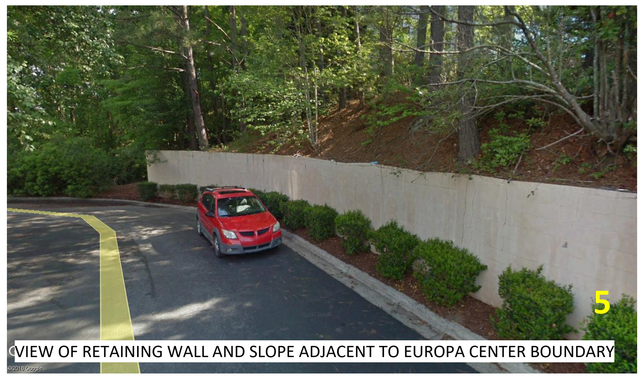
NOT FOR CONSTRUCTION

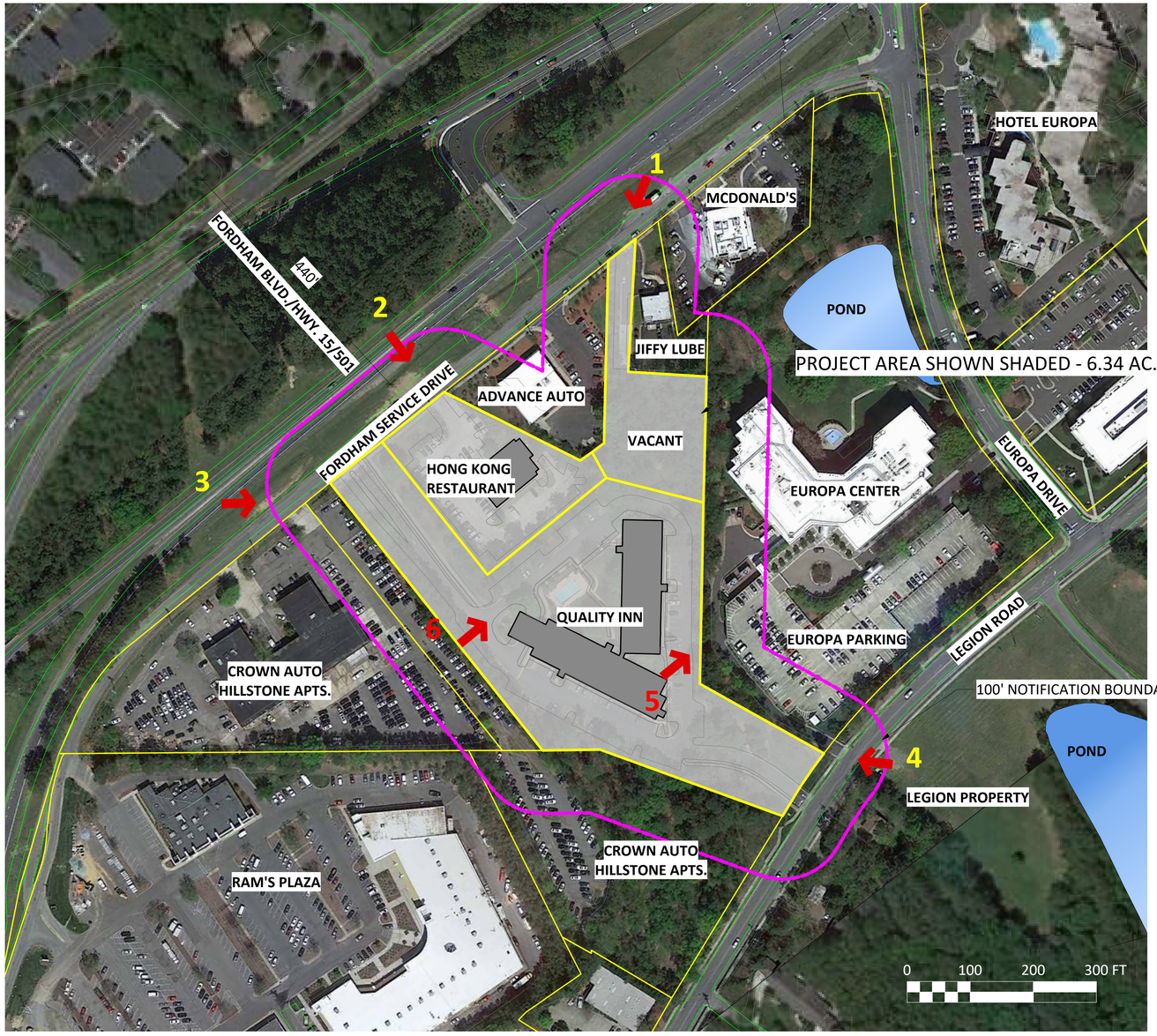
Scale:	as shown
Date:	July 20, 2018
Drawn By:	STM
Drawing No.:	na

C-1

of







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Sheet Title::

Site Map and Site Photographs

No.	Date:	Issue Notes:

NOT FOR CONSTRUCTION

Scale: as shown
Date: Feb. 18, 2018
Drawn By: STM
Drawing No.: na

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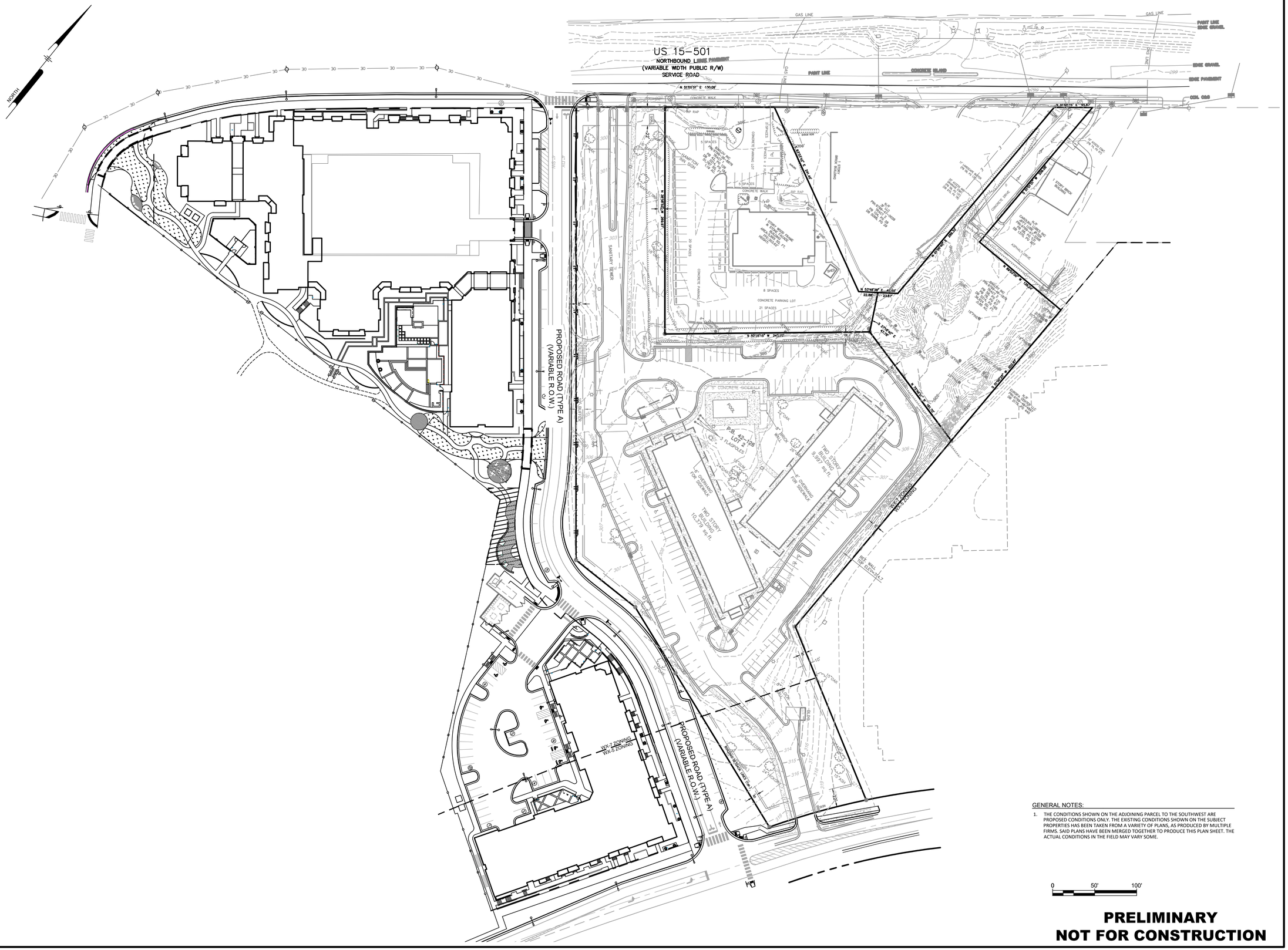
of



GENERAL NOTES:

1. THE CONDITIONS SHOWN ON THE ADJOINING PARCEL TO THE SOUTHWEST ARE PROPOSED CONDITIONS ONLY. THE EXISTING CONDITIONS SHOWN ON THE SUBJECT PROPERTIES HAS BEEN TAKEN FROM A VARIETY OF PLANS, AS PRODUCED BY MULTIPLE FIRMS. SAID PLANS HAVE BEEN MERGED TOGETHER TO PRODUCE THIS PLAN SHEET. THE ACTUAL CONDITIONS IN THE FIELD MAY VARY SOME.

PRELIMINARY
NOT FOR CONSTRUCTION

Pennoni
Firm License
F-1267
PENNONI ASSOCIATES INC.
401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173 **F** 919.493.6548

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

DRAFT

U.S. 15 / 501
E/F DISTRICT PROJECT
CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS PLAN

TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC
3800 POMFRET LANE
CHARLOTTE, N.C. 28211

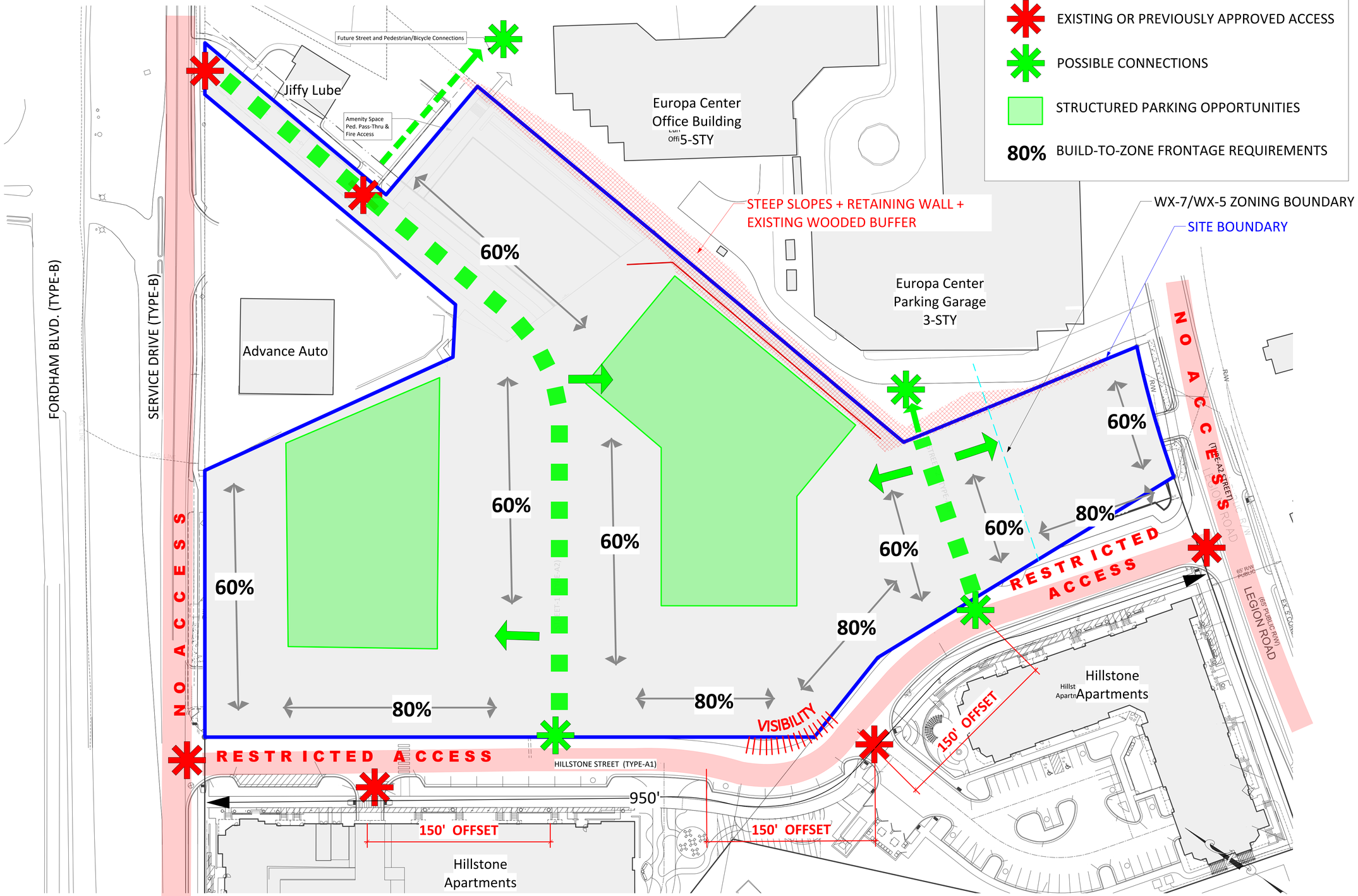
NO.	DATE	REVISIONS	BY

PROJECT	RKINV-18001
DATE	2018-01-22
DRAWING SCALE	1" = 50'
DRAWN BY	CSB
APPROVED BY	JJB

C-2

SHEET 1 OF 1

L:\Projects\RKIN\RKIN\RKIN1701-Quality Inn Site- Chapel Hill\DESIGN_PUBLISH\C-2.dwg PLOTTED: 1/22/2018 5:49 PM, BY: Christopher S. Bird PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: ---



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Sheet Title::

Site Constraints and Opportunities

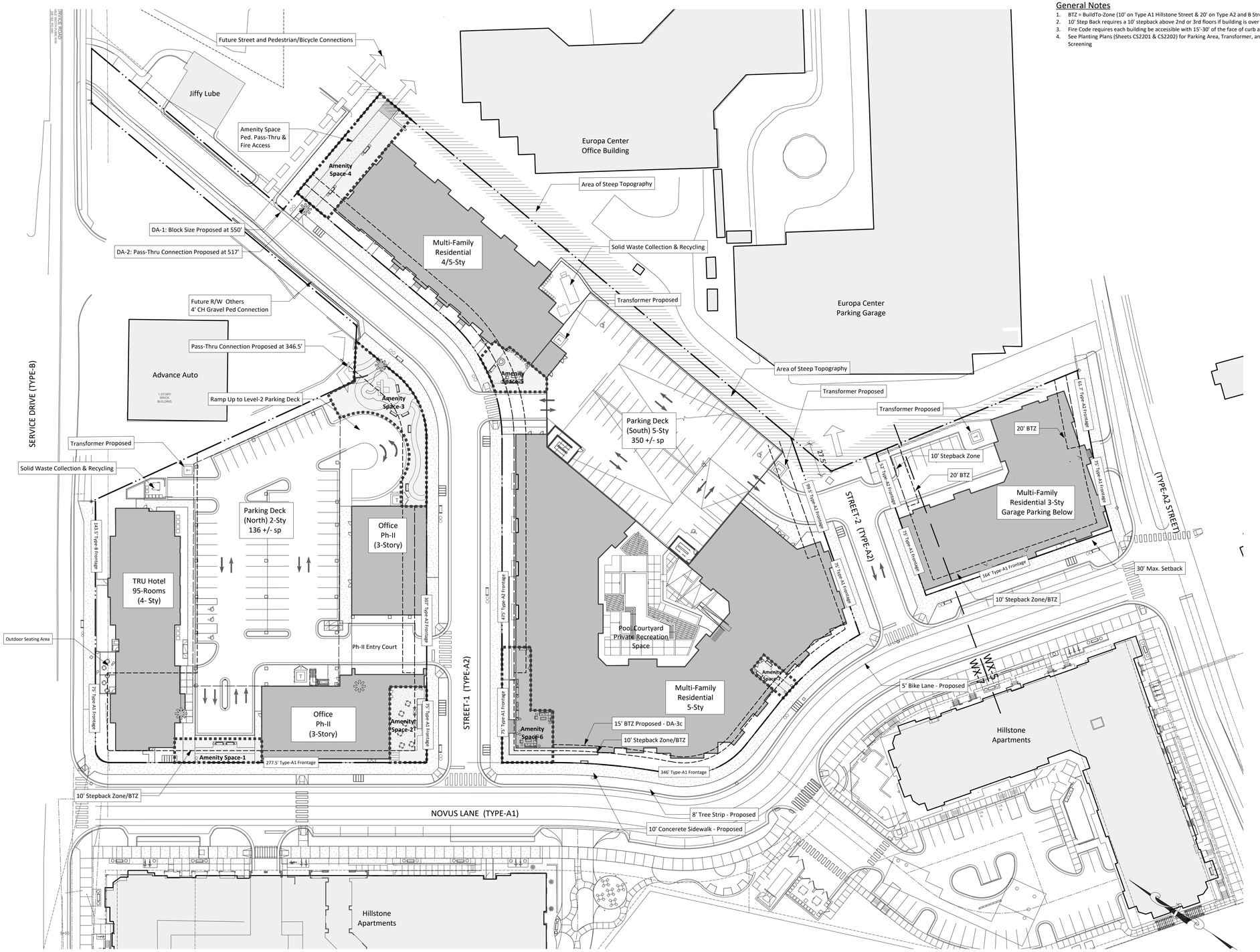
No.	Date:	Issue Notes:

NOT FOR CONSTRUCTION

Scale: as shown
Date: July 20, 2018
Drawn By: STM
Drawing No.: na

C-2.1

of



General Notes

1. BTZ = BuildTo-Zone (10' on Type A1 Hillstone Street & 20' on Type A2 and B Streets)
2. 10' Step Back requires a 10' stepback above 2nd or 3rd floors if building is over 3 stories
3. Fire Code requires each building be accessible with 15'-30' of the face of curb along one side.
4. See Planting Plans (Sheets CS2201 & CS2202) for Parking Area, Transformer, and Service Area Screening

1 OVERALL SITE PLAN-PHASES I & II
1" = 40'-0"

0 40 80 120 FT

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Sheet Title::

Overall Site Plan Phases I & II

Street Level

No.	Date:	Issue Notes:

NOT FOR CONSTRUCTION

Scale: as shown
Date: July 20, 2018
Drawn By: STM
Drawing No.: na

C-3.0

of

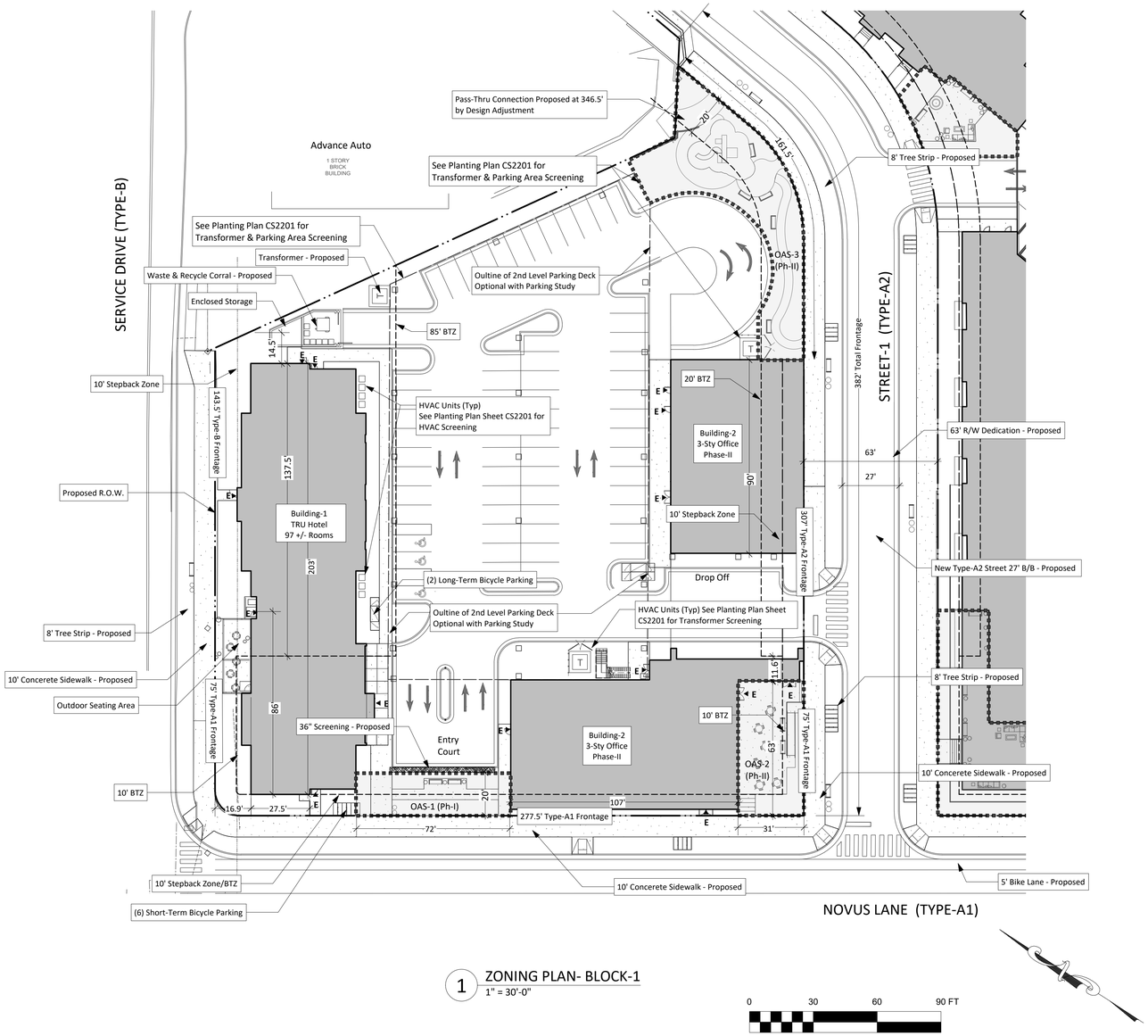
General Notes

1. BTZ = BuildTo-Zone (10' on Type A1 Novus Lane & 20' on Type A2 and B Streets)
2. 10' Step Back requires a 10' stepback above 2nd or 3rd floors if building is over 3 stories
3. Fire Code requires each building be accessible with 15'-30' of the face of curb along one side.
4. Improvements, structures, fixtures, signs, tables, chairs, planters, or any other object shall not be placed in the clear area for any period of time.
5. Limits of Disturbance include all areas within property boundary. See Grading Plans for off-site improvements.
6. Alternate Type-A3 Street (6' Sidewalks) is Proposed In-Lieu of Type-A2 Streets Shown.

Outdoor Amenity Space Calculations		
Net Site Area	6.34 ac	276,170 sf
10% Open Space	0.63 ac	27,617 sf
Total GLA	6.97 ac	303,787 sf
Use		Net Land Area
All Uses		276,170 sf
6% Outdoor Amenity Space Required		16,570 sf
Outdoor Amenity Space (OAS) Provided (depth x width nominal dimensions)		16,232 sf
OAS-1 (20' x 72.7') - Phase - I	1,454 sf	
OAS-2 (31' x 63') - Phase - II	1,953 sf	
OAS-3 (20' x 156') - Phase - II	4,046 sf	
OAS-4 (109' x 33') Phase - II	3,597 sf	
OAS-5 (45'+ x 45') Phase - II	1,470 sf	
OAS-6 (24'+ x 96') Phase - II	3,117 sf	
OAS-7 (17' x 35') Phase-II	595 sf	
Outdoor Amenity Space Payment In-Lieu (approx.)		-338 sf

Land Use Summary	Floor Area/Units	Vehicle Parking Required Min/Max	Vehicle Parking Provided	Vehicle Parking Ratio	Bicycle Parking Reqd.	Min. Bicycle Parking Provided	Bicycle Parking Provided ST/LT	Notes
Hotel - TRU (43,040 sf)	97 Rooms	87/121 sp	87 sp	.9 sp/key	1 sp/15 units	6 sp	6 sp/2 sp	4-Sty Note-1
Commercial /Office	42,455 sf	142/212 sp	142 sp	1 sp/300 sf	1 sp/2,500 sf	17 sp	14/4 sp	Note-2
Multi- Family	234 du	257/338 sp	338 sp	1.44 sp/du	1 sp/2 du	117 sp	24/94 sp	Notes-3 & 4
Studio & 1 Bedroom	143 du	143/179 sp	n/a					
2 Bedrooms	91 du	114/159 sp	n/a					
Multi-Family Floor Area Detail								
Bldg-3 Main Bldg.	193,400 sf							5-sty.
Bldg-4 East Bldg.	63,709 sf							5-sty.
Bldg-5 South Bldg.	54,928 sf							3-sty.
Total	312,037 sf							
Notes:								
1 - 25 Existing parking spaces and area are proposed for Ph-I Hotel - temporary parking and construction staging								
2 - 62 spaces of hotel parking + 6 spaces within residential deck are to be shared with office + 74 sp at 2nd level deck = 142 sp Total								
3. Second Level of 2-Story Parking Deck is Proposed as Optional with Shared Parking Study Approval by Town Manager.								
4. Total Residential Structured Parking Provided = 338 sp (5- Sty. Deck = 304 sp + Bldg-5 Garage = 34 sp)								
5. Bicycle parking to include a min. of (23) short-term spaces on-street and the balance in locker, residential units and/or garage.								

Build-To Frontages Required/Provided - Including Design Alternate Calculations										Shaded Cells Subject to DA			
		Required				Provided							
Street ID	Frontage Type	Build-To % Required	Street Frontage (LF)	Facade & OAS in BTZ Reqd. (LF)	Building Facade in BTZ	OAS Frontage	Total Bldg & OAS Frontage	Facade & OAS Reqd.vs Provided Variance (LF)	% of Bldg. & OAS Provided	Total Facade & OAS in BTZ vs Required %	% of OAS to Required Frontage (Max. 50%)	Design Alternate Proposed + Notes
Fordham Service Total			**218.5 LF**	**146.1 LF**	**137.5 LF**	**0.0 LF**	**137.5 LF**	**-8.6 LF**	**62.9%**	**94.1%**	**0.0%**	
Fordham Service Dr.	B	60%	143.5 LF	86.1 LF	137.5 LF	0.0 LF	137.5 LF	51.4 LF	**95.8%**	159.7%	0.0%	
Fordham Service (wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	0.0 LF	0.0 LF	-60.0 LF	**0%**	0%	0.0%	DA-3a
Novus Lane Total	**A1**	**80%**	**787.5 LF**	**630.0 LF**	**358.5 LF**	**145.7 LF**	**504.2 LF**	**-125.8 LF**	**64%**	**80%**	**43.1%**	
Block 1 | Bldgs 1&2	A1	80%	277.5 LF	222.0 LF	134.5 LF	103.0 LF	237.5 LF	15.5 LF	85.6%	107.0%	39.4%	
Block 2 | Bldg 3	A1	80%	346.0 LF	276.8 LF	62.0 LF	42.7 LF	104.7 LF	-172.1 LF	30%	37.8%	77.6%	DA-3c
Block 3 | Bldg 5	A1	80%	164.0 LF	131.2 LF	162.0 LF	0.0 LF	162.0 LF	30.8 LF	98.8%	123.5%	0.0%	
Legion Rd. Total			**136.7 LF**	**97.0 LF**	**118.5 LF**	**0.0 LF**	**118.5 LF**	**21.5 LF**	**86.7%**	**122.1%**	**0%**	
Legion Rd.	A2	60%	61.7 LF	37.0 LF	47.5 LF	0.0 LF	47.5 LF	10.5 LF	77.0%	128.3%	0%	
Legion Rd. (wrap)	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	11.0 LF	94.7%	118.3%	0%	
New Street-1 North Total			**382.0 LF**	**244.2 LF**	**105.2 LF**	**224.5 LF**	**329.7 LF**	**85.5 LF**	**86.3%**	**135.0%**	**57%**	DA-3b
New Street-1 (north)	A2	60%	307.0 LF	184.2 LF	93.6 LF	161.5 LF	255.1 LF	70.9 LF	83%	138.5%	49%	Note-1
New Street-1 (north-wrap)	A1	80%	75.0 LF	60.0 LF	11.6 LF	63.0 LF	74.6 LF	14.6 LF	99%	124.3%	**81%**	DA-3b
New Street-1 South Total			**550.0 LF**	**345.0 LF**	**351.9 LF**	**171.4 LF**	**523.3 LF**	**178.3 LF**	**95.1%**	**151.7%**	**32.8%**	
New Street-1 (south) Bldgs 2&3	A2	60%	475.0 LF	285.0 LF	351.9 LF	96.4 LF	448.3 LF	163.3 LF	**94.4%**	157.3%	21.5%	Note-2
New Street-1 (south-wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	15.0 LF	**100.0%**	125.0%	100.0%	
New Street-2 North Total			**174.5 LF**	**119.7 LF**	**72.0 LF**	**0.0 LF**	**72.0 LF**	**-47.7 LF**	**41%**	**60%**	**0.0%**	DA-4
New Street-2 (north)	A2	60%	99.5 LF	59.7 LF	10.0 LF	0.0 LF	10.0 LF	-49.7 LF	10%	17%	0.0%	DA-4
New Street-2 (north-wrap)	A1	80%	75.0 LF	60.0 LF	62.0 LF	0.0 LF	62.0 LF	2.0 LF	82.7%	103%	0.0%	
New Street-2 South Total			**127.0 LF**	**91.2 LF**	**63.0 LF**	**0.0 LF**	**63.0 LF**	**-28.2 LF**	**50%**	**69%**	**0%**	DA-6
New Street-2 (south)	A2	60%	52.0 LF	31.2 LF	0.0 LF	0.0 LF	0.0 LF	-31.2 LF	**0%**	0%	0%	DA-6
New Street-2 (south-wrap)	A1	80%	75.0 LF	60.0 LF	63.0 LF	0.0 LF	63.0 LF	3.0 LF	84.0%	105%	0%	
				1673.22 LF			**1748.2 LF**	**74.98 LF**	Facade & OAS Provided vs Required (Surplus)			
Design Alternate Summary: A Request to Approve....												
DA-1: ...an increase to a Block Length of 550' (450' required) along Street-1 (south).												
DA-2: ...an increase to a 517' Building Pass-Thru spacing (330' required) along Street-1 (south).												
DA-3a: ...an increase in the Build-to-Zone depth by 5' (from 10' to 17') along Fordham Service Street-Novus Lane wrap.												
DA-3b: ...an increase from 50% to 57% overall (81% in the Type-A1 wrap) in the allowable OAS maximum as a percentage of the Required Build-to-Zone Frontage.(100% for Type-A1 wrap)												
DA-3C: ...an increase in the depth fo the Build-to-Zone from 10' to 15' along Novus Lane Block-2. Increases Facade from 30% to 83% (87% Overall for Novus Ln.)												
DA-4: ...a reduction from 60% to a 41% Overall Build-to-Zone Frontage along Street-2 (north side).												
DA-5: ...a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).												
DA-6: ...a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).												
Notes:												
Note-1: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.												
Note-2: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.												



1 ZONING PLAN- BLOCK-1
1" = 30'-0"

0 30 60 90 FT

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Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

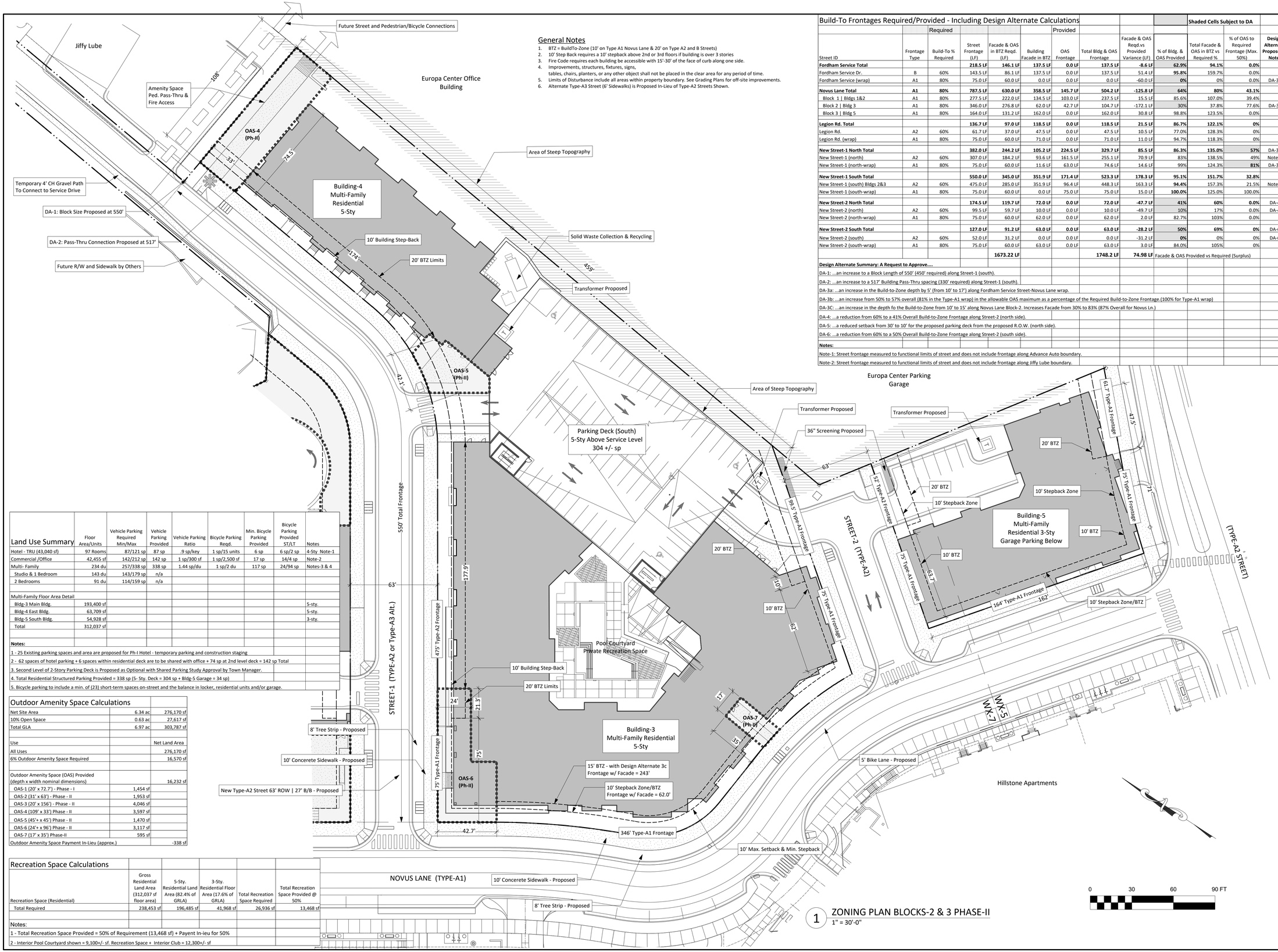
Sheet Title::

Zoning Plan Block 1

No.	Date:	Issue Notes:

NOT FOR CONSTRUCTION

Scale: as shown	CS1401
Date: July 20, 2018	
Drawn By: STM	
Drawing No.: na	of



General Notes

1. BTZ = BuildTo-Zone (10' on Type A1 Novus Lane & 20' on Type A2 and B Streets)
2. 10' Step Back requires a 10' stepback above 2nd or 3rd floors if building is over 3 stories
3. Fire Code requires each building be accessible with 15'-30' of the face of curb along one side.
4. Improvements, structures, fixtures, signs, tables, chairs, planters, or any other object shall not be placed in the clear area for any period of time.
5. Limits of Disturbance include all areas within property boundary. See Grading Plans for off-site improvements.
6. Alternate Type-A3 Street (6' Sidewalks) is Proposed In-Lieu of Type-A2 Streets Shown.

Build-To Frontages Required/Provided - Including Design Alternate Calculations

Shaded Cells Subject to DA

		Required				Provided							
Street ID	Frontage Type	Build-To % Required	Street Frontage (LF)	Facade & OAS in BTZ Reqd. (LF)	Building Facade in BTZ	OAS Frontage	Total Bldg & OAS Frontage	Facade & OAS Reqd.vs Provided Variance (LF)	% of Bldg. & OAS Provided	Total Facade & OAS in BTZ vs Required %	% of OAS to Required Frontage (Max. 50%)	Design Alternate Proposed + Notes
Fordham Service Total			**218.5 LF**	**146.1 LF**	**137.5 LF**	**0.0 LF**	**137.5 LF**	**-8.6 LF**	**62.9%**	**94.1%**	**0.0%**	
Fordham Service Dr.	B	60%	143.5 LF	86.1 LF	137.5 LF	0.0 LF	137.5 LF	51.4 LF	**95.8%**	159.7%	0.0%	
Fordham Service (wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	0.0 LF	0.0 LF	-60.0 LF	**0%**	0%	0.0%	DA-3a
Novus Lane Total	**A1**	**80%**	**787.5 LF**	**630.0 LF**	**358.5 LF**	**145.7 LF**	**504.2 LF**	**-125.8 LF**	**64%**	**80%**	**43.1%**	
Block 1 | Bldgs 1&2	A1	80%	277.5 LF	222.0 LF	134.5 LF	103.0 LF	237.5 LF	15.5 LF	85.6%	107.0%	39.4%	
Block 2 | Bldg 3	A1	80%	346.0 LF	276.8 LF	62.0 LF	42.7 LF	104.7 LF	-172.1 LF	30%	37.8%	77.6%	DA-3c
Block 3 | Bldg 5	A1	80%	164.0 LF	131.2 LF	162.0 LF	0.0 LF	162.0 LF	30.8 LF	98.8%	123.5%	0.0%	
Legion Rd. Total			**136.7 LF**	**97.0 LF**	**118.5 LF**	**0.0 LF**	**118.5 LF**	**21.5 LF**	**86.7%**	**122.1%**	**0%**	
Legion Rd.	A2	60%	61.7 LF	37.0 LF	47.5 LF	0.0 LF	47.5 LF	10.5 LF	77.0%	128.3%	0%	
Legion Rd. (wrap)	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	11.0 LF	94.7%	118.3%	0%	
New Street-1 North Total			**382.0 LF**	**244.2 LF**	**105.2 LF**	**224.5 LF**	**329.7 LF**	**85.5 LF**	**86.3%**	**135.0%**	**57%**	DA-3b
New Street-1 (north)	A2	60%	307.0 LF	184.2 LF	93.6 LF	161.5 LF	255.1 LF	70.9 LF	83%	138.5%	49%	Note-1
New Street-1 (north-wrap)	A1	80%	75.0 LF	60.0 LF	11.6 LF	63.0 LF	74.6 LF	14.6 LF	99%	124.3%	**81%**	DA-3b
New Street-1 South Total			**550.0 LF**	**345.0 LF**	**351.9 LF**	**171.4 LF**	**523.3 LF**	**178.3 LF**	**95.1%**	**151.7%**	**32.8%**	
New Street-1 (south) Bldgs 2&3	A2	60%	475.0 LF	285.0 LF	351.9 LF	96.4 LF	448.3 LF	163.3 LF	**94.4%**	157.3%	21.5%	Note-2
New Street-1 (south-wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	15.0 LF	**100.0%**	125.0%	100.0%	
New Street-2 North Total			**174.5 LF**	**119.7 LF**	**72.0 LF**	**0.0 LF**	**72.0 LF**	**-47.7 LF**	**41%**	**60%**	**0.0%**	DA-4
New Street-2 (north)	A2	60%	99.5 LF	59.7 LF	10.0 LF	0.0 LF	10.0 LF	-49.7 LF	10%	17%	0.0%	DA-4
New Street-2 (north-wrap)	A1	80%	75.0 LF	60.0 LF	62.0 LF	0.0 LF	62.0 LF	2.0 LF	82.7%	103%	0.0%	
New Street-2 South Total			**127.0 LF**	**91.2 LF**	**63.0 LF**	**0.0 LF**	**63.0 LF**	**-28.2 LF**	**50%**	**69%**	**0%**	DA-6
New Street-2 (south)	A2	60%	52.0 LF	31.2 LF	0.0 LF	0.0 LF	0.0 LF	-31.2 LF	**0%**	0%	0%	DA-6
New Street-2 (south-wrap)	A1	80%	75.0 LF	60.0 LF	63.0 LF	0.0 LF	63.0 LF	3.0 LF	84.0%	105%	0%	
				1673.22 LF			**1748.2 LF**	**74.98 LF**	Facade & OAS Provided vs Required (Surplus)			

Design Alternate Summary: A Request to Approve....

DA-1: ...an increase to a Block Length of 550' (450' required) along Street-1 (south).

DA-2: ...an increase to a 517' Building Pass-Thru spacing (330' required) along Street-1 (south).

DA-3a: ...an increase in the Build-to-Zone depth by 5' (from 10' to 17') along Fordham Service Street-Novus Lane wrap.

DA-3b: ...an increase from 50% to 57% overall (81% in the Type-A1 wrap) in the allowable OAS maximum as a percentage of the Required Build-to-Zone Frontage (100% for Type-A1 wrap)

DA-3C: ...an increase in the depth fo the Build-to-Zone from 10' to 15' along Novus Lane Block-2. Increases Facade from 30% to 83% (87% Overall for Novus Ln.)

DA-4: ...a reduction from 60% to a 41% Overall Build-to-Zone Frontage along Street-2 (north side).

DA-5: ...a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).

DA-6: ...a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).

Notes:

Note-1: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.

Note-2: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.

Land Use Summary

	Floor Area/Units	Vehicle Parking Required Min/Max	Vehicle Parking Provided	Vehicle Parking Ratio	Bicycle Parking Reqd.	Min. Bicycle Parking Provided	Bicycle Parking Provided ST/LT	Notes
Hotel - TRU (43,040 sf)	97 Rooms	87/121 sp	87 sp	.9 sp/key	1 sp/15 units	6 sp	6 sp/2 sp	4-Sty Note-1
Commercial /Office	42,455 sf	142/212 sp	142 sp	1 sp/300 sf	1 sp/2,500 sf	17 sp	14/4 sp	Note-2
Multi- Family	234 du	257/338 sp	338 sp	1.44 sp/du	1 sp/2 du	117 sp	24/94 sp	Notes-3 & 4
Studio & 1 Bedroom	143 du	143/179 sp	n/a					
2 Bedrooms	91 du	114/159 sp	n/a					
Multi-Family Floor Area Detail								
Bldg-3 Main Bldg.	193,400 sf							5-sty.
Bldg-4 East Bldg.	63,709 sf							5-sty.
Bldg-5 South Bldg.	54,928 sf							3-sty.
Total	312,037 sf							

Notes:

1 - 25 Existing parking spaces and area are proposed for Ph-I Hotel - temporary parking and construction staging

2 - 62 spaces of hotel parking + 6 spaces within residential deck are to be shared with office + 74 sp at 2nd level deck = 142 sp Total

3. Second Level of 2-Story Parking Deck is Proposed as Optional with Shared Parking Study Approval by Town Manager.

4. Total Residential Structured Parking Provided = 338 sp (5- Sty. Deck = 304 sp + Bldg-5 Garage = 34 sp)

5. Bicycle parking to include a min. of (23) short-term spaces on-street and the balance in locker, residential units and/or garage.

Outdoor Amenity Space Calculations

Net Site Area	6.34 ac	276,170 sf
10% Open Space	0.63 ac	27,617 sf
Total GLA	6.97 ac	303,787 sf
Use		Net Land Area
All Uses		276,170 sf
6% Outdoor Amenity Space Required		16,570 sf
Outdoor Amenity Space (OAS) Provided (depth x width nominal dimensions)		16,232 sf
OAS-1 (20' x 72.7') - Phase - I	1,454 sf	
OAS-2 (31' x 63') - Phase - II	1,953 sf	
OAS-3 (20' x 156') - Phase - II	4,046 sf	
OAS-4 (109' x 33') Phase - II	3,597 sf	
OAS-5 (45'+ x 45') Phase - II	1,470 sf	
OAS-6 (24'+ x 96') Phase - II	3,117 sf	
OAS-7 (17' x 35') Phase-II	595 sf	
Outdoor Amenity Space Payment In-Lieu (approx.)		-338 sf

Recreation Space Calculations

Recreation Space (Residential)	Gross Residential Land Area (312,037 sf floor area)	5-Sty. Residential Land Area (82.4% of GRLA)	3-Sty. Residential Floor Area (17.6% of GRLA)	Total Recreation Space Required	Total Recreation Space Provided @ 50%
Total Required	238,453 sf	196,485 sf	41,968 sf	26,936 sf	13,468 sf
Notes:					
1 - Total Recreation Space Provided = 50% of Requirement (13,468 sf) + Payent In-ieu for 50%					
2 - Interior Pool Courtyard shown = 9,100+/- sf. Recreation Space + Interior Club = 12,300+/- sf					

1 ZONING PLAN BLOCKS-2 & 3 PHASE-II
1" = 30'-0"

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Project:

Tarheel Lodging Redevelopment

Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

Zoning Plan Blocks 2 & 3

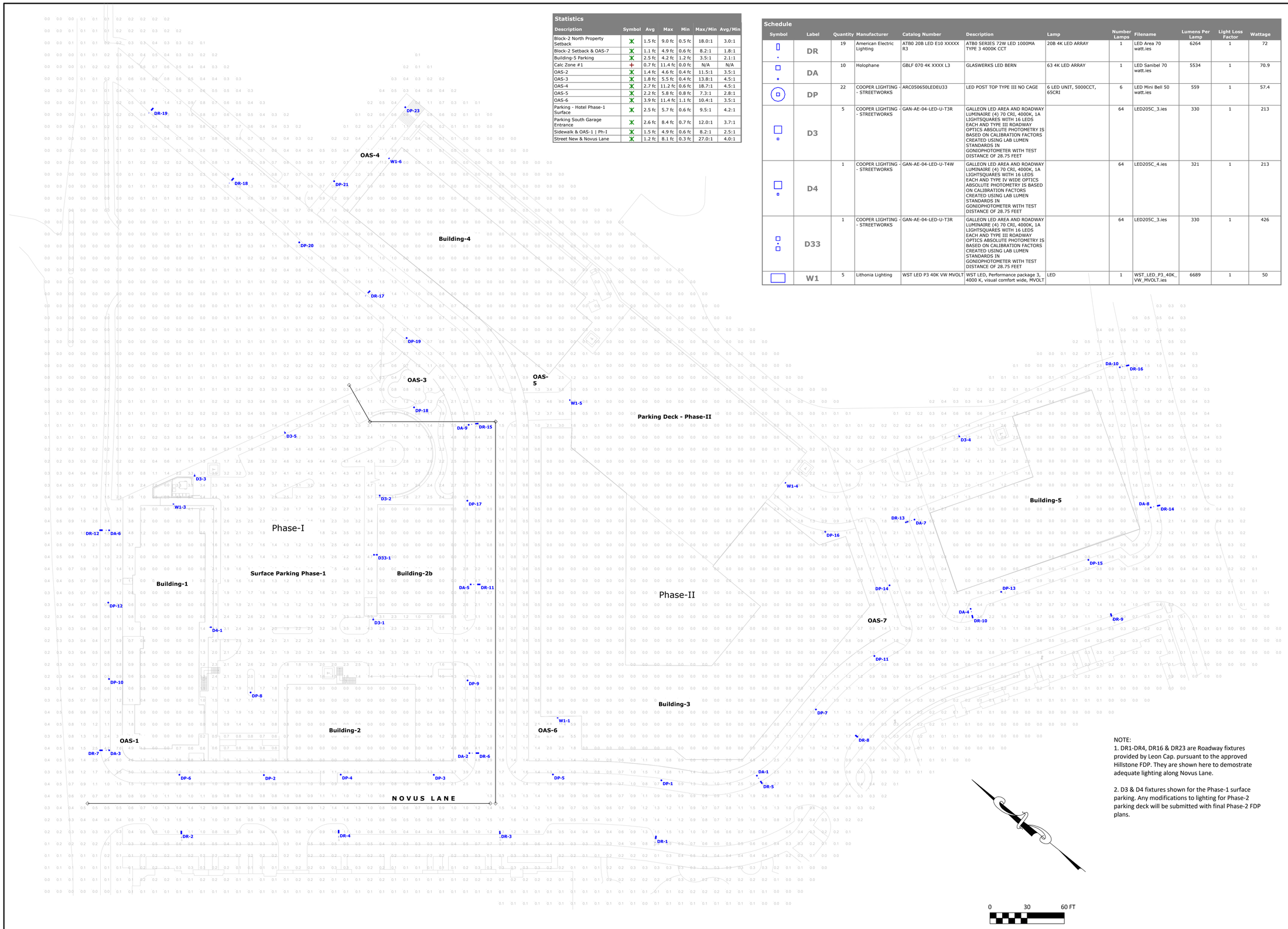
No.	Date:	Issue Notes:

NOT FOR CONSTRUCTION

Scale: as shown
Date: July 9, 2018
Drawn By: STM
Drawing No.: na

CS1402

of



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Block-2 North Property Setback	+	1.5 fc	9.0 fc	0.5 fc	18.0:1	3.0:1
Block-2 Setback & OAS-7	+	1.1 fc	4.9 fc	0.6 fc	8.2:1	1.8:1
Building-5 Parking	+	2.5 fc	4.2 fc	1.2 fc	3.5:1	2.1:1
Calc Zone #1	+	0.7 fc	11.4 fc	0.0 fc	N/A	N/A
OAS-2	+	1.4 fc	4.6 fc	0.4 fc	11.5:1	3.5:1
OAS-3	+	1.8 fc	5.5 fc	0.4 fc	13.8:1	4.5:1
OAS-4	+	2.7 fc	11.2 fc	0.6 fc	18.7:1	4.5:1
OAS-5	+	2.2 fc	5.8 fc	0.8 fc	7.3:1	2.8:1
OAS-6	+	3.9 fc	11.4 fc	1.1 fc	10.4:1	3.5:1
Parking - Hotel Phase-1 Surface	+	2.5 fc	5.7 fc	0.6 fc	9.5:1	4.2:1
Parking South Garage Entrance	+	2.6 fc	8.4 fc	0.7 fc	12.0:1	3.7:1
Sidewalk & OAS-1 | Ph-I	+	1.5 fc	4.9 fc	0.6 fc	8.2:1	2.5:1
Street New & Novus Lane	+	1.2 fc	8.1 fc	0.3 fc	27.0:1	4.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	DR	19	American Electric Lighting	ATB0 20B LED E10 XXXXX R3	ATB0 SERIES 72W LED 1000MA TYPE 3 4000K CCT	20B 4K LED ARRAY	1	LED Area 70 watt.ies	6264	1	72
	DA	10	Holophane	GBLF 070 4K XXXX L3	GLASWERKS LED BERN	63 4K LED ARRAY	1	LED Sanibel 70 watt.ies	5534	1	70.9
	DP	22	COOPER LIGHTING - STREETWORKS	ARC050650LEDEU33	LED POST TOP TYPE III NO CAGE	6 LED UNIT, 5000CCT, 65CRI	6	LED Mini Bell 50 watt.ies	559	1	57.4
	D3	5	COOPER LIGHTING - STREETWORKS	GAN-AE-04-LED-U-T3R	GALLEON LED AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III ROADWAY OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		64	LED205C_3.ies	330	1	213
	D4	1	COOPER LIGHTING - STREETWORKS	GAN-AE-04-LED-U-T4W	GALLEON LED AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		64	LED205C_4.ies	321	1	213
	D33	1	COOPER LIGHTING - STREETWORKS	GAN-AE-04-LED-U-T3R	GALLEON LED AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III ROADWAY OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		64	LED205C_3.ies	330	1	426
	W1	5	Lithonia Lighting	WST LED P3 40K VW MVOLT	WST LED, Performance package 3, 4000 K, visual comfort wide, MVOLT	LED	1	WST_LED_P3_40K_VW_MVOLT.ies	6689	1	50

NOTE:
1. DR1-DR4, DR16 & DR23 are Roadway fixtures provided by Leon Cap. pursuant to the approved Hillstone FDP. They are shown here to demostrate adequate lighting along Novus Lane.

2. D3 & D4 fixtures shown for the Phase-1 surface parking. Any modifications to lighting for Phase-2 parking deck will be submitted with final Phase-2 FDP plans.

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Project:

Tarheel Lodging Redevelopment
Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

Sheet Title::

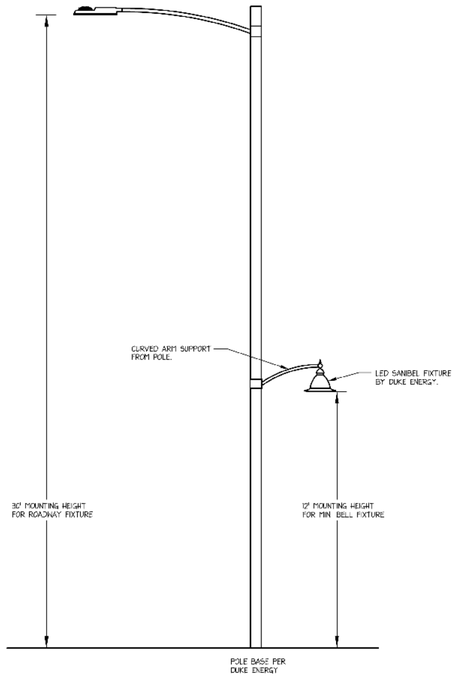
Lighting Plan

No.	Date:	Issue Notes:

Scale: As Shown
Date: May 21, 2018
Drawn By: STM
Drawing No.: na

CS2401

of



'DR' Roadway Light with 'DA' Mini Bell Pedestrian Light Attached

DUKE ENERGY.

Outdoor Lighting

Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

LED *(Light Emitting Diode)*	50 | 70 | 110 | 150 | 220 | 280 watts
Mounting heights	15', 20', 25', 30', 35'
Colors	Bronze Black Gray Green
Poles	Style A, C Wood

Light source: LED *(white)*
Wattage: 50 | 70 | 110 | 150 | 220 | 280
Light pattern: IESNA Type III *(oval)*
IESNA cutoff classification: Full cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on *(no warm-up or restrike time)*

Type 'DR' - Duke Energy Roadway Lighting

DUKE ENERGY.

Outdoor Lighting

Sanibel LED

Subject to variance from manufacturer. Contact us for region-specific details.

The beauty of the stylish Sanibel LED is its remarkable versatility. Its sleek simplicity, with a gently curved bracket that helps cast light downward, is at home virtually anywhere – from more formal traditional neighborhoods to beachfront communities and other casual locales.

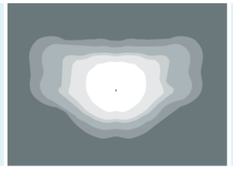
LED *(Light Emitting Diode)*	70 | 150 watts
Mounting heights	15', 20', 25'
Colors	Black Green
Poles	Style A, C

DUKE ENERGY.

Outdoor Lighting

Sanibel LED

Light source: LED *(white)*
Wattage: 70, 150
Lumens: 5,500 | 12,500
Light pattern: IESNA Type III *(oval)*
IESNA cutoff classification: Full cutoff
Color temperature: 4,000K



light distribution pattern

Pole available:

Type	*Mounting height*	*Color*
Aluminum	15', 20', 25'	Black Green

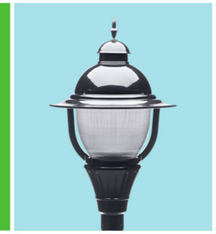
Features	Benefits
No installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today … and tomorrow

Type 'DA' - Duke Energy Sanibel Arm-Mounted

DUKE ENERGY.

Outdoor Lighting

Mini Bell LED



Subject to variance from manufacturer. Contact us for region-specific details.

The Mini Bell LED is an energy-efficient luminaire with a classic, sophisticated design. This fixture is an excellent choice for illuminating pathways and residential communities.

LED *(Light Emitting Diode)*	50 watts
Mounting height	12', 17' (Style B pole only)
Colors	Black Green
Poles	Style A, B, C, D, E, F
Applications	Neighborhoods Parks

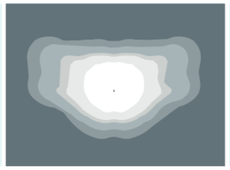
For additional information, visit
duke-energy.com/OutdoorLighting
or call us toll free:
800.544.6900 (OH and KY)
800.521.2232 (IN)

DUKE ENERGY.

Outdoor Lighting

Mini Bell LED

Light source: LED *(white)*
Wattage: 50
Lumens: 4,500
Light pattern: IESNA Type III *(oval)*
IESNA cutoff classification: Cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on *(no warm-up or restrike time)*



light distribution pattern

Pole available:

Name	*Mounting height*	*Color*
Aluminum	12', 17' (Style B pole only)	Black Green

Features	Benefits
Little to no upfront capital cost required	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 125 years of experience	A name you can trust today … and tomorrow

Type 'DP' - Duke Energy Mini-Bell Post-Mounted

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Project:

Tarheel Lodging
Redevelopment
Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC
and
Unicorn Group
Fifteen, LLC

Sheet Title::

Lighting Details

No.	Date:	Issue Notes:

Scale: As Shown
Date: May 21, 2018
Drawn By: STM
Drawing No.: na

CS2402

of

DUKE ENERGY. PROGRESS

Outdoor Lighting

Shoebox LED

The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black or dark bronze with one to four fixtures per pole.

LED *(Light Emitting Diode)*	205 watts
Mounting heights	30', 35'
Colors	Black Bronze
Poles	Fiberglass Decorative tapered metal Decorative square metal
Application	Parking lots

Outdoor Lighting

Shoebox LED

Light source: LED *(white)*

Wattage: 205

Replacement for:* One 400-watt metal halide Shoebox; two Shoebox LEDs needed to replace one 1,000-watt metal halide Cube

Lumens: 20,555 – 21,803 *(fixture dependent)*

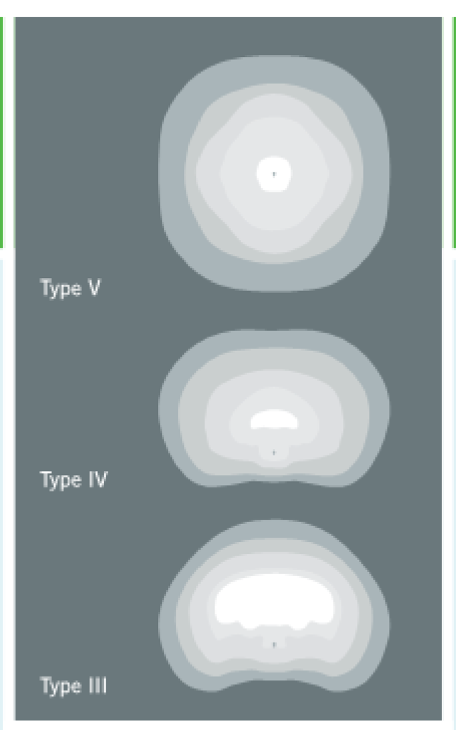
IES Backlight-Uplight-Glare (BUG) rating:[1]
- Type V | B5-U0-G3 *(zero light at and above 90°)*
- Type IV | B3-U0-G4 *(zero light at and above 90°)*
- Type III | B2-U0-G4 *(zero light at and above 90°)*

Light pattern:
- LED 205 | IED Type V *(circular)*
- LED 205 | IES Type IV *(forward throw)*
- LED 205 | IES Type III *(oval)*

IESNA Cutoff Classification: Full cutoff

Color temperature:[2] 4,000K

Warm-up and restrike time: Instant on *(no warm-up or restrike time)*



light distribution pattern

* These are approximate replacement suggestions; actual conditions could be different.
[1] IES cutoff classifications have been replaced with the IES Luminaire Classification System and associated BUG ratings for backlight, uplight and glare.
[2] Color temperature is rated in Kelvin degrees and describes how warm or cool a light source is. The higher the number, the cooler the light source.

Types 'D3', 'D33' & 'D4' - Shoebox Lighting

D3 - Single Fixture Type-III Distribution
D33 - Double Fixture Type-III Distribution
D4 - Single Fixture Type-IV

WST LED
Architectural Wall Sconce

Catalog Number: WST LED P3 40K VW MVOLT DDBXD E20WC

Notes: PM&E to verify photocell or other switching requirements

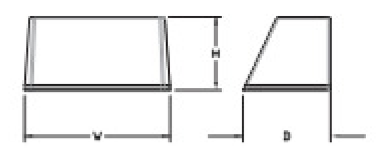
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

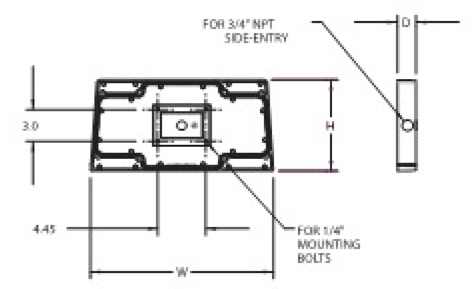
Luminaire

Height:	8-1/2" (21.59 cm)
Width:	17" (43.18 cm)
Depth:	10-3/16" (25.9 cm)
Weight:	20 lbs (9.1 kg)



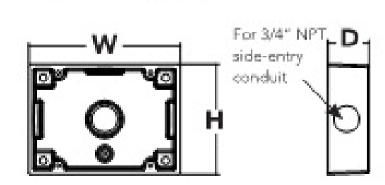
Optional Back Box (PBBW)

Height:	4" (10.2 cm)
Width:	5-1/2" (14.0 cm)
Depth:	1-1/2" (3.8 cm)



Optional Back Box (BBW)

Height:	4" (10.2 cm)
Width:	5-1/2" (14.0 cm)
Depth:	1-1/2" (3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 120[2] 208[2] 240[2] 277[2] 347[2] 480[2]	**Shipped included** (blank) Surface mounting bracket **Shipped separately** BBW Surface-mounted back box[3] PBBW Premium surface-mounted back box[3,4]

Options		Options (cont.)		Finish *(required)*	
PE	Photoelectric cell, button type[5]	E7WC	Emergency battery backup, Non CEC compliant (cold, 7W)[10,11]	DDBXD	Dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separate)[6]	E7WHR	Remote emergency battery backup, Non CEC compliant (remote 7W)[10,12]	DBLXD	Black
PER5	Five-wire receptacle only (controls ordered separate)[6]	E20WH	Emergency battery pack 18W constant power, CEC compliant[10]	DNAXD	Natural aluminum
PER7	Seven-wire receptacle only (controls ordered separate)[6]	E20WC	Emergency battery pack -20°C 18W constant power, CEC compliant[10,11]	DWHXD	White
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[7,8]	E23WHR	Remote emergency battery backup, Non CEC compliant (remote 20W)[10,12,13]	DSSXD	Sandstone
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,8]	LCE	Left side conduit entry[14]	DDBTXD	Textured dark bronze
PIRH	180° motion/ambient light sensor, 15-30' mounting height[7,8]	RCE	Right side conduit entry[14]	DBLBXD	Textured black
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,8]	**Shipped separately**		DNATXD	Textured natural aluminum
SF	Single fuse (120, 277, 347V)[2]	RBPW	Retrofit back plate[1]	DWHGXD	Textured white
DF	Double fuse (208, 240, 480V)[2]	VG	Vandal guard[15]	DSSTXD	Textured sandstone
DS	Dual switching[9]	WG	Wire guard[15]		
E7WH	Emergency battery backup, Non CEC compliant (7W)[10]				

Accessories
Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3. Also available as a separate accessory; see accessories information.
4. Top conduit entry standard.
5. Need to specify 120, 208, 240 or 277 voltage.
6. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
7. Not available with VG or WG. See PER Table.
8. Reference Motion Sensor table.
9. Not available with Emergency options, PE or PER options.
10. Not available with 347/480V.
11. Battery pack rated for -20° to 40°C.
12. Comes with PBBW.
13. Warranty period is 3-years.
14. Not available with BBW.
15. Must order with fixture; not an accessory.

Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height

8' MH | 12' MH — WST LED P1 27K VF MVOLT E7WH

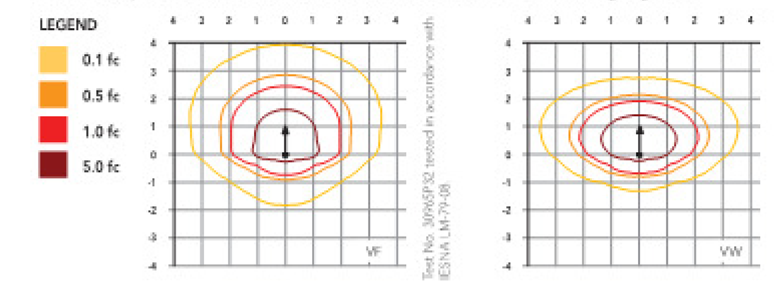
8' MH | 12' MH — WST LED P2 40K VF MVOLT E20WH

Type 'W' - Lithonia LED Wallpak

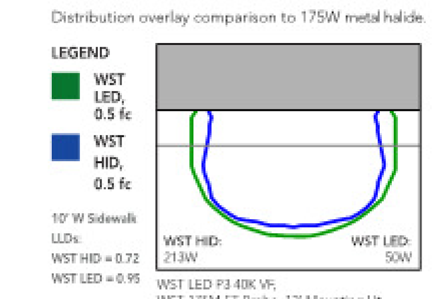
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



WST LED P3 40K VF, WST 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Project:
Tarheel Lodging Redevelopment
Chapel Hill, North Carolina

Developer:
Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

Sheet Title::
Lighting Details

No.	Date:	Issue Notes:

Scale: As Shown
Date: May 21, 2018
Drawn By: STM
Drawing No.: na

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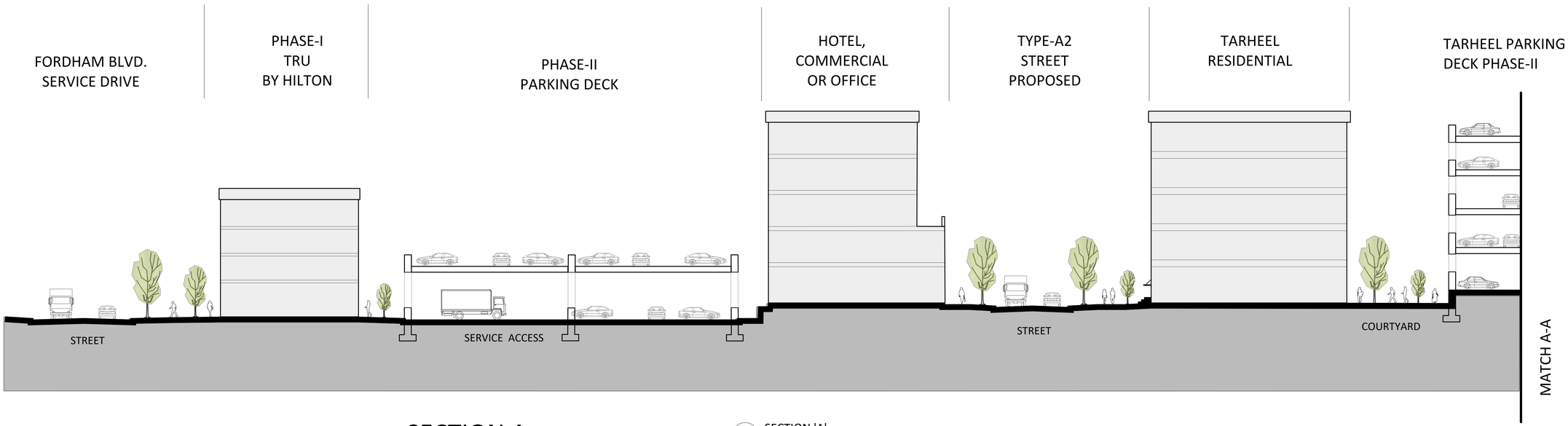
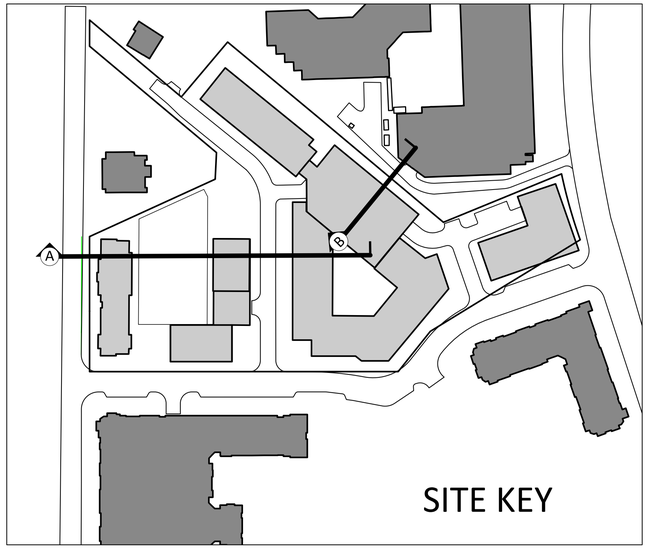
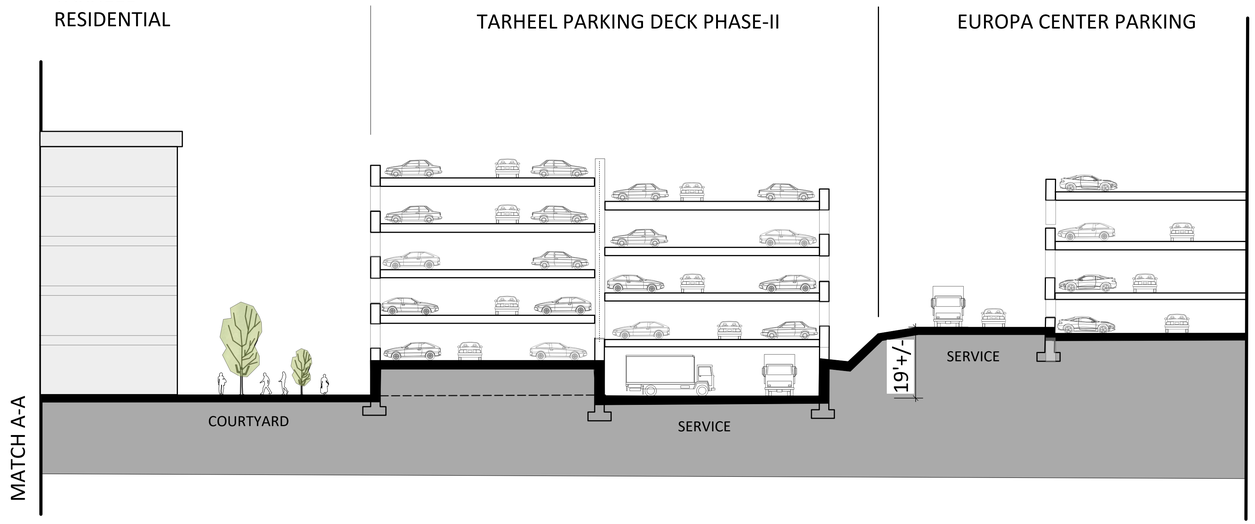


SECTION A

1 SECTION 'A'
N.T.S.





SECTION B

2 SECTION 'B'
N.T.S.

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Developer:

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Sheet Title::

Site Sections

No.	Date:	Issue Notes:

NOT FOR CONSTRUCTION

Scale: as shown
Date: May 21, 2018
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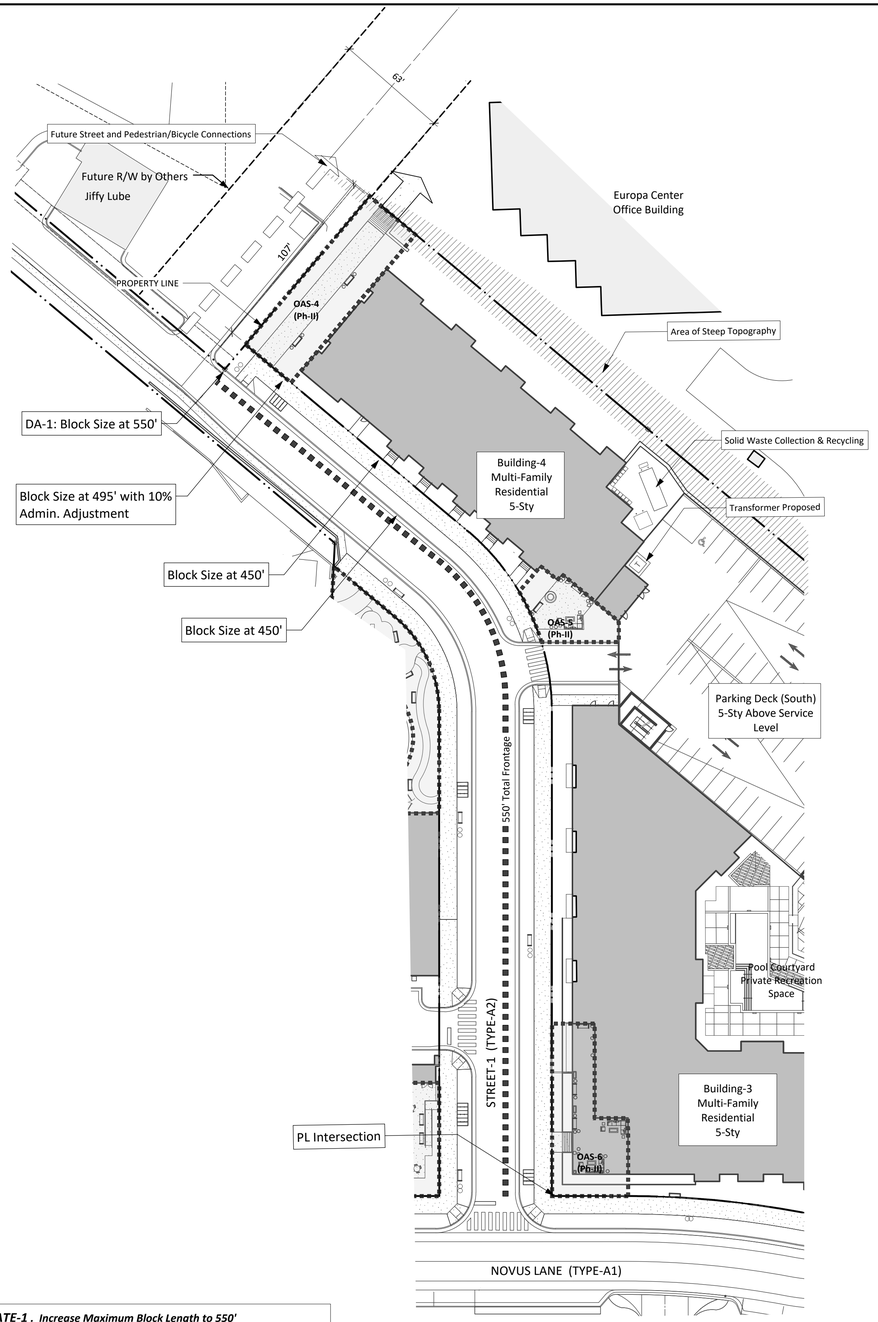


1 DA-1 BLOCK LENGTH
1" = 40'-0"

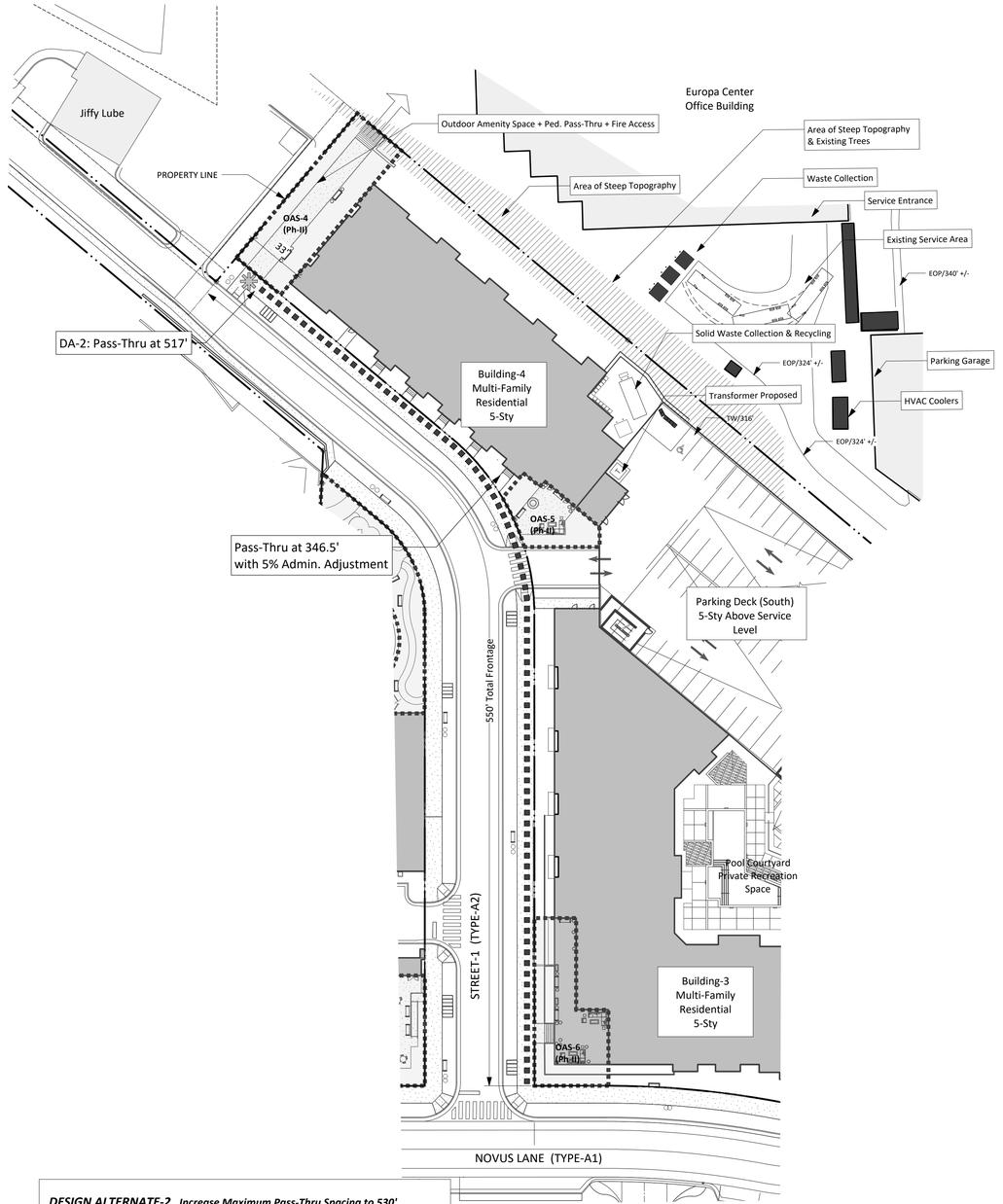
0 40 80 FT

DESIGN ALTERNATE-1 . ***Increase Maximum Block Length to 550'***
FBC Requirement:
Sect. 3.11.2.4 Block Parameters
Maximum Block Length 450'
(495' with 10% Admin. Adjustment)

Site Constraints:
i - Existing Vegetated Buffer
ii - Steep Slopes
iii - Unusual Site Configuration and Adjoining Parcel Use and Permanence/Intensity

Design Alternative-1:
Increase Block Length to 550' to Align with North Facade of Europa Center

Mitigating Factors:
1. Maximize Future Connection Opportunities,
2. Minimize Slope of Street for Future Connection,
3. Minimize Impact to Steep Slopes and Existing Tree Buffer



2 DA-2 PASS-THRU
1" = 40'-0"

0 40 80 FT

DESIGN ALTERNATE-2 . ***Increase Maximum Pass-Thru Spacing to 530'***
FBC Requirement:
Sect. 3.11.2.4 Lot Parameters-D
Maximum Pass-Through Spacing 330' (346.5' with 5% Admin. Adjustment)

Site Constraints:
i - Existing Vegetated Buffer
ii - Steep Slopes
iii - Unusual Site Configuration and Adjoining Parcel Use and Permanence/Intensity

Design Alternative-2:
Increase Pass-Through Spacing to 517' Align with Future Street

Mitigating Factors:
1. Maximize Future Connection Opportunities,
2. Avoid Uninviting Service Area,
3. Minimize ADA Access Grades,
4. Minimize Impact to Steep Slopes and Existing Tree Buffer

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Sheet Title::

Design Alternates 1 & 2

No.	Date:	Issue Notes:

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Scale:	as shown
Date:	July 20, 2018
Drawn By:	STM
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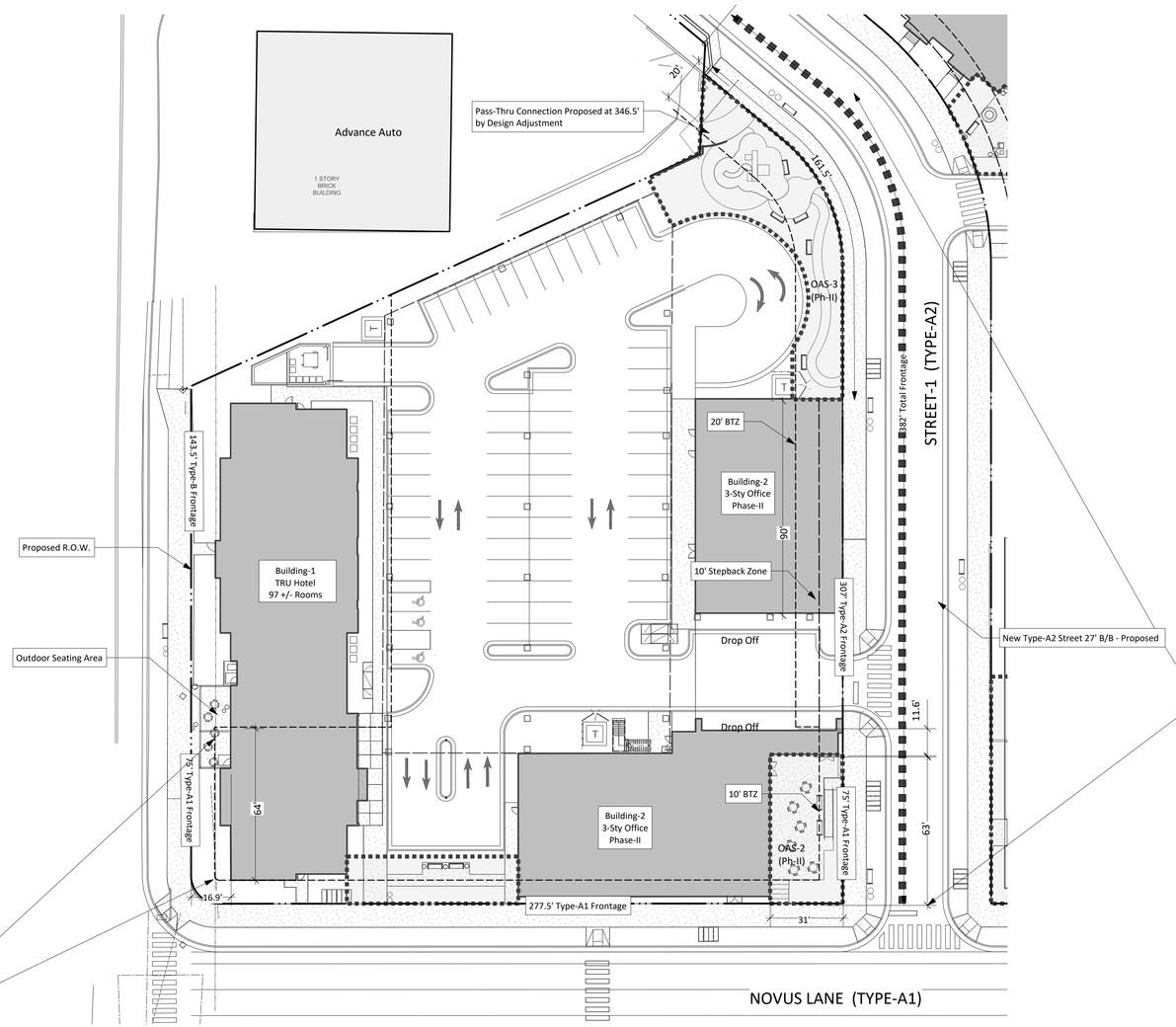
Build-To Frontages Required/Provided - Including Design Alternate Calculations									Shaded Cells Subject to DA		
		Required			Provided						
Street ID	Frontage Type	Build-To % Required	Street Frontage (LF)	Facade & OAS in BTZ Reqd. (LF)	Building Facade in BTZ	OAS Frontage	Total Bldg & OAS Frontage	Facade & OAS Reqd.vs Provided Variance (LF)	% of Bldg. & OAS Provided	Total Facade & OAS in BTZ vs Required %	% of OAS to Required Frontage (Max. 50%)	**Design Alternate Proposed + Notes**
Fordham Service Total			**218.5 LF**	**146.1 LF**	**137.5 LF**	**0.0 LF**	**137.5 LF**	**-8.6 LF**	**62.9%**	**94.1%**	**0.0%**	
Fordham Service Dr.	B	60%	143.5 LF	86.1 LF	137.5 LF	0.0 LF	137.5 LF	51.4 LF	**95.8%**	159.7%	0.0%	
Fordham Service (wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	0.0 LF	0.0 LF	-60.0 LF	**0%**	0%	0.0%	DA-3a
Novus Lane Total	**A1**	**80%**	**787.5 LF**	**630.0 LF**	**358.5 LF**	**145.7 LF**	**504.2 LF**	**-125.8 LF**	**64%**	**80%**	**43.1%**	
Block 1 | Bldgs 1&2	A1	80%	277.5 LF	222.0 LF	134.5 LF	103.0 LF	237.5 LF	15.5 LF	85.6%	107.0%	39.4%	
Block 2 | Bldg 3	A1	80%	346.0 LF	276.8 LF	62.0 LF	42.7 LF	104.7 LF	-172.1 LF	30%	37.8%	77.6%	DA-3c
Block 3 | Bldg 5	A1	80%	164.0 LF	131.2 LF	162.0 LF	0.0 LF	162.0 LF	30.8 LF	98.8%	123.5%	0.0%	
Legion Rd. Total			**136.7 LF**	**97.0 LF**	**118.5 LF**	**0.0 LF**	**118.5 LF**	**21.5 LF**	**86.7%**	**122.1%**	**0%**	
Legion Rd.	A2	60%	61.7 LF	37.0 LF	47.5 LF	0.0 LF	47.5 LF	10.5 LF	77.0%	128.3%	0%	
Legion Rd. (wrap)	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	11.0 LF	94.7%	118.3%	0%	
New Street-1 North Total			**382.0 LF**	**244.2 LF**	**105.2 LF**	**224.5 LF**	**329.7 LF**	**85.5 LF**	**86.3%**	**135.0%**	**57%**	DA-3b
New Street-1 (north)	A2	60%	307.0 LF	184.2 LF	93.6 LF	161.5 LF	255.1 LF	70.9 LF	83%	138.5%	49%	Note-1
New Street-1 (north-wrap)	A1	80%	75.0 LF	60.0 LF	11.6 LF	63.0 LF	74.6 LF	14.6 LF	99%	124.3%	**81%**	DA-3b
New Street-1 South Total			**550.0 LF**	**345.0 LF**	**351.9 LF**	**171.4 LF**	**523.3 LF**	**178.3 LF**	**95.1%**	**151.7%**	**32.8%**	
New Street-1 (south) Bldgs 2&3	A2	60%	475.0 LF	285.0 LF	351.9 LF	96.4 LF	448.3 LF	163.3 LF	**94.4%**	157.3%	21.5%	Note-2
New Street-1 (south-wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	15.0 LF	**100.0%**	125.0%	100.0%	
New Street-2 North Total			**174.5 LF**	**119.7 LF**	**72.0 LF**	**0.0 LF**	**72.0 LF**	**-47.7 LF**	**41%**	**60%**	**0.0%**	DA-4
New Street-2 (north)	A2	60%	99.5 LF	59.7 LF	10.0 LF	0.0 LF	10.0 LF	-49.7 LF	10%	17%	0.0%	DA-4
New Street-2 (north-wrap)	A1	80%	75.0 LF	60.0 LF	62.0 LF	0.0 LF	62.0 LF	2.0 LF	82.7%	103%	0.0%	
New Street-2 South Total			**127.0 LF**	**91.2 LF**	**63.0 LF**	**0.0 LF**	**63.0 LF**	**-28.2 LF**	**50%**	**69%**	**0%**	DA-6
New Street-2 (south)	A2	60%	52.0 LF	31.2 LF	0.0 LF	0.0 LF	0.0 LF	-31.2 LF	**0%**	0%	0%	DA-6
New Street-2 (south-wrap)	A1	80%	75.0 LF	60.0 LF	63.0 LF	0.0 LF	63.0 LF	3.0 LF	84.0%	105%	0%	
				1673.22 LF			**1748.2 LF**	**74.98 LF**	Facade & OAS Provided vs Required (Surplus)			
Design Alternate Summary: A Request to Approve....												
DA-1: ...an increase to a Block Length of 550' (450' required) along Street-1 (south).												
DA-2: ...an increase to a 517' Building Pass-Thru spacing (330' required) along Street-1 (south).												
DA-3a: ...an increase in the Build-to-Zone depth by 5' (from 10' to 17') along Fordham Service Street-Novus Lane wrap.												
DA-3b: ...an increase from 50% to 57% overall (81% in the Type-A1 wrap) in the allowable OAS maximum as a percentage of the Required Build-to-Zone Frontage (100% for Type-A1 wrap)												
DA-3C: ...an increase in the depth fo the Build-to-Zone from 10' to 15' along Novus Lane Block-2. Increases Facade from 30% to 83% (87% Overall for Novus Ln.)												
DA-4: ...a reduction from 60% to a 41% Overall Build-to-Zone Frontage along Street-2 (north side).												
DA-5: ...a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).												
DA-6: ...a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).												
Notes:												
Note-1: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.												
Note-2: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.												



DESIGN ALTERNATE-3a . ***An increase in the Build-to-Zone depth along Fordham Service Dr.***

FBC Requirement:
Sect. 3.11.2.1.D.5 Districts and Frontages
Where a corner lot has two different assigned frontages, the more restrictive frontage requirement shall apply to the assigned frontage, and must be continued for a minimum of 75'

Site Constraints:
i - Primary Building Facade is positioned 10' from proposed ROW to accommodate vertical articulation of facade and maintain a diversity of room sizes.
ii - Shifting towards ROW at corner creates conflicts with FBC Sect 3.11.2.4.3.C Building Stepback.
iii - Custom modification of building floorplan compromises affordability of lodging proposed.

Design Alternative-3a Proposed:
An increase in the Build-to-Zone depth by 7' (from 10' to 17' x 60') along Fordham Service Street-Novus Lane Type-A1 wrap.

Mitigating Factors:
1. Enhanced Vertical Architectural Articulation and Diversity of Room Sizes and Prices.
2. Overall Building Facade Within BTZ Is 162.3' vs 147.0' Required, an Increase Of More Than 10%.
3. Building Facade Along Type-B Street Within 20' of ROW Totals 92% Exceeding a Type-A2 Standard for Building Frontage.

1 DA-3a & 3b FRONTAGES, BTZ and OPEN SPACE CREDIT
1" = 30'-0"

0 30 60 90 FT

DESIGN ALTERNATE-3b ***| Block-1 Open Space as a Maximum Percentage of Required Frontages (Type-A1 Wrap & Type-A2)***
FBC Requirement:
Sect. 3.11.2.7.F.4 - Outdoor Amenity Space (d)
Outdoor amenity space may be counted to meet up to one-half (½) of the frontage distance of the build-to-zone percentage requirements

Site Constraints:
i - Unusual Site Configuration and Adjoining Intersection Spacing Requirments and Circulation
ii - No Other Means of Ingress/Egress to Structured Parking Level-2 Constrains Building Placement
iii- Recommended findings of Urban Design Analysis to Locate Outdoor Amenity Space on Corner at Type-A1 wrap

Design Alternative-3b Proposed:
An increase from 50% to 60% overall (85% for Type-A1 wrap) in the allowable OAS maximum as a percentage of the Required Build-to-Zone Frontage required along Street-1 (north side). Increase to 85% for Type-A1 wrap.

Mitigating Factors:
1. Provide External Level-2 Parking Ramp Designed to Serve as an Architectural Backdrop to Adjacent Outdoor Amenity Space.
2. Provide Prominent/High-Visibility OAS at Street Intersection to Animate Steet Activity.
3. Increase Diversity of OAS and Provide for Active Children's Play Area.

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Project:

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Developer:

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Chapel Hill, North Carolina 27517

Sheet Title::

Design Alternates 3a-3b

No.	Date:	Issue Notes:

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Scale: as shown
Date: July 20, 2018
Drawn By: STM
Drawing No.: na

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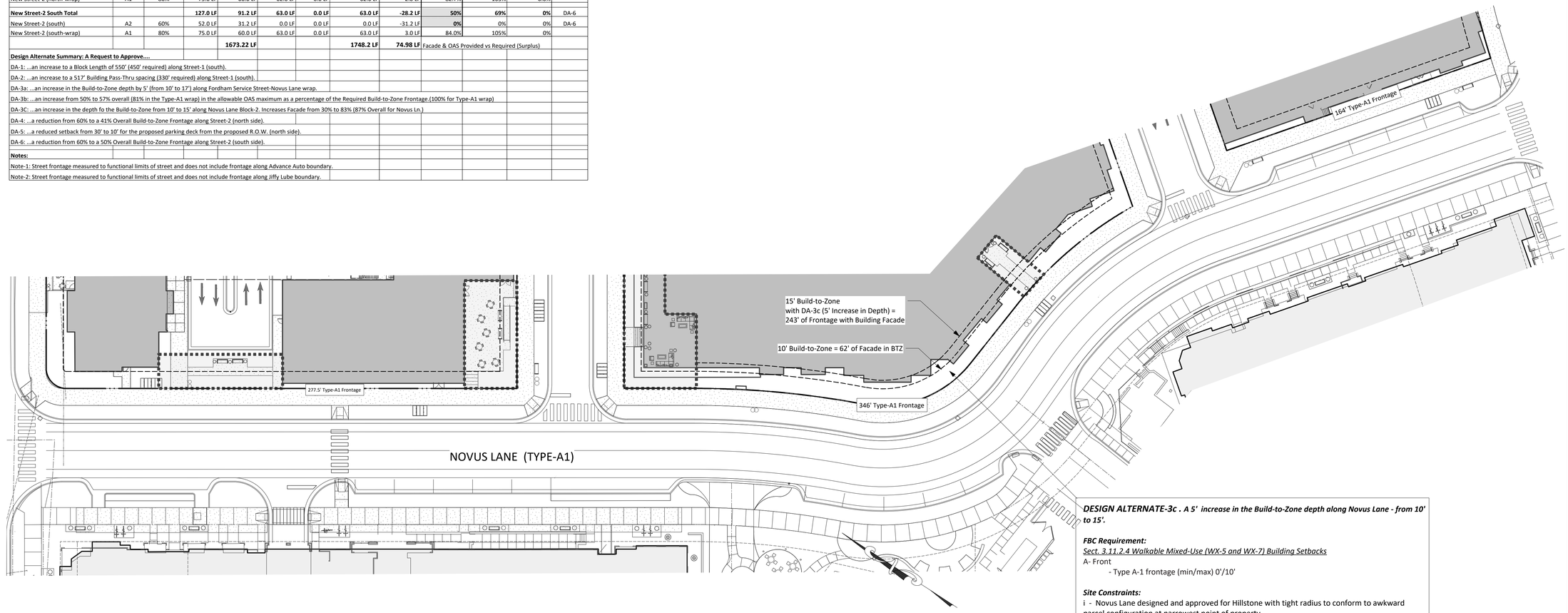
Build-To Frontages Required/Provided - Including Design Alternate Calculations										Shaded Cells Subject to DA		
		Required				Provided						
Street ID	Frontage Type	Build-To % Required	Street Frontage (LF)	Facade & OAS in BTZ Reqd. (LF)	Building Facade in BTZ	OAS Frontage	Total Bldg & OAS Frontage	Facade & OAS Reqd.vs Provided Variance (LF)	% of Bldg. & OAS Provided	Total Facade & OAS in BTZ vs Required %	% of OAS to Required Frontage (Max. 50%)	**Design Alternate Proposed + Notes**
Fordham Service Total			**218.5 LF**	**146.1 LF**	**137.5 LF**	**0.0 LF**	**137.5 LF**	**-8.6 LF**	**62.9%**	**94.1%**	**0.0%**	
Fordham Service Dr.	B	60%	143.5 LF	86.1 LF	137.5 LF	0.0 LF	137.5 LF	51.4 LF	**95.8%**	159.7%	0.0%	
Fordham Service (wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	0.0 LF	0.0 LF	-60.0 LF	**0%**	0%	0.0%	DA-3a
Novus Lane Total	**A1**	**80%**	**787.5 LF**	**630.0 LF**	**358.5 LF**	**145.7 LF**	**504.2 LF**	**-125.8 LF**	**64%**	**80%**	**43.1%**	
Block _1 | Bldgs 1&2	A1	80%	277.5 LF	222.0 LF	134.5 LF	103.0 LF	237.5 LF	15.5 LF	85.6%	107.0%	39.4%	
Block 2 | Bldg 3	A1	80%	346.0 LF	276.8 LF	62.0 LF	42.7 LF	104.7 LF	-172.1 LF	30%	37.8%	77.6%	DA-3c
Block 3 | Bldg 5	A1	80%	164.0 LF	131.2 LF	162.0 LF	0.0 LF	162.0 LF	30.8 LF	98.8%	123.5%	0.0%	
Legion Rd. Total			**136.7 LF**	**97.0 LF**	**118.5 LF**	**0.0 LF**	**118.5 LF**	**21.5 LF**	**86.7%**	**122.1%**	**0%**	
Legion Rd.	A2	60%	61.7 LF	37.0 LF	47.5 LF	0.0 LF	47.5 LF	10.5 LF	77.0%	128.3%	0%	
Legion Rd. (wrap)	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	11.0 LF	94.7%	118.3%	0%	
New Street-1 North Total			**382.0 LF**	**244.2 LF**	**105.2 LF**	**224.5 LF**	**329.7 LF**	**85.5 LF**	**86.3%**	**135.0%**	**57%**	DA-3b
New Street-1 (north)	A2	60%	307.0 LF	184.2 LF	93.6 LF	161.5 LF	255.1 LF	70.9 LF	83%	138.5%	49%	Note-1
New Street-1 (north-wrap)	A1	80%	75.0 LF	60.0 LF	11.6 LF	63.0 LF	74.6 LF	14.6 LF	99%	124.3%	**81%**	DA-3b
New Street-1 South Total			**550.0 LF**	**345.0 LF**	**351.9 LF**	**171.4 LF**	**523.3 LF**	**178.3 LF**	**95.1%**	**151.7%**	**32.8%**	
New Street-1 (south) Bldgs 2&3	A2	60%	475.0 LF	285.0 LF	351.9 LF	96.4 LF	448.3 LF	163.3 LF	**94.4%**	157.3%	21.5%	Note-2
New Street-1 (south-wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	15.0 LF	**100.0%**	125.0%	100.0%	
New Street-2 North Total			**174.5 LF**	**119.7 LF**	**72.0 LF**	**0.0 LF**	**72.0 LF**	**-47.7 LF**	**41%**	**60%**	**0.0%**	DA-4
New Street-2 (north)	A2	60%	99.5 LF	59.7 LF	10.0 LF	0.0 LF	10.0 LF	-49.7 LF	10%	17%	0.0%	DA-4
New Street-2 (north-wrap)	A1	80%	75.0 LF	60.0 LF	62.0 LF	0.0 LF	62.0 LF	2.0 LF	82.7%	103%	0.0%	
New Street-2 South Total			**127.0 LF**	**91.2 LF**	**63.0 LF**	**0.0 LF**	**63.0 LF**	**-28.2 LF**	**50%**	**69%**	**0%**	DA-6
New Street-2 (south)	A2	60%	52.0 LF	31.2 LF	0.0 LF	0.0 LF	0.0 LF	-31.2 LF	**0%**	0%	0%	DA-6
New Street-2 (south-wrap)	A1	80%	75.0 LF	60.0 LF	63.0 LF	0.0 LF	63.0 LF	3.0 LF	84.0%	105%	0%	
				1673.22 LF			**1748.2 LF**	**74.98 LF**	Facade & OAS Provided vs Required (Surplus)			
Design Alternate Summary: A Request to Approve....												
DA-1: ...an increase to a Block Length of 550' (450' required) along Street-1 (south).												
DA-2: ...an increase to a 517' Building Pass-Thru spacing (330' required) along Street-1 (south).												
DA-3a: ...an increase in the Build-to-Zone depth by 5' (from 10' to 17') along Fordham Service Street-Novus Lane wrap.												
DA-3b: ...an increase from 50% to 57% overall (81% in the Type-A1 wrap) in the allowable OAS maximum as a percentage of the Required Build-to-Zone Frontage.(100% for Type-A1 wrap)												
DA-3C: ...an increase in the depth fo the Build-to-Zone from 10' to 15' along Novus Lane Block-2. Increases Facade from 30% to 83% (87% Overall for Novus Ln.)												
DA-4: ...a reduction from 60% to a 41% Overall Build-to-Zone Frontage along Street-2 (north side).												
DA-5: ...a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).												
DA-6: ...a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).												
Notes:												
Note-1: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.												
Note-2: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.												



1 DA-3C NOVUS LANE BTZ | BLOCK-2
1" = 30'-0"

0 30 60 90 FT

DESIGN ALTERNATE-3c . ***A 5' increase in the Build-to-Zone depth along Novus Lane - from 10' to 15'.***

FBC Requirement:
Sect. 3.11.2.4 Walkable Mixed-Use (WX-5 and WX-7) Building Setbacks
A- Front
- Type A-1 frontage (min/max) 0'/10'

Site Constraints:
i - Novus Lane designed and approved for Hillstone with tight radius to conform to awkward parcel configuration at narrowest point of property
ii - Slope of street and FBC requirements to maintain FFE at 2'-4' interior dictates interior grade changes to floor plan that defines exterior facade
iii - Principal Entry at this frontage further constrains interior space configuration contributing to exterior facade location

Design Alternative-3a Proposed:
An increase in the Build-to-Zone depth by 5' (from 10' to 15') along Novus Lane Block-2.

Mitigating Factors:
1. Enhanced Vertical Architectural Articulation and Diversity of Room Sizes and Price Points.
2. Overal Building Facade within BTZ along Novus Lane Is 87% with DA-3c (83% for Block-2).

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Project:

Tarheel Lodging Redevelopment

Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

Design Alternate 3c

No.	Date:	Issue Notes:

NOT FOR CONSTRUCTION

Scale: as shown
Date: July 20, 2018
Drawn By: STM
Drawing No.: na

CS7303

of

Build-To Frontages Required/Provided - Including Design Alternate Calculations

Shaded Cells Subject to DA

Street ID	Frontage Type	Required: Build-To % Required	Required: Street Frontage (LF)	Required: Facade & OAS in BTZ Reqd. (LF)	Provided: Building Facade in BTZ	Provided: OAS Frontage	Provided: Total Bldg & OAS Frontage	Facade & OAS Reqd.vs Provided Variance (LF)	% of Bldg. & OAS Provided	Total Facade & OAS in BTZ vs Required %	% of OAS to Required Frontage (Max. 50%)	Design Alternate Proposed + Notes
Fordham Service Total			**218.5 LF**	**146.1 LF**	**137.5 LF**	**0.0 LF**	**137.5 LF**	**-8.6 LF**	**62.9%**	**94.1%**	**0.0%**	
Fordham Service Dr.	B	60%	143.5 LF	86.1 LF	137.5 LF	0.0 LF	137.5 LF	51.4 LF	**95.8%**	159.7%	0.0%	
Fordham Service (wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	0.0 LF	0.0 LF	-60.0 LF	**0%**	0%	0.0%	DA-3a
Novus Lane Total	**A1**	**80%**	**787.5 LF**	**630.0 LF**	**358.5 LF**	**145.7 LF**	**504.2 LF**	**-125.8 LF**	**64%**	**80%**	**43.1%**	
Block 1 | Bldgs 1&2	A1	80%	277.5 LF	222.0 LF	134.5 LF	103.0 LF	237.5 LF	15.5 LF	85.6%	107.0%	39.4%	
Block 2 | Bldg 3	A1	80%	346.0 LF	276.8 LF	62.0 LF	42.7 LF	104.7 LF	-172.1 LF	30%	37.8%	77.6%	DA-3c
Block 3 | Bldg 5	A1	80%	164.0 LF	131.2 LF	162.0 LF	0.0 LF	162.0 LF	30.8 LF	98.8%	123.5%	0.0%	
Legion Rd. Total			**136.7 LF**	**97.0 LF**	**118.5 LF**	**0.0 LF**	**118.5 LF**	**21.5 LF**	**86.7%**	**122.1%**	**0%**	
Legion Rd.	A2	60%	61.7 LF	37.0 LF	47.5 LF	0.0 LF	47.5 LF	10.5 LF	77.0%	128.3%	0%	
Legion Rd. (wrap)	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	11.0 LF	94.7%	118.3%	0%	
New Street-1 North Total			**382.0 LF**	**244.2 LF**	**105.2 LF**	**224.5 LF**	**329.7 LF**	**85.5 LF**	**86.3%**	**135.0%**	**57%**	DA-3b
New Street-1 (north)	A2	60%	307.0 LF	184.2 LF	93.6 LF	161.5 LF	255.1 LF	70.9 LF	83%	138.5%	49%	Note-1
New Street-1 (north-wrap)	A1	80%	75.0 LF	60.0 LF	11.6 LF	63.0 LF	74.6 LF	14.6 LF	99%	124.3%	**81%**	DA-3b
New Street-1 South Total			**550.0 LF**	**345.0 LF**	**351.9 LF**	**171.4 LF**	**523.3 LF**	**178.3 LF**	**95.1%**	**151.7%**	**32.8%**	
New Street-1 (south) Bldgs 2&3	A2	60%	475.0 LF	285.0 LF	351.9 LF	96.4 LF	448.3 LF	163.3 LF	**94.4%**	157.3%	21.5%	Note-2
New Street-1 (south-wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	15.0 LF	**100.0%**	125.0%	100.0%	
New Street-2 North Total			**174.5 LF**	**119.7 LF**	**72.0 LF**	**0.0 LF**	**72.0 LF**	**-47.7 LF**	**41%**	**60%**	**0.0%**	DA-4
New Street-2 (north)	A2	60%	99.5 LF	59.7 LF	10.0 LF	0.0 LF	10.0 LF	-49.7 LF	10%	17%	0.0%	DA-4
New Street-2 (north-wrap)	A1	80%	75.0 LF	60.0 LF	62.0 LF	0.0 LF	62.0 LF	2.0 LF	82.7%	103%	0.0%	
New Street-2 South Total			**127.0 LF**	**91.2 LF**	**63.0 LF**	**0.0 LF**	**63.0 LF**	**-28.2 LF**	**50%**	**69%**	**0%**	DA-6
New Street-2 (south)	A2	60%	52.0 LF	31.2 LF	0.0 LF	0.0 LF	0.0 LF	-31.2 LF	**0%**	0%	0%	DA-6
New Street-2 (south-wrap)	A1	80%	75.0 LF	60.0 LF	63.0 LF	0.0 LF	63.0 LF	3.0 LF	84.0%	105%	0%	
				1673.22 LF			**1748.2 LF**	**74.98 LF**	Facade & OAS Provided vs Required (Surplus)			

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DA-3a: ...an increase in the Build-to-Zone depth by 5' (from 10' to 17') along Fordham Service Street-Novus Lane wrap.

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DA-3C: ...an increase in the depth fo the Build-to-Zone from 10' to 15' along Novus Lane Block-2. Increases Facade from 30% to 83% (87% Overall for Novus Ln.)

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DA-5: ...a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).

DA-6: ...a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).

Notes:

Note-1: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.

Note-2: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.

Design Alternate-5: ***Reduced setback for the proposed parking deck from the proposed R.O.W. (north side).***

FBC Requirement:
Sect. 3.11.2.5 Frontages - Parking Location
Structured parking: 30' minimum behind front building facade for all floors

Site Constraints:
i - Steep Slopes
ii - Unusual Site Configuration and Circulation Limits Structured Parking Deck Placement and Ramping Opportunities
iii - Adjacent Parcel Use and Circulation Dictate Future Connection Alignment

Design Alternative-5: Allow a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).

Mitigating Factors:
1. Align Street to Maximize Opportunity for Future Connection to Europa Drive, Provide Best Visibility and Minimize Slope of Future Connection
2. Minimize Impact to Steep Slopes,
3. Accommodate Needed Fire Access to Garage Parking and Turnaround Requirements
4. Position Parking Facilities and Circulation in Close Juxtaposition to Other Parking Structures

Design Alternate-6: ***A reduction from 60% to a 50% Overall Build-to-Zone Frontage***

FBCRequirement:
Sect. 3.11.2.4 Build-to-Zone Type-A2 Street
Build-to-Frontage on Type-A2 Streets = 60%

Site Constraints:
i - Existing Vegetated Buffer
ii - Steep Slopes
iii - Unusual Site Configuration and Adjoining Intersection Spacing and Circulation - Street Alignment Restricted Due to Intersection Offset with Novus Ln.
iv - No Other Means of Ingress/Egress to Parking Deck for Fire or Garage Access to Proposed Residential Building

Design Alternative-6: Allow a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).

Mitigating Factors:
1. Align Street to Accommodate Novus Ln. Intersection Offset,
2. Maximize Opportunity for Future Connection to Europa Service Drive,
3. Minimize Impact to Existing Vegetated Buffer and Steep Slopes,
4. Accommodate Essential Fire Access to Garage Parking and Turnaround Requirements

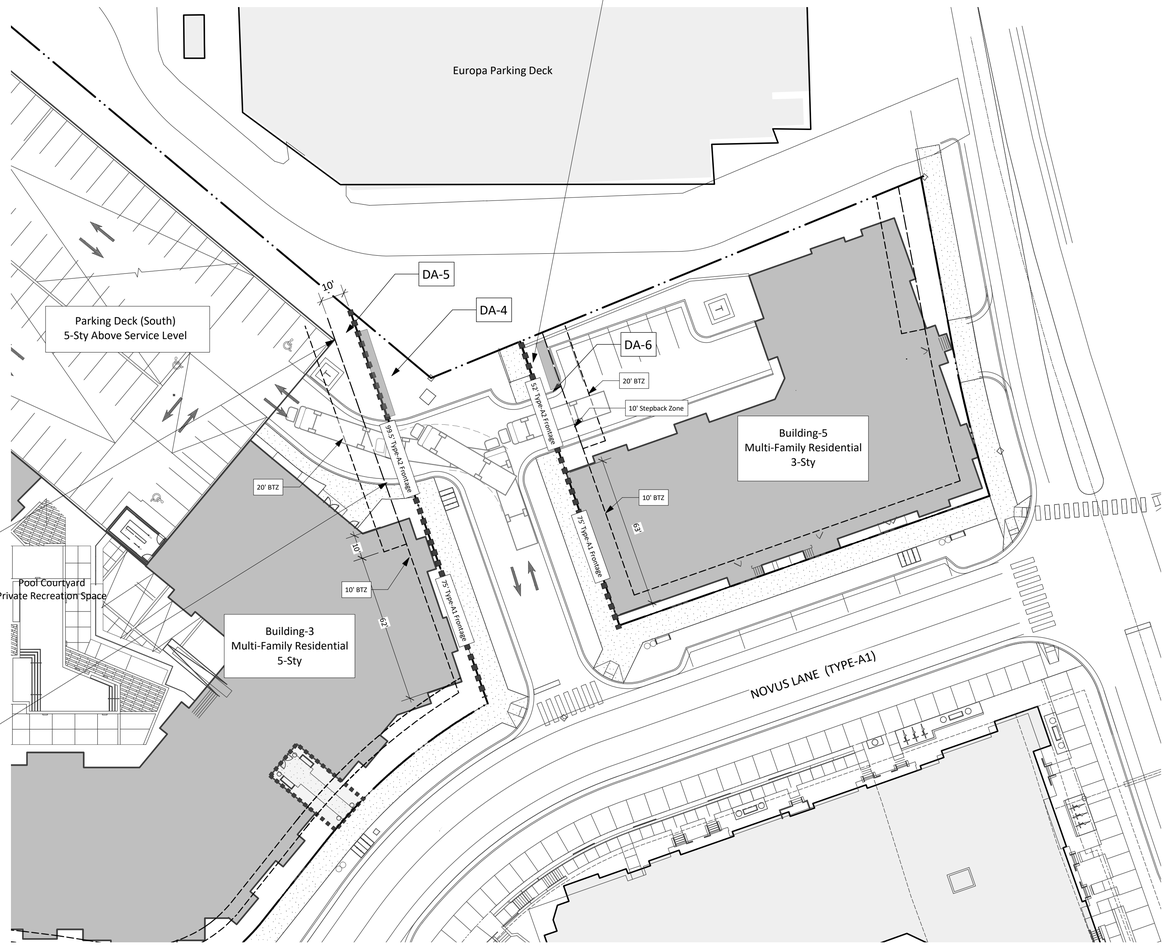
Design Alternate 4: ***A reduction from 60% to a 41% Overall Build-to-Zone Frontage***

FBC Requirements:
Sect. 3.11.2.4 Build-to-Zone Type-A2 Street
Build-to-Frontage on Type-A2 Streets = 60%

Site Constraints:
i - Existing Vegetated Buffer
ii - Steep Slopes
iii - Unusual Site Configuration and Adjoining Intersection Spacing and Circulation - Street Alignment Restricted Due to Intersection Offset with Hillstone Dr.
iv - No Other Means of Ingress/Egress to Garage for Fire

Design Alternative-4: Allow a reduction from 60% to a 41% Overall Build-to-Zone Frontage along Street-2 (north side).

Mitigating Factors:
1. Align Street to Accommodate Novus Ln. Intersection Offset,
2. Maximize Opportunity for Future Connection to Europa Drive and Offset Parking Garage Entrance,
3. Minimize Impact to Existing Vegetated Buffer and Steep Slopes,
4.Provide for Essential Fire Access to Garage Parking and Turnaround Requirements.



1 DA-4 - 6 BUILD-TO-FRONTAGES
1" = 30'-0"

0 30 60 FT

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Project:

Tarheel Lodging Redevelopment

Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

Design Alternates 4, 5 & 6

No.	Date:	Issue Notes:

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Scale: as shown	CS7304
Date: July 9, 2018	
Drawn By: STM	
Drawing No.: na	of