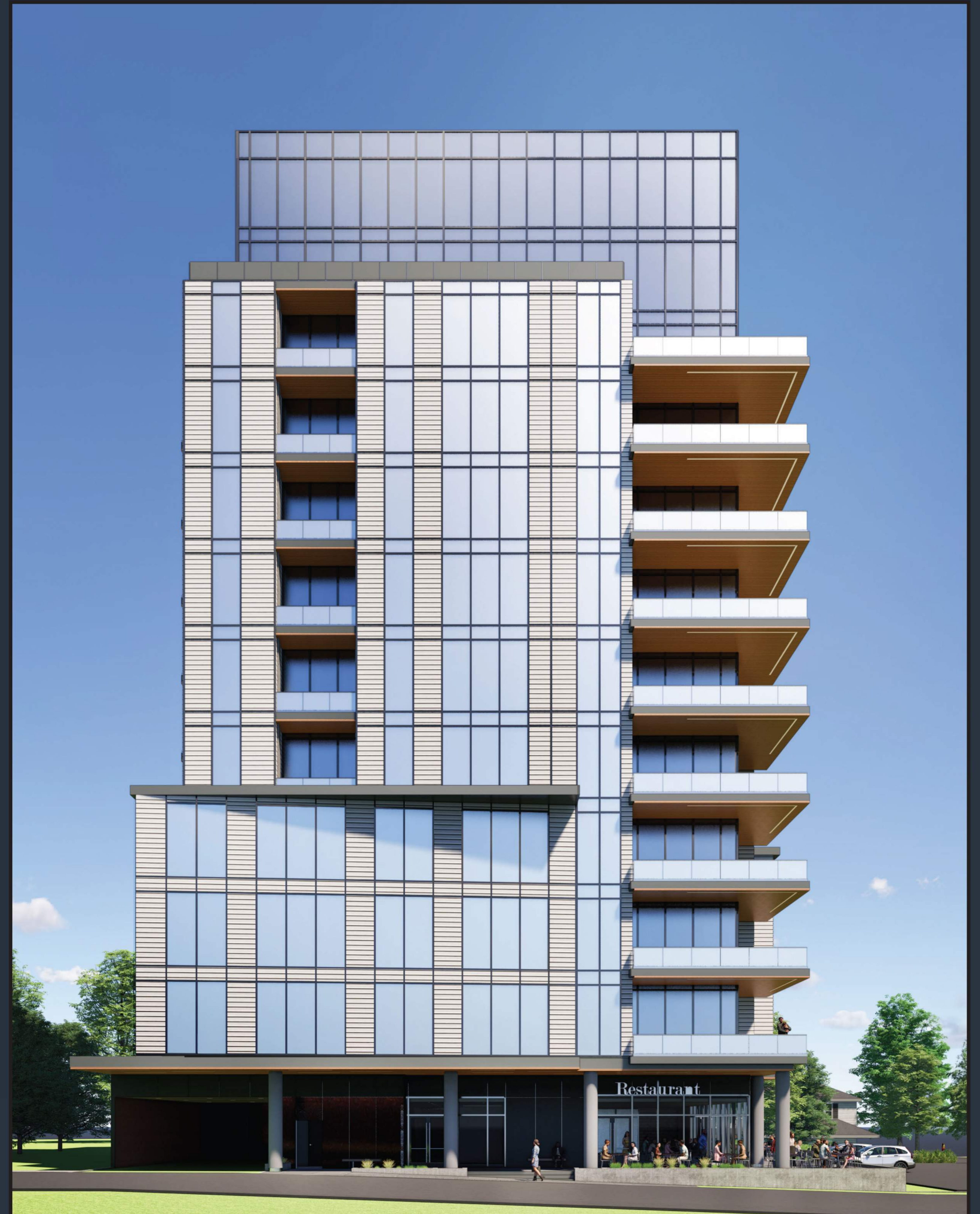


157 E ROSEMARY

CHAPEL HILL, NC

- 12-story Residential Condominium Building on a 1/3-acre site
- 56 Total Dwelling Units Including 14 Affordable Dwellings (25%)
- Class A, Sustainable, High-quality Construction (Concrete, Steel & Glass)
- Walkable to Downtown & UNC (Live, Work, Play)
- Meets a Majority of the Goals set forth by the Comprehensive Plan
- Provides Much-needed Quality Housing Options Downtown on Small Footprint



09/27/2023

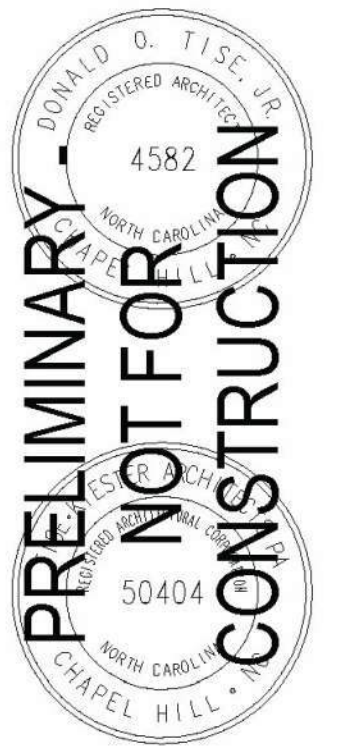


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COLORED SITE PLAN

Sheet
A1.0



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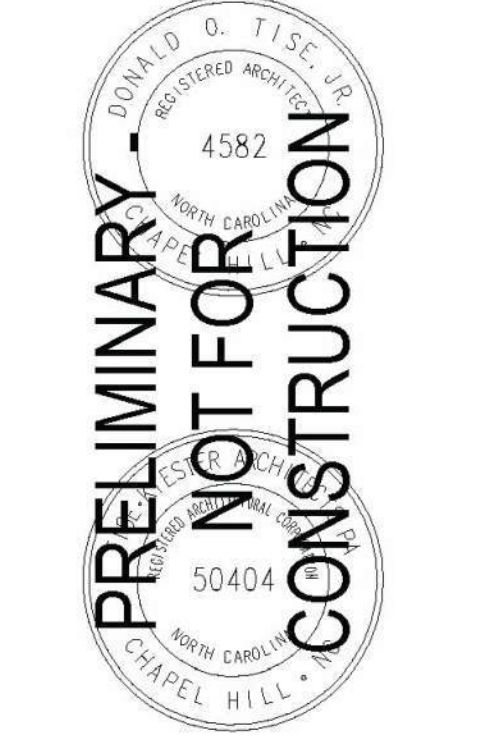
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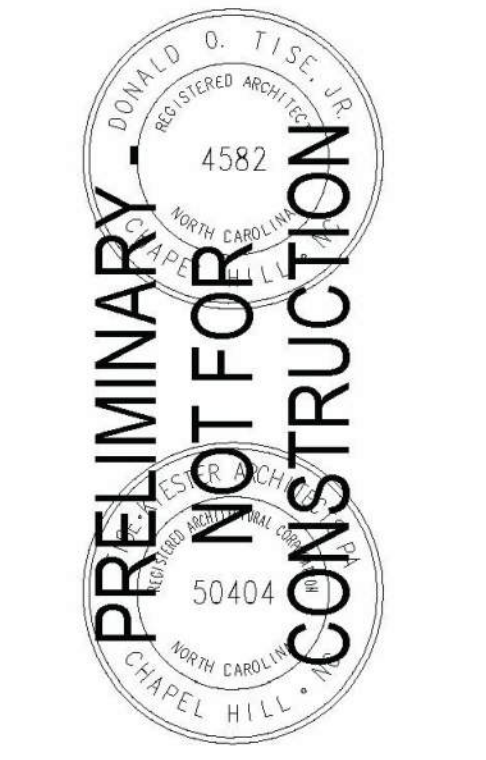




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VIEW FROM CORNER RESTAURANT AT ROSEMARY ST



VIEW FROM NEW SIDEWALK ALONG ROSEMARY ST



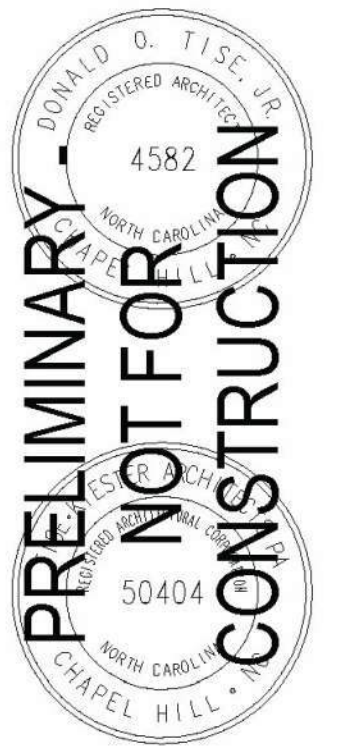
VIEW FROM PHI-MU PARKING LOT



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COLORED SITE PLAN

Sheet
A1.5

Num of Market Rate Units: 42

- # 2Bed: 27 (64%)
- # 1Bed: 10 (24%)
- # 3Bed: 4 (10%)
- # 4Bed: 1 (2%)

Num of Affordable Units: 14

- # 2Bed: 9 (64%)
- # 1Bed: 5 (36%)

Total Num of Units: 56

- # 2Bed: 36 (64%)
- # 1Bed: 15 (27%)
- # 3Bed: 4 (7%)
- # 4Bed: 1 (1%)

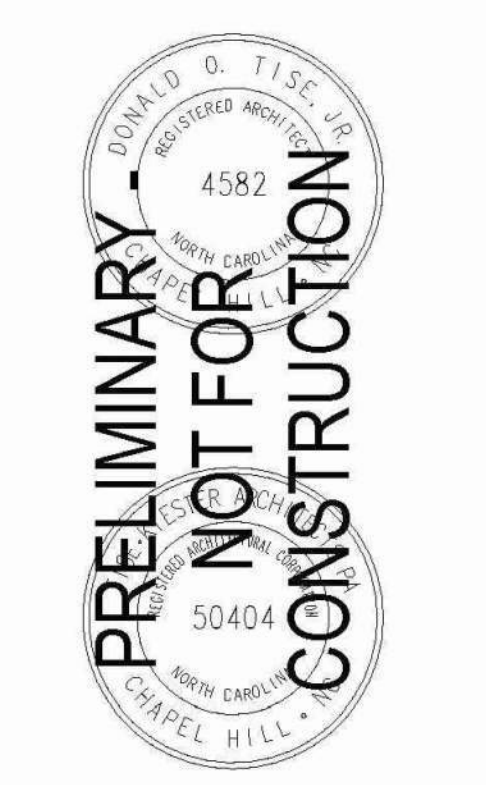
Total Gross SF : 89,250

Affordable Unit

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COLORED FLOOR PLANS

Sheet
A2.0



Lower Level - Parking
12,024 GSF



Level 1
6,146 GSF

Num of Market Rate Units: 42

- # 2Bed: 27 (64%)
- # 1Bed: 10 (24%)
- # 3Bed: 4 (10%)
- # 4Bed: 1 (2%)

Num of Affordable Units: 14

- # 2Bed: 9 (64%)
- # 1Bed: 5 (36%)

Total Num of Units: 56

- # 2Bed: 36 (64%)
- # 1Bed: 15 (27%)
- # 3Bed: 4 (7%)
- # 4Bed: 1 (1%)

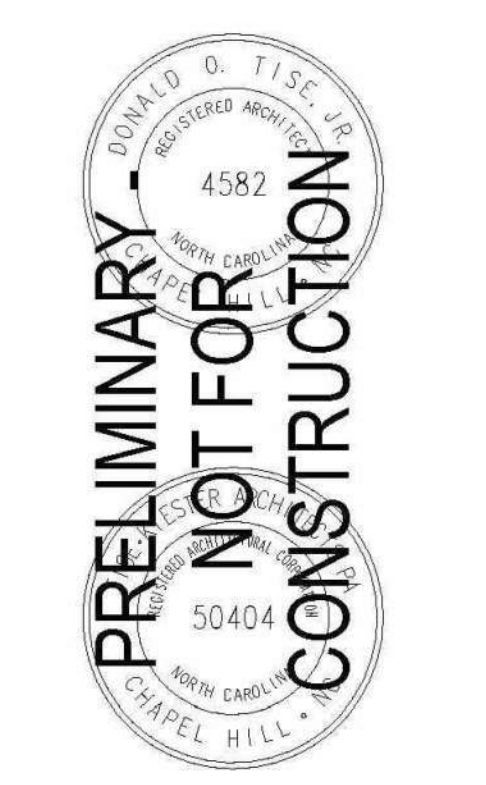
Total Gross SF : 89,250

Affordable Unit

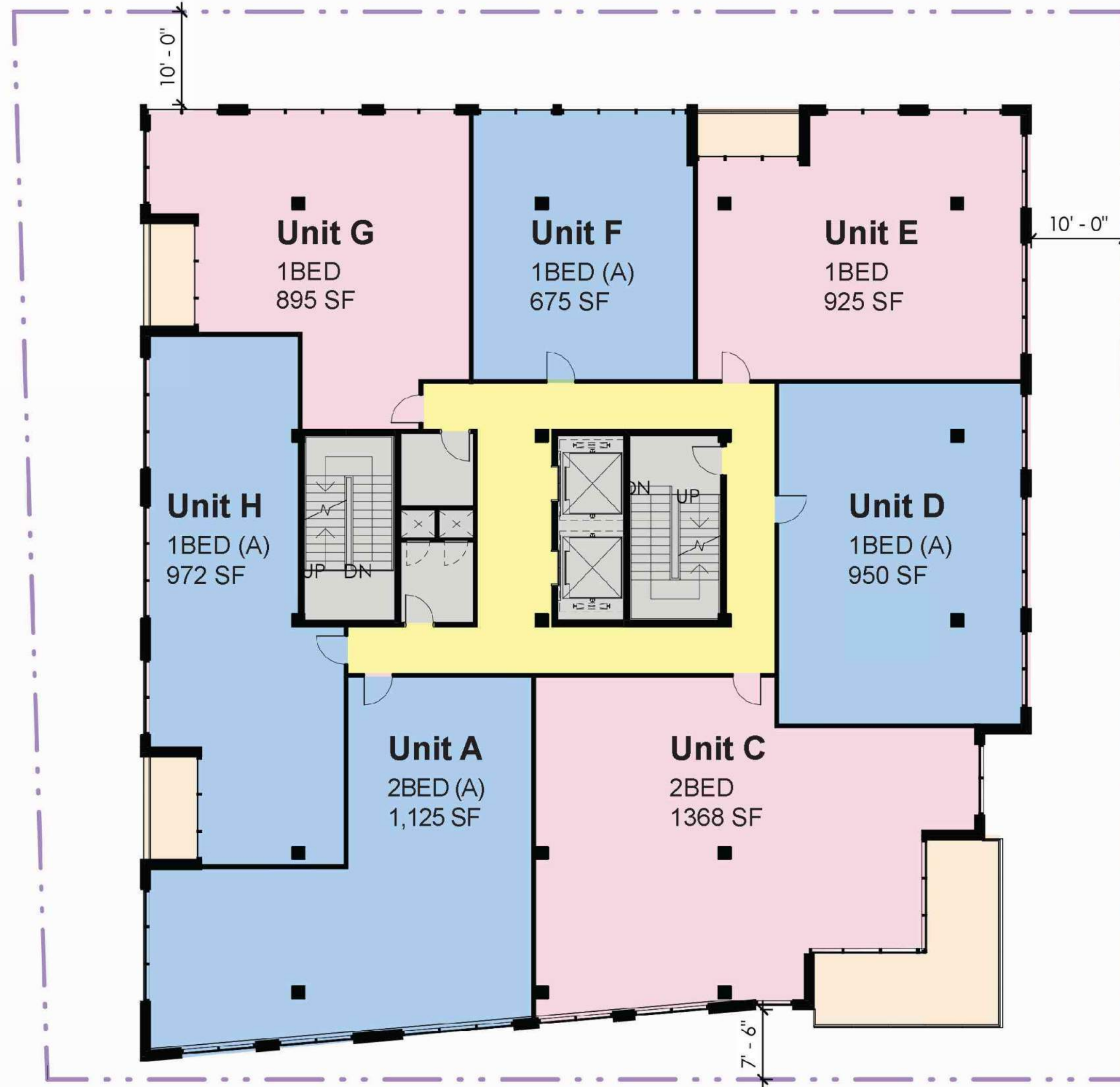
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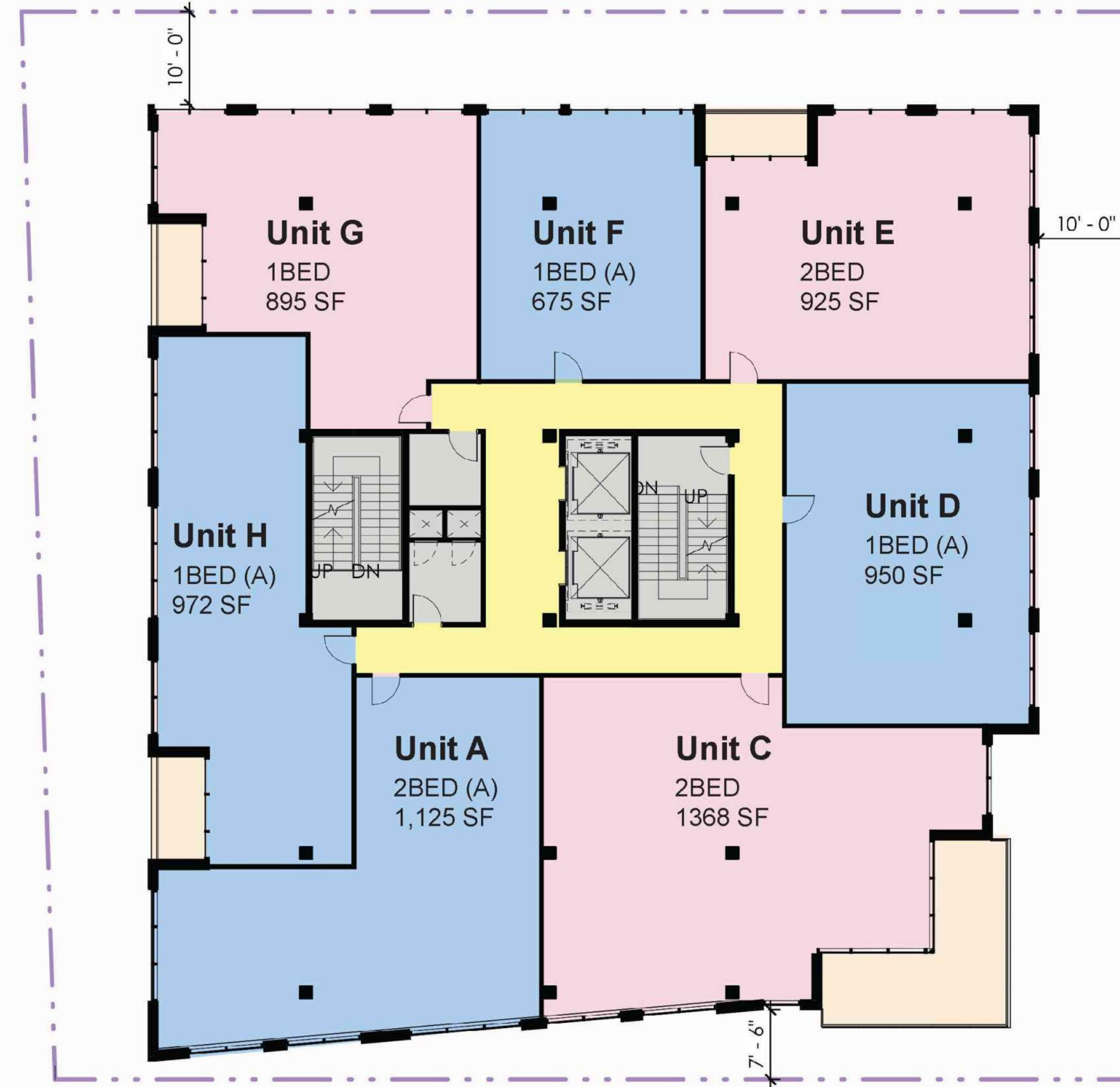
Job Number: 2218
Date: 09/27/2023
Revisions:



COLORED FLOOR PLANS



Level 2-3
9,000 GSF



Level 4
9,000 GSF

Num of Market Rate Units: 42

- # 2Bed: 27 (64%)
- # 1Bed: 10 (24%)
- # 3Bed: 4 (10%)
- # 4Bed: 1 (2%)

Num of Affordable Units: 14

- # 2Bed: 9 (64%)
- # 1Bed: 5 (36%)

Total Num of Units: 56

- # 2Bed: 36 (64%)
- # 1Bed: 15 (27%)
- # 3Bed: 4 (7%)
- # 4Bed: 1 (1%)

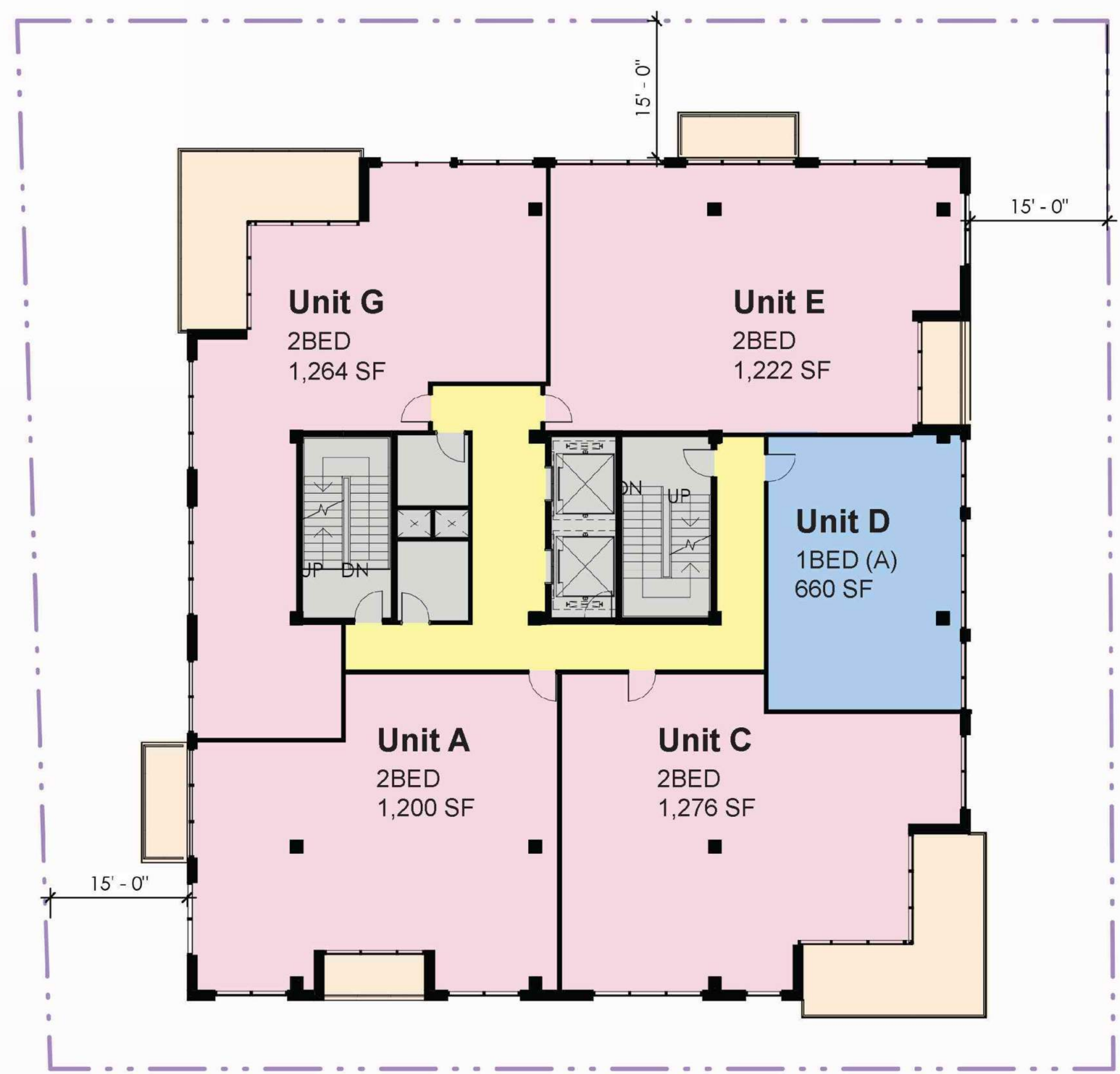
Total Gross SF : 89,250

Affordable Unit

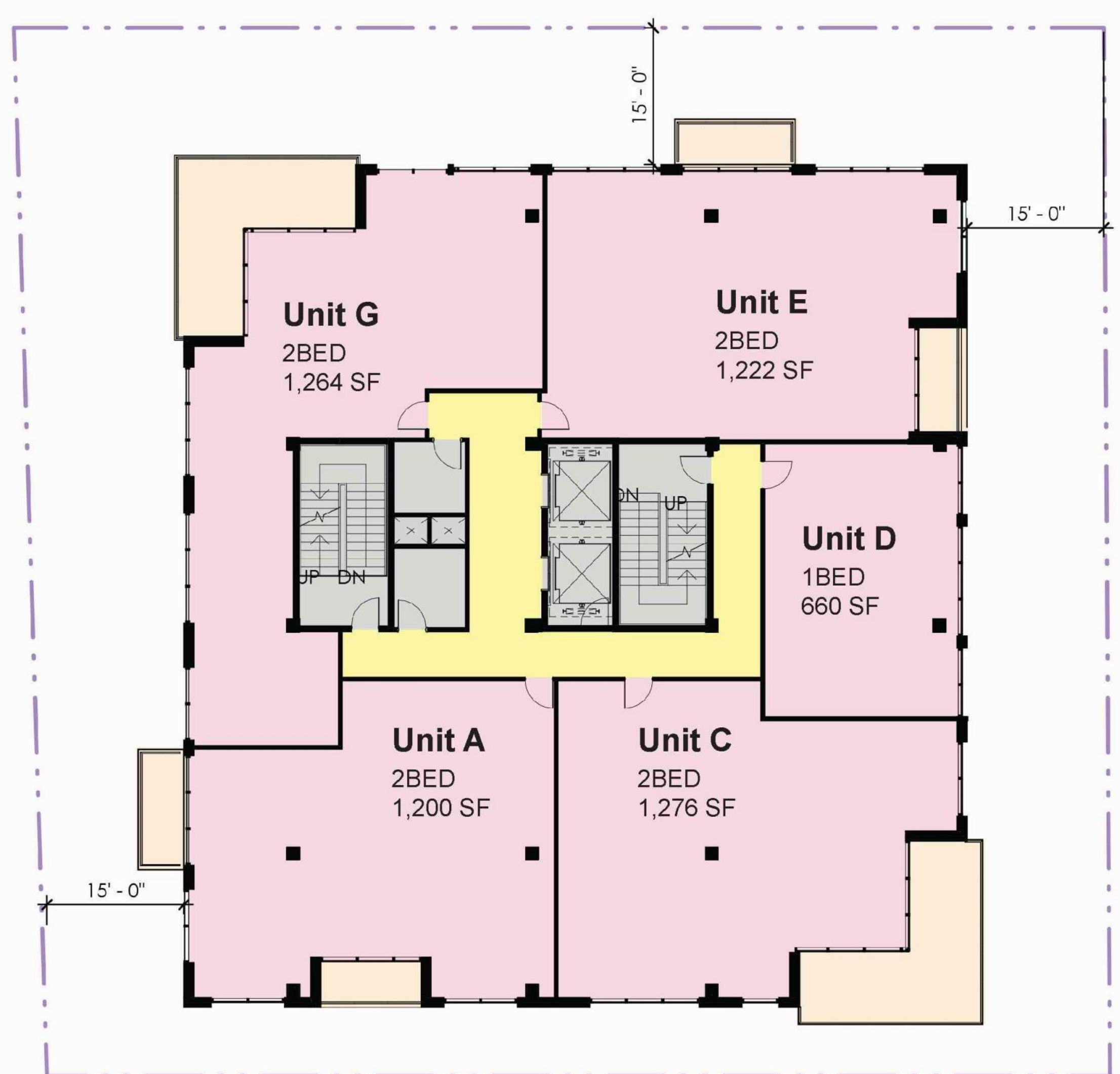
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Revisions:



Level 5-6
7,424 GSF



Level 7-10
7,424 GSF



COLORED FLOOR PLANS

Num of Market Rate Units: 42

- # 2Bed: 27 (64%)
- # 1Bed: 10 (24%)
- # 3Bed: 4 (10%)
- # 4Bed: 1 (2%)

Num of Affordable Units: 14

- # 2Bed: 9 (64%)
- # 1Bed: 5 (36%)

Total Num of Units: 56

- # 2Bed: 36 (64%)
- # 1Bed: 15 (27%)
- # 3Bed: 4 (7%)
- # 4Bed: 1 (1%)

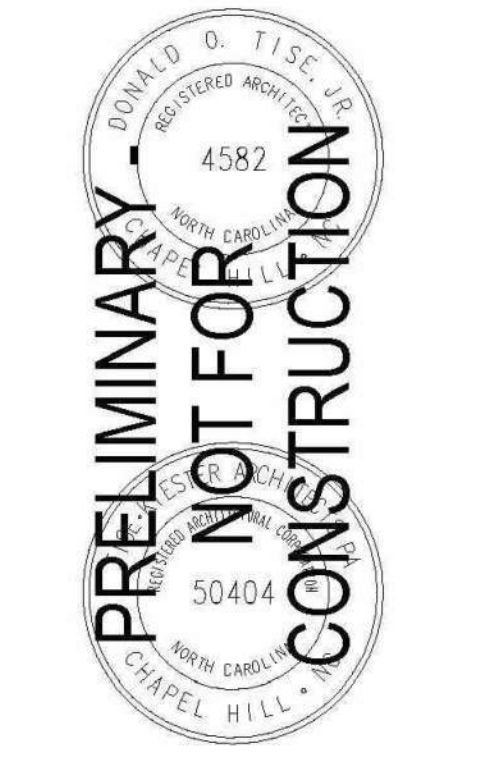
Total Gross SF : 89,250

 **Affordable Unit**

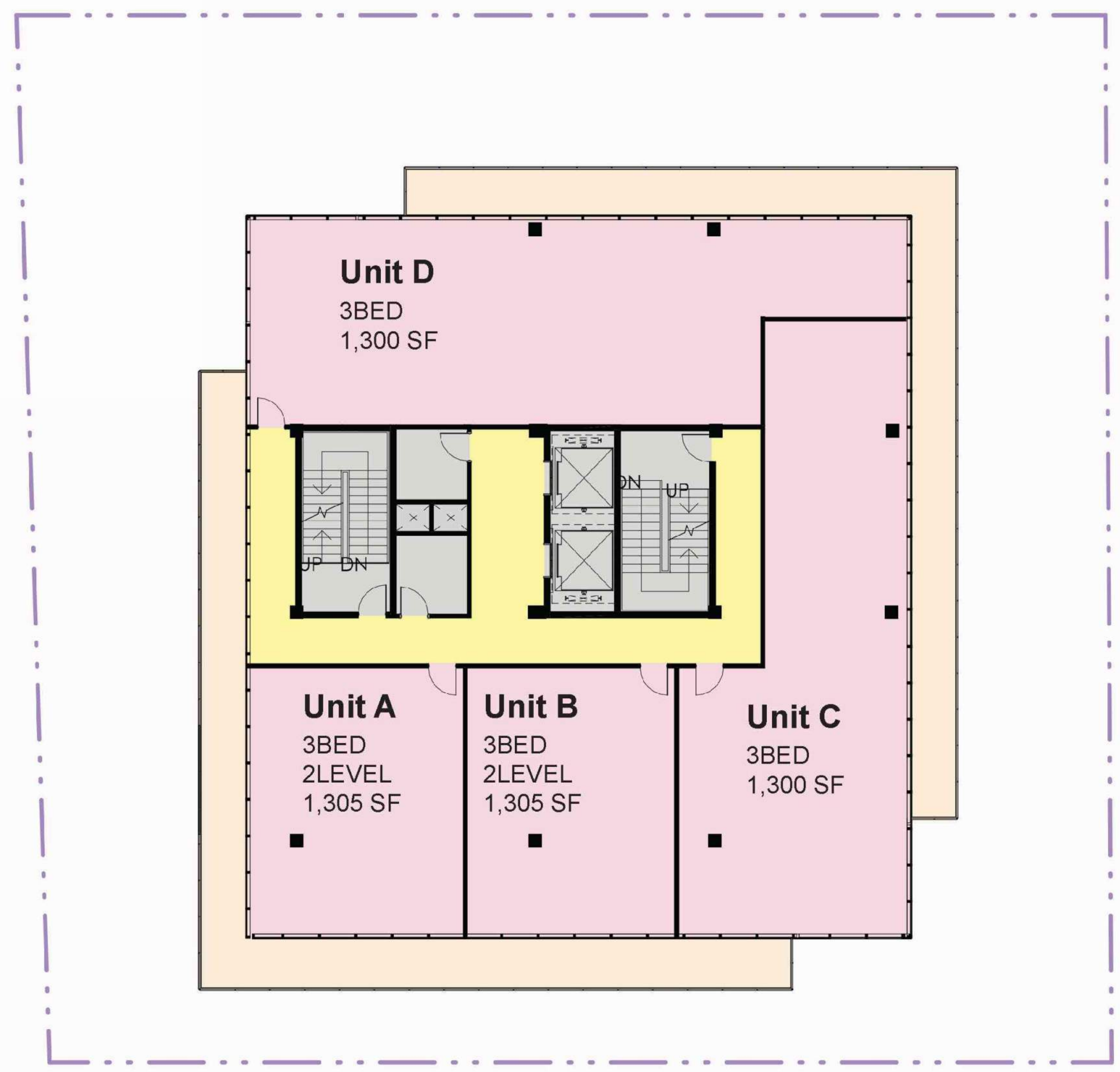
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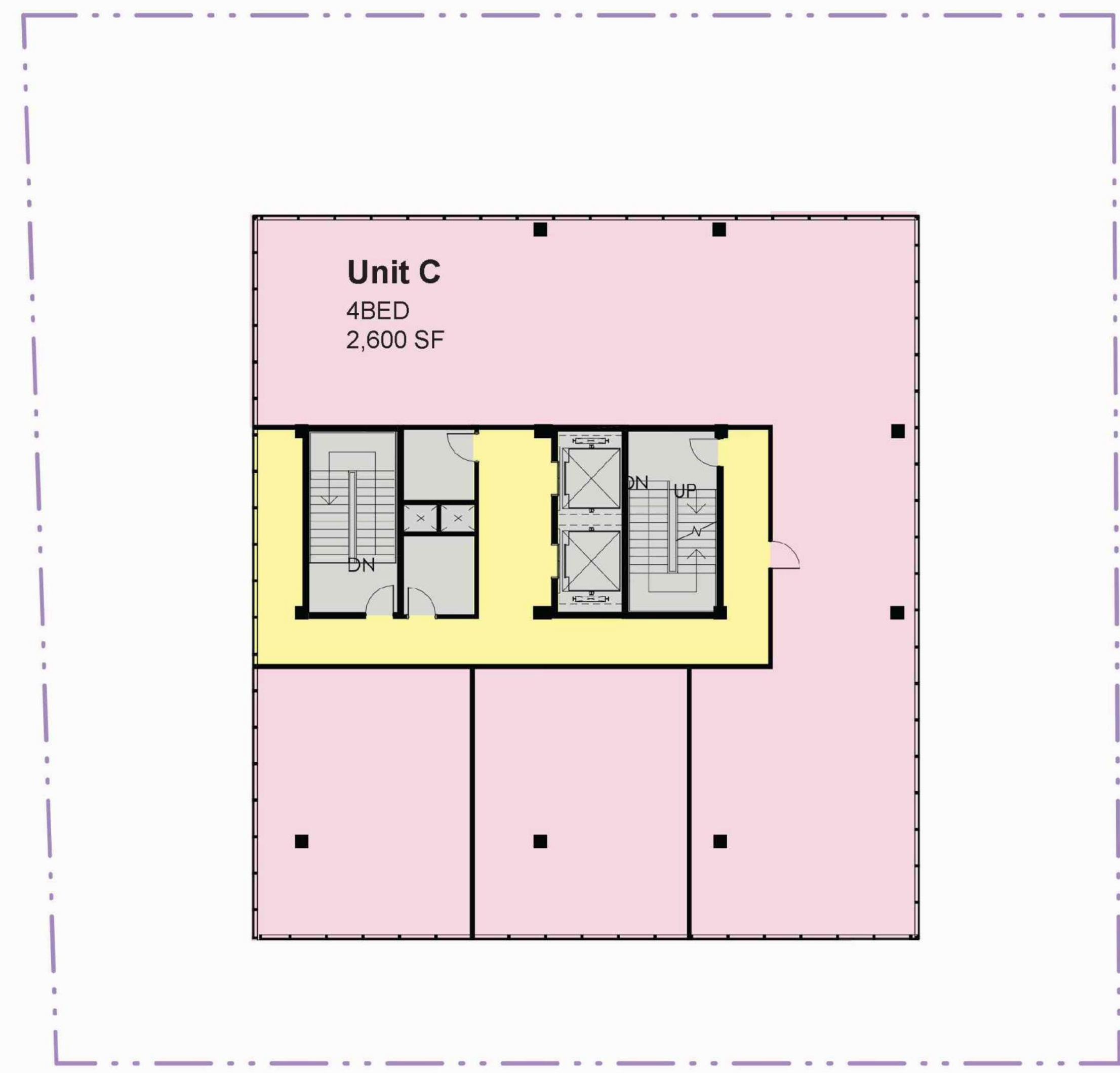
Job Number: 2218
 Date: 09/27/2023
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COLORED FLOOR PLANS



Level 11
 5,780 GSF



Level 12
 5,780 GSF

Num of Market Rate Units: 42

2Bed: 27 (64%)
1Bed: 10 (24%)
3Bed: 4 (10%)
4Bed: 1 (2%)

Num of Affordable Units: 14

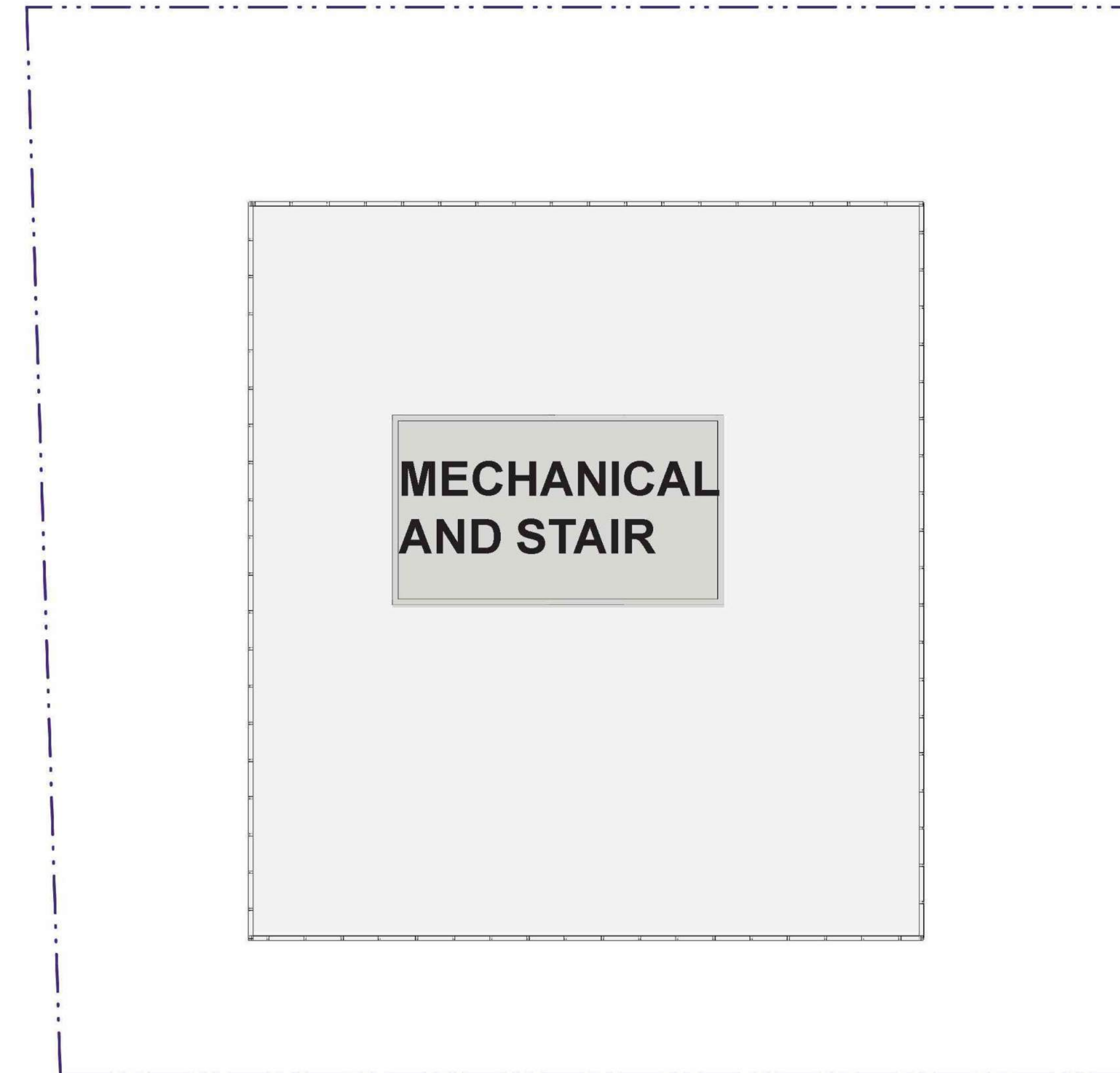
2Bed: 9 (64%)
1Bed: 5 (36%)

Total Num of Units: 56

2Bed: 36 (64%)
1Bed: 15 (27%)
3Bed: 4 (7%)
4Bed: 1 (1%)

Total Gross SF : 89,250

 **Affordable Unit**



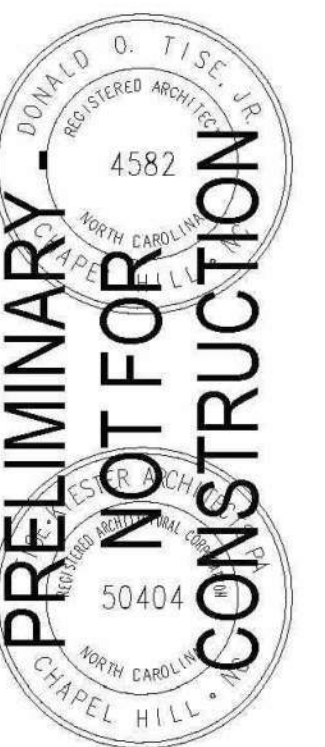
ROOF



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COLORED FLOOR PLANS

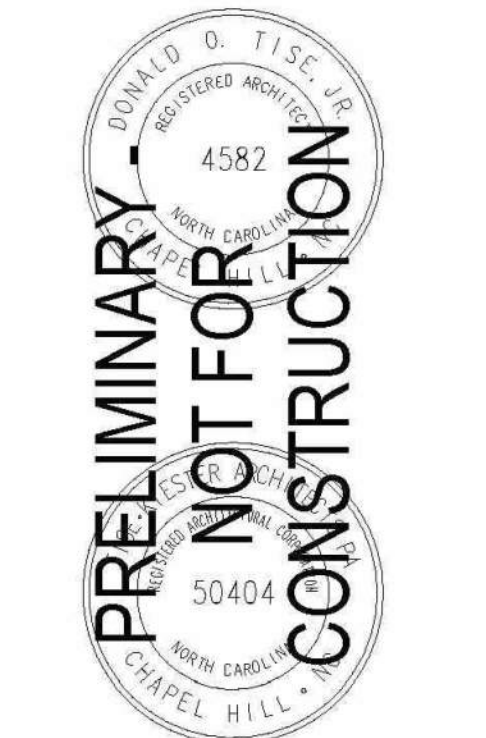
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A2.4



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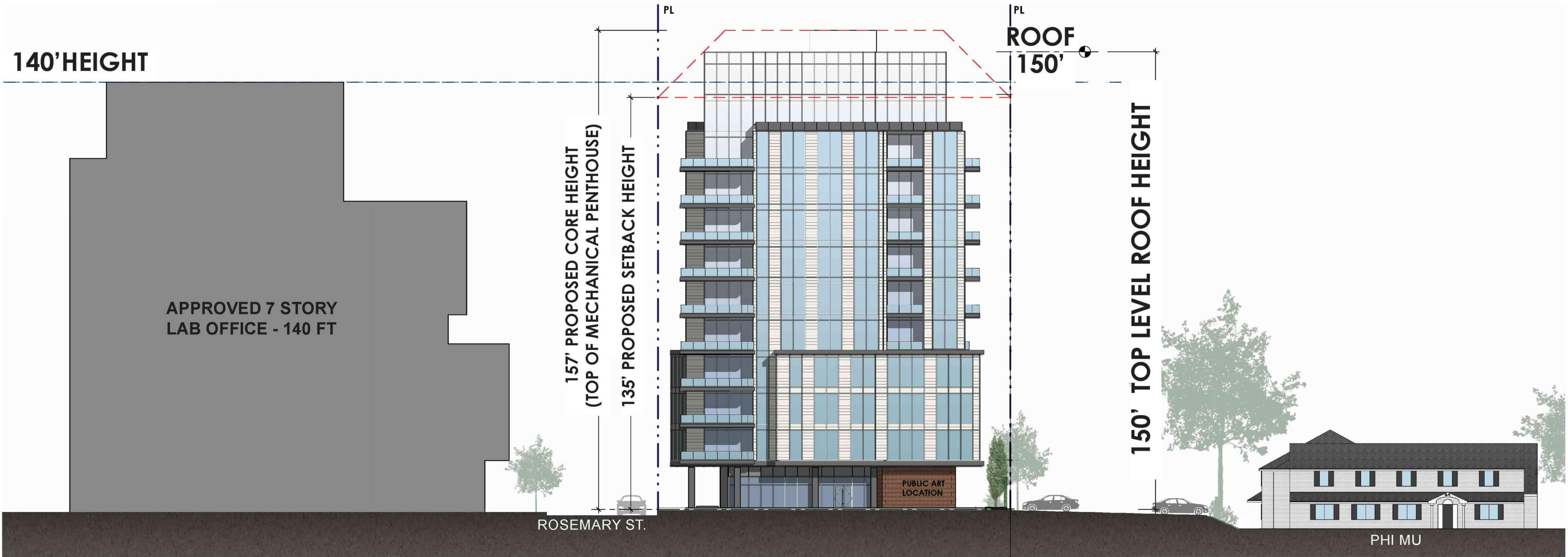
157 E
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COLORED ELEVATIONS

Sheet
A3.0



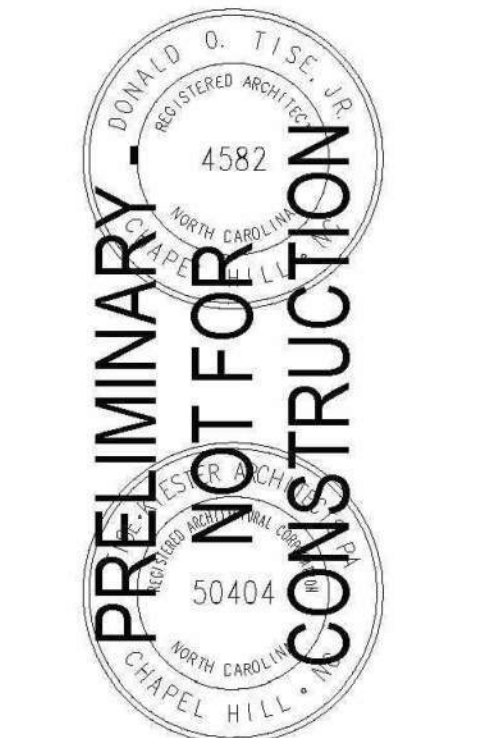
EAST ELEVATION



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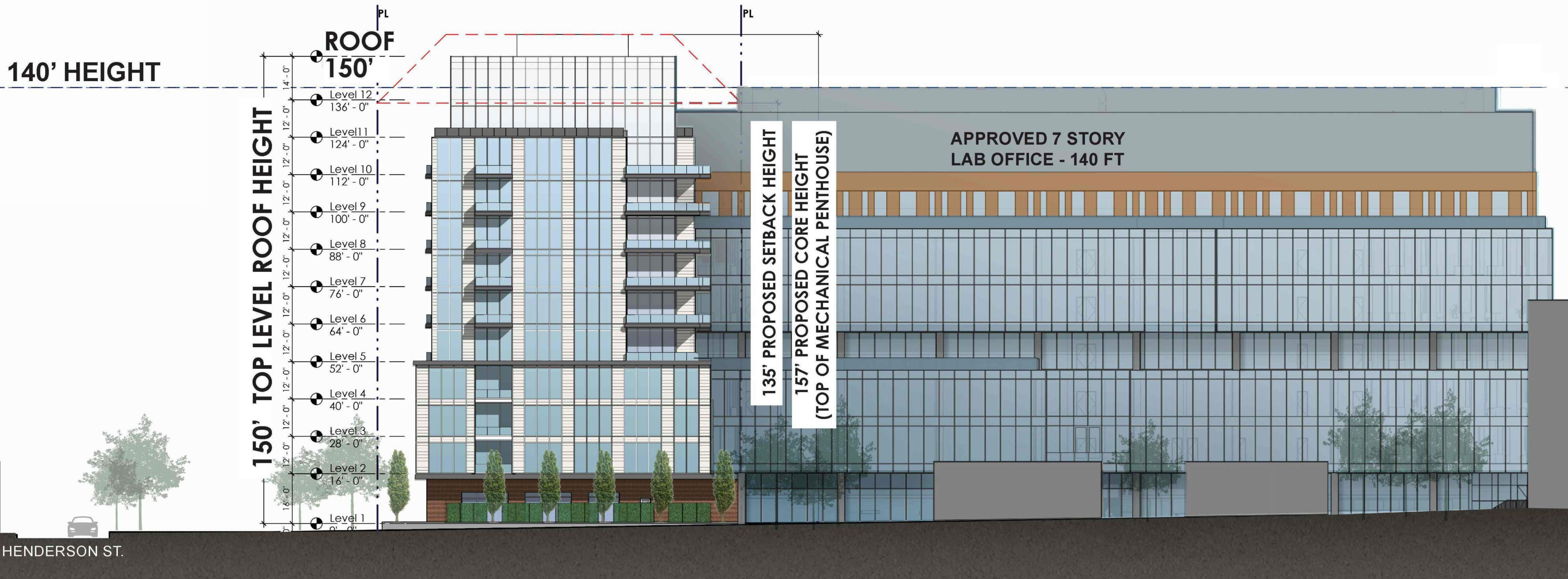
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COLORED ELEVATIONS

Sheet
A3.1



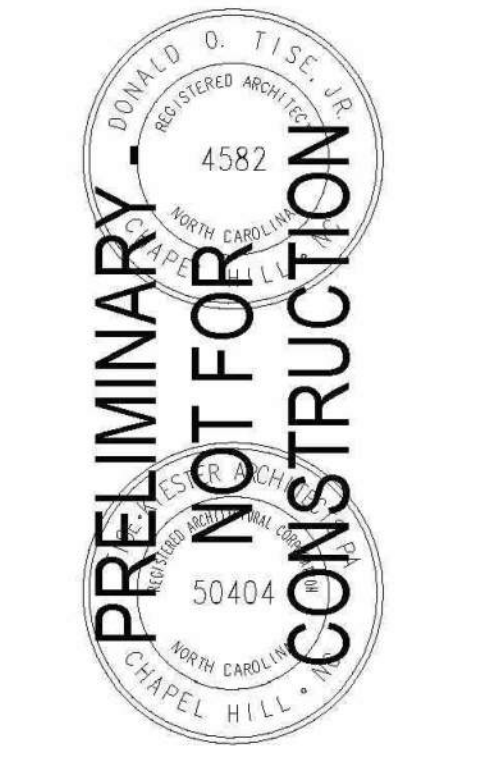
NORTH ELEVATION



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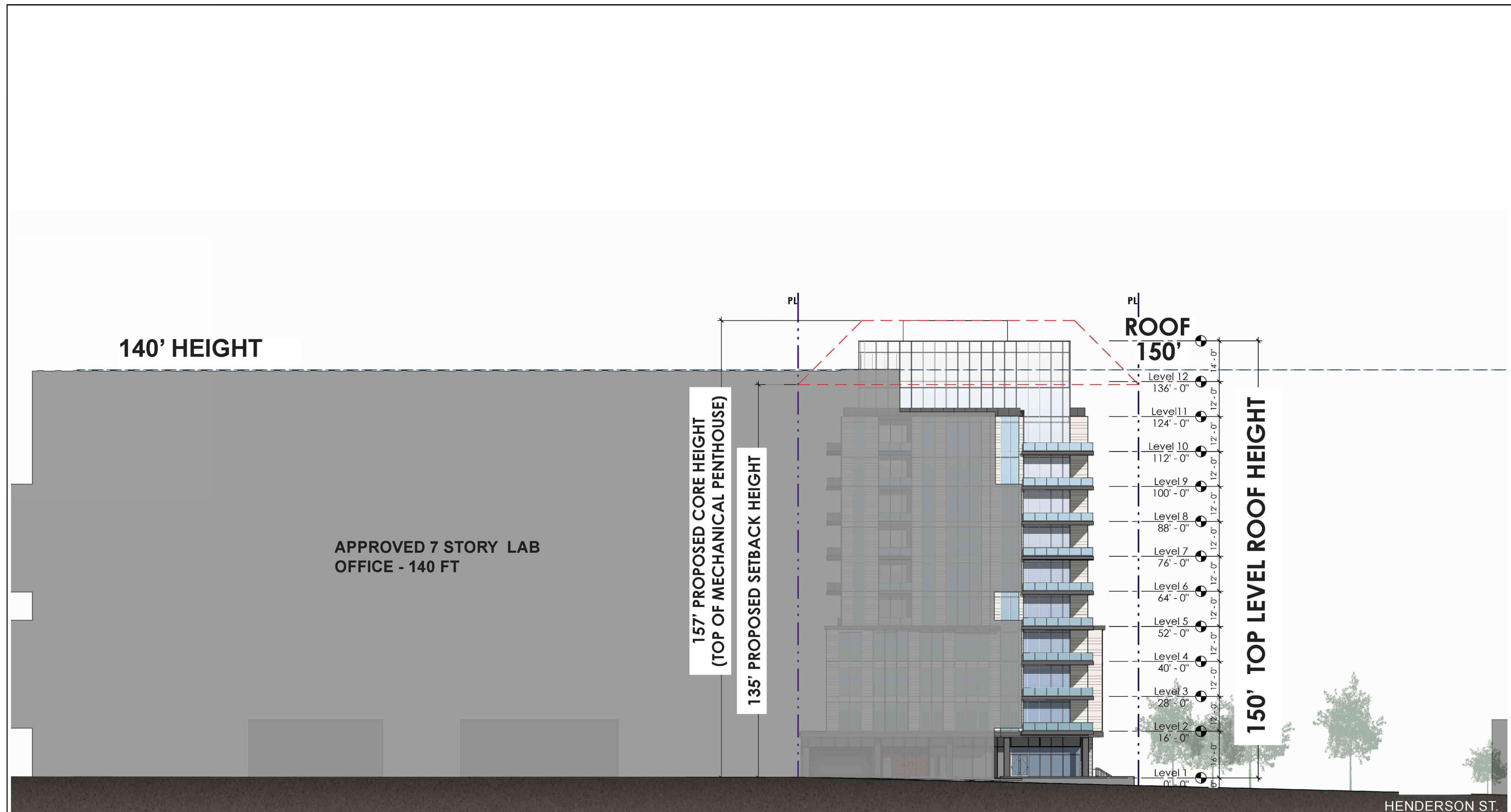
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Revisions:



COLORED ELEVATIONS

Sheet
A3.2



140' HEIGHT

APPROVED 7 STORY LAB
OFFICE - 140 FT

157' PROPOSED CORE HEIGHT
(TOP OF MECHANICAL PENTHOUSE)

135' PROPOSED SETBACK HEIGHT

ROOF
150'

150' TOP LEVEL ROOF HEIGHT

- Level 12 136'-0"
- Level 11 124'-0"
- Level 10 112'-0"
- Level 9 100'-0"
- Level 8 88'-0"
- Level 7 76'-0"
- Level 6 64'-0"
- Level 5 52'-0"
- Level 4 40'-0"
- Level 3 28'-0"
- Level 2 16'-0"
- Level 1 0'-0"

SOUTH ELEVATION

HENDERSON ST.



VIEW FROM HENDERSON ST



VIEW FROM CORNER RESTAURANT AT ROSEMARY ST



VIEW FROM NEW SIDEWALK ALONG ROSEMARY ST



VIEW FROM PHI-MU PARKING LOT

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RENDERINGS

Sheet

A4.0

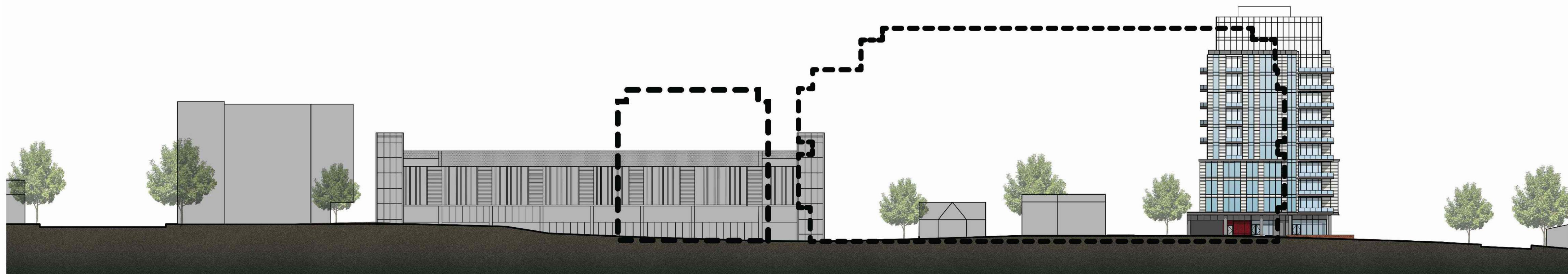
Sustainability Summary:

- Central location of the property for residential use
 - Adjacency to transportation
 - walkability
 - Live, work, play: Surrounding Density and Diverse Uses
- Quality design and construction along with non-combustible materials
- Certification: Most likely LEED V4 (TBD)
- Water source heat pump as basis of mechanical system
- ERV's (Energy Recovery Ventilator) for central exhaust system
- All electric (with the exception of an option for a gas range in dwelling units)
- Two EV stations with infrastructure to support all 22 parking spaces with EVSE.
- One bike space per dwelling unit
- Use material with low VOC's: Environmental product declaration Requirements
- Water sense fixtures: Outdoor & indoor water use reduction
- Energy Star: Optimized Energy Performance with building – level Energy Metering
- Electric emergency power generation
- Dark sky lighting strategies: Light pollution reduction
- Reduced parking footprint
- Heat island reduction (reducing surface parking on site)
- Storage and collection of recyclables
- Building life – cycle impact reduction
- Enhanced indoor air quality strategies
- Construction activity pollution prevention
- Maximum use of quality views and daylight (to save energy used for lighting)



NORTHERN PROPERTY:

- Met with representatives to discuss our project and their concerns
- Prepared drawings at the sorority's request:
 - o Cross-section representation down Rosemary St.
 - o Cross-section through the building and Phi Mu
 - o Shadow studies at multiple times of the year
- Visited sorority property on-site with sorority representatives to make observations and hear concerns
- Met a second time to discuss options
- Developed an Alternative buffer on our property
- Developed proposal for a vegetative screen on the Phi Mu's property and offered funding



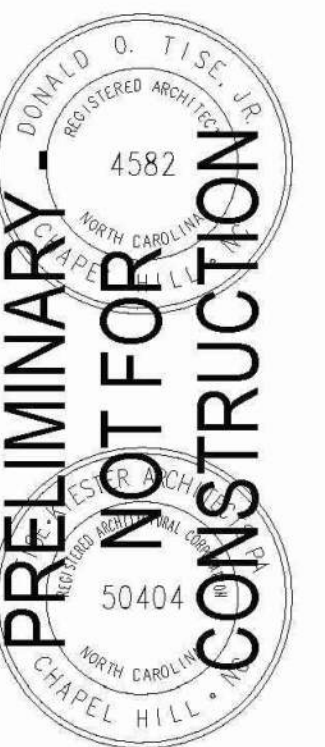
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ROSEMARY ST CROSS SECTION

Sheet
A6.0



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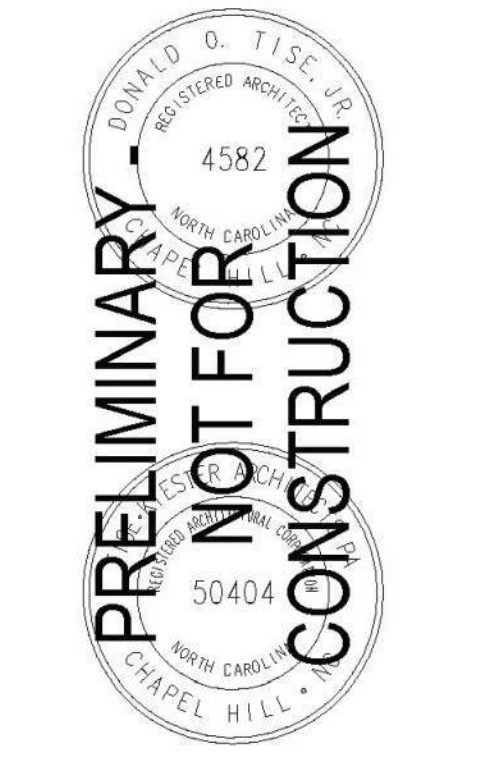
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- _____
- _____
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EXISTING CONDITION PHOTOS



VIEW FROM EDGE OF THE PROPERTY LINE



VIEW FROM EXISTING GREEN BUFFER



VIEW FROM PROPOSED OUTDOOR SEATING AREA



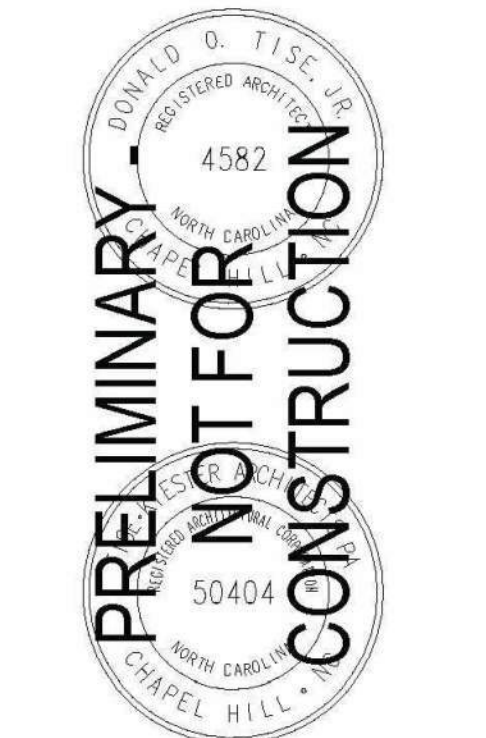
VIEW FROM FIRST LEVEL OF PROPOSED BUILDING



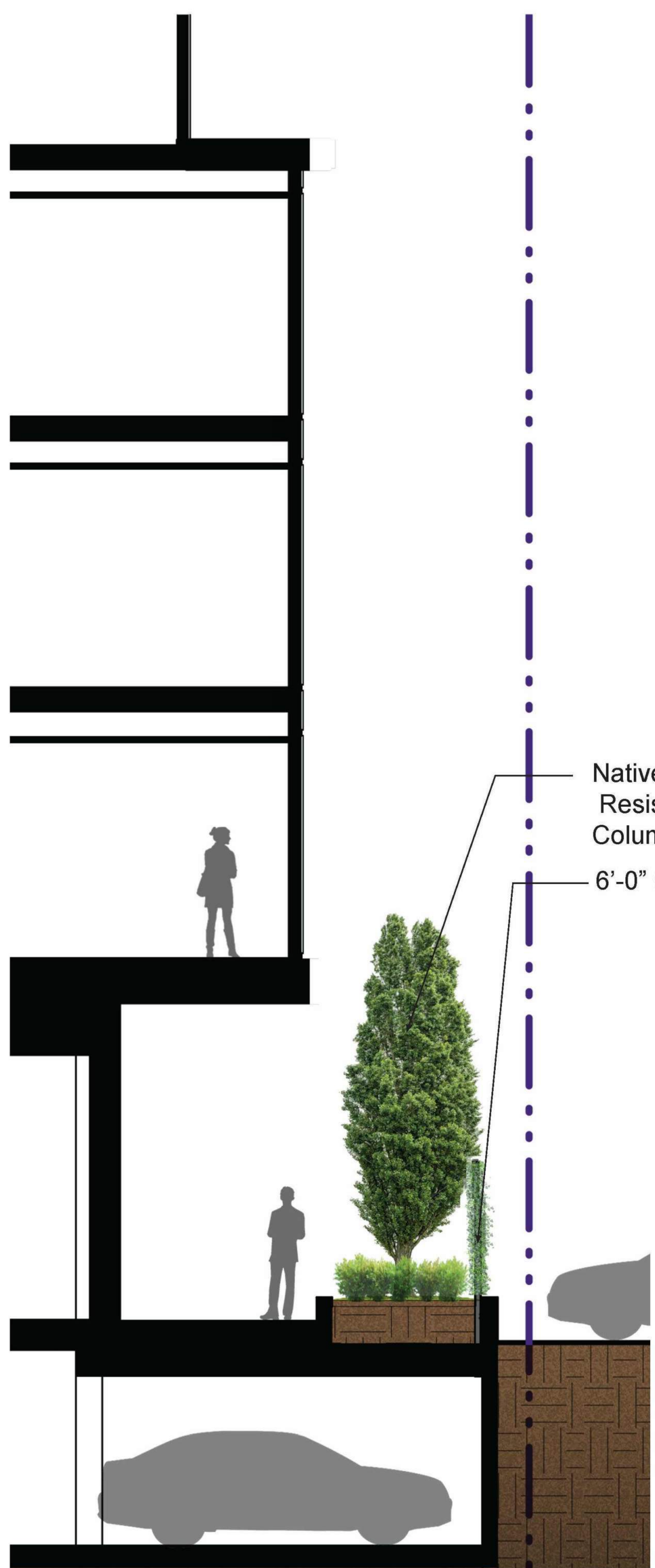
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PLANTERS ALONG EDGES WILL INCLUDE NATIVE PLANTS INDIGENOUS OR ENDEMIC TO THIS AREA THEY WILL INCLUDE A HERBACEOUS LAYER WHICH WILL INCLUDE THE FOLLOWING SPRING/SUMMER/FALL PERENNIALS:
-SUNDROPS
-SWAMP ROSEMALLOW
-CALICO ASTER



Native Drought Resistant Columnar Trees
6'-0" Green screen

Drip irrigation system
Native Drought Resistant Columnar Trees
6'-0" Green screen

Native Drought Resistant Columnar Trees

Native Drought Resistant Columnar Trees



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NORTH BUFFER

Sheet
A8.1



Potential evergreen landscape screening hedge. See Sheet A7.2 "Line of Sight Exhibit" also.

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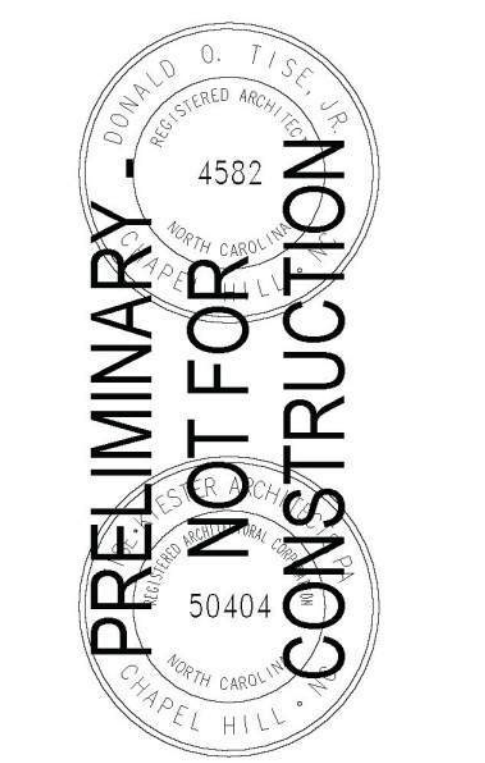
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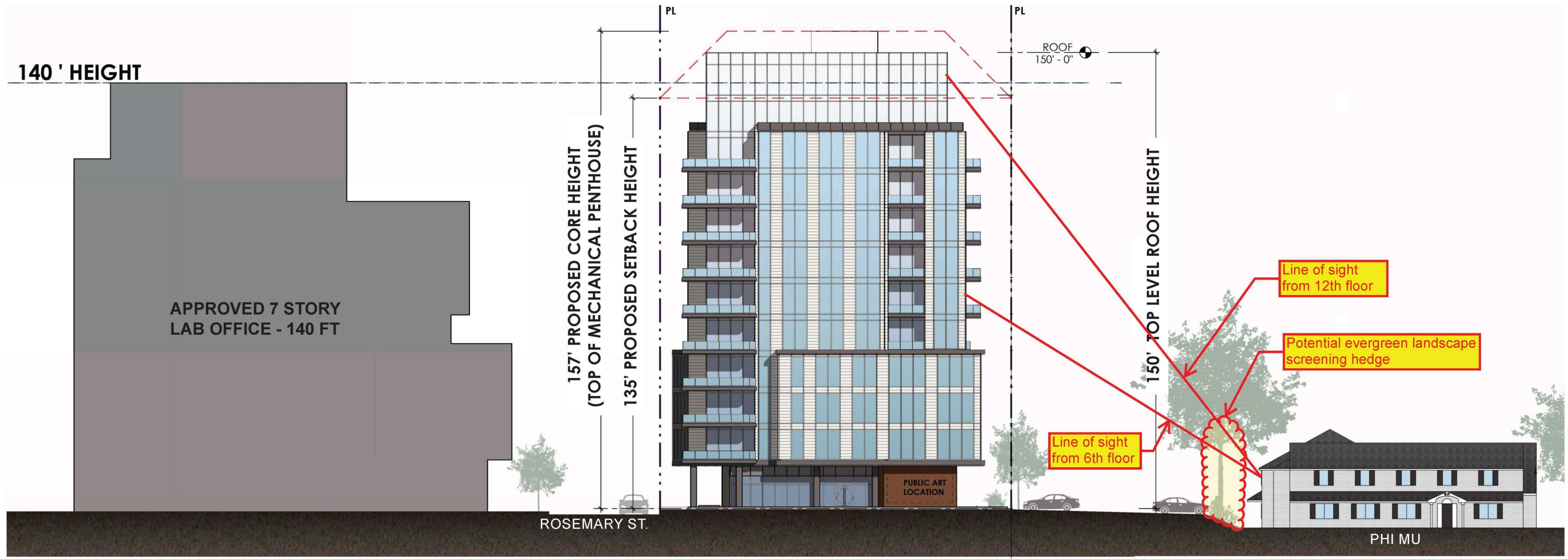
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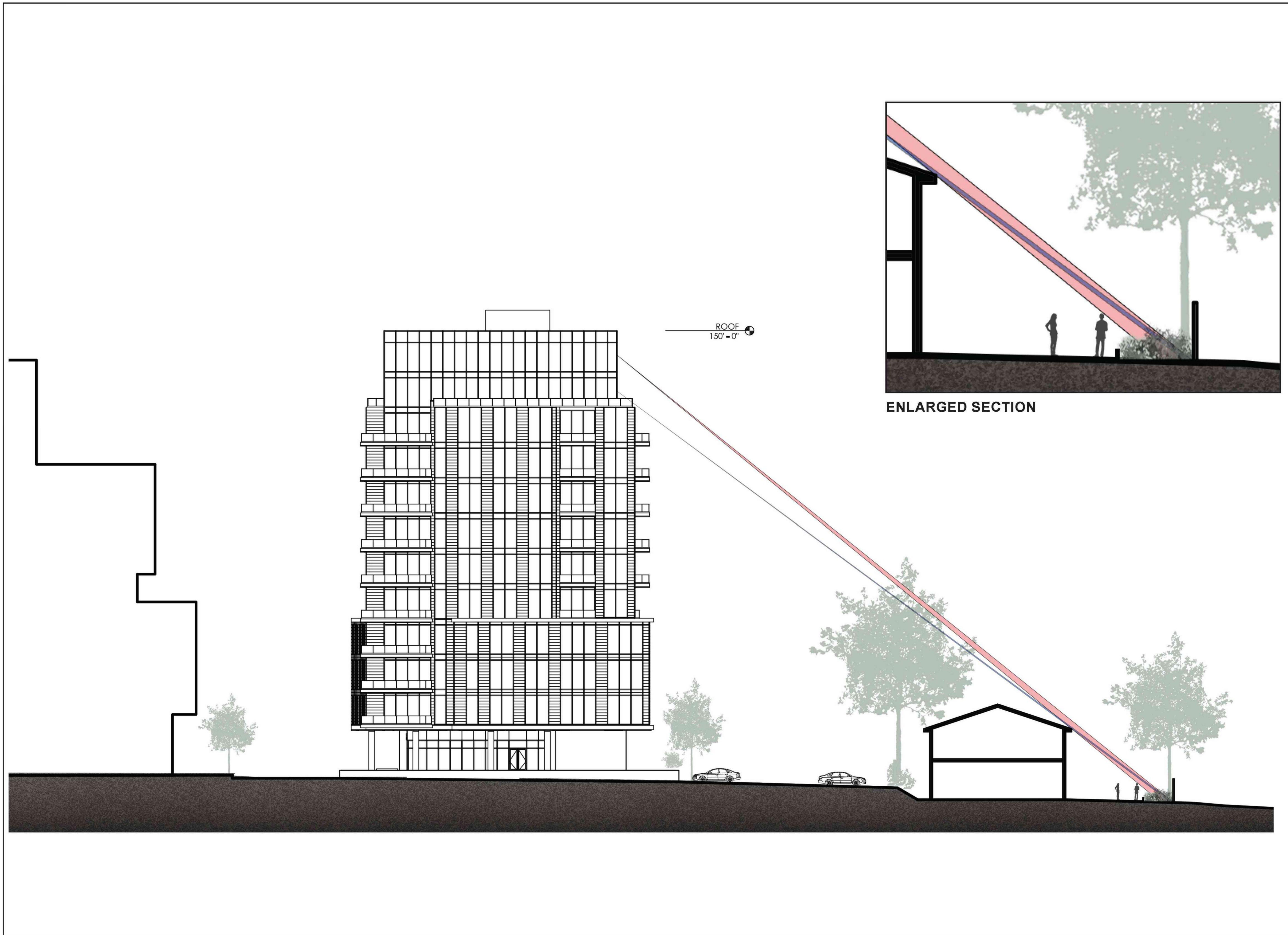


Line of Sight Exhibit

Sheet
A8.3



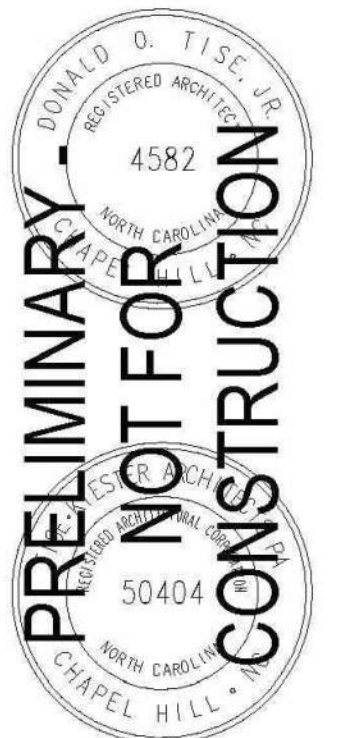
EAST ELEVATION



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SIGHT LINE DIAGRAM



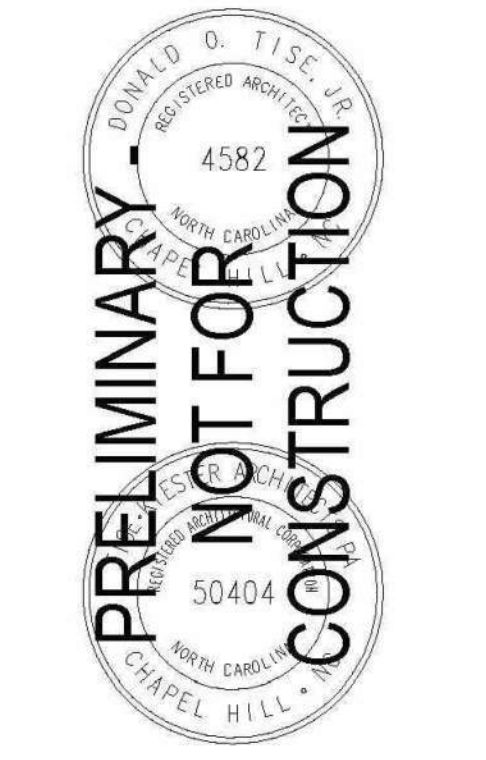
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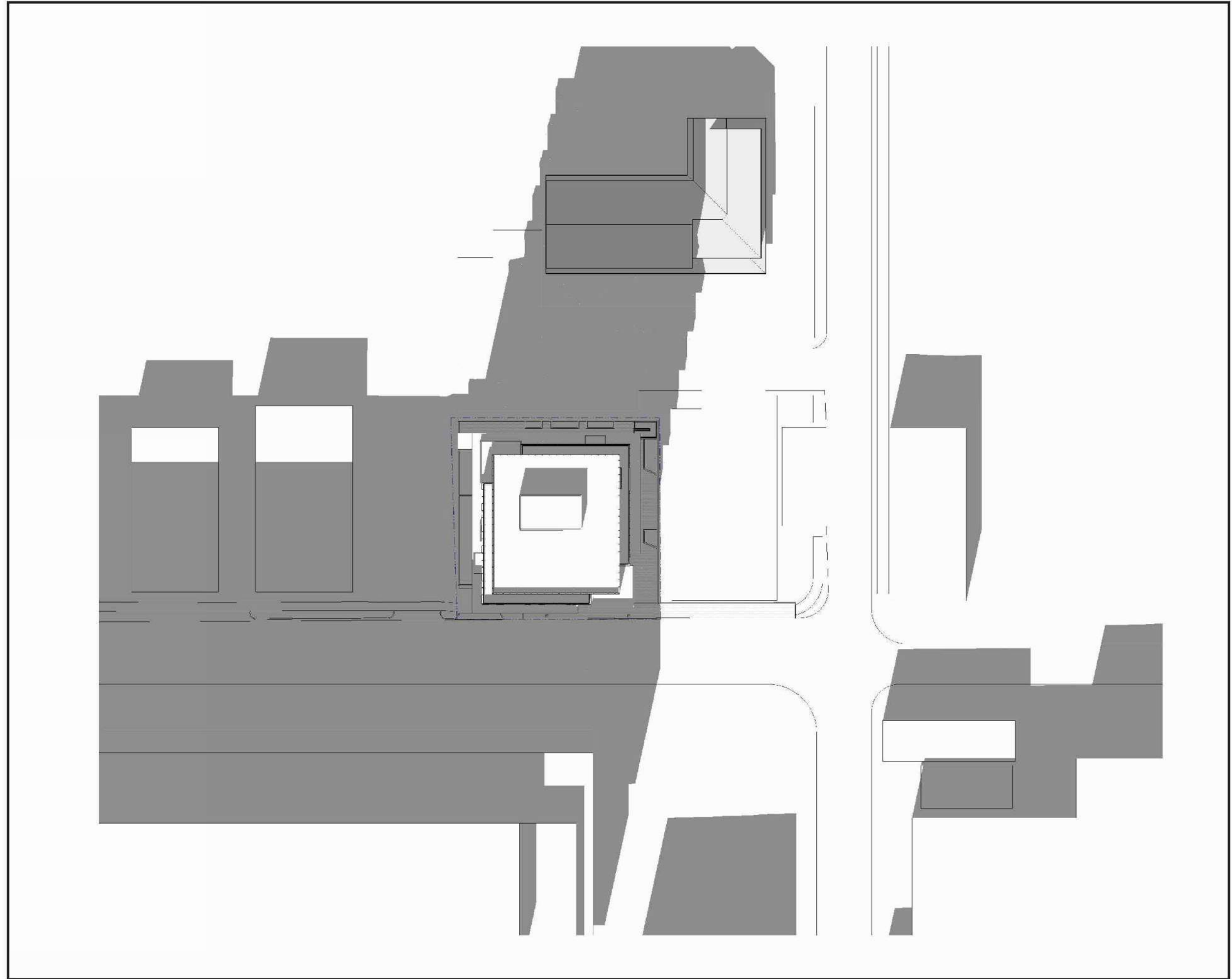
Job Number: 2218
Date: 09/27/2023
Revisions:

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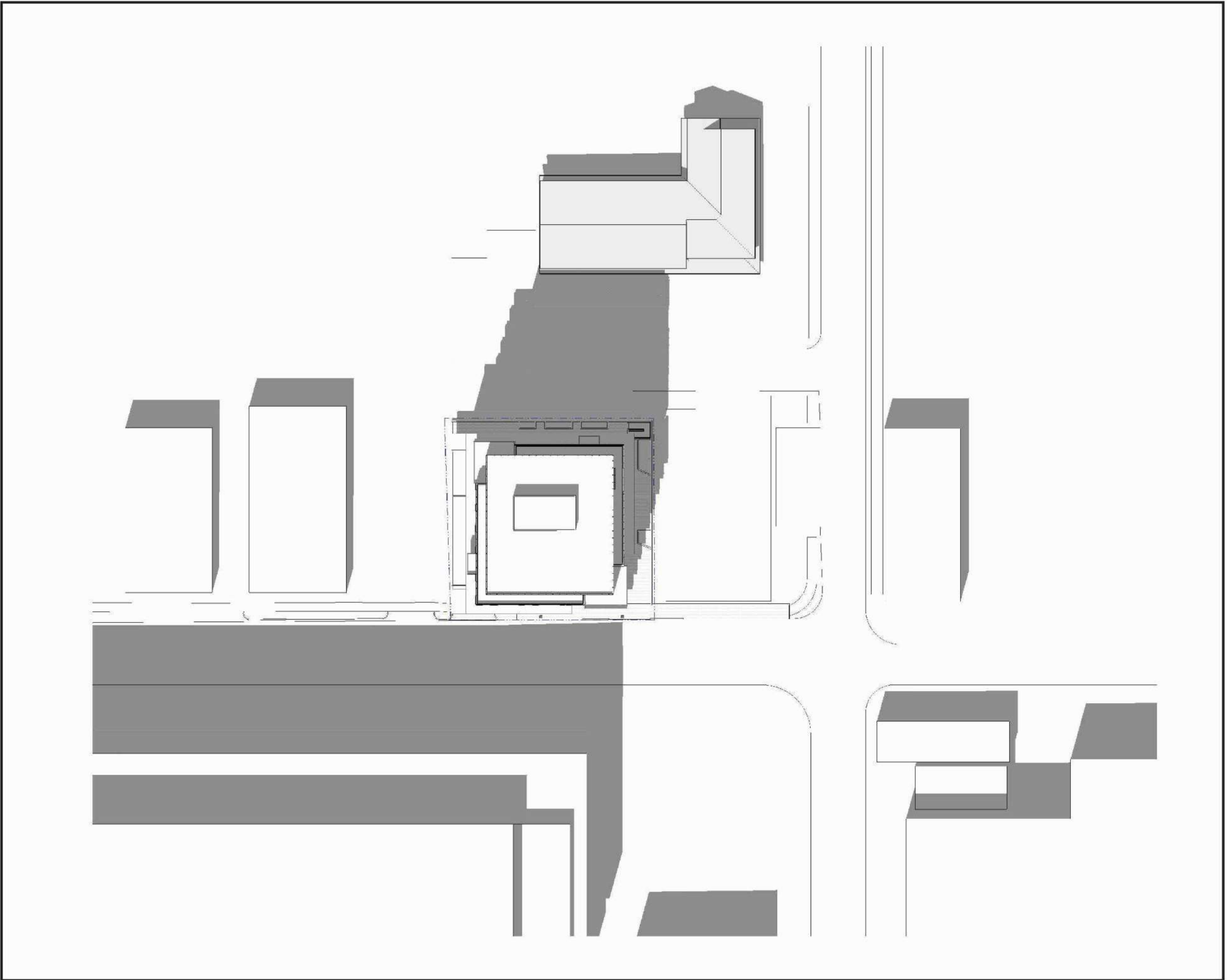


SOLAR STUDY

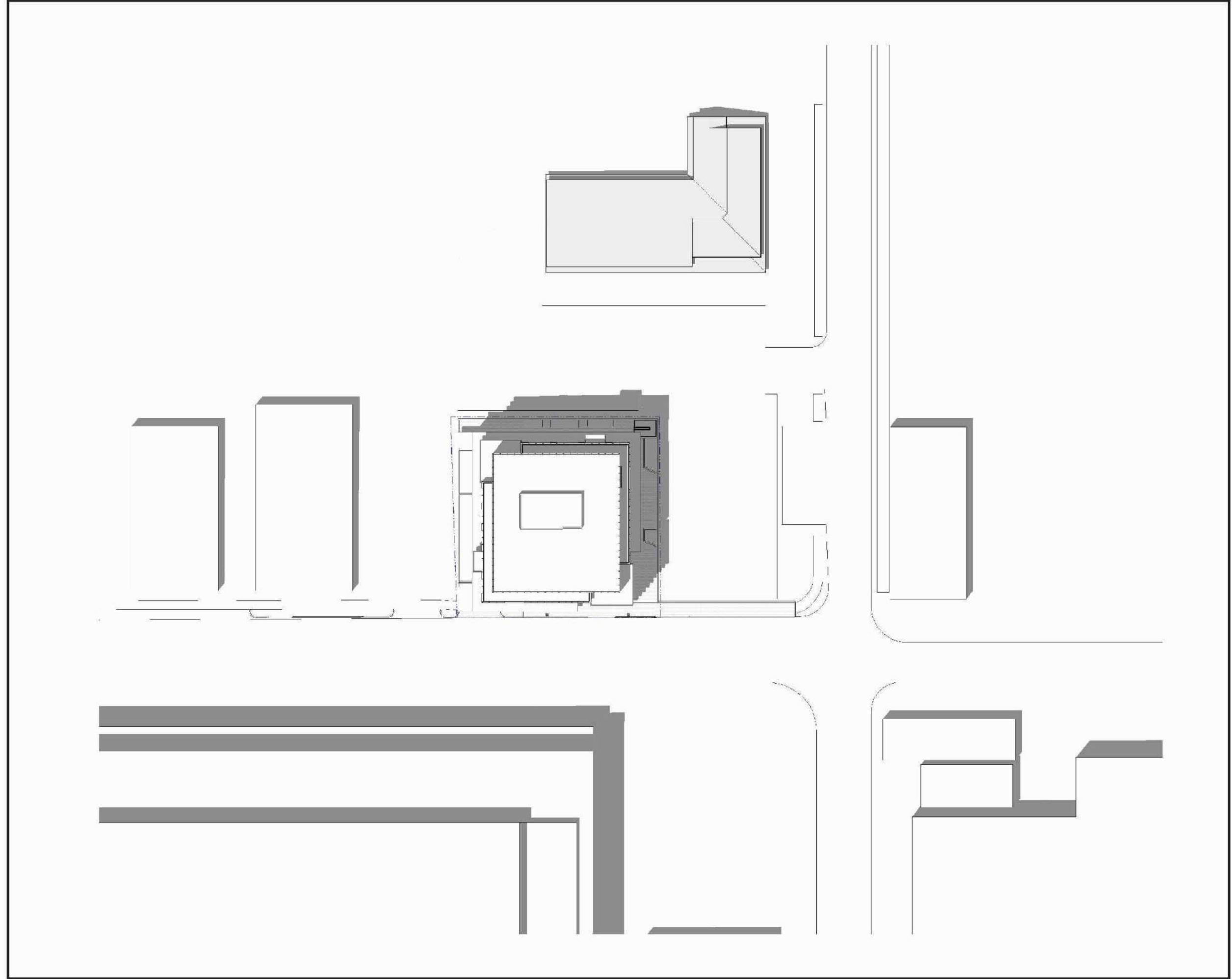
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A9.0



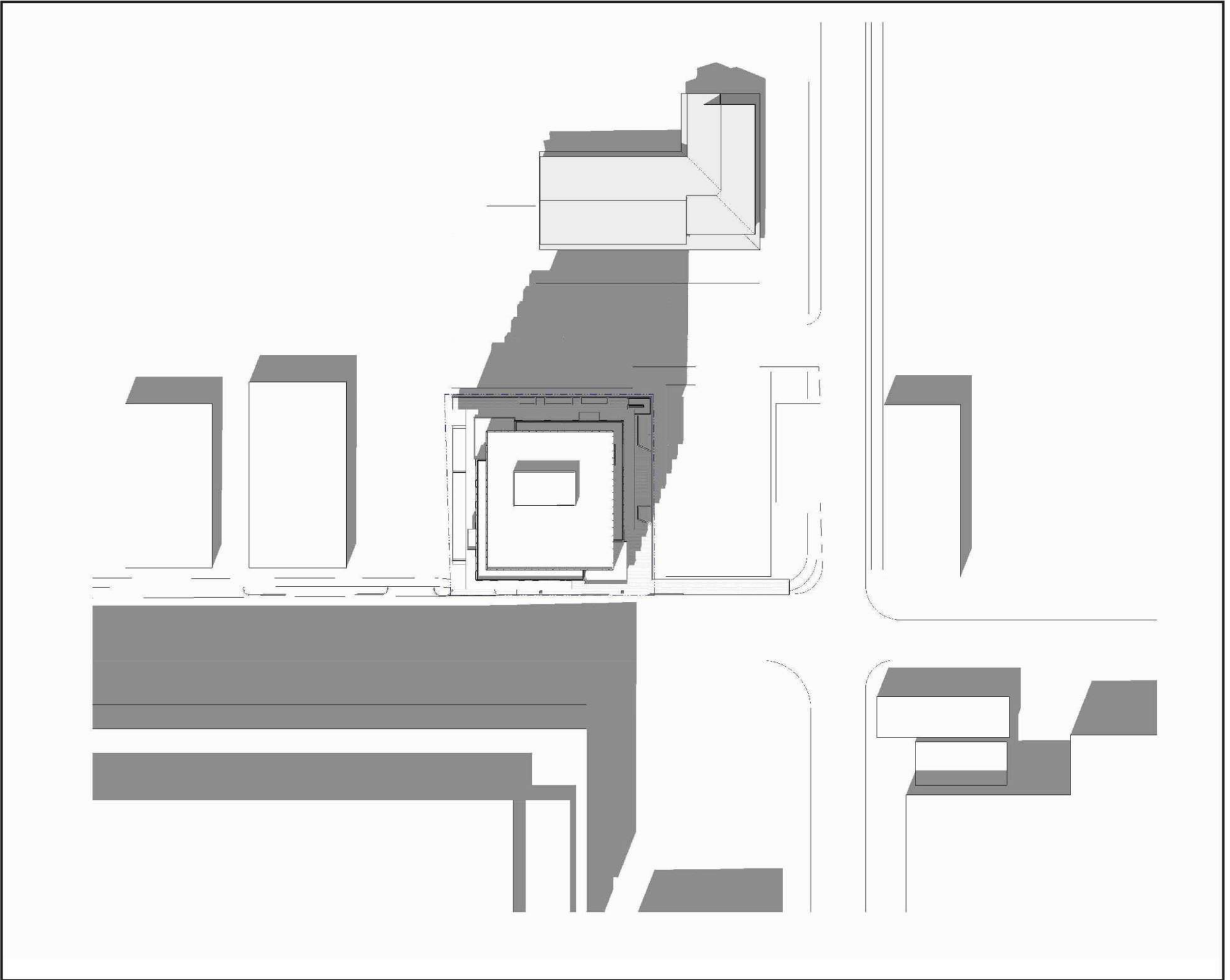
Winter Solstice- 2:00 PM



Spring Equinox- 2:00 PM



Summer Solstice- 2:00 PM



Fall Equinox- 2:00 PM