

February 17, 2020

Attn: **Adam Nicholson, Senior Planner-Design**
Planning Department-Urban Forestry
405 Martin Luther King Jr. Boulevard
Chapel Hill . NC 27514 . T (919).969.5006

Re: Blue Hill District COA Application
Hillstone Apartments – Building 2
2000 Novus Lane
Chapel Hill, NC

Adam,

Based on your review of the exterior elevations on 01.28.20 for the Hillstone Apartment Building 2 at 2000 Novus Lane it was noted that there were some items that were identified as different from the original CDC approved elevations. This letter and attached documents are being provided to explain the discrepancies between the as-built and the CDC approved documents.

The following is a list of items/discrepancies between the as-built conditions and the original CDC approved elevations along Novus Lane and Legion Road:

Item 1: The stack of windows along Novus Lane have been mirrored to provide a more symmetrical appearance surrounding the projected balcony/bay element at the center of the elevation.

Item 2: The main entries into the building along both Novus Lane and Legion Road were change from an opaque wall and door to storefront window-door system. This was done to create a more inviting condition and provide visible security for tenants.

Item 3: The stack of windows located at each of the stair towers/entries are a larger size and provide a different panel layout than the original elevations. This was developed during construction to accommodate a more standard size window that was more similar in scale to the adjacent unit windows and provide more daylighting within the stair core.

Item 4: The upper balcony conditions along Legion Road originally proposed a recessed/vestibule element at the sliding balcony doors. This was an incorrect representation of the floor plan. The doors have been located in the same plane as the main exterior wall and a metal canopy has been installed to provide sufficient coverage at that level. The canopy installation matches other installations throughout the project.

Item 5: Canopy added to upper balcony condition along Novus Lane to provide similarity to treatment along Legion Road

I hope the above information is helpful in understanding the reasoning behind the differences in the final construction appearance. We feel all of the adjustments were made in the effort to maintain the original design intent of the approved documents. The attachments provided have been tagged

with keynotes corresponding with the item numbers above for your reference. We understand that this final approval is dependent on CDC review of this information as a 'consent agenda item' at the community CDC meeting on February 25th, 2020. While we understand our presence is not required, we will have a representative available at the meeting should there be any questions, unless you advise otherwise.

Thank you for your continued efforts in guiding us through this process.

Sincerely,



Tobias G. Hinkle, AIA
Associate – Senior Project Manager
JDavis Architects, PLLC

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