



PROPOSED MIXED-USE DEVELOPMENT (1289 FORDHAM BLVD)

PIN: 9799343950, 9799340759, 9799340588

SUMMARY OF DESIGN ALTERNATIVES:
DA-1: A REQUEST TO APPROVE TREE SPECIES AND SPACING MODIFICATIONS ALONG EPHEBUS CHURCH ROAD AND FORDHAM BOULEVARD.
DA-2: A REQUEST TO APPROVE A REDUCTION TO THE STRUCTURED PARKING MINIMUM SETBACK FROM FRONT BUILDING FACADE ALONG PORTIONS OF THE LEGION ROAD EXTENSION TYPE A FRONTAGE.

CERTIFICATE OF APPROPRIATENESS
AND
DESIGN ALTERNATIVES

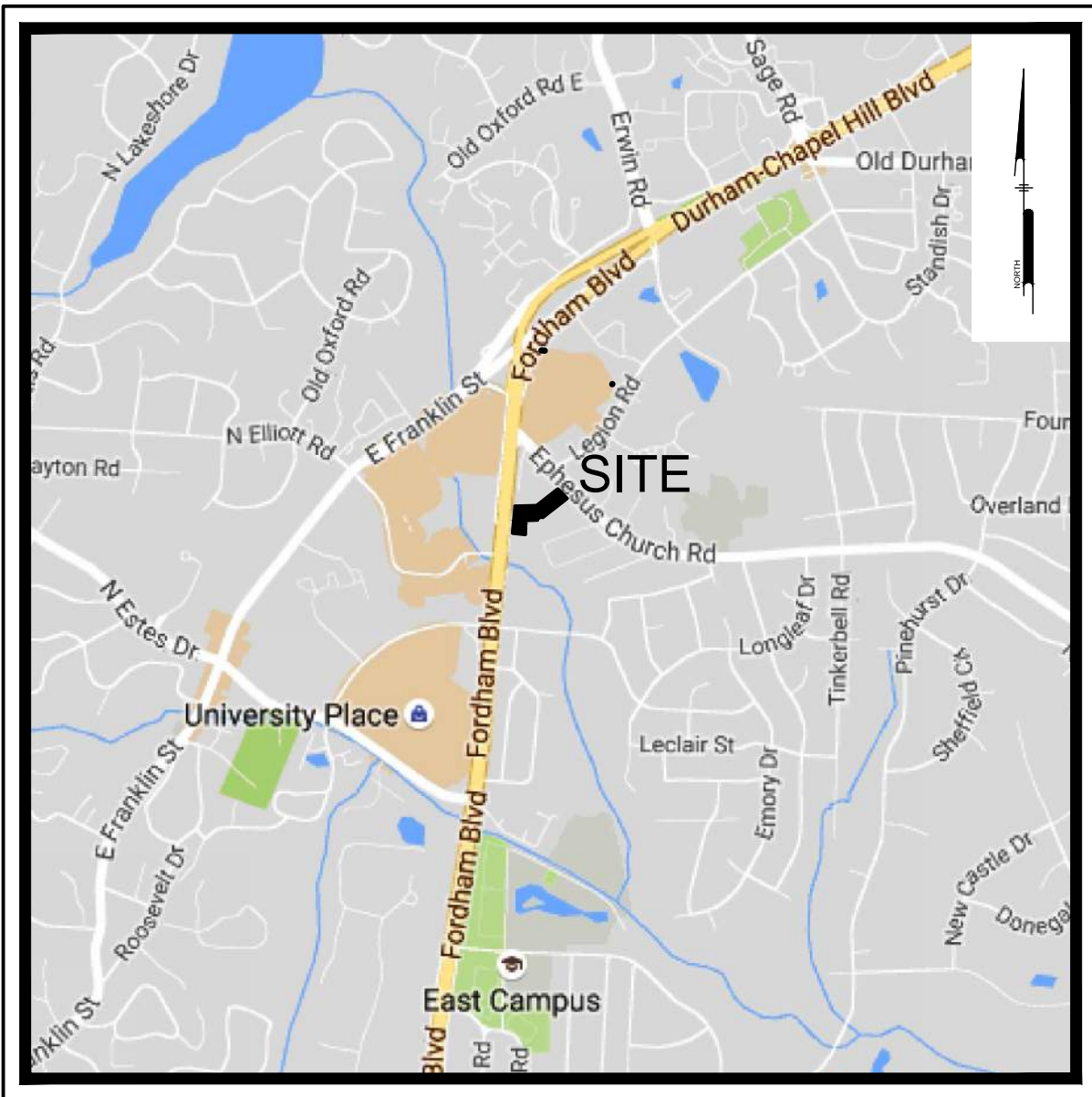
TOWN OF CHAPEL HILL, ORANGE COUNTY, N.C.
10/15/2021

PREPARED FOR:
DEVELOPER
TRINSIC RESIDENTIAL GROUP
321 E. CHAPEL HILL ST
DURHAM, NC 27701

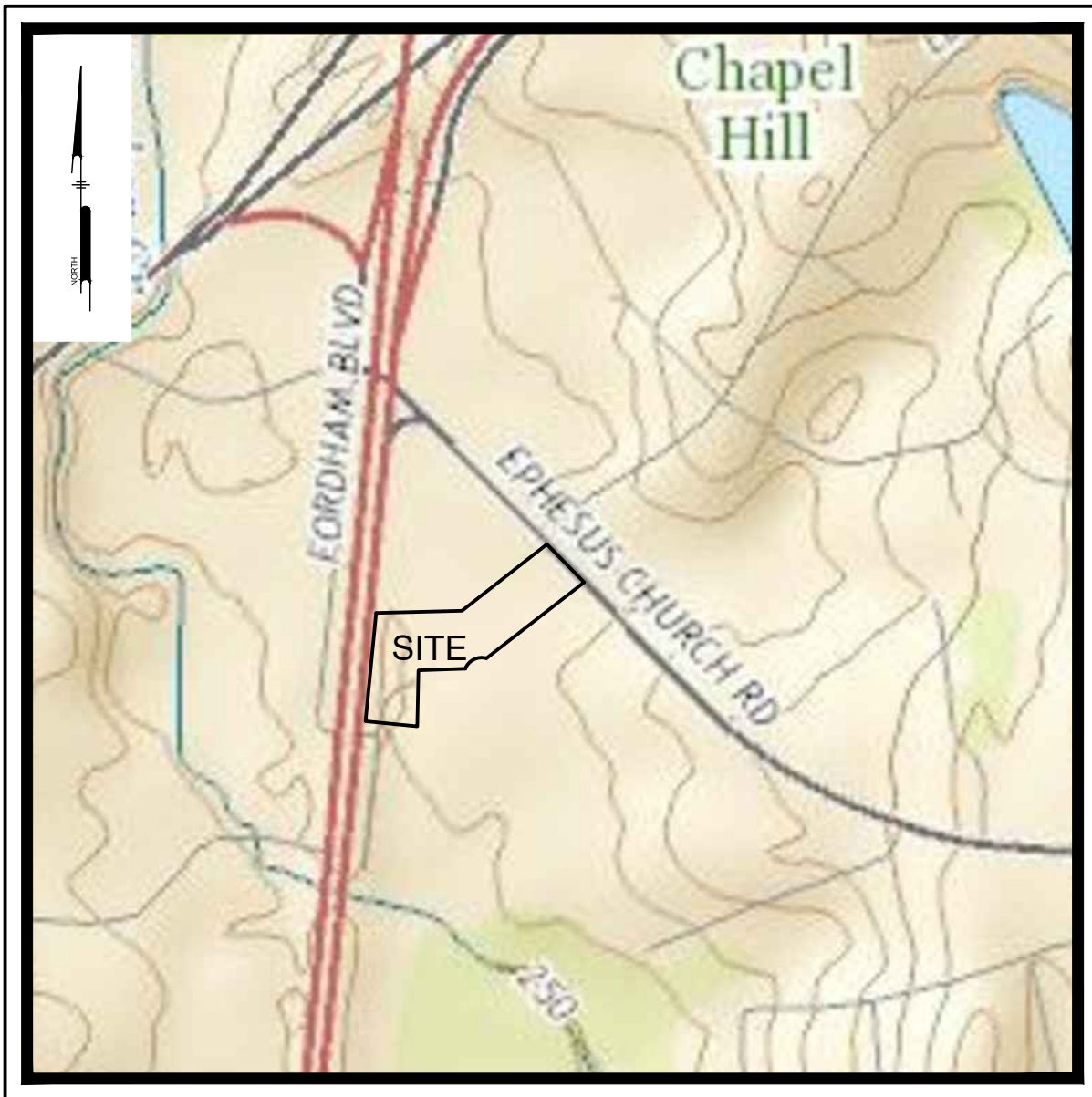
SHEET LIST TABLE		
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30	AR003	RENDERED VIEWS
31	AR004	RENDERED VIEWS
32	A601	MATERIAL BOARD
33	A601	PROJECT DATA
34	A602	PROJECT DATA



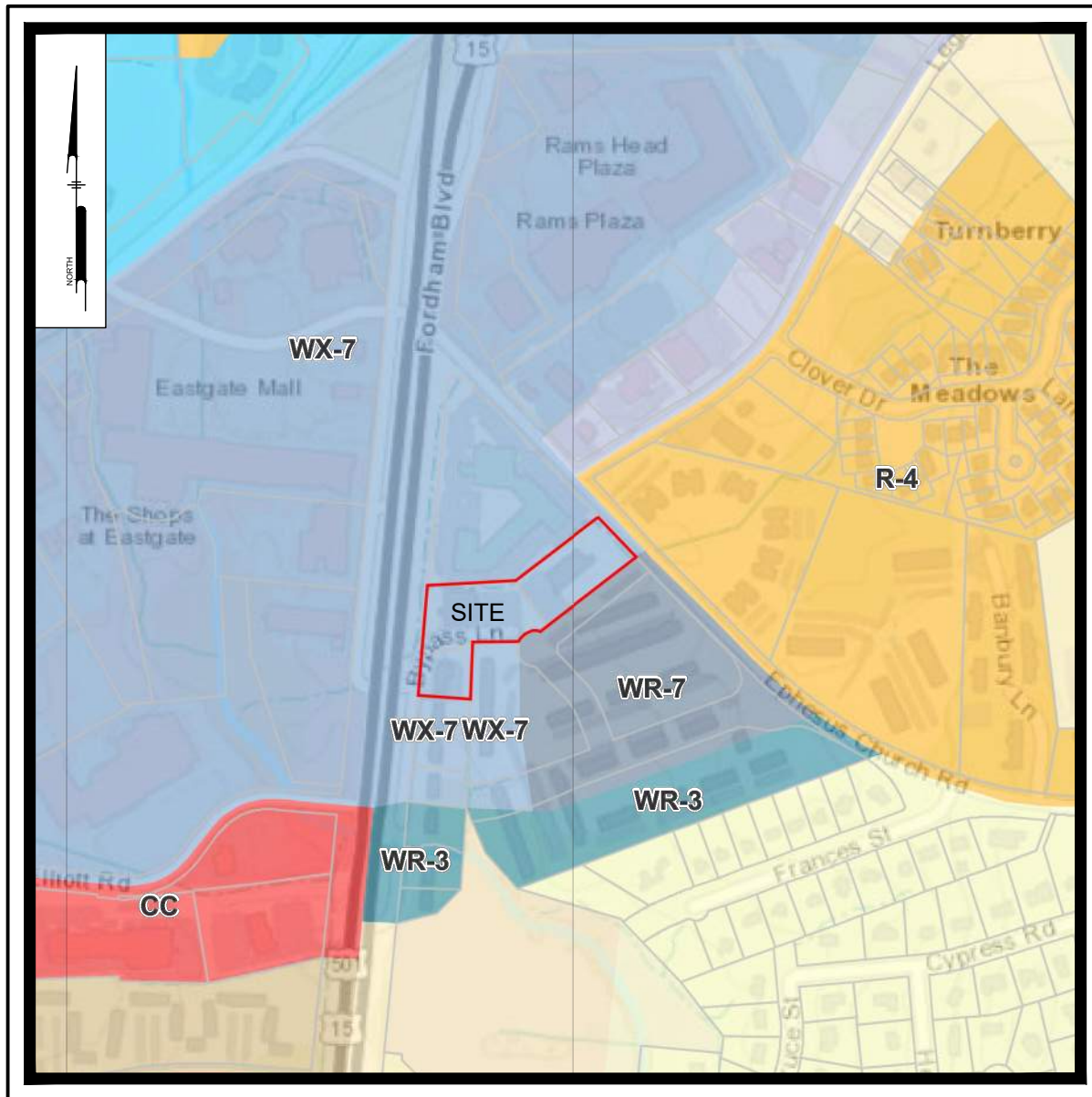
SOILS MAP
Scale: 1" = 500'



LOCATION MAP
1" = 2000'



USGS MAP
Scale: 1" = 500'



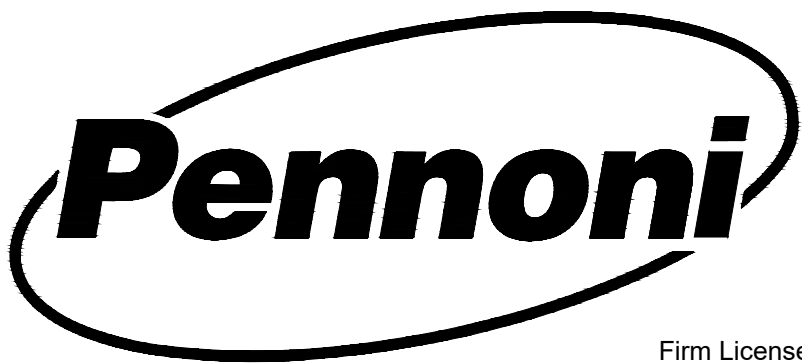
ZONING MAP
Scale: 1" = 500'

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PREPARED BY:
PENNONI ASSOCIATES INC.

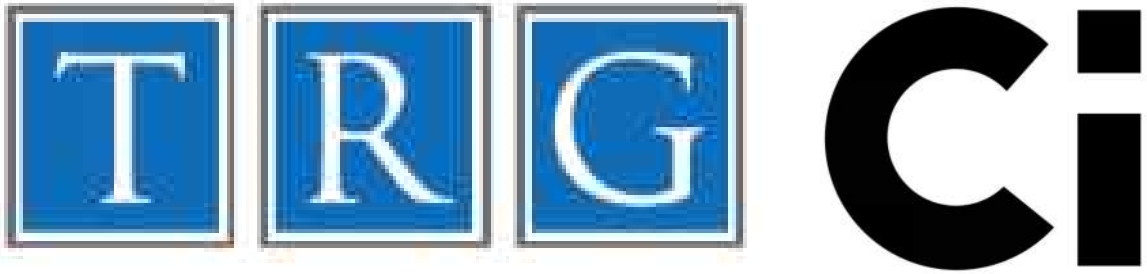


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F-1267

5430 Wade Park Boulevard, #106
Raleigh, NC 27607
T 919.929.1173
F 919.493.6548



Know what's below.
Call before you dig.



1289 FORDHAM BLVD
CHAPEL HILL, NC 27514
COVER SHEET
TRINSIC RESIDENTIAL GROUP
321 E. CHAPEL HILL ST
DURHAM, NC 27701

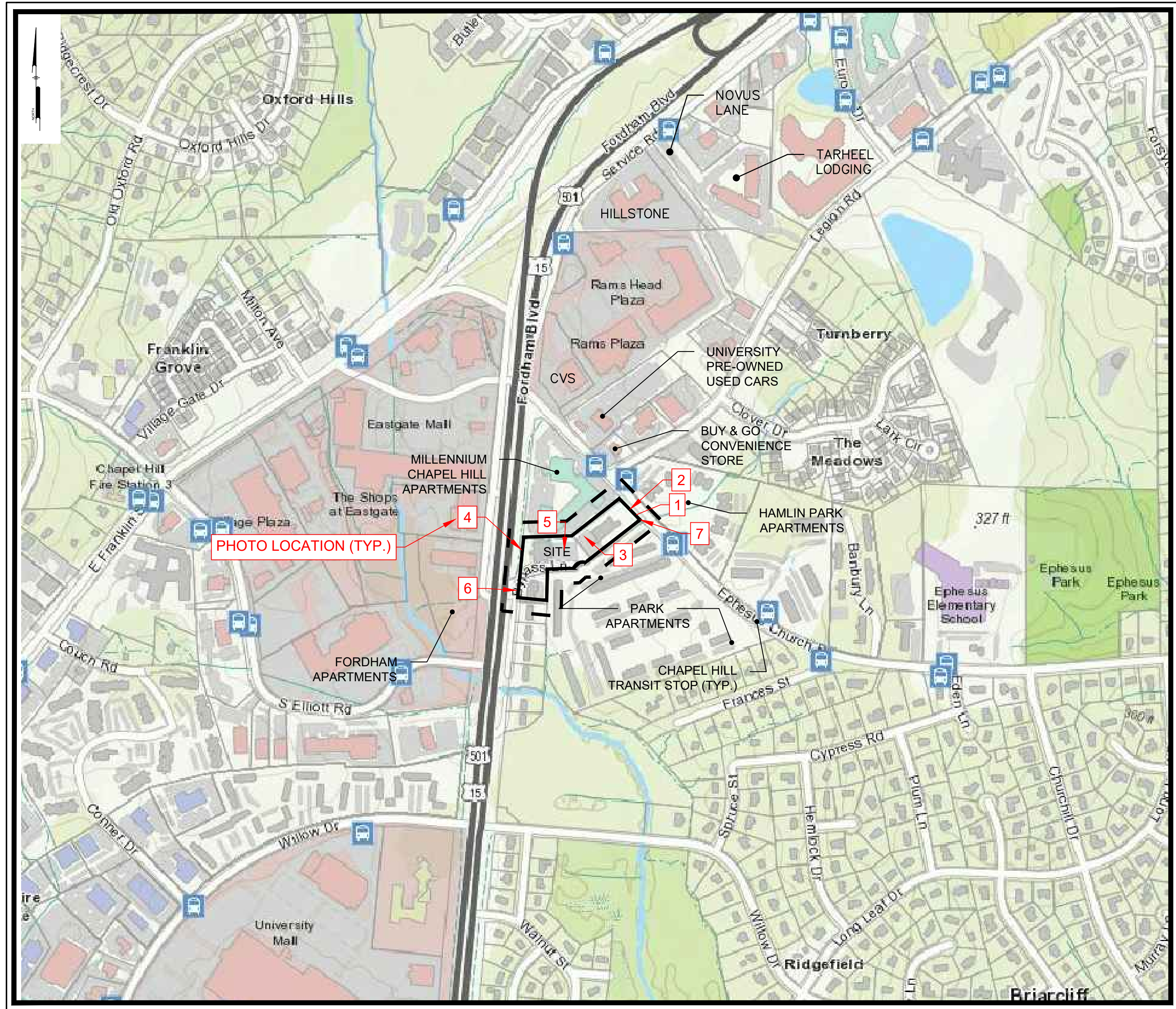
PROJECT	DATE	NO.	REVISIONS	BY
TRINS21001	10/15/2021	1	Per CDC Comments on 09/28/2021	CRP

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PROJECT	TRINS21001
DATE	2021/08/24
DRAWING SCALE	AS SHOWN
DRAWN BY	KNB
APPROVED BY	ESM

CS0001
SHEET 1 OF 32

U:\Accounts\TRINS21001 - Chapel Hill Residential Development\CS0002 - COA Plans - 145\Submittal\TRINS21001 - COA Plans.dwg PLOTTED: 4/20/21 4:42 PM BY: Kimberly Bonds PLOT STYLE: Pennon.VS.dwg PROJECT STATUS: —



AREA MAP
Scale: 1" = 300'



PHOTO 1 - VIEW FROM NORTHEAST PROPERTY CORNER ON EPHEBUS CHURCH ROAD LOOKING NORTHWEST AT EXISTING UNIVERSITY INN SITE.



PHOTO 2 - VIEW FROM EPHEBUS CHURCH ROAD LOOKING SOUTHWEST TOWARD CHAPEL HILL BAPTIST CHURCH.



PHOTO 3 - VIEW LOOKING NORTHEAST AT BACK OF CHAPEL HILL BAPTIST CHURCH FROM INTERIOR LOT.



PHOTO 4 - VIEW FROM FORDHAM BLVD LOOKING EAST TOWARD EXISTING COMMERCIAL BUILDING.



PHOTO 5 - VIEW LOOKING WEST FROM EAST SIDE OF EXISTING COMMERCIAL BUILDING.



PHOTO 6 - VIEW FROM BYPASS LANE OFF FORDHAM BLVD LOOKING EAST AT EXISTING RESIDENTIAL PROPERTY.

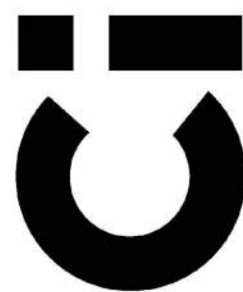


PHOTO 7 - VIEW FROM EPHEBUS CHURCH ROAD LOOKING SOUTHEAST AT THE PARK APARTMENTS DEVELOPMENT.

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AREA MAP & SITE PHOTOGRAPHS
1289 FORDHAM BLVD
CHAPEL HILL, NC 27514
TRINCS RESIDENTIAL GROUP
321 E. CHAPEL HILL ST
DURHAM, NC 27701

NO.	DATE	REVISIONS	BY
1	01/15/2021	Per CDC Comments on 09/28/2021	CRP

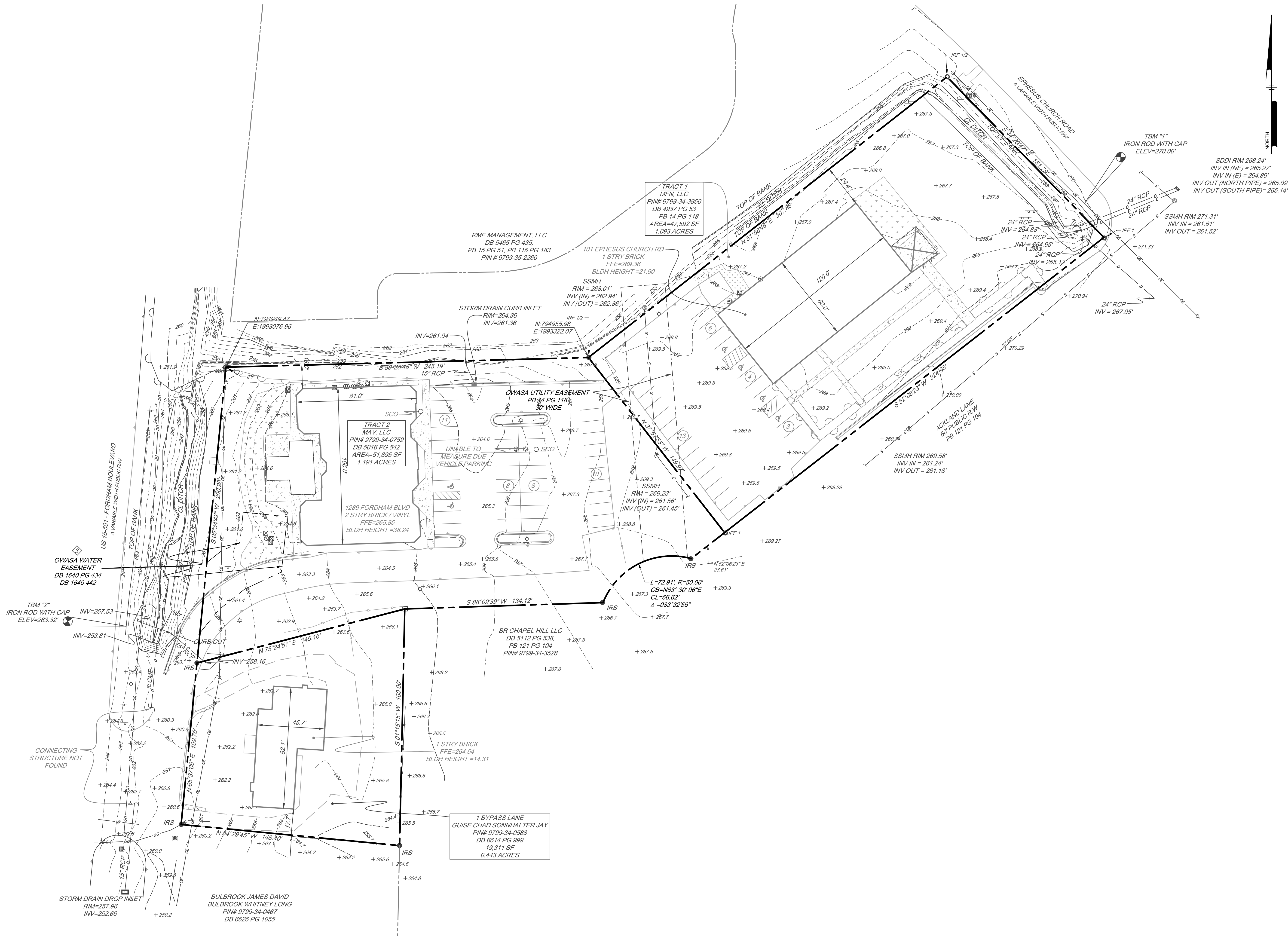
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PROJECT	TRINS21001
DATE	2021/08/24
DRAWING SCALE	N.T.S.
DRAWN BY	CRP
APPROVED BY	ESM

CS0002

SHEET 2 OF 32

U:\Accounts\TRINS21001 - Chapel Hill Residential Group\Drawings\CS0201 - CAD Files - 14 Submittal\TRINS21001 - CAD Files.dwg PLOTTED: 4/20/21 4:42 PM BY: Christopher Proulx PLOT STYLE: Pencon V5.ctb PROJECT STATUS: —



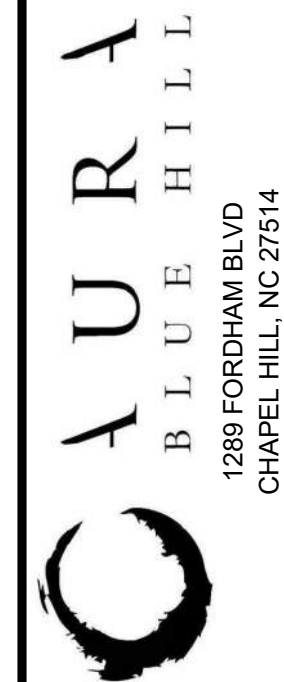
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EXISTING CONDITIONS
1289 FORDHAM BLVD
CHAPEL HILL, NC 27514
TRINIS RESIDENTIAL GROUP
321 E. CHAPEL HILL ST
DURHAM, NC 27701

NO.	DATE	REVISIONS	BY
1	01/15/2021	Per CDC Comments on 09/28/2021	CRP

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PROJECT	TRINS21001
DATE	2021/08/24
DRAWING SCALE	AS SHOWN
DRAWN BY	CRP
APPROVED BY	ESM

CS0201

SHEET 3 OF 32

U:\Accounts\TRNS\TRNS21001 - Chapel Hill Residential Development\CS1000 - Plans\TRNS21001 - CS1000\Rendering.dwg PLOTTED: 4/22/24 4:01 PM BY: Christopher Parada PLOTSTYLE: Pennon MCS.ctb PROJECT STATUS: —



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NO.	DATE	REVISIONS	BY
1	01/15/2021	Per CDC Comments on 09/28/2021	CRP

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PROJECT	TRNS21001
DATE	2021/08/24
DRAWING SCALE	AS SHOWN
DRAWN BY	KNB
APPROVED BY	ESM

CS1000
SHEET 4 OF 32

CAURA
BLUE HILL
1289 FORDHAM BLVD
CHAPEL HILL, NC 27514
SITE PLAN RENDERING
TRINISC RESIDENTIAL GROUP
321 E. CHAPEL HILL ST
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U:\Account\TRINS\TRINS1001 - Chapel Hill Residential Development\DESIGN\DWG\TRINS1001 - CS1002.dwg PLOTTED: 4/20/24 4:01 PM BY: Christopher Perdue PROJECT STATUS: —

DELINEATES OUTDOOR AMENITY SPACE

DELINEATES RECREATION AREA

DELINEATES COMMERCIAL AREA

DELINEATES OUTDOOR AMENITY SPACE

DELINEATES RECREATION AREA

DELINEATES COMMERCIAL AREA

FORDHAM BOULEVARD / NC 15-501
(VARIABLE WIDTH PUBLIC RW)

BYPASS LANE

BLDG B
5 OVER 1 MU BLDG
WX-7

7 TIER
PARKING GARAGE

BLDG A
5 OVER 1 MU BLDG
WX-7

ADJACENT DEVELOPMENT
MILLENNIUM CHAPEL HILL APARTMENTS

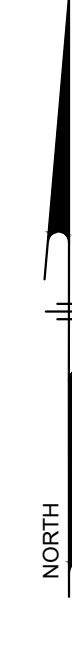
LEGION ROAD EXTENSION
(VARIABLE WIDTH PUBLIC RW)

ADJACENT DEVELOPMENT
PARK APARTMENTS

EPHRAIM CHURCH ROAD
(VARIABLE WIDTH PUBLIC RW)

NEW ROAD (BY OTHERS)

0 30' 60'



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PROJECT	TRINS21001		
DATE	2021/08/24		
DRAWING SCALE	AS SHOWN		
DRAWN BY	KNB		
APPROVED BY	ESM		

CS1002

SHEET 6 OF 32

CAURA

BLUE HILL

1289 FORDHAM BLVD
CHAPEL HILL, NC 27514

ZONING PLAN

TRINIS RESIDENTIAL GROUP

321 E. CHAPEL HILL ST
DURHAM, NC 27701

CI

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DESIGN ALTERNATIVE-1

Landscaping Standards Along Fordham Boulevard & Ephesus Church Road Frontages

FBC Requirement:

Sect. 3.11.4.2.D Landscaping Standards - Frontages

Frontages must be planted in accordance with the Town of Chapel Hill Design Manual.

Site Constraints:

- Utility poles with overhead lines exist along Fordham Boulevard and Ephesus Church Road frontages.
- Utility company landscape requirements.

Design Alternative-1:

Allowance for the substitution of alternate street tree species and placement where overhead lines exist. Duke Energy landscaping standards prohibit mature tree heights more than 15-feet when the trees are located within 20-feet of overhead lines. These requirements prohibit the planting of street trees in accordance with the Town's Design Manual. The request is also being made to allow for flexibility based upon possible minor design adjustments of site improvements and tree placement/species selection based upon site conditions encountered during the construction phase of the project.

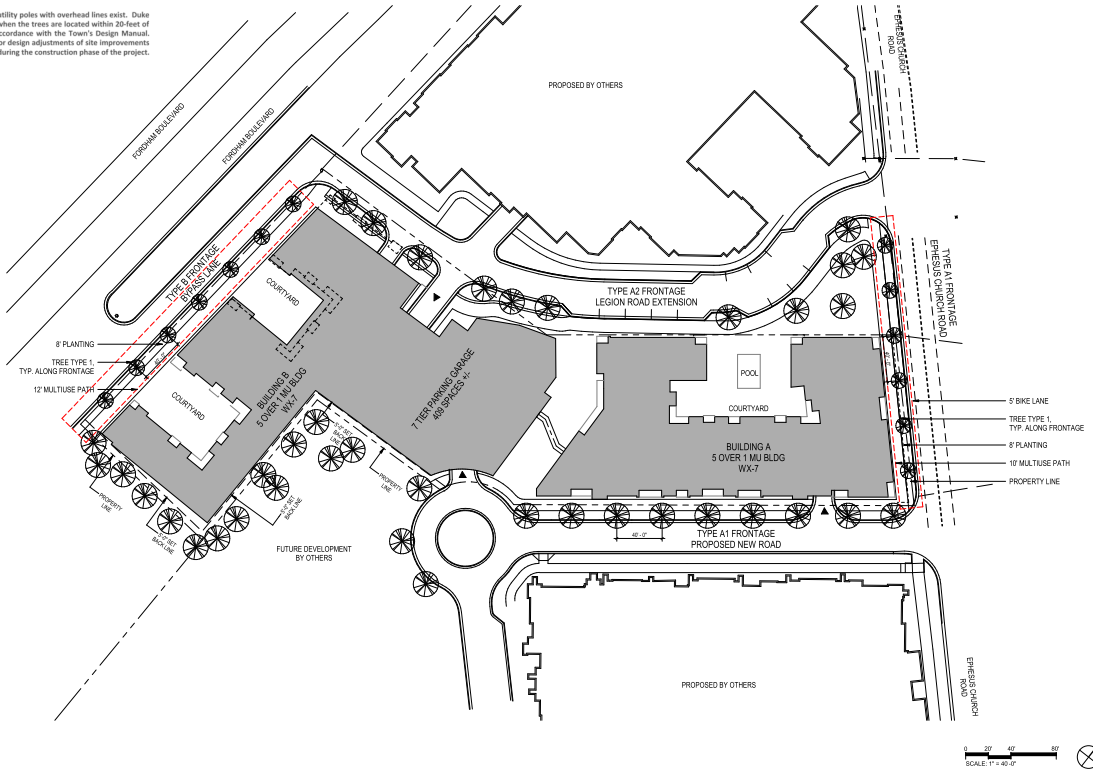
Mitigating Factors:

- Presence of utility poles and overhead lines along the Fordham Boulevard and Ephesus Church Road frontages.

Narrative: Along the Fordham Boulevard and Ephesus Church Road frontages, utility poles with overhead lines exist. Duke Energy landscaping standards prohibit mature tree heights more than 15-feet when the trees are located within 20-feet of overhead lines. These requirements prohibit the planting of street trees in accordance with the Town's Design Manual. The request is also being made to allow for flexibility based upon possible minor design adjustments of site improvements and tree placement/species selection based upon site conditions encountered during the construction phase of the project.

DESIGN ALTERNATIVE 01 ZONE

TREE TYPE 1
FLOWERING TREES @
FORDHAM BLVD & EPHEsus CHURCH RD
CHOCOWATON VIRGINICUS
FRANCE TREES



PROPOSED DESIGN ALTERNATIVE 01

A1

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PENMON ASSOCIATES INC.
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Raleigh, NC 27607
T 919.852.1173 F 919.461.6549



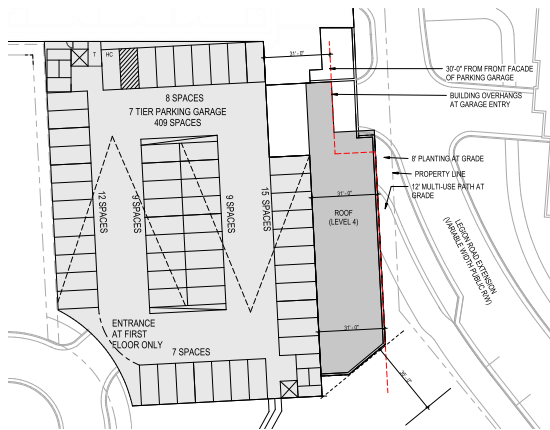
CLD DESIGN INC.
CHAPEL HILL, NC 27514
Raleigh, NC 27607
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DESIGN ALTERNATIVE 01
TRINIS RESIDENTIAL GROUP
CHAPEL HILL, NC 27514
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NO.	DATE	BY	CHKD	REVISION
1	2021/08/24	Author	Checker	

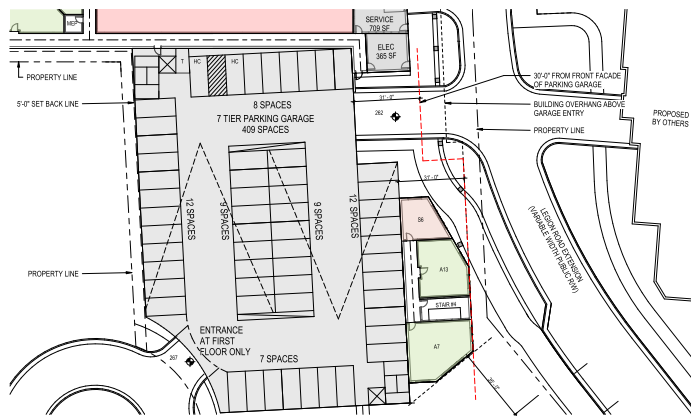
PROJECT	TRINS21001
DATE	2021/08/24
DRAWING SCALE	AS SHOWN
DRAWN BY	Author
APPROVED BY	Checker
DA-01	
SHEET	7 OF 32



DESIGN ALT 02 - LEVELS 4-6
3/8" = 1'-0"



DESIGN ALT 02 - LEVELS 2-3
3/8" = 1'-0"



DESIGN ALT 02 - LEVEL 1
3/8" = 1'-0"

5' 0" 10' 0" 15' 0" 20' 0" 25' 0" 30' 0"
SCALE: 1/8" = 1'-0"

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DESIGN ALTERNATIVE-2

Minimum front building facade setback Standards for structured parking along portions of Legion Road for Type A Frontage.

FBC Requirement:

Setback 11.2.5 Frontages

Parking Location - Structured or covered parking: 30' minimum behind front building facade for all floors. A smaller setback may be permitted for the second and third floors with a design alternative.

Site Constraints:

1. Project property width does not permit an efficient structured parking design when there are additional wrap requirements along Legion Road extension.
2. Overall site layout design intent of locating a garage access point across from the proposed University Inn development's garage access directly across Legion Road extension.

Design Alternative-1:

A Request for a reduction of the required minimum structured parking setback from the building facade along a segment of the Type A Legion Road extension frontage.

Mitigating Factors:

1. Property width limitations for adequate and efficient structured parking.

Narrative: A request is being made for the reduction in the minimum setback of the structured parking from the building facade along the Type A Legion road extension frontage. The structured parking is currently located at the widest portion of the site and due to the parking wrap requirements along Legion Road extension and the proposed multi-use path along Legion Road extension the 30' offset from structured parking depth to building facade cannot be maintained. The structured parking entrance along Legion Road extension has been located directly across from the proposed development site's garage to the north. This will allow for better coordination and transition between the two sites.



NO.	DATE	REVISION
1	10/10/2024	1. Project location and parking

PROJECT	TRINS21001
DATE	20210804
DRAWING SCALE	AS SHOWN
DRAWN BY	Author
APPROVED BY	Checker
DA-02	
SHEET	8 OF 32



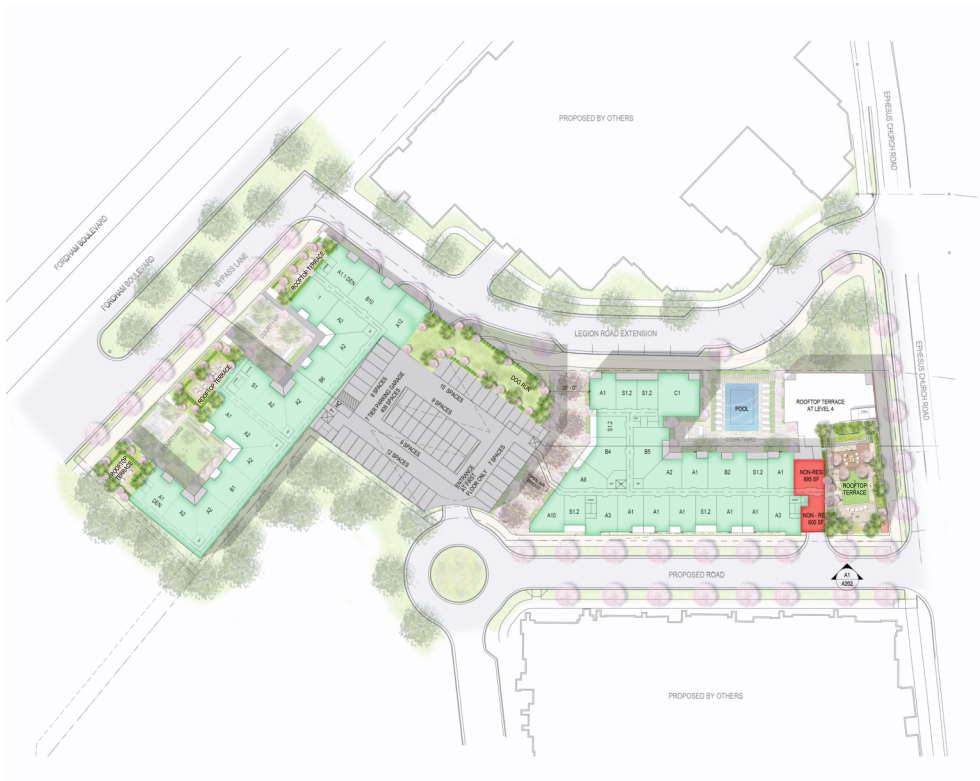
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PROJECT	TRINS21001
DATE	2021/09/24
DRAWING SCALE	AS SHOWN
DRAWN BY	Author
APPROVED BY	Checker

1001

SHEET	9	OF 32
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Penmon Associates Inc. 10000113 10/10/2021 10:14 AM



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CAURA
BLUE HILL
CHAMPAIGN, IL 61820
TRINIS RESIDENTIAL GROUP
10000113 10/10/2021 10:14 AM

NO.	DATE	BY	CHKD
1	10/10/2021	Author	Checker

PROJECT: TRINIS21001
DATE: 10/10/2021
DRAWING SCALE: AS SHOWN
DRAWN BY: Author
APPROVED BY: Checker
L002
SHEET 10 OF 32

LUMEC by @lightify	Urban
	TownGuide
GARDCO by @lightify	Wall Mount
	PureForm
GARDCO by @lightify	Site & Area
	PureForm
GARDCO by @lightify	Garage & Canopy
	SoftView
GARDCO by @lightify	Site & Area
	EcoForm

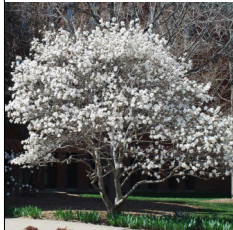
PROPOSED LIGHT FIXTURE STYLES (SEE ABOVE)

LIGHT FIXTURE NOTES:

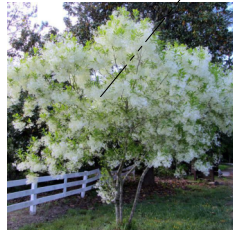
PROPOSED STREET LIGHT FIXTURES TO ALIGN WITH THE APPROVED FIXTURES USED ON OPPOSITE SIDE OF STREET.

INTENTION IS TO CREATE A CONSISTENT STREET EXPERIENCE BETWEEN PROJECTS.

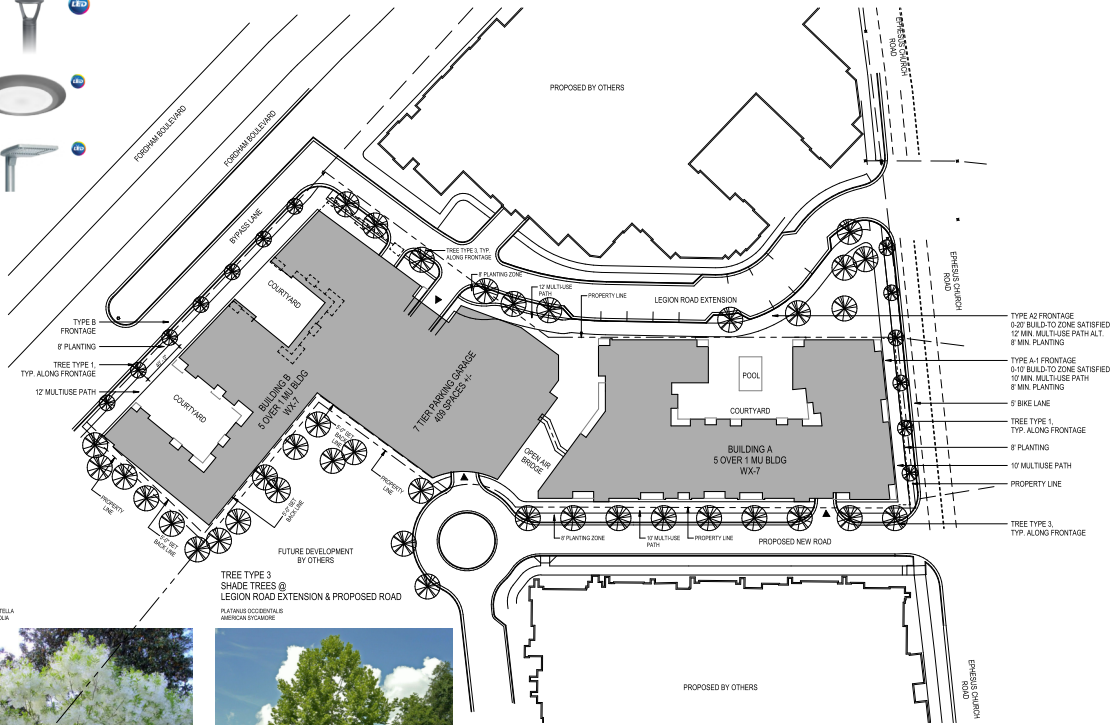
TREE TYPE 1
FLOWERING TREES @
FORDHAM BLVD & EPHEUS CHURCH RD
CORYMPHOS VIRGINICUS
FRINGE TREES



MADEIRA STELLA
STAR MADEIRA



TREE TYPE 3
SHADE TREES @
LEGION ROAD EXTENSION & PROPOSED ROAD
PLATANUS OCCIDENTALIS
AMERICAN DYACADORE



SCALE: 1" = 40'-0"

PROPOSED PLANTING PLAN

A1

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Penmon Associates Inc.
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Raleigh, NC 27607
T 919.852.1173 F 919.461.6549

CAURA
PROPOSED PLANTING & EXTERIOR LIGHTING
TRINIS RESIDENTIAL GROUP
CHAMPAIGN, ILL. NC 27914
SUE CHAMBERLAIN, EST
CHAMPAIGN, NC 27914

NO.	DATE	BY	REVISION
1	20210624	Author	AS SHOWN
2	20210624	Checker	

PROJECT: TRINIS21001

DATE: 20210624

DRAWING SCALE: AS SHOWN

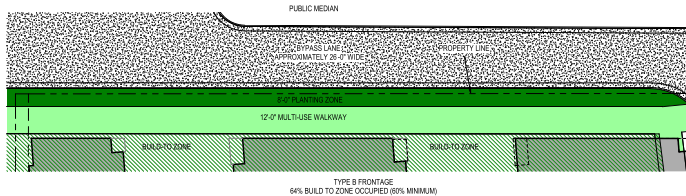
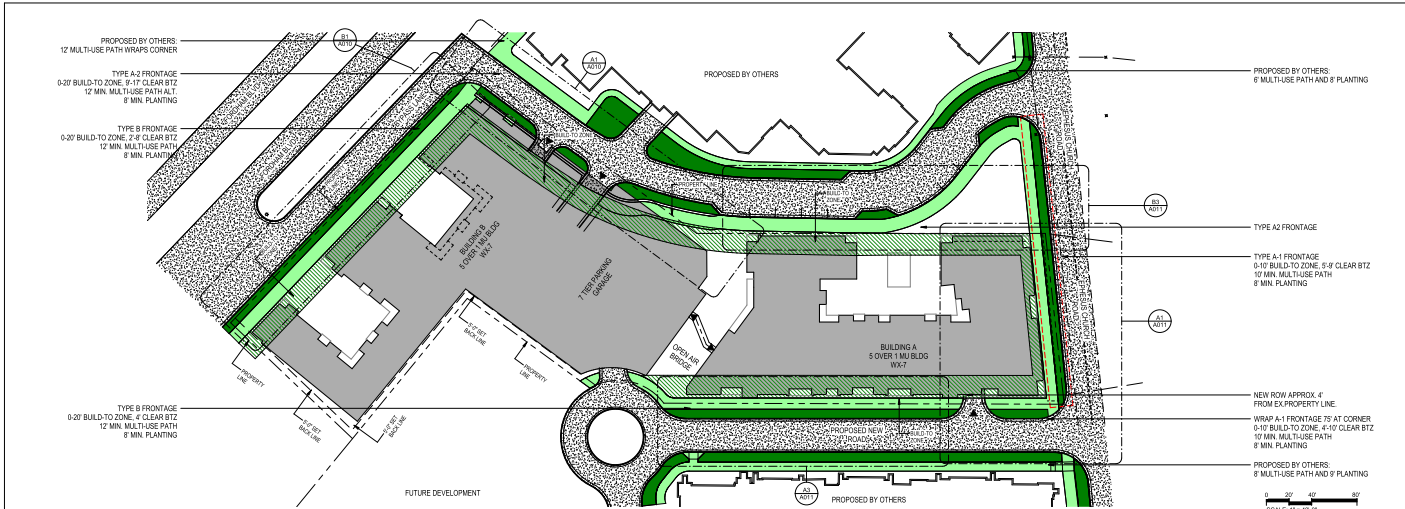
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APPROVED BY: Checker

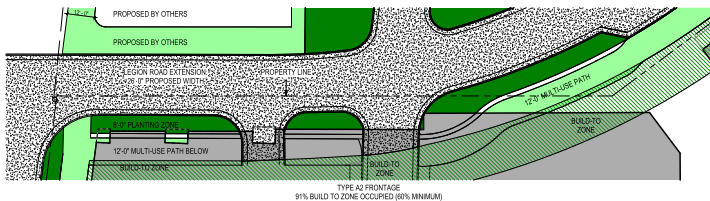
L003

SHEET 11 OF 32

10/10/2024 3:38:30 PM



SITE FRONTAGE PLAN - BLDG B TYPE B FRONTAGE 1" = 20'-0"



SITE FRONTAGE PLAN - BLDG B TYPE A2 FRONTAGE 1" = 20'-0"

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AURA
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TRINIC RESIDENTIAL GROUP
CHAMBER HILL, NC 27014
T 919.852.1173 F 919.461.6549

NO.	DATE	BY	DESCRIPTION
1	10/10/2024	SP	PROJECT
2	10/10/2024	DM	DATE
3	10/10/2024	DM	DATE
4	10/10/2024	DM	DATE
5	10/10/2024	DM	DATE
6	10/10/2024	DM	DATE
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PROJECT: TRINIC21001

DATE: 10/10/2024

DRAWING SCALE: AS SHOWN

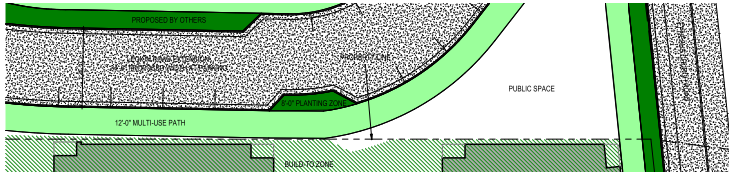
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APPROVED BY: DM

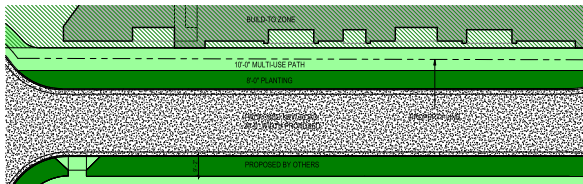
A010

SHEET 12 OF 32

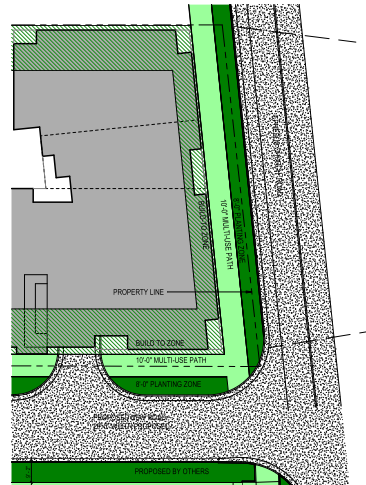
10/10/2023 3:38:30 PM



SITE FRONTAGE PLAN - BLDG A TYPE A2 FRONTAGE
1" = 20'-0" B3



SITE FRONTAGE PLAN - BLDG A TYPE B FRONTAGE
1" = 20'-0" A3



SITE FRONTAGE PLAN - BLDG A TYPE A1 FRONTAGE
1" = 20'-0" A1

NOT FOR CONSTRUCTION



Pennoni Associates Inc.
10000 Rte 100
Raleigh, NC 27607
T 919.852.1173 F 919.461.6548



CD Design, Inc.
10000 Rte 100
Raleigh, NC 27607
T 919.852.1173 F 919.461.6548



AURA
10000 Rte 100
Raleigh, NC 27607
T 919.852.1173 F 919.461.6548

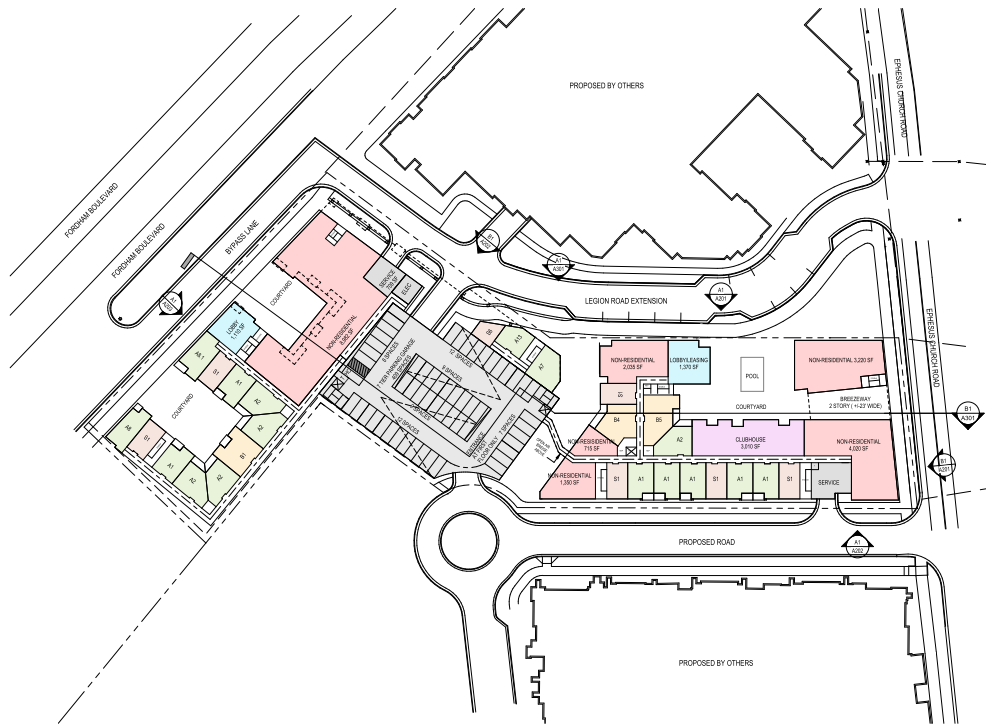
NO.	DATE	BY	CHKD	APP'D
1	10/10/2023	AS SHOWN		

PROJECT	TRINS21001
DATE	2023/08/24
DRAWING SCALE	AS SHOWN
DRAWN BY	SF
APPROVED BY	DM

A011

SHEET 13 OF 32

10/10/2023 3:38:47 PM



LEVEL 1 COMPOSITE PLAN
1" = 40'-0"

A1

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Charlotte, NC 28227
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CJ DESIGN, INC.
10000 N. 100th St.
Charlotte, NC 28227
T 919.463.1173 F 919.463.6548



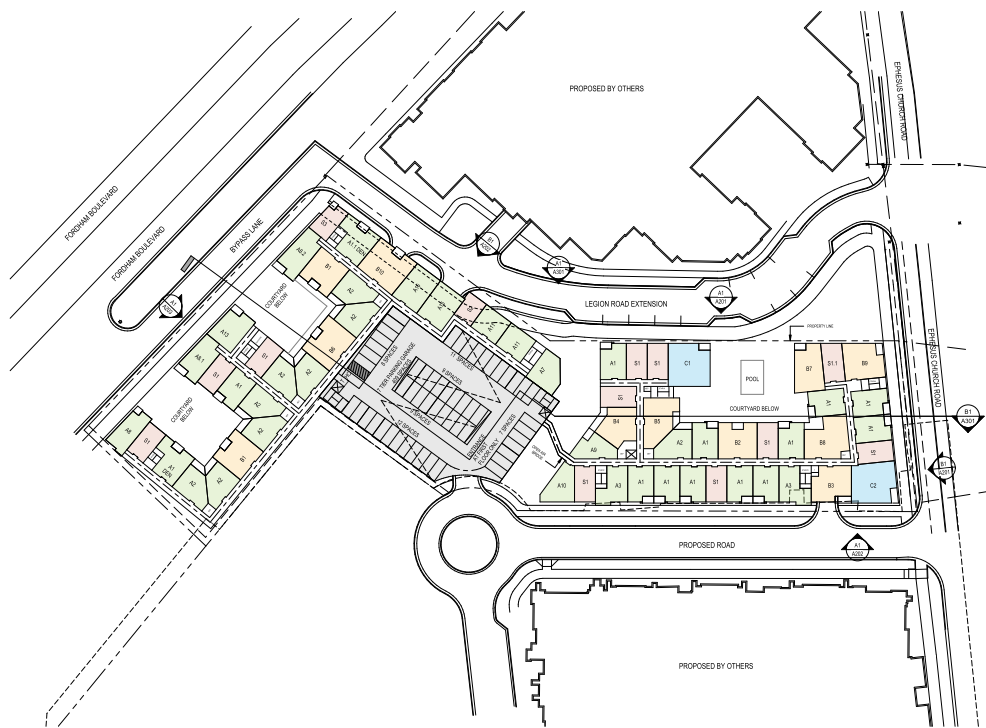
AURA
10000 N. 100th St.
Charlotte, NC 28227
T 919.463.1173 F 919.463.6548

NO.	DATE	BY	REVISION
1	10/10/2023	AS SHOWN	AS SHOWN

PROJECT	TRINIS21001
DATE	2023/08/24
DRAWING SCALE	AS SHOWN
DRAWN BY	LD/SP
APPROVED BY	DM

A100.1
SHEET 14 OF 32

10/10/2023 3:33:29 PM



LEVEL 2 AND LEVEL 3 COMPOSITE PLAN
1" = 42'-0"

A1

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Pennoni
P. 1001
PENNON ASSOCIATES INC.
1001 PENNON DRIVE
RALEIGH, NC 27607
T 919.852.1173 F 919.461.6548

ci
CL DESIGN, INC.
1001 PENNON DRIVE
RALEIGH, NC 27607
T 919.852.1173 F 919.461.6548

AURA
B L L E H I L L
CHAMPELLE, NC 27514
LEVEL 2 AND LEVEL 3 COMPOSITE PLAN
TRINIS RESIDENTIAL GROUP
1001 PENNON DRIVE
RALEIGH, NC 27607

NO.	REVISION	DATE	BY
1	FOR CDC COMMENTS ON 06/29/21	10/15/21	CRP

PROJECT: TRINIS21001
DATE: 2023/08/24
DRAWING SCALE: AS SHOWN
DRAWN BY: LD/SP
APPROVED BY: DM
A100.2
SHEET 15 OF 32

10/10/2024 11:28:00 AM
10/10/2024 11:28:00 AM



LEVEL 4, LEVEL 5, AND LEVEL 6 COMPOSITE PLAN
1" = 40'-0"

A1

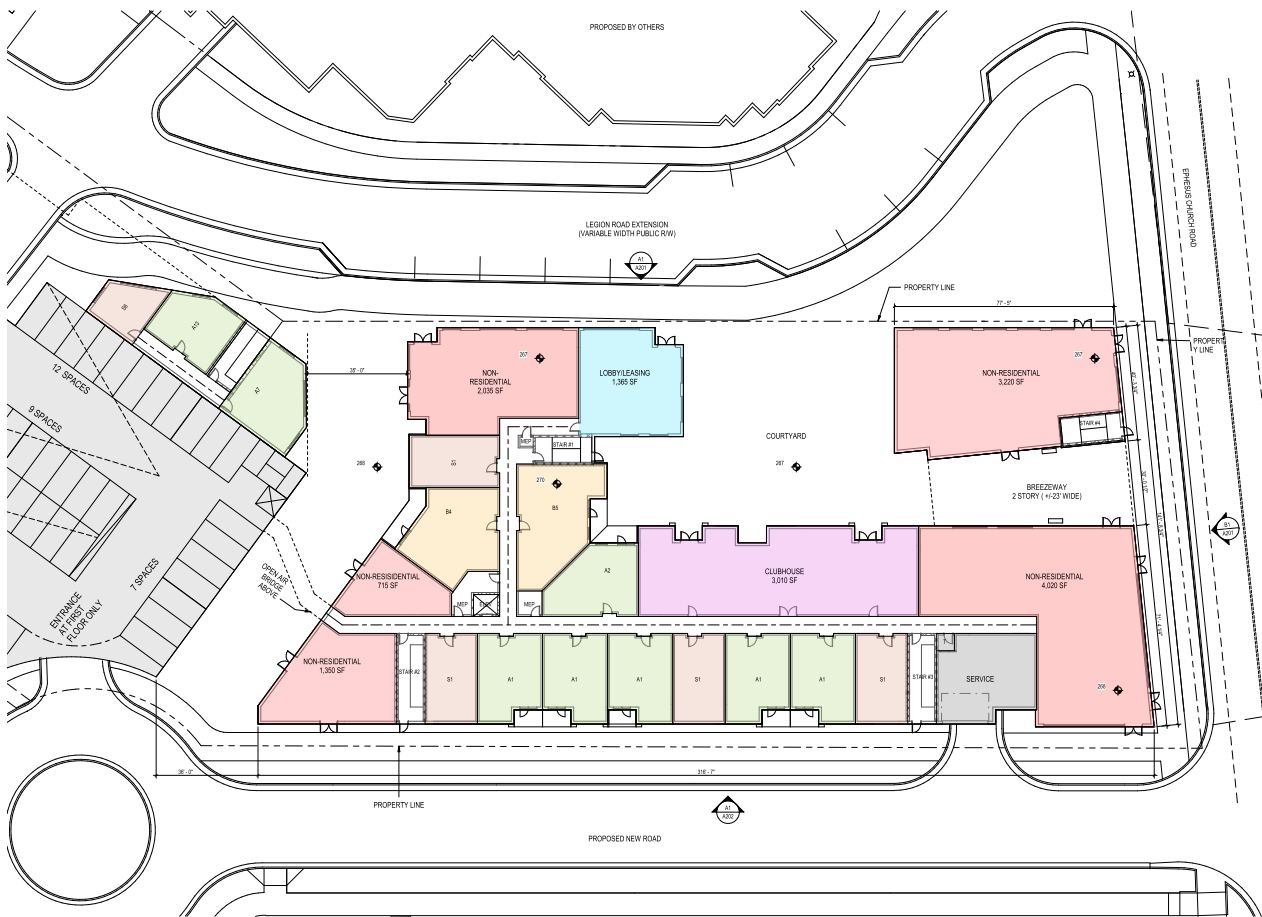
NOT FOR CONSTRUCTION



CAURA
B L L E H I L L
LEVEL 4, LEVEL 5, AND LEVEL 6 COMPOSITE PLAN
TRINIS RESIDENTIAL GROUP
CHAMPEL HILL, NC 27014
DATE: 10/10/2024
DRAWN BY: LD/SP
CHECKED BY: DM
APPROVED BY: DM

NO.	DATE	DESCRIPTION
1	10/10/2024	10/10/2024 11:28:00 AM

PROJECT: TRINIS21001
DATE: 10/10/2024
DRAWING SCALE: AS SHOWN
DRAWN BY: LD/SP
CHECKED BY: DM
APPROVED BY: DM
A100.3
SHEET 16 OF 32



LEVEL 1
1/8" = 1'-0"

NOT FOR CONSTRUCTION



CAURA
BLUE HILL
BUILDING A LEVEL 1 PLAN
TRINISIC RESIDENTIAL GROUP

NO.	DATE	BY	DESCRIPTION
1	10/15/2024	LD	AS SHOWN

PROJECT: TRINSIC21001
DATE: 2024/08/24
DRAWING SCALE: AS SHOWN
DRAWN BY: LD
APPROVED BY: DM
A101
SHEET 17 OF 32



Pennoni
P. 1001
PENNON ASSOCIATES INC.
1001 PENNON DRIVE
RALEIGH, NC 27607
T 919.852.1173 F 919.483.6548

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CLIDSON INC.
1001 PENNON DRIVE
RALEIGH, NC 27607
T 919.852.1173 F 919.483.6548

CAURA BLUE HILL
BUILDING A LEVEL 2 AND LEVEL 3 PLAN
TRINIS RESIDENTIAL GROUP
1001 PENNON DRIVE
RALEIGH, NC 27607

NO.	REVISION	DATE	BY	CHKD
1	AS SHOWN			

PROJECT: TRINIS21001
DATE: 2/27/2024
DRAWING SCALE: AS SHOWN
DRAWN BY: LD
APPROVED BY: DM

A102
SHEET 18 OF 32

LEVEL 2 A1
1/16" = 1'-0"
NOT FOR CONSTRUCTION

1001 PENNON DRIVE
RALEIGH, NC 27607
T 919.852.1173 F 919.483.6548



LEVEL 4
1/8" = 1'-0"

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Pennoni

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10000 N. 10th St.
Raleigh, NC 27607
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ci

CLD DESIGN, INC.
10000 N. 10th St.
Raleigh, NC 27607
T 919.852.1173 F 919.483.6548

CAURA

BLUE HILL
CHAMPEL, NC 27514

BUILDING A LEVEL 4 PLAN

TRINIS RESIDENTIAL GROUP
10000 N. 10th St.
Raleigh, NC 27607

NO.	DATE	BY	CHKD	DESCRIPTION
1	01/11/2024	LD	DM	ISSUED FOR PERMIT

PROJECT: TRINIS21001

DATE: 01/11/2024

DRAWING SCALE: AS SHOWN

DRAWN BY: LD

APPROVED BY: DM

A103

SHEET 19 OF 32



LEVEL 6
1/8" = 1'-0"

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Pennoni

Pennoni Associates, Inc.
10000 Pennington Road
Raleigh, NC 27607
T 919.852.1173 F 919.483.6548

ci

CLD DESIGN, INC.
10000 Pennington Road
Raleigh, NC 27607
T 919.852.1173 F 919.483.6548

CAURA

B L U E H I L L

CHAMPELLE, NC 27514

BUILDING A LEVEL 5 AND LEVEL 6 PLAN

TRINIS RESIDENTIAL GROUP

10000 Pennington Road
Raleigh, NC 27607

NO.	DATE	BY	CHKD	APP'D	REVISION
1	10/10/2024	LD	DM		AS SHOWN

PROJECT: TRINIS21001

DATE: 2024/08/24

DRAWING SCALE: AS SHOWN

DRAWN BY: LD

APPROVED BY: DM

A104

SHEET 20 OF 32

10/10/2023 3:34 PM
10/10/2023 3:34 PM
10/10/2023 3:34 PM



BUILDING B GROUND LEVEL FLOOR PLAN
1/16" = 1'-0"

A1

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Pennoni
P. 1001
PENNON ASSOCIATES INC.
1001 PENNON DRIVE
RALEIGH, NC 27607
T 919.852.1173 F 919.461.6548

ci
CLD DESIGN INC.
1001 PENNON DRIVE
RALEIGH, NC 27607
T 919.852.1173 F 919.461.6548

CAURA
BLUE HILL
CHAMBERLAIN, NC 27814
BUILDING B LEVEL 1 PLAN
TRINIS RESIDENTIAL GROUP
1001 PENNON DRIVE
RALEIGH, NC 27607
T 919.852.1173 F 919.461.6548

NO.	DATE	BY	CHKD.	REVISION
1	10/10/2023	Author	Author	1

PROJECT: TRINIS21001
DATE: 10/10/2023
DRAWING SCALE: AS SHOWN
DRAWN BY: Author
APPROVED BY: Checker

A110
SHEET 21 OF 32

10/10/2024 10:45 AM
10/10/2024 10:45 AM
10/10/2024 10:45 AM



BUILDING B TYPICAL LEVEL 2 AND 3 FLOOR PLANS
1/16" = 1'-0"

A1

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Pennoni
P. 1001
PENNON ASSOCIATES INC.
1001 PENNON DRIVE
RALEIGH, NC 27607
T 919.852.1173 F 919.481.6548



CURA
B L U E H I L L
CHAMPELLE, NC 27514
BUILDING B LEVEL 2 AND LEVEL 3 PLAN
TRINIC RESIDENTIAL GROUP
1001 PENNON DRIVE
RALEIGH, NC 27607

NO.	DATE	BY	CHKD	REVISION
1	10/10/2024	Author	Checker	

PROJECT: TRINIC21001

DATE: 10/10/2024

DRAWING SCALE: AS SHOWN

DRAWN BY: Author

APPROVED BY: Checker

A111

SHEET 22 OF 32



10/10/2023 10:58:11 AM
10/10/2023 10:58:11 AM
10/10/2023 10:58:11 AM



BUILDING A EAST ELEVATION
1/8" = 1'-0"

B1



BUILDING A NORTH ELEVATION
1/8" = 1'-0"

A1

NOT FOR CONSTRUCTION



NO.	DATE	BY	REVISION
1	10/10/2023	MDA	REVISED PER COMMENTS
2	10/10/2023	MDA	REVISED PER COMMENTS
3	10/10/2023	MDA	REVISED PER COMMENTS
4	10/10/2023	MDA	REVISED PER COMMENTS
5	10/10/2023	MDA	REVISED PER COMMENTS
6	10/10/2023	MDA	REVISED PER COMMENTS
7	10/10/2023	MDA	REVISED PER COMMENTS
8	10/10/2023	MDA	REVISED PER COMMENTS
9	10/10/2023	MDA	REVISED PER COMMENTS
10	10/10/2023	MDA	REVISED PER COMMENTS

PROJECT	TRINS21001
DATE	20210824
DRAWING SCALE	AS SHOWN
DRAWN BY	MDA
APPROVED BY	MDA
DATE	20210824

A201
SHEET 24 OF 32



BUILDING B ELEVATION EAST
1/16" = 1'-0"

B1



BLDG A SOUTH ELEVATION
1/16" = 1'-0"

A1

NOT FOR CONSTRUCTION



NO.	DATE	BY	CHKD
1			
2			
3			
4			
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6			
7			
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PROJECT	TRINIS21001
DATE	20210824
DRAWING SCALE	AS SHOWN
DRAWN BY	MDA
APPROVED BY	DAAGV
A202	
SHEET	25 OF 32

10/10/2023 3:38 PM



BUILDING B ELEVATION NORTH
1/8" = 1'-0"

A1

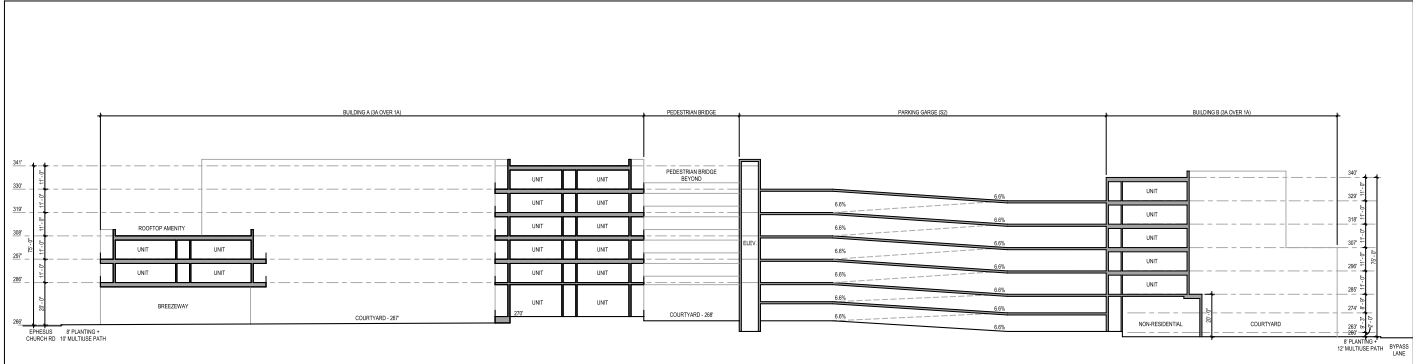
NOT FOR CONSTRUCTION



AURA
BLUE HILL
BUILDING ELEVATIONS
TRINIC RESIDENTIAL GROUP

NO.	DATE	BY	CHKD
1	10/10/2023	MDA	MDA

PROJECT: TRINIC21001
DATE: 10/10/2023
DRAWING SCALE: AS SHOWN
DRAWN BY: MDA
APPROVED BY: MDA
A203
SHEET 26 OF 32



Pennoni Associates Inc.
10000 E. 11th St.
Raleigh, NC 27607
T 919.852.1173 F 919.483.6548

CURA
BLU HILL
CHAMPAIGN, IL 61821
BUILDING SECTIONS
TRINIS RESIDENTIAL GROUP
1000 E. CHAMPAIGN BLVD.
CHAMPAIGN, IL 61821

NO.	DATE	BY	CHKD.	APP.	DESCRIPTION
1	2/27/2024	MD	MD	MD	ISSUED FOR PERMIT

PROJECT: TRINIS21001

DATE: 2/27/2024

DRAWING SCALE: AS SHOWN

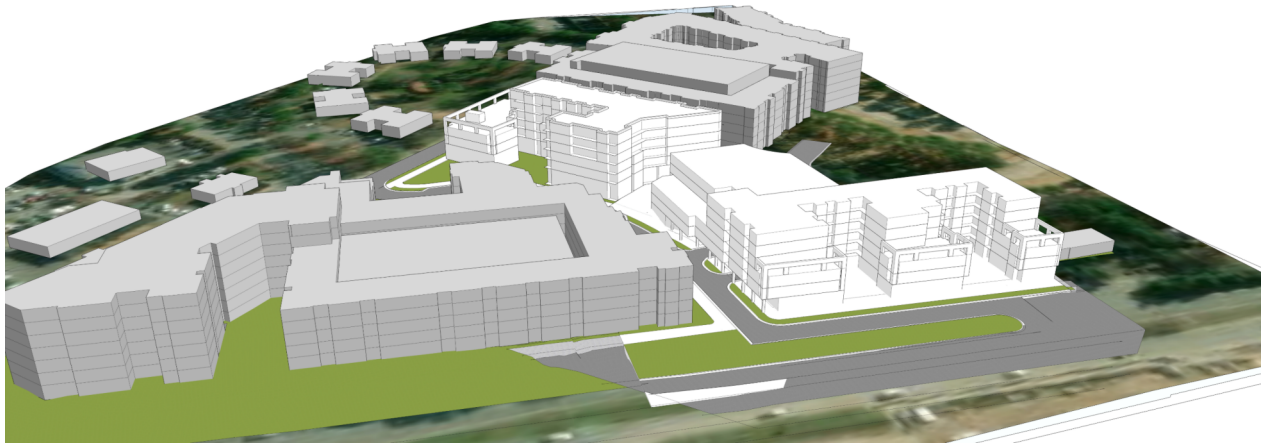
DRAWN BY: MD

CHECKED BY: MD

APPROVED BY: MD

A301

SHEET 27 OF 32



10/10/2024 10:53:37 AM

MASSING - AERIAL PERSPECTIVES
1/4" = 1'-0"

1

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Pennoni
PENNONI ASSOCIATES, INC.
ARCHITECTS
Raleigh, NC 27607
T 919.852.1173 F 919.481.6548

ci
CLIDSON, INC.
ARCHITECTS
Raleigh, NC 27601

AURA
BLUE HILL
MASSING VIEWS
TRINIC RESIDENTIAL GROUP
4101 CARROLL HILL ST
DURHAM, NC 27714

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PROJECT	TRINIC21001
DATE	2024/10/24
DRAWING SCALE	AS SHOWN
DRAWN BY	Author
APPROVED BY	Checker
AR001	
SHEET	OF 32



MASSING VIEW - PERSPECTIVE AT EPHEBUS CHURCH ROAD AND PROPOSED NEW ROAD 1/8" = 1'-0"

1



MASSING VIEW - PERSPECTIVE AT FORDHAM BOULEVARD AND LEGION ROAD EXTENSION 1/8" = 1'-0"

2

NOT FOR CONSTRUCTION

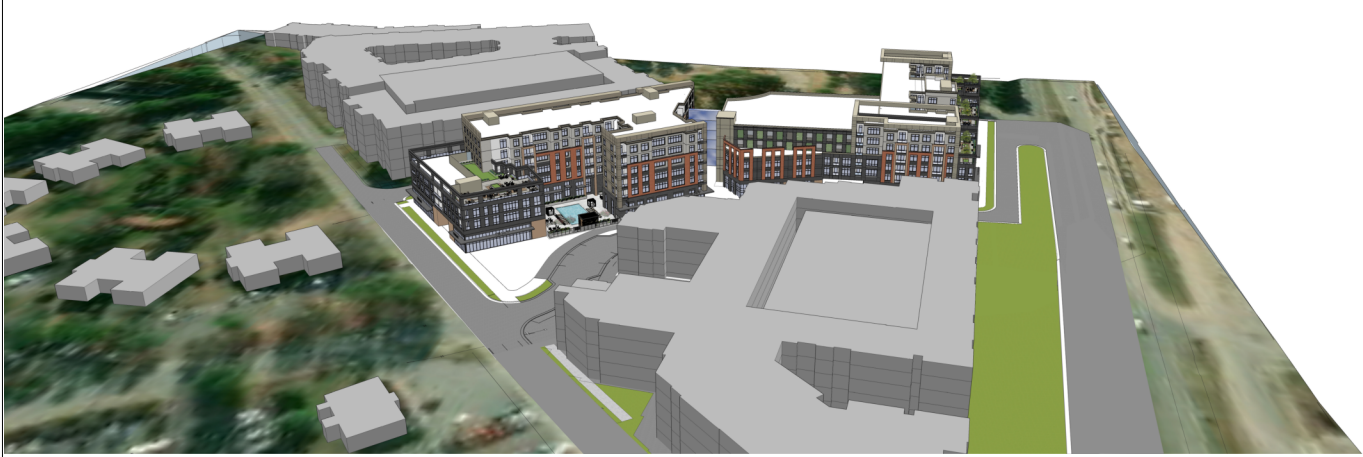
Pennoni
P. 1001
PENNON ASSOCIATES INC.
1001 P. 1001
Raleigh, NC 27607
T 919.852.1173 F 919.461.6548

ci
CL DESIGN, INC.
1001 P. 1001
Raleigh, NC 27607
T 919.852.1173 F 919.461.6548

AURA
BLUE HILL
MASSING VIEWS
TRINIC RESIDENTIAL GROUP
1001 P. 1001
Raleigh, NC 27607

NO.	DATE	BY	DESCRIPTION
1	2021/08/24	Author	Initial Design
2	2021/08/24	Checker	Final Design

PROJECT: TRINIC21001
DATE: 2021/08/24
DRAWING SCALE: AS SHOWN
DRAWN BY: Author
APPROVED BY: Checker
AR002
SHEET OF 32



AERIAL PERSPECTIVES
NOT TO SCALE

A1

NOT FOR CONSTRUCTION



Pennoni
P. 1001
PENNON ASSOCIATES, INC.
1001 PENNON DRIVE
Raleigh, NC 27607
T 919.852.1173 F 919.461.6548



CL DESIGN, INC.
1001 PENNON DRIVE
Raleigh, NC 27607
T 919.852.1173 F 919.461.6548



RENDERED VIEWS
TRINISIC RESIDENTIAL GROUP
1001 PENNON DRIVE
Raleigh, NC 27607

NO.	DATE	BY	DESCRIPTION
1			TRINISIC RESIDENTIAL GROUP

PROJECT	TRINISIC21001
DATE	2021/08/24
DRAWING SCALE	AS SHOWN
DRAWN BY	MDA
APPROVED BY	ODV

AR003

SHEET 28 OF 32



PERSPECTIVE AT EPHESUS CHURCH ROAD AND PROPOSED NEW ROAD

B1



PERSPECTIVE AT FORDHAM BOULEVARD AND LEGION ROAD EXTENSION

A1

NOT FOR CONSTRUCTION

Pennoni
P. 1001
PENNON ASSOCIATES INC.
1001 E. 10TH STREET
RALEIGH, NC 27602
T 919.852.1173 F 919.481.6548

ci
CL DESIGN, INC.
1001 E. 10TH STREET
RALEIGH, NC 27602
T 919.852.1173 F 919.481.6548

AURA
BLUE HILL
RENDERED VIEWS
TRINIS RESIDENTIAL GROUP
1001 E. 10TH STREET
RALEIGH, NC 27602

PROJECT	TRINIS21001
DATE	2021/06/24
DRAWING SCALE	AS SHOWN
DRAWN BY	MUSA
APPROVED BY	ODV
SHEET	29 OF 32

AR004

BUILDING A

UNIT TYPE	DESCRIPTION	RSF/UNIT	# UNITS	TOTAL # OF UNIT TYPE	TOTAL UNIT TYPE % MIX	% UNIT MIX PER TYPE	AVG. RSF/UNIT TYPE	TOTAL RSF	% RSF	TOTAL % RSF	TOTAL GBA	Gsf/UNIT	EFFICIENCY
S1	STUDIO UNIT	587	18	38	25%	12%	537	10,566	9.4%	18.2%			
S1.1	STUDIO UNIT	633	2			1%		1,266	1.1%				
S1.2	STUDIO UNIT	476	18			12%		8,568	7.7%				
A1	1 BEDROOM UNIT	681	51	81	54%	34%	692	34,731	31.0%	50.1%			
A2	1 BEDROOM UNIT	735	6			4%		4,410	3.9%				
A3	1 BEDROOM UNIT	728	10			7%		7,280	6.5%				
A5	1 BEDROOM UNIT	701	2			1%		1,402	1.3%				
A6	1 BEDROOM UNIT	603	2			1%		1,206	1.1%				
A9	1 BEDROOM UNIT	654	5			3%		3,270	2.9%				
A10	1 BEDROOM UNIT	755	5			3%		3,775	3.4%				
B1	2 BEDROOM UNIT	969	0	25	17%	0%	1,041	0	0.0%	23.3%			
B2	2 BEDROOM UNIT	1,039	5			3%		5,195	4.6%				
B3	2 BEDROOM UNIT	995	2			1%		1,990	1.8%				
B4	2 BEDROOM UNIT	949	6			4%		5,694	5.1%				
B5	2 BEDROOM UNIT	1,089	6			4%		6,534	5.8%				
B7	2 BEDROOM UNIT	1,012	2			1%		2,024	1.8%				
B8	2 BEDROOM UNIT	1,235	2			1%		2,470	2.2%				
B9	2 BEDROOM UNIT	1,064	2			1%		2,128	1.9%				
C1	3 BEDROOM UNIT	1,347	5	7	5%	3%	1,340	6,735	6.0%	8.4%			
C2	3 BEDROOM UNIT	1,323	2			1%		2,646	2.4%				
TOTAL				151	100%	100%	741	111,890	100.0%	100.0%	153,024	1,013	81%
AMENITY SPACES		AREA (SF)	COMMERCIAL				AREA (SF)						
CLUBHOUSE		3,010	NON-RESIDENTIAL LEVEL 1				11,340						
LOBBY / LEASING		1,365	NON-RESIDENTIAL LEVEL 4				1,295						
TOTAL		4,375	TOTAL				12,635						
MIXED USE BUILDING		MIN REQUIRED EACH BUILDING		PROVIDED									
NON-RESIDENTIAL		10%		11.3%									
MASS VARIATION CALCULATIONS*													
GROSS AREA W/O BALCONIES		70% 3RD											
3RD FLOOR		30,322											
4TH-6TH AGV.		21,145											
*THE AVERAGE OF THE 4TH FLOOR & HIGHER AREA TO BE A MAXIMUM OF 70% OF THE 3RD FLOOR AREA													

NOT FOR CONSTRUCTION



BUILDING B

UNIT TYPE	DESCRIPTION	RSF/UNIT	# UNITS	TOTAL # OF UNIT TYPE	TOTAL UNIT TYPE % MIX	% UNIT MIX PER TYPE	AVG. RSF/UNIT TYPE	TOTAL RSF	% RSF	TOTAL % RSF	TOTAL GBA	GSF/UNIT	EFFICIENCY				
S1	STUDIO UNIT	587	11	20	16%	8.9%	559	6,457	6.7%	11.6%							
S2	STUDIO UNIT	530	2			1.6%		1,060	1.1%								
S3	STUDIO UNIT	541	2			1.6%		1,082	1.1%								
S4	STUDIO UNIT	494	2			1.6%		988	1.0%								
S5	STUDIO UNIT	530	3			2.4%		1,590	1.7%								
A1	1 BEDROOM UNIT	681	7	82	67%	6%	751	4,767	5.0%	64.1%							
A1 DEN	1 BEDROOM + DEN UNIT	839	5			4%		4,195	4.4%								
A1.1 DEN	1 BEDROOM + DEN UNIT	833	5			4%		4,165	4.3%								
A2	1 BEDROOM UNIT	735	44			36%		32,340	33.6%								
A15	1 BEDROOM UNIT	890	2			2%		1,780	1.9%								
A7	1 BEDROOM UNIT	860	3			2%		2,580	2.7%								
A8	1 BEDROOM UNIT	688	3			2%		2,064	2.1%								
A8.1	1 BEDROOM UNIT	794	3			2%		2,382	2.5%								
A8.2	1 BEDROOM UNIT	888	2			2%		1,776	1.8%								
A11	1 BEDROOM UNIT	647	3			2%		1,941	2.0%								
A12	1 BEDROOM UNIT	643	3			2%		1,929	2.0%								
A13	1 BEDROOM UNIT	839	2			2%		1,678	1.7%								
B1	2 BEDROOM UNIT	969	6	21	17%	5%	1,113	5,814	6.0%	24.3%							
B6	2 BEDROOM UNIT	1,061	10			8%		10,610	11.0%								
B10	2 BEDROOM UNIT	1,389	5			4%		6,945	7.2%								
TOTAL				123	100%	100%	782	96,143	100.0%	100.0%	136,680	1,111	78%				
AMENITY SPACES		AREA (SF)		COMMERCIAL		AREA (SF)											
CLUBHOUSE		0		NON-RESIDENTIAL LEVEL 1		10,448											
LOBBY / LEASING		1,106		TOTAL		10,448											
TOTAL		1,106															
MIXED USE BUILDING		MIN REQUIRED EACH BUILDING		PROVIDED													
NON-RESIDENTIAL		10%		10.9%													
MASS VARIATION CALCULATIONS*																	
GROSS AREA W/O BALCONIES		70% 3RD															
3RD FLOOR		27,510		19,257													
4TH-6TH AVG.		18,476															
*THE AVERAGE OF THE 4TH FLOOR & HIGHER AREA TO BE A MAXIMUM OF 70% OF THE 3RD FLOOR AREA																	
TOTAL # OF UNIT TYPE				AVG. RSF/UNIT TYPE				TOTAL RSF		TOTAL GBA		GSF/UNIT		EFFICIENCY			
GRAND TOTALS				274				759		208,033		289,704		1,057		80%	
GARAGE PARKING TYPES		SPACES		SPACES/UNIT		REQUIRED		AREA (SF)		RECREATION* 0.12		REQUIRED SF		PROVIDED SF			
RESI PARKING		289		1.1		VARIES PER # BEDROOMS PER UNIT		GROSS LAND AREA		130,677		14,113		17,424			
RETAIL PARKING		77				1/300 SF MINIMUM		NET LAND AREA		118,797		7,128		12,748			
REQUIRED TOTAL		366															
PROVIDED TOTAL		409															
BIKE PARKING TYPES		SPACES		SIZE		REQUIRED											
RESIDENTIAL BIKE		137		2'X6'		1 PER 2 UNITS											
COMMERCIAL BIKE		9		2'X6'		(1 PER 2,500 SF) OR (1 PER 1,000 SF REST.) 4 MIN.											
TOTAL		147															

* REQUIRED RECREATION SPACE ASSUMED TO BE 90% OF GROSS LAND AREA (DUE TO 10% NON-RESIDENTIAL REQUIREMENT) MULTIPLIED BY THE WX-7 RATIO OF 0.12.

20% SHORT TERM & 80% LONG TERM COVERED
80% SHORT TERM & 20% LONG TERM COVERED

20% SHORT TERM & 80% LONG TERM COVERED
80% SHORT TERM & 20% LONG TERM COVERED

NOT FOR CONSTRUCTION



Pennoni
P. 1007
PENNON ASSOCIATES INC.
1007 PENNON DRIVE
RALEIGH, NC 27607
T 919.852.1173 F 919.461.6548



C DESIGN, INC.
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T 919.852.1173 F 919.461.6548



AURA
BLUE HILL
PROJECT DATA
TRINIS RESIDENTIAL GROUP
1007 PENNON DRIVE
RALEIGH, NC 27607

PROJECT	TRINIS21001
DATE	20210824
DRAWING SCALE	AS SHOWN
DRAWN BY	LD/SP
APPROVED BY	DM

A902
SHEET 32 OF 32