



PERSPECTIVE AT EPHEBUS CHURCH ROAD AND PROPOSED NEW ROAD  
NOT TO SCALE

B1



PERSPECTIVE AT FORDHAM BOULEVARD AND LEGION ROAD EXTENSION  
NOT TO SCALE

A1

**NOT FOR CONSTRUCTION**

BIM: 366 // Aura Blue Hill/Site Model.rvt  
8/24/2021 12:38:05 PM

**Pennoni**  
Firm License  
F-1287

**CI**  
**CL DESIGN, INC.**  
414 Fayetteville St  
Raleigh, NC 27601

**C A U R A**  
B L U E H I L L  
1289 FORDHAM BLVD  
CHAPEL HILL, NC 27514  
**RENDERED VIEWS**  
TRINISIC RESIDENTIAL GROUP  
321 E. CHAPEL HILL ST  
DURHAM, NC 27701

NO.	DATE	REVISIONS	BY

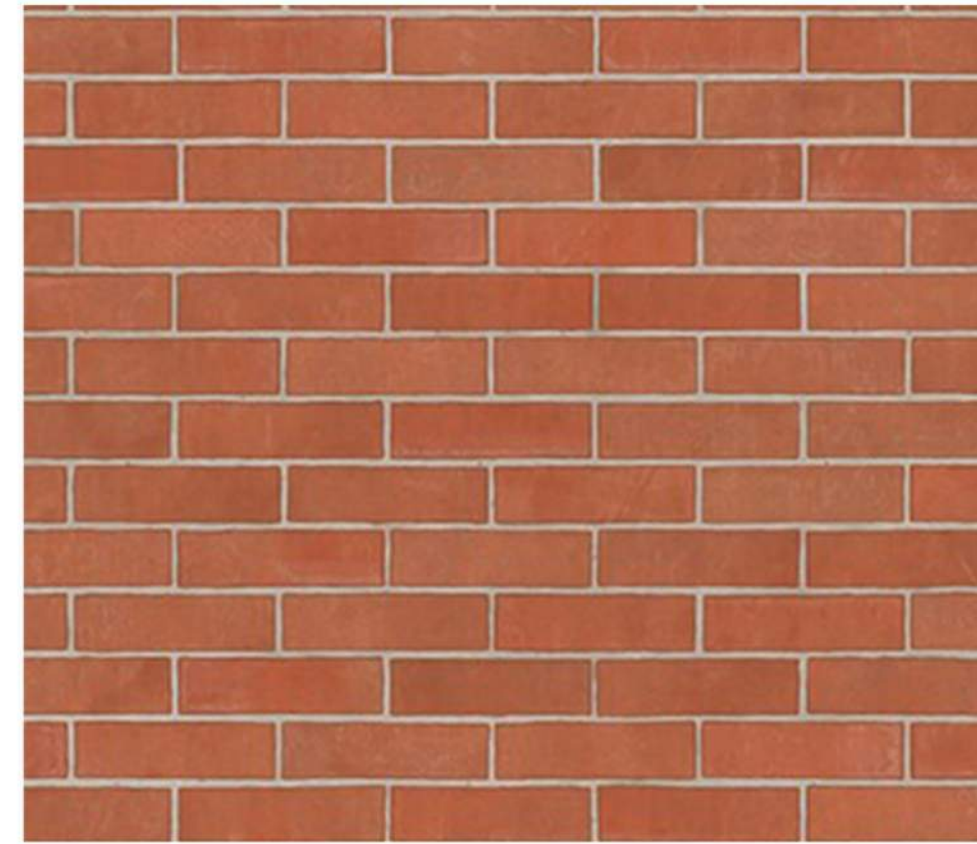
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PROJECT: TRINS21001  
DATE: 2021/08/24  
DRAWING SCALE: AS SHOWN  
DRAWN BY: MS/DA  
APPROVED BY: GDV

**AR002**  
SHEET 29 OF 32



BRICK 1



BRICK 2



FIBER CEMENT CLADDING 1



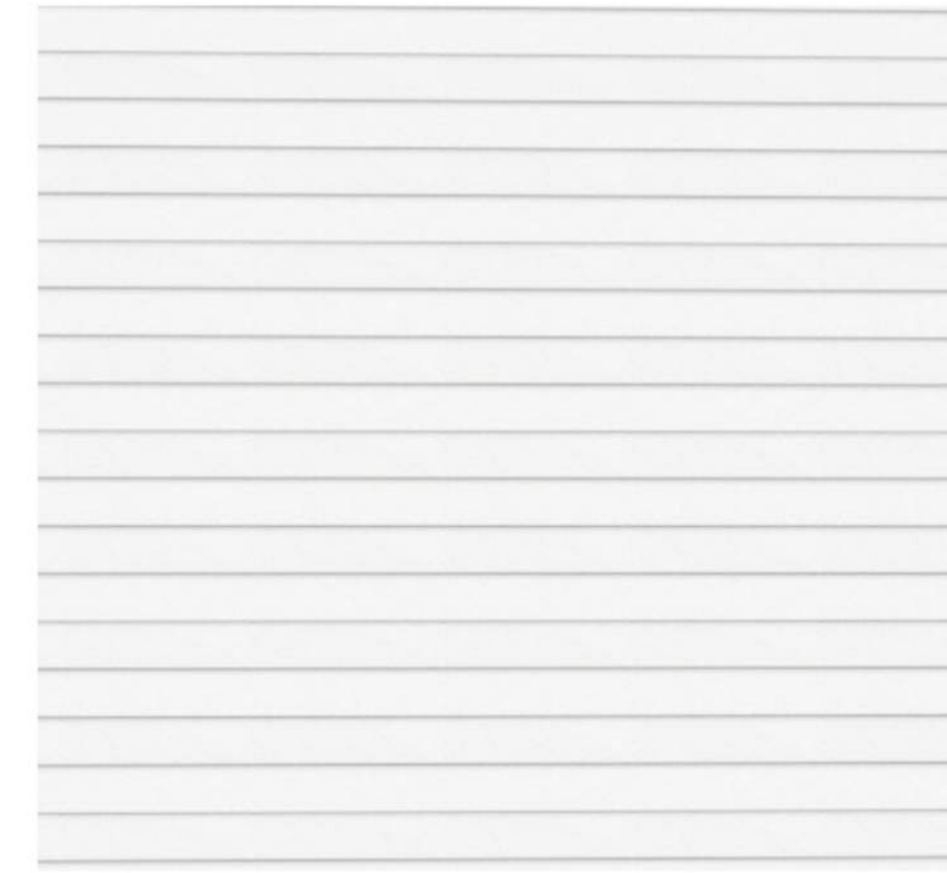
FIBER CEMENT CLADDING 2



FIBER CEMENT CLADDING 3

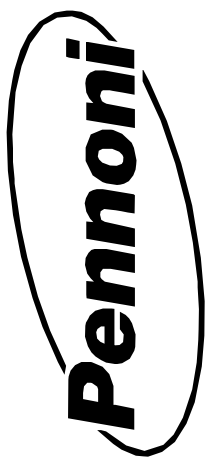


FIBER CEMENT CLADDING 4

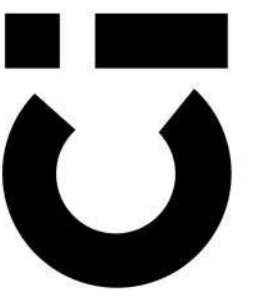


FIBER CEMENT CLADDING 5

**NOT FOR CONSTRUCTION**



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**AURA**  
BLUE HILL  
1289 FORDHAM BLVD  
CHAPEL HILL, NC 27514  
**MATERIAL BOARD**  
TRINISIC RESIDENTIAL GROUP  
321 E. CHAPEL HILL ST  
DURHAM, NC 27701

NO.	DATE	REVISIONS	BY

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PROJECT **TRINS21001**  
DATE 2021/08/24  
DRAWING SCALE **AS SHOWN**  
DRAWN BY **MS/DA**  
APPROVED BY **GDV**

**A601**  
SHEET 30 OF 32

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%				
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%					
<b>TOTAL</b>				<b>151</b>	<b>100%</b>	<b>100%</b>	<b>741</b>	<b>111,890</b>	<b>100.0%</b>	<b>100.0%</b>	<b>153,024</b>	<b>1,013</b>	<b>81%</b>

AMENITY SPACES	AREA (SF)
CLUBHOUSE	3,010
LOBBY / LEASING	1,365
TOTAL	4,375

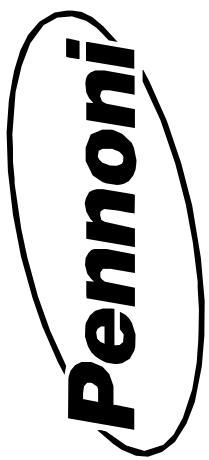
COMMERCIAL	AREA (SF)
NON-RESIDENTIAL LEVEL 1	11,340
NON-RESIDENTIAL LEVEL 4	1,295
TOTAL	12,635

MIXED USE BUILDING	MIN REQUIRED EACH BUILDING	PROVIDED
NON-RESIDENTIAL	10%	11.3%

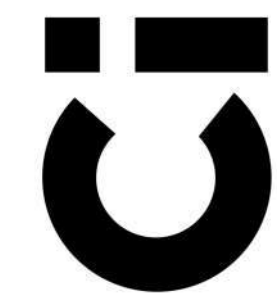
MASS VARIATION CALCULATIONS*		
	GROSS AREA W/O BALONCIES	70% 3RD
3RD FLOOR	30,322	21,225
4TH-6TH AGV.	21,145	

\*THE AVERAGE OF THE 4TH FLOOR & HIGHER AREA TO BE A MAXIMUM OF 70% OF THE 3RD FLOOR AREA

BUILDING A



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**PROJECT DATA**  
1289 FORDHAM BLVD  
CHAPEL HILL, NC 27514  
**TRINSC RESIDENTIAL GROUP**  
321 E. CHAPEL HILL ST  
DURHAM, NC 27701

NO.	DATE	REVISIONS	BY

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PROJECT	TRINS21001
DATE	2021/08/24
DRAWING SCALE	AS SHOWN
DRAWN BY	LD/SF
APPROVED BY	DM

**NOT FOR CONSTRUCTION**

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	19	16%	9.1%	560	6,457	6.8%	11.3%			
S2	STUDIO UNIT	530	2			1.7%		1,060	1.1%				
S3	STUDIO UNIT	541	2			1.7%		1,082	1.1%				
S4	STUDIO UNIT	494	2			1.7%		988	1.0%				
S5	STUDIO UNIT	530	2			1.7%		1,060	1.1%				
A1	1 BEDROOM UNIT	681	7	81	67%	6%	748	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	4.4%				
A2	1 BEDROOM UNIT	735	44			36%		32,340	34.2%				
A4	1 BEDROOM UNIT	789	1			1%		789	0.8%				
A7	1 BEDROOM UNIT	860	3			2%		2,580	2.7%				
A8	1 BEDROOM UNIT	688	3			2%		2,064	2.2%				
A8.1	1 BEDROOM UNIT	794	3			2%		2,382	2.5%				
A8.2	1 BEDROOM UNIT	888	2			2%		1,776	1.9%				
A11	1 BEDROOM UNIT	647	3			2%		1,941	2.1%				
A12	1 BEDROOM UNIT	643	3			2%		1,929	2.0%				
A13	1 BEDROOM UNIT	839	2			2%		1,678	1.8%				
B1	2 BEDROOM UNIT	969	6			21		17%	5%				
B6	2 BEDROOM UNIT	1,061	10	8%	10,610		11.2%						
B10	2 BEDROOM UNIT	1,389	5	4%	6,945		7.3%						
<b>TOTAL</b>				<b>121</b>	<b>100%</b>	<b>100%</b>	<b>782</b>	<b>94,622</b>	<b>100.0%</b>	<b>100.0%</b>	<b>136,680</b>	<b>1,130</b>	<b>77%</b>

AMENITY SPACES	AREA (SF)
CLUBHOUSE	0
LOBBY / LEASING	1,106
<b>TOTAL</b>	<b>1,106</b>

COMMERCIAL	AREA (SF)
NON-RESIDENTIAL LEVEL 1	10,448
<b>TOTAL</b>	<b>10,448</b>

MIXED USE BUILDING	MIN REQUIRED EACH BUILDING	PROVIDED
NON-RESIDENTIAL	10%	11.0%

MASS VARIATION CALCULATIONS*		
	GROSS AREA W/O BALONCIES	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
<b>GRAND TOTALS</b>	<b>272</b>	<b>759</b>	<b>206,512</b>	<b>289,704</b>	<b>1,065</b>	<b>79%</b>

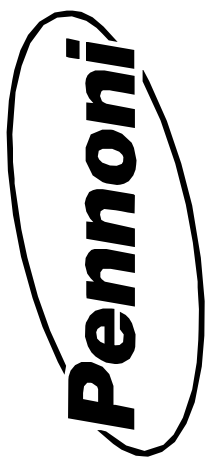
GARAGE PARKING TYPES	SPACES	SPACES/UNIT	REQUIRED
RESI PARKING	287	1.1	VARIES PER # BEDROOMS PER UNIT
RETAIL PARKING	77		1/300 SF MINIMUM
<b>REQUIRED TOTAL</b>	<b>364</b>		
<b>PROVIDED TOTAL</b>	<b>409</b>		

	AREA (SF)	REQUIRED SF	PROVIDED SF
GROSS LAND AREA	130,677	RECREATION* 0.12	14,113
NET LAND AREA	118,797	AMENITY MIN. 0.06	7,128

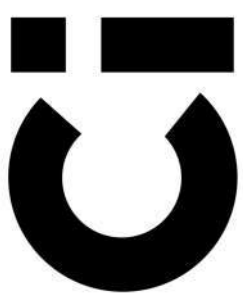
\* REQUIRED RECREATION SPACE ASSUMED TO BE 90% OF GROSS LAND AREA (DUE TO 10% NON-RESIDENTIAL REQUIREMENT) MULTIPLIED BY THE WX-7 RATIO OF 0.12.

BIKE PARKING TYPES	SPACES	SIZE	REQUIRED
RESIDENTIAL BIKE	136	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.
<b>TOTAL</b>	<b>146</b>		

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



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**CAURA**  
B L U E H I L L  
1288 FORDHAM BLVD  
CHAPEL HILL, NC 27514

**PROJECT DATA**  
TRINISIC RESIDENTIAL GROUP  
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NO.	DATE	BY	REVISIONS

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PROJECT	TRINS21001
DATE	2021/08/24
DRAWING SCALE	AS SHOWN
DRAWN BY	LD/SF
APPROVED BY	DM

**A902**

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