

Flora Multifamily Land Planning and Building Design Elements

- **Land Planning & Building Orientation**
 - **Street Network**
 - The streets on the site will be designed to promote a well-connected network throughout the site and will meet NCDOT standards to provide sufficient integration with the properties and roadways around the site.
 - **Pedestrian Access Plan**
 - Pedestrian walkways will be easily accessible and visible from the street to allow for connectivity between the principal buildings, parking areas, public street walkways, open spaces, and property amenities.
 - The pedestrian network included in this site will be adorned in appropriate areas with bushes, flower beds, and trees that will create a natural atmosphere.
 - The owner and/or owner association will be responsible for the maintenance of this pedestrian walkway network.
 - **Parking Configuration**
 - Off-street parking will not exist between the principal buildings and the public street it fronts; parking will be properly provided for through parking bays that will surround the buildings in order to allow for ease of access.
 - There will be several vehicular access points for this site.
 - Parking bays will be surfaced with either concrete, asphalt, or pervious pavement.
 - **Building Placement**
 - The entryways to the buildings will be orientated towards the external streets, and corner buildings will have an entrance that faces the street from which its address corresponds.
 - Multifamily buildings will not be greater than 200' in any direction, making sure that no long corridors or hidden entrances exist in the building.
 - Each of the common spaces and property amenities will have visibility from multifamily units in the buildings.
- **Building Design Features**
 - **Elevations**
 - Please see included elevations. The 18 plex 3-story building will be constructed using the following high-quality materials.
 - James Hardie Siding
 - Architectural Shingles
 - Full Height Stone Mixed with Stone Water Table
 - PVC and Fypon Exterior Trim
 - Low E Windows and Doors
 - Enhanced Landscape Package
 - Timber Tech Decking with Vinyl Rails

The primary entrance will face the external street and contain an oversized porch pediment containing a metal roofing covering.

○ **Height**

The 18 plex 3 story building will incorporate a (4:12) sloped roof and will not exceed 35'

○ **Windows**

	FLOOR	QUANTITY	WINDOW SIZE - 30 x 50	WINDOW SF	SUM OF ALL WINDOW SF	TOTAL WALL AREA	%
FRONT	1st Story	19	15	285	945	4895	19.31%
	2nd Story	22	15	330			
	3rd Story	22	15	330			
RIGHT	1st Story	6	15	90	300	2555	11.74%
	2nd Story	7	15	105			
	3rd Story	7	15	105			
LEFT	1st Story	7	15	105	315	2555	12.33%
	2nd Story	7	15	105			
	3rd Story	7	15	105			
BACK	1st Story	20	15	300	900	4840	18.60%
	2nd Story	20	15	300			
	3rd Story	20	15	300			

1st Story Window Total		52
2nd Story Window Total		56
3rd Story Window Total		56
Total Windows		164
Total Window Coverage %		16.57%

○ **Porches**

	FLOOR	PORCH QUANTITY	PORCH TOTAL LENGTH	TOTAL LENGTH	% by FLOOR
FRONT	1st Story	4	38	142	26.76%
	2nd Story	3	28		19.72%
	3rd Story	3	28		19.72%
RIGHT	1st Story	1	8	72	11.11%
	2nd Story	1	8		11.11%
	3rd Story	1	8		11.11%
LEFT	1st Story	1	8	72	11.11%
	2nd Story	1	8		11.11%
	3rd Story	1	8		11.11%
BACK	1st Story	5	49	142	34.51%
	2nd Story	3	28		19.72%
	3rd Story	3	28		19.72%

○ **Rooflines**

- All four elevations will have reverse gable dormers present as shown and will not be spaced more than 30' apart.
- Front Elevation - 5 reverse gable dormers
- Rear Elevation – 3 reverse gable dormers
- Side Elevations – 3 reverse gable dormers

○ **Trim**

Ornate trim will consist of smooth PVC board layered as shown in picture below:









Roof vents: Will be located on the back side of roof and will be small vents that blend in with the shingles and will be painted black.

