



VISION



VELA 1

VELA 2

PEAK ENVIRONMENTAL QUALITY



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1. Energy Efficient Windows and Doors

2. High Performance Insulation

3. Energy Star Appliances

4. Water Efficient Fixtures

5. Low VOC Materials

6. Sustainable Materials

7. Indoor Air Quality

8. Green Building Practices

9. Smart Home Technology

10. Landscaping and Site Work

Architectural



Material samples including wood, stone, and fabric swatches.





FLOOR PLAN

1/8" = 1'

GENERAL NOTES

- Individuality maximized for each villa
- Ten foot ceilings throughout
- Minimal noise intrusion between villas
- Abundant storage space and cabinetry
- Universally designed
- Passive solar design optimized

FOYER

- Inviting barrel vault ceiling
- Built-in bench with shoe storage
- Doubles as an air lock entry system

DEN / STUDY (villa 2 only)

- Provides for quiet personal space
- Built-in shelving
- Flexibility for multiple usages

GREAT ROOM

- Spacious layout
- Southern orientation maximizes daylighting
- Optional gas fireplace

DINING ROOM

- Panoramic view of yard and natural vegetation
- Comfortably seats ten

KITCHEN

- Acts as the central hub of the home
- Built-in recycling center
- Utilizes sustainable products throughout
- Recommended ENERGY STAR appliances

NOOK

- Eastern orientation maximizes morning exposure
- Arched opening adds architectural interest

MASTER SUITE

- Serene, secluded suite with private porch entry
- Large walk-in closet
- Spacious master bathroom

BATH 2

- Serves as "Safe Room"

LAUNDRY

- Accomodating with additional cabinetry

GARAGE

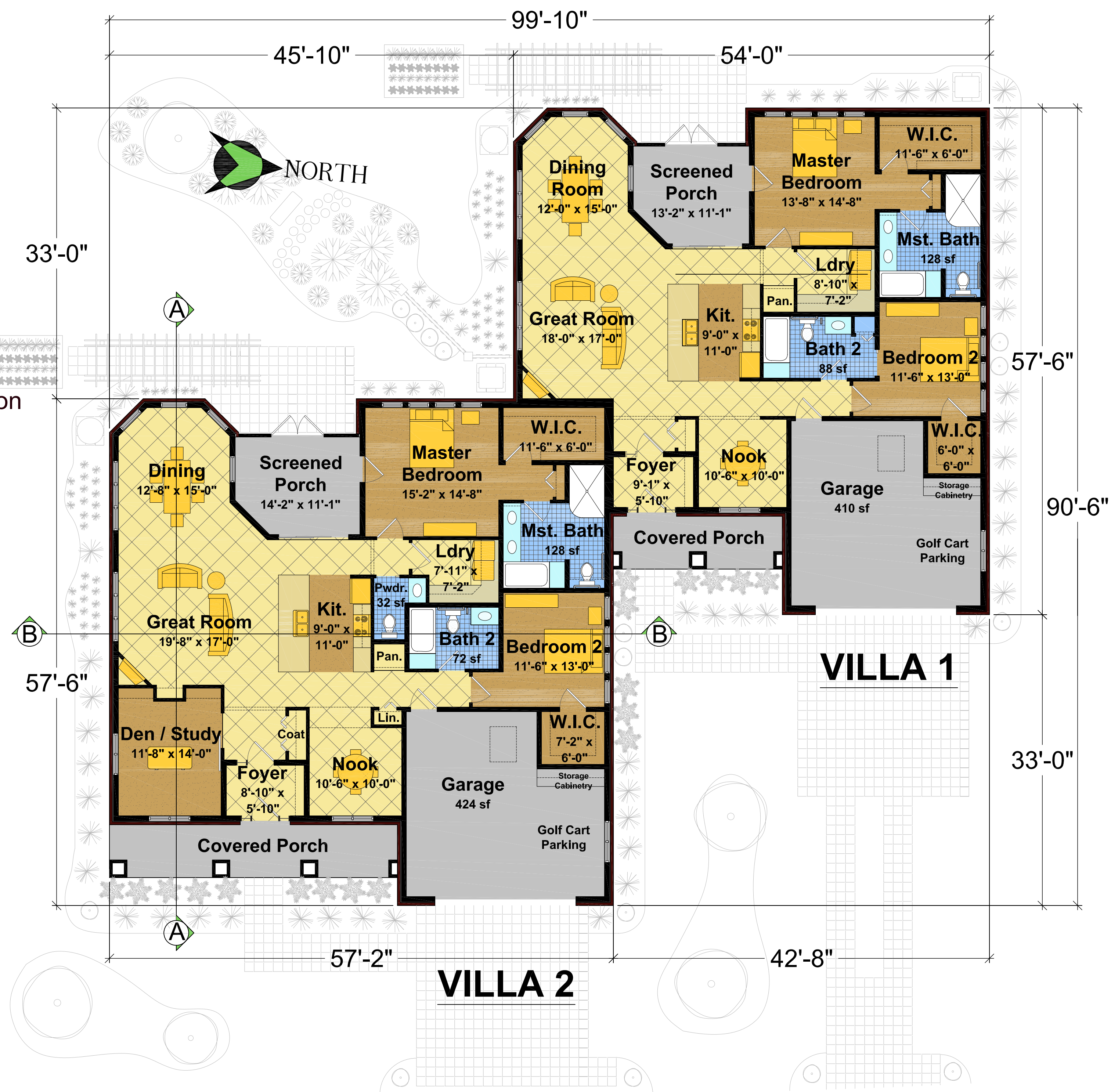
- Single car and golf cart parking
- Storage area with golf cart charging station
- Scuttle hatch access to mechanical room

SCREENED PORCH

- Promotes outdoor living
- Great views of back yard, landscaping, and rain garden

HOME CERTIFICATION RATINGS

LEED	Gold
NC Healthy Built Homes	Gold
SystemVision	100%
ENERGY STAR	Certified



COST

Target Based on Actual Sq Ft	\$ 541,485	Gross Cost	\$ 560,474.75
Target Plus Allowable R.O.I	\$ 568,559	R.O.I Within Five Years	\$ 28,884.00
Maximum Allowable Cost Per Sq Ft	\$ 135	Net Cost	\$ 531,590.75
		Net Cost Per Sq Ft	\$ 132.50

VILLA 1	VILLA 2	TOTALS
Heated sf: 1843	Heated sf: 2168	Heated sf: 4011
Total sf: 2481	Total sf: 2825	Total sf: 5306



ELEVATIONS

1/8" = 1'



EAST (front) ELEVATION

ENERGY STAR Rated
Therma Tru Fiberglass
Door - American Style

ENERGY STAR Rated
Andersen Windows
Used Throughout
AC Condensing Unit

ENERGY STAR Rated
Recycled Metal Roofing -
Light Stone
Decorative Arbor with
Deciduous Lablab Bean
to Provide Shade for
Westerly Glazing



WEST (rear) ELEVATION

Skyline Solar Collector -
Active Water Heating

Rain Barrel
Catchment System

Uni-Solar Thin Film
PV Panels

Chadsworth's Column -
Bungalow Style
Raised Panel



SOUTH (left) ELEVATION

HardieBoard Fascia
& Vented Soffit
HardieBoard Siding -
Painted Wheat

SolaTube Lighting
Gutter System -
Tied to Rain Barrels



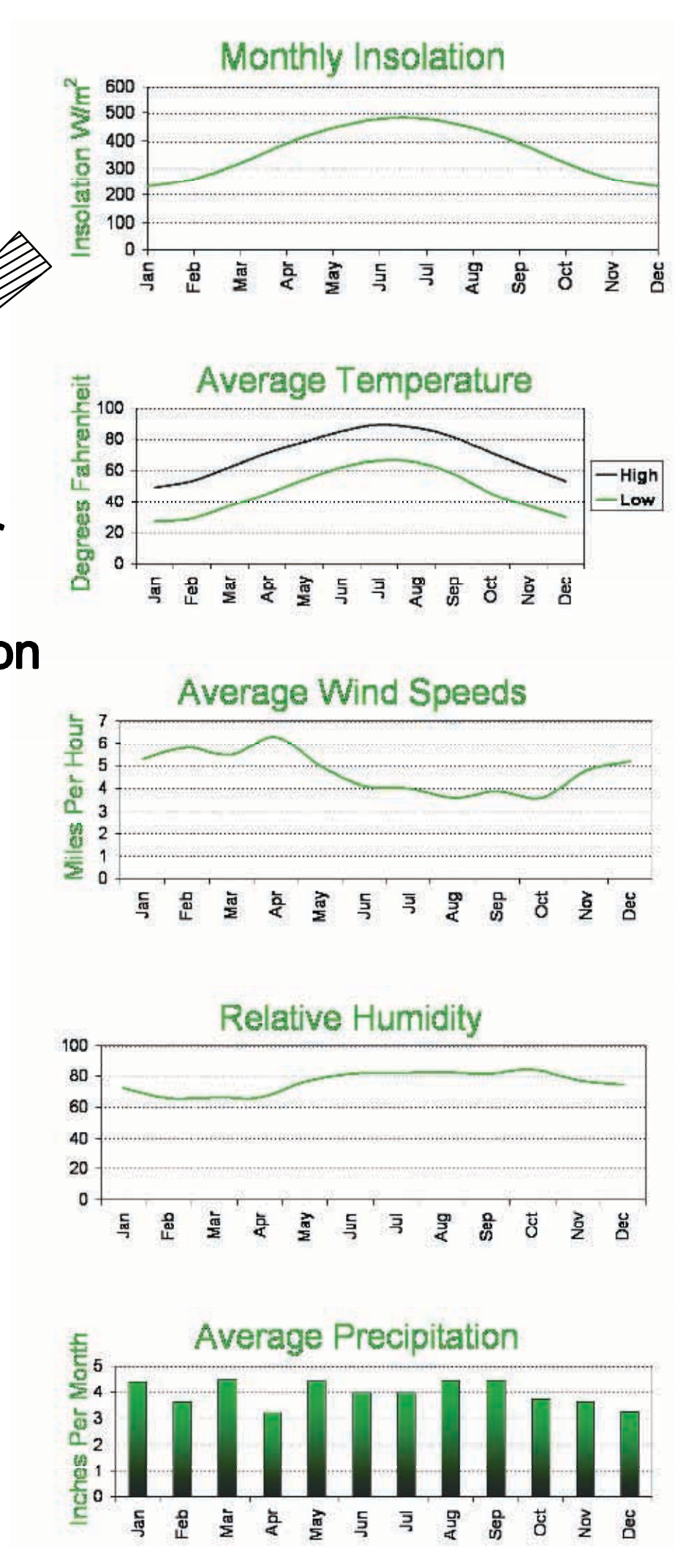
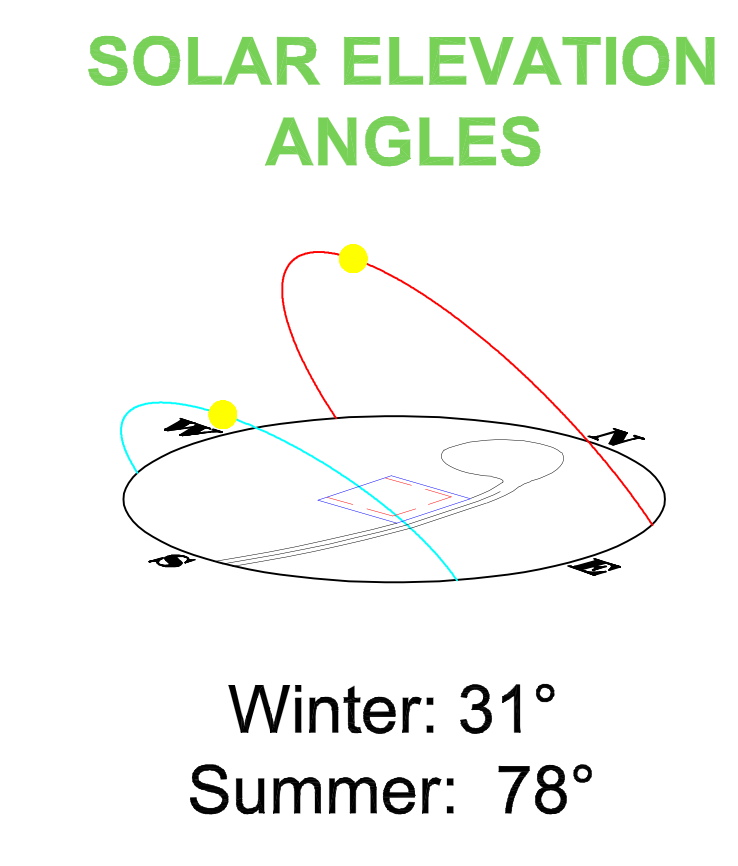
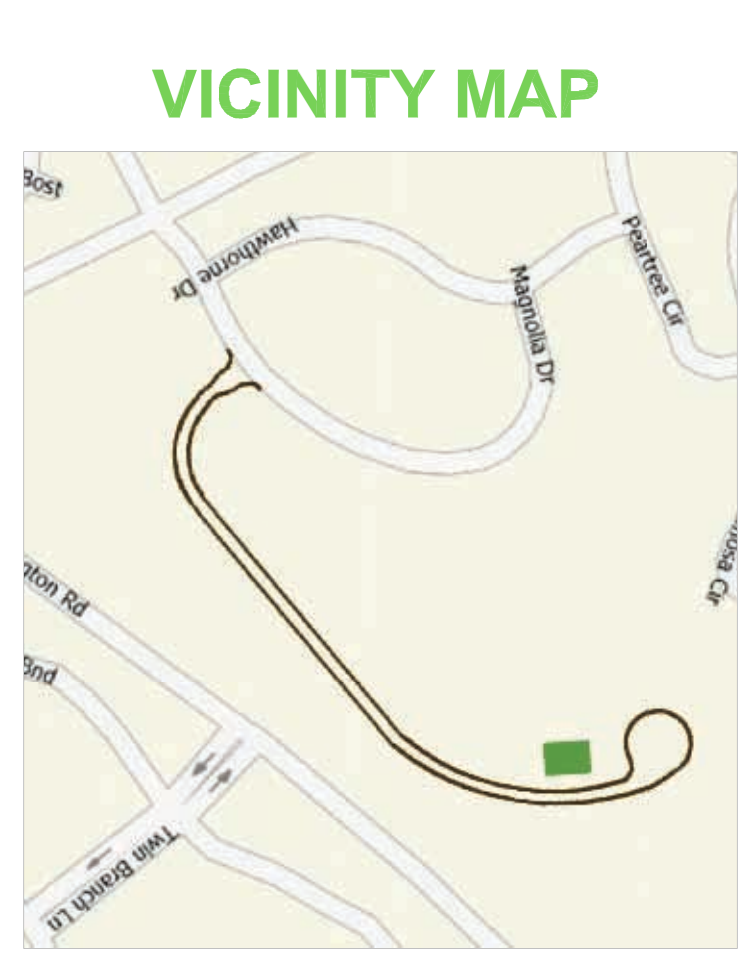
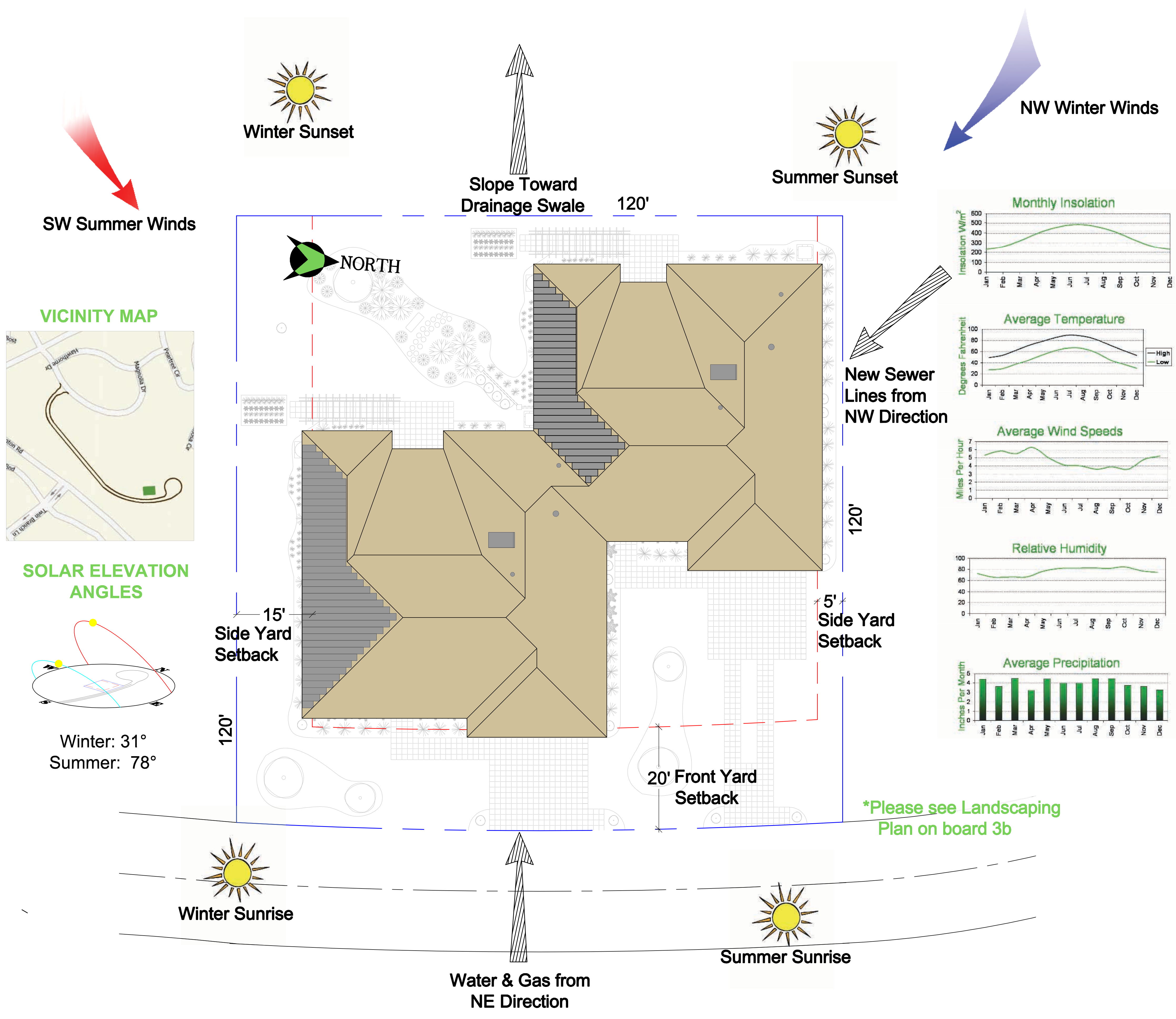
NORTH (right) ELEVATION





SITE PLAN and ANALYSIS

1" = 10'



New Sewer Lines from NW Direction

*Please see Landscaping Plan on board 3b

NEARBY AMENITIES

Grocery	Food Lion	.34 miles
Pharmacy	CVS	1.8 miles
Theater	Play Makers	4.32 miles
Movies	Lumina Theater	3.19 miles
Public School	North Chatham Elementary	2.45 miles
Public Library	Chapel Hill Public Library	5.29 miles
Downtown	Chapel Hill	4.5 miles
Shopping Mall	University Mall	4.94 miles
Hospital	UNC Chapel Hill Hospital	3.79 miles
Post Office	Chapel Hill Post Office	4.5 miles

LEGEND

Lot Boundary ————
Setback - - - - -

SITE INFORMATION

Zoning: CU-RA-40
Climate: Mixed-Humid
Radon: Low

