



TOWN OF CHAPEL HILL
Planning & Sustainability

Planning: 919-969-5066 planning@townofchapelhill.org

Ephesus/Fordham Certificate of Appropriateness Application

A Certificate of Appropriateness must be approved prior to the issuance of a Form District Permit, Zoning Compliance Permit or any other permit granted for the purposes of constructing or altering buildings or structures. No exterior portions of any building or other structures, or any above-ground utility structure, may be erected, altered, restored, or moved within the Ephesus-Fordham Form District as defined in LUMO 3.11.2., until a Certificate of Appropriateness has been issued per LUMO 3.11.4.7.D.1 A Certificate of Appropriateness is not required for ordinary maintenance, repair, or any change certified by the Building Inspector or similar official as required for public safety per LUMO 3.11.4.7.D.2.

A Certificate of Appropriateness must be issued within 60 calendar days of acceptance of a complete application, either, issue, issue with conditions, deny the Certificate of Appropriateness, or applicant must request a time extension per LUMO 3.11.4.2.D.4. For additional information, please contact the Planning Department at (919) 969-5066 or at planning@townofchapelhill.org. Information on the form based code, including the adopted code itself, can be found at www.townofchapelhill.org/ephesusfordham

Table with 4 columns: OFFICE USE, Project Number, Submission Date, Meeting Date, Accepted Date, Decision Deadline.

Section A: Project Information

Form with fields: Project Name: VILLAGE PLAZA (WHOLE FOODS), Property Owner: COLUMBIA II VILLAGE PLAZA, LLC, Parcel Identifier Number (PIN)(s): 9799-14-7917, Project Address: Village Plaza, corner of Franklin Street and Elliot Road; Addresses Vary (65-115 South Elliot Road), Project Description: Exterior Improvements to existing shopping center

Section B: Contact Information

Form with fields: Name: Paul V. Muñana, Address: 2068 Clark Ave, City: Raleigh, State: NC, Zip Code: 27605, Phone Number: 919.831.4905, E-Mail: PaulMunana@regencycenters.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate and hereby authorizes on-site review by staff.

Applicant Signature: [Signature] Date: 1/22/18
Property Owner Signature: [Signature] Date: 1/22/18

## Ephesus-Fordham Certificate of Appropriateness Application

### C. Procedures for Review

1. When considering a Certificate of Appropriateness, the Community Design Commission shall consider and make a determination by majority vote as to the completeness of application materials.
2. An application determined to be complete will be considered at the same meeting. During the same meeting the Community Design Commission may approve, approve with conditions, deny, or table the application.
3. An application determined to be incomplete by staff will not be heard at that same meeting. The applicant shall be notified in writing as to the deficiencies and shall be permitted to amend the application to provide a complete application.

### D. Submittal Requirements

A complete application includes the items listed below. Their absence will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

<input checked="" type="checkbox"/>	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	<input type="text" value="400."/>
<input checked="" type="checkbox"/>	<b>Digital Files</b> - provide digital files of all plans and documents		
<input checked="" type="checkbox"/>	<b>Mailing list of owners of property within 100 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
<input checked="" type="checkbox"/>	<b>Mailing fee for above mailing list</b>	Amount Paid \$	<input type="text" value="4.80"/>
<input checked="" type="checkbox"/>	<b>Written Narrative describing the proposal</b> — See below		
<input checked="" type="checkbox"/>	<b>Plan Set</b> — see below		
<input checked="" type="checkbox"/>	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

### 1. Written Narrative

This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact in the context of the Code. Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The exterior construction materials, including textures and patterns;
- b) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- c) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- d) The accessory fixtures and other features (including masonry walls, fences, light fixtures, steps and pavement)
- e) Elevations and dimensions
- f) Interior floor plan

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. The visual description must include dimensions.

## Ephesus-Fordham Certificate of Appropriateness Application

### 2. Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Revision dates and professional seals and signatures, as applicable

#### 2.A Cover Sheet

- a) Include Project Name, Project fact information, PIN, Design team

#### 2.B Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated public amenity space and recreation space,
- c) Zoning district boundaries
- d) Property lines, project names of site and surrounding properties, significant buildings
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, street names

#### 2.C Detailed Site Plan

- a) Existing and proposed building locations
- b) Roads, topography, features, existing vegetation, vistas (on & off-site)
- c) Location, arrangement & dimension of vehicular parking, number of spaces, typical pavement sections & surface type
- d) Lighting fixtures
- e) Landscaping pertaining to building elements, and construction trailer location

#### 2.D Detailed Exterior Building Elevations

- a) Detailed Building Elevations
  - A detailed list including all materials, textures, and colors for each building. If all buildings are the same, a combined list of materials, texture, and colors is acceptable. All windows, doors, light fixtures, and other appurtenant features must indicate type, style, and color.
  - A straight-on, one-dimensional view of each street-facing building façade.
  - Color renderings, sketches, or perspective drawings.
  - Do not include signage
- b) Cross-Sections: Provide simple, typical cross-section(s) indicating how the buildings are placed on the site in relationship to topography, public access, existing vegetation, or other significant site features.
- c) Above ground utility structures. Show how these units will be screened from the view of any relevant public rights-of-way.



**Project:** Village Plaza (Whole Foods) – Proposed Renovations  
Chapel Hill, NC

**RE:** Narrative for COA Submittal

1. Written Narrative:

The Village Plaza (Whole Foods) is located at the intersection of East Franklin Street and South Elliot Road. This shopping center is one continuous structure. The primary anchor tenant is Whole Foods. All of the proposed improvements will be executed while the facility remains operational. The old facades were most recently renovated circa 1990's.

This facility was originally built in 1971. There have been several facade renovations over the years. This has resulted in a "piece meal" collection of awning types and materials. The goal of this renovation is to consolidate the façade components and create a cohesive visual statement. This will result in a nice environment for the tenants and customers.

The only interior improvements associated directly with this renovation are the conversion of some interior storefronts, a Mall type arrangement, into typical exterior access stores. These storefronts will be located between Whole Foods to the north and PTA to the south.

**A) Exterior Construction Materials:**

- The existing exterior walls at the storefronts will remain in the same locations and remain the same heights.
  - North façade: The EIFS finishes will be simplified and the color adjusted.
  - West façade: The inset wood panels will be removed at the Whole Foods Façade. Existing EIFS will be removed and replaced with new EIFS. The new EIFS surfaces will help create a continuous background for the awnings.
  - West façade: The central west façade that is currently the "Plaza Mall" will include the removal of a mezzanine at the faced interior. This will allow for tall glass storefronts to be installed in lieu of the EIFS.
  - West façade: The exterior walls at the south end of the west façade will be cleaned up and organized to match the north façade.
  - South Façade: New glass will be installed where there were originally windows. A small overhang will be added along with a wire mesh screen.
- Awnings:
  - North elevation: The sloped metal roof awnings will be removed. New flat roof awnings with wood and metal components will be installed.
  - South elevation – north end: The sloped metal roof awnings will be removed. New flat roof awnings with wood and metal components will be installed.
  - South elevation – Whole Foods: Some components of these EIFS awnings will be removed in order to create cleaner lines.
  - South elevation – central section: The sloped metal roof awnings will be removed. New flat roof awnings with wood and metal components will be installed.
  - South elevation – south end: The existing EIFS and metal awnings will be removed and replaced with a metal and wood awning which includes a larger exposure of wood slats. These slats are spaced to allow light to pass through.



**B) Architectural Detailing:**

- The primary components of the new awning are the following:
  - A painted horizontal metal beam
  - Wood slats. These are spaced to allow light to pass through.
  - Simple metal post. The intent is to make the areas under the awnings lighter. Currently, the shops always looked closed.
- The existing Whole Foods storefront and awning will be cleaned up. The amount of awning will be reduced. The panels on the upper façade will be removed.
- An expanded metal screen will be used in two locations to bring up the corners and add texture.

**C) Proportion:**

- The overall proportions of the building massing is not going to change. The primary building mass will be affected by color and textural changes. The proportions being addressed are at the pedestrian level. The awnings are being added to create a strong yet simple visual statement. Practically, the awnings will allow more light under the canopy.

**D) Accessory Fixtures:**

- There will be not exposed light fixtures. All lighting will be recessed into the canopy.

**E) Elevations and Dimensions:**

- Existing elevations, as well as new proposed elevations, are included in this application submittal.

**F) Interior Floorplan**

- The only interior plan being affected by this proposal is the "Plaza Mall" portion of the facility. Currently, at the center of the building, there is an internal corridor with shops facing into this corridor. We will be removing the interior corridor and places three retail "shells" which face towards the parking area.

# VILLAGE PLAZA (WHOLE FOODS) RENOVATION

CHAPEL HILL, NC



**COA DRAWINGS SET**  
**FOR REVIEW - NOT FOR CONSTRUCTION**

PIN: 9799-14-7917

**PROJECT TEAM**

**OWNER**  
COLLIERBY WALKER PARK, LLC  
2087 COLUMBIAN BLVD  
CHAPEL HILL, NC 27517  
T: 919.487.9858 F: 919.487.9858  
WWW.COLLIERYWALKERPARK.COM  
CONTACT: MARY MURPHY

**ARCHITECT**  
THE KESTER ARCHITECTS, PA  
119 EAST FRANKLIN STREET, SUITE 300  
CHAPEL HILL, NC 27514  
T: 919.967.0158 F: 919.967.0159  
WWW.THEKESTER.COM  
CONTACT: DON TREMPER

**SITE & LANDSCAPE DESIGN**  
SCOTT MURPHY LAND PLANNING, INC.  
1405 BURNING WOOD DRIVE  
CHAPEL HILL, NC 27517 P: 919.487.1138  
E: SMURPHY@TALKAMPAN.COM  
WWW.TALKAMPAN.COM  
CONTACT: SCOTT MURPHY

**VICINITY MAP**



65-115 BLOUNT ROAD  
CHAPEL HILL, NC 27514

**INDEX OF DRAWINGS**

**COVER SHEETS & GENERAL INFORMATION**  
COVER COVER SHEET  
CSI1 ORIGINAL SITE PLAN

**SECTION**  
DRAWINGS SHOWING CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS  
CS1 SITE PLAN

**ARCHITECTURAL**  
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A12 FLOOR PLAN, IMPROVED TRAFFIC PATTERN  
A13 EXTERIOR ELEVATION, EAST ELEVATION  
A14 EXTERIOR ELEVATION, WEST ELEVATION  
A15 EXTERIOR ELEVATION, NORTH ELEVATION  
A16 EXTERIOR ELEVATION, SOUTH ELEVATION  
A17 PROPOSED EXTERIOR ELEVATION  
A18 PROPOSED EXTERIOR ELEVATION  
A19 SECTION

MAP NOT TO SCALE

**TISE KESTER ARCHITECTS**

**TKA**

119 E. Franklin St., Suite 300  
Chapel Hill, NC 27514  
Tel: 919.967.0158  
Fax: 919.967.0159  
www.thekester.com

**VILLAGE PLAZA**

Chapel Hill, NC

Job Number: 1708  
Date: 01.23.18  
Revision:

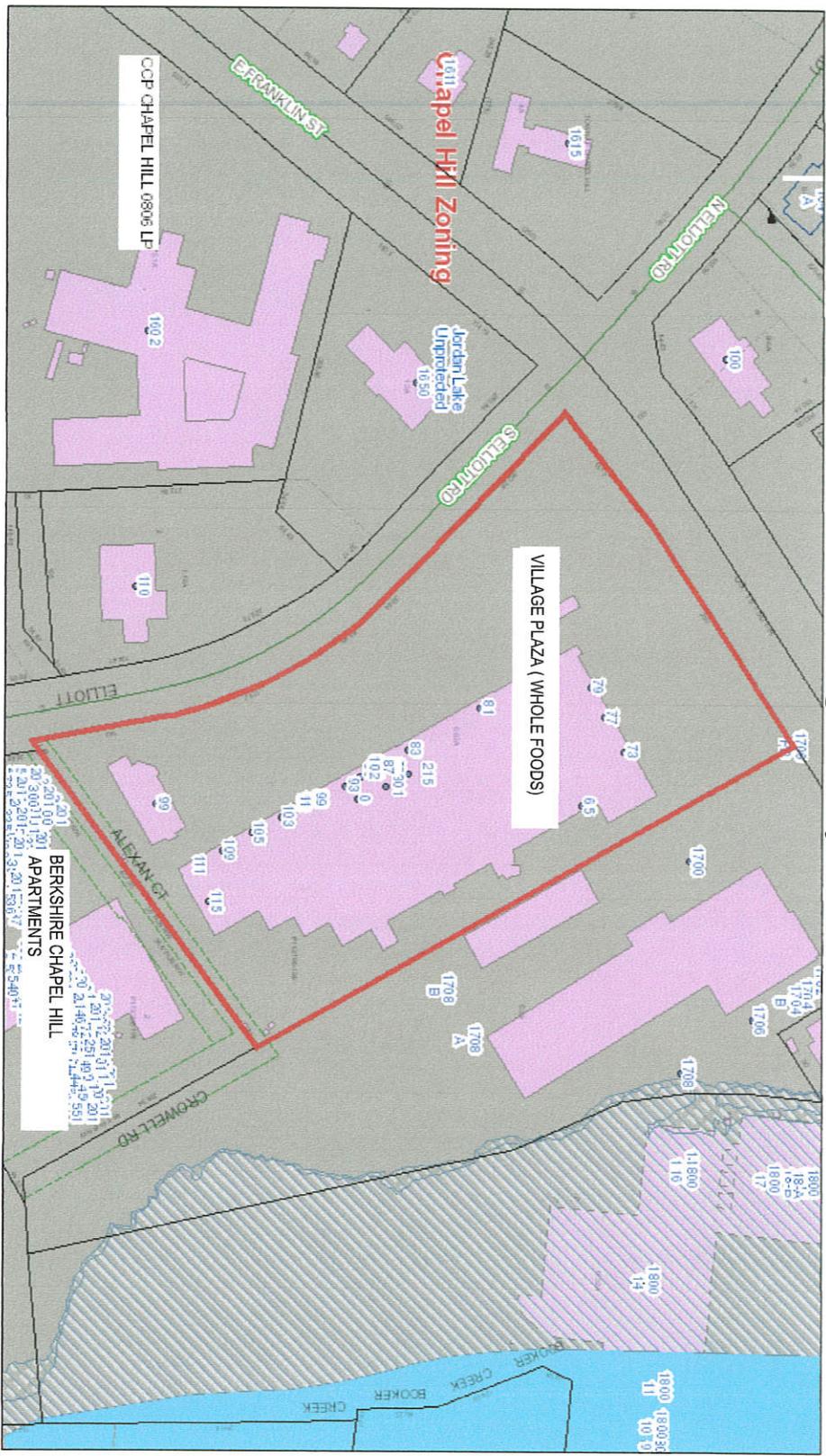
CDC/COLA SUBMITTAL

**PRELIMINARY NOT FOR CONSTRUCTION**

COVER SHEET  
Sheet  
**COVER**

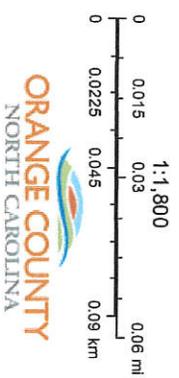
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# Orange County



September 18, 2017  
 PIN: 9799147917  
 OWNER 1: COLUMBIA II VILLAGE PLAZA LLC  
 OWNER 2: PAUL MUNANA  
 ADDRESS 1: 2068 CLARK AVE  
 ADDRESS 2: 2068 CLARK AVE  
 CITY: RALEIGH  
 STATE: NC 27605  
 LEGAL DESC: KROGER CENTER15-501A

DEED REF: 6.03 A  
 RATECODE: 5511/187  
 TOWNSHIP: 22  
 BLDG SQ.FT.: 41514  
 YEAR BUILT: 1971  
 BUILDING COUNT: 3  
 LAND VALUE: \$6,934,500  
 BLDG VALUE: \$7,338,500  
 USE VALUE: \$0  
 TOTAL VALUE: \$14,273,000  
 DATE SOLD: 12/21/2012  
 TAX STAMPS: 33400



COVER SHEET  
 SHEET  
**CS1**



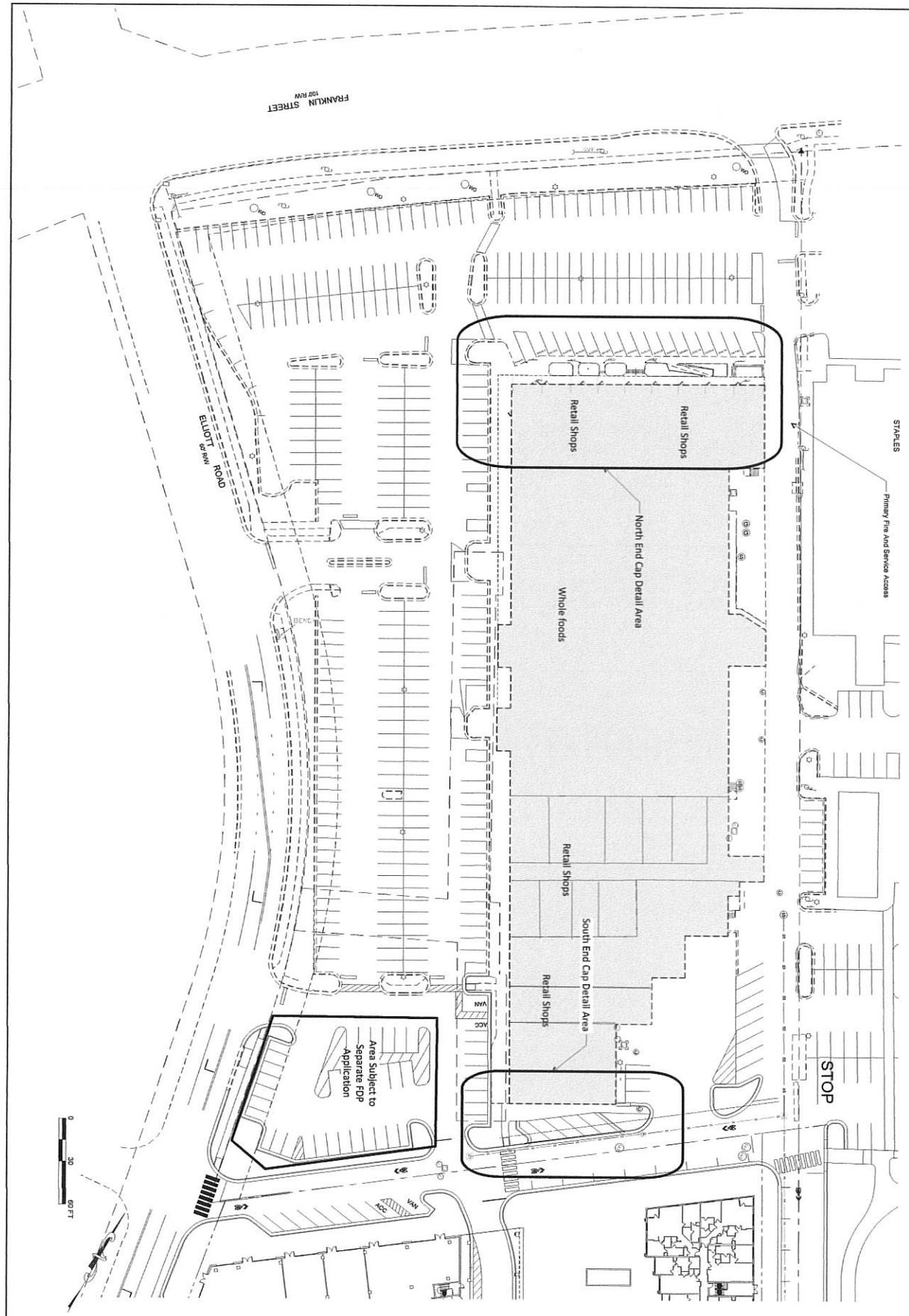
**VILLAGE PLAZA**

Chapel Hill, NC

Job Number: 1706  
 Date: 01.23.18  
 Resident:  
 CMC LOCAL SUBMITTAL

**TKA**  
 119 E Franklin St, Suite 300  
 Chapel Hill, NC 27514  
 Tel: 919.967.0158  
 Fax: 919.967.0159  
 www.tkadecor.com

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SCOTT MURRAY  
LAND PLANNING, INC.

Regency  
Centers.  
2088 Carik Ave.  
Raleigh, NC 27605

Village Plaza  
Chapel Hill, NC

Existing  
Site  
Conditions

No.	DATE	ISSUE

Prepared From:  
Scott Murray Land Planning, Inc.  
3489 Brevard Way, Chapel Hill, NC 27517  
252-333-3333  
www.smmurray.com  
smurray@smmurray.com

Scale: 1" = 30'-0"  
Date: January 22, 2018  
Drawn by: STM  
Drawing No.: C-1  
of





These drawings have been generated for the convenience of the project and do not constitute a contract. The responsibility for the interpretation and use of these drawings rests with the architect's design concept.

**VILLAGE PLAZA**

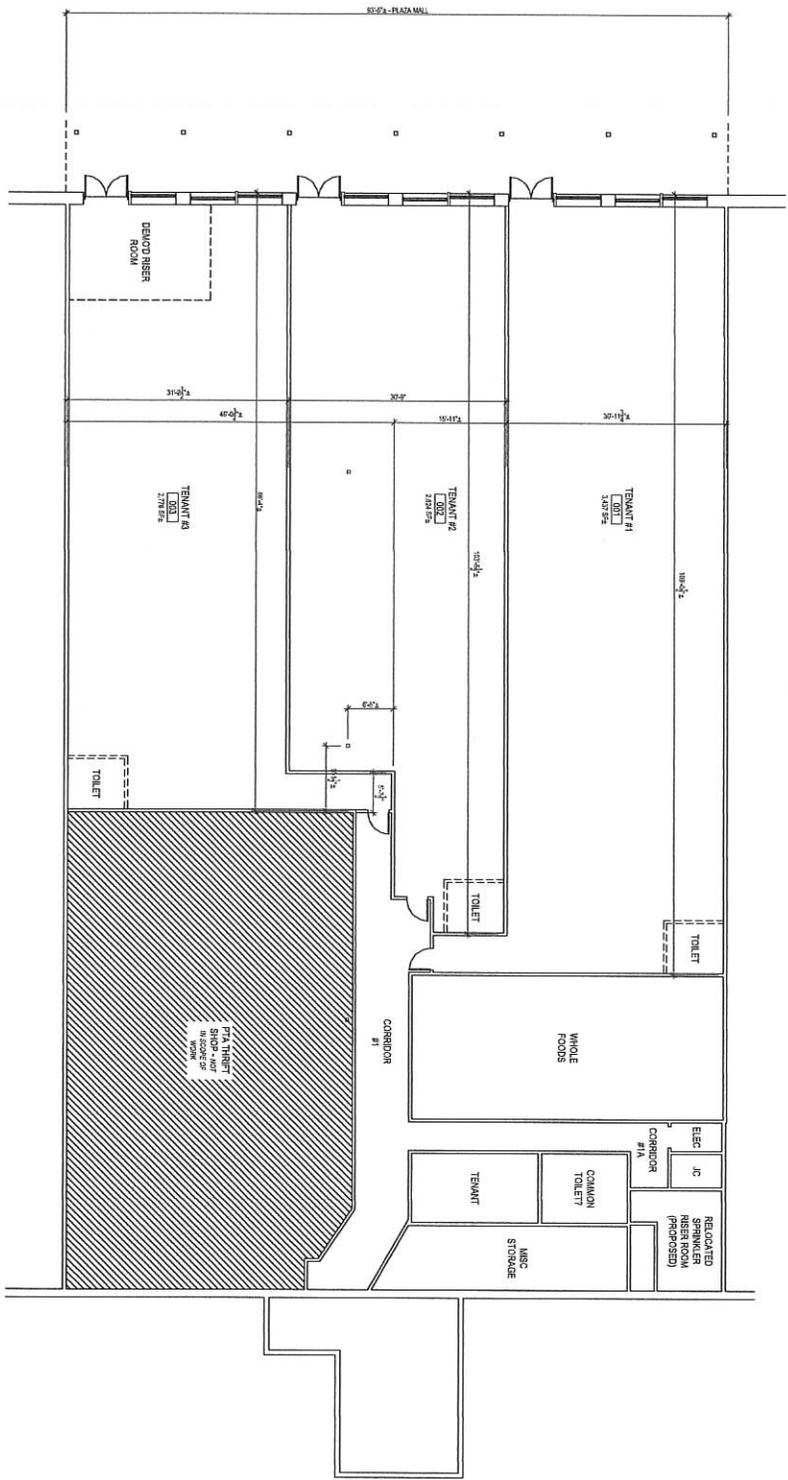
Chapel Hill, NC

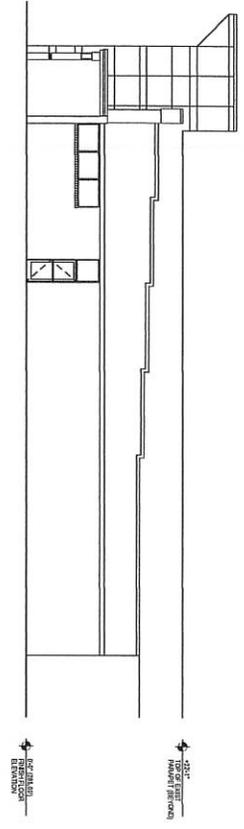
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 Date: 01.23.18  
 Revision:  
 CDCC / COA SUBMITTAL



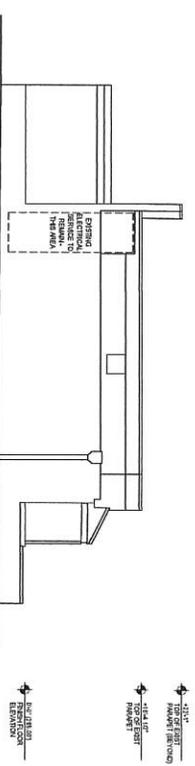
PLAZA MALL - PROPOSED TENANT SUBDIVISION  
 Sheet

**A1.1**

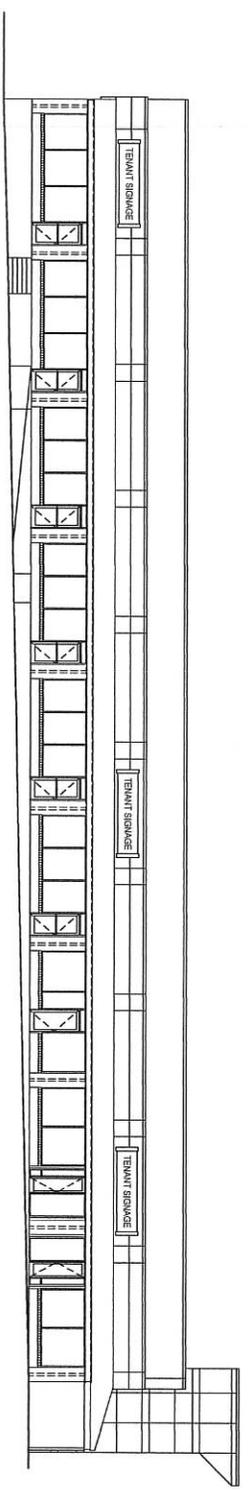




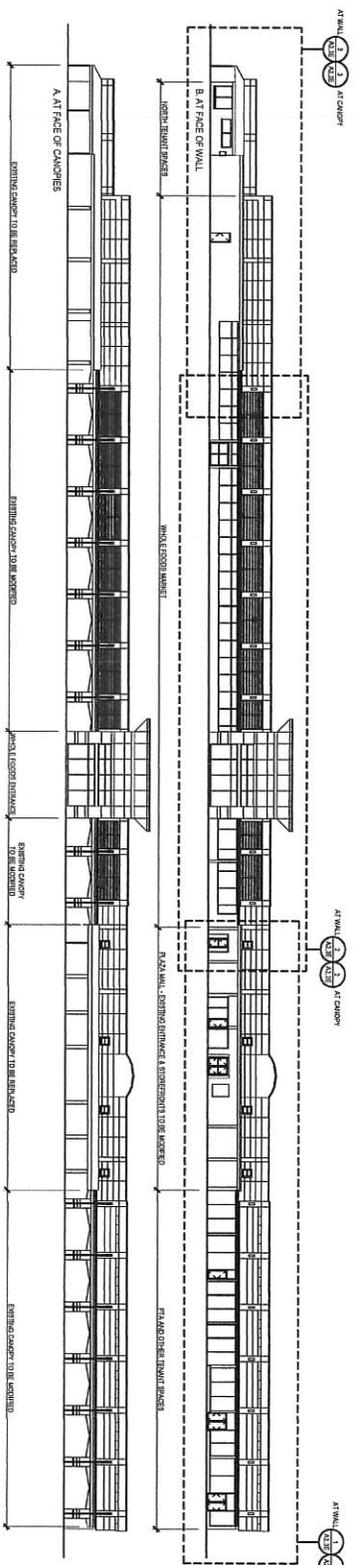
SOUTH ELEVATION - EXISTING CONDITIONS  
SCALE: 3/4"=1'-0"



PARTIAL EAST ELEVATION (NORTHEAST CORNER) - EXISTING CONDITIONS  
SCALE: 3/4"=1'-0"



NORTH ELEVATION - EXISTING CONDITIONS  
SCALE: 3/4"=1'-0"



OVERALL WEST ELEVATION - EXISTING CONDITIONS  
SCALE: 1"=1'-0"

- ▲ 2'-0" FINISH FLOOR ELEVATION
- ▲ 1'-0" FINISH FLOOR ELEVATION
- ▲ 0'-0" FINISH FLOOR ELEVATION
- ▲ 1'-0" FINISH FLOOR ELEVATION
- ▲ 2'-0" FINISH FLOOR ELEVATION

- ▲ 2'-0" FINISH FLOOR ELEVATION
- ▲ 1'-0" FINISH FLOOR ELEVATION
- ▲ 0'-0" FINISH FLOOR ELEVATION
- ▲ 1'-0" FINISH FLOOR ELEVATION
- ▲ 2'-0" FINISH FLOOR ELEVATION

**HISE-KIESTER ARCHITECTS**

**TKA**

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**VILLAGE PLAZA**

Chapel Hill, NC

Job Number: 1709  
Date: 01.23.18

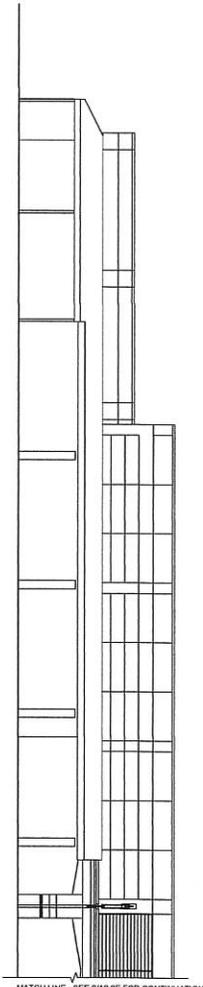
Revisions:  
CDC COOL SUBMITTAL

PRELIMINARY  
NOT FOR CONSTRUCTION

**A2.1E**

ELEVATIONS - EXISTING CONDITIONS

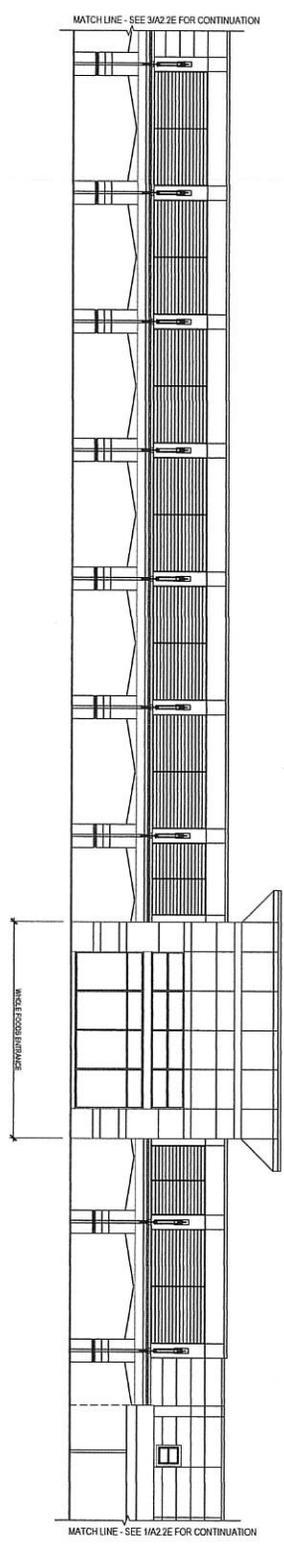
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PARTIAL WEST ELEVATION (WHOLE FOODS AND NORTH TENANT SPACES) AT FACE OF CANOPY - EXISTING CONDITIONS

SCALE: 3/4"=1'-0"

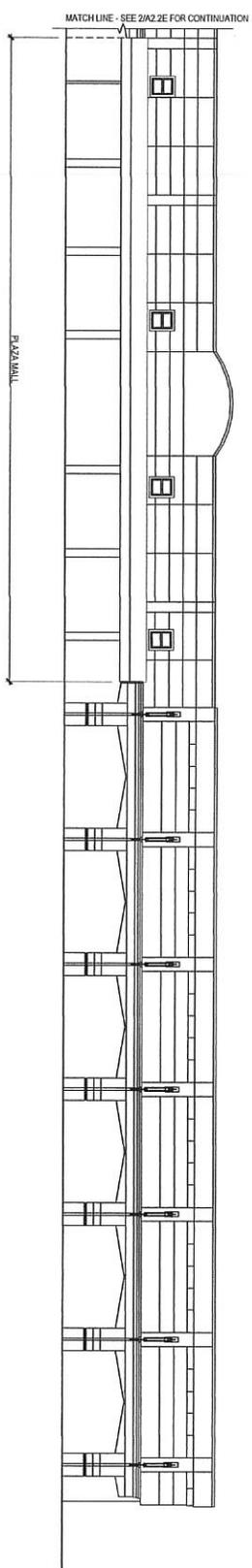
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PARTIAL WEST ELEVATION (WHOLE FOODS) AT FACE OF CANOPY - EXISTING CONDITIONS

SCALE: 3/4"=1'-0"

2



PARTIAL WEST ELEVATION (MALL AND PTA) AT FACE OF CANOPY - EXISTING CONDITIONS

SCALE: 3/4"=1'-0"

1

**HSE-KIESTER**  
ARCHITECTS



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**VILLAGE  
PLAZA**

Chapel Hill, NC

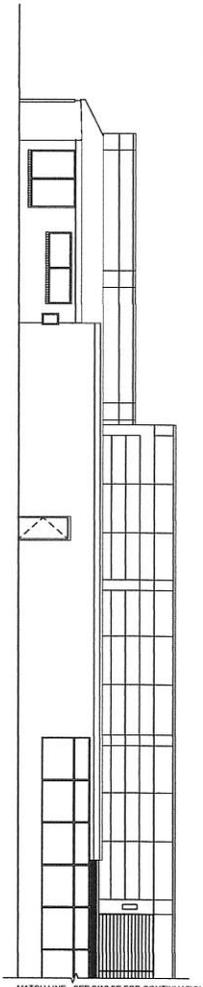
- Job Number: 1705
- Date: 01.23.18
- Revision:
- CDC / OCA SUBMITTAL



ELEVATIONS -  
EXISTING CONDITIONS

**A2.2E**

Sheet



PARTIAL WEST ELEVATION (WHOLE FOODS AND NORTH TENANT SPACES) AT FACE OF WALL - EXISTING CONDITIONS

SCALE: 3/8"=1'-0"

3

- ↑ NORTH
- ↑ SOUTH
- ↑ WEST
- ↑ EAST
- ↑ FINISH
- ↑ EXISTING
- ↑ REMOVED
- ↑ TO BE ADDED
- ↑ TO BE RESTORED
- ↑ TO BE REFINISHED
- ↑ TO BE REPAIRED
- ↑ TO BE REPLACED
- ↑ TO BE RECONSTRUCTED
- ↑ TO BE REFINISHED
- ↑ TO BE REPAIRED
- ↑ TO BE REPLACED
- ↑ TO BE RECONSTRUCTED

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**TKA**

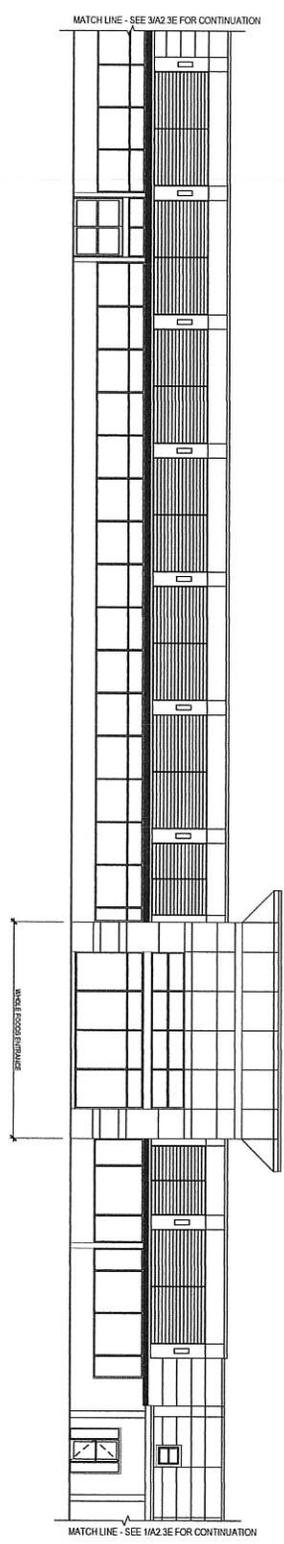
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VILLAGE  
PLAZA

Chapel Hill, NC

Job Number: 1708  
Date: 01.23.18  
Revisions:  
CDC (CON. SUBMITTAL)

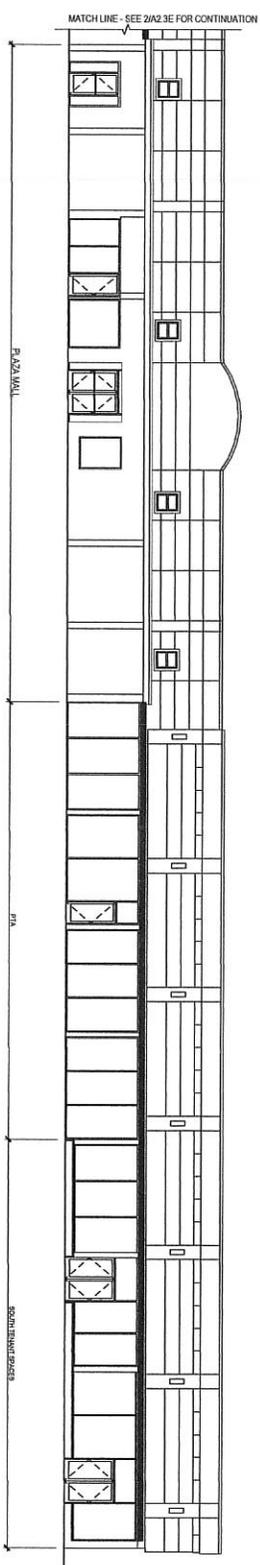


PARTIAL WEST ELEVATION (WHOLE FOODS) AT FACE OF WALL - EXISTING CONDITIONS

SCALE: 3/8"=1'-0"

2

- ↑ NORTH
- ↑ SOUTH
- ↑ WEST
- ↑ EAST
- ↑ FINISH
- ↑ EXISTING
- ↑ REMOVED
- ↑ TO BE ADDED
- ↑ TO BE RESTORED
- ↑ TO BE REFINISHED
- ↑ TO BE REPAIRED
- ↑ TO BE REPLACED
- ↑ TO BE RECONSTRUCTED



PARTIAL WEST ELEVATION (WALL AND PTA) AT FACE OF WALL - EXISTING CONDITIONS

SCALE: 3/8"=1'-0"

1

- ↑ NORTH
- ↑ SOUTH
- ↑ WEST
- ↑ EAST
- ↑ FINISH
- ↑ EXISTING
- ↑ REMOVED
- ↑ TO BE ADDED
- ↑ TO BE RESTORED
- ↑ TO BE REFINISHED
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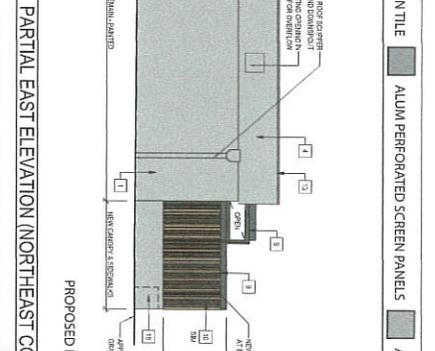
A2.3E

ELEVATIONS -  
EXISTING CONDITIONS

PRELIMINARY  
NOT FOR CONSTRUCTION

THE ARCHITECTURAL FIRM HAS REVIEWED THESE DRAWINGS AND APPROVES THEM FOR CONSTRUCTION. THE ARCHITECTURAL FIRM IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

ELEVATION/MATERIAL KEYNOTES	
1	EXISTING STAINLESS STEEL PANELS
2	EXISTING STAINLESS STEEL PANELS
3	EXISTING STAINLESS STEEL PANELS
4	EXISTING STAINLESS STEEL PANELS
5	EXISTING STAINLESS STEEL PANELS
6	EXISTING STAINLESS STEEL PANELS
7	EXISTING STAINLESS STEEL PANELS
8	EXISTING STAINLESS STEEL PANELS
9	EXISTING STAINLESS STEEL PANELS
10	EXISTING STAINLESS STEEL PANELS
11	EXISTING STAINLESS STEEL PANELS
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20	EXISTING STAINLESS STEEL PANELS
21	EXISTING STAINLESS STEEL PANELS
22	EXISTING STAINLESS STEEL PANELS
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25	EXISTING STAINLESS STEEL PANELS

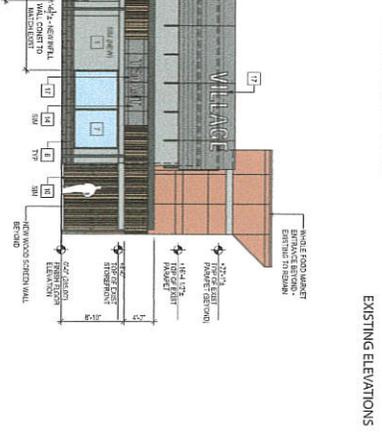
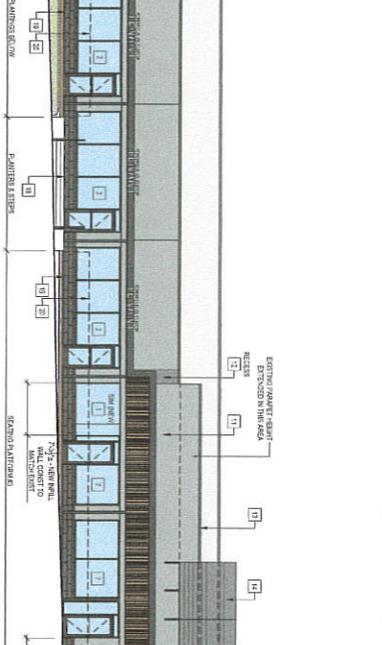
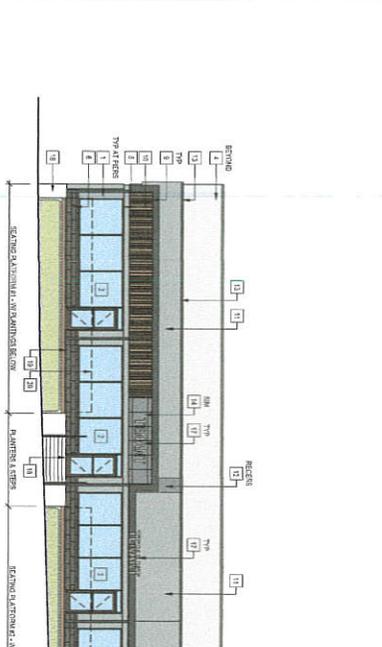


PARTIAL EAST ELEVATION (NORTHEAST CORNER)  
SCALE: 1/4"=1'-0"

178E  
Date: 03.21.18  
Project: CHPL / COA / SB/MT/PLA  
Chapel Hill, NC

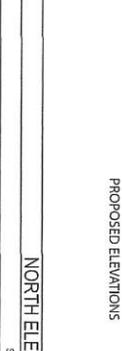
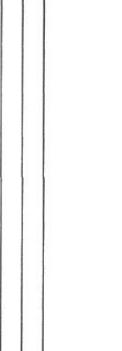


EXISTING ELEVATIONS  
SCALE: 1/4"=1'-0"



PROPOSED ELEVATIONS  
SCALE: 1/4"=1'-0"

ELEVATION/MATERIAL KEYNOTES	
1	EXISTING STAINLESS STEEL PANELS
2	EXISTING STAINLESS STEEL PANELS
3	EXISTING STAINLESS STEEL PANELS
4	EXISTING STAINLESS STEEL PANELS
5	EXISTING STAINLESS STEEL PANELS
6	EXISTING STAINLESS STEEL PANELS
7	EXISTING STAINLESS STEEL PANELS
8	EXISTING STAINLESS STEEL PANELS
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17	EXISTING STAINLESS STEEL PANELS
18	EXISTING STAINLESS STEEL PANELS
19	EXISTING STAINLESS STEEL PANELS
20	EXISTING STAINLESS STEEL PANELS
21	EXISTING STAINLESS STEEL PANELS
22	EXISTING STAINLESS STEEL PANELS
23	EXISTING STAINLESS STEEL PANELS
24	EXISTING STAINLESS STEEL PANELS
25	EXISTING STAINLESS STEEL PANELS



NORTH ELEVATION  
SCALE: 1/4"=1'-0"

178E  
Date: 03.21.18  
Project: CHPL / COA / SB/MT/PLA  
Chapel Hill, NC

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VILLAGE PLAZA  
Chapel Hill, NC

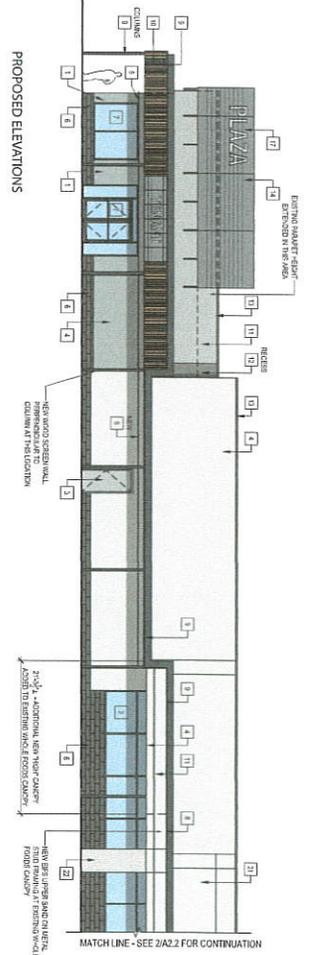
PRELIMINARY  
NOT FOR CONSTRUCTION

ELEVATIONS - PROPOSED & EXISTING  
A2.1

- EIFS WALL FINISH - COLOR 1
- EIFS WALL FINISH - COLOR 2
- STAINED PRT WOOD BOARDS - VARYING WIDTH
- STEEL CANOPY - PAINTED LACQUERED FINISH
- NEW PORCELAIN TILE
- ALUM PERFORATED SCREEN PANELS
- ACM FLUSH PANELS



EXISTING ELEVATIONS

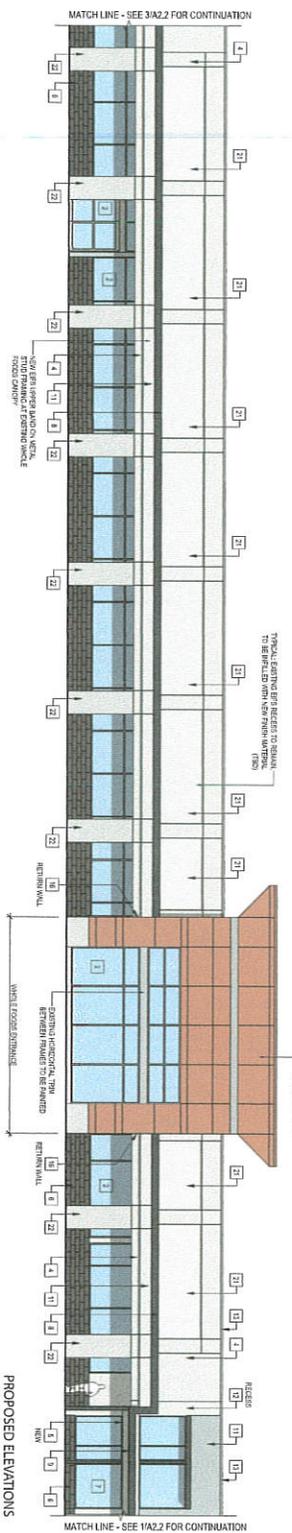


PROPOSED ELEVATIONS  
PARTIAL WEST ELEVATION (WHOLE FOODS AND NORTH TENANT SPACES) AT FACE OF CANOPY

SCALE: 1/8"=1'-0"



EXISTING ELEVATIONS



PROPOSED ELEVATIONS

SCALE: 1/8"=1'-0"

PARTIAL WEST ELEVATION (WHOLE FOODS) AT FACE OF CANOPY

1

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**VILLAGE PLAZA**

Chapel Hill, NC

- Job Number: 108
- Date: 03.11.18
- Project: Village Plaza
- Phase: Final

DRS / COA SUBMITTAL



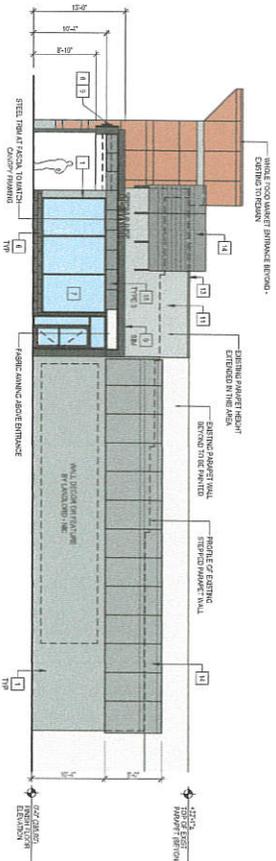
ELEVATIONS - PROPOSED & EXISTING  
 Sheet  
**A2.2**

These drawings have been prepared for the contractor and are not to be used for construction without the approval of the architect. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations.

ELEVATION/MATERIAL KEYNOTES	
1	EIFS WALL FINISH - COLOR 1
2	EIFS WALL FINISH - COLOR 2
3	STAINED HRT WOOD BOARDS
4	STEEL CANOPY - LACQUERED FINISH
5	PORCELAIN TILE
6	ALUM PERFORATED SCREEN PANELS
7	ACM FLUSH PANELS
8	EIFS WITH FINISH TO MATCH EXISTING WALLS
9	EIFS WITH FINISH TO MATCH EXISTING WALLS
10	EIFS WITH FINISH TO MATCH EXISTING WALLS
11	EIFS WITH FINISH TO MATCH EXISTING WALLS
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100	EIFS WITH FINISH TO MATCH EXISTING WALLS



EXISTING ELEVATIONS

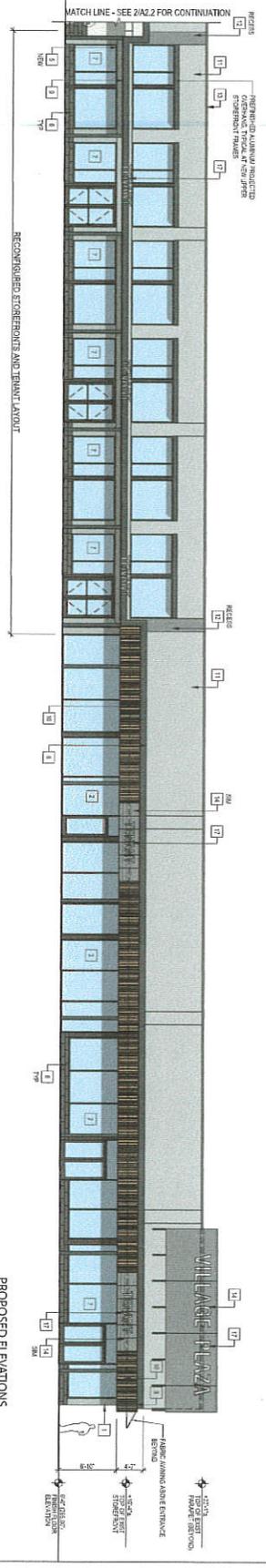


PROPOSED ELEVATIONS

SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING ELEVATIONS



PROPOSED ELEVATIONS

PARTIAL WEST ELEVATION (MALL AND PTA) AT FACE OF CANOPY  
SCALE: 1/4"=1'-0"

**TSE: KESTER ARCHITECTS**

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**VILLAGE PLAZA**

Chapel Hill, NC

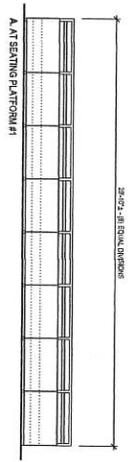
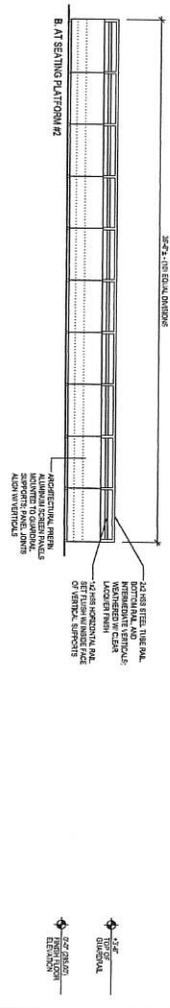
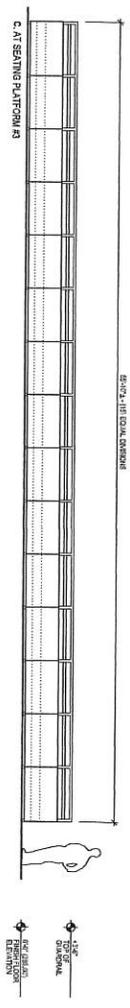
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Date: 03.21.18  
Project: Villages

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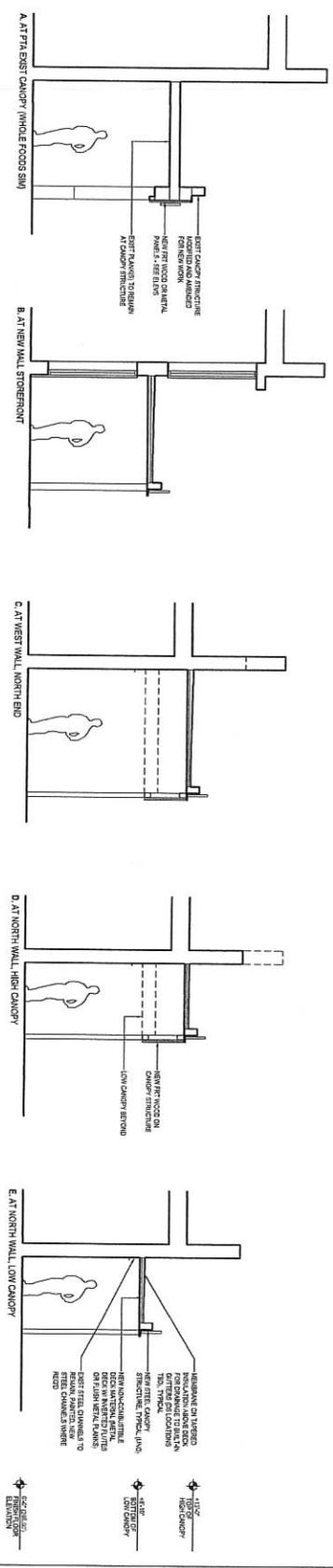
PRELIMINARY  
NOT FOR CONSTRUCTION

ELEVATIONS - PROPOSED & EXISTING

**A2.3**



GUARDRAIL ELEVATIONS AT NORTH SEATING AREAS



CONCEPT SECTION PROFILES - PROPOSED NEW WORK  
SCALE: 1/4"=1'-0"

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**VILLAGE PLAZA**  
Chapel Hill, NC

Job Number: 1726  
Date: 02.23.18  
Revised:  
CDC/LOA SUBMITTAL



ELEVATIONS - PROPOSED NEW WORK  
Sheet  
**A2.4**

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9799144583	FIRST CITIZENS BANK & TRUST CO	PO BOX 27131	RALEIGH	NC	27611
9799144784	STATE EMPLOYEES CREDIT UNION	CHAPEL HILL II BRANCH	RALEIGH	NC	27611
9799145239	SPIKE LLC	1434 ARBORETUM DR	CHAPEL HILL	NC	27514
9799148556	BIR CHAPEL HILL LLC	3520 PIEDMONT RD NE STE 410	ATLANTA	GA	30305
9799250069	LITTLE & CLONIGER PARTNERSHIP	11503 MCLEAN	CHAPEL HILL	NC	27517

*MS* \$0.80 *Yb* = \$4.80?



EPHESUS CHURCH RD

LYMASS LN

SERVICE RD

FORDHAM BLVD  
SERVICE RD

FORDHAM BLVD

LYMASS LN

EASTGATE SHOPPING CENTER RD

MILTON AVE

OLD FRANKLIN GROVE DR

E FRANKIN ST

S ELLIOTT RD

VILLAGE GATE DR

Inland Park

OLD EXPON RD

EASTWOOD LAKE RD

VELLM RD

COLICH RD

WOOD CIR

E FRANKLIN ST

200 m

500 ft



MICHAUX RD