



TOWN OF CHAPEL HILL
Planning Department

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Community Design Commission Final Plan Application

This application should be used to submit Final Plan applications to the Community Design Commission including building elevations, site lighting, and alternative buffers. For assistance with this application, please contact the Chapel Hill Planning Department at (919) 969-5066 or at planning@townofchapelhill.org.

Section A: Property Information

Property Address:	1602 East Franklin Street
Zoning:	R-5

Type of Application

Building Elevation

Alternative Buffers

Section B: Applicant Information (for contact purposes)

Name:	Dave Ballentine				
Address:	221 Providence Road				
City:	Chapel Hill	State:	NC	Zip Code:	27514
Phone Number:	919-929-0481 ext 121	Email:	davidb@bapa.eng.pro		

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this application; b) authorizes on-site review by authorized staff; and c) to the best of their knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____

Date: 24 May 2018

Parcel Identifier Number (PIN): 9799-14-1643

The Community Design Commission meets regularly on the fourth Tuesday of each month. For confirmation of a meeting date and the placement of your request on the agenda, please contact the Planning Department at (919) 969-5066.

Final Plan Application

Please submit 2 sets of all materials, no later than the fourth Tuesday of the month prior to the meeting by 4 p.m. Materials must be collated and folded to fit into a 12" x 15" envelope. The Application Fee shall be submitted with this Application Form.

DETAILED SUMMARY OF REQUIRED INFORMATION

X	1. Application fee (refer to fee schedule)	Amount Paid \$	790.00
---	---	----------------	--------

X	2. Digital files – provide digital files of all plans and documents
---	--

X	<p>3. Approved Site Plan The site plan for the development, as approved by the Town Council, or when applicable, the Planning Board, clearly indicating all building footprints, parking areas, sidewalks, and buffers. In particular, the site plan shall clearly indicate the specific buildings that are included in the application for building elevations approval. Finished first floor elevation (height above sea level) information shall also be provided for each building, including any applicable cross section elevation changes.</p>
---	---

X	<p>4. Detailed Exterior Building Elevations – The detailed exterior elevations shall include the following:</p>
---	--

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 building façade including front, side, and rear elevations.
- Color renderings, sketches, or perspective drawings.

The applicant should bring samples of all colors and materials to the Design Commission Meeting.

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) Floor Plans

- Show the general interior layout of the building (this aids in understanding window locations, etc.) and the relationship of pedestrian circulation and entryways.

d) Other

- Indicate the location of all HVAC, chiller, and/or ventilation units. Show how these units will be screened from the view of any relevant public rights-of-way.

All detailed building elevation plans must be the final versions. Any subsequent elevation modifications or changes in materials, color, etc., must be resubmitted for approval. If the Design Commission makes decisions based on any renderings, sketches, or artists’ drawings presented at the meeting, these graphics will become the property of the Town and will need to be submitted for the formal record

X	<p>5. Lighting Plans</p>
---	---------------------------------

a) Site Lighting Plan: A detailed lighting plan for all proposed lighting fixtures on the site (including parking areas, pedestrian paths, building facades, landscape uplighting, etc.). The lighting plan should clearly indicate the locations of all light fixtures. The lighting plan shall also provide isographs with foot-candle and uniform ratios, candlepower of lamps, and types of illumination for all proposed lighting fixtures. The isographs shall be provided for the full extent of the site lighting (to the point where the lighting reaches 0.0 foot-candles), even if this includes off-site areas. The isograph shall be calculated with 100% lighting, and also identify and incorporate a site’s topography.

b) Cut Sheets: A detailed drawing and description shall be provided for each type of light fixture proposed on the site. The number, height, colors, and materials for each type of fixture shall be clearly indicated.

Please note that in accordance with Section 5.11 (Lighting Standards) of the Town’s Land Use Management Ordinance, lighting sources shall be shielded or arranged so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance to the occupants of adjacent properties.

For information on illuminating canopies, please refer to the Community Design Commission's "Design Standards for Canopies," which is available from the Chapel Hill Planning Department.

X

6. Alternative Buffer

a) Landscaping Plan: A detailed planting plan, including a plant materials table that indicates the number, size, and spacing for each plant type.

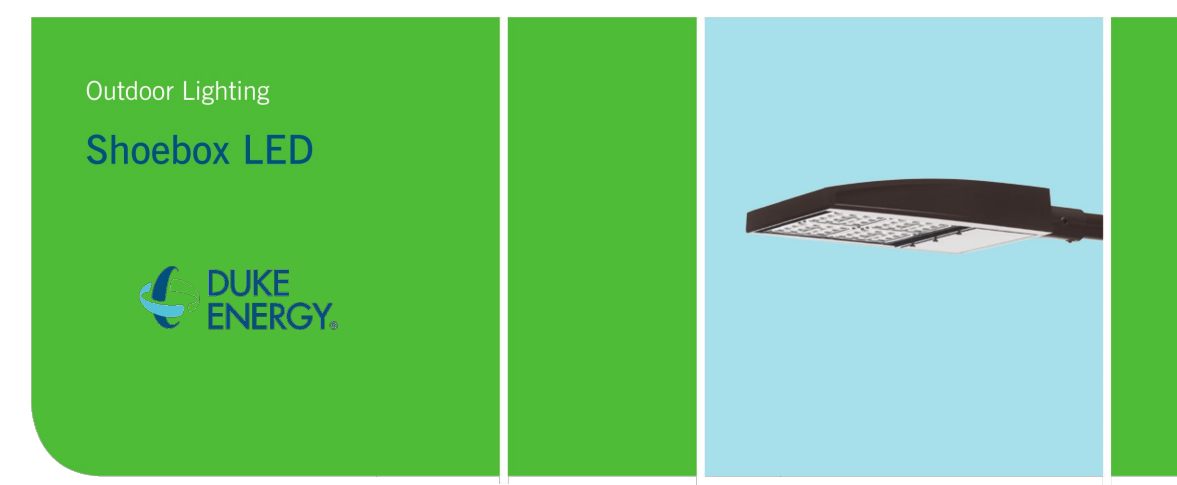
b) Other: If a fence or wall is proposed as part of the alternative buffer, a scaled drawing or rendering shall be submitted, along with a list including all materials, textures, and colors. The applicant should bring samples of such materials to the Design Commission meeting.



VIEW FROM FRANKLIN STREET

NOTES

1. PHOTOMETRIC PLAN AND DETAILS ON THIS SHEET PROVIDED BY DUKE ENERGY.



The energy-efficient Shoebox LED is a green solution and great fit for commercial parking lots, malls, office buildings and streets providing a "white light" that will enhance the appearance of your site. The Shoebox LED delivers light where it is needed, while increasing visibility and reducing spill light to adjoining properties. Selected to be an alternative to the metal halide light fixture, this fixture provides a white light source that will enhance colors, adding to visual acuity and improving area uniformity.

LED (light-emitting diode)	213 421 watts
Mounting height	20' - 35'
Color	Dark bronze Black
Poles	Tenon top concrete Promenade concrete
Applications	Neighborhoods Roadways Shopping centers



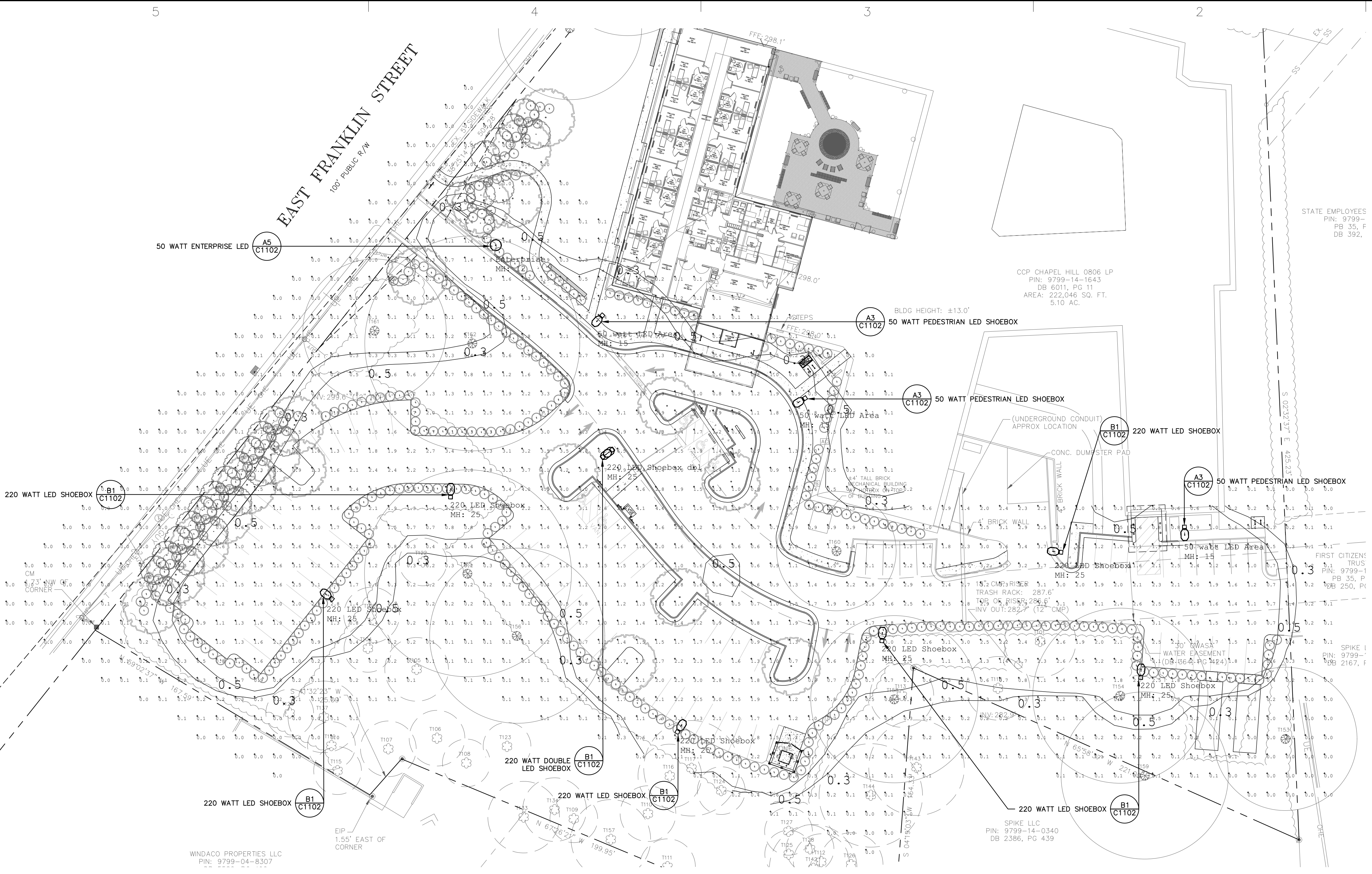
Poles available:

Name	Mounting height	Color
Tenon top concrete	20' - 35'	Gray
Promenade concrete	20' - 35'	Bronze

Features

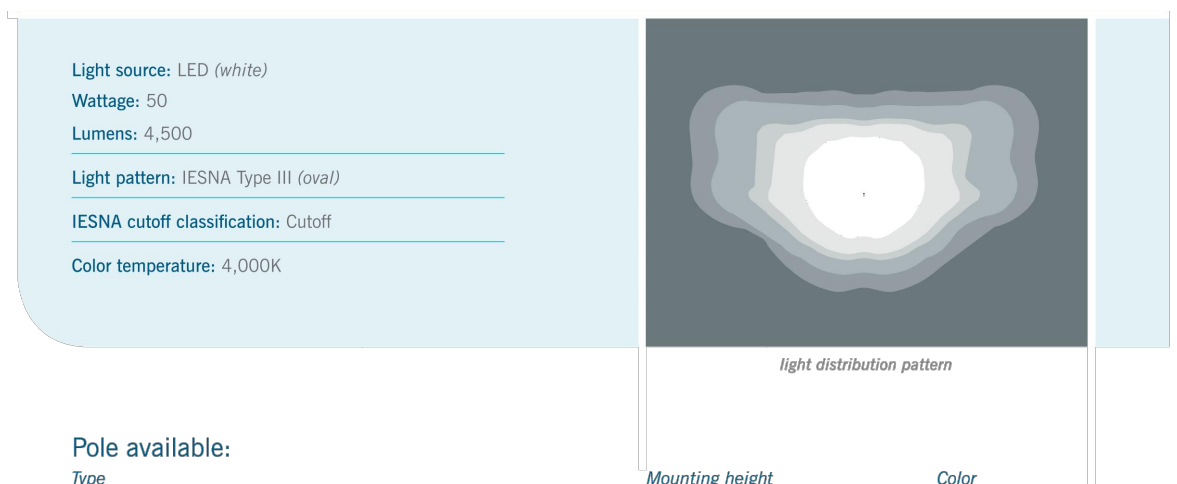
Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

**220 WATT LED SHOEBOX
 25' MOUNT HEIGHT**
 SCALE: N.T.S.



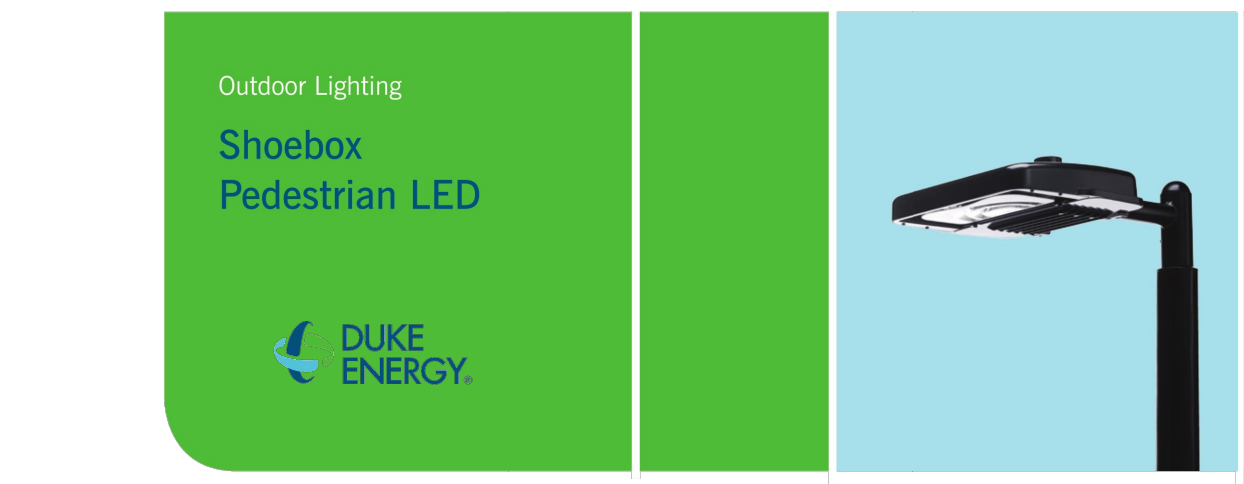
**50 WATT ENTERPRISE LED
 12' MOUNT HEIGHT**
 SCALE: N.T.S.

LED (Light Emitting Diode)	50 watts
Mounting height	12'
Color	Black
Poles	Style A, B, C, D, E, F



**50 WATT PEDESTRIAN LED SHOEBOX
 15' MOUNT HEIGHT**
 SCALE: N.T.S.

LED (light-emitting diode)	50 watts
Mounting heights	12', 17'
Colors	Black Dark Bronze
Pole	Colonial concrete
Applications	Neighborhoods Parks Shopping centers



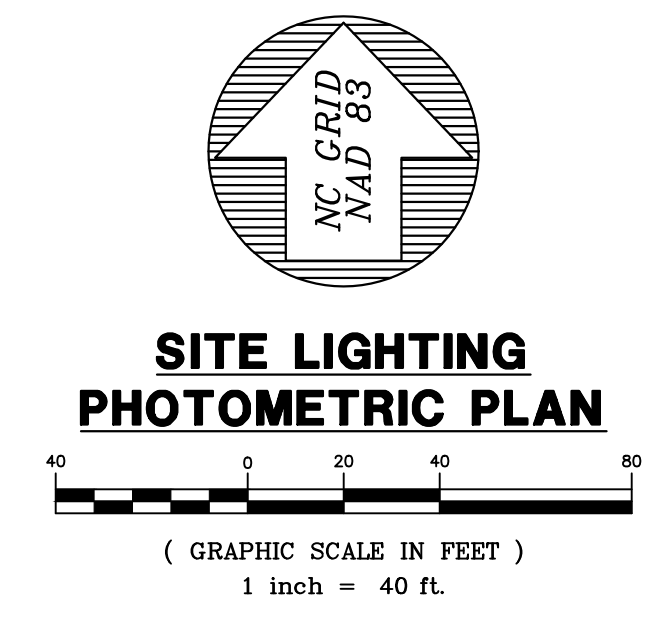
**220 WATT LED SHOEBOX
 25' MOUNT HEIGHT**
 SCALE: N.T.S.

LED (light-emitting diode)	213 421 watts
Mounting height	20' - 35'
Color	Dark bronze Black
Poles	Tenon top concrete Promenade concrete
Applications	Neighborhoods Roadways Shopping centers

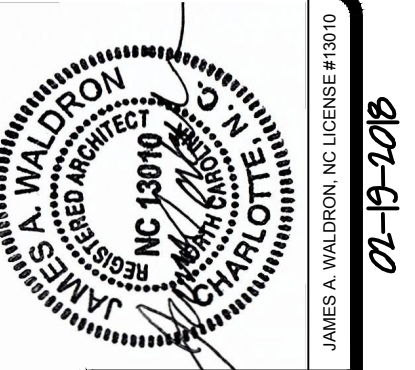


**220 WATT DOUBLE LED SHOEBOX
 25' MOUNT HEIGHT**
 SCALE: N.T.S.

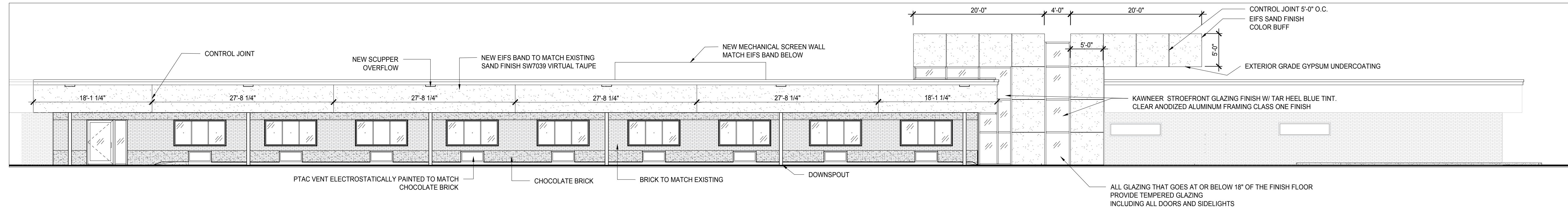
LED (light-emitting diode)	213 421 watts
Mounting height	20' - 35'
Color	Dark bronze Black
Poles	Tenon top concrete Promenade concrete
Applications	Neighborhoods Roadways Shopping centers



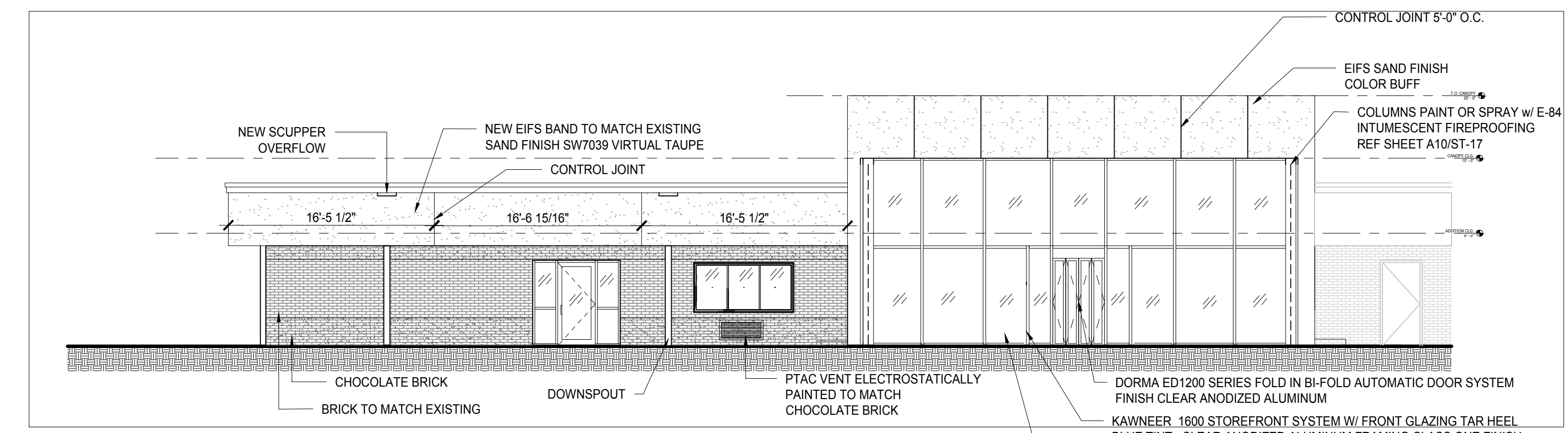
**REVIEW DRAWING
 NOT FOR CONSTRUCTION**



01-B-1016



EXTERIOR ELEVATION
1/8" = 1'-0" CHAPEL HILL, NORTH CAROLINA 1 A-9



EXTERIOR ELEVATION
1/8" = 1'-0" CHAPEL HILL, NORTH CAROLINA 1 A-9

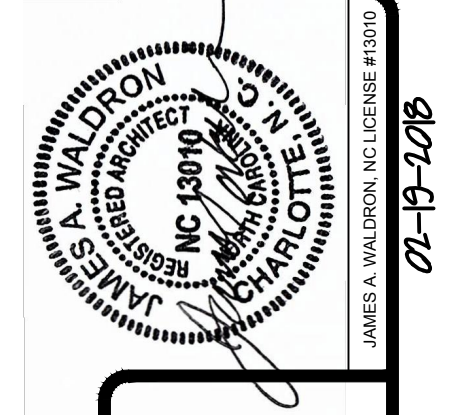


14 BED, 9,600 SQ FT SHORT TERM REHAB ADDITION TO EXIST. SKILLED NURSING FACILITY FOR SIGNATURE HEALTHCARE OF CHAPEL HILL 1602 E. FRANKLIN STREET CHAPEL HILL, NC 27514

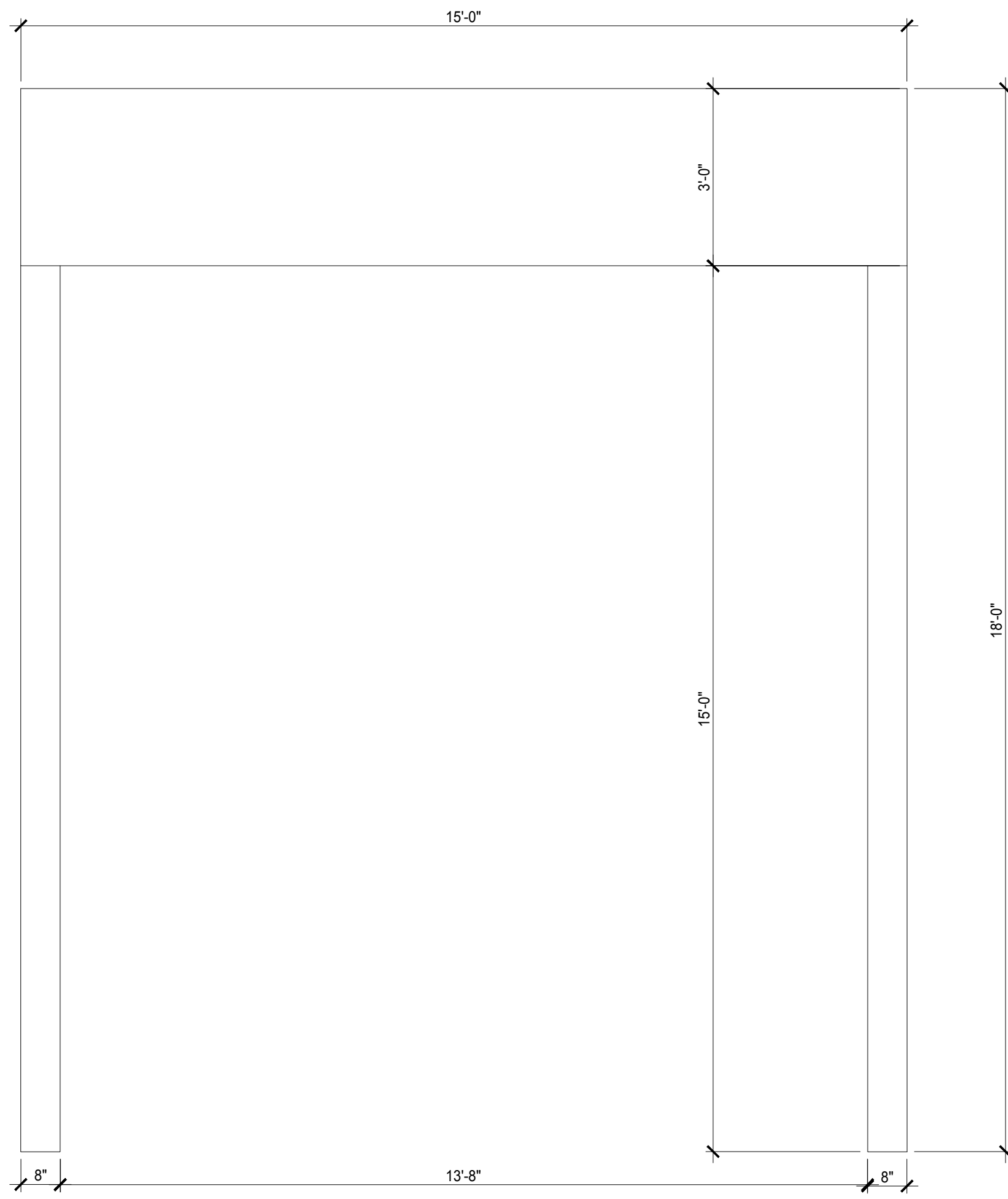
ADDITION & CULTURE CHANGE RENOVATION
ELEVATIONS

Dwn By: CH
Chkd By: TW
Scale: 1/8" = 1'-0"
Date:

Drawing No. **A-9**

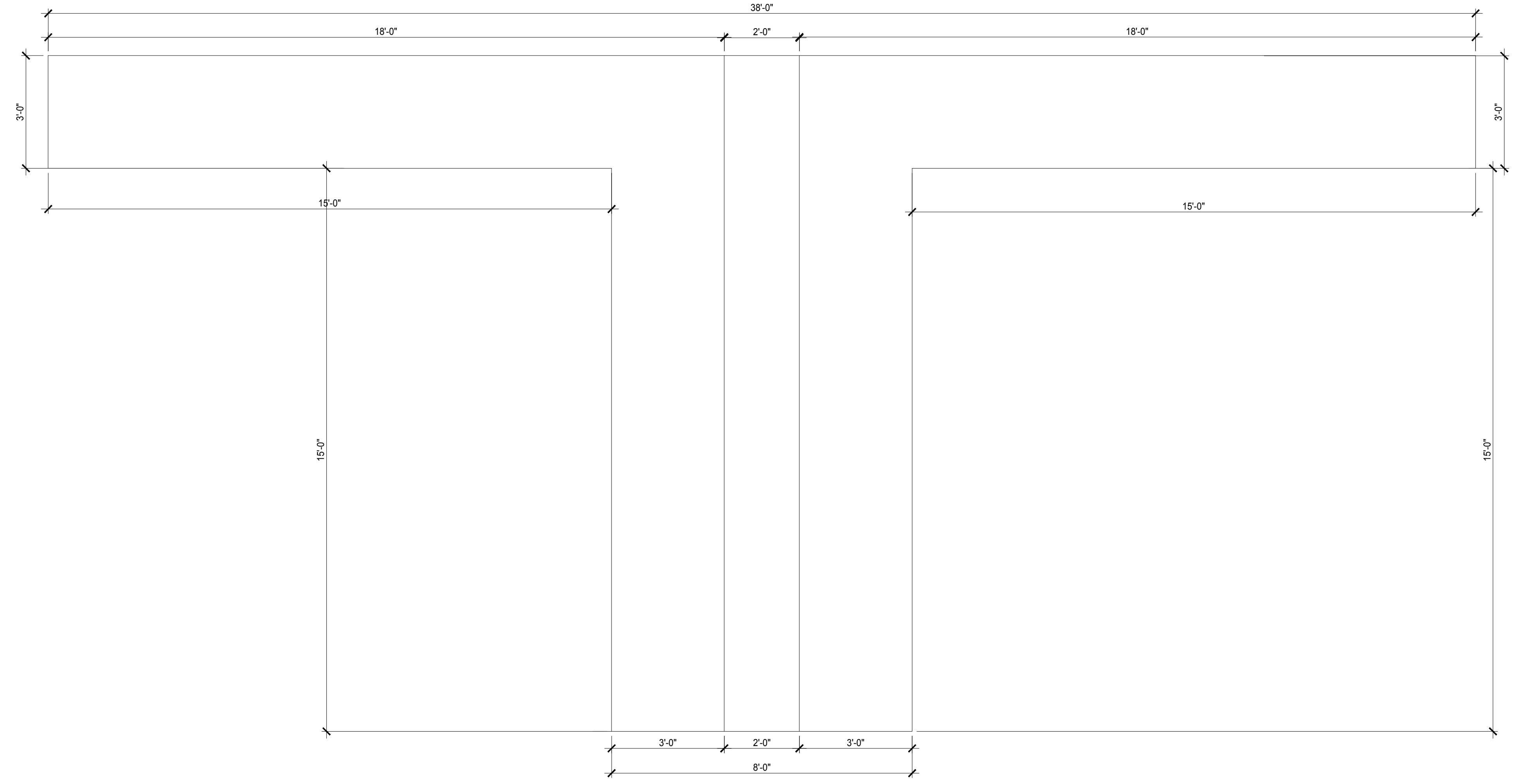


01-B-2016



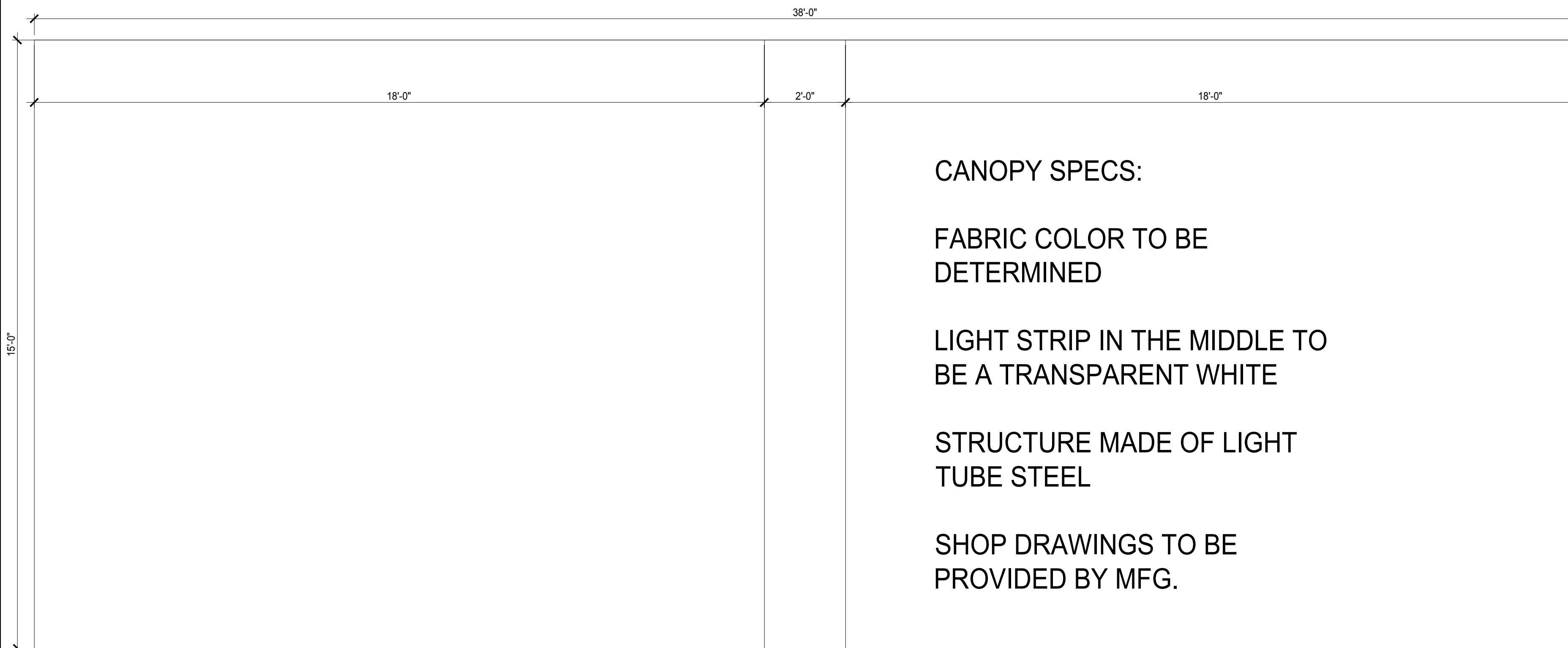
AMBULANCE CANOPY FRONT VIEW

1/2" = 1'-0" CHAPEL HILL, NORTH CAROLINA **2** A-8.1



AMBULANCE CANOPY SIDE VIEW

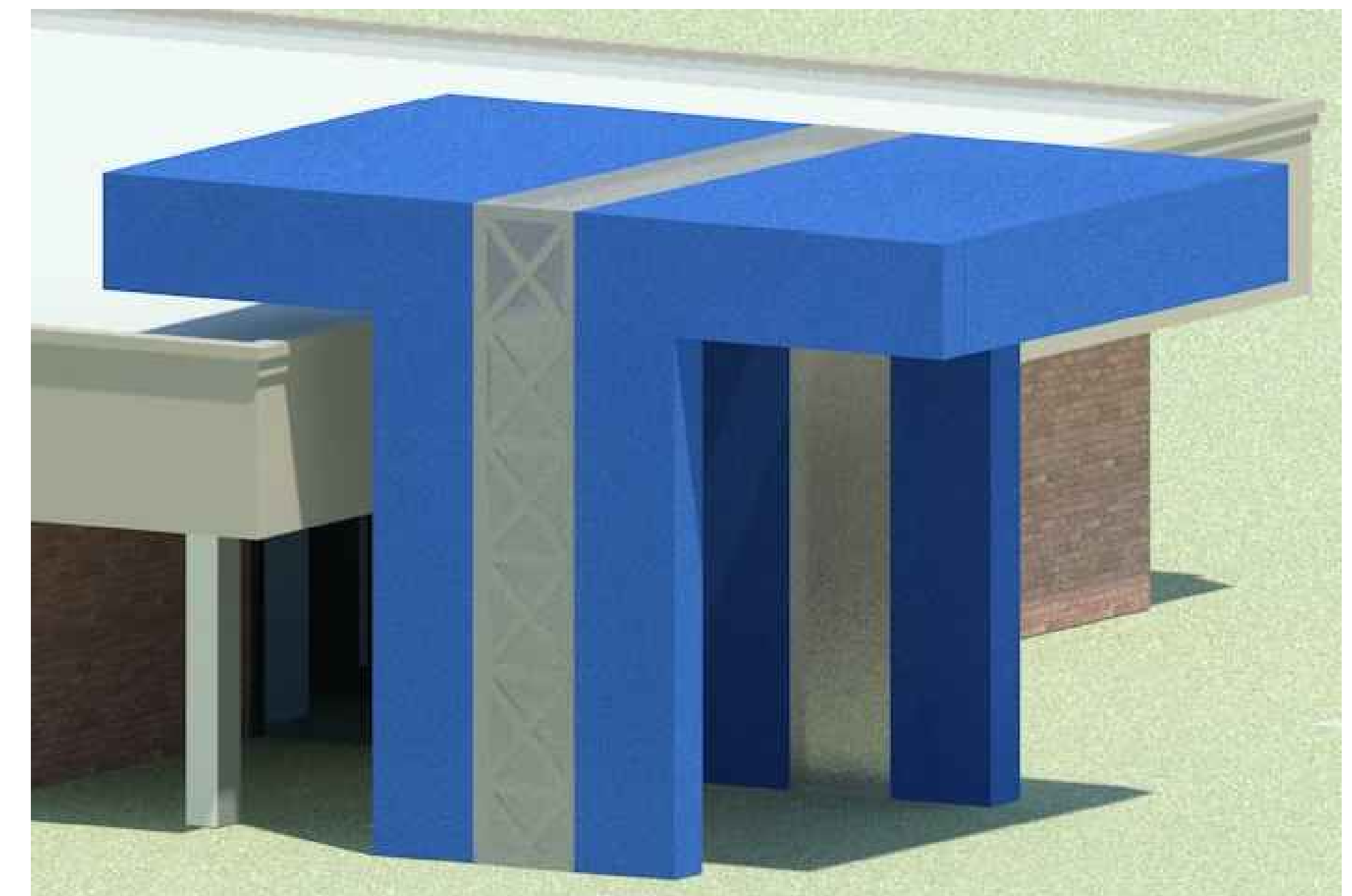
1/2" = 1'-0" CHAPEL HILL, NORTH CAROLINA **1** A-8.1



AMBULANCE CANOPY TOP VIEW

1/2" = 1'-0" CHAPEL HILL, NORTH CAROLINA **3** A-8.1

- CANOPY SPECS:
- FABRIC COLOR TO BE DETERMINED
 - LIGHT STRIP IN THE MIDDLE TO BE A TRANSPARENT WHITE
 - STRUCTURE MADE OF LIGHT TUBE STEEL
 - SHOP DRAWINGS TO BE PROVIDED BY MFG.



14 BED, 9,600 SQ. FT. SHORT TERM REHAB
ADDITION TO EXIST. SKILLED NURSING
FACILITY FOR
SIGNATURE HEALTHCARE
OF CHAPEL HILL
1602 E. FRANKLIN STREET CHAPEL HILL, NC 27514

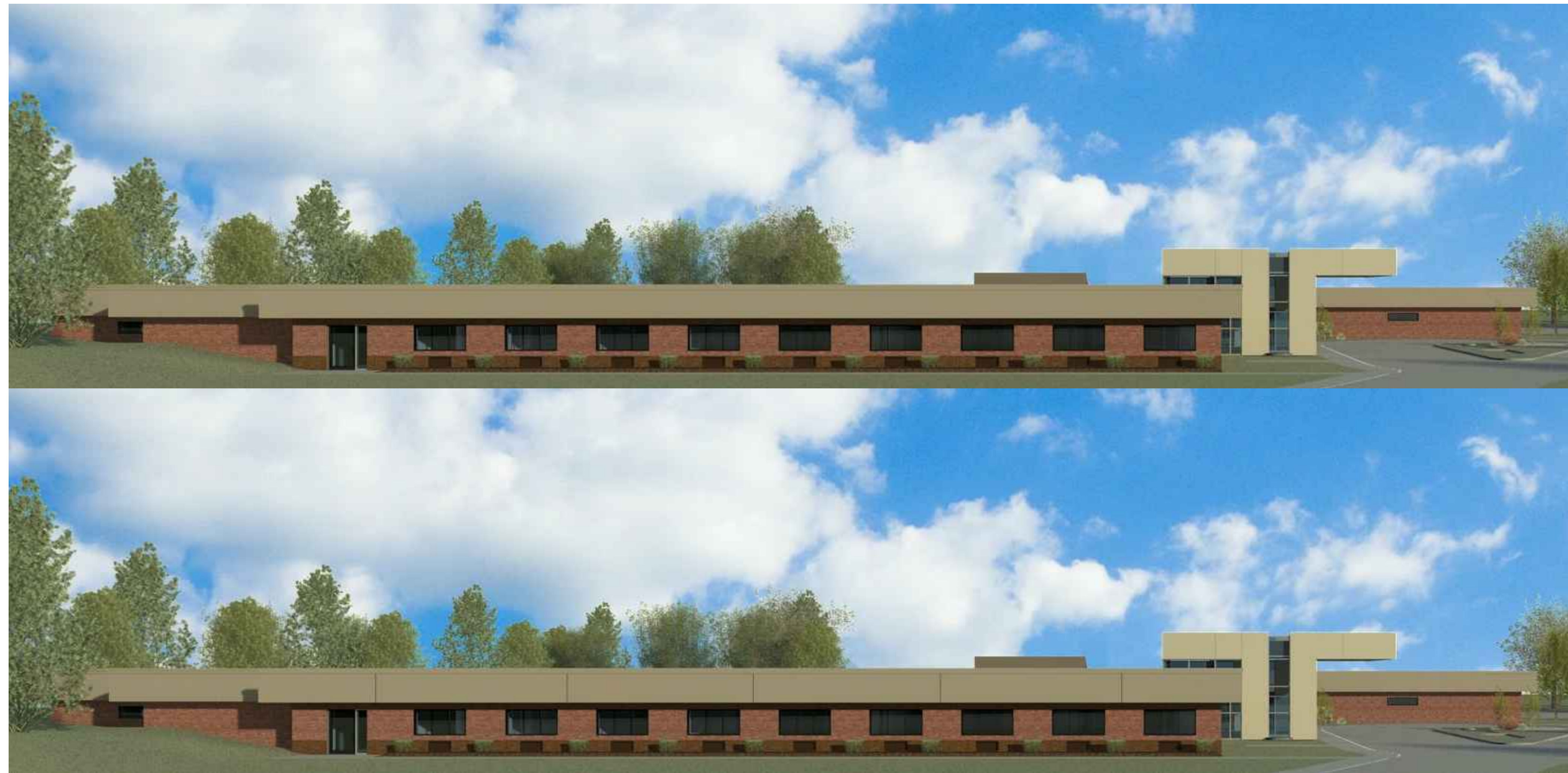
**ADDITION &
CULTURE CHANGE RENOVATION**
CANOPY SECTIONS

Dwn By: CH
Chkd By: TW

Scale:
1/2"=1'-0"
Date:

Drawing No.

A-8.1



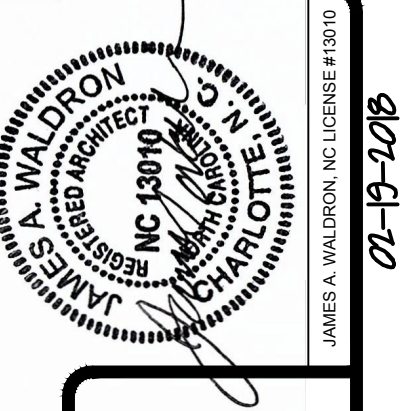
FRANKLIN STREET WEST ELEVATION w & w/o EFIS JOINTS
 NTS CHAPEL HILL, NORTH CAROLINA

1
R-1



FRANKLIN STREET VIEW w & w/o EFIS JOINTS
 NTS CHAPEL HILL, NORTH CAROLINA

2
R-1



14 BED, 9,600 SQ. FT. SHORT TERM REHAB
 ADDITION TO EXIST. SKILLED NURSING
 FACILITY FOR
 SIGNATURE HEALTHCARE
 OF CHAPEL HILL
 1602 E. FRANKLIN STREET CHAPEL HILL, NC 27514

**ADDITION &
 CULTURE CHANGE RENOVATION**
 RENDERINGS

Dwn By: CH
 Chkd By: TW
 Scale: N.T.S.
 Date:

Drawing No.
R-1

01-B-1016

STRUCTURE DETAILS

STYLE: SOUTHERN CLASSIC GARAGE
SIDING: PAINTED (LP SMARTSIDE)
SIDEWALL HEIGHT: 7' 5.75"
ROOF OVERHANG: STANDARD
SIZE: 12X36
TRIM: STANDARD TRIM
BASE: RUNNERS

COLORS

SIDING COLOR: NAVAJO WHITE
TRIM COLOR: EARLY AMERICAN
ROOF COLOR: DRIFTWOOD
ROOF MATERIAL: ARCHITECTURAL
SHINGLES

DOORS & RAMPS

76" H DOUBLE SOUTHERN CLASSIC DOOR
5' X 6' RAMP
HINGES: DELUXE HINGES
76" H SINGLE SOUTHERN CLASSIC DOOR

VENTS

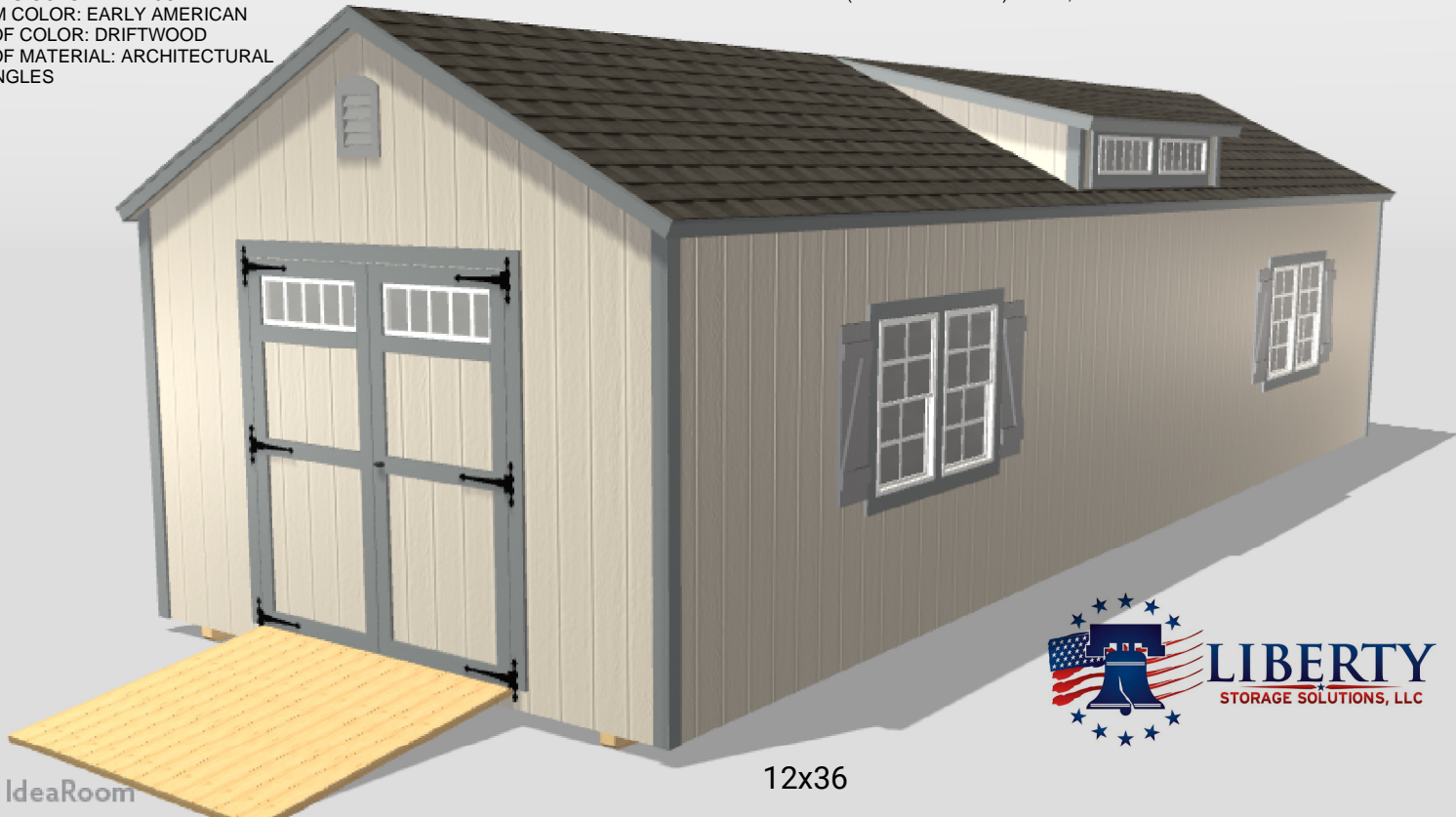
(2) CLASSIC VENTS
COLOR: GAP GRAY

WINDOWS & ACCESSORIES

(4) 24"X36" WINDOWS
WINDOW COLOR: WHITE
SHUTTERS: 36" THREE BOARD PAINTED Z-SHUTTERS
SHUTTERS COLOR: GAP GRAY
DORMER: TRANSOM DORMER

FLOORING & INTERIOR

FLOORING: 3/4" ADVANTECH FLOORING
FLOOR JOIST: 2X6 PRESSURE TREATED FLOOR JOISTS
(STD ON 14' WIDE) FOR 8, 10 & 12 W



12x36



LIBERTY
STORAGE SOLUTIONS, LLC

