



**Ballentine  
Associates, P.A.**

28 Aug 2018

Mr. Michael Sudol  
Town of Chapel Hill Planning & Sustainability Department  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

221 Providence Road  
Eastowne Office Park  
Chapel Hill, NC 27514

919/929-0481 Chapel Hill  
919/489-4789 Durham  
919/489-2803 Fax

Subject: Signature HealthCare Expansion  
Responses to Community Design Commission Review Comments

Dear Michael,

Thank you aiding us in our presentation of the Signature HealthCare (SHC) Expansion project to the Community Design Commission (CDC). This letter is written to provide SHC's responses to the recommendations received from the CDC at the meeting on 26 July, and through subsequent email correspondence. Below please find each of the CDC's comments & recommendations followed by responses from SHC in **bold**:

**Building Elevations**

The CDC approved of the following as acceptable building materials:

- Brick siding for new addition as presented on 26 July.
- New addition EIFS roof band is acceptable. Commissioners voiced concern about the durability of EIFS but agreed that it is acceptable in this application in order to match existing. The CDC approved of the sand finish virtual taupe color.

**New Entrance Feature** (return for 2<sup>nd</sup> review):

In general, the commissioners approve of the contrast that the new entrance feature provides to the existing building and they approve of the overall height of the canopy, however they have recommendations about the scale and materials as follows:

- Concern over durability of EIFS, down low in particular where damage may occur. Consider alternate material; suggestions include metallic siding or a composite such as Alucobond: <https://www.alucobondusa.com/> (see attached email from Chris Brendt)

*The Signature HealthCare Board has considered this recommendation and although EIFS siding has shown durability issues in the past, the technology has improved in recent years and a durable product will be used on the exterior of the new entrance feature. The new EIFS drainable system will be installed to prevent moisture issues (an example of the drainable system is included with this package). To prevent/minimize damage from contact, a heavy duty (min. 20 oz.) mesh will be used for EIFS surfaces at grade and up to 8' above grade.*

- Franklin Street Elevation (see attached A-9) – Consider scaling down the siding portions of the entrance. In particular, reduce the 5'-0" horizontal and vertical dimensioned areas of EIFS to reduce scale. Increase glass areas if possible. Commissioner Mueller

recommended that SHC consider tapering the height of the entry feature with increased height closer to and above the building.

*SHC appreciates this recommendation. Please understand that our Board has put a great deal of thought into the design of the new entrance ... and the appearance of the building with respect to the topography and existing vegetation were factored into the design. The topography of the site puts the building down below the elevation of Franklin Street, and we feel that the height and scale of the entry feature will be important as a rather subtle announcement to patrons as they come down the drive and pass under the tall trees. It is our opinion that this new entry should be prominent, perhaps more so than if we did not have all the large trees that we do. SHC has prepared additional renderings of the entry to help show the CDC that the feature will be less prominent amongst both the existing trees to remain and new landscaping. Our representative from Ballentine Associates will happily present these to you at the next meeting.*

*We also considered tapering the height of the entrance as recommended by Commissioner Mueller, however we feel that this would not be compatible with the lines of the existing structure. Redesign costs are also a factor in our decision.*

*We greatly appreciate these recommendations and very respectfully decline to reduce the scale of the entry feature.*

**Ambulance Port** (return for 2<sup>nd</sup> review):

In general, the commissioners approve of the contrast that this feature provides to the existing. They asked that we consider reducing the scale, similar to the entrance feature. They will also need greater detail on materials and color.

*SHC respectfully declines to reduce/redesign the ambulance port, opting to maintain consistency with the appearance of the new entry feature as described above. The structure will be made of steel tubing, with heavy duty canopy fabric. There will be a vertical, transparent white light strip up the sides and across the top of the structure. The fabric will be Carolina Blue.*

**Storage Sheds** (return for 2<sup>nd</sup> review):

The commissioners like that we are removing the contech trailers but asked that we effort to reduce the visibility of the sheds as much as possible. Suggestions include:

- Show additional landscape screening

*We have added additional plantings to screen the sheds from views.*

- Revised to use a more natural color, such as a dark brown for the siding.

*At the request of the Commissioners, we have revised the exterior color to a dark brown to better blend in with the nearby woods.*

- Look into a single unit (perhaps there is a double-wide structure available) in order to reduce the overall area.

*The roof of a single unit would add height which would increase visibility of the shed ... and also add cost. SHC will respectfully continue with the current plan to build two new storage sheds.*

**New Roof** (return for 2<sup>nd</sup> review):

Provide details to show how mechanical equipment (if any) to be located on new roof will be screened from views.

*We have included architectural plan sheets A-3.1 Roof Plan and A-3.7 with HVAC screen details showing that the mechanical equipment on the roof will be screened from views.*

**Alternate Landscape Buffer** – Approved

**Lighting Plan** – Approved

Please don't hesitate to call me should you have any questions or if you require additional information in order to approve this application.

Yours very truly,  
BALLENTINE ASSOCIATES, PA



Dave Ballentine  
Project Manager



### PERIMETER LANDSCAPE BUFFER CALCULATIONS

<b>A</b> 30' Type 'D' External Buffer	<b>E</b> 10' Type 'B' Internal Buffer
Total Frontage: 503' Less Entry Driveways: 31' Less Existing Vegetation: 256' Total Applicable Buffer Length: 215'	Total Frontage: 263' Less Existing Vegetation: 263' Total Applicable Buffer Length: 0'
Required Shade Trees: 13 Existing Shade Trees: 0 Proposed Shade Trees: 13 Calc: 6 per 100LF (215 / 100) = 2.15 2.15 x 6 = 12.9	Required Shade Trees: 0 Existing Shade Trees: 0 Proposed Shade Trees: 0 Calc: 4 per 100LF (0 / 100) = 0.00 0.00 x 2 = 0.00
Required Understory Trees: 26 Existing Understory Trees: 0 Proposed Understory Trees: 26 Calc: 12 per 100LF (215 / 100) = 2.15 2.15 x 12 = 25.8	Required Understory Trees: 0 Existing Understory Trees: 0 Proposed Understory Trees: 0 Calc: 7 per 100LF (0 / 100) = 0.00 0.00 x 1 = 0.00
Required Shrubs: 86 Existing Shrubs: 0 Proposed Shrubs: 86 Calc: 40 per 100LF (215 / 100) = 2.15 2.15 x 40 = 86	Required Shrubs: 0 Existing Shrubs: 0 Proposed Shrubs: 0 Calc: 12 per 100LF (0 / 100) = 0.00 0.00 x 10 = 0.00
Total Shade Trees: 7 Total Understory Trees: 4 Total Shrubs: 37	Total Shade Trees: 0 Total Understory Trees: 0 Total Shrubs: 0

Note: Buffer has an area of 20' 'Alternate Width' in southeast portion of property, in order to preserve as many existing trees as possible around the proposed parking areas.

<b>C</b> 20' Type 'C' Internal Buffer	<b>D</b> 20' Type 'C' Internal Buffer
Total Frontage: 179' Less Existing Vegetation: 179' Total Applicable Buffer Length: 0'	Total Frontage: 154' Less Existing Vegetation: 154' Total Applicable Buffer Length: 0'
Required Shade Trees: 0 Existing Shade Trees: 0 Proposed Shade Trees: 0 Calc: 4 per 100LF (0 / 100) = 0.00 0.00 x 2 = 0.00	Required Shade Trees: 0 Existing Shade Trees: 0 Proposed Shade Trees: 0 Calc: 4 per 100LF (0 / 100) = 0.00 0.00 x 2 = 0.00
Required Understory Trees: 0 Existing Understory Trees: 0 Proposed Understory Trees: 0 Calc: 8 per 100LF (0 / 100) = 0.00 0.00 x 1 = 0.00	Required Understory Trees: 0 Existing Understory Trees: 0 Proposed Understory Trees: 0 Calc: 8 per 100LF (0 / 100) = 0.00 0.00 x 1 = 0.00
Required Shrubs: 0 Existing Shrubs: 0 Proposed Shrubs: 0 Calc: 30 per 100LF (0 / 100) = 0.00 0.00 x 10 = 0.00	Required Shrubs: 0 Existing Shrubs: 0 Proposed Shrubs: 0 Calc: 30 per 100LF (0 / 100) = 0.00 0.00 x 10 = 0.00
Total Shade Trees: 0 Total Understory Trees: 0 Total Shrubs: 0	Total Shade Trees: 0 Total Understory Trees: 0 Total Shrubs: 0

<b>E</b> 20' Type 'C' Internal Buffer	<b>F</b> 10' Type 'B' Internal Buffer
Total Frontage: 220' Less Existing Vegetation: 220' Total Applicable Buffer Length: 0'	Total Frontage: 154' Less Existing Vegetation: 154' Total Applicable Buffer Length: 0'
Required Shade Trees: 0 Existing Shade Trees: 0 Proposed Shade Trees: 0 Calc: 4 per 100LF (0 / 100) = 0.00 0.00 x 2 = 0.00	Required Shade Trees: 0 Existing Shade Trees: 0 Proposed Shade Trees: 0 Calc: 4 per 100LF (0 / 100) = 0.00 0.00 x 2 = 0.00
Required Understory Trees: 0 Existing Understory Trees: 0 Proposed Understory Trees: 0 Calc: 8 per 100LF (0 / 100) = 0.00 0.00 x 1 = 0.00	Required Understory Trees: 0 Existing Understory Trees: 0 Proposed Understory Trees: 0 Calc: 7 per 100LF (0 / 100) = 0.00 0.00 x 1 = 0.00
Required Shrubs: 0 Existing Shrubs: 0 Proposed Shrubs: 0 Calc: 30 per 100LF (0 / 100) = 0.00 0.00 x 10 = 0.00	Required Shrubs: 0 Existing Shrubs: 0 Proposed Shrubs: 0 Calc: 12 per 100LF (0 / 100) = 0.00 0.00 x 10 = 0.00
Total Shade Trees: 0 Total Understory Trees: 0 Total Shrubs: 0	Total Shade Trees: 0 Total Understory Trees: 0 Total Shrubs: 0

### EXISTING TREES KEY

TAG #	DBH	NAME
T101	12"	ASH
T102	12"	ASH
T103	14"	ASH
T104	12"	ASH
T105	16"	ASH
T106	14"	ASH
T107	14"	ASH
T108	12"	ASH
T109	12"	ASH
T110	14"	ASH
T111	14"	ASH
T112	14"	ASH
T113	16"	ASH
T114	16"	BIRCH
T115	12"	ELM
T116	18"	ELM
T117	24"	ELM
T118	16"	ELM
T119	12"	ELM
T120	12"	ELM
T121	14"	ELM
T122	12"	ELM
T123	12"	ELM
T124	12"	ELM
T125	12"	ELM
T126	16"	ELM
T127	12"	ELM
T128	12"	ELM
T129	26"	SWEET GUM
T130	14"	SWEET GUM
T131	18"	MAPLE
T132	18"	MAPLE
T133	18"	MAPLE
T134	16"	MAPLE
T135	16"	OAK
T136	32"	PINE
T137	18"	PINE
T138	22"	PINE
T139	22"	PINE
T140	18"	PINE
T141	18"	HARDWOOD
T142	22"	PINE
T143	24"	PINE
T144	26"	PINE
T145	36"	WILLOW OAK
T146	40"	WILLOW OAK
T147	16"	WILLOW OAK
T148	18"	WILLOW OAK
T149	16"	WILLOW OAK
T150	14"	WILLOW OAK
T151	16"	WILLOW OAK
T152	18"	WILLOW OAK
T153	36"	WILLOW OAK
T154	44"	WILLOW OAK
T155	52"	WILLOW OAK
T156	44"	WILLOW OAK
T157	20"	WILLOW OAK
T158	42"	WILLOW OAK
T159	42"	WILLOW OAK
T160	30"	WILLOW OAK
T161	36"	WILLOW OAK
T162	54"	WILLOW OAK

### TREE CANOPY COVERAGE 40% REQUIREMENT

Requirement: 40% of the NET TOTAL LOT AREA to be in tree canopy

Calculations: Total Net Site Area: 222,046 SF  
No easements or recreation areas removed  
40% of Total Lot Area: 88,818 SF  
222,046 x .40 = 88,818 SF

Existing Tree Canopy to Remain: 82,201 SF

Additional Canopy Required: 6,617 SF  
Calculations: 88,818 SF (REQ) - 82,201 SF (RET) = 6,617 SF

Additional Canopy Provided: 8,000 SF  
16 Proposed 2" Cal. Canopy Trees (see plans) = 8,000 SF

Total Tree Canopy Required: 90,201 SF  
Total Tree Canopy Retained / Proposed: 90,201 SF (82,201 + 8,000)

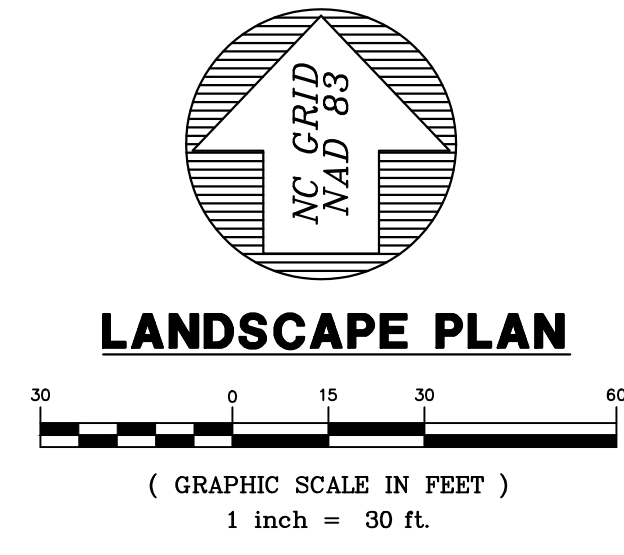
Note: Any existing overlapping Tree Canopy does not count twice for these calculations.

Note: For detailed information about existing trees utilized to meet the minimum coverage standard, refer to Survey and Landscape Plans.

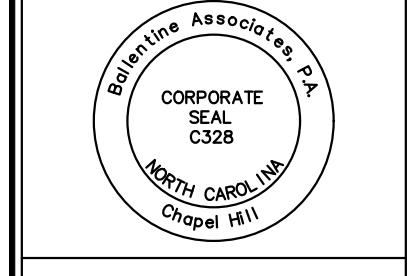
Note: Any Tree or Shrub to be planted within CRZ of existing tree to be hand dug. No machinery will be allowed within CRZ of existing trees.

### DRAWING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
(Circle with dot)	EXISTING	EXISTING TREE
(Circle with outline)	PROPOSED	PROPOSED TREE
(Dashed line)	RIGHT OF WAY	RIGHT OF WAY
(Solid line)	SITE PROPERTY LINE	SITE PROPERTY LINE
(Dashed line)	ADJOINING PROPERTY LINE	ADJOINING PROPERTY LINE
(Dashed line)	BUILDING SETBACK LINE	BUILDING SETBACK LINE
(Dashed line)	EASEMENT LINE	EASEMENT LINE
(Dashed line)	TREE LINE	TREE LINE



**BALLENTINE ASSOCIATES, P.A.**  
 100 EAST FRANKLIN STREET  
 CHAPEL HILL, NC 27514  
 (919) 953-0888  
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 (919) 953-0890  
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 (919) 953-0893  
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 (919) 953-1000



DATE	REVISIONS
05 JUN 18	PER ZCP REVIEW COMMENTS
28 AUG 18	PER CDC RECOMMENDATIONS

**OWNER INFORMATION**  
 CFC CHAPEL HILL  
 1602 E. FRANKLIN STREET  
 CHAPEL HILL, NC 27514  
 OWNERS REPRESENTATIVE:  
 TONY WALDRON  
 PH: (502) 568-7951  
 FAX: [REDACTED]

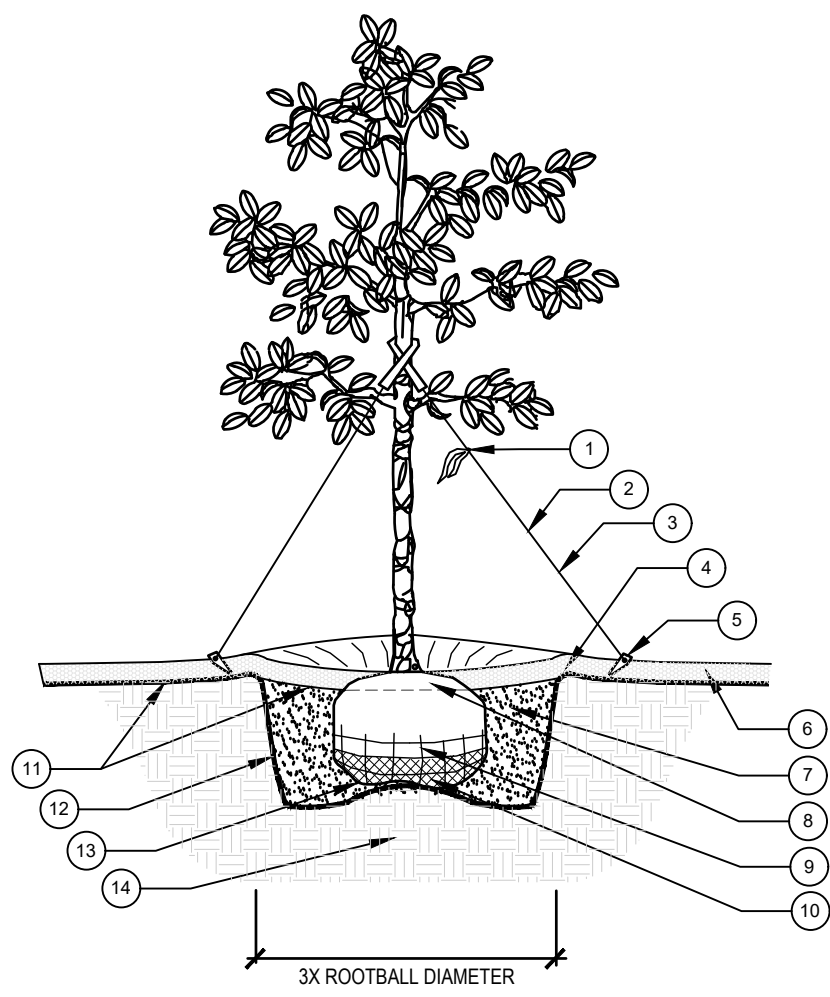
ISSUED	DATE
ZCP SUBMITTAL #1	24 JAN 18
CDC SUBMITTAL #1	24 MAY 18
ZCP SUBMITTAL #2	05 JUN 18
CDC SUBMITTAL #2	28 AUG 18

**SIGNATURE HEALTHCARE FACILITY EXPANSION**  
 CHAPEL HILL, NORTH CAROLINA  
**ZONING COMPLIANCE PERMIT DRAWINGS**

JOB NUMBER: 116009.00  
 DATE: 24 JAN 18  
 SCALE: AS SHOWN  
 DRAWN BY: DBB  
 REVIEWED BY: GJR

**SHEET L1001**

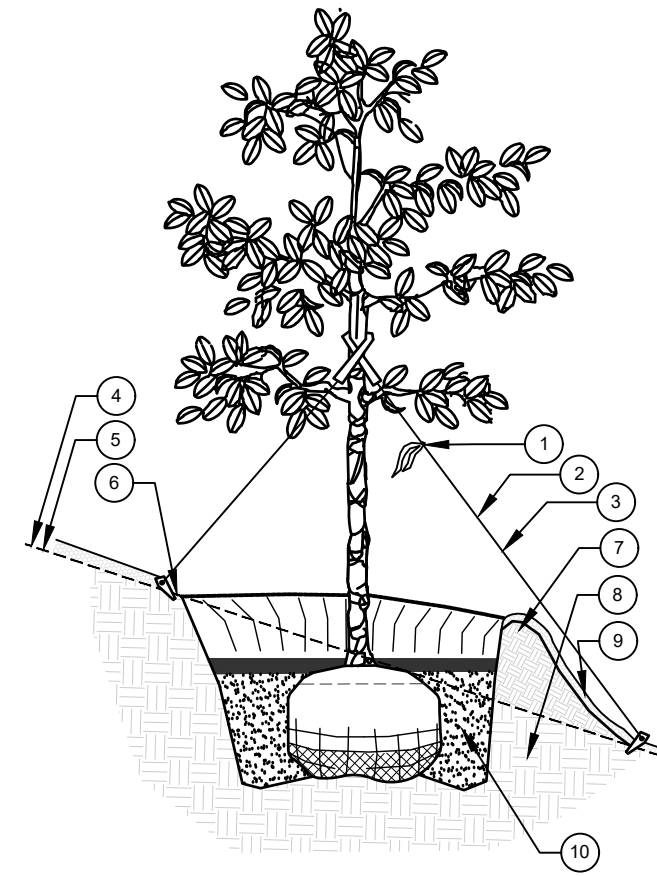
N:\Projects\16009.00 Signature Health Care\1\_Dwg\BAM\Drawings\Signature L1001 Landscape\Signature L1001 Landscape.dwg 02/20/2018 5:54:41 PM D:\dbb



- 1 WARNING FLAG
  - 2 TREE STRAP
  - 3 TREE GUY WIRE STAKED JUST OUTSIDE EARTHEN SAUCER, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
  - 4 EARTHEN SAUCER AT EDGE OF PLANTING PIT
  - 5 TREE GUYING STAKE
  - 6 3" MULCH LAYER
  - 7 BACKFILL WITH SOIL PER SPECIFICATIONS
  - 8 FIND TOP-MOST ROOT ON ROOTBALL: POSITION ROOTBALL SO THIS TOP ROOT IS 1'-2" ABOVE LANDSCAPE SOIL (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
  - 9 REMOVE TOP 1/2 OF WIRE ROOT BALL BASKET OR ROOTBALL STRAPS, REMOVE ALL SYNTHETIC STRAP MATERIAL FROM ENTIRE ROOTBALL
  - 10 REMOVE TOP 3/4 OF BURLAP ROOTBALL COVERING, REMOVE ALL SYNTHETIC COVERING FROM ENTIRE ROOTBALL
  - 11 FINISHED GRADE - LANDSCAPE SOIL
  - 12 PLANTING PIT: EXCAVATE PLANTING PIT TO 3 TIMES THE WIDTH OF ROOTBALL (8" MIN. FLARING SIDES OF PIT AS SHOWN, SCARIFY SIDES OF PIT SO THAT THE SIDES ARE NOT SMOOTHED OR GLAZED)
  - 13 ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING
  - 14 UNDISTURBED SUBGRADE
- NOTES:
1. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE

**A TREE PLANTING**

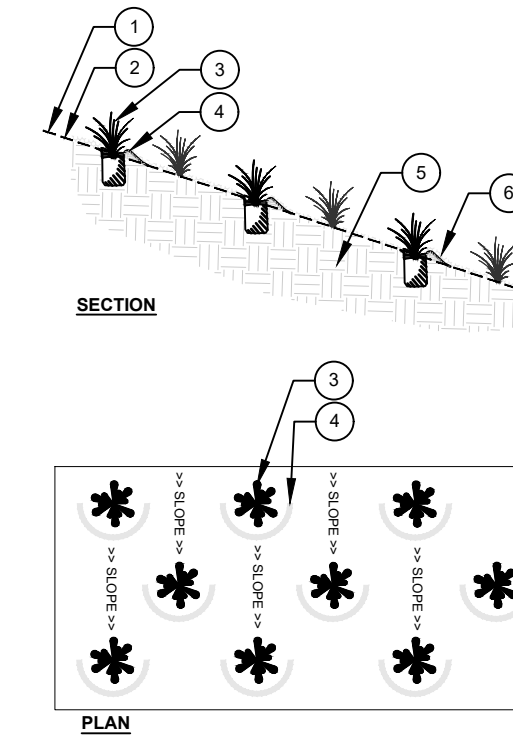
N.T.S.



- 1 WARNING FLAG
  - 2 TREE STRAP
  - 3 TREE GUY WIRE STAKED JUST OUTSIDE EARTHEN SAUCER, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
  - 4 ORIGINAL 4:1 (OR GREATER) SLOPE
  - 5 PLACE SLOPE STABILIZATION MATERIAL SECURELY ON SLOPE (SEE ENGINEER'S PLANS)
  - 6 TO INSTALL TREE, LOCATE TREE POSITION AND CUT SLIT IN STABILIZATION MATERIAL (PER SECTION 6.13 OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL), LARGE ENOUGH TO SLIP ROOTBALL THROUGH AND INSTALL PLANT PER REQUIREMENTS. NOTE THAT TOP CORNER OF PLANT ROOTBALL IS NOT BE HIGHER THAN ORIGINAL GRADE OF SLOPE.
  - 7 CREATE TREE SAUCER BY EXCAVATING THE HIGH SIDE AND PLACING EXCAVATED DIRT ON LOW SIDE OF PLANT AREA, CREATING SAUCER FOR PLANT TO BE PLANTED WITHIN, FIRMLY FORMED SAUCER ANGLE OF REPOSE VARIES WITH THE STEEPNESS OF ORIGINAL SLOPE. HEIGHT OF SAUCER TO BE EQUAL TO HEIGHT OF ORIGINAL GRADE OF IMPACTED SOIL ON THE HIGH SIDE OF SAUCER.
  - 8 COMPACTED SUBGRADE OR PLANTING MEDIUM AS LISTED IN SPECIFICATIONS
  - 9 3" MULCH, OR AS SPECIFIED IN SPECIFICATIONS
  - 10 BACKFILL WITH SOIL PER SPECIFICATIONS
- NOTES:
1. REFER TO MASTER PLANT LIST FOR SPACING REQUIREMENT BETWEEN PROPOSED VEGETATION
  2. COVER REMAINING EXPOSED DIRT WITH MULCH

**E TREE ON 4:1 OR GREATER SLOPE**

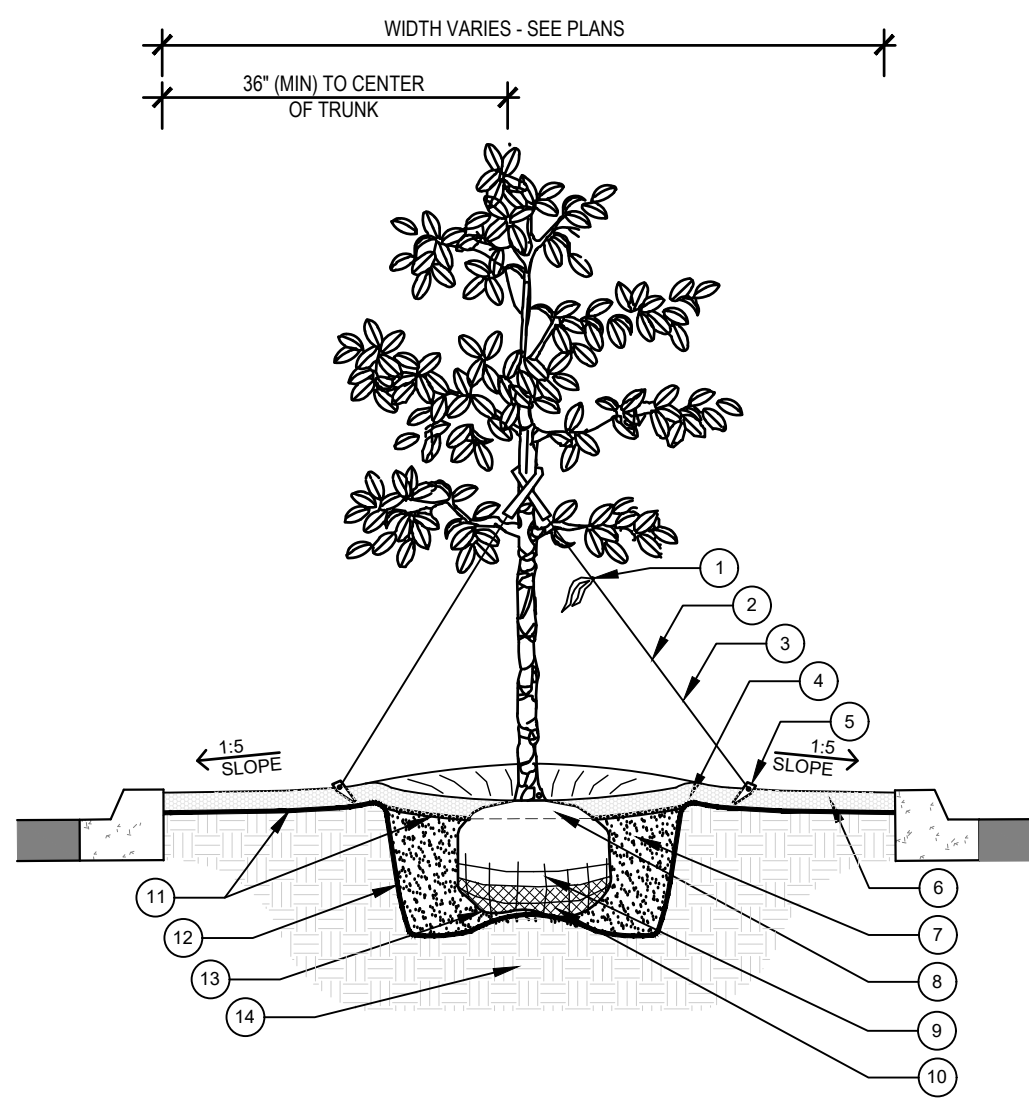
N.T.S.



- 1 ORIGINAL 4:1 (OR GREATER) SLOPE
  - 2 PLACE SLOPE STABILIZATION MATERIAL SECURELY ON SLOPE (SEE ENGINEER'S PLANS)
  - 3 TO INSTALL PLANT, LOCATE PLANTING POSITION AND CUT SLIT IN STABILIZATION MATERIAL (PER SECTION 6.13 OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL), LARGE ENOUGH TO SLIP ROOTBALL THROUGH AND INSTALL PLANT PER REQUIREMENTS. NOTE THAT TOP CORNER OF PLANT ROOTBALL IS NOT BE HIGHER THAN ORIGINAL GRADE OF SLOPE.
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  - 5 COMPACTED SUBGRADE OR PLANTING MEDIUM AS LISTED IN SPECIFICATIONS
  - 6 3" MULCH, OR AS SPECIFIED IN SPECIFICATIONS
- NOTES:
1. REFER TO ENGINEERING PLANS FOR SLOPE STABILIZATION MATTING
  2. EXISTING SLOPE TO REMAIN UNCHANGED AFTER PLANTING (4:1 TO 2:1)
  3. REFER TO MASTER PLANT LIST FOR SPACING REQUIREMENT BETWEEN PROPOSED VEGETATION
  4. COVER REMAINING EXPOSED DIRT WITH MULCH

**H GROUNDCOVER ON 4:1 OR GREATER SLOPE**

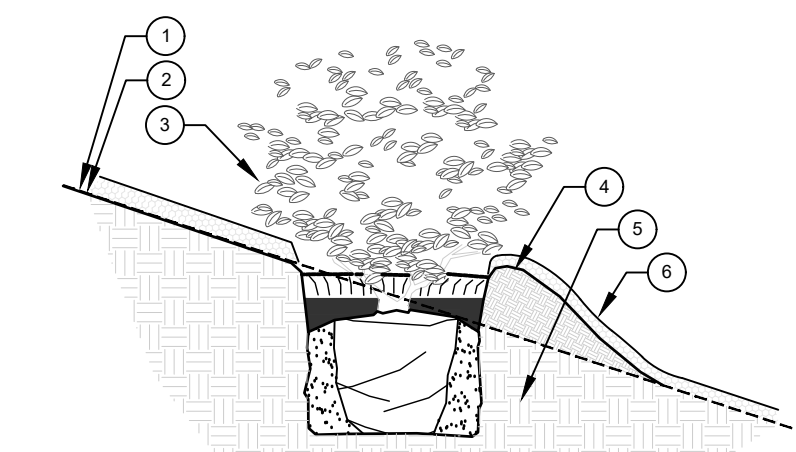
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  - 15 UNDISTURBED SUBGRADE
- NOTES:
1. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES.
  2. ALL TREES SHALL BE CENTERED WITHIN MEDIAN
  3. 1" MINIMUM VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH
  4. CROWN ISLANDS @ 1.5 SLOPES (OR AS SPECIFIED IN THE LANDSCAPE PLANS)
  5. CLEAR ZONE: MIN. 36" FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF. SEE PLANS.
  6. EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX
  7. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.)

**B PLANTED PARKING LOT ISLANDS / MEDIANS - SLOPE AND SPACING**

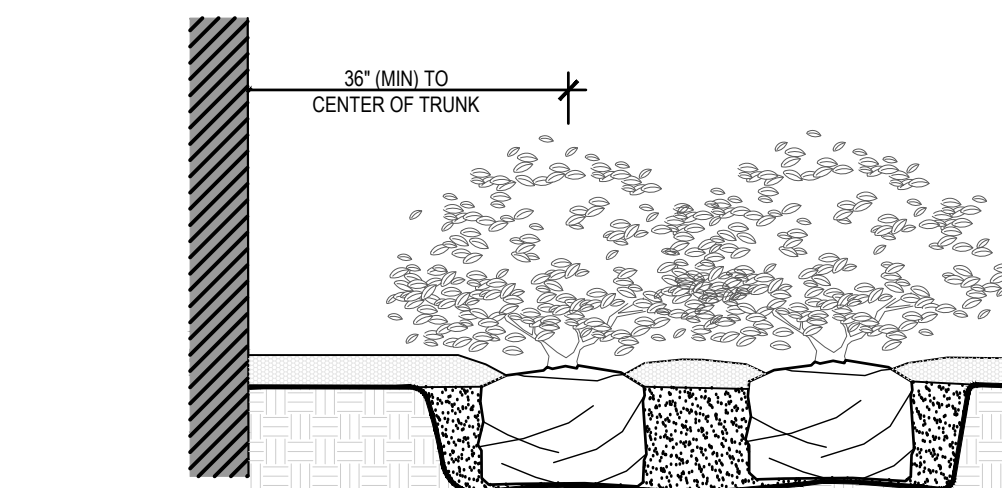
N.T.S.



- 1 ORIGINAL 4:1 (OR GREATER) SLOPE
  - 2 PLACE SLOPE STABILIZATION MATERIAL SECURELY ON SLOPE (SEE ENGINEER'S PLANS)
  - 3 TO INSTALL PLANT, LOCATE PLANTING POSITION AND CUT SLIT IN STABILIZATION MATERIAL (PER SECTION 6.13 OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL), LARGE ENOUGH TO SLIP ROOTBALL THROUGH AND INSTALL PLANT PER REQUIREMENTS. NOTE THAT TOP CORNER OF PLANT ROOTBALL IS NOT BE HIGHER THAN ORIGINAL GRADE OF SLOPE.
  - 4 CREATE PLANT SAUCER BY EXCAVATING THE HIGH SIDE AND PLACING EXCAVATED DIRT ON LOW SIDE OF PLANT AREA, CREATING SAUCER FOR PLANT TO BE PLANTED WITHIN, FIRMLY FORMED SAUCER ANGLE OF REPOSE VARIES WITH THE STEEPNESS OF ORIGINAL SLOPE. HEIGHT OF SAUCER TO BE EQUAL TO HEIGHT OF ORIGINAL GRADE OF IMPACTED SOIL ON THE HIGH SIDE OF SAUCER.
  - 5 COMPACTED SUBGRADE OR PLANTING MEDIUM AS LISTED IN SPECIFICATIONS
  - 6 3" MULCH, OR AS SPECIFIED IN SPECIFICATIONS
- NOTES:
1. REFER TO MASTER PLANT LIST FOR SPACING REQUIREMENT BETWEEN PROPOSED VEGETATION
  2. COVER REMAINING EXPOSED DIRT WITH MULCH

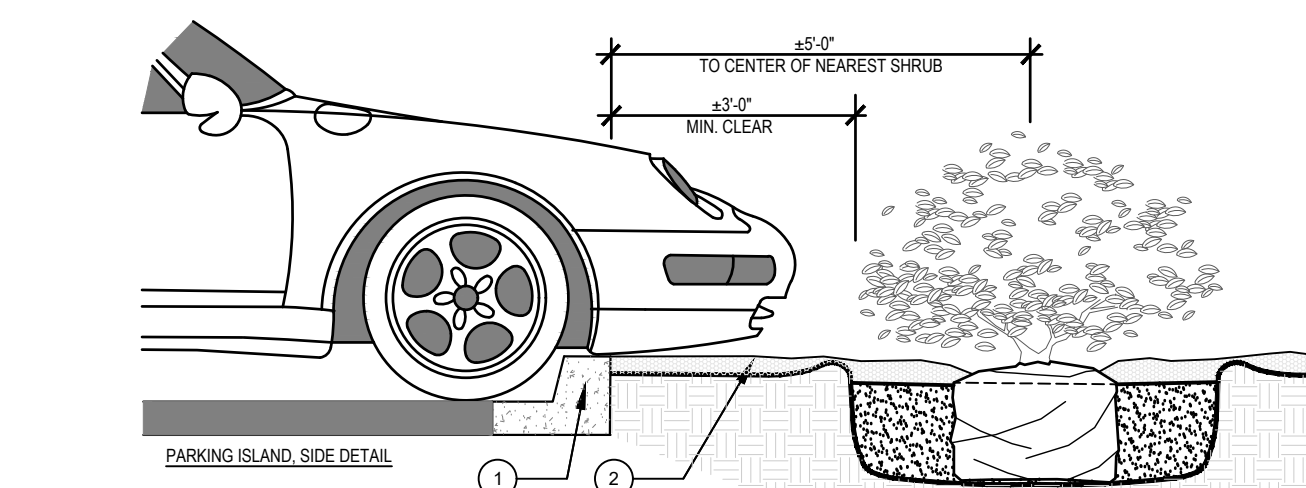
**F SHRUB ON 4:1 OR GREATER SLOPE**

N.T.S.



**I PLANTINGS ADJACENT TO BUILDINGS - SPACING**

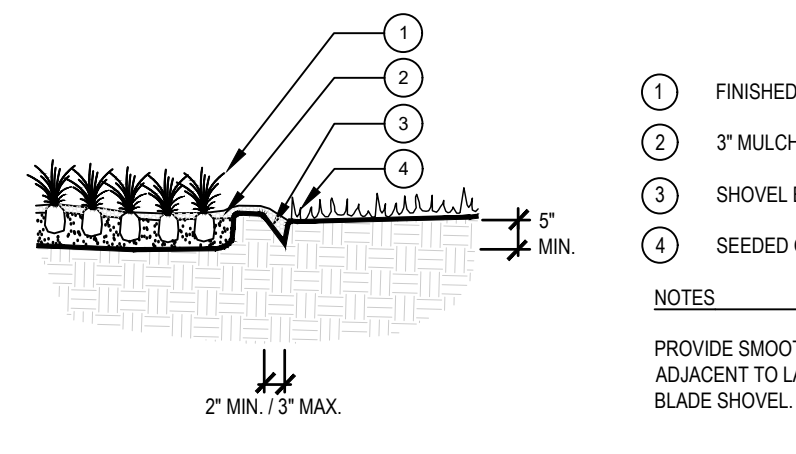
N.T.S.



- 1 PARKING LOT AND CURB SYSTEM BY OTHERS
- 2 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN, MULCH SHALL BE MIN. 3" DEEP

**C PARKING SPACE / CURB SYSTEM PARKING**

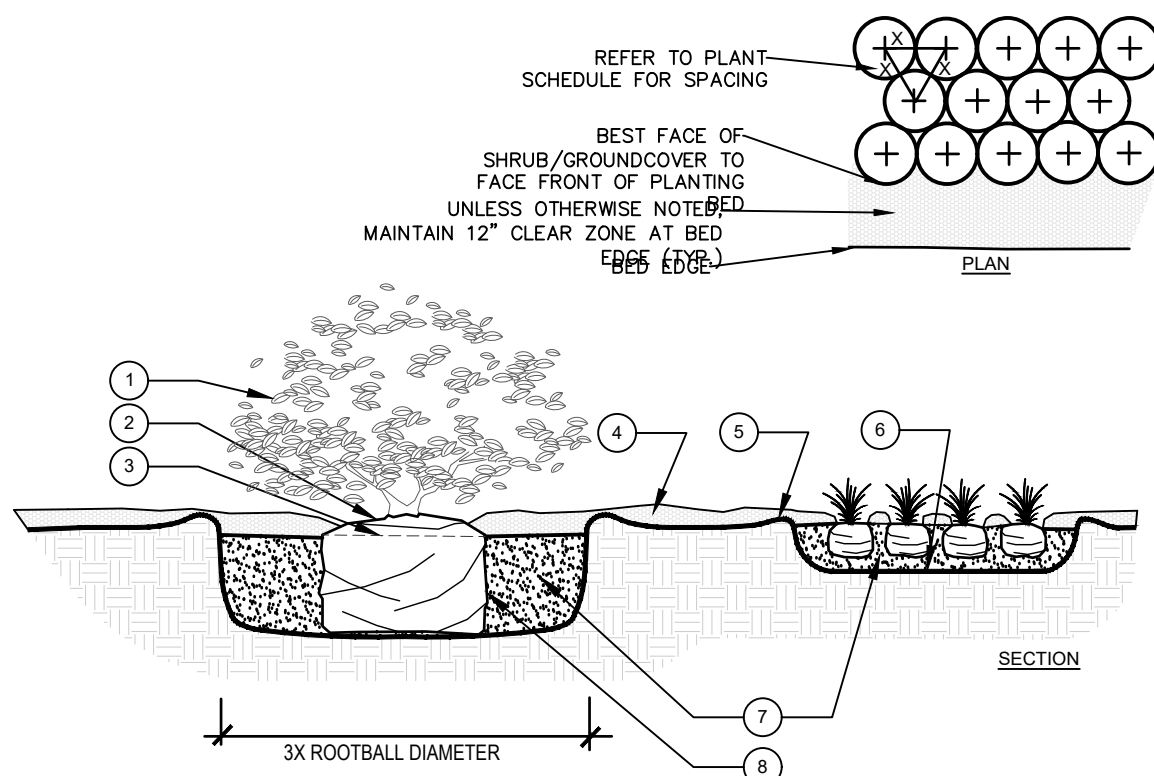
N.T.S.



- 1 FINISHED PLANT BED
  - 2 3" MULCH LAYER
  - 3 SHOVEL EDGE
  - 4 SEEDED GRASS AREA
- NOTES:
1. PROVIDE SMOOTH CONTINUOUS EDGE AS SHOWN FOR ALL PLANT BEDS ADJACENT TO LAWN AREAS. DIG EDGE WITH COMMON SPADE OR STRAIGHT BLADE SHOVEL.

**G SHOVEL EDGE (PLANTING COMPLETE)**

N.T.S.



- 1 PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASSHEIGHT
  - 2 FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY
  - 3 TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL
  - 4 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE "WATER RINGS" ONLY COVER SIDES OF ROOTBALL WITH MULCH
  - 5 FINISHED GRADE (SEE GRADING PLAN)
  - 6 EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED
  - 7 PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED
  - 8 SCARIFY ROOTBALL SIDES AND BOTTOM
- NOTE:
1. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

**D SHRUB / GROUNDCOVER PLANTING**

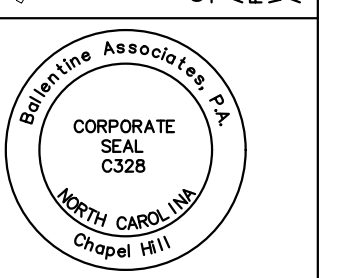
N.T.S.

Signature Healthcare - Chapel Hill, NC Master Plant List										
TYPE	SYMBOL	NUMBER	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	OTHER
DECIDUOUS CANOPY TREES	ARJ	5	<i>Acer rubrum</i>	October Glory Maple	2"	8'	6'	B&B	Per Plan	
	QUP	11	<i>Quercus phellos</i>	Hightower Willow Oak	2"	8'	6'	B&B	Per Plan	
	UPA	2	<i>Ulmus parvifolia 'Alee'</i>	Chinese Elm	2"	8'	6'	B&B	Per Plan	
	QUR	2	<i>Quercus rubra</i>	Northern Red Oak	2"	8'	6'	B&B	Per Plan	
DECIDUOUS UNDERSTORY TREES	CFL	7	<i>Cornus florida</i>	Flowering Dogwood	1 1/2"	5'	4'	B&B	Per Plan	Multi-Stem, 3 Canes Minimum
	CHV	4	<i>Chionanthus virginicus</i>	Fringe Tree	1 1/2"	5'	4'	B&B	Per Plan	Single Stem
	CCR	12	<i>Cercis canadensis</i>	Redbud	1 1/2"	5'	4'	B&B	Per Plan	Multi-Stem, 3 Canes Minimum
	OXA	5	<i>Oxydendrum alboreum</i>	Sourwood	1 1/2"	5'	4'	B&B	Per Plan	Single Stem
	DECIDUOUS SHRUBS	RHB	31	<i>Euonymus alatus 'Rudy Haag'</i>	Rudy Haag Burning Bush	n/a	24"	24"	CONT.	6' O.C.
EVERGREEN SHRUBS	CJA	4	<i>Camellia x 'April Trypt'</i>	April Trypt Camellia	n/a	4'	3'	B&B	5' O.C.	Pyramidal, Full To Ground
	GJF	37	<i>Gardenia jasminoides 'Frost proof'</i>	Frostproof Gardenia	n/a	24"	24"	CONT.	5' O.C.	Full To Ground
	IVN	149	<i>Ilex vomitoria 'Nana'</i>	Dwarf Yaupon Holly	n/a	24"	24"	CONT.	6' O.C.	Full To Ground
	LSH	18	<i>Loropetalum 'Shang-white' PP21738</i>	Emerald Snow Loropetalum	n/a	24"	24"	CONT.	6' O.C.	Full To Ground
	CSD	21	<i>Camellia sasanqua 'TDN 1110'</i>	Diana Camellia	n/a	36"	36"	CONT.	6' O.C.	Full To Ground
	LCH	58	<i>Loropetalum chinense 'Shang-hi'</i>	Purple Diamond Semi-Dwarf Loropetalum	n/a	24"	24"	CONT.	5' O.C.	Full To Ground
	RIC	51	<i>Rhaphiolepis indica 'Conor' PP#9,398</i>	Eleanor Tabor Indian Hawthorne	n/a	24"	24"	CONT.	5' O.C.	Full To Ground
TURF	SOD	n/a	<i>Cynodon dactylon - Sod</i>	Bermuda Sod	n/a	n/a	n/a	n/a	n/a	

- PLANT LIST NOTES
1. All plant material shall comply with the sizing and grading standards as set forth in the most current ANSI Z60.1 - American Standard for Nursery Stock.
  2. No substitutions shall be made without the written authorization of the Project Landscape Architect.
  3. Verification of total quantities of plants on the Master Landscape Plan shall be the responsibility of the landscape contractor.
  4. Contractor shall locate all utilities prior to plant installation. Contractor shall be responsible for all damages incurred by his work.
  5. All plant and bed line locations shall be staked in the field for approval by the Project Landscape Architect or Owner's Representative PRIOR to installation.
  6. For plant sizing - the caliper, height, and width must all be provided to be accepted by the Owner.
  7. For each individual plant type specified, if more than one plant is proposed, each of those plants must match in form, size, shape, etc.
  8. See Details, Notes, and Specifications for additional requirements.

**LANDSCAPE PLANTING DETAILS & PLANT LIST**

**BALLENTINE ASSOCIATES, P.A.**  
 1000 W. GOLF COURSE ROAD, SUITE 100  
 CHAPEL HILL, NC 27514  
 (919) 933-0881  
 FAX (919) 489-7788  
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DATE	REVISIONS
05 JUN 18	PER ZCP REVIEW COMMENTS
28 AUG 18	PER CDC RECOMMENDATIONS

OWNER INFORMATION  
 CCP CHAPEL HILL  
 1602 E. FRANKLIN STREET  
 CHAPEL HILL, NC 27514

OWNERS REPRESENTATIVE:  
 TONY WALDRON  
 PH. (502) 568-7951  
 FAX  
 EMAIL: twaldron@signaturehealthcare.com

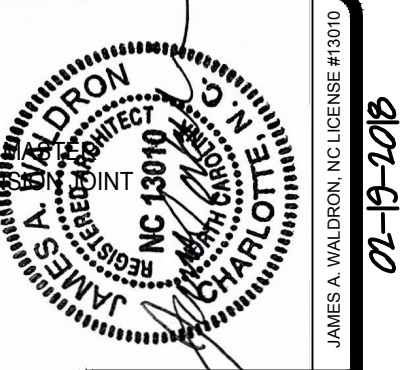
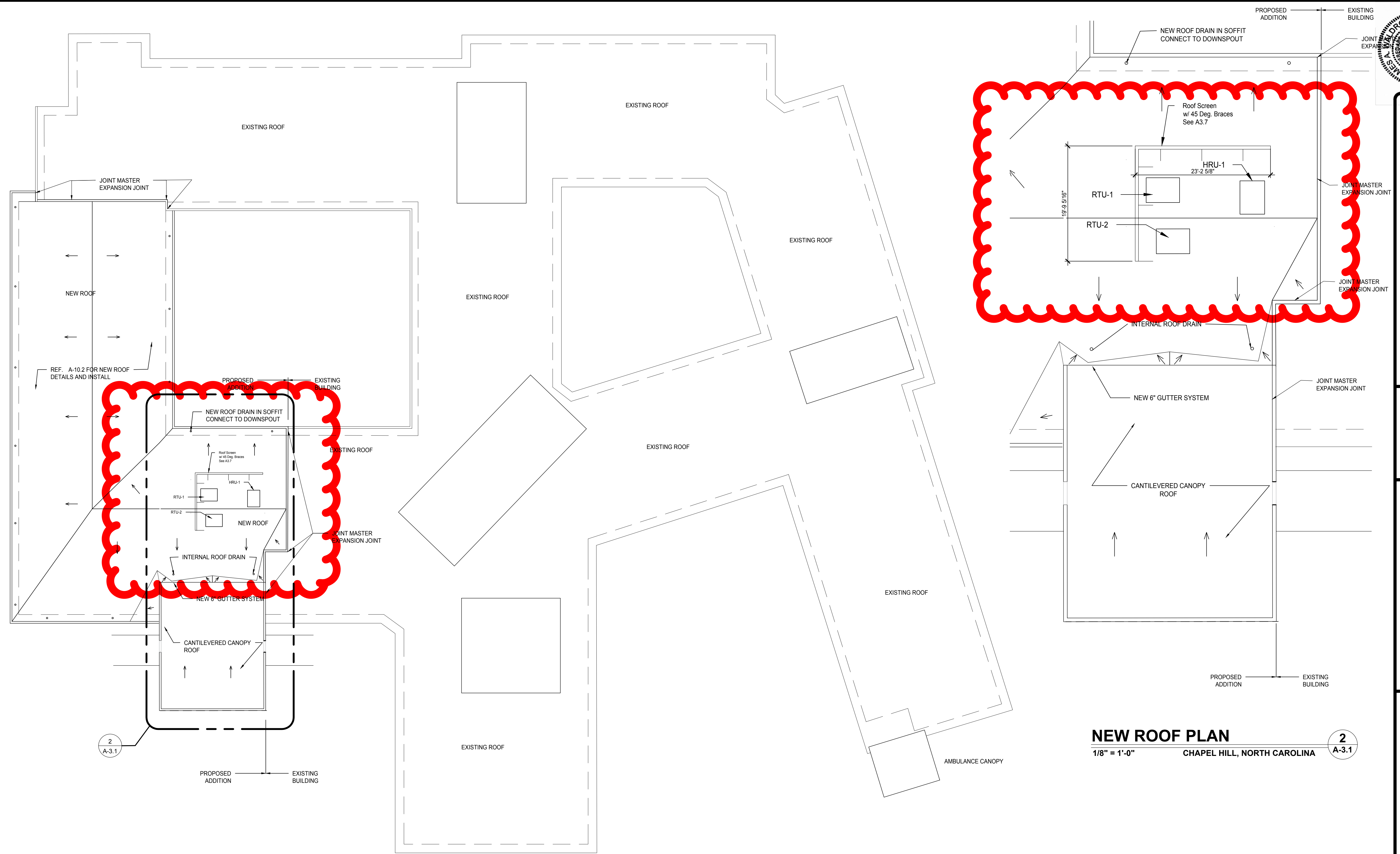
DATE	ISSUED
24 JAN 18	ZCP SUBMITTAL #1
18 MAY 18	CDC SUBMITTAL #1
05 JUN 18	ZCP SUBMITTAL #2
28 AUG 18	CDC SUBMITTAL #2

**SIGNATURE HEALTHCARE FACILITY EXPANSION**  
 CHAPEL HILL, NORTH CAROLINA

**ZONING COMPLIANCE PERMIT DRAWINGS**

JOB NUMBER: 116009.00  
 DATE: 24 JAN 18  
 SCALE: AS SHOWN  
 DRAWN BY: DBB  
 REVIEWED BY: GJR

**SHEET L1002**



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

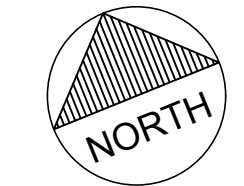
**ADDITION & CULTURE CHANGE RENOVATION**  
 NEW ROOF PLAN

Dwn By: CH  
 Chkd By: TW  
 Scale: 1/16"=1'-0"  
 Date:  
 Drawing No. **A-3.1**

**NEW ROOF PLAN**  
 1/16" = 1'-0"

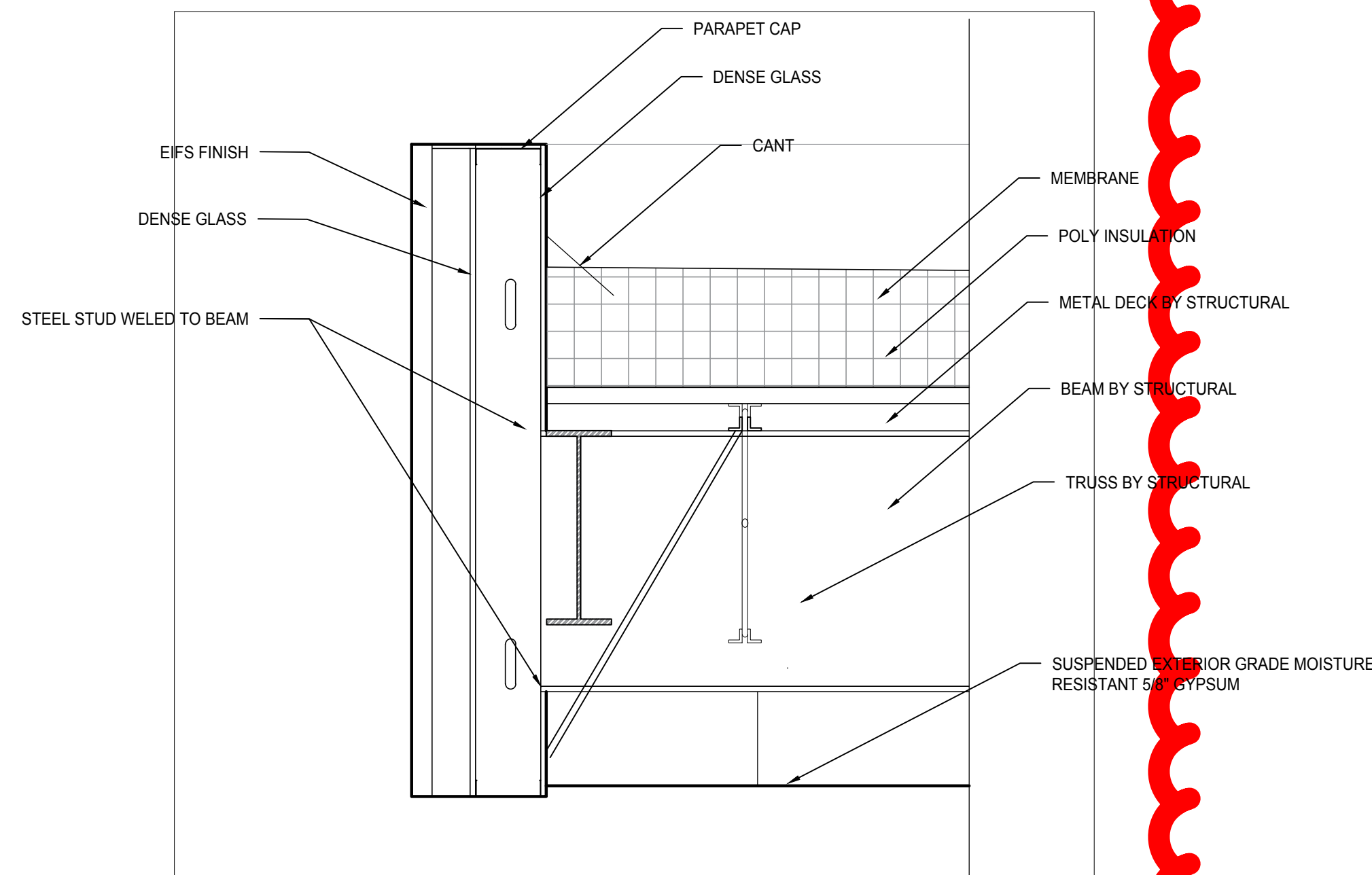
CHAPEL HILL, NORTH CAROLINA

1  
 A-3.1



**FLOOR PLAN LEGEND**

- |               |                  |                   |               |   |                  |          |                 |                    |            |                    |                       |               |                       |                 |                  |
|---------------|------------------|-------------------|---------------|---|------------------|----------|-----------------|--------------------|------------|--------------------|-----------------------|---------------|-----------------------|-----------------|------------------|
| EXISTING WALL | WALL TO DEMOLISH | NEW INTERIOR WALL | EXISTING DOOR | EXISTING DOUBLE EGRESS DOOR W/ HOLD OPENS | DOOR TO DEMOLISH | NEW DOOR | EXISTING WINDOW | WINDOW TO DEMOLISH | NEW WINDOW | EXISTING EXIT SIGN | EXIT SIGN TO DEMOLISH | NEW EXIT SIGN | EXISTING BED LOCATION | BED TO BE MOVED | NEW BED LOCATION |
|---------------|------------------|-------------------|---------------|---|------------------|----------|-----------------|--------------------|------------|--------------------|-----------------------|---------------|-----------------------|-----------------|------------------|



**CANOPY PARAPET**

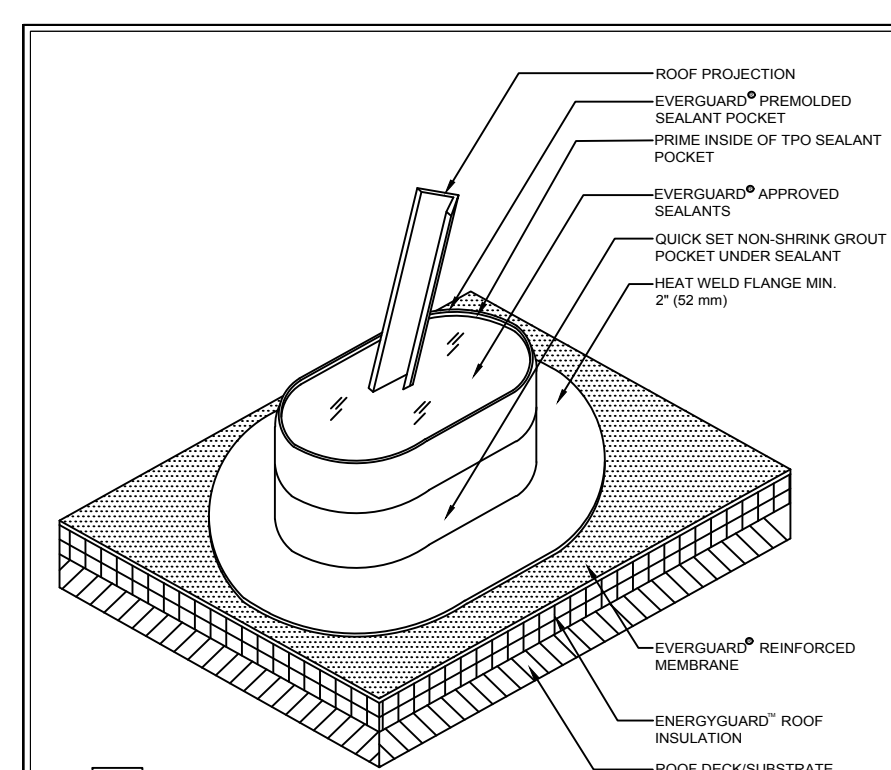
1/2" = 1'-0" CHAPEL HILL, NORTH CAROLINA

4  
A-3.7

**HVAC SCREEN SECTION**

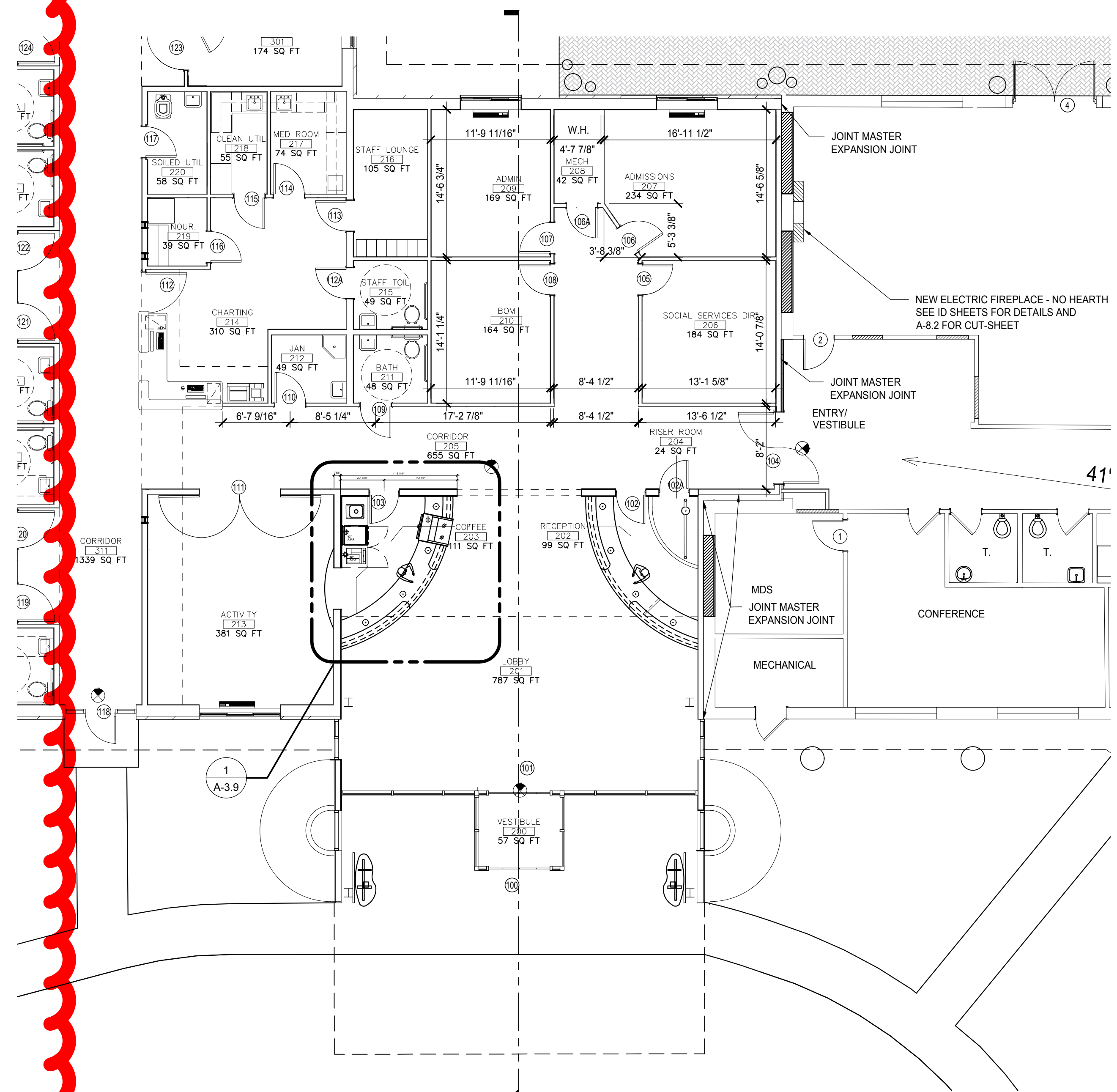
1/2" = 1'-0" CHAPEL HILL, NORTH CAROLINA

3  
A-3.7



- NOTE:**
1. ALLOW 2" (52 mm) CLEARANCE AROUND THE PROJECTION. IF MULTIPLE PROJECTIONS, ALLOW 1" (25.4 mm) BETWEEN PROJECTION AND POCKET.
  2. THE EXISTING PROJECTION MUST BE CLEAN OF ALL DEBRIS BEFORE INSTALLATION.
  3. FOUR GRILL-TEC® PLATES & SCREWS AROUND PENETRATION.
  4. EVERGUARD POURABLE SEALER POCKET MUST BE PRIMED WITH EVERGUARD TPO PRIMER.
  5. IF SEALANT POCKET MUST BE CUT, STRIP IN CUT WITH UNREINFORCED TPO STRIP MIN 4" (102 mm) WIDE AND RUN OUT ONTO DECK SHEET MINIMUM 2" (51 mm).
  6. 25 YEAR GUARANTEE AND ABOVE MUST USE EXTREME ACCESSORIES.
  7. IF PLATES AND FASTENERS ENDOUCH INTO THE SEAM AREA OF THE POCKET, THEN A TARGET MUST BE ADDED FIRST TO COVER FASTENERS.

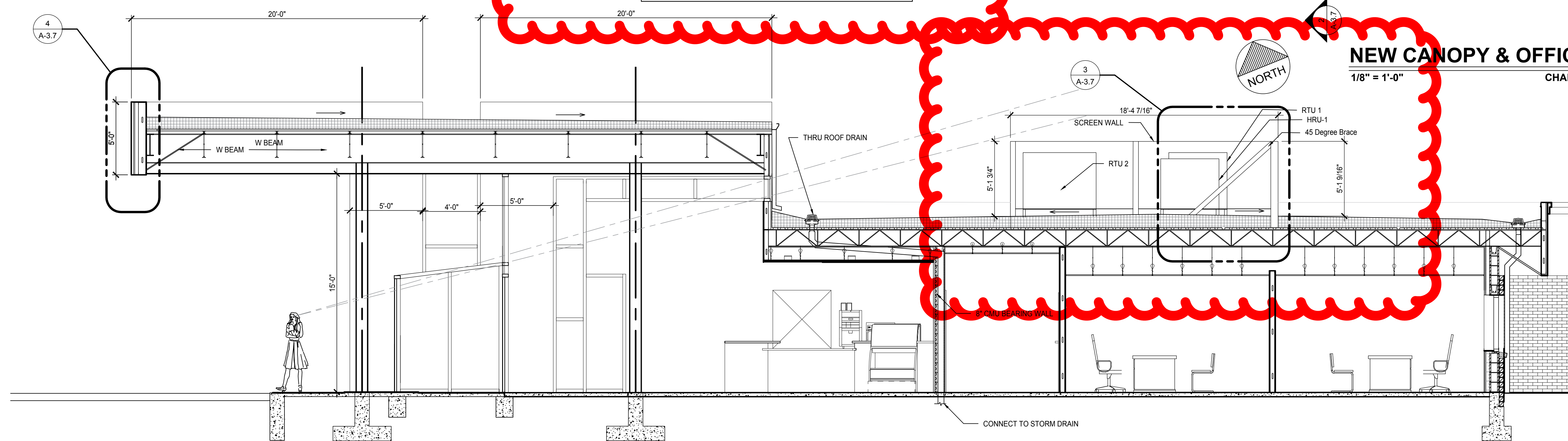
GAF	EverGuard	525	POURABLE SEALER POCKET DETAIL	ALL SYSTEMS
		N.T.S.	TPO ONLY	6/22/16



**NEW CANOPY & OFFICES PLAN**

1/8" = 1'-0" CHAPEL HILL, NORTH CAROLINA

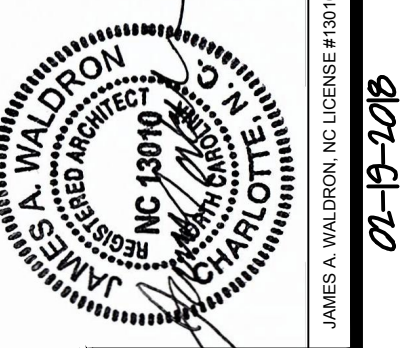
1  
A-3.7



**NEW CANOPY & OFFICE SECTION**

1/4" = 1'-0" CHAPEL HILL, NORTH CAROLINA

2  
A-3.7

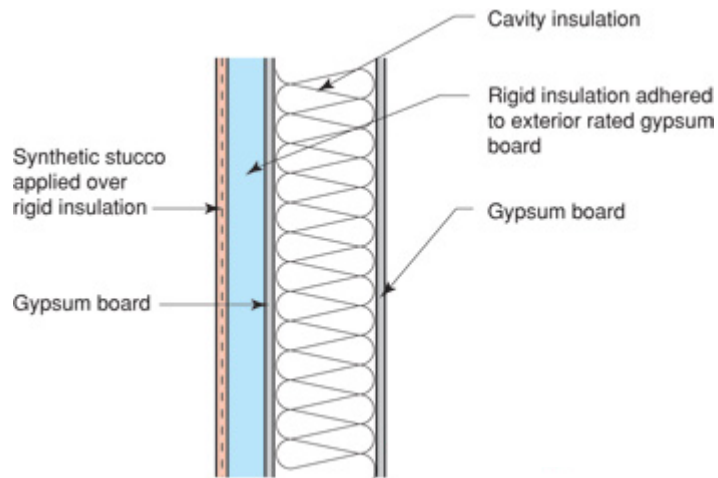


14 BED, 9,600 SQ FT SHORT TERM REHAB  
ADDITION TO EXIST. SKILLED NURSING  
FACILITY FOR SIGNATURE HEALTHCARE  
OF CHAPEL HILL  
1602 E. FRANKLIN STREET CHAPEL HILL, NC 27514

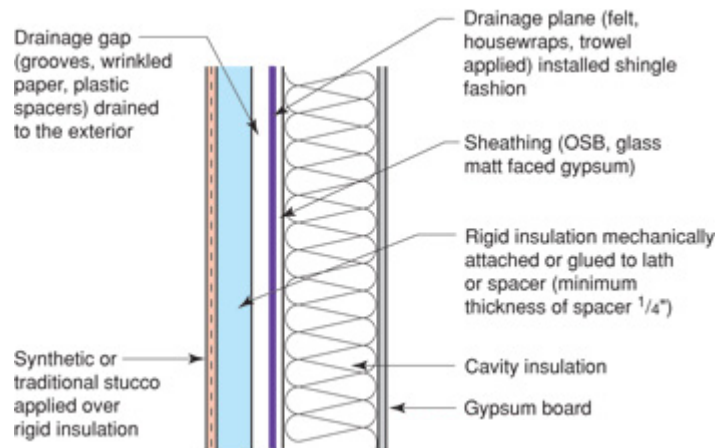
**ADDITION &  
CULTURE CHANGE RENOVATION**  
NEW CANOPY AND OFFICES

Dwn By: CH  
Chkd By: TW  
Scale: Varies  
Date:

Drawing No.  
**A-3.7**



*Face-sealed EIFS Assembly*



*Drainable EIFS Assembly - TO BE USED FOR THE SHC CHAPEL HILL RENOVATION*