PRELIMINARY
DEVELOPMENT PROGRAM SUMMARY

MU–V

BUILDINGS	NUMBER OF STORIES	MAXIMUM HEIGHT (FT.)	PHASE 1 NUMBER OF DWELLING UNITS	PHASE 1 SQUARE FOOTAGE RESIDENTIAL	PHASE 1 SQ. FOOTAGE * OFFICE	PHASE 1 SQ. FOOTAGE * COMMERCIAL	PHASE 2 NUMBER OF DWELLING UNITS	PHASE 2 SQUARE FOOTAGE RESIDENTIAL	PHASE 2 SQ. FOOTAGE * OFFICE	PHASE 2 SQ. FOOTAGE * COMMERCIAL	TOTAL FLOOR AREA
A	3	54	24	23,000	7,200	5,800	–	–	–	–	34,000
B	3	50	33	38,000	–	–	–	–	–	–	38,000
D	2	32	–	–	–	–	–	–	38,000	–	38,000
E	4	54	–	–	–	–	–	–	8,400	–	8,400
J	4	65	88	107,000	–	–	–	–	–	–	107,000
TOTALS			145	168,000	8,000	3,000	–	–	46,400	–	225,400

* IN ACCORDANCE WITH SUP STIPULATION #4:
1. THE TOTAL OFFICE/COMMERCIAL FLOOR AREA WITHIN THE MU–V PORTION OF THE SITE WILL BE **25.5%** OF THE OVERALL TOTAL FLOOR AREA IN THE MU–V PORTION OF THE SITE AT BUILD–OUT.
2. ALL USE CATEGORIES (RESIDENTIAL, OFFICE, AND COMMERCIAL) WILL BE REPRESENTED IN PHASE 1.

R–2

BUILDING	NUMBER OF STORIES	MAXIMUM HEIGHT (FT.)	PHASE 1 NUMBER OF DWELLING UNITS	PHASE 1 SQUARE FOOTAGE RESIDENTIAL	PHASE 1 SQ. FOOTAGE OFFICE	PHASE 1 SQ. FOOTAGE COMMERCIAL	PHASE 2 NUMBER OF DWELLING UNITS	PHASE 2 SQUARE FOOTAGE RESIDENTIAL	PHASE 2 SQ. FOOTAGE OFFICE	PHASE 2 SQ. FOOTAGE COMMERCIAL	TOTAL FLOOR AREA
T	2	28	9	17,000	–	–	–	–	–	–	17,000
TOTALS			9	17,000	–	–	–	–	–	–	17,000

PRELIMINARY
VEHICULAR PARKING SUMMARY

	R–2	MU–V	TOTALS
PHASE 1 (NORTH) BLDG. J	–	109	109
PHASE 1 (SOUTH) BLDGS. A, B, & T	21	95	116
PHASE 2 BLDGS. D, E	–	79	79
TOTALS	21	283	304

SITE DATA

NOTES

1. ALL DRIVE AISLES AND PARKING LOTS SHALL BE CONSTRUCTED TO TOWN OF CHAPEL HILL STANDARDS.
2. THE TOWN OF CHAPEL HILL, ITS ASSIGNS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
3. ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.
4. PRIOR TO INSTALLATION OF ANY STREET SIGNS OR MARKINGS, THE DEVELOPER WILL CONTACT THE TOWN'S PUBLIC WORKS DEPARTMENT FOR AN ON–SITE APPROVAL OF THE FINAL DESIGN AND PLACEMENT.
5. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT–OF–WAY WILL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.

REFUSE/RECYCLING NOTES

1. ANY GATE DESIGN WILL INCLUDE GATE RETAINERS.
2. THE USER WILL BE RESPONSIBLE FOR OPENING GATES TO THE DUMPSTER AREA ON COLLECTION DAYS OF ANY MATERIAL(S) TO BE COLLECTED FROM THIS LOCATION
3. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
4. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
5. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
6. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD DECONSTRUCTION ASSESSMENT CONFERENCE SPECIFICALLY CONCERNING THE BUILDINGS TO BE REMOVED FROM THE SITE AND A GENERAL PRE–DEMOLITION/ PRE–CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.

NC GRID NAD 83

PHASE 1B - SITE PLAN OVERVIEW

(GRAPHIC SCALE IN FEET)
1 inch = 40 ft.

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 – 0481 (919) 489 – 4789

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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029127 GEORGE J. RETSCHLE
NOT FOR CONSTRUCTION

NUM	REVISIONS	DATE

OWNER INFORMATION
CHAPEL HILL HOUSING LLC
2920C MARTINSVILLE ROAD
GREENSBORO, NC 27408
OWNERS REPRESENTATIVE:
MIKE WINSTEAD
PH. (336) 362–2055
FAX
EMAIL mike@mwpbuildersllc.com

ISSUED	DATE
ZOP PHASE 1B SUBMITTAL	9 SEP 14

EVOLVE 1701 NORTH
PHASE 1B
CHAPEL HILL, NORTH CAROLINA
ZONING COMPLIANCE PERMIT DRAWINGS

JOB #: 111022.50
DATE: 17 JAN 14
SCALE: AS NOTED
DRAWN BY: ARS
REVIEWED BY: G.J.R.

SHEET
C1000

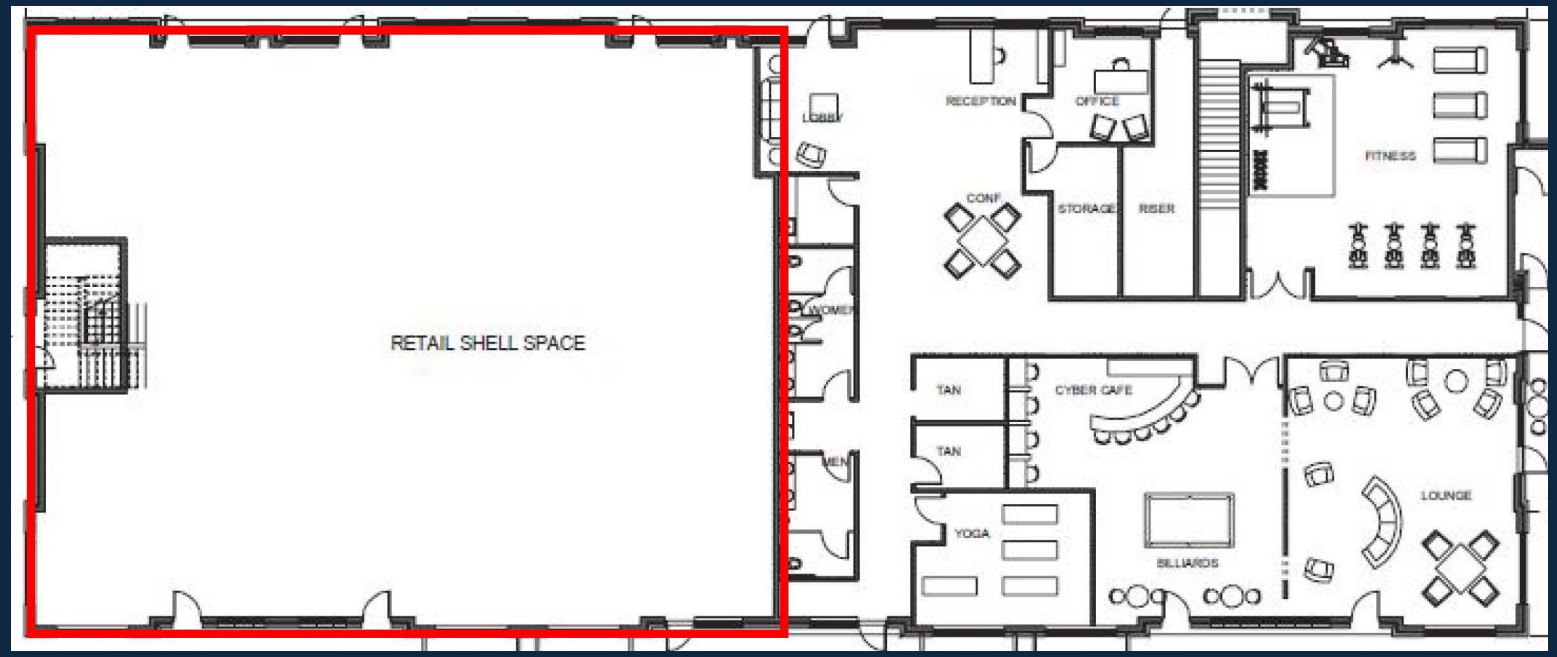
M:\Projects\111022.00 Commercial\cad\Sheet Files\C01 - Phase 1B\C1000 Site Plan.dwg, 9/15/2014 10:54:23 PM, GeorgeR

MARTIN LUTHER KING JR. BLVD.
Vacant Retail Shell Space
5,176 SF

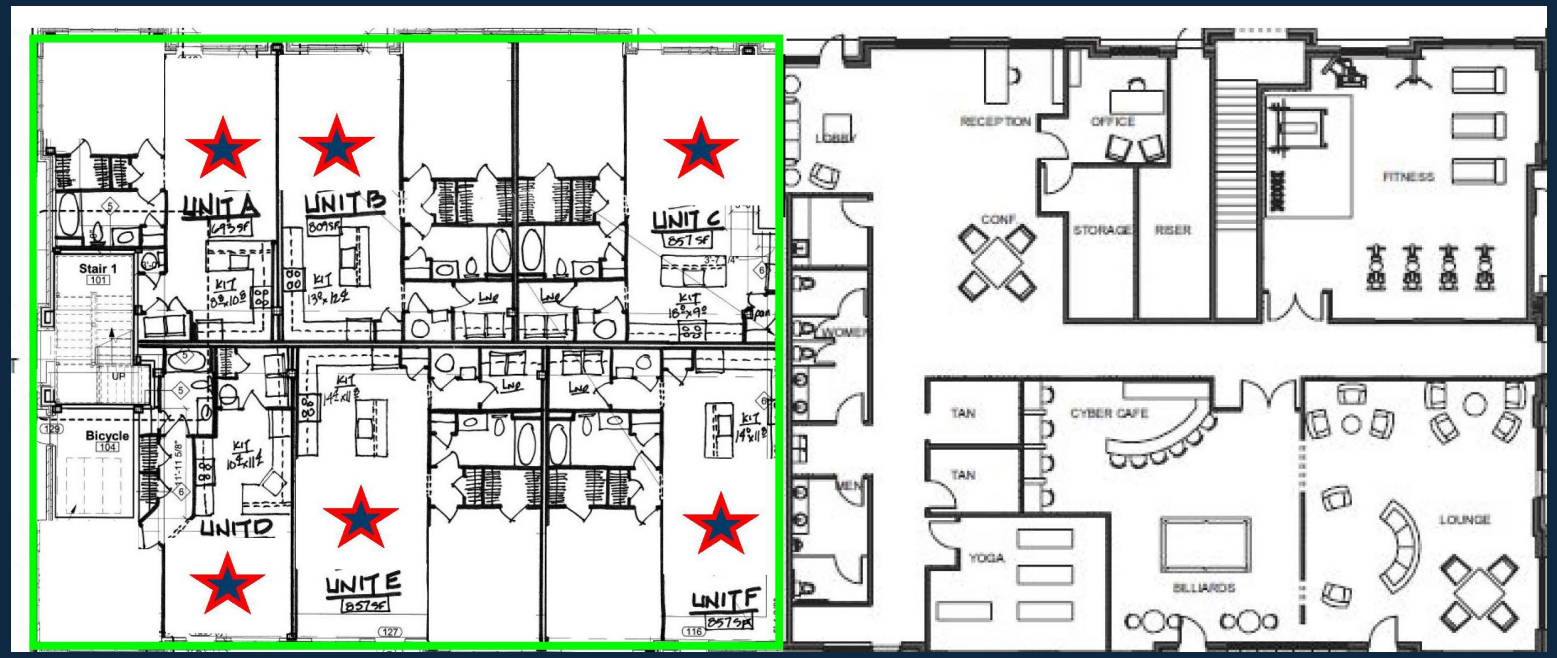
Site Plan

Conditional Zoning Request

Existing
- 5,176 SF Retail Shell Space



Proposed
- (6) Units
- 1 Bedroom / 1 Bathroom
- 700 – 860 SF



ZIMMER
DEVELOPMENT COMPANY

ELEVATION GENERAL NOTES

ROOFS

*USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12

ROOF VENTILATION

SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS

1 EAST ELEVATION - EXISTING

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

EXTERIOR MATERIALS

- ARCHITECTURAL ASPHALT SHINGLE ROOF
- STANDING SEAM METAL ROOF
- CAST STONE, COLOR: CAFE
- UTILITY BRICK, COLOR 1
- MODULAR BRICK, COLOR 2
- BRICK SOLDIER
- BRICK ROWLOCK
- PRECAST SILL/BAND, COLOR: CAFE
- CEMENTITIOUS PANEL WITH 1 X 4 BATTENS

2 EAST ELEVATION - NEW

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

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
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3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
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Evolve 1701 North

Chapel Hill Housing, LLC

1701 North Martin Luther King Jr. Blvd
Chapel Hill, NC

PROGRESS DATE:	03/18/25
ISSUE DATE:	11/14/2014

NUMBER	DATE	INITIALS	REVISIONS
			DESCRIPTION
25	3/18/25		ISSUE FOR BID Bldg A - Elevation Update

PROJECT NO: 011114

DRAWN BY: EH, TB, RC

CHECKED BY: EH

SHEET TITLE: Elevations - Building A

SHEET NUMBER: A2.50

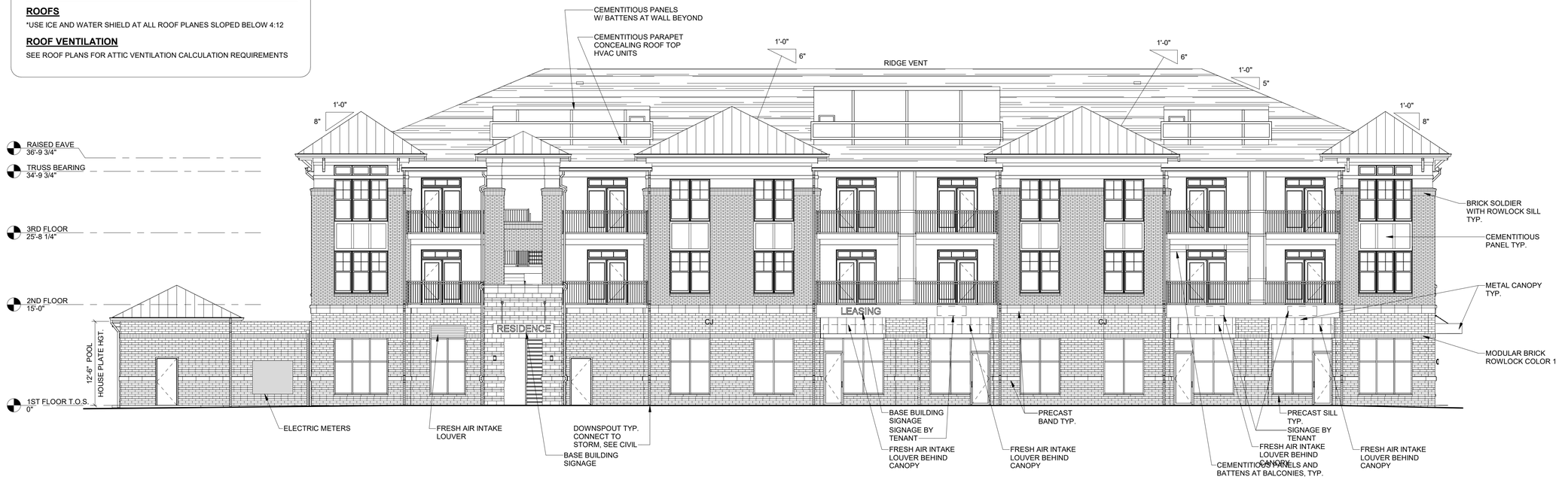
ELEVATION GENERAL NOTES

ROOFS

*USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12

ROOF VENTILATION

SEE ROOF PLANS FOR ATTIC VENTILATION CALCULATION REQUIREMENTS



1 WEST ELEVATION - EXISTING

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

EXTERIOR MATERIALS

- ARCHITECTURAL ASPHALT SHINGLE ROOF
- STANDING SEAM METAL ROOF
- CAST STONE, COLOR: CAFE
- UTILITY BRICK, COLOR 1
- MODULAR BRICK, COLOR 2
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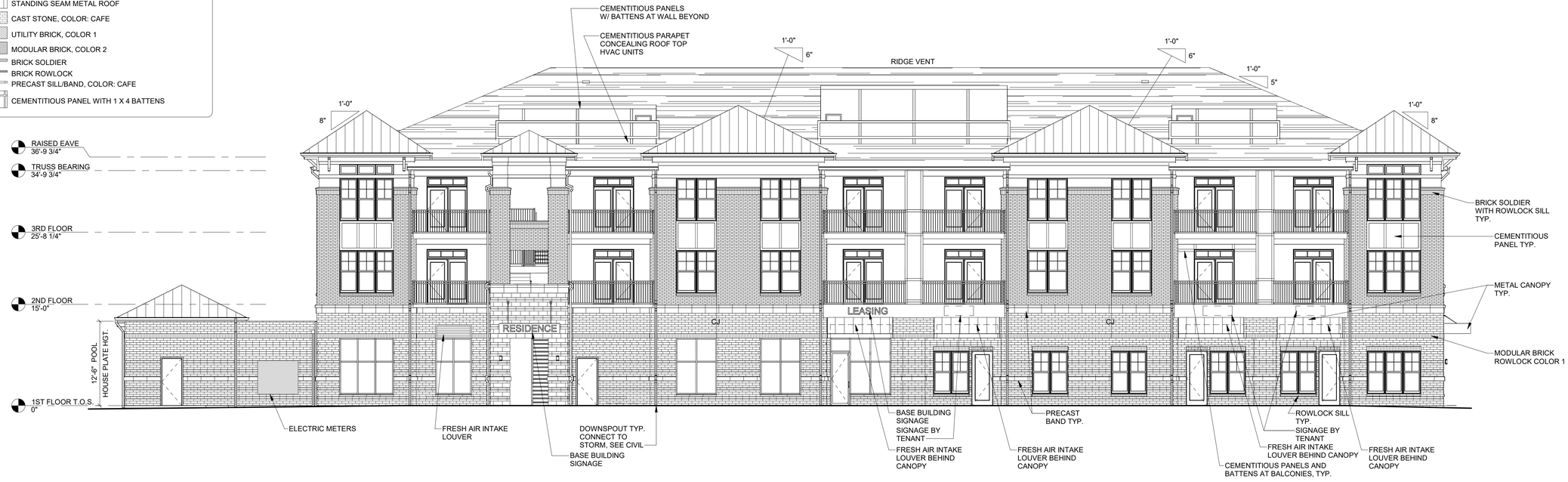

2 WEST ELEVATION - NEW

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

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Chapel Hill, NC

PROGRESS DATE: 03/18/25
ISSUE DATE: 11/14/2014

NUMBER	DATE	INITIALS	REVISIONS DESCRIPTION
	12/15/14		ISSUE FOR BID
24	5/02/16		Bulletin 24-Bldg J Stair 1 Wall
25	3/18/25		Bldg A - Elevation Update

PROJECT NO: 011114

DRAWN BY: EH, TB, RC

CHECKED BY: EH

SHEET TITLE: Elevations - Building A

SHEET NUMBER: A2.51