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:	123 Old Mason Farm Road
Zoning:	OI-2

Type of Application

☒ Building Elevation ☐ Alternative Buffers

Section B: Applicant Information (for contact purposes)

Name:	MHAworks; Attn: Charlie Tennant				
Address:	501 Washington Street, Suite G				
City:	Durham	State:	NC	Zip Code:	27701
Phone Number:	9196822870	Email:	ctennant@mhaworks.com		

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: 3/27/18

Parcel Identifier Number (PIN): 9788543697

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
X	**2. Digital files** – provide digital files of all plans and documents	
X	**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.	
X	**4. Detailed Exterior Building Elevations** – The detailed exterior elevations shall include the following:	

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 **5. Lighting Plans**

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.

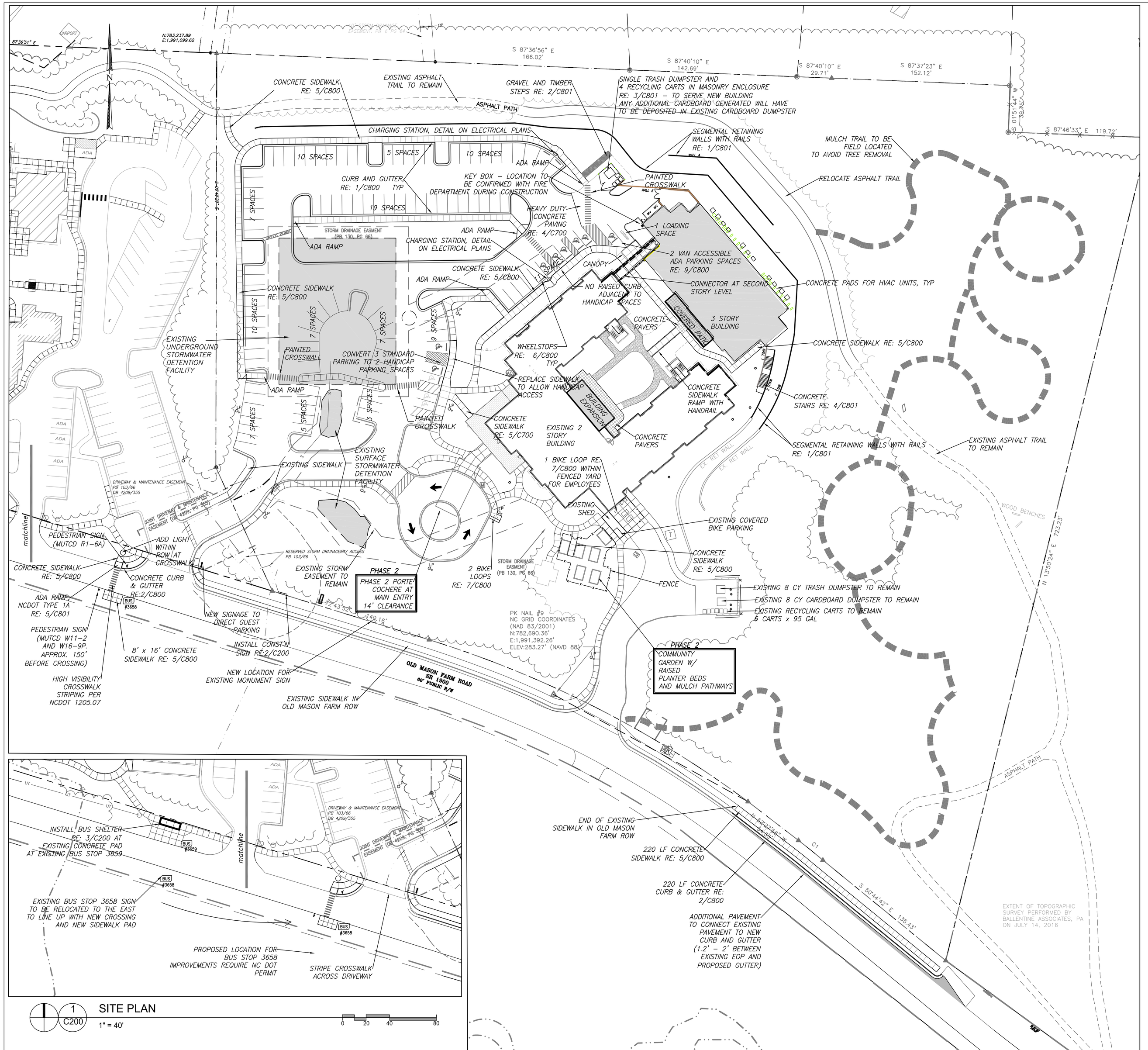
Please note that in accordance with Section 5.11 (Lighting Standards) of the Town's Land Use Management Ordinance, lighting sources shall be shielded or arrange so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance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

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.



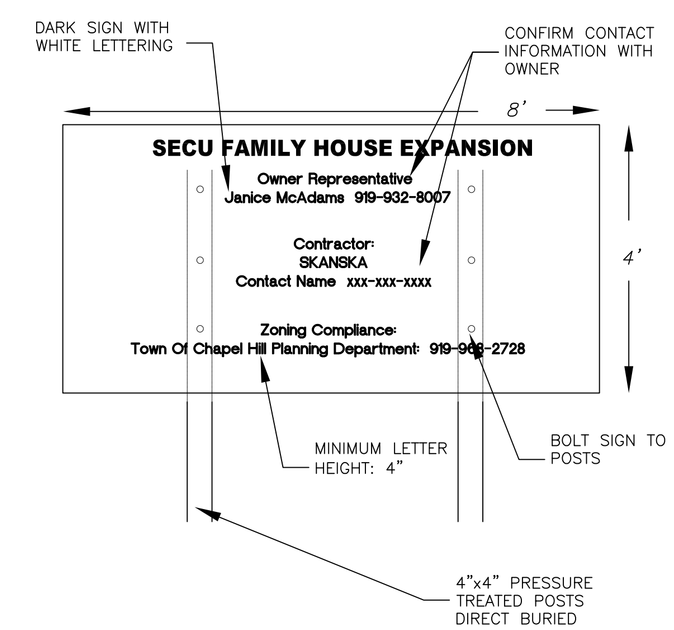
1 C200 SITE PLAN

1" = 40'

0 20 40 80

LAYOUT NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. ALL DIMENSIONS TO CURB ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PAVEMENT STRIPING ON–SITE SHALL BE WHITE TRAFFIC GRADE PAINT MANUFACTURED EXPRESSLY FOR MARKING PAVEMENTS.
4. GRADE PAINT MANUFACTURED EXPRESSLY FOR MARKING PAVEMENTS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
6. HANDICAPPED PARKING SPACES SHALL BE SIGNED WITH TYPE R7–8 OR R7–8a RESERVED PARKING SIGN, AND WITH R7–8d MAXIMUM FINE SIGN PER GS 20–37.6 OF THE NORTH CAROLINA STATE HANDICAP CODE.
7. CONTACT TOWN OF CHAPEL HILL ENGINEERING INSPECTOR AND NC DOT FOR CONSULTATION AND PERMITS PRIOR TO ANY WORK IN THE ROAD RIGHT–OF–WAY.
8. ALL HANDICAP RAMPS SHALL BE BUILT TO TOWN OF CHAPEL HILL STANDARD.
9. PARKING – 1 ACCESSIBLE SPACE REQUIRED PER 25 SPACES, AND 1 SPACE PER 6 COMPLIANT ACCESSIBLE SPACES SHALL BE VAN ACCESSIBLE. NO SLOPES EXCEEDING 1.8% IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS AND ICC A 117.1, 2009 ED.
10. CURB CUTS AND ACCESSIBLE ROUTES PER NC ICC A 117.1, 2009 ED. CROSS SLOPE LIMITED TO 1.8%, CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE.
11. ON SITE SIDEWALKS HAVE BEEN DESIGNED TO HAVE SLOPES UNDER 4.8%. IF CONTRACTOR DETERMINES ANY SECTION AS >5%, CONTACT DESIGN ENGINEER PRIOR TO INSTALLATION.
12. PARKING LAYOUT IS 90° UNLESS OTHERWISE INDICATED.



NOTES:
1. AT A MINIMUM, THE SIGN IS TO INCLUDE THE FOLLOWING INFORMATION: PROJECT NAME, OWNER CONTACT, CONTRACTOR CONTACT, ZONING COMPLIANCE CONTACT.
2. SIGN IS TO BE A MAXIMUM OF 4' X 8'
3. SIGN IS TO BE REMOVED AT PROJECT COMPLETION
4. THE SIGN WILL NEED A SEPARATE PERMIT THROUGH TOWN OF CHAPEL HILL PLANNING DEPARTMENT

2 C200 CONSTRUCTION SIGN

no scale

MANUFACTURER: BRASCO
MODEL: DOME IN THE SLIMLINE SERIES
ENCLOSED ON THREE SIDES, WITH ROOF
COLOR: DARK BRONZE
SIZE: 7' DEEP X 14' LONG

3 C200 BUS SHELTER SPECIFICATION

no scale

Coulter Jewell Thames P.A.
ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1205
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

Project:

SECU Family House Expansion

123 Old Mason Farm Rd.
Chapel Hill, NC 27517

PIN: 9788543697

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 1302 WENDI L. RAMSDEN
2-26-2018

Sheet Title:

SITE PLAN

CJT Job Number: 1122b

Drawn	WLR, MTC
Checked	WLR, CNH
Date	2-26-18
Revisions	

FINAL PLAN
PERMIT SET
NOT ISSUED FOR CONSTRUCTION

Sheet Number

C200

Courtyard Perspective 1
1 1/2" = 1'-0"

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Family House Expansion

Chapel Hill, NC

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SHEET NAME:
RENDERED PERSPECTIVE VIEW

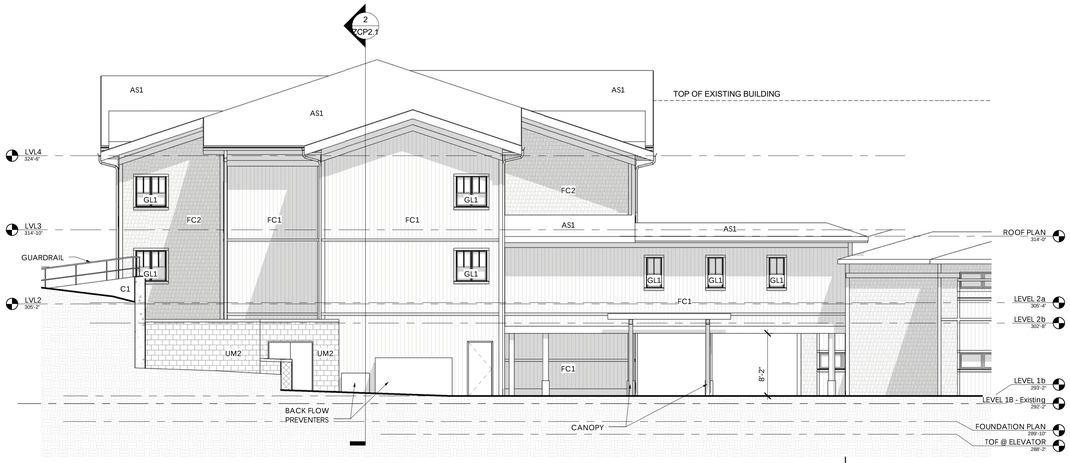
PHASE:
FINAL PLAN APPLICATION

REVISIONS:

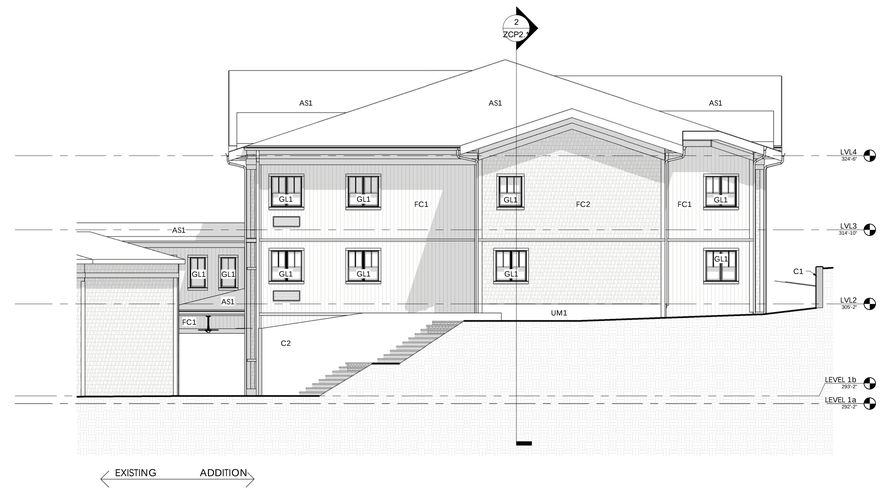
ISSUE DATE: **02/27/18**
PROJECT #: **15084**
DRAWN BY: **C.TENNANT**

SHEET NUMBER

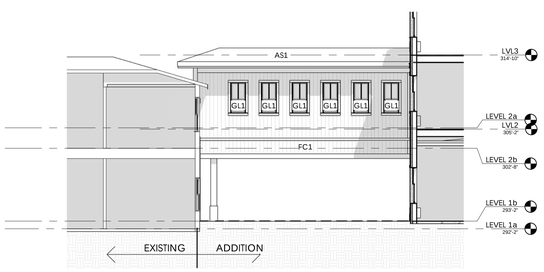
ZCP3.0



WEST ELEVATION 6
1/8" = 1'-0"

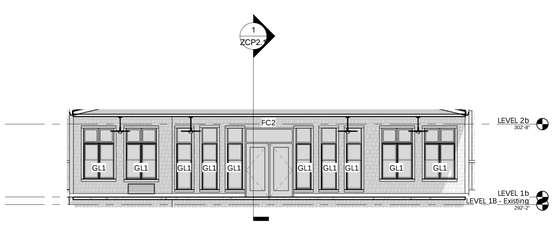


EAST ELEVATION 3
1/8" = 1'-0"



ELEVATION AT CORRIDOR CONNECTOR 4
1/8" = 1'-0"

NORTH ELEVATION 2
1/8" = 1'-0"



ELEVATION AT ENTRY PORCH 1
1/8" = 1'-0"

SOUTH ELEVATION 5
1/8" = 1'-0"

FINISH LEGEND-EXT.

FC1
07 4646 Fiber-Cement Siding
MATERIAL: Fiber-Cement Siding
COLOR: MATCH EXISTING
STYLE: VERTICAL SIDING PANEL
NOTE: Primary Field Siding

FC2
07 4646 Fiber-Cement Siding
MATERIAL: Fiber-Cement Siding
COLOR: MATCH EXISTING
STYLE: SHINGLES

UM1
04 2000 Brick Masonry Foundation Wall
MANUFACTURER: MATCH EXISTING
MATERIAL: Brick Masonry
STYLE: MATCH EXISTING

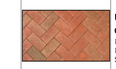
UM2
04 2200 Concrete Unit Masonry
MATERIAL: CMU
SIZE: STANDARD UNIT
COLOR: BROWN

C1
04 2200 Segmental Block Retaining Wall
MATERIAL: CONCRETE SEGMENTAL BLOCK
COLOR: BROWN

C2
04 2200 Segmental Block Retaining Wall
MATERIAL: CONCRETE SEGMENTAL BLOCK
COLOR: GRAY

AS1
07 4646 Asphalt Roof Shingle
MATERIAL: Asphalt Roof Shingle
TILE COLOR: To Match Existing
TILE STYLE: To Match Existing
NOTE: Primary Roofing Shingle

CSC1
04 2113 Cast Stone Wall Cap
MATERIAL: Cast Stone



UM3
04 2000 Brick Paver
MANUFACTURER: MATCH EXISTING
MATERIAL: BRICK MASONRY
STYLE: MATCH EXISTING

GD1
05 7300 Metal Handrail
MATERIAL: Stainless Steel

GD2
05 7300 Metal Handrail
MATERIAL: Stainless Steel
FINISH: Black

WW1
08 5230 Aluminum Clad Wood Windows
MANUFACTURER: MATCH EXISTING
TYPE: MATCH EXISTING
COLOR: MATCH EXISTING
FINISH: MATCH EXISTING
LOCATION: PRIMARY EXTERIOR
WINDOW TYPE U.N.O.
NOTE: INSULATED GLASS - LOW E3 W/ ARGON

GL1
08 8000 Glazing
DESCRIPTION: Heat Strengthened Insulated Glass
MANUFACTURER: Guardian
TYPE: SunGuard SNX 51/23
SIZE: 1" Unit Width
NOTE: Temper as indicated on Elevations

ES01
08 4113 Aluminum Framed Entrances & Storefronts
MANUFACTURER: OLD CASTLE BUILDING ENVELOPE
TYPE: FG-3000 CENTER SET
SIZE: 2" x 4 1/2"
COLOR: MATCH EXISTING
FINISH: POWDER COAT FINISH
LOCATION: PRIMARY INTERIOR
WINDOW TYPE U.N.O.
NOTE: REFER TO ELEVATIONS FOR GLAZING TYPES

GL1
08 8000 Glazing
DESCRIPTION: Heat Strengthened Insulated Glass
MANUFACTURER: Guardian
TYPE: SunGuard SNX 51/23
SIZE: 1" Unit Width
NOTE: Temper as indicated on Elevations

FCT1
07 4646 Fiber-Cement Trim
MATERIAL: Fiber-Cement Trim
COLOR: WHITE
LOCATION: PRIMARY EXTERIOR TRIM U.N.O.
NOTE: Primary Trim for Windows and Siding

AC1
10 5300 Pre-fabricated Aluminum Canopy
MATERIAL: ALUMINUM
COLOR: ANODIZED BRONZE

WD1
06 1063 Dumpster Enclosure
MATERIAL: WOOD
STYLE: WOOD FENCING
NOTE: SEE CIVIL SITE PLAN

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Family House Expansion

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SHEET NAME:
OVERALL BUILDING ELEVATIONS

PHASE:
FINAL PLAN APPLICATION

REVISIONS:

ISSUE DATE: **02/27/18**
PROJECT #: **15084**
DRAWN BY: **KJ**

SHEET NUMBER
ZCP2.0

Aerial Site Perspective 1

1 1/2" = 1'-0"

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Registered Architect
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RENDERED PERSPECTIVE VIEW

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FINAL PLAN APPLICATION

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ISSUE DATE: **02/27/18**
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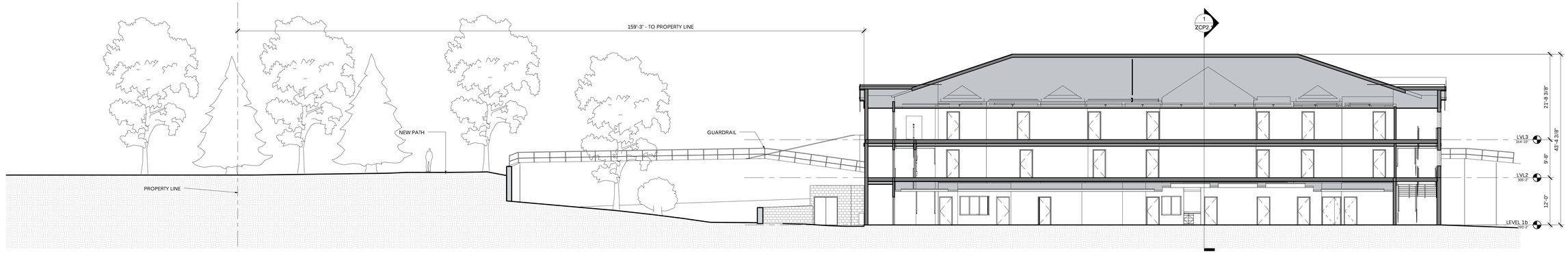
DRAWN BY: **C.TENNANT**

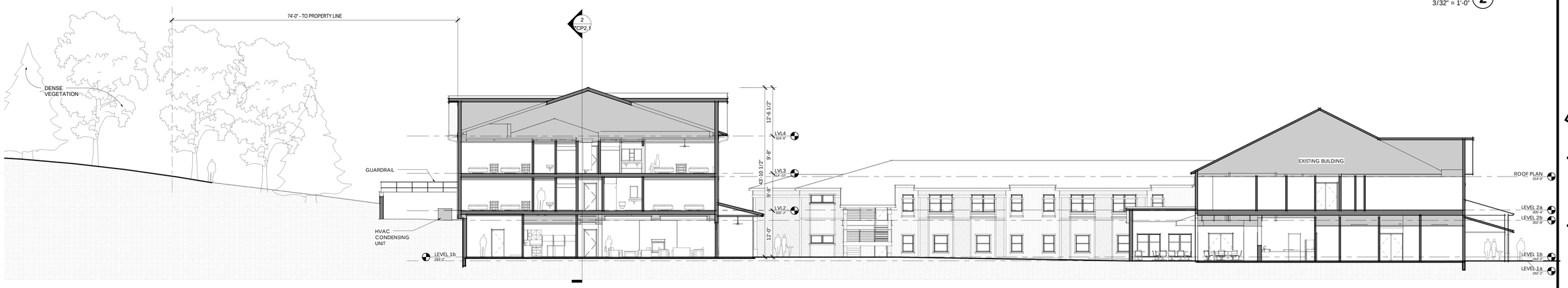
SHEET NUMBER

ZCP3.1



OVERALL SITE SECTION 2

3/32" = 1'-0"



OVERALL SITE SECTION 1

3/32" = 1'-0"

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Family House Expansion

Chapel Hill, NC

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SHEET NAME:
OVERALL BUILDING SITE SECTIONS

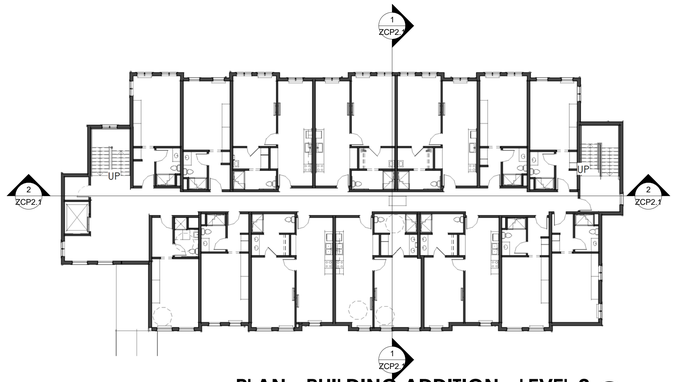
PHASE:
FINAL PLAN APPLICATION

REVISIONS:

ISSUE DATE: **02/27/18**
PROJECT #: **15084**
DRAWN BY: **KJ**

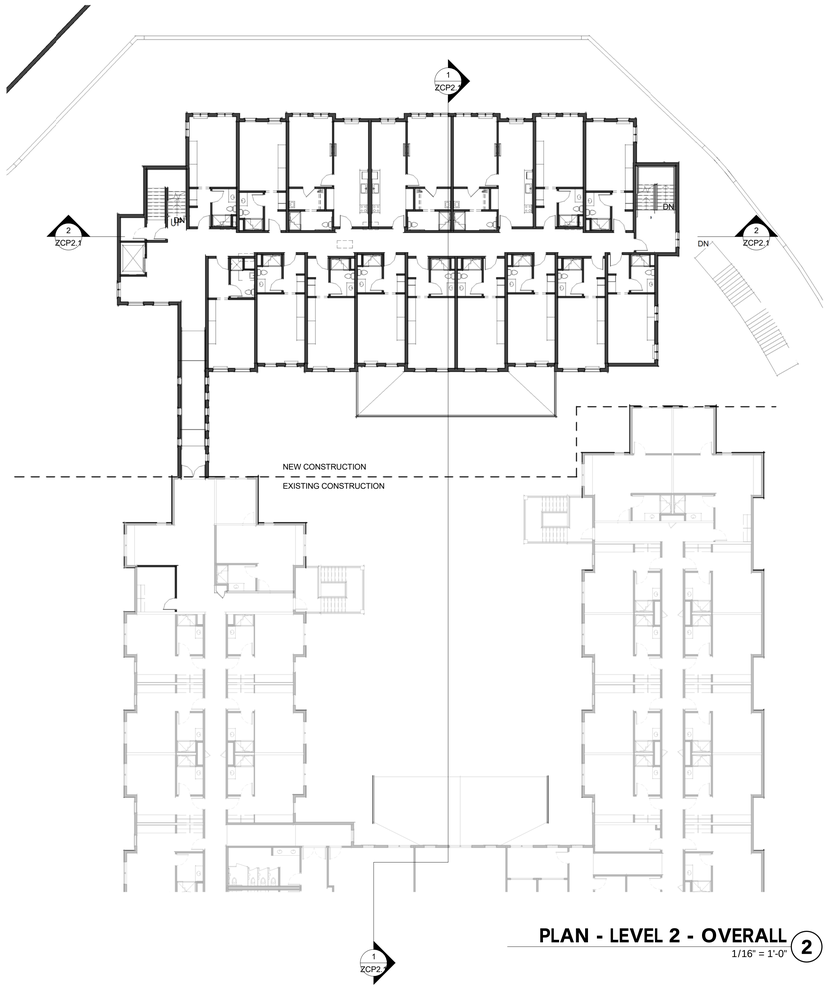
SHEET NUMBER

ZCP2.1



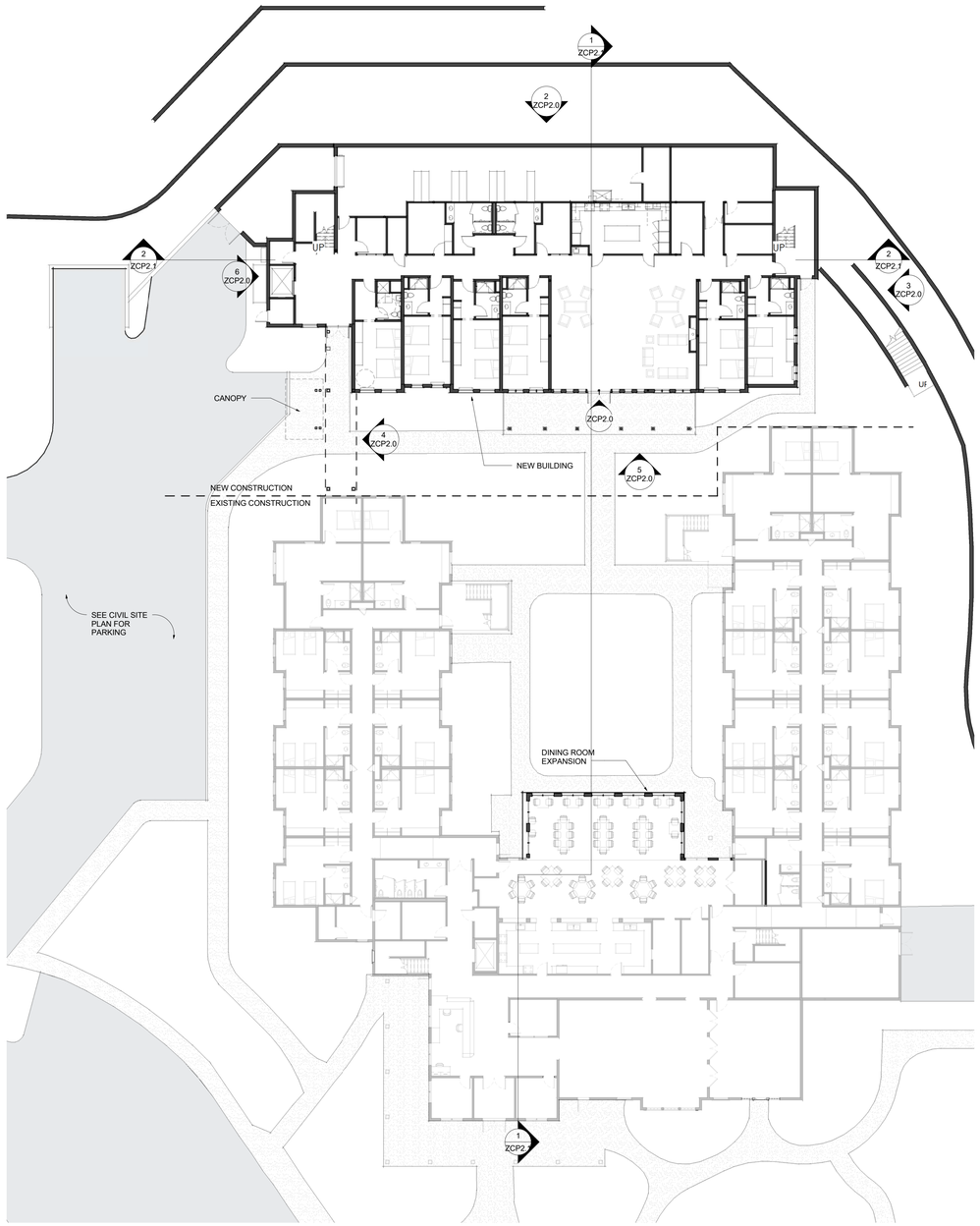
PLAN - BUILDING ADDITION - LEVEL 3 (3)

1/16" = 1'-0"



PLAN - LEVEL 2 - OVERALL (2)

1/16" = 1'-0"



PLAN - LEVEL 1 - OVERALL (1)

1/16" = 1'-0"

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Family House Expansion

Chapel Hill, NC

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Beth Chase
DURHAM, NORTH CAROLINA

Kevin Jay Lawhorn
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SHEET NAME:
FLOOR PLAN - OVERALL

PHASE:
FINAL PLAN APPLICATION

REVISIONS:

ISSUE DATE: **02/27/18**
PROJECT #: **15084**
DRAWN BY: **KJ**

SHEET NUMBER
ZCP1.0