



Blue Hill Form District 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 Blue Hill 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/bluehilldistrict

OFFICE USE:	Project Number:		
Submission Date		Meeting Date:	
Accepted Date:		Decision Deadline:	

Parcel Identifier
Number(s) (PIN):

9799255527

Date: 11/9/2018

Section A: Project Information

Project Name: Babalu

Property Address: 1800 E. Frankling Street, Chapel Hill

Zip Code: 27514

Project Description: Modification of existing exterior
to increase visibility from parking lot

Section B: Contact Information

Name: Abe Ruiz or Kim Parr

Address: 9755 Dogwood Road, Suite 200

City: Roswell

State: GA

Zip Code: 30075

Phone: 770-291-8983

Email: kparr@eathere.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:

Date:

10/30/18

Property Owner Signature:

Date:

10/31/18

Section 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.

Section 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. For detailed information, please refer to the Description of Detailed Information handout.

☒	Application fee (refer to fee schedule)	Amount Paid \$	400.00
☒	Digital Files – provide digital files of all plans and documents		
☐	Mailing List of owners of property within 100 feet perimeter of subject property (see GIS notification tool)		
☐	Mailing Fee for above mailing list	Amount Paid \$	
☒	Written Narrative describing the proposal – see below		
☒	Plan Set – see below		
☒	Reduced Site Plan Set (reduced to 8.5"x11")		

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.

2. Plan Sets (10 copies to be submitted no larger than 24" x 36")

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

- a) Project name, designer information, site address, etc...
- b) Legend
- c) Labels
- d) North Arrow (North oriented to top of page where practical)
- e) Property Boundaries with bearing and distances. Include project and phasing boundaries where applicable.
- f) Scale (Engineering), denoted graphically and numerically
- g) Revision dates and professional seals and signatures as applicable

2A. Cover Sheet

- a) Include project name, applicant, contact information, PIN, design team

2B. Area Map

- a) Project name, applicant, contact information, 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

2C. Detailed Site Plan

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

2D. 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, two-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.



9755 Dogwood Road Suite #200 | Roswell, GA 30075 | Phone: 770-870-3088

Town of Chapel Hill - Blue Hill District – Certificate of Appropriateness Application

NARRATIVE AS IT PERTAINS TO THE BABALU LOCATION AND ITS VISIBILITY WITHIN EASTGATE SHOPPING CENTER IN CHAPEL HILL, NORTH CAROLINA

The Babalu restaurant is currently located behind the Stein Mart location as seen in the attached EXHIBIT A site plans. Visibility of our signage and restaurant is virtually impossible from the parking lot of the shopping center as seen in the attached EXHIBIT B photograph.

Exhibits C and D show the existing canopy sign and materials.

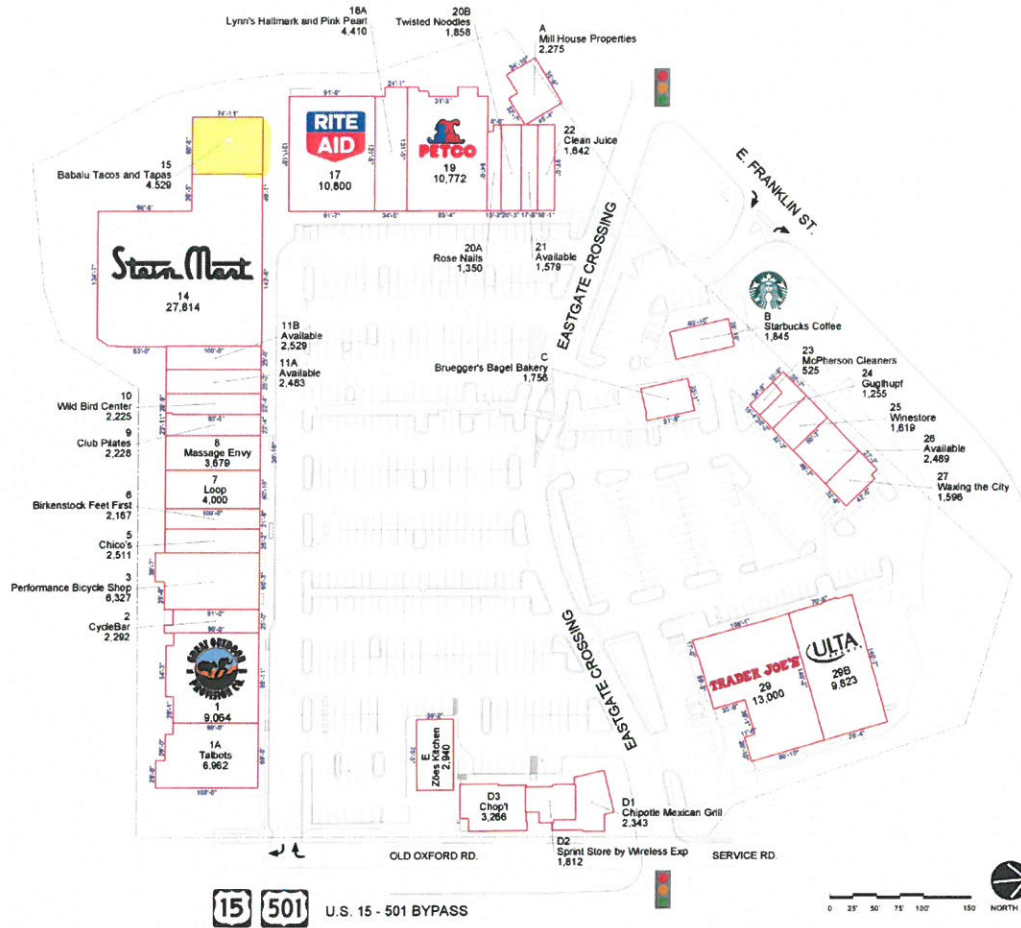
In order to increase our visibility to the public and therefore maximize our revenue and profitability, we are proposing to increase the height of our BABALU lit letters, without moving the existing structure. Exhibit E is a rendering reflecting this height and Exhibit F are the engineering drawings for the construction of the increased signage.

Federal Realty Investment Trust, the property owner, is in agreement with this action.

Thank you for your attention to this matter.

Eastgate Crossing

EXHIBIT A



21 AVAILABLE	1,579 SF	3 Performance Bicycle Shop	6,327 SF
11A AVAILABLE	2,483 SF	5 Chico's	2,511 SF
26 AVAILABLE	2,489 SF	6 Birkenstock Feet First	2,167 SF
11B AVAILABLE	2,529 SF	7 Loop	4,000 SF
A Mill House Properties	2,275 SF	8 Massage Envy	3,679 SF
B Starbucks	1,845 SF	9 Club Pilates	2,228 SF
C Bruegger's Bagel Bakery	1,756 SF	10 Wild Bird Center	2,225 SF
D1 Chipotle Mexican Grill	2,343 SF	14 Stein Mart	27,814 SF
D2 Sprint Store by Wireless Exp	1,812 SF	15 Babalu Tacos and Tapas	4,529 SF
D3 Chop't	3,266 SF	17 Rite Aid	10,800 SF
E Zoes Kitchen	2,940 SF	18A Lynn's Hallmark and Pink Pearl	4,410 SF
1 Great Outdoor Provision Co.	9,064 SF	19 Petco	10,772 SF
1A Talbots	6,962 SF	20A Rose Nails	1,350 SF
2 CycleBar	2,292 SF	20B Twisted Noodles	1,858 SF

Eastgate Crossing

22 Clean Juice	1,642 SF	27 Waxing the City	1,596 SF
23 McPherson Cleaners	525 SF	29 Trader Joe's	13,000 SF
24 Guglhupf	1,255 SF	29B ULTA Beauty	9,823 SF
25 Winestore	1,619 SF		

EASTGATE CROSSING

Chapel Hill, NC

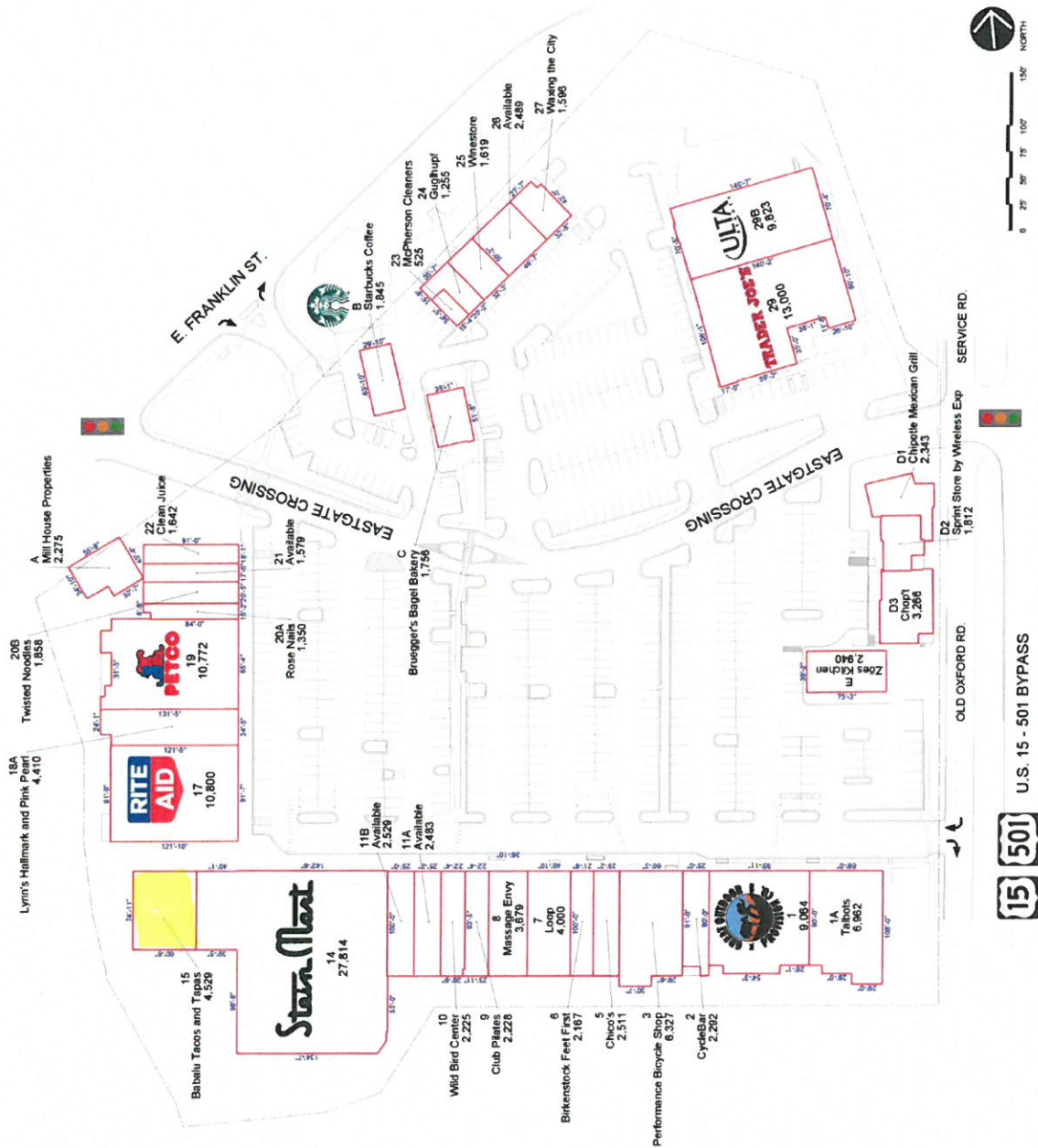


EXHIBIT A

LEASING CONTACT:

Rich Abruscato | rabruscato@federalrealty.com | (301) 998-8183

www.federalrealty.com/eastgate

The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions shown exist, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.



EXHIBIT C



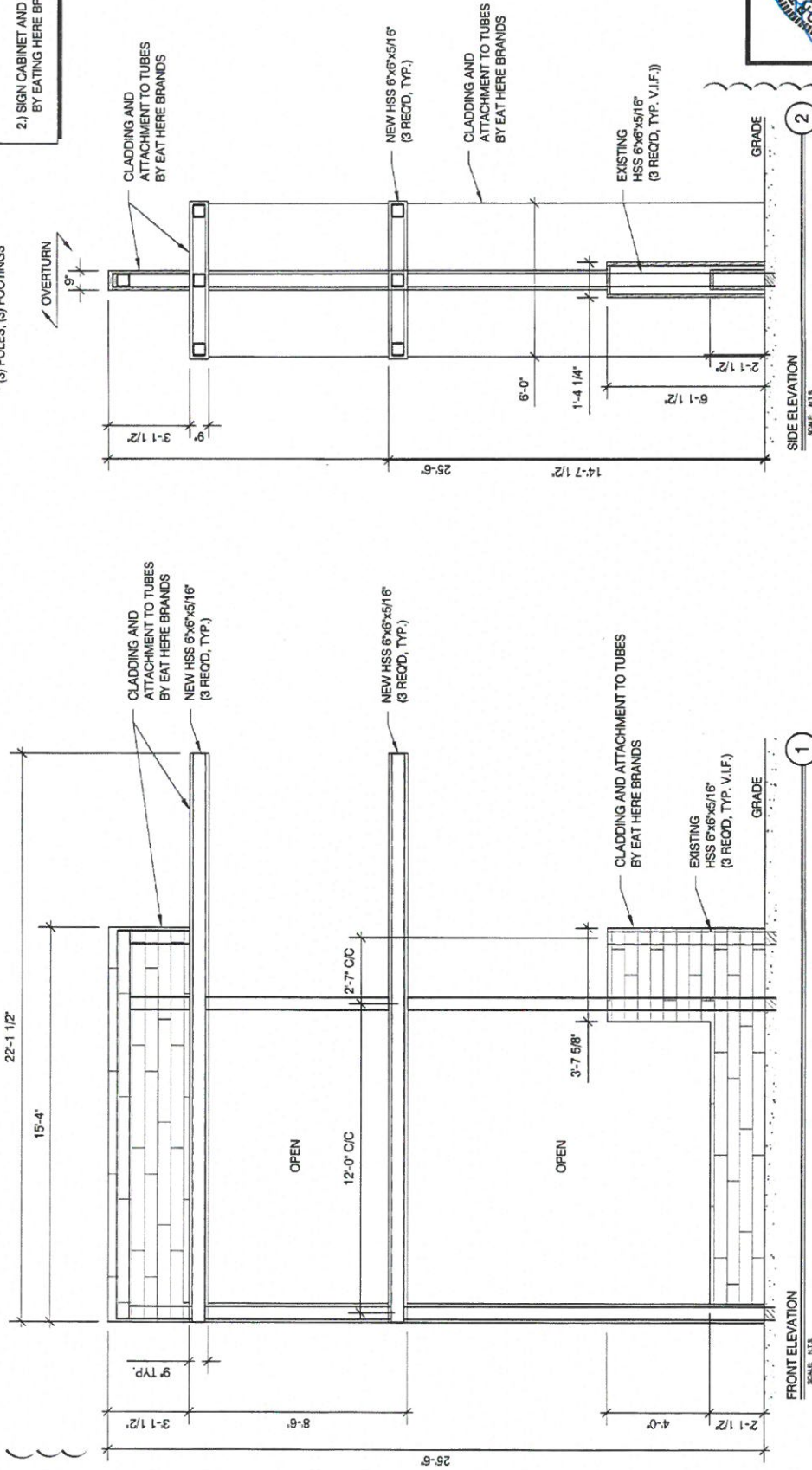
EXHIBIT E



NOTES

- 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
- 2.) SIGN CABINET AND CONNECTION BY EATING HERE BRANDS.

- * CLIENT - EATING HERE BRANDS
- * 2012 NORTH CAROLINA BUILDING CODE
- * 90 MPH WIND SPEED, EXP. C
- * (3) POLES, (3) FOOTINGS



DRAWING NO.
DWG. 1

REV #	DATE	DRAWN BY
1	09/20/18	JAM

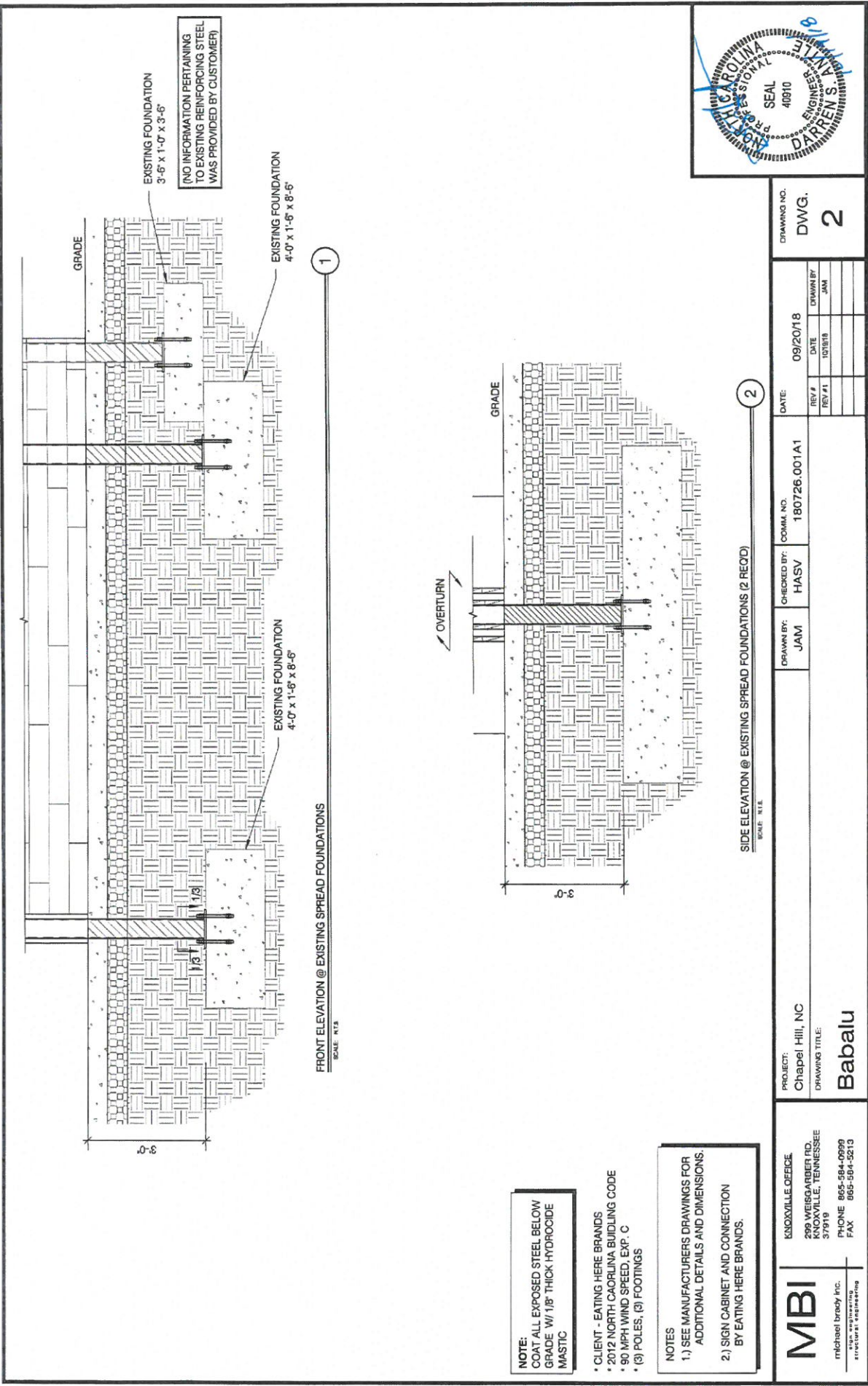
DATE	CHECKED BY	COMM. NO.
09/20/18	HASV	180726.001A1

PROJECT: Chapel Hill, NC
DRAWING TITLE: Babalu

KNOXVILLE OFFICE
299 WEISGARBER RD.
KNOXVILLE, TENNESSEE
37919
PHONE 865-584-0999
FAX 865-584-5213

MBI

michael brady inc.
ARCHITECTURAL ENGINEERING



(NO INFORMATION PERTAINING TO EXISTING REINFORCING STEEL WAS PROVIDED BY CUSTOMER)

EXISTING FOUNDATION
3'-6" x 1'-0" x 3'-6"

EXISTING FOUNDATION
4'-0" x 1'-8" x 8'-5"

FRONT ELEVATION @ EXISTING SPREAD FOUNDATIONS
SCALE: N.T.S.

GRADE

OVERTURN

3'-0"

SIDE ELEVATION @ EXISTING SPREAD FOUNDATIONS (2 REQD)
SCALE: N.T.S.

NOTE:
COAT ALL EXPOSED STEEL BELOW GRADE W/ 1/8" THICK HYDROCIDIC MASTIC

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2.) SIGN CABINET AND CONNECTION BY EATING HERE BRANDS.



MBI Michael Brady Inc. SIGN ENGINEERING STRUCTURAL INSPECTION	PROJECT: Chapel Hill, NC DRAWING TITLE: Babalu	DRAWN BY: JAM	CHECKED BY: HASV	COMPL. NO. 180726.001A1	DATE: 09/20/18	DRAWING NO. DWG. 2
		REV #	REV #1	DATE 10/18/18	DRAWN BY JAM	

NOTES

1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.

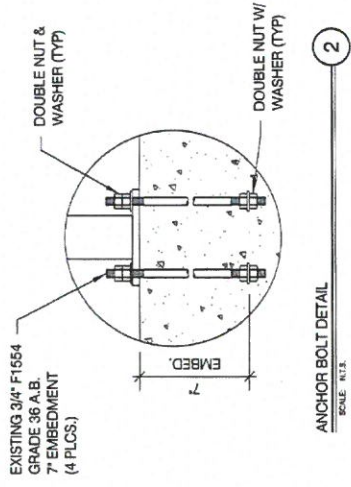
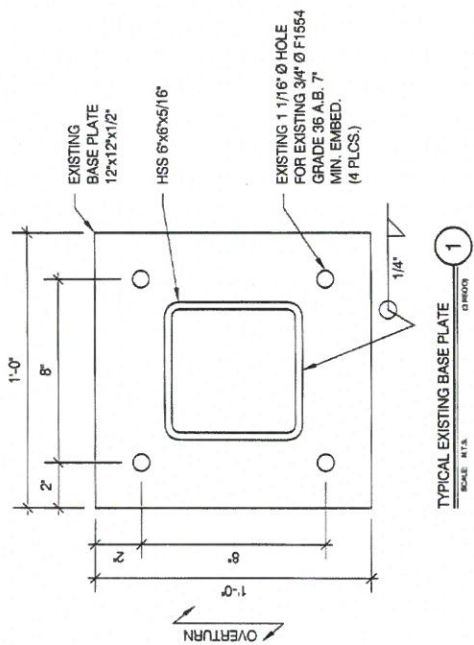
2.) SIGN CABINET AND CONNECTION BY EATING HERE BRANDS.

* CLIENT - EATING HERE BRANDS

* 2012 NORTH CAROLINA BUILDING CODE

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DESIGN SPECIFICATIONS:

REFER TO SIGN COMPANYS DRAWINGS FOR MORE DETAILS.

ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:

2012 NORTH CAROLINA BUILDING CODE

ACI

AISC

AMERICAN WELDING SOCIETY

LOCAL BUILDING CODES & ORDINANCES

CONCRETE: 2500 PSI @ 28 DAYS

STD. STEEL PIPE SECTION: ASTM A53 GRADE B (FY=35 KSI), U.N.O.

STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (FY=42 KSI MIN.), U.N.O.

HSS ROUND SECTION: ASTM A500 GRADE B (FY=42 KSI) U.N.O.

HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (FY=46 KSI)

ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)

CONNECTION BOLTS: ASTM A325

THREADED RODS: ASTM A193 GRADE B7

STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36

REINFORCING: GRADE 60 ASTM A615

PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.

THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.

NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEERS APPROVAL.

ALLOWING ELECTRODES: E70XX

ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 2000 PSF

ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 150 PSF/FT OF DEPTH.

ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE VALUES.

ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.

FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. THE SOIL BEARING CAPACITY IS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. IF ALLOWABLE BEARING AND/OR LATERAL PRESSURE IS LESS THAN THE ABOVE ASSUMED AND/OR CALCULATED PRESSURES, THE ENGINEER SHOULD BE CONTACTED FOR RE-EVALUATION.

EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.

WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.

ADEQUATELY BRACE POLES UNTIL CONCRETE HAS SET UP FOR 14 DAYS.

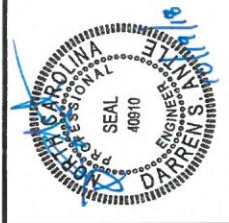
GROUT UNDER BASE PLATES WITH NON-SHINK GROUT.

THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.

ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.

THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.

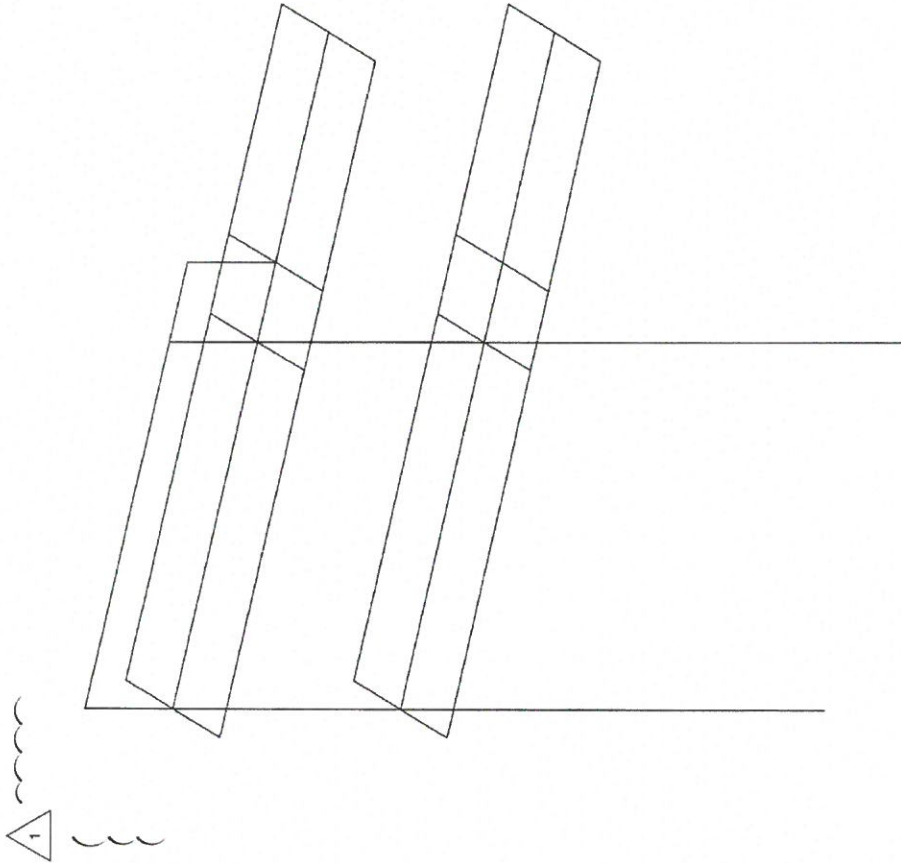


MBI michael brady inc. structural engineering	PROJECT: 100XVILLE OFFICE 299 WEISGARBER RD. KNOXVILLE, TENNESSEE 37919 PHONE 865-584-0999 FAX 865-584-5213	DRAWING TITLE: Babalu	PROJECT: Chapel Hill, NC	DRAWN BY: JAM	CHECKED BY: HASV	COMM. NO. 180726.001A1	DATE: 09/20/18	DRAWING NO. DWG. 3					
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ISOMETRIC VIEW
SCALE: N.E.S.



DRAWING NO.
DWG. 4

REV #	DATE	DRAWN BY
1	09/20/18	JAM

CHECKED BY:	COMAL NO.
HASV	180726.001A1
DRAWN BY:	JAM

PROJECT:	Chapel Hill, NC
DRAWING TITLE:	Babalu

KNOXVILLE OFFICE	299 WEISGARDER RD. KNOXVILLE, TENNESSEE 37919
PHONE	865-584-0999
FAX	865-584-5213

MBI
Michael Brady Inc.
STRUCTURAL ENGINEERING