



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) 968-2728 or at planning@townofchapelhill.org.

Section A: Property Information

Property Address:	1509 E. Franklin Street		
Zoning:	CC		
Type of Application			
Building Elevation	<input checked="" type="checkbox"/>	Site Lighting	<input type="checkbox"/>
		Alternative Buffers	<input type="checkbox"/>

Section B: Applicant Information (for contact purposes)

Name:	The Design Response- Liz King				
Address:	214 E. Chatham Street				
City:	Cary	State:	NC	Zip Code:	27511
Phone Number:	919-469-2080	E-mail:	lking@thedesignresponse.com		

Any persons intending to construct, install, remodel, repair, or alter any property in Chapel Hill, may be required to obtain a Business/Privilege License. The application can be found on the web at the following address: <http://www.townofchapelhill.org/index.aspx?page=1199>. Please contact the Revenue Collector, 919-968-2759, if you have any questions. 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 his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: 3-17-15
Liz King

Parcel Identifier Number (PIN):

The Community Design Commission meets regularly on the third Wednesday 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) 968-2728.

Final Plan Application

Please submit 3 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) | Fee Paid (\$): | 397.00 |
|---|---------------------------------------------------------------------|----------------|--------|
- | | | | |
|---|----------------------------------------------------------------------------|--|--|
| 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) <u>Detailed Building Elevations</u> | | |
| | <ul style="list-style-type: none">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. | | |
| | <i>The applicant should bring samples of all colors and materials to the Design Commission Meeting.</i> | | |
| | b) <u>Cross-Sections</u> | | |
| | <ul style="list-style-type: none">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) <u>Floor Plans</u> | | |
| | <ul style="list-style-type: none">Show the general interior layout of the building (this aids in understanding window locations, etc.) and the relationship of pedestrian circulation and entryways. | | |
| | d) <u>Other</u> | | |
| | <ul style="list-style-type: none">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.



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 shall 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.

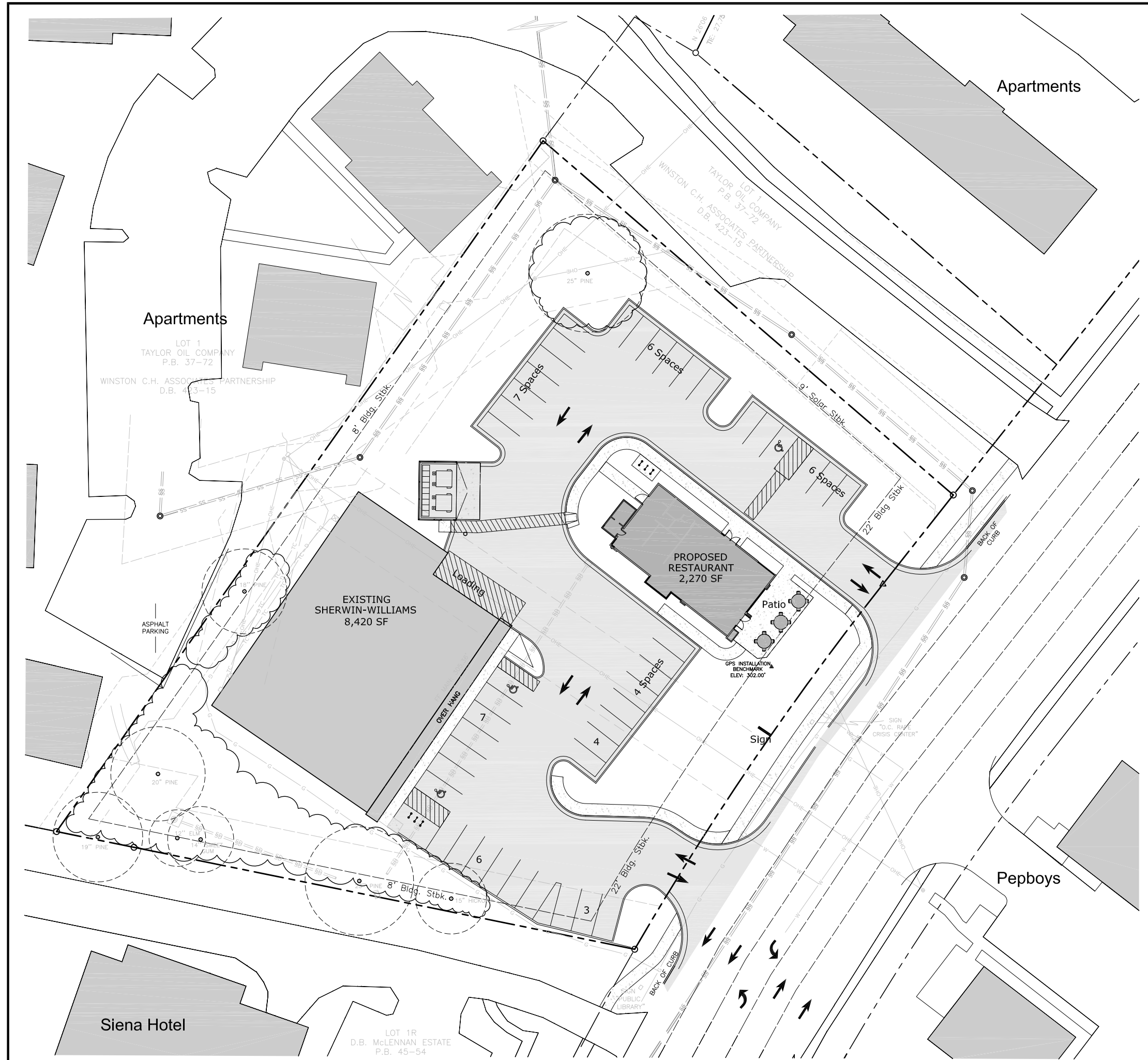
For information on illuminating canopies, please refer to the Community Design Commission's "Design Standards for Canopies," which is available from the Chapel Hill Planning Department.



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.



Site Data

Pin Number: 9789-93-9745

Street Address: 1507 & 1509 E. Franklin Street

Owner / Developer:

Taylor Family Properties, LLC
 1645 Westbrook Plaza Drive
 Winston Salem, NC 27103

Net Acreage: 1.54 AC / 67,160 SF

Gross Land Area: 1.69 AC / 73,825 SF

Zoning: CC - Community Commercial

SUP: PD-SC Planned Development-Shopping Center

Existing Use: Sherwin-Williams Store

Vacant - Gas Station w/ Canopy

Proposed Use: Sherwin-Williams Store

Restaurant

Building SF: Sherwin-Williams Store - 8,420 SF

Restaurant - 2,270 SF

Total Existing Floor Area: 9,389 SF

Total Proposed Floor Area: 10,690 SF

Total Increase in Floor Area: 1,301 SF (12%)

(Note: Increase is under 2,500 SF allowed for SUP Minor Change)

Existing Vehicle Parking: 42 Spaces

Required Vehicle Parking: 49 Spaces

Proposed Vehicle Parking: Retail - 20 Spaces

Restaurant - 23 Spaces

Proposed Bicycle Parking: 13 Spaces

Impervious Surface Existing: 40,572 SF (55%)

Impervious Surface Proposed: 38,068 SF (52%)

Impervious Surface Change: -2,504 SF (-3%)



Taylor Family Property - Restaurant
 Chapel Hill, North Carolina
Site Plan

DATE:	REVISION:
DATE:	3-19-15
SCALE:	1"=20'
DRAWN BY:	EJK
JOB NO.:	075-001
SHEET NO.	S-01
OF X SHEETS	



Taylor Family Property - Restaurant

Chapel Hill, North Carolina

Illustrative Site Plan

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DATE:	REVISION:
3-20-15	

DATE: 3-20-15
SCALE: 1"=20'
DRAWN BY: EJK
JOB NO.: 075-001
SHEET NO.

S-01

1 Fiber Cement Panels

Nichiha Illuminations Series Fiber Cement Panels with concealed fastener system. 18"x72" panels, pre-primed and painted in the field. PT-05

2 LedgeStone

Nichiha LedgeStone

3 Fiber Cement Corner

Nichiha Fiber Cement corner.

4 Brown Design Element

EIFS brown band.

Or [Alternate ACM system](#)

5 Awning

Optional metal louver awning.

[Click for more details](#)

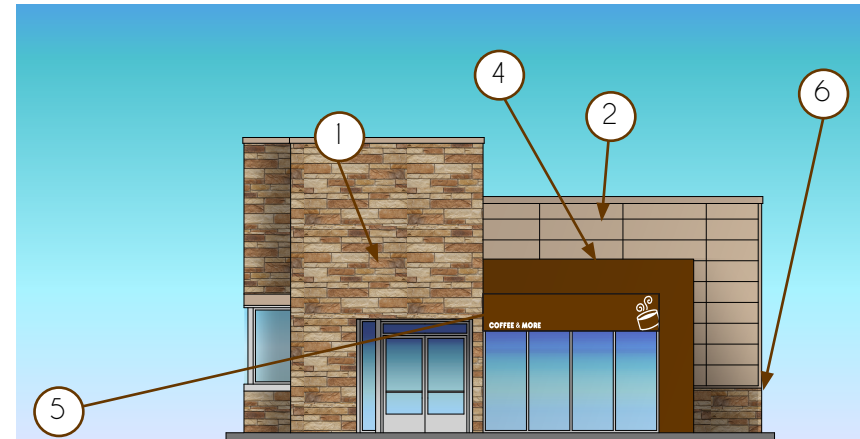
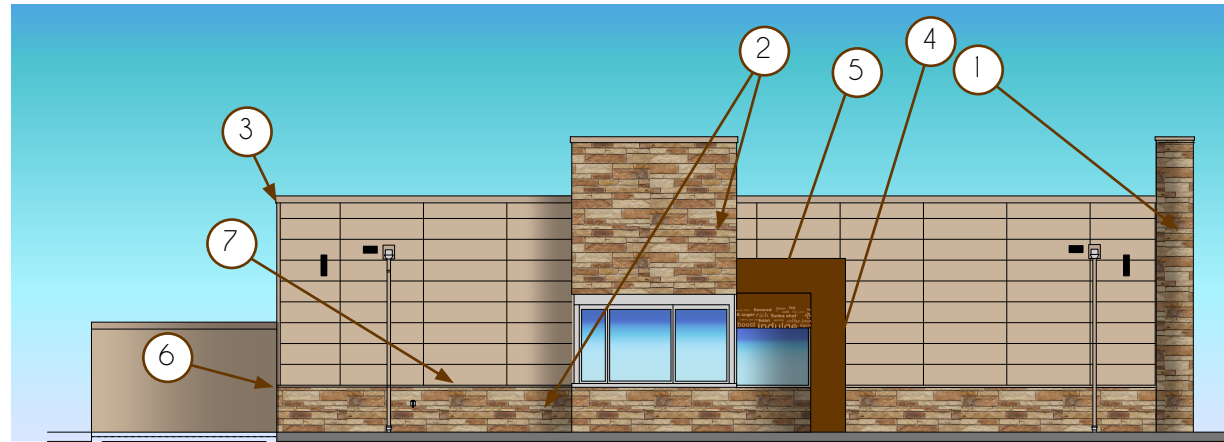
6 LedgeStone Corner

Nichiha LedgeStone Fiber Cement corner.

7 Sill

Nichiha Sill Chiseled Tan

8 CAD Elevations



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Optional metal louver awning.
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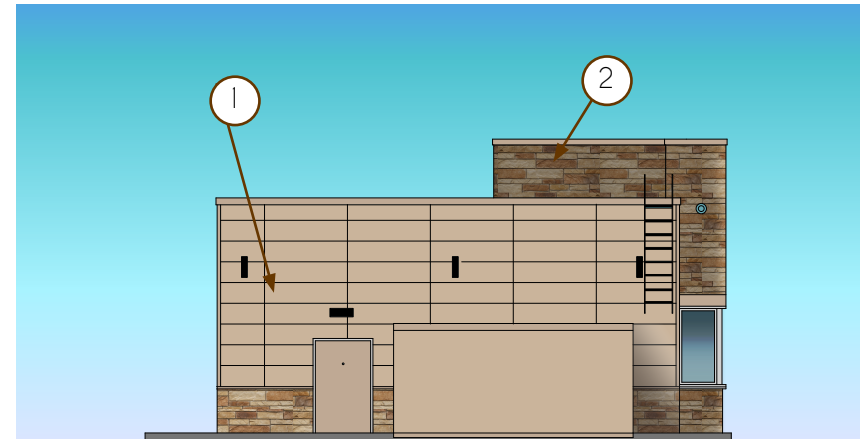
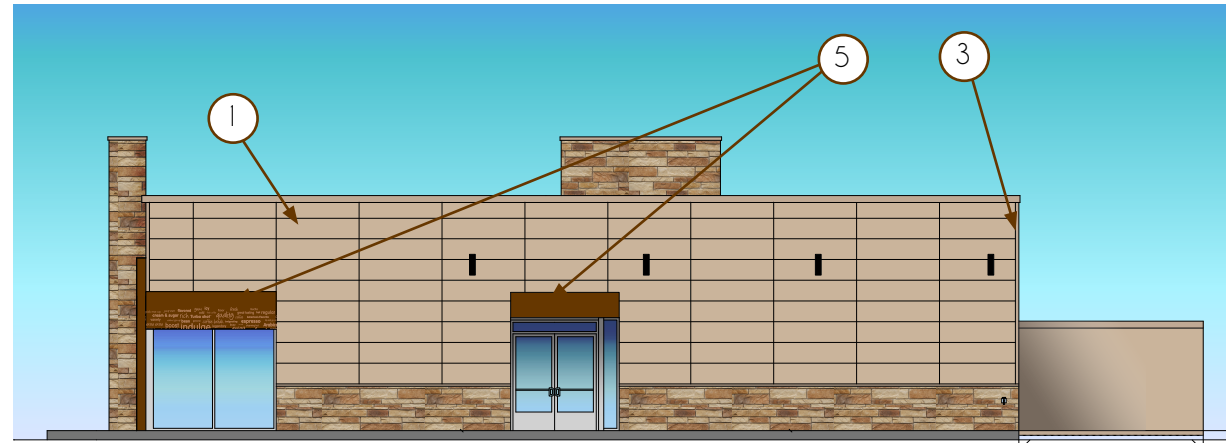
Nichiha LedgeStone Fiber Cement corner.

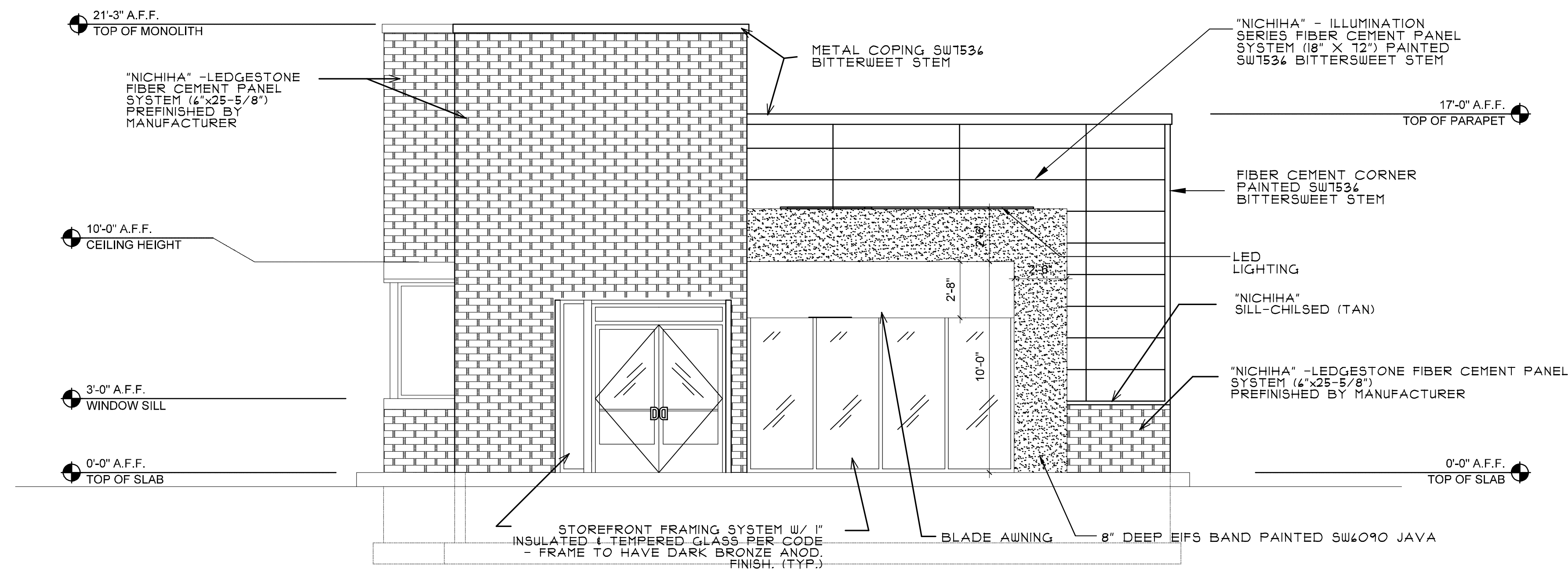
7 Sill

Nichiha Sill Chiseled Tan

8 CAD Elevations

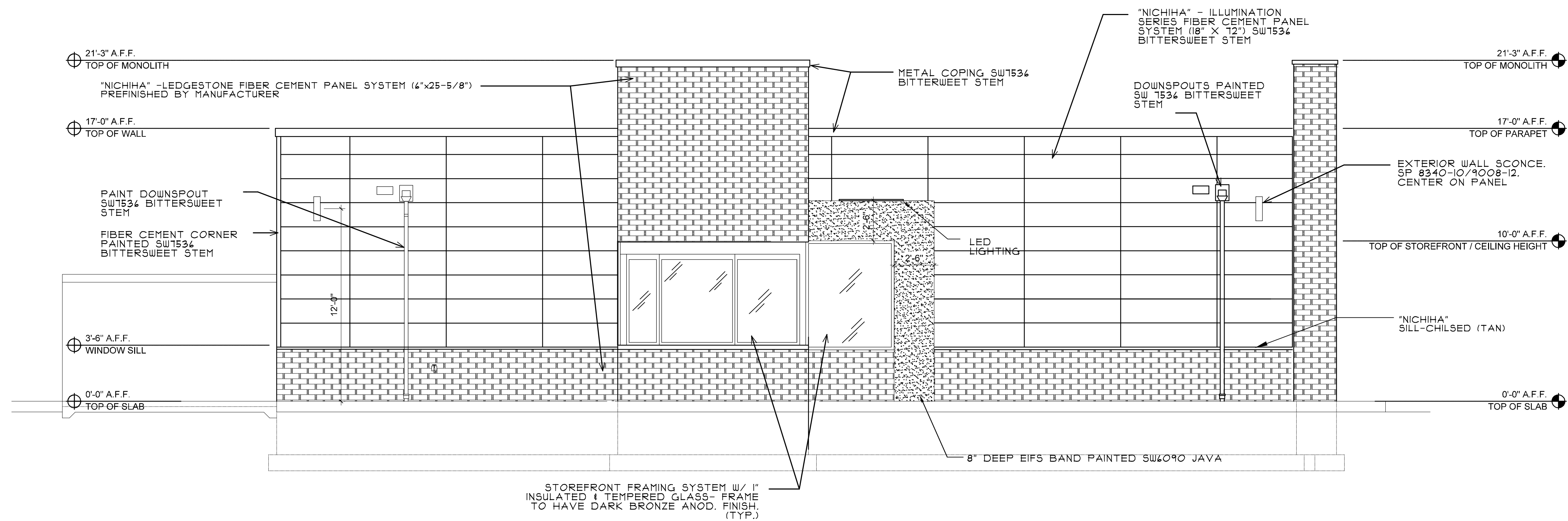
[Click here to Download](#)





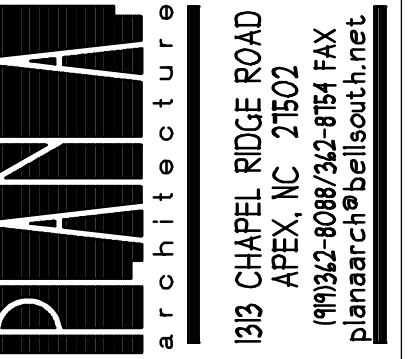
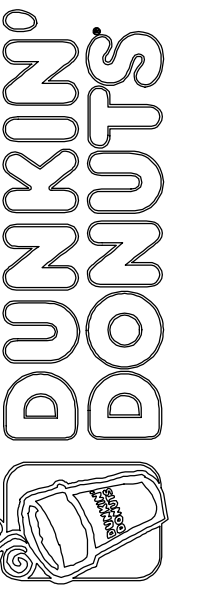
1 STREET ELEVATION

1/4"=1'-0" NOTE: DWG. IS NOT TO SCALE IF SHEET PLOTTED ON 11" x 17"



2 LEFT SIDE ELEVATION

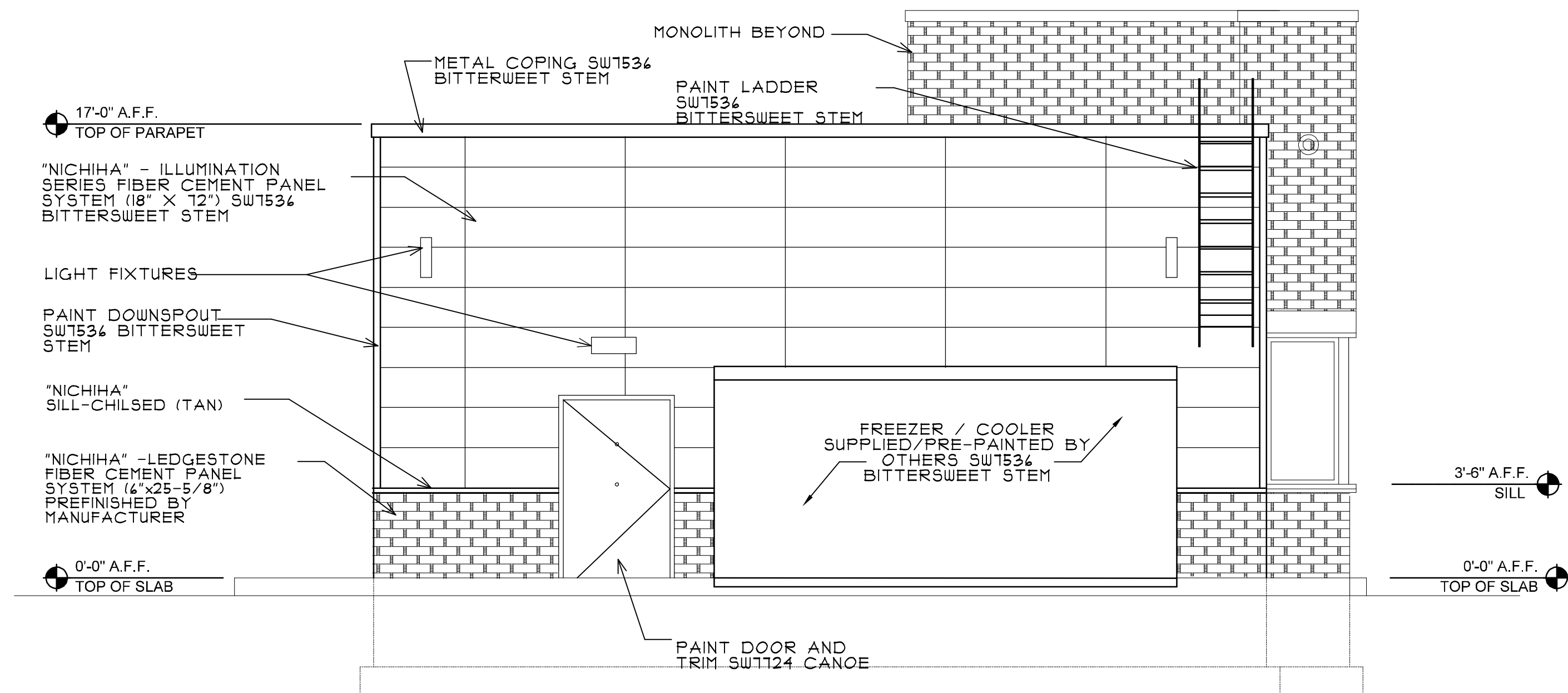
1/4"=1'-0" NOTE: DWG. IS NOT TO SCALE IF SHEET PLOTTED ON 11" x 17"



NO.	DESCRIPTION	DATE

1509 EAST FRANKLIN CHAPEL HILL, NC
EXTERIOR ELEVATIONS

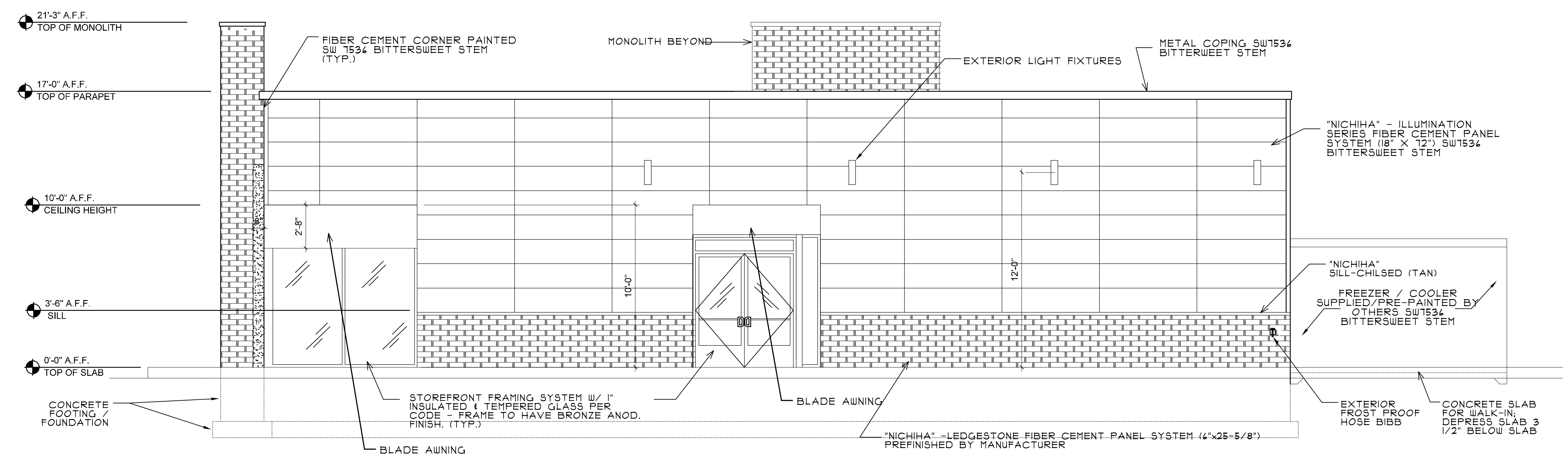
A5



NOTE:
PAINT ALL EXPOSED PIPING &
CONDUIT TO MATCH ADJACENT
SURFACE

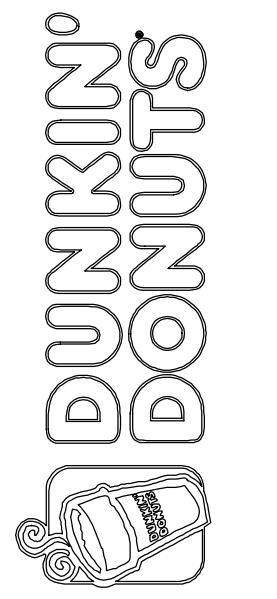
1 REAR ELEVATION

1/4"=1'-0" NOTE: DWG. IS NOT TO SCALE IF SHEET PLOTTED ON 11" x 17"



2 RIGHT SIDE ELEVATION

1/4"=1'-0" NOTE: DWG. IS NOT TO SCALE IF SHEET PLOTTED ON 11" x 17"



PANA
Architecture
133 CHAPEL RIDGE ROAD
APEX, NC 27502
919.342.9088/342.9151 FAX
panaarch@bellsouth.net

REVISIONS	
NO.	DESCRIPTION / DATE

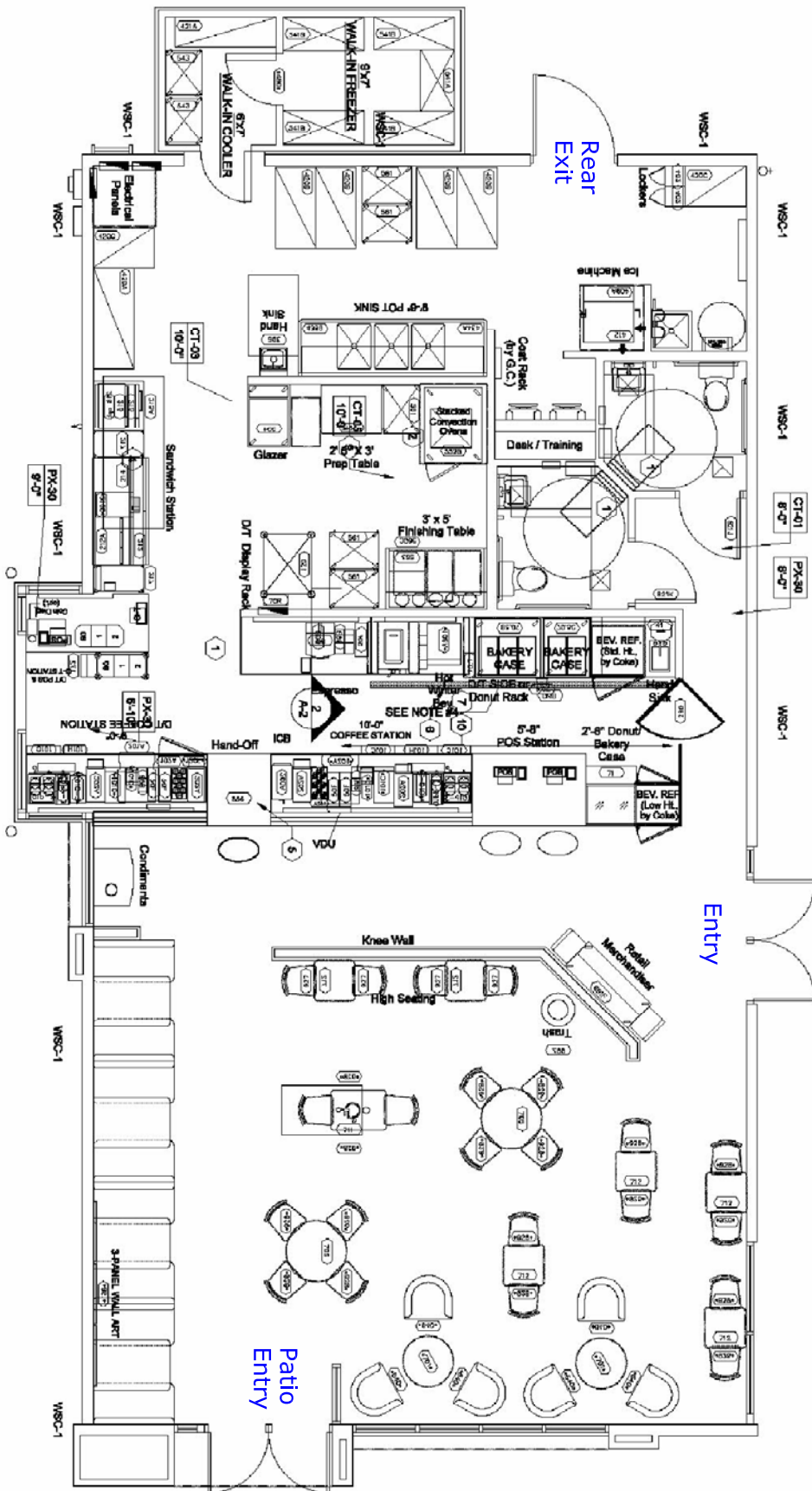
1509 EAST FRANKLIN CHAPEL HILL, NC
EXTERIOR ELEVATION
PC NUMBER

A6

West Side of Building (Rear)

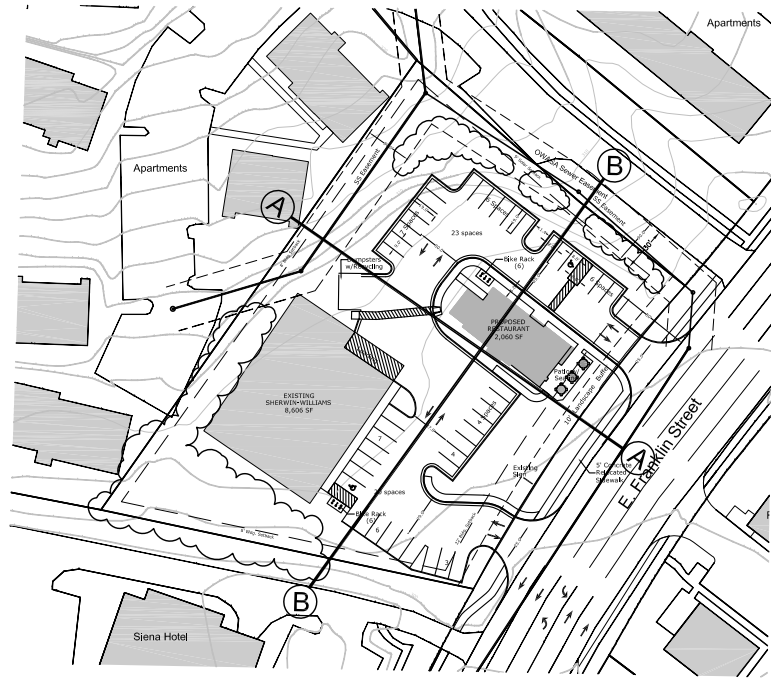
North Side of Building

South side of Building

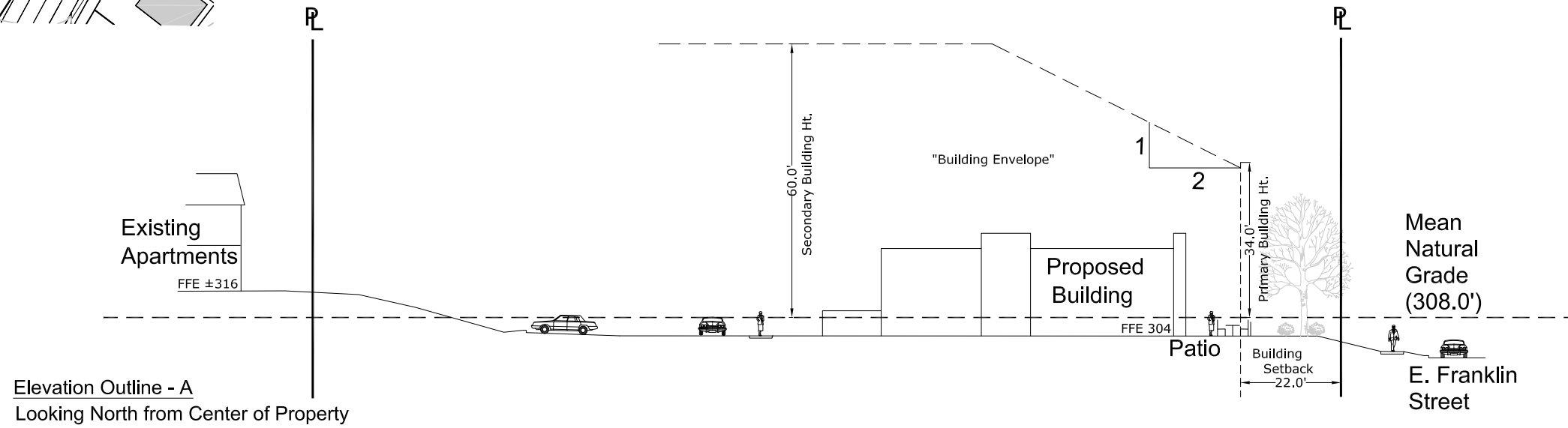


East Side of Building (Franklin Street)

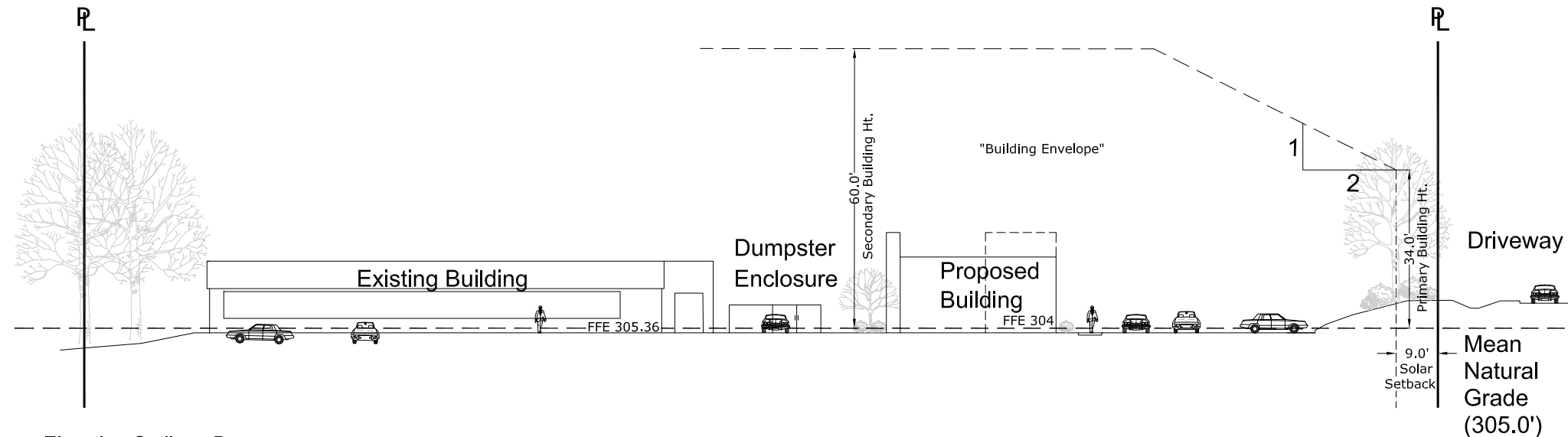
Dunkin' Donuts - Floor Plan
1509 E. Franklin Street



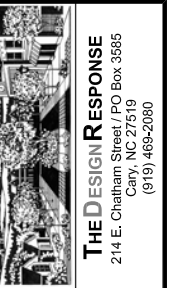
Key Map



Elevation Outline - A
Looking North from Center of Property



Elevation Outline - B
Looking West from Center of Property
(View From E. Franklin Street)



Taylor Family Property - Restaurant

Chapel Hill, North Carolina

Elevation Outline / Cross Section

DATE:	REVISION:
DATE:	3-20-15
SCALE:	NTS
DRAWN BY:	EJK
JOB NO.:	075-001
SHEET NO.	

E-1