



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.

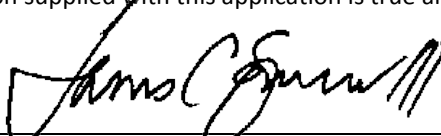
Section A: Property Information

Property Address:	207 Greene Street, Chapel Hill, NC		
Zoning:	R-4		
Type of Application			
Building Elevation	<input checked="" type="checkbox"/>	Site Lighting	<input checked="" type="checkbox"/>
		Alternative Buffers	<input type="checkbox"/>

Section B: Applicant Information (for contact purposes)

Name:	Jim Spencer, AIA, LEED BD+C				
Address:	103 Lloyd Street, Upper Level				
City:	Carrboro	State:	NC	Zip Code:	27510
Phone Number:	919.960.6680	E-mail:	jspencerjsa@gmail.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: 4/28/2015

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 20 sets of all materials, no later than the third Wednesday 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 |
| X | 2. Digital Files – provide digital files of all plans and documents | | |
| | 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 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.

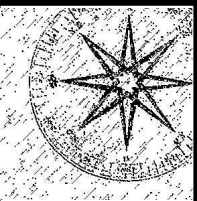
Please note that in accordance with Section 5.11 (Lighting Standards) of the Town's Land Use Management Ordinance, lighting sources shall be shielded or arranged so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance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



JIM SPENCER ARCHITECTS, PA

103 LLOYD STREET SECOND LEVEL CARRBORO, NC 27510

919.960.6680 o 919.960.6682 f jspencerjsa@gmail.com

Project:

NEW CONSTRUCTION FOR:

207 GREENE STREET APARTMENTS CHAPEL HILL, NORTH CAROLINA 27514

OWNER: GK REAL ESTATE HOLDINGS, LLC

CDC SUBMISSION

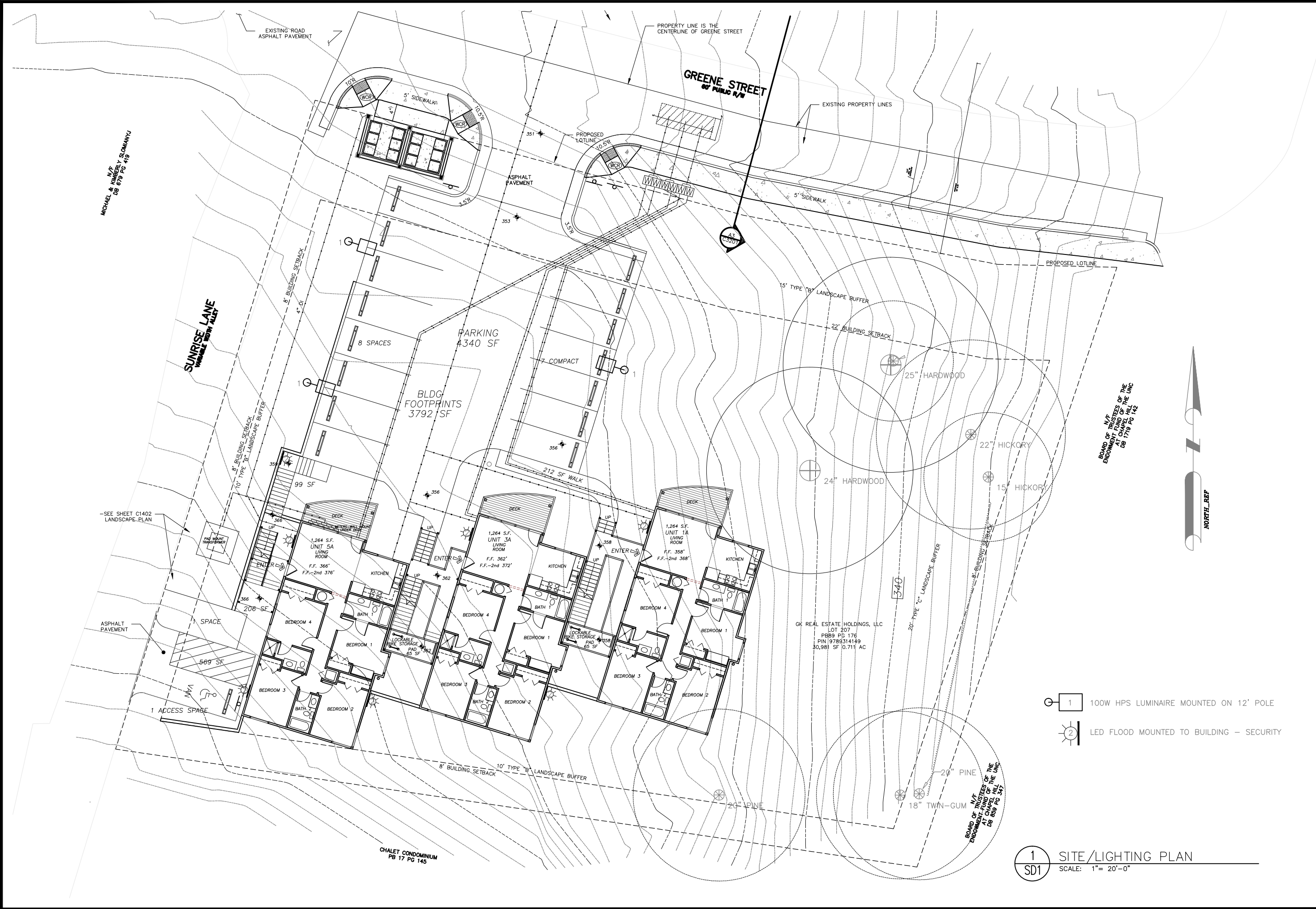
Job Number:

Drawn	MTF/JCS
Checked	JSA
DATE	APRIL 28, 2015
REVISION	

Sheet Title:

SD1

Sheet Number



- 1 100W HPS LUMINAIRE MOUNTED ON 12' POLE
- 2 LED FLOOD MOUNTED TO BUILDING - SECURITY

1 SITE/LIGHTING PLAN
 SD1 SCALE: 1" = 20'-0"

MICHAEL & KIMBERLY SLOMANY DB 87% PG 118

SUNRISE LANE MANHOLE 10\"/>

BOARD OF TRUSTEES OF THE UNC ENDOWMENT FUND AT CHAPEL HILL DB 1718 PG 142

NORTH REF

GK REAL ESTATE HOLDINGS, LLC LOT 207 P889 PG 176 PIN 9788314149 30,981 SF 0.711 AC

BOARD OF TRUSTEES OF THE UNC ENDOWMENT FUND AT CHAPEL HILL DB 859 PG 347

CHALET CONDOMINIUM PB 17 PG 145

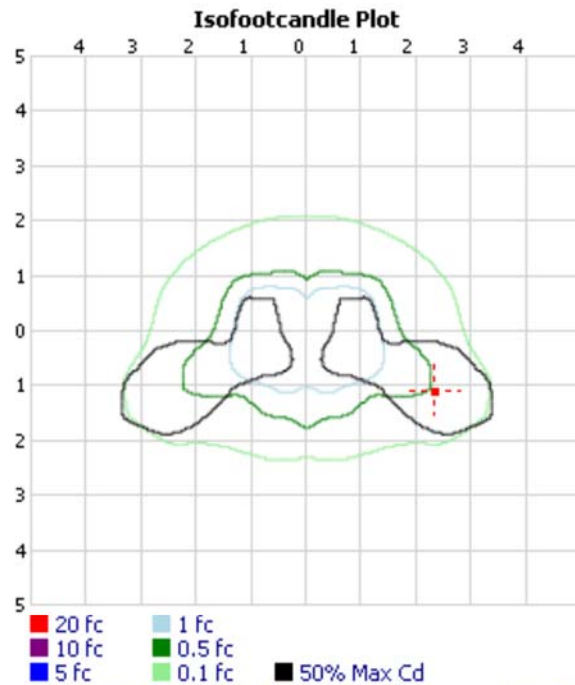
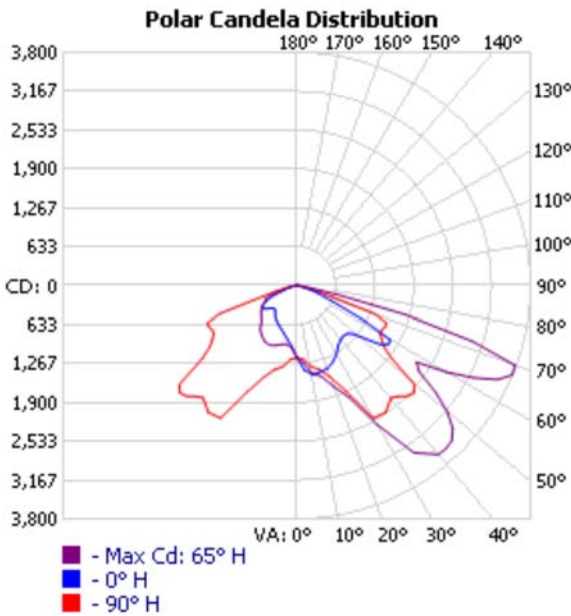
OUTDOOR PHOTOMETRIC REPORT

CATALOG: KAD 100S R3

TEST #: 1193111902
 TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB
 ISSUE DATE: 9/4/2008
 CATALOG #: KAD 100S R3
 LUMINAIRE: AREA LUMINAIRE, 100W HPS, R3 REFLECTOR, FULL CUTOFF MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA
 SERIES: KAD
 LAMP CAT #: LU100/S54
 LAMP: ONE 100-WATT CLEAR ET-23.5 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 9500
 INPUT WATTAGE: 135
 LUMINOUS OPENING: RECTANGLE (L: 16.8", W: 16.8")



TER VALUE: 48 (BF = 1)
 TER CATEGORY: AREA & SITE LIGHT - TYPE III
 MAX CD: 3,785.0 AT HORIZONTAL: 65°, VERTICAL: 67.5°
 CUTOFF CLASS: FULL CUTOFF
 ROADWAY CLASS: SHORT, TYPE III
 EFFICIENCY: 74.8%



VISUAL PHOTOMETRIC TOOL 1.2.46 COPYRIGHT 2014, ACUITY BRANDS LIGHTING. THIS PHOTOMETRIC REPORT HAS BEEN GENERATED USING METHODS RECOMMENDED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA). THE CALCULATIONS IN THIS REPORT ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THIS PHOTOMETRIC REPORT IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER. THIS REPORT IS PROVIDED WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. IN NO EVENT WILL ACUITY BRANDS LIGHTING BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS REPORT.

OUTDOOR PHOTOMETRIC REPORT

CATALOG: KAD 100S R3

**ZONAL LUMEN SUMMARY**

ZONE	LUMENS	% LAMP	% LUMINAIRE
0-30	1,241.1	13.1%	17.5%
0-40	2,467.6	26%	34.7%
0-60	5,286.8	55.7%	74.4%
60-90	1,819.3	19.2%	25.6%
70-100	546.3	5.8%	7.7%
90-120	0	0%	0%
0-90	7,106.0	74.8%	100%
90-180	0	0%	0%
0-180	7,106.0	74.8%	100%

LUMENS PER ZONE

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	116.5	1.6%	90-100	0	0%
10-20	381.8	5.4%	100-110	0	0%
20-30	742.8	10.5%	110-120	0	0%
30-40	1,226.5	17.3%	120-130	0	0%
40-50	1,457.3	20.5%	130-140	0	0%
50-60	1,361.9	19.2%	140-150	0	0%
60-70	1,272.9	17.9%	150-160	0	0%
70-80	527.3	7.4%	160-170	0	0%
80-90	19.0	0.3%	170-180	0	0%

ROADWAY SUMMARY

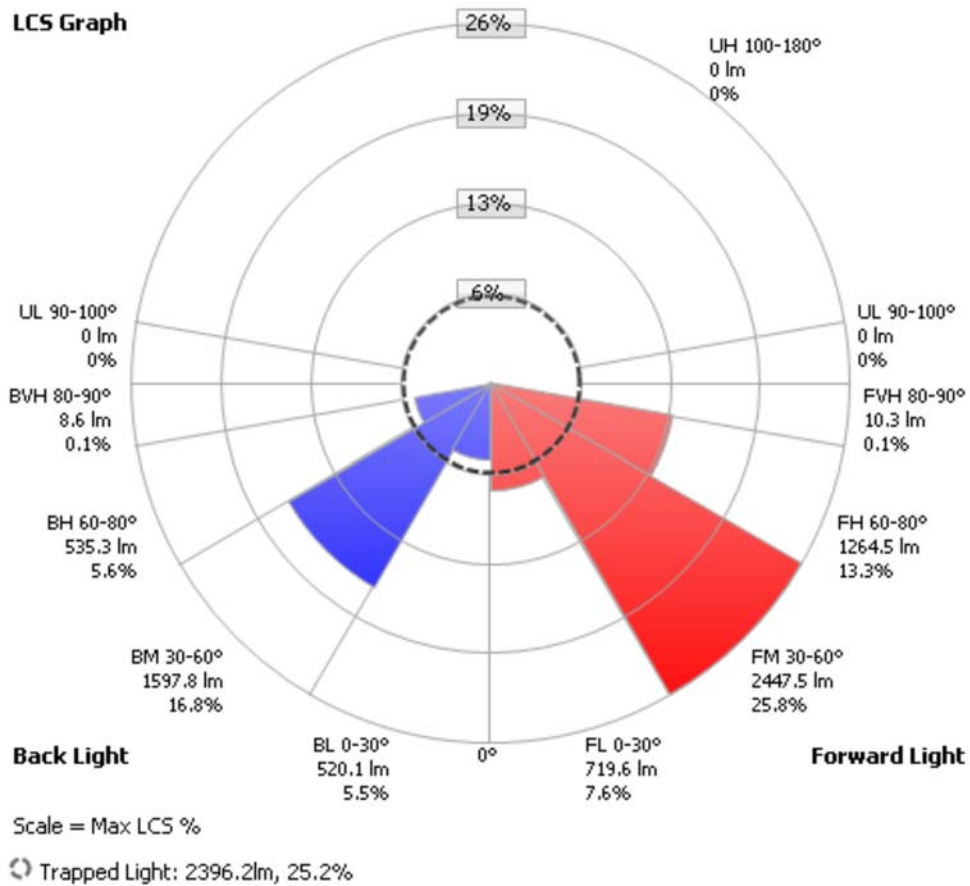
CUTOFF CLASSIFICATION:	FULL CUTOFF	
DISTRIBUTION:	TYPE III, SHORT	
MAX CD, 90 DEG VERT:	0	
MAX CD, 80 TO <90 DEG:	224.0	
	<u>LUMENS</u>	<u>% LAMP</u>
DOWNWARD STREET SIDE:	4,441.9	46.8%
DOWNWARD HOUSE SIDE:	2,661.9	28%
DOWNWARD TOTAL:	7,103.8	74.8%
UPWARD STREET SIDE:	0	0%
UPWARD HOUSE SIDE:	0	0%
UPWARD TOTAL:	0	0%
TOTAL LUMENS:	7,103.8	74.8%

LCS TABLE

BUG RATING	B2 - U0 - G2	
FORWARD LIGHT	LUMENS	LUMENS %
LOW(0-30):	719.6	7.6%
MEDIUM(30-60):	2,447.5	25.8%
HIGH(60-80):	1,264.5	13.3%
VERY HIGH(80-90):	10.3	0.1%
BACK LIGHT		
LOW(0-30):	520.1	5.5%
MEDIUM(30-60):	1,597.8	16.8%
HIGH(60-80):	535.3	5.6%
VERY HIGH(80-90):	8.6	0.1%
UPLIGHT		
LOW(90-100):	0	0%
HIGH(100-180):	0	0%
TRAPPED LIGHT:	2,396.2	25.2%



OUTDOOR PHOTOMETRIC REPORT
CATALOG: KAD 100S R3



OUTDOOR PHOTOMETRIC REPORT
 CATALOG: KAD 100S R3



CANDELA TABLE - TYPE C

	0	15	25	35	45	55	65	75	85	90	105	115	125	135	145	155	165	175	180	
0	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165	1165
5	1373	1384	1360	1350	1324	1314	1289	1264	1245	1211	1201	1184	1151	1115	1086	1052	1027	1008	997	997
10	1466	1472	1460	1464	1452	1476	1470	1449	1408	1362	1332	1311	1262	1215	1157	1099	1027	961	916	916
15	1446	1481	1489	1541	1601	1610	1576	1522	1458	1427	1412	1386	1355	1296	1225	1167	1079	982	880	880
20	1432	1476	1526	1650	1714	1755	1767	1738	1681	1612	1579	1543	1482	1400	1319	1234	1120	1029	887	887
25	1371	1441	1554	1736	1858	1996	2017	2004	1981	1927	1893	1847	1699	1544	1374	1247	1151	1058	895	895
30	1284	1376	1601	1848	2014	2263	2560	2608	2600	2545	2485	2416	2217	1926	1612	1400	1180	1046	894	894
35	1170	1284	1574	1875	2084	2556	3262	3315	2967	2622	2515	2433	2322	2215	2002	1694	1201	994	868	868
40	1119	1209	1471	1774	2011	2526	3459	3582	2995	2500	2377	2296	2168	2098	2124	1848	1201	931	811	811
45	1114	1176	1378	1625	1797	2184	3175	3563	3187	2668	2537	2430	2231	2014	1913	1630	1084	815	724	724
50	1227	1234	1391	1512	1556	1801	2694	3195	3105	2595	2499	2405	2199	2037	1812	1325	920	759	686	686
55	1662	1475	1423	1578	1449	1566	2159	2424	2244	1814	1734	1688	1629	1769	1701	1153	803	713	655	655
60	1750	1454	1254	1474	1374	1357	2065	2800	2576	1789	1561	1418	1286	1252	1134	811	677	627	600	600
65	737	821	899	980	1107	1260	2471	3603	3101	1923	1580	1370	1114	970	845	702	601	563	537	537
70	377	484	559	575	717	1109	2496	3776	3224	1695	1342	1150	1014	875	748	623	559	450	357	357
75	47	68	106	209	463	630	1001	1825	1505	537	342	277	183	156	128	101	135	191	202	202
80	9	11	5	8	21	45	128	224	222	123	92	84	64	60	57	32	44	67	88	88
85	4	3	1	3	2	5	2	13	18	11	9	8	4	4	6	6	4	7	9	9
90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free general illumination for residential and commercial outdoor applications such as yards, driveways, patios, loading areas and warehouses. Motion activation deters intruders.

CONSTRUCTION

Three tool-free adjustable heads allow for easy aiming up/down or side to side.

Rugged cast aluminum, corrosion-resistant housing in bronze or white.

Clear acrylic lenses are fully gasketed to keep out moisture, dirt and bugs.

120V driver operates at 60Hz.

Rated for outdoor installations, -40°C minimum ambient.

OPTICS

High-performance 5000K CCT LEDs produce 2063 lumens and maintain 70% of light output at 50,000 hours of service. (Nominal correlated color temperature per ANSI C78-377-2008; LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

Dual array motion sensor provides 180° detection with up to 70 feet forward range, and additional downward perimeter protection for added security.

Sensitivity and on-time adjustable knobs provide precision control, and the sensor has a manual override option.

An integrated photocell prevents activation during daylight.

INSTALLATION

Mounts easily to existing junction box on wall or under building eave.

Adjustable heads allow precise illumination.

Not recommended to wire multiple fixtures in parallel.

LISTINGS

UL/C-UL Certified to US and Canadian safety standards. Wet location listed for mounting higher than 4' off the ground.

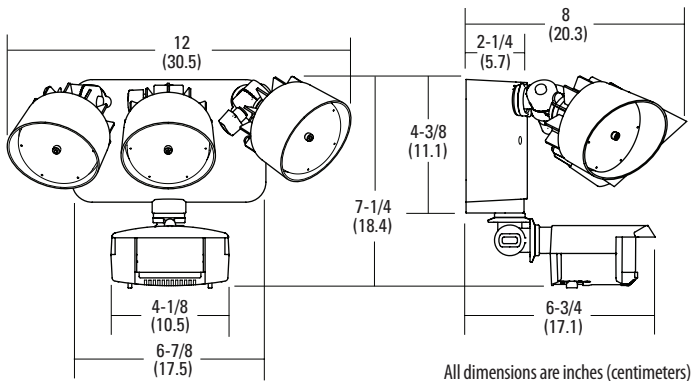
WARRANTY

Five-year limited warranty. Full warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

NOTE: Specifications are subject to change without notice.

Actual performance may differ as a result of end-user environment and application.



Outdoor General Purpose

OFLR 9 MO

LED FLOODLIGHT WITH MOTION SENSOR
3 ADJUSTABLE HEADS

High Performance LED



ORDERING INFORMATION

All configurations of this product are considered "standard" and have short lead times.

Example: OFLR 9LN 120 MO BZ

OFLR	9LN	120	MO	
Series	Number of LEDs	Voltage	Features	Finish
OFLR LED floodlight	9LN 9 LEDs, 3 heads	120 120 volts	MO Motion sensor	BZ Bronze WH White

3-Head LED Floodlight with Motion Sensor

PHOTOMETRICS

Full photometric data report available within 2 weeks from request. Consult factory.

