



**TOWN OF CHAPEL HILL  
Planning Department**

405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

phone (919) 968-2728 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) 968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

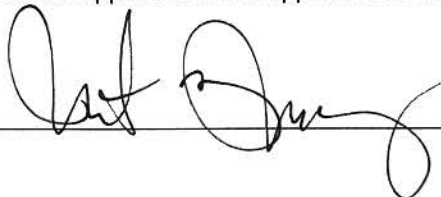
### Section A: Property Information

Property Address:	140 W. Franklin St., Suite 190		
Zoning:	TC-3		
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:	Bray Architecture, Inc.				
Address:	1300-C Yellow Pine Ave.				
City:	Boulder	State:	CO	Zip Code:	80304
Phone Number:	303-444-1598	E-mail:	brayarch@comcast.net		

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: 5/14/2013

Parcel Identifier Number (PIN): 9788-23-3068

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. <b>Application fee</b> ( <a href="#">Refer to fee schedule</a> )	Fee Paid (\$):	397
X	2. <b>Digital Files</b> – provide digital files of all plans and documents		
X	3. <b>Approved Site Plan</b>		

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. <b>Detailed Exterior Building Elevations:</b> The detailed exterior elevations shall include the following
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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.

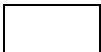


5. **Lighting Plans**

- 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.

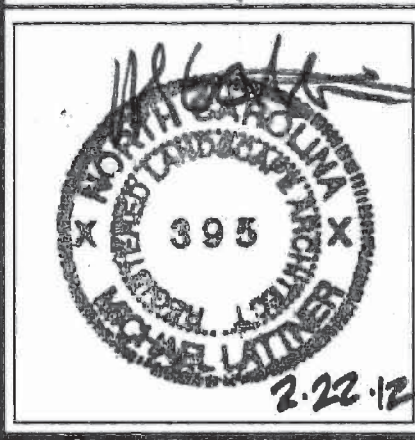
Please note that in accordance with Section 5.11 (Lighting Standards) of the Town's Land Use Management Ordinance, lighting sources shall be shielded or arranged so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance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



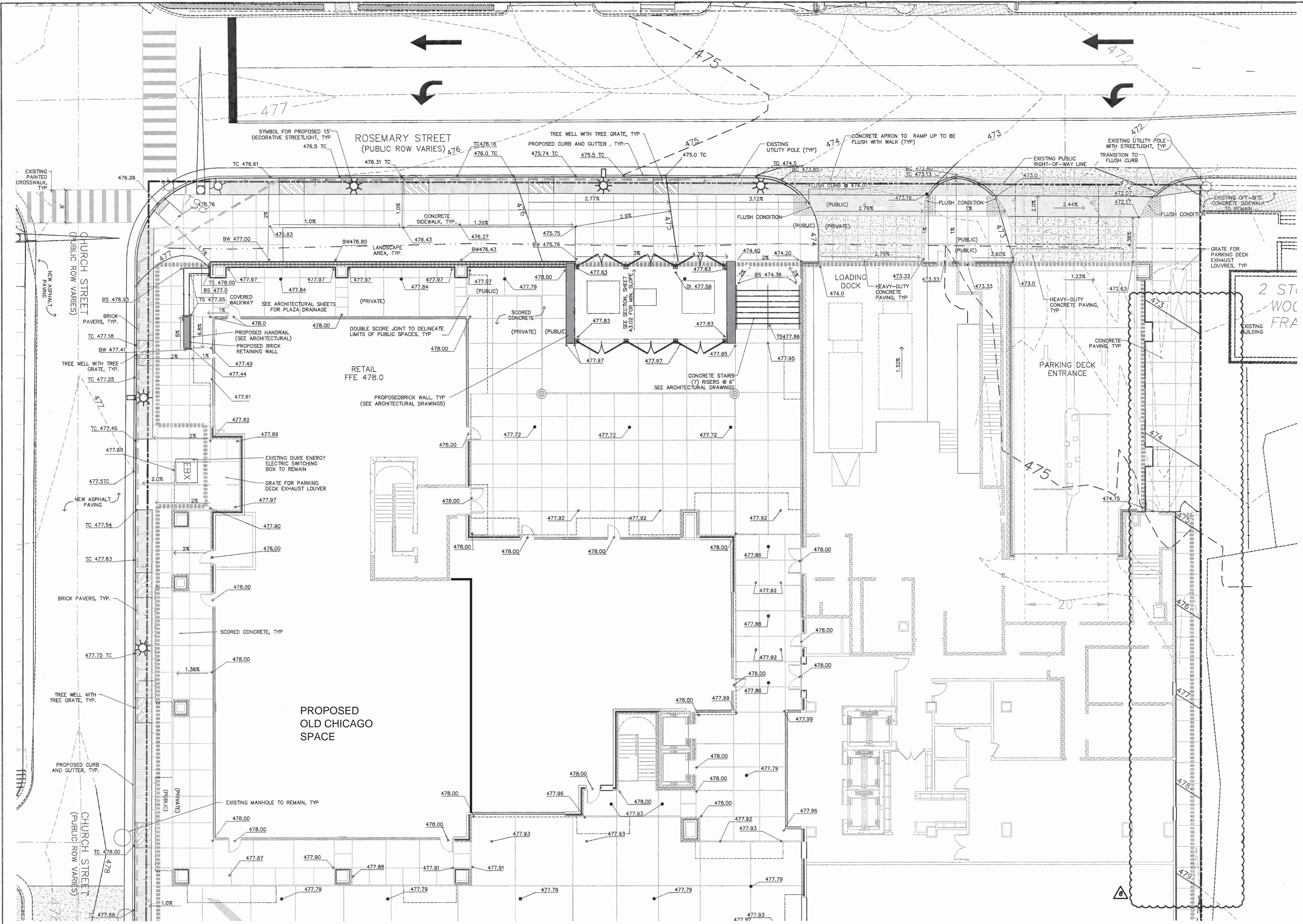
PROJECT: 06178  
DATE: 03.03.2008

REVISIONS:	DATE
1st TOCH Comments	07/01/08
2nd TOCH Comments	12/14/09
4th TOCH Comments	06/14/10
5th TOCH Comments	08/04/10
TOCH Comments	08/23/10
Sidewalk Perm	09/22/10
ZCP2 Amend./CD Rev.	04.15.2011
ZCP2 Amend./CD Rev.	08.28.2011
ZCP2 Amend./CD Rev.	12.06.2011
ZCP2 Amend./CD Rev.	02.22.2012

DRAWN BY: WK/SP  
CHECKED BY: JM/ML

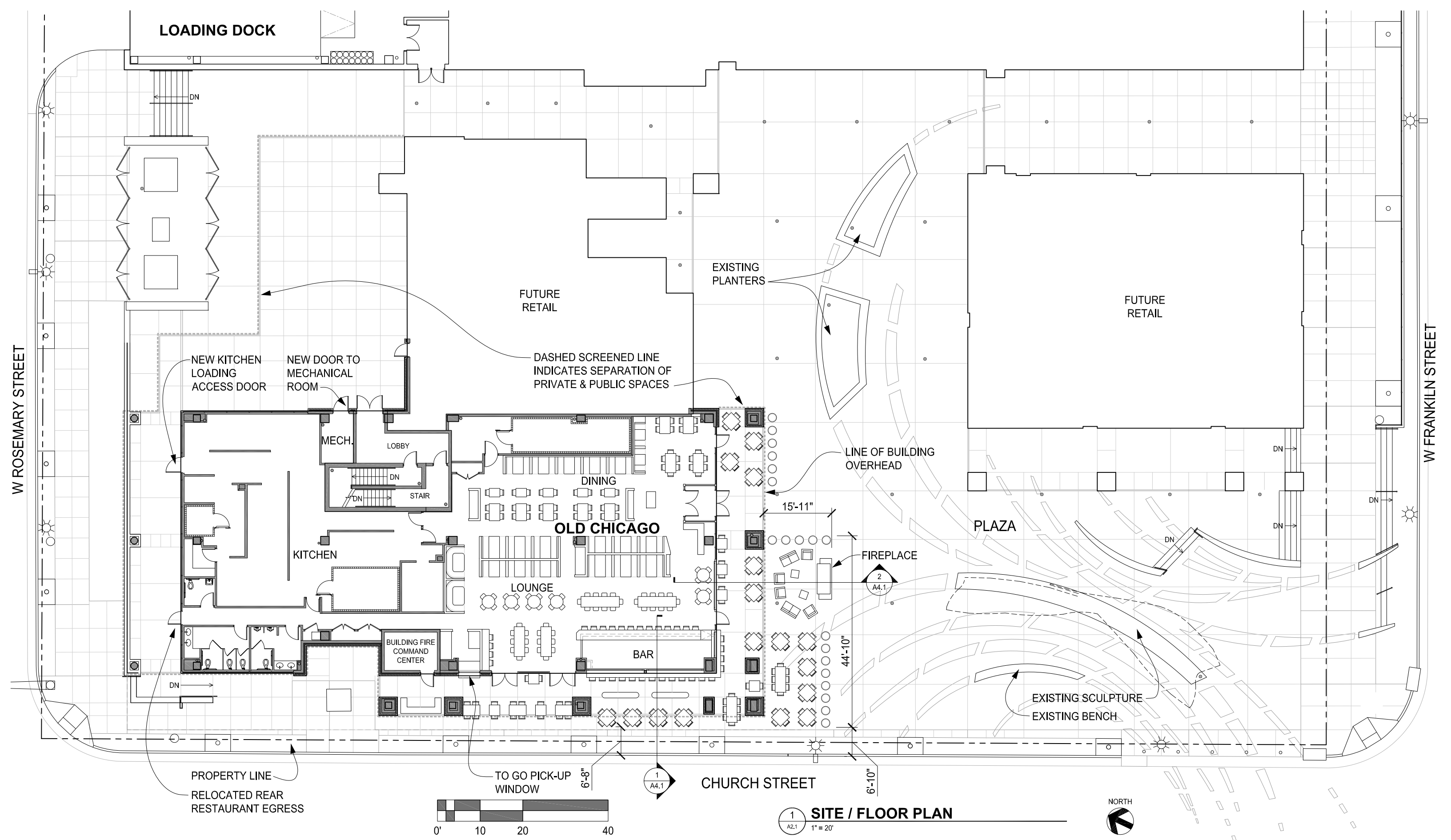
**ENLARGED  
PLAZA  
GRADING PLAN**

**SD1.13**



**01 ENLARGED PLAZA GRADING PLAN**  
Scale: 1" = 10'





W ROSEMARY STREET

W FRANKLIN STREET

CHURCH STREET

LOADING DOCK

FUTURE RETAIL

FUTURE RETAIL

OLD CHICAGO

PLAZA

NEW KITCHEN LOADING ACCESS DOOR  
NEW DOOR TO MECHANICAL ROOM

DASHED SCREENED LINE INDICATES SEPARATION OF PRIVATE & PUBLIC SPACES

LINE OF BUILDING OVERHEAD

MECH.  
LOBBY  
STAIR

DINING

LOUNGE

FIREPLACE

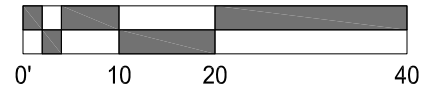
BUILDING FIRE COMMAND CENTER

BAR

EXISTING SCULPTURE  
EXISTING BENCH

PROPERTY LINE  
RELOCATED REAR RESTAURANT EGRESS

TO GO PICK-UP WINDOW



1 SITE / FLOOR PLAN  
A2.1 1" = 20'



**EXTERIOR MATERIALS**

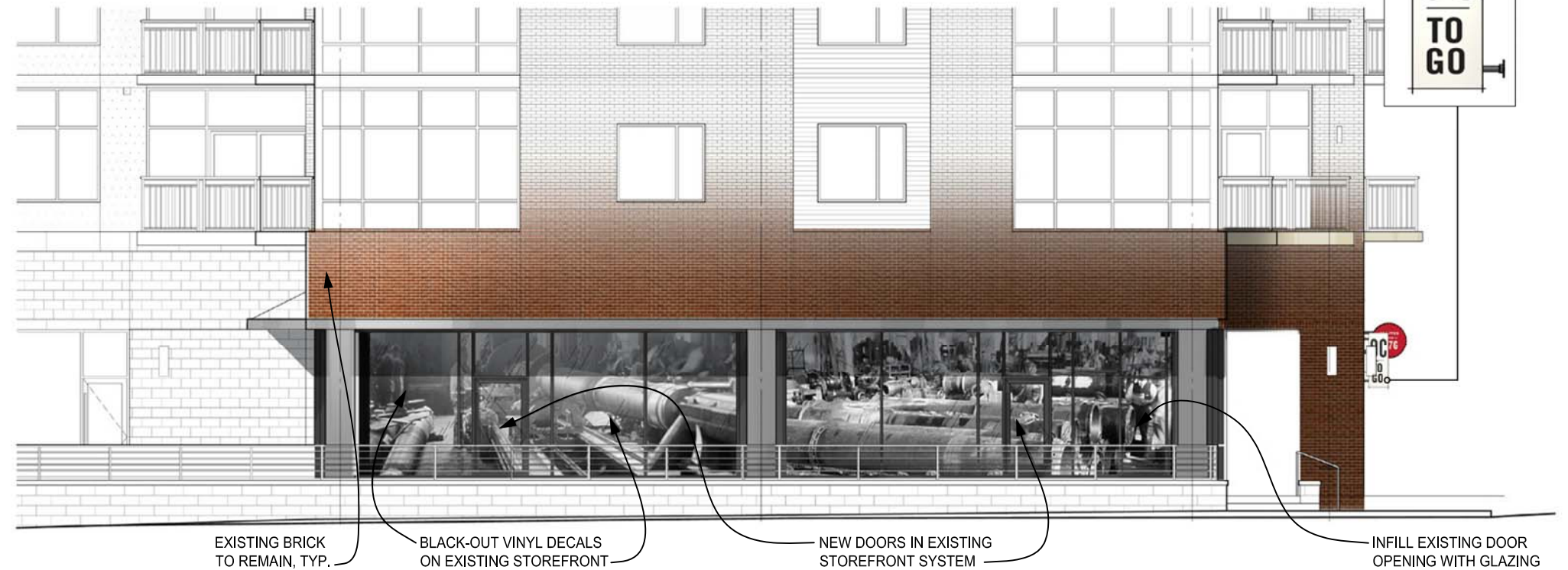
- EXISTING RUNNING BOND RED BRICK VENEER
- RUNNING BOND 8"x16"x4" BEIGE BRICK UNITS TO MATCH EXISTING
- CLEAR ANODIZED ALUMINUM STOREFRONT, DOORS, AND OVERHEAD DOORS TO MATCH EXISTING
- STAINLESS STEEL METAL PANELING
- 4" SANDSTONE CAPS AT OUTDOOR FIREPLACE
- BLACK METAL FRAMED PATIO FURNITURE



1 WEST ELEVATION (CHURCH STREET)  
A3.1 1" = 10'

## EXTERIOR MATERIALS

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- RUNNING BOND 8"x16"x4" BEIGE BRICK UNITS TO MATCH EXISTING
- CLEAR ANODIZED ALUMINUM STOREFRONT, DOORS, AND OVERHEAD DOORS TO MATCH EXISTING
- STAINLESS STEEL METAL PANELING
- 4" SANDSTONE CAPS AT OUTDOOR FIREPLACE
- BLACK METAL FRAMED PATIO FURNITURE



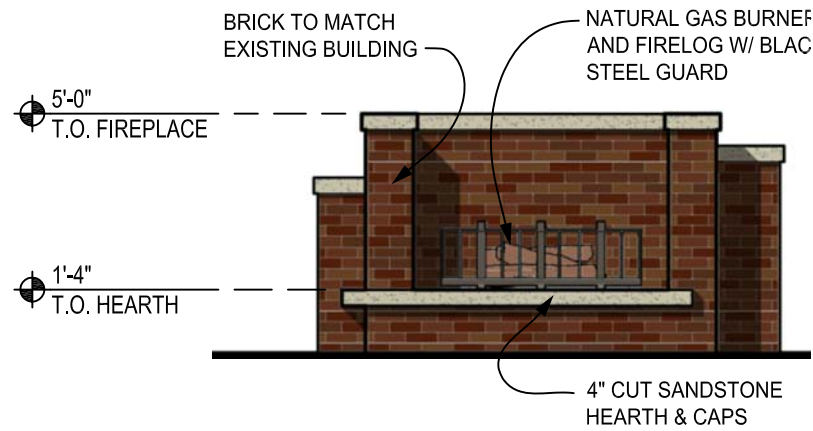
1  
A3.1 1" = 10'

### NORTH ELEVATION (ROSEMARY STREET)



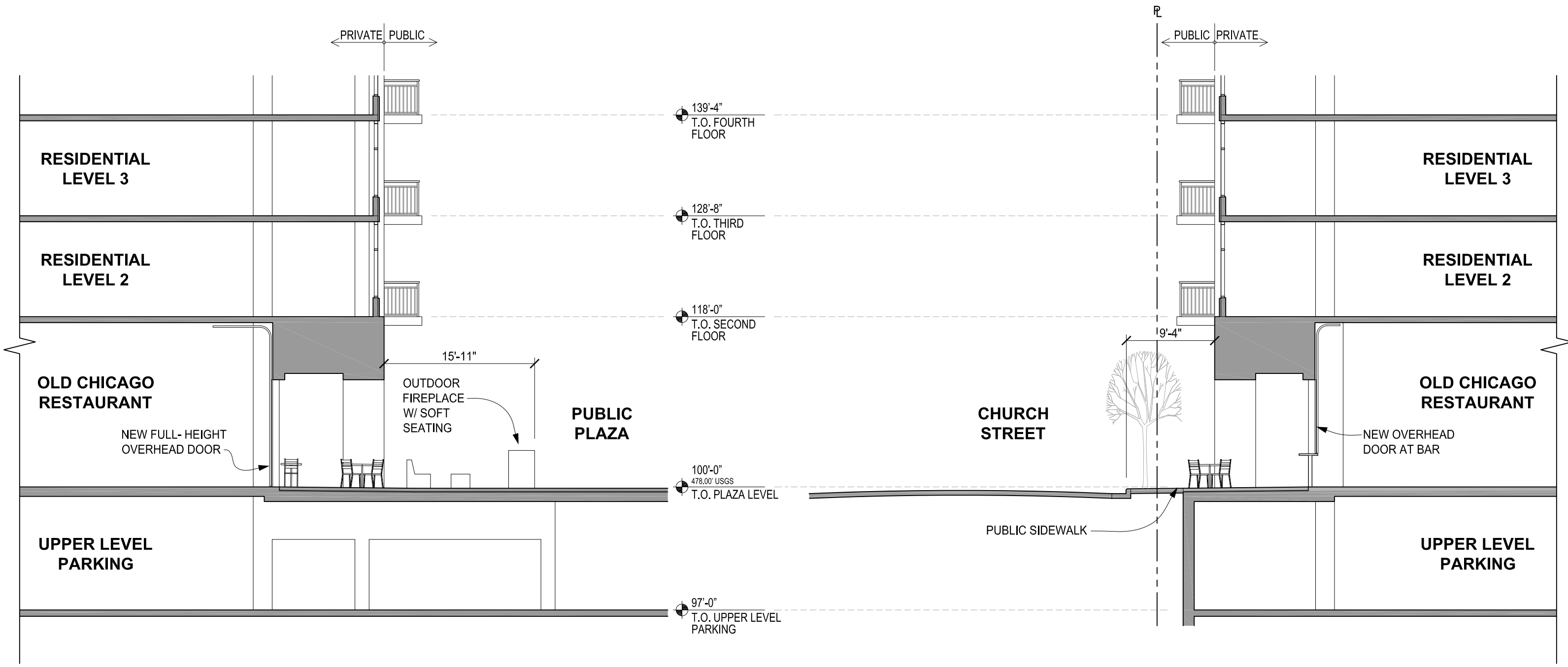
1  
A3.1 1" = 10'

### SOUTH ELEVATION (PLAZA)



3  
A3.1 1/4" = 1'-0"

### FIREPLACE ELEVATION



**2 PUBLIC PLAZA SECTION**  
A4.1 1" = 10'

**1 CHURCH STREET SECTION**  
A4.1 1" = 10'