

SITE INFORMATION

OWNER: KAY A. RICHARDSON
8 KENDALL DRIVE
CHAPEL HILL, NC 27517

PIN: 9778968060
JURISDICTION: TOWN OF CARRBORO
TOWN: CARRBORO
STATE: NORTH CAROLINA
WATERSHED: JORDAN LAKE (UNPROTECTED)
RIVER BASIN: CAPE FEAR

REFERENCE:
DB 5424 PG 245 & PB 98 PG 194

EXISTING LOT AREA: 42,228 SQ. FT. (0.97 ACRES)

EXISTING USE: 3.00
EXISTING ZONING: B1-C

EXISTING IMPERVIOUS AREA: 22,602 SQ. FT. (53.52%)
IMPERVIOUS AREA TO BE DEMOLISHED: 20,912 SF (49.52%)

ON-SITE IMPERVIOUS AREA CALCULATIONS:

BUILDINGS	2754 SF
ASPHALT PAVT	1574 SF
CONCRETE	116 SF
GRAVEL	18,161 SF
TOTAL	22,602 SF

MAIN STREET PROPERTIES OF CHAPEL HILL, LLC.
PIN 9788967280
DB 3924441
PB 98194 LOT 8

EXISTING BLOCK BUILDING

ARTSCENTER
PIN 9778966053
DB 3924441
PB 98194 LOT 8

TARHEEL LODGING II LLC.
PIN 97880610001
DB 4905401
PB 11264

KAY A. RICHARDSON
PIN 9788968060
DB 5424/245
PB 98194 LOT 4
0.97 ACRES

ERWIN ANDREWS PROPERTIES INC.
PIN 9788051800
DB 1307435
PB 98194 LOT 10

LEGEND

[Symbol]	TELEPHONE PEDESTAL
[Symbol]	ELECTRICAL UTILITY BOX
[Symbol]	CONTROLLER CABINET
[Symbol]	CURB INLET
[Symbol]	DROP INLET
[Symbol]	LIGHT POLE
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	TRAFFIC SIGNAL BOX
[Symbol]	EXISTING SEWER MANHOLE
[Symbol]	CLEAN OUT
[Symbol]	FIRE HYDRANT
[Symbol]	POWER/LIGHT POLE
[Symbol]	GUY WIRE
[Symbol]	EXISTING MONUMENT FOUND
[Symbol]	IRON ROD OR PIPE
[Symbol]	CONCRETE MONUMENT SET
[Symbol]	CONCRETE MONUMENT
[Symbol]	EXISTING PIPE/CULVERT
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	EXISTING TELEPHONE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD UTILITY
[Symbol]	EXISTING UNDERGROUND UTILITY
[Symbol]	EXISTING WOODS LINE
[Symbol]	LIMITS OF DISTURBANCE LINE

SURVEY / EXISTING CONDITIONS NOTES:

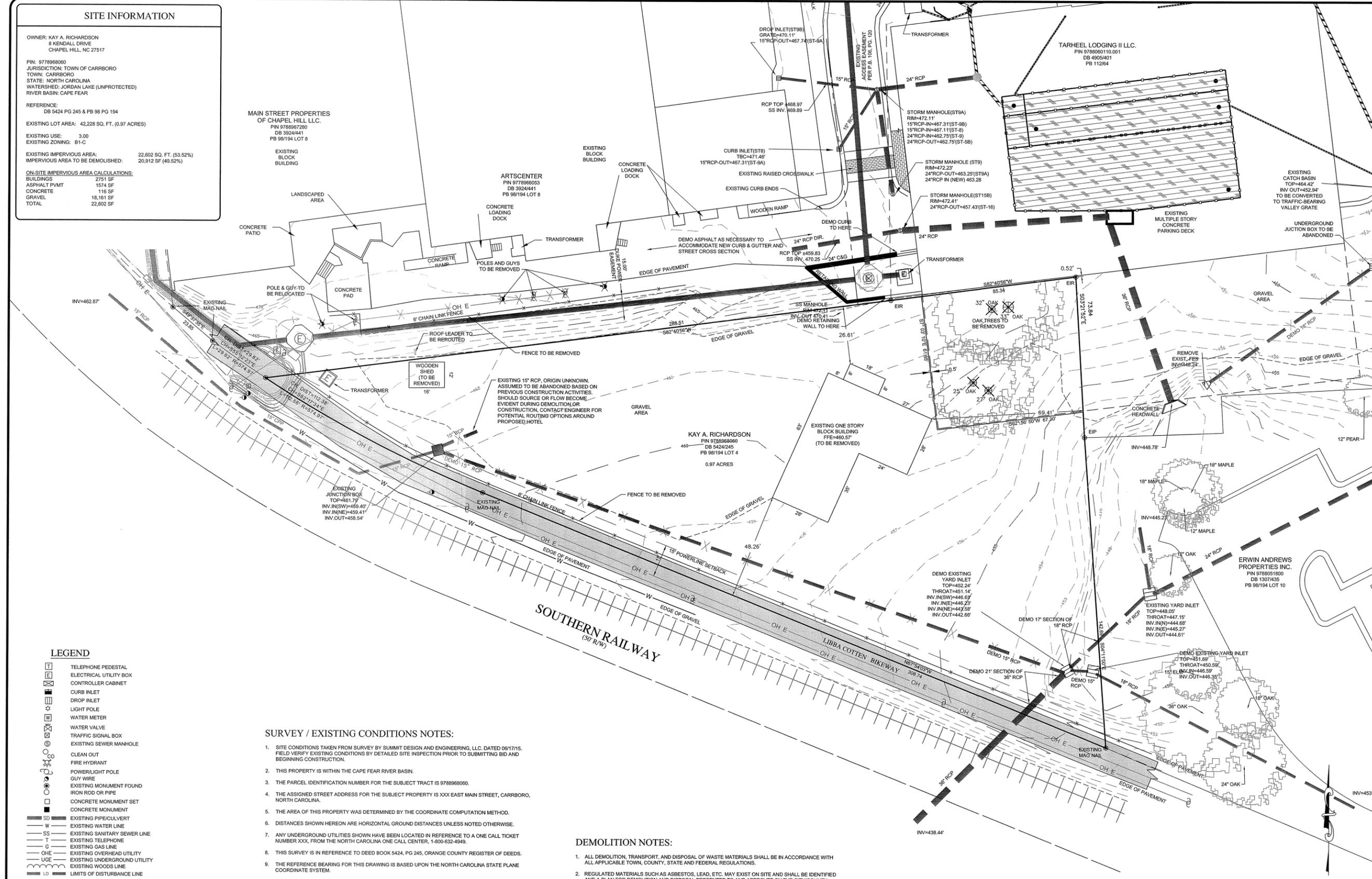
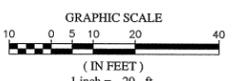
- SITE CONDITIONS TAKEN FROM SURVEY BY SUMMIT DESIGN AND ENGINEERING, LLC, DATED 08/17/15. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- THIS PROPERTY IS WITHIN THE CAPE FEAR RIVER BASIN.
- THE PARCEL IDENTIFICATION NUMBER FOR THE SUBJECT TRACT IS 9788968060.
- THE ASSIGNED STREET ADDRESS FOR THE SUBJECT PROPERTY IS XXX EAST MAIN STREET, CARRBORO, NORTH CAROLINA.
- THE AREA OF THIS PROPERTY WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED IN REFERENCE TO A ONE CALL TICKET NUMBER XXX, FROM THE NORTH CAROLINA ONE CALL CENTER, 1-800-632-4949.
- THIS SURVEY IS IN REFERENCE TO DEED BOOK 5424, PG 245, ORANGE COUNTY REGISTER OF DEEDS.
- THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM.
- ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 DATUM. ONE-FOOT AND FIVE-FOOT CONTOUR INTERVALS ARE SHOWN.
- THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF THE TOWN OF CARRBORO, NORTH CAROLINA.
- WATER LINES SHOWN HEREON ARE APPROXIMATELY 3'-4" DEEP, ACCORDING TO THE CITY OF MARION PUBLIC WORKS. HOWEVER CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND DEPTHS PRIOR TO EXCAVATION ACTIVITIES IN THAT APPROXIMATE AREA.
- THIS PROPERTY IS LOCATED WITHIN THE "ZONE X" FLOOD HAZARD ZONE AS SHOWN ON DFRM PANEL 37109780U, DATED FEBRUARY 2, 2007.
- THE CONTRACTOR SHALL MAINTAIN ANY EXISTING ACCESSES TO ADJACENT RESIDENCES, BUSINESSES AND PROPERTIES AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION/DEMOLITION.

DEMOLITION NOTES:

- ALL DEMOLITION, TRANSPORT, AND DISPOSAL OF WASTE MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE TOWN, COUNTY, STATE AND FEDERAL REGULATIONS.
- REGULATED MATERIALS SUCH AS ASBESTOS, LEAD, ETC., MAY EXIST ON SITE AND SHALL BE IDENTIFIED AND A PLAN FOR DEMOLITION AND DISPOSAL PRESENTED TO AND APPROVED BY THE CITY/COUNTY AND OWNERS PRIOR TO COMMENCING DEMOLITION ON CORRESPONDING STRUCTURES.
- THE LOCATIONS OF ALL EXISTING FEATURES SHOWN ON THIS SHEET WERE PROVIDED AS PART OF THE SURVEY REFERENCED ON THIS SHEET. OTHER UNIDENTIFIED UTILITIES OR SITE FEATURES MAY EXIST AND SPECIAL CARE SHALL BE EXERCISED DURING ANY SUBGRADE WORK OR DEMOLITION TO PREVENT UNINTENDED LOSS OF SERVICE TO SURROUNDING PROPERTIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHTS-OF-WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO NCDOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, CURB & GUTTER, PAVEMENT, SIGNS AND ROADSIDE SWALES.
- CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN, IF REQUIRED BY ENCROACHMENT PERMIT TO NCDOT FOR APPROVAL PRIOR TO ANY WORK WITHIN THE NCDOT RIGHT-OF-WAY.
- ALL UTILITIES ARE TO BE REMOVED, DISPOSED OF, AND/OR ABANDONED PER THE CORRESPONDING SERVICE PROVIDERS GUIDELINES.

CONSTRUCTION WASTE:

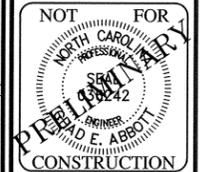
- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.



NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3			
2	10-25-2016	JDC	PER TOWN OF CARRBORO SECOND REVIEW COMMENTS
1	9-9-2015	JDC	PER TOWN OF CARRBORO FIRST REVIEW COMMENTS

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PROJECT ENGINEER/ARCHITECT: CEA
PROJECT MANAGER: CEA
DRAWN BY: JDC



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www.summitides.com

CUP MAJOR MODIFICATION DRAWINGS
HILTON GARDEN INN
OWNER: KAY RICHARDSON
APPLICANT: MAIN STREET PROPERTIES OF CHAPEL HILL, LLC
CHAPEL HILL, NC 27517

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO: 15-HGI
DRAWING NAME: 15-HGI_XC
SHEET NO: C-2

- KEY LEGEND**
- A. PROPERTY LINE
 - B. 6" CROSSWALK, TYPICAL
 - C. 24" VALLEY CURB & GUTTER, TYPICAL
 - D. STANDARD PARKING SPACE, 9.5' W x 18' L

CONSTRUCTION SCHEDULE
 THE AREA JUST SOUTH OF THE EXISTING PARKING STRUCTURE WILL BECOME THE CONSTRUCTION ACCESS FOR THE NEW HOTEL CONSTRUCTION. IT WILL CONNECT TO A CONSTRUCTION ENTRANCE FROM BOYD STREET, WITH PROPER CONSTRUCTION ENTRIES AND EROSION CONTROL MITIGATION.

INSTALL CONSTRUCTION ENTRANCE, ROUTES AND PARKING AREAS. THE ADJACENT PROPERTIES TO THE EAST OF THE PROJECT SITE ON BOYD STREET (103 & 105 BOYD STREET) ARE NOW CONTROLLED BY PROJECT OWNERS AND WILL BE USED FOR CONSTRUCTION STAGING, STORAGE AND ACCESS.

INSTALL SEDIMENT FENCES, OUTLET PROTECTION, AND INLET PROTECTION, INSTALL PRINCIPAL STORM DRAINS

CLEARING AND GRADING, SITE PREPARATION, CUTTING, FILLING, SEDIMENT BARRIERS, DIVERSIONS, BIORETENTION RETAINING WALL AND INSTALLATION OF UNDERGROUND PIPE DETENTION SYSTEM UNDER INTERIM SURFACE PARKING. (BIKEWAY WIDTH WILL NEED TO BE REDUCED DURING CONSTRUCTION OF BIORETENTION WALL)

INSTALL UNDERGROUND UTILITIES (SHORT CLOSURE OF BIKEWAY FOR INSTALLATION OF WATER MAIN) SURFACE STABILIZATION - TEMPORARY/PERMANENT STABILIZATION IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.

HOTEL BUILDING CONSTRUCTION

LANDSCAPING (INCLUDING BIORETENTION PLANTINGS) AND FINAL STABILIZATION

INTERIM SURFACE PARKING CONSTRUCTION, FOUNDATION FOR FUTURE PARKING DECK INCLUDING UTILITIES & PAVING; AS CONSTRUCTION NEARS COMPLETION FOR THE HOTEL BUILDING, THIS AREA WILL BE DEVELOPED INTO A SURFACE PARKING LOT AND DRIVE ACCESS FOR THE HOTEL. THIS WORK WILL INCLUDE SUBSURFACE PREPARATION AND STORM WATER TREATMENT WORK IN THE AREA OF THE PARKING PAD. NEW FOOTINGS AND A RETAINING WALL WILL BE CONSTRUCTED ON THE SOUTH, EAST AND WEST SIDES OF THE EXPANSION AREA. ONCE THIS AREA IS PROPERLY COMPACTED AND BACKFILLED, A TEMPORARY SURFACE WILL BE PLACED. THIS AREA IS LIKELY TO BE ASPHALT AS THE INTERIM CONDITION, BECAUSE THE CRANE THAT WILL ERECT THE DECK EXPANSION WOULD DAMAGE A CONCRETE SLAB. OTHER ASSOCIATED WORK WITH THE INTERIM PHASE WILL BE EROSION CONTROL, LANDSCAPING, AND NEW LIGHTING AS SHOWN ON THE PLANS.

THIS INTERIM PARKING AREA WILL BECOME THE FOOTPRINT AND FOUNDATION FOR THE FUTURE PARKING DECK EXPANSION. WHEN THE DECK EXPANSION IS REQUIRED BY OTHER DEVELOPMENT ON SITE, THE TEMPORARY ASPHALT DRIVE AND PARKING AREA WILL BE REMOVED AND A NEW PERMANENT CONCRETE SLAB PLACED BEFORE THE UPPER LEVELS OF THE PRECAST DECK ARE PLACED. THE PRECAST DOUBLE-T CONSTRUCTION (IDENTICAL TO THE EXISTING DECK) WILL FORM THE NEW DECK BAY (SEE DRAWING SET FOR BUILT-OUT CONDITIONS). IT IS OUR UNDERSTANDING THAT THE CRANE WHICH WILL SET THIS PORTION OF THE DECK WILL WORK FROM WEST TO EAST, BACKING ITS WAY TOWARD BOYD STREET (AND MINIMIZING CONSTRUCTION DISTURBANCE TO THE EXISTING HOTEL(S) AND SURROUNDING BUSINESSES AND RESIDENTS).

FUTURE CONSTRUCTION - PARKING DECK EXPANSION

MAIN STREET PROPERTIES OF CHAPEL HILL LLC.
 PIN 978967280
 DB 3924441
 PB 98194 LOT 8

ARTSCENTER
 PIN 977896053
 DB 3924441
 PB 98194 LOT 8

COMMERCIAL (MULTIPLE CLASSIFICATIONS)

EXISTING BLOCK BUILDING

EXISTING 10' X 10' X 7' DEEP OCTAGONAL MANHOLE

CONCRETE PAD

RELOCATED UTILITY POLE

EXISTING 10' X 10' X 7' DEEP OCTAGONAL MANHOLE

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UTILITIES LEGEND:

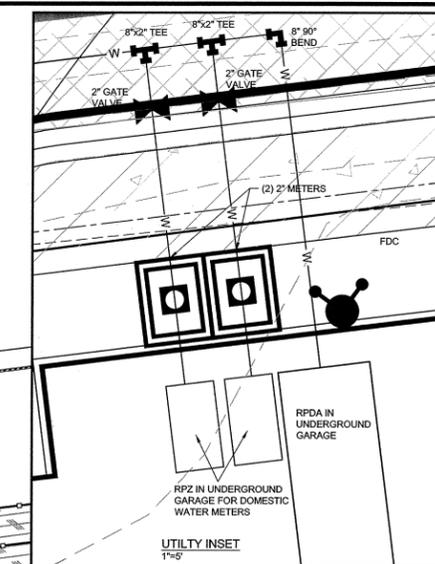
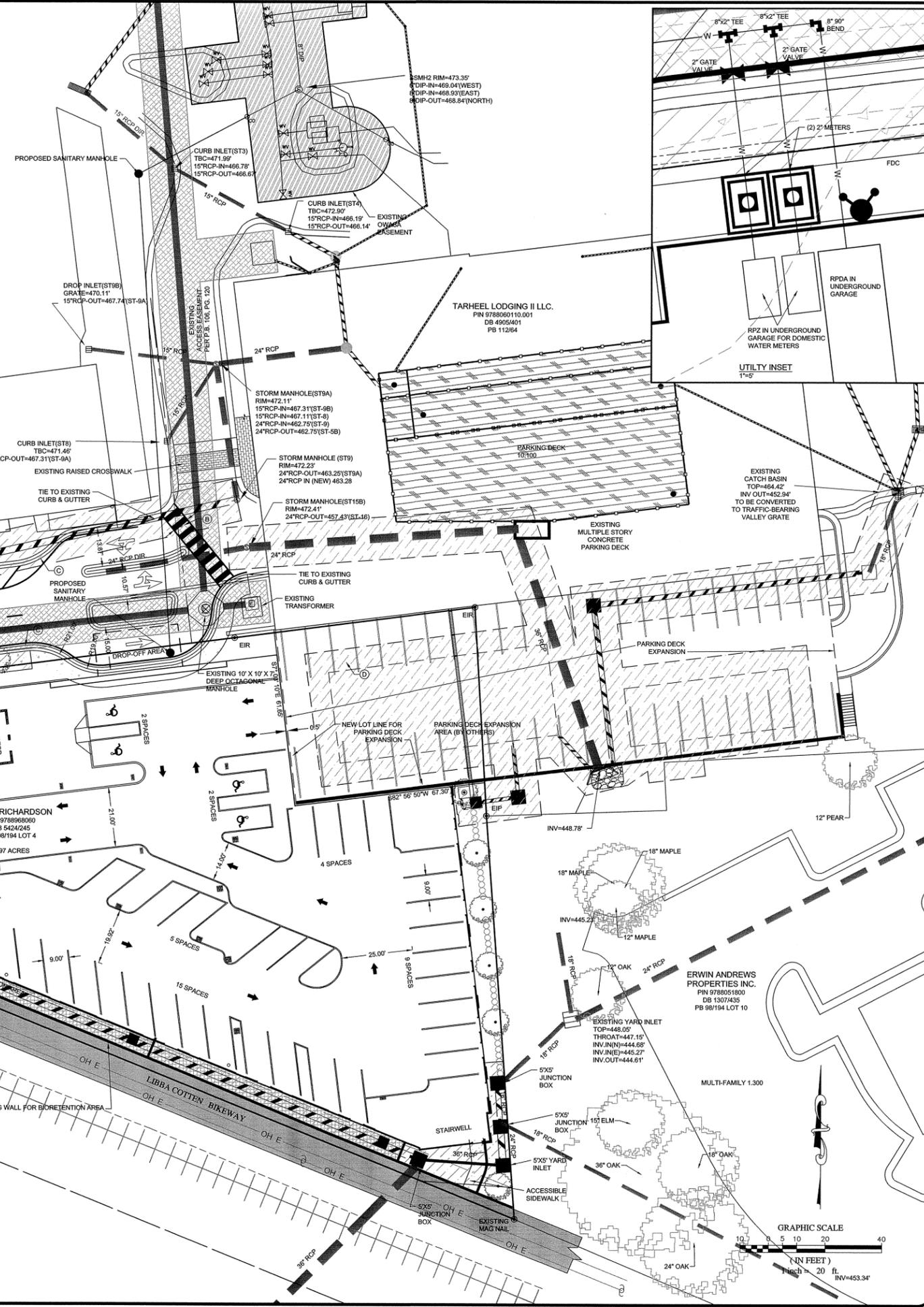
- | | |
|-------------------------------|-------------------------------|
| EXIST / PROPOSED | WATER VALVE |
| WATER VALVE | FIRE HYDRANT |
| FIRE HYDRANT | WATER METER |
| WATER METER | FIRE DEPT. CONNECTION (FDC) |
| FIRE DEPT. CONNECTION (FDC) | REDUCER |
| REDUCER | PLUG & BLOCK |
| PLUG & BLOCK | MECHANICAL JOINT / BEND |
| MECHANICAL JOINT / BEND | POST INDICATOR VALVE (PIV) |
| POST INDICATOR VALVE (PIV) | AIR RELEASE VALVE (ARV) |
| AIR RELEASE VALVE (ARV) | SANITARY SEWER MANHOLE |
| SANITARY SEWER MANHOLE | SEWER CLEAN OUT |
| SEWER CLEAN OUT | CURB INLET |
| CURB INLET | DROP INLET |
| DROP INLET | JUNCTION BOX |
| JUNCTION BOX | FLARED END SECTION (FES) |
| FLARED END SECTION (FES) | EXISTING WATER MAIN |
| EXISTING WATER MAIN | PROPOSED WATER MAIN / SERVICE |
| PROPOSED WATER MAIN / SERVICE | EXISTING GAS MAIN |
| EXISTING GAS MAIN | PROPOSED GAS MAIN |
| PROPOSED GAS MAIN | EXISTING OVERHEAD ELECTRIC |
| EXISTING OVERHEAD ELECTRIC | PROPOSED UNDERGROUND ELECTRIC |
| PROPOSED UNDERGROUND ELECTRIC | EXISTING SEWER MAIN |
| EXISTING SEWER MAIN | PROPOSED SEWER MAIN / SERVICE |
| PROPOSED SEWER MAIN / SERVICE | EXISTING STORM PIPE |
| EXISTING STORM PIPE | PROPOSED STORM PIPE |

NOTES:

1. NO SETBACKS ARE REQUIRED FOR THIS DISTRICT.
2. FIRE LANE STRIPING WILL BE COORDINATED WITH THE CARRBORO FIRE MARSHAL PRIOR TO THE ISSUANCE OF A C.O. PER CHAPTER 12 OF THE CARRBORO TOWN CODE.
3. A HARD SURFACE IS REQUIRED PRIOR TO BUILDING CONSTRUCTION (CONTACT FIRE DEPARTMENT FOR FURTHER INFORMATION).
4. NO STREAMS/STREAM BUFFERS ON-SITE PER RANDY DODD EMAIL 6/22/2015.
5. NO TREES 18" DBH OR GREATER ON-SITE.
6. NO RARE TREES ON-SITE.
7. NO FRAMING MAY BEGIN UNTIL HYDRANTS ARE OPERATIONAL.
8. AN ALL-WEATHER TRAVEL SURFACE MUST BE IN PLACE ON THE ROADWAY PRIOR TO RECEIVING FINAL PLAT AND/OR BUILDING PERMITS.
9. HOTEL WILL BE FULLY SPRINKLERED PER NFPA-13.
10. ONLY LIGHTING PROVIDED WILL BE FULL CUTOFF FIXTURES MOUNTED ON THE BUILDING NOT TO EXCEED 15 FEET TO TOP OF LIGHT.
11. EXISTING DUKE ENERGY, TIME WARNER, AND AT&T AERIAL SERVICES WILL BE RELOCATED UNDERGROUND FROM AN EXISTING OR RELOCATED POLE IN THIS VICINITY (TO BE COORDINATED WITH DUKE ENERGY).
12. THIS PROJECT TO BE CONSTRUCTED IN ONE PHASE.
13. NO FLOODWAYS OF FLOOD PLAINS ON PROJECT SITE.



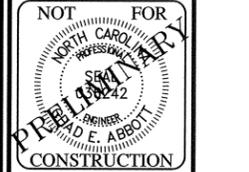
Know what's below.
 Call before you dig.



NO.	DATE	BY	REVISIONS
7	10-25-2015	JDC	
6	9-9-2015	JDC	
5			
4			
3			
2			
1			

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 SUMMIT DESIGN AND ENGINEERING SERVICES
 DRAWING AUTHOR: JDC
 PROJECT MANAGER: JDC
 PER TOWN OF CARRBORO SECOND REVIEW COMMENTS 10-25-2015
 PER TOWN OF CARRBORO FIRST REVIEW COMMENTS 9-9-2015

PROJECT ENGINEER/ARCHITECT: CEA
 PROJECT MANAGER: CEA
 DRAWN BY: JDC

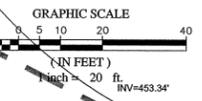


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CUP MAJOR MODIFICATION DRAWINGS
HILTON GARDEN INN
 APPLICANT: MAIN STREET PROPERTIES OF CHAPEL HILL, LLC
 OWNER: KAY RICHARDSON
 PROJECT: CHAPEL HILL, NC 27517

SITE & UTILITY PLAN

PROJECT NO. 15-HGI
 DRAWING NAME: 15-HGI_S
 SHEET NO. C-3



STORMWATER DRAINAGE AND MANAGEMENT NARRATIVE

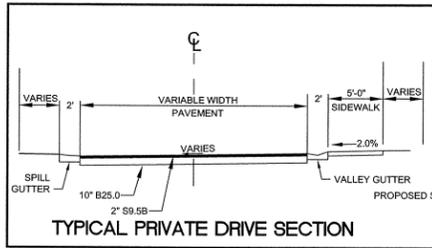
EXISTING CONDITIONS:
 THE 0.97 ACRE SITE HAS 45% IMPERVIOUS COMPRISED OF 0.417 ACRES OF GRAVEL, 0.003 ACRES OF CONCRETE, 0.036 ACRES OF PAVEMENT, 0.063 ACRES OF ROOF (ABANDONED AUTOMOBILE REPAIR STRUCTURE AND STORAGE BUILDING) WITH A BALANCE OF 0.451 ACRES OF PERVIOUS. IT SHOULD BE NOTED, HOWEVER, IF PREVIOUS YEARS OF AERIAL IMAGERY ARE EVALUATED THE TRUE IMPERVIOUS IS PROBABLY MUCH HIGHER BUT THIN LAYERS OF SOIL HAVE ALLOWED GRASSES TO GROW OBSCURING IMPERVIOUS JUST UNDERNEATH. CONSERVATIVELY CURRENT CONDITIONS WERE UTILIZED IN THE CALCULATIONS. THE HIGH POINT OF THE SITE IS ON THE NORTHERN BOUNDARY NEAR THE ENTRANCE TO THE 300 EAST MAIN PARKING DECK AND THE SITE SLOPES IN A ROUGHLY NORTHWEST TO SOUTHEAST DIRECTION TO THE LOW POINT OF THE SITE JUST NORTHEAST OF A 30" REINFORCED CONCRETE PIPE UNDER THE RAILROAD AND BIKE PATH. ALL THE DRAINAGE OF THE SITE FLOWS TO THIS 30" PIPE. A SLAB TOP JUNCTION BOX IS LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY WHICH CONVEYS A 15" PIPE WHICH TRANSPORTS OFF-SITE FLOW. THIS PIPE FLOWS TO A JUNCTION BOX TIED TO THE 36" RAISED CULVERT. THIS PIPE WILL BE REPLACED WITH A 24" HDPE PIPE UNDERNEATH THE PROPOSED BIORETENTION AREA (SEE BELOW) AND OUT FROM UNDERNEATH THE PROPOSED HOTEL STRUCTURE. AT THE SOUTHEASTERN CORNER OF THE PROPERTY THERE IS A JUNCTION BOX WHICH RECEIVES FLOW FROM THE PROPERTY TO THE EAST (110 BREWER ST - THE KWON DO FACILITY AND MULTIFAMILY RESIDENCES). IN ORDER TO ACCOMMODATE THE PROPOSED HOTEL THIS SYSTEM WILL BE RE-ROUTED VIA NEW JUNCTION BOXES.

PROPOSED CONDITIONS:
 THE FOOTPRINT OF THE PROPOSED HOTEL COVERS APPROXIMATELY 0.67 ACRES, WITH THE REMAINING 0.3 ACRES BEING A PORTION OF THE BIKE PATH, DROP-OFF AREA, SIDEWALKS, SOLID WASTE ENCLOSURE/ACCESS AND PARKING DECK EXPANSION AREA. IN ORDER TO ADDRESS THE TOWN OF CARBORO'S STORMWATER ORDINANCE REQUIREMENTS APPROXIMATELY 2,169 SQUARE FEET OF BIORETENTION AREA WILL BE INSTALLED BETWEEN THE BIKE PATH AND THE HOTEL ALONG THE SOUTHWEST PROPERTY LINE. IN ORDER TO ADDRESS REMOVAL OF 85% OF TOTAL SUSPENDED SOLIDS (TSS) THE FIRST ONE INCH OF RUN-OFF (WATER QUALITY VOLUME) WILL BE DIRECTED FROM THE ROOF DRAINS INTO THE BIORETENTION CELLS WHICH WILL BE TIED TO FOLLOW THE SLOPE OF THE BIKE PATH. ANY RUNOFF FROM THE ROOF DRAINS BEYOND THE ONE INCH WILL BE DIRECTED VIA STORM DRAINAGE PIPES TO AN UNDERGROUND STORAGE SYSTEM OF HDPE PIPES UNDERNEATH THE ADJACENT SURFACE LEVEL PARKING AREA ASSOCIATED WITH THE 300 E. MAIN DECK. THE EXISTING ACCESS TO THE REAR OF THE ARTS CENTER, RESTAURANT, BREWERY AND CATS CRADLE WILL BE WIDENED. THE STORMWATER IN THIS AREA WILL BE CAPTURED BY A NEW GRATED INLET LOCATED IN A SUMP CONDITION WHICH WILL TRANSPORT THE STORMWATER TO AN EXISTING JUNCTION BOX JUST WEST OF THE DECK ENTRANCE TO THE PARKING DECK SAND FILTER (AS ACCOUNTED FOR IN THE 300 EAST MAIN PROJECT). THE CALCULATED WATER QUALITY VOLUME REQUIRED IS 2,608 CUBIC FEET. THE BIORETENTION AREA IS APPROXIMATELY 2,169 SQUARE FEET. UTILIZING THE JORDAN ACCOUNTING TOOL THE PRE-DEVELOPMENT RUNOFF IS 86,784 CUBIC FEET AND THE POST-DEVELOPMENT RUNOFF WITH THE BMP IS 86,332 WHICH IS BASED ON A PRE-DEVELOPMENT CURVE NUMBER OF 79 WHICH MEETS THE GOAL OF MAINTAINING THE MAXIMUM ALLOWABLE INCREASE IN ANNUAL STORMWATER RUNOFF VOLUME BELOW 50%. THE POST-DEVELOPMENT NITROGEN LOADING IS 10.89, WITH THE BMP IT IS REDUCED TO 6.31, WHICH IS JUST SHY OF THE GOAL OF 6.23. THE SHORTAGE WILL BE ACHIEVED BY THE INSTALLATION OF A FILTERRA BMP. THE POST-DEVELOPMENT PHOSPHOROUS IS CALCULATED TO BE 1.42, WITH THE BMP REDUCING IT TO 0.77 WHICH IS LESS THAN THE GOAL OF 0.87. THE REMAINING NUTRIENT LOADS WILL BE ADDRESSED BY UTILIZING THE 'BUY DOWN' OPTION ONCE THE 50% ONSITE REDUCTION HAS BEEN ACHIEVED. THE 1, 2, 5, 10 AND 25 YEAR PEAK FLOW DISCHARGE RATES WILL BE MANAGED BY STORING THE OVERFLOW INTO THE UNDERGROUND DETENTION AREA AND RELEASING IT VIA AN ORIFICE CONTROLLED OUTLET STRUCTURE INTO THE EXISTING DRAINAGE WHICH FLOWS TO THE 30" PIPE UNDER THE RAILROAD. ALL EXISTING STORMWATER INFRASTRUCTURE ON AND ADJACENT TO THE SUBJECT PROPERTY WILL BYPASS OR BE ROUTED AROUND THE SITE SUCH THAT ONSITE DEVICES TREAT ONLY RUNOFF FROM THE PROPOSED DEVELOPMENT.

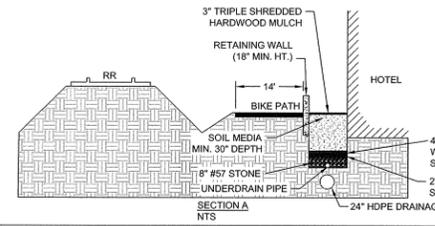
APPROXIMATE WATER QUALITY VOLUME 2,608 CF
 WATER QUALITY VOLUME PROVIDED BY BIORETENTION 2,169 CF
 PRE-DEVELOPMENT RUNOFF VOLUME 86,784 CF
 REQUIRED REDUCTION IN ANNUAL RUNOFF = 50% (BASE ON 79 PRE-DEV. CN)
 POST DEVELOPMENT RUNOFF VOLUME WITH BMP 86,332 CF

DISTURBED AREA
 ON SITE: 0.94 AC
 OFF SITE: 0.30 AC
 TOTAL: 1.14 AC

NOTES
 1. NO FLOODWAYS, FLOODPLAINS, STREAMS OR STREAM BUFFERS EXIST ON THIS SITE.



NOTE: ALL INSTALLED BMP'S (WATER QUALITY AND DETENTION) MUST BE CERTIFIED BY THE ENGINEER OF RECORD AS CONSTRUCTED PER THE APPROVED CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. AS-BUILT CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN.



EROSION CONTROL CONSTRUCTION SCHEDULING

- INSTALL CONSTRUCTION ENTRANCE, ROUTES AND PARKING AREAS
- INSTALL SEDIMENT FENCES, OUTLET PROTECTION, AND INLET PROTECTION. INSTALL PERMANENT STORM DRAINS
- CLEARING AND GRADING, SITE PREPARATION, CUTTING, FILLING, SEDIMENT BARRIERS, DIVERSIONS
- SURFACE STABILIZATION - TEMPORARY/PERMANENT STABILIZATION IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE
- BUILDING CONSTRUCTION - BUILDINGS UTILITIES & PAVING
- LANDSCAPING AND FINAL STABILIZATION

NO.	DATE	REVISIONS
7	10-25-2016	BC
6	9-9-2015	BC
5		
4		
3		
2		
1		

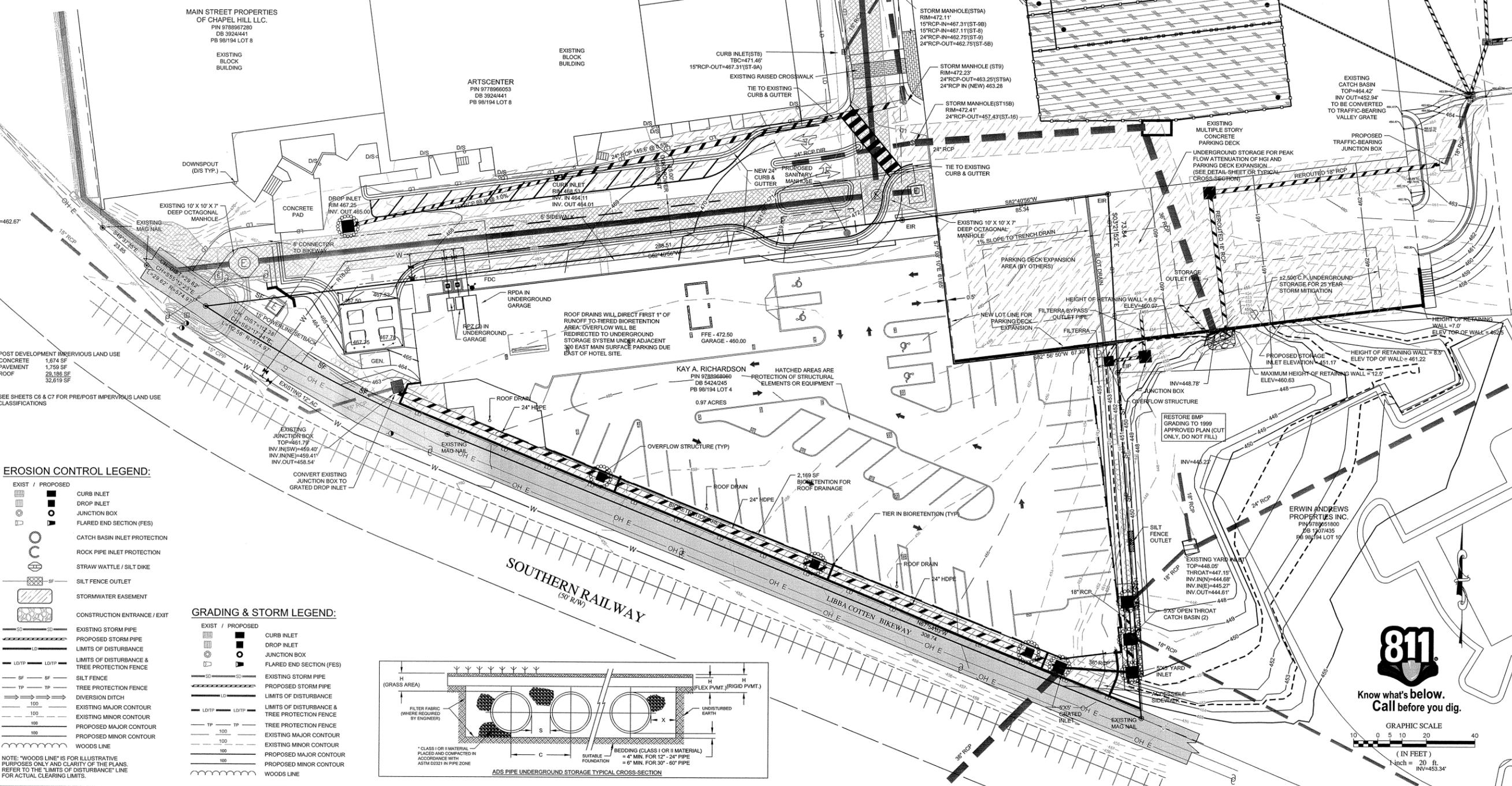
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CUP MAJOR MODIFICATION DRAWINGS
HILTON GARDEN INN
 APPLICANT: MAIN STREET PROPERTIES OF CHAPEL HILL, LLC
 OWNER: 8300 W. HARRISVILLE RD., CHAPEL HILL, NC 27517

PROJECT NO. 15-HGI
 DRAWING NAME: 15-HGI_G
 SHEET NO. C-4

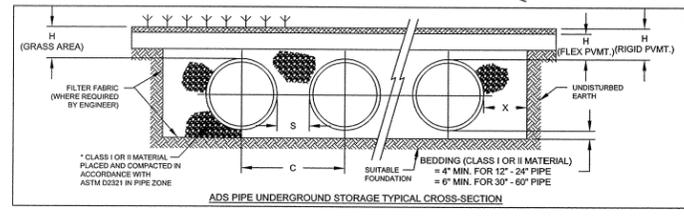


EROSION CONTROL LEGEND:

- EXIST / PROPOSED
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- CATCH BASIN INLET PROTECTION
- ROCK PIPE INLET PROTECTION
- STRAW WATTLE / SILT DIKE
- SILT FENCE OUTLET
- STORMWATER EASEMENT
- CONSTRUCTION ENTRANCE / EXIT

GRADING & STORM LEGEND:

- EXIST / PROPOSED
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE & TREE PROTECTION FENCE
- SILT FENCE
- TREE PROTECTION FENCE
- DIVERSION DITCH
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODS LINE
- EXISTING STORM PIPE
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE & TREE PROTECTION FENCE
- TREE PROTECTION FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODS LINE



NOTE: "WOODS LINE" IS FOR ILLUSTRATIVE PURPOSES ONLY AND CLARITY OF THE PLANS. REFER TO THE "LIMITS OF DISTURBANCE" LINE FOR ACTUAL CLEARING LIMITS.

REQUIRED SCREENING (SECTION 15-306)

PROJECT	ADJACENT USE	REQUIRED SCREENING	REMARKS
3400	104 BREWER LANE (1,300)	TYPE B	PROVIDED EXCEPT FOR VICINITY OF REROUTED STORMWATER
	380 EAST MAIN (MU)	TYPE A	COMMERCIAL - WAIVER IS BEING REQUESTED
	380 EAST MAIN (10,000)	TYPE A	PER SECTION 15-309(b)(2) SINCE THIS IS COMMERCIAL ADJACENT TO COMMERCIAL - WAIVER IS BEING REQUESTED
	RAILROAD	NA	WHERE EASEMENTS ALLOW, SEMI-OPAQUE SCREEN PLANTS ARE PROVIDED BIOTENTION RETAINING WALL AND PLANTS WILL PROVIDE SCREENING ALSO

REQUIRED TREES ALONG DEDICATED STREETS (15-316)

NONE: BECAUSE NO NEW STREET ARE BEING CREATED

RETENTION AND PROTECTION OF SPECIMEN AND RARE TREES (15-317)

NONE: SEE EXHIBIT 8 - TREE REMOVAL JUSTIFICATION

TREE CANOPY COVERAGE (SECTION 15-319)

EXISTING COVERAGE = 0 = DEFICIT
 MINIMUM COVERAGE REQUIRED FOR B-1(g) = 15%
 REPLACEMENT CANOPY REQUIRED = (SITE AREA - EASEMENTS) x 0.15 + 500 SF/TREE
 = 33,893 x 0.15 + 5,093 S.F. CANOPY REQUIRED
 CANOPY PROVIDED: 12 - 2.5" CALIPER RED MAPLES @ 500 S.F. EA. = 6,000 S.F.
 TOTAL CANOPY COVERAGE PROVIDED = 6,000 S.F.

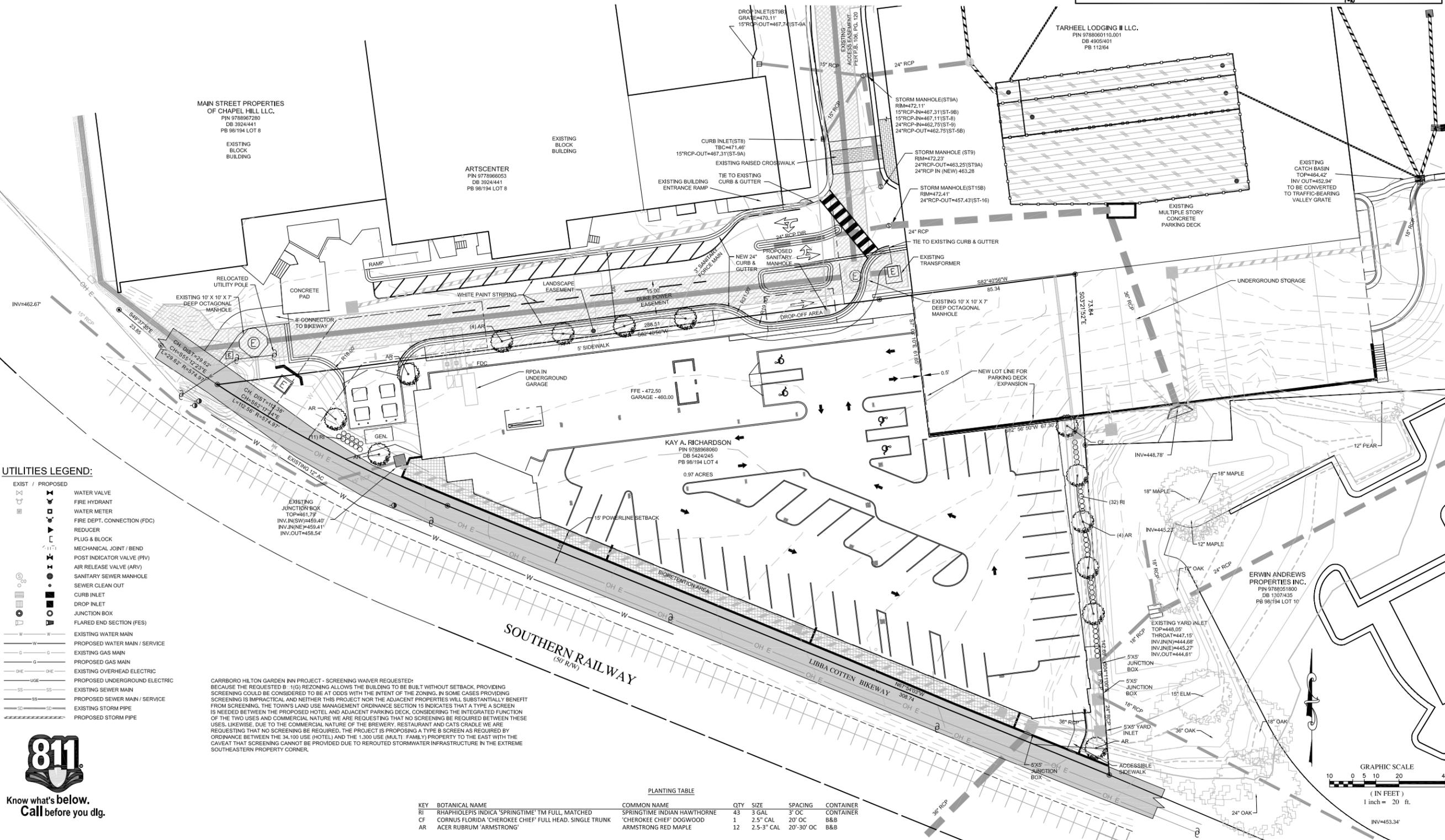
REPLACEMENT TREES PROVIDED		
#	TREE	COUNT AS
1	2.5" CALIPER DOGWOOD	1
12	2.5"-3" CALIPER ARMSTRONG MAPLE	12
	TOTAL	13 TREES

LANDSCAPE NOTE

- NO TREE PROTECTION FENCING SHOWN BECAUSE NO TREES OR FORESTED AREAS TO BE RETAINED

VAA SHADING (SECTION 15-318)

VAA ON SITE: 4,261 (4,063 S.F. PARKING; 155 S.F. DUMPSTER ACCESS; 43 S.F. DROP-OFF)
 4,261 X 36% = 1,491 S.F. SHADING REQUIRED
 SHADING PROVIDED: 5 X 324 S.F. = 1,620 S.F. (4 MAPLES ALONG ACCESS DRIVE, 1 AT DUMPSTER ACCESS)
 1 X 157 S.F. = 157 S.F. (1 TREE IN FILTERRA)
 TOTAL VAA SHADING PROVIDED = 1,777 S.F.



UTILITIES LEGEND:

- | | |
|------------------|-------------------------------|
| EXIST / PROPOSED | WATER VALVE |
| EXIST / PROPOSED | FIRE HYDRANT |
| EXIST / PROPOSED | WATER METER |
| EXIST / PROPOSED | FIRE DEPT. CONNECTION (FDC) |
| EXIST / PROPOSED | REDUCER |
| EXIST / PROPOSED | PLUG & BLOCK |
| EXIST / PROPOSED | MECHANICAL JOINT / BEND |
| EXIST / PROPOSED | POST INDICATOR VALVE (PIV) |
| EXIST / PROPOSED | AIR RELEASE VALVE (ARV) |
| EXIST / PROPOSED | SANITARY SEWER MANHOLE |
| EXIST / PROPOSED | SEWER CLEAN OUT |
| EXIST / PROPOSED | CURB INLET |
| EXIST / PROPOSED | DROP INLET |
| EXIST / PROPOSED | JUNCTION BOX |
| EXIST / PROPOSED | FLARED END SECTION (FES) |
| EXIST / PROPOSED | EXISTING WATER MAIN |
| EXIST / PROPOSED | PROPOSED WATER MAIN / SERVICE |
| EXIST / PROPOSED | EXISTING GAS MAIN |
| EXIST / PROPOSED | PROPOSED GAS MAIN |
| EXIST / PROPOSED | EXISTING OVERHEAD ELECTRIC |
| EXIST / PROPOSED | PROPOSED UNDERGROUND ELECTRIC |
| EXIST / PROPOSED | EXISTING SEWER MAIN |
| EXIST / PROPOSED | PROPOSED SEWER MAIN / SERVICE |
| EXIST / PROPOSED | EXISTING STORM PIPE |
| EXIST / PROPOSED | PROPOSED STORM PIPE |

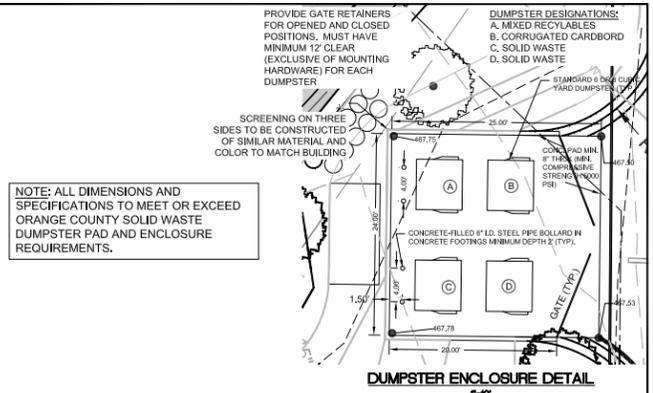
CARRBORO HILTON GARDEN INN PROJECT - SCREENING WAIVER REQUESTED: BECAUSE THE REQUESTED B-1(G) ZONING ALLOWS THE BUILDING TO BE BUILT WITHOUT SETBACK PROVIDING SCREENING COULD BE CONSIDERED TO BE AT ODDS WITH THE INTENT OF THE ZONING. IN SOME CASES PROVIDING SCREENING IS IMPRACTICAL AND NEITHER THIS PROJECT NOR THE ADJACENT PROPERTIES WILL SUBSTANTIALLY BENEFIT FROM SCREENING. THE TOWN'S LAND USE MANAGEMENT ORDINANCE SECTION 15 INDICATES THAT A TYPE A SCREEN IS REQUIRED BETWEEN THE PROPOSED HOTEL AND ADJACENT PARKING DECK, CONSIDERING THE INTEGRATED FUNCTION OF THE TWO USES AND COMMERCIAL NATURE WE ARE REQUESTING THAT NO SCREENING BE REQUIRED BETWEEN THESE USES. LIKEWISE, DUE TO THE COMMERCIAL NATURE OF THE BREWERY, RESTAURANT AND CATS CRADLE WE ARE REQUESTING THAT NO SCREENING BE REQUIRED. THE PROJECT IS PROPOSING A TYPE B SCREEN AS REQUIRED BY ORDINANCE BETWEEN THE 34,100 USE (HOTEL) AND THE 1,300 USE (MULTI-FAMILY) PROPERTY TO THE EAST WITH THE CAVEAT THAT SCREENING CANNOT BE PROVIDED DUE TO REROUTED STORMWATER INFRASTRUCTURE IN THE EXTREME SOUTHEASTERN PROPERTY CORNER.

PLANTING TABLE

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	CONTAINER
RI	RHAPHIOLIS INDIKA 'SPRINGTIME' TM FULL MATCHED	SPRINGTIME INDIAN HAMTHORNE	43	3 GAL	3' OC	CONTAINER
CF	CORNUS FLORIDA 'CHEROKEE CHIEF' FULL HEAD, SINGLE TRUNK	'CHEROKEE CHIEF' DOGWOOD	1	2.5" CAL	20' OC	B&B
AR	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	12	2.5-3" CAL	20'-30' OC	B&B



Know what's below.
Call before you dig.



NO.	REVISIONS	DATE	BY
7			
6			
5			
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3	PER TOWN OF CARRBORO SECOND REVIEW COMMENTS	10-23-2014	JDC
2	PER TOWN OF CARRBORO FIRST REVIEW COMMENTS	9-9-2014	JDC
1			

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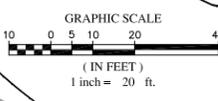
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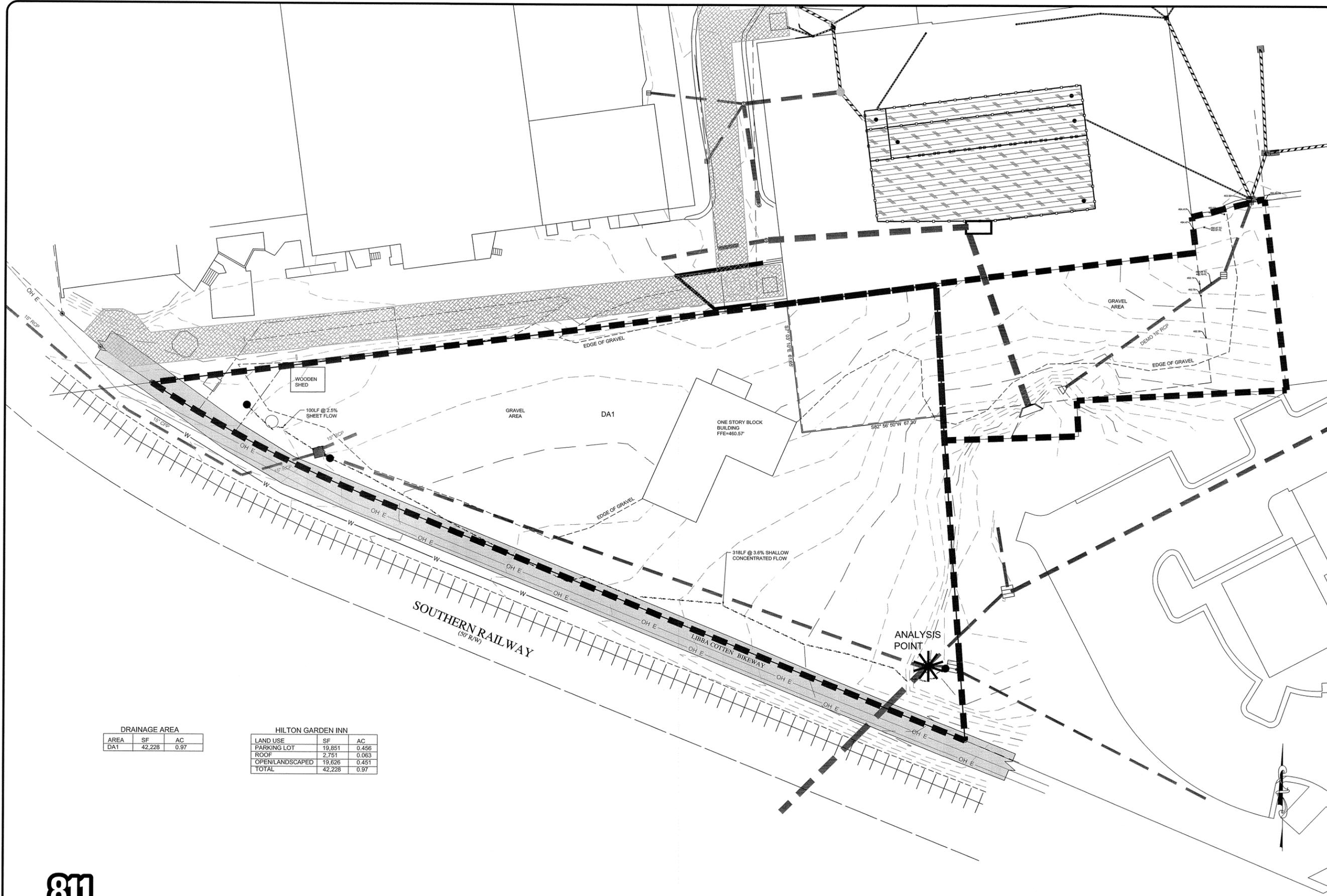
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CUP MAJOR MODIFICATION DRAWINGS
HILTON GARDEN INN
 OWNER: KAY A. RICHARDSON
 APPLICANT: ERWIN ANDREWS PROPERTIES INC.
 PROJECT: HILTON GARDEN INN
 CHAPEL HILL, NC 27517

PROJECT NO.
 15-HGI
DRAWING NAME:
 15-HGI_LS
SHEET NO.
 C-5

LANDSCAPE PLAN



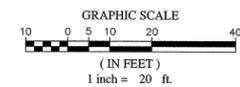


DRAINAGE AREA		
AREA	SF	AC
DA1	42,228	0.97

HILTON GARDEN INN		
LAND USE	SF	AC
PARKING LOT	19,851	0.456
ROOF	2,751	0.063
OPEN/LANDSCAPED	19,626	0.451
TOTAL	42,228	0.97



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2	PER TOWN OF CARBORO FIRST REVIEW COMMENTS	9-9-2015	DC
1			

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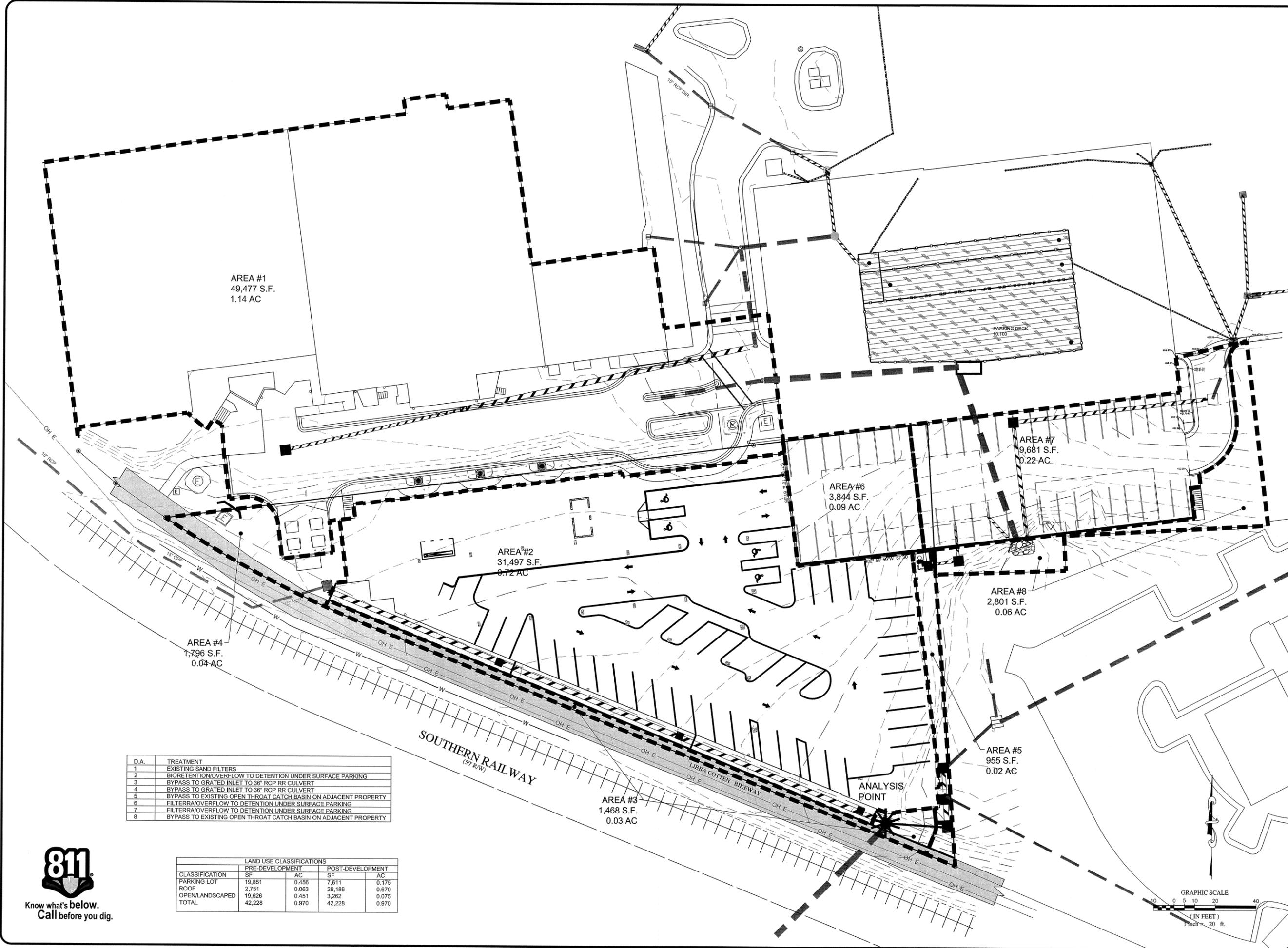
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CUP MAJOR MODIFICATION DRAWINGS
HILTON GARDEN INN
 OWNER: HILTON GARDEN INN
 8 KENDALL DRIVE
 CHAPEL HILL, NC 27515
 APPLICANT: HILTON GARDEN INN
 8 KENDALL DRIVE
 CHAPEL HILL, NC 27515
 PROJECT NO. 15-HGI
 DRAWING NAME: 15-HGI_DM-1
 SHEET NO. C-6
 PRE DEVELOPMENT DRAINAGE MAP

PROJECT NO. 15-HGI
 DRAWING NAME: 15-HGI_DM-1
 SHEET NO. C-6
 PRE DEVELOPMENT DRAINAGE MAP



AREA #1
49,477 S.F.
1.14 AC

AREA #7
9,681 S.F.
0.22 AC

AREA #6
3,844 S.F.
0.09 AC

AREA #2
31,497 S.F.
0.72 AC

AREA #8
2,801 S.F.
0.06 AC

AREA #4
1,796 S.F.
0.04 AC

AREA #3
1,468 S.F.
0.03 AC

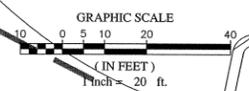
AREA #5
955 S.F.
0.02 AC

D.A.	TREATMENT
1	EXISTING SAND FILTERS
2	BIORETENTION/OVERFLOW TO DETENTION UNDER SURFACE PARKING
3	BYPASS TO GRATED INLET TO 36" RCP RR CULVERT
4	BYPASS TO GRATED INLET TO 36" RCP RR CULVERT
5	BYPASS TO EXISTING OPEN THROAT CATCH BASIN ON ADJACENT PROPERTY
6	FILTERRA/OVERFLOW TO DETENTION UNDER SURFACE PARKING
7	FILTERRA/OVERFLOW TO DETENTION UNDER SURFACE PARKING
8	BYPASS TO EXISTING OPEN THROAT CATCH BASIN ON ADJACENT PROPERTY

CLASSIFICATION	PRE-DEVELOPMENT		POST-DEVELOPMENT	
	SF	AC	SF	AC
PARKING LOT	19,851	0.456	7,611	0.175
ROOF	2,751	0.063	29,186	0.670
OPEN/LANDSCAPED	19,626	0.451	3,262	0.075
TOTAL	42,228	0.970	42,228	0.970



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1	9-9-2015	JDC

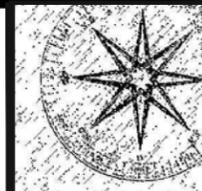
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CUP MAJOR MODIFICATION DRAWINGS
HILTON GARDEN INN
OWNER: HILTON GARDEN INN
APPLICANT: PO BOX 1000
8 SENECA DRIVE
CHAPEL HILL, NC 27517
POST DEVELOPMENT DRAINAGE MAP

PROJECT NO.
15-HGI
DRAWING NAME:
15-HGI_DM2
SHEET NO.
C-7



JIM SPENCER ARCHITECTS
 103 LLOYD ST.
 P.O. BOX 385
 CARRBORO, NC 27510
 tel 919.960.6680
 fax 919.960.6682
 jspencerjsa@gmail.com

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Project:
300 EAST MAIN
PHASE B-1
 CARRBORO, NORTH CAROLINA

DEVELOPER:
 Main Street Properties
 of Chapel Hill, LLC.
 P.O. Box 2152
 Chapel Hill, NC 27515

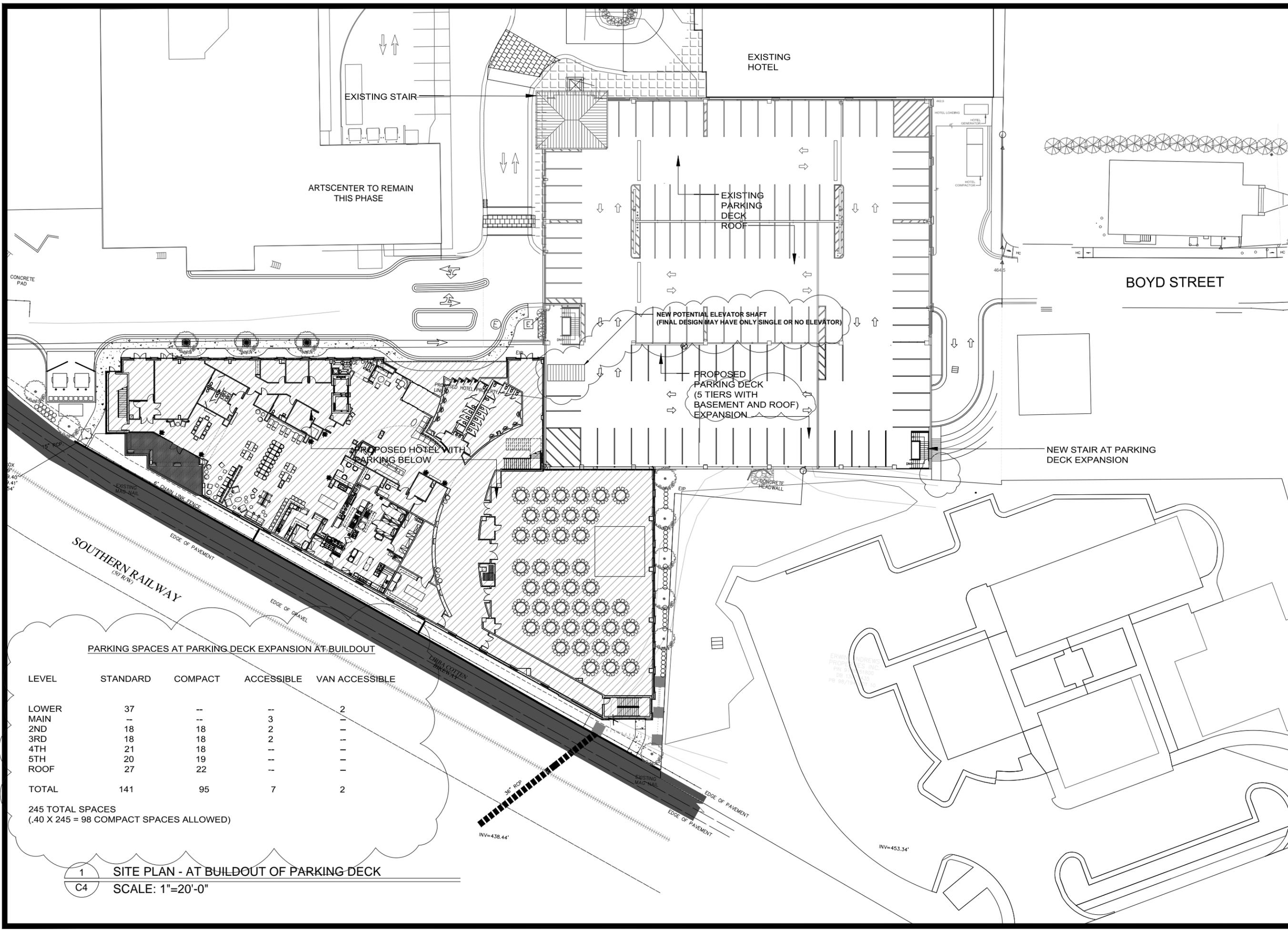


SUPPLEMENTAL SUBMITTAL DRAWINGS

Job Number: 0412

Drawn	JCS/JSA
Checked	JSA
Base Drawing	10-19-2009
Submission Date	11-24-2009
SITE PLAN APPROVAL	5-8-2011
REVISION	7-22-2011
MINOR MODIFICATION	7-15-2015
REVISION	9-9-2015

Sheet Title:
C4
 Sheet Number



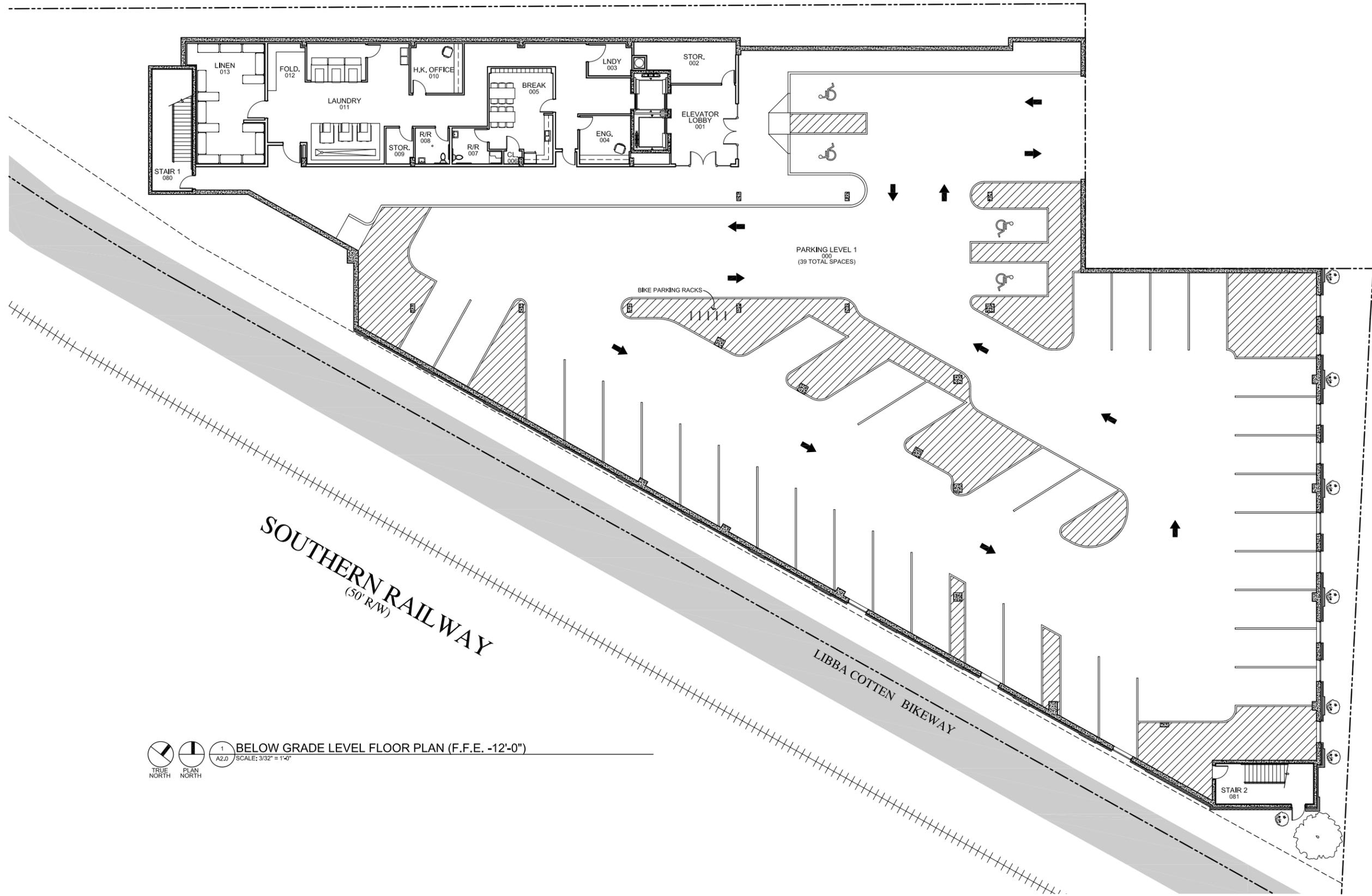
PARKING SPACES AT PARKING DECK EXPANSION AT BUILDOUT

LEVEL	STANDARD	COMPACT	ACCESSIBLE	VAN ACCESSIBLE
LOWER	37	--	--	2
MAIN	--	--	3	--
2ND	18	18	2	--
3RD	18	18	2	--
4TH	21	18	--	--
5TH	20	19	--	--
ROOF	27	22	--	--
TOTAL	141	95	7	2

245 TOTAL SPACES
 (.40 X 245 = 98 COMPACT SPACES ALLOWED)

1 SITE PLAN - AT BUILDOUT OF PARKING DECK
 C4 SCALE: 1"=20'-0"

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1 A2.0 SCALE: 3/32" = 1'-0"
 BELOW GRADE LEVEL FLOOR PLAN (F.F.E. -12'-0")
 TRUE NORTH PLAN NORTH

CARRBORO, NC

PRELIMINARY SET

- OWNER SET #0
- BID SET #0
- BUILDING DEPT #0
- FIRE MARSHAL #0
- HEALTH DEPT #0

ISSUE DATE: 02.12.16



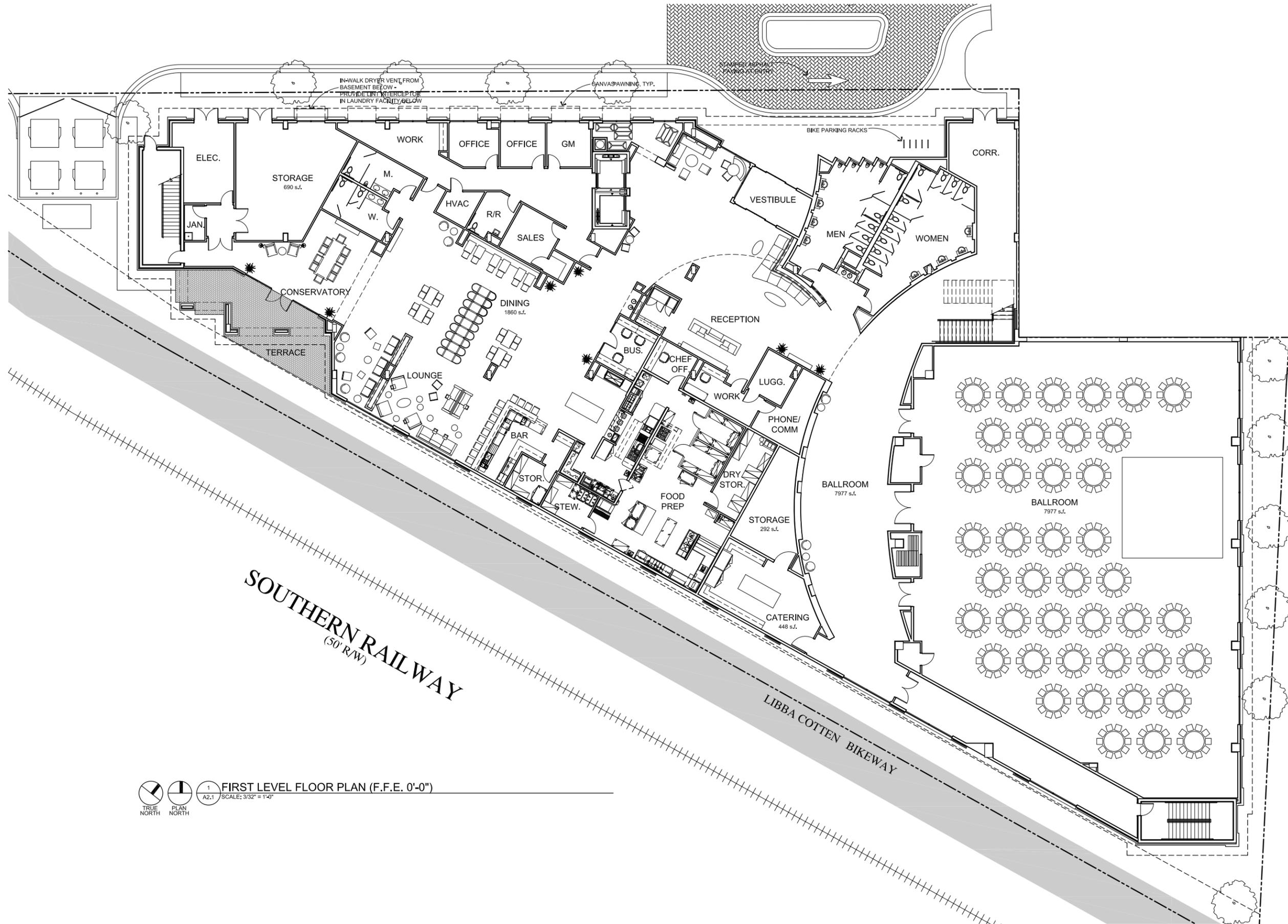
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 PROJECT NUMBER 15-1742R

BELOW GRADE LEVEL FLOOR PLAN

A2.0

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FIRST LEVEL FLOOR PLAN (F.F.E. 0'-0")
 SCALE: 3/32" = 1'-0"

RBA GROUP
 ARCHITECTURE+INTERIORS
 1414 - A S. TRYON ST
 CHARLOTTE, NC 28203
 TEL :: 704 . 344 . 9098

CARRBORO, NC

PRELIMINARY SET

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 BID SET #0
 BUILDING DEPT #0
 FIRE MARSHAL #0
 HEALTH DEPT #0

ISSUE DATE: 02.12.16



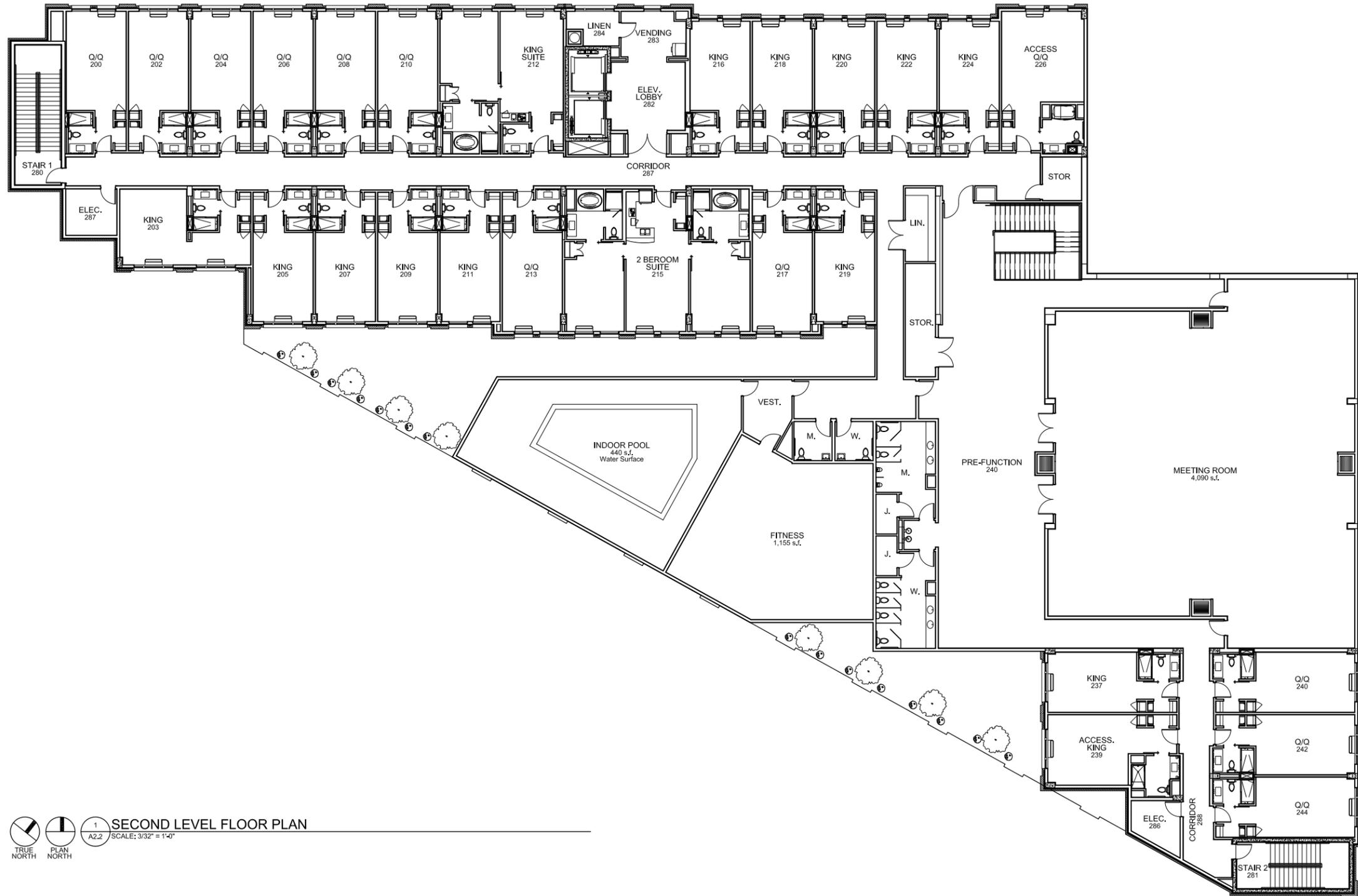
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FIRST LEVEL FLOOR PLAN

A2.1

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SECOND LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"

RBA GROUP

ARCHITECTURE+INTERIORS
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 CHARLOTTE, NC 28203
 TEL :: 704 . 344 . 9098

CARRBORO, NC

PRELIMINARY SET

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 BID SET #0
 BUILDING DEPT #0
 FIRE MARSHAL #0
 HEALTH DEPT #0

ISSUE DATE: 02.12.16



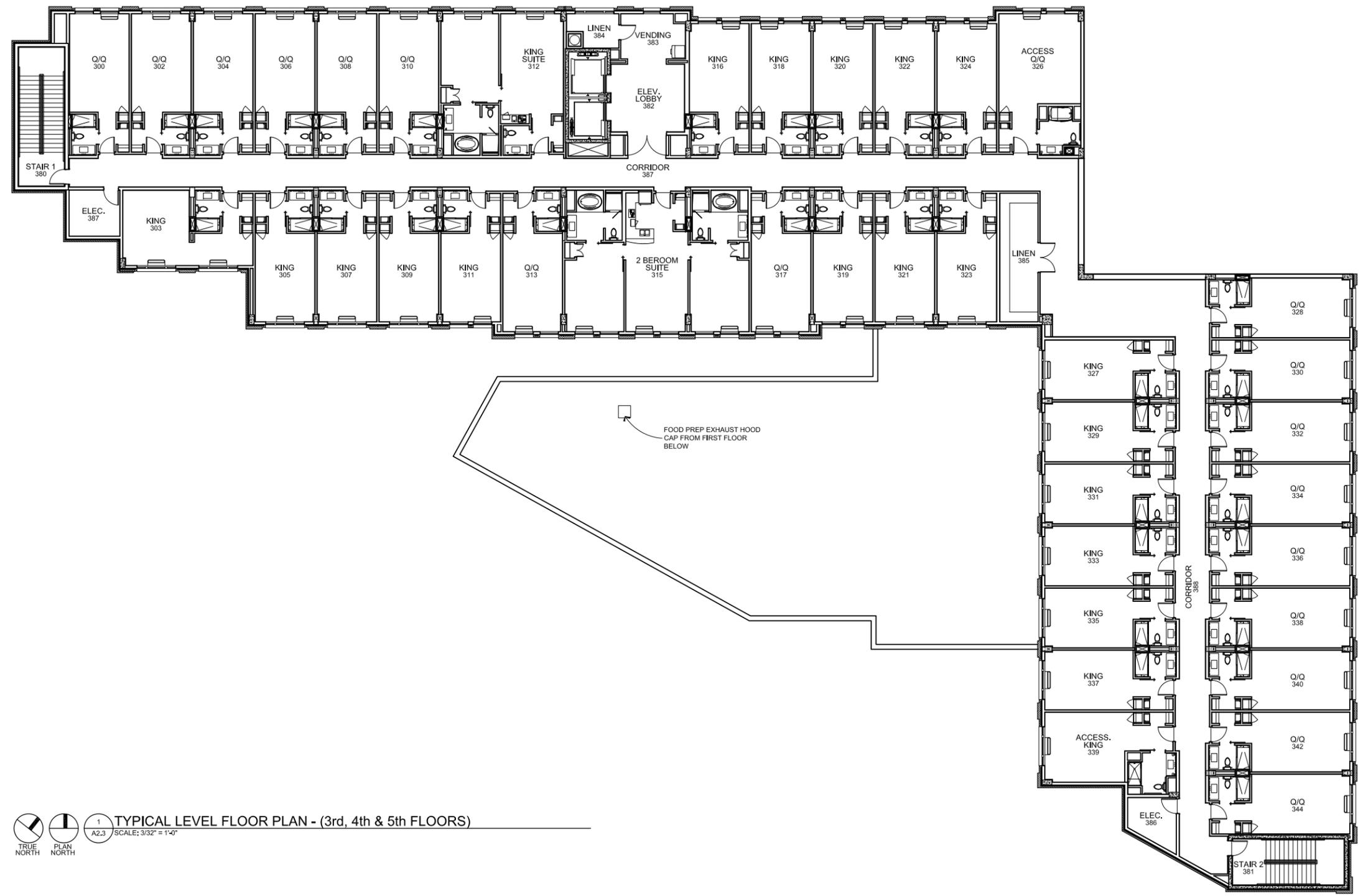
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SECOND LEVEL FLOOR PLAN

A2.2

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1
 A2.3
 SCALE: 3/32" = 1'-0"
TYPICAL LEVEL FLOOR PLAN - (3rd, 4th & 5th FLOORS)

CARRBORO, NC

PRELIMINARY SET

- OWNER SET #0
- BID SET #0
- BUILDING DEPT #0
- FIRE MARSHAL #0
- HEALTH DEPT #0

ISSUE DATE: 02.12.16



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no.	date	comment	
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 PROJECT DATE: 06.12.15
 PROJECT NUMBER: 15-1742R

TYPICAL LEVEL FLOOR PLAN

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 CHARLOTTE, NC 28203
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2 NORTH ELEVATION
 A3.0 SCALE: 3/32" = 1'-0"

GLAZING NOTE:
 ALL EXTERIOR GLAZING WILL MEET THE FOLLOWING CRITERIA:
 SOLAR HEAT GAIN COEFFICIENT = .250 OR BETTER
 U VALUE = .442 OR BETTER

ELEVATION MATERIAL KEY	
1	WIRE CUT, ENGINEER RUNNING BOND BRICK VENEER - IRONSPOT RED
2	EIFS - CHARCOAL
3	EIFS - WHITE
4	PRE-FINISHED, METAL AWNING
5	DARK BRONZE ALUMINUM WINDOW WITH INTEGRAL HVAC GRILL
6	UNFINISHED - ABUTTING PARKING DECK
7	BLUFF CAST STONE VENEER
8	EIFS BRICK TO MATCH WIRE CUT, ENGINEER RUNNING BOND BRICK VENEER - IRONSPOT RED
9	CANVAS AWNING

EXTERIOR LIGHTING NOTE:
 EXTERIOR WALL SCNCE LIGHTING SHOWN FOR DESIGN INTENT ONLY. ALL EXTERIOR LIGHTING WILL CONFORM TO THE LUO REQUIREMENT OF NO MORE THAN 0.2 FOOT CANDLES WILL SPILL ONTO ADJACENT RESIDENTIAL PROPERTY. LIGHTING ALONG BIKEWAY WILL MEET PENDING REQUIREMENTS AS SET BY THE TOWN OF CARRBORO. IF NOT ALLOWED, LIGHTS WILL BE REMOVED FROM PROJECT.



1 WEST ELEVATION
 A3.0 SCALE: 3/32" = 1'-0"

CARRBORO, NC

PRELIMINARY SET

OWNER SET #0
 BID SET #0
 BUILDING DEPT #0
 FIRE MARSHAL #0
 HEALTH DEPT #0

ISSUE DATE: 02.12.16



REVISION	DATE
no. date comment	
1	
2	
3	
4	
5	
6	
7	

DRAWN BY CRA
 CHECKED BY CRA
 PROJECT DATE 06.12.15
 PROJECT NUMBER 15-1742R

BUILDING ELEVATIONS

A3.0

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2 SOUTH ELEVATION
 A3.1 SCALE: 3/32" = 1'-0"

GLAZING NOTE:
 ALL EXTERIOR GLAZING WILL MEET THE FOLLOWING CRITERIA:
 SOLAR HEAT GAIN COEFFICIENT = .250 OR BETTER
 U VALUE = .442 OR BETTER

ELEVATION MATERIAL KEY	
1	WIRE CUT, ENGINEER RUNNING BOND BRICK VENEER - IRONSPOT RED
2	EIFS - CHARCOAL
3	EIFS - WHITE
4	PRE-FINISHED, METAL AWNING
5	DARK BRONZE ALUMINUM WINDOW WITH INTEGRAL HVAC GRILL
6	UNFINISHED - ABUTTING PARKING DECK
7	BUFF CAST STONE VENEER
8	EIFS BRICK TO MATCH WIRE CUT, ENGINEER RUNNING BOND BRICK VENEER - IRONSPOT RED
9	CANVAS AWNING

EXTERIOR LIGHTING NOTE:
 EXTERIOR WALL SCONCE LIGHTING SHOWN FOR DESIGN INTENT ONLY. ALL EXTERIOR LIGHTING WILL CONFORM TO THE LUO REQUIREMENT OF NO MORE THAN 0.2 FOOT CANDLES WILL SPILL ONTO ADJACENT RESIDENTIAL PROPERTY. LIGHTING ALONG BIKEWAY WILL MEET PENDING REQUIREMENTS AS SET BY THE TOWN OF CARRBORO. IF NOT ALLOWED, LIGHTS WILL BE REMOVED FROM PROJECT.



1 EAST ELEVATION
 A3.1 SCALE: 3/32" = 1'-0"

CARRBORO, NC

PRELIMINARY SET

OWNER SET #0
 BID SET #0
 BUILDING DEPT #0
 FIRE MARSHAL #0
 HEALTH DEPT #0

ISSUE DATE: 02.12.16



REVISION			DATE
no.	date	comment	
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BUILDING ELEVATIONS



JIM SPENCER ARCHITECTS

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Project:

300 EAST MAIN

PHASE B-1

CARRBORO, NORTH CAROLINA

DEVELOPER:
Main Street Properties
of Chapel Hill, LLC.
P.O. Box 2152
Chapel Hill, NC 27515



SUPPLEMENTAL SUBMITTAL DRAWINGS

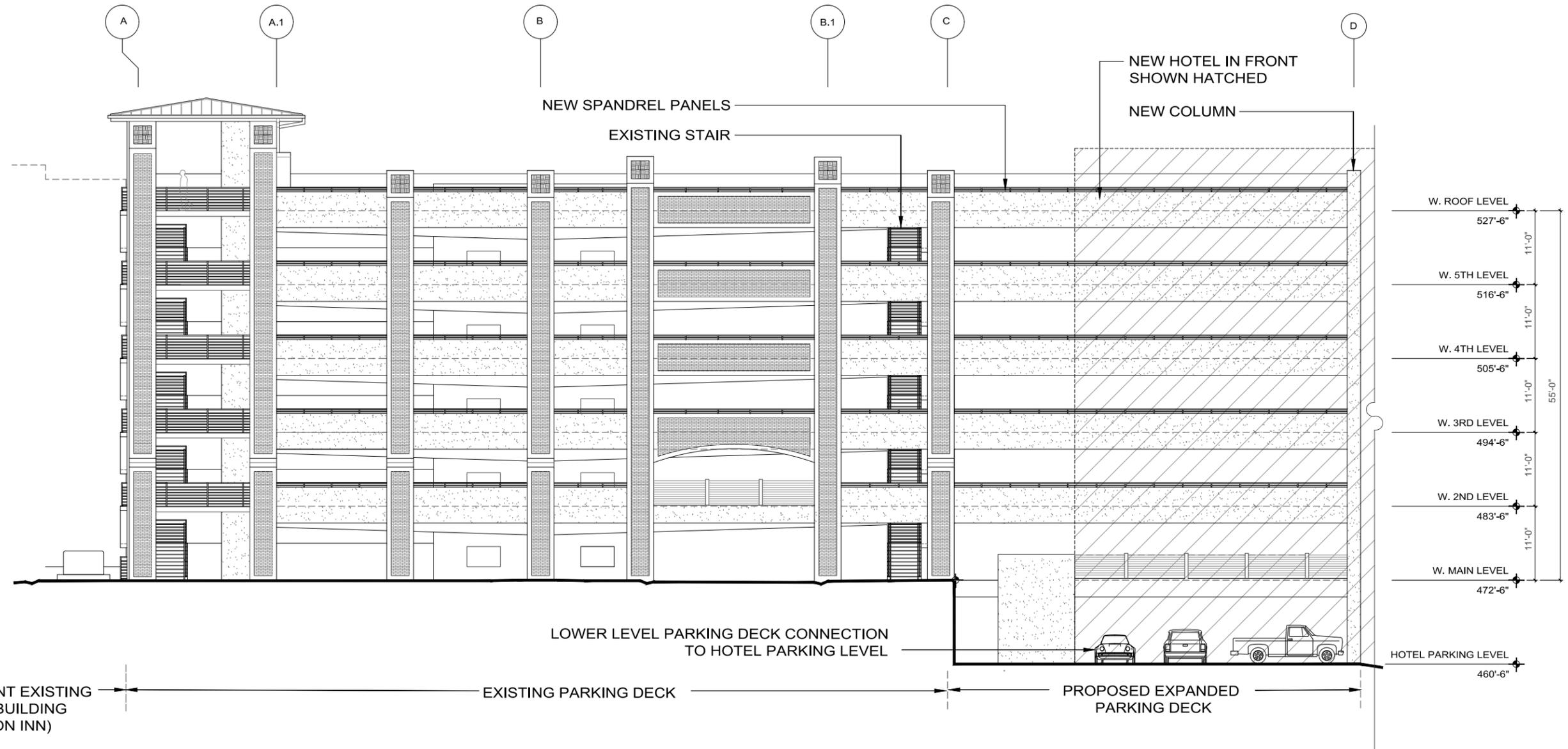
Job Number: 0412

Drawn	JCS/JSA
Checked	JSA
Base Drawing	10-19-2009
Submission Date	11-24-2009
SITEPLAN APPROVAL	5-8-2011
REVISION	7-22-2011
MINOR MODIFICATION	7-15-2015
REVISION	9-9-2015

Sheet Title:

A1

Sheet Number



1 WEST ELEVATION -- PARKING DECK EXPANSION
A1 SCALE: 1/8"=1'-0"

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2 REAR VIEW FROM BIKE PATH
A3.2 SCALE: N.T.S.



1 VIEW FROM BIKE PATH
A3.2 SCALE: N.T.S.



4 VIEW FROM MAIN STREET
A3.2 SCALE: N.T.S.



3 VIEW FROM ADJACENT APARTMENTS
A3.2 SCALE: N.T.S.

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**ELEVATION
DETAIL**

A3.2



2 REAR RENDERING
A3.3



1 FRONT RENDERING
A3.3

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**EXTERIOR
 RENDERINGS**

A3.3