

# Parking, Shading, Canopy & Lighting Notes

## Parking Summary

<b>Required (presumptive)</b>	
Club Nova - 9,056 s.f. (1 per 400 gross s.f. of building)	23 spaces
Apartments - 1,340 (apartments - SRO)	
24 units/ 1 space for every 4 units	6 spaces
<b>Total Presumptively Required</b>	29 spaces
<b>Parking Spaces Provided on site</b>	22 spaces
<b>Parking Spaces Secured by Agreement:</b>	5 spaces
Club Nova will continue to seek satellite parking agreements	

## Bike Parking (see Site Plan for locations)

**Required Bike Parking Spaces:** 29 car spaces, see above, 5 bike spaces required, minimum  
**Existing - 2 sheltered spaces (@ CASA),**  
**New - 4 spaces (2 sheltered) Total - 6**  
The lot is constrained by size and current uses to remain. L.U.O. §15-292 (a1) allows relief from the bike parking requirements if it is impracticable to satisfy due to the size of the lot and uses to be retained. The site is readily served by bus lines, with a bus stop directly in front of the lot and across the street from the lot; the lot is located in the central business district; and CN and CASA actively monitor and limit available parking. Neither Club Nova nor CASA believes additional bike parking is required.

## Screening Requirements:

Per Town of Carrboro Land Use Ordinance, § 15-306:  
Screening should be flexibly administered  
North - Main St. - Type C required, and provided  
West - 3,000 use to 3,000 - no screening required  
South - No change to priorly approved screening  
East - No change to priorly approved screening

## Tree Legend -

All trees listed are new, each letter identifies a specific tree.  
All roots of proposed trees will be balled and wrapped in burlap.

Mark	Quantity	Name & Size @ Planting
A	1	Laurel Oak (Quercus laurifolia) - 2 1/2" caliper, balled and burlap
B	3	Southern Sugar Maple (Acer saccharum) - 2 1/2" caliper, balled and burlap
C	1	Southern Catalpa (Catalpa bignonioides) - 2 1/2" caliper, balled and burlap
D	1	Atlantic White Cedar (Chamaecyparis thyoides) - 1 1/2" caliper, balled and burlap
E	1	Serviceberry (Amelanchier spp.) - 1 1/2" caliper, balled and burlap, planted in 5' dia. tree grate

## Shading Requirements (Vehicle Accomodation Area (V.A.A.), §15-318)

Proposed Vehicle Accomodation Area -	7,750 s.f.
Appendix E-3 of the Land Use Ordinance:	
7,750 s.f. x .35 = (req'd area to be shaded)	2,713 s.f.
Proposed: Two large trees -	1,414 s.f.
Four large perimeter trees -	1,414 s.f.
<b>Total Shading Proposed</b>	<b>2,828 s.f.</b>

## Canopy Notes

Lot size: 28,775 s.f. (4 land condominiums)  
Sight triangles: - 205 s.f.  
Access "easement" from Main St. to CASA (Common Element) - 7,106 s.f.  
Required canopy coverage - 21,464 s.f. adjusted lot area  
Coverage - Existing and Proposed  
Existing Trees - 4 trees @ 500 s.f. ea. = 2,000 s.f. (see EC-1, southern end of lot)  
Proposed trees - 7 trees @ 500 s.f. ea. = 3,500 s.f.  
**Total Proposed Canopy - 5,500 s.f.**  
See EC-1 for tree protection fencing @ rear of CASA

## Site Lighting

Site and building lighting shall comply with §15-245.5. Footcandles will not exceed 2 footcandles at property line. Where there is parking under the building, the lighting will not exceed 10 footcandles at perimeter of building, per §15-242.6. Light footprints will be submitted with construction drawings. Any existing non-conforming fixtures will be removed.

□ wall-mounted site light, fully- shielded □ wall- building light

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Club Nova  
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preliminary - not  
for construction  
modification to  
conditional use  
permit

2.24.2020 SP-1  
4.29.2020





First Floor -	3,660 s.f.	(37.02 occupants)
Second Floor -	4,640 s.f.	(100.76 occupants)
Mezzanine -	<u>756 s.f.</u>	<u>(7.62 occupants)</u>
Total	9,056 s.f.	(145 occupants)



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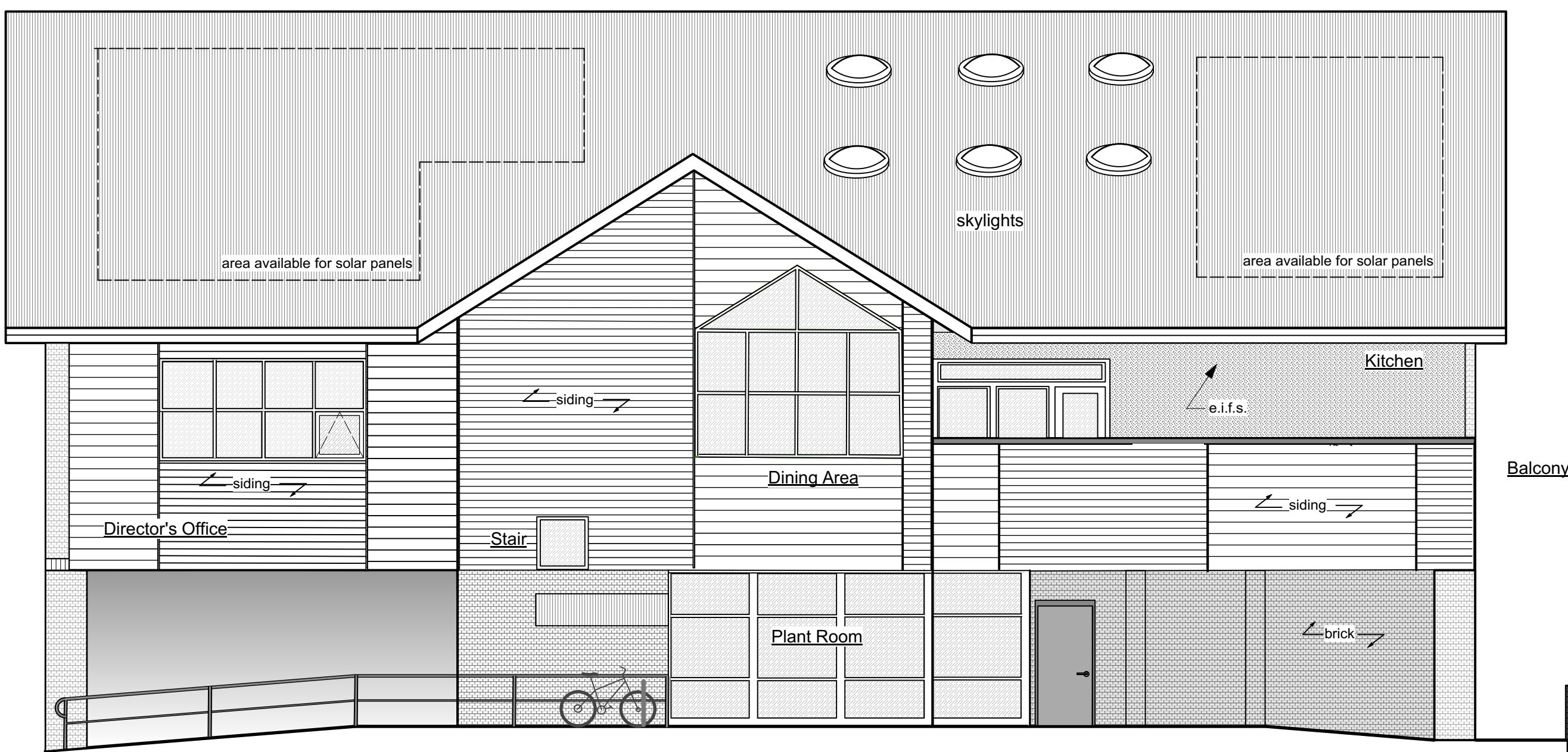
April 24, 2020
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Main St./North Elevation

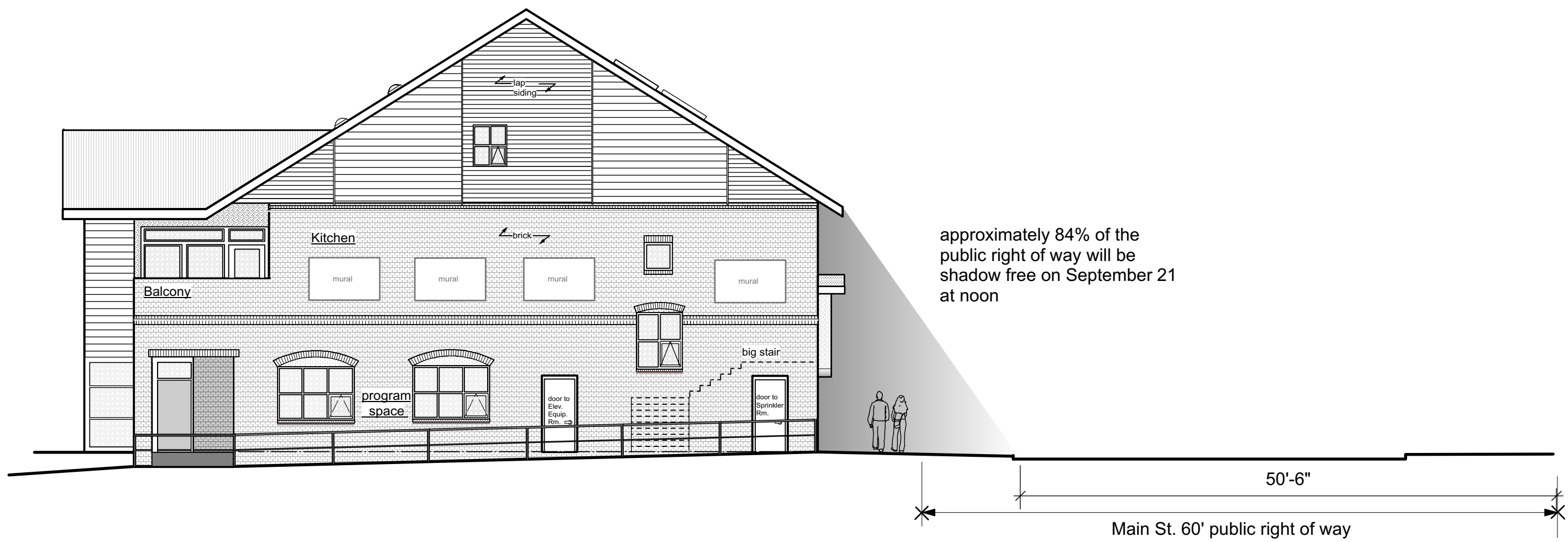
Note on Main St. (North) Elevation & L.U.O. §15-178 - Applicant will go before the Appearance Commission in an alternative design review process.  
Note: §15-178(2) Summary  
a. Area of Street Elevation @ ground level - 972 s.f.  
Required Glazing @ street level (60%) - 583 s.f.  
Area of Glazing Proposed- (29%) - 115 s.f.\*  
\* does not include: 1. arched opng. to parking, 2. full-glazed entry doors, 3. pierced brick wall  
b. Area of Street Elevation - 1,847 s.f.  
Required Glazing Entire Elevation (40%) - 739 s.f.  
Area of Glazing Proposed (24%) - 443 s.f.



South Elevation (toward CASA)



West Elevation



East Elevation (toward Wendy's)

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