



Ephesus/Fordham Certificate of Appropriateness Application

A Certificate of Appropriateness must be approved prior to the issuance of a Form District Permit, Zoning Compliance Permit or any other permit granted for the purposes of constructing or altering buildings or structures. No exterior portions of any building or other structures, or any above-ground utility structure, may be erected, altered, restored, or moved within the Ephesus-Fordham Form District as defined in LUMO 3.11.2., until a Certificate of Appropriateness has been issued per LUMO 3.11.4.7.D.1 A Certificate of Appropriateness is not required for ordinary maintenance, repair, or any change certified by the Building Inspector or similar official as required for public safety per LUMO 3.11.4.7.D.2.

A Certificate of Appropriateness must be issued within 60 calendar days of acceptance of a complete application, either, issue, issue with conditions, deny the Certificate of Appropriateness, or applicant must request a time extension per LUMO 3.11.4.2.D.4. For additional information, please contact the Planning Department at (919) 969-5066 or at planning@townofchapelhill.org. Information on the form based code, including the adopted code itself, can be found at www.townofchapelhill.org/ephesusfordham

OFFICE USE:	Project Number:		
Submission Date		Meeting Date:	
Accepted Date:		Decision Deadline:	

Section A: Project Information

Project Name:	VILLAGE PLAZA SHOPPING CENTER		
Property Owner:	RRPIV VILLAGE PLAZA CHAPEL HILL LLC	Parcel Identifier Number (PIN)(s):	9799242361
Project Address:	257 SOUTH ELLIOTT ROAD		
Project Description:	EXTERIOR RENOVATIONS TO EXISTING SHOPPING CENTER		

Section B: Contact Information

Name:	ASHLEY SAULPAUGH			
Address:	1930 CAMDEN ROAD, SUITE 130			
City:	CHARLOTTE	State:	NC	Zip Code: 28203
Phone Number:	(704) 377-6730	E-Mail:	ASPAULPAUGH@RAMREALESTATE.COM	

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate and hereby authorizes on-site review by staff.

Applicant Signature:

[Handwritten Signature]

Date:

3/27/17

Property Owner Signature

BY: ASHLEY SAULPAUGH OWNER/APPLICANT

Date:

3/27/17

Ephesus-Fordham Certificate of Appropriateness Application

C. Procedures for Review

1. When considering a Certificate of Appropriateness, the Community Design Commission shall consider and make a determination by majority vote as to the completeness of application materials.
2. An application determined to be complete will be considered at the same meeting. During the same meeting the Community Design Commission may approve, approve with conditions, deny, or table the application.
3. An application determined to be incomplete by staff will not be heard at that same meeting. The applicant shall be notified in writing as to the deficiencies and shall be permitted to amend the application to provide a complete application.

D. Submittal Requirements

A complete application includes the items listed below. Their absence will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

<input checked="" type="checkbox"/>	Application fee (refer to fee schedule)	Amount Paid \$	<input type="text" value="400.00"/>
<input checked="" type="checkbox"/>	Digital Files - provide digital files of all plans and documents		
<input checked="" type="checkbox"/>	Mailing list of owners of property within 100 feet perimeter of subject property (see GIS notification tool)		
<input checked="" type="checkbox"/>	Mailing fee for above mailing list	Amount Paid \$	<input type="text" value="8.00"/>
<input checked="" type="checkbox"/>	Written Narrative describing the proposal — See below		
<input checked="" type="checkbox"/>	Plan Set — see below		
<input checked="" type="checkbox"/>	Reduced Site Plan Set (reduced to 8.5"x11")		

1. Written Narrative

This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact in the context of the Code. Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The exterior construction materials, including textures and patterns;
- b) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- c) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- d) The accessory fixtures and other features (including masonry walls, fences, light fixtures, steps and pavement)
- e) Elevations and dimensions
- f) Interior floor plan

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. The visual description must include dimensions.

Ephesus-Fordham Certificate of Appropriateness Application

2. Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Revision dates and professional seals and signatures, as applicable

2.A Cover Sheet

- a) Include Project Name, Project fact information, PIN, Design team

2.B Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated public amenity space and recreation space,
- c) Zoning district boundaries
- d) Property lines, project names of site and surrounding properties, significant buildings
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, street names

2.C Detailed Site Plan

- a) Existing and proposed building locations
- b) Roads, topography, features, existing vegetation, vistas (on & off-site)
- c) Location, arrangement & dimension of vehicular parking, number of spaces, typical pavement sections & surface type
- d) Lighting fixtures
- e) Landscaping pertaining to building elements, and construction trailer location

2.D Detailed Exterior Building Elevations

- 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 street-facing building façade.
 - Color renderings, sketches, or perspective drawings.
 - Do not include signage
- 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) Above ground utility structures. Show how these units will be screened from the view of any relevant public rights-of-way.

March 28, 2017

VILLAGE PLAZA SHOPPING CENTER RENOVATIONS
223-265 South Elliott Road, Chapel Hill, NC
PIN #9799242361

Ephesus-Fordham Certificate of Appropriateness Application
Written Narrative of Proposed Improvements

The existing shopping center façade is constructed of painted brick columns and painted synthetic stucco sign-panels (an exterior insulation finish system ca. the 1990's) that comprise a colonnade over a variety of storefronts and respective tenants. No additional materials are planned.

The brick columns will be cleaned and repainted, and the patterned stucco sign-panels will be reappointed and repainted. Where tenant changes/lease turn-overs are expected, suites will be outfitted with a new aluminum storefront window and door shop front; it is intended that each tenant suite will eventually receive an updated shop front to match, and create a uniform aesthetic for the center. A new metal coping will be installed at the existing parapet/edge-of-roof.

At two locations (southwest corners of the colonnade), new parapet caps will be added at the roofline to create a visual break to the long, horizontal roof edge; and to add visual interest to the façade at the primary vehicular entrance to the property. Old, faded fabric awnings will be removed, and new metal Bahama awnings added in their place.

At the south façade, existing, faded fabric awnings will be removed and replaced with a fixed metal canopy and new wall-mounted sign lighting.

Also at the south façade, the anchor tenant space will be improved with revitalized stucco appointments and new paint, a parapet cap centered on two new stucco pilasters atop brick bases (to match existing brick), and the replacement of an existing storefront window. Dated brick and stucco column covers will be removed, and the structure will be repainted.

The building footprint and height are not altered. No interior changes are intended. The work depicted falls between the definitions of Repair and Alteration per the NC Existing Building Code.

VILLAGE PLAZA RENOVATION

RAM REALTY ADVISORS

223-265 S. ELLIOTT RD CHAPEL HILL, NC



OWNER: RAM REALTY ADVISORS
PALM BEACH GARDENS, FL

ARCHITECT: CLINE DESIGN
RALEIGH, NC

COA SET
FEBRUARY 9, 2017
PIN # 9799242361



VILLAGE PLAZA RENOVATION

223 - 265 S. ELLIOTT RD CHAPEL HILL, NC

DATE
3.27.17

PROJECT #
016044

SET
COA

SHEET
COA COVER SHEET

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COA



VILLAGE PLAZA RENOVATION

223 - 265 S. ELLIOTT RD CHAPEL HILL, NC

DATE
3.27.17

PROJECT #
016044

SET
COA

SHEET
OVERALL SITE PLAN

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GENERAL NOTES

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SYMBOL LEGEND

- XX DENOTES DOOR NUMBER (SEE SHEET AX-XX FOR DOOR SCHEDULE)
- XX DENOTES WINDOW NUMBER (SEE SHEET AX-XX FOR SCHEDULE)

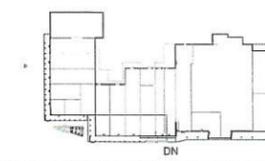
KEYED NOTES

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- M5 EXISTING EIFS TO REMAIN, TO BE RE PAINTED.
- M6 NEW BAHAMA AWNINGS.
- M7 NEW EIFS WALL.
- T ALL GLASS TO BE TEMPERED 1" INSULATED GLASS LITES, TYP.

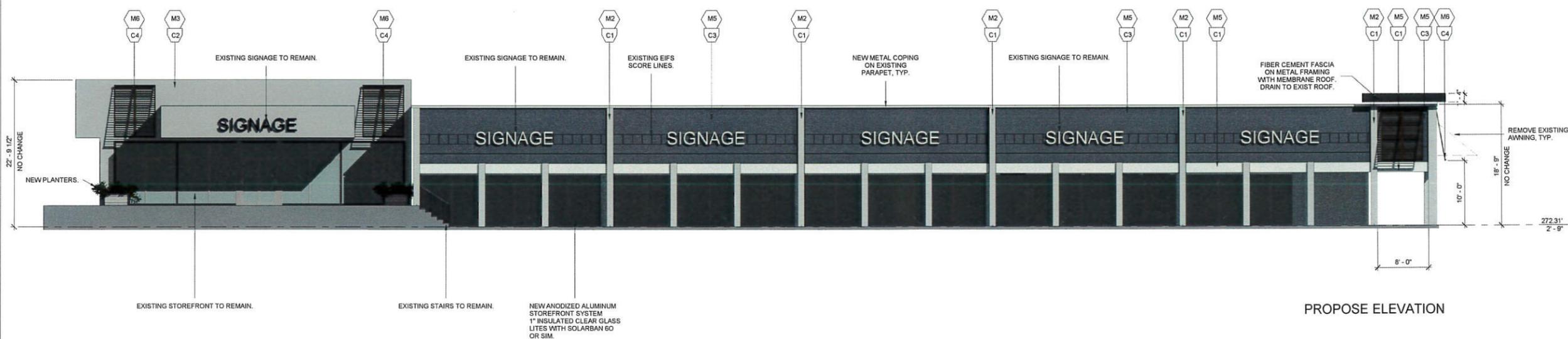
MATERIAL COLORS

- C1 SW 6070 HERON PLUME
- C2 SW 7016 MINDFUL GRAY
- C3 SW 9170 ACIER
- C4 SW 7034 STATUS BRONZE

KEY PLAN



EXISTING CONDITION



PROPOSE ELEVATION

WEST ELEVATION SCHEM. A 1
1/8" = 1'-0"

VILLAGE PLAZA RENOVATION
223 - 265 S. ELLIOTT RD CHAPEL HILL, NC

DATE
3.27.17

PROJECT #
016044

SET
COA

SHEET
FACADE RENOVATION EXTERIOR

ELEVATIONS COA ABC

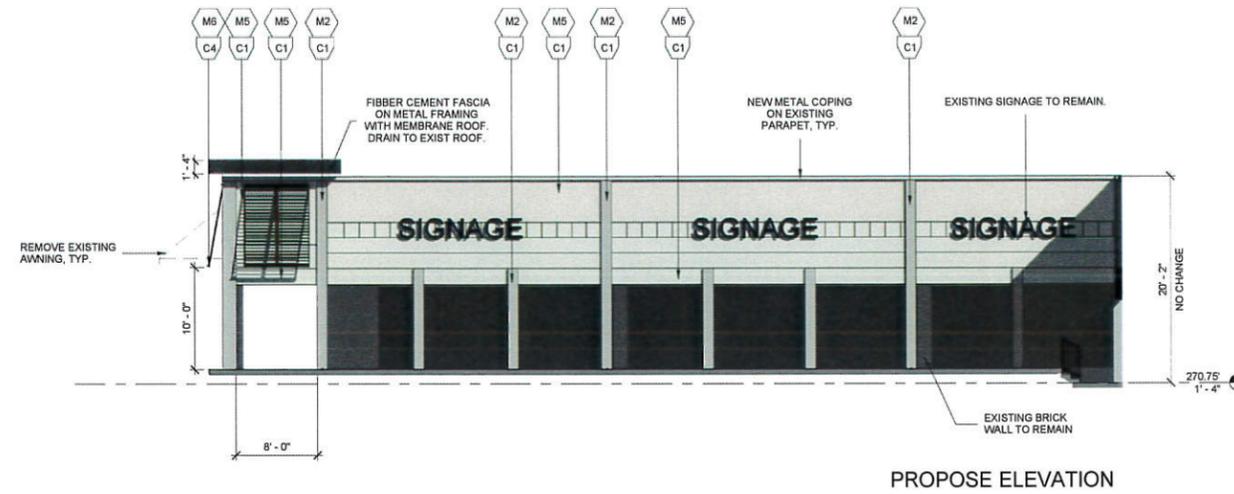
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COA 1





EXISTING CONDITION



PROPOSE ELEVATION

SOUTH ELEVATION 1 COA

2

1/8" = 1'-0"

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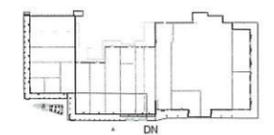
KEYED NOTES

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- M7 NEW EIFS WALL.
- T ALL GLASS TO BE TEMPERED 1" INSULATED GLASS LITES, TYP.

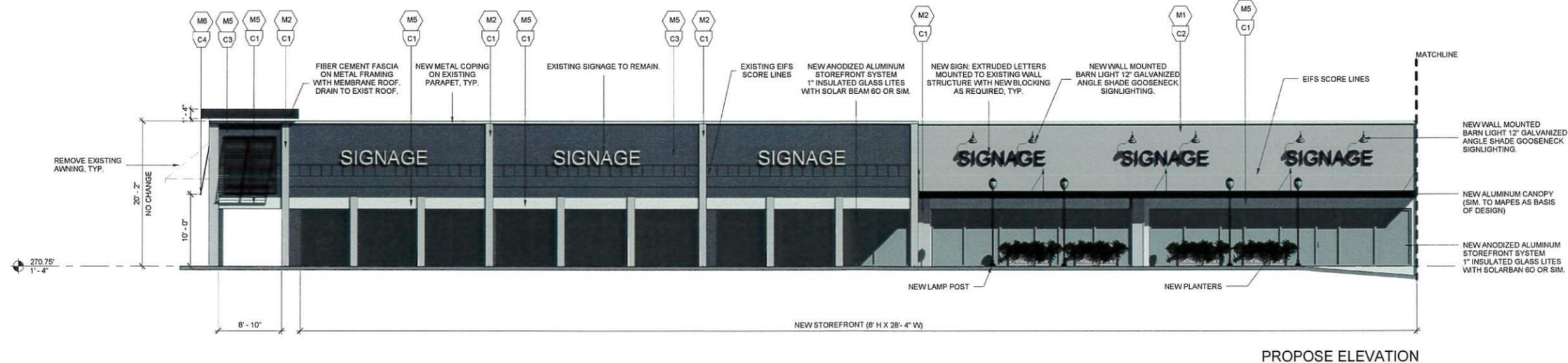
MATERIAL COLORS

- C1 SW 6070 HERON PLUME
- C2 SW 7016 MINDFUL GRAY
- C3 SW 9170 ACIER
- C4 SW 7034 STATUS BRONZE

KEY PLAN



EXISTING CONDITION



PROPOSE ELEVATION

SOUTH ELEVATION 3 COA

1

1/8" = 1'-0"

VILLAGE PLAZA RENOVATION

223 - 265 S. ELLIOTT RD CHAPEL HILL, NC

DATE
3.27.17

PROJECT #
016044

SET
COA

SHEET
FACADE RENOVATION EXTERIOR

ELEVATIONS COA

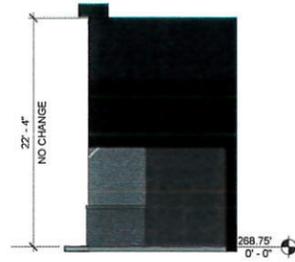
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COA 2





EXISTING CONDITION

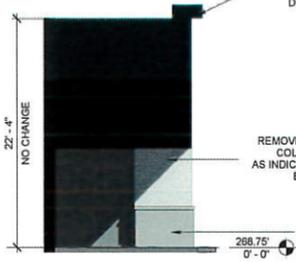


PROPOSE ELEVATION

FITNESS ENTRY (SIM.) COA 4
1/8" = 1'-0"



EXISTING CONDITION

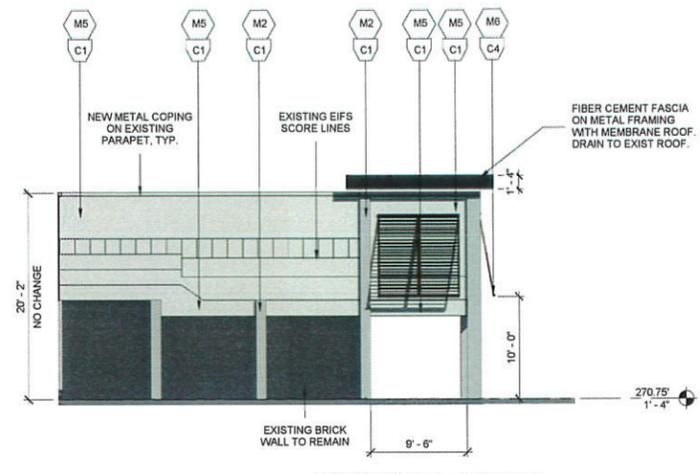


PROPOSE ELEVATION

FITNESS ENTRY COA 3
1/8" = 1'-0"



EXISTING CONDITION



PROPOSE ELEVATION

WEST ELEVATION 1 COA 2
1/8" = 1'-0"

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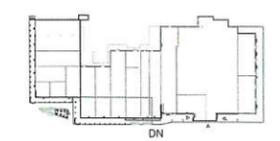
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- 1 ALL GLASS TO BE TEMPERED 1" INSULATED GLASS LITES, TYP.

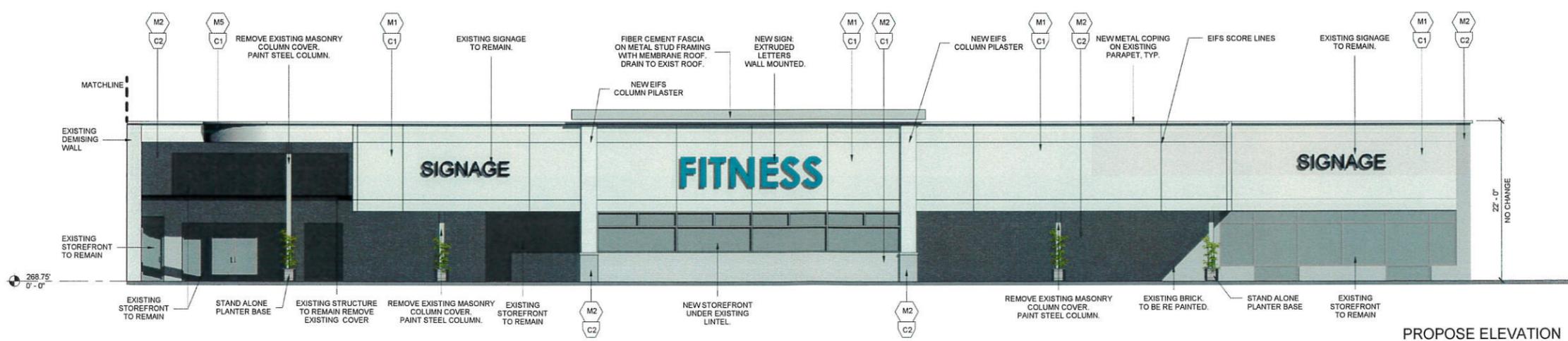
MATERIAL COLORS

- C1 SW 6070 HERON PLUME
- C2 SW 7016 MINDFUL GRAY
- C3 SW 9170 ACIER
- C4 SW 7034 STATUS BRONZE

KEY PLAN



EXISTING CONDITION



PROPOSE ELEVATION

SOUTH ELEVATION 2 COA 1
1/8" = 1'-0"



VILLAGE PLAZA RENOVATION
223 - 265 S. ELLIOTT RD CHAPEL HILL, NC

DATE
3.27.17

PROJECT #
016044

SET
COA

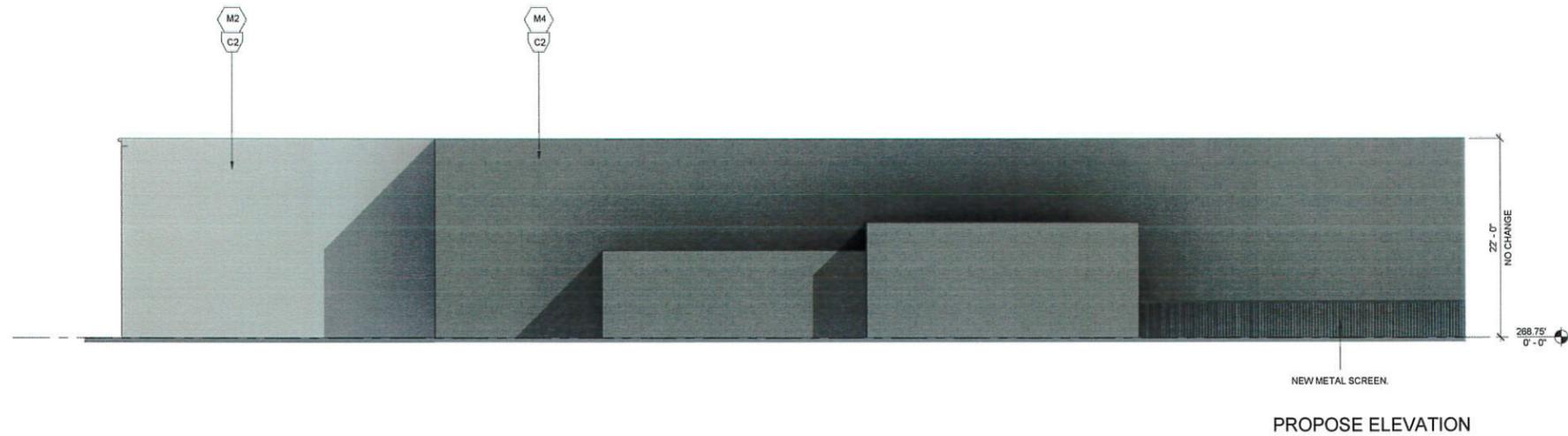
SHEET
FACADE RENOVATION EXTERIOR
ELEVATIONS COA

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COA 3



EXISTING CONDITION



PROPOSE ELEVATION

NORTH ELEVATION 2 COA 3
1/8" = 1'-0"

GENERAL NOTES

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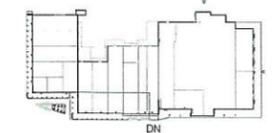
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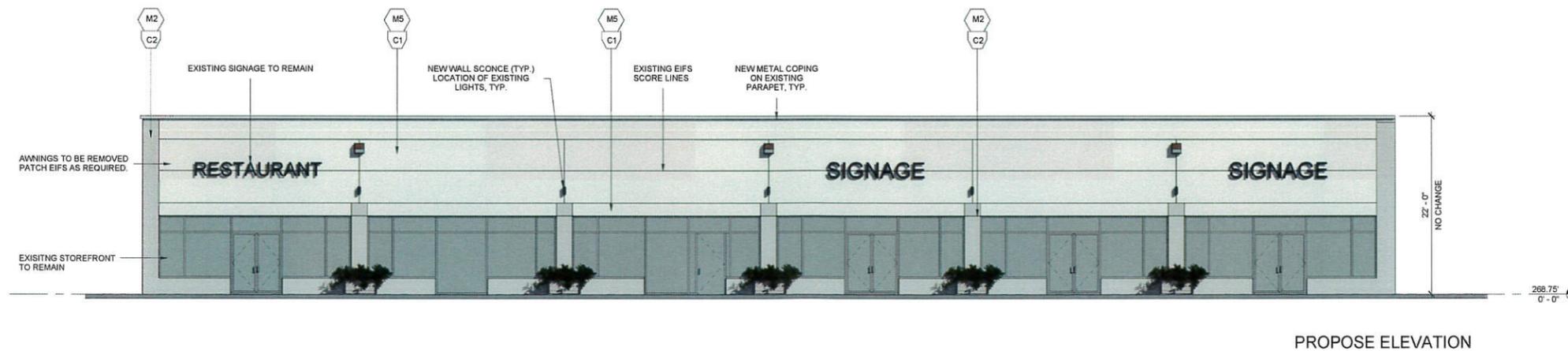
MATERIAL COLORS

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- C3 SW 9170 ACIER
- C4 SW 7034 STATUS BRONZE

KEY PLAN



EXISTING CONDITION



PROPOSE ELEVATION

EAST ELEVATION COA .1
1/8" = 1'-0"



VILLAGE PLAZA RENOVATION
223 - 265 S. ELLIOTT RD CHAPEL HILL, NC

DATE
3.27.17

PROJECT #
016044

SET
COA

SHEET
FACADE RENOVATION EXTERIOR
ELEVATIONS COA

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COA 4



EXISTING CONDITION



PROPOSE

3D View 2 2

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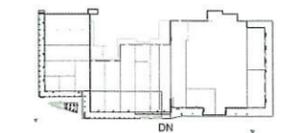
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MATERIAL COLORS

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- C3 SW 9170 ACIER
- C4 SW 7034 STATUS BRONZE

KEY PLAN



EXISTING CONDITION



PROPOSE

3D VIEW 1 1



VILLAGE PLAZA RENOVATION

223 - 265 S. ELLIOTT RD CHAPEL HILL, NC

DATE
3.27.17

PROJECT #
016044

SET
COA

SHEET
3D PERSPECTIVES COA

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COA 5