

McCauley Trail Apartments
515 S. Merritt Mill Road, Chapel Hill, 27516

2009/2010 Improvements

- Completely renovated every kitchen; painted cabinets, new hardware, new counters, new sinks, and new appliances – stainless refrigerators with ice makers, ranges, built-in microwaves and dishwashers
- Installed new flooring in every unit; real hardwoods in the living room and kitchen on the first floor, brand-new carpet on the staircases and upstairs in the bedrooms and tile in the bathrooms
- New bathroom fixtures, vanities, lighting and accessories
- Built new, larger decks/porches with new metal roof and entrances to every unit
- Painted the exterior and re-painted all the interiors
- All new electrical thru out, upgraded interior lighting and fixtures
- Installed new exterior and interior doors and hardware
- New HVAC gas pack in Unit A and all new HVAC trim-out in every unit (grills, returns, added new ductwork)
- Installed all new plumbing lines and fixtures inside every unit – polybutylene plumbing removed everywhere except behind the vertical walls of 3 units
- Installed supports and repaired the flooring system – see attached approval (stamped) by the structural engineer
- Made alterations to floor plans which include, but are not limited to; removing dividing walls between kitchens and living areas, removed small closets in the living room to open up the entrances, moved walls upstairs to make the bedrooms larger and transformed the ½ bath into a full bath on the first floor of 5 units (this space was created by moving the stairs forward a few feet)
- Upgraded the landscaping with new plantings and accents, removed debris and overgrowth in the rear of the property to create a large, lighted trail from the property to McCauley Street which allows residents to walk to campus in five minutes – students nearby also use this path, making this property a landmark in the neighborhood
- Reconfigured parking to add more parking spaces and moved the dumpster

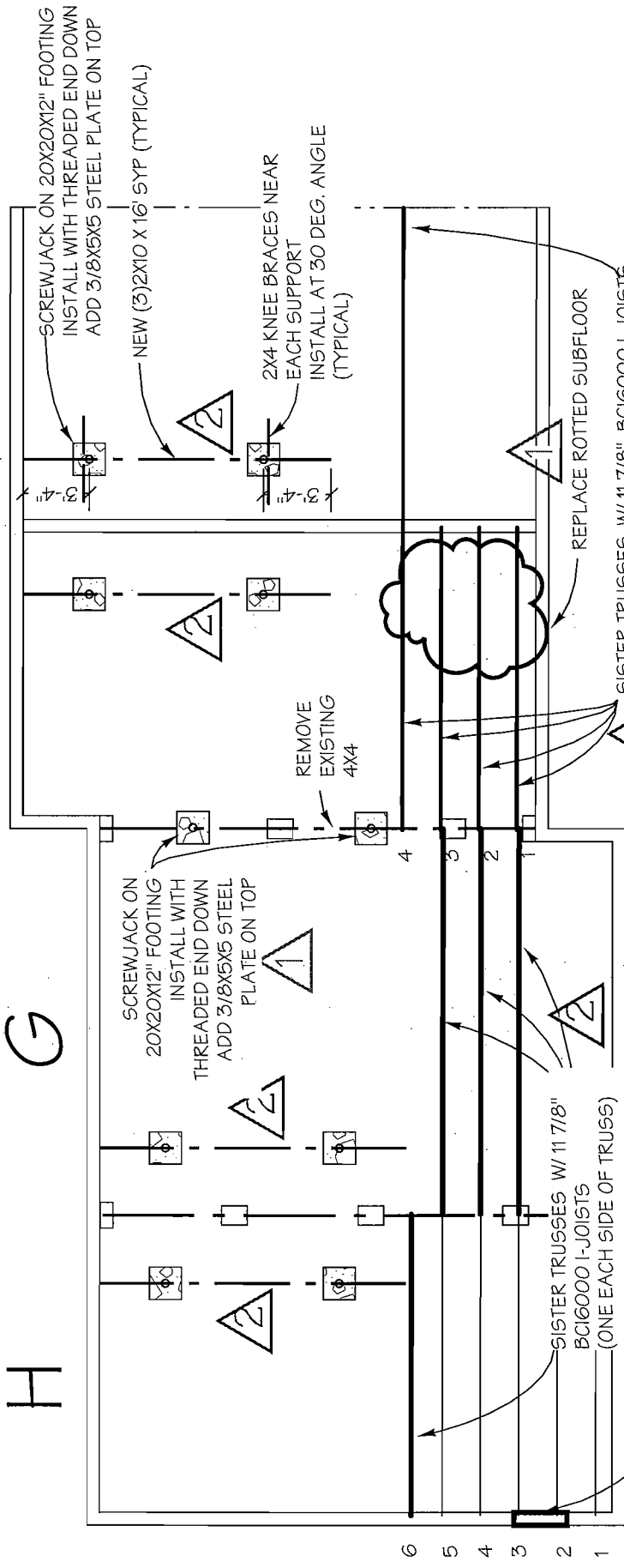
NOTES:
RE-SHIM ALL EXISTING GIRDERS ACROSS THE ENTIRE PIER CAP USING PT LUMBER OR STEEL SHIMS



ALIGN W/ STAIR WALL (TR)

FRONT F E

H G

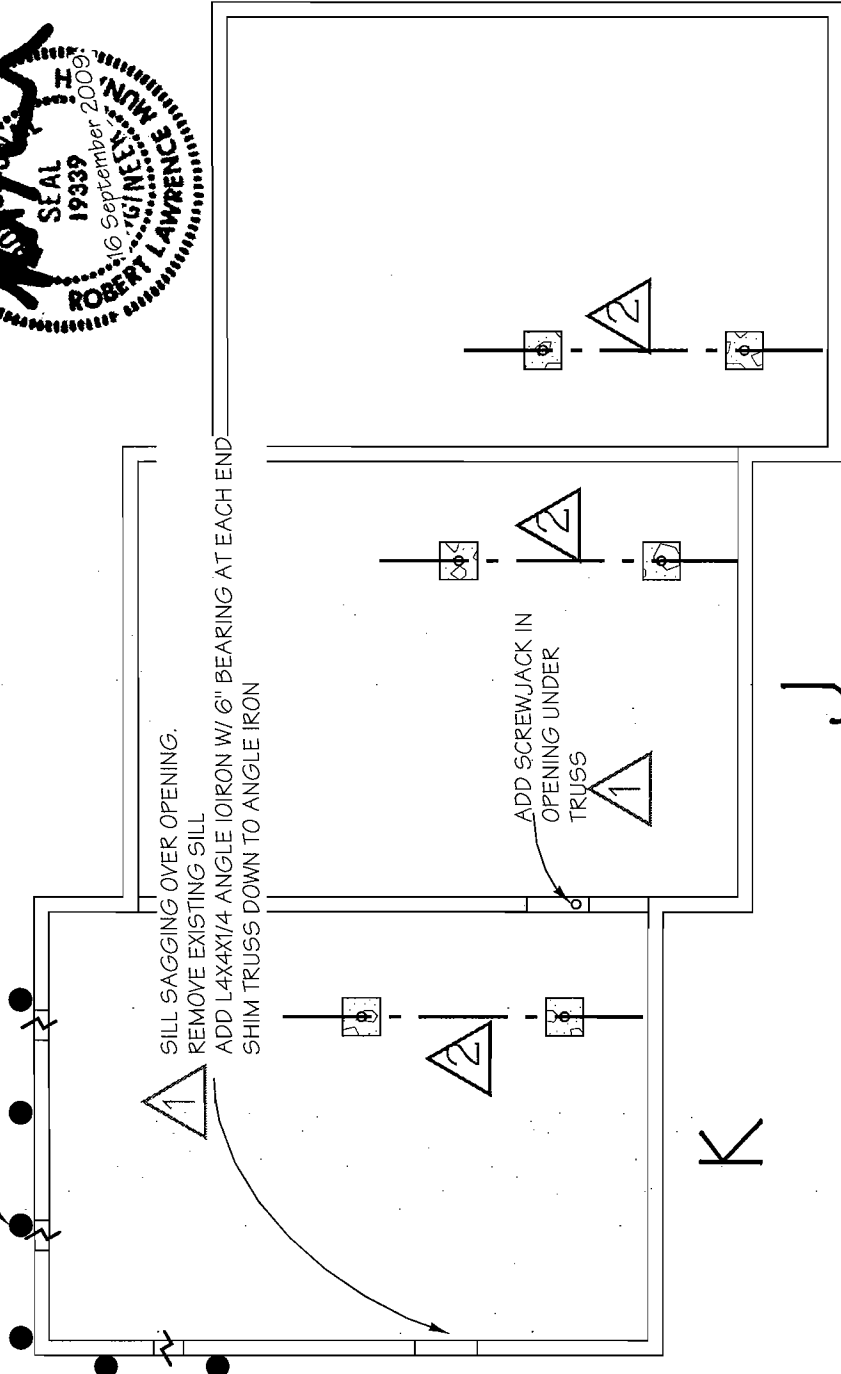


1 PLAN - UNITS E,F,G,H
S1 SCALE: 1/8" = 1'-0"

	PO Box 1264 • Carrboro, NC 27510 • 919-542-7578 Rob Munach, PE • Xlertgr@pobox.com • Fax: 919-542-6757	FLOOR FRAMING REPAIRS 515 MERRITT MILL ROAD	10597	Scale: 1/8" = 1'-0" Date: 09-16-09 Sheet: 1 of 3
	10597			



ADD HELICAL PIER UNDERPINNING
CONTACT A SPECIALTY FOUNDATION CONTRACTOR






K

J

I

FRONT

LEGEND

-  = SHOULD BE PERFORMED DURING CURRENT RENOVATION
-  = COULD WAIT UNTIL SAGGING BECOMES MORE PREVALENT
-  = NOT REQUIRED UNLESS CRACKING BECOMES SIGNIFICANTLY WORSE



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105-907

Scale: 1/8" = 1'-0"
Date: 09-16-09
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