

UNIVERSITY PLACE - NEW OFFICE - BUILDING 6

CHAPEL HILL, NC

COMMUNITY DESIGN COMMISSION SUBMITTAL

10/10/2022

CDC SHEET LIST	
SHEET #	SHEET NAME
G1.00	CDC COVER SHEET
G2.00	EXTERIOR VIEWS
A0.00	ARCHITECTURAL SITE PLAN
A1.01	LEVEL 1 OVERALL FLOOR PLAN
A1.02	LEVEL 2 OVERALL FLOOR PLAN
A1.03	LEVEL 3 OVERALL FLOOR PLAN
A1.10	OVERALL ROOF PLAN
A4.01	BUILDING 6 CDC ELEVATIONS
A4.01A	BUILDING 6 CDC ELEVATIONS (PREVIOUS)
A4.02	BUILDING 6 CDC ELEVATIONS
A4.02A	BUILDING 6 CDC ELEVATIONS (PREVIOUS)
A5.01	BUILDING SECTIONS

CDC SHEET LIST - COMMON	
SHEET #	SHEET NAME
G1-01	LANDSCAPE DISPOSITION ENLARGEMENT 1
L1-01	MATERIALS PLAN ENLARGEMENT 1
L4-01	REQUIRED PLANTING PLAN ENLARGEMENT 1
L5-01	SUPPLEMENTAL PLANTING PLAN ENLARGEMENT 1
L6-01	LIGHTING PLAN ENLARGEMENT 1
LTP1.0	SITE LIGHTING CALCULATION



people making places

owner

Ram Realty Services
127 West Worthington Street, Suite 290
Charlotte, North Carolina 28203
vc 704 | 377 | 6730
contact: Ashley Saulpaugh



architectural

BeechamBunce+Manley ARCHITECTURE pllc
1900 West Morehead Street, Suite 200
Charlotte, North Carolina 28208
vc 704 | 334 | 1716
contact: Brian Ficker



VIEW FROM WEST (MAIN STREET)



VIEW FROM EAST



VIEW FROM NORTH

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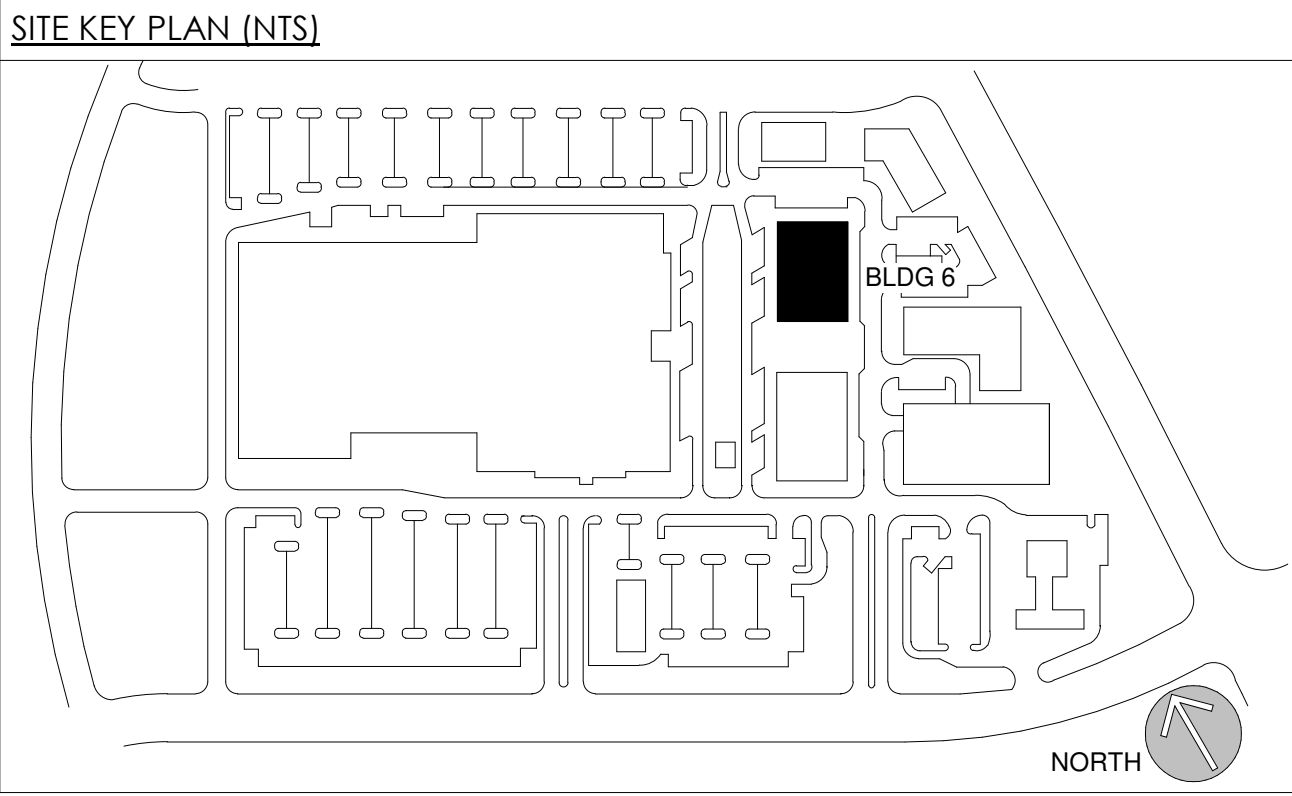
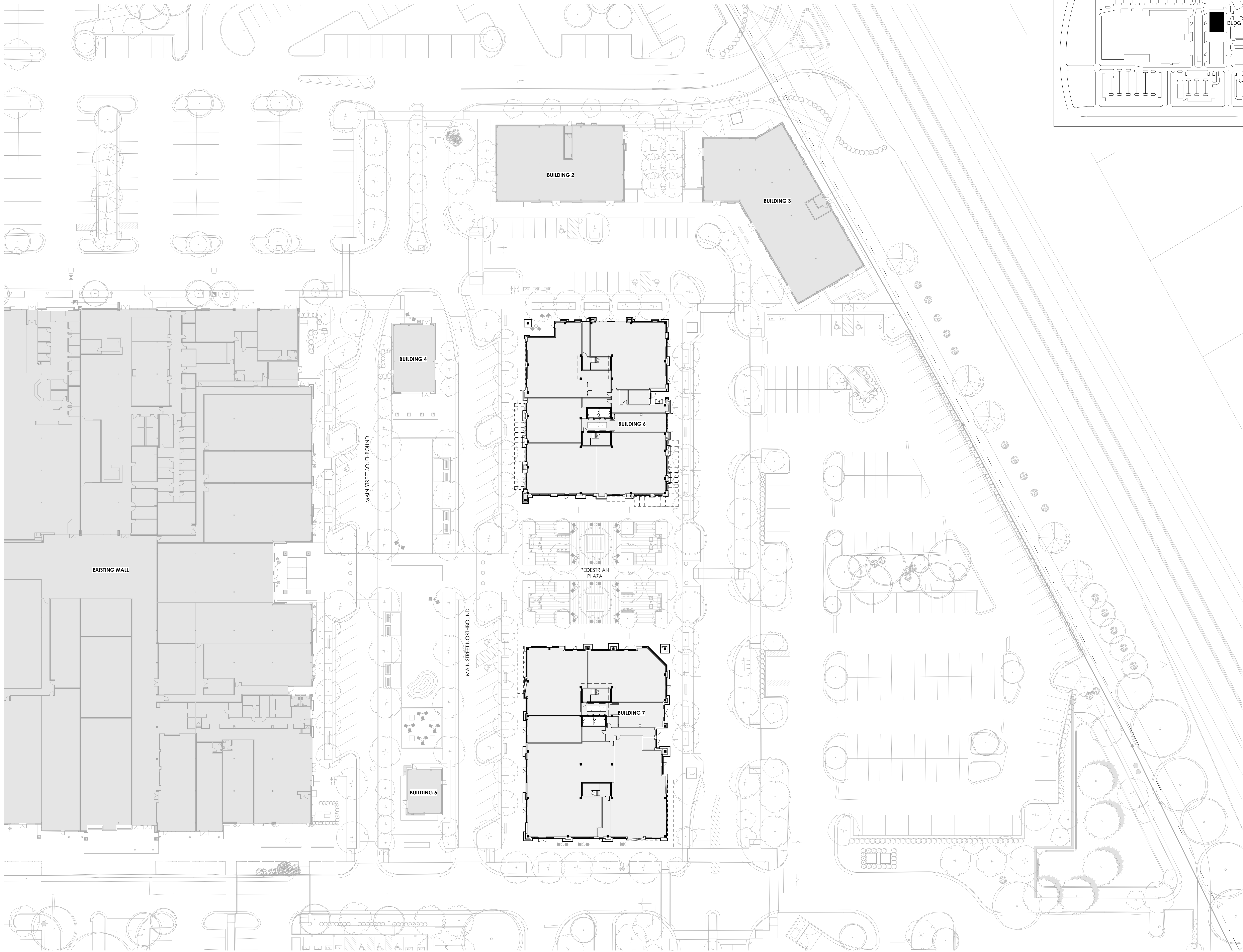


LOCATION / CHAPEL HILL, NC
PROJECT # / 21RAM490
DATE / 10/10/22
DRAWN / Author

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EXTERIOR VIEWS



1
A0.00

PHASE 2 SITE PLAN

SCALE: 1" = 30'-0"

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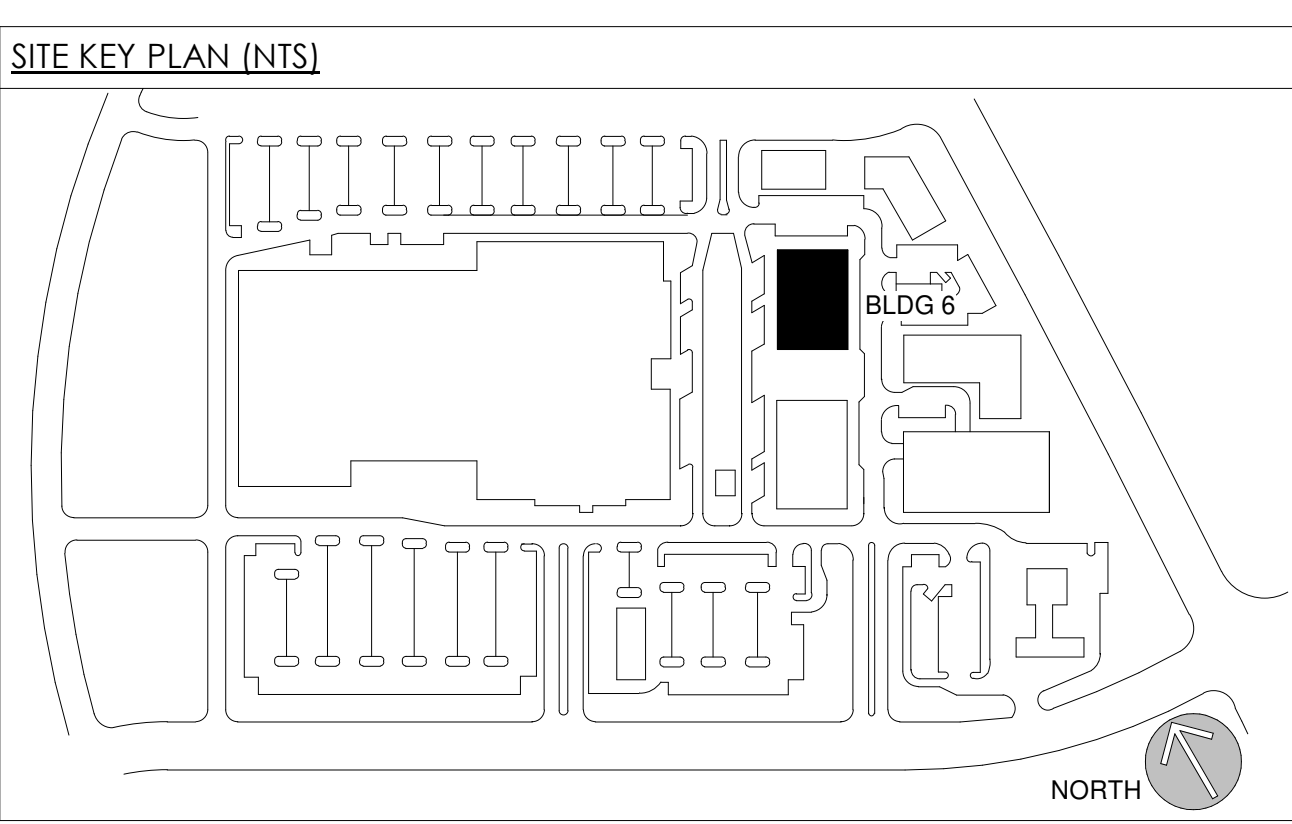
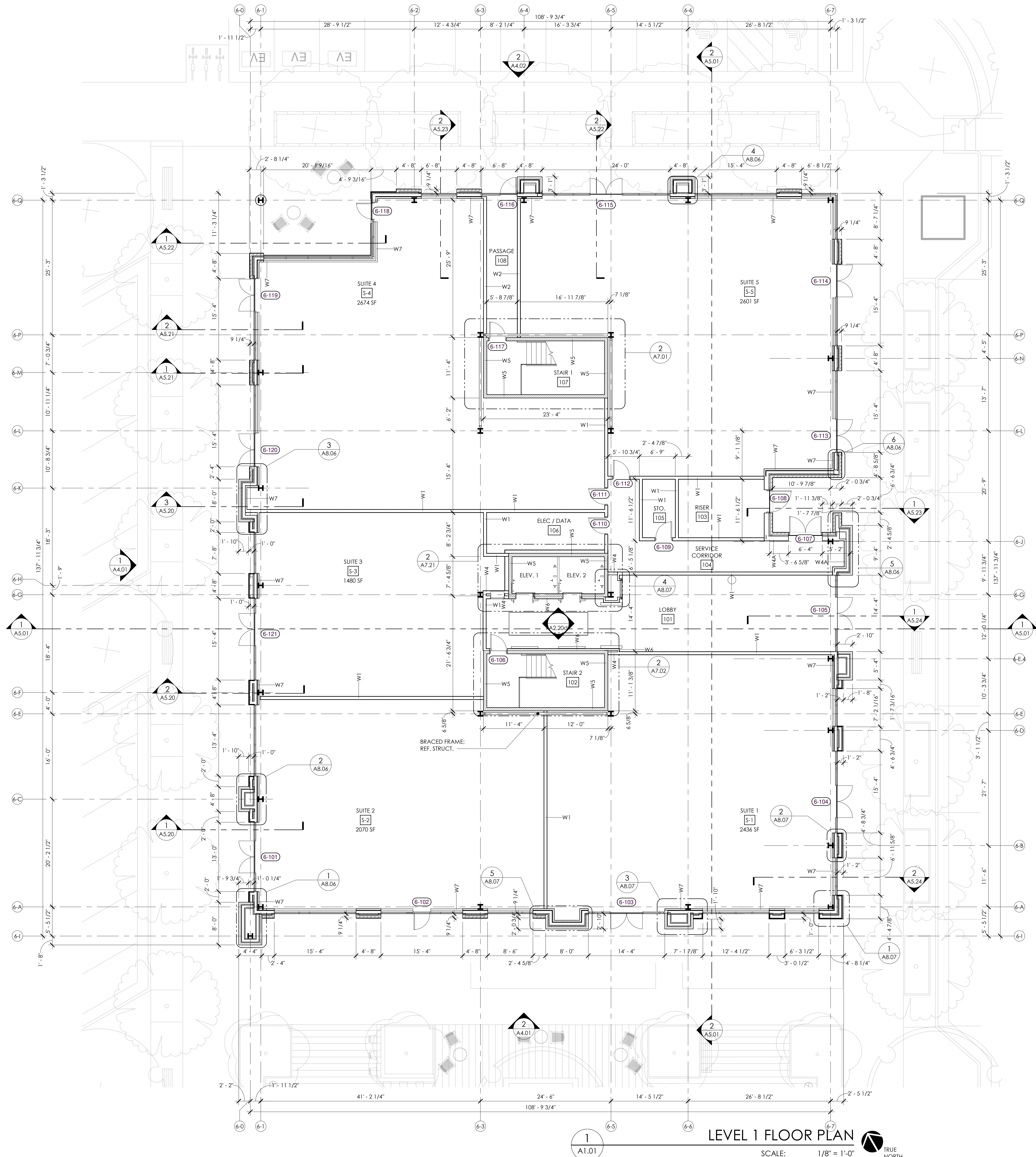


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ARCHITECTURAL SITE
PLAN



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, EDGE OF OPENING, AND CENTER-LINE OF COLUMN UNLESS OTHERWISE NOTED.
2. GC TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCY.
3. PROVIDE CIP CONC WALL AT BASE OF MTL FRAMING WALL FOR FLOOD PROTECTION
4. PROVIDE A \$7,500 ALLOWANCE FOR ELEVATOR INTERIOR FINISH PACKAGE PER ELEVATOR.

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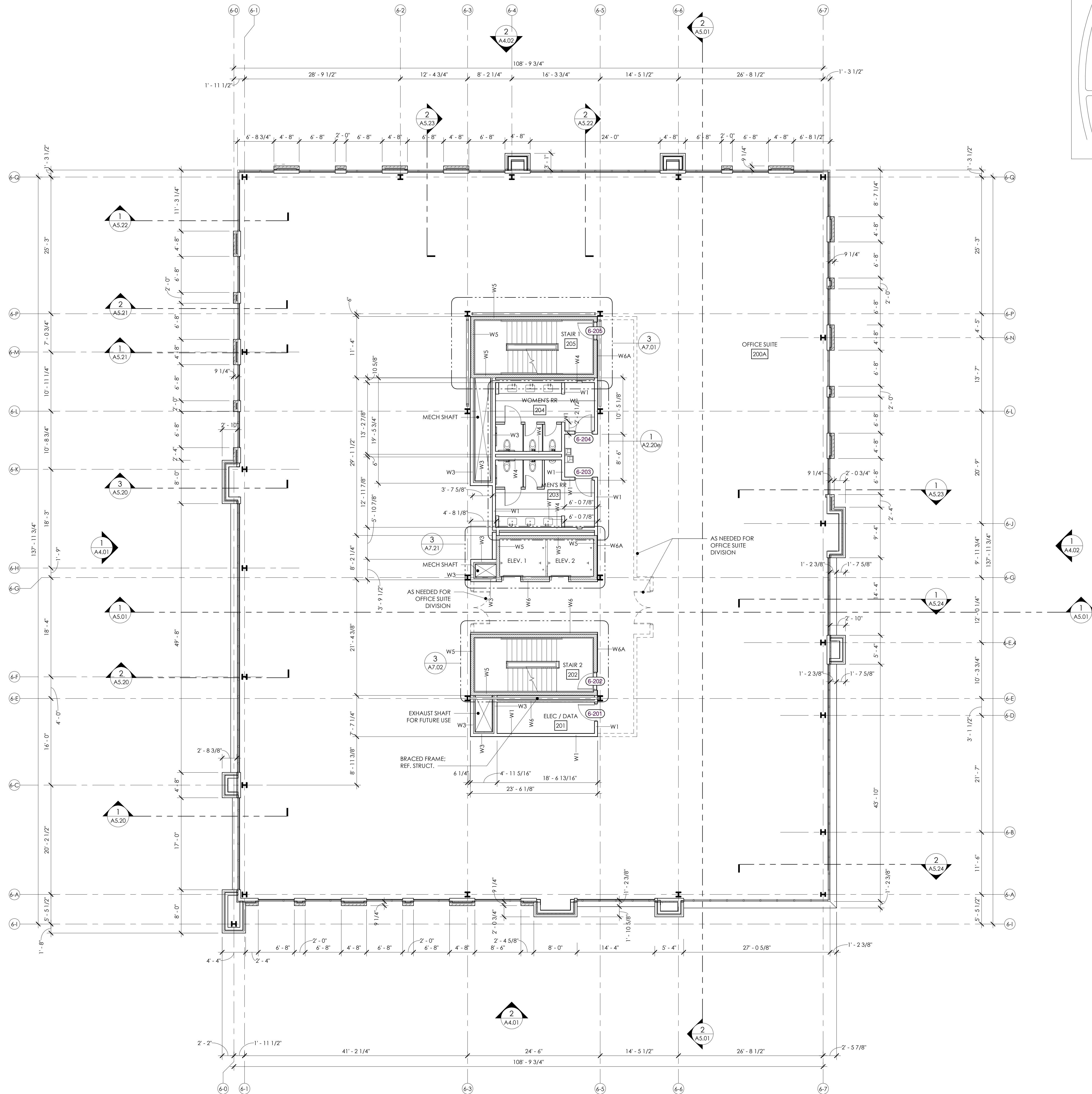


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LEVEL 1 OVERALL FLOOR PLAN

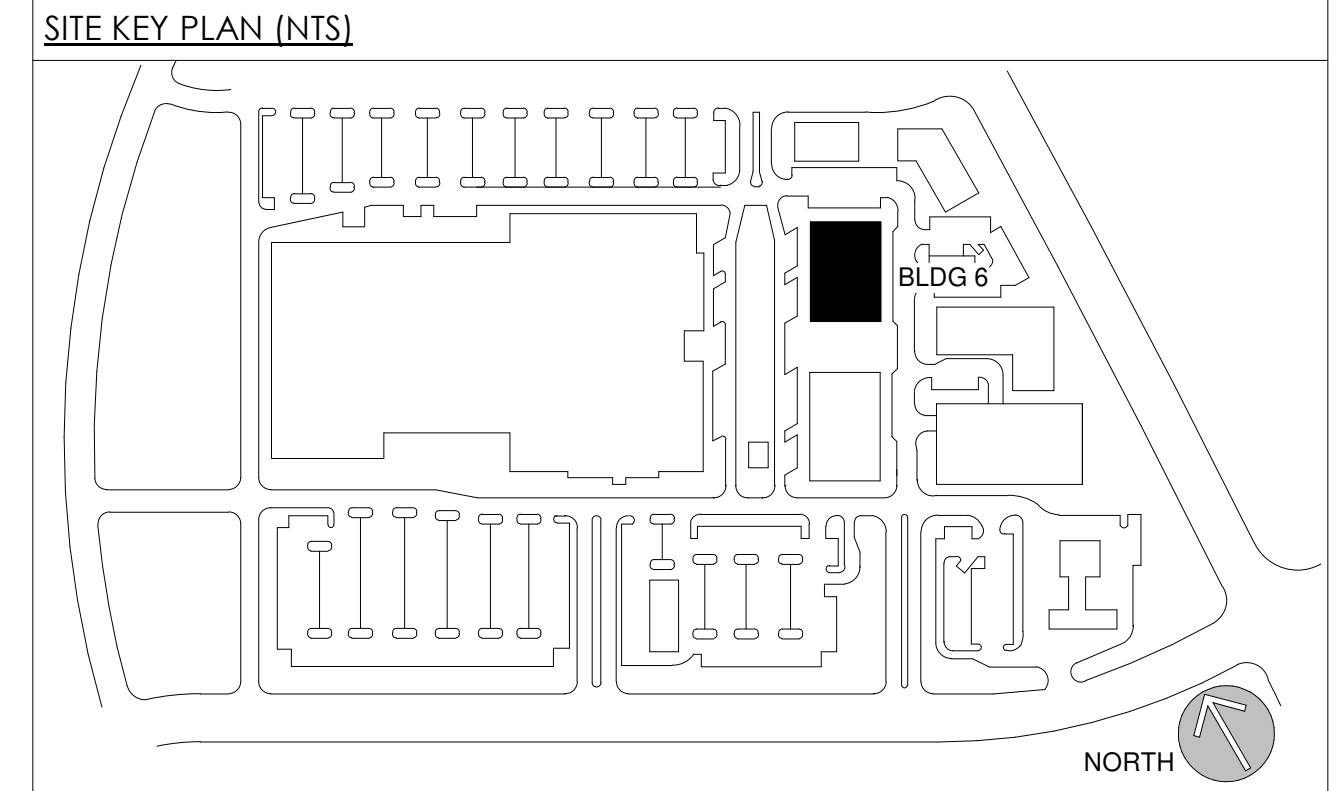


1
A1.02

LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"

TRUE NORTH



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, EDGE OF OPENING, AND CENTER-LINE OF COLUMN UNLESS OTHERWISE NOTED.
2. GC TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCY.
3. PROVIDE CIP CONC WALL AT BASE OF MTL FRAMING WALL FOR FLOOD PROTECTION
4. PROVIDE A \$7,500 ALLOWANCE FOR ELEVATOR INTERIOR FINISH PACKAGE PER ELEVATOR.

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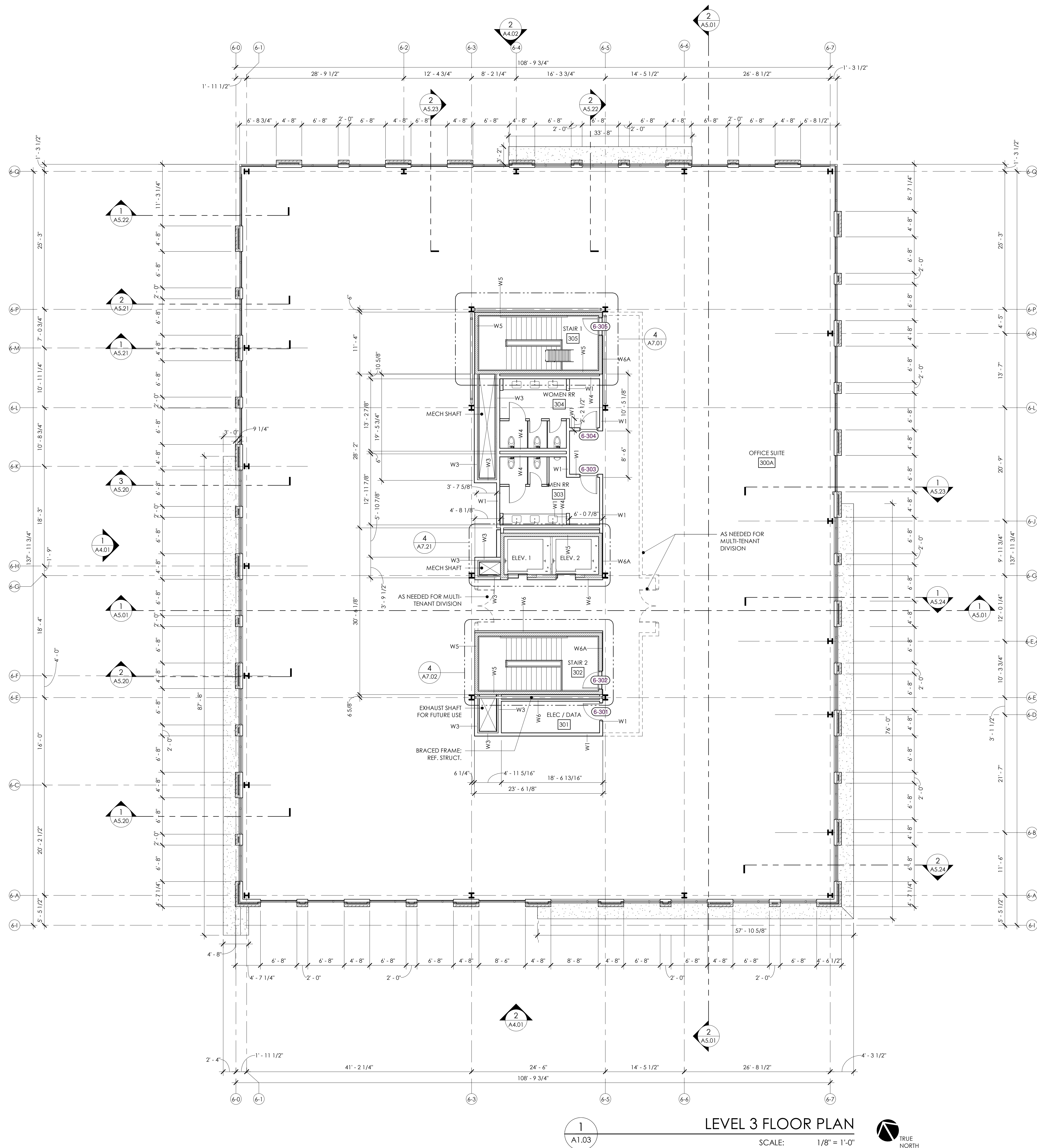


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**LEVEL 2 OVERALL
FLOOR PLAN**



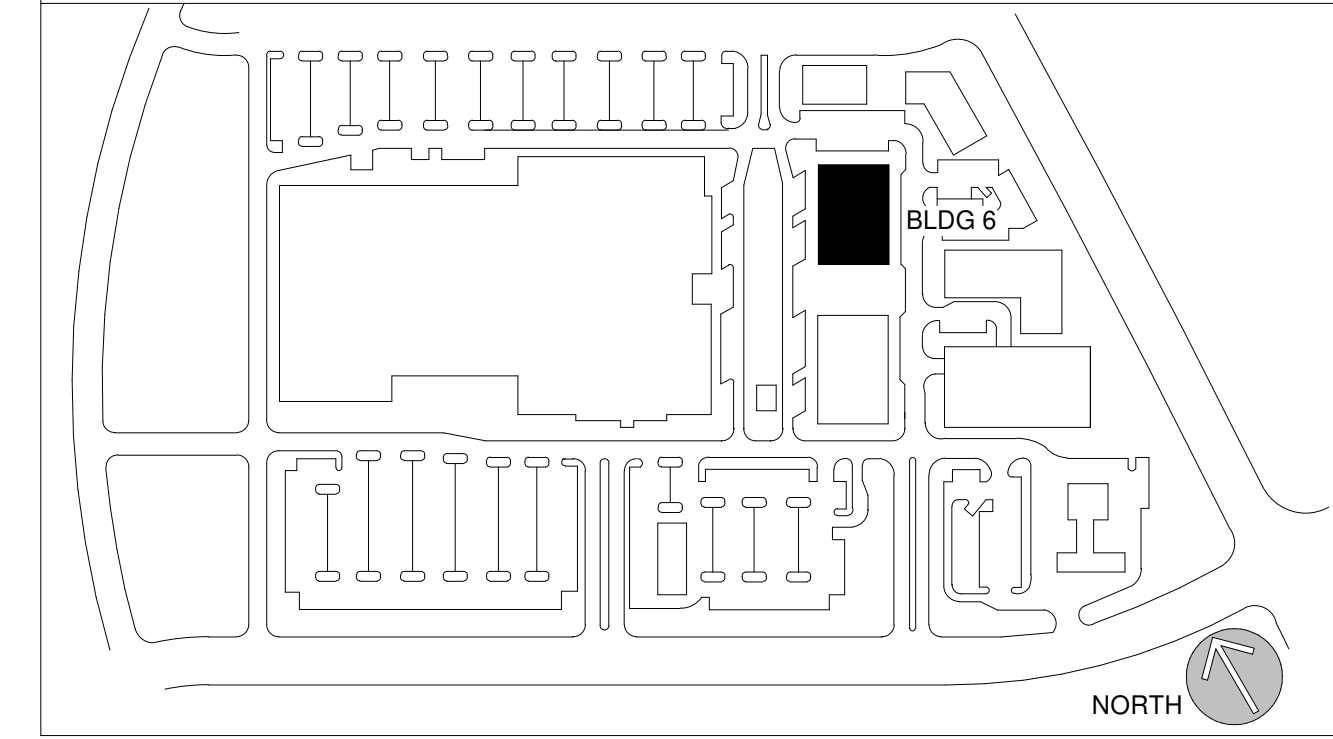
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A1.03

LEVEL 3 FLOOR PLAN

SCALE: 1/8" = 1'-0"



SITE KEY PLAN (NTS)



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, EDGE OF OPENING, AND CENTER-LINE OF COLUMN UNLESS OTHERWISE NOTED.
2. GC TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCY.
3. PROVIDE CIP CONC WALL AT BASE OF MTL FRAMING WALL FOR FLOOD PROTECTION
4. PROVIDE A \$7,500 ALLOWANCE FOR ELEVATOR INTERIOR FINISH PACKAGE PER ELEVATOR.

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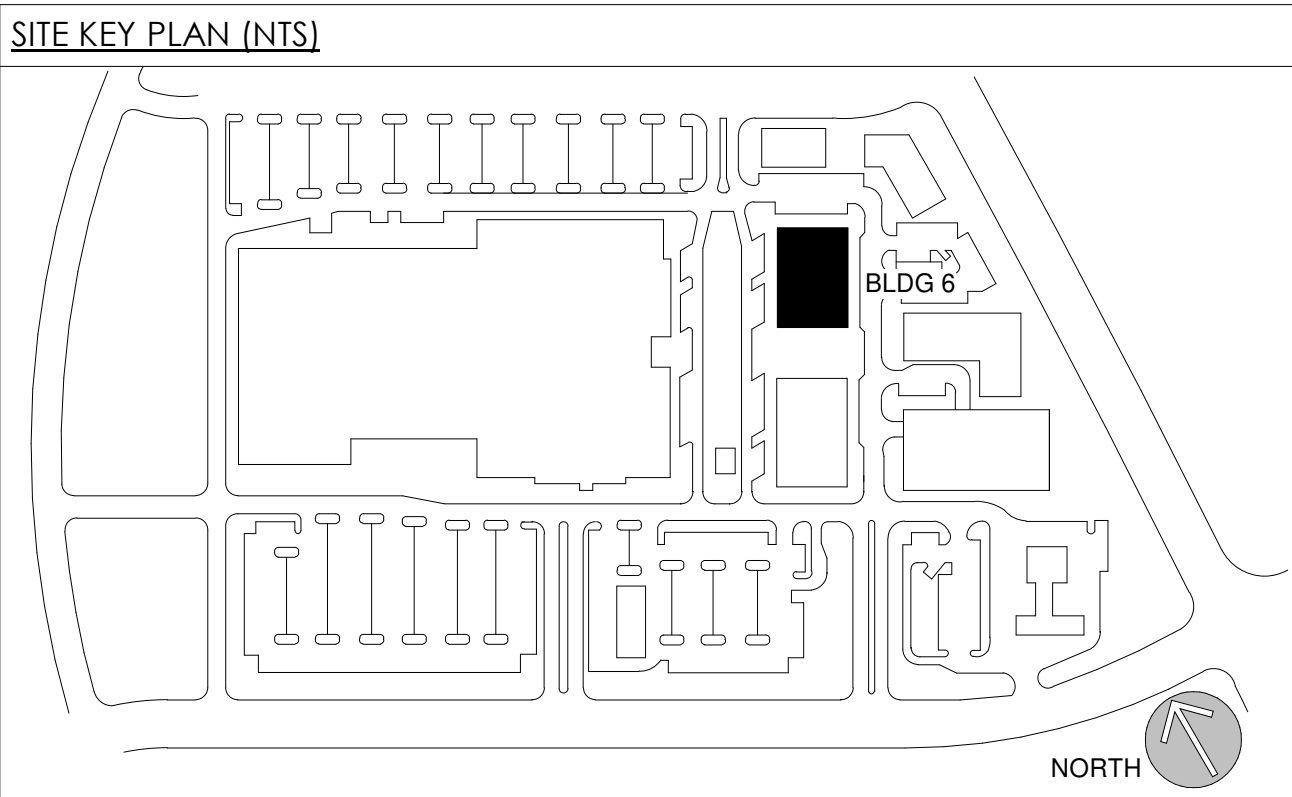
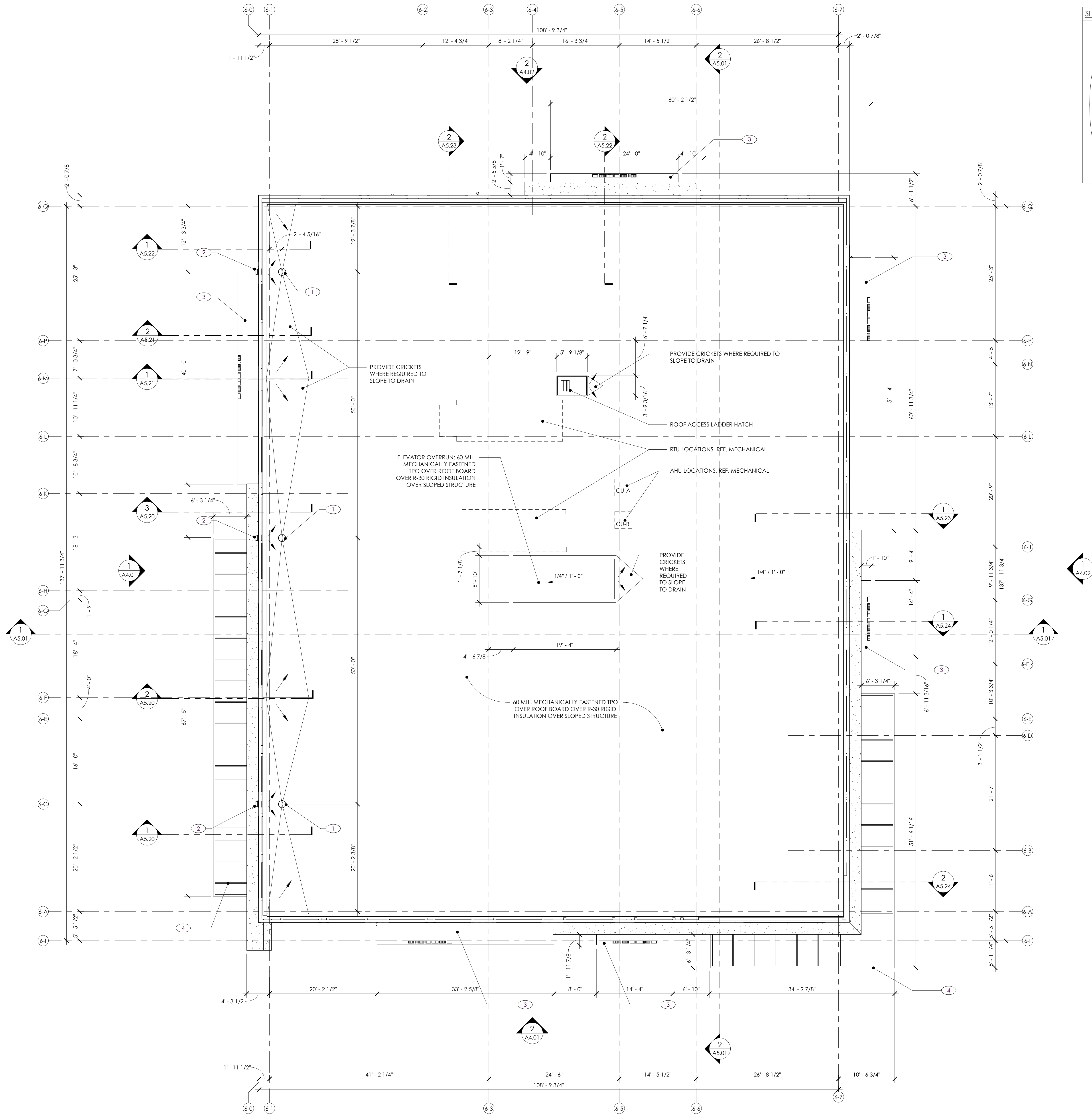


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LEVEL 3 OVERALL
FLOOR PLAN



GENERAL ROOF PLAN NOTES

1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, EDGE OF OPENING, AND CENTER-LINE OF COLUMN UNLESS OTHERWISE NOTED.
2. CRICKETS SHOWN ARE REPRESENTATIONAL G.C. TO PROVIDE ALL NECESSARY CRICKETS TO DIRECT WATER TO ACTUAL SCUPPERS.
4. CRICKETS TO HAVE TAPERED INSULATION SLOPED 1/4" PER FOOT, MIN.
5. SEE ELEVATIONS FOR SECONDARY THROUGH-WALL SCUPPER LOCATIONS.
6. REFER TO STRUCTURAL FOR CANOPY FRAMING.
7. ALL ROOF MTD MECHANICAL EQUIPMENT TO HAVE SELF-MOUNTED SCREENING SYSTEM.

ROOF PLAN KEYNOTE LEGEND

- 1 PRIMARY DRAIN - INTERNAL
BOD: ZURN Z100 FLOFORCE HIGH PERFORMANCE DRAIN
- 2 SECONDARY DRAIN - THROUGH-WALL SCUPPER
- 3 PREMANUFACTURED SELF-DRAINING METAL CANOPY & WOOD LOOK FIBER CEMENT SOFFIT (BASIS OF DESIGN MAPES CANTILEVER)
- 4 CANTILEVERED STEEL FRAMED CANOPY

**GENERAL ROOF DRAINAGE NOTES
(BUILDING 6):**

PRIMARY DRAIN:
RAINFALL RATE (IN / HR): 3.8
RAINFALL RATE (CF / HR): 0.3
WORST CASE TRIBUTARY AREA ON PROJECT (SF): 5,588
GALLON / MIN REQ'D: **220.6**

DRAIN SIZE: 12" (D) X 4" (H)
GALLON / MIN PROVIDED: **268.4**

SECONDARY SCUPPER:
RAINFALL RATE (IN / HR): 3.8
RAINFALL RATE (CF / HR): 0.3
WORST CASE TRIBUTARY AREA ON PROJECT (SF): 5,588
GALLON / MIN REQ'D: **220.6**

SCUPPER SIZE: 12" (L) X 4" (H)
GALLON / MIN PROVIDED: **268.4**

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ram
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OVERALL ROOF PLAN

A1.10

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No.	Description	Date

FINISH LEGEND & NOTES

- MP-1 DESCRIPTION: COMPOSITE PANEL SYSTEM
MANUFACTURER: DRI DESIGN
SYSTEM: EMBOSSED PANEL SYSTEM
COLOR: P-2
NOTE: 3/8" JOINT, U.N.O.
- SF-1 DESCRIPTION: NEW STOREFRONT SYSTEMS
MANUFACTURER: KAWNEER
SYSTEM: 451 SERIES
COLOR: DARK GRAY
FINISH: ANODIZED ALUMINUM
NOTE: TYPICAL ALL NEW UNITS
- BRK-1 DESCRIPTION: BRICK VENEER
MANUFACTURER: TRIANGLE BRICK OR EQUAL
COLOR: GRAY / MORTAR: TBD (COLORED)
NOTE: MODULAR SIZE BRICKS
- BRK-2 DESCRIPTION: BRICK VENEER
MANUFACTURER: TRIANGLE BRICK OR EQUAL
COLOR: WHITE / MORTAR: TBD (COLORED)
NOTE: MODULAR SIZE BRICKS
- WD-1 DESCRIPTION: PHENOLIC WOOD-LOOK VENEER
MANUFACTURER: PRODEMA
SYSTEM: PARKLEX PHENOLIC PANEL
COLOR: RUSTIK
NOTE: 6" X 8'-0" MAX. PANEL
- CIP-1 DESCRIPTION: CAST IN PLACE CONCRETE
FINISH: CLASS 1 FINISH, MATTE
COLOR: P-1
- CIP-2 DESCRIPTION: CAST IN PLACE CONCRETE
FINISH: CLASS 1 FINISH, MATTE
COLOR: P-2
- P-1 DESCRIPTION: LIGHT PAINT COLOR
MANUFACTURER: BENJAMIN MOORE
COLOR: TBD
NOTE: SEE NOTE 1
- P-2 DESCRIPTION: DARK PAINT COLOR
MANUFACTURER: BENJAMIN MOORE
COLOR: WROUGHT IRON (2124-10)
NOTE: SEE NOTE 1
- CC-1 DESCRIPTION: COMPOSITE COLUMN COVER
MANUFACTURER: PAC-CLAD
SYSTEM: PAC-1000F
COLOR: P-2

NOTES

1. PAINTED SURFACES ARE TO BE PREPARED PER MANUF. SPECIFICATION. PAINT SHALL BE APPLIED IN THE RECOMMENDED NUMBER OF COATS BASED ON THE SUBSTRATE. SHEEN TBD.
2. FLOOD BARRIERS ARE REQUIRED AT EACH DOOR OPENING AND WINDOW THAT EXTENDS TO GRADE. FLOOD BARRIER SHALL BE SECURED TO CONCRETE STEM WALL AT BOTH ENDS. BASIS OF DESIGN - SUPER FLOOD LOG SYSTEM MANUFACTURED BY FLOOD PANEL.
3. MATERIALS SPECIFIED HERE ARE BASIS OF DESIGN.



2

BLDG 6 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1

BLDG 6 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

Revisions		
No.	Description	Date

FINISH LEGEND & NOTES

- LCP-1 DESCRIPTION: LASER CUT PANEL SYSTEM
MANUFACTURER: PARASOLEL
SYSTEM: PARACLAD 100
PANELS: 1/8" ALUMINUM
COLOR: BLACK LICORICE
PATTERN: NUKULAVU
NOTE: HORIZONTAL 4" ALUM. TRIM, COLOR TBD
- ACM-1 DESCRIPTION: ACM PANEL
MANUFACTURER: NORTHCLAD
SYSTEM: ALUM. COMPOSITE WET JOINT SYSTEM
FINISH: ANODIZED FINISH
COLOR: DUSTY CHARCOAL II
- SF-1 DESCRIPTION: NEW STOREFRONT SYSTEMS
MANUFACTURER: KAWNEER
SYSTEM: 451 SERIES
COLOR: DARK GRAY
FINISH: ANODIZED ALUMINUM
NOTE: TYPICAL ALL NEW UNITS
- BRK-1 DESCRIPTION: BRICK VENEER
MANUFACTURER: TRIANGLE BRICK OR EQUAL
COLOR: GRAY / MORTAR: TBD (COLORED)
NOTE: MODULAR SIZE BRICKS
- BRK-2 DESCRIPTION: BRICK VENEER
MANUFACTURER: TRIANGLE BRICK OR EQUAL
COLOR: WHITE / MORTAR: TBD (COLORED)
NOTE: MODULAR SIZE BRICKS
- WD-1 DESCRIPTION: HORIZONTAL FIBER CEMENT LAP SIDING
MANUFACTURER: WOODTONE, RUSTIC SERIES
COLOR: SUMMER WHEAT
NOTE: 6" X 8'-0" MAX. PANEL
- CIP-1 DESCRIPTION: CAST IN PLACE CONCRETE
FINISH: CLASS 1 FINISH, MATTE
COLOR: P-1
- CIP-2 DESCRIPTION: CAST IN PLACE CONCRETE
FINISH: CLASS 1 FINISH, MATTE
COLOR: P-2
- P-1 DESCRIPTION: LIGHT PAINT COLOR
MANUFACTURER: BENJAMIN MOORE
COLOR: TBD
NOTE: SEE NOTE 1
- P-2 DESCRIPTION: DARK PAINT COLOR
MANUFACTURER: BENJAMIN MOORE
COLOR: TBD
NOTE: SEE NOTE 1

NOTES

1. PAINTED SURFACES ARE TO BE PREPARED PER MANUF. SPECIFICATION. PAINT SHALL BE APPLIED IN THE RECOMMENDED NUMBER OF COATS BASED ON THE SUBSTRATE. SHEEN TBD.
2. MATERIALS SPECIFIED HERE ARE BASIS OF DESIGN.
3. FLOOD BARRIERS ARE REQUIRED AT EACH DOOR OPENING AND WINDOW THAT EXTENDS TO GRADE. FLOOD BARRIER SHALL BE SECURED TO CONCRETE STEM WALL AT BOTH ENDS. BASIS OF DESIGN - SUPER FLOOD LOG SYSTEM MANUFACTURED BY FLOOD PLANET.
 - AT EACH STOREFRONT ENTRY
 - ALONG THE UNDERSIDE OF BUILDING CANOPIES AND OVERHANGS
4. LIGHTING (DESIGN FORTHCOMING) TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - AT EACH STOREFRONT ENTRY
 - ALONG THE UNDERSIDE OF BUILDING CANOPIES AND OVERHANGS



2
A4.01

BLDG 6 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1
A4.01

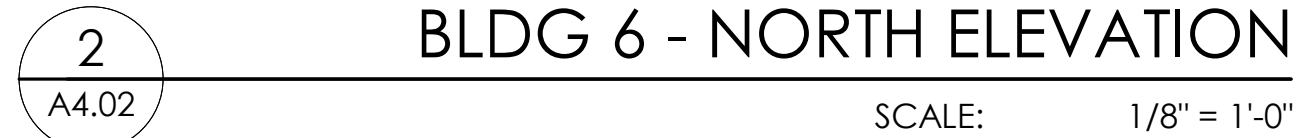
BLDG 6 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

PREVIOUS SUBMITTAL FOR REFERENCE

1. PAINTED SURFACES ARE TO BE PREPARED PER MANUF. SPECIFICATION. PAINT SHALL BE APPLIED IN THE RECOMMENDED NUMBER OF COATS BASED ON THE SUBSTRATE. SHEEN TBD.
2. FLOOD BARRIERS ARE REQUIRED AT EACH DOOR OPENING AND WINDOW THAT EXTENDS TO GRADE. FLOOD BARRIER SHALL BE SECURED TO CONCRETE STEM WALL AT BOTH ENDS. BASIS OF DESIGN - SUPER FLOOD LOG SYSTEM MANUFACTURED BY FLOOD PANEL.
3. MATERIALS SPECIFIED HERE ARE BASIS OF DESIGN.

A4.02



Revisions		
No.	Description	Date

BUILDING 6 CDC
ELEVATIONS

FINISH LEGEND & NOTES

- LCP-1 DESCRIPTION: LASER CUT PANEL SYSTEM
MANUFACTURER: PARASOLEL
SYSTEM: PARACLOUD 100
PANELS: 1/8" ALUMINUM
COLOR: BLACK LIGORICE
PATTERN: NUKUBALAYU
NOTE: HORIZONTAL 4" ALUM. TRIM. COLOR TBD
- ACM-1 DESCRIPTION: ACM PANEL
MANUFACTURER: NORTHCLAD
SYSTEM: ALUM. COMPOSITE WET JOINT SYSTEM
FINISH: ANODIZED FINISH
COLOR: DUSTY CHARCOAL II
- SF-1 DESCRIPTION: NEW STOREFRONT SYSTEMS
MANUFACTURER: KAWNEER
SYSTEM: 451 SERIES
COLOR: DARK GRAY
FINISH: ANODIZED ALUMINUM
NOTE: TYPICAL ALL NEW UNITS
- BRK-1 DESCRIPTION: BRICK VENEER
MANUFACTURER: TRIANGLE BRICK OR EQUAL
COLOR: GRAY / MORTAR: TBD (COLORED)
NOTE: MODULAR SIZE BRICKS
- BRK-2 DESCRIPTION: BRICK VENEER
MANUFACTURER: TRIANGLE BRICK OR EQUAL
COLOR: WHITE / MORTAR: TBD (COLORED)
NOTE: MODULAR SIZE BRICKS
- WD-1 DESCRIPTION: HORIZONTAL FIBER CEMENT LAP SIDING
MANUFACTURER: WOODTONE, RUSTIC SERIES
COLOR: SUMMER WHEAT
NOTE: 6" X 8'-0" MAX. PANEL
- CIP-1 DESCRIPTION: CAST IN PLACE CONCRETE
FINISH: CLASS 1 FINISH, MATTE
COLOR: P-1
- CIP-2 DESCRIPTION: CAST IN PLACE CONCRETE
FINISH: CLASS 1 FINISH, MATTE
COLOR: P-2
- P-1 DESCRIPTION: LIGHT PAINT COLOR
MANUFACTURER: BENJAMIN MOORE
COLOR: TBD
NOTE: SEE NOTE 1
- P-2 DESCRIPTION: DARK PAINT COLOR
MANUFACTURER: BENJAMIN MOORE
COLOR: TBD
NOTE: SEE NOTE 1

- NOTES
1. PAINTED SURFACES ARE TO BE PREPARED PER MANUF. SPECIFICATION. PAINT SHALL BE APPLIED IN THE RECOMMENDED NUMBER OF COATS BASED ON THE SUBSTRATE. SHEEN TBD.
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 - AT EACH STOREFRONT ENTRY
 - ALONG THE UNDERSIDE OF BUILDING CANOPIES AND OVERHANGS



2
A4.02

BLDG 6 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



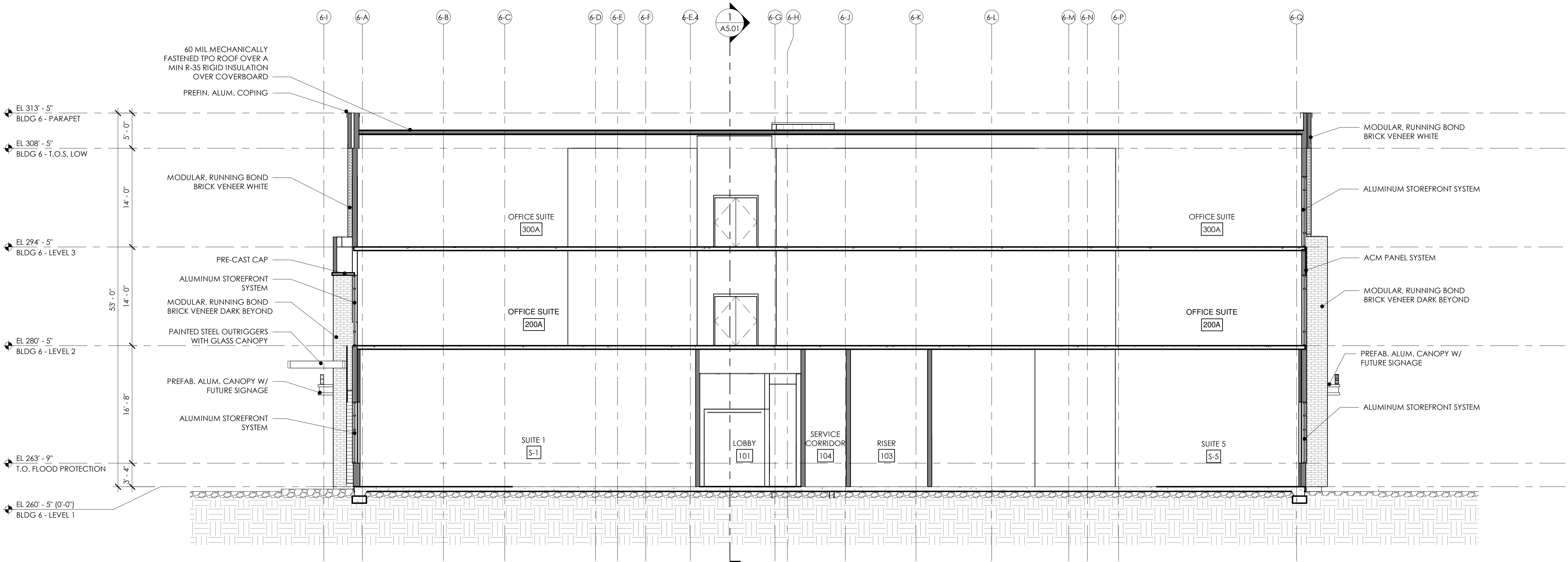
PREVIOUS SUBMITTAL FOR REFERENCE

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A4.02

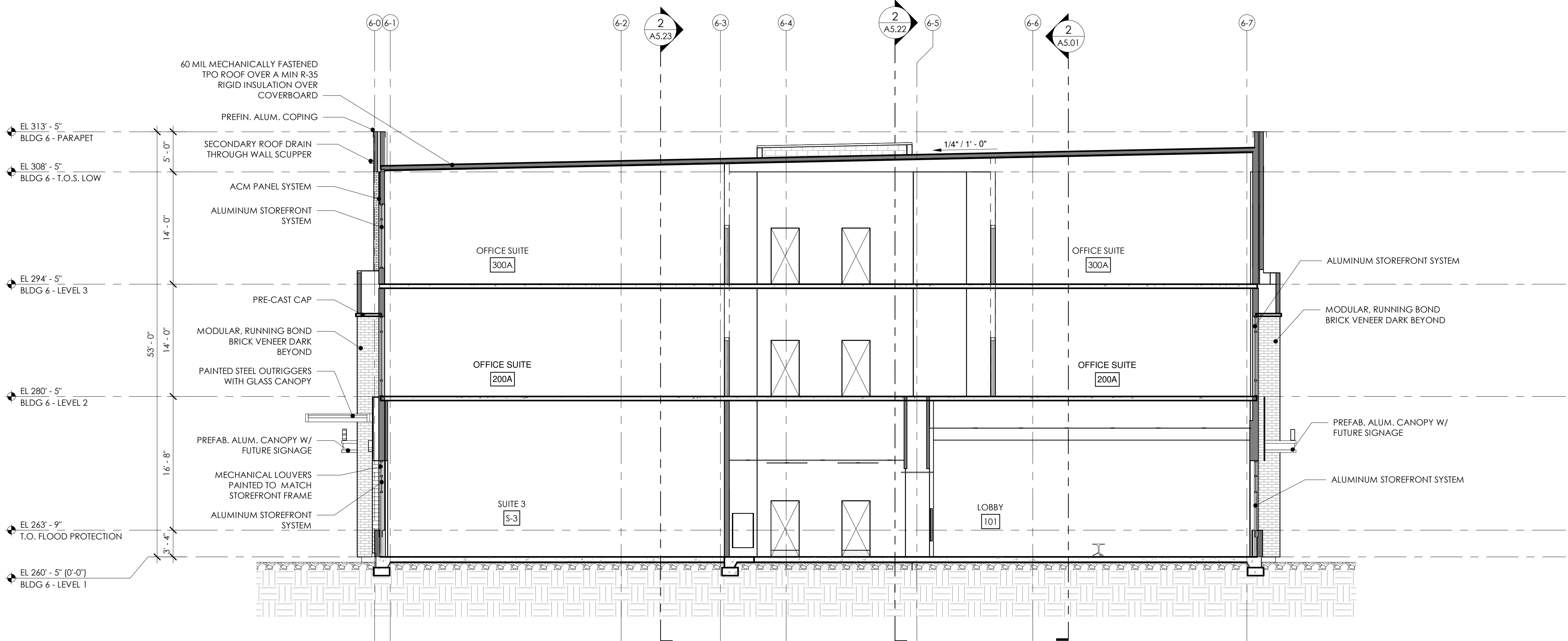
BLDG 6 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

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No.	Description	Date



2 BLDG 6 - BUILDING SECTION 2
SCALE: 1/8" = 1'-0"



1 BLDG 6 - BUILDING SECTION 1
SCALE: 1/8" = 1'-0"