

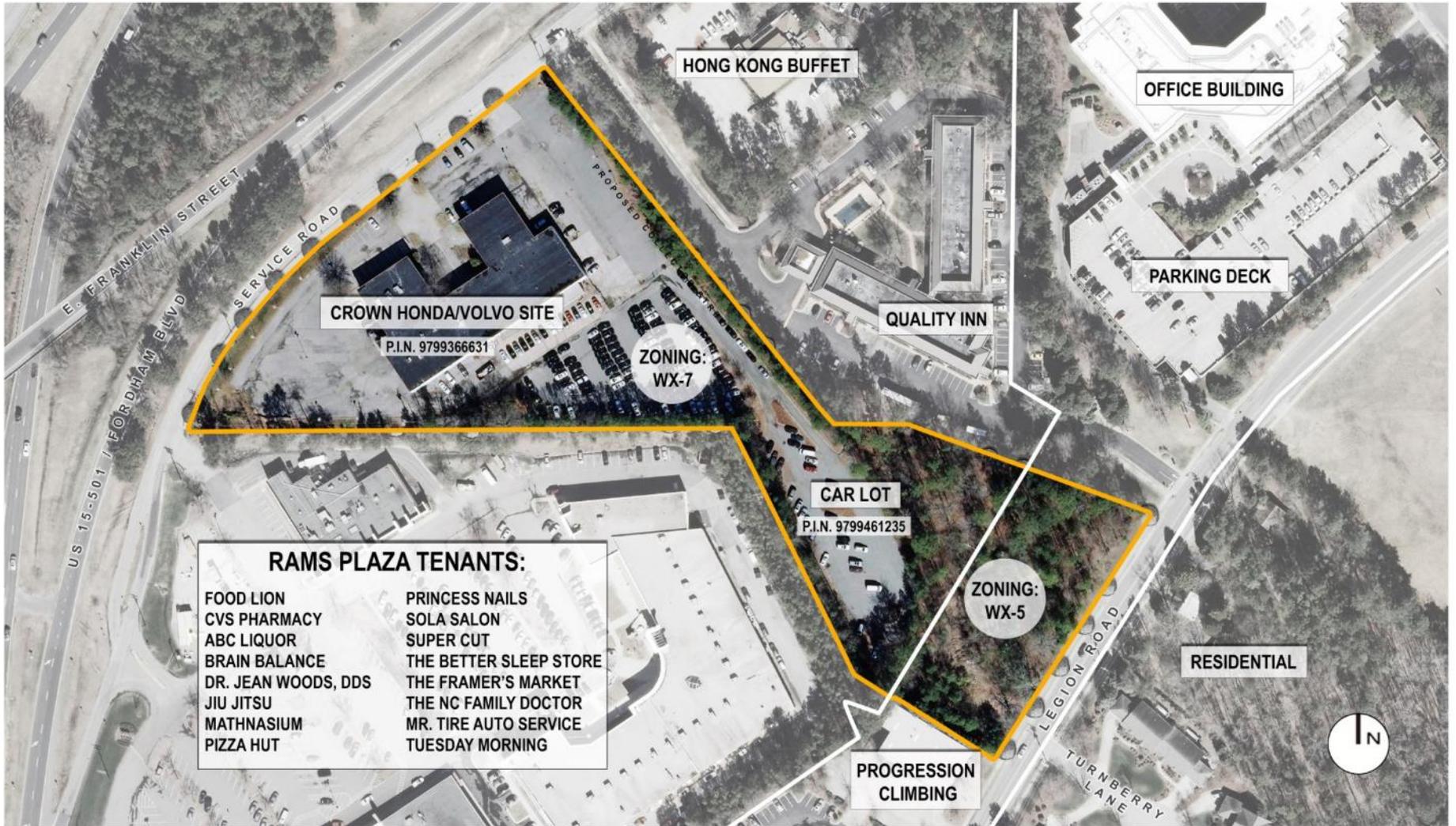
TOWN OF CHAPEL HILL
COMMUNITY DESIGN COMMISSION



RE-INTRODUCTION TO:

HILLSTONE CHAPEL HILL
1000 & 2000 NOVUS LANE, CHAPEL HILL, NORTH CAROLINA

JDAVIS > Architect / Land Planner / Landscape Architect



EXISTING CONDITIONS

NTS



SITE PLAN

NTS 03.13.2018

APPROVED DESIGN ALTERNATIVE 1 - GROUND FLOOR ELEVATION

- Provide green screens, stoops, balconies, landings, retaining walls, stairs, ramps and secondary private sidewalks to activate the streetscape.

ORDINANCE REQUIREMENT: Ground Floor elevation of 2' to 4' above back of curb.

REASONING FOR ALTERNATIVE: Site Hardship with 43' elevation change and adjacent existing slope of roadways.

APPROVED DESIGN ALTERNATIVE 2 - TREE PLANTING ZONE/ CANOPY TREES AT SERVICE ROAD

- Provide 9' to >12' average width tree planting zone on the building side of the sidewalk.
- Install ornamental trees in close proximity to building
- Install low shrubs and ornamental grasses between street and sidewalk

ORDINANCE REQUIREMENT: Streetscape tree planting zone: 8' wide, located between back-of-curb & sidewalk (lumo, sec.3.11.2.5, type frontage, g) Canopy trees at 40' on center average

REASONING FOR ALTERNATIVE: Service Road Right-of-Way contains utilities in the required tree planting zone – existing sanitary sewer, existing water, proposed storm sewer. Site triangles at Collector Street.

APPROVED DESIGN ALTERNATIVE 3 - BLOCK LENGTH AT SERVICE ROAD

- 11.3% increase from 450 LF to 501 LF
- Pedestrian Plaza provided at entry to pedestrian connector
- Streetscape Amenities along Service Road
- CDC Approval Authority to 600 LF

ORDINANCE REQUIREMENT: Maximum block length is 450'

REASONING FOR ALTERNATIVE: Lot shape, parcel geometry of site and adjoining properties. Fire access road is required to reach rear of building. Site topography.

APPROVED DESIGN ALTERNATIVE 4 - BLOCK PERIMETER AT BUILDING 1

- 5.8% increase in block length to 953'
- Pedestrian connector with public amenity spaces at each end
- CDC approval authority up to 2400'

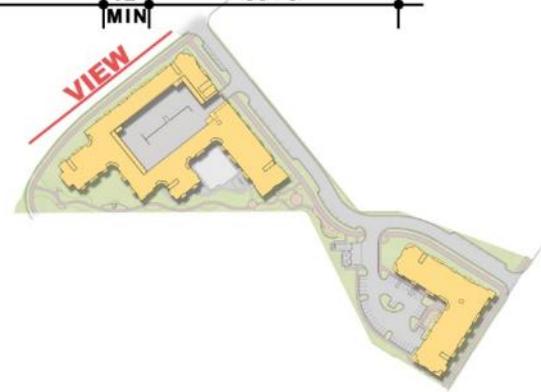
ORDINANCE REQUIREMENT: Maximum perimeter block length is 1800'. Project is limited to ½ of total length or 900' for each building site

REASONING FOR ALTERNATIVE: Site geometry and topography along the service road. Adjacent Parcelization Patterns. Fire lane required to reach rear of property at each frontage



**NORTH ELEVATION – BUILDING 1
AT COLLECTOR STREET**





WEST ELEVATION – BUILDING 1 FACING SERVICE ROAD



ENLARGED ELEVATIONS - BUILDING 1



EAST ELEVATION - BUILDING 2



NORTH ELEVATION - BUILDING 2



ENLARGED ELEVATIONS - BUILDING 2

MASONRY / BRICK



BRICK 1 RED
SIM OR EQUAL TO
GENERAL SHALE
ST. LOUIS



BRICK 2 TAN
SIM OR EQUAL TO
GENERAL SHALE
GULFSTONE

CAST STONE



SIM OR EQUAL TO
ARRISCRAFT RENNAISANCE
GINGER

CEMENTITIOUS LAP SIDING



**CEM LAP 1
LIGHT GREY**
SIM OR EQUAL TO
VERSATILE GRAY
SW6072



**CEM LAP 2
BUFF**
SIM OR EQUAL TO
HERON PLUME
SW6070



**CEM LAP 3
CREAM**
SIM OR EQUAL TO
POPULAR GRAY
SW6071

CEMENTITIOUS PANEL



**CEM PANEL 1
BUFF**
SIM OR EQUAL TO
HERON PLUME
SW6070



**CEM PANEL 2
CREAM**
SIM OR EQUAL TO
POPULAR GRAY
SW6071

TRIM



**CORNICE
MED GREY**
SIM OR EQUAL TO
PERFECT GREIGE
SW6073

ACCENTS



**VINYL WINDOW
TAN**

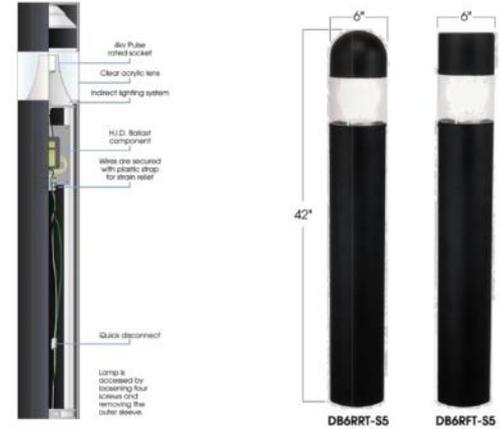


**METALS
DARK BRONZE**

Previous Exhibits



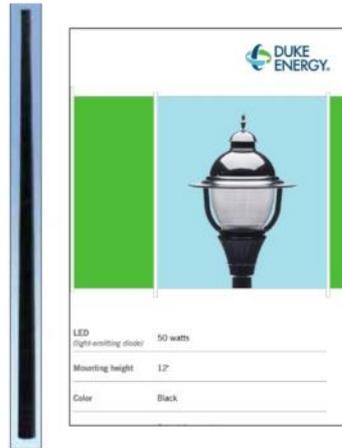
SEGMENTAL BLOCK WALL



LIGHT BOLLARD



BRICK CHEEK WALL



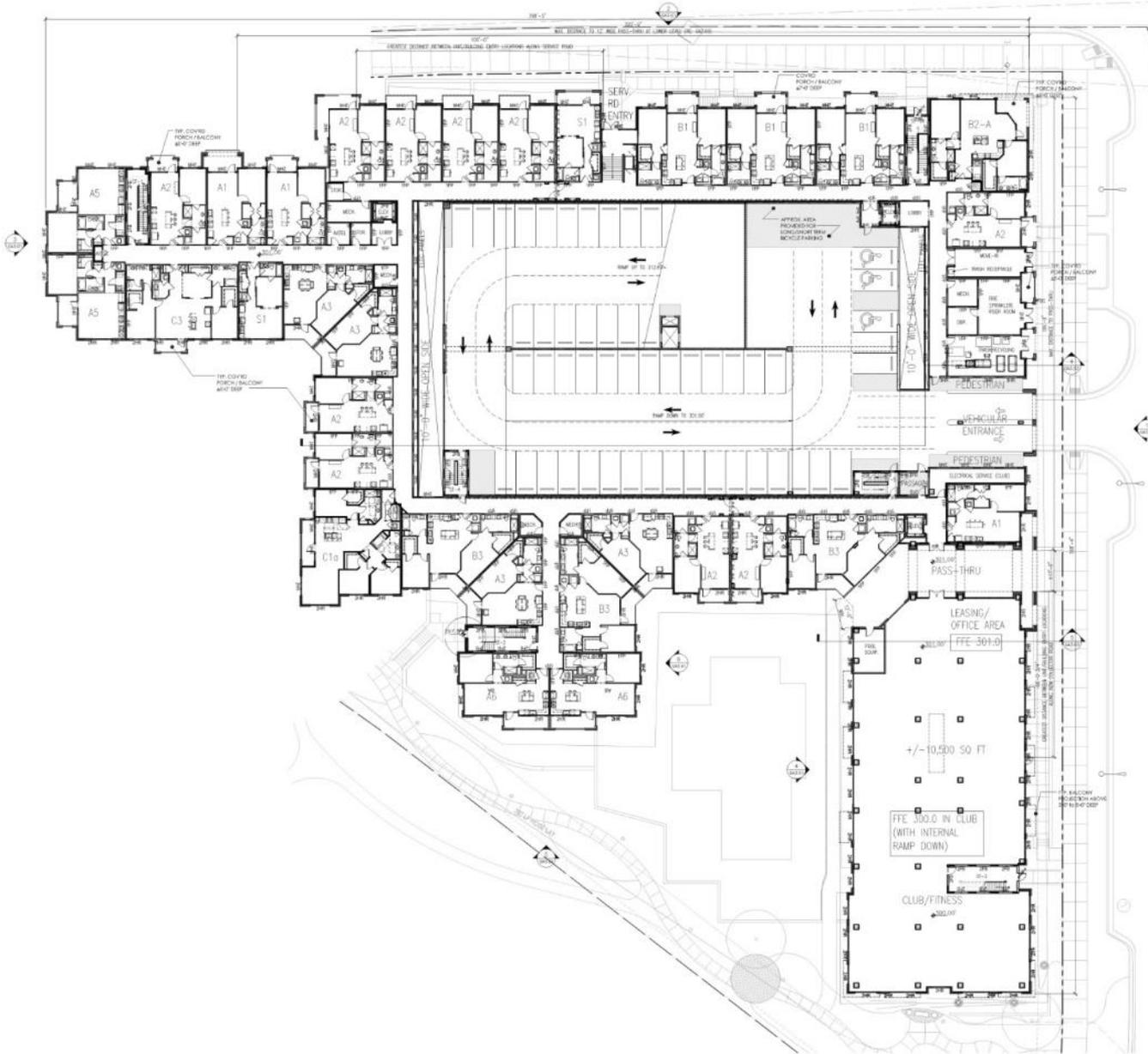
12' ALUMINUM POST AND LIGHT FIXTURE



FESTOON LIGHTING

ALTERNATIVE = Public and Resident connections and amenities

4/12/2017 8:53 AM: Project: 16161 Hillstone, Phase: 001 - Civil/MEP, Location: 16161 Hillstone, NC



BUILDING 1 - LEVEL 1 PLAN
SCALE: 1/16" = 1'-0"

NOTES

RATED WALL LEGEND

- 1 HR RATED BEARING WALL (PER UL 1208 @ EXTERIOR WALL & UL 1305 @ INTERIOR)
- 2 HR RATED BEARING WALL (PER UL 1201 @ EXTERIOR WALL & UL1 @ INTERIOR)
- 1 HR FIRE PARTITION (PER UL 1011 @ TENANT SEPARATION WALL)
- 1 HR FIRE BARRIER (PER UL 1303)
- 2 HR FIRE BARRIER (PER UL 1301)
- 2 HR FIRE BARRIER (PER UL 1300)
- 2 HR FIRE WALL (PER UL 1011)

ROOM DESIGNATIONS

- S. STORAGE
- M. MECHANICAL
- E. ELECTRICAL
- R. RESTROOM
- V. VENDING

KEY PLAN

PROJECT INFO

PROJECT	NO.	DATE
SCHEMATIC DESIGN	1	
TOP GRAPHICAL	1	
PERMITS DEVELOPMENT	1	
REV. 01 - REVISION SET	1	
PERMITS SET	1	
CONTRACT	1	
AS-BUILT	1	
BUILDING PLAN - LEVEL 1	1	

OTHER INFO

DATE: 4/12/2017 8:53 AM
PROJECT: 16161 Hillstone, Phase: 001 - Civil/MEP, Location: 16161 Hillstone, NC

JDAVIS

510 South West Street, Durham, NC 27601 | TEL: 919.486.1000
100 S. Main St., Suite 1000 | Durham, NC 27601 | TEL: 919.486.1000

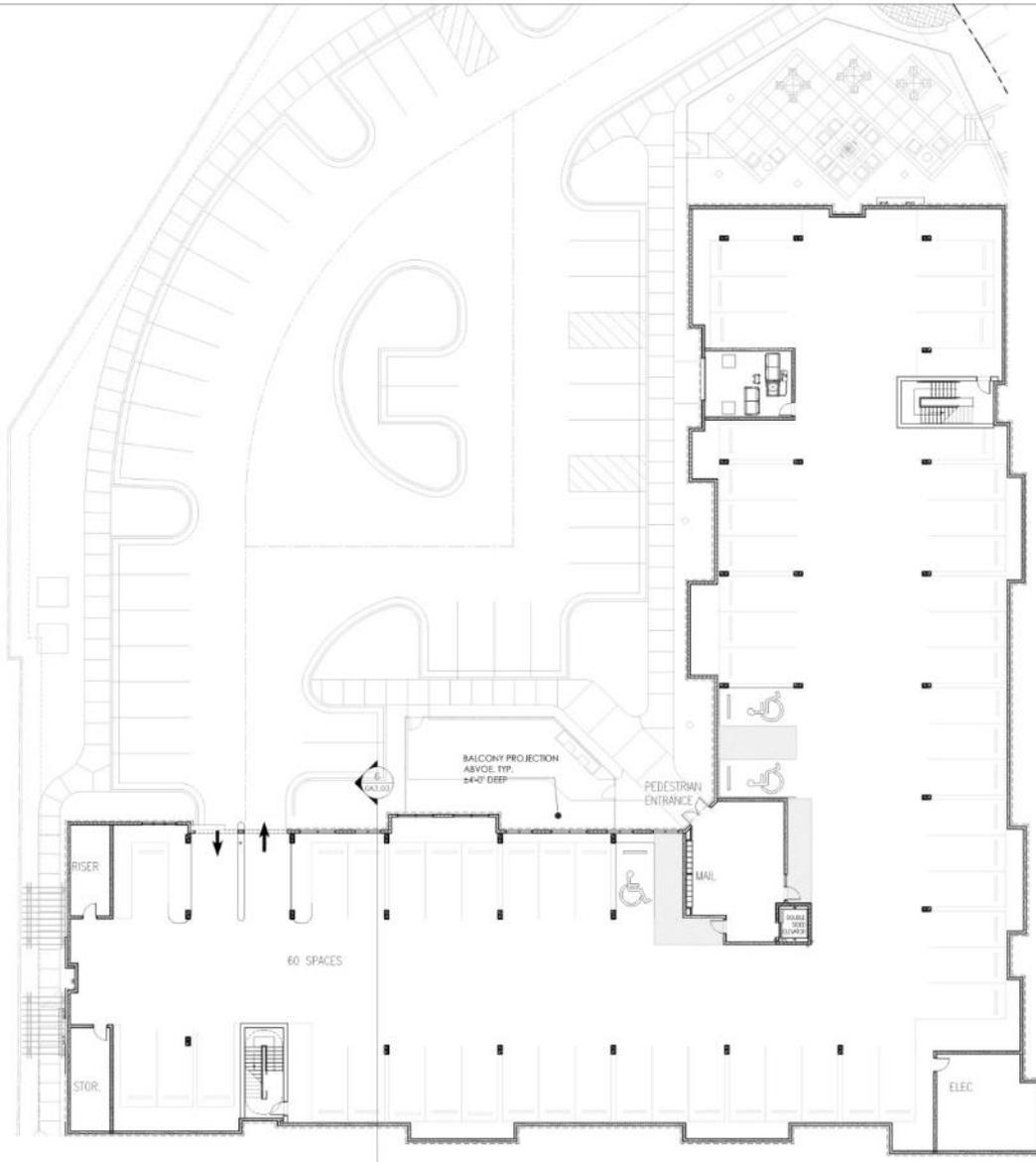
LEON
Capital Group

Leon Group
Hillstone - Building 1
Chapel Hill, North Carolina

NOT FOR CONSTRUCTION

GA2.01

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BUILDING 2 - LEVEL 1 GARAGE PLAN
SCALE: 3/32" = 1'-0"

NOTES

RATED WALL LEGEND

- 1 HR RATED BEARING WALL (PER UL L208 @ EXTERIOR WALL & UL L205 @ INTERIOR)
- 2 HR RATED BEARING WALL (PER UL L207 @ EXTERIOR WALL & UL L201 @ INTERIOR)
- 1 HR FIRE PARTITION (PER UL L241 @ TENANT SEPARATION WALL)
- 1 HR FIRE BARRIER (PER UL L209)
- 2 HR FIRE BARRIER (PER UL L201)
- 2 HR FIRE BARRIER (PER UL L208)
- 2 HR FIRE WALL (PER UL L204)
- RATED SEMI-RECESSED FIRE EXTINGUISHER CABINET - SEE DETAIL: 94-01-04-02

ROOM DESIGNATIONS:

- S. STORAGE
- M. MECHANICAL
- E. ELECTRICAL
- R. RESTROOM
- V. VENDING

KEY PLAN

PROJECT: HILLSTONE
DATE:
DESIGNED BY: JGORDON
CHECKED BY:
DATE:
PROJECT NO.:
DATE:
CLIENT: LEON GROUP
DATE:
PROJECT NO.:
DATE:
CLIENT: LEON GROUP
DATE:

J DAVIS

510 South West Street, Durham, NC 27601 | TEL 919.286.1000
1000 North Tryon Street, Suite 1000 | Charlotte, NC 28202 | TEL 704.333.7272

LEON
Capital Group

Leon Group
Hillstone - Building 2
Chapel Hill, North Carolina

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GA2.11

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PROJECT	NO.	DATE
SCHEMATIC DESIGN	1	
TOP CONCEPT	2	
SCHEMATIC DEVELOPMENT	3	
PRELIMINARY DESIGN	4	
PERMITS SET	5	
CONSTRUCTION	6	
AS-BUILT	7	
FINAL SET	8	



BLDG 2 - EAST ELEVATION (FACING LEGION ROAD)
 SCALE: 1/16" = 1'-0"

4



BLDG 2 - REAR/SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

3



BLDG 2 - WEST ELEVATION (FACING RAMS PLAZA & BLDG 1)
 SCALE: 1/16" = 1'-0"

2



BLDG 2 - FRONT/NORTH ELEVATION (FACING NEW ROAD)
 SCALE: 1/16" = 1'-0"

1

EXTERIOR FINISH LEGEND

01	CONCRETE
02	BRICK
03	GLAZED ALUMINUM CURTAIN WALL
04	GLAZED ALUMINUM WINDOW
05	GLAZED ALUMINUM DOOR
06	GLAZED ALUMINUM ENTRY
07	GLAZED ALUMINUM ENTRY
08	GLAZED ALUMINUM ENTRY
09	GLAZED ALUMINUM ENTRY
10	GLAZED ALUMINUM ENTRY
11	GLAZED ALUMINUM ENTRY
12	GLAZED ALUMINUM ENTRY
13	GLAZED ALUMINUM ENTRY
14	GLAZED ALUMINUM ENTRY
15	GLAZED ALUMINUM ENTRY
16	GLAZED ALUMINUM ENTRY
17	GLAZED ALUMINUM ENTRY
18	GLAZED ALUMINUM ENTRY
19	GLAZED ALUMINUM ENTRY
20	GLAZED ALUMINUM ENTRY



BLDG 2 - REAR/SOUTH ELEVATION COURTYARD
 SCALE: 1/16" = 1'-0"

7



BLDG 2 - WEST ELEVATION COURTYARD (FACING RAMS PLAZA & BLDG 1)
 SCALE: 1/16" = 1'-0"

6

NOT USED
 SCALE: 1/16" = 1'-0"

8

NOT USED
 SCALE: 1/16" = 1'-0"

5

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