

# UNIVERSITY PLACE - NEW RETAIL BUILDINGS 4 & 5

CHAPEL HILL, NC

## COMMUNITY DESIGN COMMISSION FINAL PLAN

12.23.2021

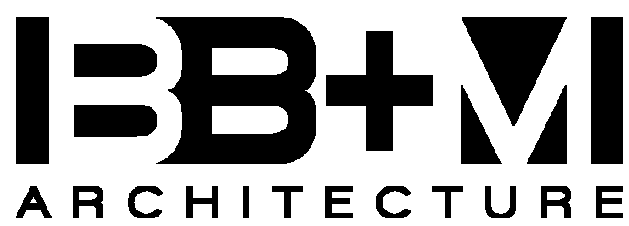


INDEX OF SHEETS CDC	
NUMBER	NAME
G1.00	CDC COVER SHEET
G2.00	BUILDING EXTERIOR VIEWS
A0.10	ARCHITECTURAL SITE PLAN - BUILDINGS 4 AND 5
A1.00	FLOOR & ROOF PLANS - BUILDING 5
A1.00	FLOOR & ROOF PLANS - BUILDING 4
A4.10	EXTERIOR ELEVATIONS - BUILDING 5
A4.10	EXTERIOR ELEVATIONS - BUILDING 4
A5.10	BUILDING SECTIONS - BUILDING 5
A5.10	BUILDING SECTIONS - BUILDING 4



owner

Ram Realty Advisors  
1480 Environ Way, 4th Floor  
Chapel Hill, North Carolina 27517  
vc 561 | 630 | 6110  
contact: Jeff Kurtz



architectural

BeachamBunce+Manley  
ARCHITECTURE pllc  
1435 West Morehead Street, Suite 200  
Charlotte, North Carolina 28208  
vc 704 | 334 | 1716  
contact: Brian Ficker



landscape

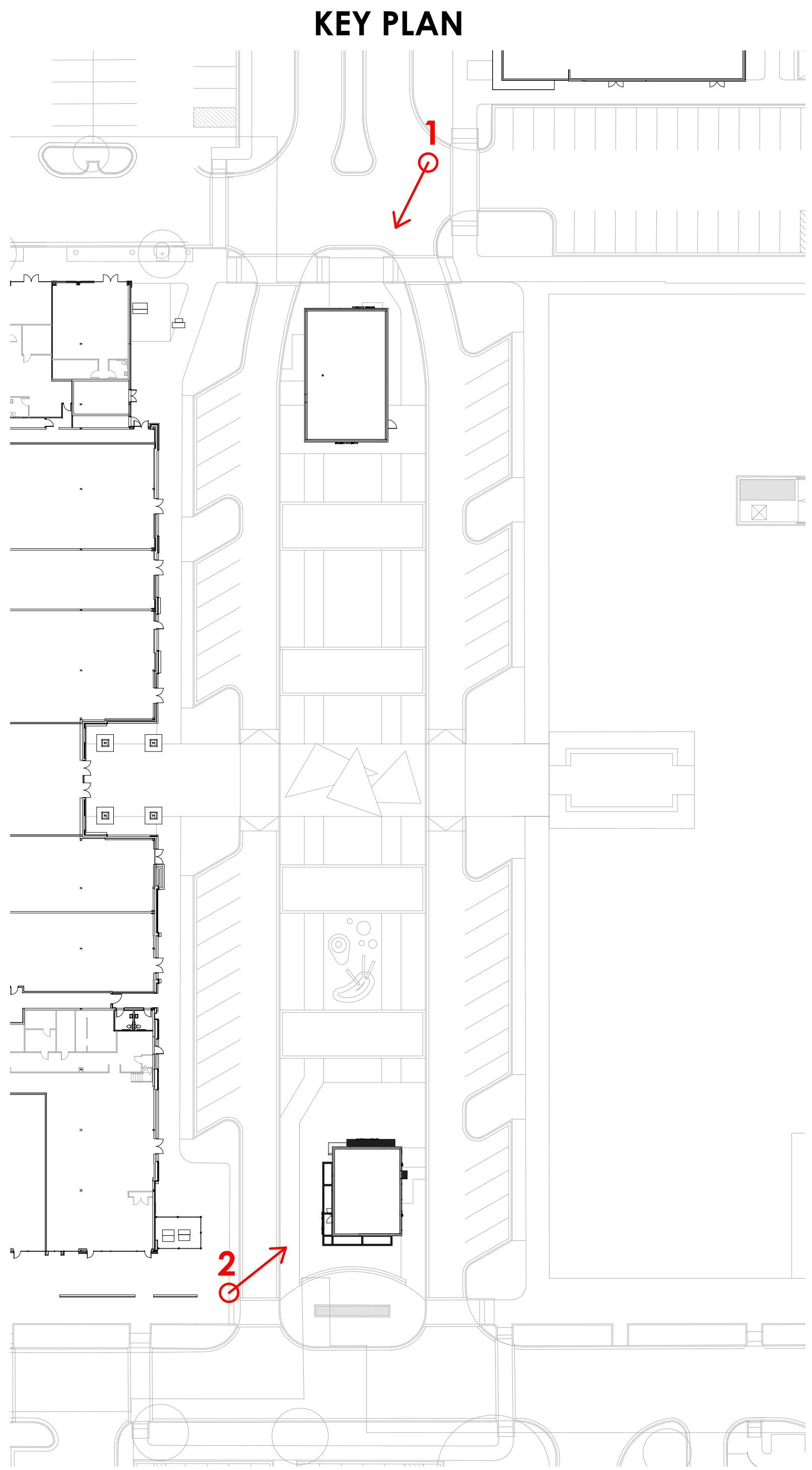
LandDesign  
223 North Graham Street  
Charlotte, NC 28202  
vc 704 | 333 | 0325  
contact: Adam McGuire



lighting

Lighting Design Collaborative  
1216 Arch Street, Suite 3A  
Philadelphia, PA 19107  
vc 215 | 569 | 2115  
contact: Gary Garofalo





**COMMUNITY DESIGN  
COMMISSION FINAL PLAN**

UNIVERSITY PLACE  
RETAIL BUILDING 4



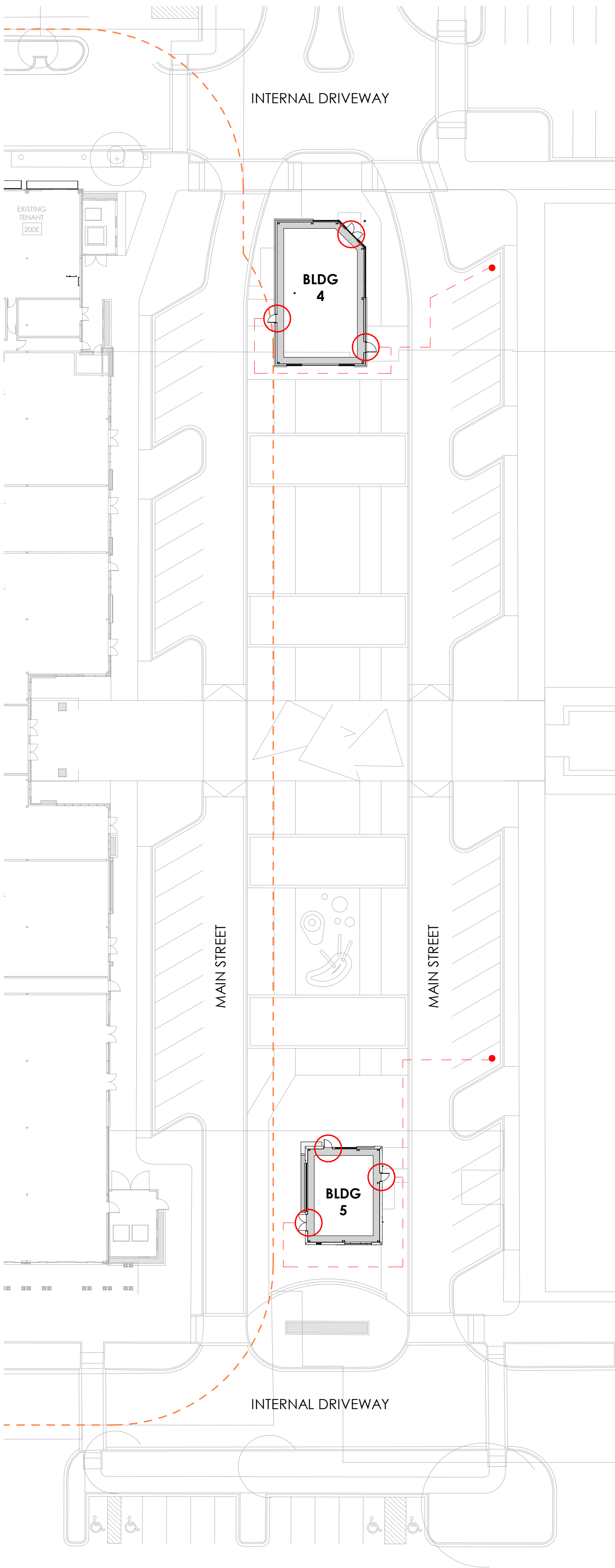
**LOCATION** / CHAPEL HILL, NC  
**PROJECT #** / 18RAM500  
**DATE** / 12.28.2021  
**DRAWN** / BB+M

COPYRIGHT 2021 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

**BUILDING EXTERIOR  
VIEWS**





GENERAL NOTES - SITE PLAN

1. REFER TO GENERAL NOTES ON SHEET G8.01.
2. ARCHITECTURAL SITE PLAN IS FOR GENERAL INFORMATION REGARDING THE RELATIONSHIP BETWEEN THE BUILDING, THE SITE AND OTHER BUILDINGS ONLY. REFER TO CIVIL DRAWINGS FOR SPECIFIC SITE PLAN INFORMATION.
3. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL SITE DETAILS.
4. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF ALL METERS, TRANSFORMERS, ETC.
5. ALL ACCESSIBLE PATHS TO HAVE MAXIMUM SLOPE OF 5% AND A CROSS SLOPE OF 2%.
6. FINISH GRADE ADJACENT TO BUILDING TO SLOPE MIN OF 1/4" PER FOOT AWAY FROM BUILDING.
7. EXISTING ELECTRICAL TRANSFORMERS TO REMAIN UNLESS NOTED OTHERWISE.
8. NEW ELECTRICAL TRANSFORMERS TO BE LOCATED AT LEAST 10 FEET FROM ANY BUILDING WALL.

SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK
- FEMA FLOOD BOUNDARY
- HOSE VALVE CONNECTION
- TRANSFORMER WITH WORK CLEARANCE ZONE
- BUS ENCLOSURE
- STANDARD ELECTRIC VEHICLE PARKING SPACE
- ELECTRIC VEHICLE PRE-WIRED PARKING SPACE
- ELECTRIC VEHICLE PRE-WIRED COMPACT VEHICLE PARKING SPACE
- ACCESSIBLE PATH
- ACCESSIBLE ENTRANCE LOCATION
- ACCESSIBLE PATH START POINT
- PARKING COUNT

COMMUNITY DESIGN  
COMMISSION FINAL PLAN

UNIVERSITY PLACE  
RETAIL BUILDING 4



LOCATION / CHAPEL HILL, NC  
PROJECT # / 18RAM500  
DATE / 12.28.2021  
DRAWN / BB+M

COPYRIGHT 2021 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

ARCHITECTURAL SITE  
PLAN - BUILDINGS 4  
AND 5

**ROOF PLAN KEYNOTE LEGEND**

- 1 PRIMARY DRAIN - ROOF DRAIN TO TIE INTO STORM DRAIN SYSTEM
- 2 SECONDARY DRAIN - PREFINISHED CONDUCTOR HEAD & DOWNSPOUT
- 3 PREMANUFACTURED SELF-DRAINING METAL CANOPY W/ TIE RODS & WOOD LOOK FIBER CEMENT SOFFIT (BASIS OF DESIGN MAPES SUPER LUMIDECK)

**GENERAL ROOF DRAINAGE NOTES**

**SECONDARY SCUPPER:**  
RAINFALL RATE (IN/HR): 7.2  
RAINFALL RATE (CF/HR): .06  
MAX. TRIBUTARY AREA ON PROJECT (SF): 1723  
GALLON/MIN REQ.: 128.9

SCUPPER SIZE: 5X5  
GALLON/ MIN PROVIDED: 134

**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 DOWNSPOUT LOCATIONS.
6. REFER TO STRUCTURAL FOR CANOPY FRAMING.

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, 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 - SEE CIVIL FOR HEIGHT

**COMMUNITY DESIGN  
COMMISSION FINAL PLAN**

UNIVERSITY PLACE  
RETAIL BUILDING 4

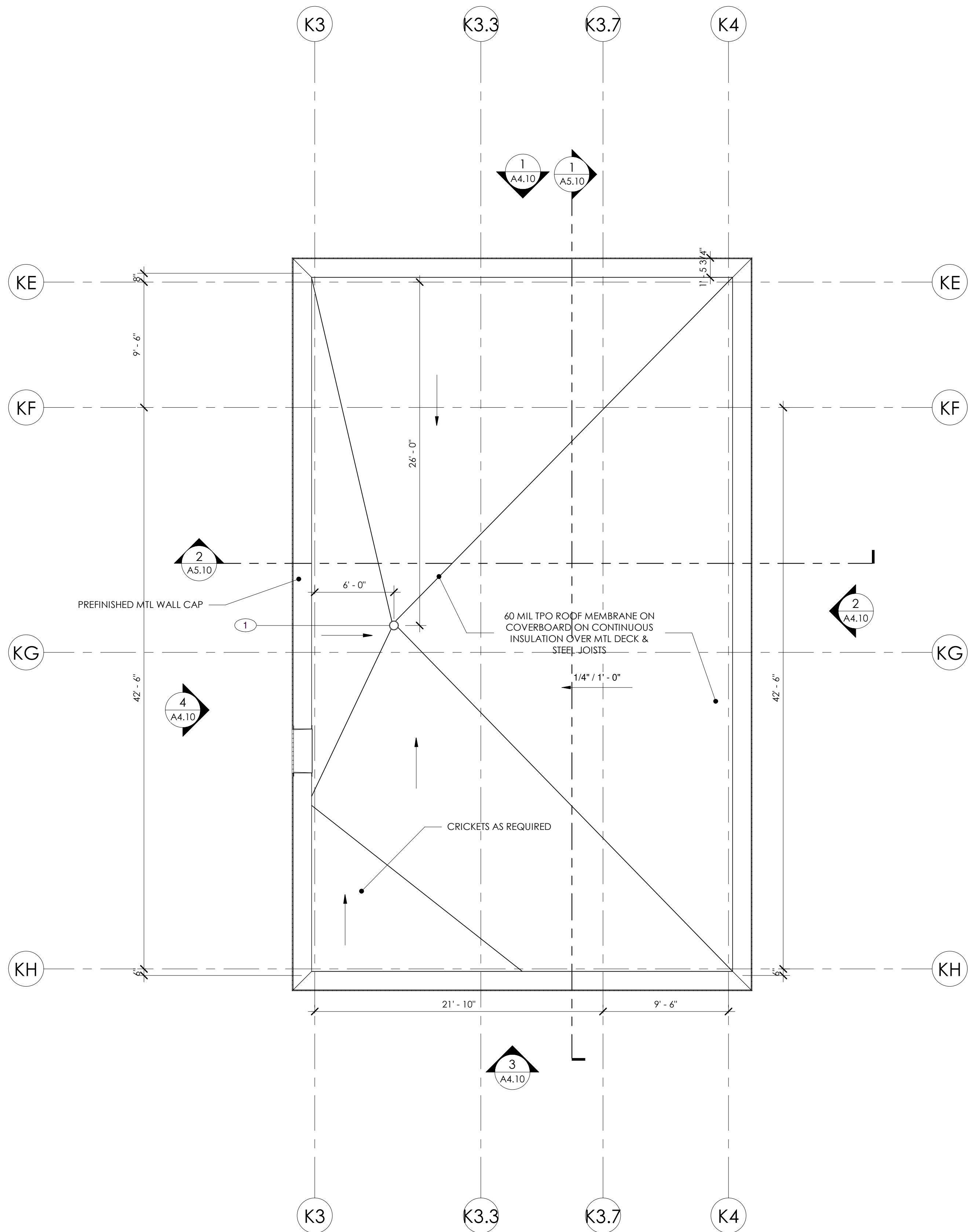


**LOCATION** / CHAPEL HILL, NC  
**PROJECT #** / 18RAM500  
**DATE** / 12.28.2021  
**DRAWN** / BB+M

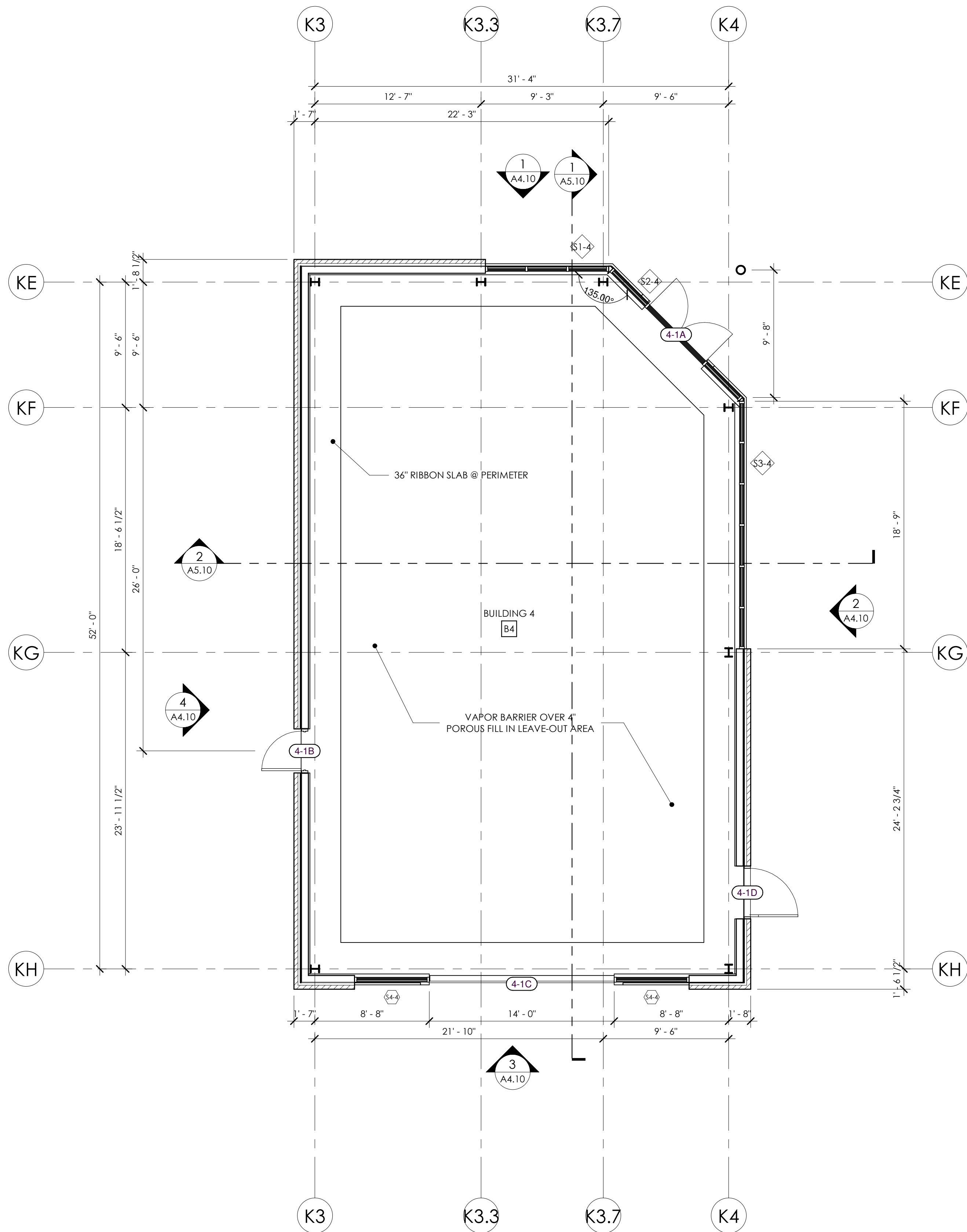
COPYRIGHT 2021 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

**FLOOR & ROOF PLANS -  
BUILDING 4**



**2**  
A1.00  
**ROOF PLAN**  
SCALE: 3/16" = 1'-0"



**1**  
A1.00  
**FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

ROOF PLAN KEYNOTE LEGEND

1

PRIMARY DRAIN - PREFINISHED CONDUCTOR HEAD & DOWNSPOUT

2

SECONDARY DRAIN - THROUGH-WALL SCUPPER

3

PREMANUFACTURED SELF-DRAINING METAL CANOPY W/ TIE RODS & WOOD LOOK FIBER CEMENT SOFFIT (BASIS OF DESIGN MAPES SUPER LUMIDECK)

GENERAL ROOF DRAINAGE NOTES

SECONDARY SCUPPER:

RAINFALL RATE (IN/HR):

RAINFALL RATE (CF/HR):

MAX TRIBUTARY AREA ON PROJECT (SF):

GALLON/MIN REQ.:

SCUPPER SIZE:

GALLON / MIN PROVIDED:

7.2

.06

946

70.8

4X4

76.7

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 DOWNSPOUT LOCATIONS.

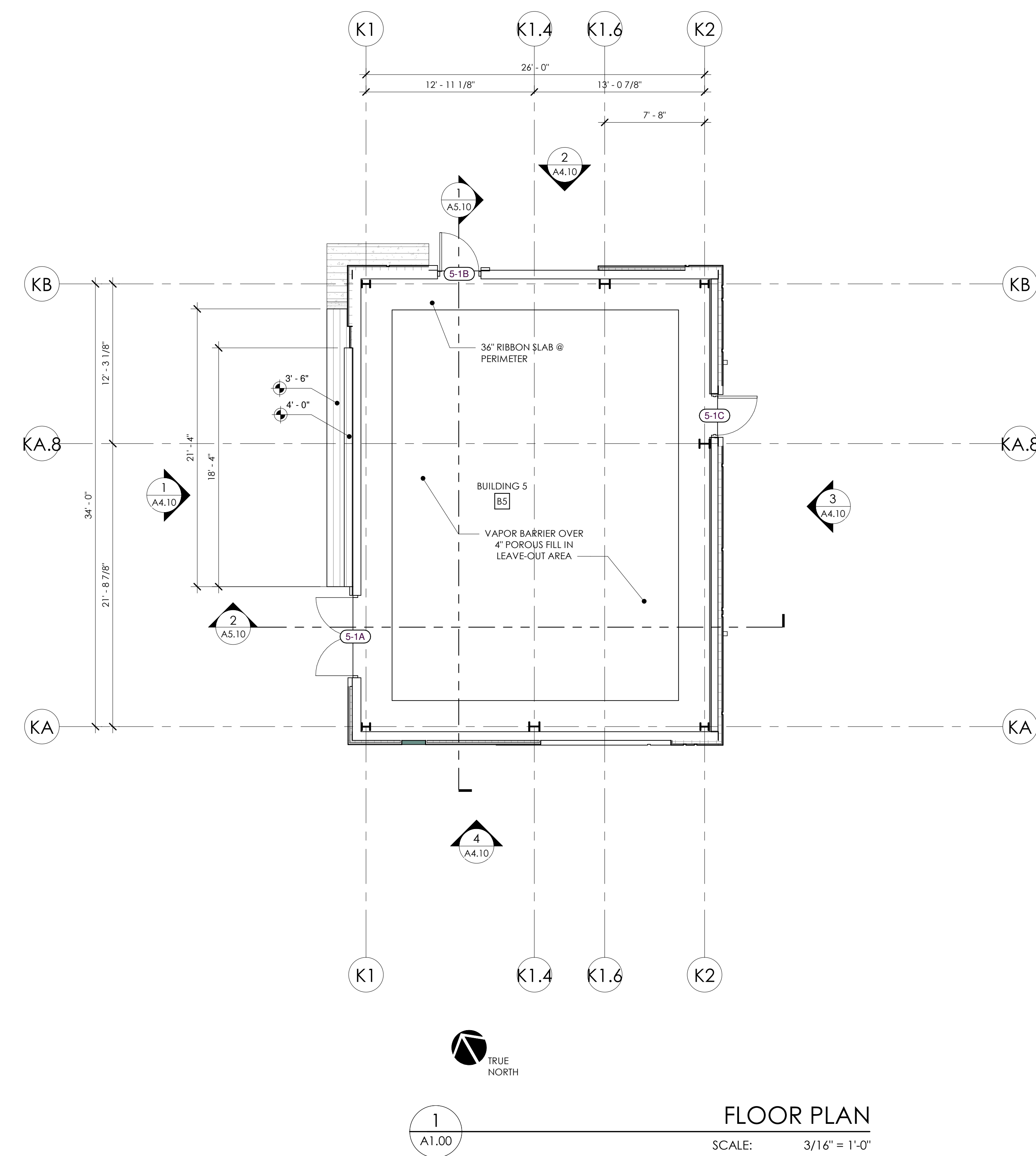
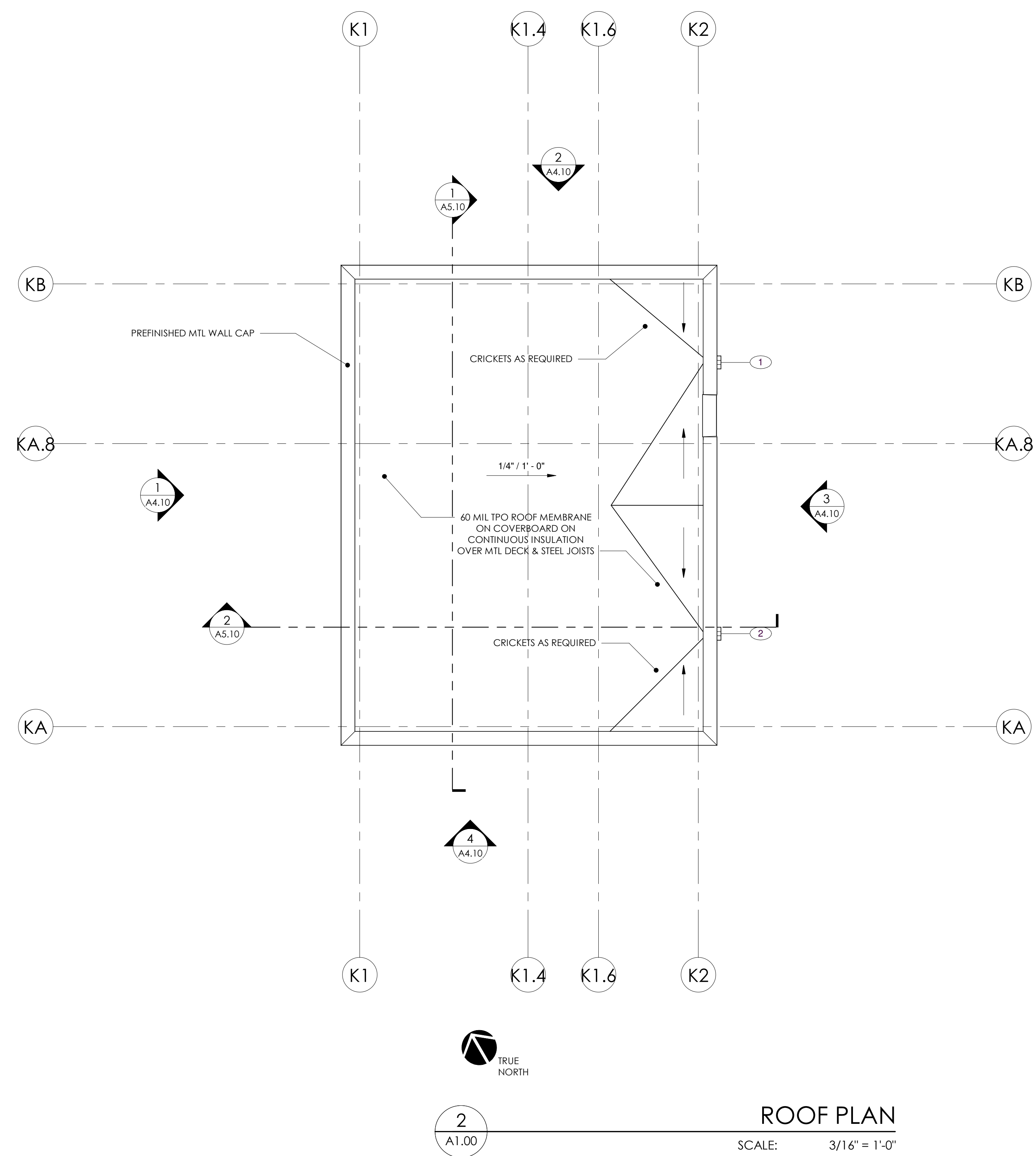
6. REFER TO STRUCTURAL FOR CANOPY FRAMING.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, 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 - SEE CIVIL FOR HEIGHT



Revisions		
No.	Description	Date



**GENERAL ELEVATION NOTES**

- 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 - FLOOD LOG SYSTEM MANUFACTURED BY FLOOD BARRIER, LLC.
- LIGHTING (DESIGN FORTHCOMING) TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
  - AT EACH STOREFRONT ENTRY
  - ALONG THE UNDERSIDE OF BUILDING CANOPIES AND OVERHANGS

**FINISH LEGEND & NOTES**

- CIP-1 DESCRIPTION: CAST IN PLACE CONCRETE  
FINISH: CLASS 1 FINISH, MATTE
- CIP-2 DESCRIPTION: CAST IN PLACE CONCRETE  
FINISH: CLASS 1 FINISH, MATTE  
COLOR: SHERWIN WILLIAMS 7069 IRON ORE
- CIP-3 DESCRIPTION: CAST IN PLACE CONCRETE  
FINISH: CLASS 1 FINISH, TEXTURED
- STC-1 DESCRIPTION: STUCCO VENEER  
MANUFACTURER: STO  
SYSTEM: POWERWALL  
COLOR: STOCOLOR 800 COLLECTION, 37110  
FINISH: FINE  
NOTE: OUTSULATION CI TO BE USED ON NEW EXTERIOR WALLS. REFER TO WALL ASSEMBLIES
- SF-1 DESCRIPTION: NEW STOREFRONT SYSTEMS  
MANUFACTURER: KAWNEER  
SYSTEM: 451 SERIES  
COLOR: BLACK  
FINISH: ANODIZED ALUMINUM  
NOTE: TYPICAL ALL NEW UNITS
- BRK-1 DESCRIPTION: BRICK VENEER  
MANUFACTURER: TRIANGLE BRICK OR EQUAL  
COLOR: WHITE / MORTAR: TBD (COLORED)  
NOTE: UTILITY SIZE BRICKS
- BRK-2 DESCRIPTION: THIN BRICK VENEER  
MANUFACTURER: FIRECLAY TILE  
COLOR: OZARK  
MORTAR: TBD (COLORED)
- P-1 DESCRIPTION: LIGHT PAINT COLOR  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: 7004 SNOWBOUND  
NOTE: SEE NOTE 1
- P-2 DESCRIPTION: DARK PAINT COLOR  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: 7069 IRON ORE  
NOTE: SEE NOTE 1

**NOTES**

- 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.
- MATERIALS SPECIFIED HERE ARE BASIS OF DESIGN.

**COMMUNITY DESIGN  
COMMISSION FINAL PLAN**

UNIVERSITY PLACE  
RETAIL BUILDING 4

ram  
people making places

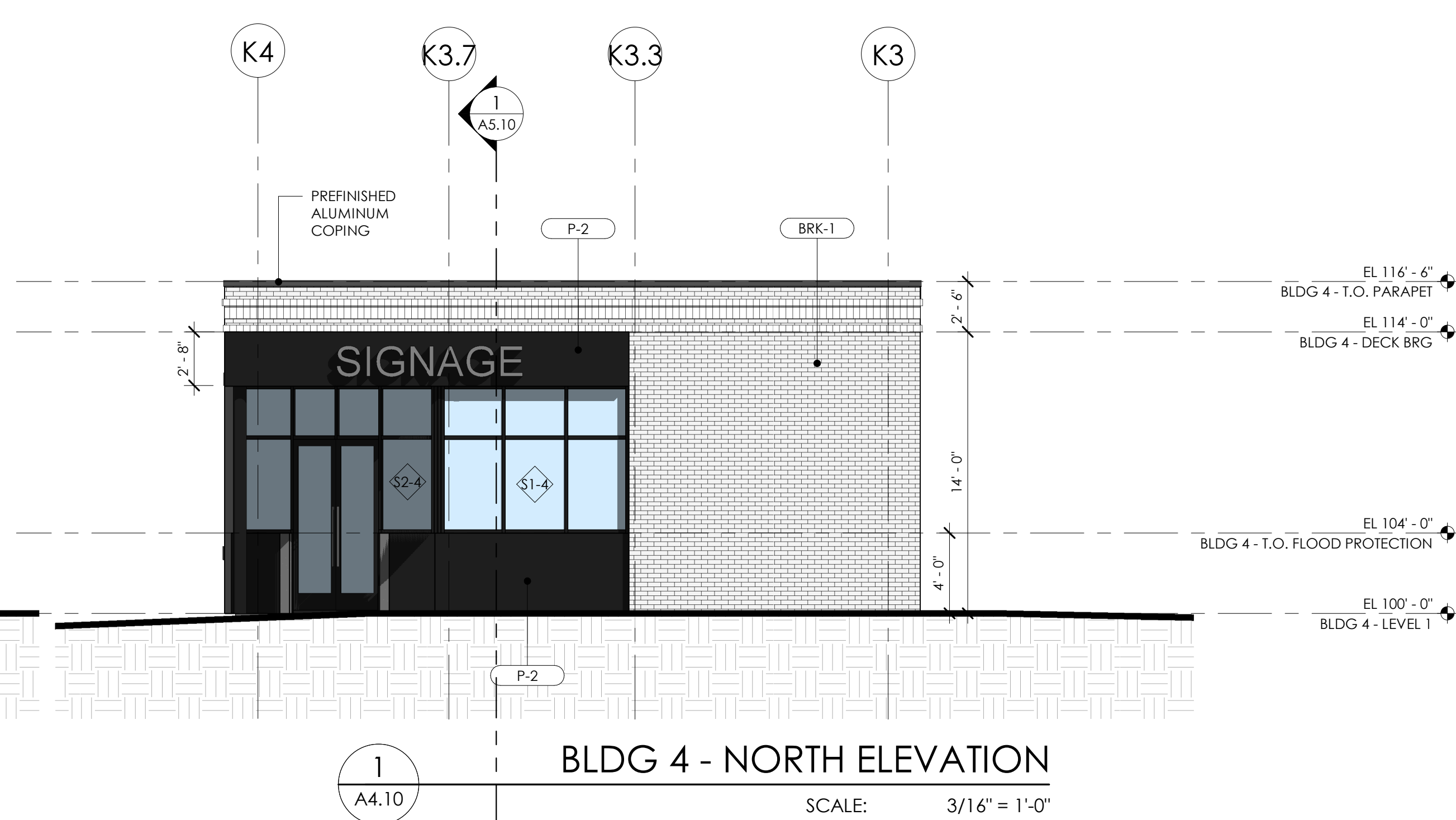
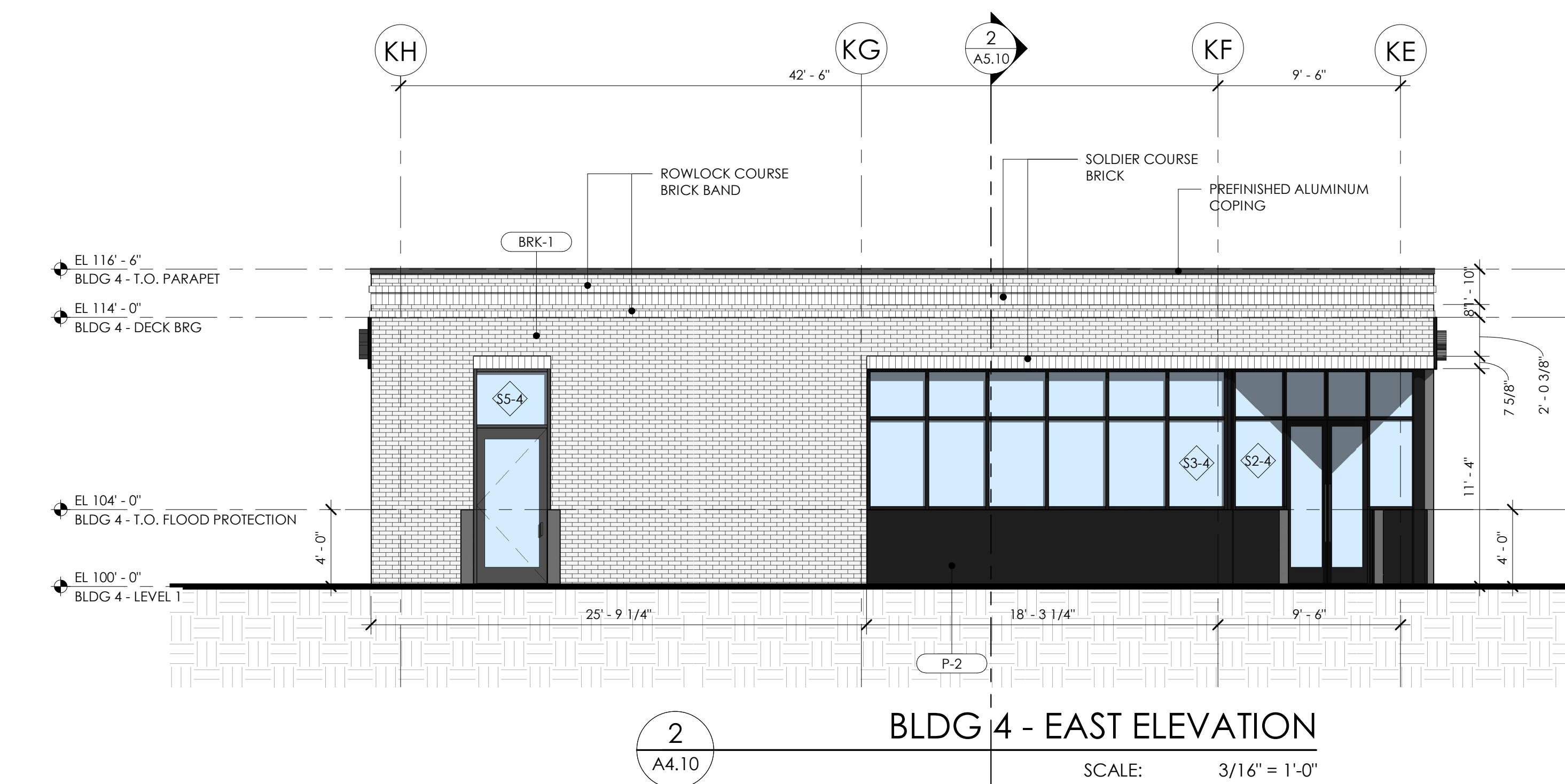
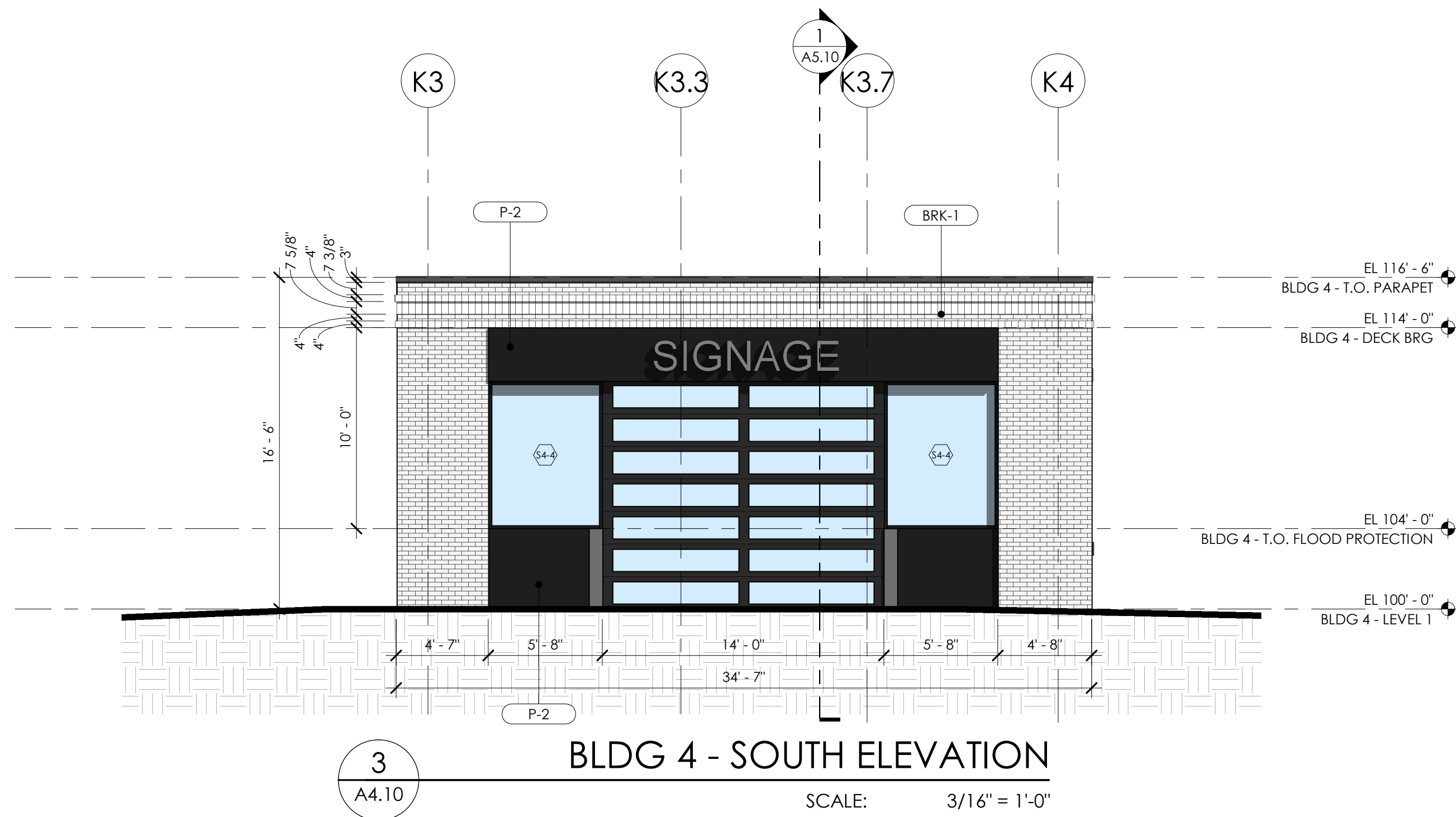
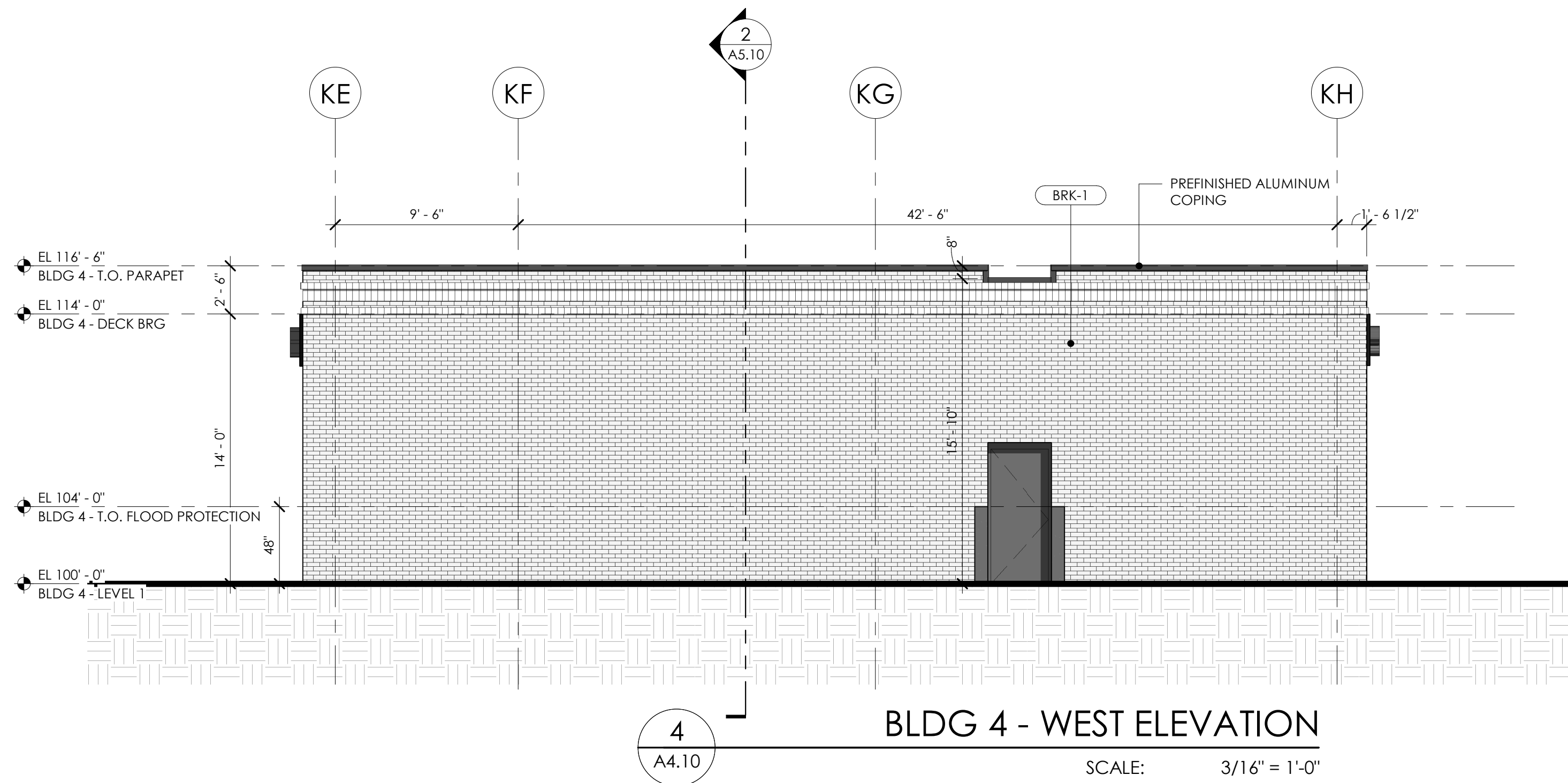
LOCATION / CHAPEL HILL, NC  
PROJECT # / 18RAM500  
DATE / 12.28.2021  
DRAWN / BB+M

COPYRIGHT 2021 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

**EXTERIOR ELEVATIONS -  
BUILDING 4**

**A4.10**





**GENERAL ELEVATION NOTES**

- FLOOD BARRIERS ARE REQUIRED AT EACH DOOR OPENING AND WINDOW THAT EXTENDS TO GRADE. FLOOD BARRIER SHALL BE SECURED TO CONCRETE STEEL WALL AT BOTH ENDS. BASIS OF DESIGN - FLOOD LOG SYSTEM MANUFACTURED BY FLOOD BARRIER, LLC.
- LIGHTING (DESIGN FORTHCOMING) TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
  - AT EACH STOREFRONT ENTRY
  - ALONG THE UNDERSIDE OF BUILDING CANOPIES AND OVERHANGS

**FINISH LEGEND & NOTES**

- CIP-1** DESCRIPTION: CAST IN PLACE CONCRETE  
FINISH: CLASS 1 FINISH, MATTE
- CIP-2** DESCRIPTION: CAST IN PLACE CONCRETE  
FINISH: CLASS 1 FINISH, MATTE  
COLOR: SHERWIN WILLIAMS 7069 IRON ORE
- CIP-3** DESCRIPTION: CAST IN PLACE CONCRETE  
FINISH: CLASS 1 FINISH, TEXTURED
- STC-1** DESCRIPTION: STUCCO VENEER  
MANUFACTURER: STO  
SYSTEM: POWERWALL  
COLOR: STOCOLOR 800 COLLECTION, 37110  
FINISH: FINE  
NOTE: OUTSULATION CI TO BE USED ON NEW EXTERIOR WALLS. REFER TO WALL ASSEMBLIES
- SF-1** DESCRIPTION: NEW STOREFRONT SYSTEMS  
MANUFACTURER: KAWNEER  
SYSTEM: 451 SERIES  
COLOR: BLACK  
FINISH: ANODIZED ALUMINUM  
NOTE: TYPICAL ALL NEW UNITS
- BRK-1** DESCRIPTION: BRICK VENEER  
MANUFACTURER: TRIANGLE BRICK OR EQUAL  
COLOR: WHITE / MORTAR: TBD (COLORED)  
NOTE: UTILITY SIZE BRICKS
- BRK-2** DESCRIPTION: THIN BRICK VENEER  
MANUFACTURER: FIRECLAY TILE  
COLOR: OZARK  
MORTAR: TBD (COLORED)
- P-1** DESCRIPTION: LIGHT PAINT COLOR  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: 7004 SNOWBOUND  
NOTE: SEE NOTE 1
- P-2** DESCRIPTION: DARK PAINT COLOR  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: 7069 IRON ORE  
NOTE: SEE NOTE 1

**NOTES**

- 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.
- MATERIALS SPECIFIED HERE ARE BASIS OF DESIGN.

**COMMUNITY DESIGN  
COMMISSION FINAL PLAN**

**UNIVERSITY PLACE  
RETAIL BUILDING 5**



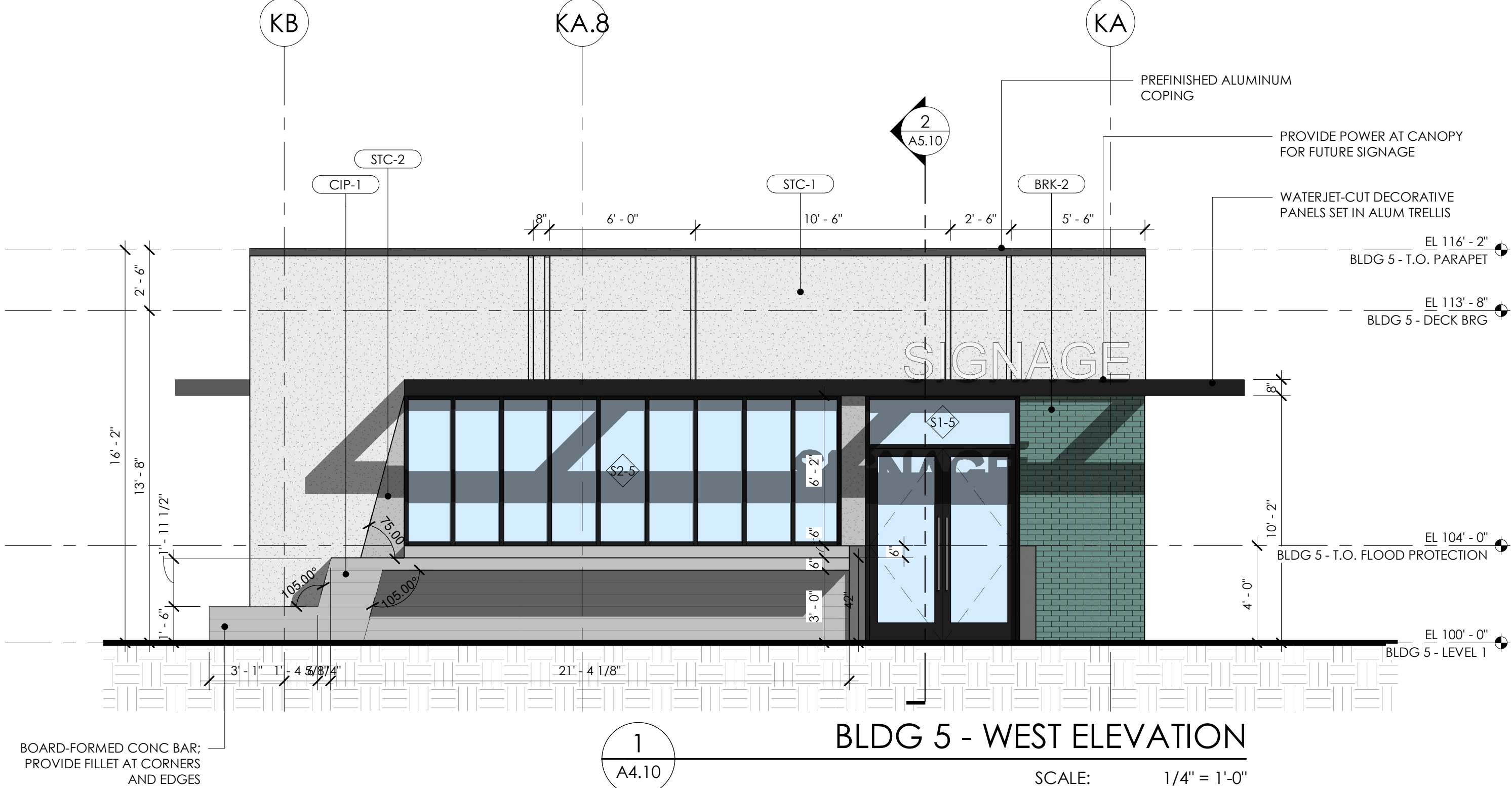
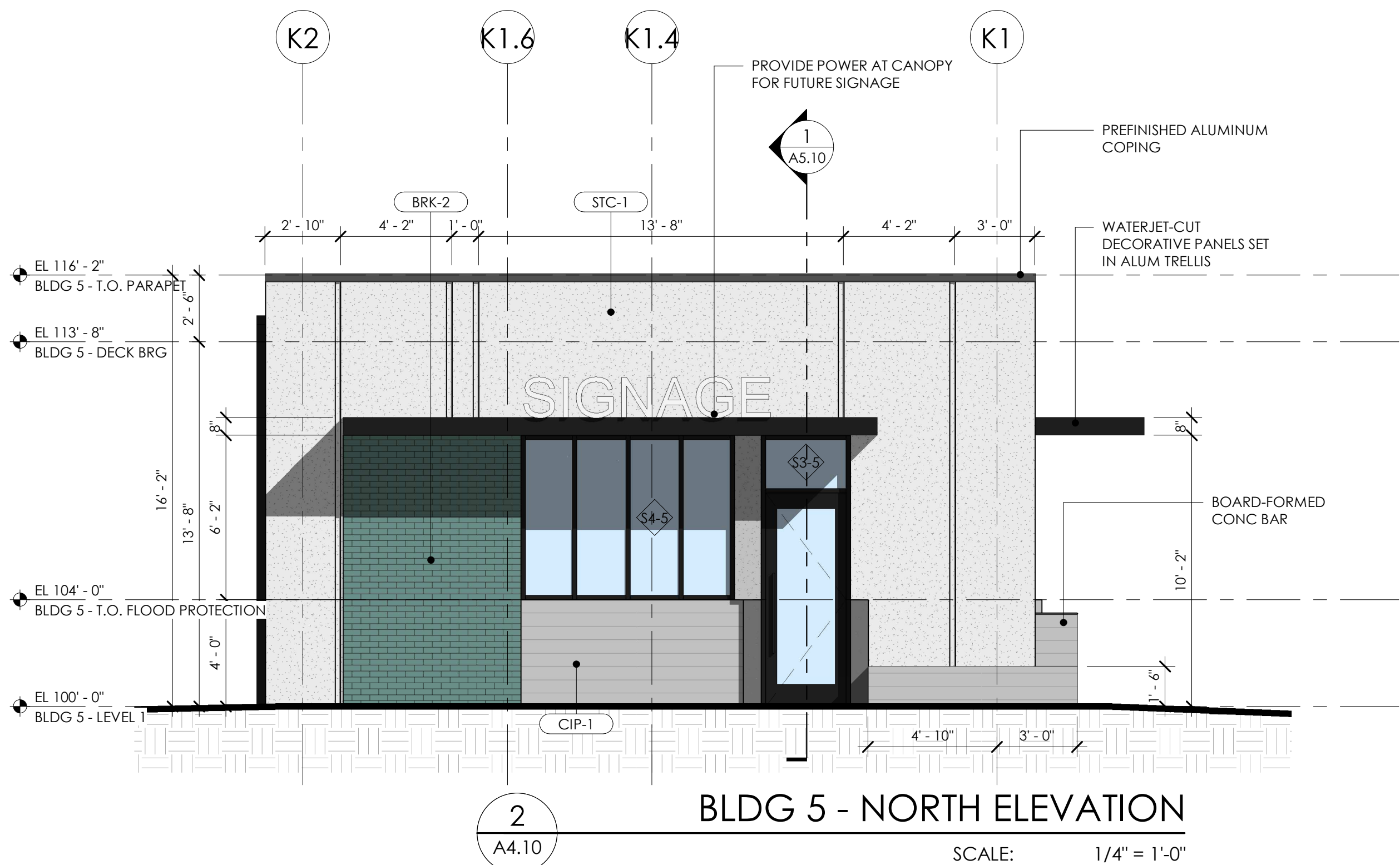
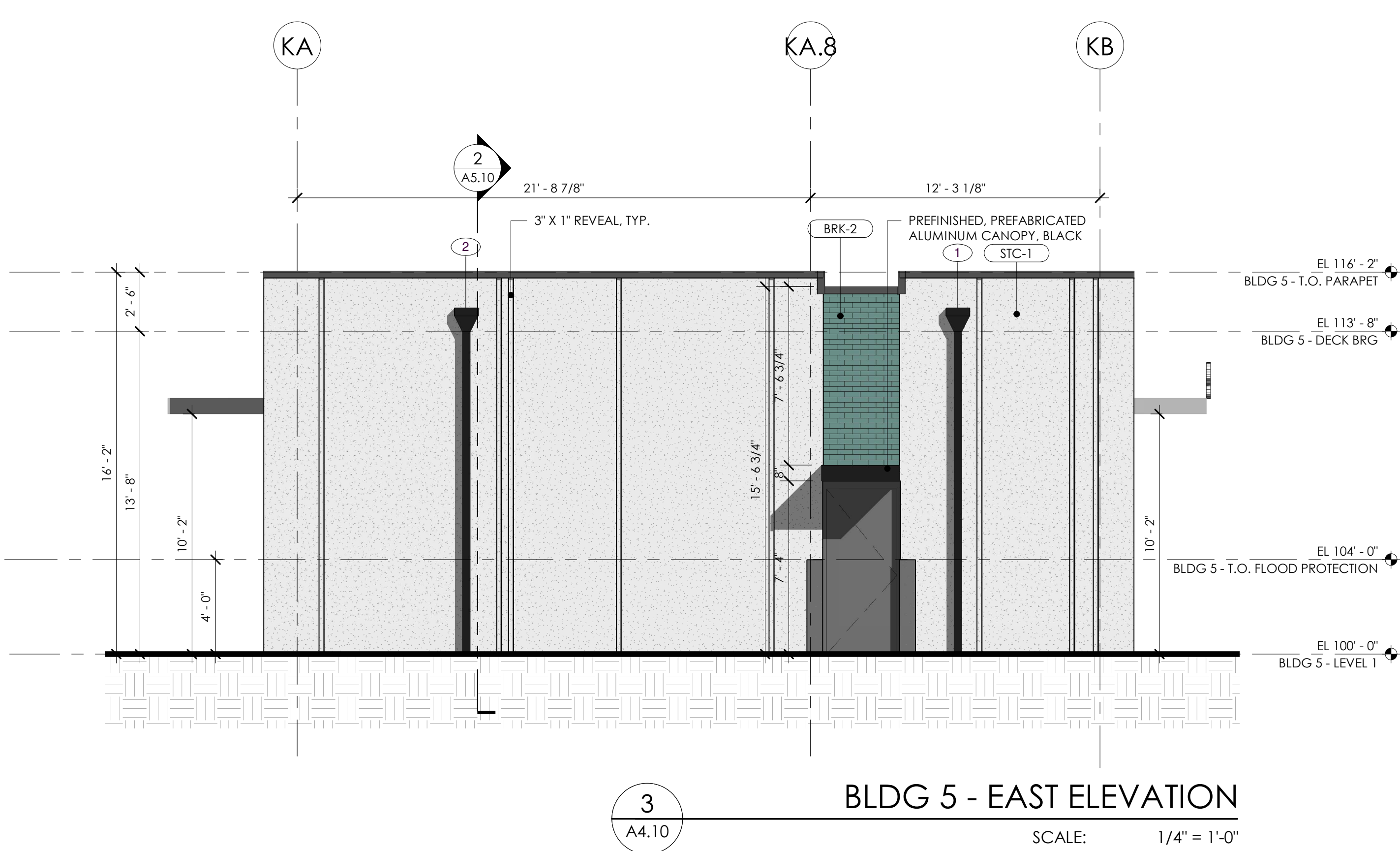
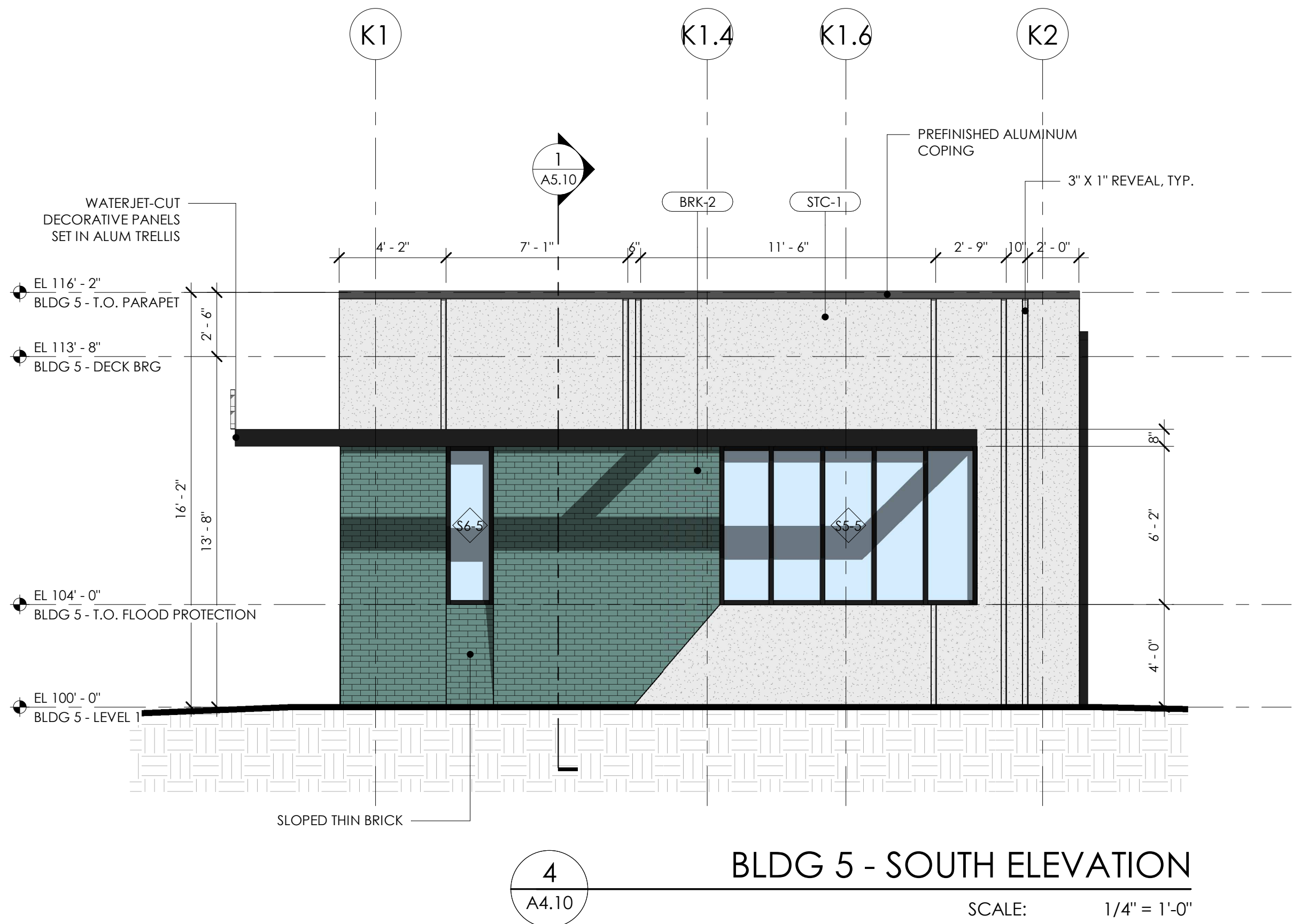
**LOCATION** / CHAPEL HILL, NC  
**PROJECT #** / 18RAM500  
**DATE** / 12.28.2021  
**DRAWN** / BB+M

COPYRIGHT 2021 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

**EXTERIOR ELEVATIONS -  
BUILDING 5**

**A4.10**





COMMUNITY DESIGN  
COMMISSION FINAL PLAN

UNIVERSITY PLACE  
RETAIL BUILDING 4

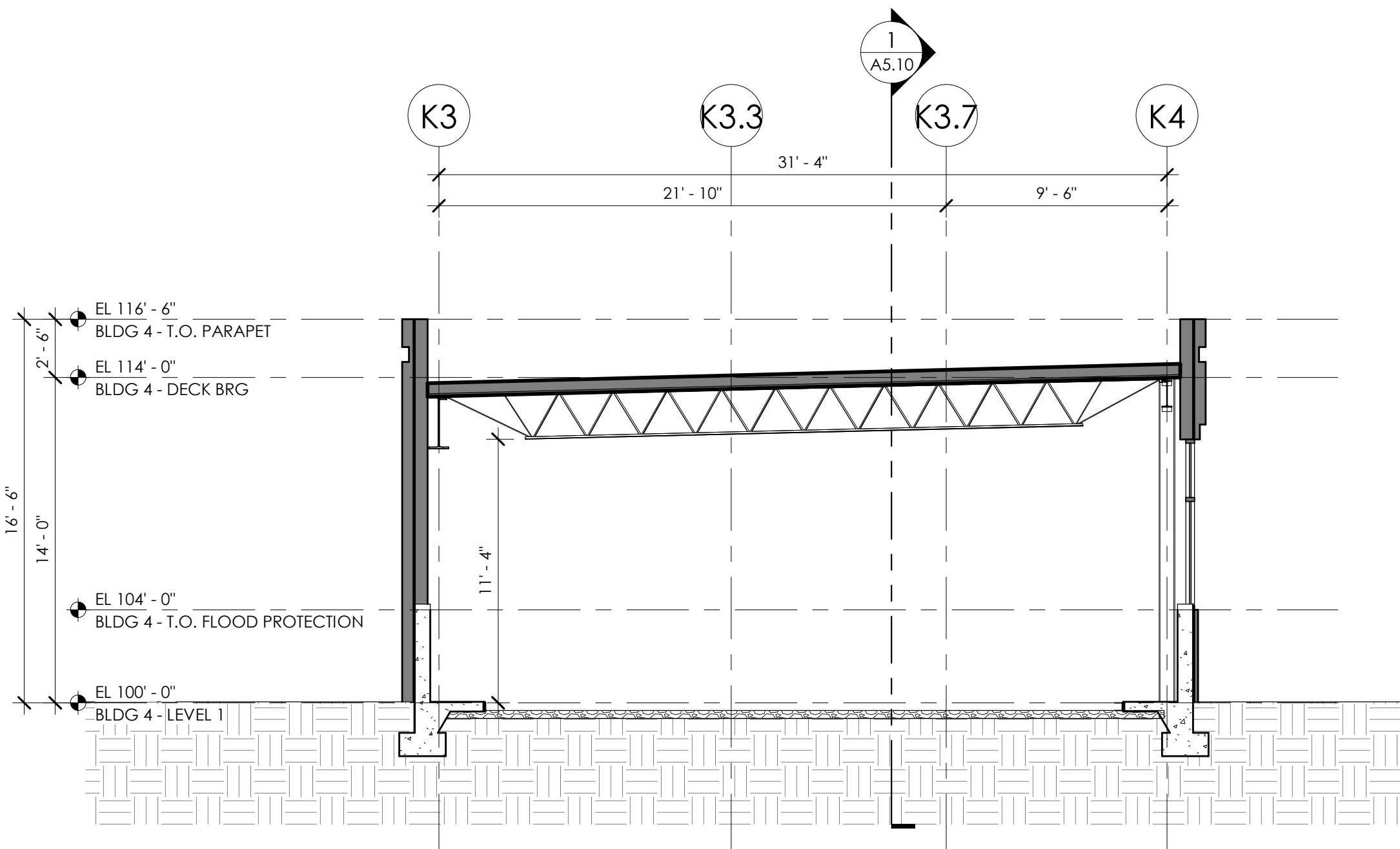


LOCATION / CHAPEL HILL, NC  
PROJECT # / 18RAM500  
DATE / 12.28.2021  
DRAWN / BB+M

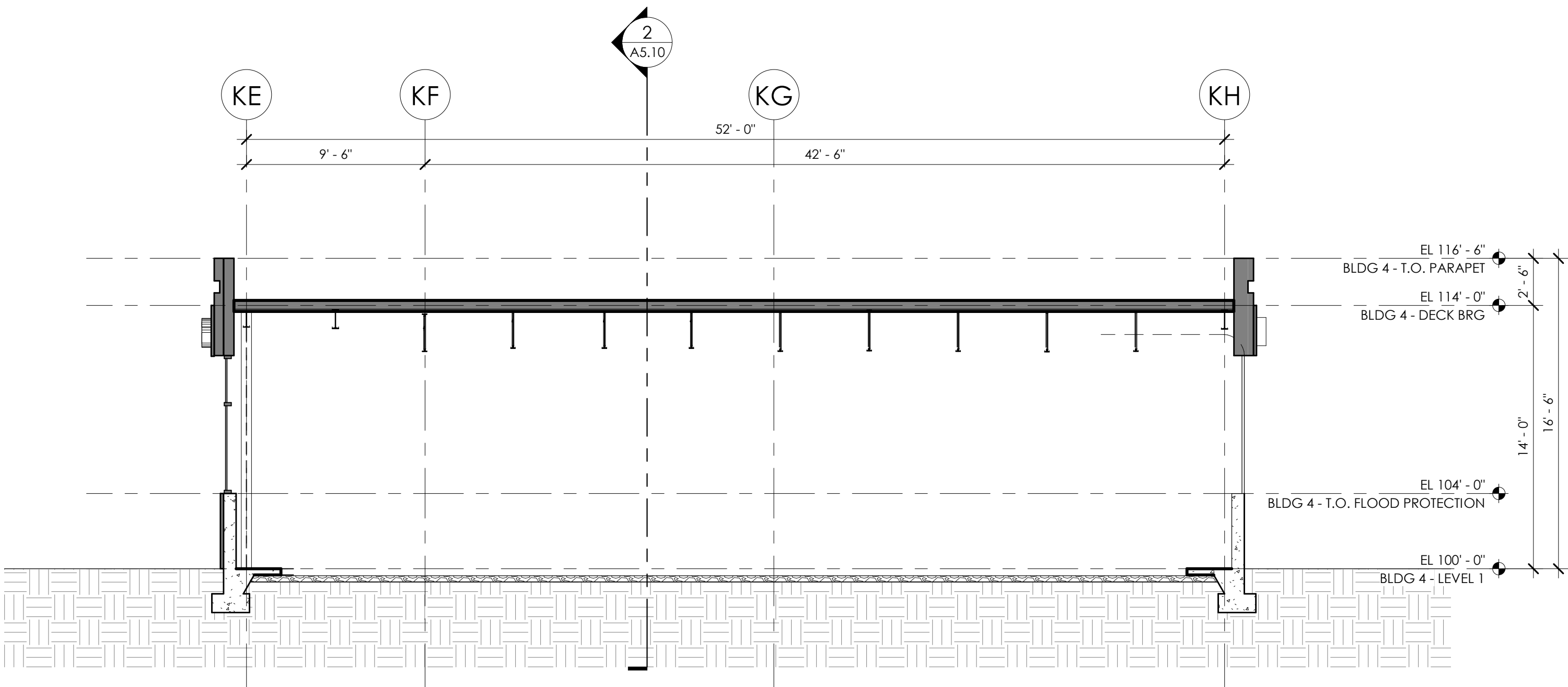
COPYRIGHT 2021 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

BUILDING SECTIONS -  
BUILDING 4



2 BUILDING 4 - TRANSVERSE SECTION  
A5.10 SCALE: 3/16" = 1'-0"



1 BUILDING 4 - LONGITUDINAL SECTION  
A5.10 SCALE: 3/16" = 1'-0"



COMMUNITY DESIGN  
COMMISSION FINAL PLAN

UNIVERSITY PLACE  
RETAIL BUILDING 5



LOCATION / CHAPEL HILL, NC  
PROJECT # / 18RAM500  
DATE / 12.28.2021  
DRAWN / BB+M

COPYRIGHT 2021 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

BUILDING SECTIONS -  
BUILDING 5

