

UNIVERSITY PLACE - EXISTING RETAIL MALL RENOVATIONS

CHAPEL HILL, NC

COMMUNITY DESIGN COMMISSION FINAL PLAN

12.23.2021



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A4.03	ELEVATIONS - ENLARGED
A4.04	ELEVATIONS - ENLARGED



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

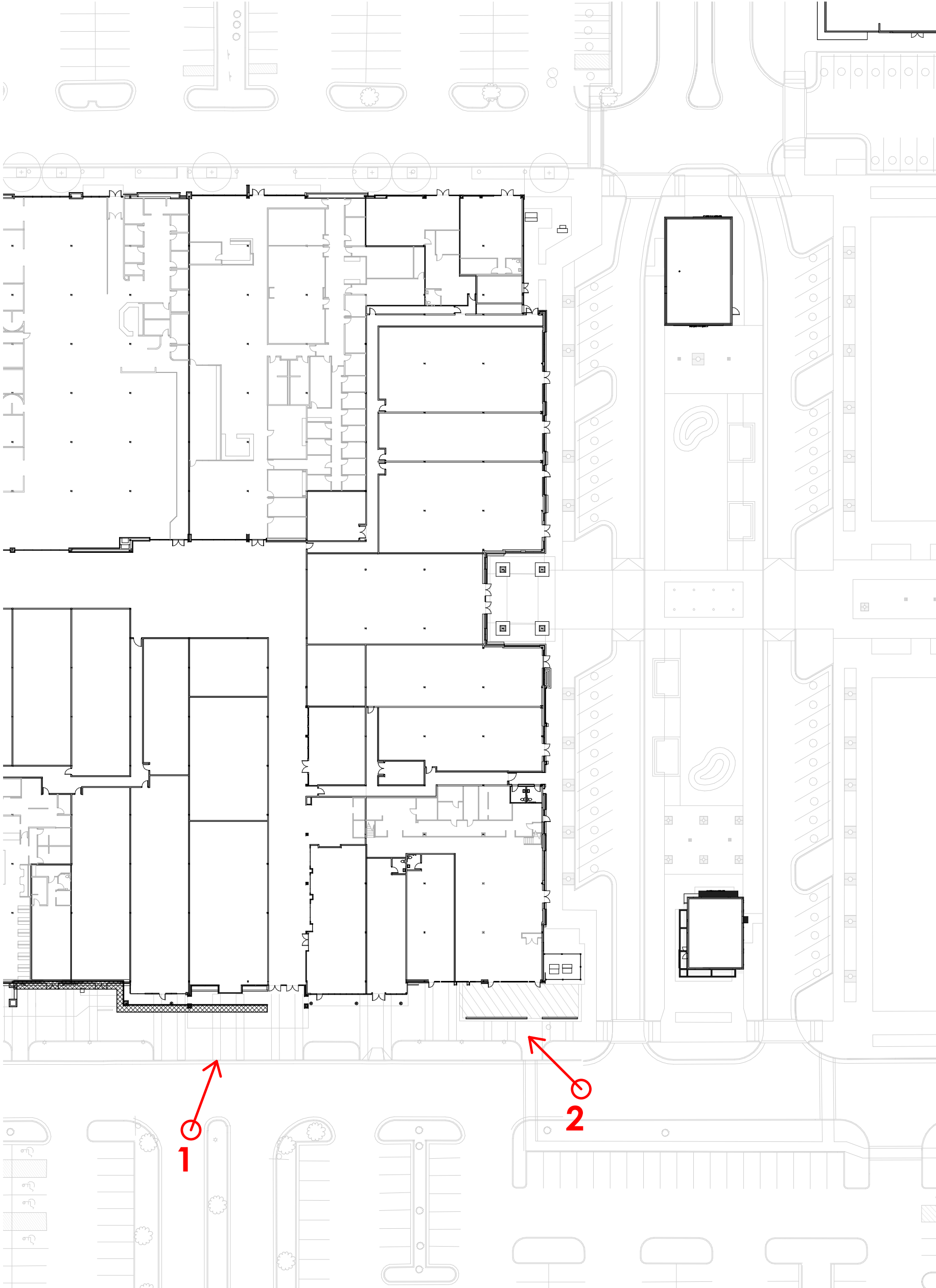


lighting

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



KEY PLAN



COMMUNITY DESIGN
COMMISSION FINAL PLAN

UNIVERSITY PLACE
RETAIL MAIN STREET

ram
people making places

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

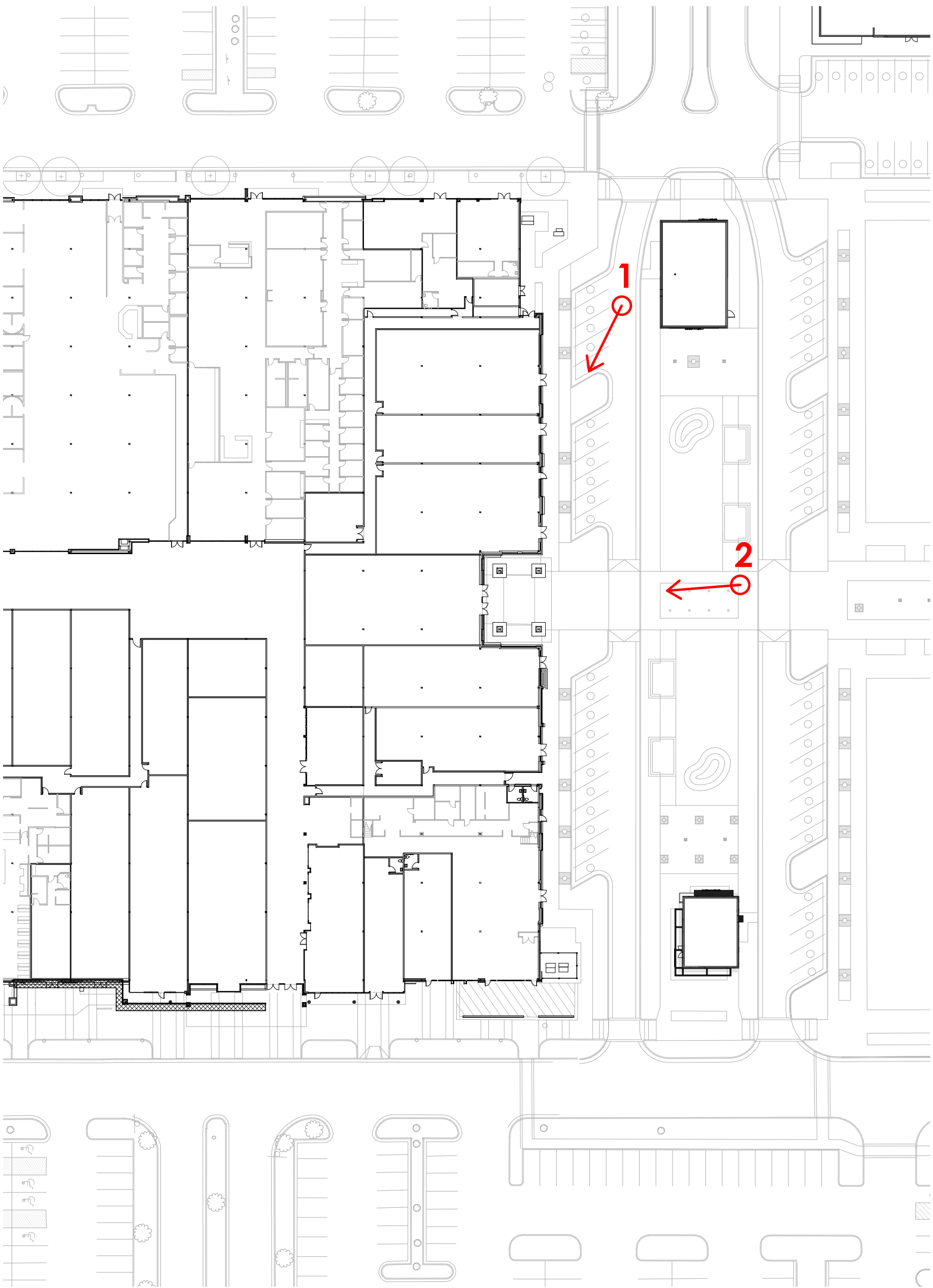
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No.	Description	Date

BUILDING EXTERIOR
VIEWS



KEY PLAN



**COMMUNITY DESIGN
COMMISSION FINAL PLAN**

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**BUILDING EXTERIOR
VIEWS**

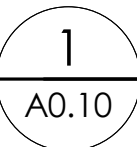
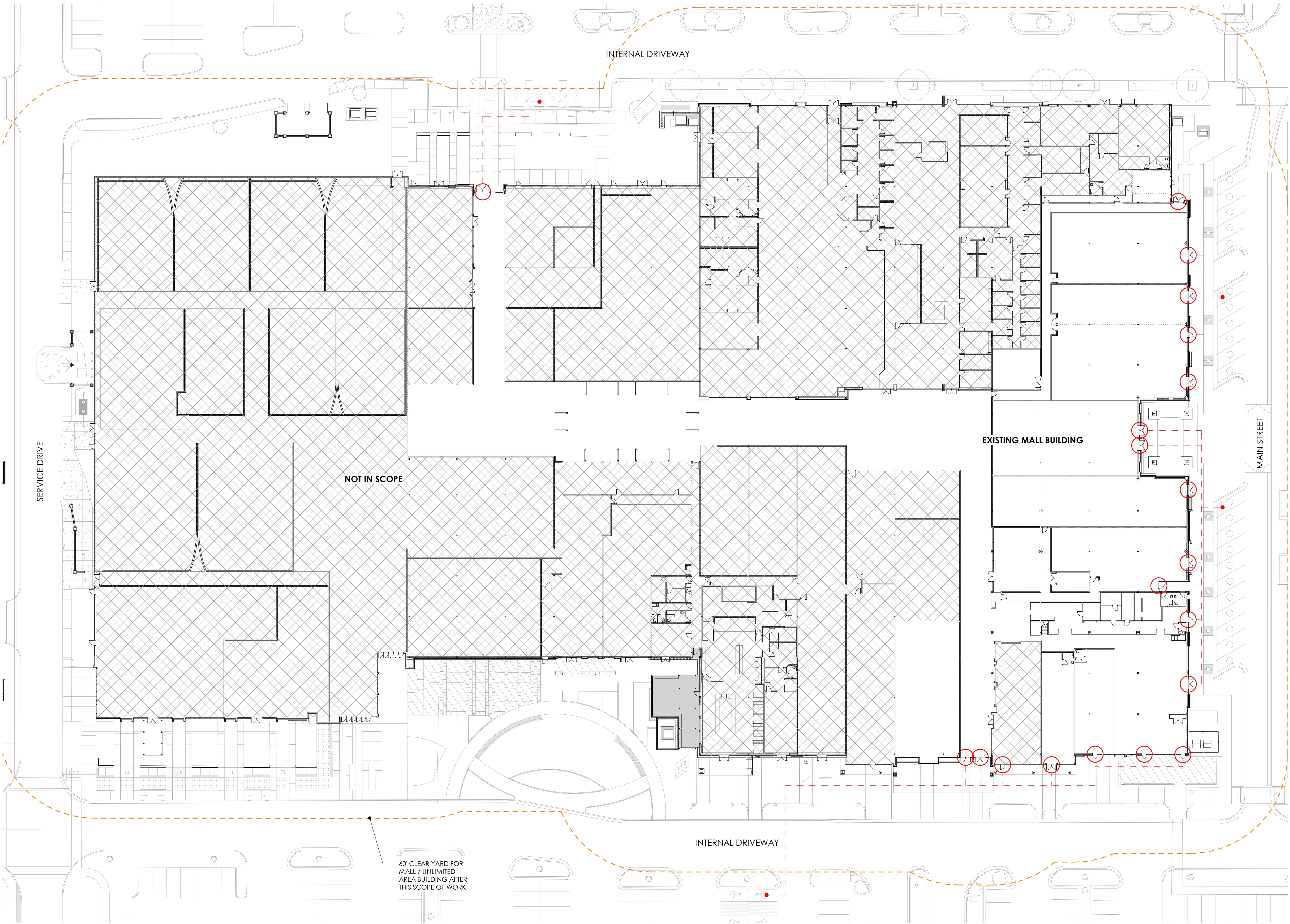
Revisions		
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GENERAL NOTES - SITE PLAN

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.

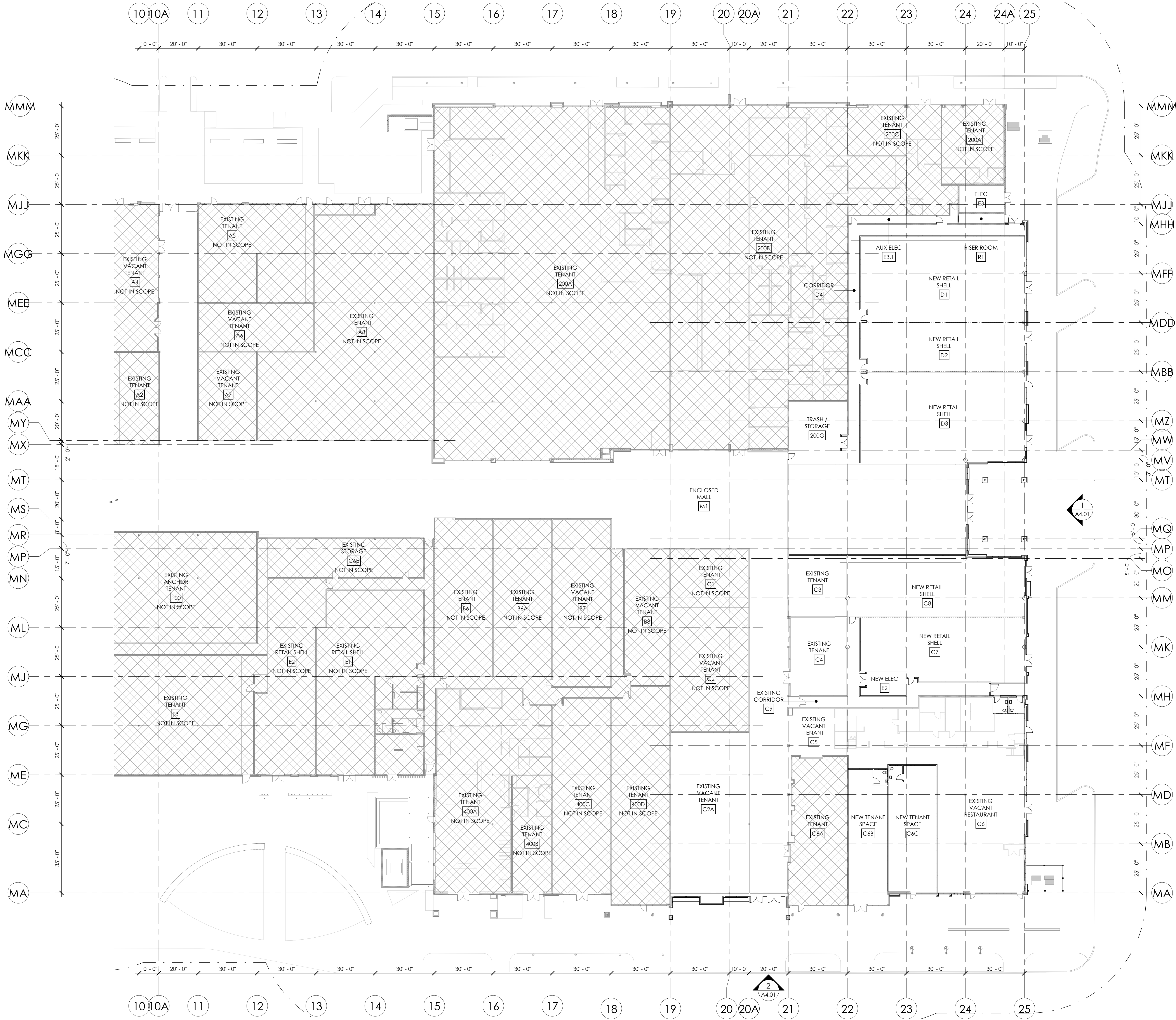
SITE PLAN LEGEND:

- 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

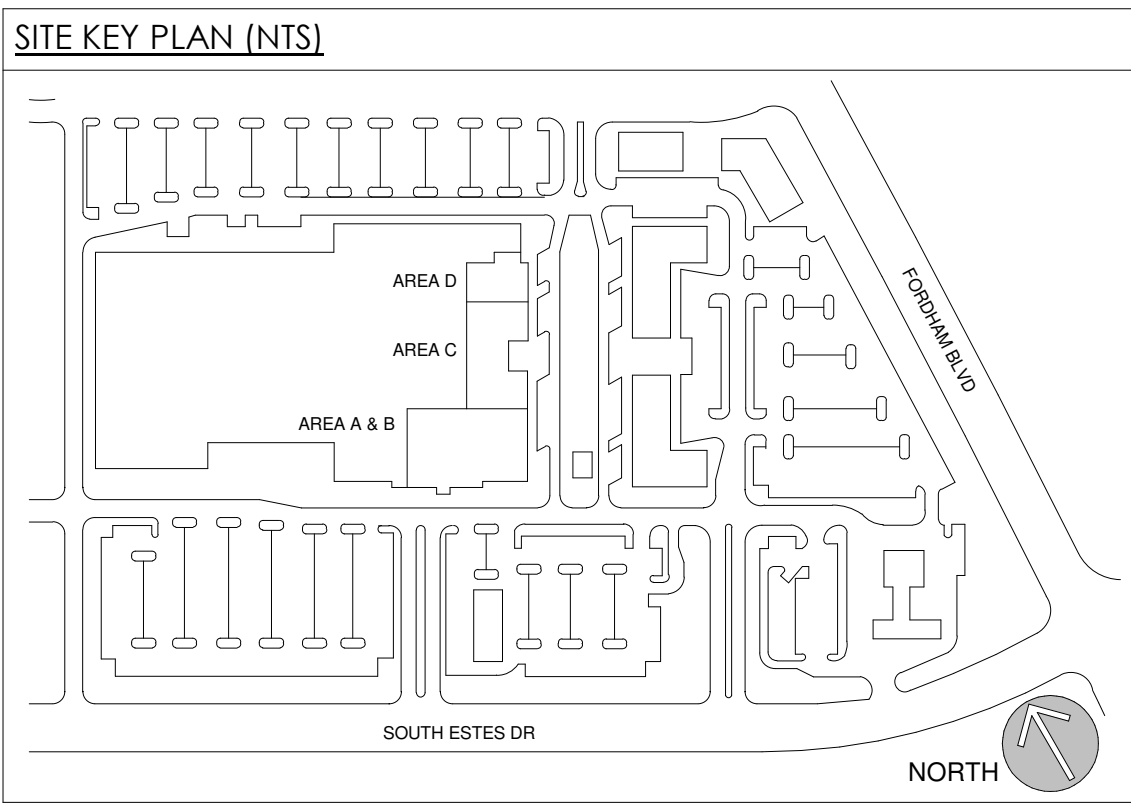


SITE PLAN

SCALE: 1" = 30'-0"



- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, EDGE OF OPENING, AND CENTER-LINE OF COLUMN UNLESS OTHERWISE NOTED.
 2. GRAY SHADED ELEMENTS REPRESENT EXISTING BUILT COMPONENTS THAT ARE TO REMAIN. DIAGONAL HATCHED AREAS REPRESENT THOSE NOT IN THE CONTRACT OR SCOPE OF WORK.
 3. DUST-PROOF PARTITIONS SHALL BE ERRECTED AND MAINTAINED AS REQUIRED TO PREVENT THE SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PORTIONS OF THE BUILDING. UPON COMPLETION, REMOVE PARTITIONS AND REPAIR ANY DAMAGED SURFACES TO MATCH ADJACENT.
 4. GC TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCY.
 5. ALL EXISTING AND NEWLY INSTALLED FINISHES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. GC SHALL MAKE ANY REPAIRS RESULTING FROM DAMAGE DURING CONSTRUCTION.
 6. 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.



**COMMUNITY DESIGN
COMMISSION FINAL PLAN**

UNIVERSITY PLACE
RETAIL MAIN STREET

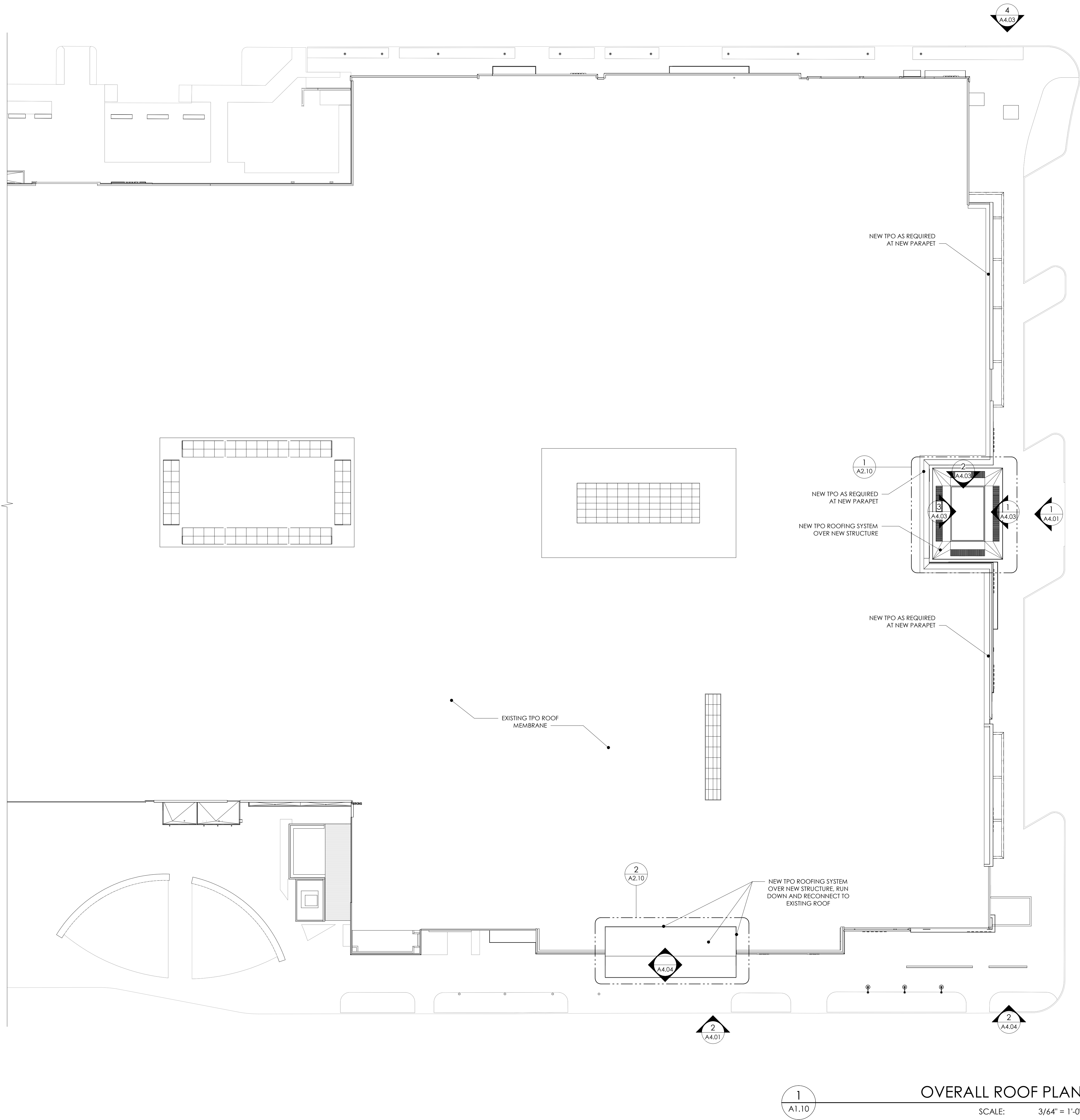


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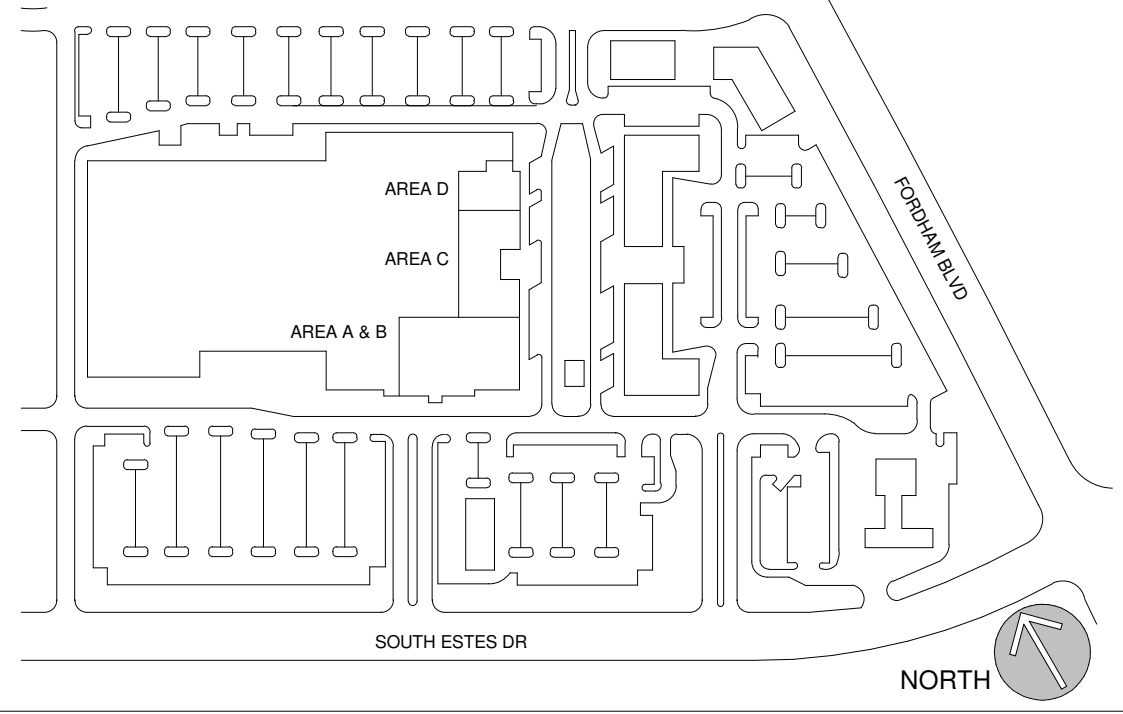
**LEVEL 1 FLOOR PLAN -
OVERALL**



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. GRAY SHADED ELEMENTS REPRESENT EXISTING BUILT COMPONENTS THAT ARE TO REMAIN. DIAGONAL HATCHED AREAS REPRESENT THOSE NOT IN THE CONTRACT OR SCOPE OF WORK.
3. 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.

SITE KEY PLAN (INTS)



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ROOF PLAN - OVERALL

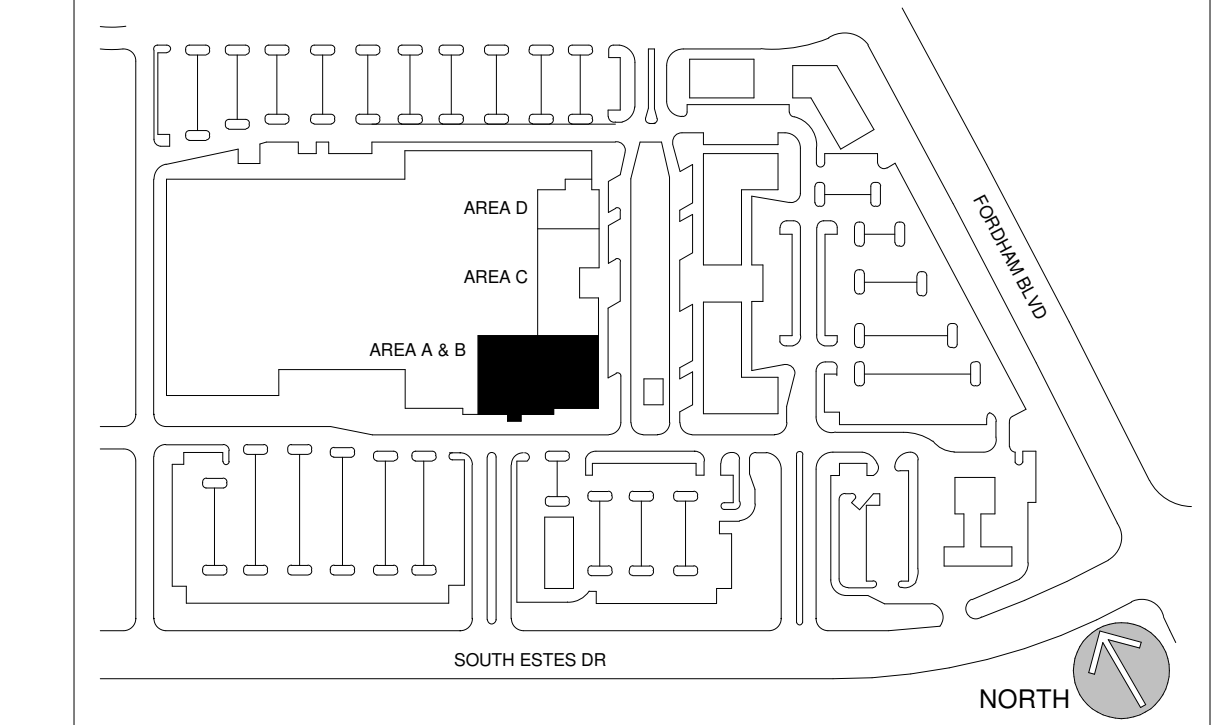
A1.10



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, EDGE OF OPENING, AND CENTER-LINE OF COLUMN UNLESS OTHERWISE NOTED.
2. GRAY SHADED ELEMENTS REPRESENT EXISTING BUILT COMPONENTS THAT ARE TO REMAIN. DIAGONAL HATCHED AREAS REPRESENT THOSE NOT IN THE CONTRACT OR SCOPE OF WORK.
3. DUST-PROOF PARTITIONS SHALL BE ERRECTED AND MAINTAINED AS REQUIRED TO PREVENT THE SPREAD OF DUST, FUMES, AND SMOKE, ETC., TO OTHER PORTIONS OF THE BUILDING. UPON COMPLETION, REMOVE PARTITIONS AND REPAIR ANY DAMAGED SURFACES TO MATCH ADJACENT.
4. GC TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCY.
5. ALL EXISTING AND NEWLY INSTALLED FINISHES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. GC SHALL MAKE ANY REPAIR S RESULTING FROM DAMAGE DURING CONSTRUCTION.

SITE KEY PLAN (NTS)



COMMUNITY DESIGN COMMISSION FINAL PLAN

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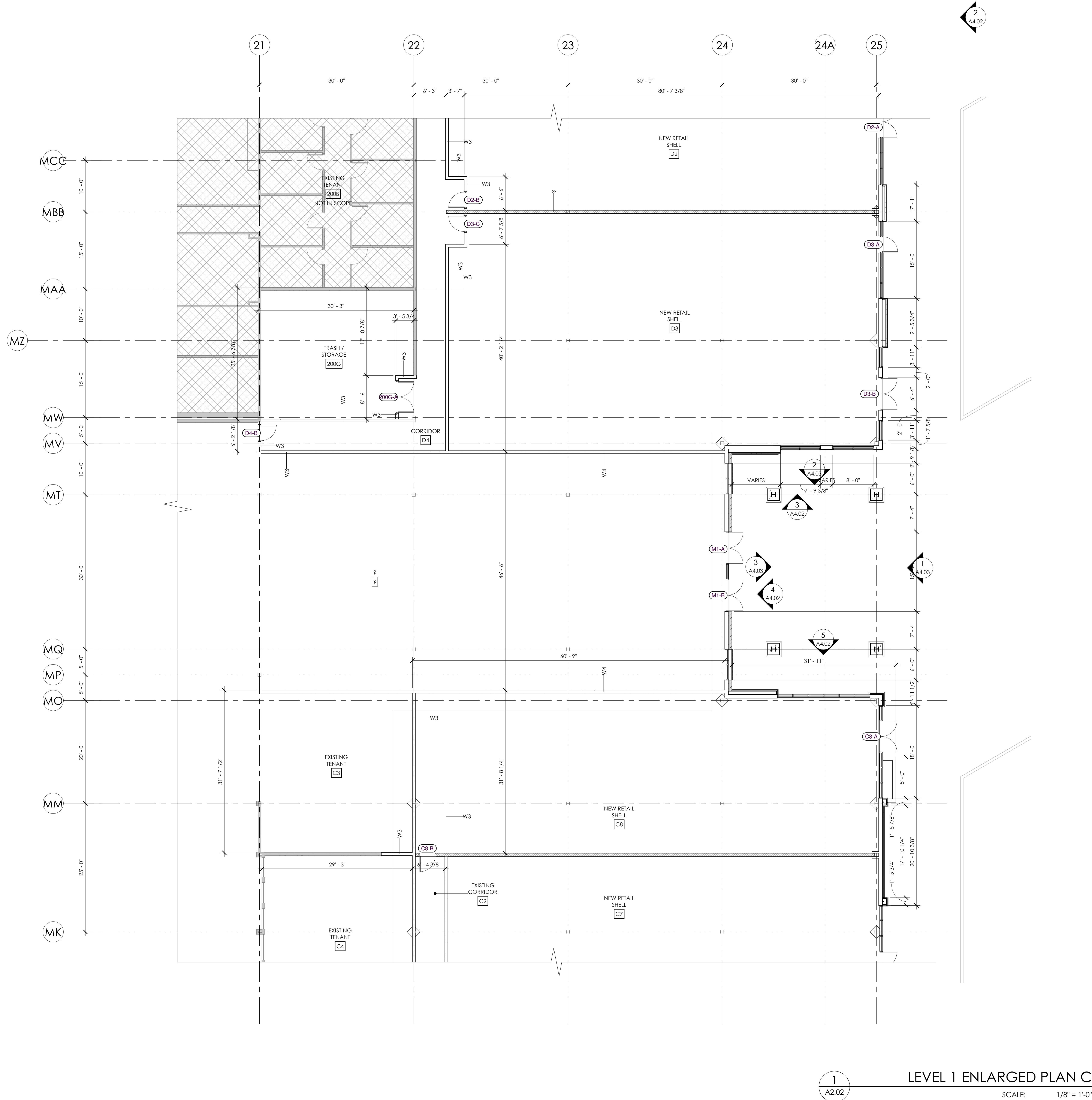
Revisions		
No.	Description	Date

FLOOR PLAN -
ENLARGED A & B

LEVEL 1 ENLARGED PLAN A & B

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

A2.01



1
A2.02

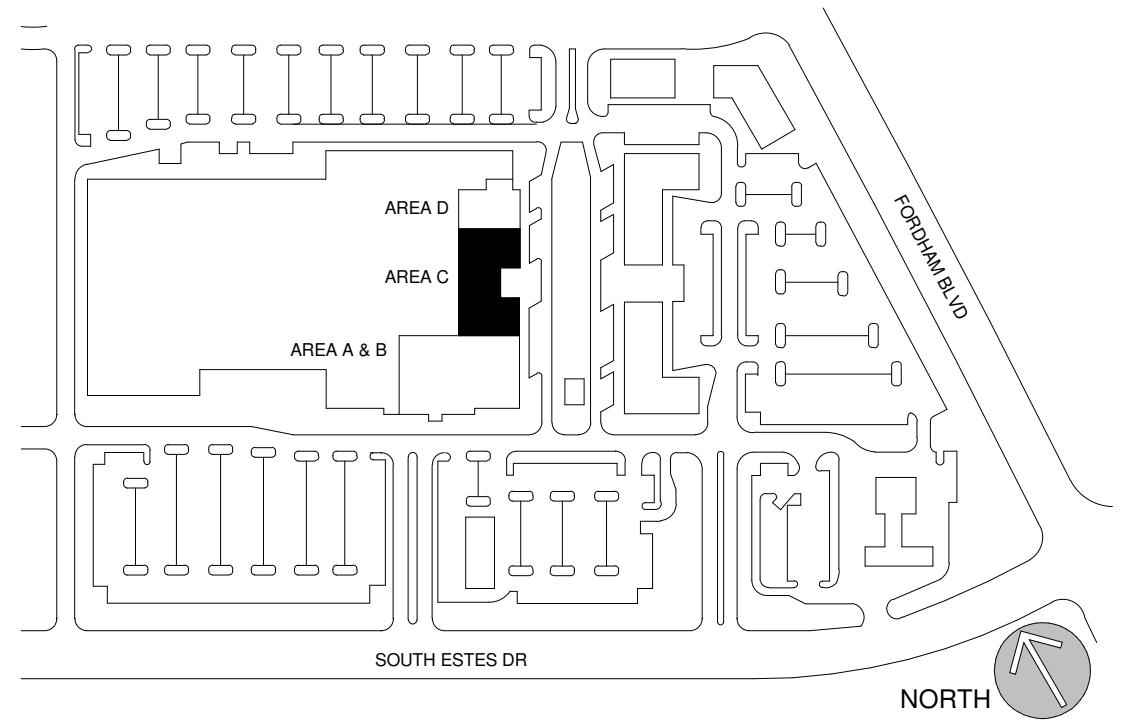
LEVEL 1 ENLARGED PLAN C

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

GENERAL NOTES

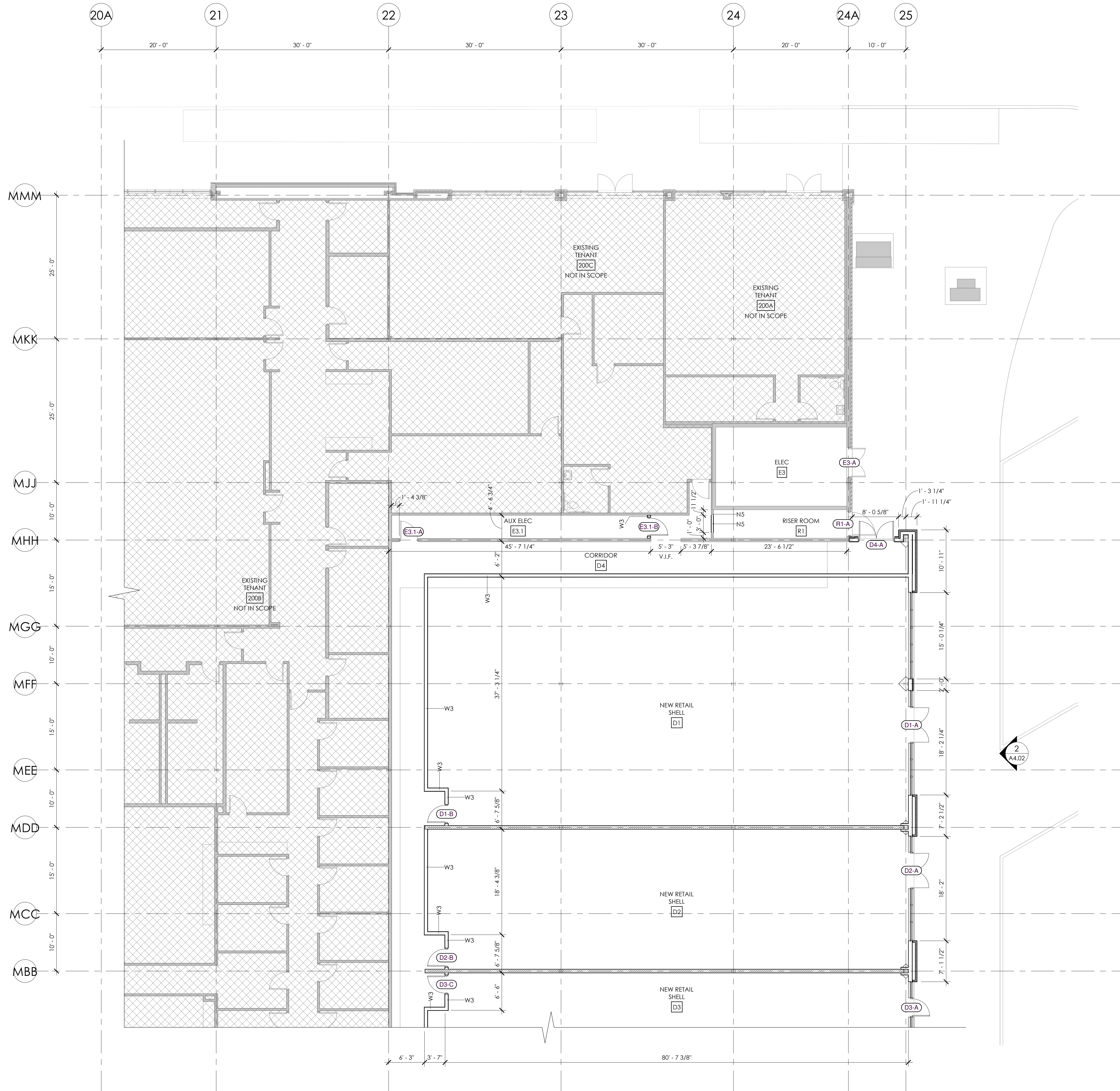
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SITE KEY PLAN (NTS)



Revisions		
No.	Description	Date

FLOOR PLAN -
ENLARGED C



1
A2.03

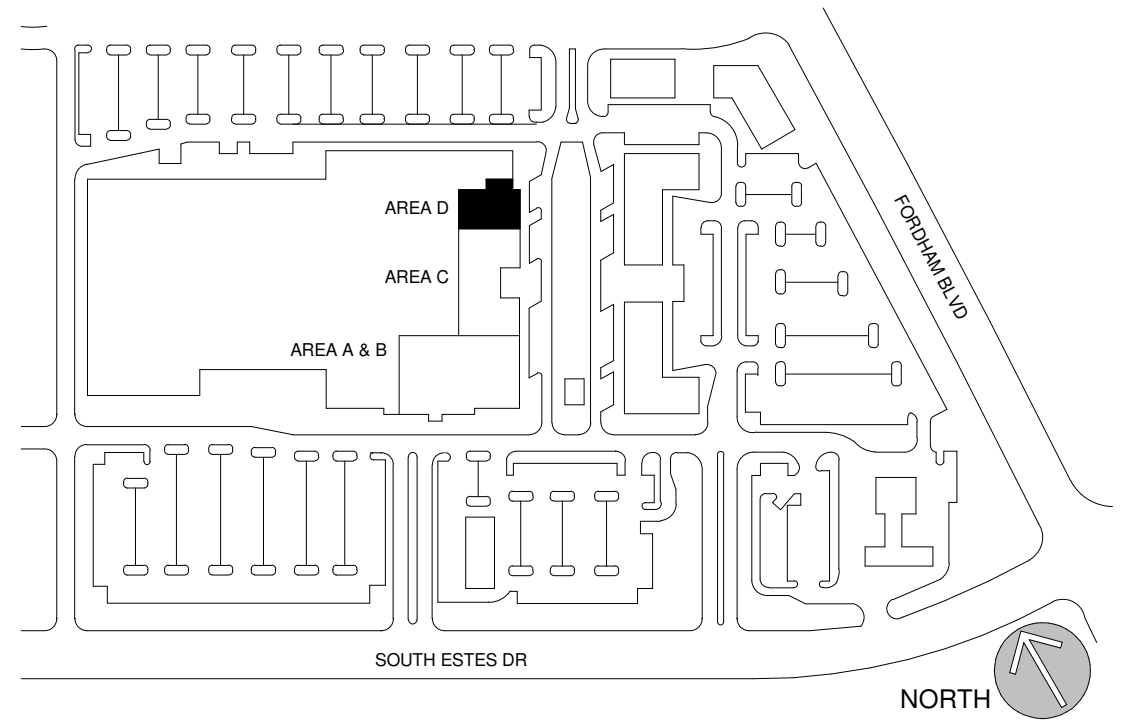
LEVEL 1 ENLARGED PLAN D

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

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, EDGE OF OPENING, AND CENTER-LINE OF COLUMN UNLESS OTHERWISE NOTED.
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SITE KEY PLAN (NTS)



COMMUNITY DESIGN
COMMISSION FINAL PLAN

UNIVERSITY PLACE
RETAIL MAIN STREET



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FLOOR PLAN -
ENLARGED D

GENERAL ELEVATION NOTES

1. REFER TO ENLARGED ELEVATIONS FOR MATERIAL AND FINISH IDENTIFICATION.
2. FLOOD BARRIERS ARE REQUIRED AT EACH NEW DOOR OPENING AND NEW 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.
3. LIGHTING (DESIGN FORTHCOMING) TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - AT EACH STOREFRONT ENTRY
 - ALONG THE UNDERSIDE OF BUILDING CANOPIES AND OVERHANGS
 - BEHIND PERFORATED MATERIALS IN A WALL WASH APPLICATION

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UNIVERSITY PLACE
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ELEVATIONS - OVERALL



2
A4.01

OVERALL SOUTH ELEV.

SCALE: 1/16" = 1'-0"



1
A4.01

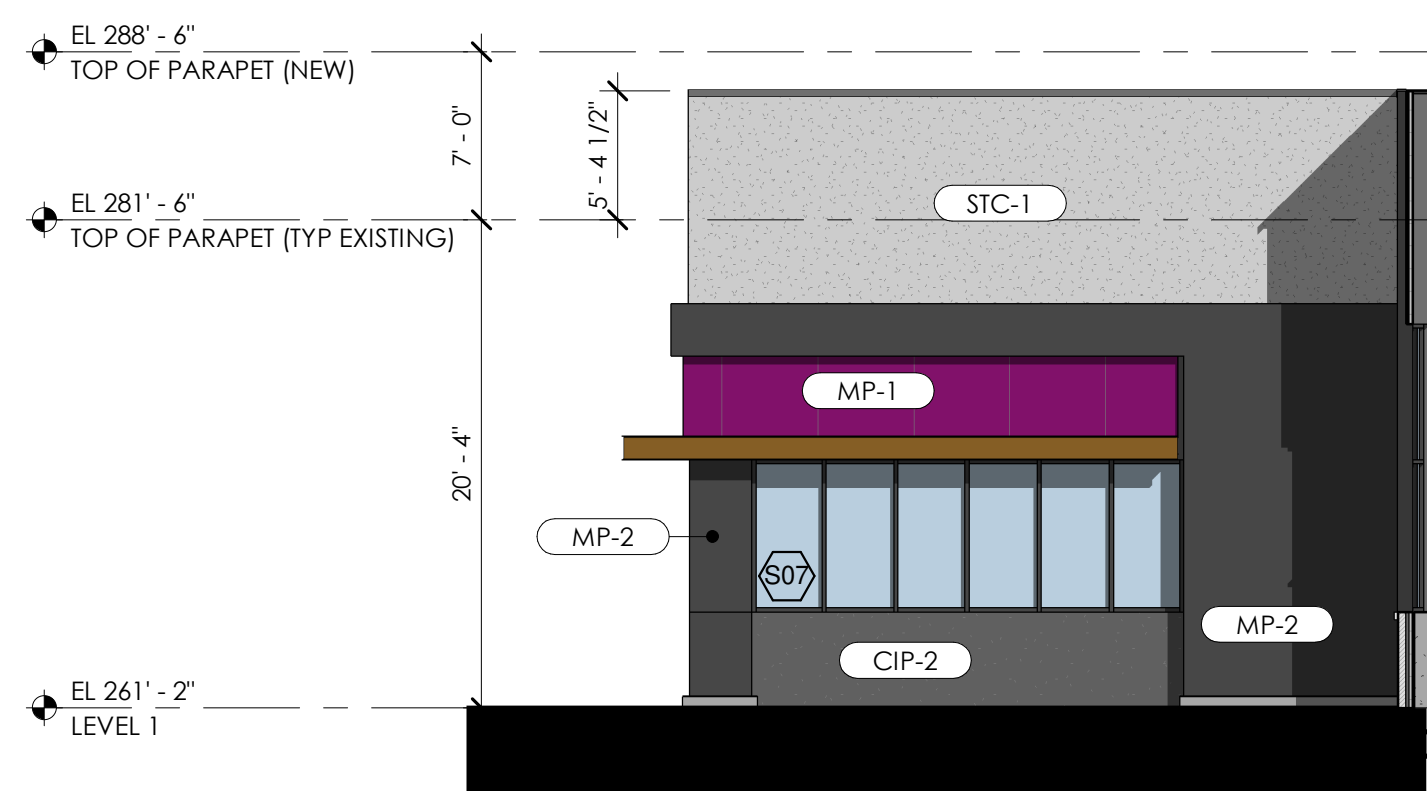
OVERALL WEST MAIN ST ELEV.

SCALE: 1/16" = 1'-0"

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
- STC-1 DESCRIPTION: STUCCO VENEER
MANUFACTURER: STO
SYSTEM: POWERWALL
COLOR: STOCOLOR 800 COLLECTION, 37110
FINISH: FINE
NOTE: INSULATION C1 TO BE USED ON NEW EXTERIOR WALLS. REFER TO WALL ASSEMBLIES
- WD-1 DESCRIPTION: HORIZONTAL WOOD VENEER
MANUFACTURER: PRODEMA
SYSTEM: PRODEX PHENOLIC PANEL
COLOR: RUSTIK
NOTE: 6" x 8'-0" MAX PANEL
- MP-1 DESCRIPTION: COMPOSITE PANEL SYSTEM
MANUFACTURER: DRI DESIGN
SYSTEM: EMBOSSED PANEL SYSTEM
COLOR: TO BE COORDINATED WITH TENANT
NOTE: 3/8" JOINT, TYP.
- MP-2 DESCRIPTION: COMPOSITE PANEL SYSTEM
MANUFACTURER: DRI DESIGN
SYSTEM: PAINTED ALUMINUM SYSTEM
COLOR: SHERWIN WILLIAMS 7069 IRON ORE, OR APPROVED EQ.
NOTE: 3/8" JOINT, TYP.
- MP-3 DESCRIPTION: SINGLE SKIN METAL PANEL SYSTEM
MANUFACTURER: CENTRIA
SYSTEM: IW-20A
COLOR: 9922 STEEL GREY
NOTE: VERTICAL
- LCP-1 DESCRIPTION: LASER CUT PANEL SYSTEM
MANUFACTURER: ARTISAN PANELS INC.
SYSTEM: 1/8" ALUMINUM PAINTED SYSTEM
MOUNTING: 1/4" COUNTERSUNK EDGE HOLES
COLOR: TBD
PATTERN: 143-RETRO
- SF-1 DESCRIPTION: NEW STOREFRONT SYSTEM
MANUFACTURER: KAWNEER
SYSTEM: 451 SERIES
COLOR: BLACK
FINISH: ANODIZED ALUMINUM
NOTE: TYPICAL NEW UNITS
- CW-1 DESCRIPTION: NEW CURTAIN WALL SYSTEM
MANUFACTURER: KAWNEER
SYSTEM: 1600 L-R WALL
COLOR: BLACK
FINISH: ANODIZED ALUMINUM
NOTE: TYPICAL NEW UNITS
- CW-2 DESCRIPTION: NEW CURTAIN WALL SYSTEM
MANUFACTURER: KAWNEER
SYSTEM: 1600 L-R WALL
COLOR: LIGHT SEQUIN
FINISH: PAINTED
NOTE: TYPICAL ESTES ENTRY 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: CLARK
MORTAR: TBD (COLORED)
- SD-1 DESCRIPTION: ALUM. HORIZ. SHADING DEVICE
MANUFACTURER: AMETCO OR EQUAL
COLOR: MATCH STOREFRONT
NOTE: WALL SUBSTRATE TO BE PTD, BLACK (TBD)
- 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

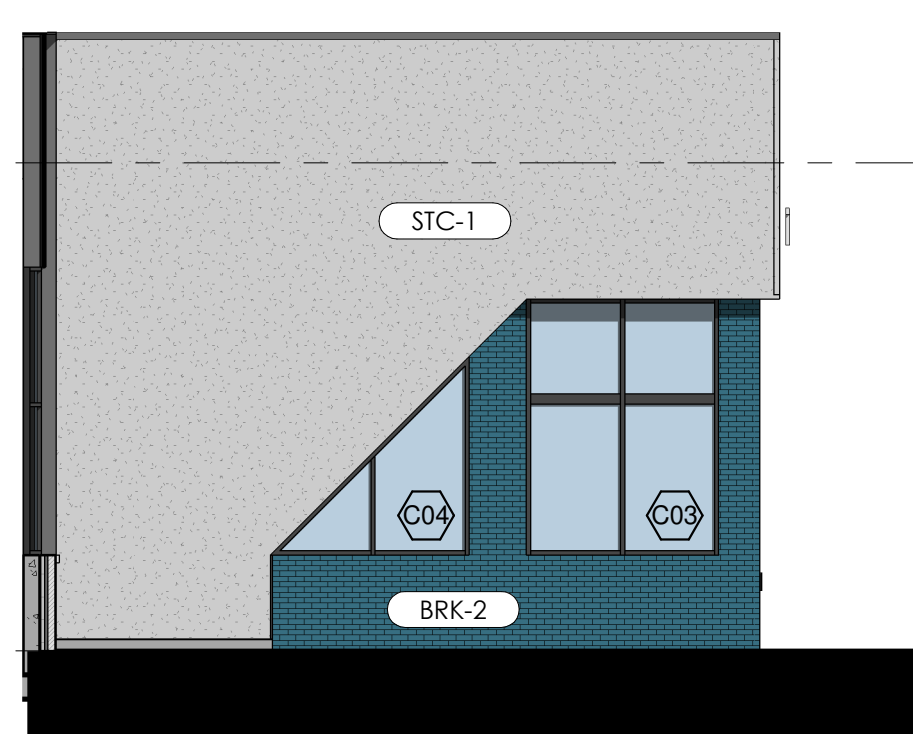
- NOTES
1. PAINTED SURFACES ARE TO BE PREPARED PER MANUF. SPECIFICATION. PAINT SHALL BE APPLIED IN THE RECOMMENDED NUMBER OF COATS BASED ON THE SUBSTRATE. SHEEN TBD.
2. MATERIALS SPECIFIED HERE ARE BASIS OF DESIGN.



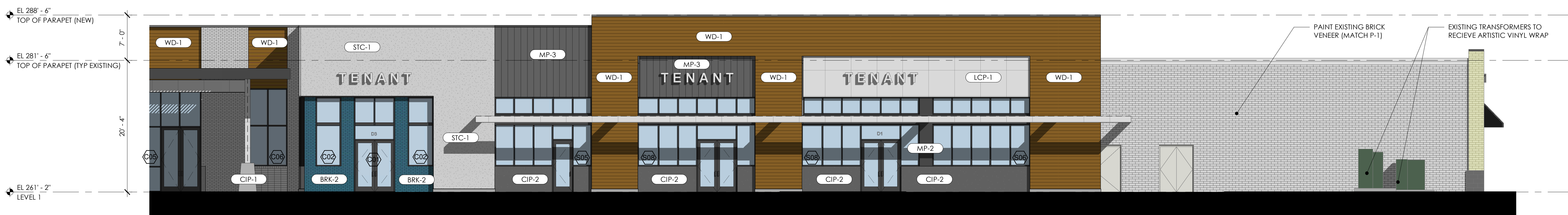
5 SOUTH MAIN ST ALCOVE ELEV.
A4.02 SCALE: 1/8" = 1'-0"



4 W MAIN ST ALCOVE ELEV.
A4.02 SCALE: 1/8" = 1'-0"



3 N MAIN ST ALCOVE ELEV.
A4.02 SCALE: 1/8" = 1'-0"



2 WEST MAIN ST ELEV. 2
A4.02 SCALE: 1/8" = 1'-0"



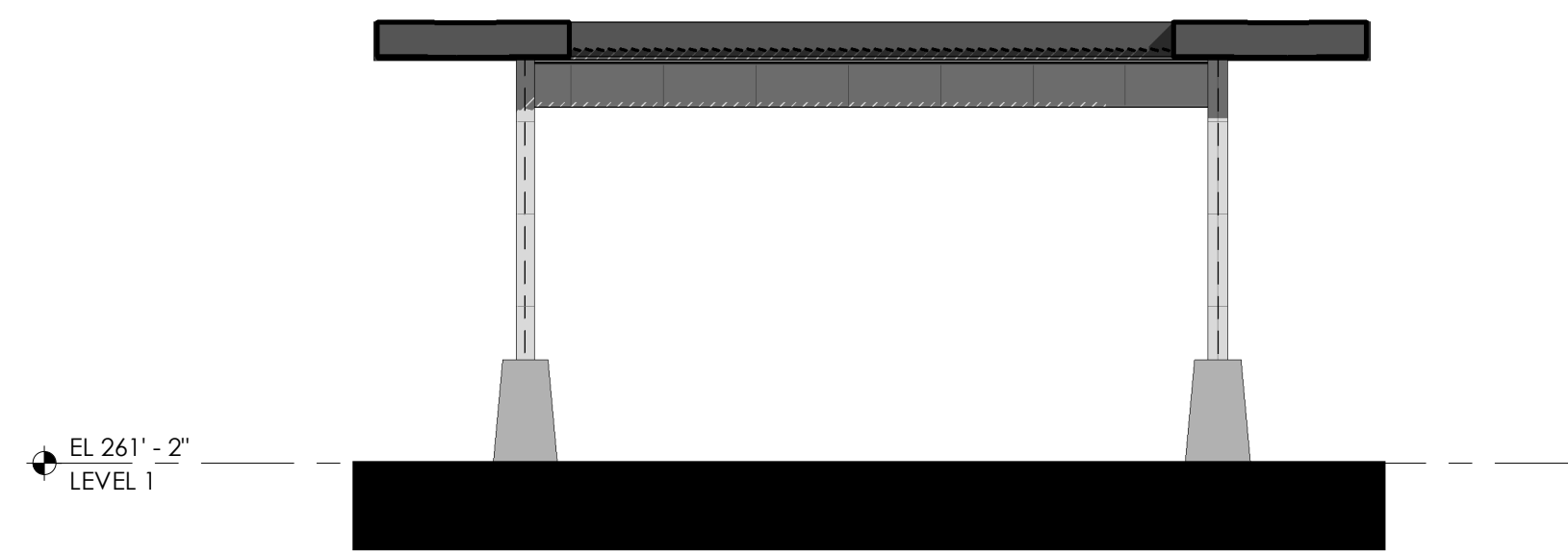
1 WEST MAIN ST ELEV. 1
A4.02 SCALE: 1/8" = 1'-0"

Revisions		
No.	Description	Date

FINISH LEGEND & NOTES

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FINISH: CLASS 1 FINISH, MATTE
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FINISH: CLASS 1 FINISH, MATTE
COLOR: SHERWIN WILLIAMS 7069 IRON ORE
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MANUFACTURER: STO
SYSTEM: POWERWALL
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COLOR: DARK
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NOTE: SEE NOTE 1
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COLOR: 7069 IRON ORE
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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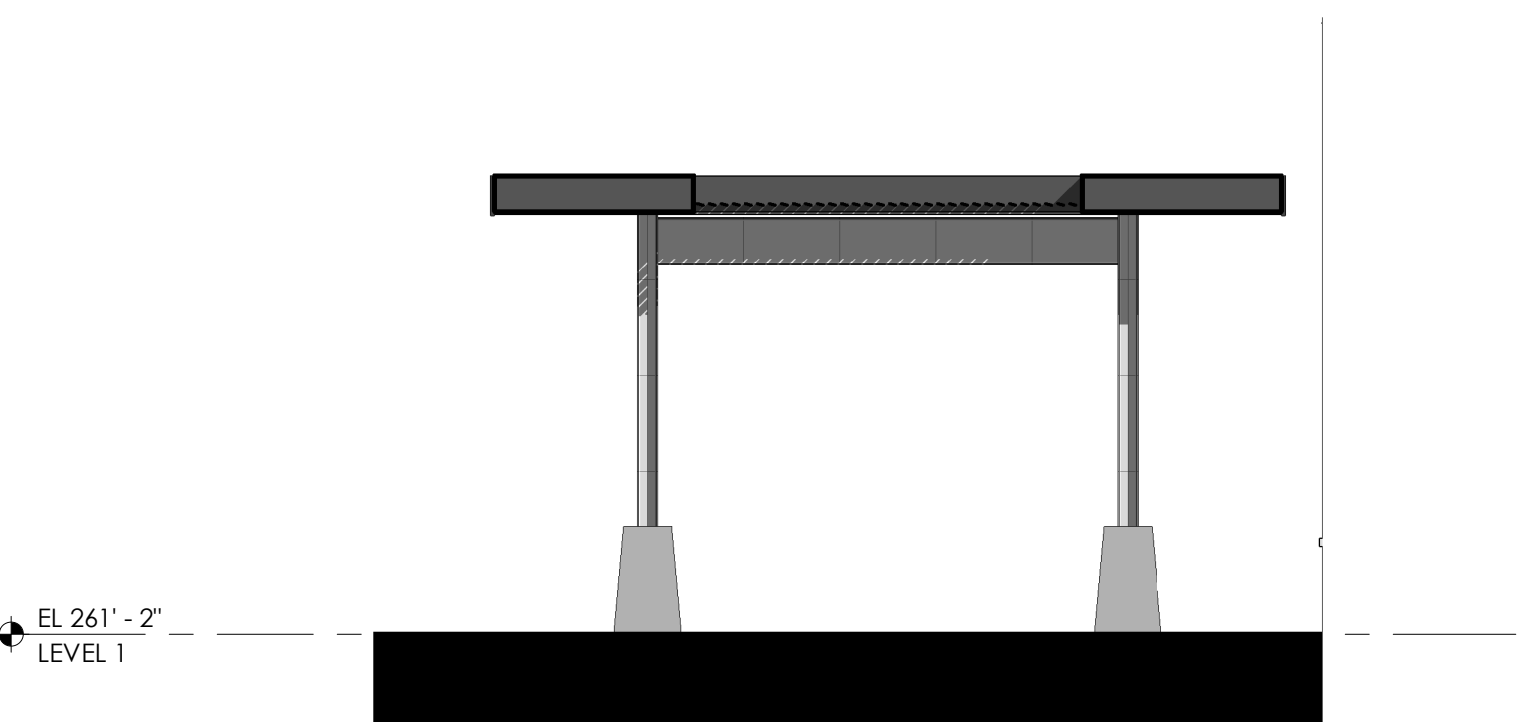


N MAIN ST CANOPY REAR
ELEVATION

3

A4.03

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

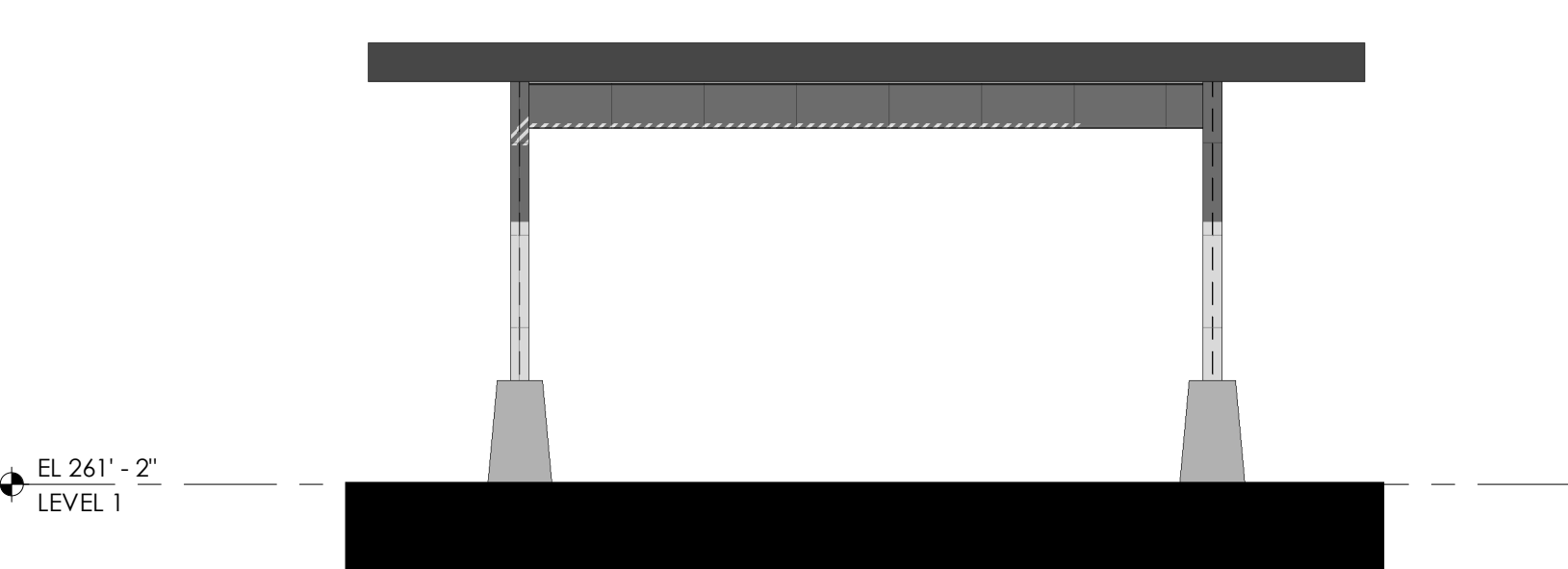


N MAIN ST CANOPY SIDE
ELEVATION (TYP.)

2

A4.03

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

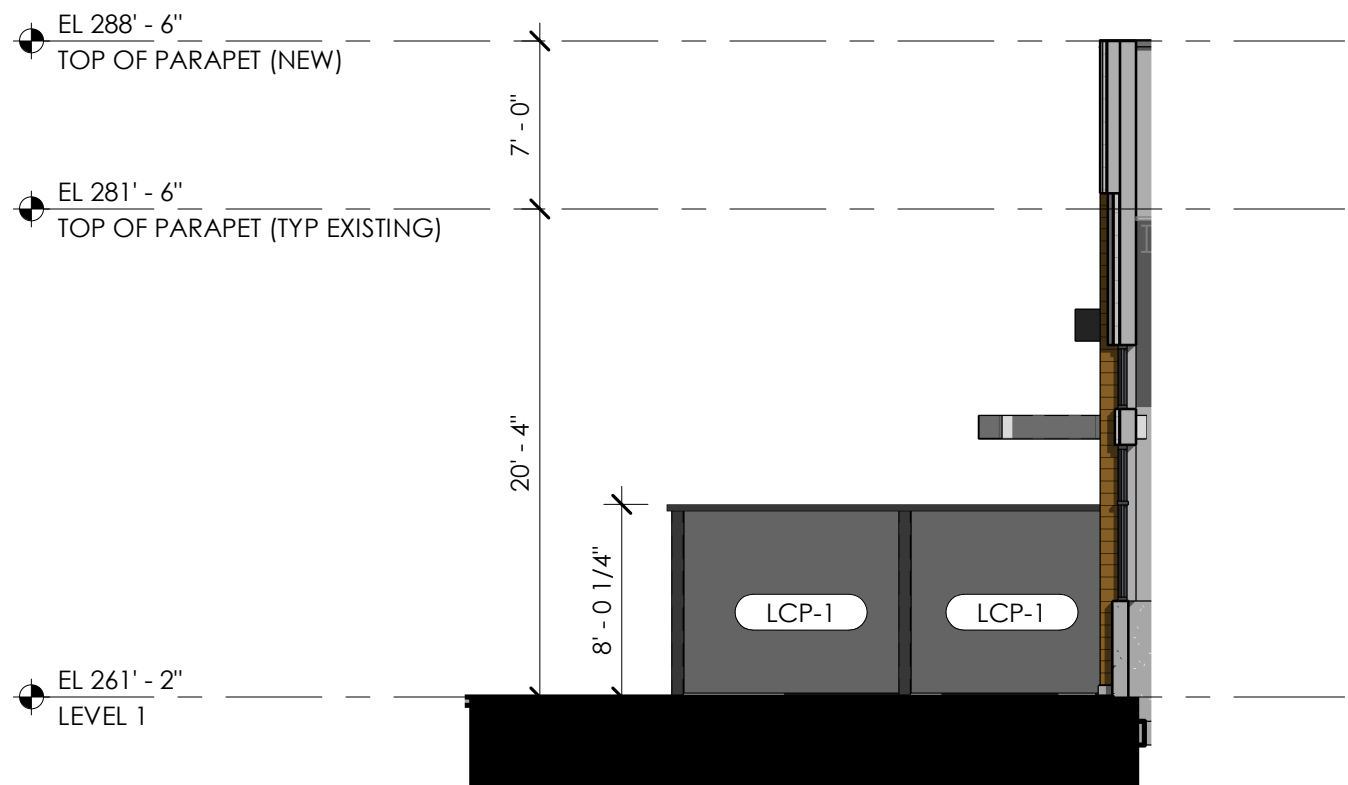


N MAIN ST CANOPY FRONT
ELEVATION

1

A4.03

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

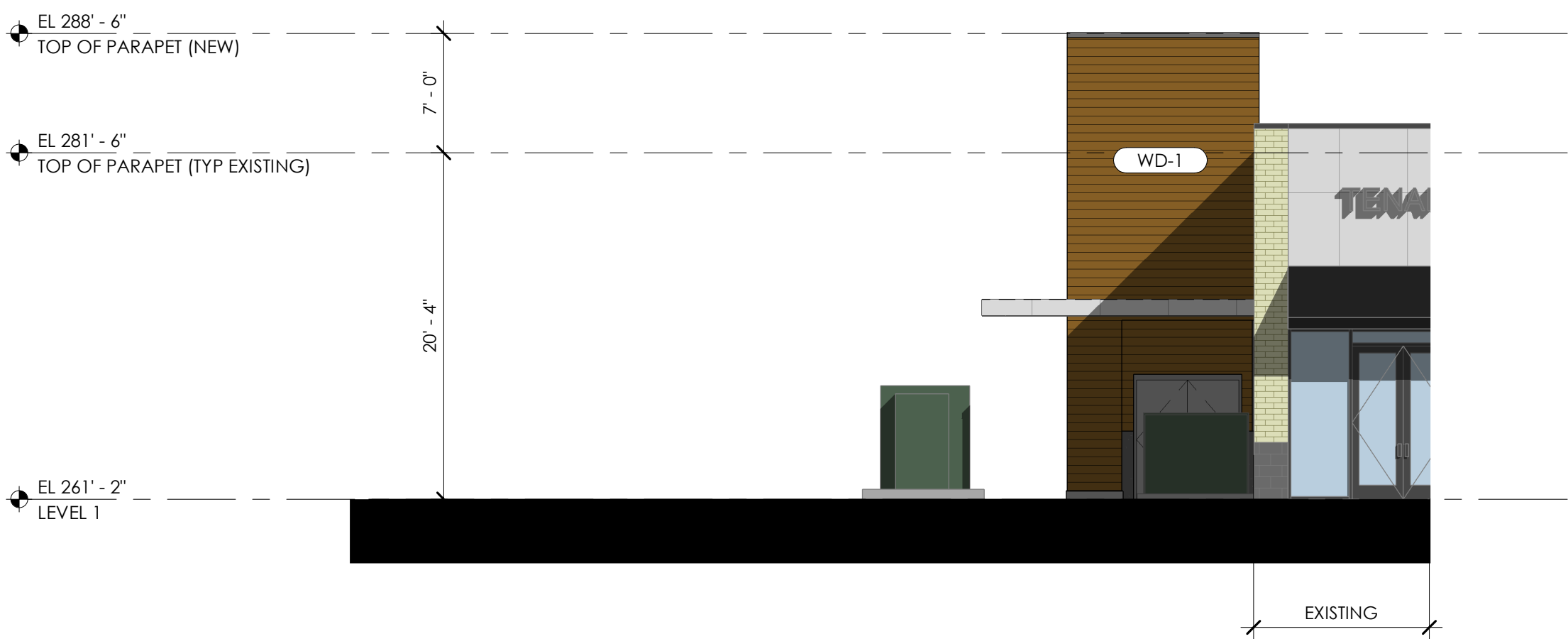


NORTH PARTIAL ENCLOSURE ELEV.

5

A4.03

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



NORTH ELEVATION 2

4

A4.03

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

FINISH LEGEND & NOTES

- CIP-1 DESCRIPTION: CAST IN PLACE CONCRETE
FINISH: CLASS 1 FINISH, MATTE
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FINISH: CLASS 1 FINISH, MATTE
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- STC-1 DESCRIPTION: STUCCO VENEER
MANUFACTURER: STO
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COLOR: STOCOLOR 800 COLLECTION, 37110
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MANUFACTURER: DRI DESIGN
SYSTEM: EMBOSSED PANEL SYSTEM
COLOR: TO BE COORDINATED WITH TENANT
NOTE: 3/8" JOINT, TYP.
- MP-2 DESCRIPTION: COMPOSITE PANEL SYSTEM
MANUFACTURER: DRI DESIGN
SYSTEM: PAINTED ALUMINUM SYSTEM
COLOR: SHERWIN WILLIAMS 7069 IRON ORE, OR APPROVED EQ.
NOTE: 3/8" JOINT, TYP.
- MP-3 DESCRIPTION: SINGLE SKIN METAL PANEL SYSTEM
MANUFACTURER: CENTRIA
SYSTEM: IW-20A
COLOR: 9922 STEEL GREY
NOTE: VERTICAL
- LCP-1 DESCRIPTION: LASER CUT PANEL SYSTEM
MANUFACTURER: ARTISAN PANELS INC.
SYSTEM: 1/8" ALUMINUM PAINTED SYSTEM
MOUNTING: 1/4" COUNTERSUNK EDGE HOLES
COLOR: TBD
PATTERN: 143-RETRO
- SF-1 DESCRIPTION: NEW STOREFRONT SYSTEM
MANUFACTURER: KAWNEER
SYSTEM: 451 SERIES
COLOR: BLACK
FINISH: ANODIZED ALUMINUM
NOTE: TYPICAL NEW UNITS
- CW-1 DESCRIPTION: NEW CURTAIN WALL SYSTEM
MANUFACTURER: KAWNEER
SYSTEM: 1600 L-R WALL
COLOR: BLACK
FINISH: ANODIZED ALUMINUM
NOTE: TYPICAL NEW UNITS
- CW-2 DESCRIPTION: NEW CURTAIN WALL SYSTEM
MANUFACTURER: KAWNEER
SYSTEM: 1600 L-R WALL
COLOR: LIGHT SEQUIN
FINISH: PAINTED
NOTE: TYPICAL ESTES ENTRY 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: DARK
MORTAR: TBD (COLORED)
- SD-1 DESCRIPTION: ALUM. HORIZ. SHADING DEVICE
MANUFACTURER: AMETCO OR EQUAL
COLOR: MATCH STOREFRONT
NOTE: WALL SUBSTRATE TO BE PTD. BLACK (TBD)
- 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
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.

