

UNIVERSITY PLACE - NEW OFFICE - BUILDING 7

CHAPEL HILL, NC

CDC SUBMITTAL

04/26/2022

CDC SHEET LIST	
SHEET #	SHEET NAME
A0.00	ARCHITECTURAL SITE PLAN
G1.00	CDC COVER SHEET
G2.00	EXTERIOR VIEWS
A0.01	BLDG 7 - ARCHITECTURAL SITE PLAN
A1.01	BLDG 7 - LEVEL 1 OVERALL FLOOR PLAN
A1.02	BLDG 7 - LEVEL 2 OVERALL FLOOR PLAN
A1.03	BLDG 7 - LEVEL 3 OVERALL FLOOR PLAN
A1.04	BLDG 7 - OVERALL ROOF PLAN
A4.01	BLDG 7 - CDC BUILDING ELEVATIONS
A4.02	BLDG 7 - CDC BUILDING ELEVATIONS
A5.01	BLDG 7 - BUILDING SECTIONS



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 SOUTHWEST

CDC SUBMITTAL

UNIVERSITY PLACE - NEW
OFFICE - BUILDING 7

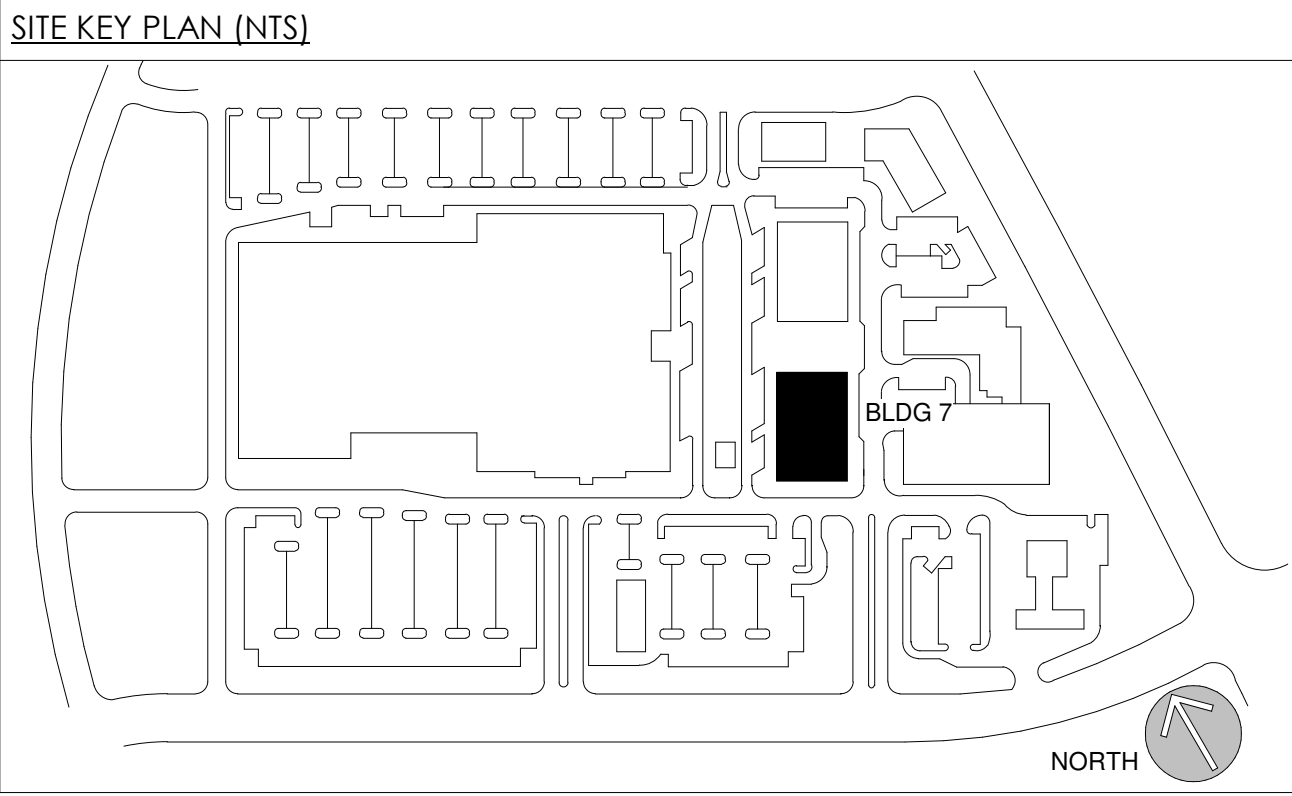
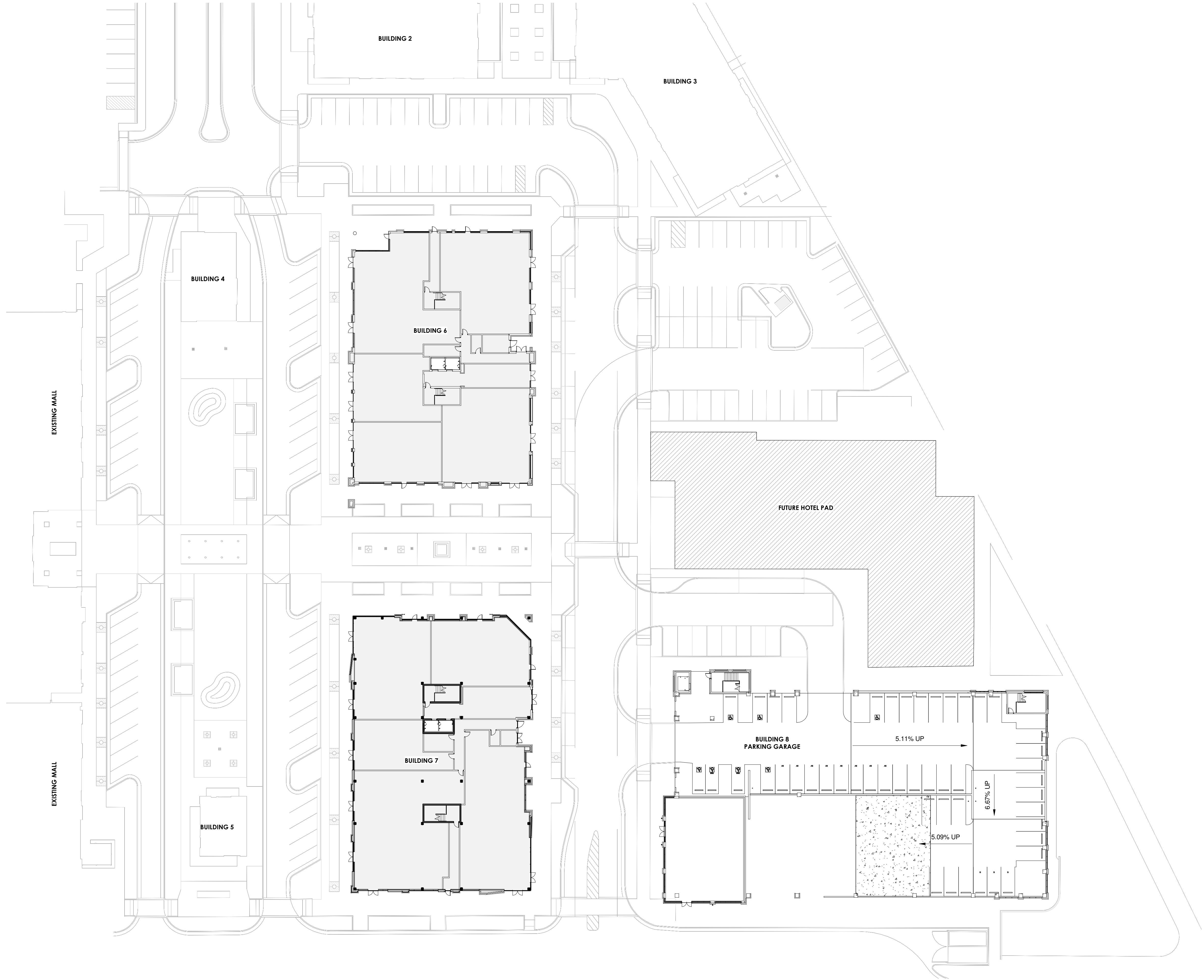


LOCATION / CHAPEL HILL, NC
PROJECT # / 21RAM490
DATE / 04.26.2022
DRAWN / Author

COPYRIGHT 2022 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

EXTERIOR VIEWS



GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS FOR GENERAL INFORMATION REGARDING THE RELATIONSHIP BETWEEN THE BUILDING, THE SITE AND OTHER BUILDINGS ONLY.



BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1900 WEST MOREHEAD STREET
SUITE 200
CHARLOTTE, NC 28208
704.334.1716

WWW.BBM-ARCH.COM

CDC SUBMITTAL

UNIVERSITY PLACE - NEW
OFFICE - BUILDING 7



LOCATION / CHAPEL HILL, NC
PROJECT # / 21RAM490
DATE / 04.26.2022
DRAWN / BB+M

COPYRIGHT 2022 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

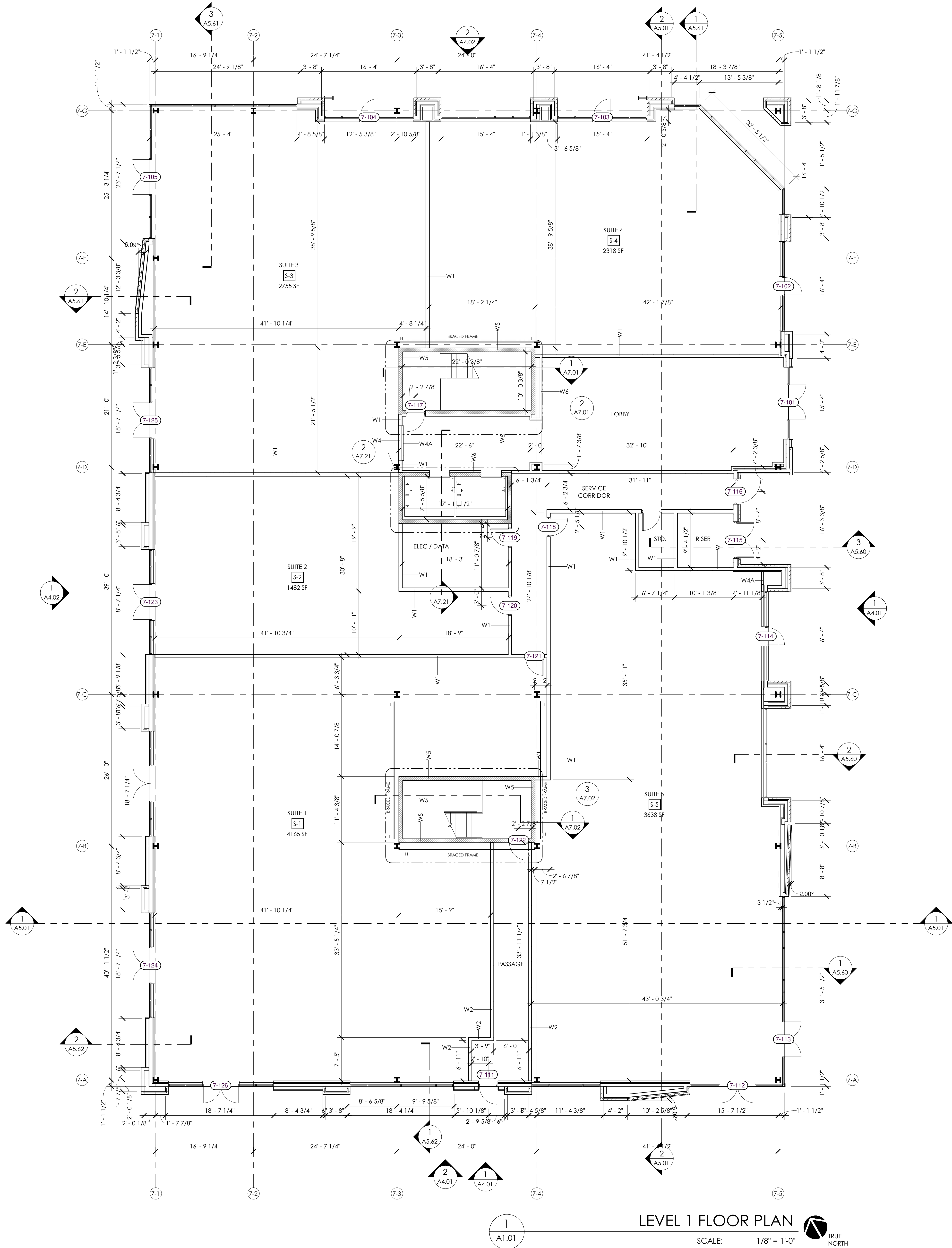
**ARCHITECTURAL SITE
PLAN**

A0.00

1
A0.00

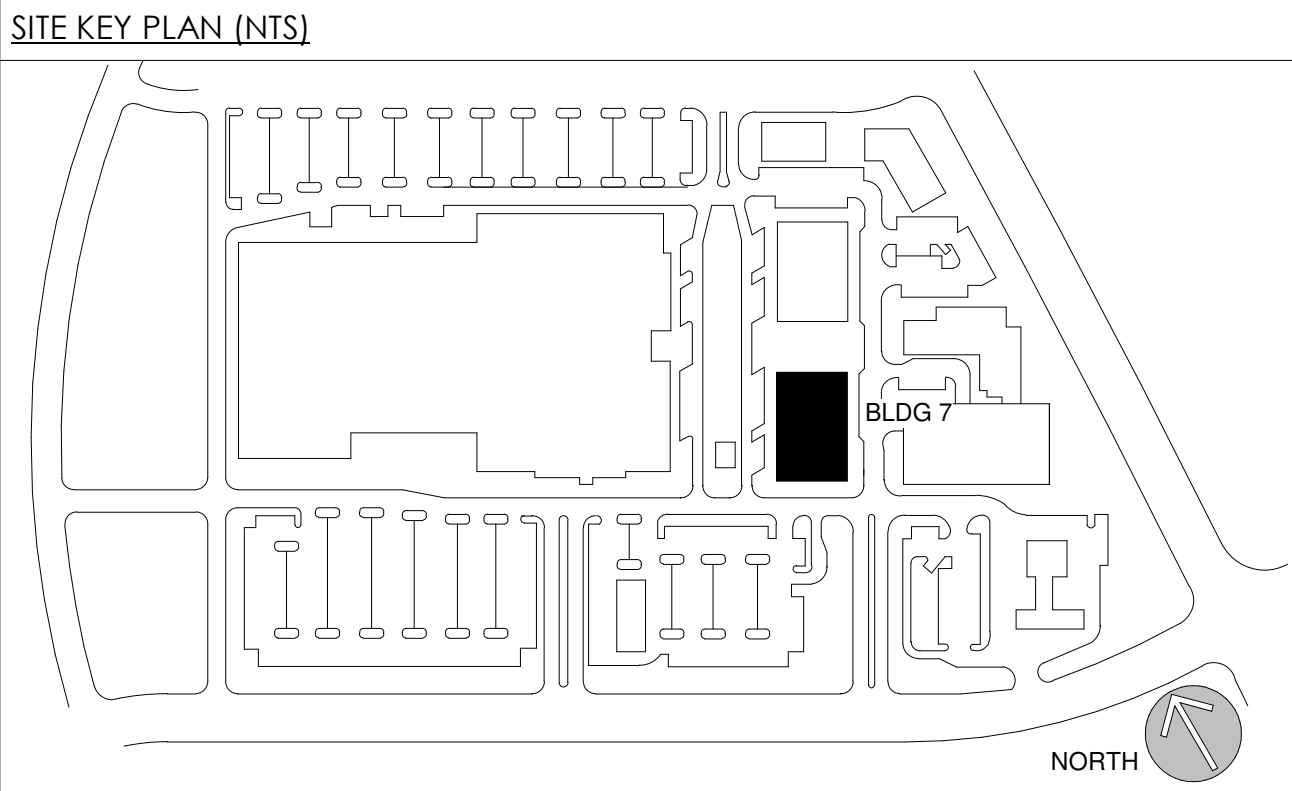
PHASE 2 SITE PLAN

SCALE: 1" = 30'-0"



LEVEL 1 FLOOR PLAN

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



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.

CDC SUBMITTAL

UNIVERSITY PLACE - NEW
OFFICE - BUILDING 7

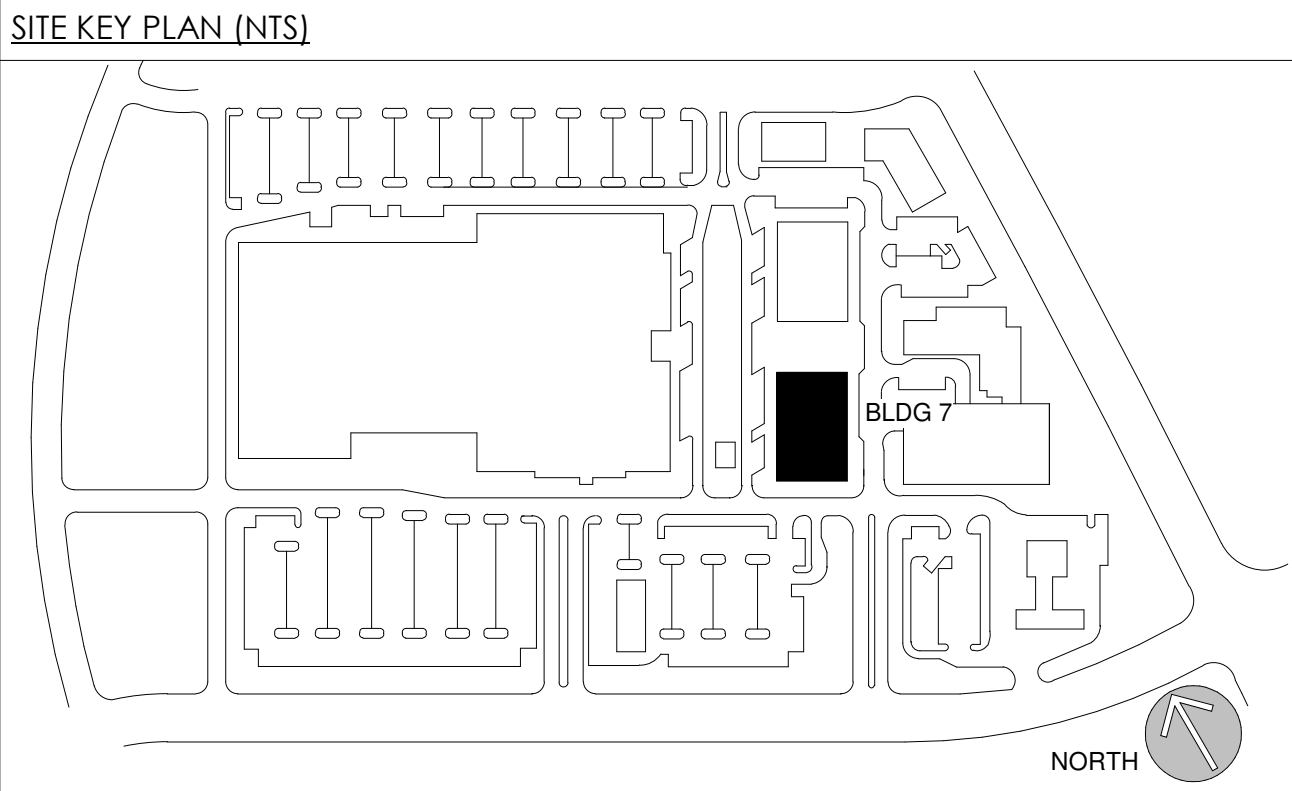
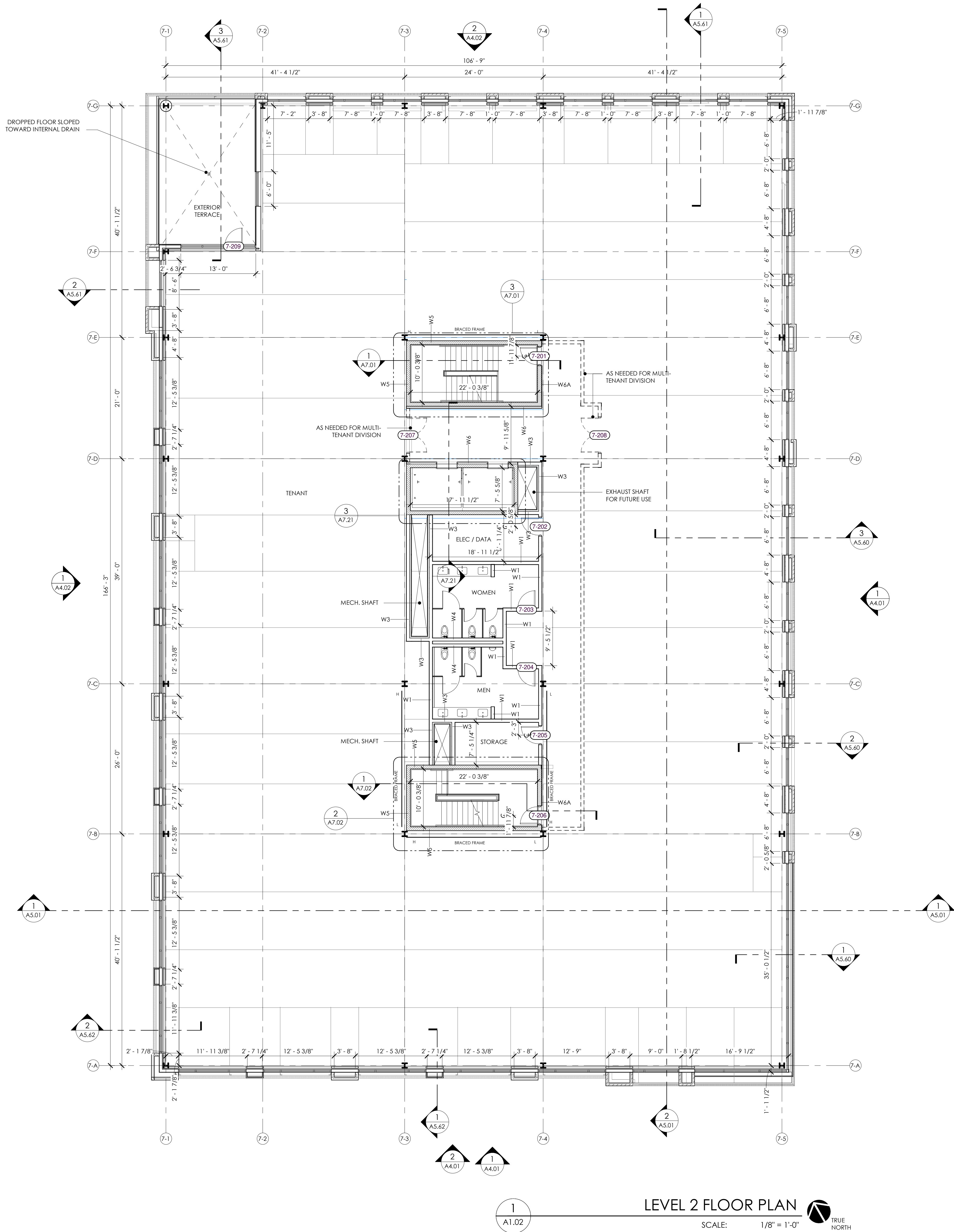


LOCATION / CHAPEL HILL, NC
PROJECT # / 21RAM490
DATE / 04.26.2022
DRAWN / BMF/JG

COPYRIGHT 2022 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

BLDG 7 - LEVEL 1
OVERALL FLOOR 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.

CDC SUBMITTAL

UNIVERSITY PLACE - NEW
OFFICE - BUILDING 7

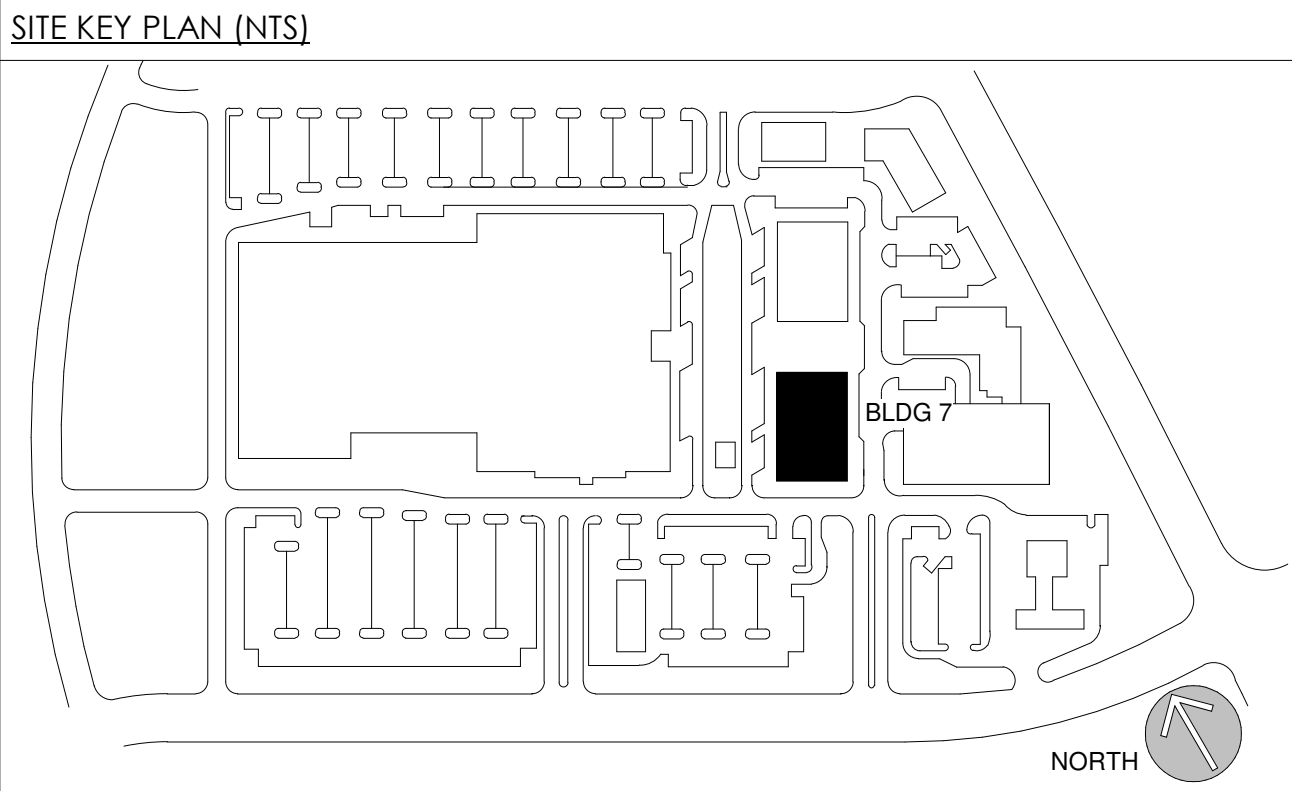
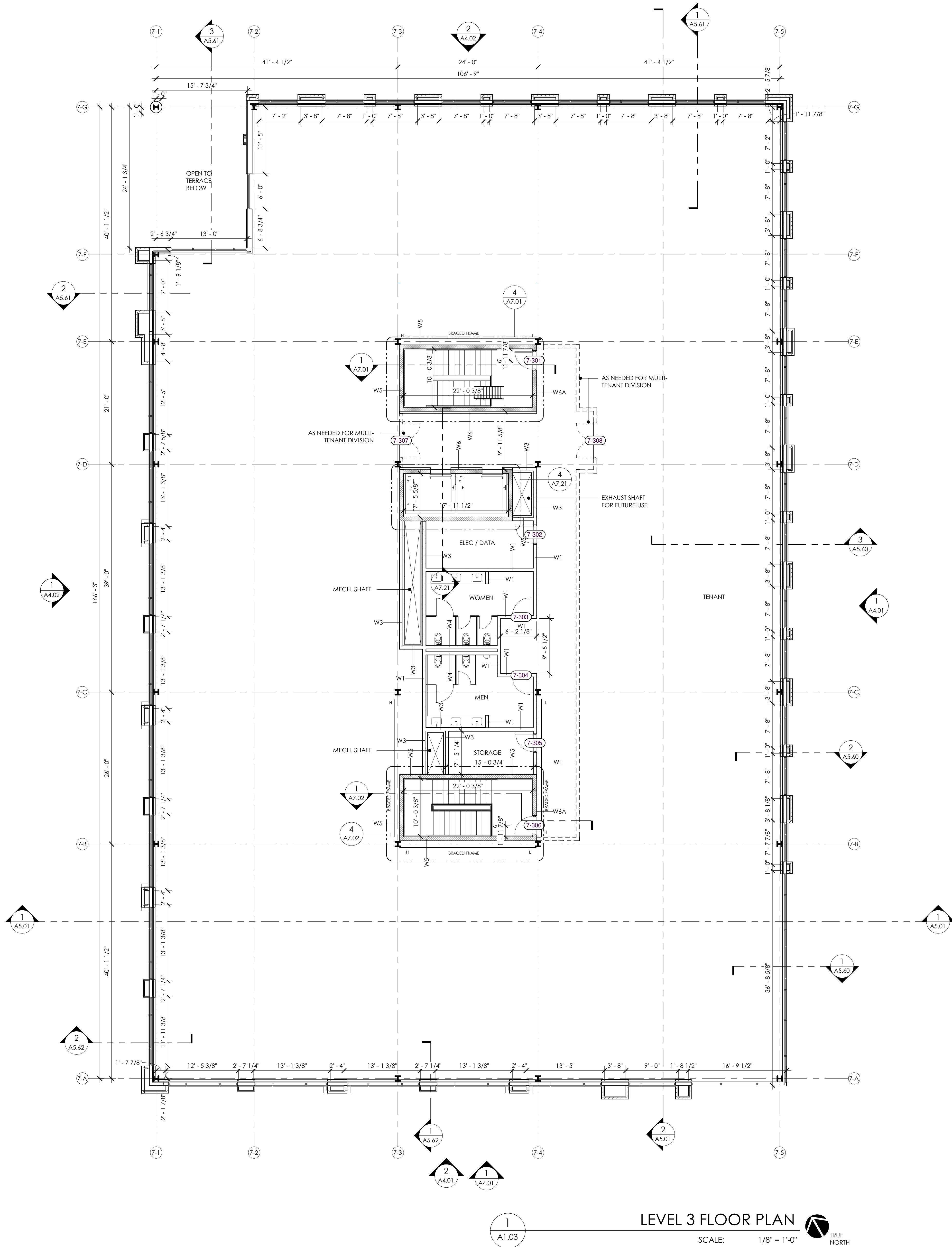


LOCATION / CHAPEL HILL, NC
PROJECT # / 21RAM490
DATE / 04.26.2022
DRAWN / BMF/JG

COPYRIGHT 2022 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

BLDG 7 - LEVEL 2
OVERALL FLOOR 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.

CDC SUBMITTAL

UNIVERSITY PLACE - NEW
OFFICE - BUILDING 7

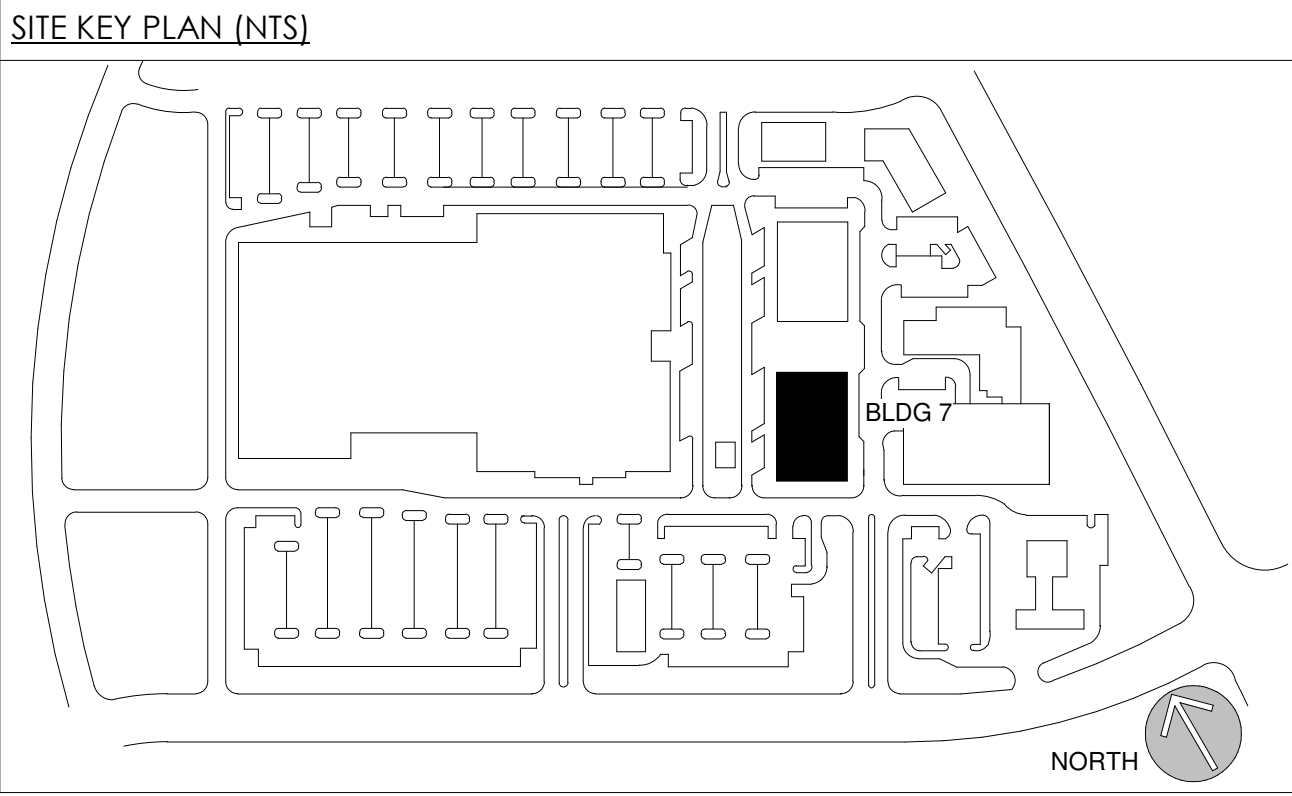
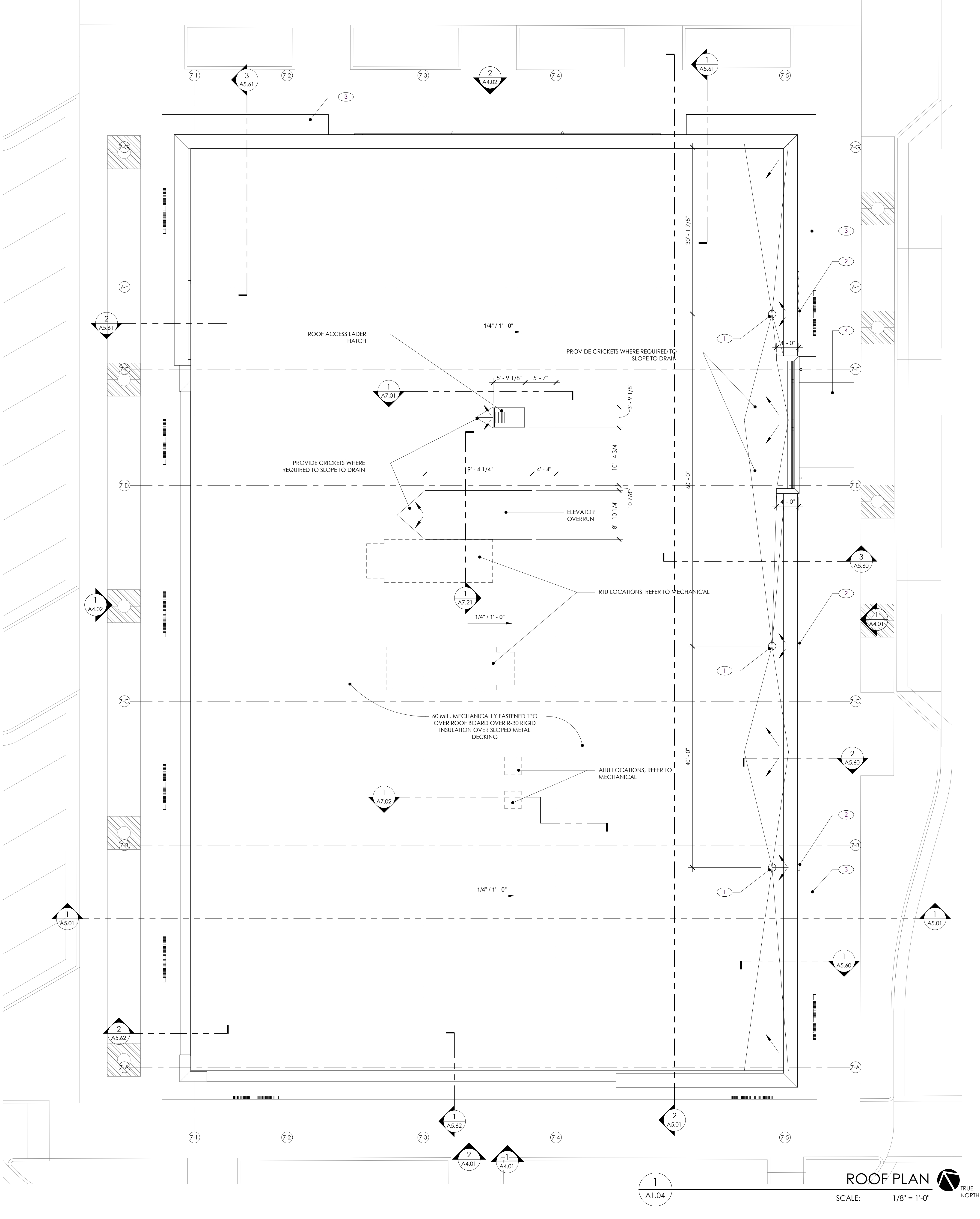


LOCATION / CHAPEL HILL, NC
PROJECT # / 21RAM490
DATE / 04.26.2022
DRAWN / BMF/JG

COPYRIGHT 2022 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

**BLDG 7 - 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.

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 TEMPERED GLASS ROOF CANOPY

GENERAL ROOF DRAINAGE NOTES
(BUILDING 7):

PRIMARY DRAIN:
RAINFALL RATE (IN / HR): 3.8
RAINFALL RATE (CF / HR): 0.3
WORST CASE TRIBUTARY AREA ON PROJECT (SF): 6,031
GALLON / MIN REQ'D: 238.1

SECONDARY SCUPPER:
RAINFALL RATE (IN / HR): 3.8
RAINFALL RATE (CF / HR): 0.3
WORST CASE TRIBUTARY AREA ON PROJECT (SF): 6,031
GALLON / MIN REQ'D: 238.1

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

ROOF PLAN
SCALE: 1/8" = 1'-0"
TRUE NORTH

CDC SUBMITTAL

UNIVERSITY PLACE - NEW
OFFICE - BUILDING 7

ram
people making places

LOCATION / CHAPEL HILL, NC
PROJECT # / 21RAM490
DATE / 04.26.2022
DRAWN / BMF/JUG

COPYRIGHT 2022 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

BLDG 7 - OVERALL
ROOF PLAN



2
A4.01

BLDG 7 - SOUTH ELEVATION

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

FINISH LEGEND & NOTES

- LCP-1 DESCRIPTION: LASER CUT PANEL SYSTEM
MANUFACTURER: PARASOLEL
SYSTEM: PARACLOUD 100
PANELS: 1/8" ALUMINUM
COLOR: BLACK LICORICE
PATTERN: NUKUBALAVU
NOTE: HORIZONTAL 4" ALUM. TRIM, PAINT 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
- FC-1 DESCRIPTION: DARK COLOR FIBER CEMENT
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.
 4. LIGHTING (DESIGN FORTHCOMING) TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - AT EACH STOREFRONT ENTRY
 - ALONG THE UNDERSIDE OF BUILDING CANOPIES AND OVERHANGS



1
A4.01

BLDG 7 - EAST ELEVATION

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

Revisions		
No.	Description	Date

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, PAINT 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
- FC-1 DESCRIPTION: DARK COLOR FIBER CEMENT
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 PANEL.
 4. LIGHTING (DESIGN FORTHCOMING) TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - AT EACH STOREFRONT ENTRY
 - ALONG THE UNDERSIDE OF BUILDING CANOPIES AND OVERHANGS



2
A4.02

BLDG 7 - NORTH ELEVATION

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



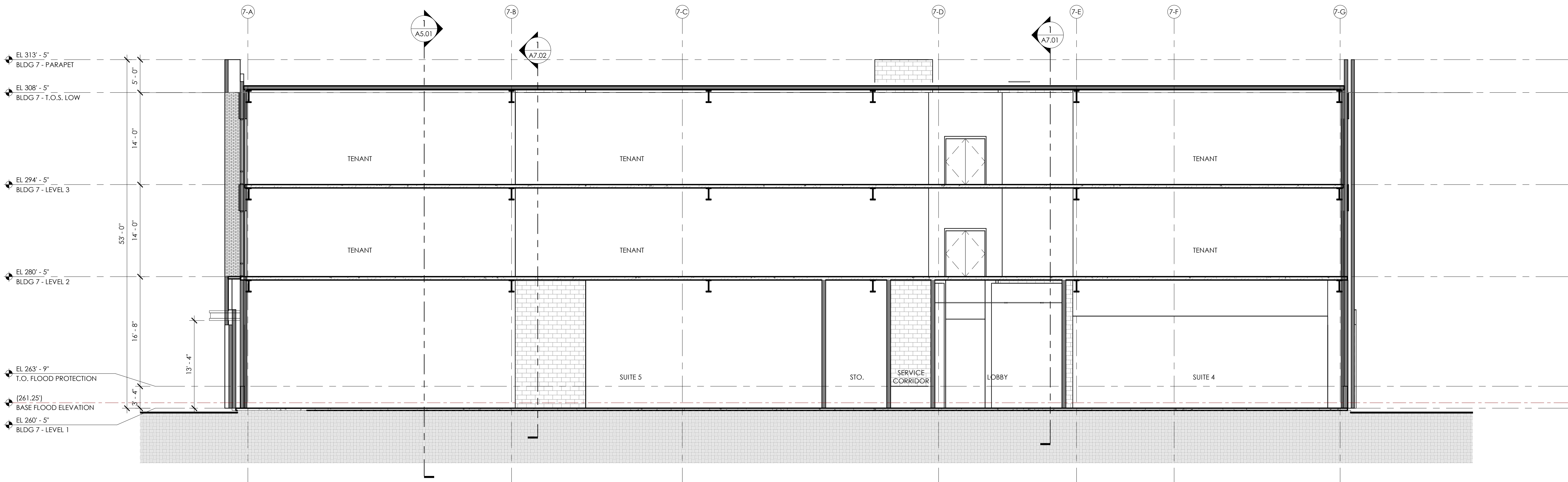
1
A4.02

BLDG 7 - WEST ELEVATION

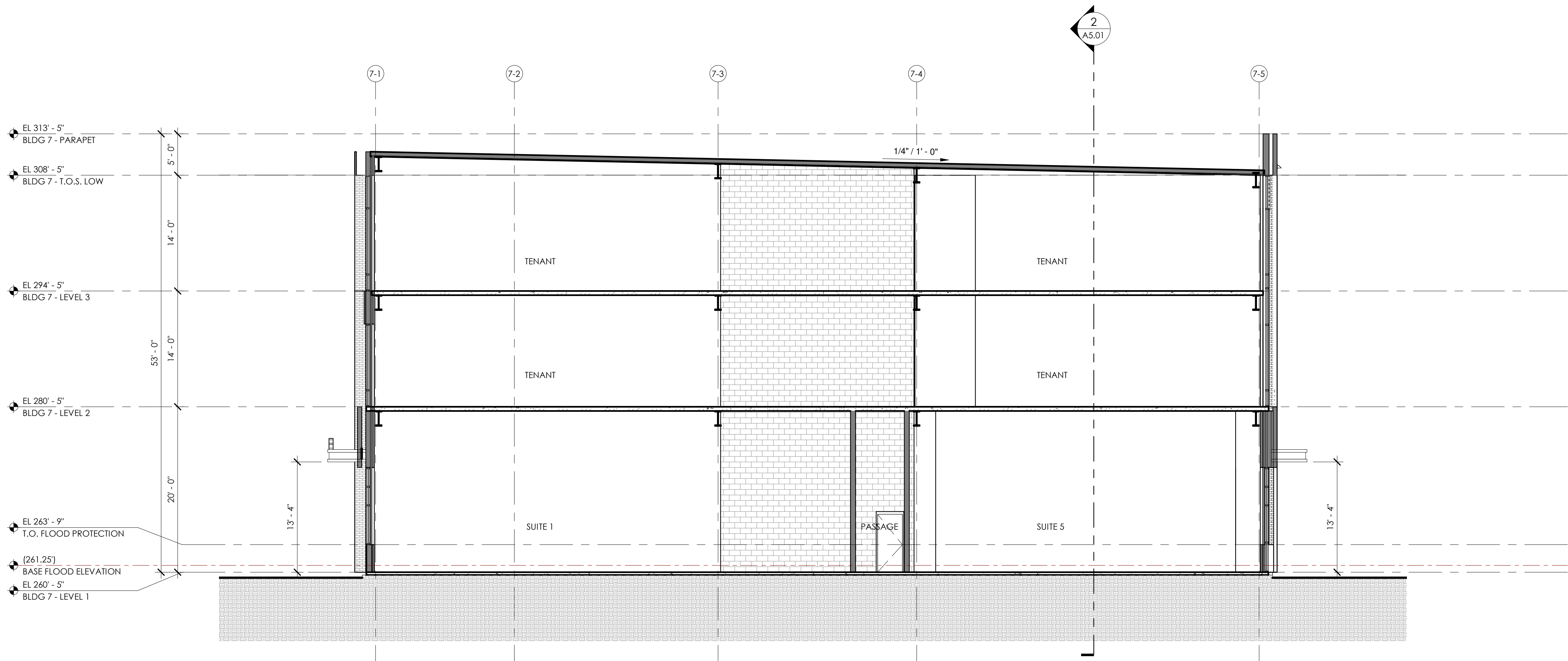
SCALE: 1/8" = 1'-0"

Revisions		
No.	Description	Date

BLDG 7 - BUILDING
SECTIONS



2
A5.01
BLDG 7 - BUILDING SECTION 2
SCALE: 1/8" = 1'-0"



1
A5.01
BLDG 7 - BUILDING SECTION 1
SCALE: 1/8" = 1'-0"