Eastgate Shopping Center - Building D

Chapel Hill, NC

October 01, 2015

JP2

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

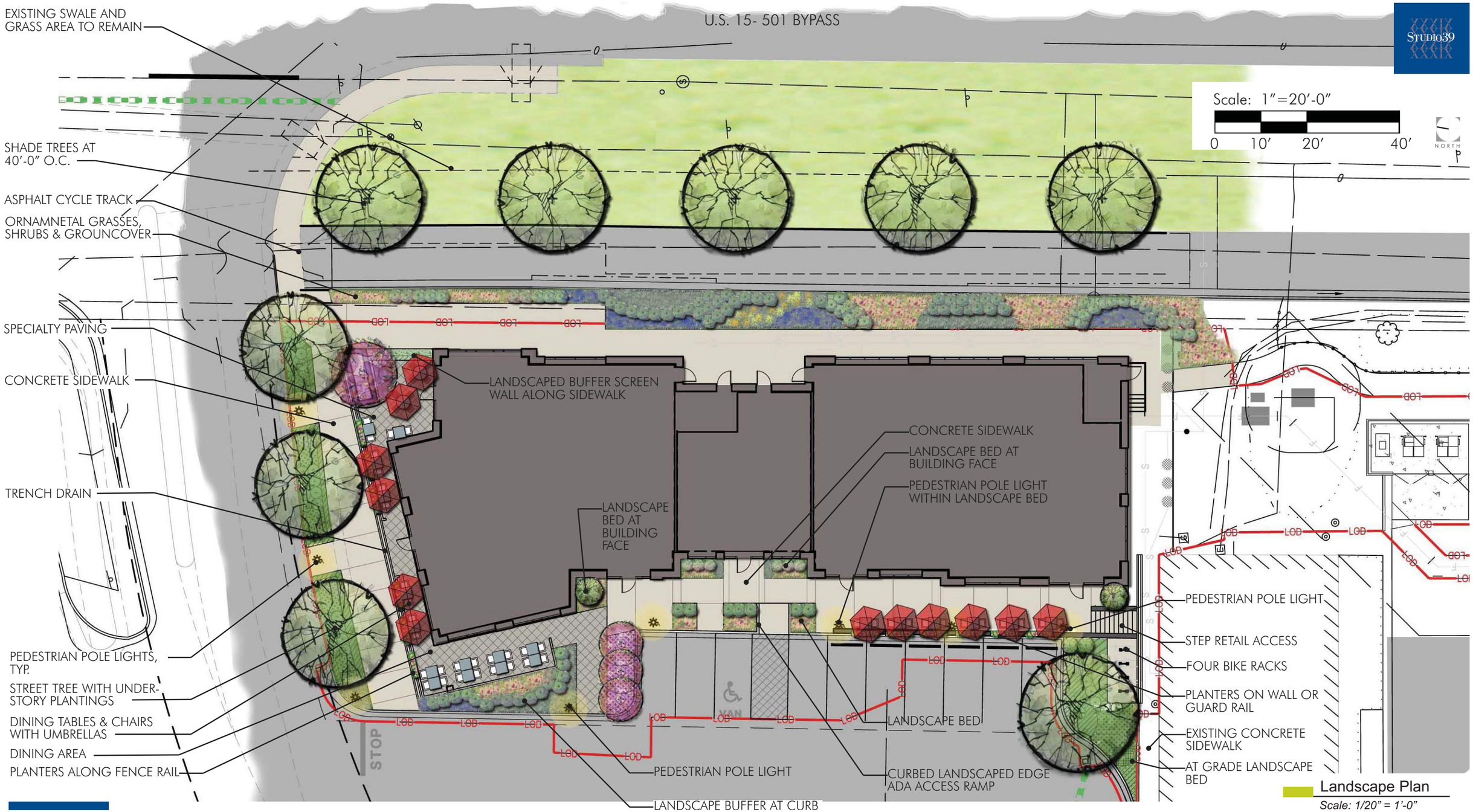
Eastgate Shopping Center
Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

copyright © JP2 Architects, LLC



Landscape Plan

Scale: 1/20" = 1'-0"

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

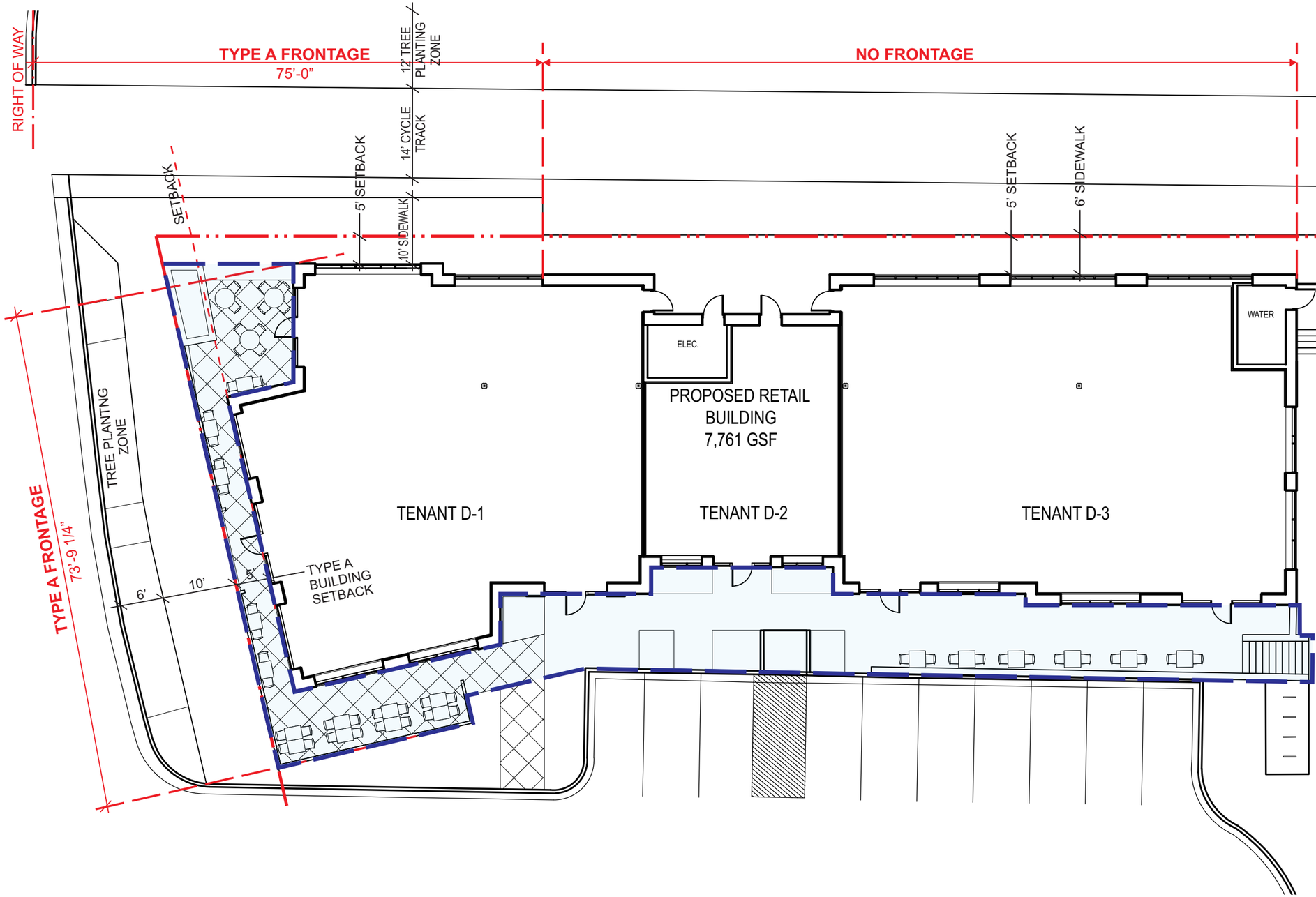
Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty INVESTMENT TRUST

copyright © JP2 Architects, LLC



Net Land Area:	**19,275 SF**
Outdoor Amenity Space Required (min.):	**3,855 SF** **0.20**
Outdoor Amenity Space Provided:	**2,445 SF**
Fee-in-Lieu:	**1,410 SF**

LEGEND

Outdoor Amenity Space

N

Plan Diagram

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

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

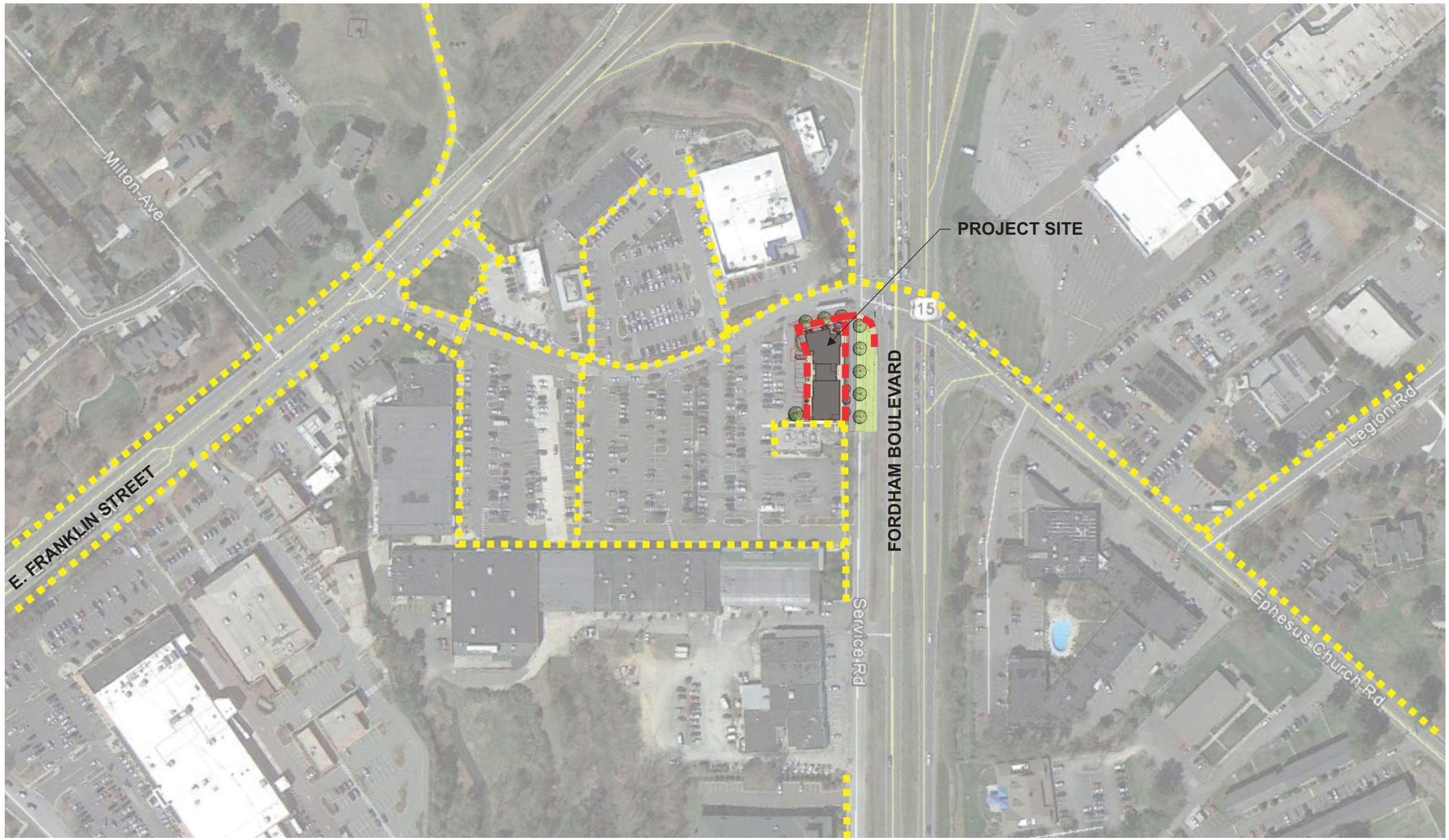
Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty INVESTMENT TRUST

copyright © JP2 Architects, LLC



legend

EXISTING PEDESTRIAN PATHWAY

EXTENDED PEDESTRIAN PATHWAY

N

Pedestrian Circulation

Scale: NTS

*** DIAGRAM INCLUDED PER COMMENTS FROM COURTESY REVIEW ON 8.25.15**

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

NOTE: Landscaping shown is for illustrative purposes only.

Overall View

Scale: NTS

JP2

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

NOTE: Landscaping shown is for illustrative purposes only.

View from Parking Lot

Scale: NTS

JP2

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

View from Southwest

Scale: NTS

JP2

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

View from N Fordham Blvd

Scale: NTS

JP2

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

copyright © JP2 Architects, LLC

North Elevation
Scale: 1/16" = 1'-0"

NOTE: **Signage shown for illustrative purposes only. All signage colors, sizes, and locations to be under separate permit package by tenants.**

East Elevation
Scale: 1/16" = 1'-0"

JP2

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

copyright © JP2 Architects, LLC

South Elevation

Scale: 1/16” = 1’-0”

NOTE: Signage shown for illustrative purposes only. All signage colors, sizes, and locations to be under separate permit package by tenants.

West Elevation

Scale: 1/16” = 1’-0”

JP2

JP2 ARCHITECTS, LLC
2835 O’Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

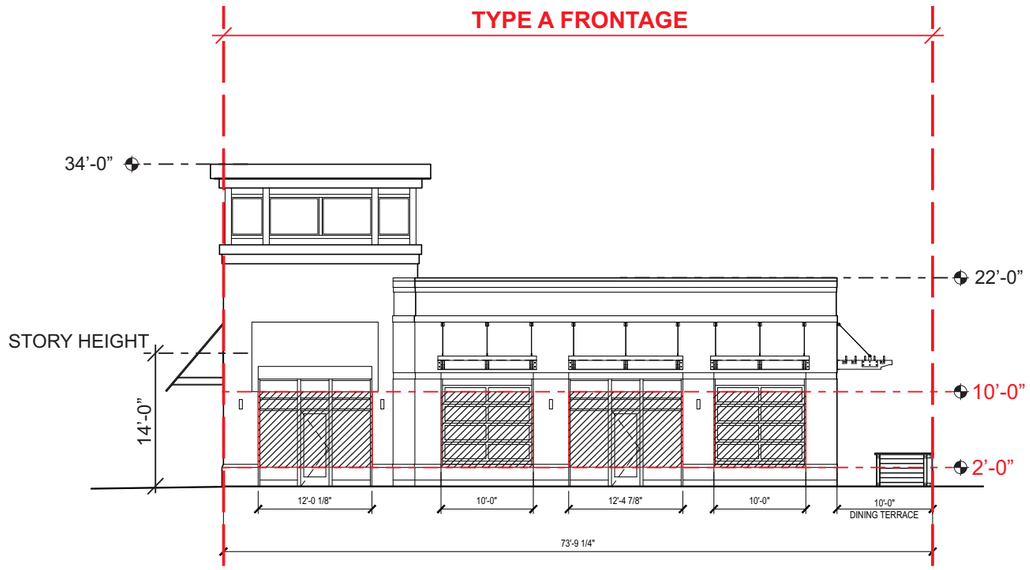
Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

copyright © JP2 Architects, LLC



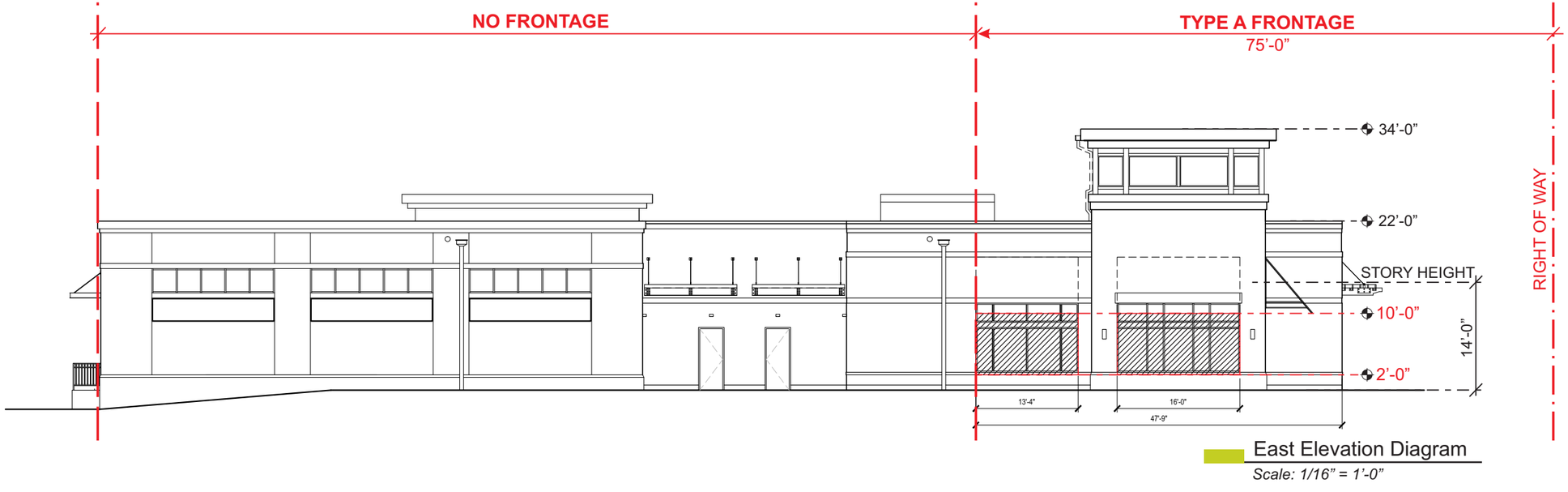
North Elevation Diagram

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

TYPE A FRONTAGE

Transparency Required = 60%

= Area of Glazing = 60.2%



East Elevation Diagram

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

TYPE A FRONTAGE

Transparency Required = 60%

= Area of Glazing = 61.4%

JP2

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

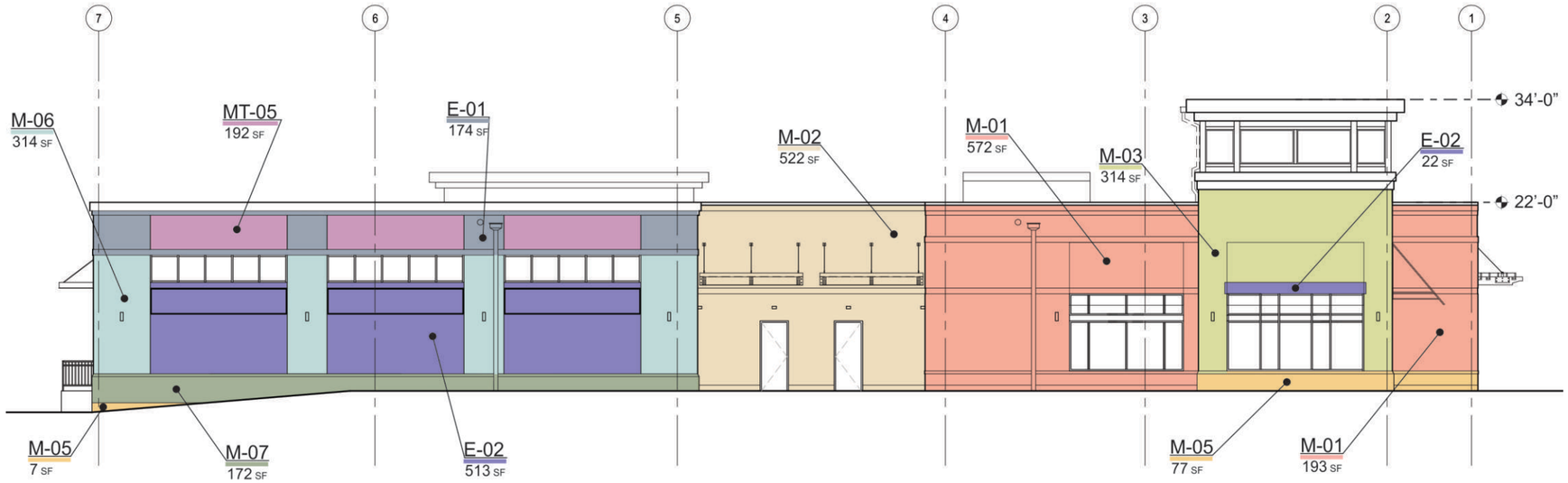
Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

copyright © JP2 Architects, LLC

North Elevation Diagram

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



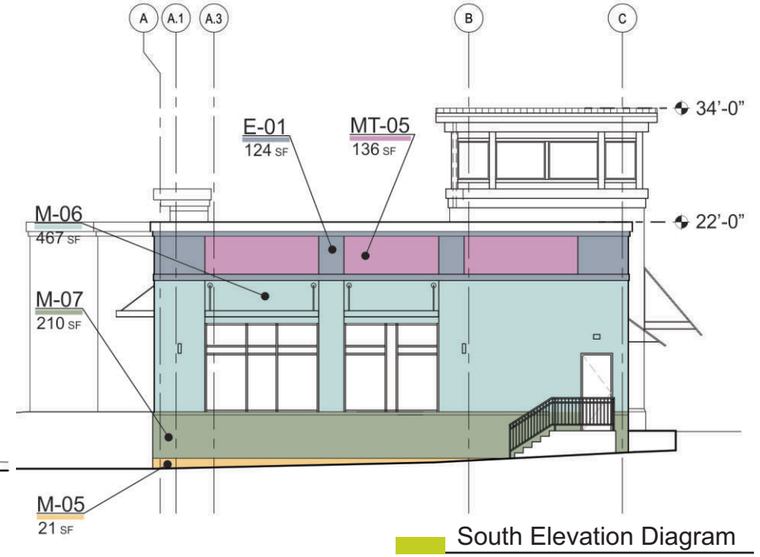
East Elevation Diagram

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

Material Calculation Totals					
E-01	415 SF	**M-03**	574 SF	**M-07**	382 SF
E-02	553 SF	**M-04**	449 SF	**MT-05**	424 SF
M-01	1,989 SF	**M-05**	175 SF	**WD-02**	153 SF
M-02	854 SF	**M-06**	1,153 SF		

West Elevation Diagram

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



South Elevation Diagram

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

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

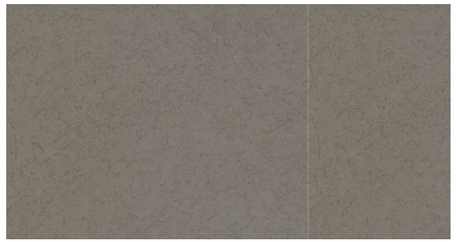
10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty INVESTMENT TRUST

copyright © JP2 Architects, LLC

Exterior Insulation Finish System (EIFS)



E-01
Dryvit - Tuscan Glaze
#805 Northern Gray

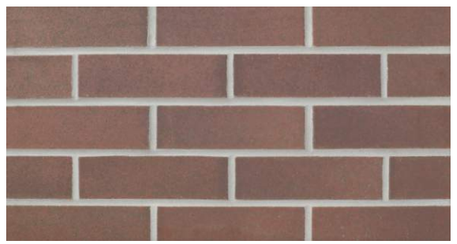
E-02
Dryvit - Tuscan Glaze
#804 Platinum Gray

WOOD

WD-01
Wood Trellis
Cedar Timber

WD-02
Wood Panel Siding
Cedar
1x Square Edge Planks

MASONRY



M-01
Glen-Gery - Brick Veneer Masonry
Burgundy Ironspot

M-02
Glen-Gery - Brick Veneer Masonry
Twilight Ironspot

M-03, M-08
Arriscraft - Manufactured Stone
Cladding System
Desert Sand

M-04, M-07
Arriscraft - Manufactured Stone
Cladding System
Ginger- smooth finish

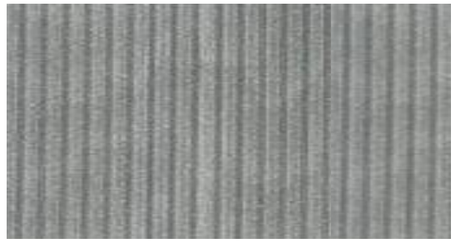
M-05
Arriscraft - Masonry Starter Course
Adair Limestone - Sepia

M-06
El Dorado - Manufactured Stone Veneer
Weather Edge - Amber Falls

METAL

MT-01
Louvered Metal Canopy
Mapes Architectural Canopies
Extra Dark Bronze

MT-03, MT-04
Metal Trim, Coping
ATAS International, Inc.
Dark Bronze



MT-05
Corrugated Metal Panel Siding
ATAS International, Inc.
Dove Gray - or to match existing

MT-06
Metal Coping
ATAS International, Inc.
Dove Gray

Exterior Finishes
Scale: NTS

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

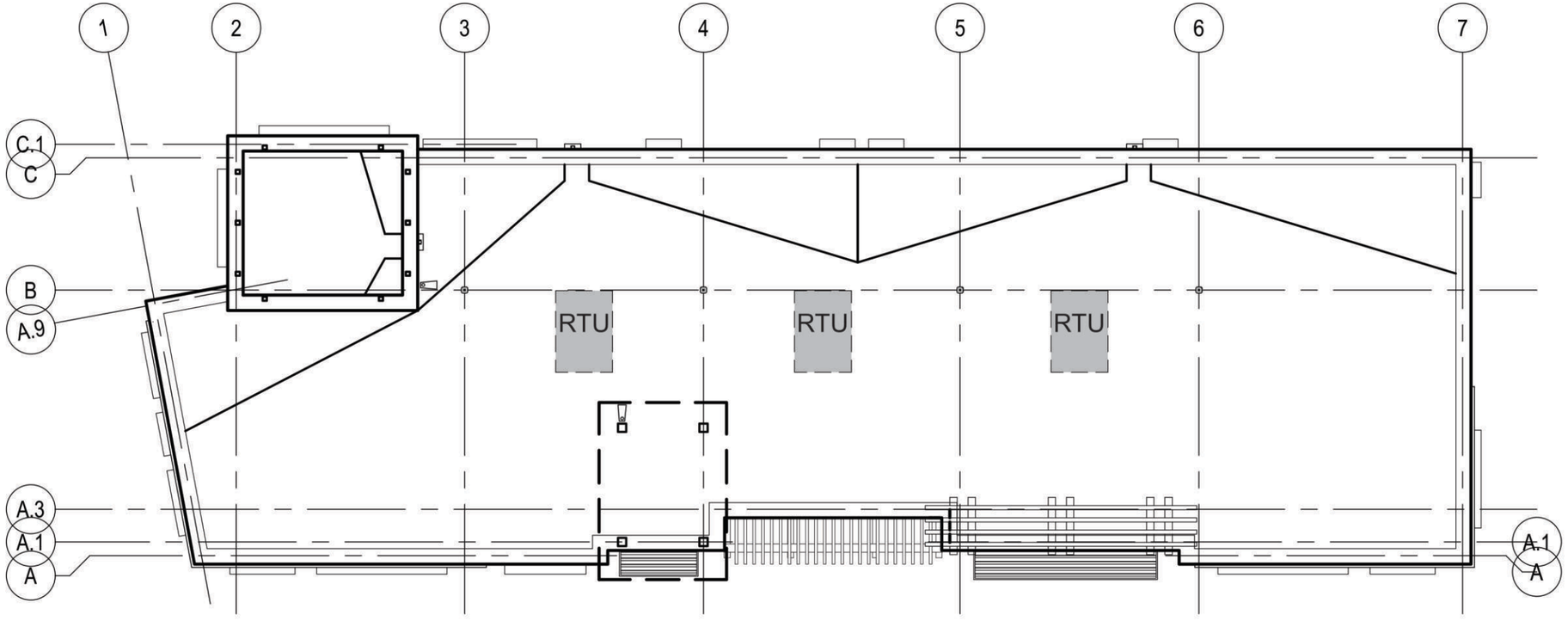
Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

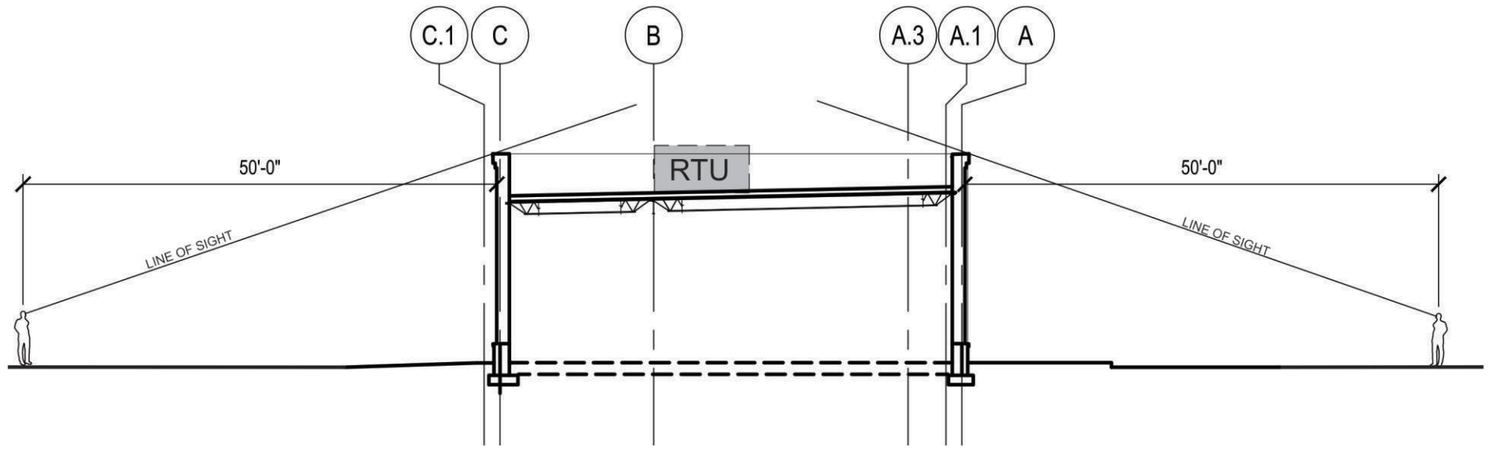
Federal Realty
INVESTMENT TRUST

copyright © JP2 Architects, LLC



Roof Plan Diagram

Scale: 1/16” = 1’-0”



*** DIAGRAM INCLUDED PER COMMENTS FROM COURTESY REVIEW ON 8.25.15**

Building Section Diagram

Scale: 1/16” = 1’-0”

JP2 ARCHITECTS, LLC
2835 O’Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

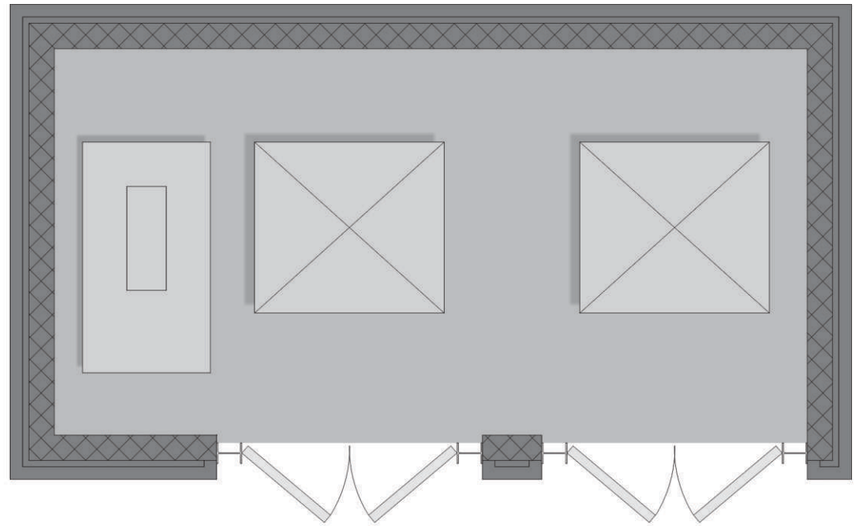
Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

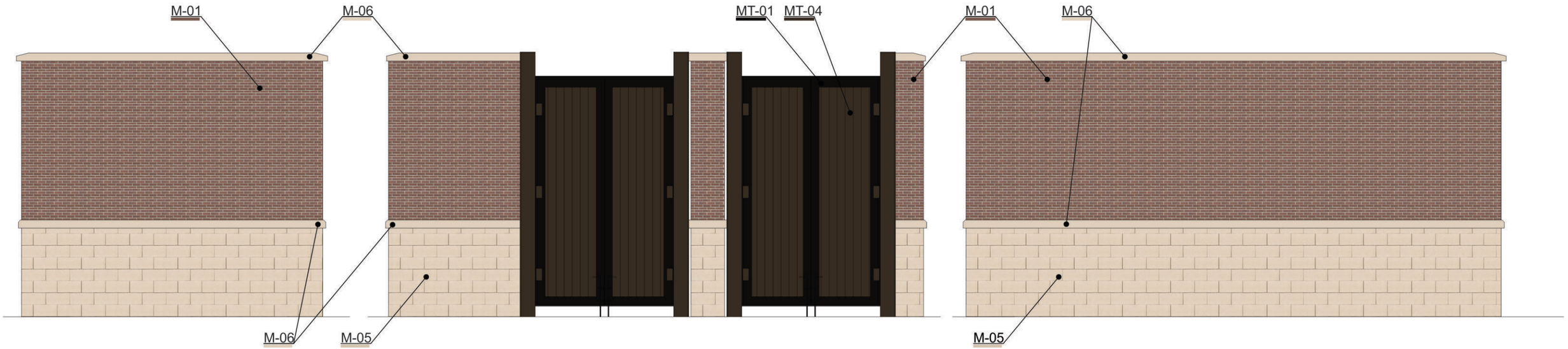
Federal Realty
INVESTMENT TRUST

copyright © JP2 Architects, LLC



Trash Enclosure - Plan View

Scale: 1/4" = 1'-0"



Trash Enclosure - Side, TYP.

Scale: 1/4" = 1'-0"

Trash Enclosure - Front

Scale: 1/4" = 1'-0"

Trash Enclosure - Back

Scale: 1/4" = 1'-0"

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

copyright © JP2 Architects, LLC

Existing Center Images

Scale: NTS

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

copyright © JP2 Architects, LLC

Existing Center Images

Scale: NTS

JP2

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST

copyright © JP2 Architects, LLC

Existing Building Images

Scale: NTS

JP2

JP2 ARCHITECTS, LLC
2835 O'Donnell Street
Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.jp2architects.com

Eastgate Shopping Center

Chapel Hill, NC

10.01.2015

Client:
FEDERAL REALITY INVESTMENT TRUST
1626 East Jefferson Street
Rockville, MD 20852
t 301.998.8100

Federal Realty
INVESTMENT TRUST