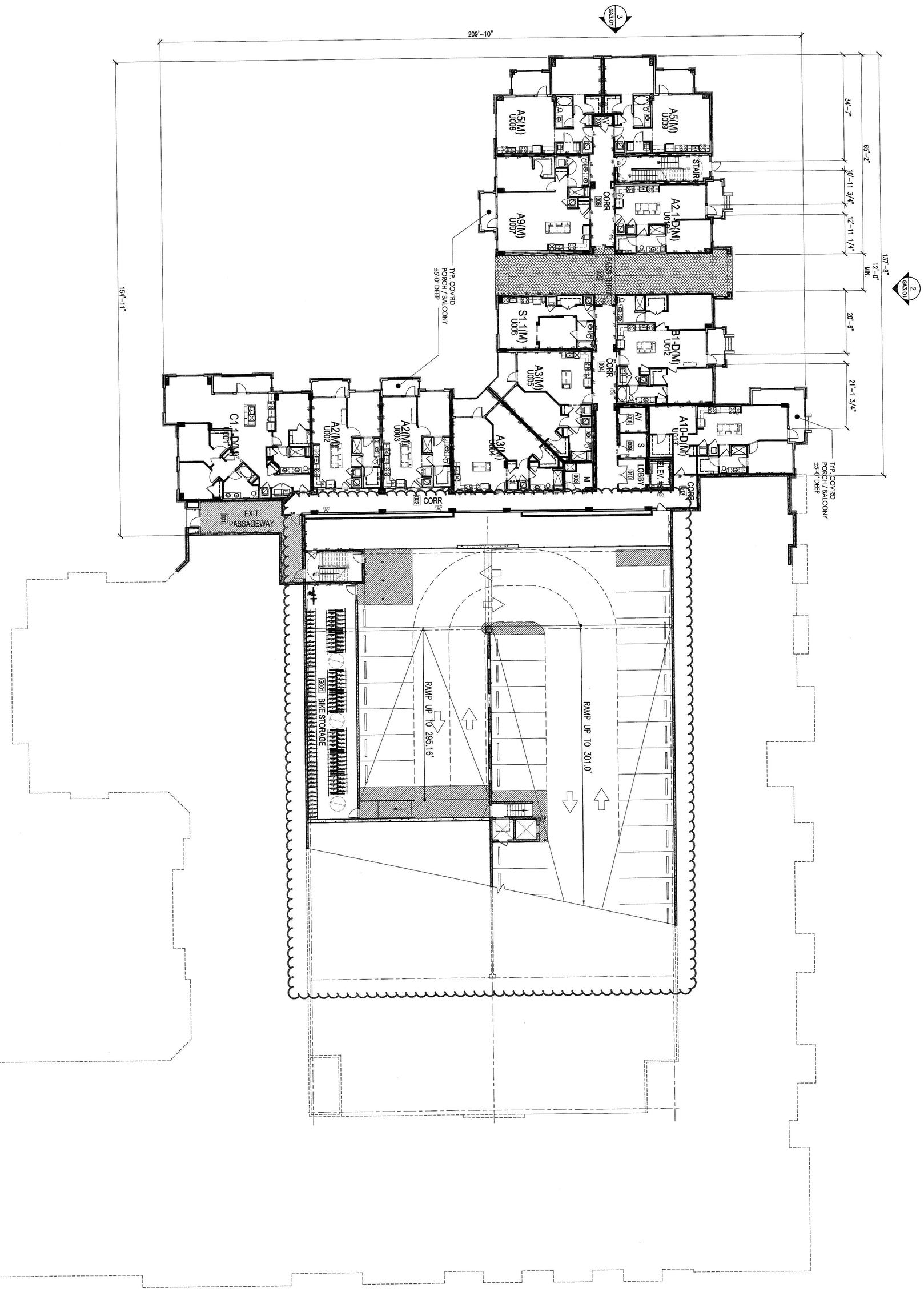
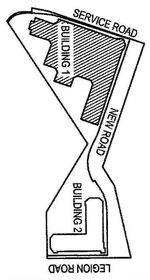


BUILDING 1 - LOWER LEVEL PLAN

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

1



KEY PLAN

ROOM DESIGNATIONS:

S.	STORAGE
M.	MECHANICAL
E.	ELECTRICAL
R.	RESTROOM
AV.	AUDIO-VISUAL / TELEPHONE
V.	VENDING
CORR.	CORRIDOR

FEC - RATED SEMI-RECESSED FIRE EXTINGUISHER CABINET. SEE DETAIL #9 ON A9.12.

RATED WALL LEGEND:

- 1 HR RATED BEARING WALL (PER UL U356 @ EXTERIOR WALL & UL U305 @ INTERIOR)
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- 1 HR FIRE BARRIER (PER UL U305)
- 2 HR FIRE BARRIER (PER UL U301)
- 2 HR FIRE BARRIER (PER UL U905)
- 2 HR FIRE WALL (PER UL U347)
- 3 HR RATED FIRE WALL

NOTES:

1. SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER
2. SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS OR CONNECTION LOCATIONS TO STORMWATER SYSTEM
3. SEE SHEETS A4.01 - A4.12 FOR ENLARGED UNIT PLANS.
4. SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
5. ALL R-2 RESIDENTIAL UNIT ENTRY DOORS ARE 20 MINUTE DOORS IN WOOD FRAMES W/ SPRING HINGE CLOSER. SEE A11.02 FOR MORE INFO. ♿ INDICATES ACCESSIBLE TYPE "A" UNIT
6. SEE DETAIL #1 ON A4.41 (BLDG 1 SET ONLY) FOR POOL EQUIP. PLANS.
7. SEE DETAIL #1 ON SHEET A4.41 FOR MAIL BOX PLAN. REFER TO LIFE SAFETY PLANS (A0.10-A0.15) FOR FIRE EXTINGUISHER CABINET LOCATIONS.
8. PER THE 2012 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM & ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2012 NC FIRE CODE SECTION 1408.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING...
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   b) SECTION 1404.6 - CUTTING & WELDING
   c) SECTION 1408.1 - EMERGENCY PHONE
   d) SECTION 1410.1 - REQUIRED ACCESS FOR FIRE FIGHTING
   e) SECTION 1411.1 - STAIRWAYS REQUIRED
   f) SECTION 1412.1 - APPROVED WATER SUPPLY
   g) SECTION 1415.1 - STANDPIPES
   h) SECTION 1415.1 - PORTABLE FIRE EXTINGUISHERS
12. THE MECHANICAL, ELECTRICAL / STORAGE CLOSETS PROVIDE SEALED CONCRETE/GYPSUM TOPPING AT IN THE CORRIDORS AND LOW-VOLTAGE WORK NOT ALL CABLING IS SCOPE OF WORK AND SHALL BE INCLUDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
13. ALL DOORS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
14.

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Leon Capital Group

Hillstone - Building 1

Chapel Hill, North Carolina

LEON Capital Group

JDAVIS

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PROJECT:	16025
ISSUE:	SCHEMATIC DESIGN
	FDP-5 SUBMITTAL
	DESIGN DEVELOPMENT
	DECK-FTN PERMIT SET
	50% CD SET
REVISIONS:	PERMIT SET
DATE	08.07.17
	02.20.17
	04.21.17
	05.17.17
	06.19.17
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CHECKED BY:	
CONTENT:	BUILDING 1
	BUILDING PLAN - LOWER LEVEL

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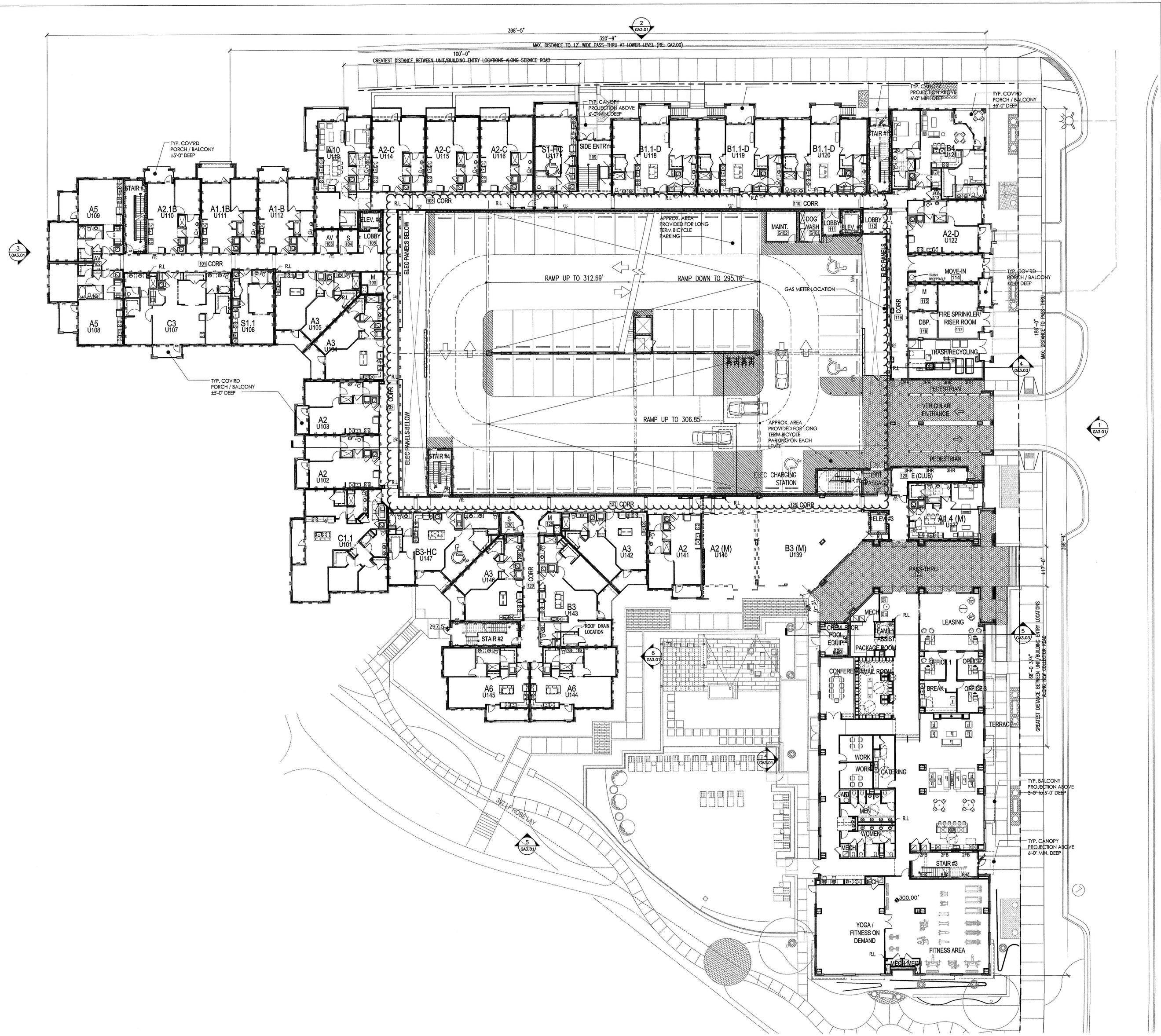

BUILDING 1 - LEVEL 1 PLAN

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

1

NOTES:

WASTE MANAGEMENT NOTES

1. [illegible]
2. [illegible]
2. [illegible]
3. [illegible] BUILDING 2 FOR COLLECTION.
4. SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
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R.	RESTROOM
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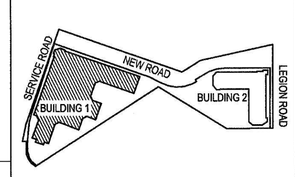
V.	VENDING
CORR.	CORRIDOR

KEY PLAN



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DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING 1	
	BUILDING PLAN - LEVEL 1	

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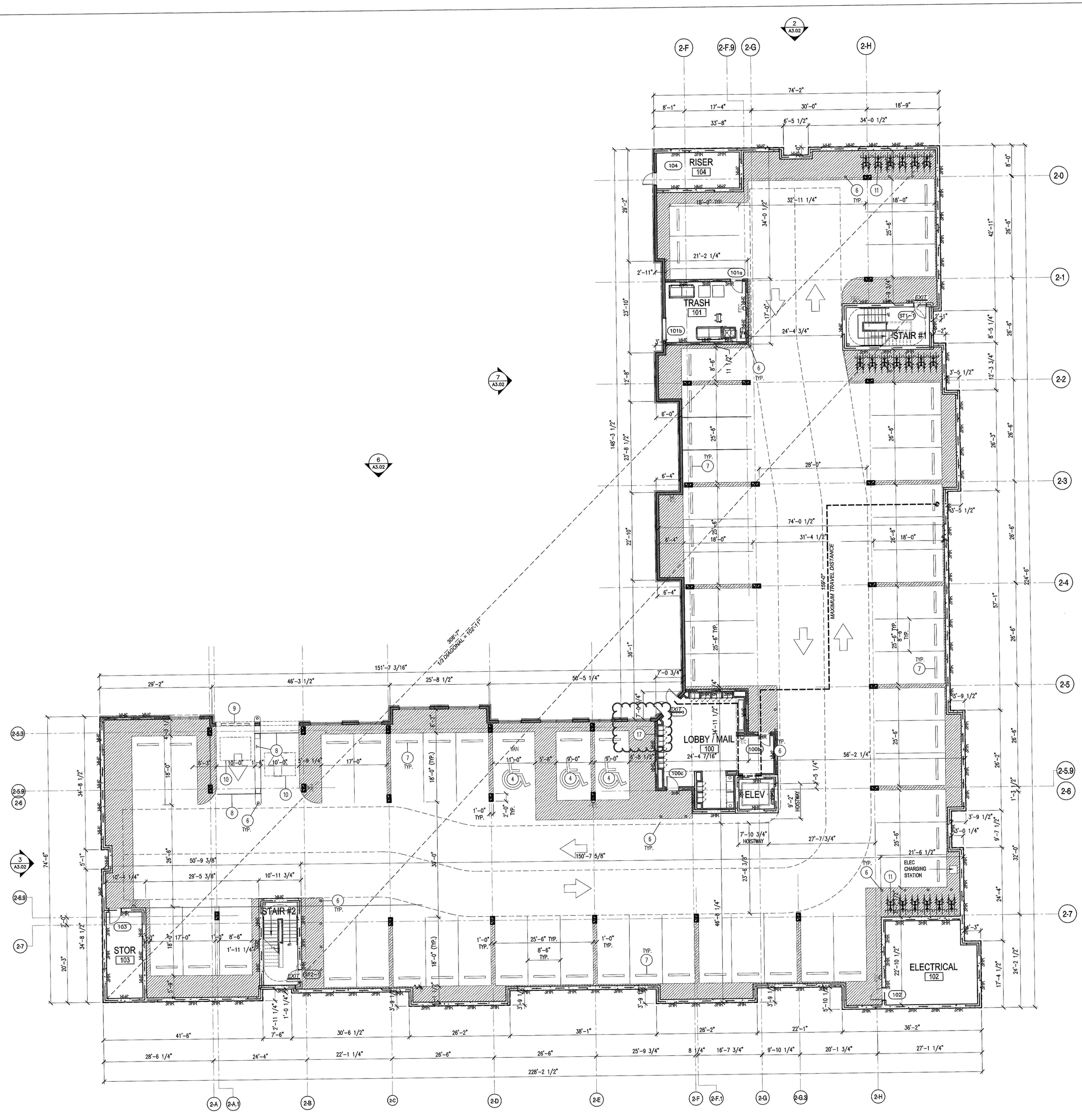

NOTES:

1. SEE "SP" SHEETS FOR PRECAST CONCRETE GARAGE DRAWINGS.
2. ALL LEVELS OF PARKING ARE OPEN. SEE CALCULATIONS.
3. ALL PARKING STRIPING WILL BE WHITE. STRIPING SHALL BE WHITE FLAT PROFESSIONAL TRAFFIC MARKING PAINT SIMILAR OR EQUAL TO PRO-PARK WATERBORNE TRAFFIC MARKING PAINT BY SHERWIN-WILLIAMS.
4. SEE PRE-CAST CONCRETE DRAWINGS FOR PRE-CAST PANEL INFORMATION.
5. ALL GUARDRAILS SHALL BE "CABLE" GUARDRAILS. EXTERIOR & INTERIOR GUARDRAILS SHALL BE DESIGNED FOR 6,000 LB VEHICLE IMPACT LOAD WHERE LOCATED 20" AND ABOVE.
6. EXTERIOR FINISH ON PRE-CAST PANELS TO BE FACTORY FINISH (GRAY) U.N.O.
7. PROVIDE PAINT FINISH ON WALLS AND FLOORS OF ELEVATOR LOBBY (U.N.O.)
8. PROVIDE ROLL APPLIED WATER RESISTANT CONCRETE SEALER ON TOP OF DOUBLE-TEES @ TOP LEVEL OF PARKING DECK.
9. SEE PRE-CAST DRAWINGS, CIVIL DRAWINGS, & PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS..
10. GC SHALL BE RESPONSIBLE FOR COORDINATION AND PROPER ALIGNMENT OF FLOOR SYSTEMS BETWEEN PRE-CAST PARKING DECK AND ADJACENT WOOD FRAME CORRIDORS TO ENSURE ACCESSIBLE ROUTE BETWEEN STRUCTURES.
11. ACCESSIBLE PARKING SPACES AND AISLES ARE NOT TO EXCEED A SLOPE OF 1:48 OR 2% MAX IN ANY DIRECTION PER 2009 ANSI 502.5. CONCRETE WASHES WITHIN THESE ACCESSIBLE ZONES NOT TO EXCEED 2% SLOPE.
12. PROVIDE PEDESTRIAN VEHICLE INTERFACE CROSSING SIGNAGE AND CONVEX CORNER MIRRORS AT ALL BLIND CORNERS IN ORDER TO PROVIDE PEDESTRIAN SAFETY. CONFIRM ALL LOCATIONS WITH AUTHORITY HAVING JURISDICTION.

WASTE MANAGEMENT NOTES

13. TRASH & RECYCLING ROOMS ARE LOCATED ON EACH RESIDENTIAL FLOOR IN BUILDINGS 1 & 2 FOR RESIDENTS TO ACCESS A TRASH CHUTE & RECYCLING BIN.
14. BUILDING MANAGEMENT WILL TAKE TRASH AND RECYCLING FROM EACH BUILDING TO THE CENTRAL REFUSE AND RECYCLING CENTER ADJACENT TO BUILDING 2 FOR COLLECTION.

KEY NOTES:

1. CABLE GUARDRAIL. TOP @ MIN. 42" A.F.F. HORIZONTAL STEEL CABLES @ 4" O.C. W/ 6,000 LBS PER VEHICKLE LOAD. SEE DETAIL 4/A13.91
2. CABLE GUARDRAIL WITH POST ATTACHED TO TOP OF SLAB/BEAM. TOP @ MIN. 42" A.F.F. HORIZONTAL STEEL CABLES @ 4" O.C. W/ 6,000 LBS PER VEHICKLE LOAD. SEE DETAIL 1/A13.91
3. CABLE GUARDRAIL WITH STANDARDS/POSTS MOUNTED TO SIDE OF DOUBLE-Ts @ 10'-0" MAX SPACEING. TOP @ MIN. 42" A.F.F. HORIZONTAL STEEL CABLES @ 4" O.C. W/ 6,000 LBS PER VEHICKLE LOAD. SEE DETAIL 4/A13.91
4. HANDICAP ACCESSIBLE PARKING SPACE. TYPICAL SIGNAGE REQUIRED. SEE DETAIL 8/A13.91
5. WASH SLOPED TOWARDS FLOOR DRAINS - SEE PLUMBING DRAWINGS FOR DETAILS
6. 4" DIA STEEL BOLLARD. RE: DETAIL 9 & 15/A13.91
7. PRECAST CONCRETE WEELSTOP. SEE DETAIL 14/A13.91
8. HEADACHE BARS ABOVE
9. VEHICLE GATE WITH CARD READER
10. VEHICLE DETECTION LOOP
11. BIKE RACK
12. C.I.P. CONCRETE RETAINING WALL BELOW. RE: STRUCTURAL DRAWINGS
13. ACCESS CONTROL ON DOOR
14. CANOPY ABOVE
15. LIGHTPOLE LOCATION
16. VINYL COATED CHAINLINK FENCE ALONG PRECAST PARKING DECK INTERIOR WALL TO PROHIBIT ACCESS TO DRIVE BELOW
17. PROPOSED RESIDENTIAL BUILDING GAS METER LOCATION. COORDINATE FINAL LOCATION IN FIELD WITH UTILITIES.

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- 2 HR FIRE BARRIER (PER UL U905)
- 2 HR FIRE WALL (PER UL U347)
- 3 HR RATED FIRE WALL

PARKING SPACE COUNT

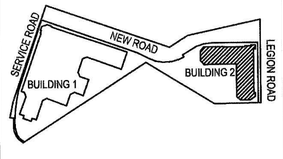
LEVEL 1	60	INCLUDES 2 ACCESSIBLE SPACES, & 1 VAN ACCESSIBLE SPACES (STOTAL)
LEVEL 2		
LEVEL 3		
LEVEL 4		
LEVEL 5		
LEVEL 6		
TOTAL	60	INCLUDES 2 ACCESSIBLE SPACES, & 1 VAN ACCESSIBLE SPACES (STOTAL)

LONG-TERM BICYCLE PARKING

LEVEL 1	36	-
LEVEL 2		
LEVEL 3		
LEVEL 4		
LEVEL 5		
LEVEL 6		
TOTAL	36	-

1. 328 TOTAL UNITS ON SITE / 2 = 164 BIKE SPACE REQ'D
2. 164 (80%) = 132 LONG-TERM BIKE SPACES REQ'D
3. 143 ADD'TL LONG-TERM BIKE SPACE ARE PROVIDED IN BUILDING 1, PROVIDING A TOTAL OF 179 LONG-TERM BIKE SPACES FOR THE SITE.

KEY PLAN



BUILDING 2 - LEVEL 1 GARAGE PLAN

SCALE: 3/32" = 1'-0"

1

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LEON Capital Group

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REGISTERED ARCHITECTURAL FIRM
CERT. NO. 51208
NORTH CAROLINA
RALEIGH, N.C.

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ISSUE:	SCHEMATIC DESIGN	-
	FDP-5 SUBMITTAL	08.07.17
	DESIGN DEVELOPMENT	02.20.17
	DECK-FTN PERMIT SET	04.21.17
	50% CD SET	05.17.17
REVISIONS:	PERMIT SET	06.19.17

DRAWN BY:
CHECKED BY:
CONTENT: BUILDING 2
BUILDING PLAN - LEVEL 1

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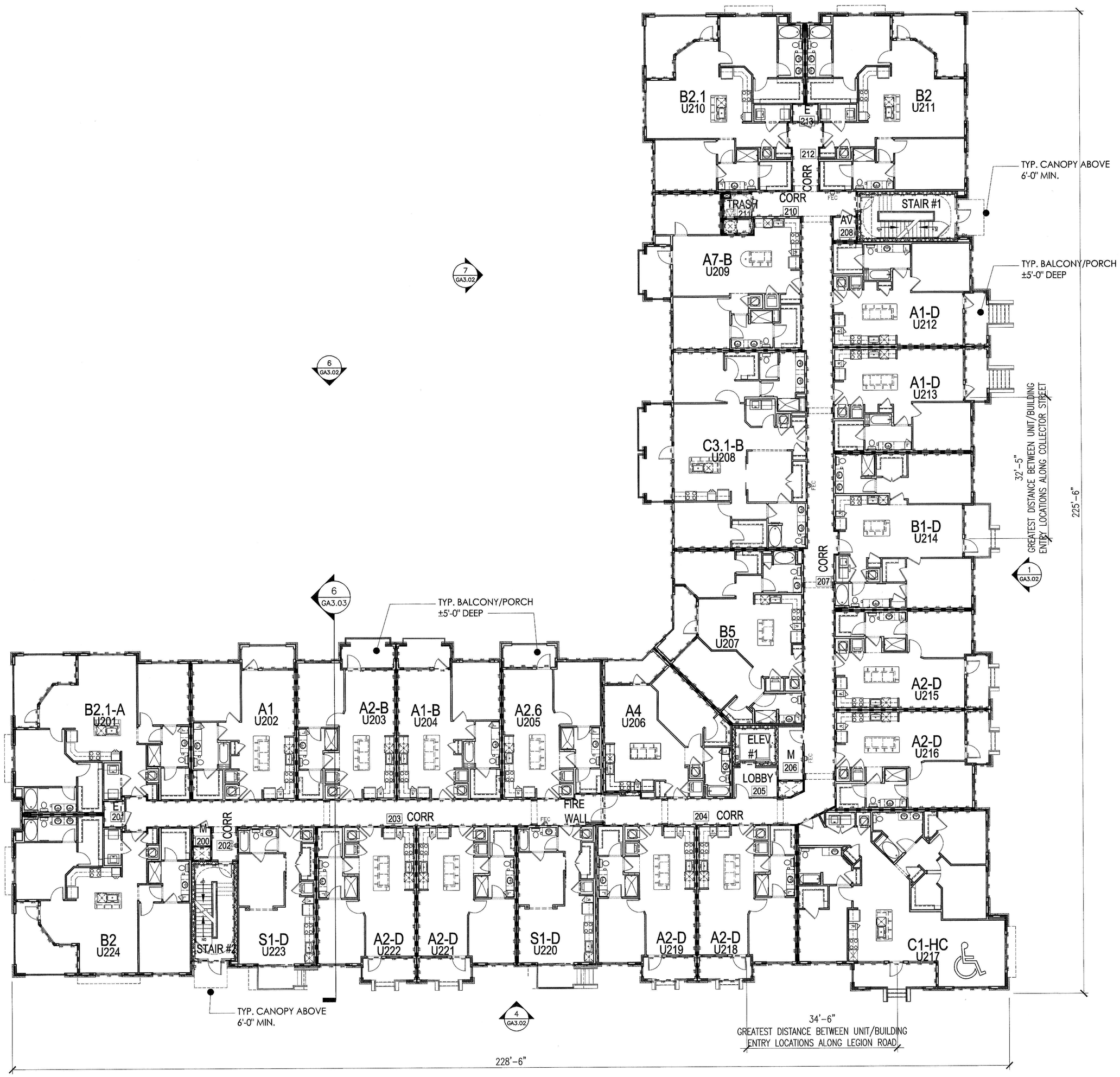

BUILDING 2 - LEVEL 2 PLAN
SCALE: 3/32" = 1'-0"

1

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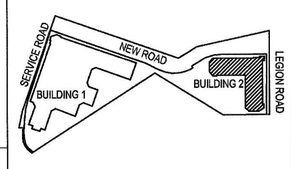

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	-	-
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CHECKED BY:	-	
CONTENT:	BUILDING 2	
	BUILDING PLAN - LEVEL 2	
	-	
	-	

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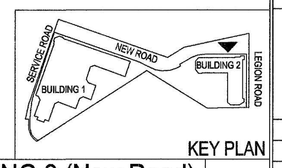
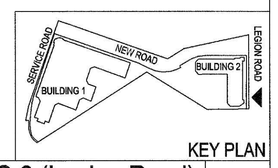


KEY PLAN

EXTERIOR ELEVATION - BUILDING 2 (New Road) 4

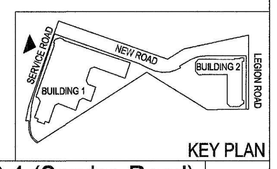
SCALE: 1/16" = 1'-0"



KEY PLAN

EXTERIOR ELEVATION - BUILDING 2 (Legion Road) 3

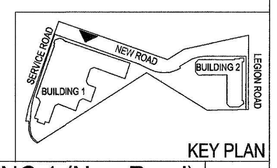
SCALE: 1/16" = 1'-0"



KEY PLAN

EXTERIOR ELEVATION - BUILDING 1 (Service Road) 2

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



KEY PLAN

EXTERIOR ELEVATION - BUILDING 1 (New Road) 1

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

EXTERIOR FINISH CALCULATIONS

BUILDING 2 ELEVATION - New Road

REQUIRED %	DESIGNED SF	DESIGNED %
GLAZING (Ground Level): -	GLAZING (Ground Level): 580	GLAZING (Ground Level):
2' to 10' Total Wall Area: -	2' to 10' Total Wall Area: 1,852	2' to 10' Total Wall Area:
TRANSPARENCY: 20%	TRANSPARENCY: -	TRANSPARENCY: 32%
GLAZING (Upper Floors): -	GLAZING (Upper Floors): 2,338	GLAZING (Upper Floors):
Total Wall Area: -	Total Wall Area: 7,348	Total Wall Area:
TRANSPARENCY: 20%	TRANSPARENCY: -	TRANSPARENCY: 32%

BUILDING 2 ELEVATION - Legion Road

REQUIRED %	DESIGNED SF	DESIGNED %
GLAZING (Ground Level): -	GLAZING (Ground Level): 817	GLAZING (Ground Level):
2' to 10' Total Wall Area: -	2' to 10' Total Wall Area: 2,231	2' to 10' Total Wall Area:
TRANSPARENCY: 20%	TRANSPARENCY: -	TRANSPARENCY: 36%
GLAZING (Upper Floors): -	GLAZING (Upper Floors): 2,426	GLAZING (Upper Floors):
Total Wall Area: -	Total Wall Area: 7,389	Total Wall Area:
TRANSPARENCY: 20%	TRANSPARENCY: -	TRANSPARENCY: 33%

BUILDING 1 ELEVATION - Service Road

REQUIRED %	DESIGNED SF	DESIGNED %
GLAZING (Ground Level): -	GLAZING (Ground Level): 1,447	GLAZING (Ground Level):
2' to 10' Total Wall Area: -	2' to 10' Total Wall Area: 3,094	2' to 10' Total Wall Area:
TRANSPARENCY: 20%	TRANSPARENCY: -	TRANSPARENCY: 48%
GLAZING (Upper Floors): -	GLAZING (Upper Floors): 6,381	GLAZING (Upper Floors):
Total Wall Area: -	Total Wall Area: 18,413	Total Wall Area:
TRANSPARENCY: 20%	TRANSPARENCY: -	TRANSPARENCY: 35%

BUILDING 1 ELEVATION - New Road

REQUIRED %	DESIGNED SF	DESIGNED %
GLAZING (Ground Level): -	GLAZING (Ground Level): 1140	GLAZING (Ground Level):
2' to 10' Total Wall Area: -	2' to 10' Total Wall Area: 2567	2' to 10' Total Wall Area:
TRANSPARENCY: 20%	TRANSPARENCY: -	TRANSPARENCY: 44%
GLAZING (Upper Floors): -	GLAZING (Upper Floors): 5,271	GLAZING (Upper Floors):
Total Wall Area: -	Total Wall Area: 15,786	Total Wall Area:
TRANSPARENCY: 20%	TRANSPARENCY: -	TRANSPARENCY: 33%

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JDAVIS
510 South Wilmington St. | Raleigh, NC 27601 | tel 919.835.1500
1516 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121

LEON Capital Group

Leon Capital Group
Hillstone
Chapel Hill, North Carolina

FOR REFERENCE ONLY

J. DAVIS ARCHITECTS, PLLC
REGISTERED ARCHITECTURAL COMPANY
CERT. NO. 51208
NORTH CAROLINA
RALEIGH, N.C.

		DATE
PROJECT:	16025	
ISSUE:	SCHEMATIC DESIGN	.
	FDP-S SUBMITTAL	08.07.17
	DESIGN DEVELOPMENT	02.20.17
	DECK-F1N PERMIT SET	04.21.17
	50% CD SET	05.17.17
REVISIONS:	PERMIT SET	.
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CONTENT:	BUILDING 1 & 2 ELEVATIONS	
	TRANSPARENCY CALCULATIONS	

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