



08.24.2021

50% CONSTRUCTION DOCUMENTS

LINK CALYX PHASE II



GRUBB PROPERTIES
People who care. Places that matter.

LOCATION # 1 CHARLIE HALL, NC
PROJECT # 1210R0230
DATE 1/08.12.2022
DRAWN 1 Austin

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No.	Description	Date
A	PRELIMINARY REVIEW COMMENTS	04.04.2022
B	PRELIMINARY REVIEW COMMENTS & CLIENT REVISIONS	06.10.2022
C	PRELIMINARY REVIEW COMMENTS & CLIENT REVISIONS	08.12.2022

BUILDING ELEVATIONS

C-A4.01

MATERIAL LEGEND

- FC-1: WHITE FIBER CEMENT PANEL
- FC-2: LIGHT GREY FIBER CEMENT PANEL
- FC-3: GREY FIBER CEMENT PANEL
- FC-4: DARK GREY FIBER CEMENT PANEL
- FC-5: BLACK FIBER CEMENT PANEL
- FC-6: WOOD LOOK FIBER CEMENT PANEL
- FC-7: ACCENT COLOR FIBER CEMENT PANEL
- FC-1: FIBER CEMENT LAP SILING, 5' EXPOSURE, COLOR 1
- FC-2: FIBER CEMENT LAP SILING, 5' EXPOSURE, COLOR 2
- BR-1: UTILITY BRICK VENEER, COLOR 1
- BR-2: UTILITY BRICK VENEER, RUNNING BOND, COLOR 2
- BR-3: UTILITY BRICK VENEER, RUNNING BOND, COLOR 3
- MFL-1: METAL PANEL CLADDING SYSTEM, COLOR TR0

Per the major modification to the Glen Lennox Development Agreement (DOC # 20064302) approved 02/15/21, Ordinance 3 Section 1 increased the building height of Block 4 as shown in the table below:

HEIGHT MODIFICATION

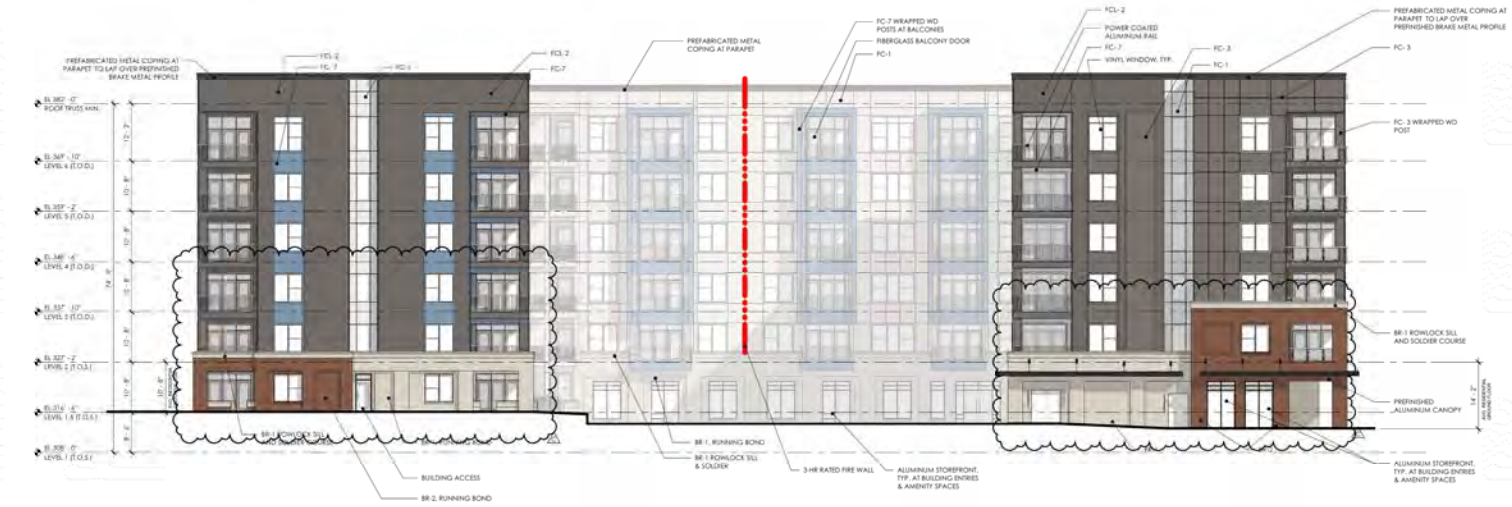
BLOCK	ADDED STORIES	TOTAL
4	+1	6
15	+2	6
16	+1	5

5.4 DESIGN STANDARDS AND PUBLIC ART
EACH FLOOR OF ANY COMMERCIAL BUILDING FACING A PRIMARY STREET SHALL CONTAIN TRANSPARENT WINDOWS COVERING ANYWHERE FROM 20% TO 70% OF THE WALL AREA.

NOTE:
PERSPECTIVE ELEVATIONS ARE INTENDED TO SHOW OVERALL BUILDING MASSING AND FENESTRATION AND DO NOT REFLECT FINAL MATERIAL COLOR SELECTIONS



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



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



08.24.2021

50% CONSTRUCTION DOCUMENTS

LINK CALYX PHASE II



LOCATION # CHAPEL HILL, NC
PROJECT # 21GRU230
DATE / 08.12.2022
DRAWN / Author

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No.	Description	Date
A	PER DACP REVIEW COMMENTS	04.08.2022
B	PER DACP REVIEW COMMENTS & CLIENT REVISIONS	06.10.2022
C	PER DACP REVIEW COMMENTS & CLIENT REVISIONS	08.12.2022

BUILDING ELEVATIONS

C-A4.02

MATERIAL LEGEND

- FC-1 WHITE FIBER CEMENT PANEL
- FC-2 LIGHT GREY FIBER CEMENT PANEL
- FC-3 GREY FIBER CEMENT PANEL
- FC-4 DARK GREY FIBER CEMENT PANEL
- FC-5 BLACK FIBER CEMENT PANEL
- FC-6 WOOD LOOK FIBER CEMENT PANEL
- FC-7 ACCENT COLOR FIBER CEMENT PANEL
- FC-L1 FIBER CEMENT LAP BRG. 5" EXPOSURE, COLOR 1
- FC-L2 FIBER CEMENT LAP BRG. 5" EXPOSURE, COLOR 2
- BR-1 UTILITY BRICK VENEER, COLOR 1
- BR-2 UTILITY BRICK VENEER, RUNNING BOND, COLOR 2
- BR-3 UTILITY BRICK VENEER, RUNNING BOND, COLOR 3
- MTL-1 METAL PANEL CLADDING SYSTEM, COLOR TBD

For the major modification to the Glen Lenoxx Development Agreement (DOC #2006300) approved 2021/05/15, Ordinance A Section 15-100.010 the building height of Block 4 as shown in the table below:

BLOCK	HEIGHT MODIFICATION	
	ADDED	TOTAL
4	+1	6
9B	+2	6
9C	+1	5

S.A. DESIGN STANDARDS AND PUBLIC ART
EACH FLOOR OF ANY COMMERCIAL BUILDING FACING A PRIMARY STREET SHALL CONTAIN TRANSPARENT WINDOWS COVERING ANYWHERE FROM 20% TO 70% OF THE WALL AREA.

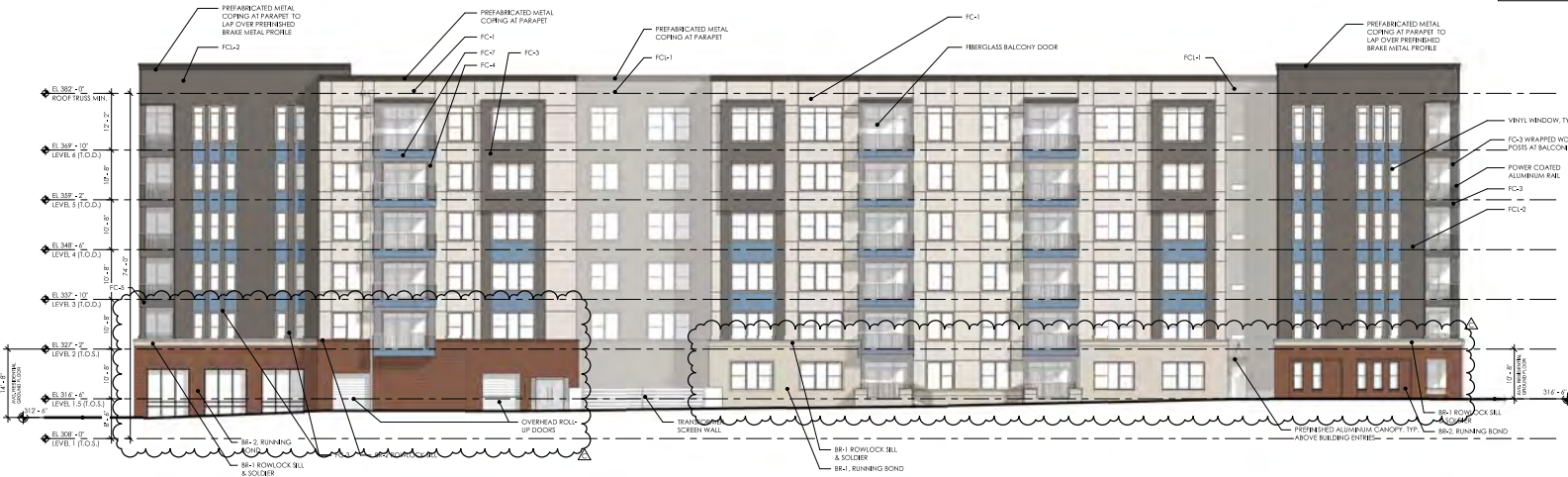
NOTE:
PERSPECTIVE ELEVATIONS ARE INTENDED TO SHOW OVERALL BUILDING MASSING AND FINISHES AND DO NOT REFLECT FINAL MATERIAL COLOR SELECTIONS.



EAST ELEVATION

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

1
C-A4.01

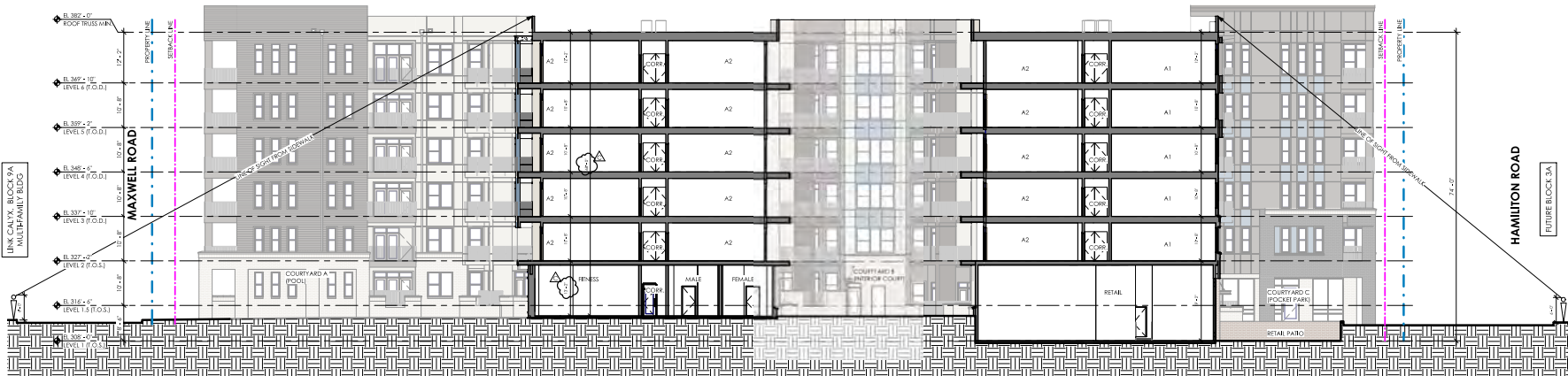


NORTH ELEVATION

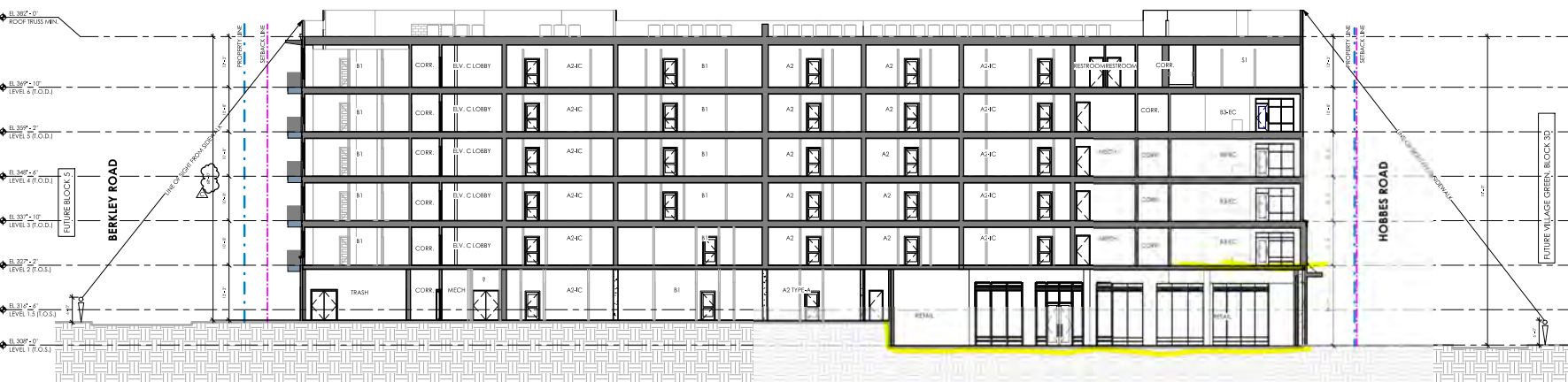
SCALE: 3/32" = 1'-0"

2
C-A4.02

NOTE:
PLANS AND ELEVATIONS ARE INTENDED TO SHOW
OVERALL BUILDING MASSING AND FENESTRATION AND
DO NOT REFLECT FINAL MATERIAL COLOR SELECTIONS



SECTION 2
SCALE: 3/32" = 1'-0"



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

50% CONSTRUCTION
DOCUMENTS

LINK CALYX PHASE II



LOCATION # CHAPEL HILL, NC
PROJECT # J21GRU030
DATE # 08.12.2022
DRAWN # Author

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No.	Revisions	Date
0	PER DACP REVIEW COMMENTS & CLIENT REVISIONS	06.30.2022
1	FOR DACP REVIEW COMMENTS & CLIENT REVISIONS	06.12.2022

BUILDING SECTIONS

C-A5.01

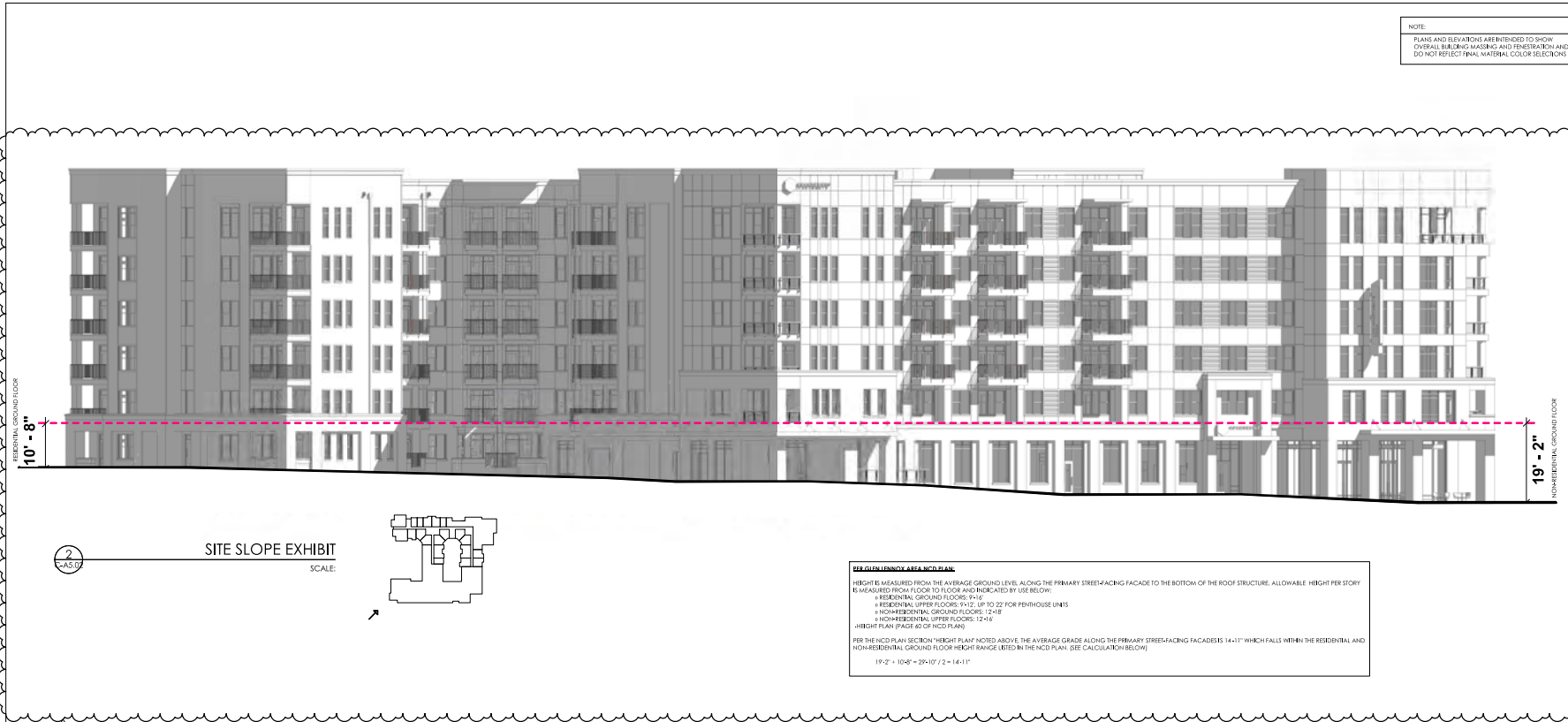


LOCATION / CHARLE HILL, NC
PROJECT # / 21GRU230
DATE / 08-12-2022
DRAWN / Author

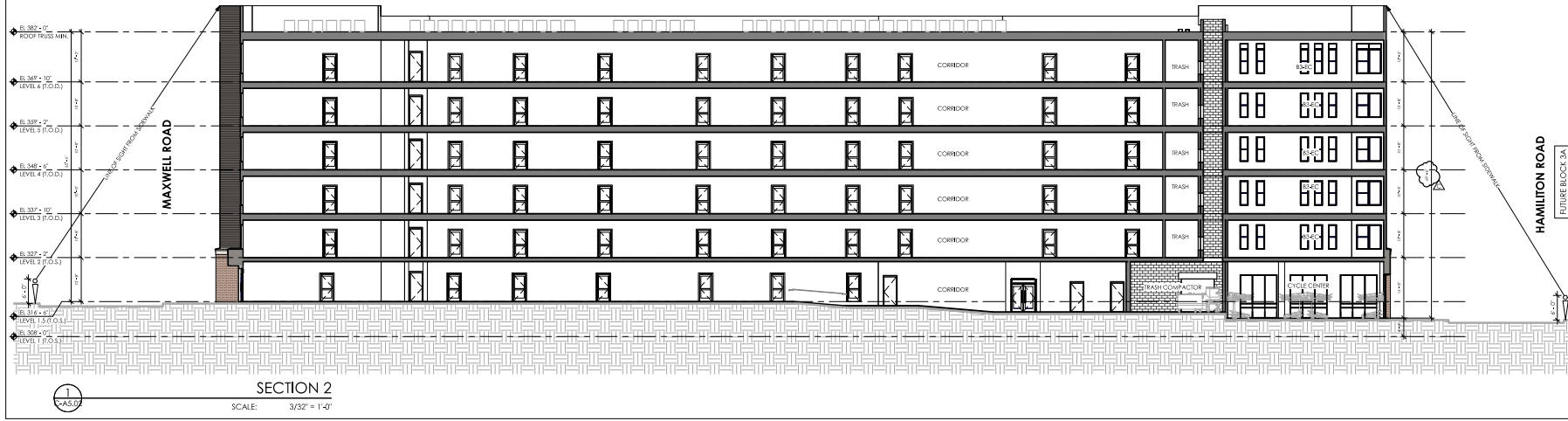
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No.	Description	Date
B	PER DDCP REVIEW COMMENTS & CLIENT REVISIONS	06/10/2022
C	PER DDCP REVIEW COMMENTS & CLIENT REVISIONS	08/12/2022

NOTE:
PLANS AND ELEVATIONS ARE INTENDED TO SHOW
OVERALL BUILDING MASSING AND FENESTRATION AND
DO NOT REFLECT FINAL MATERIAL COLOR SELECTIONS

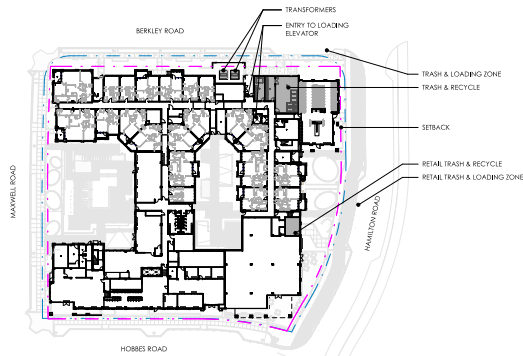


REGULATORY AREA HCD PLAN
HEIGHT IS MEASURED FROM THE AVERAGE GROUND LEVEL ALONG THE PRIMARY STREET-FACING FACADE TO THE BOTTOM OF THE ROOF STRUCTURE. ALLOWABLE HEIGHT PER STORY IS MEASURED FROM FLOOR TO FLOOR AND INDICATED BY USE BELOW:
 * RESIDENTIAL GROUND FLOORS: 9'-0"
 * RESIDENTIAL UPPER FLOORS: 9'-0" UP TO 22' FOR PENTHOUSE UNITS
 * NON-RESIDENTIAL GROUND FLOORS: 12'-0"
 * NON-RESIDENTIAL UPPER FLOORS: 12'-0"
 * HEIGHT TEAM (PAGE 60 OF HCD PLAN)
 PER THE HCD PLAN SECTION "HEIGHT PLAN" NOTED ABOVE, THE AVERAGE GRADE ALONG THE PRIMARY STREET-FACING FACADES IS 14'-11" WHICH FALLS WITHIN THE RESIDENTIAL AND NON-RESIDENTIAL GROUND FLOOR HEIGHT RANGE (LISTED IN THE HCD PLAN. (SEE CALCULATION BELOW)
 19'-2" + 10'-6" = 29'-07" / 2 = 14'-11"



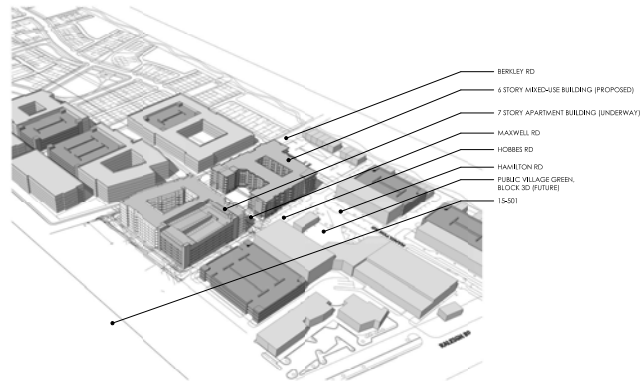
5.11 SOLID WASTE MANAGEMENT

e) WASTE AND LOADING SHOULD BE LOCATED IN SECONDARY STREETS.



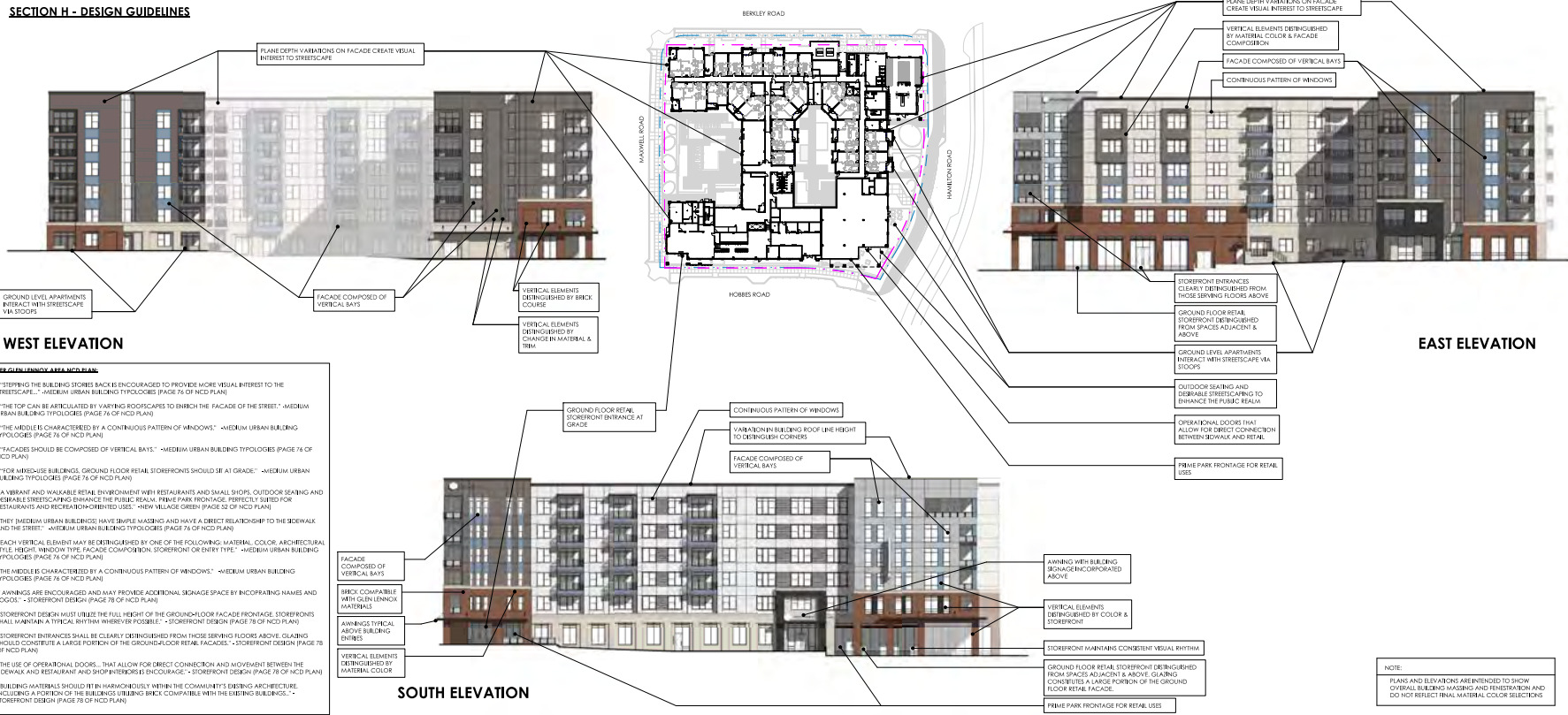
PER CLIENT/INNOVIA AREA NCD PLAN:
- SERVICE IS ALSO PROVIDED IN THE REAR OF THE BUILDINGS - MEDIUM URBAN BUILDING TYPOLOGIES (PAGE 75 OF NCD PLAN)

DESIGN GUIDELINES



PER CLIENT/INNOVIA AREA NCD PLAN:
- MAXWELL ROAD (IS HOBBS ROAD) ALIGNED WITH APARTMENTS AND PUBLIC GREENS BETWEEN BUILDINGS, VARIETY OF HEIGHT AND ARCHITECTURE - NEW ALONG MAXWELL ROAD (PAGE 44 OF NCD PLAN)

SECTION H - DESIGN GUIDELINES



WEST ELEVATION

PER CLIENT/INNOVIA AREA NCD PLAN:

- STERPING THE BUILDING STORES BACKS IS ENCOURAGED TO PROVIDE MORE VISUAL INTEREST TO THE STREETSCAPE. - MEDIUM URBAN BUILDING TYPOLOGIES (PAGE 75 OF NCD PLAN)
- THE TOP CAN BE ARTICULATED BY VARIING ROOFSCALES TO ENRICH THE FACADE OF THE STREET. - MEDIUM URBAN BUILDING TYPOLOGIES (PAGE 76 OF NCD PLAN)
- THE MIDDLE IS CHARACTERIZED BY A CONTINUOUS PATTERN OF WINDOWS. - MEDIUM URBAN BUILDING TYPOLOGIES (PAGE 76 OF NCD PLAN)
- FACADES SHOULD BE COMPOSED OF VERTICAL BAYS. - MEDIUM URBAN BUILDING TYPOLOGIES (PAGE 76 OF NCD PLAN)
- FOR MIXED-USE BUILDINGS, GROUND FLOOR RETAIL STOREFRONTS SHOULD SIT AT GRADE. - MEDIUM URBAN BUILDING TYPOLOGIES (PAGE 76 OF NCD PLAN)
- A NEARBY AND WALKABLE RETAIL ENVIRONMENT WITH RESTAURANTS AND SMALL SHOPS, OUTDOOR SEATING AND DEMONSTRATE STREETSIDE PUBLIC REALM, PRIVATE PARK FRONTAGE, PERFECTLY SITED FOR RESTAURANTS AND RECREATION-ORIENTED USES. - NEW VILLAGE GREEN (PAGE 52 OF NCD PLAN)
- THE MEDIUM URBAN BUILDINGS HAVE BRICK MASSINGS AND HAVE A DIRECT RELATIONSHIP TO THE SIDEWALK AND THE STREET. - MEDIUM URBAN BUILDING TYPOLOGIES (PAGE 76 OF NCD PLAN)
- EACH VERTICAL ELEMENT MAY BE Distinguished BY ONE OF THE FOLLOWING: MATERIAL, COLOR, ARCHITECTURAL STYLE, HEIGHT, WINDOW TYPE, FACADE COMPOSITION, STOREFRONT OR ENTRY TYPE. - MEDIUM URBAN BUILDING TYPOLOGIES (PAGE 76 OF NCD PLAN)
- THE MIDDLE IS CHARACTERIZED BY A CONTINUOUS PATTERN OF WINDOWS. - MEDIUM URBAN BUILDING TYPOLOGIES (PAGE 76 OF NCD PLAN)
- JOININGS ARE ENCOURAGED AND MAY PROVIDE ADDITIONAL SIGNAGE SPACE BY INCORPORATING NAMES AND LOGOS. - STOREFRONT DESIGN (PAGE 78 OF NCD PLAN)
- STOREFRONT DESIGN MUST UTILIZE THE FULL HEIGHT OF THE GROUND FLOOR FACADE FRONTAGE, STOREFRONTS SHALL MAINTAIN A TYPICAL RHYTHM WHEREVER POSSIBLE. - STOREFRONT DESIGN (PAGE 78 OF NCD PLAN)
- STOREFRONT ENTRANCES SHALL BE CLEARLY DISTINGUISHED FROM THOSE SERVING FLOORS ABOVE, GLAZING SHOULD CONSTITUTE A LARGER PORTION OF THE GROUND FLOOR RETAIL FACADES. - STOREFRONT DESIGN (PAGE 78 OF NCD PLAN)
- THE USE OF OPERATIONAL DOORS, THAT ALLOW FOR DIRECT CONNECTION AND MOVEMENT BETWEEN THE BOOKSHELF AND RESTAURANT AND SHOP INTERIORS IS ENCOURAGED. - STOREFRONT DESIGN (PAGE 78 OF NCD PLAN)
- BUILDING MATERIALS SHOULD BE IN HARMONY WITHIN THE COMMUNITY'S EXISTING ARCHITECTURE, INCLUDING A PORTION OF THE BUILDINGS UTILIZING BRICK COMPATIBLE WITH THE EXISTING BUILDINGS. - STOREFRONT DESIGN (PAGE 78 OF NCD PLAN)

SOUTH ELEVATION

EAST ELEVATION

50% CONSTRUCTION DOCUMENTS

LINK CALYX PHASE II

LOCATION / CHARLETT, NC
PROJECT # / 21GRU030
DATE / 08-12-2022
DRAWN / Author

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Revisions		
No.	Description	Date
0	PER DACP REVIEW COMMENTS & CLIENT REVISIONS	06/10/2022

DACP DIAGRAMS

C-A10.01