

315 CHAPEL HILL

ARCOM PRESENTATION
02-26-2025



AT THE JANUARY 29, 2025 THE PROJECT WAS APPROVED WITH THE CONDITION THAT THE APPLICATION RETURNS WITH THE FOLLOWING ITEMS:

1. RESTUDY THE SHUTTERS
2. RESTUDY THE SCALE OF THE BAY WINDOWS & LIGHTEN THE LIMESTONE BENEATH
3. SUBMIT BRICK AND LIMESTONE SELECTIONS
4. STUDY A TRELIIAGE TO THE MORNING PORCH
5. DIFFERENTIATE CENTER GATE
6. REVISE THE DETAIL ON THE TWO PROPOSED BAY WINDOW **(SAME AS ITEM #2 ABOVE)**
7. REVISE THE REAR PORCH
8. REVISE THE PARAPETS
9. RESTUDY THE PROPORTION OF THE FENESTRATION
10. RESTUDY THE FRONT ENTRY DESIGN



ITEM 1
REVISE THE SHUTTERS



CHIMNEY HT.
(47'0" NAVD)
40'-8"

OVERALL BLDG. HEIGHT
(41' NAVD)
33'-2 7/8"

SECOND FLOOR T.O.B.
(29.00' NAVD)
21'-0"

SECOND FLOOR
(20.00' NAVD)
12'-0"

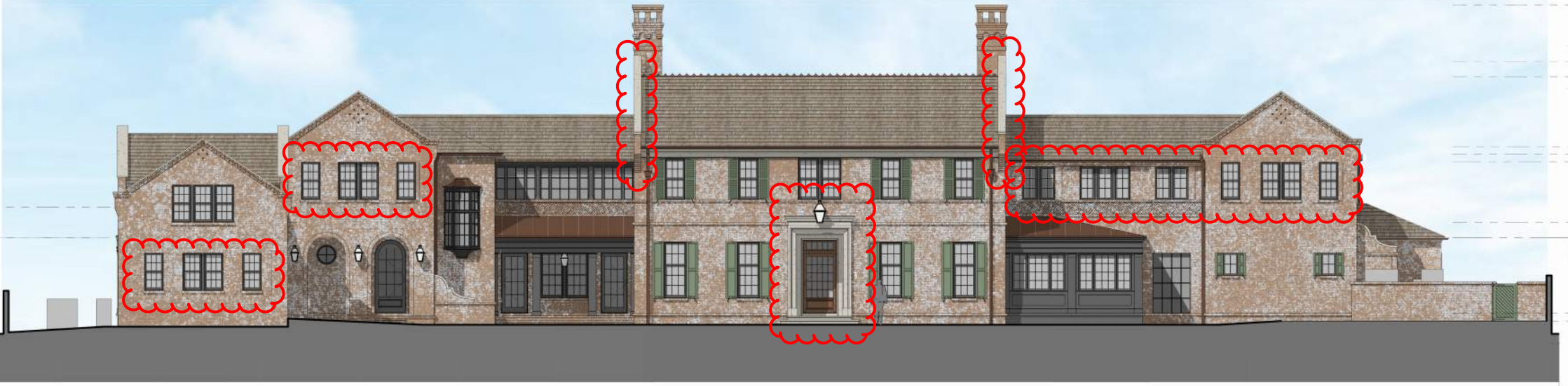
GROUND FLOOR T.O.B.
(18.00' NAVD)
10'-0"

GROUND FLOOR
(8.00' NAVD)
0'-0"

ZERO DATUM
(7.0' NAVD)
-1'-0"

1 PREVIOUSLY PROPOSED EAST ELEVATION- COLORED

A3.1.1 SCALE: 1/8" = 1'-0"



CHIMNEY HT.
(47'0" NAVD)
40'-8"

OVERALL BLDG. HEIGHT
(41' NAVD)
31'-3"

MAIN HOUSE T.O.B.
(30.00' NAVD)
22'-0"

SECOND FLOOR T.O.B.
(29.00' NAVD)
21'-0"

HYPHEN T.O.B.
(28.00' NAVD)
20'-0"

SECOND FLOOR
(20.00' NAVD)
12'-0"

GROUND FLOOR T.O.B.
(18.00' NAVD)
10'-0"

GROUND FLOOR
(8.00' NAVD)
0'-0"

ZERO DATUM
(7.0' NAVD)
-1'-0"

2 CURRENTLY PROPOSED EAST ELEVATION COLORED

A3.1.1 SCALE: 1/8" = 1'-0"



CHIMNEY HT.
(47'0" NAVD)
40'-8"

OVERALL BLDG. HEIGHT
(41' NAVD)
31'-3"

MAIN HOUSE T.O.B.
(30.00' NAVD)
22'-0"

SECOND FLOOR T.O.B.
(29.00' NAVD)
21'-0"

HYPHEN T.O.B.
(28.00' NAVD)
20'-0"

SECOND FLOOR
(20.00' NAVD)
12'-0"

GROUND FLOOR T.O.B.
(18.00' NAVD)
10'-0"

GROUND FLOOR
(8.00' NAVD)
0'-0"

3 CURRENTLY PROPOSED EAST ELEVATION COLORED WITH LANDSCAPE

A3.1.1 SCALE: 1/8" = 1'-0"

BENT (0.00' NAVD)
-8'-0"



1 PREVIOUSLY PROPOSED WEST ELEVATION COLORED
A-32.1 SCALE: 1/8" = 1'-0"



2 CURRENTLY PROPOSED WEST ELEVATION COLORED
A-32.1 SCALE: 1/8" = 1'-0"



CHIMNEY HT. (47' NAVD) 40'-8"
OVERALL BLDG. HEIGHT (41' NAVD) 35'-2 7/8"
MAN HOUSE T.O.B. (30' NAVD) 22'-0"
SECOND FLOOR T.O.B. (29' NAVD) 21'-0"
HYPHEN T.O.B. (28' NAVD) 20'-0"
SECOND FLOOR (20' NAVD) 12'-0"
GROUND FLOOR (8' NAVD) 0'-0"
B.F.E. (LAST YEAR) (8' NAVD) -2'-0"



1 PREVIOUSLY PROPOSED SOUTH ELEVATION COLORED
SCALE: 1/8" = 1'-0"
WALL: 1/8" = 1'-0"



2 CURRENTLY PROPOSED SOUTH ELEVATION COLORED
SCALE: 1/8" = 1'-0"



3 CURRENTLY PROPOSED SOUTH ELEVATION COLORED WITH LANDSCAPE
SCALE: 1/8" = 1'-0"



3 PREVIOUSLY PROPOSED NORTH ELEVATION COLORED
SCALE: 1/8" = 1'-0"



1 CURRENTLY PROPOSED NORTH ELEVATION COLORED
SCALE: 1/8" = 1'-0"



2 CURRENTLY PROPOSED NORTH ELEVATION COLORED WITH LANDSCAPE
SCALE: 1/8" = 1'-0"

ITEM 2
SCALE/DETAIL OF BAY WINDOWS



1 PREVIOUSLY PROPOSED WEST ELEVATION COLORED
A-32.1 SCALE: 1/8" = 1'-0"



2 CURRENTLY PROPOSED WEST ELEVATION COLORED
A-32.1 SCALE: 1/8" = 1'-0"

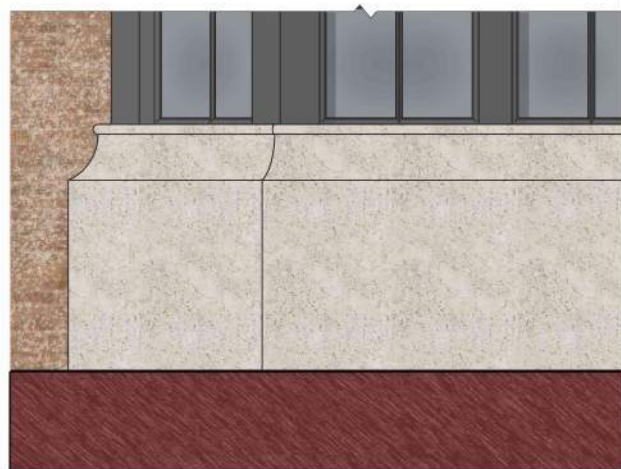




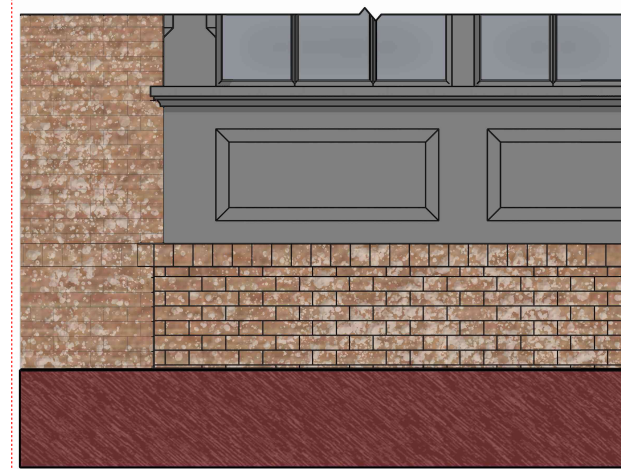
PREVIOUSLY PROPOSED



CURRENTLY PROPOSED



PREVIOUSLY PROPOSED



CURRENTLY PROPOSED

ITEM 3
BRICK AND LIMESTONE SELECTIONS



EXTERIOR WALLS
BRICK @ MAIN HOUSE
WHITE WASH



ROOF
PERFECTION
SHINGLE



ROOF
COPPER
STANDING
SEAM



FRONT
DOOR
STAINED
MAHOGANY



STEEL
WINDOWS
BLACK



WOOD
WINDOWS
& DOORS
GRAPHITE
1603



SHUTTERS
SCENIC DRIVE
CC-578



HARDSCAPE
TABBY
CONCRETE



ARCHITECTURAL AND
HARDSCAPE ELEMENTS
LIMESTONE
ACID WASH FINISH



BEVOLO GAS
LIGHTS
FRENCH
QUARTER
FQ-0B



WOOD
COLUMNS
& TRIM
GRAPHITE
1603

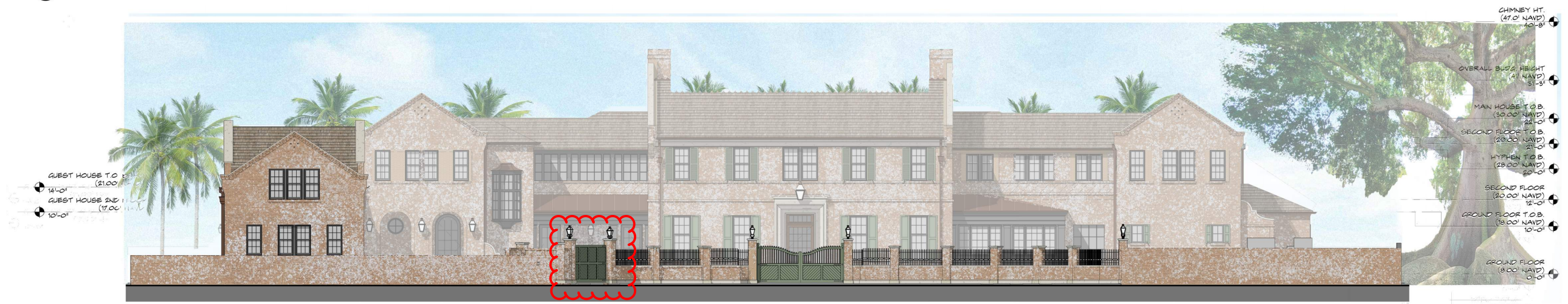
ITEM 4
MORNING PORCH



ITEM 5
DIFFERENTIATE CENTER GATE



1 PREVIOUSLY PROPOSED EAST ELEVATION- VIEW FROM THE STREET - COLORED
 SCALE: 1/8" = 1'-0"



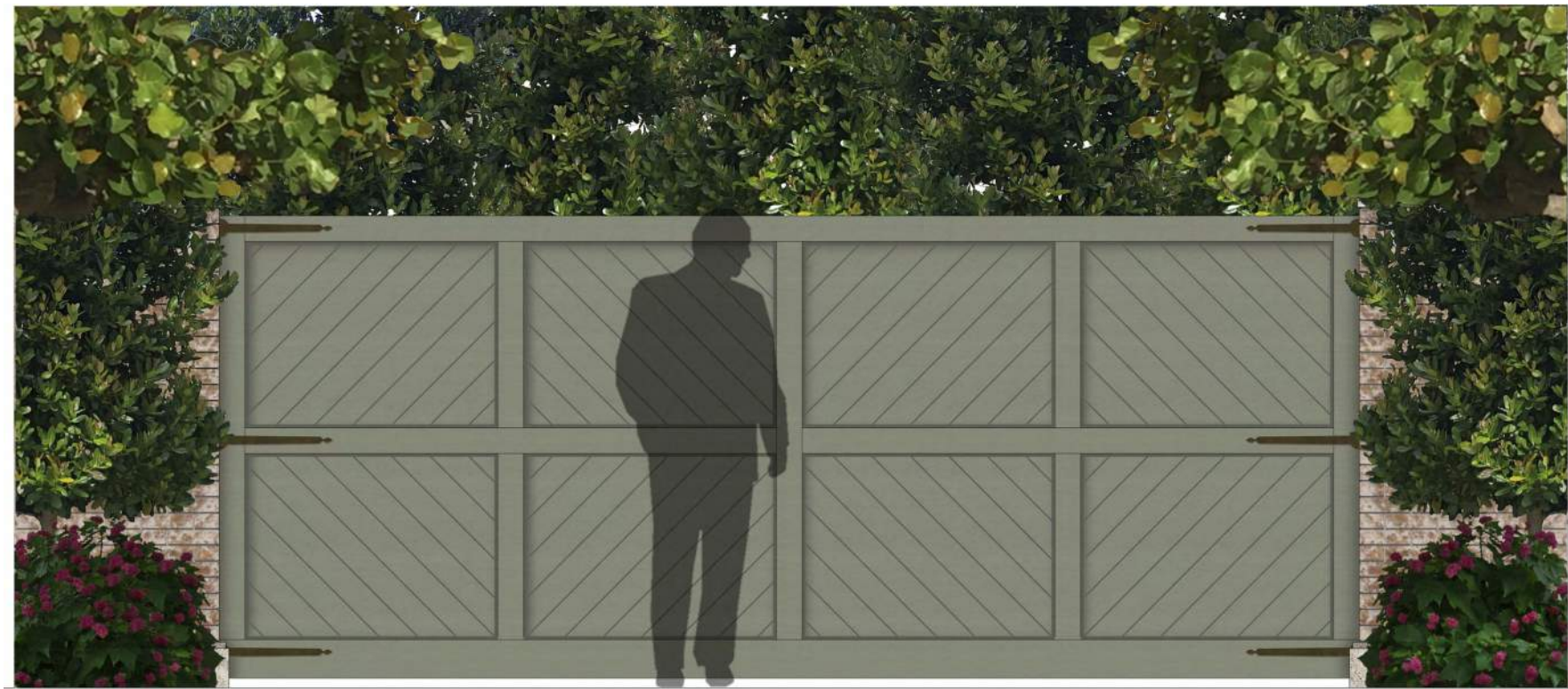
2 CURRENTLY PROPOSED EAST ELEVATION- VIEW FROM THE STREET - COLORED
 SCALE: 1/8" = 1'-0"



3 CURRENTLY PROPOSED EAST ELEVATION- VIEW FROM THE STREET - WITH LANDSCAPE
 SCALE: 1/8" = 1'-0"



PRIMARY GATE

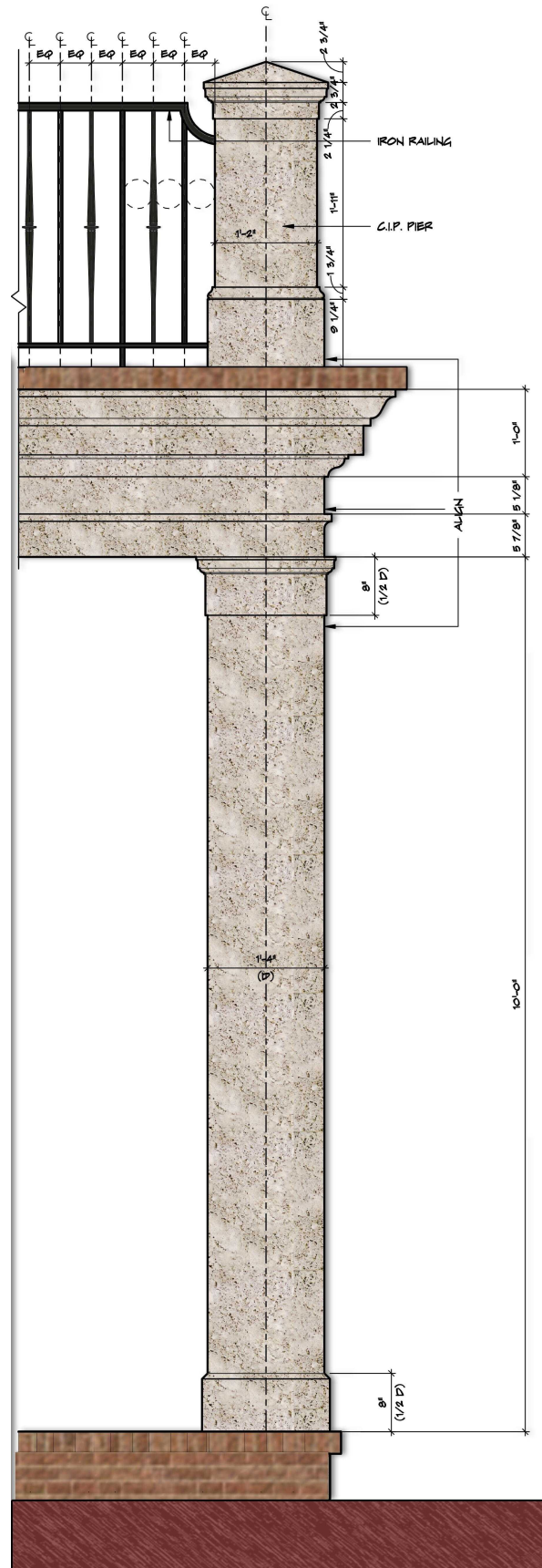


SECONDARY GATE

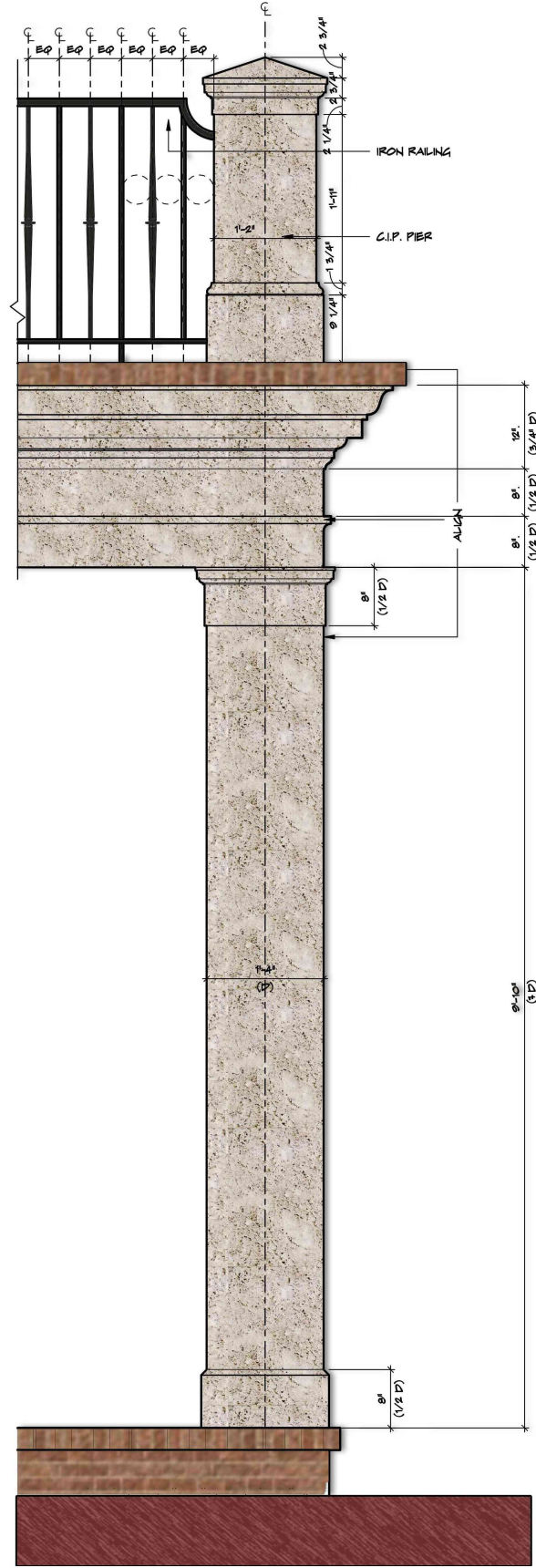
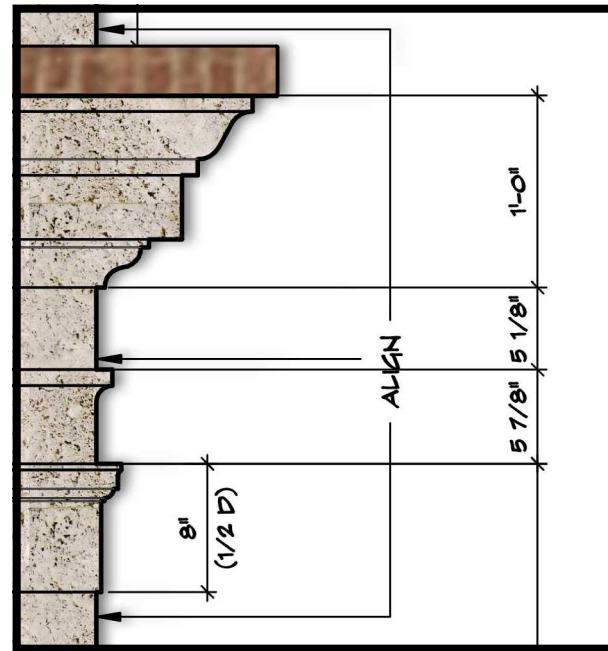
ITEM 6
SCALE/DETAIL OF BAY WINDOWS

THIS ITEM WAS INDICATED TWICE IN THE MOTION. REFER TO ITEM 2

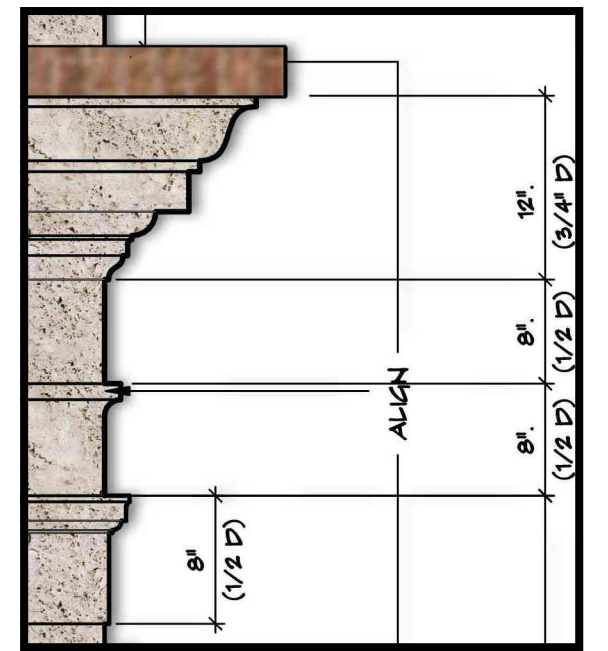
ITEM 7
REAR PORCH



PREVIOUSLY PROPOSED

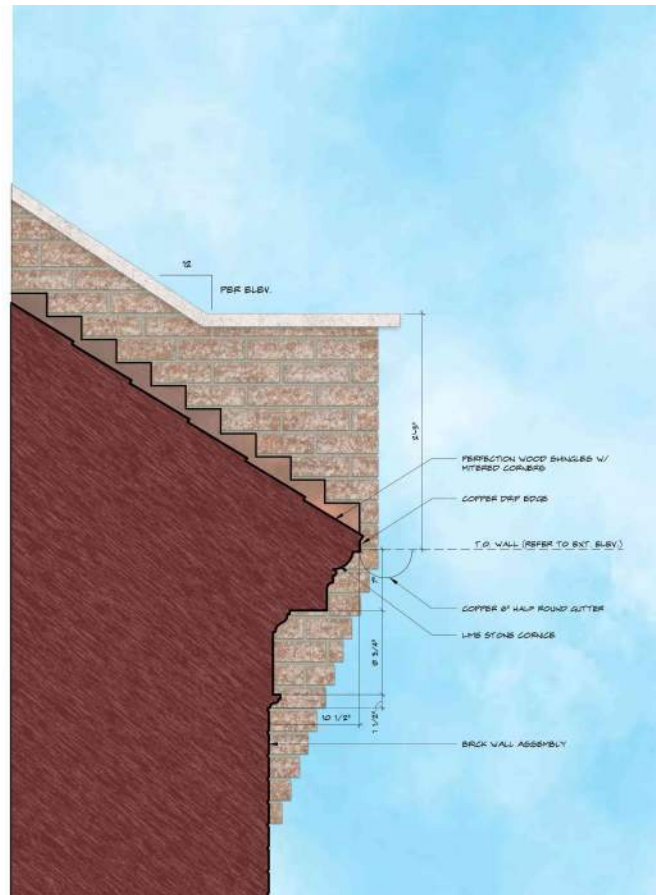


CURRENTLY PROPOSED



ENLARGED TERRACE COLUMN ELEVATION

ITEM 8 PARAPETS



EAVE AT MAIN HOUSE - LIMESTONE
PREVIOUSLY PROPOSED



EAVE AT MAIN HOUSE - LIMEST
CURRENTLY PROPOSED

ITEM 9
PROPORTION OF THE FENESTRATION



CHIMNEY HT.
(47'0" NAVD)
40'-8"

OVERALL BLDG. HEIGHT
(41' NAVD)
33'-2 7/8"

SECOND FLOOR T.O.B.
(29.00' NAVD)
21'-0"

SECOND FLOOR
(20.00' NAVD)
12'-0"

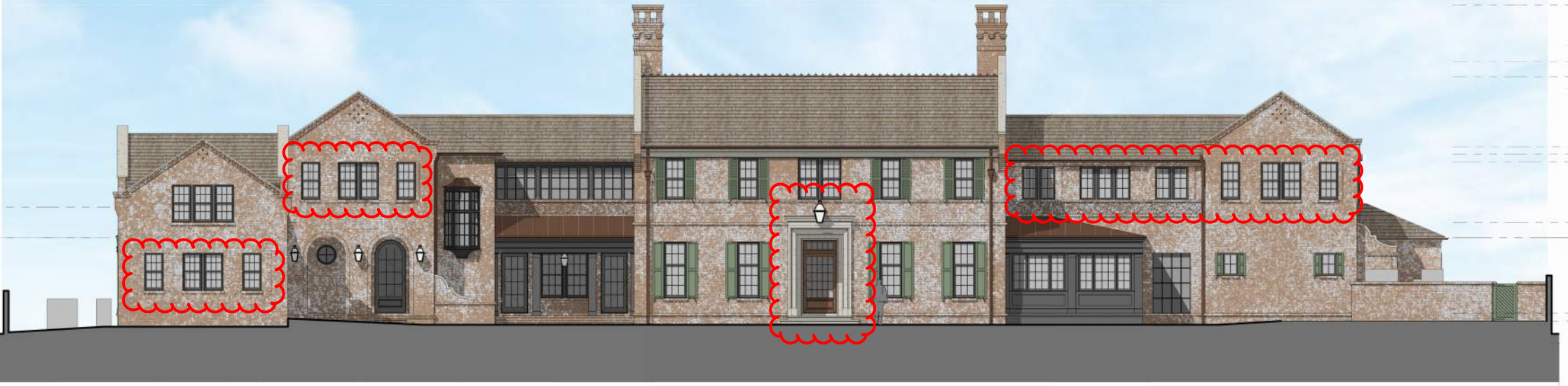
GROUND FLOOR T.O.B.
(18.00' NAVD)
10'-0"

GROUND FLOOR
(8.00' NAVD)
0'-0"

ZERO DATUM
(7.0' NAVD)
-1'-0"

1 PREVIOUSLY PROPOSED EAST ELEVATION- COLORED

A3.1.1 SCALE: 1/8" = 1'-0"



CHIMNEY HT.
(47'0" NAVD)
40'-8"

OVERALL BLDG. HEIGHT
(41' NAVD)
31'-3"

MAIN HOUSE T.O.B.
(30.00' NAVD)
22'-0"

SECOND FLOOR T.O.B.
(29.00' NAVD)
21'-0"

HYPHEN T.O.B.
(28.00' NAVD)
20'-0"

SECOND FLOOR
(20.00' NAVD)
12'-0"

GROUND FLOOR T.O.B.
(18.00' NAVD)
10'-0"

GROUND FLOOR
(8.00' NAVD)
0'-0"

ZERO DATUM
(7.0' NAVD)
-1'-0"

2 CURRENTLY PROPOSED EAST ELEVATION COLORED

A3.1.1 SCALE: 1/8" = 1'-0"



CHIMNEY HT.
(47'0" NAVD)
40'-8"

OVERALL BLDG. HEIGHT
(41' NAVD)
31'-3"

MAIN HOUSE T.O.B.
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(28.00' NAVD)
20'-0"

SECOND FLOOR
(20.00' NAVD)
12'-0"

GROUND FLOOR T.O.B.
(18.00' NAVD)
10'-0"

GROUND FLOOR
(8.00' NAVD)
0'-0"

3 CURRENTLY PROPOSED EAST ELEVATION COLORED WITH LANDSCAPE

A3.1.1 SCALE: 1/8" = 1'-0"

BENT (0.00' NAVD)
-8'-0"



1 PREVIOUSLY PROPOSED WEST ELEVATION COLORED
A-32.1 SCALE: 1/8" = 1'-0"



2 CURRENTLY PROPOSED WEST ELEVATION COLORED
A-32.1 SCALE: 1/8" = 1'-0"





1 PREVIOUSLY PROPOSED SOUTH ELEVATION COLORED
 SCALE: 1/8" = 1'-0"
 WALLS: 1/4" = 1'-0"



2 CURRENTLY PROPOSED SOUTH ELEVATION COLORED
 SCALE: 1/8" = 1'-0"



3 CURRENTLY PROPOSED SOUTH ELEVATION COLORED WITH LANDSCAPE
 SCALE: 1/8" = 1'-0"



3 PREVIOUSLY PROPOSED NORTH ELEVATION COLORED
 SCALE: 1/8" = 1'-0"

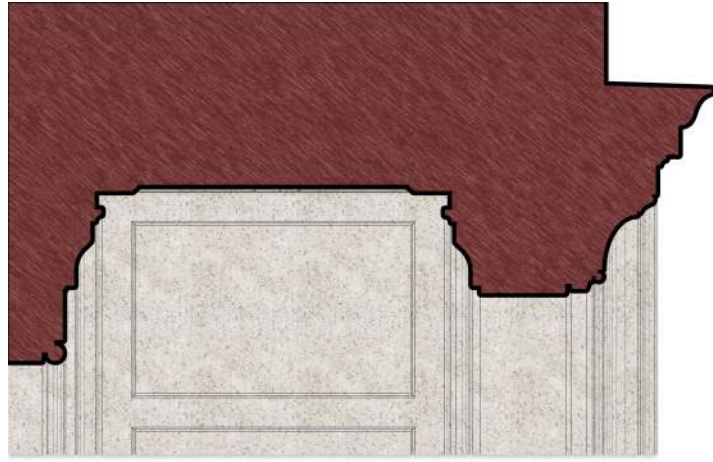


1 CURRENTLY PROPOSED NORTH ELEVATION COLORED
 SCALE: 1/8" = 1'-0"

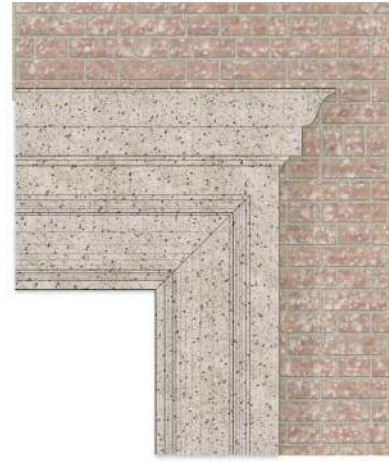


2 CURRENTLY PROPOSED NORTH ELEVATION COLORED WITH LANDSCAPE
 SCALE: 1/8" = 1'-0"

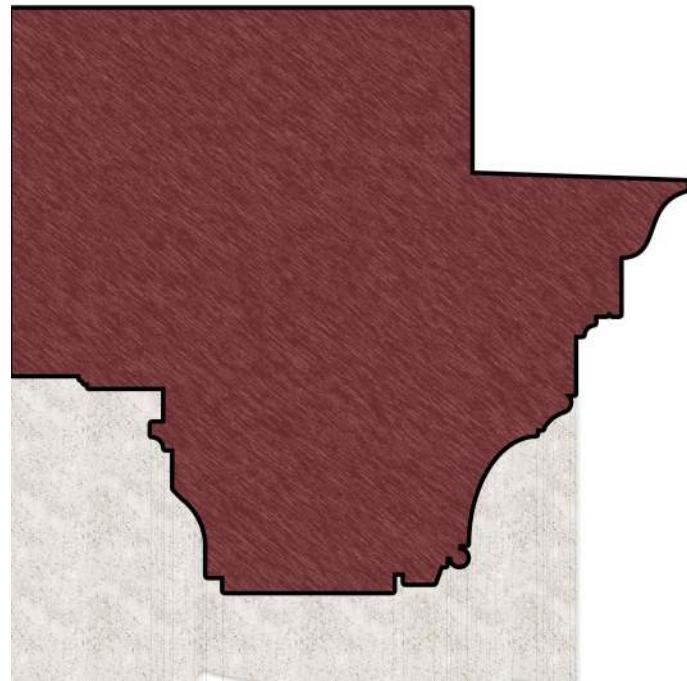
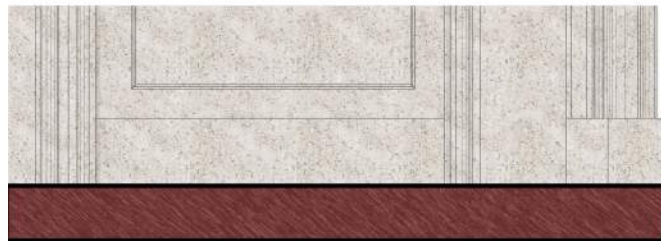
ITEM 10
FRONT ENTRY



SECTION DETAIL



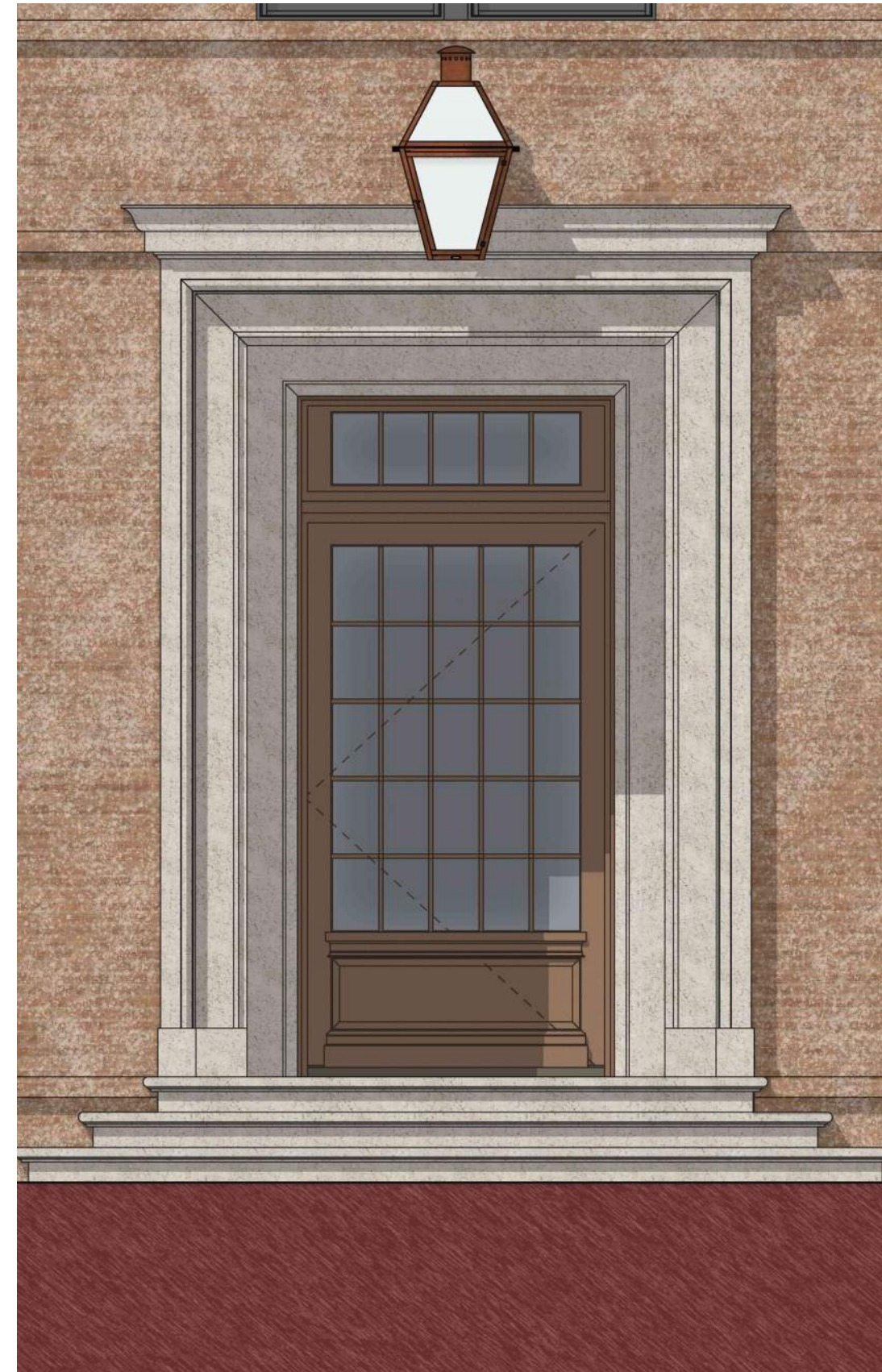
ELEVATION DETAIL



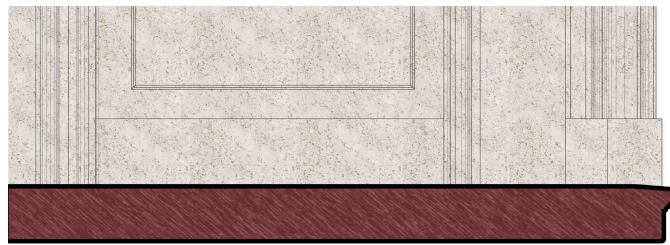
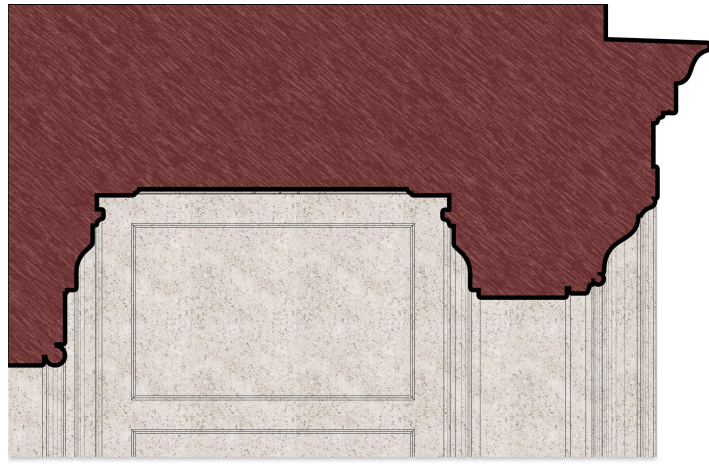
ENLARGED DETAIL



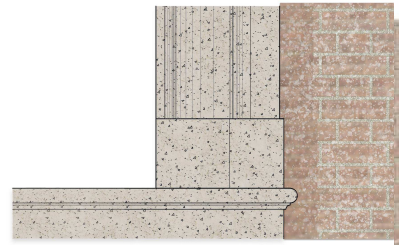
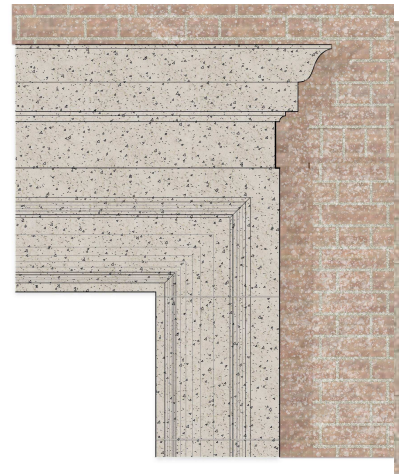
PLAN DETAIL



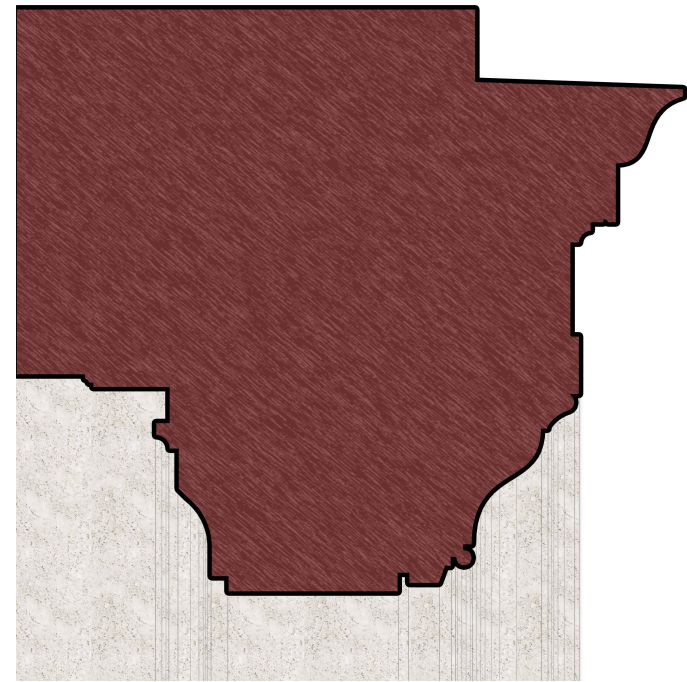
PREVIOUS FRONT DOOR ELEVATION



SECTION DETAIL



ELEVATION DETAIL



ENLARGED DETAIL



PLAN DETAIL



PROPOSED FRONT DOOR ELEVATION



THANK YOU

APPENDIX



SITE METRICS	
LOT SIZE	36,925 SF
LOT COVERAGE ALLOWED:	9,131 SF (25.0%)
PROPOSED:	9,131 SF (25.0%)
SQUARE FOOTAGE	
GROUND FLOOR MAIN HOUSE:	6,745 SF
SECOND FLOOR MAIN HOUSE:	6,284 SF
SUBTOTAL MAIN HOUSE:	12,999 SF
GROUND FLOOR GARAGE:	1,214 SF
SECOND FLOOR GARAGE:	1,137 SF
TOTAL ENCLOSED:	15,350 SF
GROUND FLOOR COVERED PORCH:	1,172 SF
GROUND FLOOR OPEN TERRACE:	506 SF
SECOND FLOOR COVERED PORCH:	- SF
SECOND FLOOR OPEN TERRACE:	744 SF



ADJACENT LOT 5

ADJACENT PARCEL

ADJACENT LOT 6

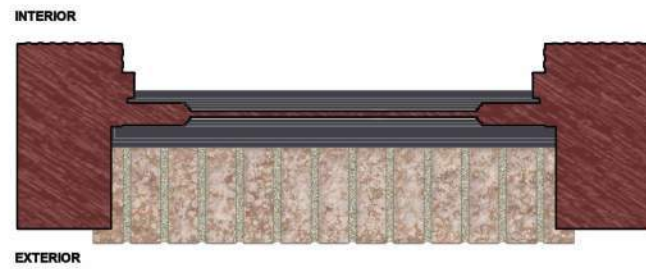
CHAPEL HILL ROAD





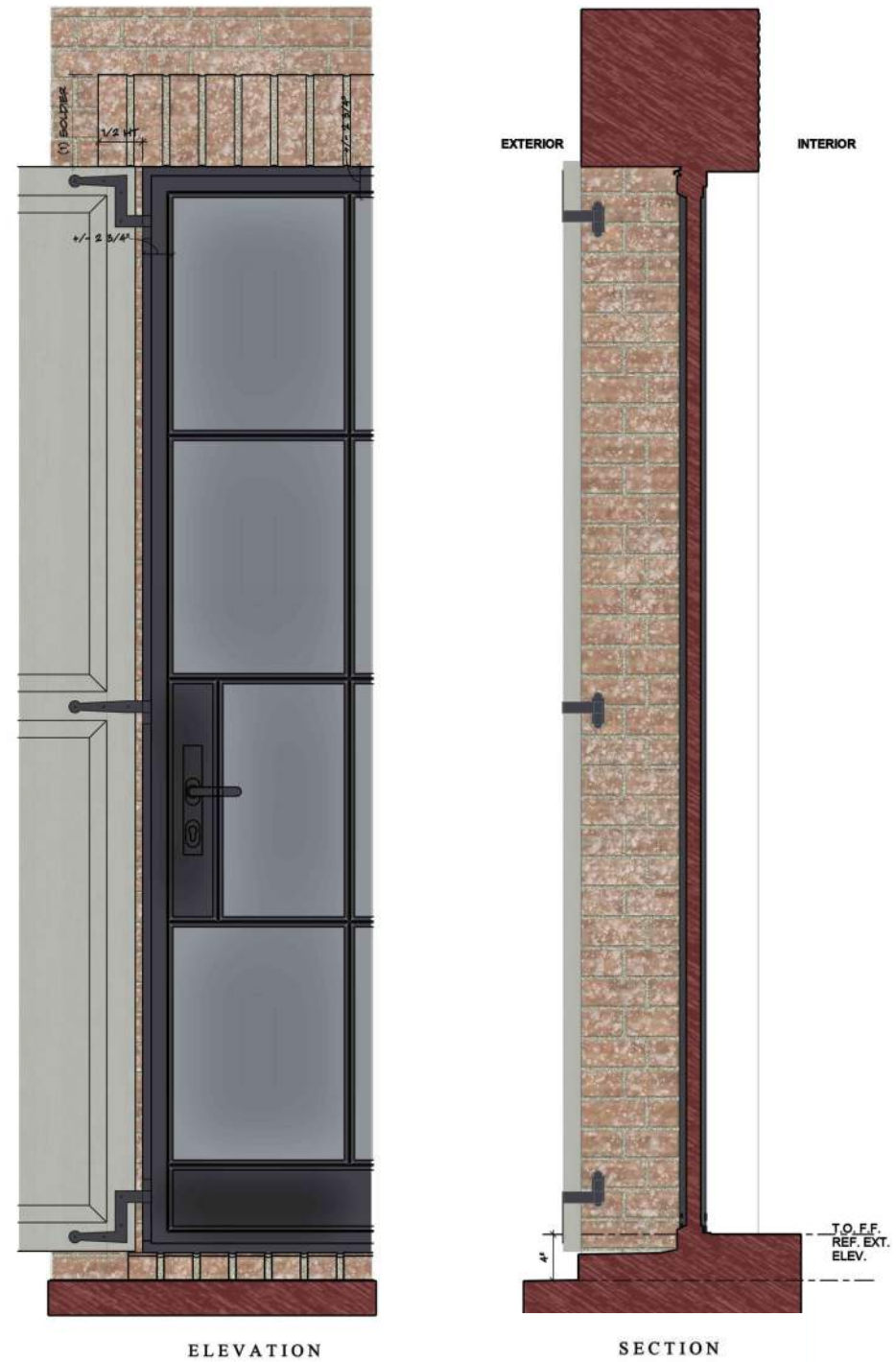
ELEVATION

SECTION



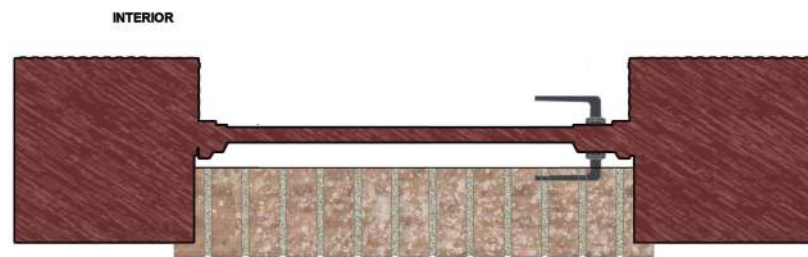
PLAN

EXTERIOR WOOD DOOR DETAIL



ELEVATION

SECTION



PLAN

EXTERIOR STEEL DOOR DETAIL



HINGE & PINTEL
(DOUBLE HUNG)



SLIDE BOLT

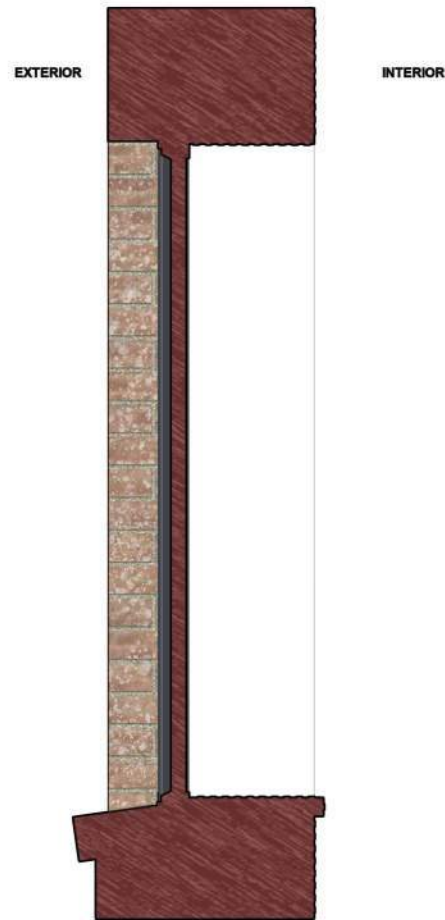


TRADITIONAL 'S'

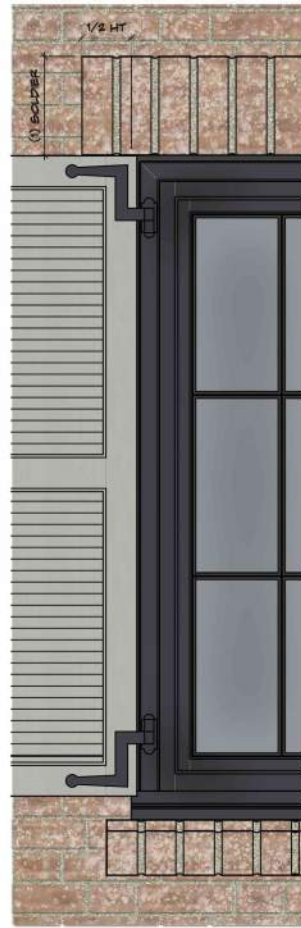
EXTERIOR DOOR DETAIL



ELEVATION



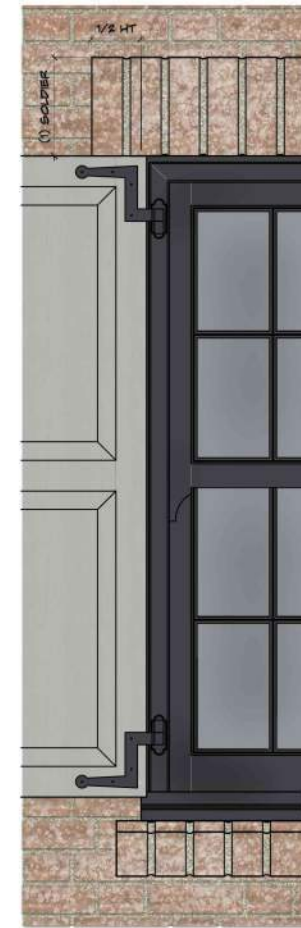
SECTION



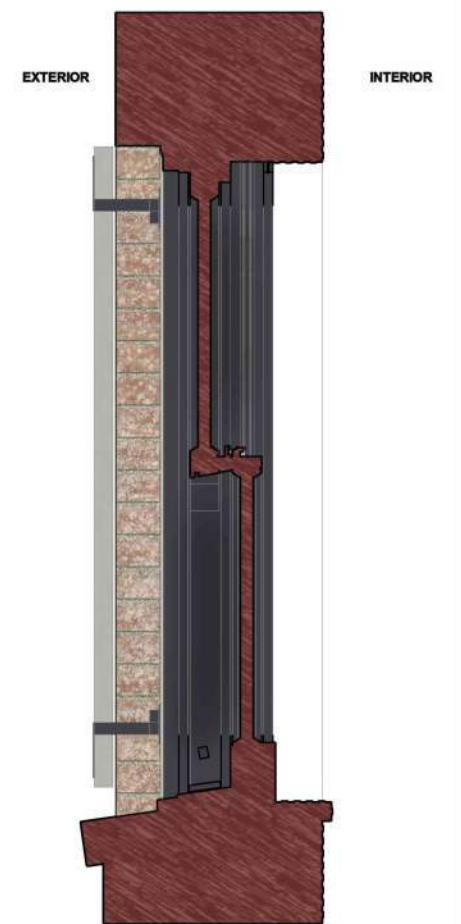
ELEVATION



SECTION



ELEVATION

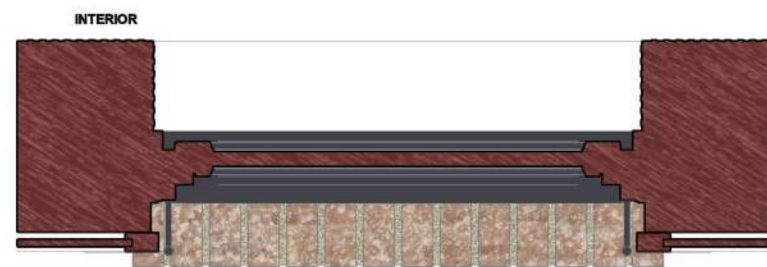


SECTION



PLAN

TYPICAL STEEL CASEMENT



PLAN

TYPICAL WOOD CASEMENT



PLAN

TYPICAL WOOD DOUBLE HUNG