Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

QUESTIONS?
Call or email us!

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	
Project Description: Restoration of existing building and addition to include the proposed Alpha Phi Sorority house located at 219 East Rosemary Street in Chapel Hill, NC. **A detailed project description is included herein under documents entitled Developers program and Developers Statement.** **This project is in the Final Plan review phase subsequent to it's approval by the Chapel Hill Town Council for a Special Use Permit.**	Permit:	
	STAFF REVIEW	
	☐ Application complete and accepted	
	☐ Application not complete and returned with a notation of deficiencies	
	BY:	

Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)

Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.

Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.

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A: Property Information

Property Address:	219 East Rosemary Street	**Parcel ID Number:**	9788-48-5227 & 9788-48-4398
Property Owner(s):	UNC Chapel Hill Alpha Phi House Corporation	**Email:**	
Property Owner Address: 1430 Sherman Avenue			
City: Evanston	**State:** Illinois	**Zip:** 60201-3214	**Phone:**
Historic District: ☐Cameron-McCauley X Franklin-Rosemary ☐ Gimghoul		**Zoning District: R6**	

B: Applicant Information

Applicant: GGA Architects		**Role (owner, architect, other):**	Architect
Address (if different from above): 308 West Rosemary Street			
City: Chapel Hill	**State: NC**	**Zip: 27516**	
Email: josh@joshgurlitz.com		**Phone: 919-929-7595**	

C. Application Type *(check all boxes that apply)*

☐**Minor Work** Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See Design Guidelines (p. 69) for a list of minor works.

X**Historic District Commission Review** Includes all exterior changes to structures and features other than minor works

☐**Site-work only (walkways, fencing, walls, etc.)**

☐**After-the-fact application** (for unauthorized work already performed).

☐**Restoration or alteration**

XX**Demolition or moving of a site feature.**

XX**New construction or additions**

☐**Request for review of new application after previous denial**

☐**Sign**

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the Orange County Real Estate Data website. Information about lot placement can be found on the Chapel Hill and Orange

County Interactive GIS portals.

Zoning District:	***Minimum setbacks***			***Maximum heights***			**Lot size**
	Street	**Interior**	**Solar**	**Primary**	**Secondary**		
Required by zoning	20'& 15'	6'	8'	39	60		
Proposed	43 & 10	20	90	19	36		
	Existing	**Change +/-**	**Total**	**Total Floor Area Ratio**			
Floor Area (main structure)	2893	-1129	1764	**Existing**	**Proposed**	**ISA/NLA ratio**	
Floor Area (all other)	1764	5986	7750	.303	.303	**Existing**	**Proposed**
Impervious Surface Area (ISA)	6961	5988	10308	6961	10308	27.1%	40.1%
New Land Disturbance			3347				

E: Applicable Design Guidelines

The Town's Design Guidelines for the Chapel Hill Historic Districts are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in Section 3.6.2(e)(4) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
IV	Additions and New Construction	Our objective is to replicate the essential features of the exterior of the existing building including gable end roof forms, siding, fenestration and wood detailing.
II	District Setting	We considered harmony of streetscapes, town safety requirements, site features and adjacent and surrounding buildings. Our objective is to introduce elements that are congruous with our neighborhood.
II	Sidewalk/District setting	In the public R.O.W. on E. Rosemary both C.H.Gravel and brick are used for sidewalk surface. We solicit the HD recommendation for this surface..

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F. Checklist of Application Materials

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. **Written description of physical changes proposed.** Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.	☒	☐	☐	☐	☐
2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include: ☐ Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. ☐ The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see *West Chapel Hill*, for Franklin-Rosemary see *Chapel Hill Historic District*, for Gimghoul see *Gimghoul*. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)	☒	☐	☐	☐	☐
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness.	☒		☐	☐	☐

J. Architectural scale.					
4. **Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	☒	☐	☐	☐	☐
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) ☐ Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. ☐ Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. ☐ Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	☒		☐	☐	☐
6. **Elevation Drawings** showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. ☐ Elevation drawings showing all proposed changes above current grade from front, back, and both sides. ☐ Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). ☐ Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	☒	☐	☐	☐	☐
7. **Information about context** (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: ☐ The height of each building (if an estimate, indicate that). ☐ The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). ☐ The size of each lot (net land area in square feet). ☐ The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so.	☒	☐	☐	☐	☐
8. **Demolition/Relocation Information** (required only if demolition or relocation of a feature is proposed). ☐ Provide a written description of architectural features, additions,	☒	☐	☐	☐	☐

remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. ☐ Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted. ☐ If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. ☐ As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. ☐ Provide any records about the structure to be demolished.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.	☒		☐	☐	☐
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	☐		☐	☐	☐

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G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Josh Gurlitz	Josh Gurlitz	11/14/17
Applicant (printed name)	**Signature**	**Date**
Crista Kieffer	Crista Kieffer	**11/14/17**
Property Owner	**Signature**	**Date**
(if different from above)		

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Certificate of Appropriateness Supplemental Requirements

***In addition to Residential Zoning OR Administrative Zoning Compliance Permit Requirements**

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit *all* materials listed on this sheet. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

**COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.

Required Application Materials

(In addition to Residential Zoning Compliance Permit or Administrative Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

XX	1. **Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.**
XX	2. **Recorded plat or deed verifying property's current ownership**
XX	3. **Recorded plat of easements, right-of-way, and dedications**, if applicable
XX	4. **Mailing List of Property Owners**, applicable within 100 feet of property boundaries The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
XX	5. **Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule.**
XX	6. **Certificate of Appropriateness fee per Planning Department's Fee Schedule**
XX	7. **Reduced Site Plan Set (reduced to 8.5" x 11")**
XX	8. **Building Elevations** (label building height from top of roof to finished grade line)
XX	9. **Floor Plan**, only if accessory apartment, duplex, or commercial application.

(Continued)

XX

10. **Written Description**

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
c) The exterior construction materials, including textures and patterns;
d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
e) The roof shape, form, and materials;
f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
g) The general form and proportion of the buildings;
h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
i) The architectural scale in relation to existing structures and surrounding buildings; and
j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

XX

11. **Information Regarding Surrounding Properties**

For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

12. **Demolition Information (if applicable)**

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

ALPHA PHI

ARCHITECT: GGA Architects
308 West Rosemary Street
Chapel Hill, NC

February 23, 2017

ENGINEER: Ballantine Associates
221 Providence Rd.
Chapel Hill, NC

DEVELOPERS PROGRAM
ALPHA PHI SORORITY

APPLICATION FOR
A SPECIAL USE PERMIT

Alpha Phi owns two adjacent lots located at 219 East Rosemary Street and 215 Friendly Lane, Chapel Hill. These two lots are indicated on the accompanying site plans. The East Rosemary Street lot was originally constructed as a single family home and has been used for over 20 years as a sorority annex for other sororities or a congregate living facility leased to 4 to 6 women. Alpha Phi plans to expand the existing structure at 219 East Rosemary Street into a new sorority housing 26 to 30 women. Alpha Phi has expressed the strong desire for a sorority house with traditional design elements that is consistent with other sorority houses in this district.

The rectangular shaped property is approximately 0.54 acres and consists of two existing lots, each with existing single family homes. The larger lot is approximately 0.36 acres and fronts on East Rosemary Street. The smaller lot to the north is approximately 0.18 acres and has access off Friendly Lane. The developer plans to expand the existing 2 story structure located on the larger lot into a sorority house. The one story home located on the smaller lot will be moved or demolished.

There are three existing gravel driveways accessing this property from Friendly Lane; one for each existing residence and a third for access to an existing gravel parking area. The existing drives will be removed, and a new, single, vehicular access to the site will be through a paved driveway connection to Friendly Lane. The developer plans to construct a parking lot, the majority of which will be located underneath the proposed building. A refuse and recycling enclosure is proposed under the building and accessible through the parking lot. Pedestrian circulation through the site will be accomplished by a series of walkways.

An area for a stormwater facility has been designated in the northwest corner of the property. Water and sanitary sewer connections will be made to existing Orange Water & Sewer Authority facilities located within the Rosemary Street right-of-way.

ALPHA PHI

ARCHITECT: GGA Architects
308 West Rosemary Street
Chapel Hill, NC

February 23, 2017

ENGINEER: Ballantine Associates
221 Providence Rd.
Chapel Hill, NC

Statement of Compliance with Town Design Guidelines

The existing structure is located within the Franklin-Rosemary Historical District.

The project will create a change in use from rental property to Fraternity/Sorority. This change in use will trigger a number of requirements in the LUMO, including a required Special Use Permit and the need for stormwater treatment, among others.

The project includes Stormwater Best Management Practice(s) in compliance with the Town Guidelines.

Landscape buffers in compliance with the LUMO and Town Design Manual will border the project site

ARCHITECT: GGA Architects
308 West Rosemary Street
Chapel Hill, NC

February 23, 2017

ENGINEER: Ballantine Associates
221 Providence Rd.
Chapel Hill, NC

STATEMENT OF JUSTIFICATION
ALPHA PHI SORORITY

APPLICATION FOR
A SPECIAL USE PERMIT

INTRODUCTION

The Alpha Phi is the Developer of this proposal for a Special Use Permit. Please see the Developers narrative and below for a project description and the reasons for proposing this facility.

SITE DEVELOPMENT

Alpha Phi owns two lots located at 219 East Rosemary Street and Friendly Lane, Chapel Hill. These two lots are indicated on the accompanying site plans. The East Rosemary Street lot was originally constructed as a single family home and has been used for over 20 years as a sorority annex for other sororities or a congregate living facility leased to 4 to 6 women. Alpha Phi plans to expand the existing structure into a new sorority housing 26 to 30 women. Alpha Phi has expressed the strong desire for a sorority house with traditional design elements that is consistent with several of the other sorority houses in this district.

The rectangular shaped property is approximately 0.54 acres and consists of two existing lots, each with existing single family homes. The larger lot is approximately 0.36 acres and fronts on East Rosemary Street. The smaller lot to the north is approximately 0.18 acres and has access off Friendly Lane. The developer plans to expand the existing 2 story structure located on the larger lot into a sorority house. The one story home located on the smaller lot will be demolished. The site slopes north from East Rosemary Street and faces north. The western edge of the building site is _____Sorority. The eastern boundary of the building site is bordered by Friendly Lane. The northern boundary of the site is bordered a duplex cottage and the southern boundary is bordered by East Rosemary Street.

There are three existing gravel driveways off Friendly Lane; one for each existing residence and a third for access to an existing gravel parking area. The existing drives will be removed, and a new vehicular access to the site

will be through a new paved driveway connection to Friendly Lane. The developer plans to construct a parking lot, the majority of which will be located underneath the proposed building. A refuse and recycling enclosure is proposed off the northern edge of the proposed parking lot. Pedestrian circulation through the site will be made feasible by a series of walkways.

An area for a stormwater facility has been designated in the northwest corner of the property. Water and sanitary sewer connections will be made to existing Orange Water & Sewer Authority facilities located within the Friendly Lane and/or Rosemary Street rights-of-way.

The proposed building location is a northern extension and addition to an existing structure. Pedestrian access is from East Rosemary Street. Adequate parking is proposed. The parking area is designed to accommodate this proposed facility but not provide excessive parking or impervious surface. The dumpster pad and enclosure are located at the end of the parking area, screened from view but accessible by trash removal trucks.

INFRASTRUCTURE

This building site is accessible by pedestrians and bikes from East Rosemary Street and by vehicles from Friendly Lane, both town streets. Pedestrian circulation through the site will be made feasible by a series of walkways. There are three existing gravel driveways off Friendly Lane; one for each existing residence and a third for access to an existing gravel parking area. The existing drives will be removed, and a new vehicular access to the site will be through a new paved driveway connection to Friendly Lane. The developer plans to construct a parking lot, the majority of which will be located underneath the proposed building. A refuse and recycling enclosure is proposed off the northern edge of the proposed parking lot.
Electric, gas and water are available underground directly from East Rosemary Street as is cable.

FACILITY DESCRIPTION

Alpha Phi plans to expand the existing structure into a new sorority housing 26 to 30 women. Alpha Phi has expressed the strong desire for a sorority house with traditional design elements that is consistent with several of the other sorority houses in this district.

The rectangular shaped property is approximately 0.54 acres and consists of two existing lots, each with existing single family homes. The larger lot is approximately 0.36 acres and fronts on East Rosemary Street. The smaller lot to the north is approximately 0.18 acres and has access off Friendly Lane. The developer plans to expand the existing 2 story structure located on the larger lot into a sorority house. The one story home located on the smaller lot will be demolished.

ALPHA PHI

ARCHITECT: GGA Architects
308 West Rosemary Street
Chapel Hill, NC

February 23, 2017

ENGINEER: Ballantine Associates
221 Providence Rd.
Chapel Hill, NC

The proposed facility will be a total of 7,900 s.f. and will include bedrooms, kitchen and dining facilities, study and living areas and a chapter room. The existing house will be renovated on it's interior and the exterior will remain as it is now, with the exception of a porch addition on the east side.

PUBLIC ART

Alpha Phi is committed to incorporating public art as part of its' development. Alpha Phi will work with the Town of Chapel Hill Public Arts Office, within the context of the Town's development review process, by seeking its assistance in the selection of a project or artist for its new sorority.

FINDINGS OF FACT

As is required for securing a Special Use Permit for this proposal the following information is provided in support of the four findings of fact as described in Article 4.5.2 of the Chapel Hill Land Use Management Ordinance.

FINDING #1: That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

The proposed Alpha Phi Sorority will provide a traditional sorority living facilities for college age women and a house mother. This facility will be designed and operated to meet current guidelines for developing and operating these facilities. The operator, Alpha Phi International has a long history of operating similar facilities with an exemplary record. The facility will be designed to be fully accessible.

FINDING #2: That the use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Article 3 and 5 and the applicable specific standards contained in the Supplemental Use Regulations (Article 6) and with all other applicable regulations.

ALPHA PHI

ARCHITECT: GGA Architects
308 West Rosemary Street
Chapel Hill, NC

February 23, 2017

ENGINEER: Ballantine Associates
221 Providence Rd.
Chapel Hill, NC

This proposed Alpha Phi Sorority submission is in compliance with the Development Ordinance and land development regulations and standards, including the Use and Dimensional standards defined in Art. 3, the Application Procedures outlined in Article 4, the Design and Development Standards set out in Article 5, and any Special Regulations for particular uses in Article 6.

<u>FINDING #3</u>: That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.

The proposed Alpha Phi Sorority is located in an existing R-6 zone. The proposed location is bordered on one side by East Rosemary Street, by another sorority to the west, a fraternity across East Rosemary Street to the south and by rental housing and a Lutheran Church to the east..

The use is consistent with other East Rosemary Street sororities and fraternities that currently exist in it's general neighborhood.

This proposal conforms with the Zoning Atlas and the Comprehensive Plan of the Town of Chapel Hill. See the Project Fact Sheet attached hereto and the discussion under Finding #4, below.

<u>FINDING #4</u>: That the use or development conforms with the general plans for the physical development of the Town as embodied in this chapter and in the Comprehensive Plan.

This proposed facility development is in conformance with the Zoning Atlas and the Comprehensive Plan for the development of Chapel Hill and its environs.

This proposed facility is located in an R-6 zone, one of the zones in which a women's sorority facility may be located. Thus this proposal is consistent with the zoning map, which is a reflection of the plan for physical development in Chapel Hill.

The Comprehensive Plan articulates a vision and direction in which we want the community to move. The Comprehensive Plan is a product of work by the citizens of Chapel Hill. The citizens of Chapel Hill helped prepare the plan through the work of a task force and public work sessions. The Chapel Hill Town Council, as representatives of the citizens of Chapel Hill subsequently approved the Comprehensive Plan.

Among the 'Big Ideas' articulated in The Comprehensive Plan is to "Implement a bikeable, walkable, green community plan…". Locating sorority housing in close proximity to campus certainly supports this 'idea' by locating housing in walkable and bikeable distance from campus. In addition, this location is one block from the existing CH Transit bus loops and will encourage bus ridership during inclement weather.

Among the 'Themes and Goals' of the Comprehensive Plan is the theme of a "Place for Everyone". A goal under this theme is " A range of housing options for current and future residents". This proposed sorority will provide housing for about 30% of the sorority members on this campus. Others will live on campus and in other housing off-campus. This new house will provide one option within a range of options for these young women.

A second theme includes "Getting Around". Among the goals under this theme are a 'balanced transportation system', a 'connected community' and a 'transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability and energy conservation'. This facility is one easy block from the existing U and NU CH Transit bus routes and from the existing UNC P2P route for evening and late evening service. This easy access to the far reaches of the campus and access during inclement weather will result in fewer cars on campus and on our streets.

A second goal under this theme envisions "A connected community that links neighborhoods, businesses, and schools…". This proposed facility is ideally located adjacent to UNC and adjacent to the downtown business area. This means that this proposal will result in more 'feet on the street' for the downtown without increasing congestion and automobile traffic. This also supports Theme #2, "Community Prosperity and Engagement" which includes the continued sustaining of our downtown area.

A third theme is "Good Places, New Spaces". A goal under this theme emphasizes the desireability of " A vibrant, diverse, pedestrian friendly, and accessible downtown with opportunities for growing office, retail, residential and cultural development and activity". This site is zoned R6, is adjacent to the commercial areas of downtown and is appropriate for meeting the desireable residential component of this goal. It is also in an area which is already populated with a mix of sorority, fraternity and other housing that forms a transition zone between UNC campus, downtown functions and the single family residential areas to the north.

ALPHA PHI

ARCHITECT: GGA Architects
308 West Rosemary Street
Chapel Hill, NC

LANDSCAPE ARCHITECT
Laura Moore

ENGINEER: Ballantine Associates
221 Providence Rd.
Chapel Hill, NC

HISTORIC DISTRICT COMMISSION
Final Plan/ZCP Submittal
Certificate of Appropriateness

Written Description
Historic District Criteria

a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
The building directly adjacent to the west (Alpha Chi Omega) is a 2 storey building on the East Rosemary Street elevation and 3 stories in the rear (north end). The house at 225 East Rosemary Street is also a 2 storey building. The existing house, to be retained, on this site is 2 storeys. The house across East Rosemary Street is a 2 storey structure. The new construction proposed here is located forward on the site with a large landscaped buffer separating it from the single storey house adjacent on Friendly Lane. There are single storey houses across Friendly Lane that are located on a slight rise with the backdrop of the Lutheran Church, which rises over 2 storeys in height.

b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
The setback from East Rosemary Street of the house will not change from the existing. The setback from the existing paved portion of Friendly Lane will be similar to the existing homes on Friendly Lane.

c) The exterior construction materials, including textures and patterns;
We are using horizontal siding and trim similar to the style of adjacent buildings and the existing building on this site.

d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
Details are consistent with the existing building on this site. We are using brick foundation where exposed with running bond, soffits and cornice moldings will be the same as the existing building.

e) The roof shape, form and materials;
The roofs for Alpha Phi are all gable end, sloped roofs, with slope matching the existing building. Roofing material will be shingles, medium gray in color. (See samples). The gable end roof forms are prevalent along East Rosemary Street.

f) The proportion, shape, location, pattern and size of any elements of fenestration (windows, doors);
New windows will replicate the size and mullion pattern of the existing windows (4 over 4 double hung). The second floor windows are 6" shorter than the lower floor windows and window heads will be the same as existing. Solid exterior doors will be similar to the front door in panel configuration and the French doors in the dining area will be the same as the French doors leading from the living room to the existing porch.

g) The general form and proportion of the buildings;
The general form and proportion of this building is similar to other buildings along East Rosemary Street.

h) The accessory fixtures and other features (including lighting fixtures, hardware, awnings, etc.);\
There will be no awnings on this new building. Hardware on the new portions of the building and on the existing portions of the building will match.

i) The architectural scale in relation to existing structures and surrounding buildings; and
The scale and proportion of the building elements as relates to the neighboring buildings have been taken into consideration. The new portion of this proposal match the existing building in gable end widths and building width.

j) Structural conditions and soundness.
The existing building will be renovated and new construction will be sound and will meet all NC Building Code requirements for this type of occupancy and use.

HOUSE TO BE MOVED OR DEMOLISHED

205 FRIENDLY LANE

NPS FORM 10-900-A OMB Approval No. 1024-0018 (8-86)

United States Department of the Interior National Park Service National Register of Historic Places Continuation Sheet Section number 7 Page 113 Chapel Hill Historic District Boundary Increase and Additional Documentation: Orange County, North Carolina

205 Friendly – House – c. 1948 C – Building This one-story, front-gabled, Minimal Traditional-style house is two bays wide and triple-pile with asbestos siding, an eight-over-eight wood-sash window on the façade, six-over-six windows on the side elevations and in the front gable, and an interior brick chimney. A six-panel door on the left (south) end of the façade is located in a vertically paneled bay and is sheltered by a front-gabled porch supported by square posts with vertical sheathing in the gable. There is a projecting, side-gabled bay on the left elevation with four-over-four windows on the front, side, and rear elevations. County tax records date the building to 1948 and the building first appears on the 1949 Sanborn map.

219 EAST ROSEMARY STREET

219 E. Rosemary – House – c. 1932 C – Building This two-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile with plain weatherboards, eight-over-eight wood-sash windows, and an exterior brick chimney in the left (west) gable end. The six-panel door has four-light-over-one-panel sidelights and a blind fanlight and is sheltered by a front-gabled porch on grouped square columns with an arched ceiling. A one-story, shedroofed porch on the left elevation is supported by square columns and accessed by a fifteen-light French door. The porch had been enclosed with screens by 1974, but was re-opened by 1992. A one-story, hiproofed porch at the rear (north) has been enclosed with screens. A loose stone walk extends across the front of the property at the sidewalk. County tax records date the building to 1932 and while it does not appear on the 1932 Sanborn map, the house does appear on the 1949 map.

HOUSE TO BE RETAINED AND ADDED TO

ALPHA PHI

ARCHITECT: GGA Architects
308 West Rosemary Street
Chapel Hill, NC

LANDSCAPE ARCHITECT
Laura Moore

ENGINEER: Ballantine Associates
221 Providence Rd.
Chapel Hill, NC

Response to: Concept Plan Comments
Historic District Commission
April 14, 2016

The Chapel Hill Historic District Commission reviewed the Concept Plan for Alpha Phi Sorority on April 14th, 2016. This is a summary of their suggestions and the applicant response to their questions.

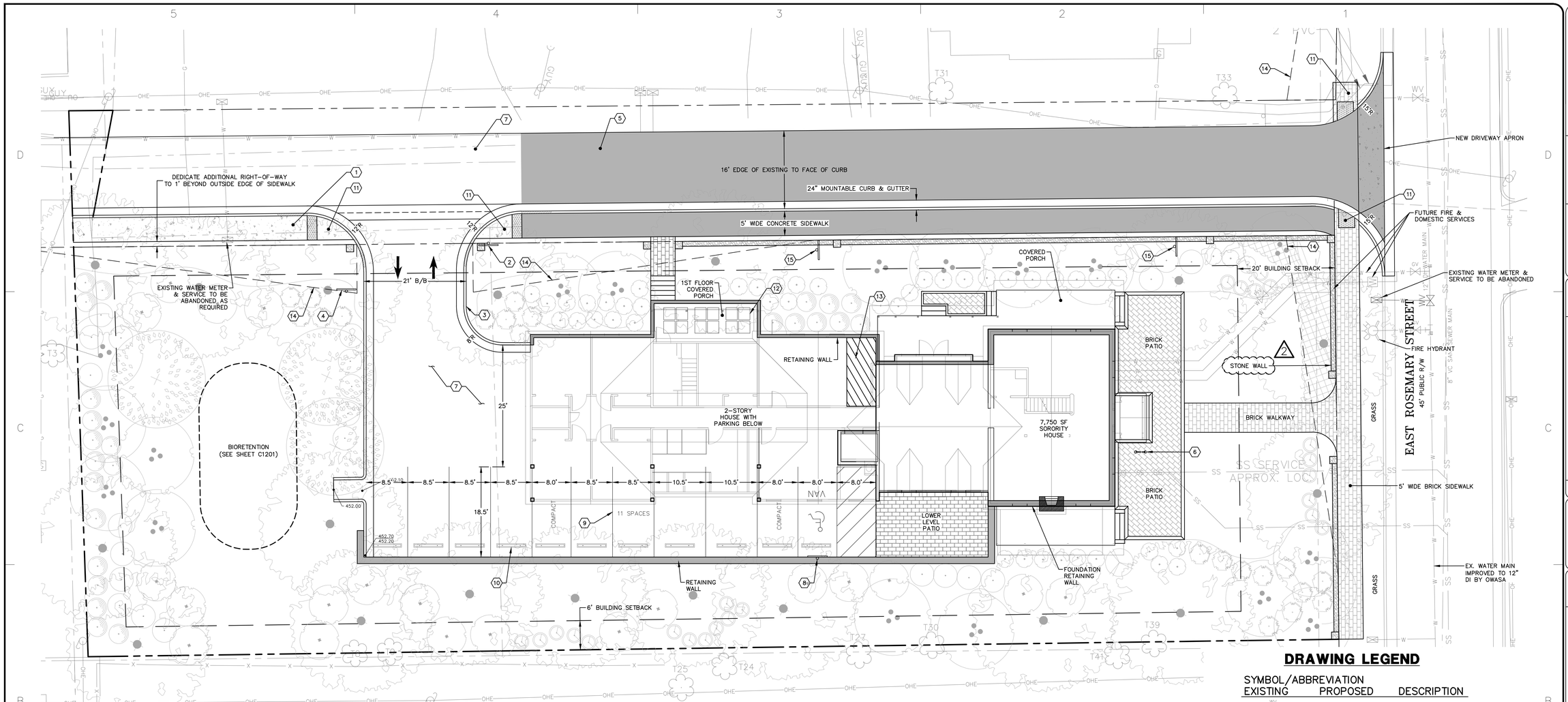
1) Commission members were opposed to adding a front porch. Standards indicate that porch roofs should not be added to existing structures. Most members asked that we reconsider the front porch roof and felt the prohibition against adding a building feature like a porch roof was more important than exact similarity to neighboring buildings. It was suggested that a porch roof that was not 'permanent'(or was 'reversable') was one option for us to consider. It was suggested that we could create a front patio covered with a trellis and/or a removable cover was an option for us to consider.

   The "Design Guidelines (for) Chapel Hill Historic Districts" states that "It is not appropriate to introduce exterior porch, entrance, or balcony features or details to a historic property in an attempt to create a false historical appearance".
   The applicant has deleted the front porch. The design team has added a hard surface patio in front of the existing structure and has added trellis structures above the patio to provide sun shade. The trellis structures are not attached to the existing historic structure.

2) The commission did not feel that adding a permanent side porch roof to the east side of the house would be a problem. The reservations were about the front porch roof.
   The applicant has retained the proposed side porches.

3) One or more members mentioned that they liked the cottage on the site and encouraged the applicant not to demolish it.
   The applicant is not able to retain the existing cottage, reasonably meet current building codes for fire safety for all sleeping rooms, and also meet Town of Chapel Hill FAR requirements. The applicant has a provided a Letter of Intent to Empowerment, Inc. to re-locate the cottage to a site that is currently owned by Empowerment, Inc. Empowerment, Inc. is engineering their site to receive this cottage.

4) We were encouraged to be careful about building materials and to use substantial materials that would result in a long lasting building.
   The applicant does commit to using substantial and long lasting materials for this structure.



NOTES

1. SOLID WASTE & RECYCLING COLLECTION TO BE PROVIDED FOR BY A PRIVATE VENDOR.

PUBLIC RECYCLING WAIVER

1. APPLICANT ELECTS TO PROVIDE RECYCLING SERVICES TO RESIDENTS/TENANTS OF THIS PROPERTY IN LIEU OF BUILDING A RECYCLING STATION CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS. THE SITE WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY FOR SUCH A STATION IS INCLUDED ON THE DEVELOPMENT PLANS.
2. APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
3. COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
4. APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE SOLID WASTE/RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND AN EXECUTED COPY OF THE AGREEMENT SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

PLAN KEY NOTES

DETAIL REFERENCE	#	
B3 C5001	1	CONCRETE SIDEWALK (TYP.)
C1 C5001	2	MUTCD STOP SIGN
A5 C5001	3	24" CURB & GUTTER (TYP)
D2 C5001	4	TEMPORARY CONSTRUCTION SIGN
A3 C5001	5	HEAVY DUTY ASPHALT PAVEMENT
A1 C5001	6	INVERTED "U" BICYCLE PARKING RACK
A3 C5001	7	STANDARD DUTY ASPHALT PAVEMENT
D1 C5001	8	VAN ACCESSIBLE HANDICAP SIGN (TYP)
B2 C5001	9	PARKING SPACE STRIPING (TYP.)
A4 C5001	10	CONCRETE WHEEL STOP (TYP).
B4 C5001	11	WHEEL CHAIR/ ACCESSIBLE RAMP
	12	REFUSE & RECYCLING AREA AT PARKING LEVEL
	13	CLASS I BICYCLE PARKING
	14	10' x 70' SITE TRIANGLE (TYP.)
	15	FIRE LANE / NO PARKING SIGN (TYP.)

SITE DATA

APPLICANT:	ALPHA PHI SORORITY		
PROPERTY OWNER:	UNC CHAPEL HILL ALPHA PHI HOUSE CORPORATION		
PROPERTY ADDRESS:	219 EAST ROSEMARY STREET, CHAPEL HILL, NC		
PIN NUMBERS:	9788485227&, 9788484398		
DEED REFERENCES:	DB 5719, PG 130		
EXISTING ZONING:	R6		
PROPOSED ZONING:	R6		
EXISTING USE:	SINGLE FAMILY RESIDENTIAL		
PROPOSED USE:	SORORITY DWELLING		
NET LAND AREA:	23,358 SF (0.54 AC)		
CREDITED STREET AREA:	2,335 SF (0.05 AC)		
GROSS LAND AREA:	25,693 SF (0.59 AC)		
FLOOR AREA SUMMARY:			
MIN. FLOOR AREA	31 PROPOSED OCCUPANTS X 250 SF = 7,750 SF		
MAX. FLOOR AREA	0.303 (FAR) X 25,693 SF (GLA) = 7,785 SF		
PROPOSED FLOOR AREA	7,750 SF		
VEHICLE PARKING SUMMARY:	REGULAR	ACCESSIBLE	TOTAL
MINIMUM REQUIRED (1/3 RESIDENTS)	11 (INCL. ACCESS.)	1 (VAN)	11
MAXIMUM ALLOWED (1/2 RESIDIENTS)	16		16
PROPOSED	11 (INCL. ACCESS.)	1 (VAN)	11
BICYCLE PARKING SUMMARY:	CLASS I	CLASS II	TOTAL
MINIMUM REQUIRED	10	1	11
PROPOSED	10	2	12
REQUIRED ACCESSIBLE PARKING	1 (INCL. 1 VAN ACCESSIBLE)		
PROPOSED ACCESSIBLE PARKING	1 (INCL. 1 VAN ACCESSIBLE)		
IMPERVIOUS SUMMARY:			
EXISTING	6,961 SF (0.160 AC)		
POST DEVELOPED TOTAL	10,308 SF (0.237 AC)		
NET IMPERVIOUS INCREASE	3,347 SF (0.077 AC)		
RECREATION SPACE SUMMARY:			
REQUIRED (0.050 X GLA)	1,285 SF		
PROPOSED	25% (321 SF) VIA. PIL; 75% (964 SF) TO BE PROVIDED ON SITE.		

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
WV		WATER VALVE
		FIRE HYDRANT
		SEWER MANHOLE
		UTILITY POLE
		UTILITY MANHOLE
		SIGN POST
10 HW		EXISTING TREE
		RIGHT OF WAY
		PROPERTY LINE
		ADJOINING PROPERTY LINE
		BUILDING SETBACK LINE
W		WATER LINE
G		GAS LINE
X		FENCE LINE
SS		SANITARY SEWER LINE
SD		STORM DRAINAGE PIPE
OHE		OVERHEAD ELECTRIC LINE
		TREE LINE
		LANDSCAPE BUFFER

NAD 83 NC GRID

PRELIMINARY SITE PLAN

10 0 5 10 20

(GRAPHIC SCALE IN FEET)
1 inch = 10 ft.

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 968-4331 FAX (919) 968-4789

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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036849 ASHTON R. SMITH

NOT FOR CONSTRUCTION

NUM	REVISIONS	DATE
1	PER SUP COMMENTS	20 FEB 17
2	REVISED STONE WALL	25 AUG 17

OWNER INFORMATION
ALPHA PHI INTERNATIONAL FRATERNITY
1930 SHERMAN AVE.
EVANSTON, IL 60201
OWNERS REPRESENTATIVE:
TONYA RYAN
PH. 847-316-8976
FAX
EMAIL tryan@alphaphi.org

ISSUED	DATE
SUP SUBMITTAL	28 JUL 16
TO OWASA	1 AUG 16
SUP SUBMITTAL #2	20 FEB 17
SUP SUBMITTAL #3	26 JUN 17
SUP SUBMITTAL #4	25 AUG 17

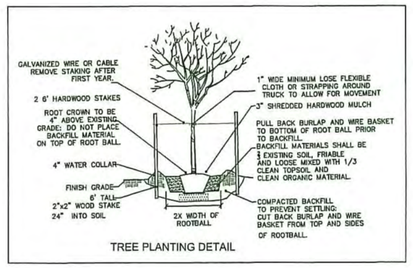
ALPHA PHI SORORITY
219 EAST ROSEMARY ST & 205 FRIENDLY LANE
CHAPEL HILL, NORTH CAROLINA

SPECIAL USE PERMIT DRAWINGS

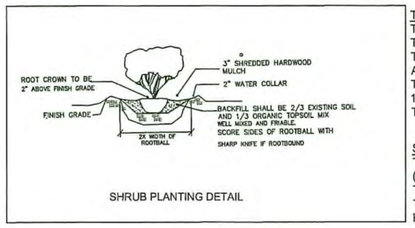
JOB NUMBER: 115013.00
DATE: 19 MAY 2016
SCALE: AS NOTED
DRAWN BY: HGK & DBB
REVIEWED BY: GJR

SHEET
C1001

LAURA MOORE
LANDSCAPE ARCHITECT
614 MORGAN CREEK ROAD
CHAPEL HILL, NORTH CAROLINA 27517
919-270-3731



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

TREE CANOPY REQUIREMENTS: 2 3
TOTAL SITE AREA 21569 SF
TOTAL REQUIRED TREE CANOPY 40% 8627 SF
TOTAL CANOPY REMAINING 0 SF
AREA TO BE REPLANTED (DEFICIENCY 8627 SF)
TREES REQURED (1 @ 500 SF DEFICIENCY)=
17 TREES @ 2.5" CALIPER
TREES PROVIDED = 18 TREES @ 2.5" CALIPER

SHADING REQUIREMENTS: 2
TOTAL PARKING/TRAVEL LANE 2015 SF
(OUTSIDE FOOTPRINT) 1 TREE REQUIRED
TOTAL REQUIRED SHADING: 735 SF (35%)
TOTAL SHADING PROVIDED: 3 TREES ADJACENT TO PARKING AREA

4 PLANT LIST

TREES

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CAL	HGT	SPRD	CONT	SPECIFICATIONS
AR	ACER–BERGERATUM	UPRIGHT–MAPLE	5	2.5"–CAL	12'–14'	6'–8'	B&B	WELL–MATCHED
BN	BETULA–NIGRA	RIVER–BIRCH	3	2.5"–CAL	10'–12'	6'–8'	B&B	SPECIMEN: MULTISTEM
2 CC	CERCIS–CANADENSIS–PURPLE–PANSY	REDBUD	7		6'–8'	4'–5'	B&B	SPECIMEN: MULTISTEM
LI	LAGERSTROEMIA–INDICA–NATCHEZ	CREPE–MYRTLE	10		6'–8'	4'–5'	B&B	SPECIMEN: MULTISTEM
VC	VIBURNUM–CHINDO	CHINDO–VIBURNUM	21		3'–4'	2'–3'	B&B	WELL–MATCHED
QF	QUERCUS–FASTIGATA	ENGLISH–OAK	11	2.5"–CAL	12'–14'	6'–8'	B&B	WELL–MATCHED
3 QR	QUERCUS–RUBRA	RED–OAK	2	2.5"–CAL	12'–14'	6'–8'	B&B	WELL–MATCHED

SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CAL	HGT	SPRD	CONT	SPECIFICATIONS
4 BX	BUXUS–SEMPERVIRENS–'GREEN–MOUNTAIN'	BOXWOOD	45		18"–24"	12"–18"	3_GALL	
GJ	GARDENIA–JASMINOIDES–'FROSTPROOF'	GARDENIA	20		18"–24"	12"–18"	3_GALL	
HY	HYDRANGEA–MACROPHYLLA–'NICKKO–BLUE'	HYDRANGEA	23		18"–24"	12"–18"	3_GALL	
IV	ILEX–VOMITORIA–'BORDEAUX'	DWARF–YAUPON	15		12"–18"	12"–18"	3_GALL	
IL	ILEX–BURFORDII–'NELLIE–STEVENS'	NELLIE–STEVENS–HOLLY	2		36"–48"	30"–36"	15–GALL	WELL–MATCHED
LP	LORAPETALUM–'DARUMA'	DWARF–LORAPETALUM	27		18"–24"	12"–18"	3_GALL	

NORTH BUFFER:
INTERNAL BUFFER C- 20 FOOT WIDTH
89 LF
REQUIRED:
TREES 4
SMALL TREES 7
SHRUBS 27

PROVIDED:
TREES 4
SMALL TREES 7
SHRUBS 27

3 EAST BUFFER: PARTIALLY MODIFIED BUFFER WIDTH
10' REQUESTED WITH LOW STONE COLUMNS WITHIN BUFFER
(EXTERNAL BUFFER B 65 L.F.15 FOOT WIDTH REQUIRED)

PLANTS REQUIRED:
TREES 4
SMALL TREES 5
SHRUBS 10

PLANTS PROVIDED:
TREES 2
SMALL TREES 3
SHRUBS 10

4 3 EAST BUFFER: PARTIALLY MODIFIED BUFFER:
WIDTH 10' REQUESTED WITH LOW STONE WALL
WITHIN THE BUFFER
(EXTERNAL BUFFER B 175 L.F./15' WIDTH REQUIRED)

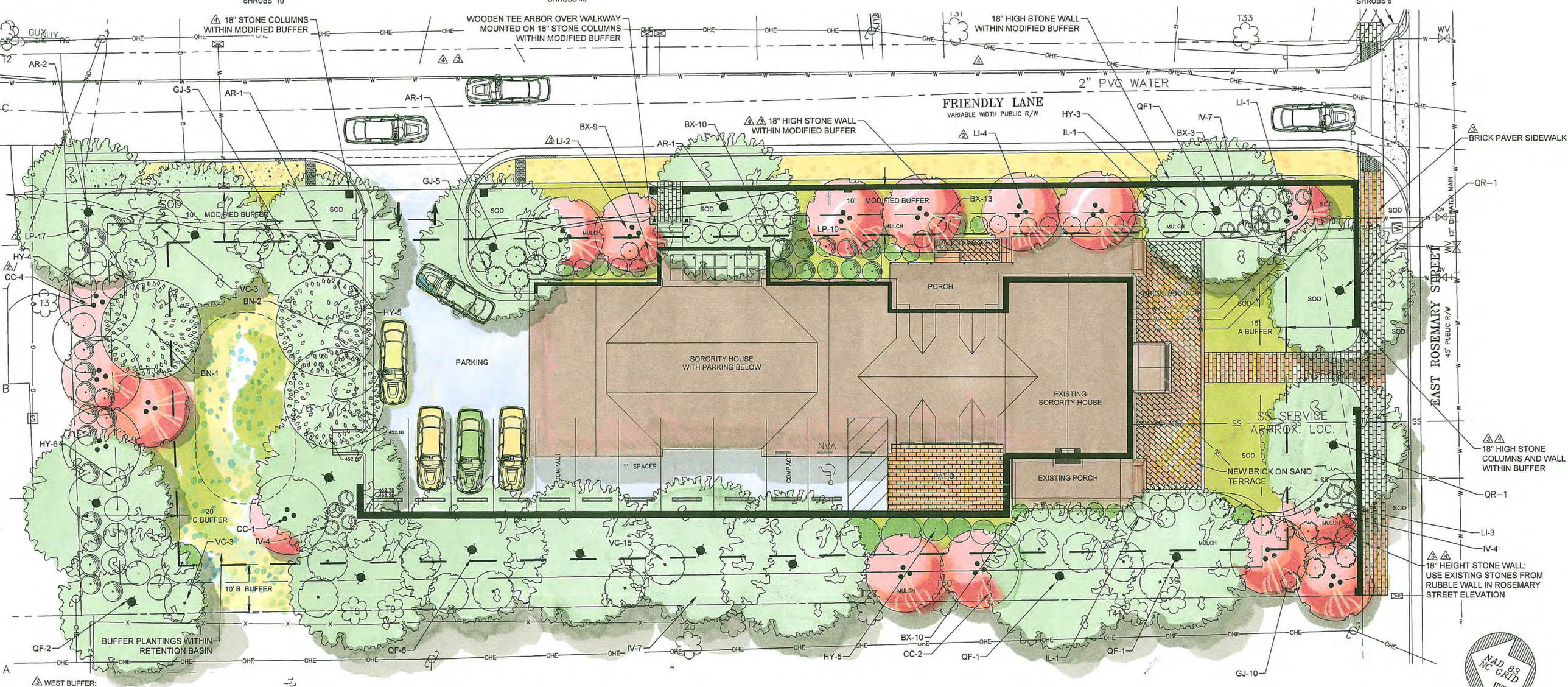
PLANTS REQUIRED:
TREES 10
SMALL TREES 14
SHRUBS 26

PLANTS PROVIDED:
TREES 3
SMALL TREES 6
SHRUBS 40

3 SOUTH BUFFER:
4 EXTERNAL BUFFER A 15' WIDTH:
LOW STONE WALL WITHIN BUFFER REQUESTED

91 L.F.
PLANTS REQUIRED:
LARGE TREES 2
SMALL TREES 4
SHRUBS 6

PLANTS PROVIDED:
LARGE TREES 2
SMALL TREES 4
SHRUBS 6



3 WEST BUFFER:
INTERNAL BUFFER B
10' WIDTH:
254 LF

PLANTS REQUIRED:
10 TREES
18 SMALL TREES
SHRUBS 30

PRELIMINARY LANDSCAPE PLAN

(GRAPHIC SCALE IN FEET)

OUTLINE BUILDING SPECIFICATIONS

FOOTINGS: CONCRETE SPREAD FOOTINGS AT NEW CONSTRUCTION
CONCRETE SPREAD FOOTINGS AT INTERIOR OF EXISTING CONSTRUCTION AS REQUIRED

FOUNDATION WALLS: CAST-IN-PLACE CONCRETE FOUNDATION/RETAINING WALLS. BRICK CLAD WHERE EXPOSED TO PUBLIC VIEW

STRUCTURE: CAST-IN-PLACE POST TENSIONED CONCRETE DECK BETWEEN PARKING LEVEL AND HABITABLE SPACE
STRUCTURAL STEEL COLUMNS
LIGHT GAUGE FRAMING FOR NEW WALLS, FLOORS AND ROOF
FLOOR SYSTEM BETWEEN MAIN AND SECOND FLOORS TO BE FIRE RATED

STAIRS AND ELEVATOR: STEEL FIRE STAIRS WITH CONCRETE TREADS
STEEL INTERIOR STAIR WITH WOOD TRIM
OTIS 2100 LB. HYDRAULIC ELEVATOR WITH SMOKE CONTROL AT DOORS

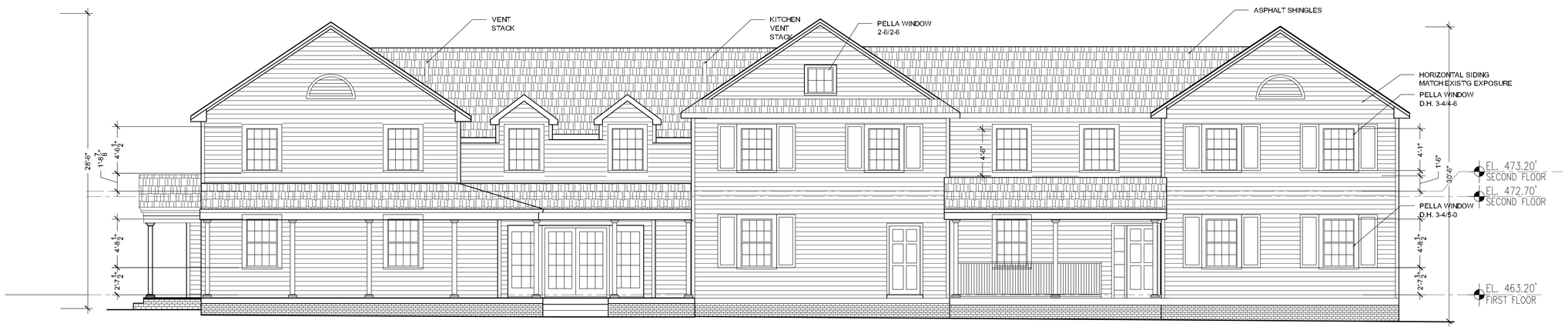
EXTERIOR FINISH: WALLS TO BE CEMENT BOARD (HARDIE SIDING) LAP SIDING, EXPOSURE TO MATCH EXISTING
CEMENT BOARD (HARDIE) TRIM
SHINGLE ROOF
DOUBLE HUNG SASH

INTERIOR FINISH: SEE SCHEDULE THIS SHEET
WALLS, DOORS AND CEILINGS AT ALL SLEEPING ROOMS TO BE FIRE RATED AND SMOKE CONTROLLED

FIRE SUPPRESSION: AUTOMATIC WET SPRINKLER SYSTEM AT ALL HEATED SPACES, NEW AND EXISTING
AUTOMATIC DRY SPRINKLER SYSTEM AT GARAGE AREA
FIRE ALARM, FIRE DETECTION AND SMOKE DETECTION SYSTEMS

ROSEMARY STREET (SOUTH) ELEVATION

3/16" = 1'-0"



FRIENDLY LANE (EAST) ELEVATION

3/16" = 1'-0"

GGA ARCHITECTS
308 WEST ROSEMARY STREET, SUITE 302
CHAPEL HILL, NC 27516
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OPTIMA ENGINEERS
MECHANICAL/ELECTRICAL/PLUMBING
STREET
RALEIGH, NC
PHONE

LAURA MOORE LANDSCAPE ARCHITECT
614 MORGAN CREEK ROAD
CHAPEL HILL, NC 27517
919.270-3731

ALPHA PHI

ALPHA PHI SORORITY

ISSUE/REVISION	DATE	NO.
S.U.P./HIST. DIST. COMMENTS	2/15/17	

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BUILDING ELEVATIONS

Project Number:
Scale:
Date: 11-17-2015
Sheet Number:

A-202

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OUTLINE BUILDING SPECIFICATIONS

FOOTINGS: CONCRETE SPREAD FOOTINGS AT NEW CONSTRUCTION
CONCRETE SPREAD FOOTINGS AT INTERIOR OF EXISTING CONSTRUCTION AS REQUIRED

FOUNDATION WALLS: CAST-IN-PLACE CONCRETE FOUNDATION/RETAINING WALLS. BRICK CLAD WHERE EXPOSED TO PUBLIC VIEW

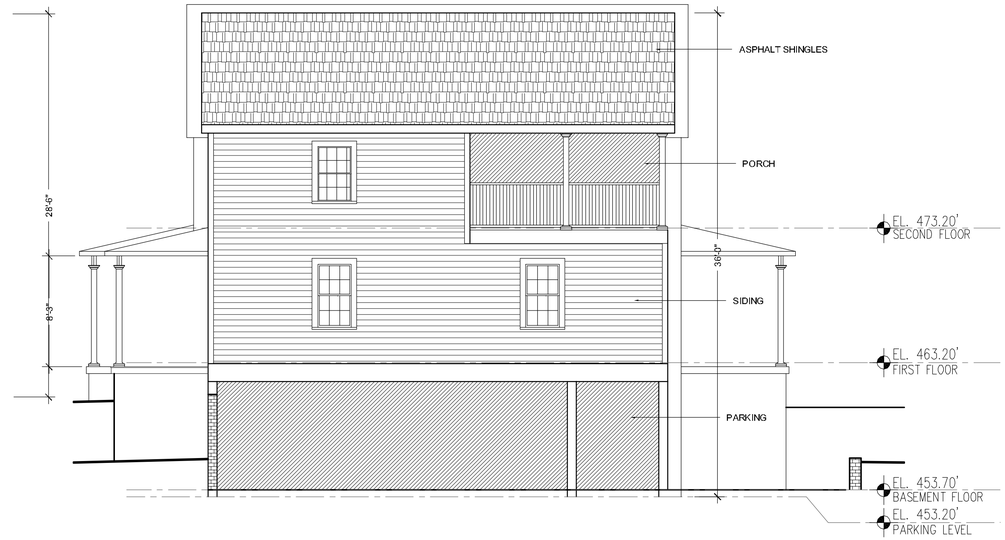
STRUCTURE: CAST-IN-PLACE POST TENSIONED CONCRETE DECK BETWEEN PARKING LEVEL AND HABITABLE SPACE
STRUCTURAL STEEL COLUMNS
LIGHT GAUGE FRAMING FOR NEW WALLS, FLOORS AND ROOF
FLOOR SYSTEM BETWEEN MAIN AND SECOND FLOORS TO BE FIRE RATED

STAIRS AND ELEVATOR: STEEL FIRE STAIRS WITH CONCRETE TREADS
STEEL INTERIOR STAIR WITH WOOD TRIM
OTIS 2100 LB. HYDRAULIC ELEVATOR WITH SMOKE CONTROL AT DOORS

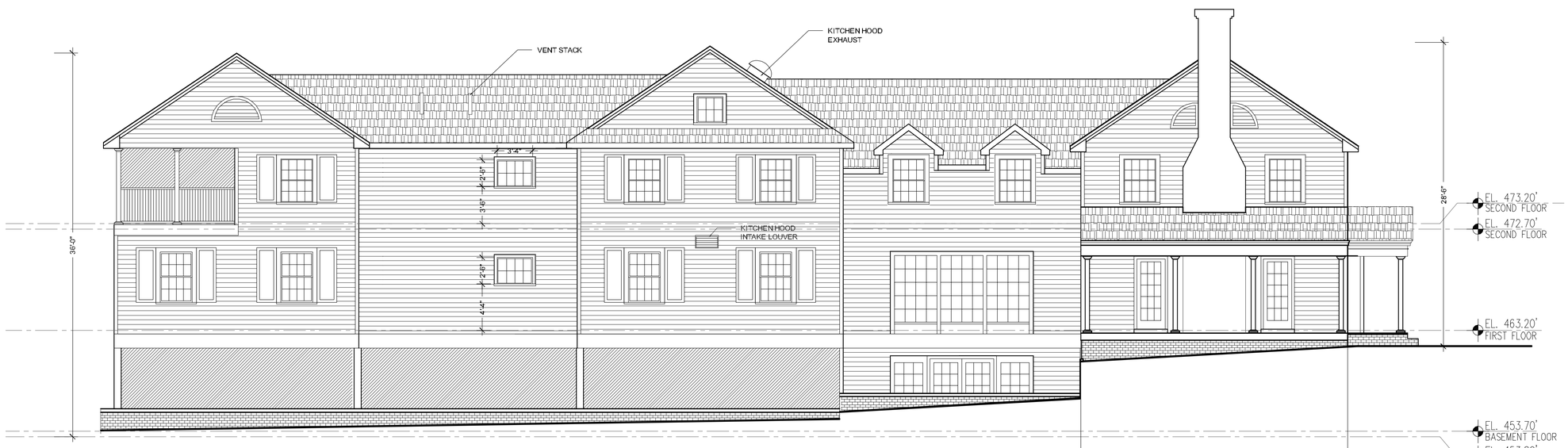
EXTERIOR FINISH: WALLS TO BE CEMENT BOARD (HARDIE SIDING) LAP SIDING, EXPOSURE TO MATCH EXISTING
CEMENT BOARD (HARDIE) TRIM
SHINGLE ROOF
DOUBLE HUNG SASH

INTERIOR FINISH: SEE SCHEDULE THIS SHEET
WALLS, DOORS AND CEILINGS AT ALL SLEEPING ROOMS TO BE FIRE RATED AND SMOKE CONTROLLED

FIRE SUPPRESSION: AUTOMATIC WET SPRINKLER SYSTEM AT ALL HEATED SPACES, NEW AND EXISTING
AUTOMATIC DRY SPRINKLER SYSTEM AT GARAGE AREA
FIRE ALARM, FIRE DETECTION AND SMOKE DETECTION SYSTEMS



NORTH ELEVATION



WEST ELEVATION

3/16" = 1'-0"

GGA ARCHITECTS
308 WEST ROSEMARY STREET, SUITE 302
CHAPEL HILL, NC 27516
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PHONE

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919.270-3731

ALPHA PHI

ALPHA PHI SORORITY

ISSUE/REVISION	DATE	NO.
S.U.P./HIST. DIST. COMMENTS	2/15/17	

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BUILDING ELEVATIONS

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A-202

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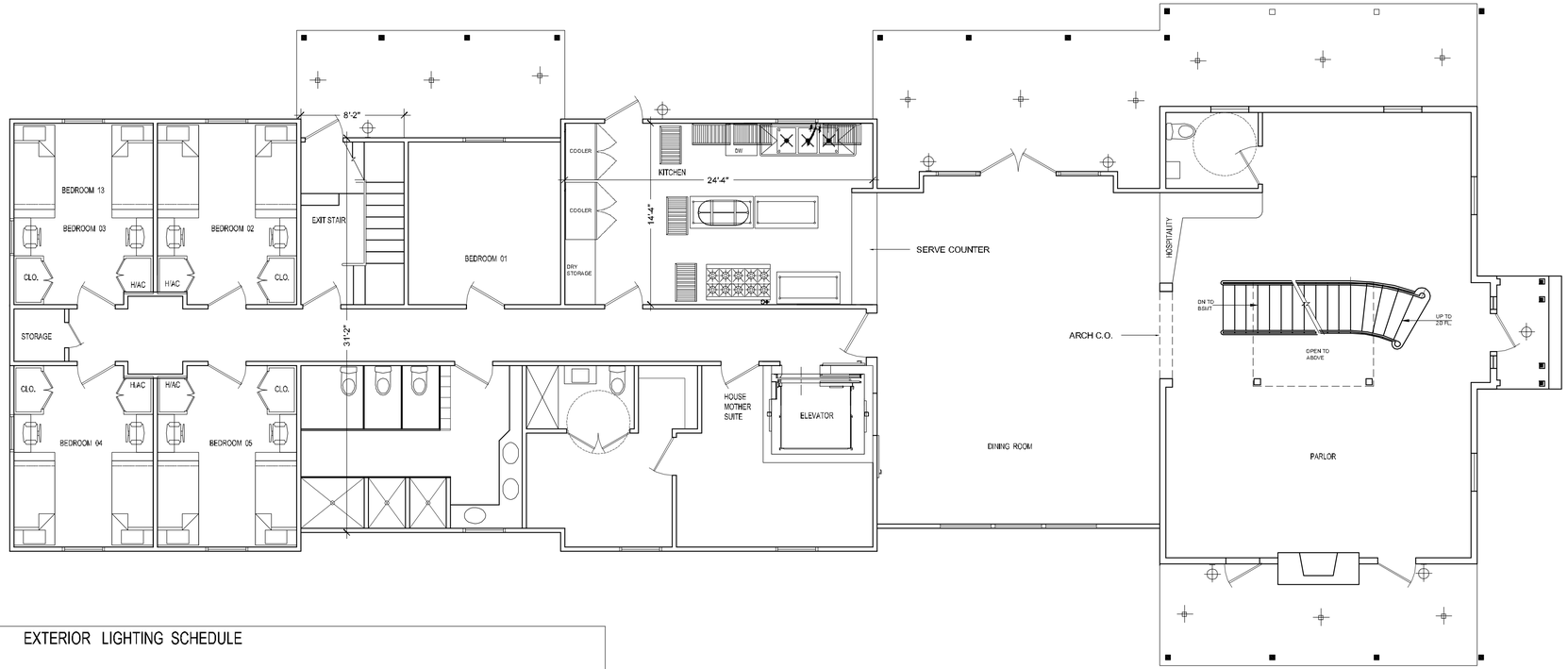

EXTERIOR LIGHTING SCHEDULE				
SYMBOL	MFGR	ITEM #	LAMP	DESCRIPTION
	ELK	45047/1	LED	CHAIN SUSP. CEILING HUNG FIXTURE
	ELK	45046/1	LED	WALL SCONCE FIXTURE
	PEGASUS	HR3S-IC-S30P-WHITE	LED	3" SQ. RECESSED, LED PORCH FIXTURE

MAIN FLOOR PLAN

$\frac{3}{16}$" = 1' - 0"

PRELIMINARY ROOM FINISH SCHEDULE					
MAIN FLOOR	ROOM	FLOOR	WALLS	CEILING	NOTES
	PARLOR	WOOD	WOOD WAINSCOT GWB/ PAPER	GWB/ PAINT	
	HOUSE MOM LR	WOOD	GWB/PAINT	GWB/ PAINT	
	HOUSE MOM BR	WOOD	GWB/PAINT	GWB/ PAINT	
	HOUSE MOM BATH	C.TILE	TILE WAINSCOT MR GWB/ PAINT	MR GWB/ PAINT	
	GUEST POWDER	C.TILE	TILE WAINSCOT MR GWB/ PAINT	MR GWB/ PAINT	
	DINING ROOM	VINYL 'LVT' FLOORING	WOOD WAINSCOT GWB/ PAINT	GWB/ PAINT	CHAIR RAIL
	KITCHEN	EPOXY	GWB/ FRP	2X2 SUSP. CLG TILE SCRUBBABLE	
	BATHROOM	C.TILE	TILE WAINSCOT MR GWB/ PAINT	MR GWB/ PAINT	
	BEDROOMS, TYP.	CARPET	GWB/PAINT	GWB/ PAINT	
	HALLWAY	CARPET	GWB/PAINT	GWB/ PAINT	
	STORAGE	VINYL	GWB/PAINT	GWB/ PAINT	

OUTLINE BUILDING SPECIFICATIONS

FOOTINGS: CONCRETE SPREAD FOOTINGS AT NEW CONSTRUCTION
CONCRETE SPREAD FOOTINGS AT INTERIOR OF EXISTING CONSTRUCTION AS REQUIRED

FOUNDATION WALLS: CAST-IN-PLACE CONCRETE FOUNDATION/RETAINING WALLS. BRICK CLAD WHERE EXPOSED TO PUBLIC VIEW

STRUCTURE: CAST-IN-PLACE POST TENSIONED CONCRETE DECK BETWEEN PARKING LEVEL AND HABITABLE SPACE
STRUCTURAL STEEL COLUMNS
LIGHT GAUGE FRAMING FOR NEW WALLS, FLOORS AND ROOF
FLOOR SYSTEM BETWEEN MAIN AND SECOND FLOORS TO BE FIRE RATED

STAIRS AND ELEVATOR: STEEL FIRE STAIRS WITH CONCRETE TREADS
STEEL INTERIOR STAIR WITH WOOD TRIM
OTIS 2100 LB. HYDRAULIC ELEVATOR WITH SMOKE CONTROL AT DOORS

EXTERIOR FINISH: WALLS TO BE CEMENT BOARD (HARDIE SIDING) LAP SIDING, EXPOSURE TO MATCH EXISTING
CEMENT BOARD (HARDIE) TRIM
SHINGLE ROOF
DOUBLE HUNG SASH

INTERIOR FINISH: SEE SCHEDULE THIS SHEET
WALLS, DOORS AND CEILINGS AT ALL SLEEPING ROOMS TO BE FIRE RATED AND SMOKE CONTROLLED

FIRE SUPPRESSION: AUTOMATIC WET SPRINKLER SYSTEM AT ALL HEATED SPACES, NEW AND EXISTING
AUTOMATIC DRY SPRINKLER SYSTEM AT GARAGE AREA
FIRE ALARM, FIRE DETECTION AND SMOKE DETECTION SYSTEMS

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BALLENTINE ASSOCIATES, PA
221 PROVIDENCE ROAD
CHAPEL HILL, NC 27516
919.929.0481 F.919.489.2803

NEVILLE ENGINEERING
8111 OLD NC. 86
CHAPEL HILL, NC 27516
919.942.5229

OPTIMA ENGINEERS
MECHANICAL/ELECTRICAL/PLUMBING
STREET
RALEIGH, NC
PHONE

LAURA MOORE LANDSCAPE ARCHITECT
614 MORGAN CREEK ROAD
CHAPEL HILL, NC 27517
919.270-3731

ALPHA PHI

ALPHA PHI SORORITY

ISSUE/REVISION	DATE	NO.

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Project Number:
Scale:
Date: 11-17-2015
Sheet Number:

A-102

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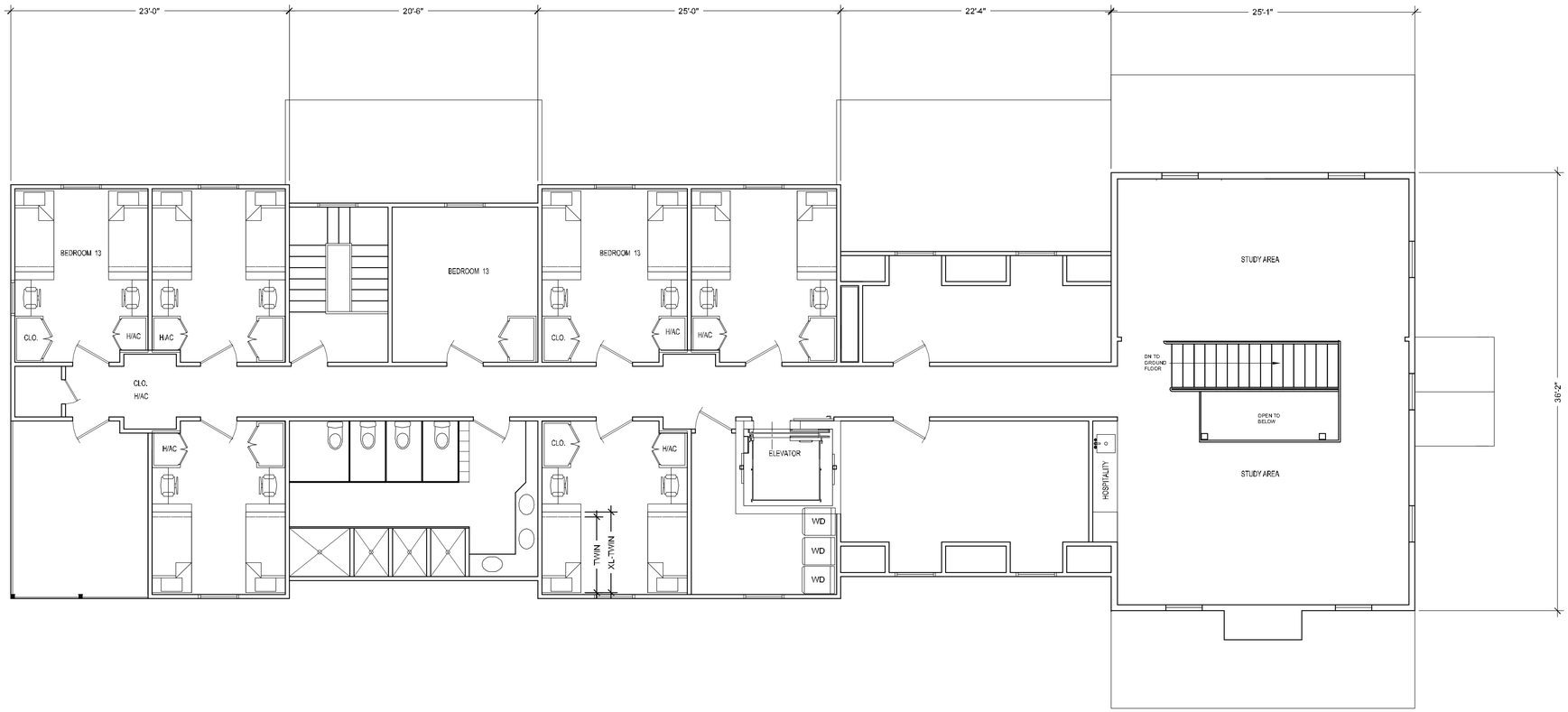

SECOND FLOOR PLAN

$\frac{3}{16}$" = 1' - 0"

PRELIMINARY ROOM FINISH SCHEDULE

SECOND FLOOR

ROOM	FLOOR	WALLS	CEILING	NOTES
STUDY AREA	WOOD	GWB/ PAPER	GWB/ PAINT	
LAUNDRY	VINYL	MR GWB/PAINT	GWB/ PAINT	
HALLWAY	CARPET	GWB/PAINT	GWB/ PAINT	
BEDROOMS, TYP.	CARPET	GWB/PAINT	GWB/ PAINT	
BATHROOM	C.TILE	TILE WAINSCOT MR GWB/ PAINT	MR GWB/ PAINT	
STORAGE	VINYL	GWB/PAINT	GWB/ PAINT	
SCREEN PORCH	WOOD DECKING	EXT. SIDING/ PAINT	BEADED WD. CEILING	WOOD GUARD RAIL

OUTLINE BUILDING SPECIFICATIONS

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STRUCTURAL STEEL COLUMNS
LIGHT GAUGE FRAMING FOR NEW WALLS, FLOORS AND ROOF
FLOOR SYSTEM BETWEEN MAIN AND SECOND FLOORS TO BE FIRE RATED

STAIRS AND ELEVATOR: STEEL FIRE STAIRS WITH CONCRETE TREADS
STEEL INTERIOR STAIR WITH WOOD TRIM
OTIS 2100 LB. HYDRAULIC ELEVATOR WITH SMOKE CONTROL AT DOORS

EXTERIOR FINISH: WALLS TO BE CEMENT BOARD (HARDIE SIDING) LAP SIDING, EXPOSURE TO MATCH EXISTING
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919.270-3731

ALPHA PHI

ALPHA PHI SORORITY

ISSUE/REVISION	DATE	NO.

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Scale:
Date: 11-17-2015
Sheet Number:

A-103

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EXTERIOR LIGHTING FIXTURES: PAGE 1

View Large Image

45047/1

Loringdale 1 Light Outdoor Wall Sconce In Hazelnut Bronze With Clear Seedy Glass

CATALOG:	ELK 3009	PAGE:	906
ITEM HEIGHT:	15	ITEM WIDTH:	8
ITEM EXTENSION:	8	ITEM WEIGHT:	5
BULB #:	1	BULB TYPE:	Medium
GLASS FINISH:	Clear Seedy Glass	ITEM COLLECTION:	Outdoor Hanging
ITEM TYPE:	Outdoor Lighting	FINISH CAPTION:	Hazelnut Bronze

SEE OUR OTHER HOME FURNISHING BRANDS

ELK LIGHTING CREATIVITY | DIMOND HOME | Sterling | GUILD MASTER

FIXTURE TO BE HUNG AT FRONT ENTRANCE PORCH- SHORTENED CHAIN- 2700 k LED LAMP

EXTERIOR LIGHTING FIXTURES: PAGE 2

View Large Image

45046/1

Loringdale 1 Light Outdoor Wall Sconce In Hazelnut Bronze With Clear Seedy Glass

CATALOG:	ELK 3009	PAGE:	906
ITEM HEIGHT:	16	ITEM WIDTH:	8
ITEM EXTENSION:	9	ITEM WEIGHT:	5
BULB #:	1	BULB TYPE:	Medium
GLASS FINISH:	Clear Seedy Glass	ITEM COLLECTION:	Outdoor Wall
ITEM TYPE:	Outdoor Lighting	FINISH CAPTION:	Hazelnut Bronze

SEE OUR OTHER HOME FURNISHING BRANDS

ELK LIGHTING CREATIVITY | DIMOND HOME | Sterling | GUILD MASTER

FIXTURE TO BE WALL MOUNTED ADJACENT TO EACH EXTERIOR DOOR, EXCEPT FRONT DOOR. 2700 K LED LAMPS.

EXTERIOR FIXTURES #3

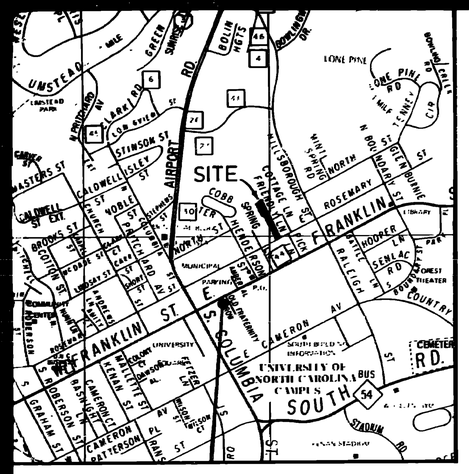
3" SQUARE LED
RECESSED MOUNT-
2700 K LED LAMP

PEGASUS HR3S
IC--S30P- WHITE

Book 48 Page 120

RECEIVED
1987 SEP 23 PM 3:56
ORANGE CTY. LAND RECORDS

FILED
BOOK 48 PAGE 120
SEP 24 1 43 PM '87
BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N.C.



VICINITY MAP
NO SCALE

Recording of this document dees not require subdivision approval of the Town of Chapel Hill as provided in Section 17.2 of the Chapel Hill Development Ordinance. D. Maria Woolley, PLANNER TOWN OF CHAPEL HILL 9/23/87

Surveyor's Certificate

I, Donald F. Stallings, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 104, Page 32); that the error of closure as calculated by latitudes and departures is 1:32,000; that the boundaries not surveyed are shown as broken lines plotted from information found in references as noted; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number, and seal this 23rd day of September, 1987.

Donald F. Stallings
Surveyor

L-3011
Registration Number

NORTH CAROLINA REGISTERED SEAL L-3011 LAND SURVEYOR DONALD F. STALLINGS

North Carolina
Orange County

I, Paula Dewitt Symanski, a Notary Public for said County and State, do hereby certify that Donald F. Stallings personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of September, 1987.

Paula Dewitt Symanski
Notary Public

My commission expires 1-9, 1989.

PAULA DE WALT SYMANSKI NOTARY PUBLIC ORANGE COUNTY, N.C.

NORTH CAROLINA-ORANGE COUNTY

The foregoing certificate(s) of Paula De Walt Symanski

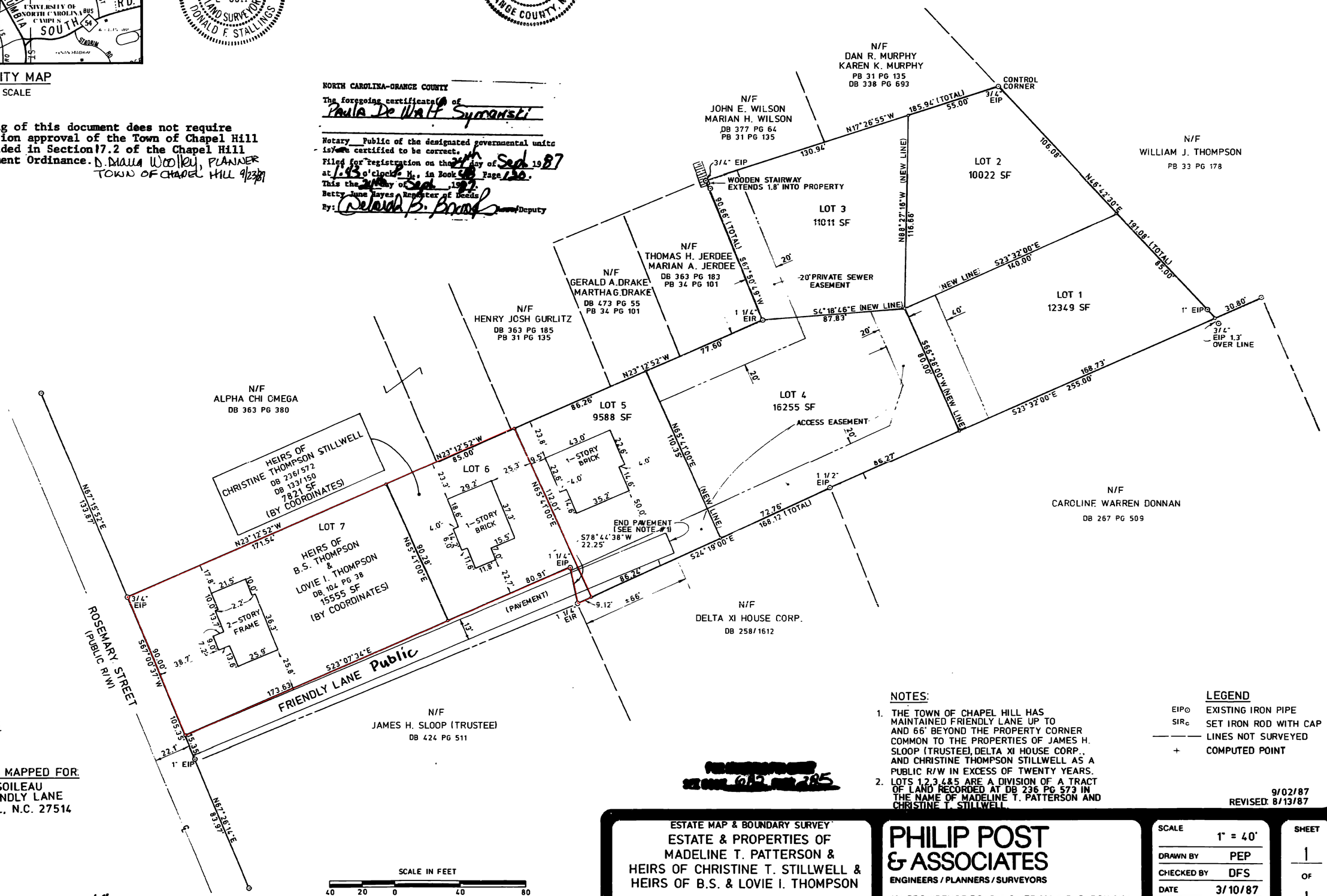
Notary Public of the designated governmental unit(s) is/are certified to be correct.

Filed for registration on the 24th day of Sept 1987 at 1:43 o'clock P.M., in Book 48 Page 120.

This the 24th day of Sept, 1987.

Betty June Hayes, Register of Deeds

By: Deborah B. Brand, Deputy



REFERENCES
DB 153 PG 158
PB 39 PG 86

SURVEYED & MAPPED FOR:
ELIZABETH SOILEAU
207-A FRIENDLY LANE
CHAPEL HILL, N.C. 27514

NOTES:

1. THE TOWN OF CHAPEL HILL HAS MAINTAINED FRIENDLY LANE UP TO AND 66' BEYOND THE PROPERTY CORNER COMMON TO THE PROPERTIES OF JAMES H. SLOOP (TRUSTEE), DELTA XI HOUSE CORP., AND CHRISTINE THOMPSON STILLWELL AS A PUBLIC R/W IN EXCESS OF TWENTY YEARS.
2. LOTS 1,2,3,4&5 ARE A DIVISION OF A TRACT OF LAND RECORDED AT DB 236 PG 573 IN THE NAME OF MADELINE T. PATTERSON AND CHRISTINE T. STILLWELL.

LEGEND

EIP⊙	EXISTING IRON PIPE
SIR○	SET IRON ROD WITH CAP
———	LINES NOT SURVEYED
+	COMPUTED POINT

9/02/87
REVISED: 8/13/87

ESTATE MAP & BOUNDARY SURVEY
ESTATE & PROPERTIES OF
MADELINE T. PATTERSON &
HEIRS OF CHRISTINE T. STILLWELL &
HEIRS OF B.S. & LOVIE I. THOMPSON
TOWN OF CHAPEL HILL ORANGE CO. N.C.

PHILIP POST & ASSOCIATES
ENGINEERS / PLANNERS / SURVEYORS
401 PROVIDENCE ROAD ■ SUITE 200 ■ P. O. BOX 2134
CHAPEL HILL, NC 27514 ■ (919)929-1173 ■ (919)493-2600

SCALE	1" = 40'
DRAWN BY	PEP
CHECKED BY	DFS
DATE	3/10/87
PROJECT NO.	51701

SHEET 1 OF 1

RECORDED ORANGE COUNTY PB 48 PG 120.

9788475948	BETA CHI HOUSE CORP	PO BOX 3532	CHAPEL HILL	NC	27515
9788483428	BLUNDEN BRENT	206 SPRING LN	CHAPEL HILL	NC	27514
9788483428	WOLF ASHER	210 SPRING LN	CHAPEL HILL	NC	27514
9788483481	GURLITZ HENRY JOSH	208 SPRING LN	CHAPEL HILL	NC	27514
9788483588	MURPHY KAREN K	113 WEATHERHILL POINTE	Carrboro	NC	27510
9788484225	ALPHA CHI OMEGA NATIONAL HOUSING CORPORATION	5939 CASTLE CREEK PKWY NOR	INDIANAPOLIS	IN	46250
9788484437	MADISON PARTNERS LLC	PO BOX 1113	CHAPEL HILL	NC	27514
9788486120	KAPPA COUNCIL INC	2137 POSSUM TROT RD	WAKE FOREST	NC	27587
9788486304	BELL FAMILY PROPERTIES LLC	PO BOX 1113	CHAPEL HILL	NC	27514
9788486568	HOLY TRINITY EVANGELICAL LUTHERAN CHURCH OF CHAPEL HIL	300 E ROSEMARY ST	CHAPEL HILL	NC	27514
9788487144	NORTH CAROLINA ALPHA OF PI BETA PHI INC	165 LOUISIANA AVE	ASHEVILLE	NC	28806

COTTAGE LN
HILLSBOROUGH ST
HILLSBOROUGH ST
SPRING LN
E ROSEMARY ST
PICKARD LN
ROBERTSON LN
HENDERSON ST
100 m
300 ft

ALPHA PHI

Photos of adjacent buildings

G G A ARCHITECTS, P.A.
308 West Rosemary Street, Suite 302
Chapel Hill, North Carolina 27516
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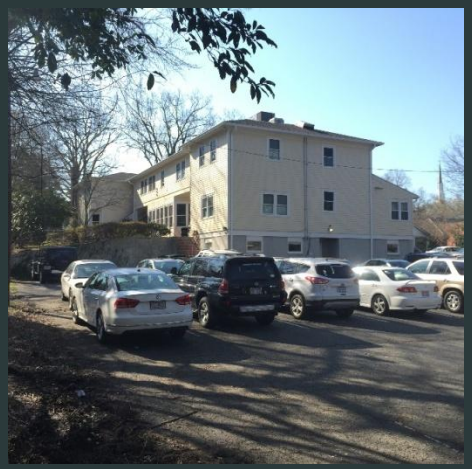
LAURA MOORE
LANDSCAPE ARCHITECT

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 – 0481 (919) 489 – 4769

ALPHA PHI

Photos of adjacent buildings



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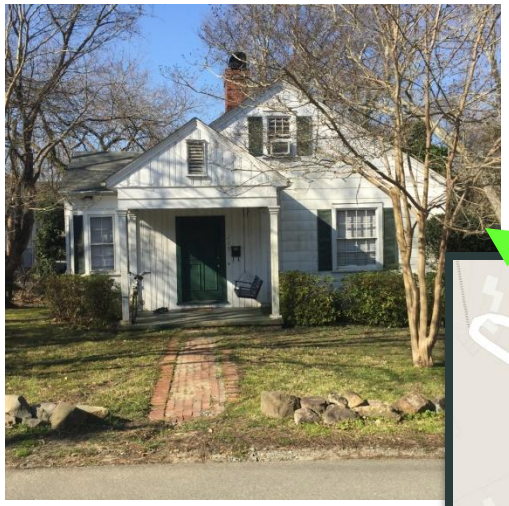
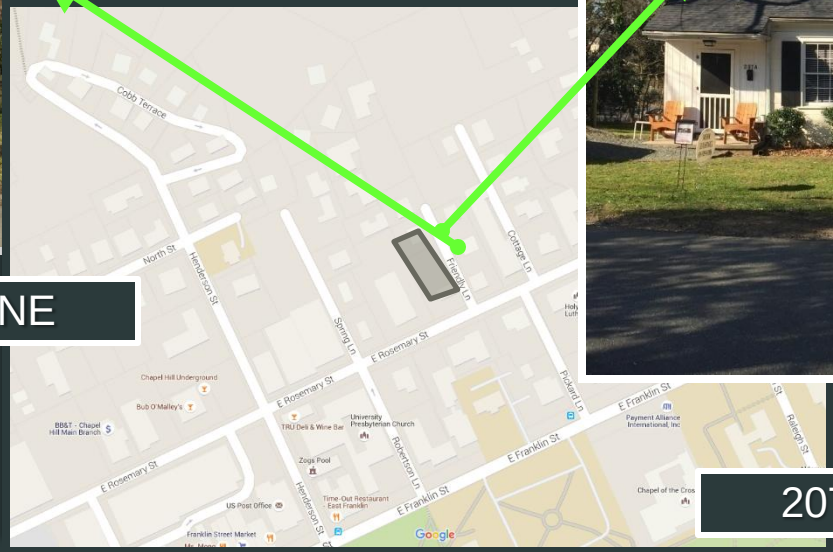
ALPHA PHI

Photos of adjacent buildings



205 FRIENDLY LANE



207 FRIENDLY LANE

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ALPHA PHI

Photos of neighborhood buildings

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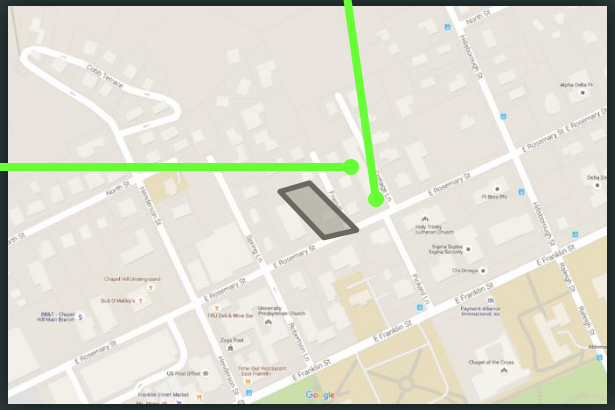
(919) 929 - 0481 (919) 489 - 4769

ALPHA PHI

Photos of neighborhood buildings

HOLY TRINITY CHURCH
227 EAST ROSEMARY



HOLY TRINITY CAMPUS
300 EAST ROSEMARY

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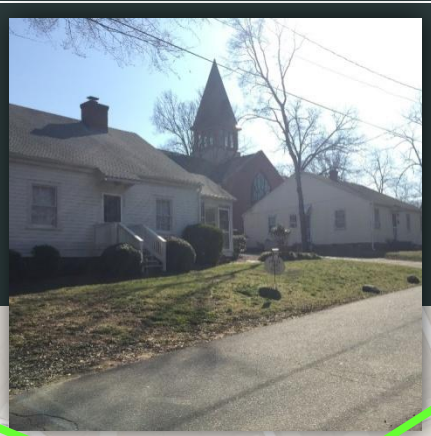
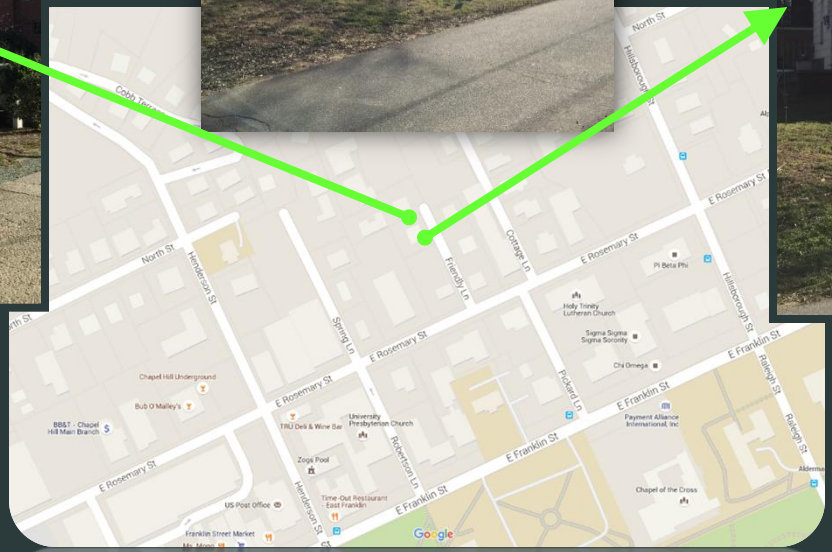
(919) 929 – 0481 (919) 489 – 4769

ALPHA PHI

Photos of neighborhood buildings





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LAURA MOORE
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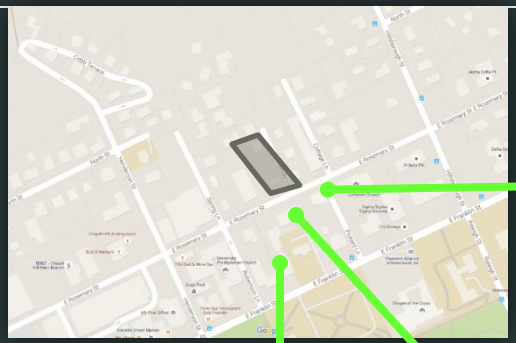
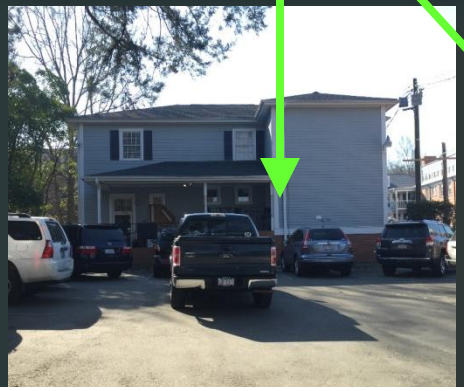
(919) 929 – 0481 (919) 489 – 4769

ALPHA PHI

Photos of neighborhood Fraternal Houses



ALPHA PI BETA
111 PICKARD LANE



BETA CHI HOUSE
219 EAST FRANKLIN

KAPPA
216 EAST ROSEMARY

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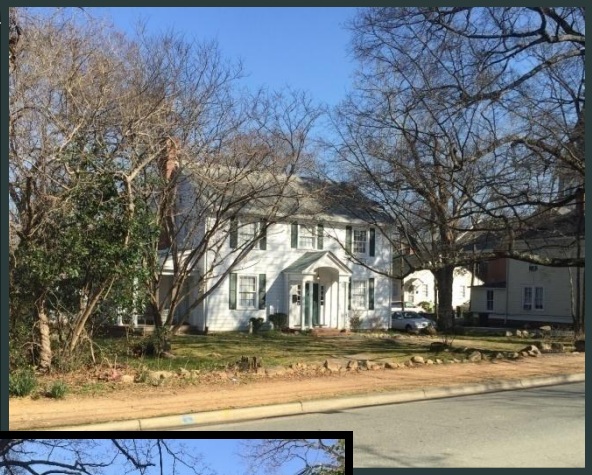
Photos of Existing House



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ALPHA PHI

Alpha Phi House
Mature vegetation

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ALPHA PHI

Alpha Phi House

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ALPHA PHI

Proposed Alpha Phi House

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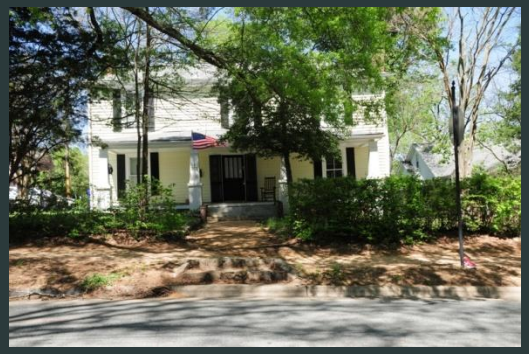
ALPHA PHI

Photos of neighborhood buildings



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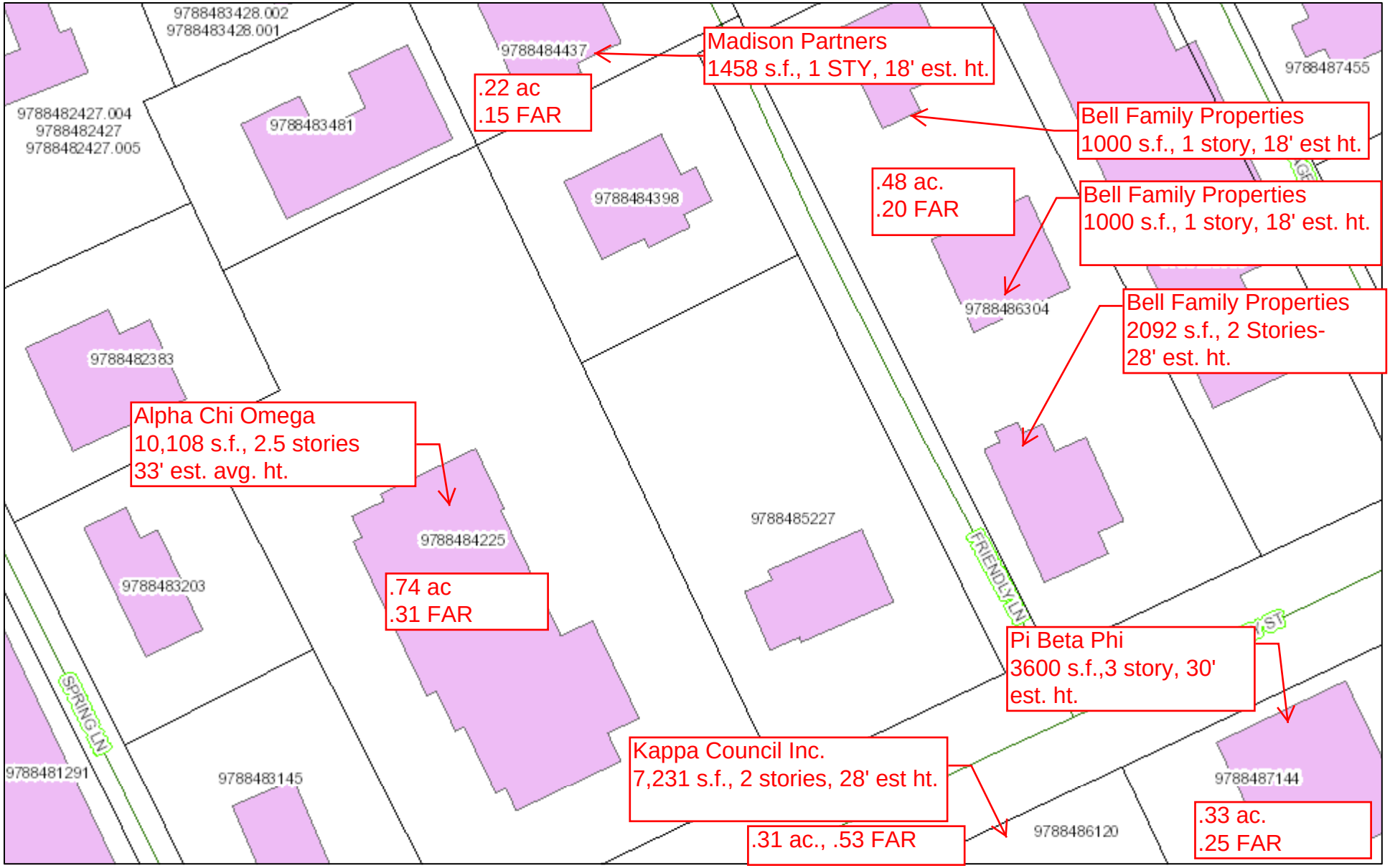
Orange County



November 29, 2017

1" = 50'

1:600

0 0.005 0.01 0.02 mi

0 0.0075 0.015 0.03 km