CONCEPT PLAN OF PI KAPPA PHI FRATERNITY U.N.C.

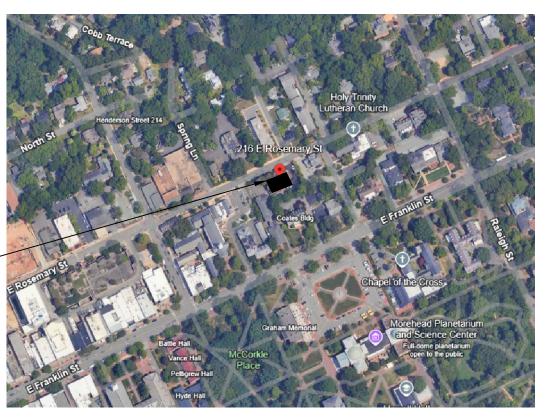
216 E. ROSEMARY STREET CHAPEL HILL, NC 27514

PREPARED FOR:

KAPPA COUNCIL INC 2137 POSSOM TROT RD WAKE FOREST, NC 27587 ATTN: STUART HICKS

VICINITY MAP





SITE -

PROJECT DATA

PARCEL INFO: OWNER:

PROJECT ADDRESS:

PIN: GROSS ACREAGE:

ZONING: PROJECT DESCRIPTION:

LEGAL DESCRIPTION: TREE COVERAGE:

OPEN SPACE:

IMPERVIOUS AREA: PARKING:

KAPPA COUNCIL INC 2137 POSSOM TROT RD WAKE FOREST, NC 27587 (704) 650-3191

216 E. ROSEMARY STREET UNIVERSITY OF NORTH CAROLINA CHAPEL HILL, NC 27514

9788486120 .33 ACRES / 15,577 SF R-6

RENOVATION/ADDITION OF EXISTING FRATERNITY BUILDING

S/S ROSEMARY ST REQUIRED: 40% EXISTING: 27%

9,038 SF

58%

REQUIRED: 11 SPACES PROVIDED: 3 SPACES (ADDITIONAL PARKING TO BE ACQUIRED BY CONTRACT OFF-SITE)

KRITTENBRINK Architecture LLC ARCHITECTURE PLANNING INTERIORS 119 W. MAIN STREET NORMAN, OK 73069 405.579.7883

FAX 405.292.0545

STRUCTURAL CONSULTANT: Structural Engineer

PHONE:

MECHANICAL CONSULTANT: Mechanical Engineer

PHONE:

ELECTRICAL CONSULTANT Electrical Engineer

PI KAPPA PHI UNIV. OF N. CAROLINA 216 E. ROSEMARY ST. CHAPEL HILL, NC 27514

CONCEPT PLAN 01.30.25

| MARK | DATE | DESCRIPTION |
|---------------|------|--------------|
| REVISIONS | | |
| | | |
| PRIMARY ISSUE | | |
| MARK | DATE | DESCRIPTION |
| # | | PERMIT ISSUE |

BID ISSUE CONST. ISSUE

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE PROVIDED FOR APPROVAL OR REVIEW PURPOSES ONLY AND DO NOT IN ANY WAY CONSTITUTE A CONSTRUCTION DOCUMENT SET; AS SUCH, THESE DRAWINGS MAY NOT BE INCORPORATED INTO ANY SET OF DRAWINGS USED FOR CONSTRUCTION.

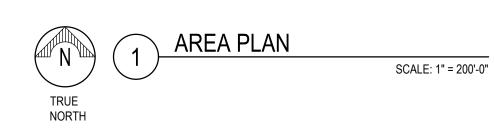
JOB NO.: K0424 © 2024 KRITTENBRINK ARCHITECTURE LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS NOT TO BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM TENBRINK ARCHITECTURE LL

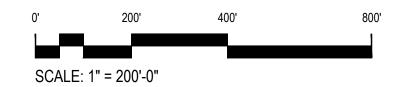
DRAWN BY CHECKED BY CFC MLK

HEET TITLE DRAWING INDEX, CONTACT INFO. & ABBREVIATIONS











STRUCTURAL CONSULTANT: Structural Engineer

PHONE: FAX

MECHANICAL CONSULTANT: Mechanical Engineer

PHONE: FAX:

ELECTRICAL CONSULTANT: Electrical Engineer

PHONE: FAX:

PI KAPPA PHI UNIV. OF N. CAROLINA 216 E. ROSEMARY ST. CHAPEL HILL, NC 27514

<u>CLIENT/OWNER:</u> KAPPA COUNCIL INC 2137 POSSOM TROT RD WAKE FOREST, NC 27587 ATTN: STUART HICKS

CONCEPT PLAN 01.30.25

| MARK | DATE | DESCRIPTION |
|---------------|--------|--------------|
| | REVISI | ONS |
| | | |
| PRIMARY ISSUE | | |
| MARK | DATE | DESCRIPTION |
| # | | PERMIT ISSUE |
| # | | BID ISSUE |
| # | | CONST. ISSUE |

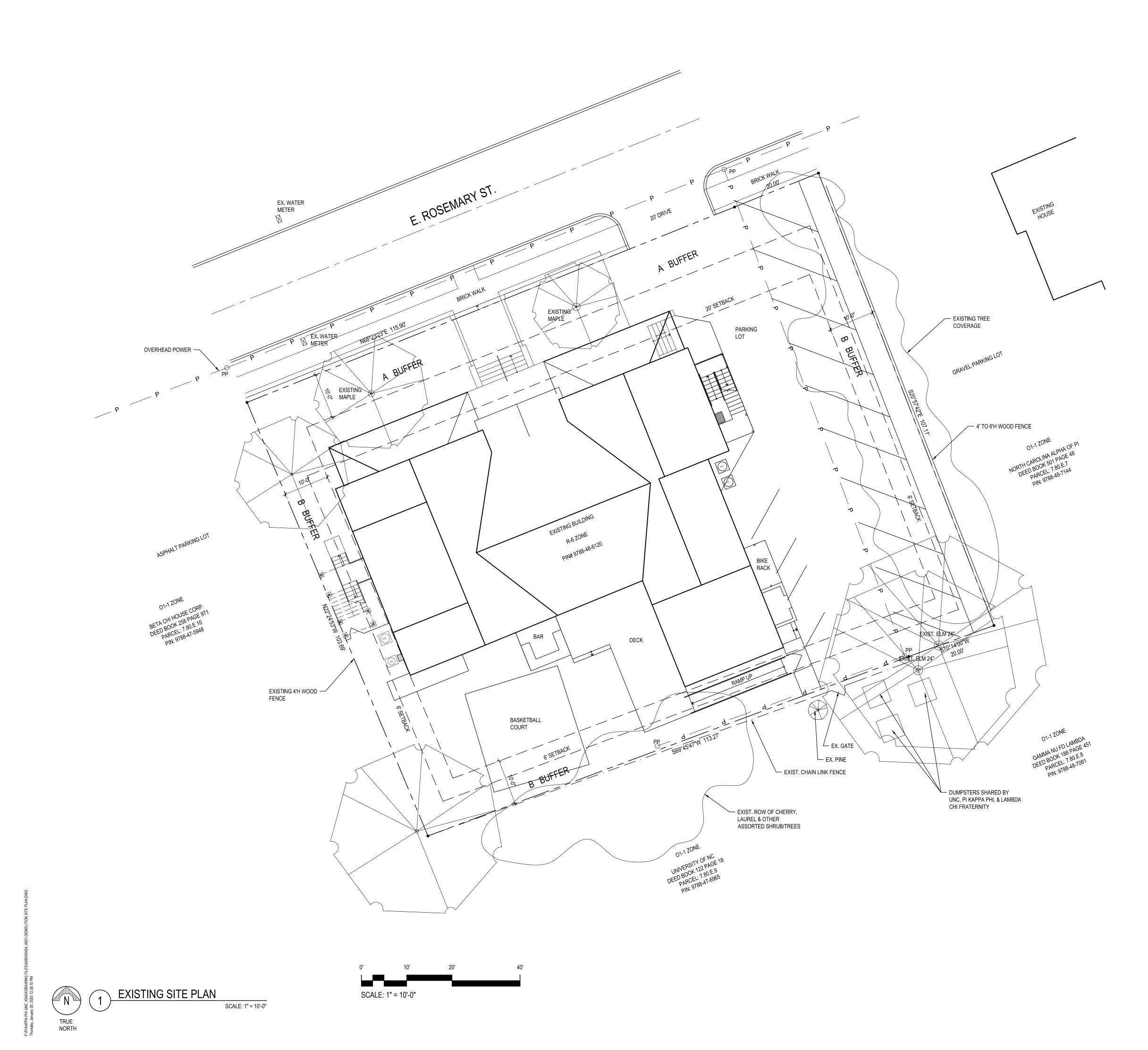
NOT FOR CONSTRUCTION

THESE DRAWINGS ARE PROVIDED FOR APPROVAL OR REVIEW PURPOSES ONLY AND DO NOT IN ANY WAY CONSTITUTE A CONSTRUCTION DOCUMENT SET; AS SUCH, THESE DRAWINGS MAY NOT BE INCORPORATED INTO ANY SET OF DRAWINGS USED FOR CONSTRUCTION.

| JOB NO.: K0424 | | |
|---|------------|--|
| © 2024 KRITTENBRINK ARCHITECTURE LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS NOT TO BE USED FOR AI PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM KRITTENBRINK ARCHITECTURE LLC. | | |
| | - | |
| DRAWN BY | CHECKED BY | |
| | | |

CFC MLK SHEET TITLE: AREA MAP





| EXISTING | EXISTING SITE DATA | | |
|--|----------------------------|--|--|
| NET LAND AREA - NSA | 14,218 SF | | |
| CREDIT STREET - CSA | 1,359 SF | | |
| GROSS LAND AREA - GLA | 15,577 SF | | |
| CAR STORAGE AREA (PARKING SPACES) - CSA | 1,540 SF | | |
| CAR MOVEMENT AREA - CMA | 1,648 SF | | |
| PRINCIPAL BUILDING AREA - BA(1) | 4,087 SF | | |
| OTHER BUILDING AREA PORCHES ETC - BA(2) | 1,057 SF | | |
| BUILDING AREA - BA | 5,144 SF | | |
| FLOOR AREA (FLOOR AREA ALL FLOORS) - FA | 8,971 SF | | |
| UNCOVERED OPEN SPACE (GLA-BA) - UOS | 10,433 SF | | |
| COVERED OPEN SPACE AT GROUND LEVEL (COVERED BALCONIES, ETC) - COS | 1,057 SF | | |
| OPEN SPACE - OS | 10,962 SF | | |
| LIVABILITY SPACE (OS-[CMA+CSA]) - LS | 7,774 SF | | |
| RECREATION SPACE (LS IMPROVED FOR RECREATION) - RS | 525 SF | | |
| GROSS LAND AREA WITH IMPERVIOUS SURFACE | 76.6% | | |
| LOT WIDTH & STREET FRONTAGE | 135.9' | | |
| REQUIRED BUFFERS STREET TYPE A | 15' | | |
| REQUIRED BUFFERS OTHER 3 SIDES TYPE B | 10' | | |
| MAXIMUM HEIGHTS | PRIMARY 22', SECONDARY 40' | | |
| PARKING SPACES | 13 - 100% COMPACT | | |
| LEGEND | | | |
| \boxtimes | WATER METER | | |
| O PP | POWER POLE | | |
| —— P —— | OVERHEAD ELECTRIC LINES | | |
| W | UNDERGROUND WATER | | |
| G | UNDERGROUND GAS | | |



MECHANICAL CONSULTANT: Mechanical Engineer

PHONE: FAX:

ELECTRICAL CONSULTANT: Electrical Engineer

PHONE: FAX[.]

PI KAPPA PHI UNIV. OF N. CAROLINA 216 E. ROSEMARY ST. CHAPEL HILL, NC 27514

<u>CLIENT/OWNER:</u> KAPPA COUNCIL INC 2137 POSSOM TROT RD WAKE FOREST, NC 27587 ATTN: STUART HICKS

CONCEPT PLAN 01.30.25

| MARK | DATE | DESCRIPTION |
|---------------|--------|--------------|
| | REVISI | ONS |
| | | |
| PRIMARY ISSUE | | |
| MARK | DATE | DESCRIPTION |
| # | | PERMIT ISSUE |
| # | | BID ISSUE |

NOT FOR CONSTRUCTION

#

CONST. ISSUE

THESE DRAWINGS ARE PROVIDED FOR APPROVAL OR REVIEW PURPOSES ONLY AND DO NOT IN ANY WAY CONSTITUTE A CONSTRUCTION DOCUMENT SET; AS SUCH, THESE DRAWINGS MAY NOT BE INCORPORATED INTO ANY SET OF DRAWINGS USED FOR CONSTRUCTION.

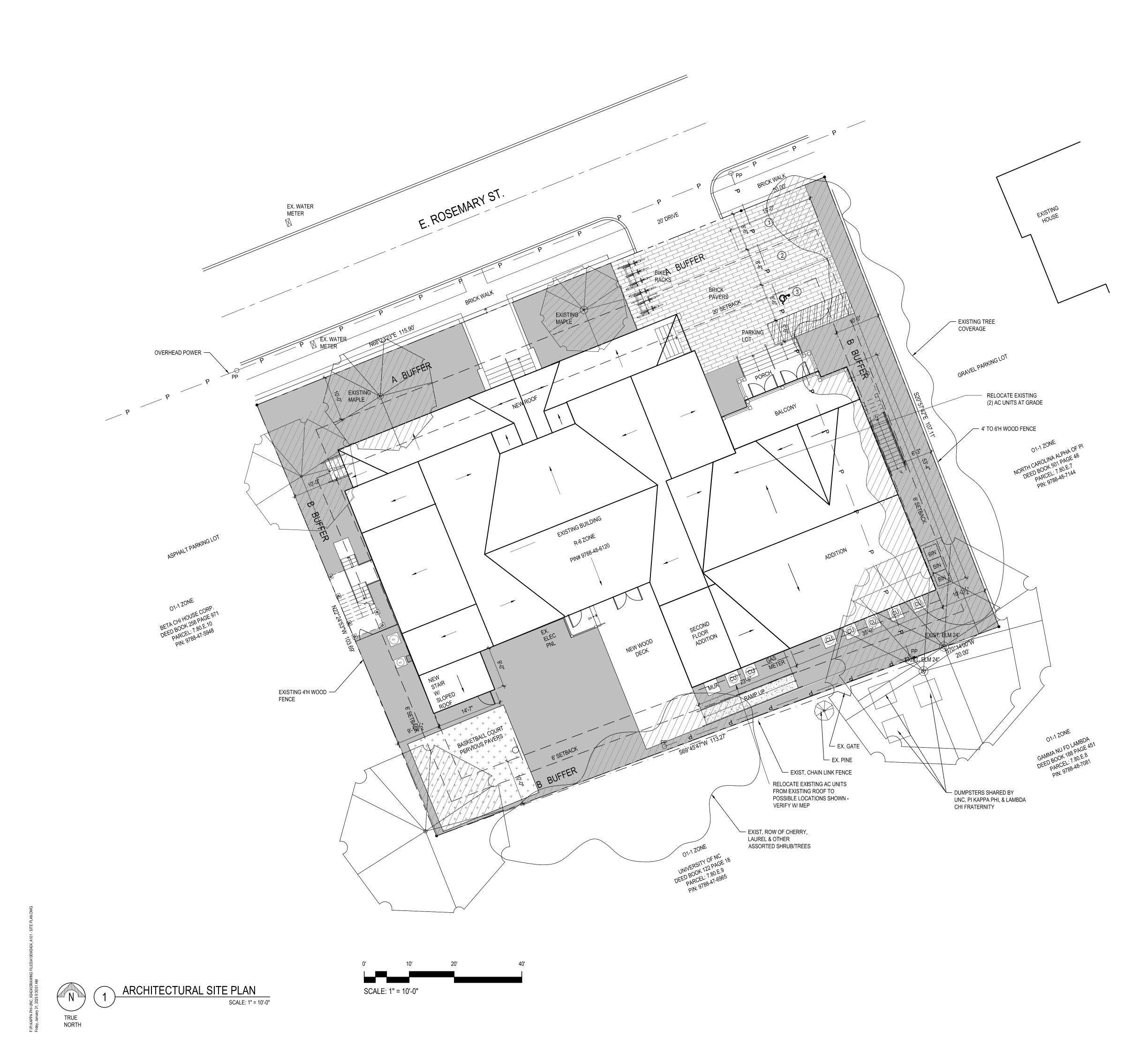
JOB NO.: K0424 © 2024 KRITTENBRINK ARCHITECTURE LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS NOT TO BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM KRITTENBRINK ARCHITECTURE LLC. DRAWN BY CHECKED BY

CFC MLK

EXISTING SITE PLAN

SHEET TITLE:





| PROPOSED SITE DATA | | |
|--|--|--|
| NET LAND AREA - NSA | 14,218 SF | |
| CREDIT STREET - CSA | 1,359 SF | |
| GROSS LAND AREA - GLA | 15,577 SF | |
| CAR STORAGE AREA (PARKING SPACES) - CSA | 583 SF | |
| CAR MOVEMENT AREA - CMA | 914 SF | |
| PRINCIPAL BUILDING AREA - BA(1) | 6,174 SF | |
| OTHER BUILDING AREA PORCHES ETC - BA(2) | 871 SF | |
| BUILDING AREA (BA1 + BA2) - BA | 7,045 SF | |
| FLOOR AREA (FLOOR AREA ALL FLOORS) - FA | 13,610 SF | |
| UNCOVERED OPEN SPACE (GLA-BA) - UOS | 8,673 SF | |
| COVERED OPEN SPACE AT GROUND LEVEL (COVERED BALCONIES, ETC) - COS | 730 SF | |
| OPEN SPACE (UOS + 1/2[COS]) - OS | 9,038 SF | |
| LIVABILITY SPACE (OS-[CMA+CSA]) - LS | 7,541 SF | |
| RECREATION SPACE (LS IMPROVED FOR RECREATION) - RS | 978 SF | |
| GROSS LAND AREA WITH IMPERVIOUS SURFACE | 9,050 SF = 58% | |
| LOT WIDTH & STREET FRONTAGE | 135.9' | |
| REQUIRED BUFFERS STREET TYPE A | 15' | |
| REQUIRED BUFFERS OTHER 3 SIDES TYPE B | 10' | |
| MAXIMUM HEIGHTS | PRIMARY 22', SECONDARY 40' | |
| PARKING SPACES | 3 - 100% COMPACT ADDITIONAL PARKING TO BE ACQUIRED OFF-SITE | |
| LEGEND | | |
| X | WATER METER | |
| O PP | POWER POLE | |
| —— P —— | OVERHEAD ELECTRIC LINES | |
| W | UNDERGROUND WATER | |
| G | UNDERGROUND GAS | |



MECHANICAL CONSULTANT: Mechanical Engineer

PHONE: FAX:

ELECTRICAL CONSULTANT: Electrical Engineer

PHONE:

PI KAPPA PHI UNIV. OF N. CAROLINA 216 E. ROSEMARY ST. CHAPEL HILL, NC 27514

<u>CLIENT/OWNER:</u> KAPPA COUNCIL INC 2137 POSSOM TROT RD WAKE FOREST, NC 27587 ATTN: STUART HICKS

CONCEPT PLAN 01.30.25

| MARK | DATE | DESCRIPTION |
|---------------|--------|--------------|
| | REVISI | ONS |
| | | |
| PRIMARY ISSUE | | |
| MARK | DATE | DESCRIPTION |
| # | | PERMIT ISSUE |
| # | | BID ISSUE |

NOT FOR CONSTRUCTION

#

CONST. ISSUE

THESE DRAWINGS ARE PROVIDED FOR APPROVAL OR REVIEW PURPOSES ONLY AND DO NOT IN ANY WAY CONSTITUTE A CONSTRUCTION DOCUMENT SET; AS SUCH, THESE DRAWINGS MAY NOT BE INCORPORATED INTO ANY SET OF DRAWINGS USED FOR CONSTRUCTION.

JOB NO.: K0424 © 2024 KRITTENBRINK ARCHITECTURE LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS NOT TO BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM KRITTENBRINK ARCHITECTURE LLC. DRAWN BY CHECKED BY CFC MLK

SHEET TITLE: SITE PLAN

