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.

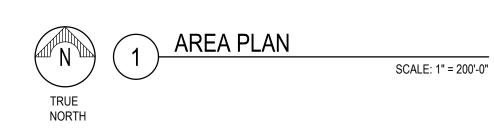
JOB NO.: K0424 © 2024 KRITTENBRINK ARCHITECTURE LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS NOT TO BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM TENBRINK ARCHITECTURE LL

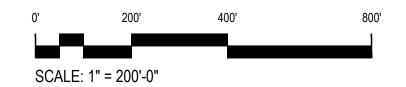
DRAWN BY CHECKED BY CFC MLK

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

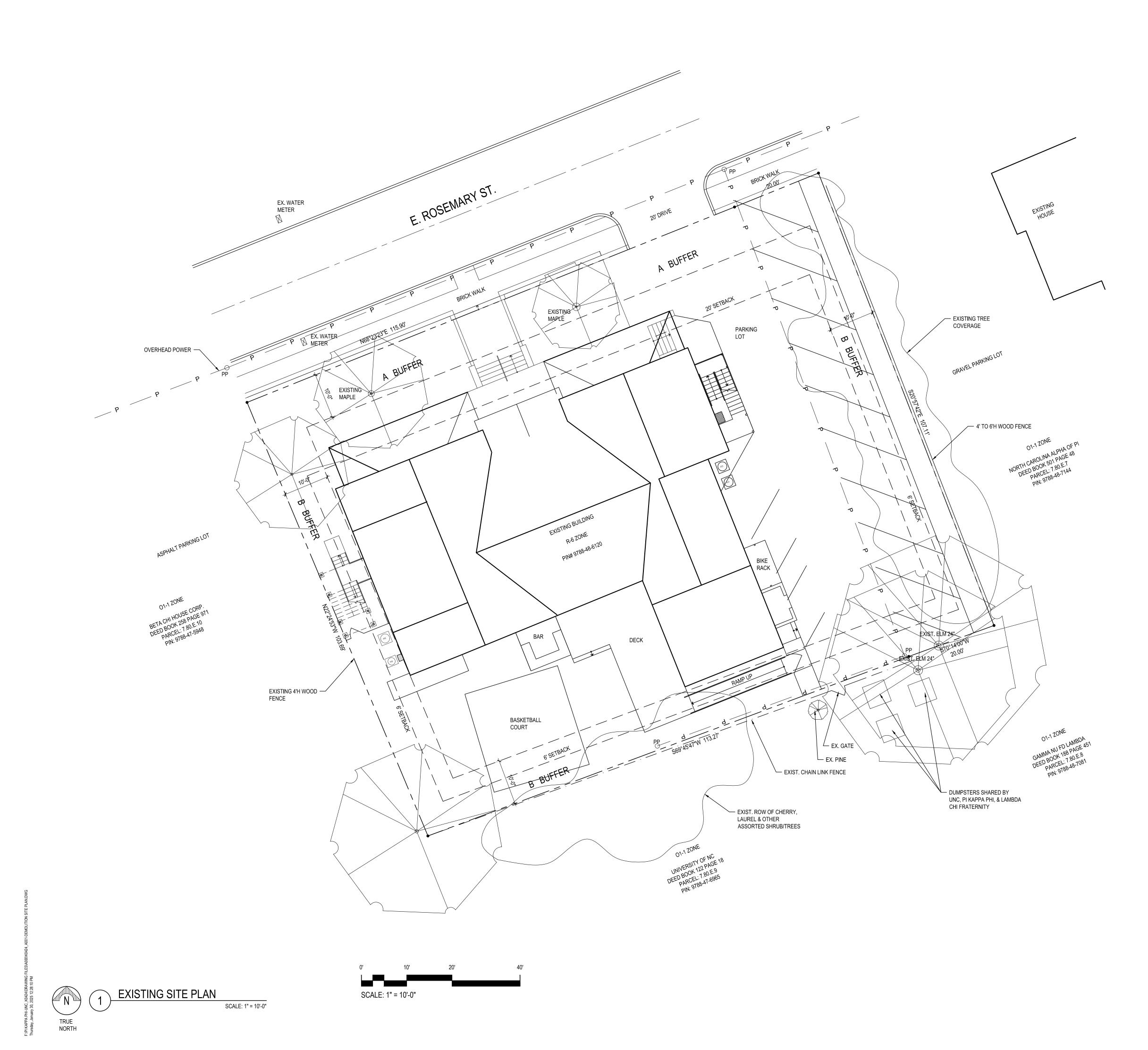
NOT FOR CONSTRUCTION

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.

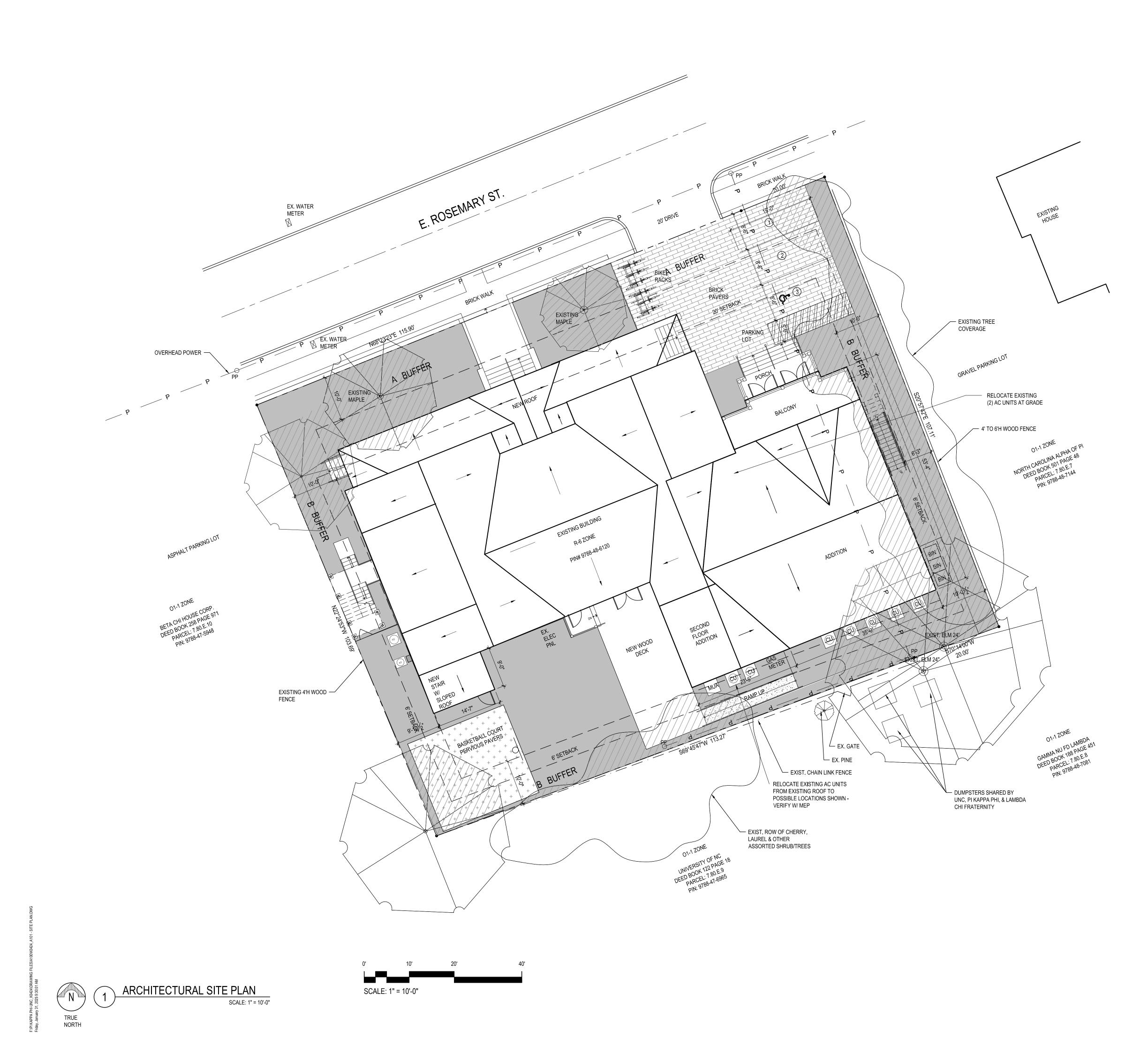
JOB NO.: K0424 © 2024 KRITTENBRINK ARCHITECTURE LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS NOT TO BE USED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION FROM KRITTENBRINK ARCHITECTURE LLC. DRAWN BY CHECKED BY

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

