



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

January 11, 2017

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

Landscape Architect: Laura Moore
614 Morgan Creek Road
Chapel Hill, NC

Robert Epting, Chair
Chapel Hill Historic District Commission
Town of Chapel Hill
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

Re: Alpha Phi Sorority
PIN 9788-48-4398 Project # 17-108

Dear Mr. Epting and Historic District Commission members:

At your meeting on December 12, 2017, you approved our building elevations for the Alpha Phi sorority house at 219 East Rosemary Street. Since that date we have completed our construction documents. During that time certain minor elevation changes have been made and a few details have been added. At this time the applicant is requesting approval of those minor changes to the elevations approved previously.

These changes include:

- 1) The deletion of a large side porch facing Friendly Ln. and the inclusion of a stoop and roof at the same location and over the kitchen door, also on Friendly Ln.
- 2) The deletion of a kitchen hood fan previously located on the west roof.
- 3) Deletion of the brand name "Pella" from the window notes.

The specific detailing we have added includes:

- 4) The inclusion of a 3' brick faced return at the parking entrance, north elevation.
- 5) We are showing the wrought iron railing we discussed at our meeting and a parged masonry wall that will screen the parking. We suggest that plant material be trained to grow on and around this railing.

I am attaching elevations that show these modifications for your review and consideration. We hope to present these to you at your meeting on February 12, 2019.

Best regards

Josh Gurlitz

OUTLINE BUILDING SPECIFICATIONS

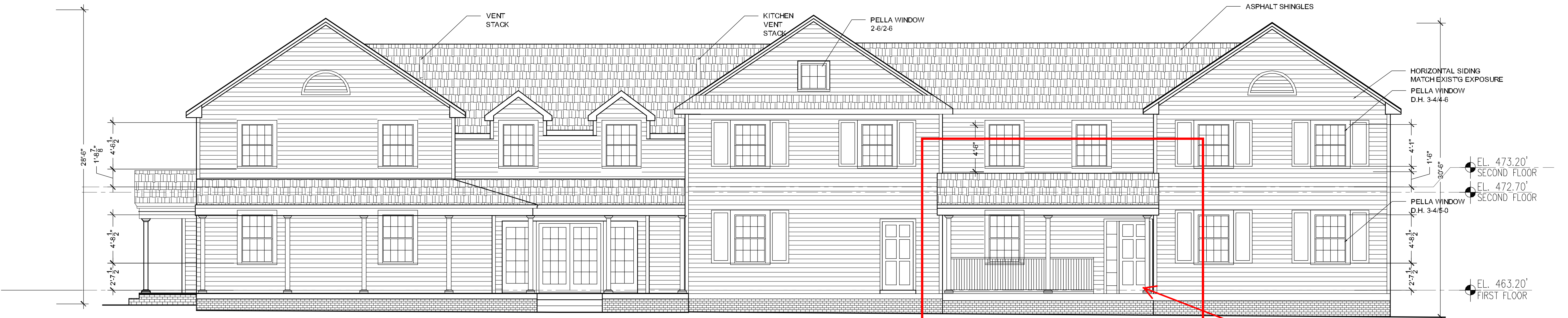
- FOOTINGS: CONCRETE SPREAD FOOTINGS AT NEW CONSTRUCTION
CONCRETE SPREAD FOOTINGS AT INTERIOR OF EXISTING CONSTRUCTION AS REQUIRED
- FOUNDATION WALLS: CAST-IN-PLACE CONCRETE FOUNDATION/RETAINING WALLS. BRICK CLAD WHERE EXPOSED TO PUBLIC VIEW
- STRUCTURE: CAST-IN-PLACE POST TENSIONED CONCRETE DECK BETWEEN 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"

PREVIOUSLY APPROVED
ELEVATIONS



FRIENDLY LANE (EAST) ELEVATION

3/16" = 1'-0"

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**ALPHA PHI
SORORITY**

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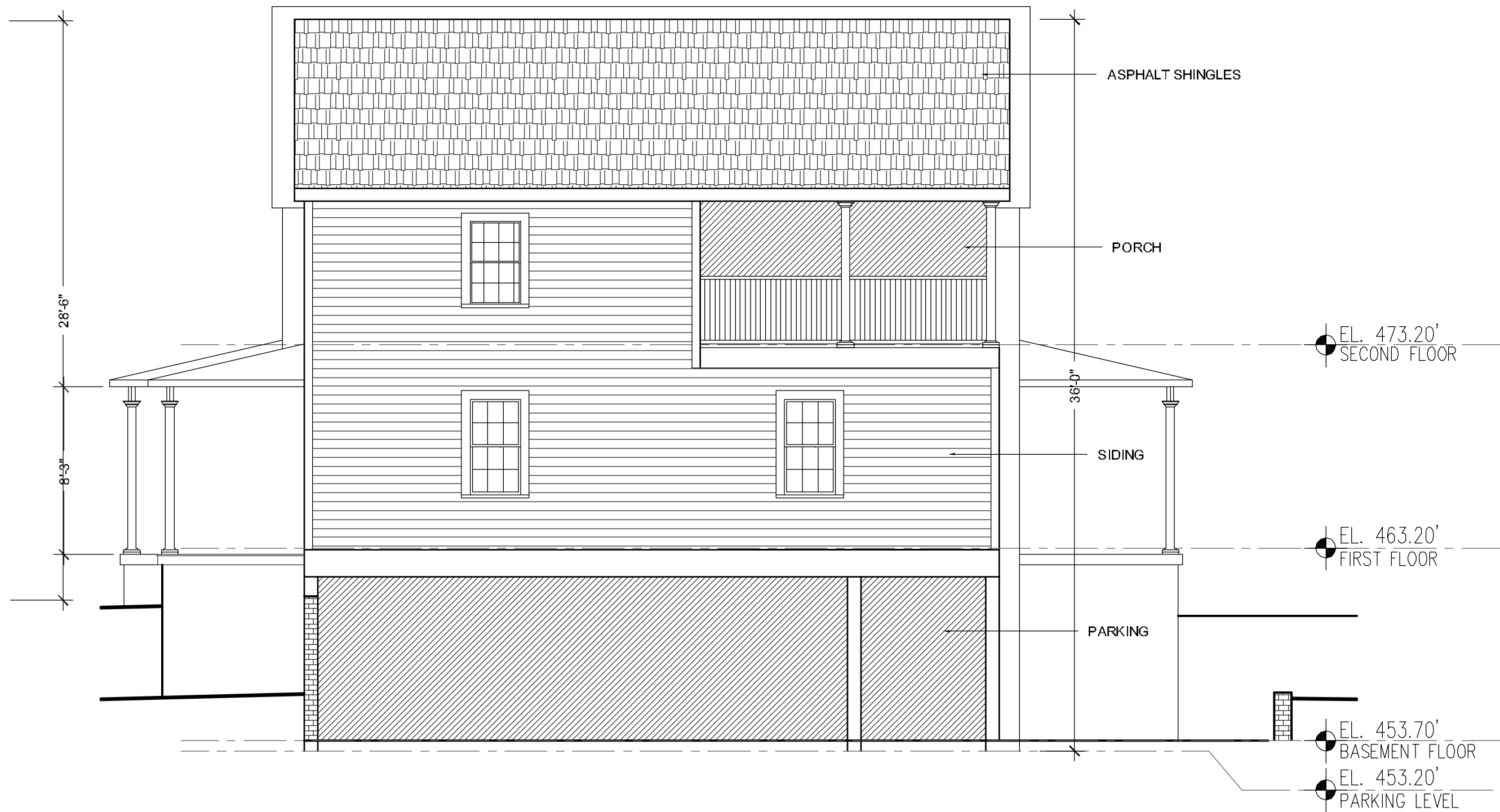
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**BUILDING
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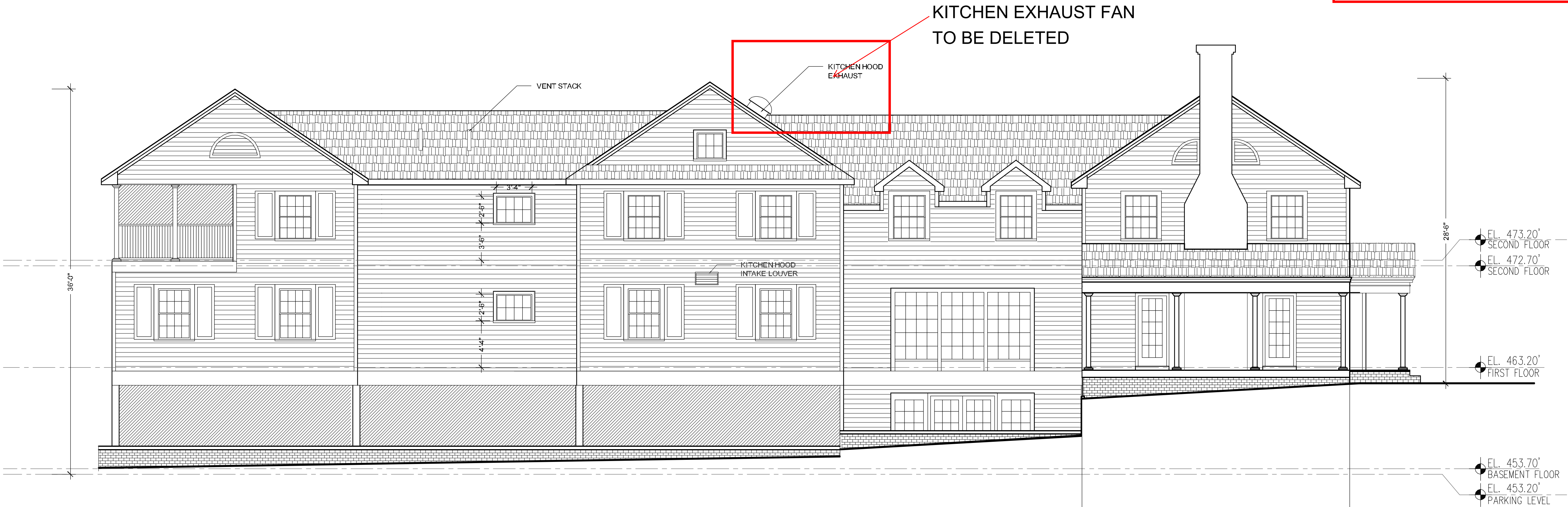
A-202

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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

PREVIOUSLY APPROVED
ELEVATIONS



WEST ELEVATION

3/16" = 1'-0"

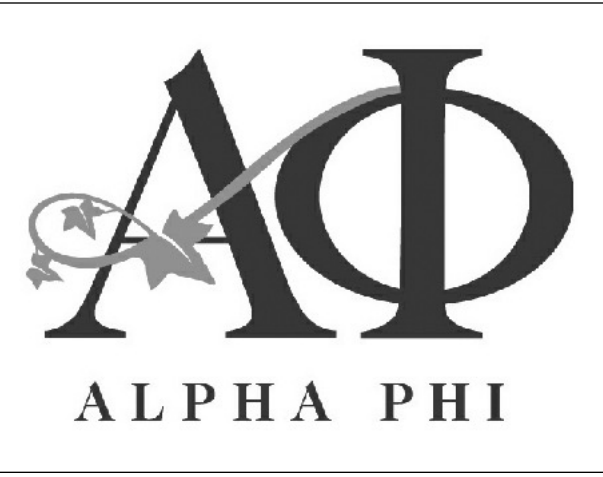
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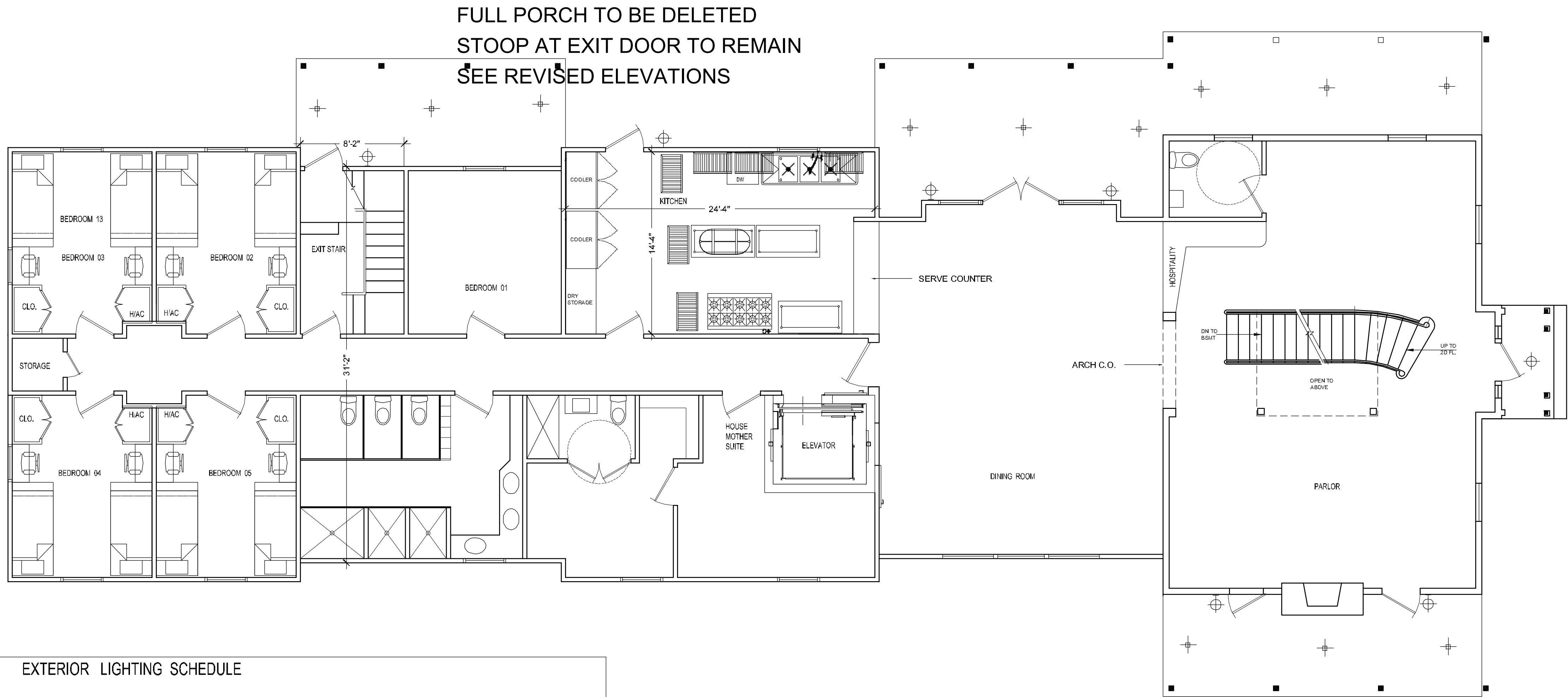
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EXTERIOR LIGHTING SCHEDULE					
	SYMBOL	MFGR	ITEM #	LAMP	DESCRIPTION
	⊕	ELK	45047/1	LED	CHAIN SUSP. CEILING HUNG FIXTURE
	⊕	ELK	45046/1	LED	WALL SCONCE FIXTURE
	+	PEGASUS	HR3S-IC-S30P-WHITE	LED	3" SQ. RECESSED, LED PORCH FIXTURE

MAIN FLOOR PLAN

M A I N F L O O R	PRELIMINARY ROOM FINISH SCHEDULE				
	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	

3/16" = 1' - 0"

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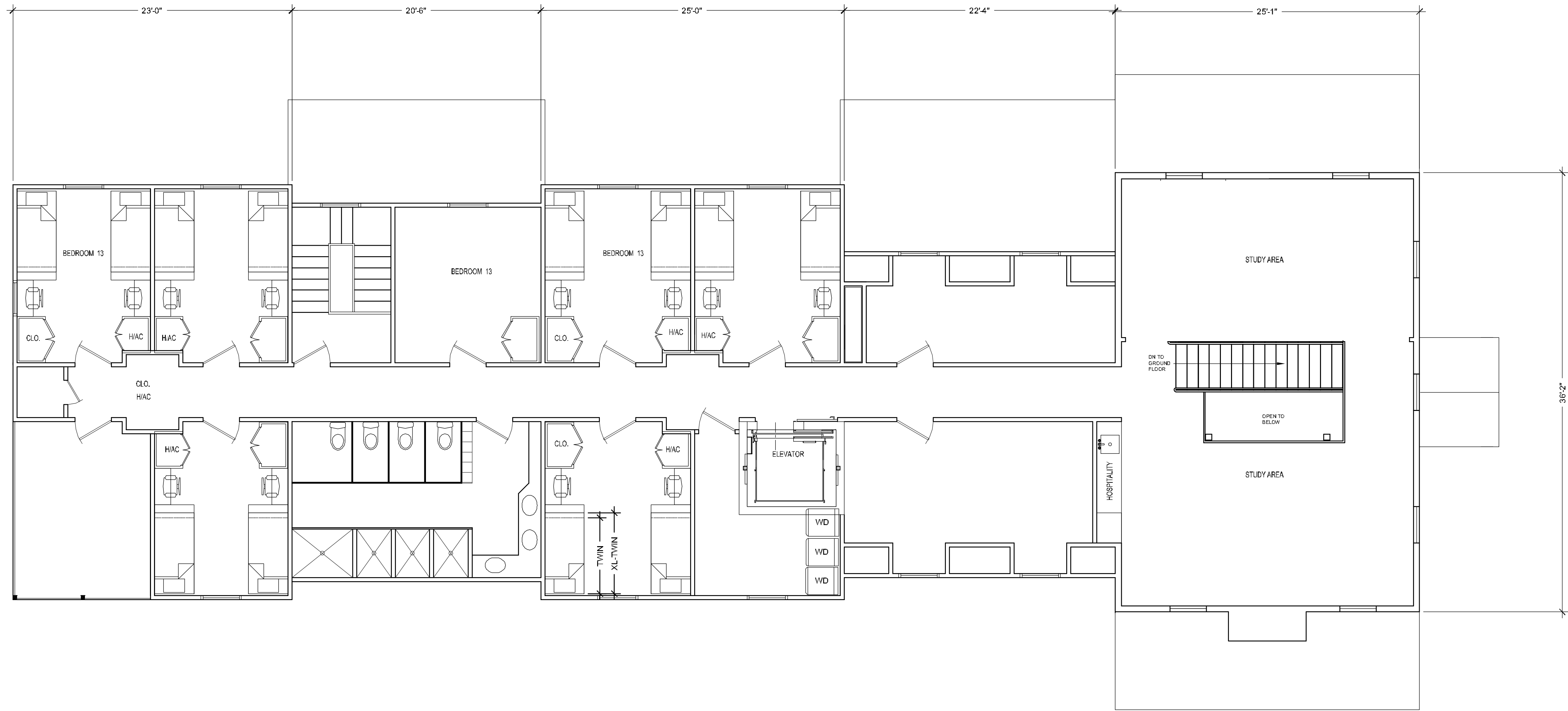
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SECOND FLOOR PLAN

3/16" = 1' - 0"

PRELIMINARY ROOM FINISH SCHEDULE					
S E C O N D F L O O R	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

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ALPHA PHI SORORITY

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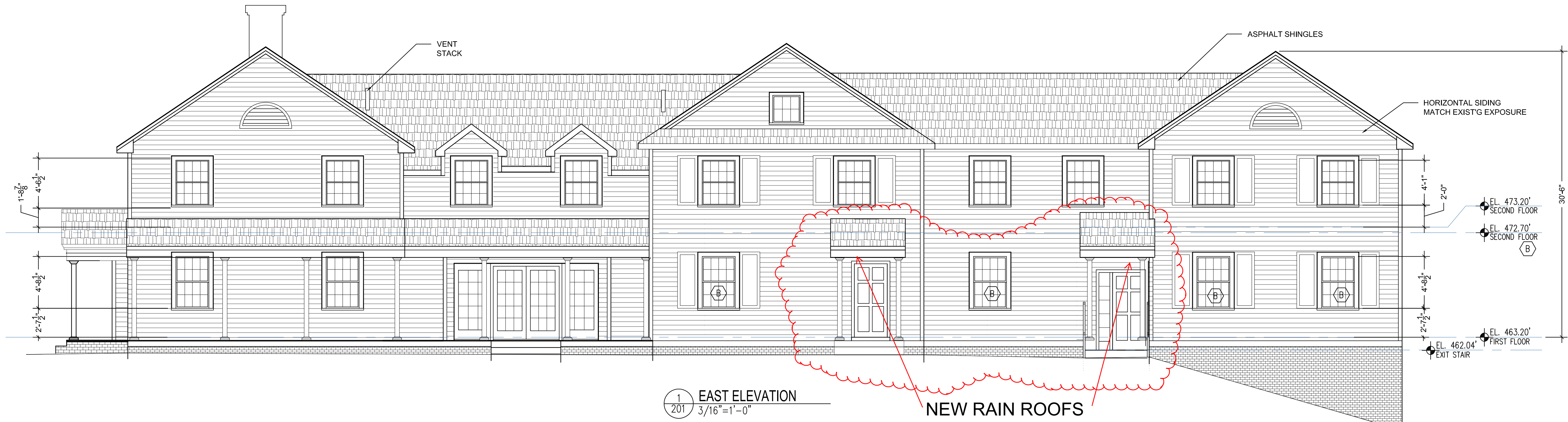
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BUILDING ELEVATIONS

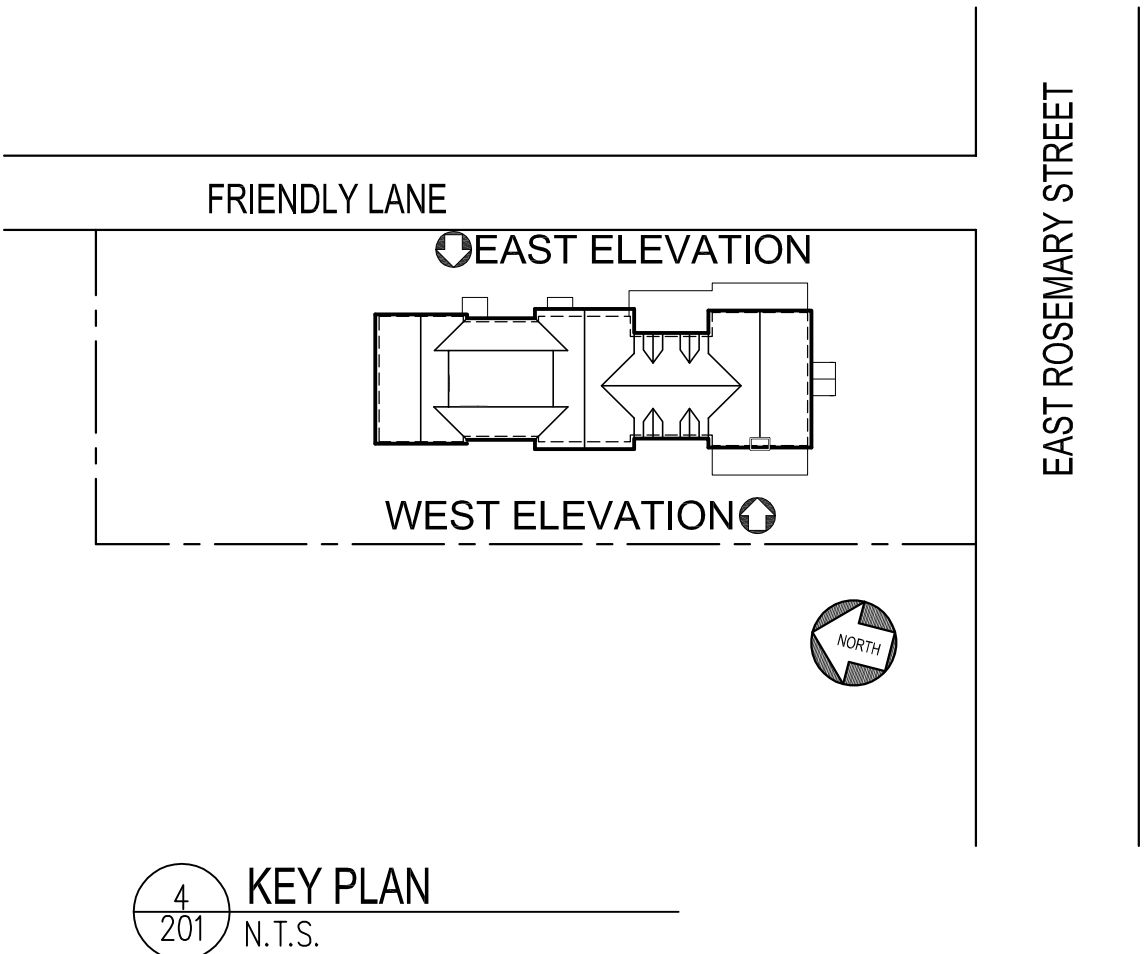
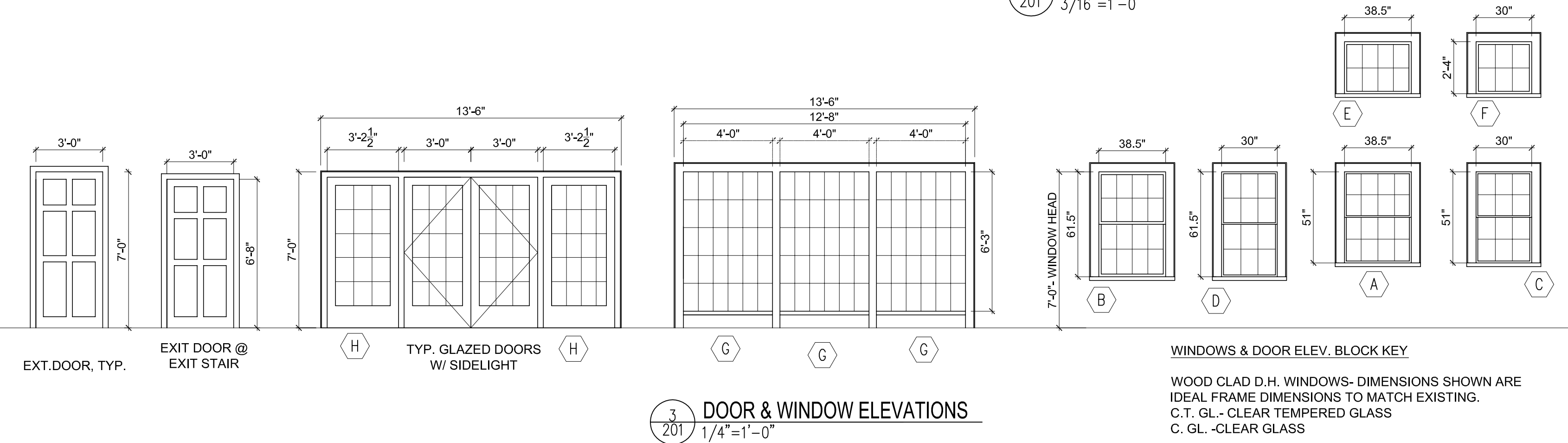
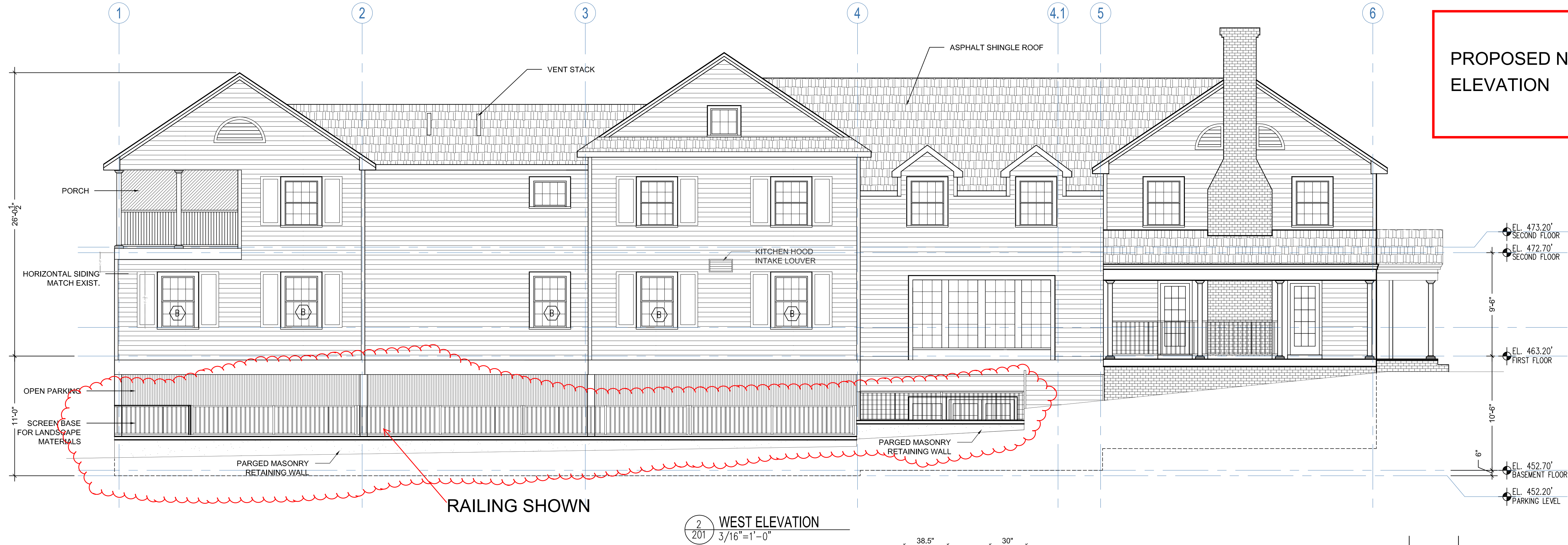
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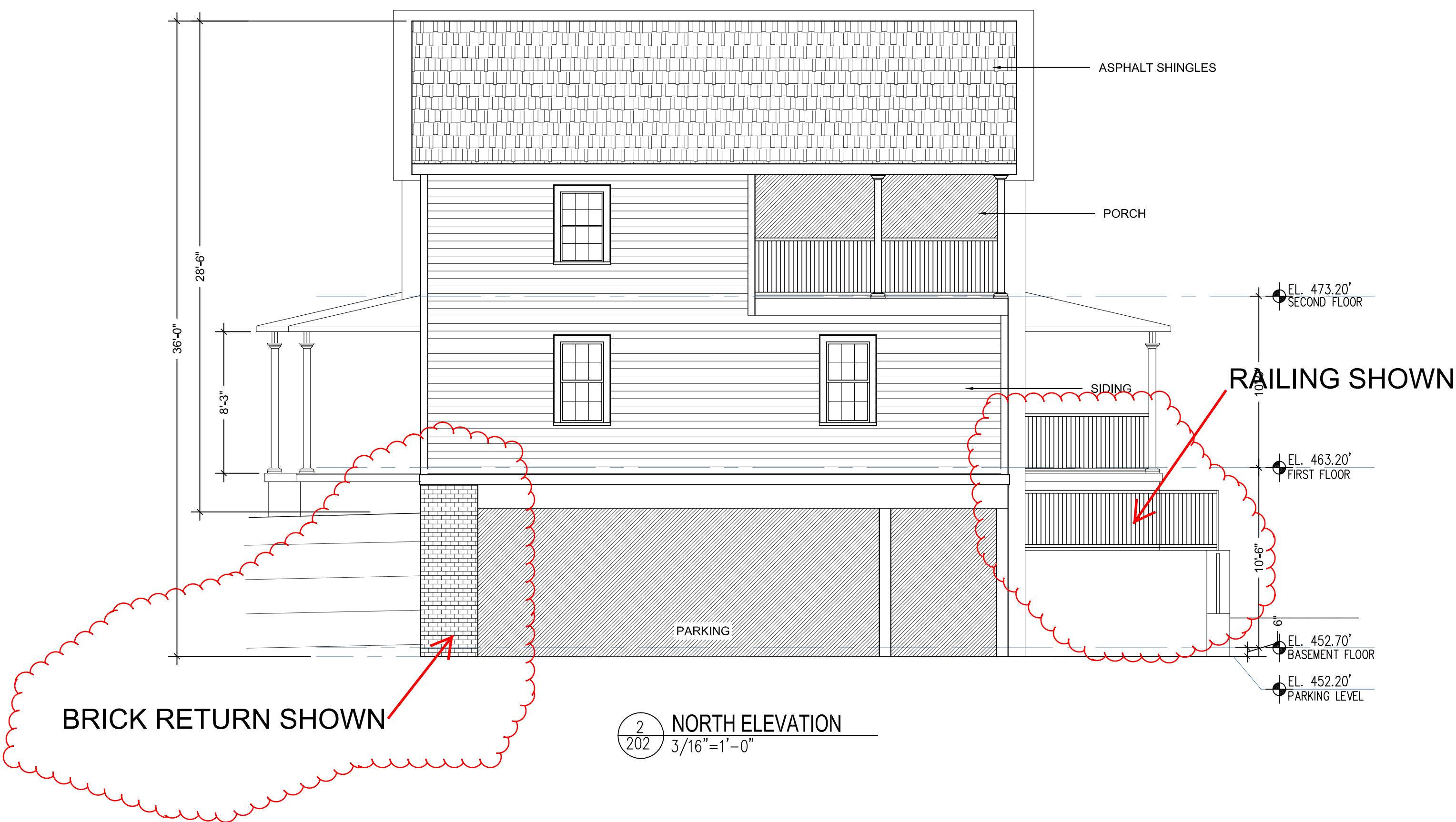


PROPOSED NEW ELEVATION





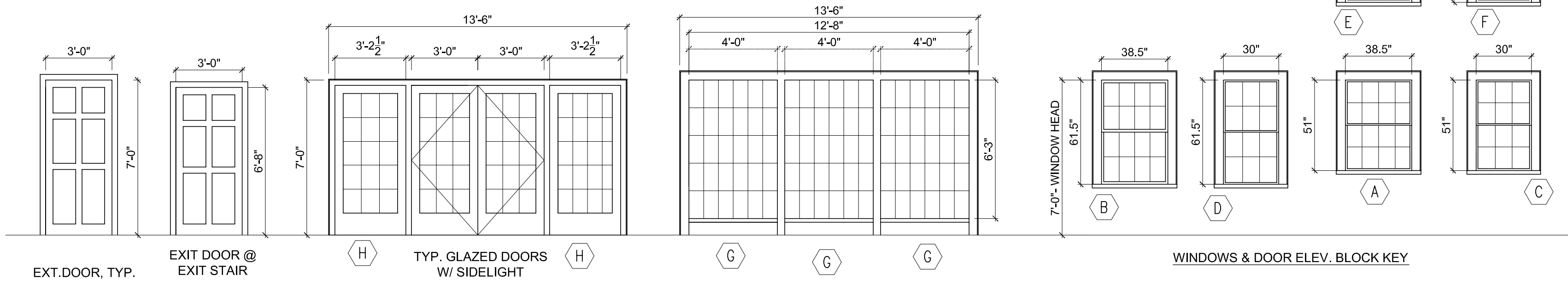
1 SOUTH ELEVATION
3/16"=1'-0"



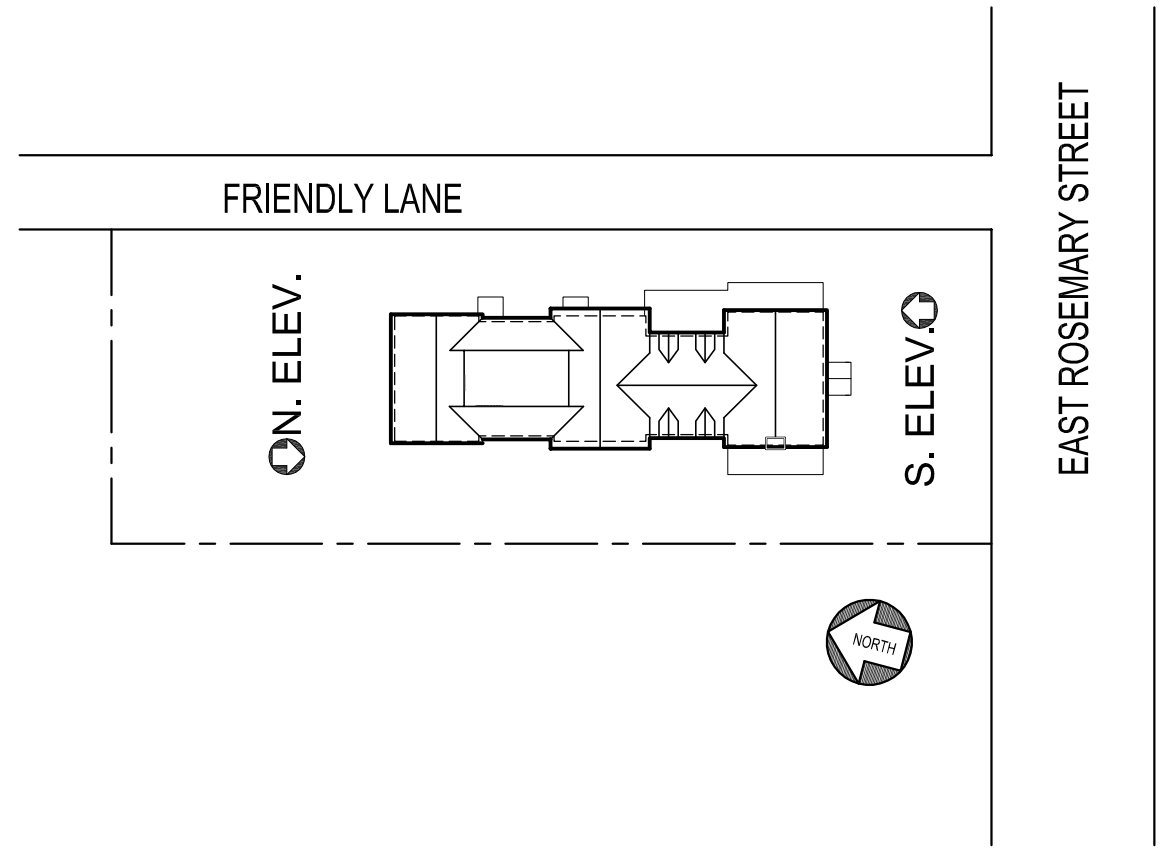
2 NORTH ELEVATION
3/16"=1'-0"

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STEEL INTERIOR STAIR WITH WOOD TRIM
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CEMENT BOARD (HARDIE) CORNER BOARD TRIM
WOOD TRIM AT EAVES AND COLUMNS WITH SHAPE TO MATCH EXISTING
SHINGLE ROOF, SHINGLES TO MATCH EXISTING COLOR AND TEXTURE
DOUBLE HUNG SASH: SQUARE EDGE WINDOW TRIM
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3 DOOR & WINDOW ELEVATIONS
1/4"=1'-0"



4 KEY PLAN
N.T.S.

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