



# MORGANTOWN BOARD OF ZONING APPEALS

May 15, 2013  
6:30 PM  
City Council Chambers

**Board Members:**

Bernie Bossio, Chair  
Leanne Cardoso, Vice-Chair  
George Papandreas  
Jim Shaffer  
Tom Shamberger

## **STAFF REPORT**

**CASE NO:** COMBINED REPORT – CU13-07 / V13-04 / V13-07  
Sigma Kappa Sorority House / 552 North Spruce Street

**REQUEST and LOCATION:**

Request by Bob Lindsey of LAI Architects, on behalf of the Theta Chi Chapter House Corporation of Sigma Kappa Sorority, for the following approvals relating to a proposed development project at 552 North Spruce Street.

CU13-07 ..... Conditional Use petition for “Off-Site Parking Facility” use in the B-1 District.

V13-04 ..... Variance petition concerning “Building Height, Use and Size”.

V13-07 ..... Variance petition concerning “Setbacks and Encroachments”.

**TAX MAP NUMBER(s) and ZONING DESCRIPTION:**

Tax Map 26, Parcel 240; B-1, Neighborhood Business District

**SURROUNDING ZONING:**

B-1, Neighborhood Business District

**BACKGROUND and ANALYSIS:**

The petitioner seeks to renovate the existing sorority house and construct an addition, which as proposed, requires conditional use approval for off-site parking; variance relief from the minimum side setback standard; and, variance relief from the maximum building height standard. Addendum A of this report illustrates the location of the subject development site.

**CU13-07** Conditional “Off-Site Parking Facility” Use

According to the petitioner, the current number of bedrooms in the sorority house is 31. The site currently has five on-site parking stalls. The proposed renovation will increase the number of bedrooms to 39 and reduce the number of on-site parking stalls to three.

Article 1365.03(D)(1) provides that:

“For the enlargement of a structure or for the expansion of a use of structure or land there shall be required only the number of additional off-street parking and loading spaces as would be required if such enlargement or expansion were a separate new structure or use.”

**Development Services**

Christopher Fletcher, AICP  
Director

**Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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Article 1365.03(E) provides that:

“Off-street parking or loading facilities in existence at the time of the effective date of this article shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new use under the provisions of this Code.”

Table 1365.04.01 provides the following minimum parking requirement for “Fraternity or Sorority House” uses:

Use	Minimum Off-Street Parking Requirement
Fraternity or Sorority House	1 space for each three (3) persons based upon the approved maximum building occupancy

The minimum parking requirement for the Sigma Kappa Sorority House, based on its current 31 bedrooms, is 10 on-site parking stalls. As noted above, there are currently five (5) on-site parking stalls.

The proposed enlargement/expansion of the sorority house will result in eight (8) additional beds. As Article 1365.03(D)(1) provides, the minimum parking calculation for the additional beds require at least three (3) parking stalls.

The petitioner has affirmed that the Sigma Kappa Sorority House has maintained an ongoing lease agreement with the owner of the adjoining property (Parcel 239 of Tax Map 26).

Because the proposed development program will eliminate two (2) existing parking stalls, the total number of off-site parking spaces that must be provided under this conditional use petition is five (5). The petitioner seeks conditional use approval for off-premise parking on Parcel 239 of Tax Map 26.

**V13-04 Maximum Building Height**

Article 1345.04(B) provides that the maximum height of a principal structure shall not exceed forty (40) feet in the B-1 District.

Article 1329.02 provides the following guidance in calculating building height in feet:

“The vertical distance measured from the lot ground level to the...mean height between eaves and ridges of gable...roofs. On lots with topographic elevation changes, the lot ground level shall be construed to mean the halfway point between the highest and lowest elevations of the building footprint...”

The proposed front elevation is approximately 42.48 feet and the proposed rear elevation is approximately 40 feet. The halfway point between the highest and lowest elevations is therefore approximately 41.24 feet. As such, the petitioner must obtain a variance of at least 1.24 feet. The petitioner is requested variance relief of 1’-6”.

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### **V13-07 Side Setback**

Article 1345.04(A)(3) provides a minimum side setback of three (3) feet. The petitioner's proposed development program includes a new fire/egress stair case that encroaches into the minimum side setback by 1'-4". As such, the petitioner must obtain a 1'-4" variance.

Staff recommends that the Board, without objection from members of the Board, the petitioner, or the public, combine the public hearings for the conditional use and two (2) variance petitions presented herein. However, each respective conditional use and variance petition must be considered and acted upon by the Board separately.

### **STAFF RECOMMENDATION:**

The Board of Zoning Appeals must determine whether the proposed requests meet the standard criteria for conditional use and a variance respectively by reaching a positive determination for *each* of the "Findings of Fact" submitted by the applicant. Addendum B of this report provides Staff recommended revisions to the petitioner's findings of fact (deleted matter struck through; new matter underlined).

Staff recommends the following approvals and related conditions for each petition:

### **CU13-07 Conditional "Off-Site Parking Facility" Use**

Staff recommends approval of the conditional use with the following conditions:

1. That the off-site parking facility be encumbered by an easement or similar agreement, to the satisfaction of the Planning Division, which is duly executed and acknowledged and specifies that the land upon which the subject off-site parking facility is located is encumbered by the parking use of the subject development for no less than five (5) parking spaces. That this instrument must bind the use for the life of the sorority house use. That said instrument must be filed with the Planning Division and placed on public record in the Office of the Clerk of the County Commission of Monongalia County, West Virginia. That the Certificate of Occupancy for the subject dwelling space shall be contingent upon the continuance of said agreement and encumbrance and should said agreement and encumbrance be annulled for any reason at any time, said Certificate of Occupancy shall be revoked upon written notification by the Planning Division. That a valid and current copy of said instrument must be made available at the request of Planning Division.
2. That the proposed five (5) parking spaces shall have signs noting the sorority house for which the spaces are reserved. That such signage shall be 12 inches wide by 18 inches tall and shall be mounted between three feet and five feet above the finished surface of the parking stalls. That the text on the sign state "This space is reserved for residents located at Sigma Kappa Sorority at 552 Spruce Street only, per City Code 1365.07(D)."

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Christopher Fletcher, AICP  
Director

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### **V13-04** Maximum Building Height

Staff recommends that the Board grant a 1'-6" variance as requested without conditions.

### **V13-07** Side Setback

Staff recommends that the Board grant a 1'-4" variance as requested without conditions.

Attachments: Application and accompanying exhibits

### **Development Services**

Christopher Fletcher, AICP  
Director

### **Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

# STAFF REPORT ADDENDUM A

CU13-07, V13-04, V13-07 / Sigma Kappa / 552 North Spruce Street





# STAFF REPORT ADDENDUM B

## CU13-07 / V13-04 / V13-07 / Sigma Kappa / 552 North Spruce Street

---

Staff recommended revisions to petitioner's Findings of Fact (deleted matter struck through; new matter underlined).

### **CU13-07 Conditional "Off-Site Parking Facility" Use**

**Finding of Fact No. 1** – Congestion in the streets is not increased, in that:

Additional required parking will be obtained by an adjacent lot lease within an existing parking area. The location of the project site supports student housing at the edge of campus thereby reducing commute trips from housing outside the city and resultant congestion.

**Finding of Fact No. 2** – Safety from fire, panic, and other danger is not jeopardized, in that:

A new fire / egress stair is incorporated in the new design of a fully sprinkled building. The petitioner affirms that the Sigma Kappa Sorority House has been utilizing the adjacent lot for parking. Therefore, the utilization of the existing parking area and related conditions should not contribute to fire, panic, or other dangers.

**Finding of Fact No. 3** – Provision of adequate light and air is not disturbed, in that:

Adjacent properties are relatively equal in size and nature. The location of the proposed off-premise parking is within an existing adjacent parking area and will therefore not affect existing light distribution or air flow conditions.

**Finding of Fact No. 4** – Overcrowding of land does not result, in that:

The proposed design increases bed count from ~~30~~ 31 to 39 posing only 9 8 additional occupants. The location of the proposed off-premise parking is within an existing parking area. With the exception of the minor 1'-6" building height and 1'4" side setback encroachments, the proposed renovation and addition observes remaining setback and lot coverage standards. The location of the proposed off-premise parking is within an existing adjacent parking area.

**Finding of Fact No. 5** – Undue congestion of population is not created, in that:

The petitioner affirms that most of the Sigma Kappa Sorority House residents ~~inhabitants~~ walk to the campus or utilize the University's or public transportation. The location of the project site supports student housing at the edge of campus thereby reducing commute trips from housing outside the city and resultant congestion. The proposed conditional off-premise parking use is within an existing adjacent parking area.

**Finding of Fact No. 6** – Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

Granting the requested conditional use would improve the adjacent properties by the reorganization and enclosing of the required fire stairs and improving the existing eclectic structure into a singular Architecture element. The location of the project to the campus makes this development ideal for the students limiting the need to commute and seek house outside the city. The proposed renovation and off-premise parking does not appear to require public facilities or services beyond those existing conditions.

**Finding of Fact No. 7** – Value of buildings will be conserved, in that:

The existing house configuration lends to a disjointed architectural construct for the surrounding properties to experience. Granting the conditional use would allow the opportunity to extend the original design of the house covering the misguided addition of the CMU structure resulting in higher value to the Sigma Kappa Sorority House and surrounding buildings. The proposed conditional off-premise parking use is within an existing adjacent parking area.

**Finding of Fact No. 8** – The most appropriate use of land is encouraged, in that:

The increase of the student population in the campus area reduces the sprawling of housing and vehicular necessity. The proposed conditional off-premise parking use is within an existing adjacent parking area.

#### **V13-04 Maximum Building Height**

**Finding of Fact No. 1** – There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Due to the lot size and building location, and the building's various rooflines that have developed over time, any improvements to the existing structure is limited to vertical expansion or coherent, architecturally pleasing rooflines.

**Finding of Fact No. 2** – The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

~~Granting the request would allow the occupancy meet the current need for additional boarding and provide a space for chapter meetings.~~ The Metro Property's Courtyard West building, located at 327 Willey Street, and Courtyard East building, located at 331 Willey Street have an approximate mean building height of 45 feet and 63 feet respectively and are located within the same B-1 District.

**Finding of Fact No. 3** – The granting of this variance not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

The existing house configuration lends to a disjointed architectural construct for the surrounding properties and built environment to experience. Granting the variance would allow the opportunity to extend the original design of the house covering the misguided addition of the CMU structure.

**Finding of Fact No. 4** – The granting of this variance not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Granting the requested variances would improve the Sigma Kappa Sorority House, adjacent properties, and built environment by the reorganization and enclosing of the required fire stairs and improving the existing eclectic structure into a singular Architecture element. ~~The location of the project to the campus makes this development ideal for the students limiting the need to commute.~~ The nature of the requested variance relief cannot mitigate nor contribute to existing traffic congestion.

## V13-07 Side Setback

**Finding of Fact No. 1** – There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

Due to the lot size and building location, any improvements to the existing fire stair would be in a structural nature rather than the incorporation of the stairs into the Architectural design in a seamless expression.

**Finding of Fact No. 2** – The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

Granting the request would allow the complete reconstruction and redesign ~~design~~ of the current wooden egress stair that is in need of repair structurally and aesthetically. It appears that at least the following structures located within the same B-1 District encroach into present setback standards – 506 North High Street, 514 North High Street, 228 Prospect Street, 234 Prospect Street, 565 Price Street, and 331 Willey Street encroach into present setback standards.

**Finding of Fact No. 3** – The granting of this variance not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

The existing condition of the fire stairs and current building configuration lends to an unsightly element for the surrounding properties. The new design will mask the old CMU addition and extend the roof line in the same Architectural language as the original house was designed. The State Fire Code requires the provision of fire stairs to the upper level.

**Finding of Fact No. 4** – The granting of this variance not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

Granting the requested variances would improve the Sigma Kappa Sorority House, adjacent properties, and built environment by the reorganization and enclosing of the required fire stairs and improving the existing eclectic structure into a singular Architecture element. ~~The location of the project to the campus makes this development ideal for the student limiting the need to commute. The nature of the requested variance relief cannot mitigate nor contribute to existing traffic congestion.~~



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-04
RECEIVED:	3/12/13
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

<b>I. APPLICANT</b>		Name:	LAI Architects Inc (Bob Lindsey)			
Mailing Address:	Rt3 Box 383EE		Phone:	304.288.3941		
	Street	Fairmont	WV	26554	Mobile:	304.288.3941
	City		State	Zip	Email:	rlindsey@lai-arc.com
<b>II. PROPERTY</b>		Street Address:	552 North spruce street			
Owner:	Janell K. Reedy		Zoning:	B-1		
Mailing Address:	552 North spruce street		Tax Map No.:	#26		
	Street	Morgantown	WV	26505	Parcel No.:	P-240 <i>OH</i>
	City		State	Zip	Phone:	412 716 9173
<b>III. NARRATIVE</b>		Please describe the nature and extent of your variance request(s).				
We are requesting a variance for additional building height of 1'-6" from the existing structure.						
<b>V. ATTEST</b>						
I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Planning Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal.						
bob lindsey				02/11/2013		
Type/Print Name of Applicant/Agent		Signature of Applicant/Agent		Date		

You or a representative **MUST** be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.



City of Morgantown, West Virginia

# APPLICATION FOR ZONING VARIANCE

**OFFICE USE**

CASE NO. V13-04  
RECEIVED: \_\_\_\_\_  
COMPLETE: \_\_\_\_\_

Suggested Scale: 1 square = 5'

*See attachment.  
C.M.F.  
05/06/13*



APPLICATION FOR ZONING VARIANCE

OFFICE USE	
CASE NO.	V13-04
RECEIVED:	_____
COMPLETE:	_____

VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. Staff will check the appropriate boxes below that must be addressed.

Land Use Characteristics (complete only those that apply)

- Residential
  - Single-Family Dwelling
  - Townhouse Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling

Non-Residential or Mixed (please explain)

Sorority House

Structure Characteristics (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building: 10,394sf  
 Estimated number of employees: 2 No. of dwelling units: 1 No. of bedrooms: 39

Additional structure-related details:

Additional Information (as required by Staff):

Site Plan A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.

- Location, shape, exterior dimensions, and number of stories of each building on the site.
- Standard yard setbacks for the applicable zoning district
- Location, grade, and dimensions of paved surfaces, and all abutting streets
- Existing and proposed contours, at an interval of at least two (2) feet
- Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
- Location of landscaped areas (to be detailed on landscape plan), fences, walls, and other screen required

For simple variance requests (as determined by Staff), please use the graph area on the following page to illustrate applicable features listed above.



**APPLICATION FOR  
ZONING VARIANCE**

OFFICE USE	
CASE NO.	V13-04
RECEIVED:	_____
COMPLETE:	_____

**VII. FINDINGS OF FACT**

The Board of Zoning Appeals may grant a variance request only if each of the following "Findings of Fact" criteria is determined to be in the positive. Applicants must give their own responses to the following criteria statements.

**1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:**

Due to the lot size and location any improvements to the existing structure is limited to vertical expansion.

**2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:**

Granting the request would allow the occupance meet the current need for additional boarding and provide a space for chapter meetings.

**3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:**

The existing house configuration lends to a disjointed architectural construct for the surrounding properties to experience. Granting the variance would allow the opportunity to extend the original design of the house covering the misguided addition of the CMU structure.

**4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:**

Granting the requested variances would improve the adjacent properties by the reorganization and enclosing of the required fire stairs and improving the existing eclectic structure into a singular Architecture element. The location of the project to the campus makes this development ideal for the students limiting the need to commute.

- Schematic Design
- Design Development
- Progress
- Bidding
- Building Permit
- Construction Documents

Client Signature for Phase Completion



**SIGMA KAPPA SORORITY**

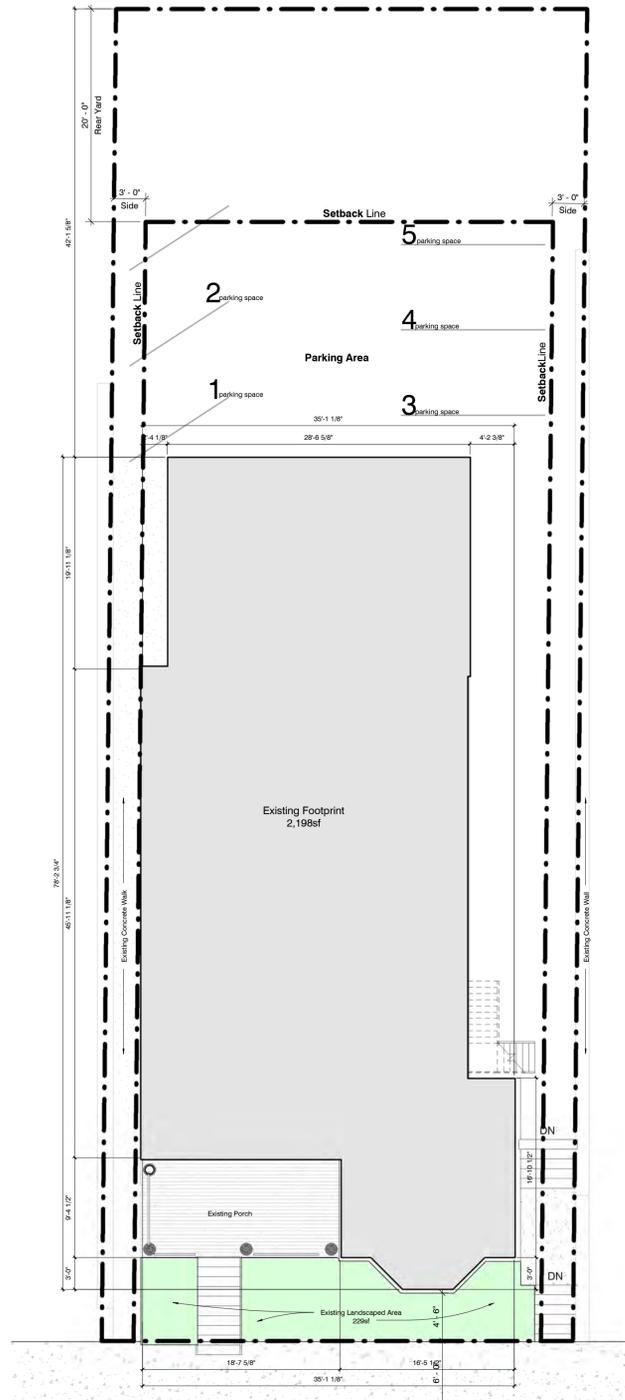
Project Address  
Pieta Chi Chapter of Sigma Kappa  
Cultural Center  
1400 Heather Street #7, Morgantown, WV 26505

2/8/2013 6:24:56 AM  
Project Number: 09.011  
PROJECTdata

1" = 10'-0"  
Cover

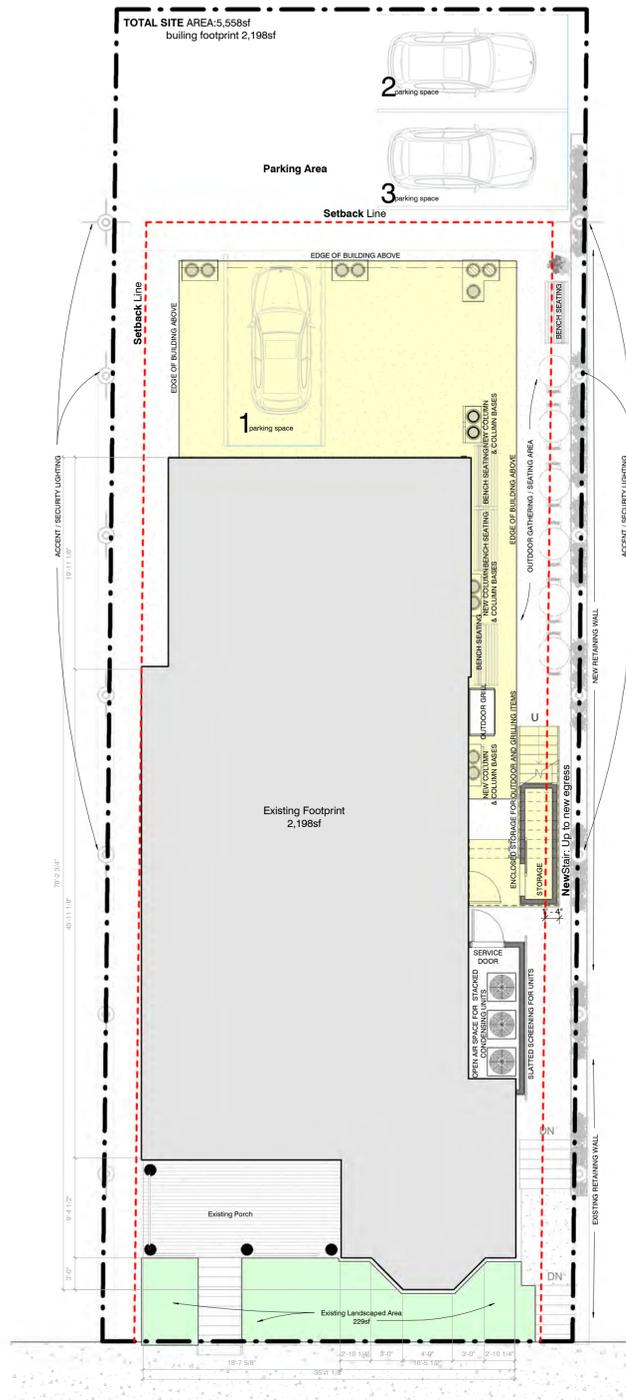
Sorority. - living  
**SIGMA KAPPA**

**A000**



North Spruce Street

2 Site Plan - Existing  
1/8" = 1'-0"



North Spruce Street

1 Site Plan - New  
1/8" = 1'-0"

**SITE PLAN NOTES:**

- GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC GRADE LEVELS, LOCATIONS OF TREES AND THE PROPOSED BUILDING LOCATION. ARCHITECT WILL WALK THE SITE PRIOR TO REMOVAL OF TREES AND/OR VEGETATION TO MARK TREES/VEGETATION TO KEEP FOR LANDSCAPING/SITE BETTERMENT PURPOSES. IF GENERAL CONTRACTOR AND ARCHITECT HAVE MADE AN AGREEMENT TO FORGO THIS STEP THEN WORK WILL PROCEED, THE GENERAL CONTRACTOR WILL COMMUNICATE TO THE OWNER AND THE ARCHITECT ANY RECOMMENDED CHANGES BEFORE THE START OF ANY WORK.
- GENERAL CONTRACTOR TO HAVE A LICENSED ENGINEER OR SURVEYOR STAKE OUT OR VERIFY THE HOUSE LOCATION TO ENSURE THAT THE HOUSE DOES NOT ENCROACH ON ANY SETBACKS OR EASEMENTS. COORDINATE WITH CIVIL ENGINEERING DOCUMENTS.
- GENERAL CONTRACTOR TO LOCATE ALL UTILITY SERVICES I.E. WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV AND COORDINATE THE EXTENSIONS TO THE HOUSE WITH THE APPROPRIATE INSTALLER. ALL CONNECTIONS, METERS, CLEAN-OUTS, ETC. TO BE LOCATED AWAY FROM PROMINENT VIEW. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING DOCUMENTS.
- GENERAL CONTRACTOR TO COORDINATE FINISH TOPOGRAPHIC GRADING AND PAVING OF WALKS, DRIVEWAYS, PATIOS, ETC. AS REQUIRED FOR POSITIVE DRAINAGE AWAY FROM THE HOUSE. COORDINATE WITH CIVIL ENGINEERING DOCUMENTS.
- GENERAL CONTRACTOR TO COORDINATE ALL LANDSCAPING WITH THE ARCHITECT AND OWNER TO DETERMINE WHETHER THE LANDSCAPING PACKAGE IS TO BE PROVIDED BY THE GENERAL CONTRACTOR OR BY OTHERS.
- STORMWATER MANGEMENT, SITE DRAINAGE, ENVIRONMENTAL CONCERNS/DESIGNS, STRIPING, SURFACE PAVEMENT, TO BE COORDINATED WITH CIVIL ENGINEERING DOCUMENTS.

**LAI** incorporated  
architecture studio  
r.3 box 383e  
fairmont, wv 26554  
ph: 304.292.7750

**lakeside** architecture  
incorporated  
685 mossler road  
suite 10  
mchenry, maryland 21541  
ph: 301.387.3380  
fx: 301.387.3382

- Schematic Design
- Design Development
- Progress
- Bidding**
- Building Permit
- Construction Documents

Client Signature for Phase Completion

**SIGMA KAPPA SORORITY**  
Project Address:  
Beta Chi Chapter of Sigma Kappa  
Cultural Center  
1400 Heather Street #7, Morgantown, WV 26505

2/8/2013 7:40:51 AM

**REVISIONS:**

No.	Description	Date
1)		

1/8" = 1'-0"  
Architectural Site Plan

**C100**

**EXISTING PLAN NOTES:**

CONTRACTOR TO CONFIRM ALL DIMENSIONS BEFORE DEMOLITION BEGINS.

THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE DESIGN DOCUMENTS AND ACTUAL CONDITIONS. ALL EXISTING DIMENSIONS AND CONDITIONS SHALL BE REFLECTED ON THE SHOP DRAWINGS PRIOR TO SUBMISSION FOR REVIEW.

**CLEANING**

A. WASTE DISPOSAL: COMPLY WITH REQUIREMENTS OF SECTION 01732

- 1) COMPLY WITH APPLICABLE REGULATIONS.
- 2) DO NOT BURN SCRAP ON PROJECT SITE.
- 3) DO NOT BURN SCRAP THAT HAVE BEEN PRESSURE TREATED.
- 4) DO NOT SEND MATERIALS TREATED WITH PENTACHLOROPHENOL, CCA, OR ACA TO CO-GENERATION FACILITIES OR "WASTE-TO-ENERGY" FACILITIES.

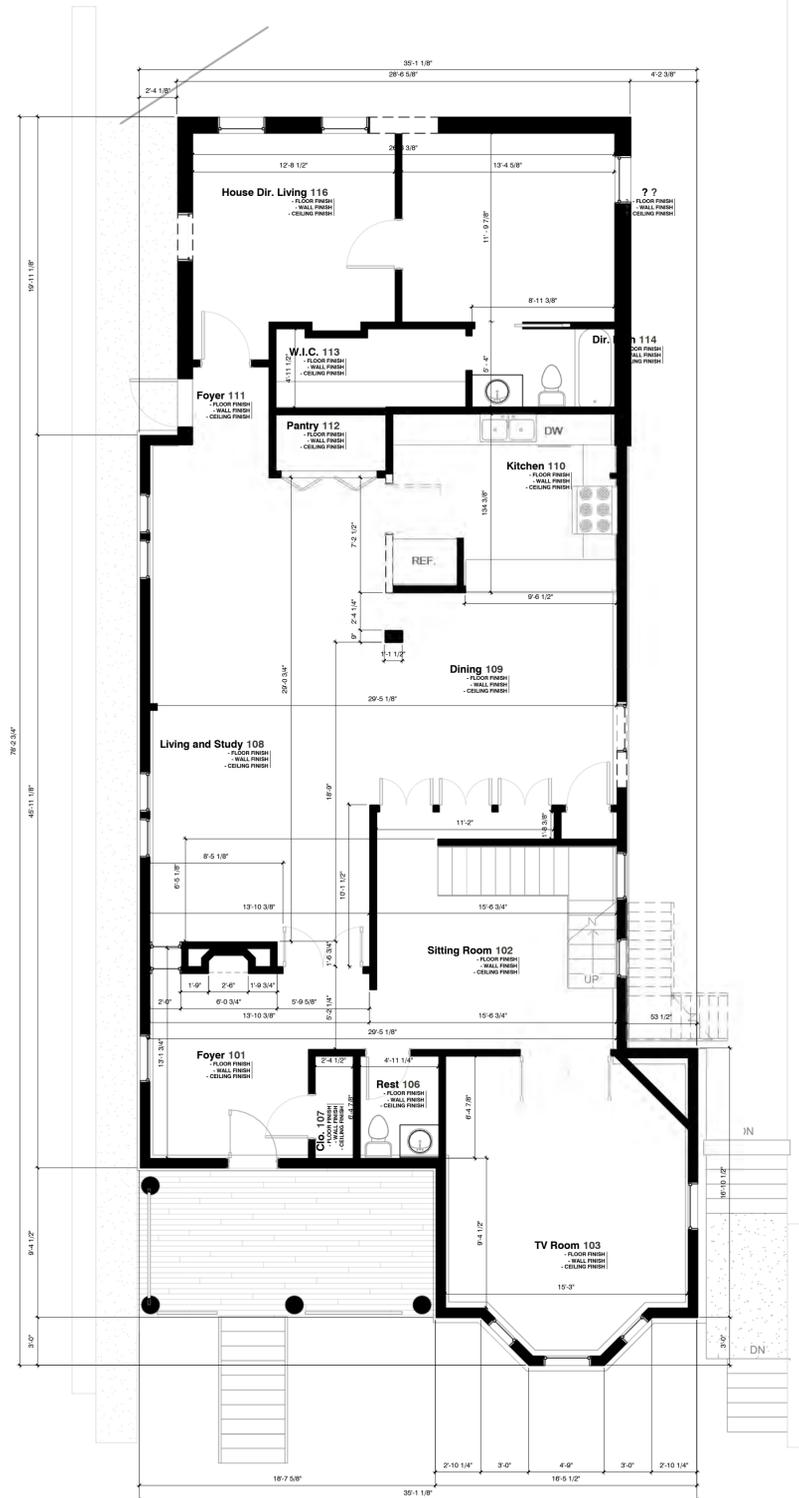
B. DO NOT LEAVE AND WOOD, SHAVINGS, SAWDUST, ETC. ON THE GROUND WHEN LEAVING @ THE END OF THE DAY.  
 C. PREVENT SAWDUST AND WOOD SHAVINGS FROM ENTERING THE PORTION OF THE HOME NOT IN REMODEL.

CONTRACTOR TO LOCATE ALL PLUMBING, ELECTRICAL PANELS / WIRING, AND HVAC UNITS / DUCTWORK BEFORE THE START OF DEMOLITION.

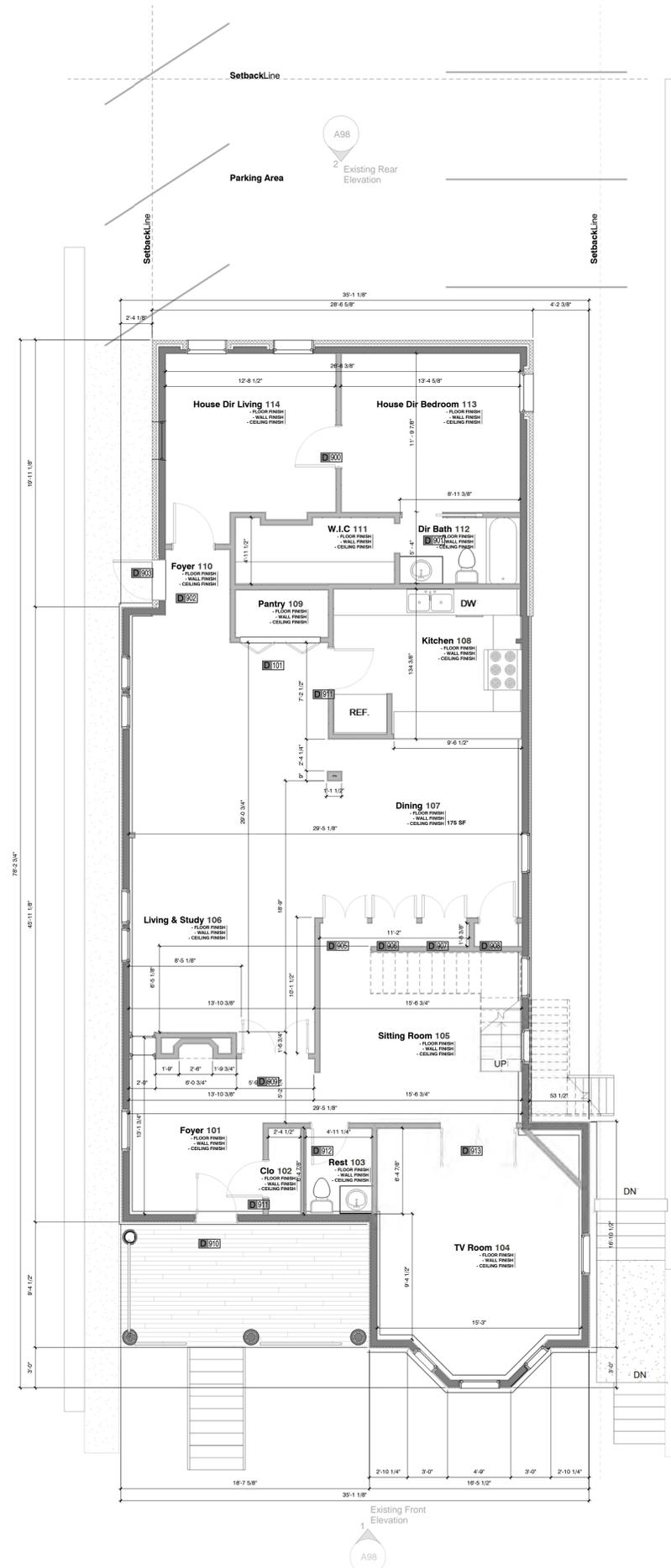
**DEMOLITION PLAN NOTES:**

CONTRACTOR TO DISCUSS AND SIGN OFF ON DEMOLITION SHEET BEFORE DEMOLITION BEGINS.

- [ - - - ] DEMOLITION WALLS.
- [ ——— ] EXISTING WALLS.



2 001 Demolition First Floor Level  
 3/16" = 1'-0"



1 001 Existing First Floor Level  
 3/16" = 1'-0"

Existing Left  
 Elevation  
 A99

Existing Right  
 Elevation  
 A99

**EXISTING PLAN NOTES:**

CONTRACTOR TO CONFIRM ALL DIMENSIONS BEFORE DEMOLITION BEGINS.

THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE DESIGN DOCUMENTS AND ACTUAL CONDITIONS. ALL EXISTING DIMENSIONS AND CONDITIONS SHALL BE REFLECTED ON THE SHOP DRAWINGS PRIOR TO SUBMISSION FOR REVIEW.

**CLEANING**

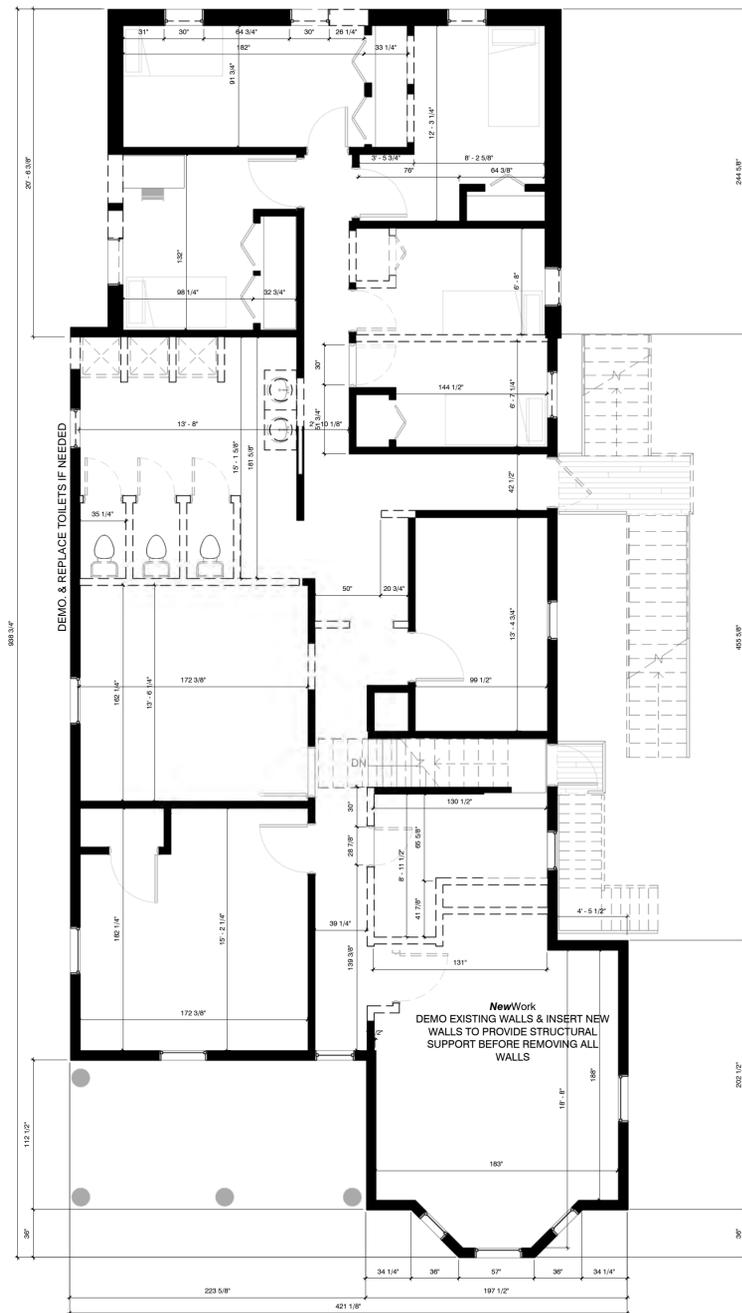
- A. WASTE DISPOSAL: COMPLY WITH REQUIREMENTS OF SECTION 01732
- 1) COMPLY WITH APPLICABLE REGULATIONS.
  - 2) DO NOT BURN SCRAP ON PROJECT SITE.
  - 3) DO NOT BURN SCRAP THAT HAVE BEEN PRESSURE TREATED.
  - 4) DO NOT SEND MATERIALS TREATED WITH PENTACHLOROPHENOL, CCA, OR ACA TO CO-GENERATION FACILITIES OR "WASTE-TO-ENERGY" FACILITIES.
- B. DO NOT LEAVE AND WOOD, SHAVINGS, SAWDUST, ETC. ON THE GROUND WHEN LEAVING @ THE END OF THE DAY.
- C. PREVENT SAWDUST AND WOOD SHAVINGS FROM ENTERING THE PORTION OF THE HOME NOT IN REMODEL.

CONTRACTOR TO LOCATE ALL PLUMBING, ELECTRICAL PANELS / WIRING, AND HVAC UNITS / DUCTWORK BEFORE THE START OF DEMOLITION.

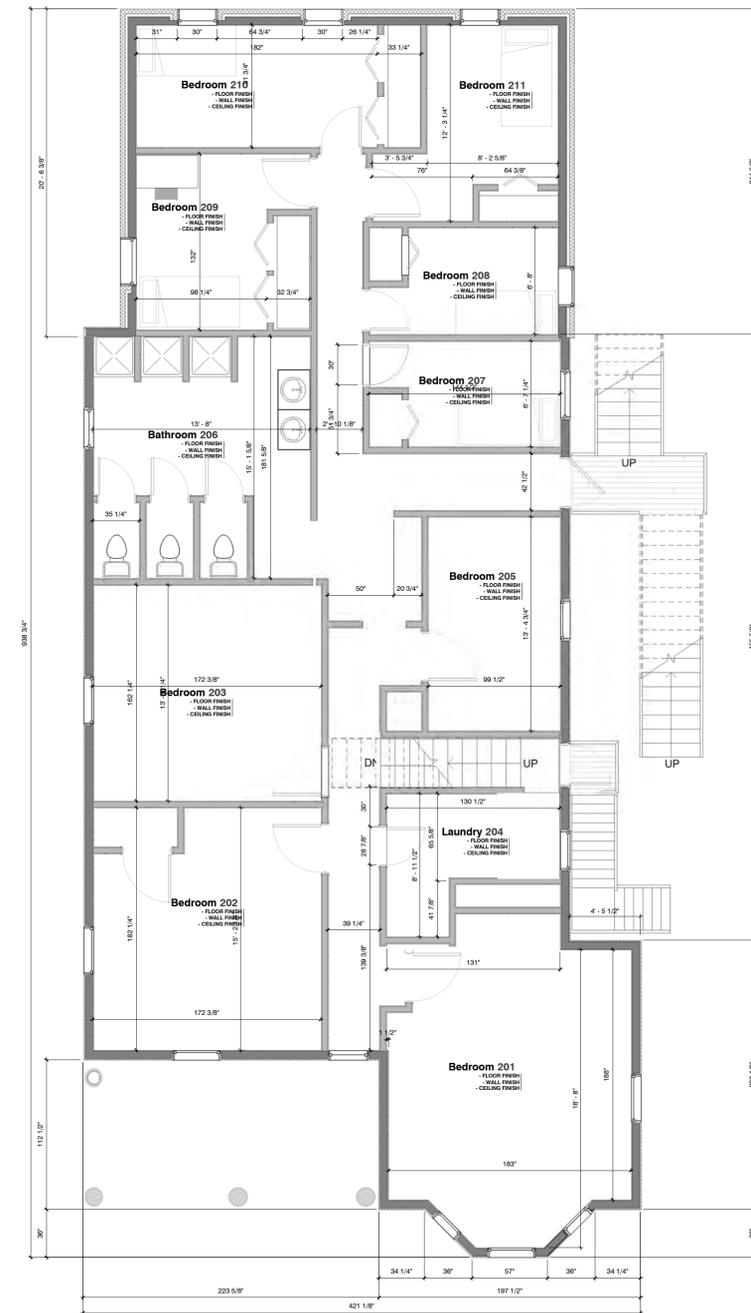
**DEMOLITION PLAN NOTES:**

CONTRACTOR TO DISCUSS AND SIGN OFF ON DEMOLITION SHEET BEFORE DEMOLITION BEGINS.

-  DEMOLITION WALLS.
-  EXISTING WALLS.



2 002 Demolition Second Floor Level  
 3/16" = 1'-0"



1 002 Existing Second Floor Level  
 3/16" = 1'-0"

- Schematic Design
- Design Development
- Progress
- Bidding
- Building Permit
- Construction Documents

Client Signature for Phase Completion

**SIGMA KAPPA SORORITY**

Project Address:  
 Sigma Chi Chapter of Sigma Kappa  
 Club Annex, 301 West 21st St.  
 1400 Heather Street #7, Morgantown, WV 26505

2/8/2013 6:25:02 AM  
 Project Number: 09.011  
 PROJECTdata

3/16" = 1'-0"  
 Second Floor Plan  
 (Existing & Demolition)

**EXISTING PLAN NOTES:**

CONTRACTOR TO CONFIRM ALL DIMENSIONS BEFORE DEMOLITION BEGINS.

THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE DESIGN DOCUMENTS AND ACTUAL CONDITIONS. ALL EXISTING DIMENSIONS AND CONDITIONS SHALL BE REFLECTED ON THE SHOP DRAWINGS PRIOR TO SUBMISSION FOR REVIEW.

**CLEANING**  
A. WASTE DISPOSAL: COMPLY WITH REQUIREMENTS OF SECTION 01732

- 1) COMPLY WITH APPLICABLE REGULATIONS.
- 2) DO NOT BURN SCRAP ON PROJECT SITE.
- 3) DO NOT BURN SCRAP THAT HAVE BEEN PRESSURE TREATED.
- 4) DO NOT SEND MATERIALS TREATED WITH PENTACHLOROPHENOL, CCA, OR ACA TO CO-GENERATION FACILITIES OR "WASTE-TO-ENERGY" FACILITIES.

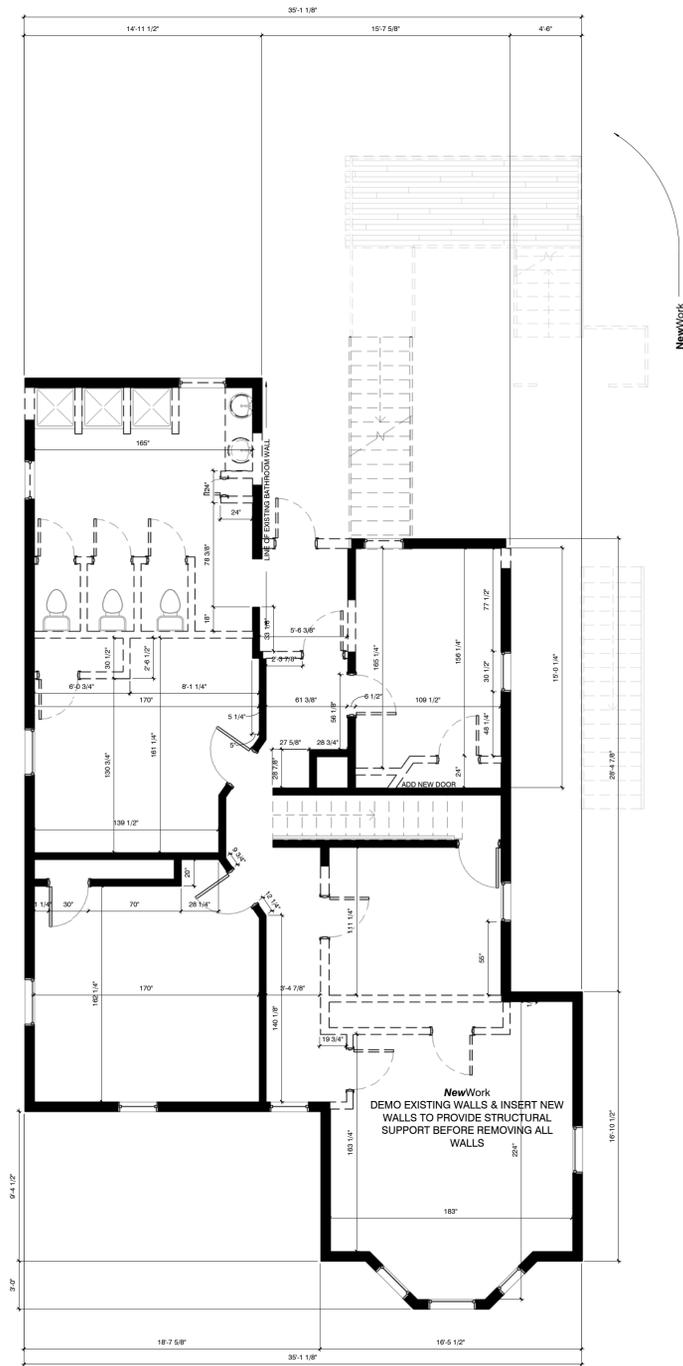
B. DO NOT LEAVE AND WOOD, SHAVINGS, SAWDUST, ETC. ON THE GROUND WHEN LEAVING @ THE END OF THE DAY.  
C. PREVENT SAWDUST AND WOOD SHAVINGS FROM ENTERING THE PORTION OF THE HOME NOT IN REMODEL.

CONTRACTOR TO LOCATE ALL PLUMBING, ELECTRICAL PANELS / WIRING, AND HVAC UNITS / DUCTWORK BEFORE THE START OF DEMOLITION.

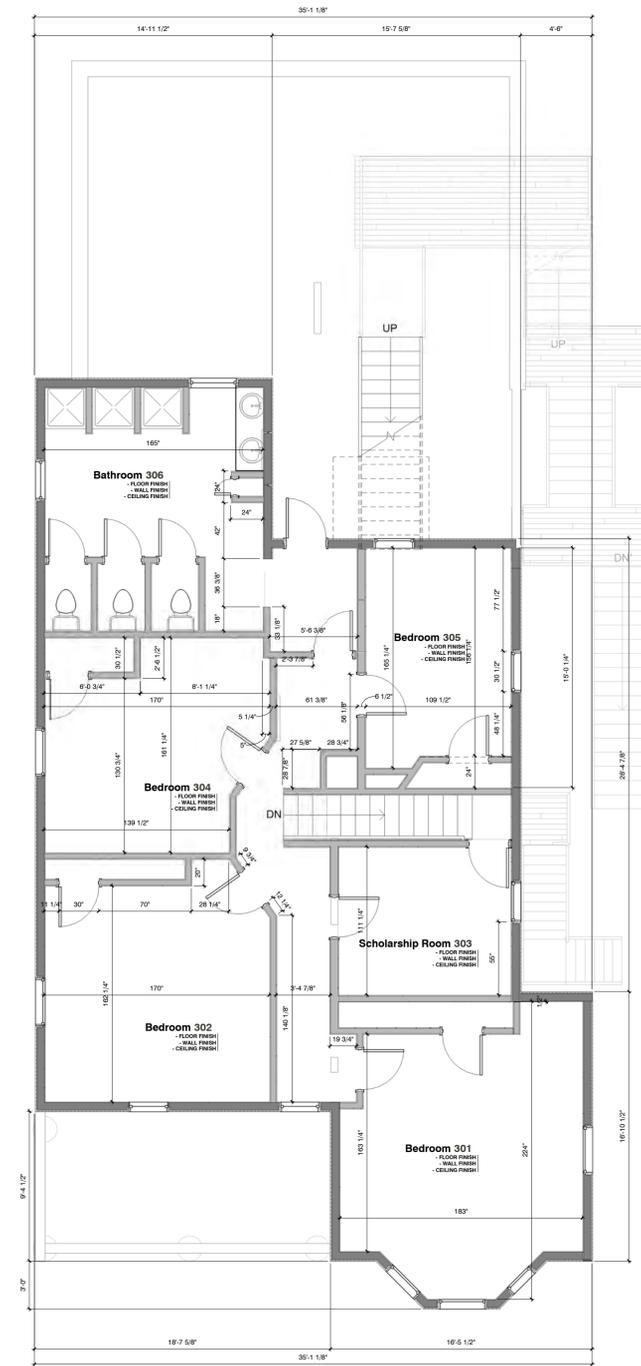
**DEMOLITION PLAN NOTES:**

CONTRACTOR TO DISCUSS AND SIGN OFF ON DEMOLITION SHEET BEFORE DEMOLITION BEGINS.

- DEMOLITION WALLS.
- EXISTING WALLS.



2 003 Demolition Third Floor Level  
3/16" = 1'-0"



1 003 Existing Third Floor Level  
3/16" = 1'-0"

A99  
1 Existing Left Elevation

A98  
2 Existing Rear Elevation

A99  
2 Existing Right Elevation

A98  
1 Existing Front Elevation

- Schematic Design
- Design Development
- Progress
- Bidding
- Building Permit
- Construction Documents

Client Signature for Phase Completion

**SIGMA KAPPA SORORITY**

Project Address:  
Beta Chi Chapter of Sigma Kappa  
Clemson University  
1400 Heather Street #7, Morgantown, WV 26505

2/8/2013 6:25:09 AM  
Project Number: 09.011  
PROJECTdata

3/16" = 1'-0"  
Third Floor Plan  
(Existing & Demolition)

**EXISTING PLAN NOTES:**

CONTRACTOR TO CONFIRM ALL DIMENSIONS BEFORE DEMOLITION BEGINS.

THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE DESIGN DOCUMENTS AND ACTUAL CONDITIONS. ALL EXISTING DIMENSIONS AND CONDITIONS SHALL BE REFLECTED ON THE SHOP DRAWINGS PRIOR TO SUBMISSION FOR REVIEW.

**CLEANING**

A. WASTE DISPOSAL: COMPLY WITH REQUIREMENTS OF SECTION 01732

- 1) COMPLY WITH APPLICABLE REGULATIONS.
- 2) DO NOT BURN SCRAP ON PROJECT SITE.
- 3) DO NOT BURN SCRAP THAT HAVE BEEN PRESSURE TREATED.
- 4) DO NOT SEND MATERIALS TREATED WITH PENTACHLOROPHENOL, CCA, OR ACA TO CO-GENERATION FACILITIES OR "WASTE-TO-ENERGY" FACILITIES.

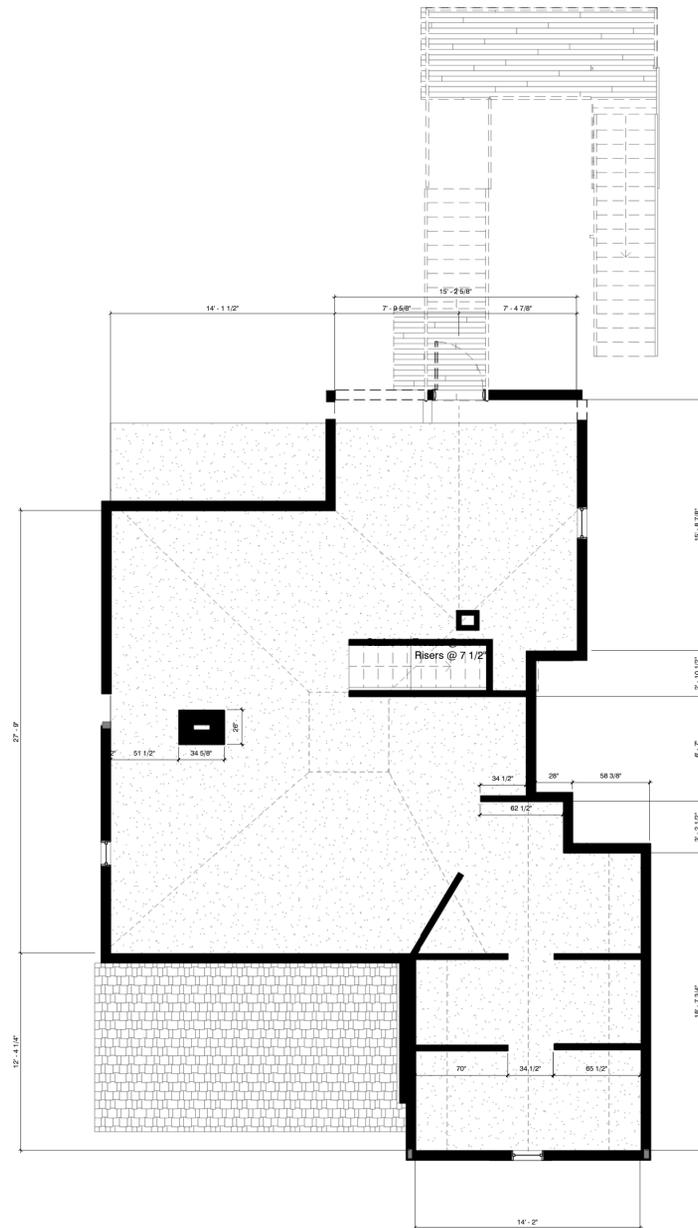
B. DO NOT LEAVE AND WOOD, SHAVINGS, SAWDUST, ETC. ON THE GROUND WHEN LEAVING @ THE END OF THE DAY.  
 C. PREVENT SAWDUST AND WOOD SHAVINGS FROM ENTERING THE PORTION OF THE HOME NOT IN REMODEL.

CONTRACTOR TO LOCATE ALL PLUMBING, ELECTRICAL PANELS / WIRING, AND HVAC UNITS / DUCTWORK BEFORE THE START OF DEMOLITION.

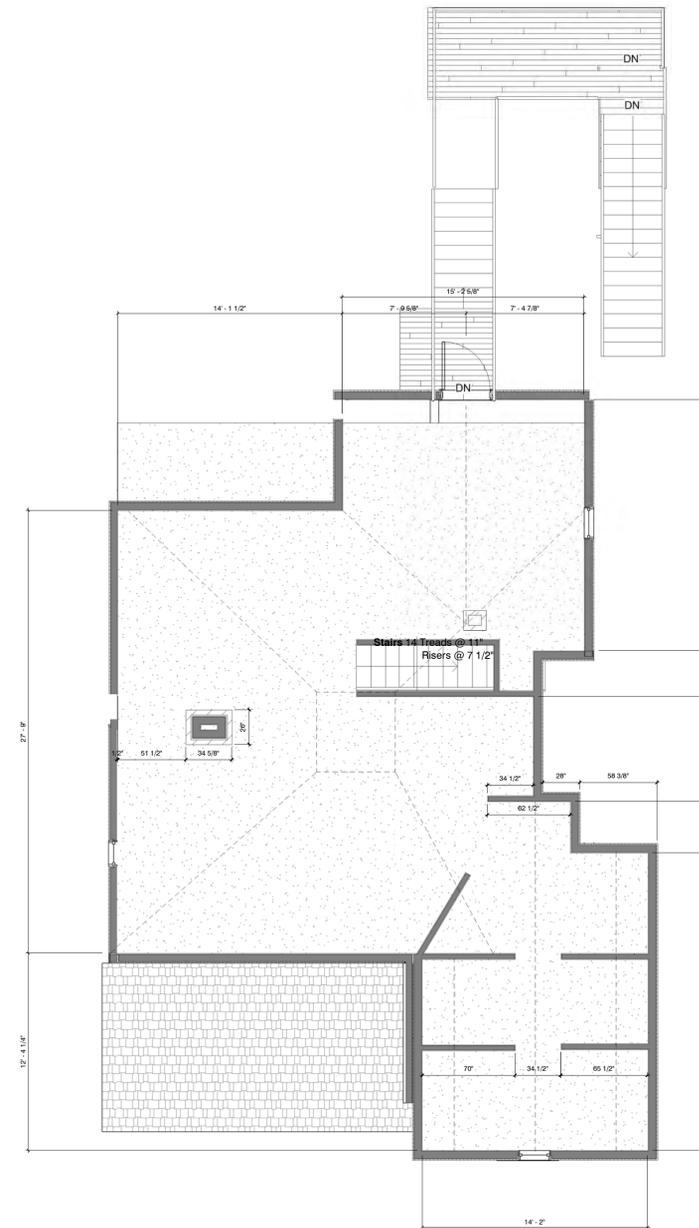
**DEMOLITION PLAN NOTES:**

CONTRACTOR TO DISCUSS AND SIGN OFF ON DEMOLITION SHEET BEFORE DEMOLITION BEGINS.

- [ - - - ] DEMOLITION WALLS.
- [ ——— ] EXISTING WALLS.



004 Demolition Fourth Floor Level /  
 Roof Bearing  
 3/16" = 1'-0"



004 Existing Fourth Floor Level /  
 Roof Bearing  
 3/16" = 1'-0"

- Schematic Design
- Design Development
- Progress
- Bidding
- Building Permit
- Construction Documents

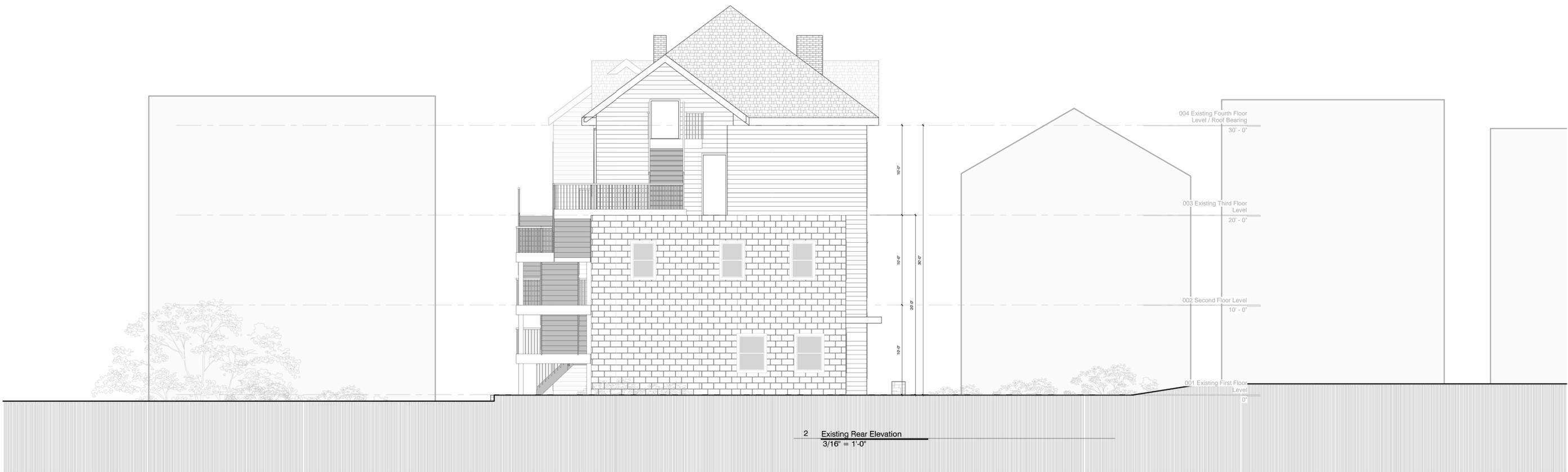
Client Signature for Phase Completion

**SIGMA KAPPA SORORITY**

Project Address:  
 Sigma Chi Chapter of Sigma Kappa  
 1400 Heather Street #7, Morgantown, WV 26505

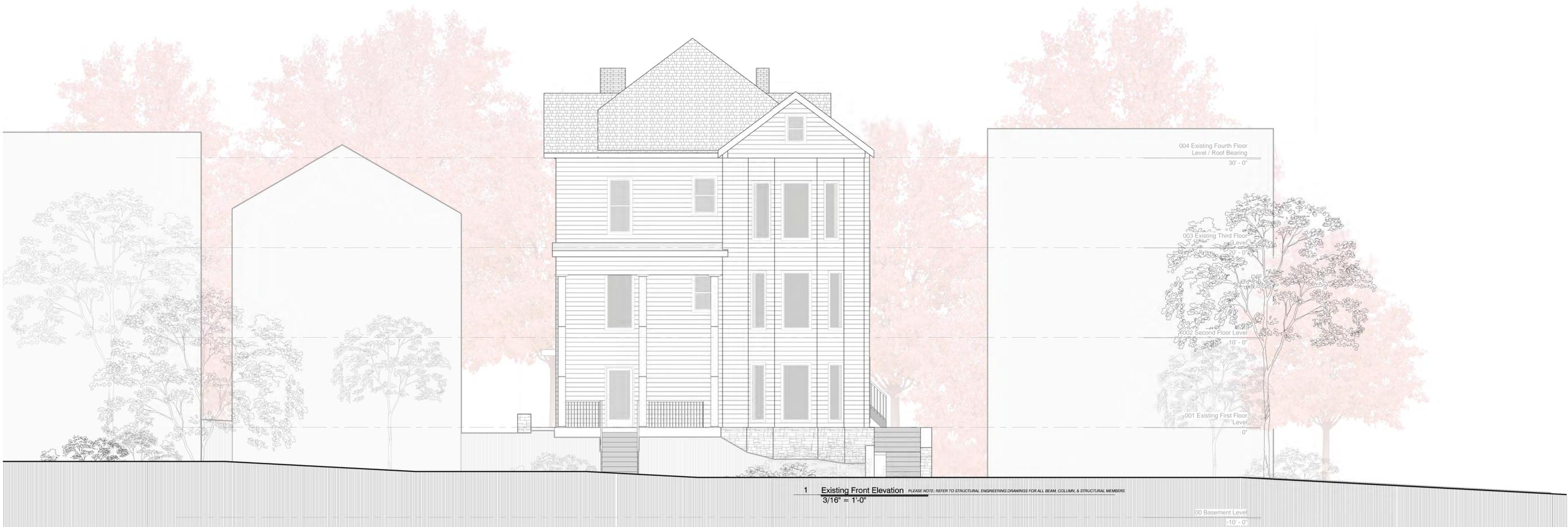
2/8/2013 6:25:12 AM  
 Project Number: 09.011  
 PROJECTdata

3/16" = 1'-0"  
 Fourth Floor Plan  
 (Existing &  
 Demolition)



- Schematic Design
- Design Development
- Progress
- Bidding**
- Building Permit
- Construction Documents

Client Signature for Phase Completion



**SIGMA KAPPA SORORITY**  
 Project Address:  
 Theta Chi Chapter of Sigma Kappa  
 1400 Heather Street #7, Morgantown, WV 26505

2/8/2013 6:25:39 AM

**REVISIONS:**

No.	Description	Date
1)		

As Indicated  
 Front & Rear  
 Elevations (Existing)



- Schematic Design
- Design Development
- Progress
- Bidding**
- Building Permit
- Construction Documents

Client Signature for Phase Completion



**SIGMA KAPPA SORORITY**  
 Project Address:  
 Pieta Chi Chapter of Sigma Kappa  
 1400 Heather Street #7, Morgantown, WV 26505

2/8/2013 6:25:56 AM

**REVISIONS:**

No.	Description	Date
1)		

3/16" = 1'-0"  
 Left & Right  
 Elevations (Existing)

- Schematic Design
- Design Development
- Progress
- Bidding
- Building Permit
- Construction Documents

Client Signature for Phase Completion

**SIGMA KAPPA SORORITY**

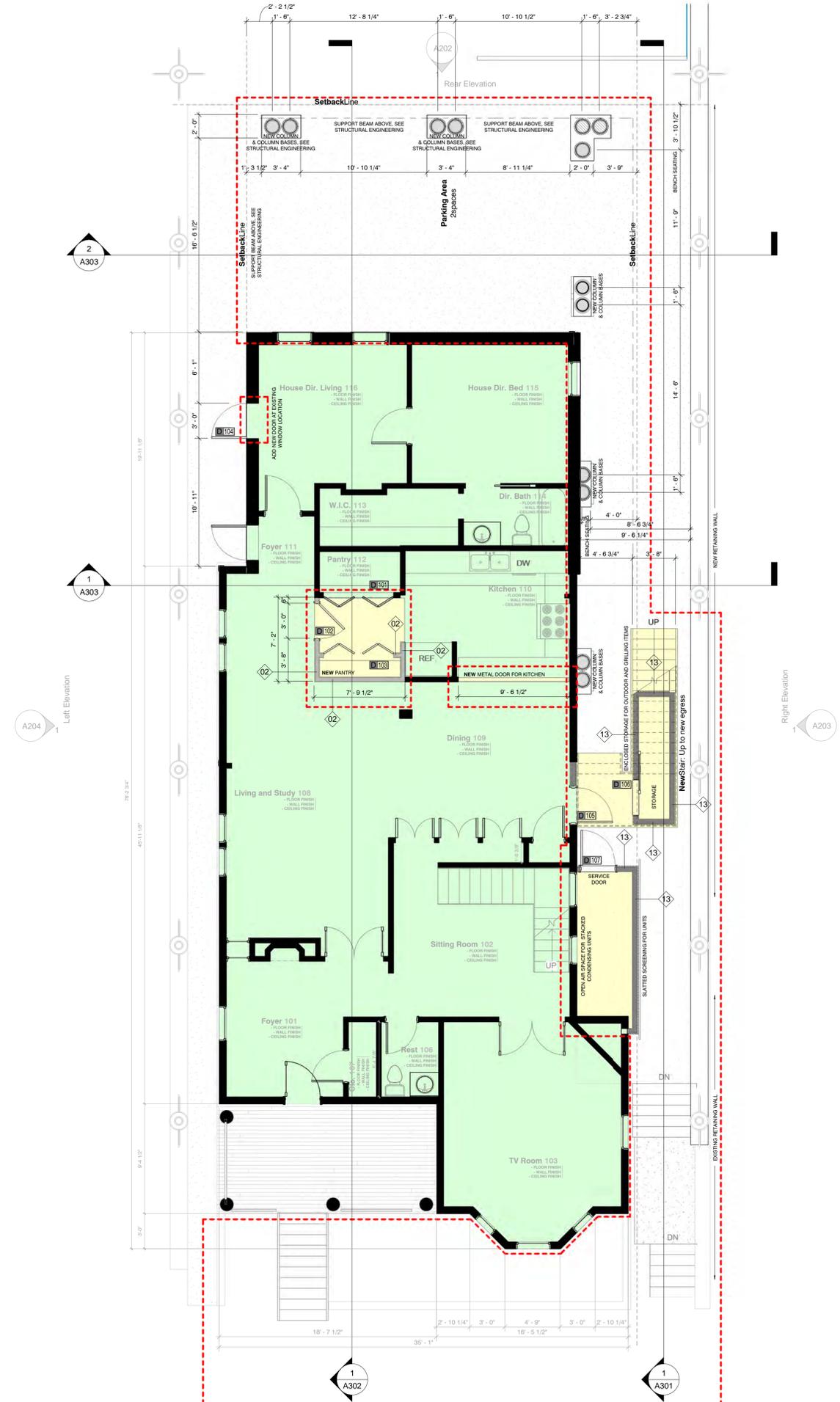
Project Address  
 Beta Chi Chapter of Sigma Kappa  
 Club Building  
 1400 Heather Street #7, Morgantown, WV 26505

2/8/2013 6:26:01 AM  
 Project Number: 09.011  
 PROJECTdata

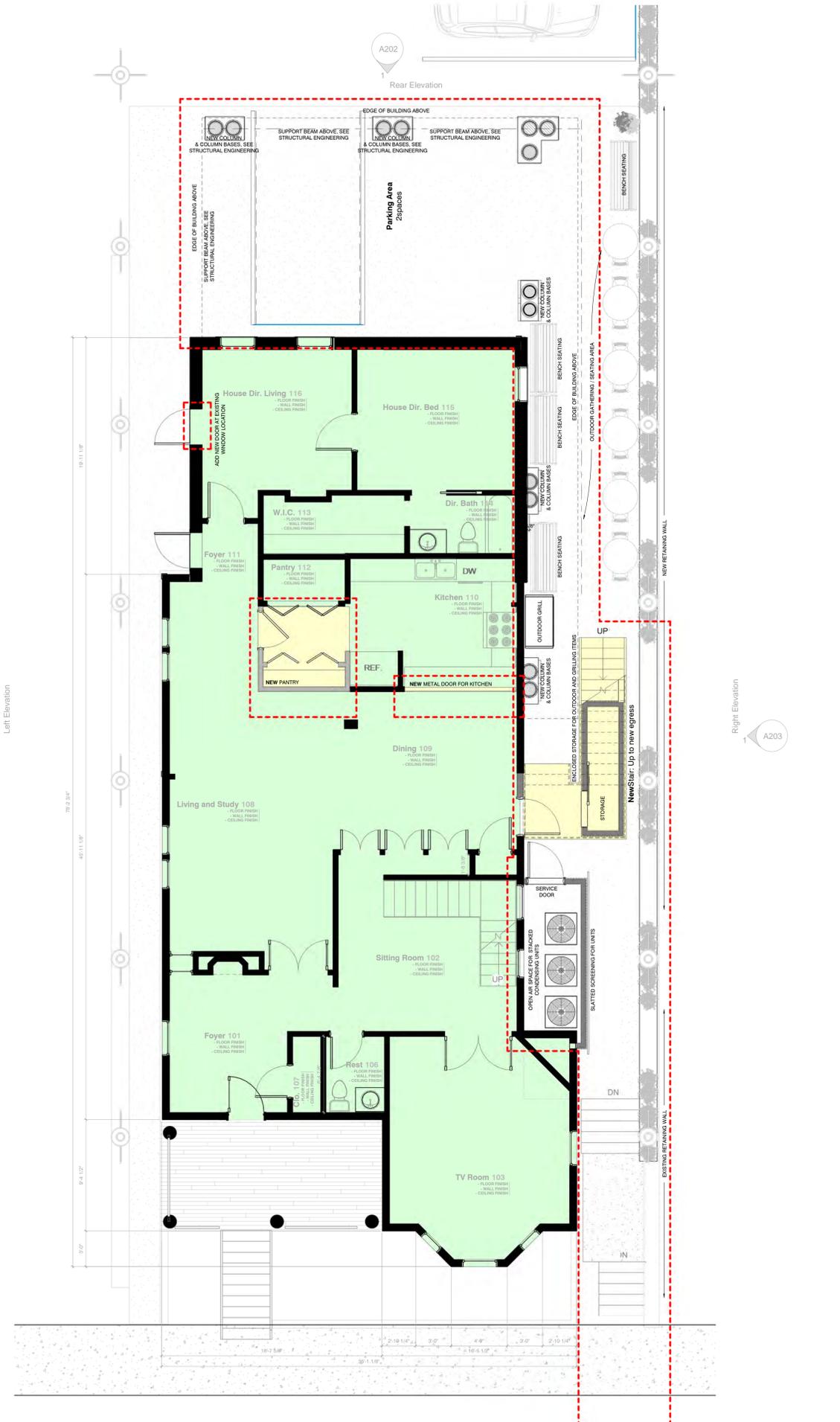
3/16" = 1'-0"  
 01 New - First Floor  
 Plan (New)

**PLAN LEGEND**

- EXISTING STRUCTURE(S)
- NEW LIVING QUARTERS AND CHAPTER HOUSE

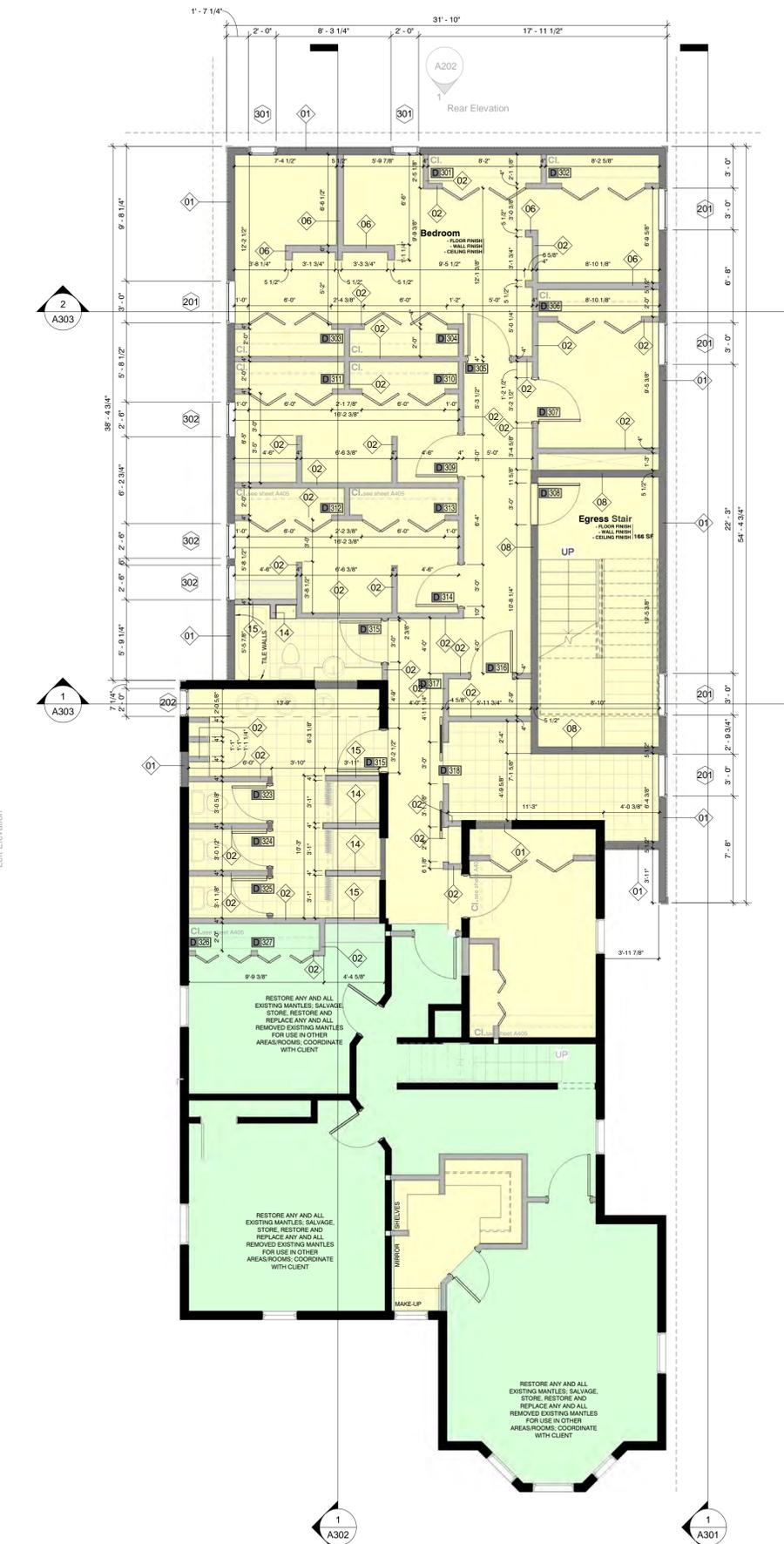


001 NEW First Floor Level  
 Dimensions  
 3/16" = 1'-0"



001 NEW First Floor Level  
 3/16" = 1'-0"

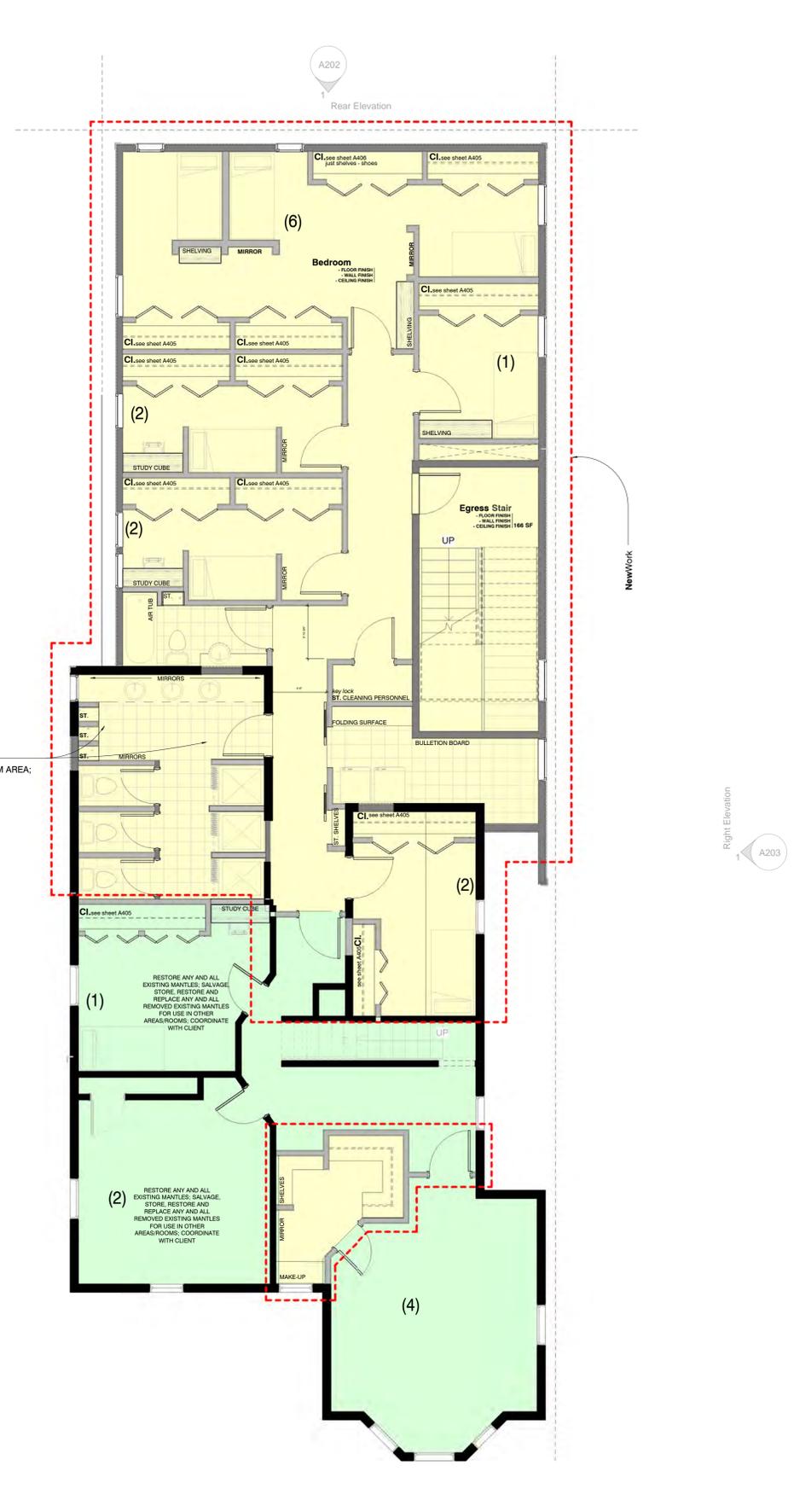




**PLAN LEGEND**  
 ■ EXISTING STRUCTURE(S)  
 ■ NEW LIVING QUARTERS AND CHAPTER HOUSE

**newCHAPTERhouse**  
 Building Use/Construction Classifications  
 Use Group: Assembly (A-2) Assembly (A-2)  
 Proposed Type of Construction: Type III (Section 602)

**Occupancy Loads**  
 Assembly A-2: 1 person/15 SQ. FT. Gross 1,558\* SF/15 = 103 Occupants



003 NEW Third Floor Level  
 Dimensions  
 3/16" = 1'-0"

003 NEW Third Floor Level  
 3/16" = 1'-0"



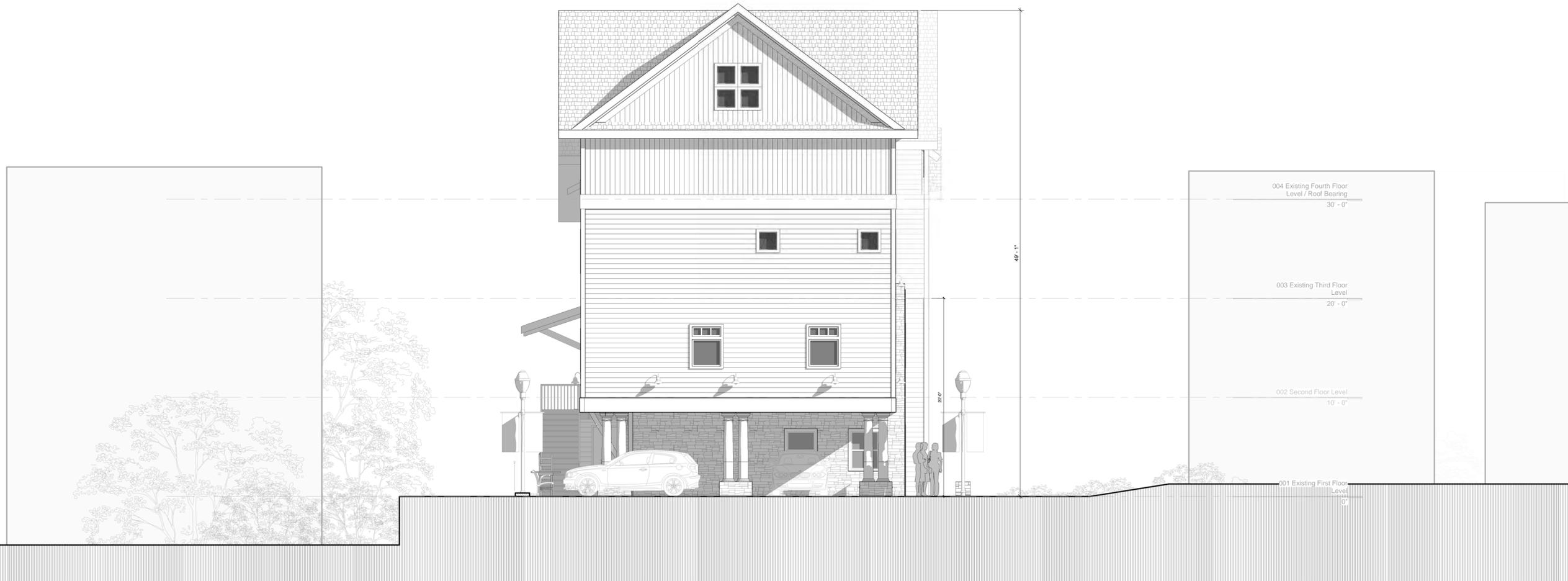
EXTERIOR: **MATERIALS & FINISHES**

NO.	MAN.	MATERIAL	DESCRIPTION	MANUFACTURER / SUPPLIER
01	ROOFING	METAL-CORRUGATED	7/8" CORRUGATED, VINTAGE, TRIM & SCREWS TO MATCH-VINTAGE, SCREW PATTERN T.B.D.	STEELESCAPE: WESTERN STATE DECKING, JEFFREY HELD CELL:720.232.9559, EMAIL JEFF@METALDECK.COM
02	SIDING	HARDIE BOARD	PROFILE-T&G, DIRECTION-VERTICAL, PAINT COLOR TO MATCH EXT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. OR GALVANIZED NAILS OR SCREWS	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
03	SIDING	HARDIE BOARD	PROFILE-TO MATCH EXISTING, DIRECTION-HORIZONTAL, PAINT COLOR TO MATCH EXT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. OR GALVANIZED NAILS	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
04	TRIM	HARDIE BOARD	PROFILE-FLAT, PAINT COLOR-ACCENT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. OR GALVANIZED NAILS OR SCREWS, SCREW PATTERN T.B.D.	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
05	SIDING	HARDIE BOARD	PROFILE-1"X1" SLATS, DIRECTION-HORIZONTAL, PAINT COLOR TO MATCH EXT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. SCREWS, SCREW PATTERN T.B.D.	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
06	CLADDING	STONE-LIMESTONE	SIZE T.B.D., PATTERN T.B.D., JOINT-DRYSTACKED, SEALANT T.B.D.	DAVIDS STONE COMPANY: DAVID PAIGE, PHONE: 740.525.1020, EMAIL DAVIDSSTONE@SLUDENLINK.NET
07	SIDEWALKS	CONCRETE	MIX DESIGN W/ PEAGRAVEL & #6 LIMESTONE, USE RETARDER TO EXPOSE AGGREGATE, SEALANT - (2) COATS OF SUPERDIAMOND, WALK EDGES TO BE SHARP- NO EASING	DENNIS LUMBER & CONCRETE: TIM, PHONE: 1.800.659.5543, WEBPAGE: WWW.DENNISCONCRETE.COM
08	COLUMNS	T.B.D.	CEILING FIXTURE	T.B.D.

NOTE: ...

**LAI** incorporated  
architecture studio  
r.t.3 box 3836  
fairmont, wv 26554  
ph: 304.292.7750

**lakeside** architecture  
incorporated  
685 mosser road  
suite 110  
mchenry, maryland 21541  
ph: 301.387.3380  
fx: 301.387.3382



- Schematic Design
- Design Development
- Progress
- Bidding**
- Building Permit
- Construction Documents

Client Signature for Phase Completion

**SIGMA KAPPA SORORITY**  
Project Address:  
Delta Chi Chapter of Sigma Kappa  
Cultural Center  
1400 Heather Street #7, Morgantown, WV 26505

2/8/2013 6:26:22 AM

REVISIONS:

No.	Description	Date
1)		

As indicated  
Rear Elevation  
(New)

EXTERIOR: MATERIALS & FINISHES

NO.	MAN.	MATERIAL	DESCRIPTION	MANUFACTURER / SUPPLIER
01	ROOFING	METAL-CORRUGATED	7/8" CORRUGATED, VINTAGE, TRIM & SCREWS TO MATCH-VINTAGE, SCREW PATTERN T.B.D.	STEELSCAPE: WESTERN STATE DECKING, JEFFREY HELD CELL:720.232.9559, EMAIL JEFF@METALDECK.COM
02	SIDING	WOOD-ALASKAN YELLOW CEDAR	PROFILE-T&G, DIRECTION-VERTICAL, PAINT COLOR TO MATCH EXT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. OR GALVANIZED NAILS OR SCREWS	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
03	SIDING	HARDIE BOARD	PROFILE-TO MATCH EXISTING, DIRECTION-HORIZONTAL, PAINT COLOR TO MATCH EXT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. OR GALVANIZED NAILS	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
04	TRIM	HARDIE BOARD	PROFILE-FLAT, PAINT COLOR-ACCENT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. OR GALVANIZED NAILS OR SCREWS, SCREW PATTERN T.B.D.	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
05	SIDING	HARDIE BOARD	PROFILE-1"X1" SLATS, DIRECTION-HORIZONTAL, PAINT COLOR TO MATCH EXT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. SCREWS, SCREW PATTERN T.B.D.	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
06	CLADDING	STONE-LIMESTONE	SIZE T.B.D., PATTERN T.B.D., JOINT-DRYSTACKED, SEALANT T.B.D.	DAVIDS STONE COMPANY: DAVID PAIGE, PHONE: 740.525.1020, EMAIL DAVIDSTONE@SUDDENLINK.NET
07	SIDEWALKS	CONCRETE	MIX DESIGN W/ PEAGRAVEL & #8 LIMESTONE, USE RETARDER TO EXPOSE AGGREGATE, SEALANT - (2) COATS OF SUPERDIAMOND, WALK EDGES TO BE SHARP- NO EASING	DENNIS LUMBER & CONCRETE: TIM, PHONE: 1.800.659.5543, WEBPAGE: WWW.DENNISCONCRETE.COM
08	COLUMNS	T.B.D.	CEILING FIXTURE	T.B.D.

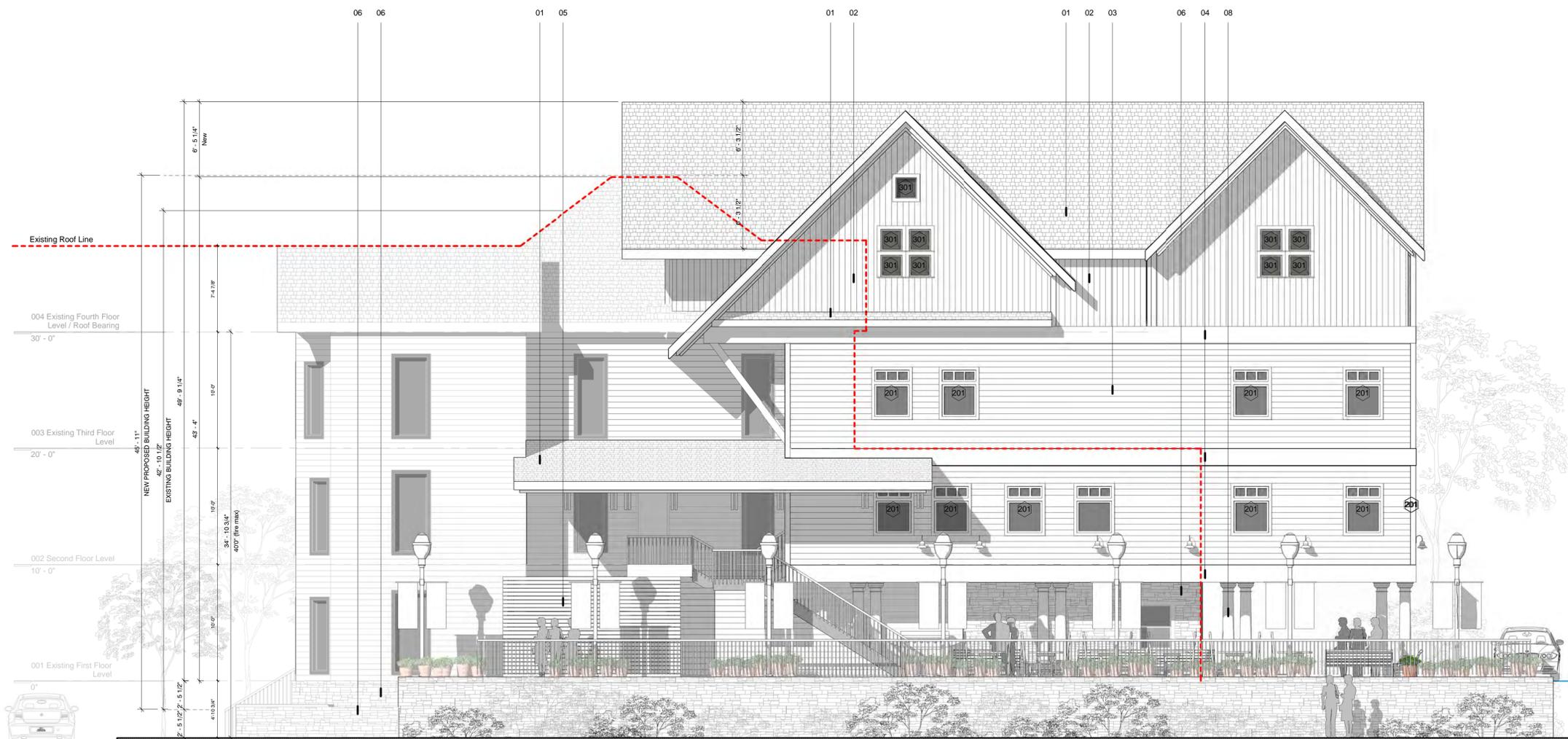
NOTE: ...

LAI incorporated  
architecture studio  
r.3 box 363e  
fairmont, wv 26554  
ph: 304.292.7750

lakeside architecture  
incorporated  
685 mossler road  
suite 10  
mchenry, maryland 21541  
ph: 301.387.3380  
fx: 301.387.3382



FLOOR PLAN KEY



NORTHE SPRUCE STREET

- Schematic Design
- Design Development
- Progress
- Bidding**
- Building Permit
- Construction Documents

Client Signature for Phase Completion

SIGMA KAPPA SORORITY  
Project Address  
Theta Chi Chapter of Sigma Kappa  
C/O Gamma Chapter 301 E. 5th St.  
1400 Heather Street #7, Morgantown, WV 26505

2/8/2013 6:26:39 AM

REVISIONS:

No.	Description	Date
1)		

As Indicated  
Right Elevation  
(New)

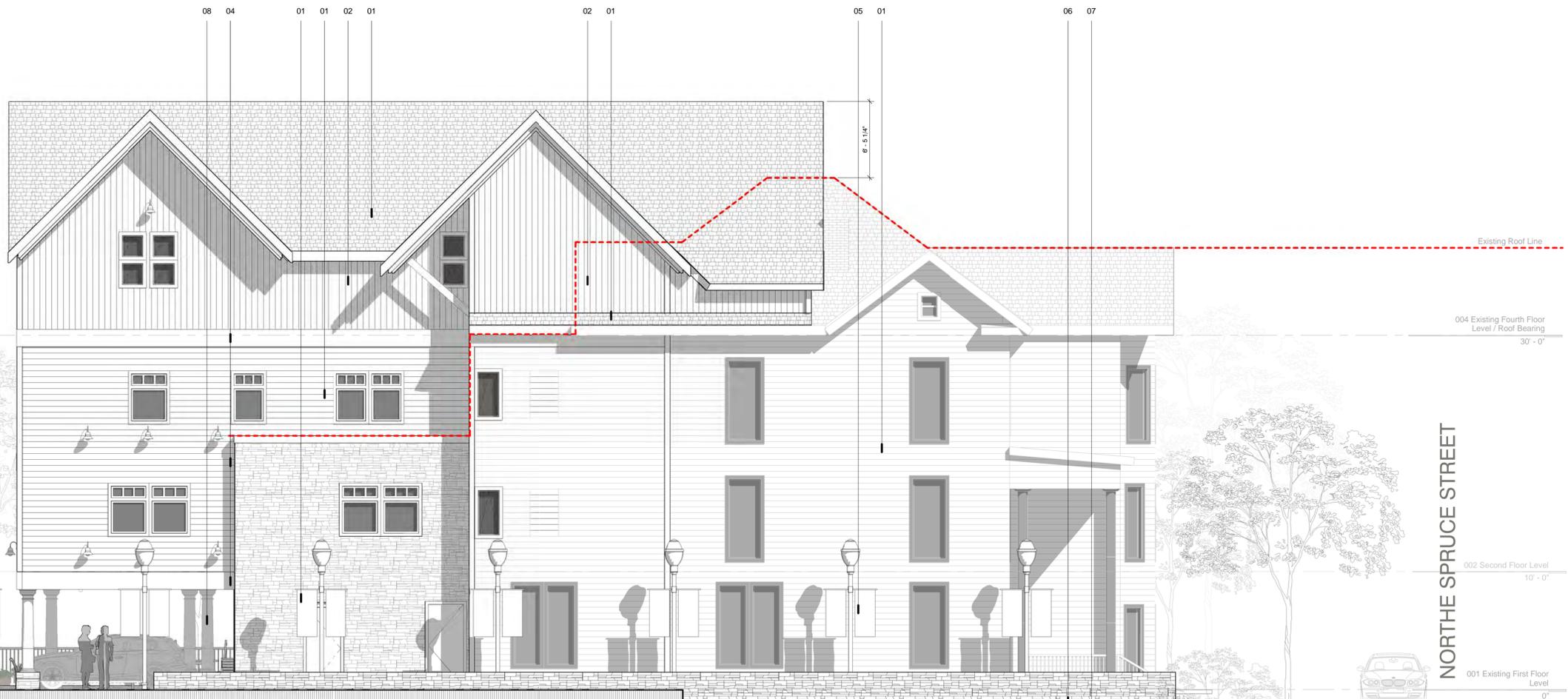
EXTERIOR: **MATERIALS & FINISHES**

NO.	MAN.	MATERIAL	DESCRIPTION	MANUFACTURER / SUPPLIER
01	ROOFING	METAL-CORRUGATED	7/8" CORRUGATED, VINTAGE, TRIM & SCREWS TO MATCH-VINTAGE, SCREW PATTERN T.B.D.	STEELESCAPE: WESTERN STATE DECKING; JEFFREY HELD CELL:720.232.9559, EMAIL JEFF@METALDECK.COM
02	SIDING	WOOD-ALASKAN YELLOW CEDAR	PROFILE-T&G, DIRECTION-VERTICAL, PAINT COLOR TO MATCH EXT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. OR GALVANIZED NAILS OR SCREWS	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
03	SIDING	HARDIE BOARD	PROFILE-TO MATCH EXISTING, DIRECTION-HORIZONTAL, PAINT COLOR TO MATCH EXT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. OR GALVANIZED NAILS	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
04	TRIM	HARDIE BOARD	PROFILE-FLAT, PAINT COLOR-ACCENT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. OR GALVANIZED NAILS OR SCREWS, SCREW PATTERN T.B.D.	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
05	SIDING	HARDIE BOARD	PROFILE-1"X1" SLATS, DIRECTION-HORIZONTAL, PAINT COLOR TO MATCH EXT., (1) COAT OF PRIMER-BEHR, (2) COATS PAINT-BEHR, ATTACHMENTS S.S. SCREWS, SCREW PATTERN T.B.D.	BEAR CREEK LUMBER: JOE HAMMER, PHONE: 866.457.3008, Joe Hammer, EMAIL JOEH@BEARCREEKLUMBER.COM
06	CLADDING	STONE-LIMESTONE	SIZE T.B.D., PATTERN T.B.D., JOINT-DRYSTACKED, SEALANT T.B.D.	DAVIDS STONE COMPANY: DAVID PAIGE, PHONE: 740.525.1020, EMAIL DAVIDSSTONE@SLUDENLINK.NET
07	SIDEWALKS	CONCRETE	MIX DESIGN W/ PEAGRAVEL & #8 LIMESTONE. USE RETARDER TO EXPOSE AGGREGATE, SEALANT - (2) COATS OF SUPERDIAMOND, WALK EDGES TO BE SHARP: NO EASING	DENNIS LUMBER & CONCRETE: TIM, PHONE: 1.800.659.5543, WEBPAGE: WWW.DENNISCONCRETE.COM
08	COLUMNS	T.B.D.	CEILING FIXTURE	T.B.D.

NOTE: ...

**LAI** incorporated  
architecture studio  
r.t.3 box 3836  
fairmont, wv 26554  
ph: 304.292.7750

**lakeside** architecture  
incorporated  
685 mossler road  
suite 10  
mchenry, maryland 21541  
ph: 301.387.3380  
fx: 301.387.3382



- Schematic Design
- Design Development
- Progress
- Bidding**
- Building Permit
- Construction Documents

Client Signature for Phase Completion

**SIGMA KAPPA SORORITY**  
Project Address:  
Sigma Chi Chapter of Sigma Kappa  
Cultural Center  
1400 Heather Street #7, Morgantown, WV 26505

2/8/2013 6:26:51 AM

REVISIONS:

No.	Description	Date
1)		

As Indicated  
Left Elevation (New)