MORGANTOWN BOARD OF ZONING APPEALS

October 19, 2016
6:30 PM
City Council Chambers

Board Members:
Bill Burton, Chair
George Papandreas, Vice-Chair
Linda Herbst
Jim Shaffer
Colin Wattleworth

COMBINED STAFF REPORT

CASE NOs: CU16-13 & V16-36 / West Range Morgantown, LLC / 117 Belmar Avenue

REQUEST and LOCATION:

Requests for conditional use approval and variance relief by John Freudenthal of Quality Structures, on behalf of West Range Morgantown, LLC, for the following petitions:

CU16-13 ..... Conditional "Fraternity or Sorority House" use in the R-2 District.

V16-36 ..... Variance relief from minimum parking requirements.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 20, Parcel 653; R-2, Single- and Two-Family Residential District.

SURROUNDING ZONING:

R-2, Single- and Two -Family Residential District

BACKGROUND and ANALYSIS:

According to the petitioner, The Pi Kappa Alpha Fraternity constructed the subject building between 1966 and 1968 to be used as a "Fraternity House." The petitioner seeks to pursue a significant renovation of and expansion to the subject building for the purpose of reestablishing the "Fraternity House" use. The project will create nine (9) independent, four-bedroom living quarters for a total of 36 occupants. Addendum A of this report illustrates the location of the subject site.

CU16-09 – Conditional Use

Section 1329.02 of the Planning and Zoning Code provides the following definition for "Fraternity or Sorority House" uses:

> FRATERNITY or SORORITY HOUSE – A building used as group living quarters for students of a college, university or seminary, who are members of a fraternity or sorority that has been officially recognized by the college, university, or seminary. May also be considered a lodging or rooming house or dormitory, depending on the number of persons residing in the building.

Table 1331.05.01 "Permitted Land Uses" provides that "Fraternity or Sorority House" uses require conditional use approval in the R-2 District. Although the proposed renovations provide independent living quarters, it is the opinion of the Planning Division that "Fraternity House" is the proper land use classification for the subject building given the proposed design, function, purpose, use, and residency restrictions are substantially similar to the definition of "Fraternity or Sorority House" uses [see Section 1375.05].

Specifically, individual cooking facilities included in the proposed renovations excludes a "Dormitory" use classification; dwelling unit occupancy in the R-2 District is determined by

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Director

John Whitmore, AICP
Planner III

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the Building Code leaving "Lodging or Rooming House" considerations to the Fire Code to ensure public safety; and, residency restriction to members of the Pi Kappa Alpha Fraternity recognized by West Virginia University appear to supersede the definition of a "Multi-Family Dwelling" use. It should be noted "Lodging or Room House" and "Multi-Family Dwelling" uses are also permitted within the R-2 District with conditional use approval.

Based on discussions with the petitioner, it appears significant renovations to and new construction of fraternity houses across the country are moving toward independent living quarters to meet related market demands and to ensure the property remains viable in the event the fraternity loses recognition by its allied institution of higher education and/or loses its ability to occupy the building. The petitioner understands that should the subject property suffer a similar calamity, the land use classification of the subject building could be changed to a "Multi-Family Dwelling" use; provided, related conditional use approval is granted by the Board.

Because the subject building has not been used as a "Fraternity House" since at least 2003 and proposed renovations will result in a net increase in residents from its previous occupancy, Staff advised the petitioner conditional use approval was required.

The graphic at the bottom of Page 2 of 2 in Addendum A of this report illustrates existing fraternity uses and WVU-owned property within the immediate area of the petitioner's site.

V16-32 – Minimum Parking Requirements

Table 1365.04.01 "Minimum Off-Street Parking Requirements" sets forth the following minimum parking requirement for "Fraternity or Sorority House" uses:

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

Because the standard includes "maximum building occupancy," the petitioner was directed to consult with the City Fire Marshal concerning "maximum building occupancy" for the fraternity meeting rooms (assembly areas) included in the proposed renovations. Based on 36 residents and the square footage of the meeting rooms (assembly areas), the total "maximum building occupancy" identified by the petitioner's architect of record is 200 persons.

As such, the minimum number of requisite parking stalls is 67, of which three (3) must be designed as accessible spaces per Table 1365.06.01 "Parking Spaces Accessible to the Disabled." The petitioner seeks to develop 35 parking stalls, of which two (2) will be designed as accessible spaces. As such, the petitioner must obtain variance relief of 32 parking stalls.

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It should be noted that permitting the development of 35 parking stalls by variance relief reduces requisite accessible parking from three (3) stalls to two (2) stalls. Therefore, variance relief concerning the number of accessible spaces is not required should variance relief from the minimum parking requirement be granted.

Staff encourages the Board to recognize that the petitioner has maximized parking stall yield on the site to ensure 35 parking stalls are provided for 36 residents. Additionally, the significantly higher amount of requisite parking stalls calculated for the "Fraternity or Sorority House" use results from the "maximum building occupancy" provided by the applicant's architect of record for the proposed meeting rooms (assembly areas).

To illustrate the effect of this "maximum building occupancy" provision, the same project, if classified as a "Multi-Family Dwelling" use, would be required to provide 27 parking stalls. If classified as a "Lodging or Rooming House" use or a "Dormitory" use, 18 parking stalls would be required.

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 variance petitions presented herein. However, each respective petition must be considered and acted upon by the Board separately.

STAFF RECOMMENDATION:

It is the duty of the Board of Zoning Appeals to determine whether the proposed requests meet the standard criteria for a conditional use or variance, respectively, by reaching a positive determination for *each* of the "Findings of Fact" submitted by the petitioner. If the Board disagrees with the petitioner's "Findings of Fact" and determines the proposed request does not meet the standard criteria for a conditional use or variance, respectively, then the Board must state findings of fact and conclusions of law on which it bases its decision(s) to deny the subject petitions. [See WV State Code 8A-8-11(e) and 8A-7-11(b)].

Again, the conditional use and variance petitions must be considered and acted upon by the Board separately. Addendum B of this report provides Staff recommended revisions to the petitioner's findings of fact responses for each petition (deleted matter struck-through, new matter underlined). Staff submits the following recommendations for each petition addressed herein.

CU16-13 – Conditional Use. Staff recommends the Board grant conditional use approval as requested with the following conditions:

1. That conditional "Fraternity or Sorority House" use approval granted herein is specific to the West Range Morgantown, LLC and may not be transferred without prior approval by the Board of Zoning Appeals.

2. That a change in land use classification shall require related prior approvals (e.g., conditional use approval for change in use from "Fraternity or Sorority House" use to "Multi-Family Dwelling" use, etc.).

3. That variance relief must be granted by the Board under Case No. V16-36 and conditions set forth therein observed.

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V16-36 – Minimum Parking Requirements. Staff recommends the Board grant variance relief from the minimum parking requirement as requested with the following conditions:

1. That conditional "Fraternity or Sorority House" use must be granted by the Board under Case No. CU16-13 and conditions set forth therein observed.

2. That the number of residents within the subject building may not exceed 36 persons without further minimum parking related variance relief by the Board.

Attachments: Application and accompanying exhibits

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STAFF REPORT ADDENDUM A

CU16-13 & V16-36 / West Range Morgantown, LLC / 117 Belmar Avenue

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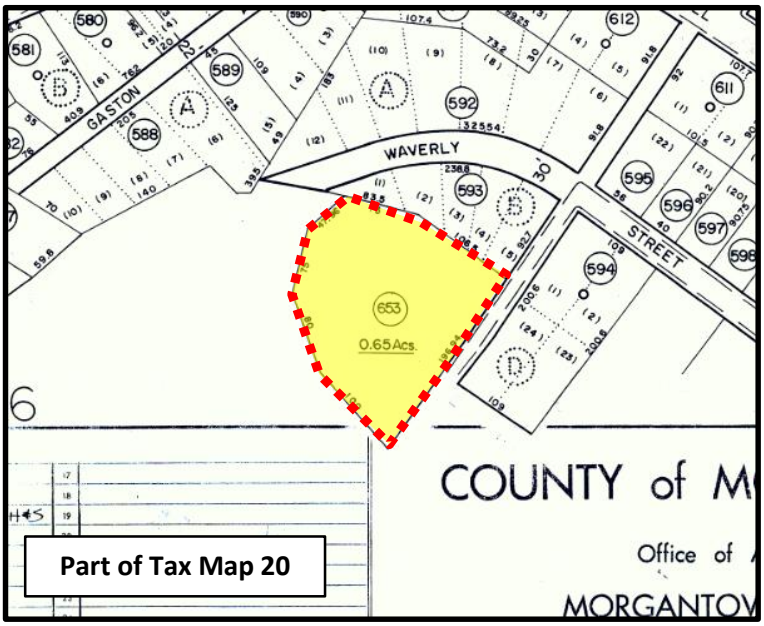
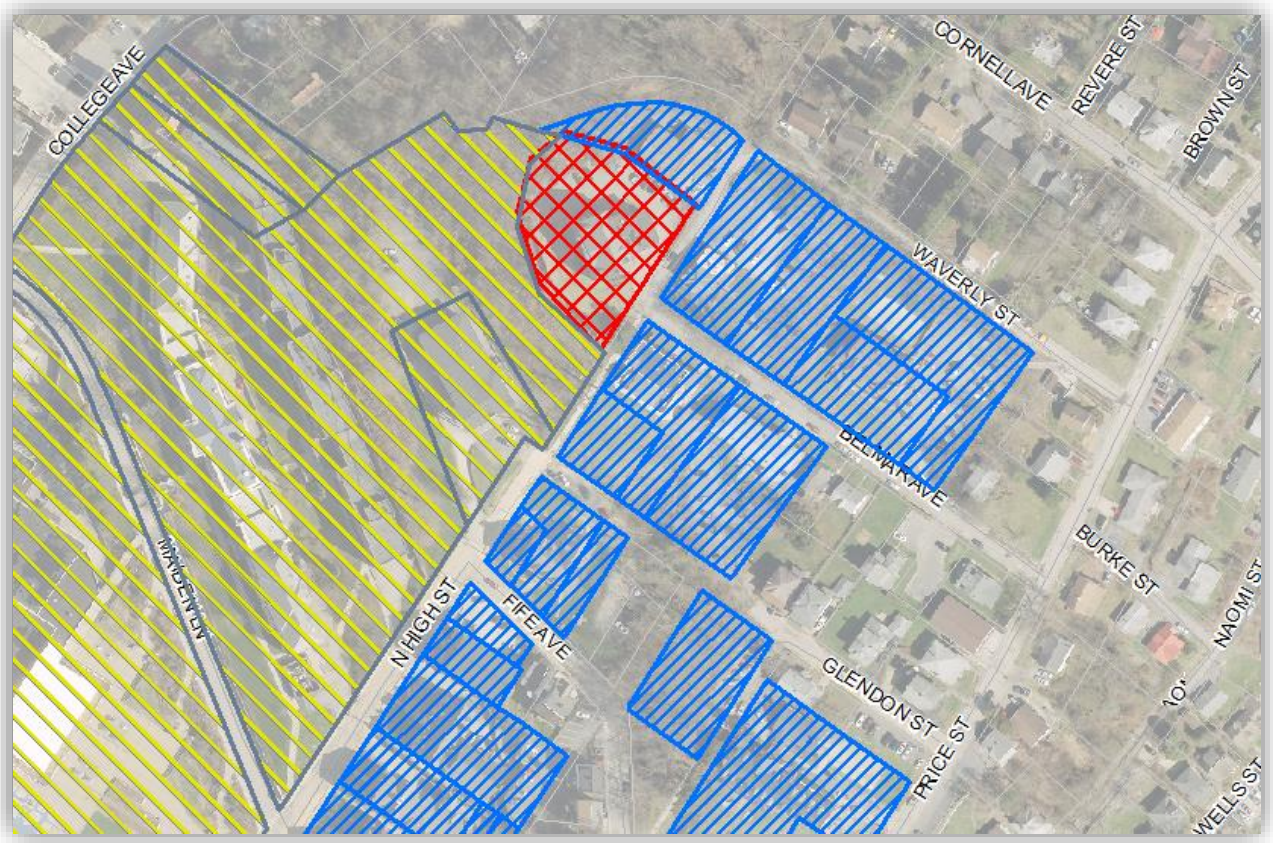
CU16-13 & V16-36 / West Range Morgantown, LLC / 117 Belmar Avenue





PIKE House

Other Fraternities

WVU

STAFF REPORT ADDENDUM B

CU16-13 & V16-36 / West Range Morgantown, LLC / 117 Belmar Avenue

Staff recommends the following revisions to the petitioner's Findings of Fact responses (deleted matter struck through; new matter underlined).

CU16-13 "Fraternity or Sorority House" Use

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

It has its own 35 off street parking spaces, and the surrounding area is largely occupied by other "Fraternity or Sorority Houses" uses. Additional mobility congestion is not anticipated.

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

There ~~is~~ appears to be adequate room for a fire truck to get around the rear and side of the building. Current related Building Code and Fire Code requirements will be observed as required during building permit application review.

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

It is an existing structure that will not change in total height thereby preserving existing light distribution and air flow patterns.

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

The current layout and use will remain, with the exception of more parking area.

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

There is one tenant per bedroom with 36 bedrooms, so the house will not be ~~congested~~ overcrowded. Proposed renovations will re-establish the "Fraternity or Sorority House" use originally established for the subject site between 1966 and 1968.

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:

The building is an existing building that has always been a fraternity house since original construction, which is not anticipated to require public services, utilities, or infrastructure not already serving the immediate area. ~~None of the above items will be affected.~~

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

The value of the building post renovation will be significantly higher. Other nearby properties will benefit from placing the condemned building back to its intended use.

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

It is surrounded by other fraternity houses. ~~This~~ "Fraternity or Sorority House" is the most appropriate use of the structure.

V16-36 Minimum Parking

Finding of Fact No. 1 – The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

~~The building is now condemned and boarded up. The new renovation will bring the building back to life and enhance the current dilapidated structure as well as the neighborhood surrounding it.~~ The proposed parking layout appears to maximize parking stall yield given existing site conditions, which appears to provide a higher degree of on-site parking than the majority of neighboring "Fraternity or Sorority House" uses. It is anticipated that the majority of visitors utilizing the building's meeting rooms (assembly areas) will come by other means of transport other than by car.

Finding of Fact No. 2 – The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

~~This building has always been one of the few fraternity houses that does have a lot of parking. Although they can't get to the required 42 spaces, they are using every bit of the property they can to get as many spaces as they can. This is an existing building building and they are working with as much space as they can. It will have as much if not more parking than any of the other fraternity/sorority houses.~~ The site is limited by area and topography to practically provide the full 67 required parking spaces. The proposed parking layout appears to maximize parking stall yield given existing site conditions. The majority of requisite parking is based on the square footage of the meeting rooms (assembly areas) rather than simply the number of residents.

Finding of Fact No. 3 – The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

~~They will be able to continue with the renovation project. If it is not granted, then the building will continue to be condemned and boarded up.~~ The majority of requisite parking is based on the square footage of the meeting rooms (assembly areas) rather than simply the number of residents. Variance relief will permit the condemned building to receive significant investment through renovations and placed back into contributing service as the fraternity house it was originally intended.

Finding of Fact No. 4 – The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

This building has always been a fraternity house. It is at the top of *fraternity row* and ~~has~~ appears to have more parking as proposed than ~~any other~~ neighboring fraternities. ~~It is not a terrible amount of spaces that they are short, so we believe that this variance is justifiable.~~

CK 26681 75.00

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
CASE NO.	CU16-13
RECEIVED:	
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT

Name:	Commercial Builders Inc.	Phone:	304-292-1688
Mailing Address:	PO Box 516 (Street)	Mobile:	304-826-0569
	Morgantown, WV 26507 (City, State, Zip)	Email:	Cory@commercialbuilderswv.co

II. AGENT / CONTACT INFORMATION

Name:	Cory Kourtsis / JOHN FREUDENTHAL, QUALITY STRUCTURES	Phone:	304-292-1688
Mailing Address:	PO Box 516 14109 BALLANTYNE COUNTRY CLUB DR. (Street)	Mobile:	304-826-0569 704-756-3555
	Morgantown, WV 26507 CHARLOTTE, NC 28277 (City, State, Zip)	Email:	Cory@commercialbuilderswv.co
			john@quality-structures.com
Mailings –	Send all correspondence to (check one): ☐ Applicant OR ☐ Agent/Contact		

III. PROPERTY

Owner:	West Range Morgantown, LLC	Phone:	901-333-2785
Mailing Address:	8347 West Range Cove (Street)	Mobile:	
	Memphis, TN 38125 (City, State, Zip)	Email:	dcorah@pikes.org

IV. SITE

Street Address (if assigned):	117 Belmar Avenue	Tax Map #:	~~26~~ 20	Parcel #:	~~1677~~ 653
Zoning:	R2				
Lot Dimensions:	Width: Ft.	Depth: Ft.		Square Footage:	ft.^{2}
Shape of Lot:	☐ Corner ☐ Interior ☐ Through ☐ Flag ☑ Irregular ☐ Non-conforming				
Existing Use of Structure or Land:	N/A				
Proposed Use of Structure of Land:	Fraternity House				

PAID SEP 07 2016 BY:

City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE

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CASE NO.	
RECEIVED:	
COMPLETE:	

V. STRUCTURE

Proposed Setbacks: Front: 38 ft. Rear: 62 ft. Side A: 84 ft. Side B: 58 ft.

Proposed Height of Structure: 46'-8" No. of Proposed Off-Street Parking Spaces: 35

No. of Dwelling Units (if applicable): 9 No. of Bedrooms: 36 No. of Employees:

Square Footage of all Proposed Structures (please explain):

18,434 sf

VI. SITE PLAN

A Site Plan (8 copies), drawn to scale, that includes the following elements must accompany the application if not provided above in Sections IV and V:

(a) The actual dimensions, size, square footage, and shape of the lot to be built upon as shown on an actual survey by a registered design professional licensed by the State of West Virginia.

(b) The exact sizes and locations on the lot of existing structures, if any;

(c) The location, square footage, and dimensions of the proposed structure or alteration;

(d) The location of the lot with respect to adjacent rights-of-way;

(e) The existing and proposed uses of the structure and land;

(f) The number of employees, families, housekeeping units, bedrooms, or rental units the structure is designed to accommodate;

(g) The location and dimensions of off-street parking and means of ingress and egress for such space;

(h) Height of structure;

(i) Setbacks;

(j) Buffer yard and screening, if applicable;

(k) Location of garbage collection area and screening;

(l) Location of existing and/or proposed signs, if applicable;

(m) Roadway typical detail for internal roadways, if applicable;

(n) Location and size of stormwater management facilities; and,

(o) Utility lines and easements, if applicable.

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CASE NO.	
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COMPLETE:	

VII. SUPPLEMENTAL PLANS AND EXHIBITS

Applicants **MUST** also submit the following plans and exhibits, unless waived by the Planning Director:

(a) Drainage plan and drainage calculations that bear the name, address, signature and seal of a registered professional engineer licensed by the State of West Virginia, with floodplain zones clearly denoted, a typical of all swales, and a design of the drop inlets.

(b) If applicable, design of stormwater management facilities and drainage calculations that bear the name, address, and seal of a registered professional engineer licensed by the State of West Virginia that meet the requirements of the City Zoning Ordinance, the City Stormwater Management Ordinance, and all other applicable local, state and federal regulations.

(c) Parking and Landscaping Plan

(d) Sign Plan

(e) Approved WV Division of Highways Access Permit, if applicable

(f) Sediment and erosion control plan as approved by the West Virginia Department of Environment Protection and the City of Morgantown

(g) Approved State of West Virginia NPDES General Permit for Storm Water Associated with Industrial (Construction) Activity, if applicable

(h) A traffic impact study, if required by the City Engineer

(i) The Planning Director may require the applicant to submit additional information concerning the lot or neighboring lots to determine conformance with, and provide for the enforcement of, the City Zoning Ordinance.

(j) The Planning Director may require the applicant to submit, in the case of accessory structures or minor additions, dimensions shown on plans relating to the size of the lot and the location of the structure(s) thereon be based on an actual survey prepared a registered design professional licensed by the State of West Virginia.

Applicants submitting a conditional use application in accordance with Article 313.05 "Building Height and Use" within the B-4 General Business District **MUST** also submit the following analyses:

(a) An air flow analysis conducted by a licensed architect or profession engineer, describing the estimated impact of the proposed building on existing patterns of air flow in the general vicinity; and how those impacts may affect existing properties with a 300 foot radius of the site.

(b) An analysis of the impacts of the proposed building on sunlight distribution in the general vicinity, with special emphasis on predicting light blockage and shadow casting onto all properties with a 300 foot radius of the site. Such analysis shall be conducted by a licensed architect or professional engineer.

(c) An analysis of the potential of "stepping back" upper floors as a technique to avoid negative impacts with respect to light and airflow, and to minimize the canyon effect of non-recess tall buildings. Such analysis shall be conducted by a licensed architect or professional engineer.

(d) An infrastructure and traffic analysis predicting the impacts of the building on water, sewer, drainage, electrical and gas infrastructure, on transportation levels of service (including transit) for impacted streets, and on fire suppression capabilities of the city. Such analysis shall be conducted by a licensed architect or professional engineer.

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VIII. FINDINGS OF FACT

The Board of Zoning Appeals may grant the request only if each of the Conditional Use Findings of Fact Criteria is determined to be in the positive. Applicants must give their own responses to the criteria statements provided below.

This Conditional Use is within the fitting character of the surrounding area and is consistent with the spirit, purpose, and intent of the Zoning Ordinance, *because*,

1. Congestion in the streets is not increased, in that:

It has its own 35 off street parking spaces.

2. Safety from fire, panic, and other danger is not jeopardized, in that:

There is adequate room for a fire truck to get around the rear and side of the building.

3. Provision of adequate light and air is not disturbed, in that:

It is an existing structure that will not change in height.

4. Overcrowding of land does not result, in that:

The current layout and use will remain, with the exception of more parking area.

5. Undue congestion of population is not created, in that:

There is one tennent per bedroom with 36 bedrooms, so the house will not be congested.

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VIII. FINDINGS OF FACT (cont.)

6. Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

This building is an existing building that has always been a fraternity house. None of the above items will be affected.

7. Value of buildings will be conserved, in that:

The value of the building post renovation will be significantly higher

8. The most appropriate use of land is encouraged, in that:

It is surrounded by other fraternity houses. This is the most appropriate use of the structure.

IX. ATTEST

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 and I agree to conform to all applicable laws of this jurisdiction. 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.

Cory L. Kourtsis		09/02/2016
Type/Print Name of Applicant/Agent	Signature of Applicant/Agent	Date

- **Conditional Use Petition Fee of $75 must accompany application**

Note: The Horizontal Orientation of this survey is Grid North and its coordinate base is the WV Coordinate System of 1983, North Zone. The Vertical Elevation base is the WV Coordinate System of 1988, South Zone.

0 10' 20' 30'

Scale: 1 Inch = 10' Feet

Parking Space Totals

Type	Size	Count
Standard:	9' X 18'	31
Compact:	8' X 16'	2
Handicap:	9' X 18'	2
		35

Building Floor Elevations

Basement: 1141.20'
First Floor: 1152.20'
Second Floor: 1164.20'
Attic: 1175.18'

West Virginia Miss Utility

1-800-245-4848

Miss Utility of West Virginia 1-800-245-4848 Stop-Call Before You Dig!

The location of all utilities (above or below ground) shown on this drawing are approximate & were obtained from observations at the site and/or from the utility owners. CTL Engineering of WV, Inc. does not guarantee that locations shown are correct. It shall be the responsibility of the contractor to determine locations of existing utilities (above or below ground) & to notify the respective utility owners before beginning any construction.

CTL Engineering

CTL Engineering of West Virginia, Inc.

1091 Chestnut Ridge
Morgantown, WV 26505
Phone: 304-292-4135
Fax: 304-296-9032

Civil & Site Planning • Surveying & Mapping • Environmental • Mining • Geotechnical • Construction Inspection & Observation • Testing & Consulting Laboratory •

The Pi Kappa Alpha Fraternity

8347 West Range Cove, Memphis, TN, 38125

117 Belmar Avenue, Morgantown WV 26501

Dimension / Layout Plan

Revisions

Date	Description	Approved
10/11/16	Accessibility Area Revision	DJW

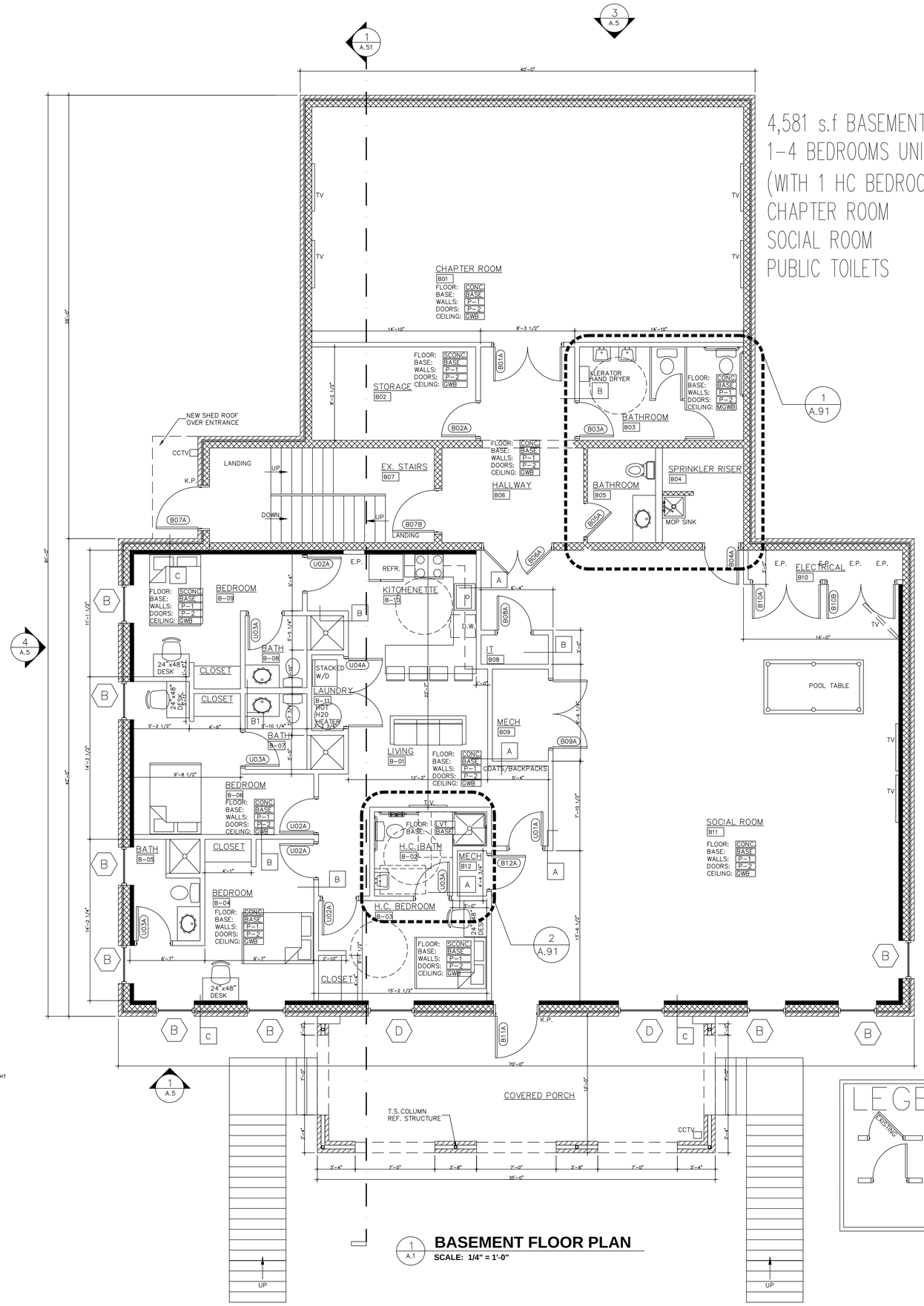
Drawn By: DJW
Approved By: PEG
Date: 09/15/16
Scale: 1"=10'
Project No. 16100079MOR
Drawing Name: Pi Kappa Alpha 09-15-16
Sheet No. 4

CONSTRUCTION NOTES:

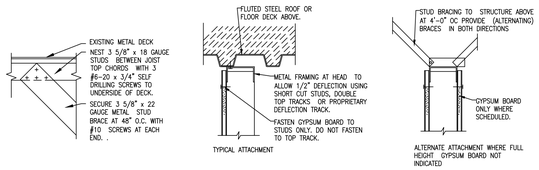
1. FINISHES SHALL BE APPLIED TO EXTEND OVER, UNDER &/OR BEHIND ANY ITEM OF BUILT-IN MILLWORK, TRX, MIRRORS, ETC.
2. THE INSTALLER SHALL REFER TO THE ELEVATION AND DETAIL SHEETS FOR SPECIFIC LOCATION OF FINISHES. SHOULD ANY DISCREPANCIES, OMMISIONS OR CONFLICTS FOUND. THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. NO WORK IS TO PROCEED WITHOUT PROPER DIRECTION FROM THE OWNER'S REPRESENTATIVE/N.C.M.
3. ALL COVER PLATES SHALL BE WHITE.
4. TYPICAL WALLS TO BE PAINTED P-W1 WITH EGGSHELL FINISH UNLESS OTHERWISE NOTED (U.O.N.)
5. REFER TO FINISHES AND MILLWORK PLANS FOR ADDITIONAL SPECIFICATIONS.
6. G.C. TO PREP FLOOR AND WALLS AS REQUIRED TO RECEIVE NEW FINISH.
7. CHANGE HVAC UNIT FILTERS AT COMPLETION OF CONSTRUCTION.
8. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
9. FINAL PROFESSIONAL CLEANUP BY G.C.
10. ALL ANGLED WALLS ARE @ 45, 90 OR 135 DEGREES U.O.N.
11. ALL PAINT ON A GYPSUM BOARD SURFACES SHALL BE 3 COATS (+/-) 1 PRIME & 2 FINISH, EXCEPT MECH. ONLY NEEDS 2.
12. PROVIDE SOUND BATT INSULATION AT TOILETS AND SPIN ROOM PARTITIONS
13. REFER TO MECHANICAL, ELECTRICAL & PLUMBING SHEETS FOR MEP DESIGN & SPECIFICATIONS.
14. NO SEALERS OR FINISHES TO BE APPLIED UNTIL FLOORS ARE SWEPT AND MOPPED CLEAN.
15. ALL PARTITIONS ARE TYPE "A" UNLESS OTHERWISE NOTED (U.O.N.).
16. G.C. TO FIELD VERIFY & COORDINATE DIMENSIONS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
17. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS.
18. REFER TO ELEVATIONS AND SECTIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
19. MAX. 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL. OFFSETS GREATER THAN 1/4" REQUIRE A MAX. OF 45° BEVEL.
20. DIMENSIONS ARE TO THE FINISHED FACE, FACE OF MASONRY OR COLUMN LINE CENTER, U.O.N.
21. TYPICAL DOOR JAMBS ARE LOCATED 2" OFF ADJACENT WALL U.O.N.
22. G.C. TO FURNISH WALL-MOUNTED FIRE EXTINGUISHER (F.E.) (2A-10BC). ALL F.E. MUST HAVE CURRENT INSPECTION TAGS ATTACHED. 2 ARE EXISTING WITHIN SPACE.
23. COVE BASE TO BE USED IN ALL AREAS, USE ROLL GOODS ONLY, NO SEAMS SHALL OCCUR WITHIN 6" OF OUTSIDE CORNER.
24. BEFORE PROCEEDING WITH PROCUREMENT, THE RESPECTIVE INSTALLER SHALL FIELD VERIFY DIMENSIONS TO ASSURE THAT SUFFICIENT QUANTITIES OF MATERIAL ARE ORDERED TO COMPLETE THE WORK.
25. INFORMATION CONTAINED IN THESE DOCUMENTS ARE BASED ON FIELD MEASUREMENTS AND MAY REQUIRE ADJUSTMENTS &/OR MODIFICATIONS TO CONFORM TO EXISTING CONDITIONS. THE OWNER SHALL APPROVE ADJUSTMENTS IN ACCORDANCE WITH DESIGN INTENT. IN NO CASE SHALL SAID ADJUSTMENTS REDUCE THE QUALITY OF CONSTRUCTIONS OR REDUCE THE PROJECTS CONFORMANCE TO STATE AND LOCAL CODES AND ORDINANCES.
26. ALL TELEPHONE AND COMMUNICATIONS WIRING, WHETHER IN THIS CONTRACT OR UNDER SEPARATE CONTRACT, MUST BE AIR PLENUM APPROVED OR IN CONDUIT.
27. DO NOT SCALE DRAWINGS, IF DRAWINGS ARE IN QUESTIONS, OBTAIN CLARIFICATION FROM TREY LUCAS AT (404)378-7431 PRIOR TO CONTINUING CONSTRUCTION.
28. NO EXPOSED P.V.C. PIPING OR EXPOSED COPPER PIPING.(NO EXCEPTIONS)
29. MISCELLANEOUS HVAC AND PLUMBING WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS SHALL COMPLY WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODES.
30. ANY MATERIALS OR EQUIPMENT SUBSTITUTIONS WITHOUT PRIOR APPROVAL WILL RESULT IN REPLACEMENT WITH CORRECT MATERIALS OR EQUIPMENT AS SPECIFIED AT THE SOLE COST TO GENERAL CONTRACTOR.
31. METAL STUD PARTITIONS SHALL HAVE REINFORCEMENT FOR ATTACHMENT OF WALL MOUNTED ITEMS AS REQUIRED & SHALL BE BRACED TO STRUCTURE ABOVE FOR HEAVY ITEMS AS REQUIRED FOR SUPPORT. IF WATER HEATER IS SCHEDULED TO BE INSTALLED OFF THE FLOOR, WALLS TO HAVE 16" STUD ON CENTER TO ACCOMMODATE THE WATER HEATER WALL MOUNTING KIT.
32. PROVIDE 5/8" TYPE "X" GREEN BOARD AT WET LOCATIONS.
33. DIMENSIONS MARKED "CLEAR" INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED. ANY DISCREPANCIES MUST BE REPORTED TO TREY LUCAS ARCHITECTURE & CONSTRUCTION, LLC BEFORE CONSTRUCTION BEGINS.
34. CONTRACTOR TO PROVIDE DOORS, FRAMES, STOPS, MUTES, AND BUTTS THROUGHOUT FOR A COMPLETE INSTALLATION.
35. WORK SHALL COMPLY WITH THE A.D.A. REQUIREMENTS. CONSULT ARCHITECT IF MOUNTING HEIGHTS AND CLEARANCES ARE IN DOUBT.

GENERAL NOTES

* CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR PREPARATION TO ASSURE THAT THE NEW FLOOR FINISHES ARE LEVEL AND ARE COMPLETED IN A PROFESSIONAL WORKMANSHIP MANNER. IF GREEN CONCRETE, CONFIRM WITH FLOORING MANUFACTURER ABOUT LAYING ON GREEN/WET CONCRETE.
* ANY MATERIALS OR EQUIPMENT SUBSTITUTIONS WITHOUT PRIOR APPROVAL BY PROJECT MANAGER WILL RESULT IN REPLACEMENT WITH CORRECT MATERIALS OR EQUIPMENT AS SPECIFIED AT THE SOLE COST TO GENERAL CONTRACTOR.
* ANY ADDITIONAL WORK AND/OR MATERIALS REQUIRED BY APPLICABLE BUILDING CODES AND REGULATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, FIRE PROTECTION AND LIFE SAFETY EQUIPMENT REQUIRED TO BE INSTALLED IN THE BUILDING AS A RESULT OF BUILDING CONSTRUCTION

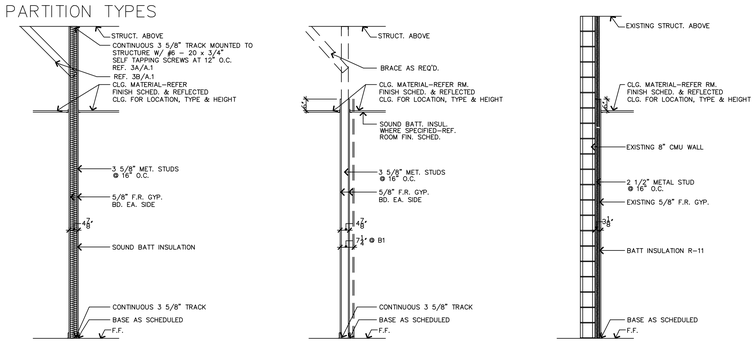


1 A.1 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 A.1 **PARTITION HEAD DETAIL**
1 1/2" = 1'-0"

PARTITION TYPES



A	NOTE: 1-HOUR RATED WALL, UL# U465 GC TO USE I.C.B.O. RATED METAL STUDS, SUCH AS U.S.G. WITH A NER-211, 9/94 RATING.
B	NOTE: GC TO USE I.C.B.O. RATED METAL STUDS, SUCH AS U.S.G. WITH A NER-211, 9/94 RATING.
B1	NOTE: SAME AS "B" EXCEPT 6" METAL STUD AT PLUMBING PARTITION.
C	NOTE: GC TO USE I.C.B.O. RATED METAL STUDS, SUCH AS U.S.G. WITH A NER-211, 9/94 RATING.

filename

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Title: **BASEMENT**

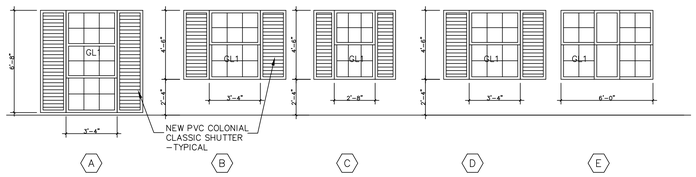
Scale: 1/4" = 1'-0"

Drawing No. **A.1** of:

Issue Date **8.17.16**

MATERIAL SCHEDULE FOR INTERIORS					
MARK	MATERIAL	COLOR	MANUFACTURER	PRODUCT NO.	REMARKS
CONC	CONCRETE	GRAY			Level 2 finish–honed finish–grit 100
SCONC	STAINED CONCRETE	tbd	KEMKO		
LVT	Prospect Plus LVT	Toasted Barnwood	MOHAWK	Prequel	AT UNIT BATHROOM FLOORS
P–1	PAINT	Notable Hue	SHERWIN WILLIAMS	SW 6521	PAINT FOR WALLS
P–2	PAINT	PURE WHITE	SHERWIN WILLIAMS	SW 7005 GLOSS	PAINT FOR TRIM, HM DOORS & CEILING
BASE	4 1/4" WOOD BASE	BROWN	ROBERT BOWDEN INC.	WM620 – 9/16"x4 1/14"	SPECIES F
BASE2	CERAMIC TILE	MATTE BISCUIT	MODERN DIMENSIONS	4"x12"	COVED BASE 1/8" GROUT JOINT–BRITE WHITE
MGWB	M.R. GYPSUM BOARD	WHITE			MOISTURE RESTANT DRYWALL AT BATHROOMS
GWB	GYPSUM BOARD	WHITE			CEILING MATERIAL–TYPE "C"
CAB–1	SHAKER CABINETS	CINNAMON	HOME DECORATORS COLLECTION		STAINED WOOD
CN–1	COUNTER TOP	TBD	ECO BY CONSENTINO		

WINDOW ELEVATIONS



WINDOW SCHEDULE

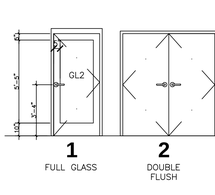
MARK	SIZE (WIDTH x HEIGHT)	TYPE	MANUFACTURER/MODEL	HEAD HEIGHT	REMARKS
A	3'–4" x 6'–8"	DOUBLE HUNG	TO BE DETERMINED		
B	3'–4" x 4'–6"	DOUBLE HUNG	TO BE DETERMINED		
C	2'–8" x 4'–6"	DOUBLE HUNG	TO BE DETERMINED		
D	4'–0" x 4'–6"	DOUBLE HUNG	TO BE DETERMINED		
E	6'–0" x 4'–6"	2 DOUBLE HUNG & FIXED	TO BE DETERMINED		

GENERAL WINDOW NOTES
1. ALL GLAZING FOR EXTERIOR WINDOWS SHALL BE 1" INSULATED, UNO.
2. WINDOW SIZES SHOWN ARE NOMINAL. G.C. SHALL VERIFY ACTUAL WINDOW SIZES W/ EXISTING WINDOWS & WINDOW MFR. PRIOR TO WINDOW FABRICATION.

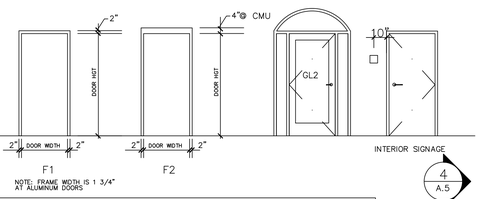
GLAZING SCHEDULE	
NO.	DESCRIPTION
GL1	1" INSULATED
GL2	1" INSULATED, TEMPERED

NOTES:
1. SAFETY GLAZING TO BE PROVIDED WHERE REQUIRED BY IBC SECTION 2406.

DOOR ELEVATIONS



FRAME ELEVATIONS



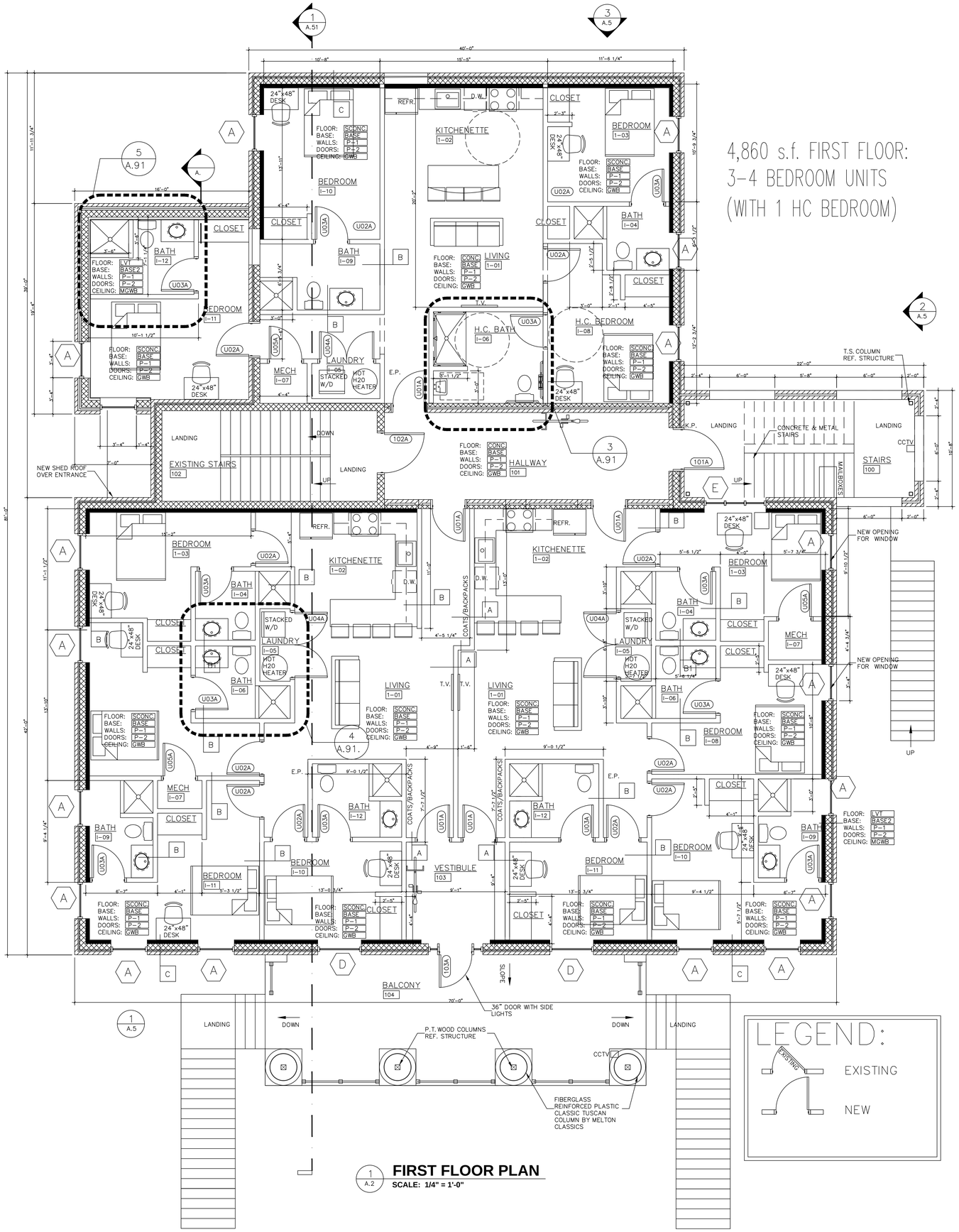
DOOR SCHEDULE

FLOOR	DR. NO.	SIZE (WIDTH X HEIGHT X THICKNESS)	MATERIAL	DOOR TYPE	LABEL (HRS.)	GLASS	THRD.	FRAME TYPE	CLOSER	HDWR SET #	REMARKS
BASEMENT	B01A	(2) 3'–0" X 7'–0" X 1–3/4"	WOOD	2	–	–	–	HM	–	5	PANIC HARDWARE
	B02A	3'–0" X 7'–0" X 1–3/4"	WOOD	3	–	–	–	HM	–	4	–
	B03A	3'–0" X 7'–0" X 1–3/4"	WOOD	3				HM	YES	4	–
	B04A	3'–0" X 7'–0" X 1–3/4"	WOOD	1	–	–	–	HM	–	3	–
	B05A	3'–0" X 7'–0" X 1–3/4"	WOOD	1	–	–	–	HM	YES	3	EXISTING–REPLACE IF NECESSARY
	B06A	(2) 3'–0" X 7'–0" X 1–3/4"	WOOD	2	–	–	–	HM	–	5	EXISTING–REPLACE IF NECESSARY
	B07A	3'–8" X 7'–0" X 1–3/4"	STL	3	60 MIN	–	YES	HM	YES	3	KEY PAD, INSULATED WITH PANIC HARDWARE
	B07B	3'–8" X 7'–0" X 1–3/4"	STL	3	60 MIN	–	YES	HM	YES	3	PANIC HARDWARE
	B08A	3'–0" X 7'–0" X 1–3/4"	WOOD	3	–	–	–	HM	–	2	–
	B09A	(2) 3'–0" X 7'–0" X 1–3/4"	WOOD	2	–		YES	ALUM	–	5	–
	B10A	(2) 3'–0" X 7'–0" X 1–3/4"	WOOD	2	–	–	–	HM	–	5	–
	B10B	(2) 3'–0" X 7'–0" X 1–3/4"	WOOD	3	–	–	–	HM	–	5	–
	B11A	3'–8" X 7'–0" X 1–3/4"	ALUM	1	–	GL3	YES	HM	YES	3	KEY PAD, PANIC HARDWARE
	B12A	3'–0" X 7'–0" X 1–3/4"	WOOD	3	–	–		HM		4	–
FIRST	101A	3'–8" X 7'–0" X 1–3/4"	ALUM	1	–	GL3	–	ALUM	–	1	KEY PAD
	102A	3'–8" X 7'–0" X 1–3/4"	STL	3	60 MIN	–	–	HM	–	3	PANIC HARDWARE
	103A	3'–0" X 7'–0" X 1–3/4"	ALUM	1	–	GL3	–	ALUM	YES	1	–
	201A	3'–0" X 7'–0" X 1–3/4"	ALUM	1		GL3	–	ALUM	YES	1	KEY PAD
SECOND	202A	(2) 3'–0" X 7'–0" X 1–3/4"	WOOD	2		–	–	HM	–	5	
	203A	3'–0" X 7'–0" X 1–3/4"	WOOD	3		–	–	HM	–	4	
	204A	3'–0" X 7'–0" X 1–3/4"	WOOD	3		–	–	HM	–	3	PANIC HARDWARE
	205A	3'–8" X 7'–0" X 1–3/4"	STL	3	60 MIN	–	–	HM	–	3	PANIC HARDWARE
ATTIC	A01A	3'–0" X 7'–0" X 1–3/4"	ALUM	1		GL3	–	ALUM	YES	1	KEY PAD
	A02A	3'–8" X 7'–0" X 1–3/4"	STL	3	60 MIN	–	–	HM	–	3	PANIC HARDWARE
	A02B	3'–8" X 7'–0" X 1–3/4"	STL	3	60 MIN	–	–	HM	–	3	PANIC HARDWARE
TYP. UNIT	U01A	3'–0" X 7'–0" X 1–3/4"	WOOD	3	60 MIN		YES	HM	YES	4	UNIT ENTRY DOOR
	U02A	3'–0" X 7'–0" X 1–3/4"	WOOD	3	–	–	–	HM	–	4	UNIT BEDROOM DOOR
	U03A	3'–0" X 7'–0" X 1–3/4"	WOOD	3	–	–	YES	HM	–	2	UNIT BATHROOM DOOR
	U04A	(2) 3'–0" X 7'–0" X 1–3/4"	WOOD	2	–	–	–	HM	–	6	UNIT LAUNDRY DOORS
	U05A	3'–0" X 7'–0" X 1–3/4"	WOOD	3	–	–	–	HM	–	2	PROVIDE LOUVER–REF. MECH
	U06A	2'–0" X 7'–0" X 1–3/4"	WOOD	3	–	–	–	HM	–	2	NOT EVERY UNIT HAS THIS DOOR/ROOM
	U07A	(2) 3'–0" X 7'–0" X 1–3/4"	WOOD	2	–	–	–	HM	–	2	ONLY AT ATTIC UNITS

HARDWARE SCHEDULE			
SET NO.	DESCRIPTION	SET NO.	DESCRIPTION
1 ALUM	1 SET PIVOT HINGES BY STOREFRONT MANUF. 1 LOCK TUMBLER CORE BY OWNER 1 SET STANDARD PUSH, PULL HARDWARE 1 DOOR CLOSER BY STOREFRONT MANUF. 1 SET WEATHERSTRIP AND BOTTOM SWEEP , H.C. ALUM. THRESHOLD DOOR FITTED WITH ADAMS–RITE DEAD BOLT WITH TEMPORARY CYLINDER	4 INT. SINGLE	1 1/2 PR. HINGES – McKINNEY T2714 , 4 1/2 X 4 1/2, 26D 1 MORTISE LOCKSET 1 KICKPLATE – IVES .037, 8X34 US32D 1 DOOR CLOSER – SARGENT EN1230–O XZ SN 3 SILENCERS 1 FLOOR STOP
2 INT. SINGLE	1 1/2 PR. HINGES – McKINNEY T2714 , 4 1/2 X 4 1/2, 26D 1 LEVER PRIVACY – SCHLAGE SATURN S40D, 626 1 KICKPLATE – IVES .037, 8X34 US32D 1 DOOR CLOSER – SARGENT EN1230–O XZ SN 3 SILENCERS 1 FLOOR STOP PROVIDE HANDICAPPED MEN AND WOMEN SIGNAGE	5 INT. DOUBLE	1 1/2 PR. HINGES – McKINNEY T2714 , 4 1/2 X 4 1/2, 26D, NRP 1 MORTISE LOCKSET 2 KICKPLATES – IVES .037, 8X42 US32D 1 DOOR CLOSER – SARGENT EN350 PS X SN 2 FLOOR STOP 1 SET WEATHERSTRIP AND BOTTOM SWEEP , ALUM. THRESHOLD
3 EXT. SINGLE	1 SET OF CONT. STAINLESS STEEL PIANO HINGE (304 stainless) 1 MORTISE LOCKSET 1 PANIC BAR 1 KICKPLATE – IVES .037, 8X42 US32D 1 DOOR CLOSER – SARGENT EN350 PS X SN 1 FLOOR STOP 1 SET WEATHERSTRIP AND BOTTOM SWEEP , ALUM. THRESHOLD 1 MARKAR ARCH. PRODUCTS, B 1921 REINFORCING PIVOT	6 INT. DOUBLE	1 1/2 PR. HINGES – McKINNEY T2714 , 4 1/2 X 4 1/2, 26D, NRP 1 LEVER PRIVACY – SCHLAGE SATURN S40D, 626 2 KICKPLATES – IVES .037, 8X42 US32D

HARDWARE AND KEYING NOTES:
1. ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. READILY VISIBLE DURABLE SIGN SHALL BE POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON CONTRASTING BACKGROUND.
2. PROVIDE AND INSTALL PERMANENT CORES ON ALL LOCKING DEVICES.
3. PRODUCTS:
   - HINGES: HAGER, McKINNEY OR STANLEY
   - LOCKSETS: SCHLAGE
   - CYLINDERS: SCHLAGE "C"
   - CLOSERS: LCN, SARGENT OR EQUAL
     STOPS: IVES, ROCKWOOD OR BALDWIN

DOOR NOTES
1. ALL THRESHOLDS SHALL BE 1/4" OFFSET, ADA ACCESSIBLE
2. PROVIDE WEATHERSTRIPPING FOR ALL EXTERIOR DOORS
3. ALL LOCKS TO BE MASTER KEYED TO SELECTED SYSTEM
4. PROVIDE DOOR STOPS FOR ALL DOORS



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Title: FIRST FLOOR

Scale: 1/4" = 1'–0"

Drawing No. A.2 of:

Issue Date 8.17.16

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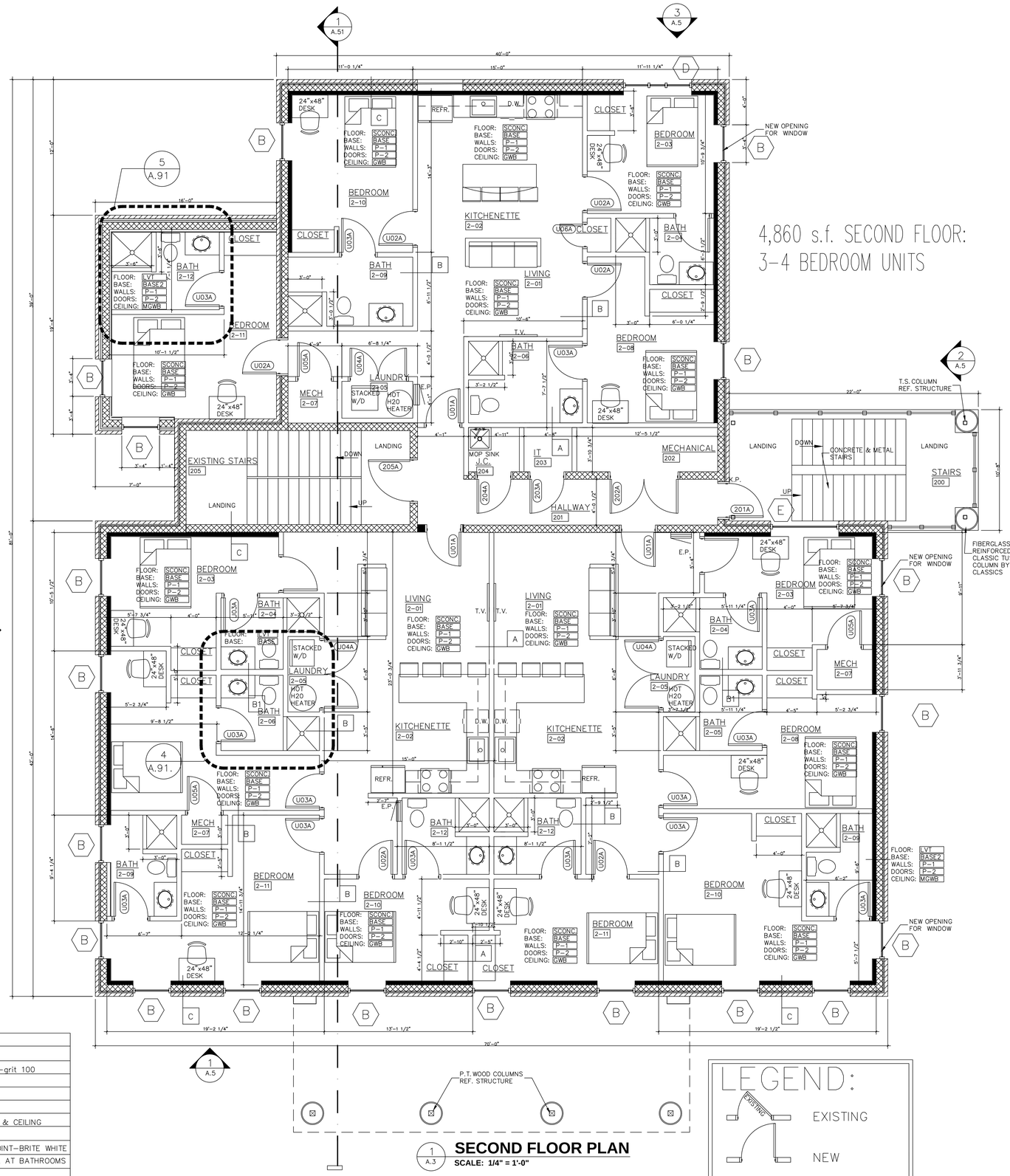
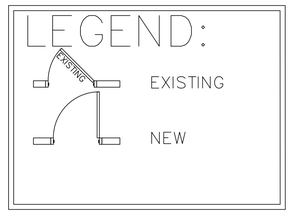


SECOND FLOOR PLAN

1 / A.3 — SCALE: 1/4" = 1'-0"



MATERIAL SCHEDULE FOR INTERIORS					
MARK	MATERIAL	COLOR	MANUFACTURER	PRODUCT NO.	REMARKS
CONC	CONCRETE	GRAY			Level 2 finish-honed finish-grit 100
SCONC	STAINED CONCRETE	tbd	KEMKO		
LVT	Prospect Plus LVT	Toasted Barnwood	MOHAWK	Prequel	AT UNIT BATHROOM FLOORS
P-1	PAINT	Notable Hue	SHERWIN WILLIAMS	SW 6521	PAINT FOR WALLS
P-2	PAINT	PURE WHITE	SHERWIN WILLIAMS	SW 7005 GLOSS	PAINT FOR TRIM, HM DOORS & CEILING
BASE	4 1/4" WOOD BASE	BROWN	ROBERT BOWDEN INC.	WM620 - 9/16"x4 1/14"	SPECIES F
BASE2	CERAMIC TILE	MATTE BISCUIT	MODERN DIMENSIONS	4"x12"	COVED BASE 1/8" GROUT JOINT-BRITE WHITE
MGWB	M.R. GYPSUM BOARD	WHITE			MOISTURE RESTANT DRYWALL AT BATHROOMS
GWB	GYPSUM BOARD	WHITE			CEILING MATERIAL-TYPE "C"
CAB-1	SHAKER CABINETS	CINNAMON	HOME DECORATORS COLLECTION		STAINED WOOD
CN-1	COUNTER TOP	TBD	ECO BY CONSENTINO		

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Title:
SECOND FLOOR

Scale: 1/4" = 1'-0"

Drawing No.
A.3 of:

Issue Date
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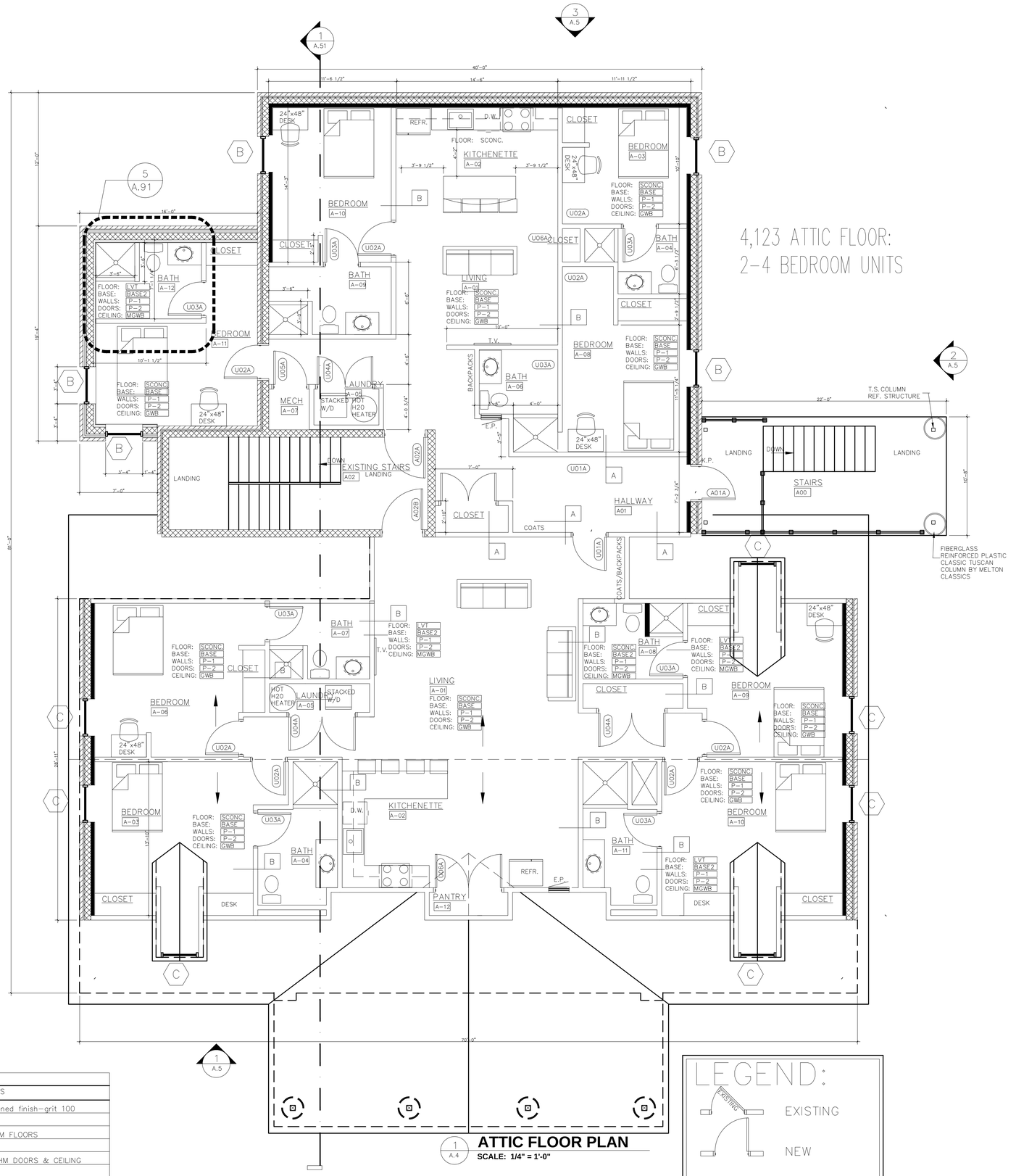

ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE FOR INTERIORS					
MARK	MATERIAL	COLOR	MANUFACTURER	PRODUCT NO.	REMARKS
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SCONC	STAINED CONCRETE	tbd	KEMKO		
LVT	Prospect Plus LVT	Toasted Barnwood	MOHAWK	Prequel	AT UNIT BATHROOM FLOORS
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MGWB	M.R. GYPSUM BOARD	WHITE			MOISTURE RESTANT DRYWALL AT BATHROOMS
GWB	GYPSUM BOARD	WHITE			CEILING MATERIAL-TYPE "C"
CAB-1	SHAKER CABINETS	CINNAMON	HOME DECORATORS COLLECTION		STAINED WOOD
CN-1	COUNTER TOP	TBD	ECO BY CONSENTINO		

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Title:
ATTIC FLOOR

Scale: 1/4" = 1'-0"

Drawing No.
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Issue Date
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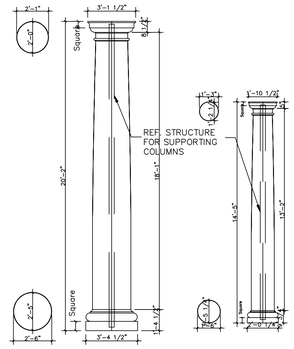
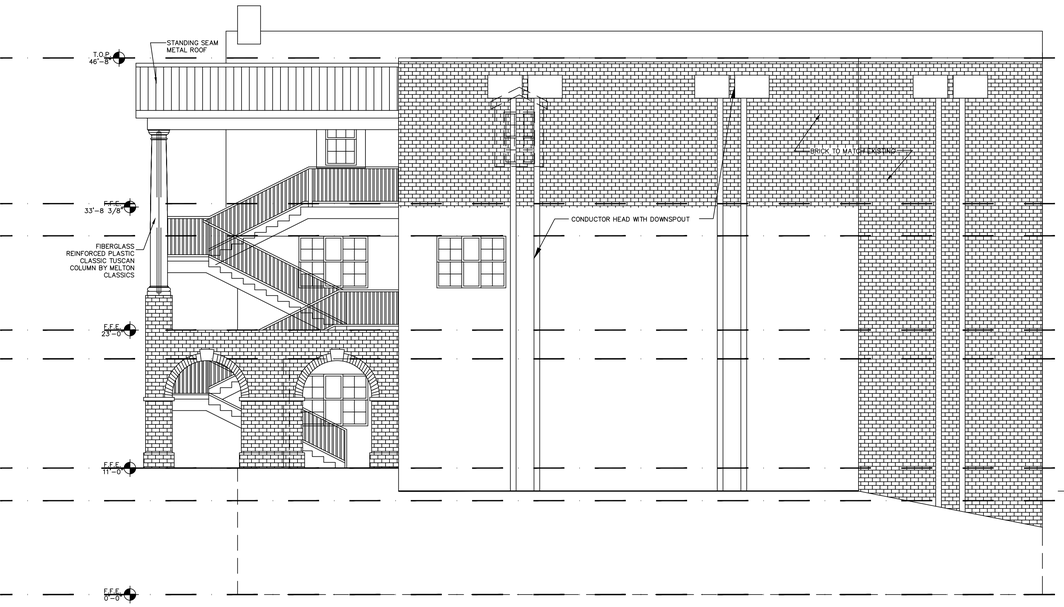
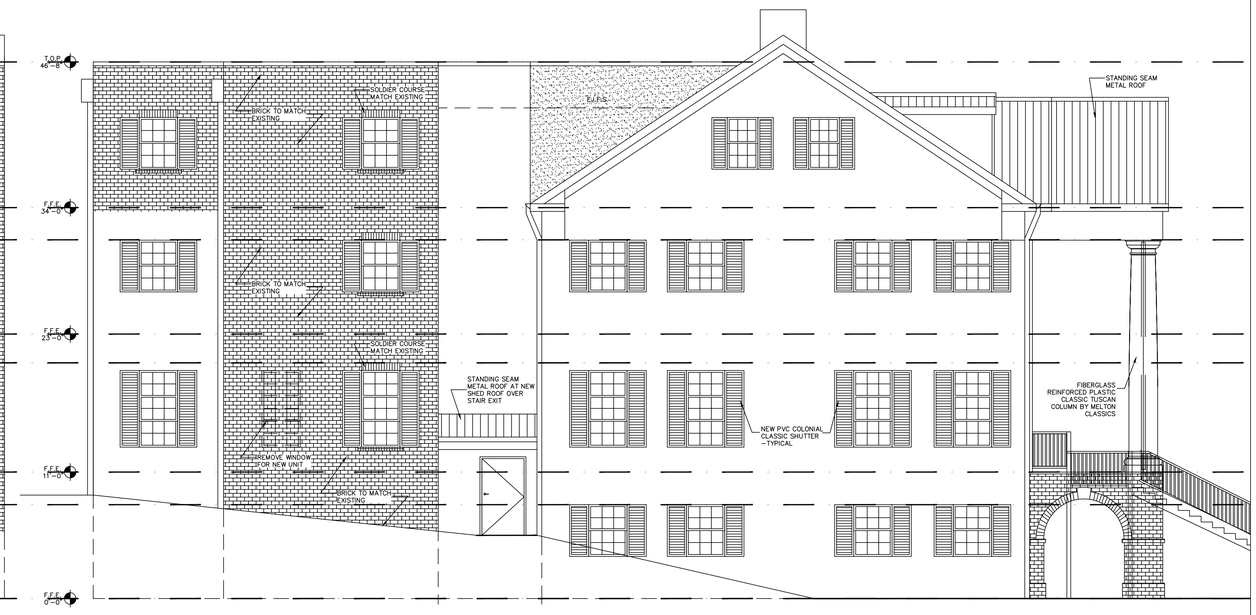


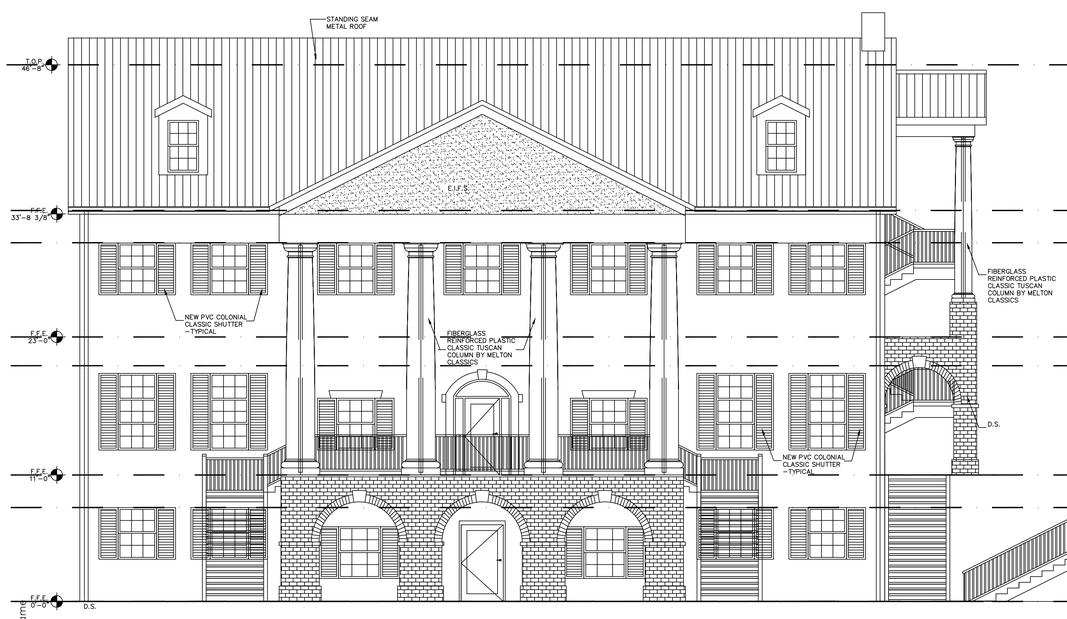
MARK	MATERIAL	COLOR	MANUFACTURER	PRODUCT NO.	REMARKS
P-1	PAINT	WHITE	SHERWIN WILLIAMS		TRIM AND COLUMNS
P-2	PAINT		SHERWIN WILLIAMS		HOLLOW METAL DOORS & FRAMES
P-3	PAINT		SHERWIN WILLIAMS		
COLUMN	FIBERGLASS REINFORCED PLASTIC	WHITE	MELTON CLASSICS INC.	200CG www.meltonclassics.com	2 DIFFERENT HEIGHTS-REF. DETAILS AND ELEVATIONS
STONE	KEYSTONE	BEIGE	TBD	–	–
B-1	FACE BRICK	RED TO MATCH EXISTING	LEE	WILLIAMSBURG MS450	FACE BRICK RUNNING BOND
	MORTAR	GRAY	LAFARGE	–	TYPE N
M-1	METAL COPING	Series 2000 Colonial Red	Construction Metal Products	KYNAR 500, 24 GA.	GALVANIZED, PRE-FINISHED, MATCH BRICK1 COLOR 704-871-8704
M-2	METAL ROOF	Series 2000 Pre-weathered Galvalume	Construction Metal Products	KYNAR 500, 24 GA.	STANDING SEAM, PRE-FINISHED, SILICONIZED POLYSTER 704-871-8704
TREADS	CAST STONE TREADS	MELTONSTONE	MELTON CLASSICS INC.	MELTONSTONE www.meltonclassics.com	
PAVERS	2" CAST STONE PAVERS	MELTONSTONE 2"x11 5/8"x11 5/8"	MELTON CLASSICS INC.	MELTONSTONE www.meltonclassics.com	RANDOM RECTANGLE PATTERN
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM	WHITE	DRYVIT / STO	–	
RAIL	GUARD RAIL/BALLUSTRADE	BLACK	???	–	
G-1	1/4" TEMPERED GLASS	–	PPG OR LOF	STC RATING OF 35	CLEAR. GLAZING CONTRACTOR SHALL INSTALL SEALANT AT ALL JOINTS.
G-2	1" TEMPERED INSUL. GLASS	–	PPG OR LOF	STC RATING OF 39	GRAY TINT AT OFFICE & CUSTOMER WAITING AREA GLAZING CONTRACTOR SHALL INSTALL SEALANT AT ALL JOINTS.
AL-1	ALUM. STOREFRONT	CLEAR ANADOZED	KAWNEER OR APPROVED EQUAL		INSTALL CLOSURE PLATES ON BACK OF ALL JAMB PIECES
SHUTTER	PVC SHUTTER	BLACK	MELTON CLASSICS INC.	COLONIAL CLASSIC www.meltonclassics.com	REFERENCE ELEVATIONS & DOOR/WINDOW ELEVATIONS FOR LOCATION AND SIZE



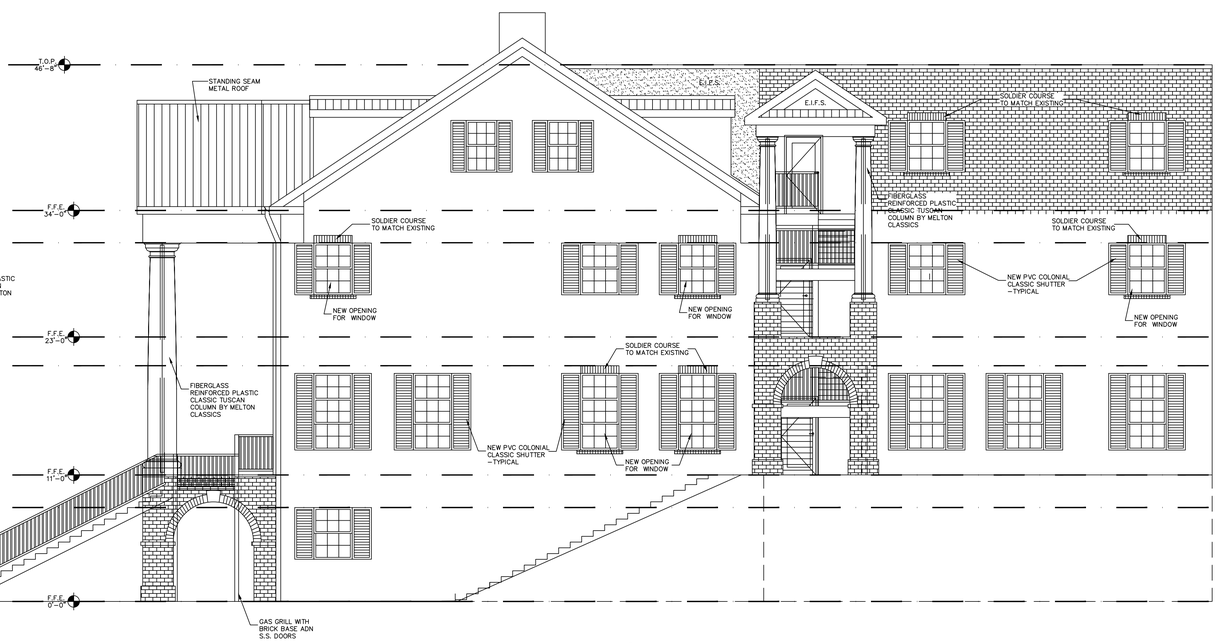
3 A.5 **BACK ELEVATION**
SCALE: 3/16" = 1'-0"



4 A.5 **SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



1 A.5 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"



2 A.5 **SIDE ELEVATION**
SCALE: 3/16" = 1'-0"

filename

TREY LUCAS ARCHITECTURE
Trey Lucas Architecture, LLC
O: 404.378.7431
324 Eastland Drive, Decatur, GA 30030
www.treylucas.com

William H. Lowndes P.E.
1395 Wilmington Way, Grayson, Georgia 30017
(770) 985-1281 Office 770) 985-1848 Fax
Consulting Structural Engineer

CONSTRUCTION MANAGER
Quality Structure, Inc
CONTACT: John Freudenthal
C: 704.756.3555
e: john.freudenthal@quality-structures.com

BUILDING DEPARTMENT
Building Inspections Division
Code Enforcement Dept.
First Floor, Right Door
389 Spruce Street
Morgantown, WV 26505
304-284-7401

Pi Kappa Alpha
West Virginia University
North High Street
Morgantown, WV

ΠΚΑ

SEALS

DATE	NO.

REVISIONS

80% CONSTRUCTION DOCUMENTS NOT FOR CONSTRUCTION

Title: **ELEVATIONS**

Scale: 3/16" = 1'-0"

Drawing No. **A.5** of:

Issue Date **8.17.16**

CK 26681
75.00

City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V16-36
RECEIVED:	02 SEP 16

(PLEASE TYPE OR PRINT IN BLACK INK)

John@quality-structures.com

Fee: $75

I. APPLICANT	Name: Commercial Builders Inc. / JOHN FREUDENTHAL, QUALITY STRUCTURES		
Mailing Address:	PO Box 516	Phone:	304-292-1688
	Street Morgantown, WV 26507	Mobile:	304-826-0569 704-756-3555
	City State Zip	Email:	cory@commercialbuilderswv.com
II. PROPERTY	Street Address: 117 Belmar Avenue, Morgantown, WV 26505		
Owner:	West Range Morgantown, LLC	Zoning:	R2
Mailing Address:	8347 West Range Cove	Tax Map No:	~~26~~ 20
	Street Memphis, TN 38125	Parcel No:	~~167~~ 653
	City State Zip	Phone:	901-333-2785

III. NARRATIVE Please describe the nature and extent of your variance request(s).

At the technical review meeting, it was determined that based on the number of people living in the building along with the chapter and social rooms max occupancy, that there would need to be 42 parking spaces. There is only enough room for a total of 35 parking spaces. We are requesting a variance for the seven parking spaces short to meet the current code.

PAID SEP 07 2016 PAID PAID BY:

V. ATTEST

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 Development Services 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.

Cory L. Kourtsis		09/02/2016
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 VARIANCE PETITION

OFFICE USE	
CASE NO.	V16-36
RECEIVED:	02SEP16

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)*

Multi-tennant fraternity house.

☐ **Structure Characteristics** (complete only those that apply)

Total number of buildings: 1 Gross floor area of each building: 18,424sf

Estimated number of employees: No. of dwelling units: 9 No. of bedrooms: 36

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

City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V16-36
RECEIVED:	02 SEP 16

VII. FINDINGS OF FACT	COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

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. The variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents, because:

The building is now condemed and boarded up. The new renovation will bring the building back to life and enhance the current dilapidated structure as well as the neighborhood surrounding it.

2. The variance arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance, because:

This building has always been one of the few fraternity houses that does have a lot of parking. Although they can't get to the required 42 spaces, they are using every bit of the property they can to get as many spaces as they can. This is an existing building building and they are working with as much space as they possibly can. It will have as much if not more parking than any of the other fraternity/sorority houses.

City of Morgantown, West Virginia

APPLICATION FOR VARIANCE PETITION

OFFICE USE	
CASE NO.	V16-36
RECEIVED:	02SEP16

VII. FINDINGS OF FACT	COMPLETE THE FOLLOWING STATEMENTS IN THIRD PERSON.

3. The variance will eliminate an unnecessary hardship and permit a reasonable use of the land, because:

They will be able to continue with the renovation project. If it is not granted, then the building will continue to be condemned and boarded up.

4. The variance will allow the intent of the zoning ordinance to be observed and substantial justice done, because:

This building has always been a fraternity house. It is at the top of fraternity row and has more parking than any other fraternity. It is not a terrible amount of spaces that they are short, so we believe that this variance is justifiable.

Note: The Horizontal Orientation of this survey is Grid North and its coordinate base is the WV Coordinate System of 1983, North Zone. The Vertical Elevation base is the WV Coordinate System of 1988, South Zone.

0 10' 20' 30'

Scale: 1 Inch = 10' Feet

Parking Space Totals

Type	Size	Count
Standard:	9' X 18'	31
Compact:	8' X 16'	2
Handicap:	9' X 18'	2
		35

Building Floor Elevations

Basement: 1141.20'
First Floor: 1152.20'
Second Floor: 1164.20'
Attic: 1175.18'

West Virginia Miss Utility

1-800-245-4848

Miss Utility of West Virginia 1-800-245-4848 Stop-Call Before You Dig!

The location of all utilities (above or below ground) shown on this drawing are approximate & were obtained from observations at the site and/or from the utility owners. CTL Engineering of WV, Inc. does not guarantee that locations shown are correct. It shall be the responsibility of the contractor to determine locations of existing utilities (above or below ground) & to notify the respective utility owners before beginning any construction.

CTL Engineering

CTL Engineering of West Virginia, Inc.

1091 Chestnut Ridge
Morgantown, WV 26505
Phone: 304-292-4135
Fax: 304-296-9032

Civil & Site Planning • Surveying & Mapping • Environmental • Mining • Geotechnical • Construction Inspection & Observation • Testing & Consulting Laboratory •

The Pi Kappa Alpha Fraternity

8347 West Range Cove, Memphis, TN, 38125

117 Belmar Avenue, Morgantown WV 26501

Dimension / Layout Plan

Revisions

Date	Description	Approved
10/11/16	Accessibility Area Revision	DJW

Drawn By: DJW
Approved By: PEG
Date: 09/15/16
Scale: 1"=10'
Project No. 16100079MOR
Drawing Name: Pi Kappa Alpha 09-15-16
Sheet No. 4