



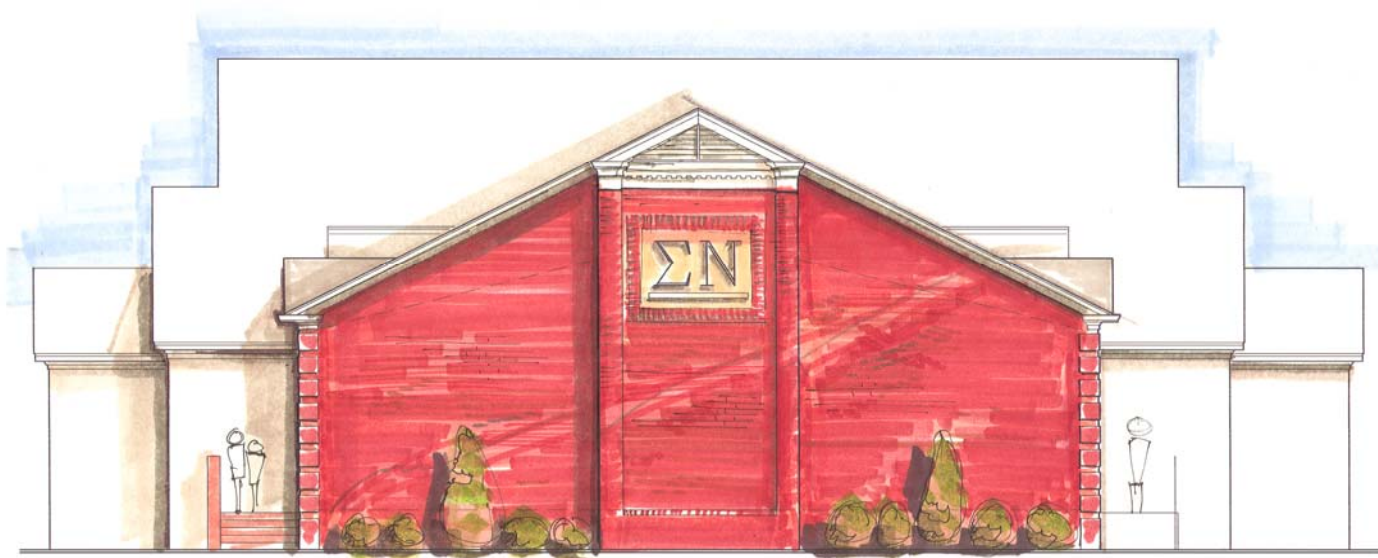
Theta Kappa House Corporation • Georgia Southern University • PO Box 1697 • Statesboro, GA 30459

# Sigma Nu Fraternity Theta Kappa Home Expansion Prospectus

## November 17, 2010







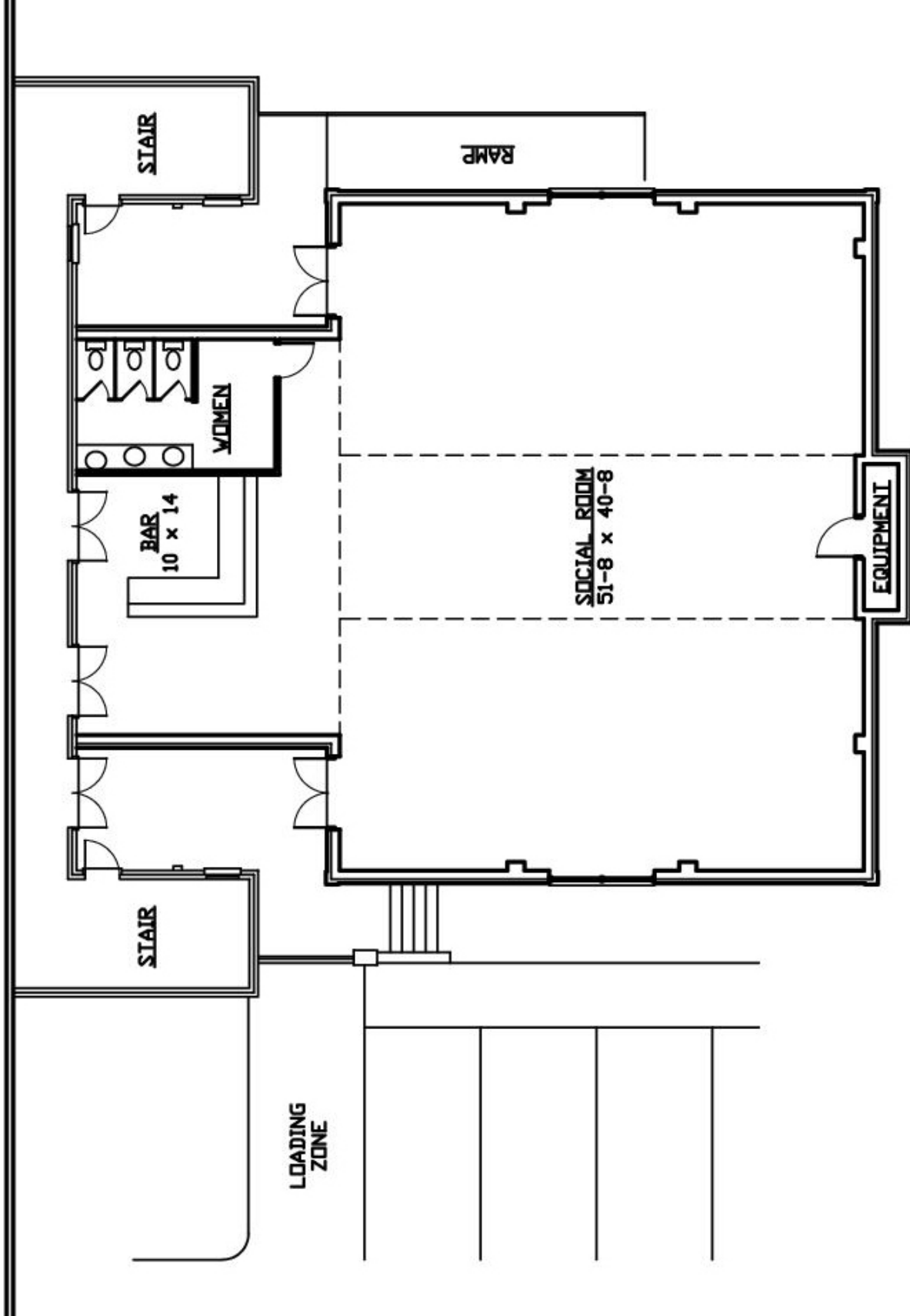
REAR ELEVATION

3/16" = 1'

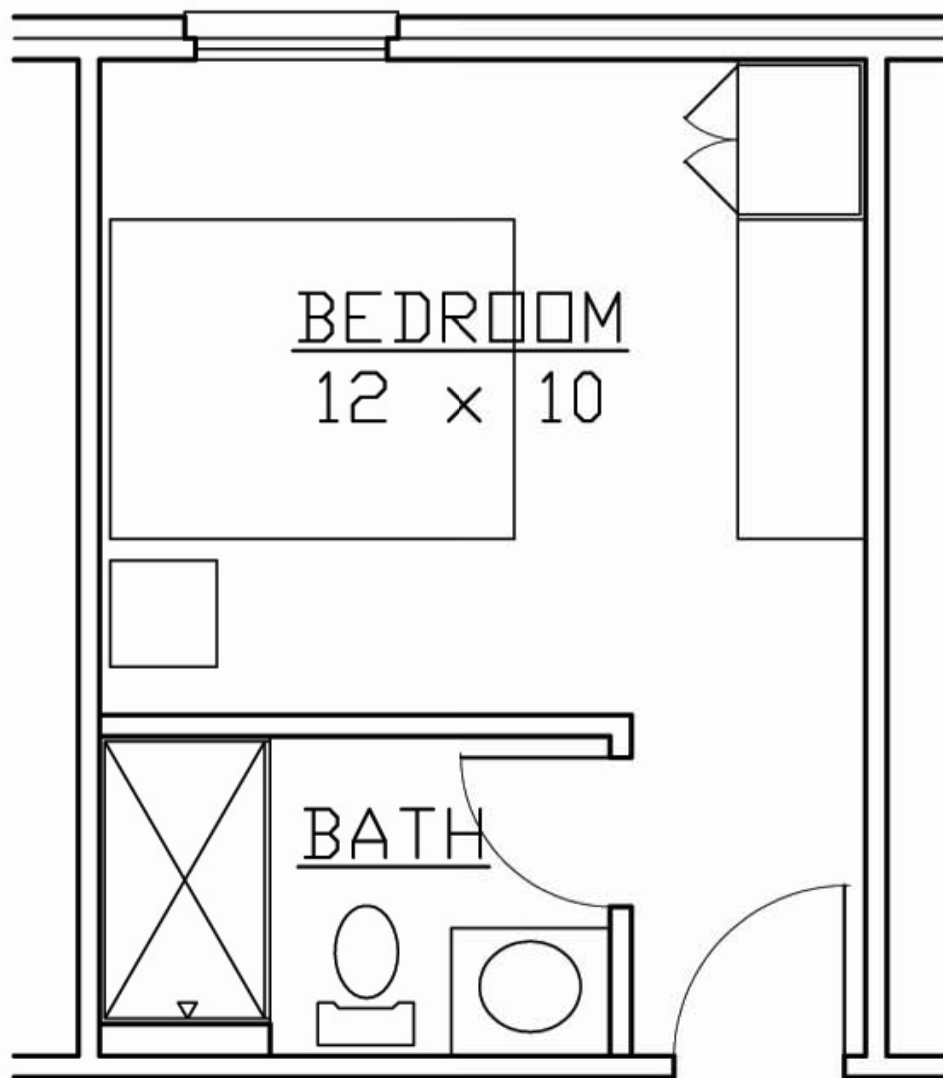


SIDE ELEVATION

3/16" = 1'



**PRELIMINARY FLOOR PLAN**      3/16" = 1'

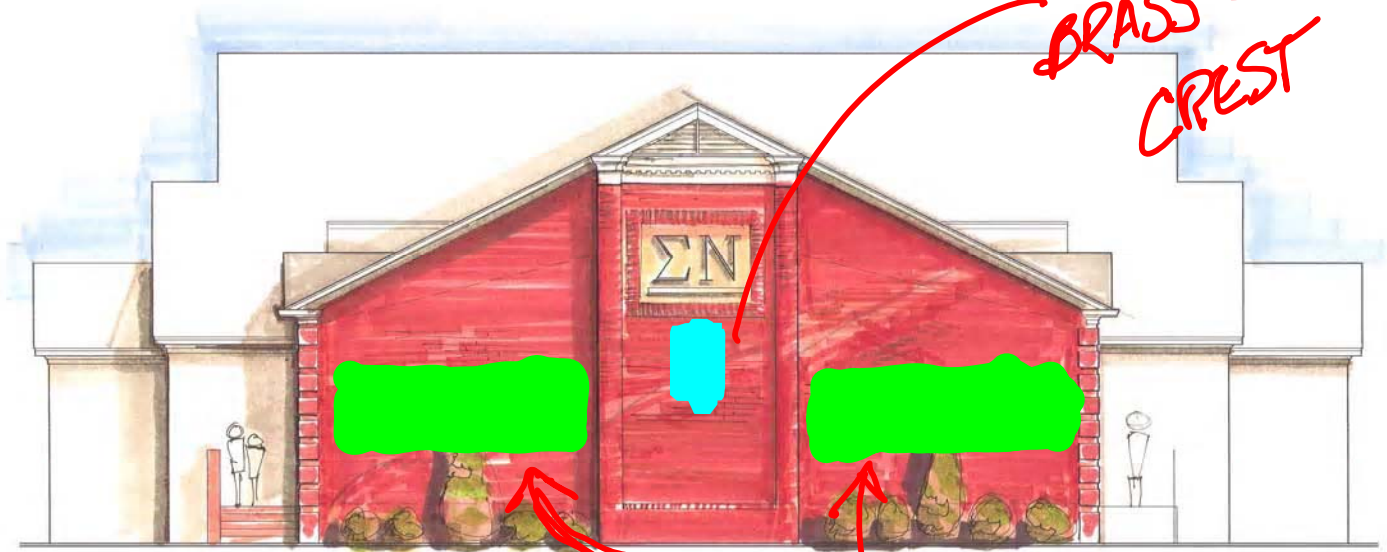


# PROPOSED BEDROOM MODIFICATION PLAN

1/4" = 1'

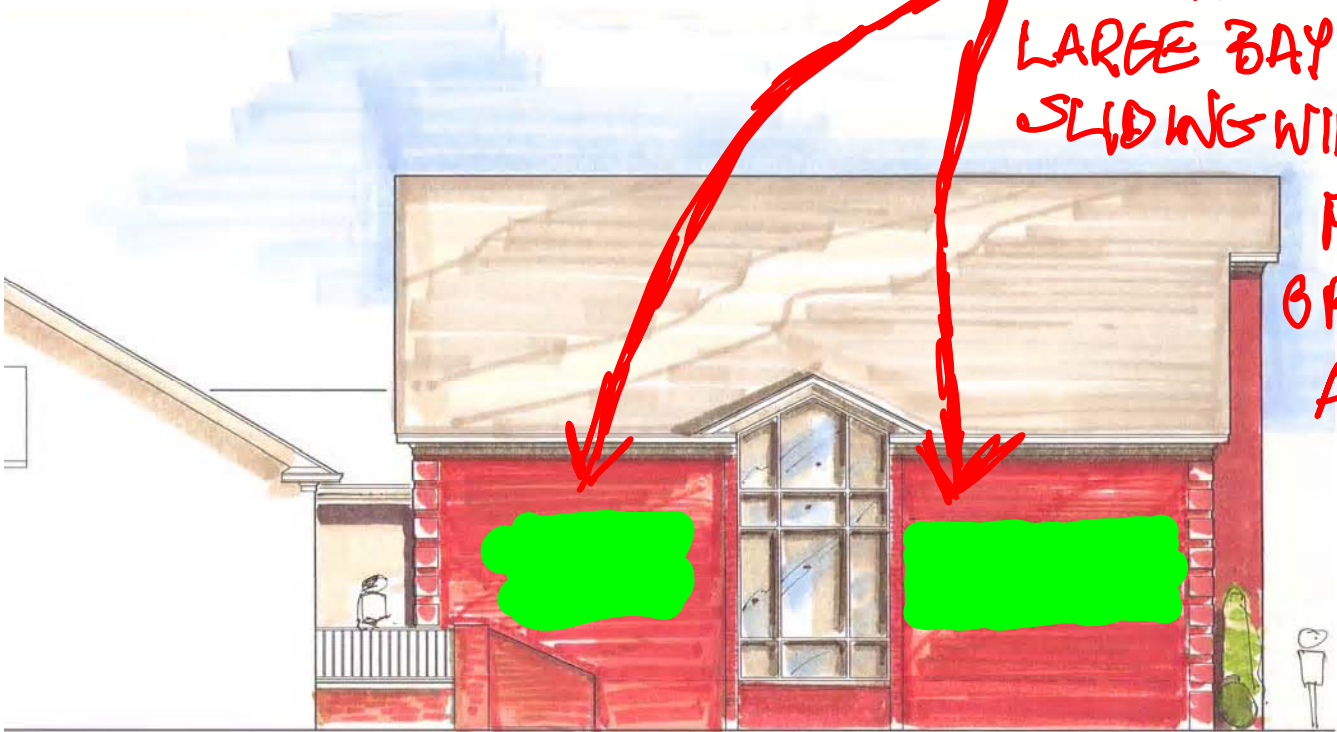


BRONZE OR  
BRASS CAST  
CREST

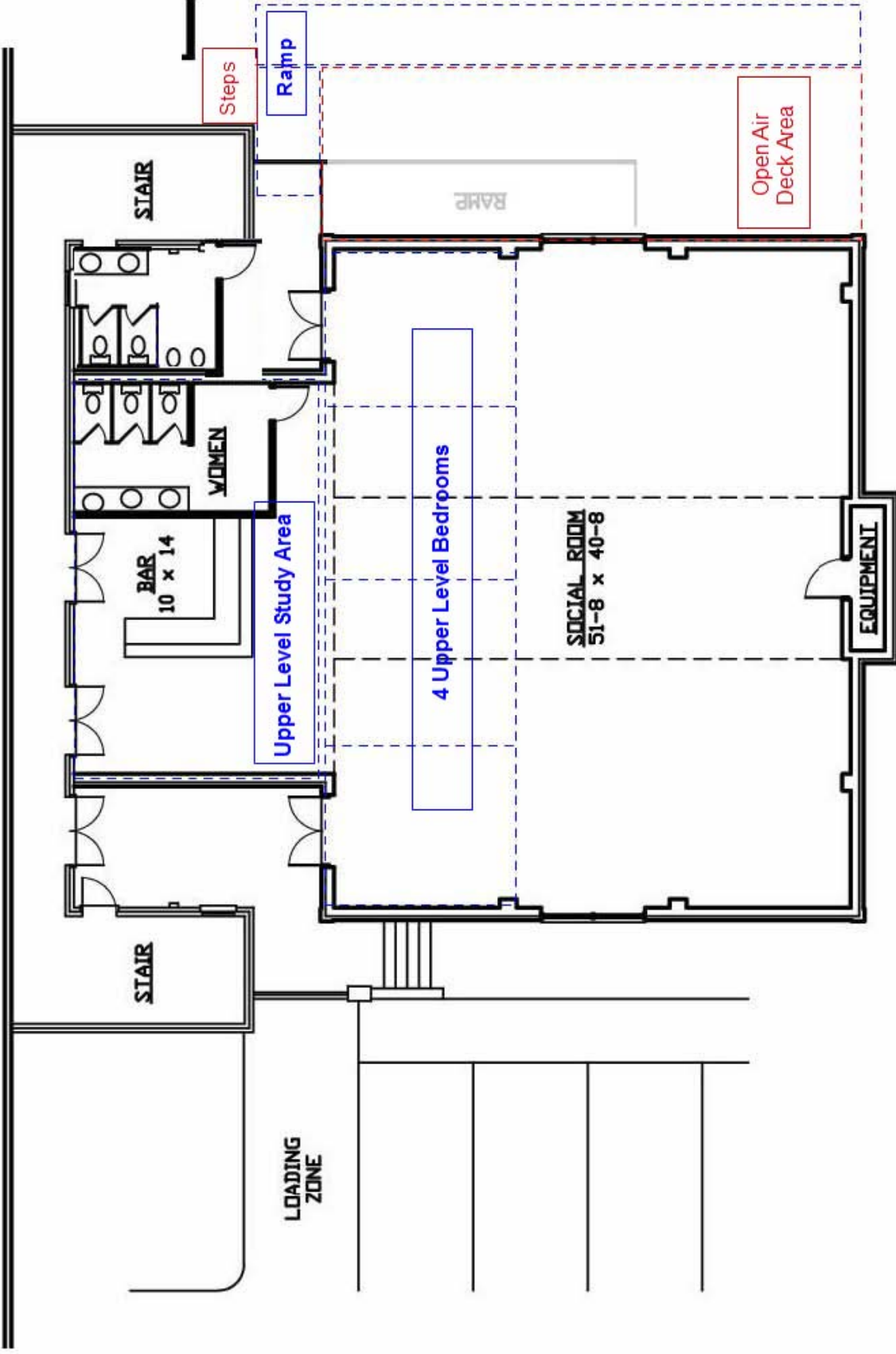


REAR ELEVATION  $3/16" = 1'$

POSSIBLE  
LARGE BAY  
SLIDING WINDOWS  
FOR  
OPEN  
AIR

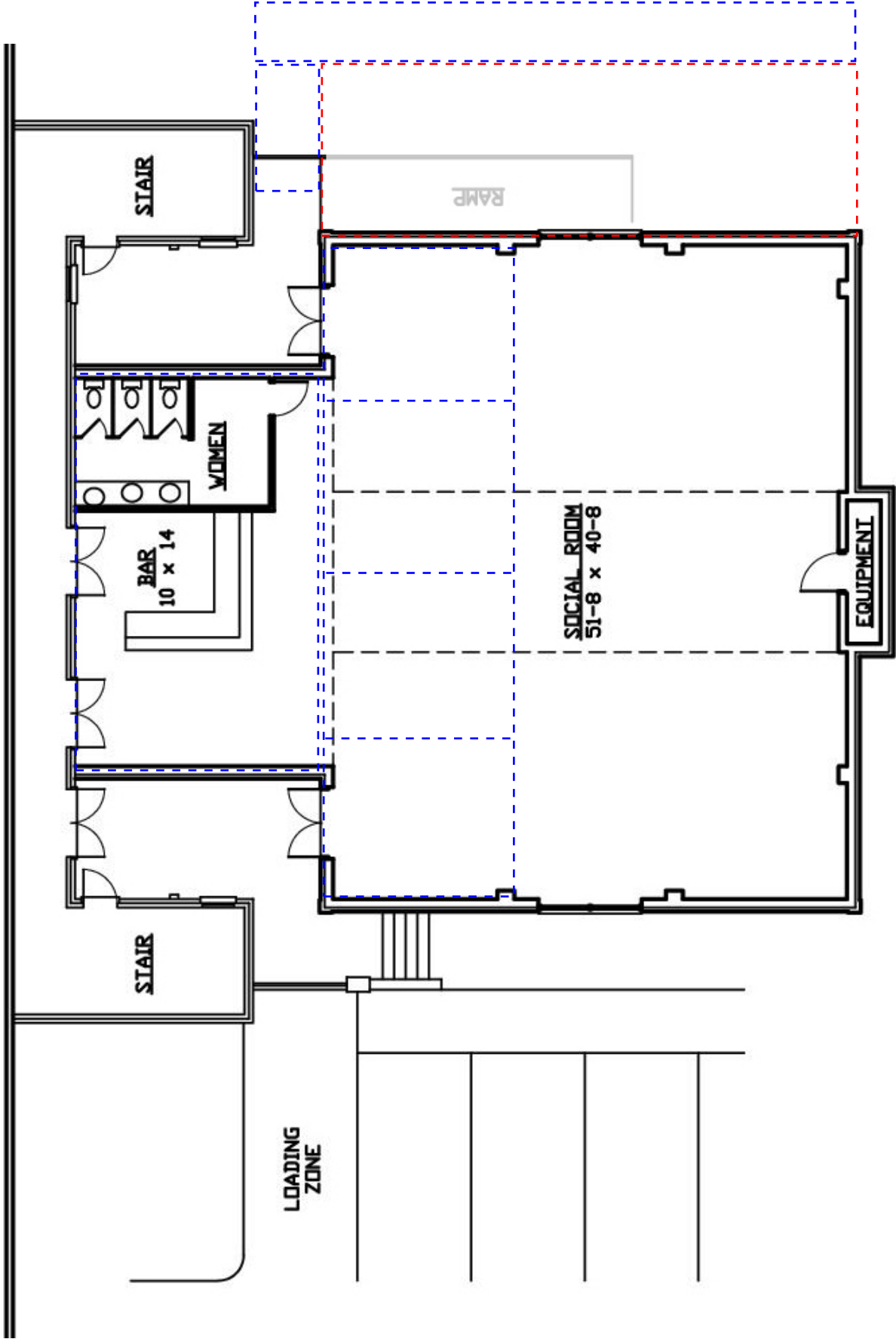


SIDE ELEVATION  $3/16" = 1'$



**PRELIMINARY FLOOR PLAN**

3/16' = 1'

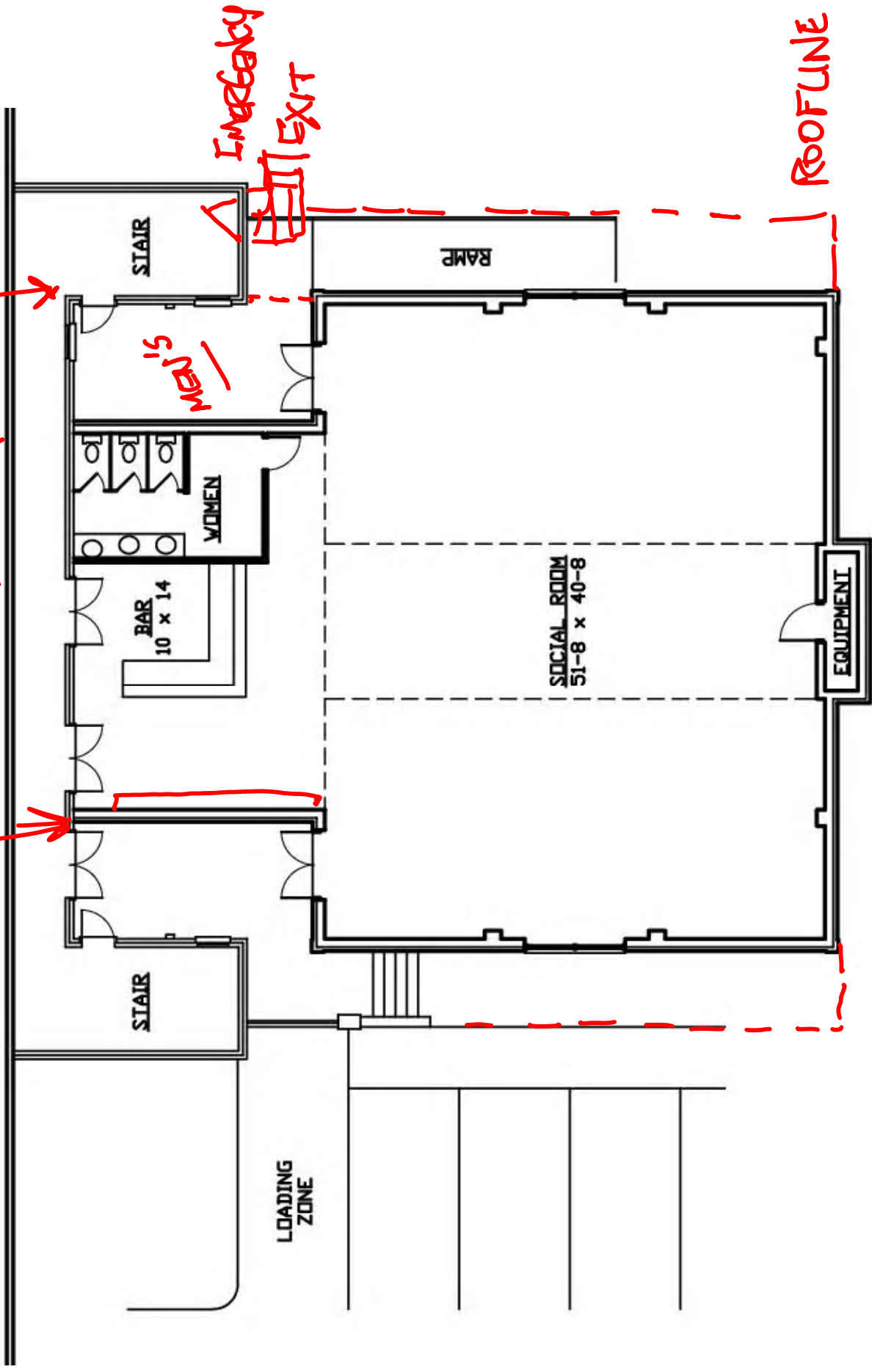


**PRELIMINARY FLOOR PLAN**      3/16" = 1'



WALL OF HONOR  
(DONORS)

STAIRWELL HAS TO STAY BECAUSE  
IT IS ONLY INTERNAL STAIRWELL



PRELIMINARY FLOOR PLAN

3/16" = 1'

Here are some thoughts we gave to architect and have thought about. In concept believe that the basic design is solid, but there are some things that I would like to consider, so here are some thoughts:

- Bathrooms - I believe we have to have both a Men's & Women's Bathrooms outside of the main house as well as possibly increase the size of the Women's bathroom I think the area to consider is next to the women's bathroom. [We can look at that again when you are here.](#)
- Area beside women's bath - it appears that the driving force behind the roofline and connection to the house. I would like to consider all means to avoid this. Also, I would like to consider how could cover both side and drain runoff to the loading area . [I think this is achievable, using lower than standard roof slopes.](#)
- Consider an area for access control (security/members) to check guest lists. Maybe this is through some portable tent or something, so I am not sure this is a big issue. This is for a security detail to check IDs/guest lists, etc.
- I would like to preserve the patio type scenario (smoking area), so I am wondering it is possible to create some type of walkway around the exterior structure that people can stand on that is similar to the current patio. Perhaps we could use brick posts with wrought iron/aluminum in between to reduce the size of the wall. Covered or not is a question. This is similar to the Sigma Chi roofline around the porch and it would need to be affixed to the side. I do not know whether it make sense to have doors that will open onto this area, so it can be accessed. [The only remaining space would seem to be on the side of the ramp.... without modifying parking or sidewalks.](#)
- Inside the house we have 8 bedrooms upstairs (5 on the front/3 on the back) plus a gang bathroom. With individual bathrooms we could eliminate the gang bathroom and convert it to another bathroom or a library area.
- The house would be preserved as the "quiet or discussion area" for parties with limited access.
- The area above the two building could be a rooftop patio or it could be enclosed as a study, TV, or common area for the residents.
- On the backside of the expansion area I would say that if we could add up to 4 bedrooms with baths that would be a consideration. They would need to be properly insulated for sound and could have windows overlooking into the social room.
- Materials should be considered for durability – steel doors & doorframes, hardi-board or block instead drywall – this include the possible "gutting" of the upstairs area to replace drywall
- I believe the social area needs to have HVAC, but it should be done for maximum efficiency with large ceiling fans and ultra-efficient AC units
- Consideration needs to be made for the long-term feasibility of the parquet floor in the chapter room or if it needs to be replace of filled in with concrete (kidding), but it needs to be looked at
- This is a list of random thoughts, so we consider all options.

These are just some thoughts, but once David has the figure ready on the remainder, I will probably come down and meet with him as well as try to sit down with you most likely at the house where we can work out these things. [Sure, let me know.](#)

Question: is possible to convert the House Blue Print that we have now and put some color to it like we did for the social room? I am looking to develop a quick, cheap way to present each donor with a print of our accomplishment. I also have a smaller "black line" copy that we converted for a newsletter, so we might be able to start from that. [We can do what we call an as-built drawing and then apply the new work in a graphic form. We'll need to talk about it.](#)