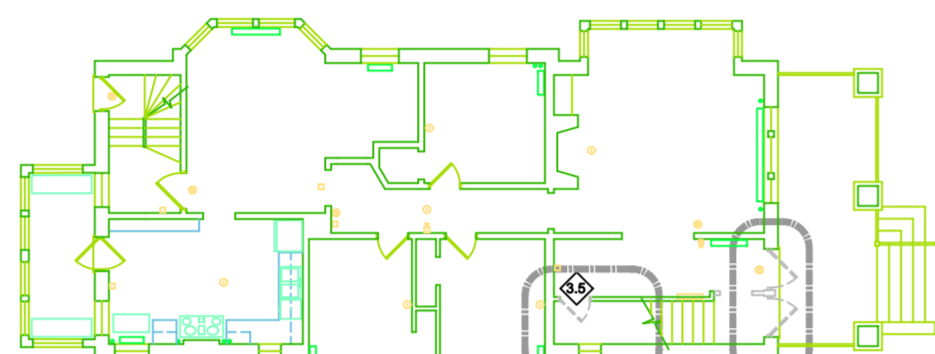
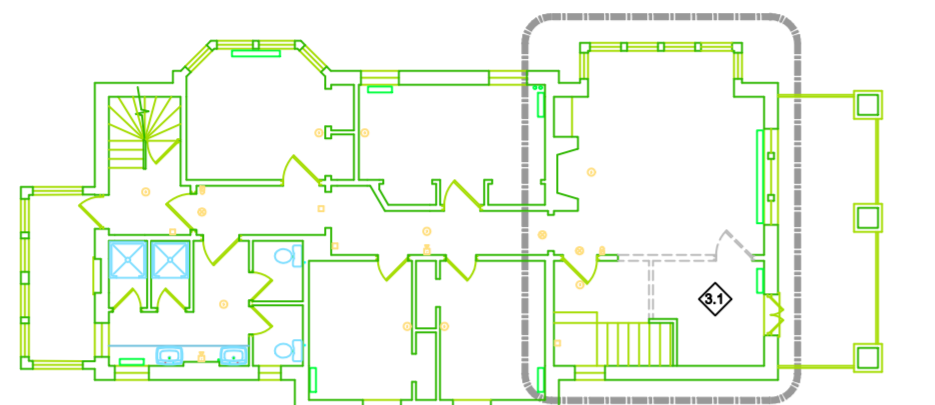


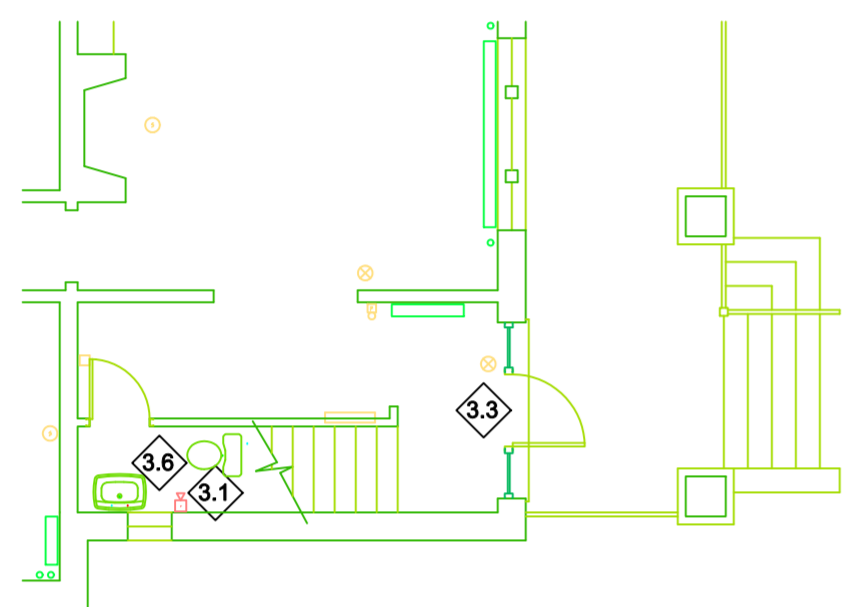
New Enlarged Study Finishes:
Existing wood (Field Verify) floor and wood base. Repair / refinish as necessary. Paint plaster or pgb walls. Paint entire room. Paint ceilings. Paint entire room.

Study enlarged from +/- 240 sf to +/- 340 sf.



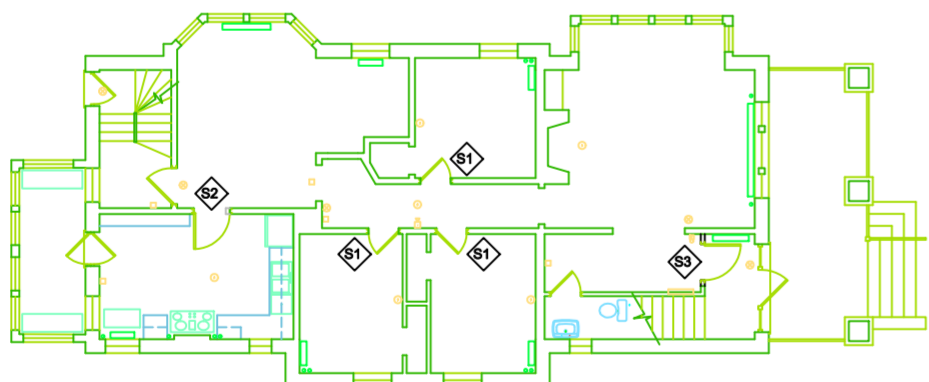
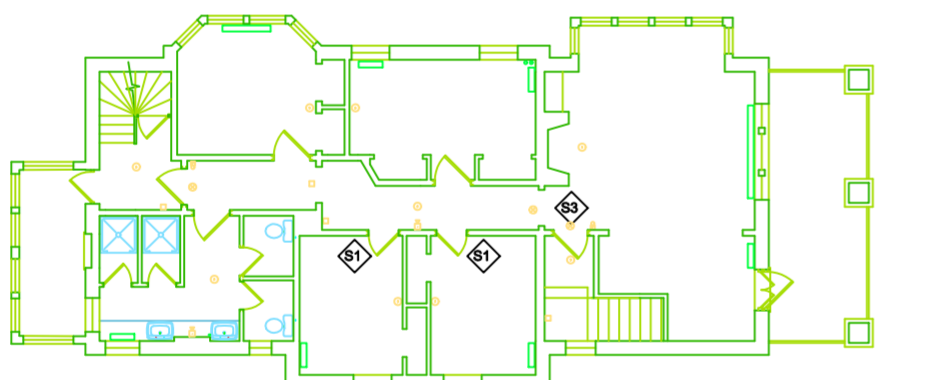
New Half Bath Finishes:
Ceramic Tile floor and cover base. Ceramic Tile wall wainscot w/ bullnose cap. Paint plaster or pgb above. Paint ceilings.

PHASE THREE - 2ND



PHASE THREE - 1ST

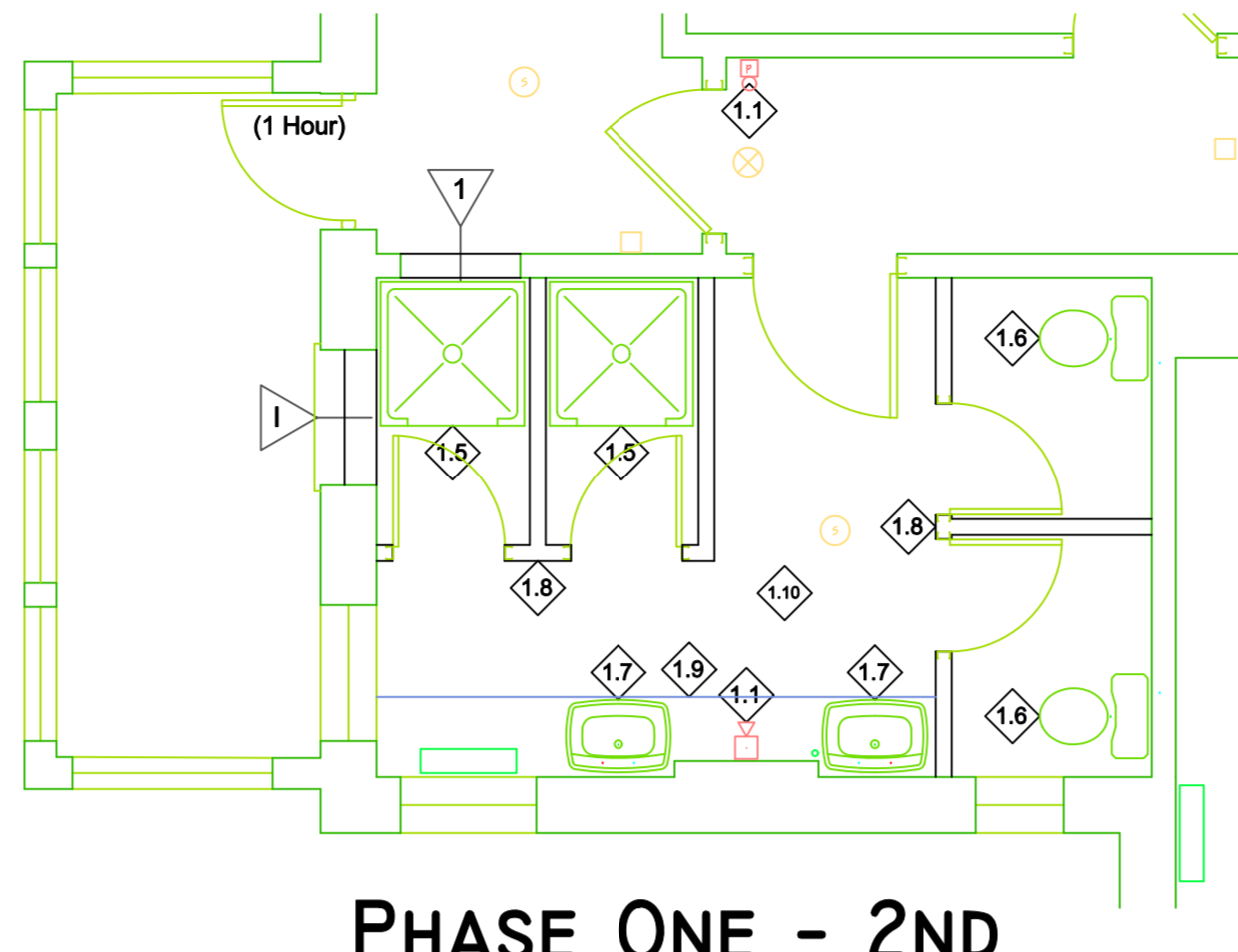
PHASE THREE



ALTERNATE SAFETY IMPROVEMENTS

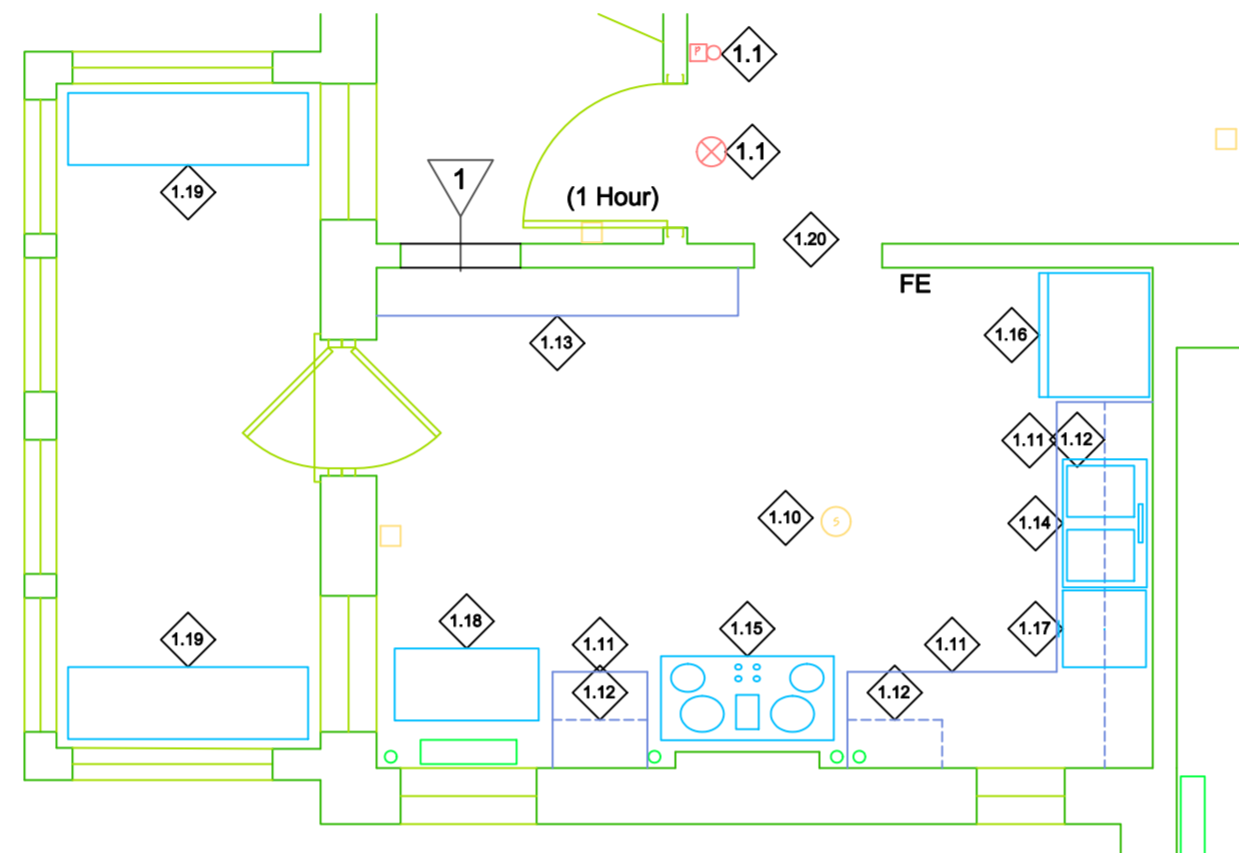
Code Notes

- The building occupancy is R-2; Residential, Fraternity. The construction type is III-B; masonry exterior bearing walls and wood frame elsewhere. The building footprint is +/- 1800 sf @ 2 floors = +/- 3600 sf. The proposed work areas are +/- 1200 sf. Note: Less than 50%. The existing building occupant (egress) load is 60 persons. The proposed work increases that to 70 persons. Note: +/- 17% increase.
- The proposed work is classified as Alterations level 2; Does not exceed 50% of building. Level 2 Alterations must comply with Chapters 5 and 6 of the Existing Building Code, 2007. If scope increased to Level 3 then compliance with Chapter 7 is also required. Chapter 7 requirements include providing sprinkler system and enclosing exit stair.
- Compliance with applicable Chapter 5 and 6 requirements is shown on the drawings.
- Occupancy of the Attic which is currently not occupied will require compliance with Chapter 8. Chapter 8 requirements will include the following: Provide sprinkler system in entire building. Enclose front exit stair. Rebuild rear exit stair (eliminate winders) OR limit occupancy to that requiring only one exit stair. Continue front exit stair to attic. Provide mechanical ventilation OR add windows for natural ventilation OR limit occupancy to that which is acceptable for existing window ventilation. Add plumbing fixtures. Occupant load exceeds 20% of current. Reinforce or replace attic floor framing to comply with structural load requirements. Limit occupied areas to areas with head height of 6'-8" (min).



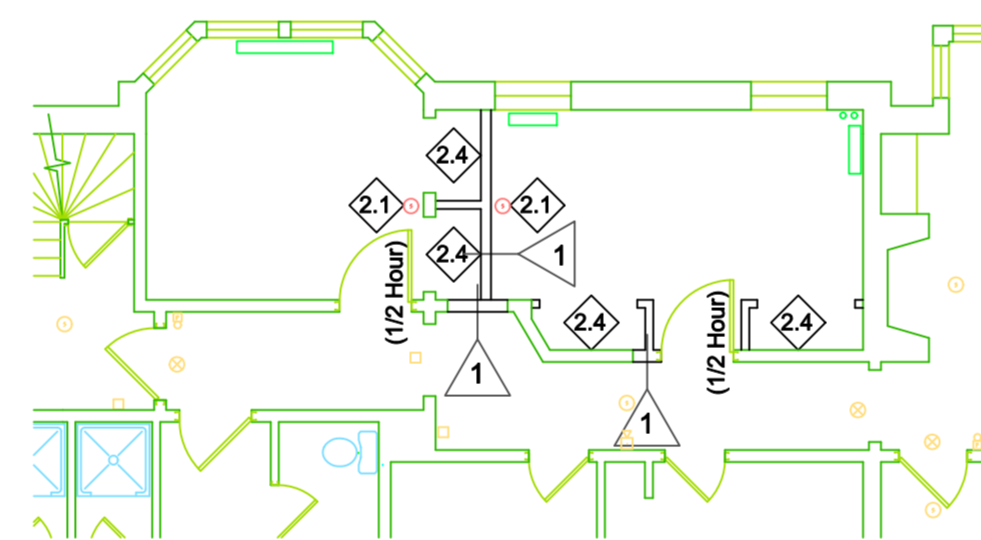
New Toilet Room Finishes:
Ceramic Tile floor and cover base. Ceramic Tile wall wainscot w/ bullnose cap. Paint plaster or pgb above. Paint ceilings.

PHASE ONE - 2ND

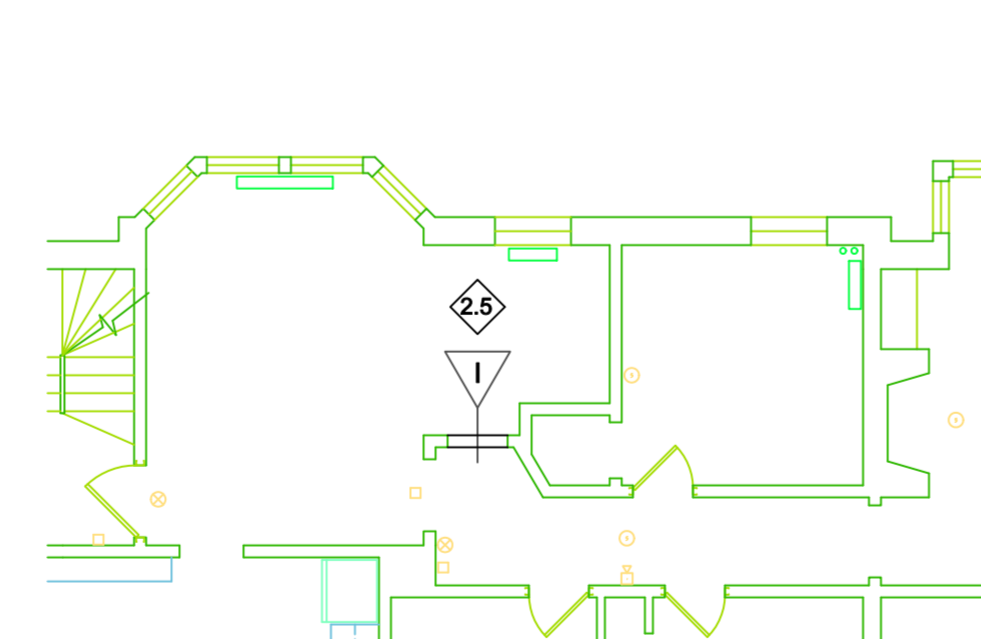


PHASE ONE - 1ST

1/4" = 1'-0"



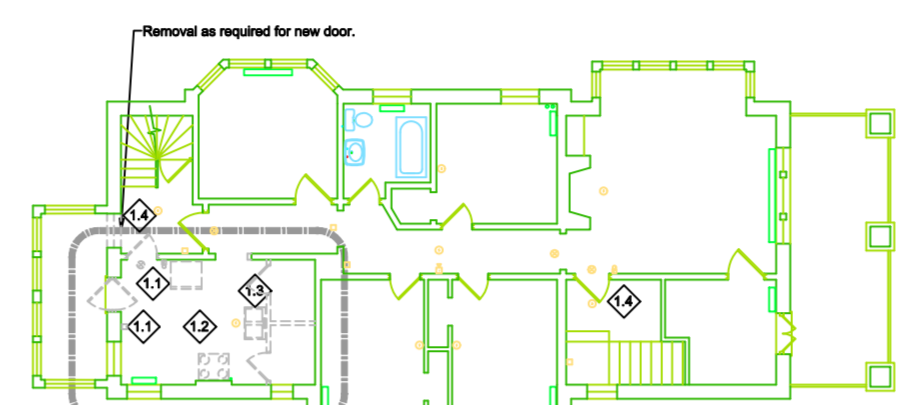
PHASE TWO - 2ND



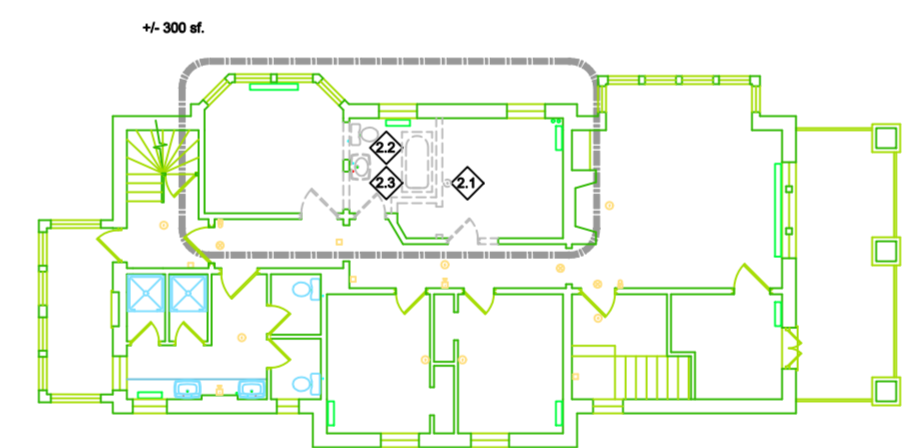
PHASE TWO - 1ST

DETAIL PLANS

1/8" = 1'-0" Unless Noted Otherwise



New Doubles Finishes:
Existing wood (Field Verify) floor and wood base. Repair / refinish as necessary. Paint plaster or pgb walls. Paint ceilings.



New Enlarged Dining Room Finishes:
Existing wood (Field Verify) floor and wood base. Repair / refinish as necessary. Paint plaster or pgb walls. Paint ceilings.

PHASE TWO PHASING FLOOR PLANS

1/16" = 1'-0"

Legend

- Existing Construction to be removed. Patch adjacent wall, ceiling and floor surfaces. Patch and infill missing trim, etc.
- Existing Construction to remain.
- New construction;
- Typical new wall construction is 2x4 wood stud @ 16" oc. from floor to structure above with acoustic batt in cavity and 5/8" gypsum board each side; taped and prepared for scheduled finish. Provide base, chair rail and ceiling trim to match adjacent walls.
- Provide typical wall construction unless marked otherwise:
- Infill wall construction; Similar to typical except adjust stud depth as necessary for new infill (typically door opening) wall thickness to match existing adjacent thickness. Provide base and chair rail to match existing adjacent.
- 1 Hour rated wall; UL #U7???
- 2x4 wood stud @ 16" oc. from floor to structure above with 5/8" type 'X' gypsum board each side; taped and prepared for scheduled finish. Fire seal juncture with ceiling. Provide base, chair rail and ceiling trim to match adjacent walls.
- Existing Door to remain; Verify proper operation and provide repairs and new hardware as necessary.
- New Door; Solid wood door to match existing, 36" wide typical. Rating, if any in parenthesis. Provide with closers (typical) and locksets at rooms.

Keynotes

- 1.1 Alarm, emergency lights or exit sign removal(s) or new devices. Modify alarm system as required.
- 1.2 Prep floor for new finish.
- 1.3 Remove sink, dishwasher, etc. Remove piping back to concealed condition and cap.
- 1.4 Repair stair and other exit doors to operate properly and remove dead bolts. Owner should provide prior to phased work projects.
- 1.5 New prefabricated shower unit. Connect to plumbing systems.
- 1.6 New water closet. Connect to plumbing systems.
- 1.7 New lavatories. Connect to plumbing systems.
- 1.8 Walls and doors shown. Revise to phenolic partitions.
- 1.9 Plastic laminate countertop, backsplash, with base cabinets below
- 1.10 Exhaust Fan and ceiling light fixtures. Mechanical and electrical connections as required.
- 1.11 Stainless steel countertop with backsplash and wood base cabinets below.
- 1.12 Wood wall cabinets.
- 1.13 Full height wood cabinet. Wall cabinet width, floor to wall cabinet height.
- 1.14 Kitchen sink. Ceramic OR Stainless? Connect to plumbing systems.
- 1.15 Range and oven with Hood and Anslu System. By Owner OR In Contract? Connect to gas and mech1 systems.
- 1.16 Refrigerator. By Owner OR In Contract. Provide outlet and water line. Connect to electrical and plumbing systems.
- 1.17 Dishwasher. By Owner OR In Contract? Connect to plumbing systems.
- 1.18 Stainless steel prep table. By Owner OR In Contract?
- 1.19 Open wire shelving units. By Owner OR In Contract?
- 1.20 Threshold. Consider adding door. See Alternate safety improvements.
- 2.1 Alarm, emergency lights or exit sign removal(s) or new devices. Modify alarm system as required.
- 2.2 Prep floor for new finish.
- 2.3 Remove lavatory, water closet and tub. Remove piping back to concealed condition and cap.
- 2.4 Provide closet rod and shelf at new closet.
- 2.5 New floor to match existing into former bathroom. Remove and prep former floor as required.
- 3.1 Alarm, emergency lights or exit sign removal(s) or new devices. Modify alarm system as required.
- 3.2 Patch floor as required at wall removal. Refinish entire area.
- 3.3 New "monumental" solid panel / half glass entry door with sidelights. Panic device, lockset, closer, threshold and weatherstripping.
- 3.4 Consider adding door. See Alternate safety improvements.
- 3.5 Remove door. Remove frame if required to reverse door swing.
- 3.6 New lavatory and water closet. Connect to plumbing systems.
- 3.7 Provide storm or exterior door at existing opening. French doors to remain.
- S1 Provide self closing device at all room doors.
- S2 Provide rated door to enclose / separate kitchen.
- S3 Provide stair enclosure. 1 hour rated wall construction and 1 hour rated doors.
- S4 Enclose Corridors. Not shown. Not suggested due to problematic layout conditions at Living Room and Study.

Notes

- The work shown shall be in conformance with all applicable codes and the quality of workmanship shall meet or exceed generally accepted standards of construction.
- The drawings do not include requirements for construction safety.
- All dimensions are from finish face of construction to finish face. The Contractor is to verify all dimensions during layout and report any discrepancies to the Architect.
- The Contractor shall notify the Architect of all proposed substitutions or deviations to the work shown on the drawings and make only those substitutions as acceptable to the Architect.
- All plumbing, heating, fire protection and electrical work shown is schematic. The Contractor(s) shall be responsible for engineering, all required inspections and compliance with all applicable codes for this work.

ISSUED FOR REVIEW - REVISED 6/26/2009

SHEET TITLE:
PHASING FLOOR PLANS
Improvements to:
TEP
1991 Fifteenth Street
Troy, New York

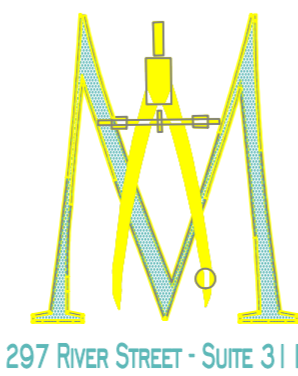
DATE:
June 22, 2009

REVISIONS:

SHEET:

APH-1

rsb.dwg (michael) TEP



MICHAEL ARCHITECTURAL SERVICES, PC

297 RIVER STREET - SUITE 311 TROY, NEW YORK 12180 (518) 273-5120

Analysis of Improvements to:

TAU EPSILON PI
1991 Fifteenth Street
Troy, New York

MA # 09-009



CALLED NORTH