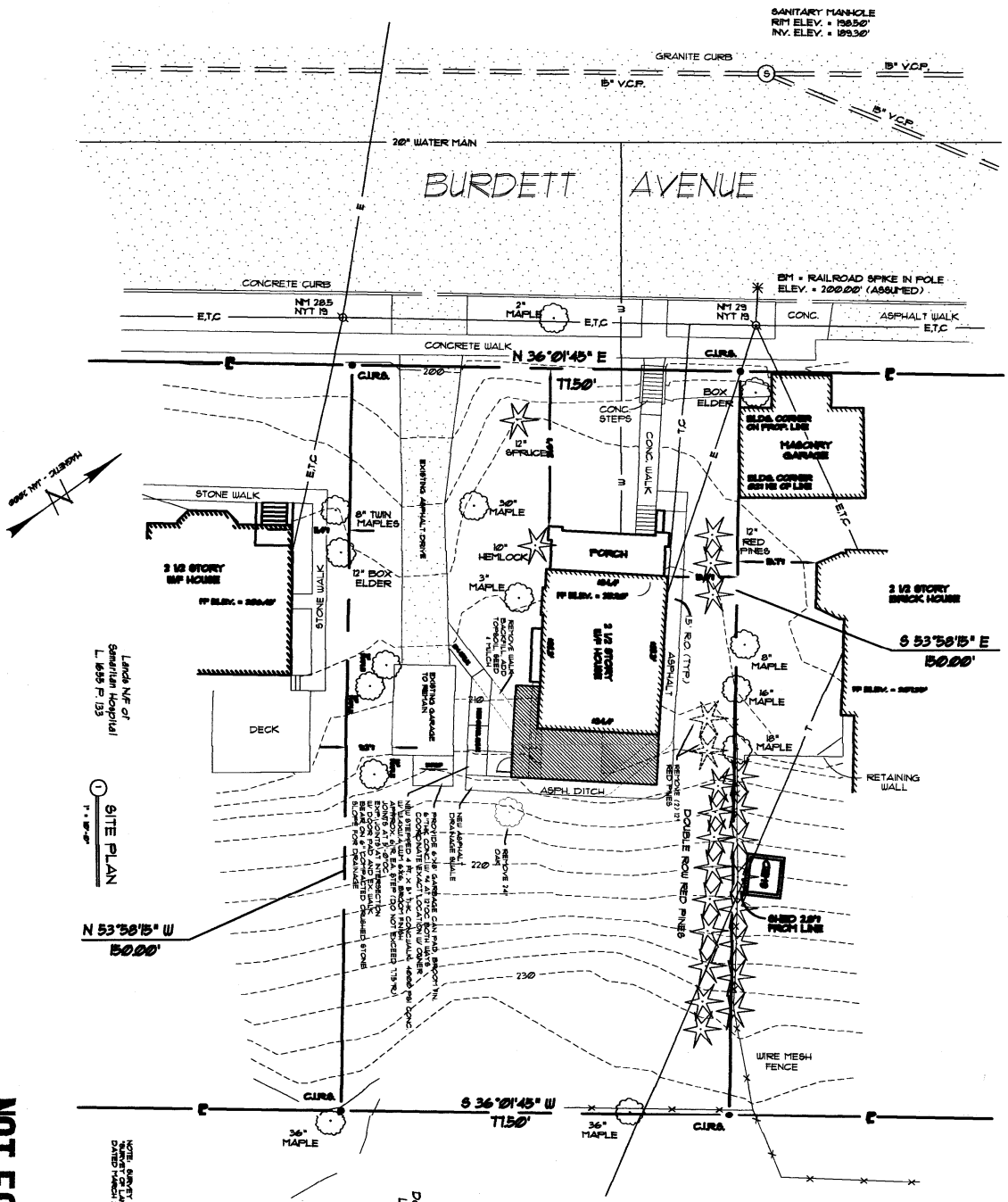
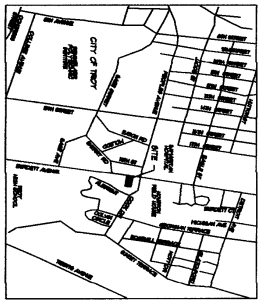


NOT FOR CONSTRUCTION

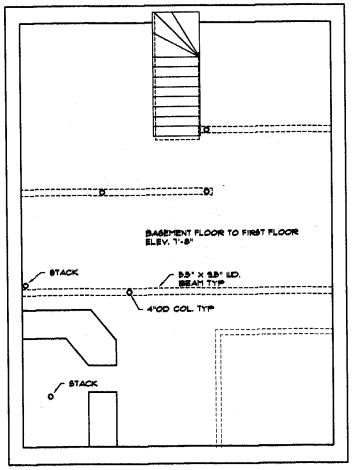
NOTES: SURVEY INFORMATION TAKEN FROM MAP NO. 2800005 TITLED "SURVEY OF LANDS OF THE UPSILON ALPHA ASSOC. OF TROY, N.Y. INC." DATED MARCH 3, 2000 AS PREPARED BY BRUN & HOLZMEISTER P.L.S.

Area = 11,625± SF

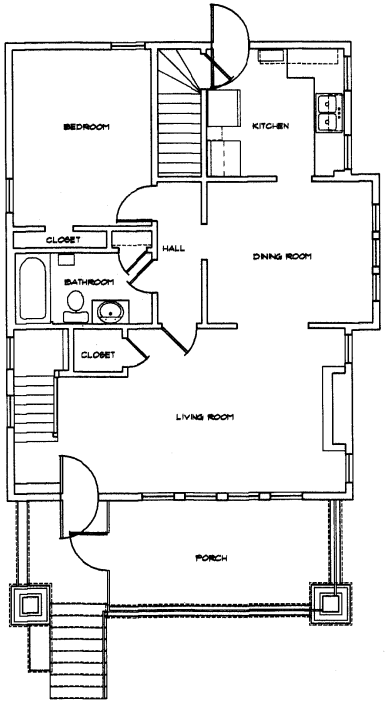


SITE LOCATION - N.T.S.

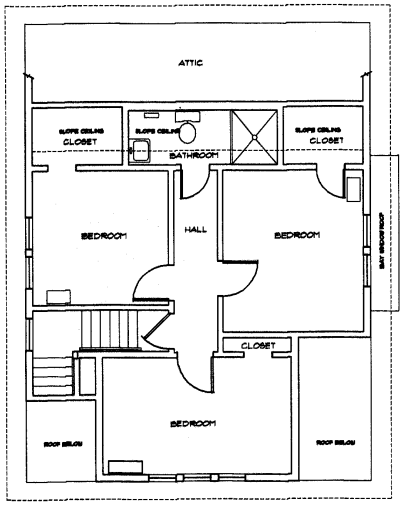
SITE PLAN	CHRISTOPHER A. BOVENZI, ARCHITECT, P.C. 121 MENEMSHA LANE WYNANTSKILL, NY 12198 (518) 283-4294 (FAX) 283-4295				NO	REVISION	DATE	BY	DATE: 2-23-04 SCALE: 1/4" = 1'-0" DWG BY: CAB, WCR CHECKED BY: C.A.B.	C1 DWG 1 of 1
ADDITION AND RENOVATIONS AT: PSI UPSILON FRATERNITY 2140 BURDETT AVENUE TROY, NEW YORK										



EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



(FRONT PORCH NOT SHOWN)

EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NO	REVISION	DATE	BY

DATE: 2-23-04
SCALE: 1/4" = 1'-0"
DWG BY: CAB, WCR
CHECKED BY: CAB.

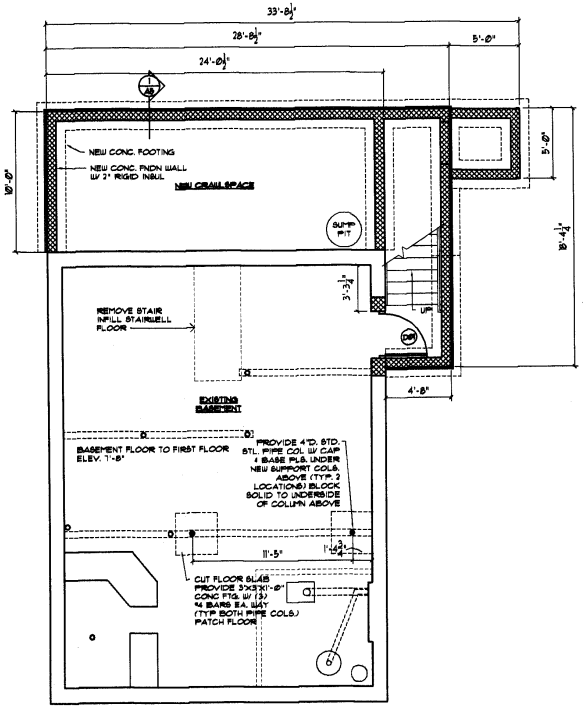
A1

DWG 1 of 5

CHRISTOPHER A. BOVENZI, ARCHITECT, P.C.
121 PENEWGHA LANE
WYNANTSKILL, NY 12198
(518) 283-4294 (FAX) 283-4295

EXISTING FLOOR PLANS

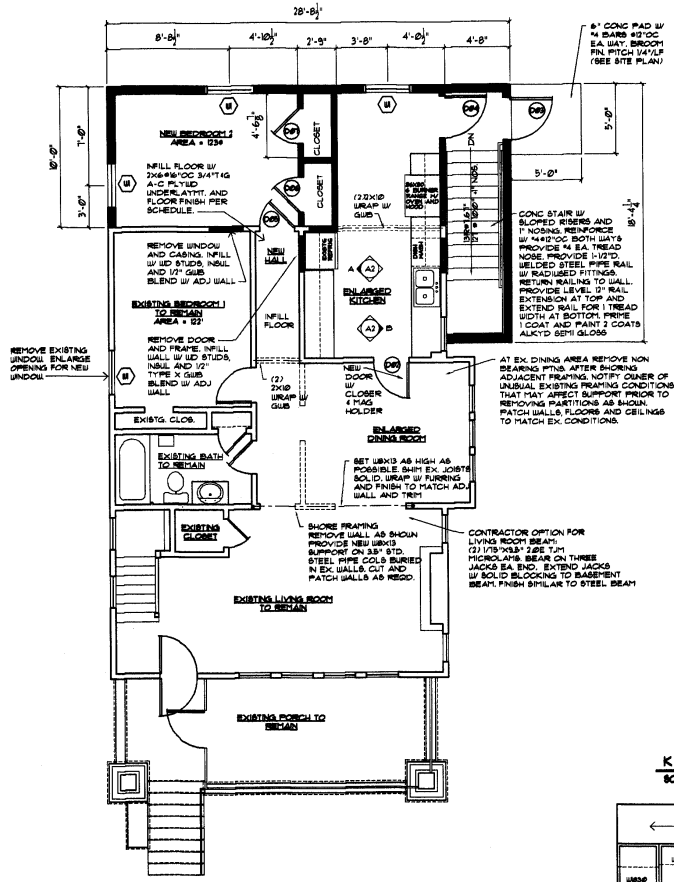
ADDITION AND RENOVATIONS AT:
ESQUIRE PROPERTY
2-6 BLOOM AVENUE
TROY, NEW YORK



BASEMENT PLAN

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

NOTE: COMPLY W/ RECOMMENDATIONS CONTAINED IN SOILS INVESTIGATION REPORT DATED 10/28/98 AS PREPARED BY VERNON HOFFMAN P.E. A COPY OF THE REPORT IS AVAILABLE FROM THE OWNER.



FIRST FLOOR PLAN

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

DOORS

D01, D03, D04	3'-0"x6'-8" (6'-8 1/2" at D03) x 1.75" Stanley or Morgan 18 ga. 6 panel insul. steel entrance unit full magnetic weatherstrip, wood frame, thermal alum threshold, 1.5 pr. BB steel hinges. Provide grade 1 entrance lock w/ interlocking deadbolt at D03. Provide grade 2 passage set at D04 and D01.
D02, D05, D06, D07	2'-6"x6'-8"x1.75" solid core flush birch in wood frame, 1.5 pr. plain bearing hinges, locksets at bedrooms, passage sets at other doors, 3 resilient inserts, door bumpers. Hardware grade 2.

WINDOWS

General	Andersen Tilt - Wash Series 400, color as selected by owner, extension jambs as required, full screens, insulated low - E glass, painted poplar interior and painted cedar exterior trim to match existing interior and exterior profiles.
W1	TW3046

DAYLIGHT, VENTILATION & EGRESS SCHEDULE

HABITABLE SPACE	FLOOR AREA (SF)	DAYLIGHT (SF) REQUIRED	DAYLIGHT (SF) PROVIDED	VENTILATION (SF) REQUIRED	VENTILATION (SF) PROVIDED	EGRESS
EXISTING BEDROOM 1	123	5.8	10.3	4.5	5.1	YES
NEW BEDROOM 2	123	5.8	20.6	4.5	5.5	YES

NOT FOR CONSTRUCTION

ENERGY STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF, & PROFESSIONAL JUDGMENT, THE PLANS CONTAINED HEREIN, ARE IN COMPLIANCE WITH THE 2000 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

ZONE:	14A (RENSS. COUNTY)
DEGREE DAYS:	6894
WALLS:	R-21
GLASS AREA:	LESS THAN 25% OF EXTERIOR WALLS
ROOF/CEILING:	R-38
GLAZING:	U-0.35, HP. LOW E GLAZING
BASEMENT WALL:	R-11
VAPOR RETARDER:	1.0 PERM WARM-IN-WINTER SIDE OF INSULATION

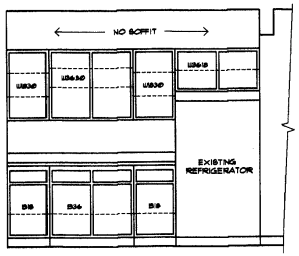
ALLOWABLE AIR INFILTRATION RATES:

WINDOWS:	0.3 CFM PER S.F.
SLIDING DOORS:	0.3 CFM PER S.F.
SWINGING DOORS:	0.3 CFM PER S.F.

FLOOR FINISH SCHEDULE

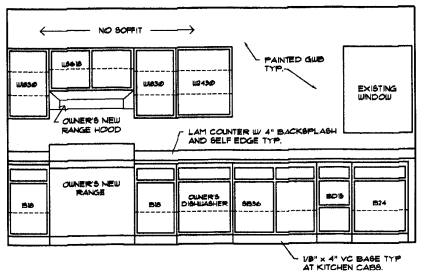
ROOM	FINISH
NEW BEDROOM 2	NEW HARDWOOD
NEW HALL	NEW HARDWOOD WITH NEW CARPET OVER
ENLARGED DINING ROOM	PATCH EXISTING HARDWOOD, NEW CARPET OVER
EXISTING LIVING ROOM	NEW CARPET
KITCHEN	NEW SHEET VINYL

NOTE: MATCH EXISTING BASE THROUGHOUT



KITCHEN ELEVATION "A"

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



KITCHEN ELEVATION "B"

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

NO	REVISION	DATE	BY

DATE: 2-23-04
SCALE: 1/4" = 1'-0"
DWG BY: CAB, WCR
CHECKED BY: CAB

A2
DWG 2 of 5

CHRISTOPHER A. BOVENZI, ARCHITECT, P.C.
121 MENEMSHA LANE
WYNANTSKILL, NY 12198
(518) 283-4294 (FAX) 283-4295

PROPOSED FLOOR PLANS

ADDITION AND RENOVATIONS AT:
PSI UPSILON FRATERNITY
7140 SHUBERT AVENUE
TROY, NEW YORK

OUTLINE SPECIFICATION

Special Conditions

1. The construction period will begin one week after Rensselaer Polytechnic Institute 2004 graduation or May 15, 2004, whichever comes first. The Contractor is required to obtain the certificate of occupancy by 8/20/04 to allow occupancy by the fraternity membership for the fall 2004 RPI semester. All work except minor punchlist work must be completed prior to 8/20/04.

2. Should the Contractor fail to complete all work in accordance with the work schedule described in Special Conditions note 1 or within such extended time as may be allowed, the Contractor shall be liable to the Owner in the amount of five hundred dollars ($500.00) for each calendar day of overrun in the Contract time or such extended time as may have been allowed. The amount will be deducted from the Contract sum, not as a penalty but as liquidated damages.

Permitting the Contractor to continue and finish the work or any part of it after the time fixed for its completion, or after the date to which the time for completion may have been extended, will in no way operate as a waiver on the part of the Owner of any of its rights under the Contract.

General

1. All work shall comply with applicable requirements of the Building Code of the State of New York and local rules and regulations.

2. Obtain and pay for a building permit and certificate of occupancy for this project. Forward copies to the Owner.

3. Perform all removals and relocations required in connection with this work. Shore existing structural elements during removals and reconstruction to prevent damage or collapse of the existing structure. Comply with applicable state and federal requirements for handling, removal and off site disposal of all hazardous materials encountered during the work, including but not necessarily limited to asbestos and lead based paint.

4. Comply with requirements and recommendations contained in the Geotechnical Report as prepared by Vernon Hoffman, PE and dated October 28, 1998. A copy of the report is available for review from the Owner.

5. Dispose of all construction debris off site in an approved manner.

6. Comply with applicable requirements of the National Forest Products Association Manual of House Framing.

7. Unless otherwise noted, provide headers as follows:
2-2x12 with single jacks for openings up to 5' 0" wide.
2-2x12 with double jacks for openings over 5' 0" wide to 7'-6"
2-1.75"x12" microlams with double jacks for openings over 7'-6" to 10'-0".
Provide 2" rigid insulation at inside face exterior headers.

8. Framing shall be SPF #2 surface dry unless noted. Provide .40 pressure treated SYP for lumber in contact with concrete, masonry or grade. Sheathing shall be APA rated plywood, minimum 1/2" thick (5/8" at roof) or as noted.

9. Concrete shall be minimum 3000 psi at 28 days for walls and footings 4000 psi for slabs on grade. For exterior slabs provide 4000 psi concrete, crushed stone aggregate, 4-6% air entrained, with fibermesh reinforcement and no. 6x6W1.4xW1.4 wwm. Provide sawed contraction joints in new basement slabs at 16'-0"oc each way.

10. All exterior and interior finish materials and colors shall be as selected by the Owner. Match existing interior base, door and window trim profiles and sizes with clear Poplar, painted. Minimum paint finishes are Devoe or equal best grade, 2 coats latex semi gloss over alkyd primer for all exterior work and for interior doors, windows and trims and one coat latex flat (semi gloss at kitchen) over primer for all interior gypsum board and wall patch areas. Where walls are patched, prime and paint entire wall and related trim.

11. Mount window heads at 6'-8" above finished floor unless noted otherwise. Exceptions and special conditions are shown on plans. All glass shall be insulated Low-E. Provide tempered insulated Low-E glass at door glazing, sidelites and all windows with sills at 18" or less above finished floor, and as otherwise required by local codes and ordinances. All windows shall be Andersen Permashield tilt-wash double-hung with extension jambs, rectangular grids, full screens, Low-E insulated glass.

12. Stair construction: Shop fabricated, min. 100 psf loading per tread. All stair components, dimensions and riser/tread ratios shall meet NYS Code. Railing style and material as selected by Owner. Provide concrete footings below frost for all exterior stairs.

13. At closets provide two full length shelves and 1" schedule 40 steel pipe rod full width.

14. All cabinets, tops and equipment as selected by Owner and as provided by Troy Cabinet Mfg. Co. or approved equal.

15. Dimensions shown are to face of (F.O.) sheathing (frame walls without veneer), face of brick at brick veneer walls, face of interior partitions and centerlines of windows or window groups.

16. Exterior wall studs typically 2x6 @ 16"oc unless noted. Interior wall studs typically 2x4 studs @ 16"oc unless noted.

17. Caulk all window and door perimeters and other wall penetrations with colored silicone sealant and backer rod. Provide fiberglass sill sealer under exterior sill plate.

Mechanical General Notes

1. All mechanical, plumbing and electrical work required for this project shall be provided by licensed Contractors in accordance with applicable national, NYS and local codes, rules and regulations.

2. Obtain and pay for plumbing, heating and electrical permits and inspections. Forward copies of permits and inspection certificates to the Owner.

3. Instruct the Owner in the proper operation and maintenance of mechanical, plumbing and electrical equipment.

Heating

1. Modify and expand the existing heating and ventilating system(s) to accommodate the new work. Provide separate zones as shown. Provide system complete with all accessories, safety devices, ductwork, piping and temperature control system. Installation shall comply with applicable state and local requirements. System shall maintain temperatures in accordance with NYS Energy Code.

2. Piping: Type M copper, soldered fittings.

3. Hot water heater: Provide new unit as shown, A.O. Smith 10 year Energy Saver Gas Fired PGC 75, 75 gallon.

4. Flue: Insulated stainless steel. Size per water heater manufacturer's recommendations.

5. Hot water baseboard: Wall - McLain Therma - trim or equal, minimum 600 BTU/LF at 180F entering water temperature.

Plumbing

1. Modify plumbing system supply and drainage to accommodate new work in compliance with national, state and local codes. All piping in finished areas shall be concealed.

2. Above grade waste and vent piping within building: no hub cast iron service weight, except schedule 40 PVC may be used if permitted by local and state code.

3. Above grade water supply piping within building: Type-L copper, soldered fittings.

4. Provide shut off valves at each fixture and at supply and return for each piece of equipment. Provide unions to allow future servicing.

5. Pitch supply piping to drain valve in basement to allow draining of system.

6. Insulate all basement and crawl space piping and all cold water piping throughout with fiberglass insulation with all purpose jacket, thickness to meet NYS Energy Code.

7. Minimum supply pipe size to each fixture is 1/2". Provide 3/4" supplies to whirlpool tubs and similar items.

8. All plumbing fixtures shall be Kohler or American Standard unless noted. At kitchen provide Elkay double bowl 18 ga. stainless steel sink, min. 7" depth, 1/2 HP GE disposal in one bowl, Delta chrome plated brass single lever faucet with separate spray, 17 ga. chrome plated brass trap, strainer w/ crumb cup.

Electrical

1. All work shall comply with the National Electrical Code, latest edition and local requirements.

2. All wiring shall be copper, minimum #12 AWG with ground, insulated per code. All wiring shall be concealed. Minimum circuit breaker size 20A/1P.

3. All fixtures, devices and equipment shall be UL-listed, specification grade. All receptacles, switches and cover plates shall have ivory color.

4. Coordinate light fixture selections and locations with Owner. Include minimum $70 per fixture allowance in bid. Allowance is for net fixture cost exclusive of delivery, handling and installation.

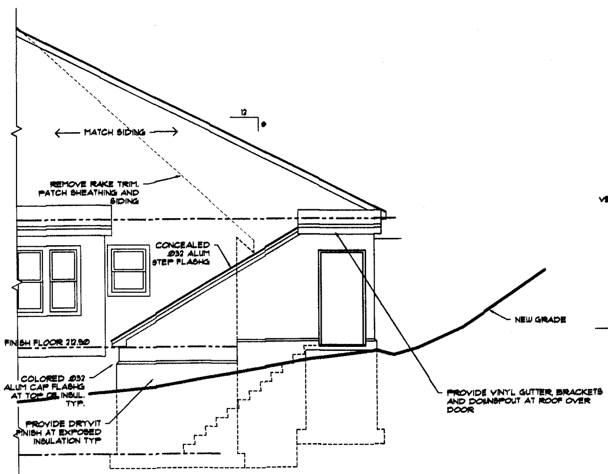
5. Provide wiring for telephones, cable TV and cable internet access. Coordinate cable TV wiring and wiring for cable internet access with local cable company. Coordinate locations with Owner.

6. Provide power wiring for exhaust fans and all mechanical equipment.

7. Modify and expand existing electrical service to accommodate new loads.

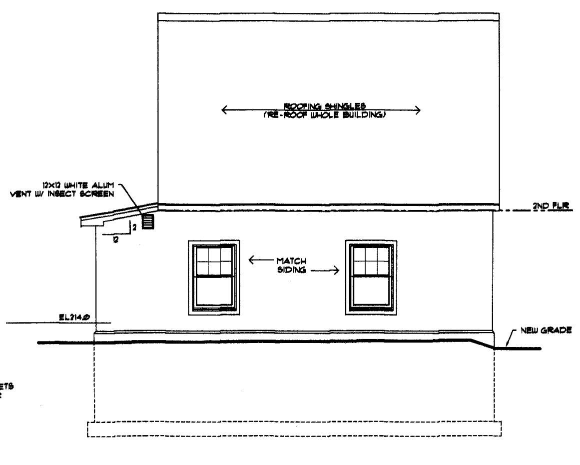
8. Provide emergency and exit lights w/ battery backup in locations shown. Fixtures shall be Lithonia with thermoplastic housings and universal mounting kits.

NOT FOR CONSTRUCTION



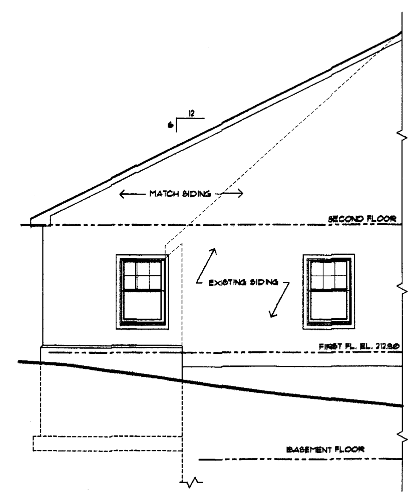
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

NO	REVISION	DATE	BY

DATE: 2-23-04
SCALE: 1/4" = 1'-0"
DWG BY: CAB, WCR
CHECKED BY: C.A.B.

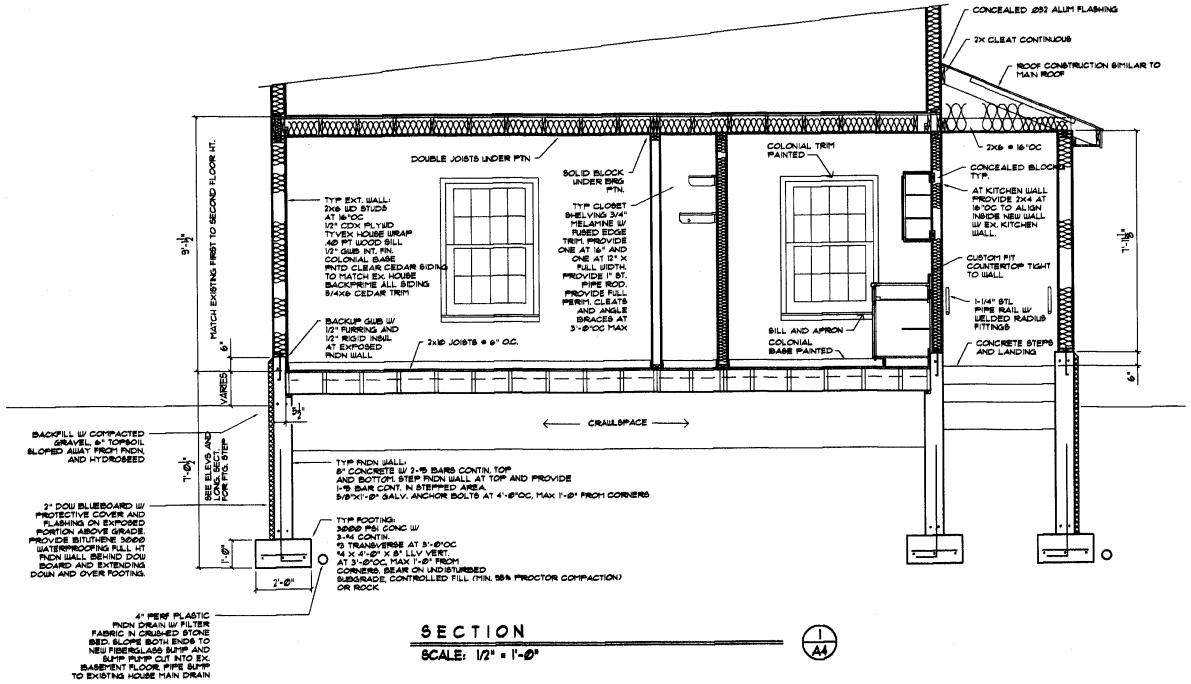
A3

DWG 3 of 5

CHRISTOPHER A. BOVENZI, ARCHITECT, P.C.
121 MENEMSHA LANE
WYNANTSKILL, NY 12198
(518) 283-4294 (FAX) 283-4295

ADDITION ELEVATIONS

ADDITION AND RENOVATIONS AT:
PSI UPSILON FRATERNITY
2140 BURDETT AVENUE
TROY, NEW YORK



SECTION

SCALE: 1/2" = 1'-0"

1/A4

NOT FOR CONSTRUCTION

NO	REVISION	DATE	BY

DATE: 2-23-04
SCALE: 1/2" = 1'-0"
DWG BY: CAB, WCR
CHECKED BY: C.A.B.

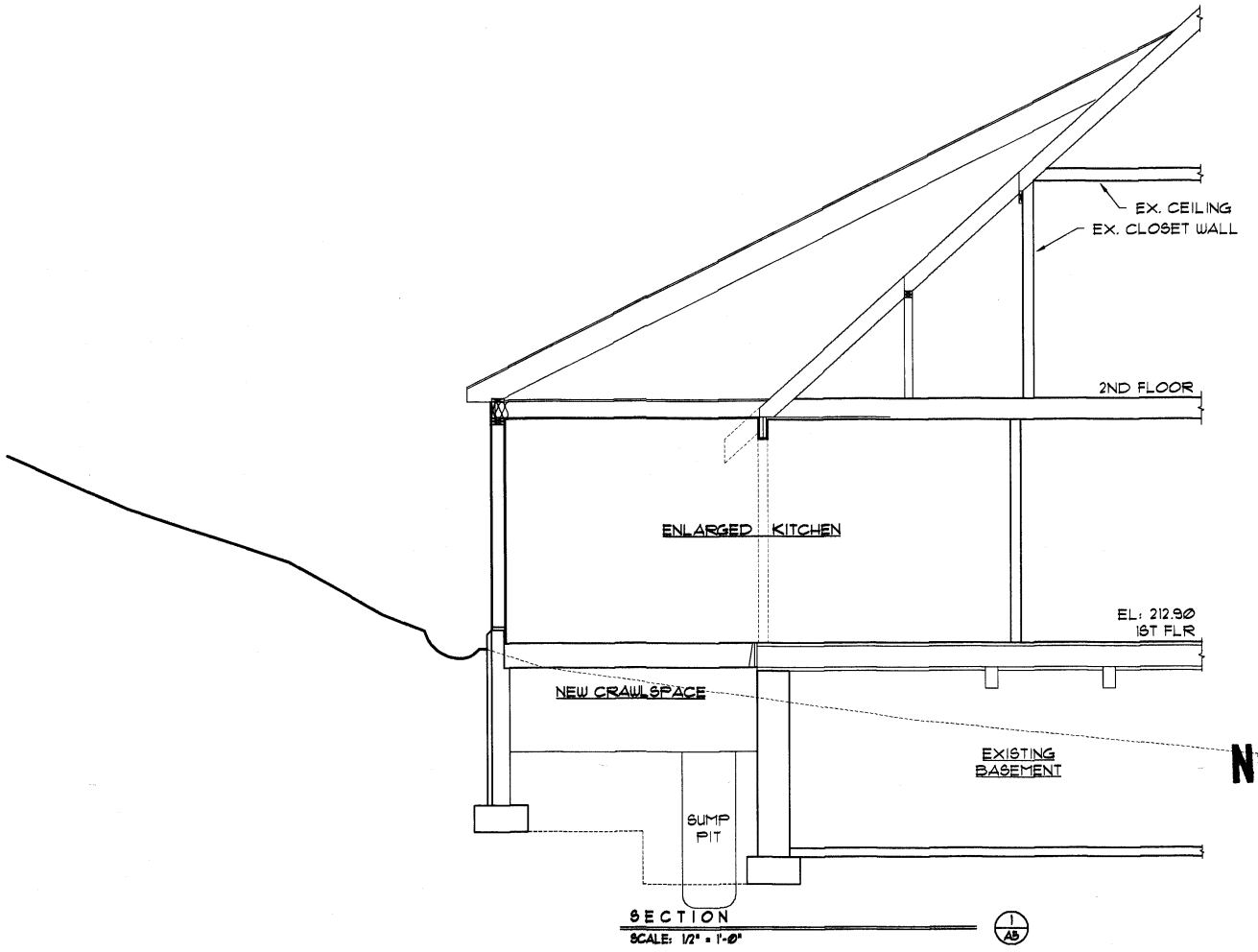
A4 E

DWG 4 of 5

CHRISTOPHER A. BOVENZI, ARCHITECT, P.C.
121 MENEMSHA LANE
WYNANTSKILL, NY 12198
(518) 283-4294 (FAX) 283-4295

TRANSVERSE SECTION AT ADDITION

ADDITION AND RENOVATIONS AT:
PSI UPSILON FRATERNITY
7140 BURDETT AVENUE
TROY, NEW YORK



NOT FOR CONSTRUCTION

NO	REVISION	DATE	BY

DATE: 2-23-04
SCALE: 1/2" = 1'-0"
DWG BY: CAB, WCR
CHECKED BY: C.A.B.

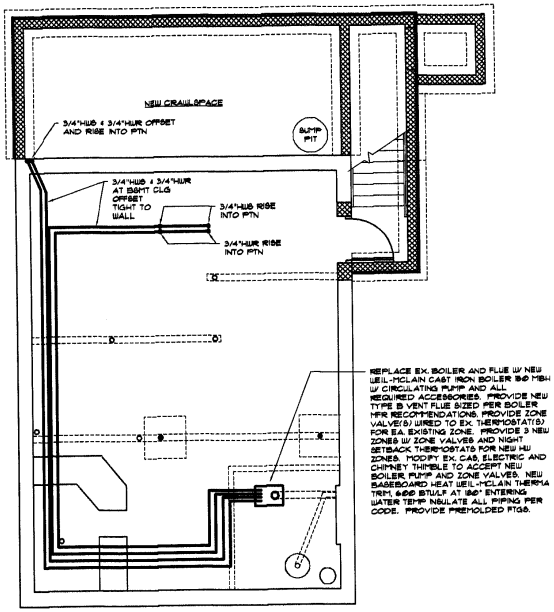
A5

DWG 5 of 9

CHRISTOPHER A. BOVENZI, ARCHITECT, P.C.
121 MENEMSHA LANE
WYNANTSKILL, NY 12198
(518) 283-4794 (FAX) 283-4795

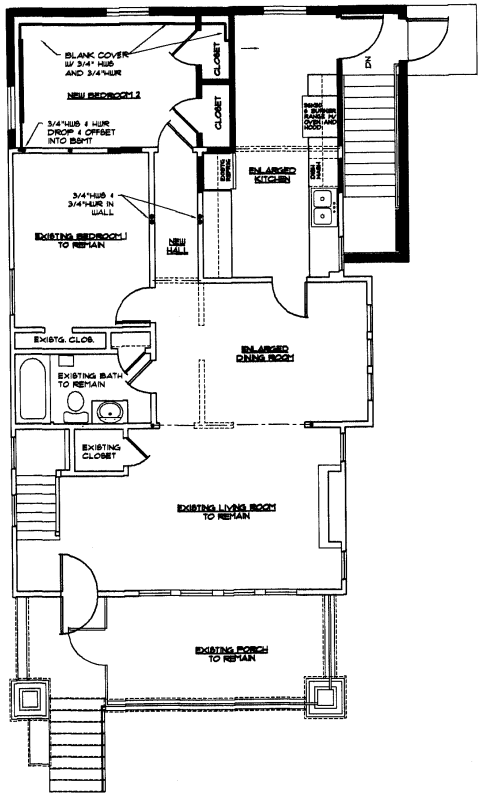
LONGITUDINAL SECTION AT ADDITION

ADDITION AND RENOVATIONS AT:
PSI UPSILON FRATERNITY
1900 RICHARD ST AVENUE
TROY, NEW YORK

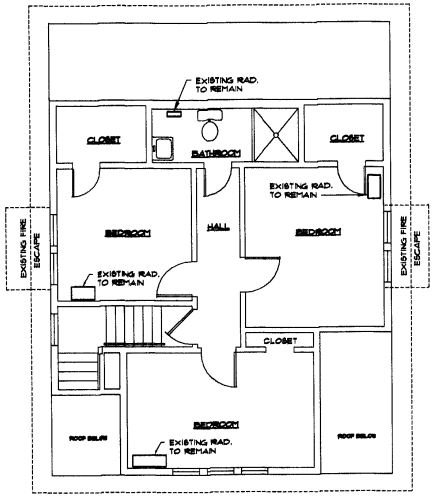


(EXISTING PORCH FOUNDATION NOT SHOWN)

BASEMENT MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



(FRONT PORCH NOT SHOWN)

SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NO	REVISION	DATE	BY

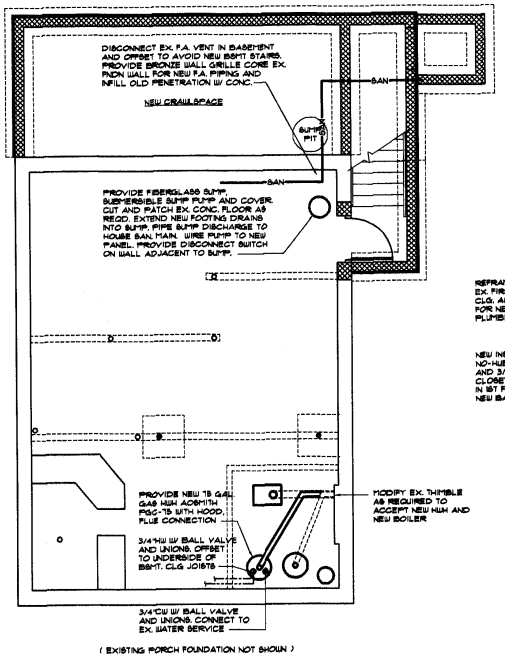
DATE: 2-23-04
SCALE: 1/4" = 1'-0"
DWG BY: CAB, WCR
CHECKED BY: CAB.

M1
DWG 1 of 1

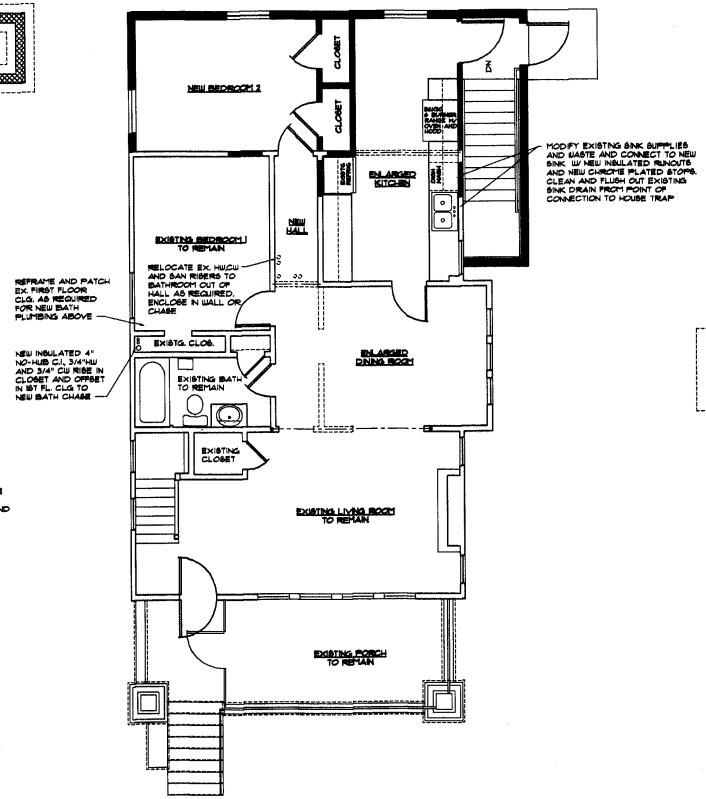
CHRISTOPHER A. BOVENZI, ARCHITECT, P.C.
121 MENEMSHA LANE
WYNANTSKILL, NY 12198
(518) 283-4734 (FAX) 283-4235

MECHANICAL FLOOR PLANS

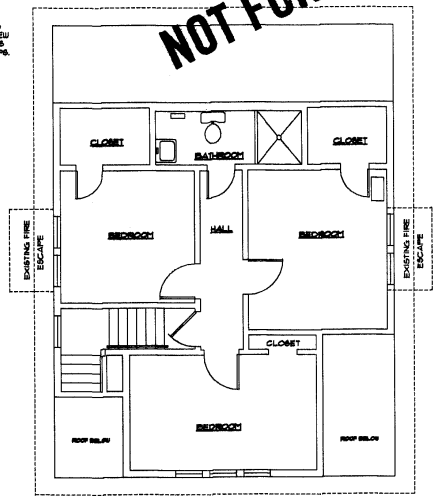
ADDITION AND RENOVATIONS AT:
PSI UPSILON FRATERNITY
2340 BURDETT AVENUE
TROY, NEW YORK



BASEMENT PLUMBING PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NO	REVISION	DATE

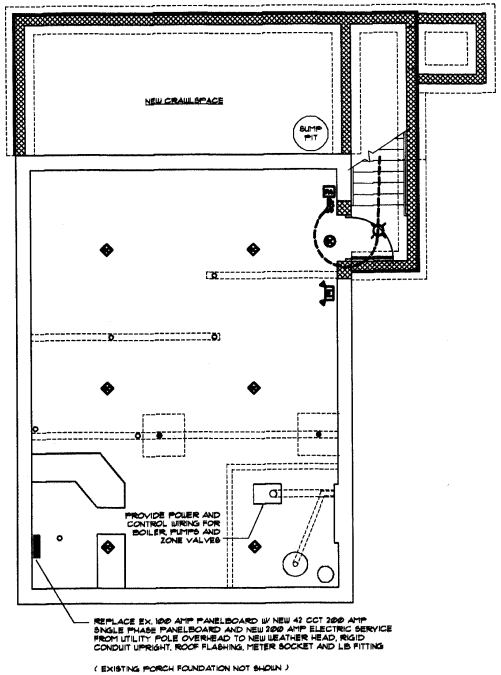
DATE: 2-23-04
SCALE: 1/4" = 1'-0"
DWG BY: DMB, MCR
CHECKED BY:

P1
DWG 1 of 1

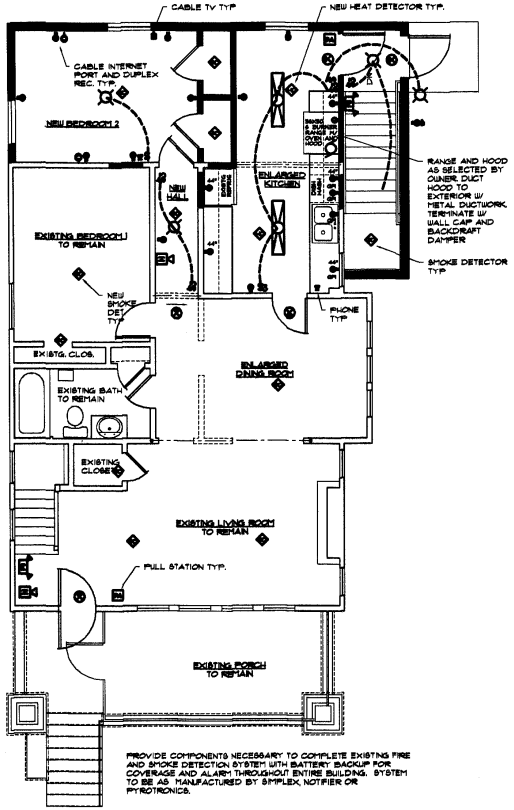
CHRISTOPHER A. BOVENZI, ARCHITECT, P.C.
121 MENEMSHA LANE
WYNANTSKILL, NY 12198
(518) 283-4294 (FAX) 283-4295

PLUMBING FLOOR PLANS

ADDITION AND RENOVATIONS AT:
PSI UPSILON FRATERNITY
7140 SHERIDAN AVENUE
TROY, NEW YORK

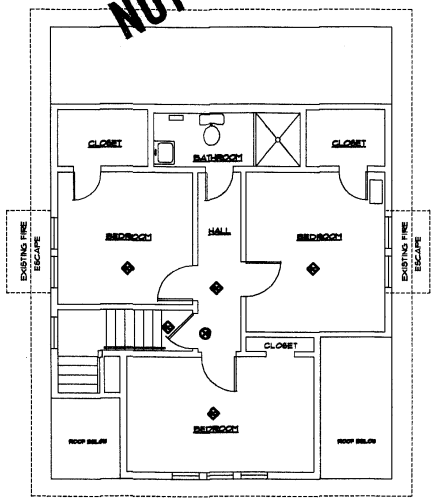


BASEMENT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NO	REVISION	DATE	BY

DATE: 2-23-
SCALE: 1/4" = 1'-0"
DWG BY: CAB, MCR
CHECKED BY: C.A.B.

E1
DWG 1 of 1

CHRISTOPHER A. BOVENZI, ARCHITECT, P.C.
121 MENETSHA LANE
WYNANTSKILL, NY 12198
(518) 283-4294 (FAX) 283-4295

HVAC FLOOR PLANS

ADDITION AND RENOVATIONS AT:
BEULAH BAPTIST CHURCH
2140 BURDETT AVENUE
TROY, NEW YORK