

**Phi Sigma Sigma Sorority**  
 Proposed Alterations to:  
 2 Brook Way / 17 Garrison Avenue  
 Town of Durham, New Hampshire

**Building Summary**

1) Allowable Occupants Summary

A) By Presumptive Habitable Floor Area Method

<u>Gross Floor Area</u>	
1st Floor	3,620 SF
2nd Floor	2,735 SF
3rd Floor	<u>2,735 SF</u>
Total Gross Floor Area	9,090 SF
Calculated Habitable Floor Area (x 70%)	6,363 SF
Allowable Occupants (divided by 150)	<b>42 persons</b>

B) By Actual Habitable Floor Area Method

<u>Habitable Floor Area-Actual</u>	
1st Floor	2,275 SF
2nd Floor	1,725 SF
3rd Floor	<u>1,725 SF</u>
Total Actual Habitable Floor Area	5,725 SF
Allowable Occupants (divided by 150)	<b>38 persons</b>

2) Proposed Occupants Summary

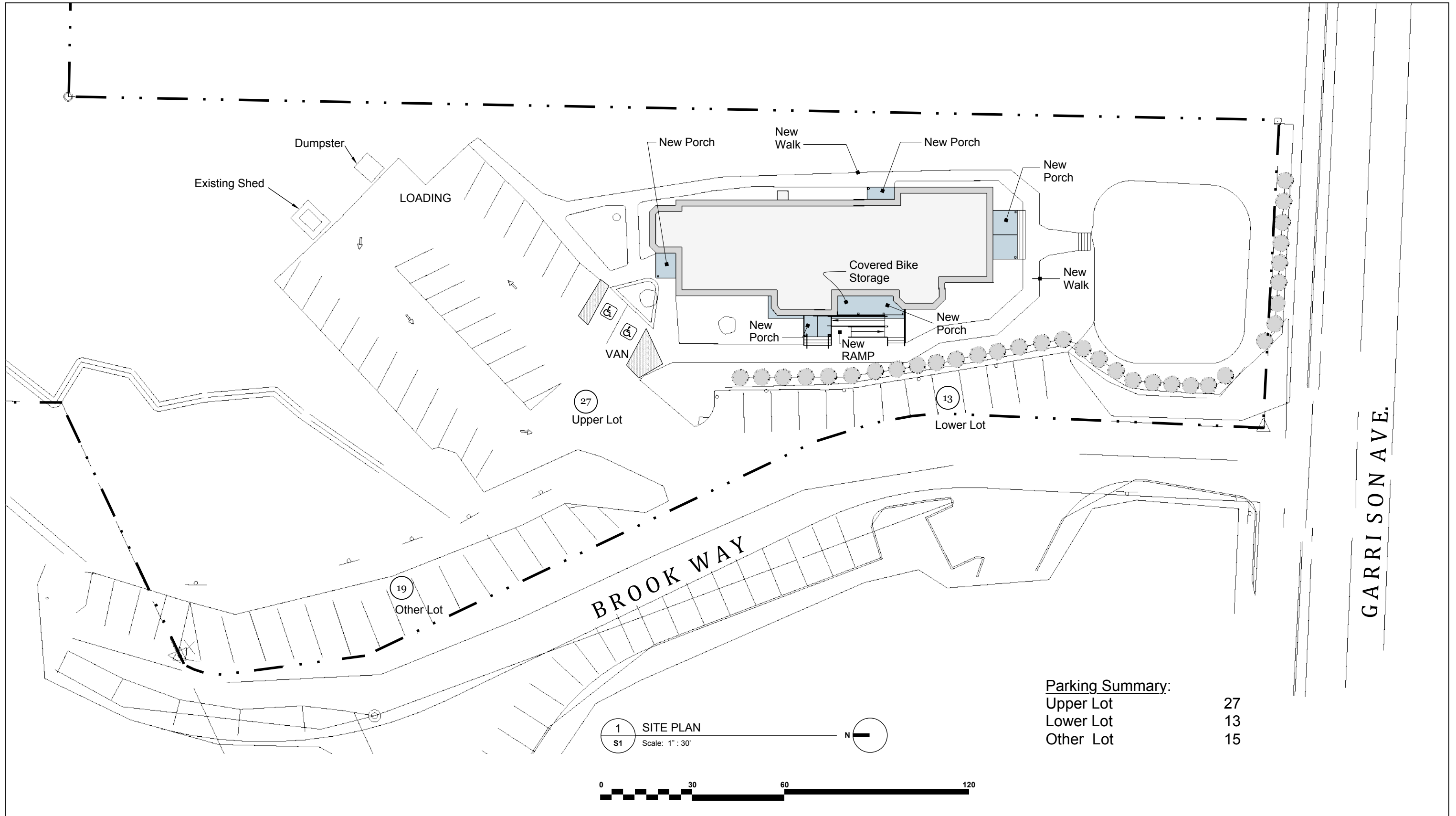
1st Floor	1 person
2nd Floor	18 persons
3rd Floor	<u>18 persons</u>
Proposed Total Occupants	<b>37 persons</b>

**List of Drawings**

S1	Site Plan -Proposed
A1	First Floor Plan - Proposed
A2	Second Floor Plan - Proposed
A3	Third Floor Plan - Proposed
A4	West Elevation - Proposed
A5	South Elevation - Proposed
A6	East Elevation - Proposed
A7	West Elevation - Proposed
F1	First Floor Plan - Furniture
F2	Second Floor Plan - Furniture
F3	Third Floor Plan - Furniture
EX1	First Floor Plan - Existing
EX2	Second Floor Plan - Existing
EX3	Third Floor Plan - Existing
EX4	Exterior Elevations - Existing

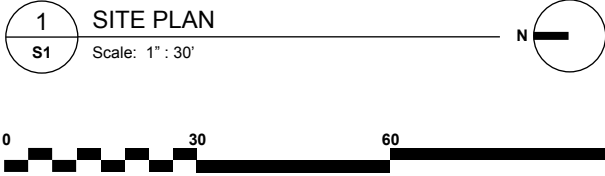
*GROSS FLOOR AREA AND HABITABLE FLOOR AREA BASED ON SCALED DIMENSIONS  
 OF 2/13/08 DRAWINGS BY JSN ASSOCIATES, INC.  
 (Confirmed by GDG Dec 2016)*

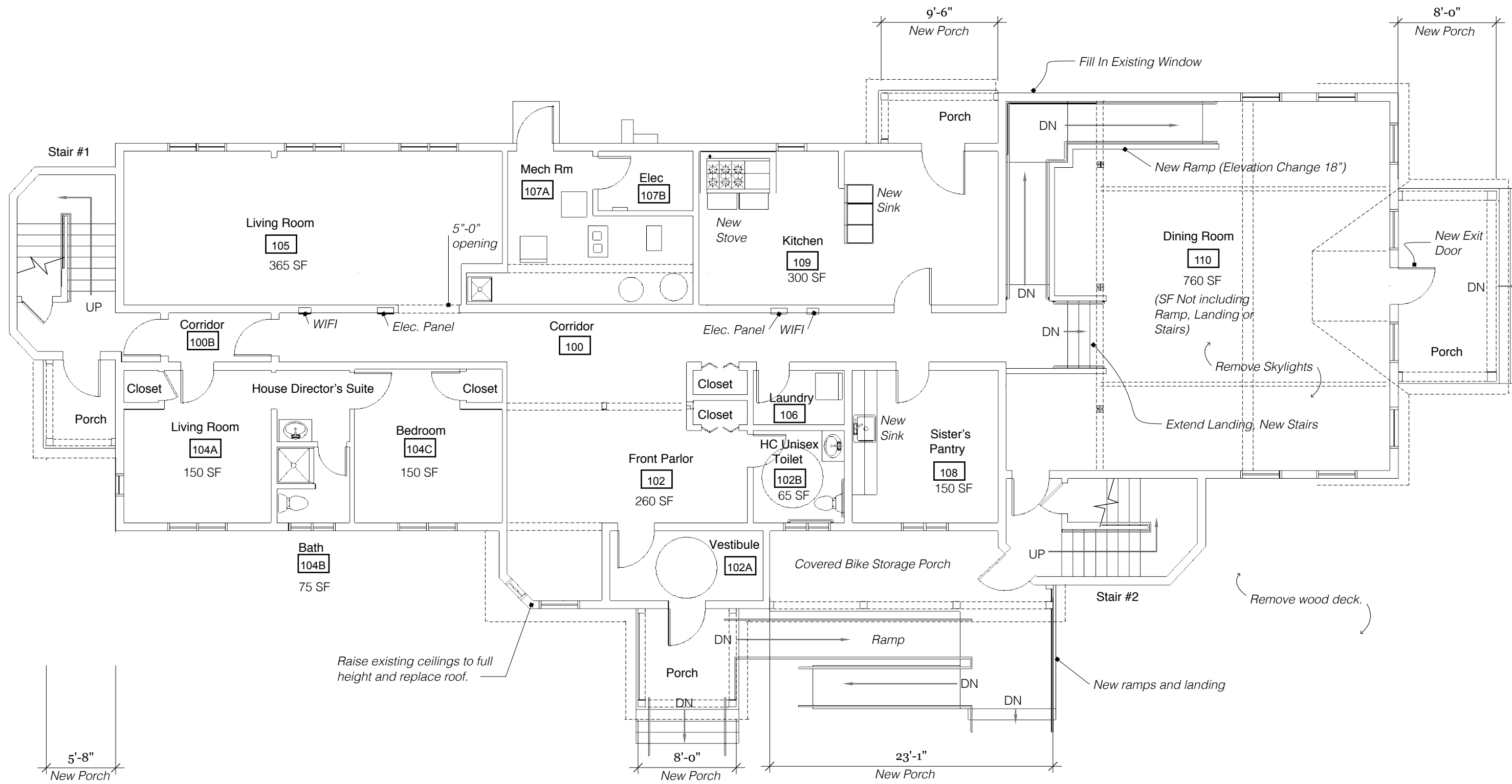
<b>gibian design group</b> Facilities Planning   Design   Procurement Strategies PO Box 75, Ithaca, NY 14851 T (607)227-9091   E tg@gibiandesigngroup.com		<b>DURHAM PLANNING BOARD</b> <b>SUBMITTAL / REVIEW SET</b>
		March 15, 2017



**Parking Summary:**

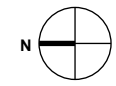
Upper Lot	27
Lower Lot	13
Other Lot	15





**1**  
A1  
**FIRST FLOOR PLAN**

Scale: 1/8" = 1'-0"



**First Floor Summary**

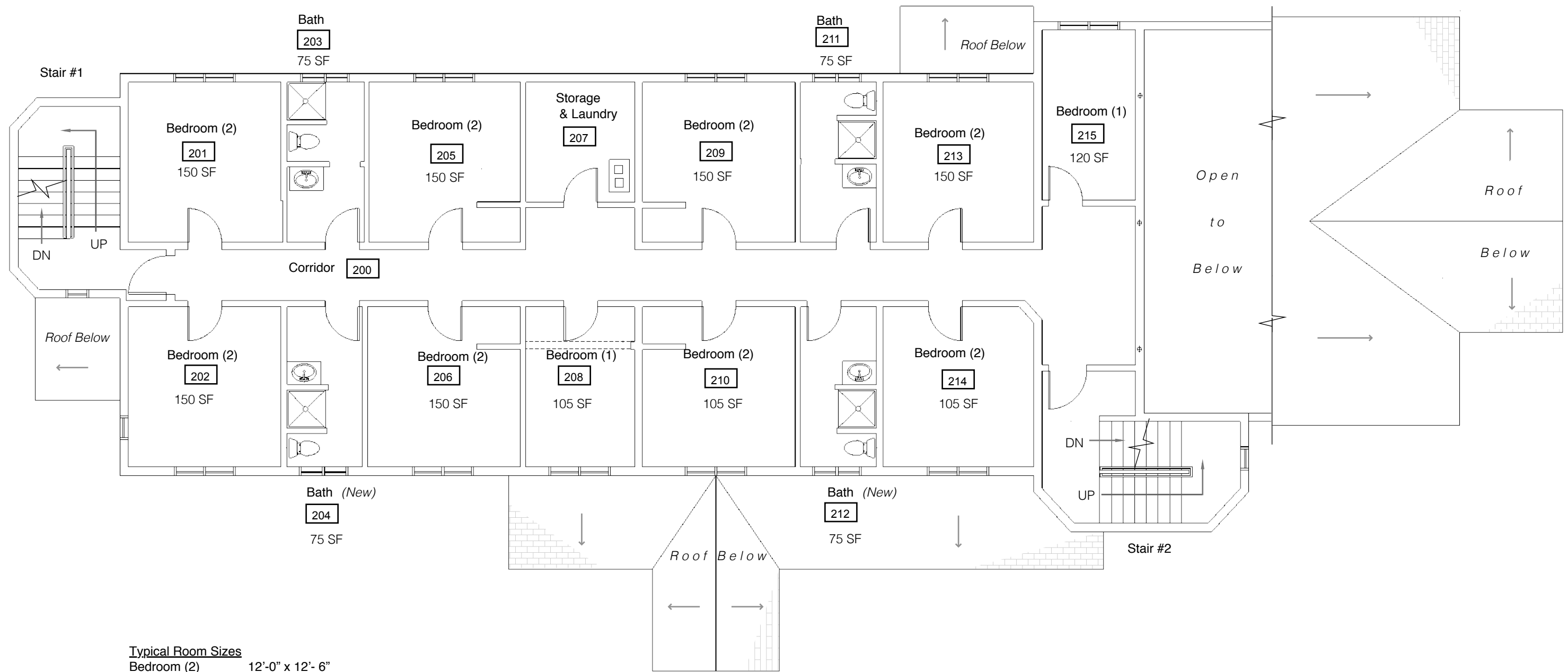
Occupants	1 House Director's Suite	1 PERSON
Habitable Floor Area	2,275 SF	

**gibian design group**  
 Facilities Planning | Design | Procurement Strategies  
 PO Box 75, Ithaca, NY 14851  
 T (607)227-9091 | E tg@gibiandesigngroup.com

**FIRST FLOOR PLAN**  
 Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

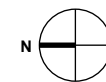
**A1**

March 15, 2017

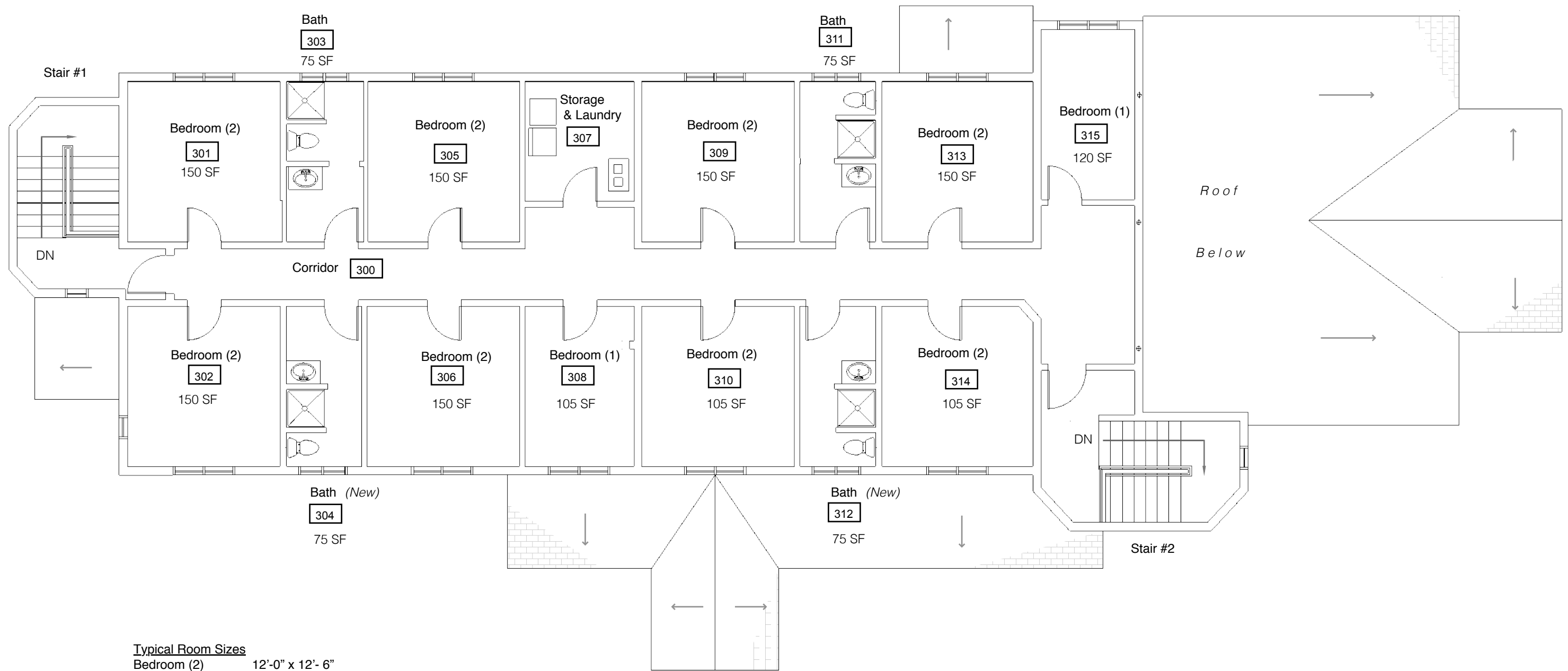


**Typical Room Sizes**  
 Bedroom (2) 12'-0" x 12'-6"  
 Bath 6'-0" x 12'-6"

**1 SECOND FLOOR PLAN**  
 A2 Scale: 1/8" = 1'-0"



**Second Floor Summary**  
 Occupants 8 Doubles + 2 Singles 18 PERSONS  
 Habitable Floor Area 1,725 SF

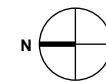


**Typical Room Sizes**  
 Bedroom (2) 12'-0" x 12'-6"  
 Bath 6'-0" x 12'-6"

1  
A3

**THIRD FLOOR PLAN**

Scale: 1/8" = 1'-0"



**Third Floor Summary**

Occupants  
 8 Doubles + 2 Singles      18 PERSONS  
 Habitable Floor Area      1,725 SF

**gibian design group**

Facilities Planning | Design | Procurement Strategies  
 PO Box 75, Ithaca, NY 14851  
 T (607)227-9091 | E tg@gibiandesigngroup.com

**THIRD FLOOR PLAN**

Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

**A3**

March 15, 2017

New Board & Batten Siding  
 New Windows

New Clapboard Siding  
 New Windows

New Board & Batten Siding  
 New Windows

New Clapboard Siding  
 New Windows



1  
 A4  
**WEST ELEVATION - PROPOSED**  
 Scale: 1/8" = 1'- 0"

**gibian design group**

Facilities Planning | Design | Procurement Strategies  
 PO Box 75, Ithaca, NY 14851  
 T (607)227-9091 | E tg@gibiandesigngroup.com

**WEST ELEVATION - PROPOSED**

Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

**A4**

March 15, 2017

PROPOSED EXTERIOR SIDING MATERIAL: JAMES HARDIE FIBER CEMENT SIDING & TRIM



Color: Evening Blue  
Horizontal Siding

Color: Arctic White  
Trim

Color: Gray Slate  
Board & Batten Vertical Siding

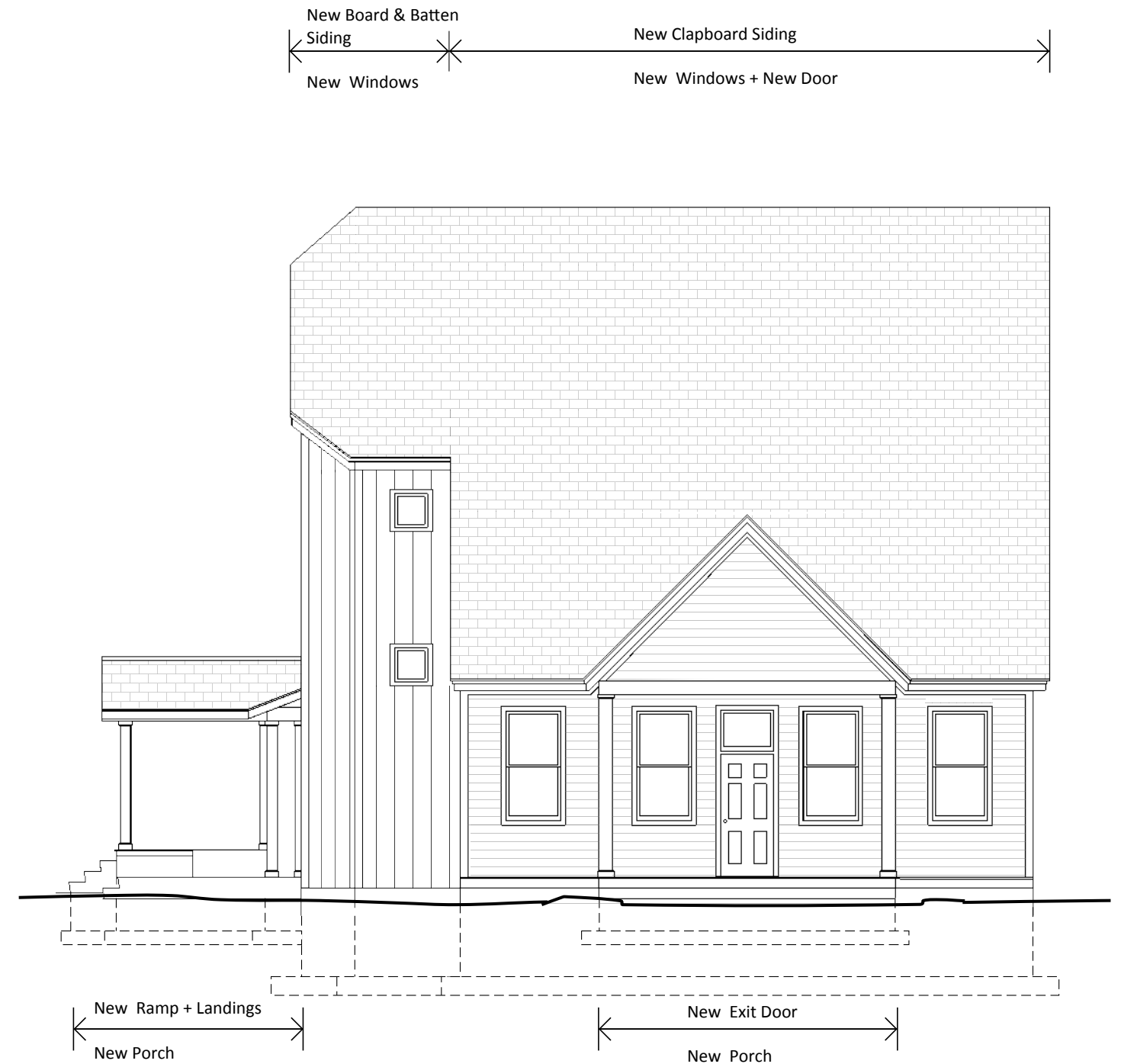
<http://www.jameshardiepros.com>

HC Ramp Grip Rail



<http://www.rdirail.com/products/aluminum-railing-1.html>

Porch Railing



1 SOUTH ELEVATION - PROPOSED  
A5 Scale: 1/8" = 1'- 0"

**gibian design group**

Facilities Planning | Design | Procurement Strategies  
PO Box 75, Ithaca, NY 14851  
T (607)227-9091 | E [tg@gibiandesigngroup.com](mailto:tg@gibiandesigngroup.com)

**SOUTH ELEVATION - PROPOSED**

Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

**A5**

March 15, 2017

← New Clapboard Siding  
 New Windows

New Clapboard Siding  
 New Windows

New Board & Batten Siding



← New Porch →

← New 7'h x 3'-6"w Door  
New Porch →

1 EAST ELEVATION - PROPOSED  
 A6 Scale: 1/8" = 1'-0"

**gibian design group**

Facilities Planning | Design | Procurement Strategies  
 PO Box 75, Ithaca, NY 14851  
 T (607)227-9091 | E tg@gibiandesigngroup.com

**EAST ELEVATION - PROPOSED**

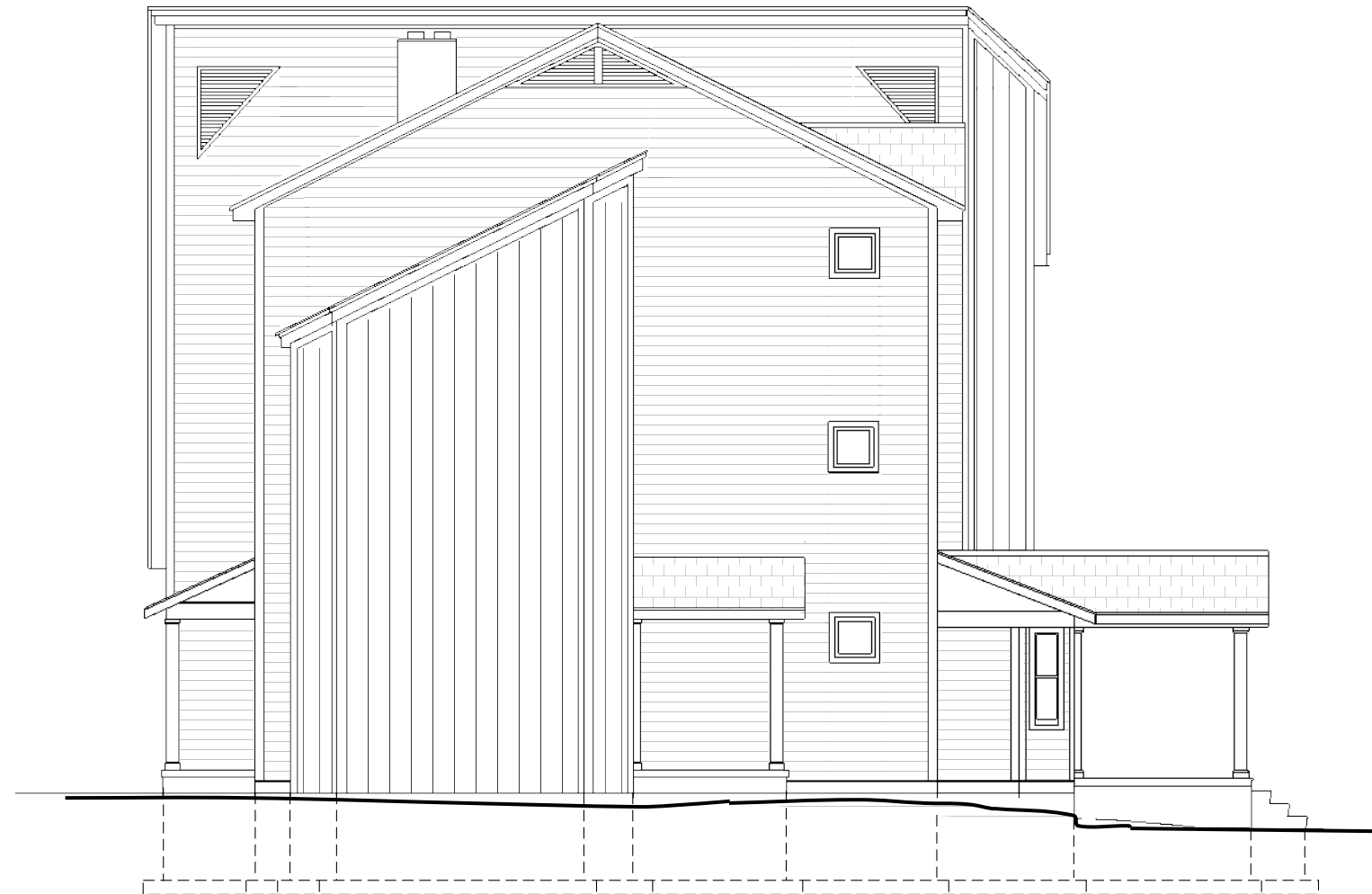
Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

**A6**

March 15, 2017



New Clapboard Siding      New Board & Batten Siding      New Clapboard Siding



New Porch      New Porch      Raise Ceilings / New Roof      New Porch

1 NORTH ELEVATION - PROPOSED  
A7 Scale: 1/8" = 1'- 0"

**gibian design group**

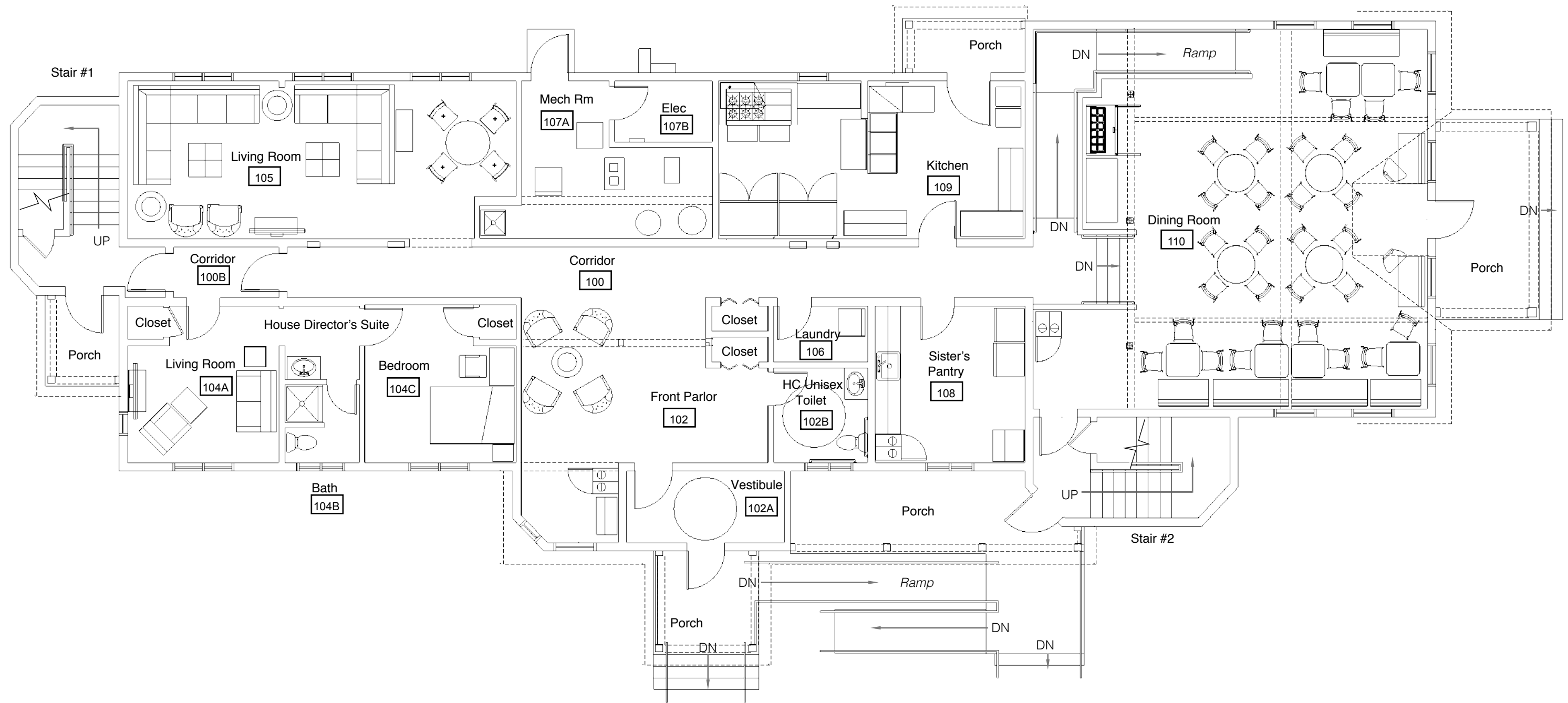
Facilities Planning | Design | Procurement Strategies  
PO Box 75, Ithaca, NY 14851  
T (607)227-9091 | E tg@gibiandesigngroup.com

**NORTH ELEVATION - PROPOSED**

Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

**A7**

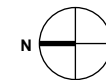
March 15, 2017



1  
F1

FIRST FLOOR PLAN - FURNITURE

Scale: 1/8" = 1'-0"



**gibian design group**

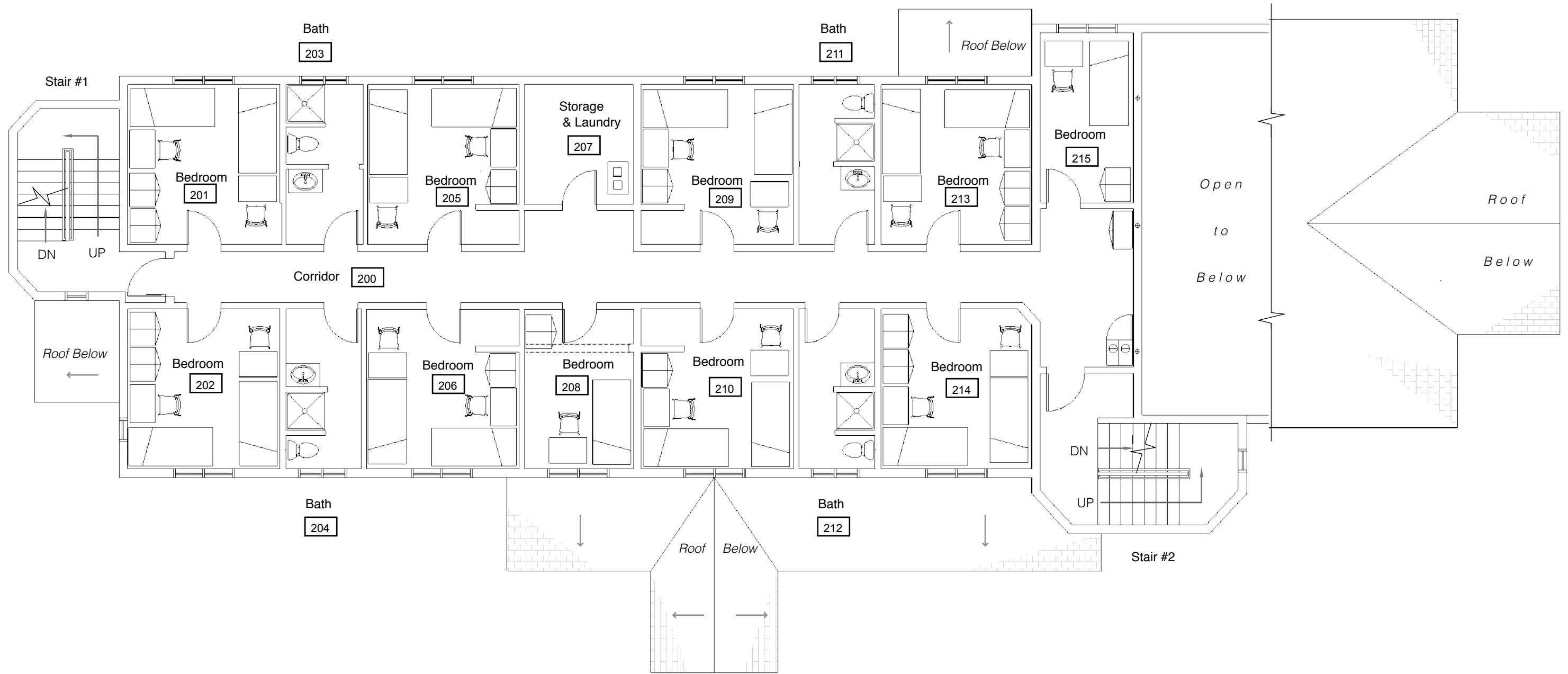
Facilities Planning | Design | Procurement Strategies  
 PO Box 75, Ithaca, NY 14851  
 T (607)227-9091 | E tg@gibiandesigngroup.com

FIRST FLOOR PLAN - FURNITURE

Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

F1

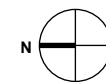
March 15, 2017



1  
F2

SECOND FLOOR PLAN - FURNITURE

Scale: 1/8" = 1'-0"



**gibian design group**

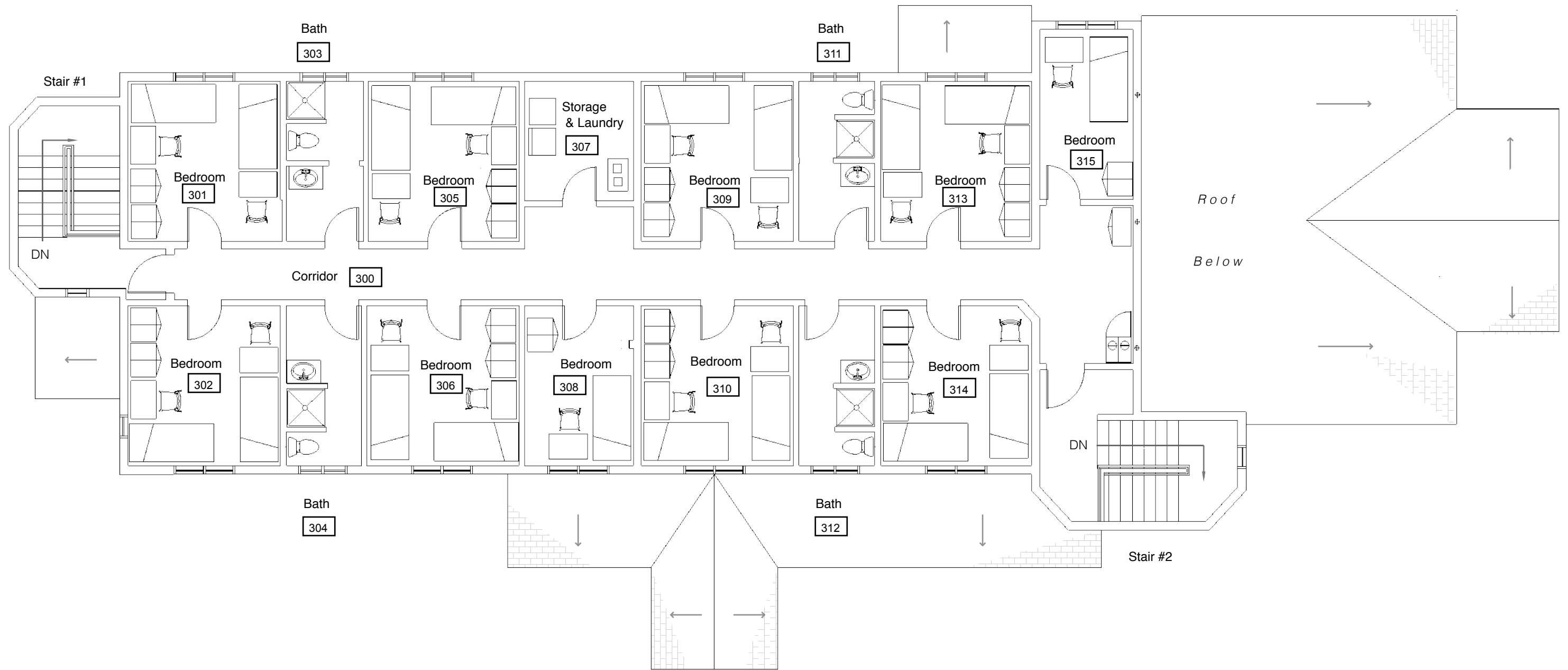
Facilities Planning | Design | Procurement Strategies  
 PO Box 75, Ithaca, NY 14851  
 T (607)227-9091 | E tg@gibiandesigngroup.com

SECOND FLOOR PLAN - FURNITURE

Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

F2

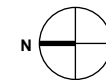
March 15, 2017



1  
F3

THIRD FLOOR PLAN - FURNITURE

Scale: 1/8" = 1'-0"



**gibian design group**

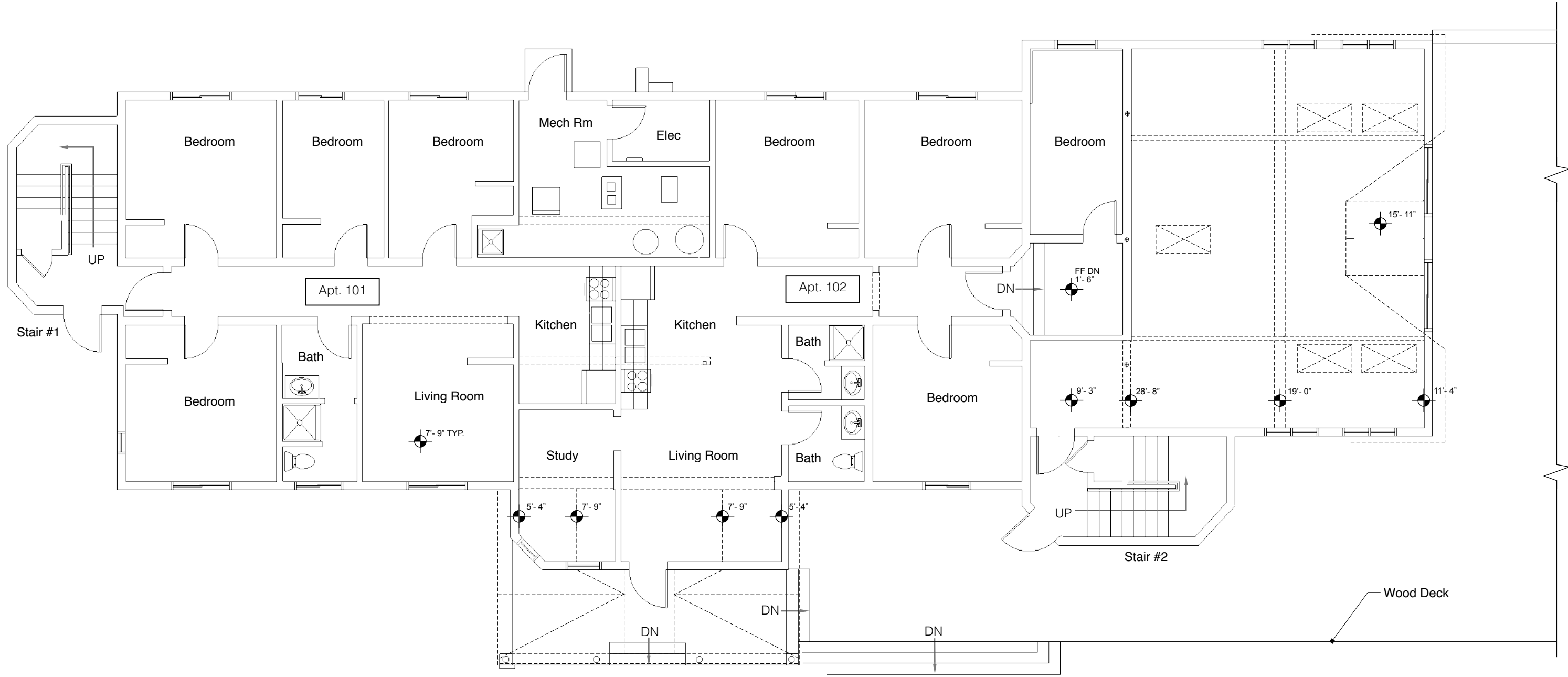
Facilities Planning | Design | Procurement Strategies  
 PO Box 75, Ithaca, NY 14851  
 T (607)227-9091 | E tg@gibiandesigngroup.com

THIRD FLOOR PLAN - FURNITURE

Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

F3

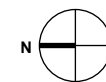
March 15, 2017



1  
EX1

FIRST FLOOR PLAN - EXISTING

Scale: 1/8" = 1'-0"



**gibian design group**

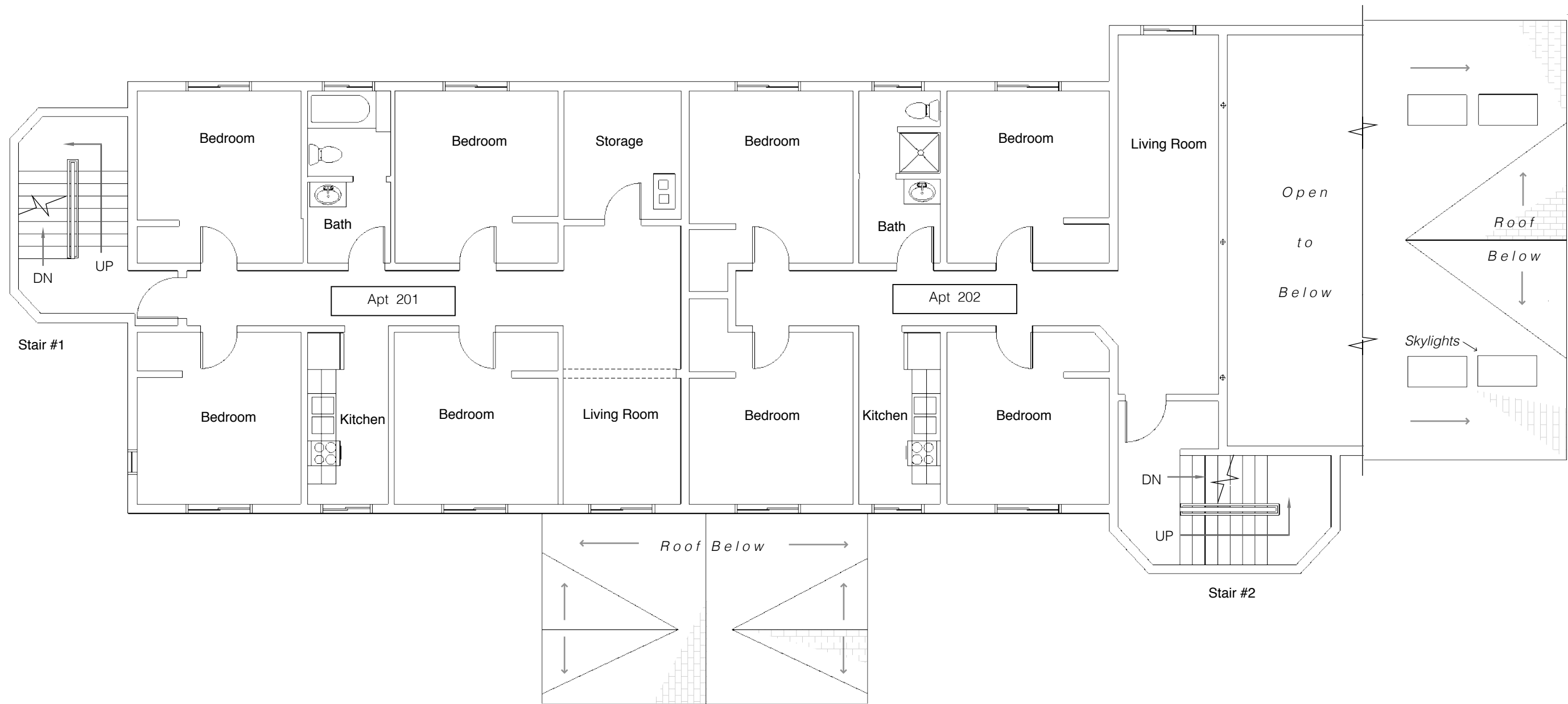
Facilities Planning | Design | Procurement Strategies  
 PO Box 75, Ithaca, NY 14851  
 T (607)227-9091 | E tg@gibiandesigngroup.com

FIRST FLOOR PLAN - EXISTING

Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

EX1

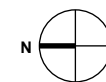
March 15, 2017



1  
EX2

SECOND FLOOR PLAN - EXISTING

Scale: 1/8" = 1'-0"



**gibian design group**

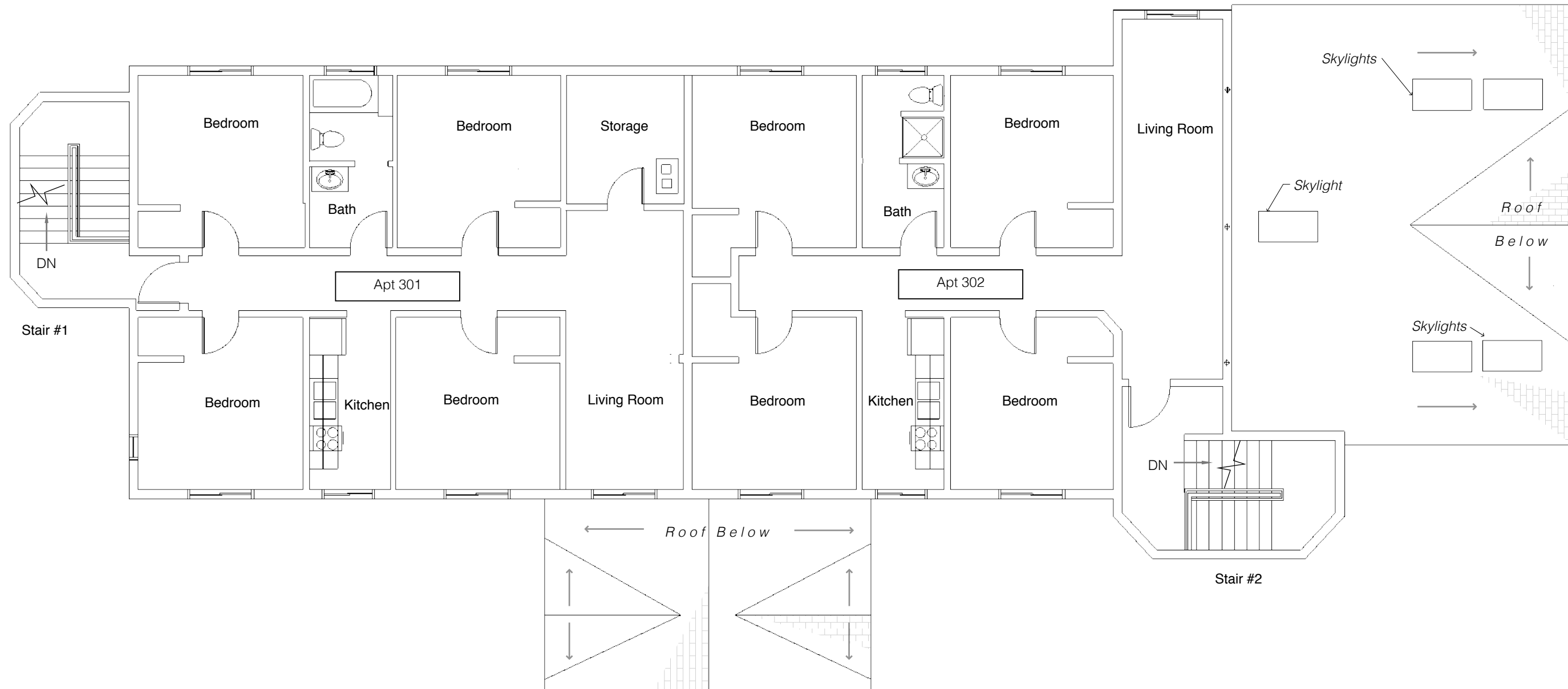
Facilities Planning | Design | Procurement Strategies  
 PO Box 75, Ithaca, NY 14851  
 T (607)227-9091 | E tg@gibiandesigngroup.com

SECOND FLOOR PLAN - EXISTING

Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

EX2

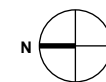
March 15, 2017



1  
EX3

THIRD FLOOR PLAN - EXISTING

Scale: 1/8" = 1'-0"



**gibian design group**

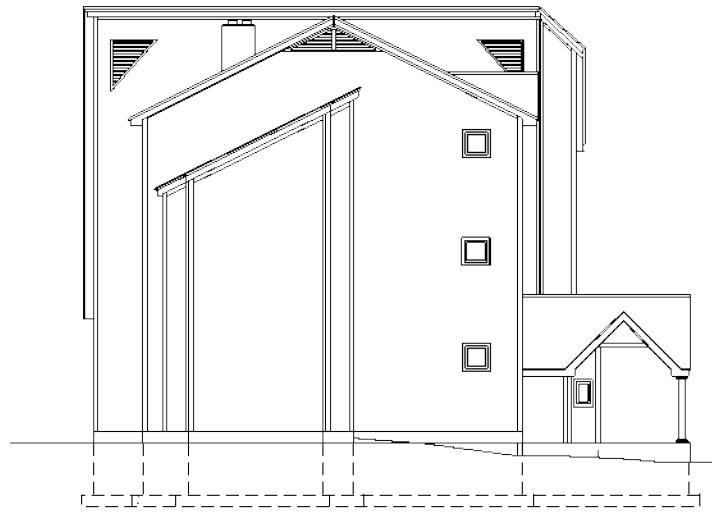
Facilities Planning | Design | Procurement Strategies  
 PO Box 75, Ithaca, NY 14851  
 T (607)227-9091 | E tg@gibiandesigngroup.com

**THIRD FLOOR PLAN - EXISTING**

Phi Sigma Sigma Sorority, 2 Brook Way, Town of Durham, New Hampshire

**EX3**

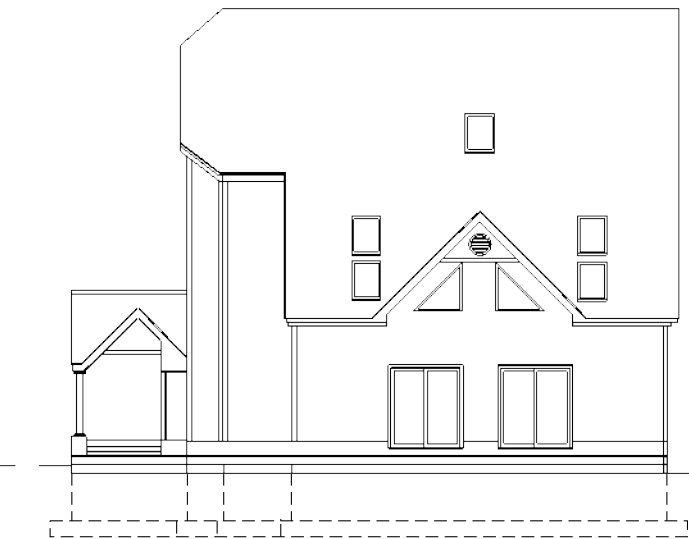
March 15, 2017



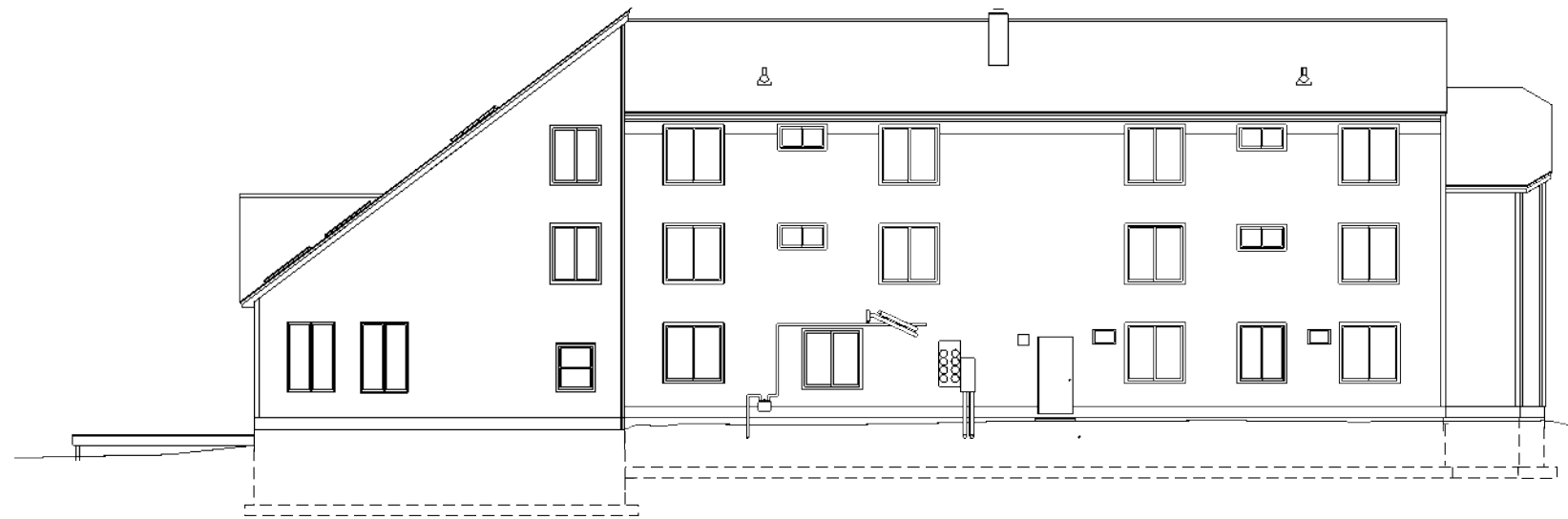
1 NORTH ELEVATION - EXISTING  
EX3 Scale: 1/16" = 1'- 0"



2 WEST ELEVATION - EXISTING  
EX3 Scale: 1/16" = 1'- 0"



3 SOUTH ELEVATION - EXISTING  
EX3 Scale: 1/16" = 1'- 0"



4 EAST ELEVATION - EXISTING  
EX3 Scale: 1/16" = 1'- 0"