

GENERAL DEMOLITION NOTES

1. CONTRACTORS SHALL REMOVE PORTIONS OF THE EXISTING STRUCTURES WHERE INDICATED IN THE CONTRACT DOCUMENTS AND/OR AS MAY BE NECESSARY TO COMPLETE INSTALLATIONS OF NEW WORK. (SEE STRUCTURAL DRAWINGS FOR DETAILS REGARDING ALL DEMOLITION, STAGING OF WORK AND SHORING REQUIREMENTS).
2. CONTRACTORS SHALL PROVIDE ALL SAFETY EQUIPMENT, BARRICADES, SHORING OR OTHER PROTECTIVE MEASURES TO ENSURE PROTECTION FROM INJURY AND STRUCTURAL DAMAGE. COMPLY WITH ALL SAFETY REGULATIONS IE. OSHA AND OTHER LOCAL, STATE, FEDERAL, AND ANY OTHER AUTHORITY PERTAINING TO SUCH WORK. PROVIDE EQUIPMENT ETC. TO REMOVE WASTE MATERIALS FROM THE SITE TO A LEGAL DISPOSAL LOCATION FOR THESE TYPES OF WASTE MATERIALS ON A DAILY BASIS AND OR AS FREQUENTLY AS NECESSARY TO MAINTAIN A CLEAN SITE.
3. THE CONTRACTOR/OWNER SHALL INSPECT THE PROJECT AND ITS EXISTING CONDITIONS PRIOR TO START OF WORK. THE CONTRACTOR SHALL MAKE THE ARCHITECT AWARE OF ANY DISCREPANCIES OR PROBLEMS THAT CONFLICT WITH THE INTENT OF THESE DRAWINGS AND/OR SPECIFICATIONS.
4. DEMOLITION WORK, MATERIALS, EQUIPMENT, MEANS AND METHODS SHALL BE IN STRICT ACCORDANCE WITH ALL CODE, RULES, REGULATIONS, AND ORDINANCES HAVING AUTHORITY. THIS SHALL INCLUDE THE BUILDING CODE OF NEW YORK STATE, THE ENERGY CONSERVATION CODE OF NEW YORK, THE AMERICAN'S WITH DISABILITIES ACT, ANSI A117, OSHA, AND REGULATIONS OF THE NEW YORK LABOR DEPARTMENT. ALL CONSTRUCTION DEMOLITION AND RENOVATION WORK SHALL COMPLY WITH CODE OF NEW YORK STATE.
5. MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND UNINSTALLED ACCORDING TO THE MANUFACTURERS WRITTEN SPECIFICATIONS AND/OR INSTRUCTIONS. WORK SHALL BE PERFORMED ACCORDING TO THE BEST PRACTICES OF THE TRADE, AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED IN THERE RESPECTIVE TRADE.
6. THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTORS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
7. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR INSPECTION OF PORTIONS OF WORK ALREADY PERFORMED TO DETERMINE THAT SUCH PORTIONS ARE IN PROPER CONDITION TO RECEIVE SUBSEQUENT WORK.
8. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAN WORK SITE AT ALL TIMES. AT COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE FROM THE PROJECT SITE WASTE MATERIALS, RUBBISH, AND THE CONTRACTORS TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS.
9. THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION OR DEMOLITION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE APPLICABLE CODES AND REQUIREMENTS.
10. THE CONTRACTOR SHALL PROVIDE PROPER VENTILATION IN ALL AREAS WHERE GAS OPERATED EQUIPMENT IS USED AND SHALL NOT STORE ANY FLAMMABLE LIQUIDS OR MATERIALS IN THE CONSTRUCTION SITE.
11. ALL HISTORIC LIGHT FIXTURES AR TO BE SALVAGED & REUSED IN LOCATIONS IDENTIFIED IN ELECTRICAL CONSULTANT DRAWINGS AS SELECTED BY ARCHITECT.
12. ALL EXISTING CEILING MATERIALS ARE TO BE REMOVED ON FLOORS 2-4.
13. ALL FINISHES, AND EQUIPMENT, SHALL BE REMOVED AND DISPOSED OF IN A PROPER AND CODE COMPLIANT MANNER. ALL EXISTING FINISHES, IF REQUIRED, WITHIN AFFECTED AREA SHALL BE EVALUATED FOR HAZARDOUS MATERIAL BY A CERTIFIED CONSULTANT & REMEDIAL ACTION SHALL BE TAKEN AS MAY BE DIRECTED BY THE CONSULTANTS, IF REQUIRED.
14. REMOVE ALL EXTRANEOUS NON-FUNCTIONING EQUIPMENT, PIPES, WIRES & MISC. ITEMS THAT ARE NOT IN USE FOR ELECTRICAL, PLUMBING OR HEATING PURPOSES.
15. NO FIRE PROTECTION AND ALARM ELEMENTS ARE TO BE REMOVED OTHER THAN THOSE SPECIFIED FOR REMOVAL BY THE SPRINKLER & FIRE ALARM CONSULTANT.
16. SHADED AREAS REPRESENT ONLY PORTIONS OF THE BUILDING AND FINISHES TO BE DEMOLISHED AND EXCLUDE ALL STRUCTURAL BEARING ITEMS, EXTERIOR WALLS AND STAIR. THE SHADED AREAS SHOW WHAT WOULD BE REMOVED FROM THE PROPOSED DEMOLITION WHILE THE BUILDING SHALL RETAINING ALL EXITS, STAIRS, AND EXISTING FIRE PROTECTION SYSTEMS IN TACK AND OPERATIONAL THROUGHOUT THE DEMOLITION AND RENOVATION PERIOD. PROVIDE REPORT.



EXISTING CONDITIONS & DEMO - FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



DOMINICK RANIERI
 ARCHITECT, P.C.
 30 Jay Street
 SCHENECTADY, N.Y. 12305
 PHONE 518.388.8600
 www.draNY.com

CONSTRUCTION DOCUMENTS PROVIDED AS INSTRUMENTS OF SERVICE AND ALL DESIGN INFORMATION SHOWN HEREON ARE PROVIDED IN CONFIDENCE AND REMAIN THE COPYRIGHTED AND SOLE PROPERTY OF DOMINICK RANIERI ARCHITECT. THE USE OF THIS DESIGN AND ANY AND ALL INFORMATION PROVIDED ON THESE DOCUMENTS OR OTHER THAN THE SPECIFIC PRODUCT NAMED HEREON IS STRICTLY PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF DRA P.C.
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING AND BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE OF DOMINICK RANIERI SHALL BE CONSIDERED VALID COPIES.

REVISIONS		
MARK	DESCRIPTION	DATE
DRN.BY: AP /DJR	CHKD.BY: DJR	

BID SET
 APRIL 10, 2017

Project Address
APARTMENT RENOVATION

414 Broadway
 Albany, NY

FRONT ELEVATION
 EXISTING
 CONDITIONS &
 DEMO
D1.06

GENERAL DEMOLITION NOTES

1. CONTRACTORS SHALL REMOVE PORTIONS OF THE EXISTING STRUCTURES WHERE INDICATED IN THE CONTRACT DOCUMENTS AND/OR AS MAY BE NECESSARY TO COMPLETE INSTALLATIONS OF NEW WORK. (SEE STRUCTURAL DRAWINGS FOR DETAILS REGARDING ALL DEMOLITION, STAGING OF WORK AND SHORING REQUIREMENTS.
2. CONTRACTORS SHALL PROVIDE ALL SAFETY EQUIPMENT, BARRICADES, SHORING OR OTHER PROTECTIVE MEASURES TO ENSURE PROTECTION FROM INJURY AND STRUCTURAL DAMAGE. COMPLY WITH ALL SAFETY REGULATIONS IE. OSHA AND OTHER LOCAL, STATE, FEDERAL AND ANY OTHER AUTHORITY PERTAINING TO SUCH WORK. PROVIDE EQUIPMENT ETC. TO REMOVE WASTE MATERIALS FROM THE SITE TO A LEGAL DISPOSAL LOCATION FOR THESE TYPES OF WASTE MATERIALS ON A DAILY BASIS AND OR AS FREQUENTLY AS NECESSARY TO MAINTAIN A CLEAN SITE.
3. THE CONTRACTOR/OWNER SHALL INSPECT THE PROJECT AND ITS EXISTING CONDITIONS PRIOR TO START OF WORK. THE CONTRACTOR SHALL MAKE THE ARCHITECT AWARE OF ANY DISCREPANCIES OR PROBLEMS THAT CONFLICT WITH THE INTENT OF THESE DRAWINGS AND/OR SPECIFICATIONS.
4. DEMOLITION, WORK, MATERIALS, EQUIPMENT, MEANS AND METHODS SHALL BE IN STRICT ACCORDANCE WITH ALL CODE, RULES, REGULATIONS, AND ORDINANCES HAVING AUTHORITY. THIS SHALL INCLUDE THE BUILDING CODE OF NEW YORK STATE, THE ENERGY CONSERVATION CODE OF NEW YORK, THE AMERICAN WITH DISABILITIES ACT, ANSI A117, OSHA, AND REGULATIONS OF THE NEW YORK LABOR DEPARTMENT. ALL CONSTRUCTION DEMOLITION AND RENOVATION WORK SHALL COMPLY WITH CODE OF NEW YORK STATE.
5. MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND UNINSTALLED ACCORDING TO THE MANUFACTURERS WRITTEN SPECIFICATIONS AND/OR INSTRUCTIONS. WORK SHALL BE PERFORMED ACCORDING TO THE BEST PRACTICES OF THE TRADE, AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED IN THERE RESPECTIVE TRADE.
6. THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTORS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
7. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR INSPECTION OF PORTIONS OF WORK ALREADY PERFORMED TO DETERMINE THAT SUCH PORTIONS ARE IN PROPER CONDITION TO RECEIVE SUBSEQUENT WORK.
8. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAN WORK SITE AT ALL TIMES. AT COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE FROM THE PROJECT SITE WASTE MATERIALS, RUBBISH, AND THE CONTRACTORS TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS.
9. THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION OR DEMOLITION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE APPLICABLE CODES AND REQUIREMENTS.
10. THE CONTRACTOR SHALL PROVIDE PROPER VENTILATION IN ALL AREAS WHERE GAS OPERATED EQUIPMENT IS USED AND SHALL NOT STORE ANY FLAMMABLE LIQUIDS OR MATERIALS IN THE CONSTRUCTION SITE.
11. ALL HISTORIC LIGHT FIXTURES AR TO BE SALVAGED & REUSED IN LOCATIONS IDENTIFIED IN ELECTRICAL CONSULTANT DRAWINGS AS SELECTED BY ARCHITECT.
12. ALL EXISTING CEILING MATERIALS ARE TO BE REMOVED ON FLOORS 2-4.
13. ALL FINISHES, AND EQUIPMENT, SHALL BE REMOVED AND DISPOSED OF IN A PROPER AND CODE COMPLIANT MANNER. ALL EXISTING FINISHES, IF REQUIRED, WITHIN AFFECTED AREA SHALL BE EVALUATED FOR HAZARDOUS MATERIAL BY A CERTIFIED CONSULTANT & REMEDIAL ACTION SHALL BE TAKEN AS MAY BE DIRECTED BY THE CONSULTANTS, IF REQUIRED.
14. REMOVE ALL EXTRANEOUS NON-FUNCTIONING EQUIPMENT, PIPES, WIRES & MISC. ITEMS THAT ARE NOT IN USE FOR ELECTRICAL, PLUMBING OR HEATING PURPOSES.
15. NO FIRE PROTECTION AND ALARM ELEMENTS ARE TO BE REMOVED OTHER THAN THOSE SPECIFIED FOR REMOVAL BY THE SPRINKLER & FIRE ALARM CONSULTANT.
16. SHADED AREAS REPRESENT ONLY PORTIONS OF THE BUILDING AND FINISHES TO BE DEMOLISHED AND EXCLUDE ALL STRUCTURAL BEARING ITEMS, EXTERIOR WALLS AND STAIR. THE SHADED AREAS SHOW WHAT WOULD BE REMOVED FROM THE PROPOSED DEMOLITION WHILE THE BUILDING SHALL RETAINING ALL EXITS, STAIRS, AND EXISTING FIRE PROTECTION SYSTEMS IN TACK AND OPERATIONAL THROUGHOUT THE DEMOLITION AND RENOVATION PERIOD. PROVIDE REPORT.



CLEAN & REPAIR ALL BRACKETS & FREEZE BOARD DETAILS AS NEEDED TO MATCH EXISTING. SHOP DRAWINGS REQUIRED. PAINT COLORS TO BE SELECTED BY OWNER.

CLEAN, REPOINT BRICK WHERE NEEDED & PREPARE BRICK FOR PAINT. OWNER TO SELECT COLORS.

REPLACE ALL WINDOWS WITH NEW HISTORIC REPLICATION WINDOWS. SHOP DRAWINGS REQUIRED.

REMOVE EXISTING FLUE & GRATE. REPLACE WITH WINDOWS

FIELD VERIFY ALL DIMENSIONS

EXISTING STEEL ROD CONNECTION TO BE REPAIRED & REINSTALLED. SHOP DRAWINGS REQUIRED.

REMOVE EXISTING METAL STOREFRONT ROOF & REPLACE WITH NEW METAL ROOF TO MATCH ORIGINAL HISTORIC ROOF. PITCH TO BE DEFINED BY ARCHITECT.

REMOVE EXISTING AWNING & REPLACE.

CLEAN & REPAIR ALL STOREFRONT AS NEEDED TO MATCH EXISTING. SHOP DRAWINGS REQUIRED. PAINT COLORS TO BE SELECTED BY OWNER.

REMOVE EXISTING WINDOW, CUT EXISTING SILL & BRICK FOR NEW DOOR.

REMOVE WINDOW & DOOR. REPLACE WITH HISTORIC REPLICATION DOORS. SHOP DRAWINGS REQUIRED.

1 EXISTING CONDITIONS & DEMO - ALLEY ELEVATION
SCALE: 1/4" = 1'-0"



DOMINICK RANIERI ARCHITECT, P.C.
30 Jay Street
SCHENECTADY, N.Y. 12305
PHONE 518.388.8600
www.draNY.com

CONSTRUCTION DOCUMENTS PROVIDED AS INSTRUMENTS OF SERVICE AND ALL DESIGN INFORMATION SHOWN HEREON ARE PROVIDED IN CONFIDENCE AND REMAIN THE PROPERTY OF DOMINICK RANIERI ARCHITECT. THE USE OF THIS DESIGN AND ANY AND ALL INFORMATION PROVIDED ON THESE DOCUMENTS OR OTHER THAN THE SPECIFIC PRODUCT NAMED HEREON IS STRICTLY PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF DRA P.C.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING AND BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE OF DOMINICK RANIERI SHALL BE CONSIDERED VALID COPIES.

REVISIONS		
MARK	DESCRIPTION	DATE
DRN.BY: AP /DJR	CHKD.BY: DJR	

BID SET
APRIL 10, 2017

Project Address
APARTMENT RENOVATION
414 Broadway
Albany, NY

ALLEY ELEVATION
EXISTING
CONDITIONS &
DEMO
D1.07