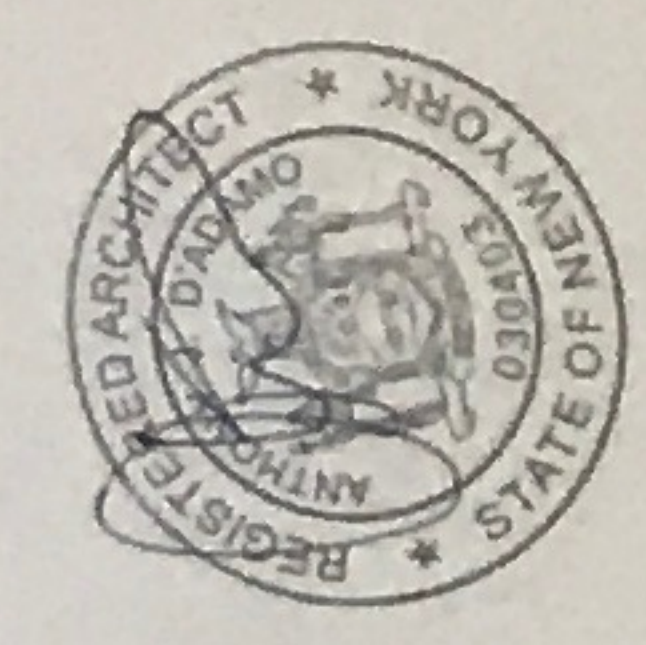


LOBBY RENOVATIONS

39 PEARL STREET, ALBANY NY



CONSTRUCTION NOTES

- QUALITY ASSURANCE:**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PORTIONS OF THE BUILDING, PROPERTY, AND ADJACENT PROPERTIES NOT INVOLVED IN THE SCOPE OF WORK. SUCH DAMAGE SHALL BE CORRECTED AT NO COST TO THE OWNER. THE CONTRACTOR SHALL DEMOLISH AND REMOVE IN A PRECISE MANNER AS PER THE CONSTRUCTION DOCUMENTS. OBSERVE DIMENSIONS WHERE NOTED. VERIFY ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS TO REMAIN (I.E. WINDOWS, ETC.) THROUGHOUT THE COURSE OF THE JOB.
- SPECIAL PRECAUTION:**
THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION DURING DEMOLITION TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING AND ADJACENT BUILDINGS DURING THE CONSTRUCTION, INCLUDING TEMPORARY SHORING AND BRACING WHERE REQUIRED. ADEQUATE PRECAUTION SHALL ALSO BE TAKEN WHEN DEMOLITION OCCURS IN THE VICINITY OF ALL BUILDING CHASES AND UTILITIES AND WHERE BUILDING SUPERSTRUCTURE ELEMENTS ARE PROTECTED BY FIRE RATED ASSEMBLIES AND/OR FIREPROOFING. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY CONDITIONS UNCOVERED REQUIRING REMEDIAL MEASURES. PROTECT ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AND FIXTURES FOR REUSE WHERE APPLICABLE (TO BE EVALUATED BY THE MEP DESIGNER / CONTRACTOR).
- PARTIAL REMOVAL:**
SYSTEMS OR ITEMS OF SALVAGEABLE VALUE OR ITEMS DEEMED FOR REUSE SHALL BE STORED IN A SAFE MANNER IN THE EXISTING BUILDING. ALL ITEMS SHALL BE DOCUMENTED TO ALLOW FOR REUSE OR SALE BY OWNER.
- TRAFFIC:**
CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH RESIDENCES, STREET, WALKS, AND OTHER ADJACENT, OCCUPIED OR USED FACILITIES. SECURE ALL NECESSARY PERMITS.
- ELEMENTS TO BE REUSED OR SALVAGED:**
ALL ELEMENTS TO BE REUSED OR SALVAGED SHALL BE LEFT CLEAN AND FREE OF FASTENERS, NAILS, SCREWS, AND ROUGH EDGES.
- DISPOSAL OF CONSTRUCTION MATERIALS:**
TRANSPORT MATERIALS REMOVED FROM DEMOLITION AND LEGALLY DISPOSE OF OFF SITE. LEAVE SITE IN A BROOM CLEAN CONDITION AT THE END OF EACH WORKDAY. IF NEEDED, ALL SANITATION CONTAINERS SHALL BE LOCATED AS DIRECTED BY THE APPROPRIATE OGS AUTHORITY. SECURE ALL NECESSARY PERMITS.
- PROTECTION OF EXISTING ADJACENT SPACES:**
ALL CONSTRUCTION SHALL BE EXECUTED IN CONTROLLED AREAS. PROVIDE A DUST PROOF "SEAL" AT THE THRESHOLD BETWEEN PROPOSED DEMOLITION AREA AND EXISTING ADJACENT SPACES.
- UTILITIES:**
THE CONTRACTOR SHALL TAKE CARE TO NOT INTERRUPT UTILITIES TO ANY PORTION OF THE BUILDING WITHOUT REQUIRED NOTICE. REMOVALS AND DISCONNECTS OF UTILITIES AS INDICATED LOCATED IN ASSEMBLIES TO BE REMOVED. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF PAN, AND PROVIDE NEW TEMPORARY SERVICE FOR LIGHTING AND POWER AT THE METER CONDUIT, TELEPHONE, AND SIGNAL WIRE. DO NOT INTERRUPT SERVICE TO SPACES OUTSIDE THE AREA OF WORK. PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED THROUGHOUT THE COURSE OF THE JOB. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF THE SANITARY RISER AND DOMESTIC HOT AND COLD WATER SUPPLY. REMOVE AND CAP ALL EXISTING WASTE AND SUPPLY PIPING BACK TO RISER, AND PROVIDE NEW TEMPORARY COLD WATER SUPPLY PIPING AND SPIGOT FOR DEMOLITION USE. CLEAN UP, ETC. DO NOT INTERRUPT SERVICE TO SPACES OUTSIDE THE AREA OF WORK.
- CLEAN UP:**
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP CONSTRUCTION "DUST" FROM PENETRATING INTO THE REMAINDER OF THE EXISTING BUILDING. THE INTERIOR AND EXTERIOR (IF REQUIRED) OF THE SITE SHALL BE SWEEPED CLEAN AT THE END OF EACH WORKING DAY. THERE SHALL BE NO VISUAL OBSTRUCTION TO THE NEIGHBORHOOD. THE CONDITION OF THE SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER.
- SECURITY:**
THE AREA OF WORK SHALL BE SECURELY ENCLOSED AND LOCKED BY LAST CONTRACTOR TO LEAVE THE JOBSITE AT THE END OF EACH WORKDAY.
- MEANS & METHODS:**
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S 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. WORK, MATERIALS, EQUIPMENT, MEANS AND METHODS SHALL BE IN STRICT ACCORDANCE WITH ALL CODES, RULES, REGULATIONS, AND ORDINANCES HAVING AUTHORITY. THIS SHALL INCLUDE THE BUILDING CODE OF NEW YORK STATE, THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE AMERICAN WITH DISABILITIES ACT, ANSI A117.1, OSHA AND REGULATIONS OF THE NEW YORK STATE LABOR DEPARTMENT.
- BUILDING RULES & REGULATIONS:**
IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND, OBEY AND ENFORCE THE BUILDING OWNER'S RULES & REGULATIONS AS THEY PERTAIN TO THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADHERENCE TO THE RULES AND REGULATIONS BY ALL SUBCONTRACTORS.

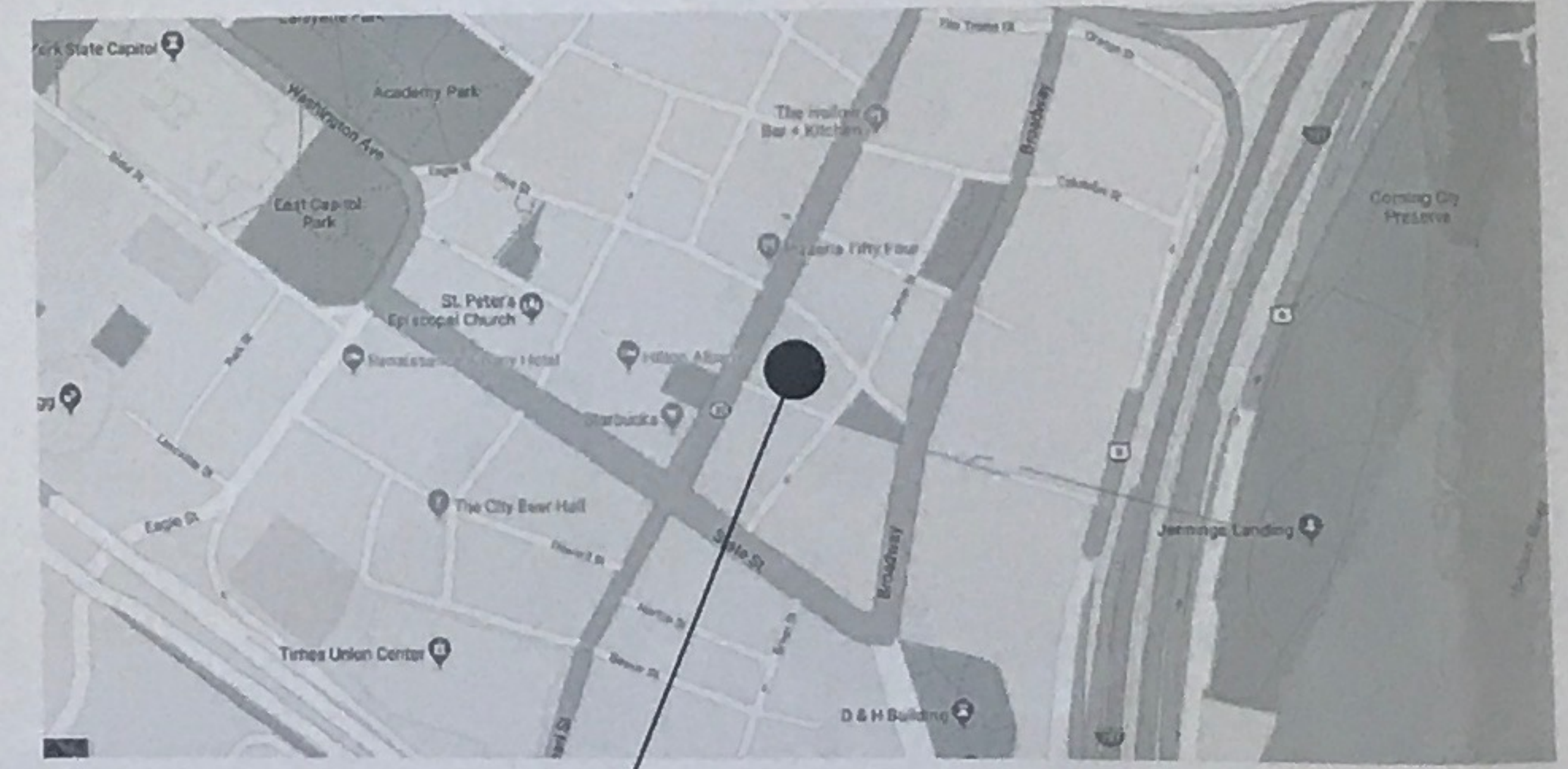
GENERAL NOTES

- ALL WORK AND MATERIALS FURNISHED SHALL COMPLY WITH THE RULES AND REGULATIONS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
- ALL WORK SHALL CONFORM TO THE LATEST REQUIREMENTS (UNLESS OTHERWISE NOTED) OF THE 2010 NEW YORK BUILDING CODE AND WITH THE STRICTEST PROVISIONS GOVERNING IN THE EVENT OF ANY CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND/OR DIFFERENT CODES.
- THE BUILDING PERMIT SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR WHO SHALL OBTAIN AND PAY FOR ALL OTHER PERMITS AND APPROVALS AS REQUIRED BY LAW FOR THE COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL FILE INSURANCE CERTIFICATION FOR LIABILITY, PROPERTY DAMAGE, DISABILITY AND WORKMAN'S COMPENSATION INSURANCE PRIOR TO COMMENCING CONSTRUCTION. COPIES OF SUCH POLICIES SHALL BE FILED WITH THE OWNER AND ARCHITECT.
- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AND THE FULL EXTENT OF THE PROJECT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS IN THE FIELD AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL CONTRACT DOCUMENTS.
- WORK SHALL INCLUDE ALL CHARGES AND EXPENSES FOR FURNISHING ALL ITEMS SHOWN, SPECIFIED OR REQUIRED TO COMPLETE THE WORK, WHETHER OR NOT SPECIFICALLY MENTIONED OR SHOWN, BUT WHICH ARE NECESSARILY REQUIRED TO OBTAIN AND CONSTRUCT THE INDICATED DESIGN.
- ALL WORK SHALL BE OF THE BEST CALIBER AND WORKMANSHIP. WORK NOT CONFORMING TO THE HIGHEST STANDARDS OR TO THE INTENT OF THE DESIGN SHALL BE REINSTALLED AT NO EXTRA CHARGE. IF SO DEEMED BY THE ARCHITECT.
- NO SPECIFIED ITEM MAY BE SUBSTITUTED UNLESS AN EQUAL IS SUBMITTED FOR APPROVAL TO THE ARCHITECT. BURDEN OF PRICE AND QUALITY IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE SUPPLIED AND INSTALLED AS DIRECTED BY THE MANUFACTURER UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. WARRANTY AND GUARANTEES OF EQUIPMENT SHALL BE THOSE OF MANUFACTURER FOR PERIOD SO STATED.
- ANY WORK OR MATERIAL NOT ACCEPTABLE OR NOT CONFORMING TO LAW AND REGULATIONS BY ALL BODIES HAVING JURISDICTION SHALL BE REMOVED AT THE REQUEST OF THE ARCHITECT AND/OR GENERAL CONTRACTOR. REJECTION OF CONTRACTOR'S WORK SHALL BE IN ACCORDANCE WITH BUT NOT LIMITED TO:
- DEVIATION FROM PLANS AND SPECIFICATIONS.
- ANY EQUIPMENT OR MATERIALS NOT INSTALLED IN A WORKMANLIKE MANNER.
- ANY EQUIPMENT OR MATERIAL THAT IS NOT INSTALLED PROPERLY.
ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR APPLICABLE BUILDING CODES.
- CONSTRUCTION PERSONNEL MUST CARRY PROPER IDENTIFICATION AT ALL TIMES (SECURITY BADGES), COORDINATE WITH APPROPRIATE FACILITY SECURITY DEPARTMENT AND PEDESTRIANS.
- THE CONTRACTOR SHALL PROVIDE PROTECTION OF ADJACENT PROPERTY AND PEDESTRIANS.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SCAFFOLD, STAGING AND SAFETY DEVICES FOR PROTECTION OF THE PUBLIC AND WORKPERSONS.
- ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES. FIRE EXTINGUISHERS MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF THE PREMISES AND PROMPT REMOVAL OF ALL WASTE MATERIALS AS GENERATED BY CONSTRUCTION, DEMOLITION, AND/OR DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH IS PART OF THE CONTRACT.

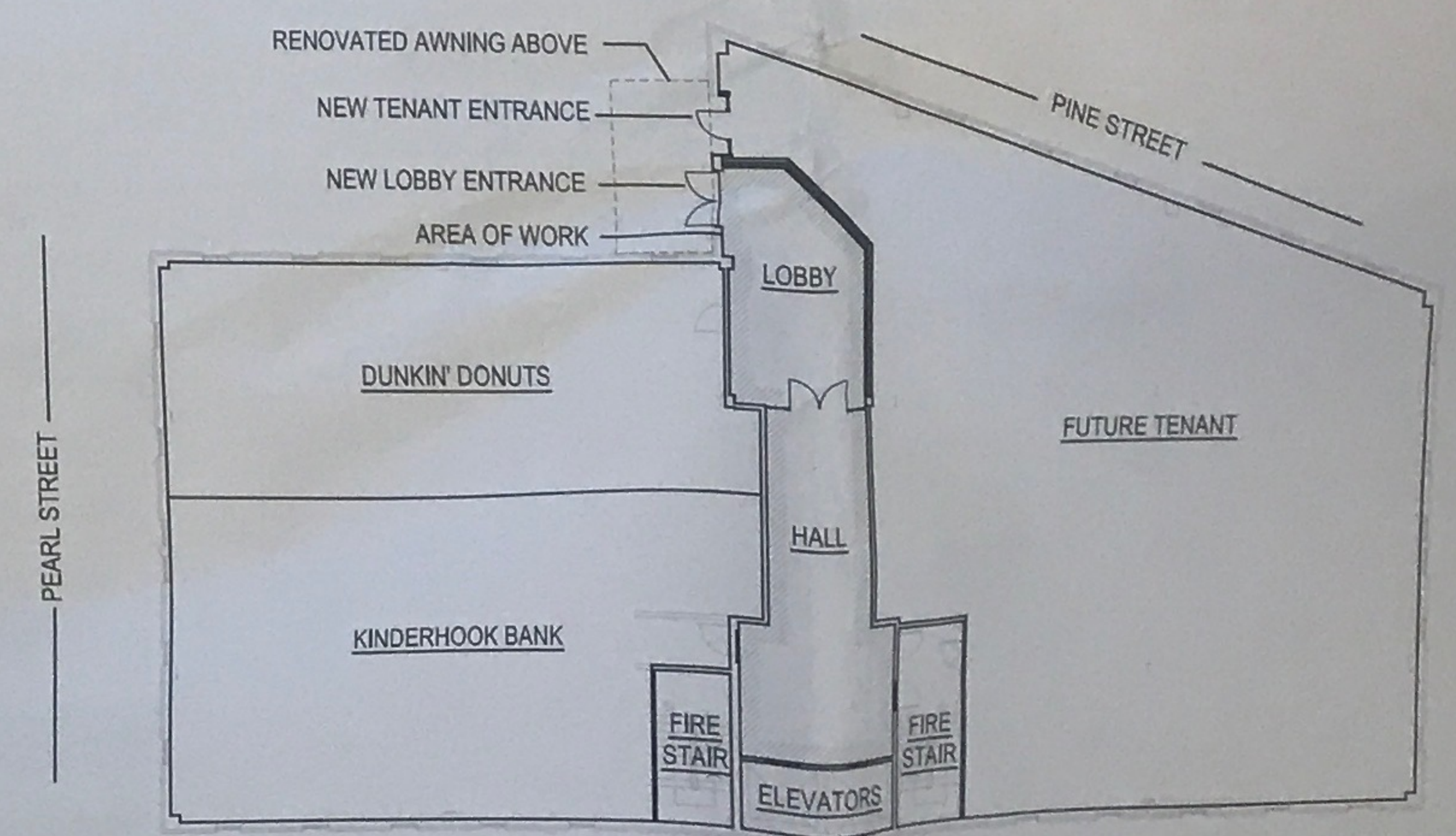
SYMBOL LEGEND

	NEW WALL CONSTRUCTION
	ELEMENT TO BE REMOVED
	ROOM REFERENCE
	NEW CONSTRUCTION KEY NOTE / WALL TYPE REFERENCE
	ADDENDUM REFERENCE
	ALIGN FINISHES
	ELEVATION REFERENCE
	ELEVATION REFERENCE
	WINDOW REFERENCE
	DOOR REFERENCE
	KEY NOTE
	SMOKE DETECTOR
	EXHAUST FAN - VENTED TO EXTERIOR
	SECTION/ DETAIL REFERENCE

AREA MAP



AREAS OF WORK



PROJECT NARRATIVE

THIS PROJECT ENTAILS THE RENOVATION OF AN EXISTING ENTRANCE/EXIT CORRIDOR AND LOBBY AS WELL AS THE CREATION OF A NEW DIRECT EXTERIOR ENTRANCE INTO A FUTURE TENANT SPACE. THERE IS NO STRUCTURAL WORK. THERE ARE NEW PLUMBING. THE EXISTING HVAC SYSTEM WILL BE MODIFIED TO ACCOMMODATE THE NEW CEILING CONDITIONS.

CODE REVIEW

- THE GOVERNING CODE IS THE 2015 INTERNATIONAL BUILDING CODE W/ NYS SUPPLEMENT.
- THIS PROJECT HAS BEEN DESIGNED TO THE BEST OF MY BELIEF, KNOWLEDGE AND PROFESSIONAL JUDGMENT TO BE IN COMPLIANCE WITH CHAPTER 11 ACCESSIBILITY OF THE BUILDING CODE OF NEW YORK STATE.
- OCCUPANCY CLASSIFICATION: MIXED USE: BUSINESS, ASSEMBLY
- CLASSIFICATION OF WORK: ALTERATION LEVEL 3
- CONSTRUCTION CLASSIFICATION: TYPE IIA, SPRINKLERED
- FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
STRUCTURAL FRAME: 1 HOURS
EXTERIOR BEARING WALLS: 1 HOURS
INTERIOR BEARING WALLS: 1 HOURS
ROOF CONSTRUCTION: 1 HOUR
- PER BCO/NYS 1020.1, CORRIDORS SERVING A,B,E,F,M,S AND U OCCUPANCIES ARE NOT REQUIRED TO BE RATED WHEN SPRINKLERS ARE PROVIDED.

No.: BC19-11936

REVIEWED BY:

Buildings Review Date: _____
Inspector: A. Clark
Electrical Review Date: _____
Inspector: _____
Plumbing Review Date: _____
Inspector: _____
Other Review Date: _____
Review Type: _____
Reviewed By: _____

DRAWING SET INDEX

NO.	TITLE
A000	COVER SHEET AND NOTES
X100	DEMOLITION
A101	CONSTRUCTION PLAN
A102	CEILING PLAN
A201	EXTERIOR ELEVATION
A202	INTERIOR ELEVATIONS

39 Pearl St

LOBBY REFRESH
39 PEARL STREET, ALBANY
CONSTRUCTION PLAN

DATE: 15 MARCH 2015

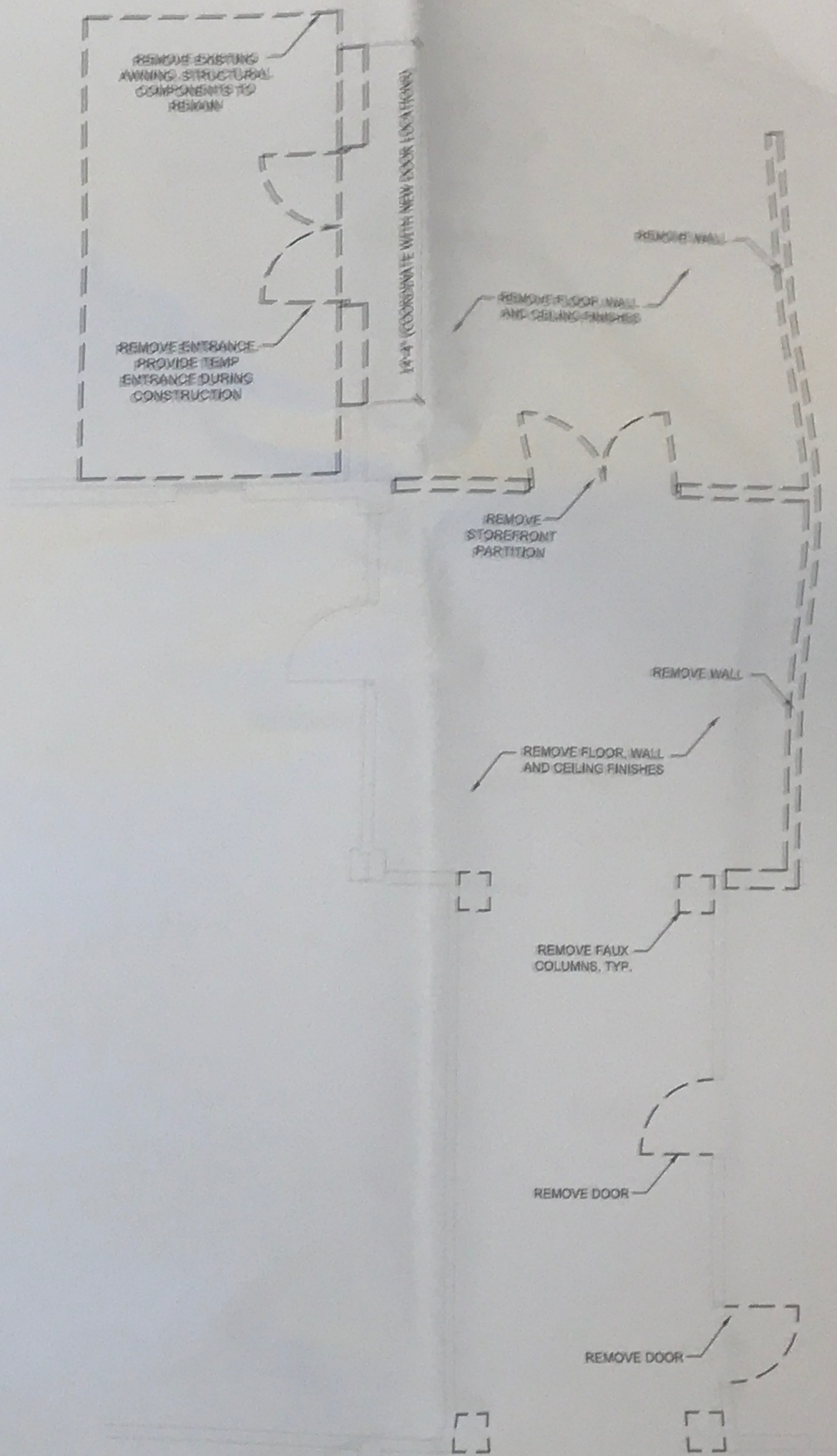
1 BUILDING DIAGRAM
A000 SCALE: 1/16" = 1'-0"

SHEET #:
A000

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ALBANY, NY 12202
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capitalarchitect@yahoo.com



REMOVAL NOTES:

1. CONTRACTOR SHALL STUDY THE CONSTRUCTION DOCUMENTS AND VISIT THE SITE TO VERIFY THE EXTENT AND LOCATION OF REMOVAL WORK TO BE PERFORMED.
2. NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY EXISTING CONDITIONS THAT DO NOT MATCH CONSTRUCTION DOCUMENTS.
3. COORDINATE ELECTRICAL AND MECHANICAL DEMOLITION WITH THE BUILDING OWNER AS REQUIRED, SHUT OFF, CAP AND OTHERWISE PROTECT PUBLIC AND TENANT UTILITY LINES AND SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES AND UTILITIES HAVING JURISDICTION.
4. COMPLETELY REMOVE ITEMS SCHEDULED TO BE REMOVED, LEAVING SURFACES CLEAN, SOLID AND READY TO RECEIVE NEW MATERIALS.
5. CONTRACTOR TO NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH OR CLARIFICATIONS NEEDED FOR ANY EXISTING OR NEW FIRE RATED WALLS.
6. PROTECT EXISTING FINISHES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
7. REMOVE EXISTING FLOORING AS NOTED, PATCH AND REPAIR AS NECESSARY TO RECEIVE NEW FINISHES AS SCHEDULED, PROVIDE TEMPORARY SHORING AND BARRIERS AS NEEDED AT STRUCTURAL OPENINGS.
8. SECURE ALL AREAS DURING REMOVAL AND PROTECT PREMISES FROM VANDALISM, BURGLAR AND THE WEATHER. WORK SUCH AS WINDOW AND DOOR REMOVAL SHALL BE COORDINATED WITH INSTALLATION OF NEW REPLACEMENT ASSEMBLIES AS TO CAUSE MINIMAL RISK TO SECURITY AND FUNCTION.
9. COORDINATE NOISE, DUST CONTROL, SECURITY AND ACCESS WITH BUILDING OWNER.
10. CONTRACTOR SHALL PATCH AND REPAIR TO MATCH EXISTING FINISHES OF ALL DAMAGES CAUSED TO THE EXISTING CONDITIONS DURING REMOVAL AND CONSTRUCTION.

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



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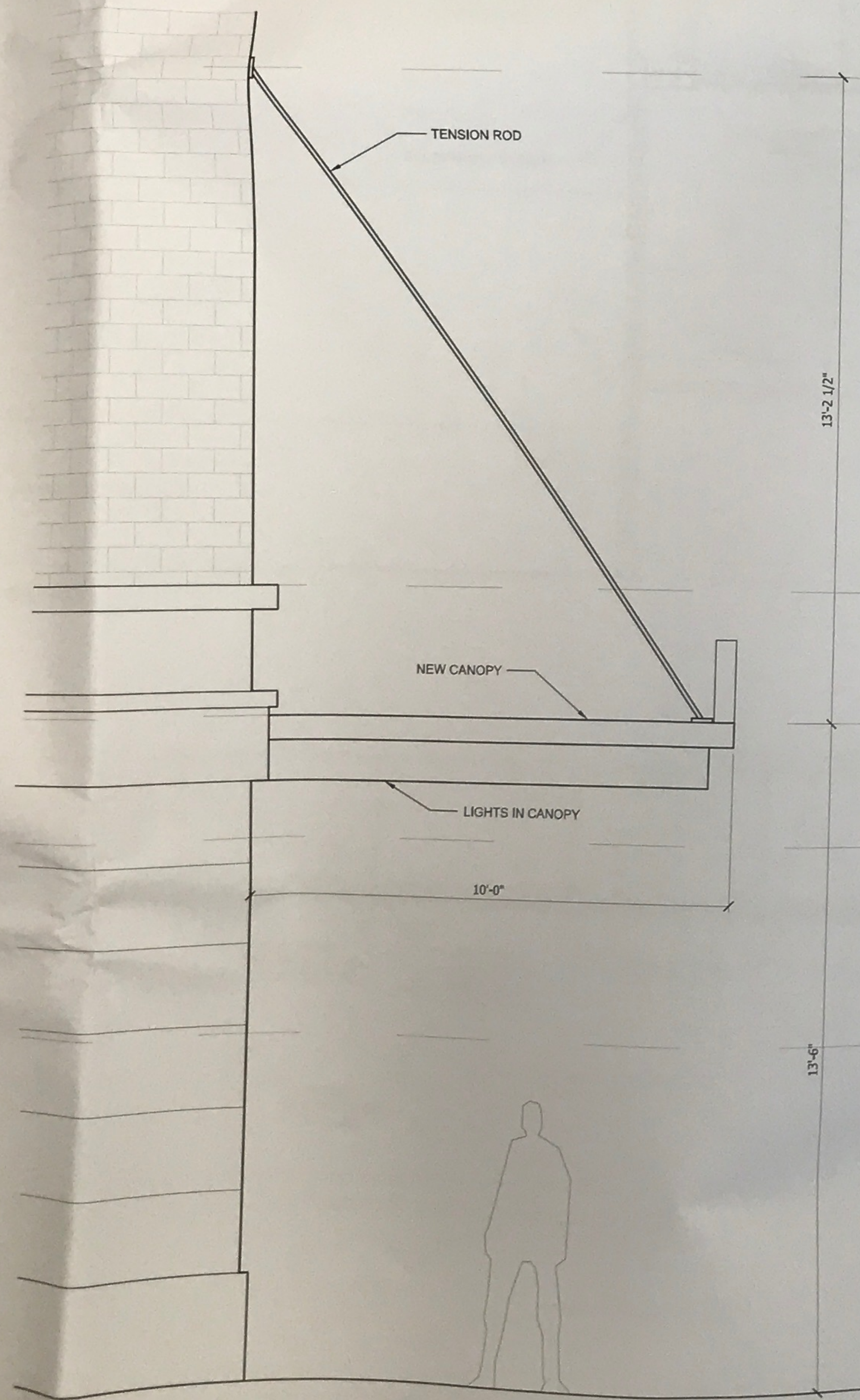
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LOBBY REFRESH
39 PEARL STREET, ALBANY
DEMOLITION AND REMOVALS

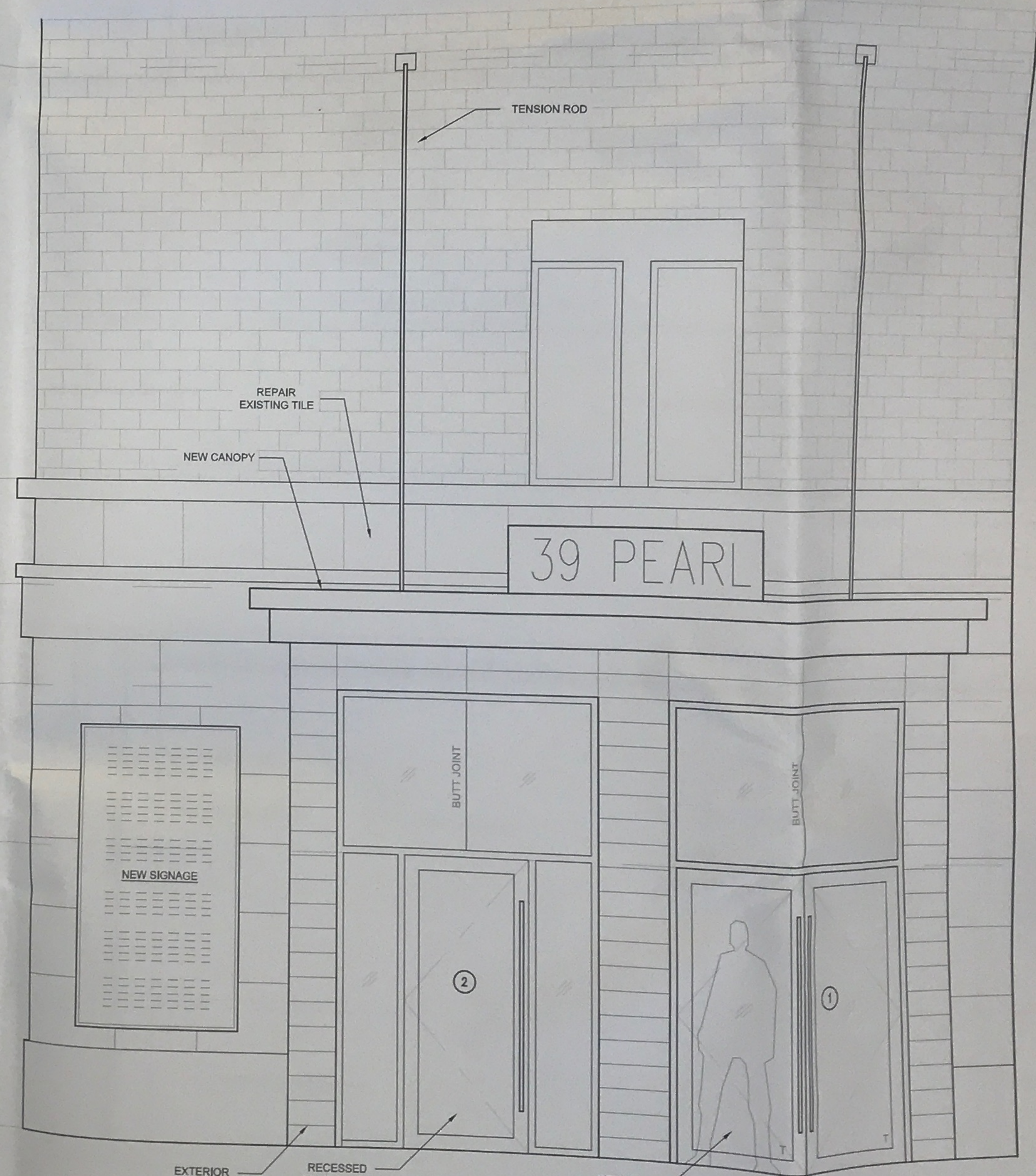
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A100

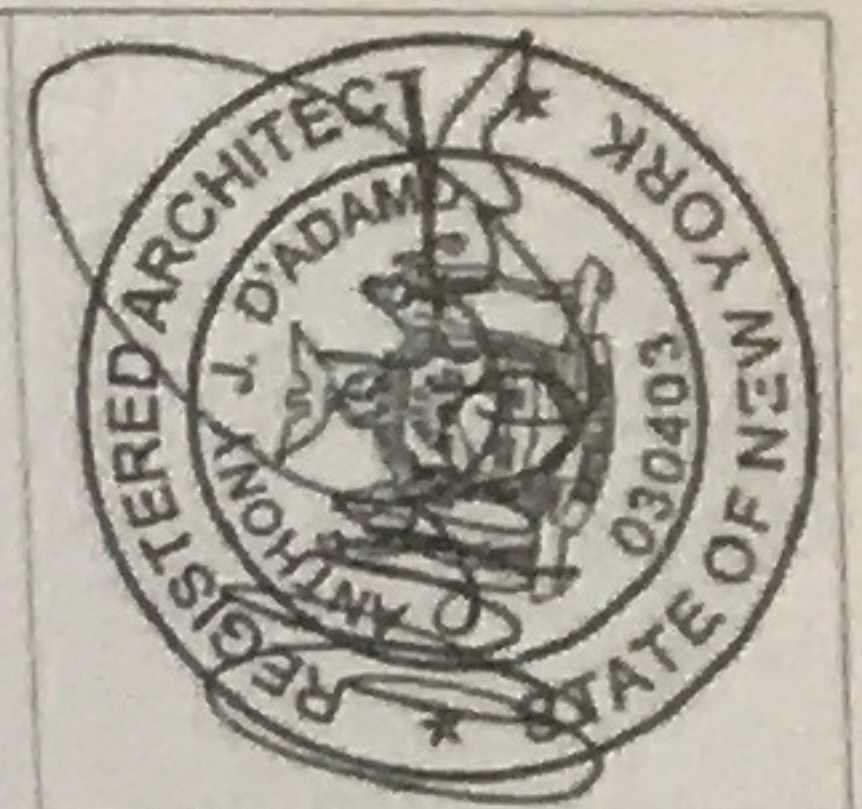
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2 EXTERIOR ELEVATION
A201 SCALE: 1/2" = 1'-0"



1 EXTERIOR ELEVATION
A201 SCALE: 1/2" = 1'-0"



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LOBBY REFRESH
39 PEARL STREET, ALBANY
CONCEPTS

DATE: 15 MARCH 2015

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