EXISTING EXTERIOR CONDITIONS:

BRICK WALLS, PAINTED WHITE
CAST IRON & STONE LINTLES, PAINTED LIGHT BLUE
STONE SILLS, PAINTED LIGHT BLUE
REPLACEMENT VINYL WINDOWS, WHITE
WOOD AWNING WITH ROOF, PAINTED LIGHT BLUE

AWNING & ABOVE TO REMAIN THE SAME EXCEPT:
BRICK WALLS TO HAVE NEW COAT OF WHITE PAINT TO MATCH LINTLES & SILLS & TRIM TO BE PAINTED LIGHT GRAY

EVERYTHING BELOW AWNING TO BE REMOVED

BROKEN HANGING WALL SIGN, NEON 'OLYMPIC BAR'
MODERN PLYWOOD SIDING (T-111) PAINTED LIGHTER BLUE
MODERN PLATE GLASS WINDOWS WITH WOOD TRIM, PAINTED BLUE
THRU-WALL AIR CONDITIONER
ALUMINUM STOREFRONT DOOR

PROPOSED NEW EXTERIOR CHANGES AS SHOWN:

UPPER TRANSOM TO BE WOOD OR CEMENT BOARD PANELS
& TRIM, PAINTED EARTH-TONE, WARM YELLOW
NEW WALL SIGN BY FUTURE TENANT
ALL NEW ALUMINUM STOREFRONT WINDOWS & DOOR,
ALL STANDARD BROWN/BRONZE COLOR
LOWER WINDOW PANELS TO BE INSULATED ALUMINUM PANELS
ON SIDE STREET, 1 NEW WINDOW & 1 ENLARGED WINDOW

RESTORATION OF:
115 SOUTH PEARL ST., ALBANY, NY
KEITH CRAMER, ARCHITECT (518) 430-8352
95 HURST AVE. ALBANY, NY 12208
SH. NO. 1 OF: 7 DATE: SEPT. 24, 2018
EXISTING WINDOWS TO REMAIN BROKEN WINDOWS TO BE REPAIRED TO MATCH EXISTING STYLE & MATERIALS

BRICK WALLS, PAINTED WHITE

CUT IN NEW WINDOW, MATCH EXISTING STYLE & SIZE MATCH EXIST. STONE LINTLES & SILLS

NEW WINDOW TO REPLACE SMALL EXISTING WINDOW MATCH EXIST. STONE LINTLES & SILLS

Y.26 FULTON ST. TAX ID #: 76.49-3-13 LOMBARDO'S BANQUET HOUSE

RIGHT SIDE /NORTH ELEVATION

SCALE: 3/16"=1'-0"

NOTE: ALL EXTERIOR MODIFICATIONS TO BE APPROVED BY ALBANY'S HISTORIC RESOURCES COMMISSION

RESTORATION OF:
115 SOUTH PEARL ST., ALBANY, NY
KEITH CRAYER, ARCHITECT (518) 438-8352
95 GREEN AVE. ALBANY, NY 12208
SH. NO. 2 OF: 7 DATE: SEPT. 24, 2018
EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE: EXHAUST FAN DUCTS TO GO THRU ROOF OR A LOCATION APPROVED BY ALBANY'S HRC.

BASEMENT NOTES:
ALL 1ST FLOOR MECHANICALS & HOUSE ELECTRIC PANEL ARE IN THE BASEMENT.
INSTALL DEHUMIDIFIER & OR FRESH AIR VENTS.

EXIT LITE
INTERIOR EMERG. LITE

SMOKE DETECTOR
PHOTOELECTRIC

CARBON MONOXIDE DETECTOR
NEPA 720 & UL 2075

FIRE EXTINGUISHER
CLASS A LOW HAZARD, 1-A RATED

REXTORATION OF:
115 SOUTH PEARL ST., ALBANY, NY
KEITH CRAMER, ARCHITECT (518) 438-8352
85 HUBST AVE. ALBANY, NY 12208
SL NO. 3 OP: 7 DATE: SEPT. 24, 2018
NEW SECOND FLOOR PLAN

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

NOTE 1. UNDERSIDE OF STAIRS-
WHERE FRAMING AND STRINGERS ARE EXPOSED:
(1) LAYER 5/8" TYPE X FIRECODE GYP. BD
w/ UNFACED ROXUL MINERAL FIBER INSULATION
STRINGER SPACE FILLED FULLY AS FIRE-BLOCKING @
TOP & BOTTOM & MIDPOINT OF RUNG.
WHERE COVERED w/ GYP. BD. OR PLASTER:
ADD (1) LAYER 5/8" TYPE X FIRECODE GYP. BD.

NOTE 2. CORRIDOR & TENANT SEPARATION WALLS

ADD R-15, 3-1/2" 'ROXUL'
MINERAL FIBER INSULATION
(1) LAYER OF
5/8" TYPE X FIRECODE GYP. BD.
ON BOTH SIDES, APPLY VERTICALLY
w/ FIRE BLOCK & MIDPOINT

NEW WALLS & PARTITIONS
2x4 @ 16" OC w/ 1/2" GYP. BD. BOTH SIDES

EXISTING WALLS & PARTITIONS
ORIGINAL 2x4 @ 16" OC w/
NEW 1/2" GYP. BD. BOTH SIDES

NOTE: THIS FLOOR HAS BEEN GUTTED DOWN TO STUDS, BEARING WALLS,
AND BRICK WALLS BY PREVIOUS OWNER.

NOTE: EXHAUST FAN DUCTS TO GO THRU ROOF OR A LOCATION APPROVED BY ALBANY'S HRC.

NOTE: CARBON MONOXIDE DETECTORS MUST BE WITHIN
15 FEET OF SLEEPING ROOMS.

RESTORATION OF:
45 SOUTH PEARL ST., ALBANY, NY
KEITH CRAMER, ARCHITECT (518) 438-8352
45 HURST AVE, ALBANY, NY 12206
SSL. NO. 4 OP. 7 DATE: SEPT. 24, 2018
NEW INSULATION:
ATTIC: R-49 FIBERGLASS
EXTERIOR WALLS: R-13 FIBERGLASS + R-5 RIGID BOARD
NOTE: ON TOP FLOOR, AVOID CEILING LIGHTS.
INSTALL WALL LIGHTS WHEREVER PRACTICAL.

TOP FLOOR CEILING LIGHTS – RECESS LIGHTING INSTALLED IN THE
THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE. ALL
RECESS LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING
AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM AND SHALL BE SEALED
WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL
OR COVERING.

NEW THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
NOTE: THIS FLOOR HAS BEEN GUTTED DOWN TO STUDS, BEARING WALLS,
AND BRICK WALLS BY PREVIOUS OWNER.
NOTE: EXHAUST FAN DUCTS TO GO THROUGH ROOF OR A LOCATION APPROVED BY ALBANY'S HRC.
NOTE: CARBON MONOXIDE DETECTORS MUST BE WITHIN
15 FEET OF SLEEPING ROOMS.

RESTORATION OF:
115 SOUTH PEARL ST., ALBANY, NY
KEITH CRAMER, ARCHITECT (518) 438-6352
98 HURST AVE. ALBANY, NY 12206
SH. NO. 5 OF: 7 DATE: SEPT. 24, 2018
RESTORATION NOTES:

- DAMAGED AREAS MUST BE REPAIRED TO MEET CURRENT BUILDING CODE REQUIREMENTS
- REMOVE ALL FINISH MATERIALS THAT ARE FIRE OR WATER DAMAGED
- REMOVE ALL MATERIALS WITH MILD GROWTH
- REMOVE ALL DIRT & DEBRIS FROM ALL WALL & CEILING CAVITIES OPENED DURING CONSTRUCTION
- REMOVE ALL NON-STRUCTURAL WOOD MATERIALS, i.e., OLD PLASTER LATH, OLD Furring STRIPS, DECORATIVE WOOD ON WALLS & CEILINGS, & LOOSE OR BROKEN SCRAP
- REMOVE ALL DAMAGED GYPSUM BOARD & PLASTER, REPLACE w/ 5/8' TYPE X FIRECODE GYPSUM BOARD ON OTHER WALLS
- REMOVE ALL DAMAGED INSULATION MATERIALS
  REPLACE w/ FIBERGLASS OR SPRAY FOAM TO MIN. R-21 IN WALLS, R-49 IN ATTIC
  OVER 3 MIL POLY VAPOR BARRIER
- ALL CAVITIES & voids IN SEPARATION WALLS FILLED w/ ROXUL MINERAL FIBER INSULATION

NEW LOAD-BEARING WALLS & NON-BEARING PARTITIONS

- 2x4 WOOD STUDS @ 16' O.C.
- 5/8' TYPE X FIRECODE GYPSUM BOARD ON BOTH SIDES, APPLY VERTICALLY FIRE BLOCK @ MIDPOINT
- R-15 ‘ROXUL’ MINERAL FIBER INSULAT.

1-HOUR SEPARATION WALL
UL # U305

1-HR FIRE SEPARATION BETWEEN DWELLING UNITS
1-HR FIRE SEPARATION BETWEEN DWELLING UNITS & STAIRWELLS

All electrical boxes in demising wall must be U.L. labeled for 2-HR wall. Outlet box, putty pads, gaskets, etc. separate opposing boxes by 24" min.

ELECTRICAL NOTES:

- 2ND & 3RD FLOORS TO HAVE ALL NEW ELECTRICAL SYSTEMS.
- EXIST. 1ST FLOOR & HOUSE METERS & PANELS TO BE INSPECTED BY ELECTRICIAN & REPLACED IF NOT MEETING CURRENT CODES.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC & INSPECTED BY THE NYS BOARD OF FIRE UNDERWRITERS
- HOUSE PANEL 200A FEEDS TO:
  APARTMENT SUB-PANELS 100A
  1-PH, 3W, RECESSED 120/240 VAC, 22,000 AFC
  SQUARE B, GD, 20 CIRCUITS
- HOUSE PANEL EP-H, CIRCUITS FOR STAIRWAY OUTLETS & LIGHTS, & EXTERIOR LIGHTS.
- ALL TENANTS HAVE
  ALL ELECTRIC BASEBOARD HEATING
  30 GAL. ELECTRIC HOT WATER HEATER
  MIN. 5-YEAR WARRANTY
  MIN. R-12.5 INSULATION
- W/ FLOOR PAN, 24 GA GALV. STEEL;
  MIN. 1-1/2" DEEP, SIZED TO TANK MODEL W/ 30" ELECTRIC RANGE
  KITCHEN RANGE HOOD, 30" NON-DUCTED, 2-SPEED FAN, W/ LIGHT
  REMOVABLE GREASE FILTERS
  NUTONE RL6200 OR EQUAL 75W, 120V
  BATHROOM EXHAUST FANS
  NUTONE # QTXENISOFTL
  3" DIA. GALV. STEEL DUCT 80 CFM, ENERGY STAR,
  WALL CAP W/ DAMPER
  (2) 18W HIGH EFFICIENCY GU24 FLUORESCENT BULBS
  INSTALL ON GFCI CIRCUIT

NOTE: EXHAUST FAN DUCTS TO GO THRU ROOF TO LOCATION APPROVED BY ALBANY'S HRC.

RESTORATION OF:
115 SOUTH PEARL ST., ALBANY, NY
KEITH CRAMER, ARCHITECT (518) 438-8352
95 HURST AVE. ALBANY, NY 12208
SH. NO. 6 OP: 7 DATE: SEPT. 24, 2018
ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH NYS AND LOCAL REQUIREMENTS. ALL NEW & OLD PLUMBING CHASES TO BE FIREBLOCKED @ CEILINGS & FLOORS.

UNLESS NOTED OTHERWISE-
ALL APARTMENTS GET NEW 3/4" COPPER OR PEX CW SUPPLY LINE
CONNECT TO EXIST. SERVICE IN CRAWLSPACE
ALL FIXTURE SUPPLY LINES ARE 1/2" COPPER OR PEX FOR HW & CW MIN. 1/2" PIPE INSULATION ON H&C WATER LINES
ALL FIXTURES HAVE INDIVIDUAL SHUT-OFF VALVES
SHOWERS HAVE 2" DRAIN LINES
SHOWERS HAVE 1-1/2" VENTS
LAVS HAVE 1-1/2" DRAIN LINES
LAVS HAVE 1-1/2" VENTS
TOILETS HAVE 3" DRAIN LINES
TOILETS HAVE 2" VENTS
ALL CLEAN OUTS ARE 3" MIN.
CONNECT DRAINS TO EXISTING DRAINS IN CRAWLSPACE.
MIN. 2" VENTS THRU CEILING
4" VENTS THRU ROOF

FIRE BLOCKING FOR PLUMBING CHASES: MAINTAIN 1-HOUR FIRE SEPARATION OF STAIRWELLS AND TENANT APARTMENT WALLS AND CEILINGS, TO PREVENT PASSAGE OF SMOKE AND FIRE.

VERTICAL SEPARATION @ ALL FLOORS & CEILINGS, HORIZONTAL BLOCKING EVERY 10 FEET FOR WALL CAVITIES AND FURRED SPACES.

BLOCKING SHALL BE FIRE COLLARS; 2x WOOD OR CEMENT BOARD; OR 3-1/2" 'ROXUL' MINERAL WOOL SECURED IN PLACE. FIRE-RATED CAULK FOR ALL GAPS & PENETRATIONS.

RESTORATION OF:
115 SOUTH PEARL ST., ALBANY, NY
KEITH CRAMER, ARCHITECT (518) 438-8382
95 HURST AVE, ALBANY, NY 12208
SH. NO. 7 OF: 7 DATE: SEPT. 24, 2018