



**Adirondack Frontier Main Street Program**

**Bid Package for**

**56 Lake Street, Tupper Lake, NY**

**Administered by the  
Franklin County Economic Development Corporation  
360 West Main Street  
Malone, New York 12953**

## Table of Contents

1. **Section 01 - Advertisement For Bids**
2. **Section 02 - Information For Bidders**
3. **Section 03 – Project Workslope**
4. **Section 04 – Bid Form**

### Section 01 Advertisement For Bids

The Franklin County Economic Development Corporation (FCEDC) is currently accepting bids for interior and exterior commercial renovations to be performed on a privately-owned building located at 56 Lake Street in the Village of Tupper Lake.

The bid package may be obtained online at [www.adirondackfrontier.com](http://www.adirondackfrontier.com) or by contacting or by contacting the FCEDC at [help@adirondackfrontier.com](mailto:help@adirondackfrontier.com). There will be a pre-bid meeting held on site on Thursday, August 29, 2024 at 9 AM.

Bids will be accepted until **Thursday, September 12, 2024 at 5 PM**. Bids shall be emailed to [help@adirondackfrontier.com](mailto:help@adirondackfrontier.com).

In awarding bids, FCEDC and the property owner reserve the right to reject any and all bids, waive formalities, informalities and technicalities therein, and to take whatever bids it determines to be in the best interest of the FCEDC and property owner considering lowest or best bid, quality of goods and work, time of delivery or completion, responsibility of bidders being considered, previous experience of bidders, or any other factors they deem appropriate. Bids must be valid for a minimum of 90 days from the date of submission.

This project is funded in part through the Downtown Revitalization Initiative. As such, Bidders will be required to comply with all applicable Village, State and Federal requirements and regulations pertaining to the Program. However, Bidders should be aware that this project is not subject to State Prevailing Wage or Federal Davis-Bacon Wage requirements.

End of Section

**Tupper Lake Energize Uptown Fund**  
**Section 02**  
**Information for Bidders**

**1. Location of the Work**

56 Lake Street, Tupper Lake, NY 12986

**2. Description of the Work**

The Contractor will provide all labor and material necessary to complete building renovations at the above-referenced location as more fully described in Section 03 – Project Workslope. A pre-bid site visit may be scheduled by contacting Rachel Child, Community Development Specialist at (518) 481-8211 or [rachel@adirondackfrontier.com](mailto:rachel@adirondackfrontier.com).

**3. Receipt & Opening of Bids**

Bids shall be submitted using the Bid Form in Section 03. Bids will be received by the FCEDC until the date and time stated in the attached Advertisement For Bids. Bids shall be emailed to [help@adirondackfrontier.com](mailto:help@adirondackfrontier.com). There is no formal bid opening.

**4. Informalities, Waivers and Withdrawals**

FCEDC may consider informal any Bid not prepared and submitted in accordance with the provisions hereof and may waive any informalities in or reject any or all Bids. Conditioned Bids or Bids which do not contain a price for every numbered item contained in the Bid form will not be accepted.

**5. Obligations of Bidders**

At the time of receiving Bids, each Bidder will be presumed to have inspected the Site, to have informed himself fully of the conditions relating to the work and labor required for the work, and to have read and acquainted himself with all Contract Documents. Failure to do so will not relieve the Bidder who is awarded the Contract of his obligation to complete the work for the price or prices bid, or any other obligation under the Contract. The failure or omission of any Bidder to receive or examine any Contract Documents shall in no way relieve him from any obligation in respect to his Bid. The project is subject to all Village, State and Federal rules and regulations and the Bidder will be presumed to have understood and accepted these requirements. However, Bidders should be aware that this project is not subject to State Prevailing Wage or Federal Davis-Bacon Wage requirements.

**6. Bidders Representations**

By making a Bid, the Bidder represents and warrants to FCEDC that (i) Bidder is and will be financially responsible and has and will have sufficient liquidity to meet its financial responsibilities under the Contract and for all other projects in which Bidder is or may become involved; (ii) Bidder is able to furnish the tools, materials, supplies, equipment, and labor required to complete the Work and perform the obligations required under the Contract Documents and has sufficient experience to do so; (iii) Bidder has carefully examined the Contract Documents and has visited and examined the project site; (iv) Bidder has satisfied itself as to the nature and location of the proposed Work, the general and local conditions, and all matters which may in any way affect the Work; (v) Bidder fully understands the intent and purpose of the Contract Documents, and (vi) the bid is based on labor, material, equipment, and systems required by the Contract Documents without exception. Claims for additional compensation and/or extension of time relating to Bidder's noncompliance with such representations and warranties will not be allowed.

**7. Contractual Arrangements**

A contract will be issued between the property owner and the contractor exclusively. The FCEDC holds the right to monitor the project to ensure funding source compliance and the completeness of work.

The property owner will be responsible for contractor payment and must abide by all grant program regulations.

**8. Indemnity**

The contractor shall indemnify and hold harmless the FCEDC and its employees, consultants and contractors from and against any and all claims, suits, actions, proceedings and any and all resulting damages, losses, costs and expenses of every nature, type and kind including reasonable attorney's fees which claims arise out of work performed by the contractor, its subcontractors and others who are employed by the contractor or its subcontractors during the course of the project.

**9. Award of Contract**

The Contract will be awarded to the lowest responsible bidder as determined by FCEDC unless the owner of the subject property chooses a different bid and agrees to pay the difference between the preferred bid and the lowest responsible bid.

End of Section

**Tupper Lake Energize Uptown Fund  
Section 03  
Project Workscope**

**Project Background**

The property is a 2,678 sq. ft. mixed-use 2 story building containing 1 commercial unit, located at 56 Lake Street, Tupper Lake, NY 12986. The Property was built in circa 1900. The property is currently owned by Three Lakes Holdings LLC. The owners have been awarded grant funding to make necessary repairs and improvements to the building's façade and interior.

**General Conditions**

- All permits and inspection fees to be paid by contractor. No work is to be performed without the necessary permits obtained.
  - Project will require a building permit issued from the local building department and inspections as specified by the code officer.
- Contractor responsible for obtaining all permits and scheduling inspections deemed necessary by the local authorities. This includes any 3<sup>rd</sup> party inspections.
- Contractor to supply owner copies of all manufacturer's warranties.
- All work to conform to the New York State Building Code and/or local building codes.
- Contractor to remove and dispose of all debris and keep property clean and safe on a daily basis.
- All work to be done in a professional and workmanlike manner.
- All changes to work must be done in writing and approved by FCEDC and owner.

Item No.	Description	Total Cost
1	Interior Renovations <ul style="list-style-type: none"> <li>● See attached plans.</li> </ul>	\$
2	Exterior Renovations <ul style="list-style-type: none"> <li>● See attached plans.</li> </ul>	\$
3	Asbestos Abatement <ul style="list-style-type: none"> <li>● Abatement/Removal of approximately 360 square feet of asbestos-containing popcorn ceiling in a commercial office space. Quantities are to be determined by the contractor. All work must be conducted in accordance with the NYS Industrial Code Rule 56 by NYSDOL licensed professionals. Documentation of regulatory compliance and clearance is required.</li> <li>● See attached asbestos survey.</li> </ul>	
4	Electrical <ul style="list-style-type: none"> <li>● All electrical work shall comply with the latest edition of the National Electrical Code (NEC), New York State Building Code, and local codes and ordinances.</li> </ul>	

- Contractor shall obtain all necessary permits and inspections as required by the local authorities having jurisdiction.
- All outlets installed shall be electric outlets with integrated USB ports.
- All work shall be performed by a licensed electrician.
- Locations of outlets and switches to be verified by owner.

#### Exterior

1. Exterior Light at Entry
  - Install one weatherproof exterior light fixture at the entry.
  - Ensure the light fixture is connected to a switch inside the entry door.
2. Outlet
  - Install one weatherproof GFCI outlet with integrated USB ports near the entry, in a convenient and accessible location.

#### Interior

1. Molly's Office (Room 101)
  - Install three outlets with integrated USB ports.
  - Outlets should be evenly distributed along the walls for convenience.
2. Reception/Lobby (Room 102)
  - Install two outlets with integrated USB ports.
  - Position outlets for accessibility to the reception desk and seating area.
3. Rachael's Office (Room 103)
  - Install three outlets with integrated USB ports.
  - Distribute outlets for accessibility from the desk and additional work areas.
4. Future Office/Break Room (Rooms 106/107)
  - Install four outlets with integrated USB ports.
  - Place outlets to serve future office setups and break room appliances.
5. Back Entry/Future Office (Rooms 108/110)
  - Install eight outlets with integrated USB ports.
  - Ensure outlets are distributed to accommodate both the back entry area and future office space.

#### Inspection and Verification

1. Remove Outlet and Switch Covers:
  - Remove all existing outlet and switch covers to inspect the wiring condition.
  - Verify that all wiring is up to code and in good condition.
2. Verify Load Capacity:
  - Check the run load for all circuits to ensure they are below capacity.
  - Make any necessary adjustments or upgrades to wiring and breakers to ensure safe operation.

**Attachments:**

- A. Design plans
- B. Asbestos Survey

End of Section

**Tupper Lake Energize Uptown Fund  
Section 04  
Bid Form – Page 1 of 5**

*Instructions: All bids shall be submitted using this form and must include all other documentation described in the Project Specifications.*

<b>Project Name:</b> 56 Lake Street, Tupper Lake	
Contractor Name:	

<b>Proposal Detail</b>		
Item	Description	Bid Price
1.	Exterior Renovations	
2.	Interior Renovations	
3.	Asbestos Abatement	
4.	Electrical	
	<b>Total</b>	

*Instructions: The Bid Certification must be signed by a person authorized to enter into a contract on behalf of the company listed.*

<b>Bid Certification</b>	
<p>I, the undersigned contractor, have inspected the above listed property and understand the extent and character of the work to be completed as described in the Project Specifications.</p> <p>I propose to furnish all labor, materials, and equipment necessary to accomplish the work, as described in the Project Specifications, on the property located at _____, for the sum of _____ dollars (\$_____).</p> <p>I will commence the work within _____ calendar days from the date the notice to proceed is received and will complete the work within _____ calendar days after starting the work. This bid is valid for a period of 90 days.</p>	
<p>_____ Company Name</p> <p>_____ Title</p>	<p>_____ Signature</p> <p>_____ Date</p>



**Tupper Lake Energize Uptown Fund  
Section 04  
Bid Form – Page 2 of 5**

*Instructions: Complete the following table. Attach additional sheets if necessary.*

<b>Company Information</b>					
Company Name:			Officers, Partners, Owner Name(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Phone:	Cell:		Phone:	Cell:	
Email:			Email:		

*Instructions: List the construction experience of each of the company principals: (Indicate number of years in the industry and if experience is new construction, rehabilitation, historic renovations, energy efficiency, etc.). Attach additional sheets if necessary.*

<b>Experience</b>	
Principal Name:	Principal Name:
Experience:	Experience:

*Instructions: List business references including local banks, subcontractors, and material suppliers.*

<b>Business References</b>					
Name:			Name:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Phone:			Phone:		

*Instructions: List customers with whom the company has recently done business.*

<b>Customer References</b>					
Name:			Name:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Phone:	Contract Amount:		Phone:	Contract Amount:	

**Tupper Lake Energize Uptown Fund**  
**Section 04**  
**Bid Form – Page 3 of 5**

*Instructions: Attach documentation of insurance. If you do not have insurance, state in the explanation section that it will be obtained prior to the start of construction.*

<b>Insurance</b>	
<b>Documentation Submitted with application (Check all that apply)</b>	<input checked="" type="checkbox"/>
Liability Insurance <i>(Franklin County Economic Development Corporation should be listed as the certificate holder and additional insured. Housing Trust Fund Corporation should also be listed as additional insured.)</i>	<input type="checkbox"/>
Workers' Compensation Insurance	<input type="checkbox"/>
Explanation if not attached.	

*Instructions: Principal owners must sign and date the following Attestation.*

<b>Attestation</b>
<p>The undersigned contractor certifies that all information given herein is correct and that the information may be verified from any source and further agrees:</p> <ol style="list-style-type: none"> <li>1. That the contractor will perform the work in accordance with the description of work, general specifications, the NYS Uniform Fire Prevention and Building Code, the Village of Tupper Lake Code, and all other applicable rehabilitation guidelines and standards and be subject to a final inspection by the Village of Tupper Lake.</li> <li>2. That if the work performed by the contractor is found to be unsatisfactory or if the contract relations between the contractor, property owner, or other parties are found to be unsatisfactory, the Franklin County Economic Development Corporation may remove his/her name from the list of selected contractors without notice.</li> <li>3. That contractor has proper insurance.</li> <li>4. That she/he will abide by all applicable equal employment opportunity regulations.</li> </ol> <p>_____</p> <p>Contractor Name (Please Print)</p> <p>_____</p> <p>Contractor Signature</p> <p>_____</p> <p>Date</p>

**Tupper Lake Energize Uptown Fund  
Section 04  
Bid Form – Page 4 of 5**

NON-COLLUSIVE BIDDING CERTIFICATION

**BY SUBMISSION OF THIS BID, BIDDERS AND EACH PERSON SIGNING ON BEHALF OF BIDDER CERTIFIES, AND IN THE CASE OF JOINT BID, EACH PARTY THERETO CERTIFIES AS TO ITS OWN ORGANIZATION, UNDER PENALTY OF PERJURY, THAT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF:**

1. The prices of this bid have been arrived at independently, without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Bidder or with any competitor;
2. Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to opening, directly or indirectly, to any other Bidder or to any competitor; and
3. No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

**A BID SHALL NOT BE CONSIDERED FOR AWARD NOR SHALL ANY AWARD BE MADE WHERE 1, 2, 3 ABOVE HAVE NOT BEEN COMPLIED WITH; PROVIDED HOWEVER, THAT IF IN ANY CASE THE BIDDER(S) CANNOT MAKE THE FORGOING CERTIFICATION, THE BIDDER SHALL SO STATE AND SHALL FURNISH BELOW A SIGNED STATEMENT WHICH SETS FORTH IN DETAIL THE REASONS THEREFORE:**

[BIDDERS AFFIX ADDENDUM TO THIS PAGE IF SPACE IS REQUIRED FOR STATEMENT]

Subscribed to under penalty of perjury under the laws of the State of New York, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ as the act and deed of said individual, corporation or partnership.

**Person Legally Responsible for Binding Bidder**

Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_

**Joint or combined bids must be certified on behalf of each participant**

\_\_\_\_\_  
Legal name of person, firm or corporation                      Legal name of person, firm or corporation

**Person(s) Legally Responsible for Binding Participant**

Name \_\_\_\_\_ Name \_\_\_\_\_

Title \_\_\_\_\_ Title \_\_\_\_\_

Business Address \_\_\_\_\_ Business Address \_\_\_\_\_

**Tupper Lake Energize Uptown Fund**

**Section 04**

**Bid Form – Page 5 of 5**

**Bidder's Identifying Data**

**Bidder's Name** \_\_\_\_\_

**Business Address** \_\_\_\_\_

Street

\_\_\_\_\_

City

State

Zip

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**Federal id. Number** \_\_\_\_\_

**If Bidder is a Partnership complete the following:**

Name of Partners or Principals

Business Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If Bidder is a Corporation complete the following:**

Name

Business Address

\_\_\_\_\_

\_\_\_\_\_

President

\_\_\_\_\_

\_\_\_\_\_

Secretary

\_\_\_\_\_

\_\_\_\_\_

Treasurer

\_\_\_\_\_

\_\_\_\_\_



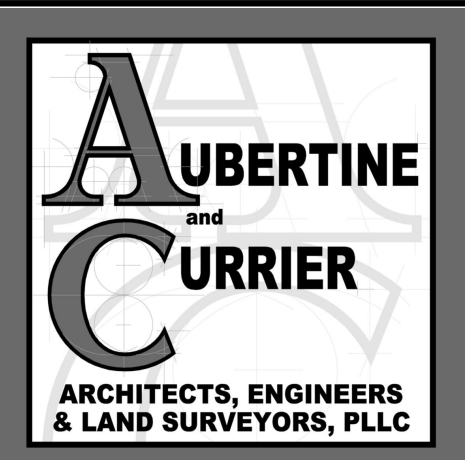
# THREE LAKES HOLDINGS, LLC - BUILDING RENOVATION

56 LAKE STREET  
VILLAGE OF TUPPER LAKE  
FRANKLIN COUNTY, STATE OF NEW YORK



**INDEX OF DRAWINGS**

G001	COVER SHEET
A001	GENERAL NOTES AND SPECIFICATIONS
A004	DOOR AND WINDOW SCHEDULES
A050	DEMOLITION PLAN
A100	PROPOSED FLOOR PLAN
A200	BUILDING ELEVATIONS
S100	FOUNDATION PLAN & DETAILS



NYS WBE/DBE Certified  
SBA Woman Owned  
Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street  
Watertown, New York 13601  
Phone: (315)782-2005

The above Architect, Engineer or Land Surveyor states that to the best of his or her knowledge, information and belief, the plans and specifications are in accordance with applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direct supervision of a Registered Architect, Licensed Professional Engineer or Licensed Land Surveyor to alter this document in any way. If altered, such licensee shall affix his or her seal and the notification "altered by" followed by his or signature, date and a specific description of the alteration.

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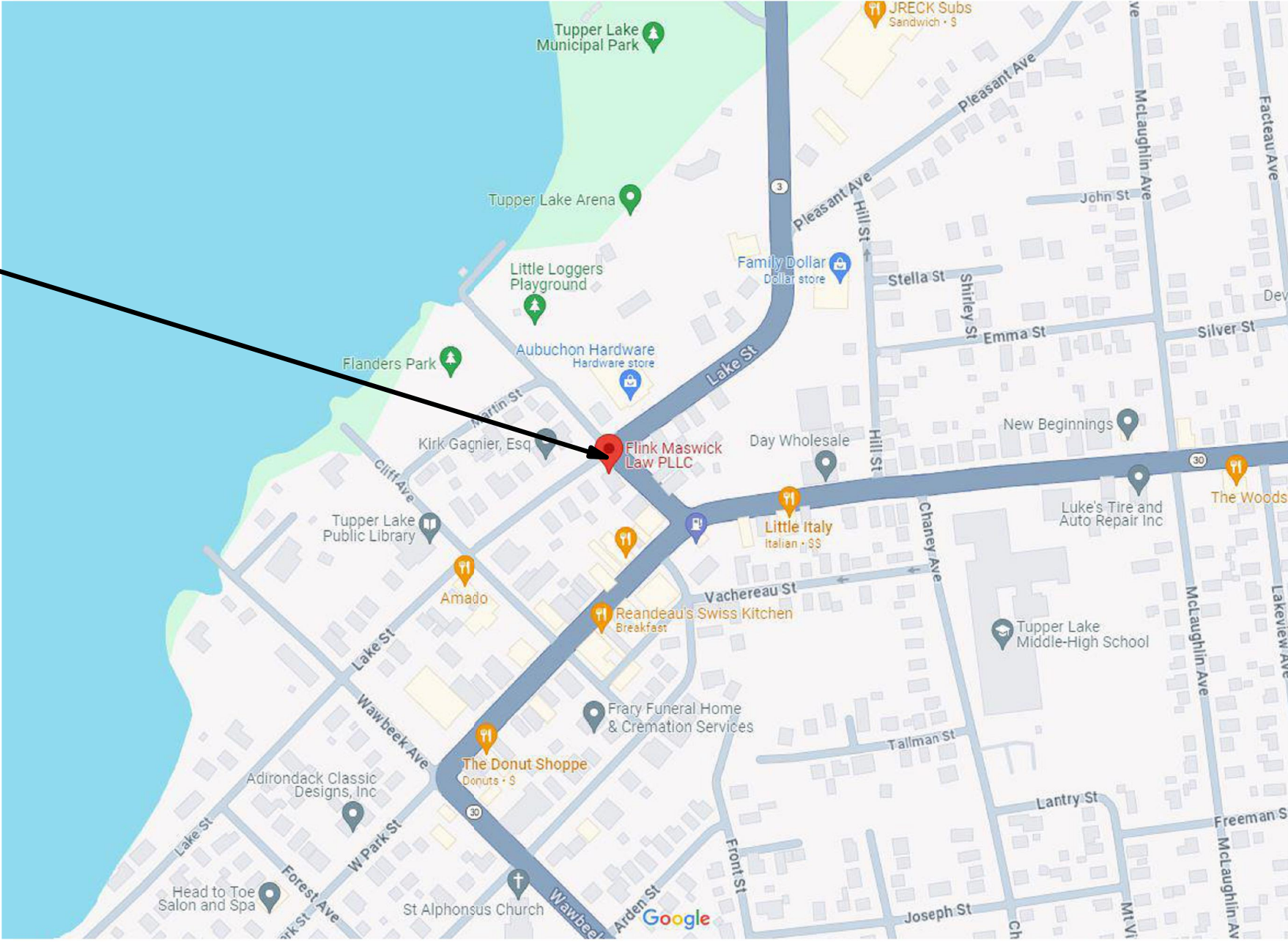
THREE LAKES HOLDINGS, LLC  
BUILDING RENOVATION  
56 LAKE STREET  
TUPPER LAKE, NY

PROJECT NO: 2023-167  
SCALE:  
DRAWN BY: EMW  
CHECKED BY: AMM  
ISSUE DATES:  
DATE: 2024-02-28 - BID SET

COVER SHEET

G001

PROJECT LOCATION



SITE LOCATION MAP



# GENERAL SPECIFICATIONS

## METHODS OF CONSTRUCTION

VERTICAL FRAMING SHALL BE PLUMB WITHIN 1/8" PER 10 LINEAR FEET AND HORIZONTAL FRAMING SHALL BE LEVEL WITHIN 1/8" PER 10 LINEAR FEET. STORE FRAMING LUMBER & WOOD PANELS TO PREVENT DAMAGE & MOISTURE ABSORPTION. STORE METAL CONNECTORS THAT ARE SUBJECT TO DAMAGE IN WEATHER TIGHT WRAPPING & IN SAFE LOCATIONS AWAY FROM TRAFFIC OR OTHER SOURCES OF DAMAGE. FINISH CARPENTRY: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICE & THE AMERICAN WOOD INSTITUTES STANDARD OF QUALITY. SAMPLES OF ALL FINISH CARPENTRY SHOWING SIZE, SPECIES & FINISH SHALL BE REVIEWED WITH OWNER PRIOR TO INSTALLATION. INSULATION & SEALANTS: TRIM BATT INSULATION NEATLY AS REQUIRED TO PROVIDE FRICTION FIT AT ALL SPACES & MISCELLANEOUS GAPS & VOIDS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS & CORNERS. PROVIDE WEATHER TIGHT CONSTRUCTION WITH APPROPRIATE CAULK AT ALL DOORS, WINDOWS & BETWEEN DIFFERENT MATERIALS AT EXTERIOR.

**R303.1 HABITABLE ROOMS** Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The operable area to the outdoors shall be not less than 4 percent of the floor area being ventilated. EXCEPTIONS:

- The glazed areas need not be operable where the opening is not required by Section R310 and a whole-house mechanical ventilation system is installed in accordance with Section M1507.
- The glazed areas need not be installed in rooms where Exception 1 is satisfied and artificial light is provided that is capable of producing an average illumination of 5 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
- Use of sunroom and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.

**R303.7 INTERIOR STAIRWAY ILLUMINATION** Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.

**R303.8 EXTERIOR STAIRWAY ILLUMINATION.** Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.

## R308 GLAZING

**R308.4 HAZARDOUS LOCATIONS.** THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING

- GLAZING IN ALL DOORS (EXCEPT JALOUSIES) AND SIDELIGHTS
  - GLAZING IN A PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR AND WHO'S BOTTOM EDGE IS LESS THAN 60" A.F.F.
  - GLAZING IN A PANEL THAT MEETS ALL OF THE FOLLOWING:
    - EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 S.F.
    - BOTTOM EDGE LESS THAN 18" A.F.F.
    - TOP EDGE GREATER THAN 36" A.F.F.
    - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE
- GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION

**SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENING** BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST (1) OPERABLE EMERGENCY AND RESCUE OPENING, NOT MORE THAN 44" A.F.F.

- MINIMUM NET CLEAR OPENING SHALL BE 5.7 S.F. (5 S.F. ON GRADE FLOOR)
- MINIMUM NET CLEAR OPENING SHALL BE 24" HIGH AND 20" WIDE
- CONTRACTOR SHALL SUBMIT TO THE BUILDING INSPECTOR) WINDOW MANUFACTURERS DATA VERIFYING THAT THE SPECIFIC WINDOWS MEET THE CLEAR OPENING REQUIREMENT

## SECTION R311 MEANS OF EGRESS

**R311.2 EGRESS DOOR.** Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall be required to comply with these minimum dimensions. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort.

**R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS.** There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than 36 inches (914 mm). Every landing shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent). Exception: Exterior balconies less than 60 square feet (5.6 m<sup>2</sup>) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel

**R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS.** Landings or finished floors at the required egress door shall be not more than 1 1/2 inches (38 mm) lower than the top of the threshold. Exception: The landing or floor on the exterior side shall be not more than 7/32 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.

## R311.7 STAIRWAYS

**R311.7.1 WIDTH.** Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4 1/2 inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides.

**R311.7.2 HEADROOM.** The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

**R311.7.3 VERTICAL RISE.** A flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

**R311.7.5.1 RISERS.** The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**R311.7.5.2 TREADS.** The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**R311.7.5.3 NOSINGS.** The radius of curvature at the nosing shall be not greater than 9/16 inch (14 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers.

**R311.7.6 LANDINGS FOR STAIRWAYS.** There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

**R311.7.8 HANDRAILS.** Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers. Handrails shall be provided on not less than one side of ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

**R311.7.8.1 HEIGHT.** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

**Type I.** Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm).  
**Type II.** Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile.

## R311.8 RAMPS

**R311.8.1 MAXIMUM SLOPE.** Ramps serving the egress door required by Section R311.2 shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-per-cent slope). All other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5 percent).

**R311.8.2 LANDINGS REQUIRED.** There shall be a floor or landing at the top and bottom of each ramp, where doors open onto ramps, and where ramps change directions. The width of the landing perpendicular to the ramp slope shall be not less than 36 inches (914 mm).

## R312.1 GUARDS.

**R312.1.1 WHERE REQUIRED.** Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

**R312.1.2 HEIGHT.** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

**R312.1.3 OPENING LIMITATIONS.** Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

## SECTION R314 SMOKE ALARMS

**R314.3 LOCATION.** Smoke alarms shall be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

**R314.4 INTERCONNECTION.** Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit.

## SECTION R315 CARBON MONOXIDE ALARMS

**R315.2.1 NEW CONSTRUCTION.** For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist:

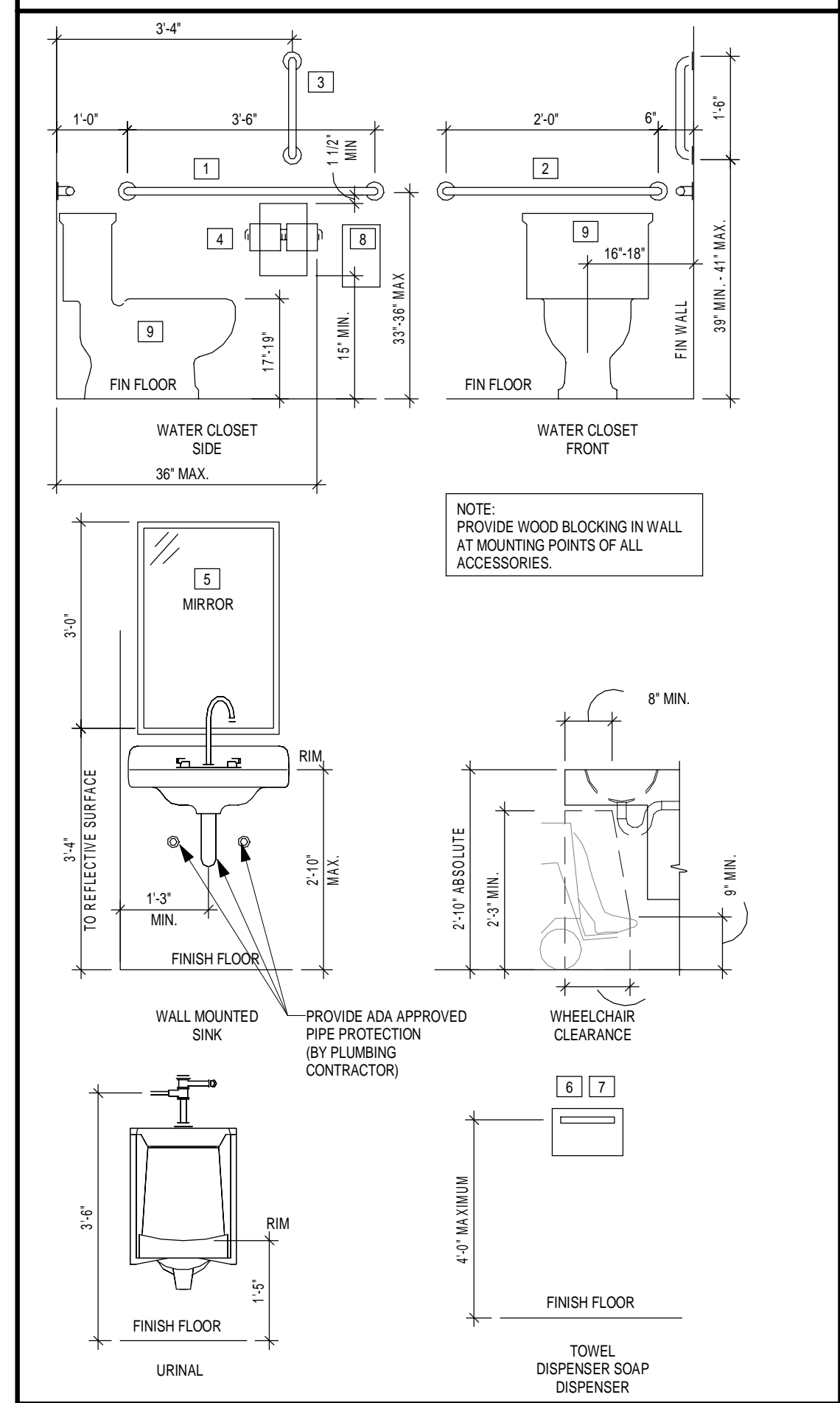
- The dwelling unit contains a fuel-fired appliance.
- The dwelling unit has an attached garage with an opening that communicates with the dwelling unit

**R315.3 LOCATION.** Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

## R502.12 DRAFTSTOPPING

DRAFTSTOPS SHALL BE INSTALLED WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:  
1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING  
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS

## TYPICAL ADA MOUNTING HEIGHTS



## RESTROOM FIXTURE KEYNOTES

ITEM	MODEL #	MANUFACTURER
1	42"x1-1/4" PEENED GRAB BAR	3801-42P AMERICAN SPECIALTIES INC OR EQUAL
2	24"x1-1/4" PEENED GRAB BAR	3801-24P AMERICAN SPECIALTIES INC OR EQUAL
3	18"x1-1/4" VERTICAL GRAB BAR	NA N/A
4	TOILET PAPER DISPENSER	-- FURNISHED BY OWNER
5	MIRROR (24"Wx36"H)	0620-2436 AMERICAN SPECIALTIES INC OR EQUAL
6	SOAP DISPENSER	-- FURNISHED BY OWNER
7	PAPER TOWEL DISPENSER	-- FURNISHED BY OWNER
8	SANITARY NAPKIN DISPOSAL (OPTIONAL)	-- FURNISHED BY OWNER
9	TOILET	K-31621-RA-O KOHLER OR EQUAL

\*PROVIDE ESCUTCHEON COVERS ON ALL GRAB BARS. EXPOSED FASTENERS ARE NOT ACCEPTABLE

## R602.8 FIREBLOCKING

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:  
a. VERTICALLY AT THE CEILING AND FLOOR LEVELS.  
b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

## 1010 DOORS, GATES AND TURNSTILES

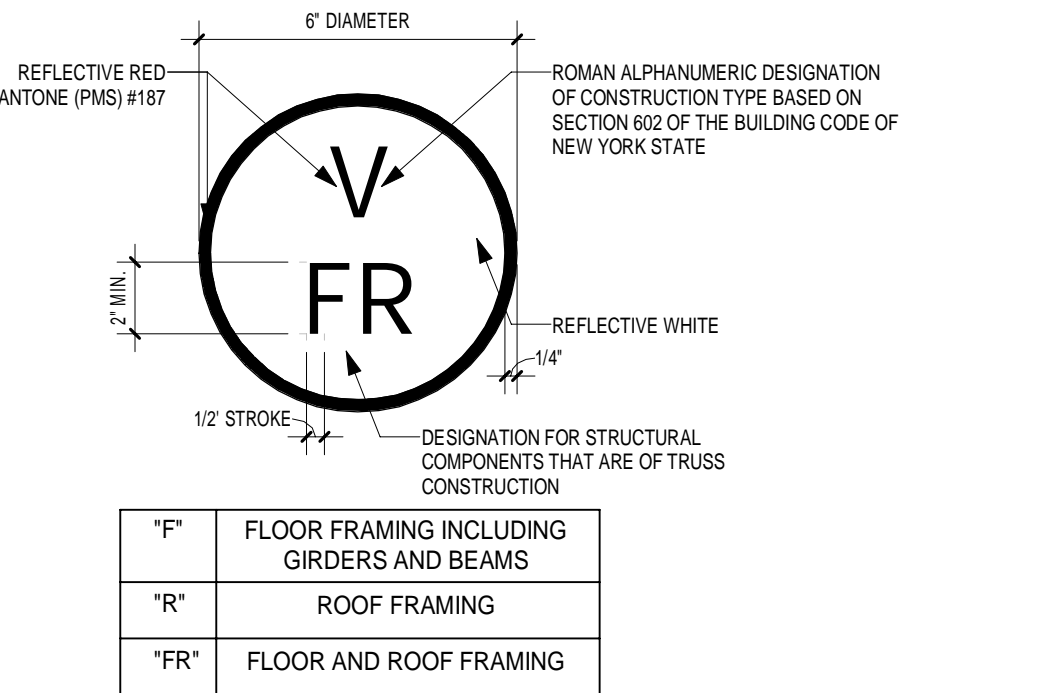
**1010.1.3.2 HARDWARE HEIGHT**  
Door handles, pulls, latches, locks, and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height.

## 1013 EXIT SIGNS

A sign stating EXIT in visual characters, raised characters and braille and complying with ICC A117.1 shall be provided adjacent to each door to an area of refuge, an exterior area for assisted rescue, an exit stairway or ramp, an exit passageway and the exit/discharge.

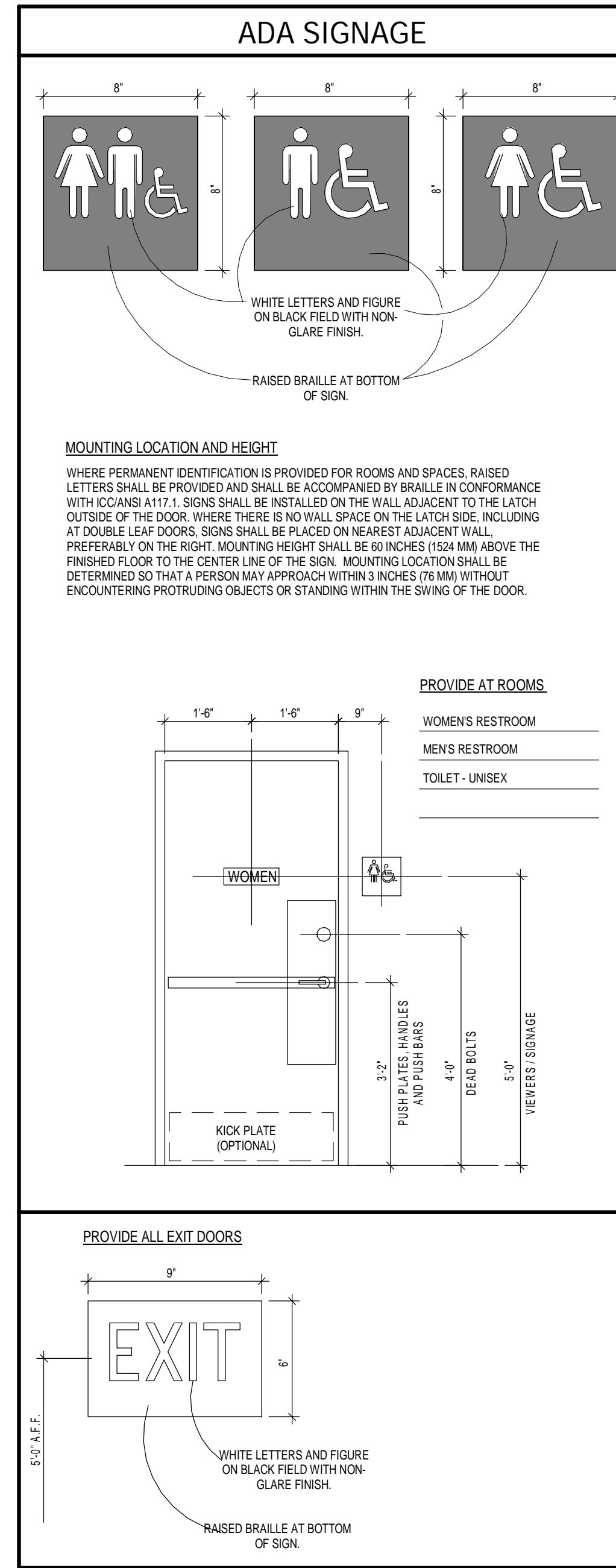
## GENERAL NOTES

- THIS PROJECT HAS BEEN DESIGNED BY THE OFFICE OF ALBERTINE AND CURRIER ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC IN ACCORDANCE WITH THE LATEST (2020) NEW YORK STATE BUILDING CODE, (2020) NEW YORK STATE RESIDENTIAL CODE, (2020) NEW YORK STATE FIRE CODE, (2020) NEW YORK STATE MECHANICAL CODE, (2020) NEW YORK STATE PLUMBING CODE, (2020) NEW YORK STATE FUEL GAS CODE, AND (2020) NEW YORK STATE ENERGY CODE. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE THEREWITH. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL MEANS AND METHODS OF THE BUILDING CODE AND ALL REFERENCED STANDARDS FOR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL MATERIALS, PRODUCTS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND IN SATISFACTION OF THE NEW YORK STATE BUILDING CODE STANDARDS FOR PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND HIS AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM CONSTRUCTION RELATED INJURIES OR FAILURE TO MAINTAIN SAFE WORK CONDITIONS ON SITE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY THE ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN ACCURATE BENCHMARKS FOR LAYOUT OF THE WORK.
- THE CONTRACTOR & OWNER SHALL REVIEW AND BECOME FAMILIAR WITH ALL DRAWINGS PRIOR TO COMMENCEMENT OF WORK. ANY INCONSISTENCIES FOUND BETWEEN THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT. DO NOT PROCEED WITH ANY WORK AFFECTED IN ANY MANNER BY THE INCONSISTENCIES UNTIL THE ARCHITECT HAS CLARIFIED THE INFORMATION.
- THE CONTRACTOR SHALL REQUEST THE LOCATION AND STAKING OF ALL BURIED UTILITIES PRIOR TO EXCAVATION. CONTACT LOCAL UFPO.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY SUBSTANDARD SOIL CONDITIONS ARE FOUND DURING EXCAVATION THAT WOULD AFFECT THE DESIGN OF THE FOOTINGS AND FOUNDATIONS.
- ALL DIMENSIONS ARE TO THE FACE OF THE STUD AND TO CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE. WHERE INSULATED CONCRETE FORMS (ICF) ARE USED, DIMENSIONS TO THE FORMS SHALL BE TO THE FACE OF FOAM DRAWINGS AT LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS AT SMALLER SCALE. DO NOT SCALE THE DRAWINGS. THE ARCHITECT SHALL PROVIDE ADDITIONAL DIMENSIONS IF NOT SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS.
- THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS ON SITE.
- THESE DRAWINGS ARE IN PART DIAGRAMMATIC. THE DRAWINGS ARE INTENDED TO CONVEY THE GENERAL SCOPE OF THE PROJECT IN ORDER TO OBTAIN A BUILDING PERMIT. ADDITIONAL DETAILED INFORMATION SHOULD BE OBTAINED FROM THE OWNER IN REGARD TO THE SCOPE OF WORK, SPECIFIC PRODUCTS, FINISHES AND PRICING RELATED ISSUES.
- TRUSS SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR AND OWNER WHEN THE ARCHITECT HAS PROVIDED A PERMIT SET OF PLANS ONLY. IF ANY DISCREPANCIES OCCUR BETWEEN THE SHOP DRAWINGS AND THE PERMIT SET OF PLANS, THE CONTRACTOR AND OWNER SHALL NOTIFY THE ARCHITECT OR ENGINEER.
- WINDOW SIZE SHOWN ON DRAWINGS IS NOMINAL WINDOW SIZE ONLY. HOMEOWNER TO VERIFY WITH WINDOW MANUFACTURER THAT WINDOW TYPE / SIZE SELECTED MEETS EMERGENCY EGRESS REQUIREMENTS AS DEFINED BY NEW YORK STATE BUILDING CODE.
- ALL GLAZING LOCATED IN "HAZARDOUS LOCATIONS" PER SECTIONS R308.4.1 THROUGH R308.4.7 OF THE NEW YORK STATE RESIDENTIAL CODE (2020) SHALL MEET THE APPROPRIATE SAFETY STANDARDS PER TABLES R308.3.1(1) AND R308.3.1(2). THIS INCLUDES, BUT IS NOT LIMITED TO, A REQUIREMENT FOR ALL GLASS PANE LARGER THAN 9 SF. GLASS PANE WITH A SILL HEIGHT BELOW 18 INCHES, AND/OR GLASS PANE WITH A TOP EDGE HIGHER THAN 36 INCHES ABOVE THE FLOOR TO MEET OPGC 16 CFR PART 1201 CATEGORY 4 OR WHERE PERMITTED, ANSI Z97.1 CLASS A.
- THE CONTRACTOR SHALL PROVIDE A HEAT RECOVERY VENTILATION SYSTEM IN RESIDENCES EQUIPPED WITH RADIANT IN-FLOOR HEATING SYSTEM.
- MECHANICAL, PLUMBING, AND ELECTRICAL LAYOUT & DESIGN SHALL BE STAMPED & CERTIFIED BY A NEW YORK STATE PROFESSIONAL ENGINEER IN ACCORDANCE WITH NEW YORK STATE EDUCATION LAW. ALL WORK SHALL BE COMPLIANT WITH ALL APPLICABLE RULES & REGULATIONS.
- "ALL CHANGES TO ORIGINAL DESIGN MUST BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION."



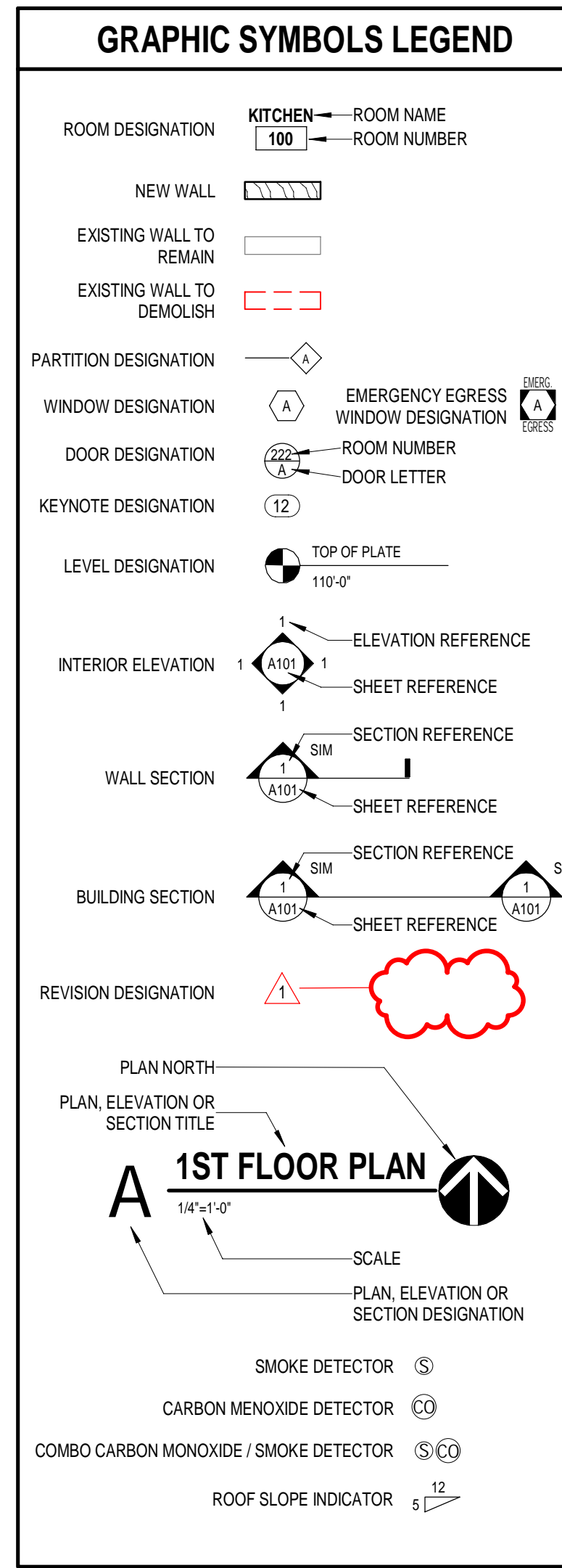
PROVIDE (1) 6" STICKER ON EACH EXTERIOR DOOR

## TRUSS IDENTIFICATION SIGN COMPLIANCE W/ NYCRR 19 PART 1264

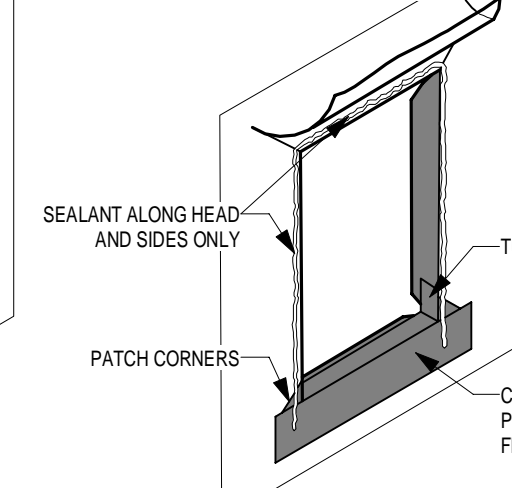
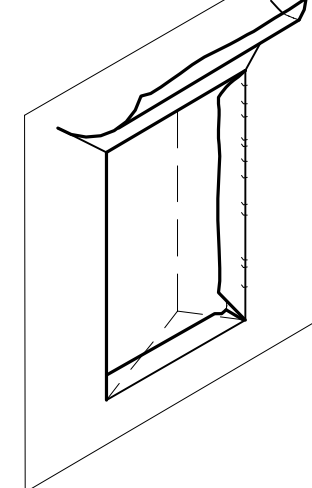


## MINIMUM FIXTURE CLEARANCE

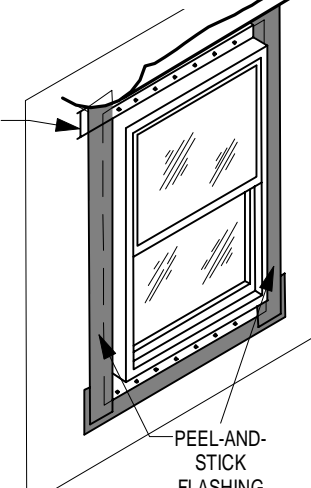
N/S



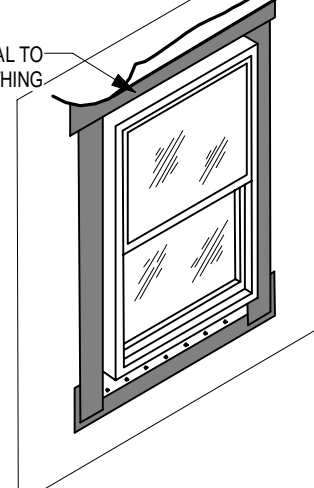
1: CUT MODIFIED "I" IN HOUSEWRAP  
2: APPLY SILL FLASHING AND SEALANT



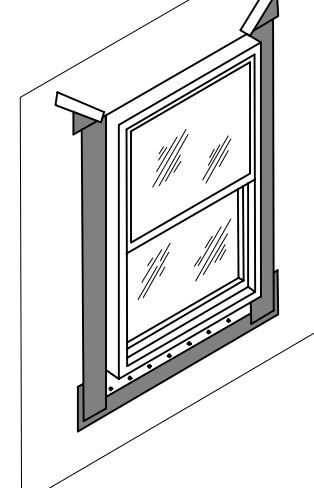
3: INSTALL WINDOW AND SIDE FLASHING



4: APPLY HEAD FLASHING



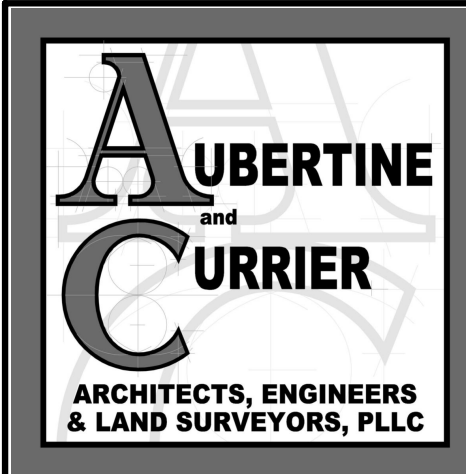
5: TAPE CUTS OVER HEAD FLASHING



THE CRITICAL COMPONENTS FOR A WEATHERPROOF INSTALLATION ARE THE HEAD AND SILL PAN. WHEN THE SIGING IS INSTALLED, DO NOT CAULK THE HORIZONTAL JOINTS ABOVE AND BELOW THE WINDOW, WHICH MUST BE LET OPEN SO TRAPPED WATER CAN DRAIN FREELY

## TYPICAL WINDOW INSTALLATION

N/S



NYS WBE/DBE Certified  
SBA Woman Owned  
Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street  
Watertown, New York 13601  
Phone: (315)782-2005

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THREE LAKES HOLDINGS, LLC  
BUILDING RENOVATION  
56 LAKE STREET  
TUPPER LAKE, NY

PROJECT NO: 2023-167

SCALE: As indicated

DRAWN BY: EMW

CHECKED BY: AMM

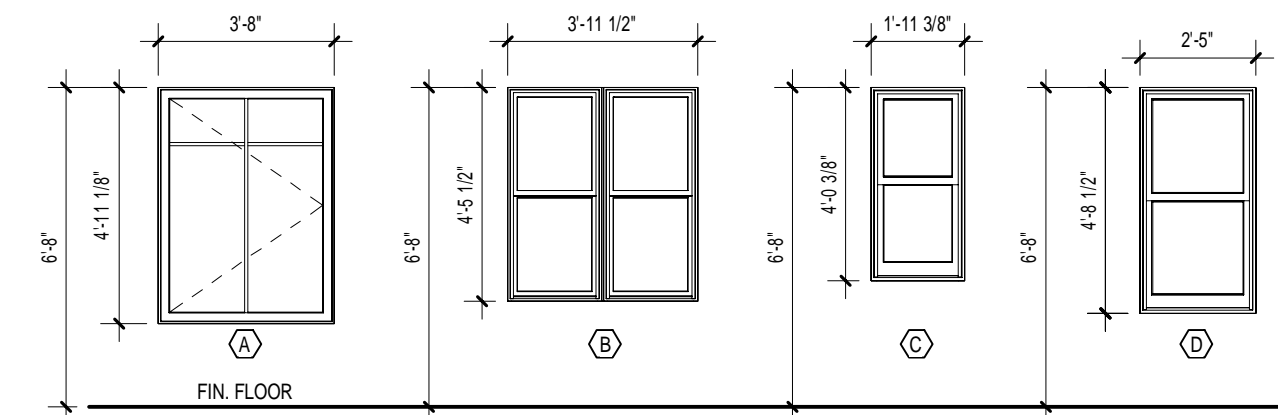
ISSUE DATES:

DATE: 2024-02-28 - BID SET

GENERAL NOTES AND SPECIFICATIONS

A001





ALL WINDOWS TO BE MARVIN - ELEVATE

**WINDOW TYPES**

1/4" = 1'-0"

**WINDOW NOTES**

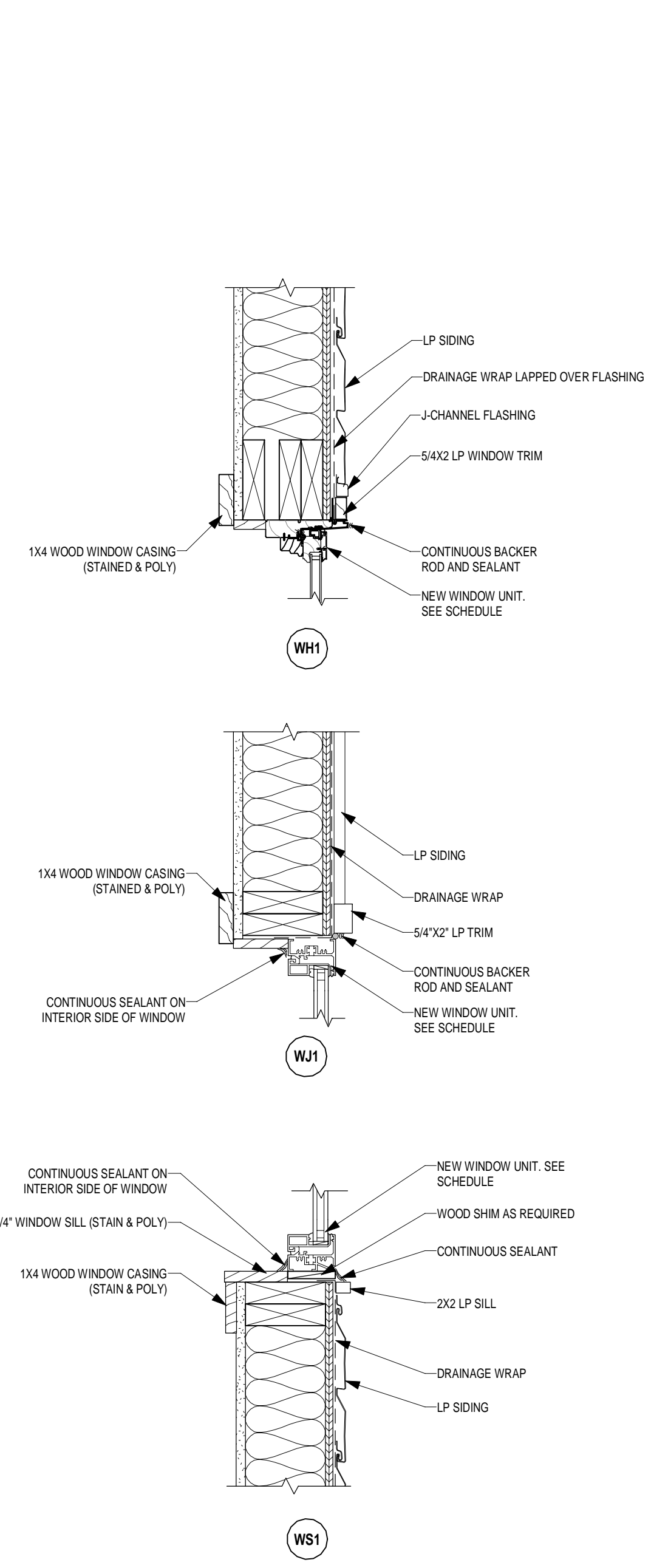
1. ALL WINDOWS TO BE MARVIN - ELEVATE
2. INTERIOR - WOOD (STAIN & POLY)
3. EXTERIOR - WHITE
4. SIMULATED DIVIDED LIGHTS (WHERE NOTED)

MARK	DOOR LETTER	DOOR				FRAME					HARDWARE SET	FIRE RATING	LOCATION	COMMENTS
		WIDTH	HEIGHT	TYPE	FINISH	FRAME MATERIAL	FRAME TYPE	HEAD	JAMB	SILL				
100	A	3'-0"	6'-8"	D2	PAINT	WOOD	F1	DH1	DJ1	DS1	1	N/A	COVERED PORCH	*VERIFY OPG. SIZE
102	A	3'-0"	6'-8"	D3	STAIN & POLY	WOOD	F1	DH2	DJ2		2	N/A	LOBBY	
104	A	3'-0"	6'-8"	D1	PAINT	WOOD	F1	DH1	DJ1	DS1	1	N/A	ENTRY	ADA THRESHOLD
104	B	3'-0"	6'-8"	D3	STAIN & POLY	WOOD	F1	DH2	DJ2		2	N/A	ENTRY	
105	A	2'-6"	6'-8"	D3	STAIN & POLY	WOOD	F1	DH2	DJ2		2	N/A	STORAGE	
106	A	3'-0"	6'-8"	D3	STAIN & POLY	WOOD	F1	DH2	DJ2		2	N/A	CONF. ROOM	
107	A	3'-0"	6'-8"	D1	PAINT	WOOD	F1	DH1	DJ1	DS1	1	N/A	BREAK ROOM	*VERIFY OPG. SIZE
108	A	3'-0"	6'-8"	D3	STAIN & POLY	WOOD	F1	DH2	DJ2		2	N/A	BATHROOM	
109	A	3'-0"	6'-8"	D3	STAIN & POLY	WOOD	F1	DH2	DJ2		2	N/A	OFFICE	

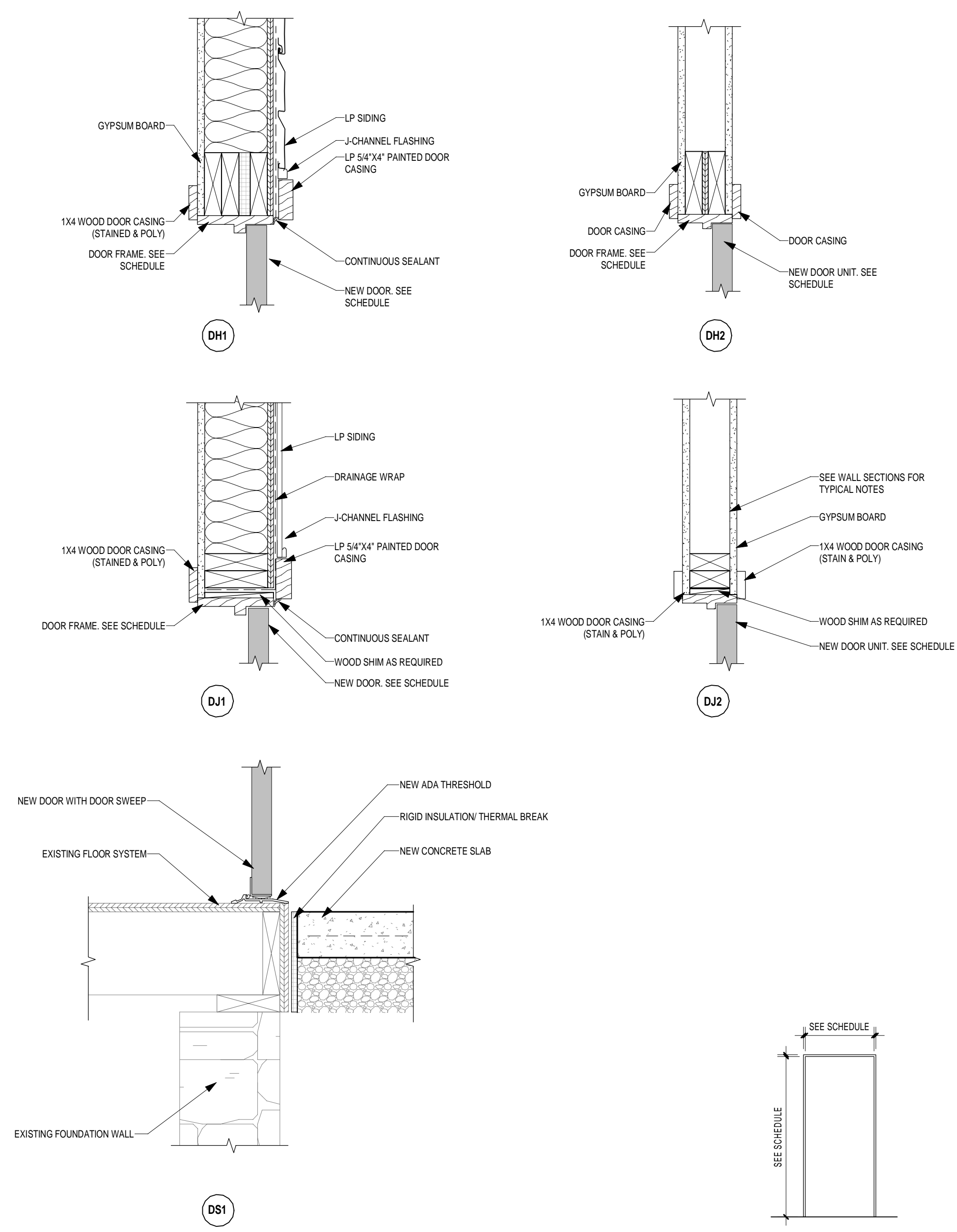
- NOTES:
- EXTERIOR DOOR BASIS OF DESIGN TO BE "THERMATRU"
  - INTERIOR DOOR BASIS OF DESIGN TO BE "TRUSTILE"

**DOOR/HARDWARE GENERAL NOTES**

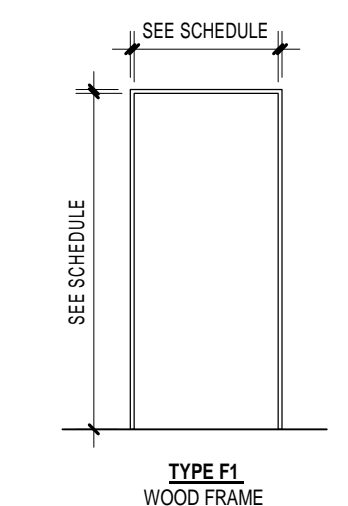
1. ALL HARDWARE SHALL BE ADA COMPLIANT HARDWARE.
2. ALL HARDWARE SHALL BE GRADE 1 COMPLIANT HARDWARE.
3. PROVIDE DOOR STOPS AT ALL DOORS. VERIFY WALL/FLOOR MOUNTS WITH LOCATIONS AND FUNCTIONS.
4. VERIFY ALL HARDWARE OPERATIONS WITH OWNER AT SHOP DRAWINGS SUBMITTALS.
5. PROVIDE CLOSERS ON NON-PUBLIC SIDE OF DOORS (UNLESS OTHERWISE NOTED).
6. ALL HARDWARE TO BE SELECTED BY OWNER.
7. HARDWARE COLOR TO MATCH EXISTING OLD COLOR.
8. ALL DOORS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
9. PROVIDE CONCRETE PATCH AT NEW DOOR LOCATIONS WHERE FOUNDATION IS EXPOSED TO PROVIDE SMOOTH TRANSITION.
10. PROVIDE DOOR SILENCERS AT ALL DOORS.
11. PROVIDE SPACER KITS AT LATCH SETS WHERE REQUIRED.



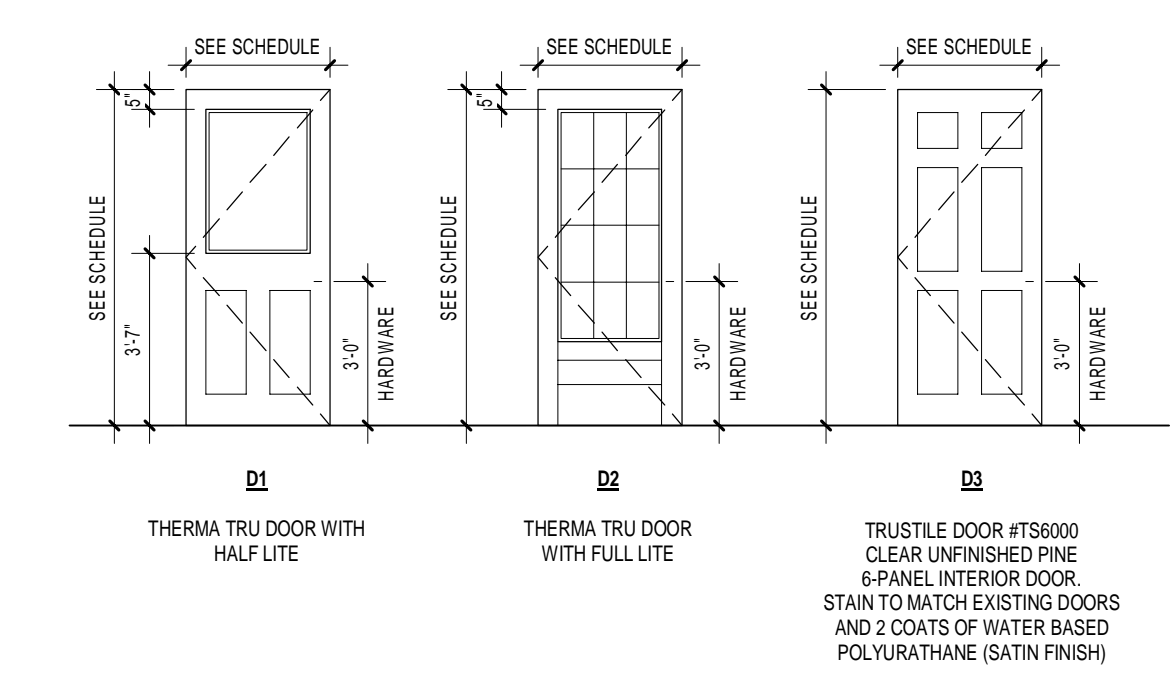
**1 WINDOW DETAILS**  
1/2" = 1'-0"



**2 DOOR DETAILS**  
1/2" = 1'-0"



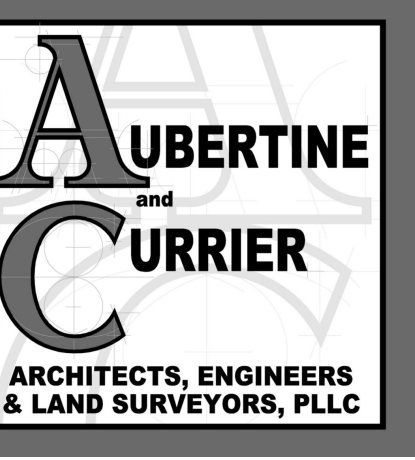
**FRAME TYPES**  
1/4" = 1'-0"



**DOOR TYPES**  
EXTERIOR DOOR BASIS OF DESIGN - "THERMATRU"  
INTERIOR DOOR BASIS OF DESIGN - "TRUSTILE"

DESCRIPTION	MODEL	MANUFACTURER
GROUP 1 -1/2 PAIR HINGES -CLOSER -LATCHSET -ADA THRESHOLD -WEATHER STRIPPING -DOOR SWEEP		HAGER BEST
GROUP 2 -1/2 PAIR HINGES -LATCHSET		HAGER

**HARDWARE SCHEDULE**



NYS WBE/DBE Certified  
SBA Woman Owned  
Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street  
Watertown, New York 13601  
Phone: (315)782-2005

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**THREE LAKES HOLDINGS, LLC**  
**BUILDING RENOVATION**  
56 LAKE STREET  
TUPPER LAKE, NY

PROJECT NO: 2023-167  
SCALE: As indicated  
DRAWN BY: EMW  
CHECKED BY: AMM  
ISSUE DATES:  
DATE: 2024-02-28 - BID SET

DOOR AND WINDOW SCHEDULES

**A004**

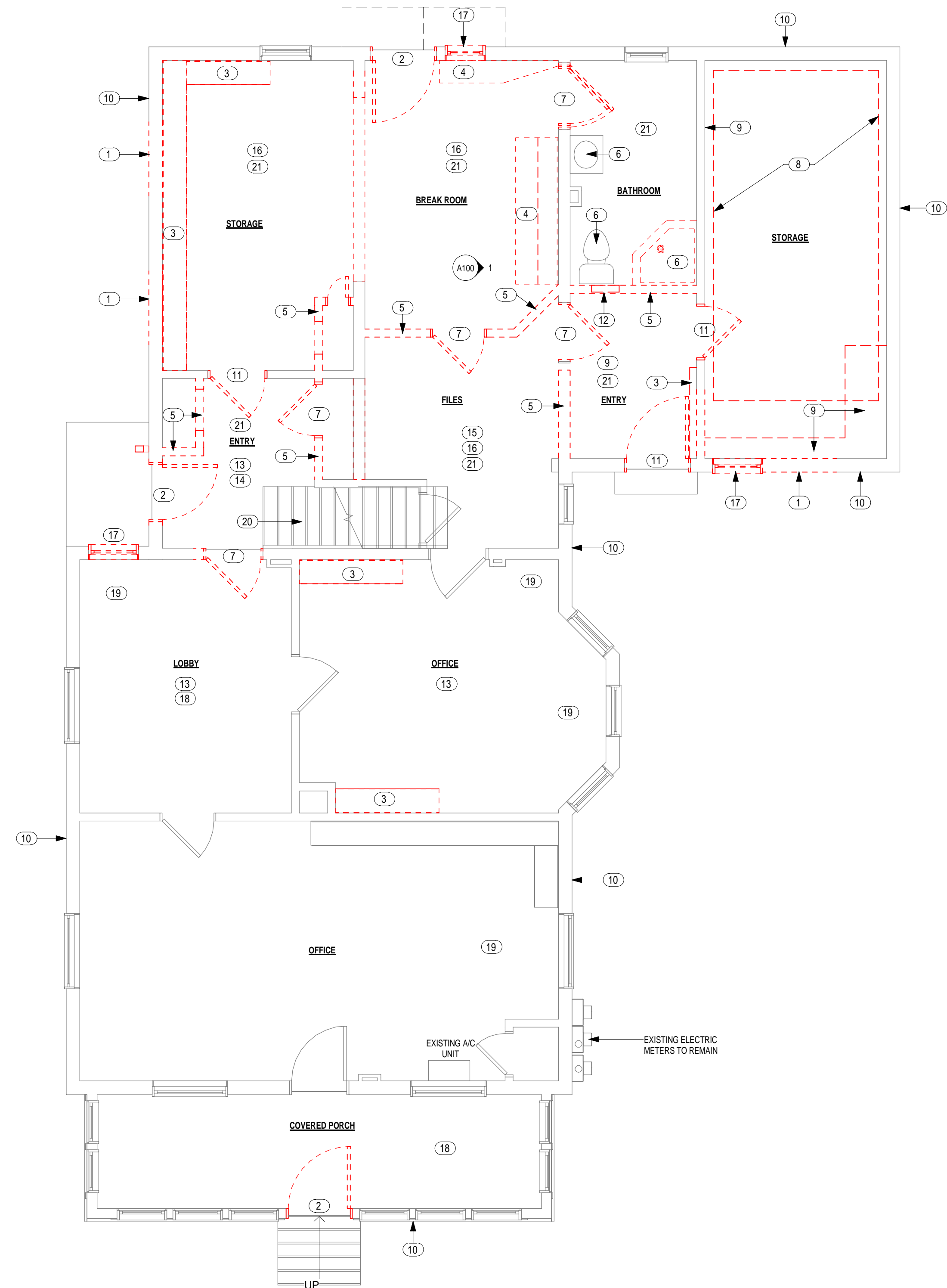


**THREE LAKES HOLDINGS, LLC**  
**BUILDING RENOVATION**  
56 LAKE STREET  
TUPPER LAKE, NY

PROJECT NO:	2023-167
SCALE:	As indicated
DRAWN BY:	EMW
CHECKED BY:	AMM
ISSUE DATES:	
DATE	2024-02-28 - BID SET
	2024-03-18 - REVISED

DEMOLITION PLAN

A050

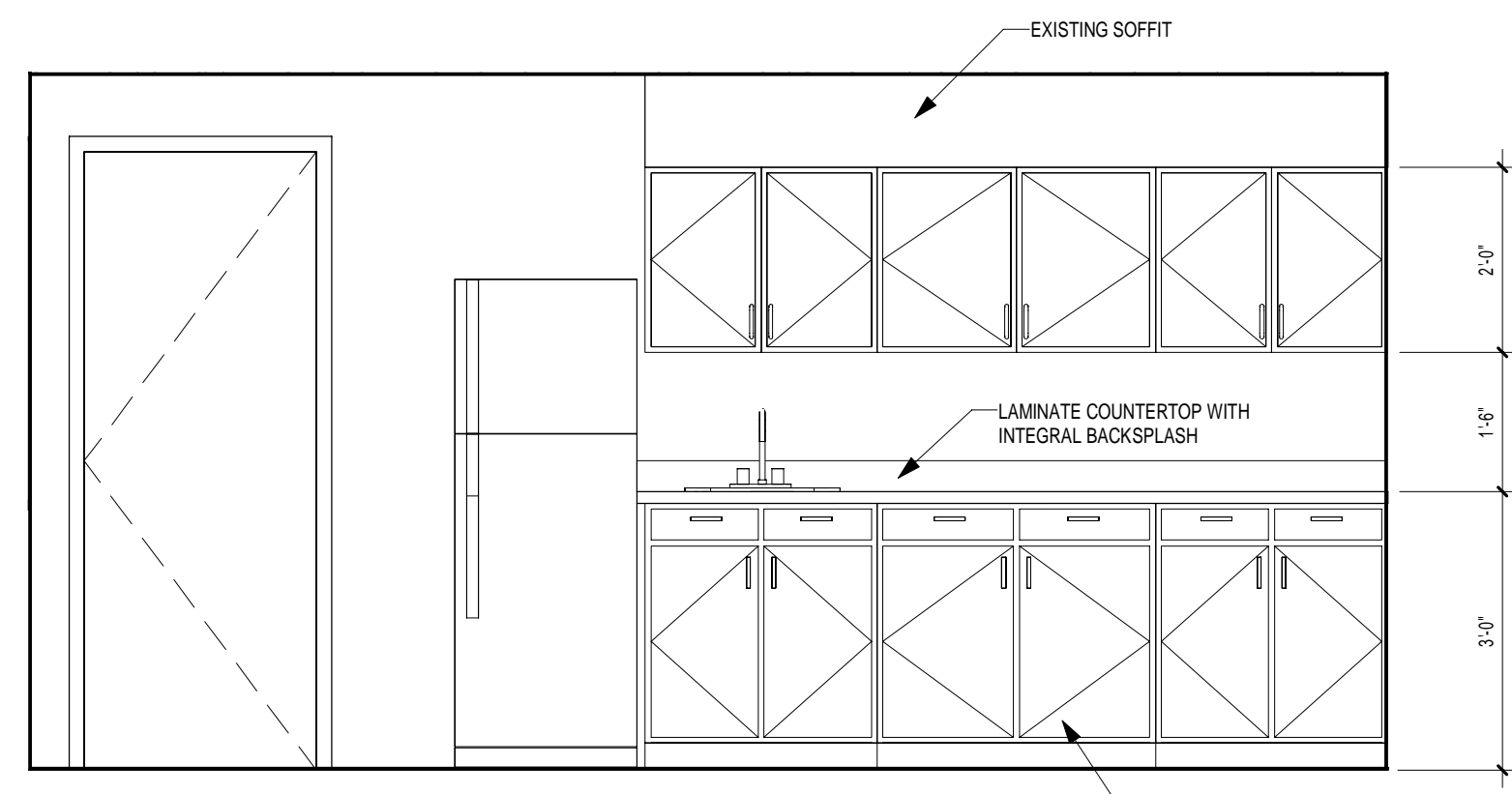


**DEMOLITION KEYNOTES**

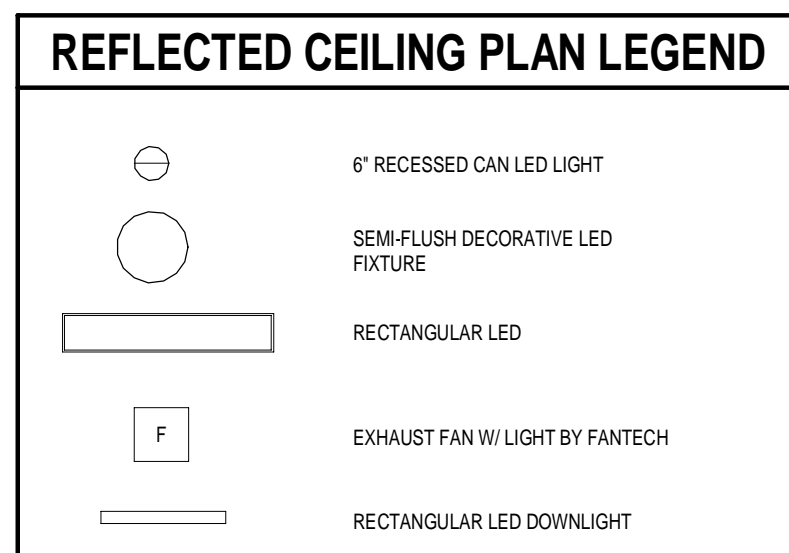
- 1 REMOVE AREA OF EXISTING WALL. PREP AND MAKE CLEAN FOR NEW WINDOW INSTALLMENT. SEE WINDOW SCHEDULE FOR R.O. SIZE.
- 2 REMOVE EXISTING DOOR (STORM DOOR), FRAME, HARDWARE AND THRESHOLD AND PREPARE OPENING FOR NEW DOOR. DISPOSE OF PROPERLY OFF SITE.
- 3 REMOVE EXISTING BOOK SHELF. PATCH AND MATCH ADJACENT FINISHES AS NECESSARY. DISPOSE OF PROPERLY OFF SITE.
- 4 REMOVE EXISTING CASEWORK AND COUNTERTOP & DISPOSE OF PROPERLY OFF SITE.
- 5 REMOVE EXISTING WALL FRAMING AND FINISHES. DISPOSE OF PROPERLY OFF SITE.
- 6 REMOVE EXISTING TOILET, SINK & NEO-ANGLE SHOWER. RELOCATE SHOWER TO NEW BATHROOM & DISPOSE OF TOILET AND SINK PROPERLY OFF SITE.
- 7 REMOVE DOOR, FRAME & HARDWARE AND DISPOSE OF PROPERLY OFF SITE.
- 8 REMOVE EXISTING FLOOR SYSTEM INCLUDING FLOOR JOISTS AND SHEATHING AS NECESSARY TO INSTALL NEW FOUNDATION WALL.
- 9 REMOVE WALL FINISH AND SHELVING DOWN TO STUDS AND PREPARE FOR NEW DRYWALL FINISH AND/OR INSULATION. DISPOSE OF PROPERLY OFF SITE.
- 10 REMOVE ALL VERTICAL WOOD SIDING AND AIR BARRIERS DOWN TO EXISTING SHEATHING AND PREPARE FOR NEW COMPOSITE SIDING. (ENTIRE HOUSE)
- 11 REMOVE EXISTING DOOR, FRAME AND HARDWARE AND PREPARE OPENING FOR INFILL. DISPOSE OF PROPERLY OFF SITE.
- 12 REMOVE EXISTING VENT THROUGH WALL AND PREPARE OPENING TO INFILL WALL. INSTALL NEW BATHROOM VENT TO THE EXTERIOR. DISPOSE OF PROPERLY OFF SITE.
- 13 REMOVE TEXTURED POPCORN CEILING FINISH AND PREPARE TO PAINT
- 14 PREPARE WALL SURFACES TO PAINT.
- 15 REMOVE CEILING TILES AND PREPARE SURFACES FOR NEW GYPSUM BOARD CEILING. DISPOSE OF PROPERLY OFF SITE.
- 16 REMOVE WALL PANELING AND PREPARE WALLS FOR PAINT FINISH. DISPOSE OF PROPERLY OFF SITE.
- 17 REMOVE EXISTING WINDOW AND PREPARE AREA FOR NEW REPLACEMENT WINDOW. DISPOSE OF PROPERLY OFF SITE.
- 18 REMOVE EXISTING CARPET AND PREPARE EXISTING HARDWOOD FLOORS TO BE REFINISHED.
- 19 REMOVE AREA OF DAMAGED CEILING AND PATCH TO EXISTING FINISH.
- 20 REMOVE EXISTING CARPET & PREPARE STAIRS TO INSTALL NEW CARPET. DISPOSE OF PROPERLY OFF SITE.
- 21 REMOVE VINYL OR CARPET DOWN TO SUBFLOOR. PREPARE AND LEVEL FLOOR FOR NEW FINISH. SEE SCHEDULE

**A DEMOLITION PLAN**  
1/4" = 1'-0"





**1 KITCHEN ELEVATION**  
1/2" = 1'-0"

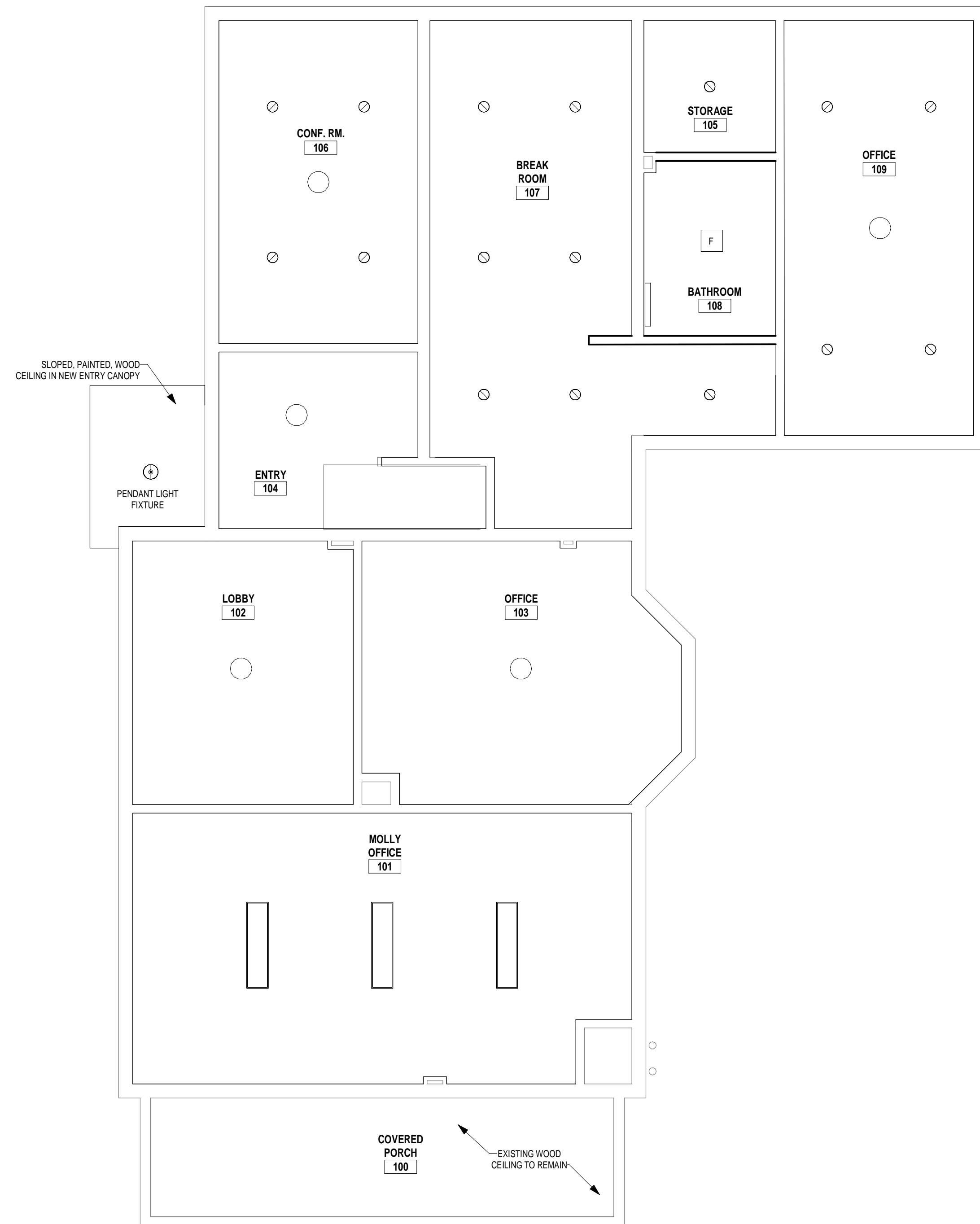


- FLOOR PLAN KEYNOTES**
- RECOMMENDED AREA FOR NEW MINSPLIT HVAC SYSTEM.
  - PAINT OVER EXISTING WALLPAPER. APPLY ONE COAT OF PRIMER AND AS MANY COATS AS REQUIRED TO COVER WALLPAPER.
  - EXISTING BASEBOARD HEATER TO REMAIN.
  - EXISTING RADIANT HEATING UNIT UNDER COUNTER TO REMAIN. MODIFY OR ELIMINATE CABINETS AS NECESSARY.
  - ALL CEILINGS TO BE 1-HOUR RATED. FIRE RATING MUST BE MAINTAINED.
  - PAINT WALL. COLOR TO COORDINATE WITH NEW EXTERIOR COLORS.
  - CLEAN WOOD TRIM AND PANELING ON WALLS AND CEILING. APPLY TWO COATS OF POLYURETHANE.

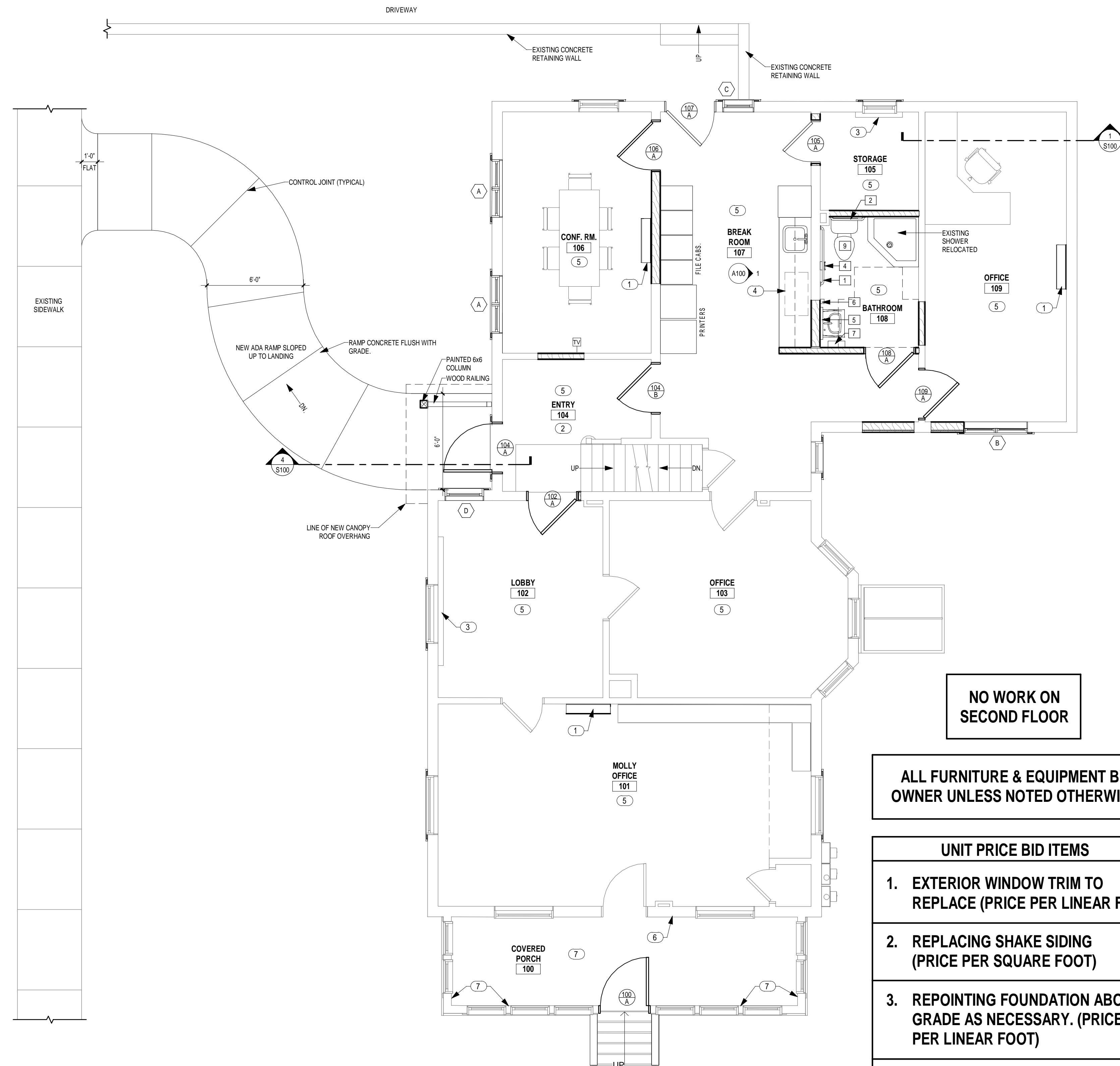
**ROOM FINISH SCHEDULE**

Number	Name	Base Finish	Floor Finish	Wall Finish	Ceiling Finish	Countertop	Comments
100	COVERED PORCH	EXISTING	REFINISHED HARDWOOD FLOORING	PNT / POLY	POLY	N/A	STAIN & POLY FLOORS
101	MOLLY OFFICE	EXISTING	REFINISHED HARDWOOD FLOORING	PNT	PNT	N/A	STAIN & POLY FLOORS
102	LOBBY	EXISTING	REFINISHED HARDWOOD FLOORING	PNT	PNT	N/A	STAIN & POLY FLOORS
103	OFFICE	EXISTING	REFINISHED HARDWOOD FLOORING	PNT	PNT	N/A	STAIN & POLY FLOORS
104	ENTRY	WOOD	LVT	PNT	PNT	N/A	
105	STORAGE	WOOD	LVT	PNT	PNT	N/A	
106	CONF. RM.	WOOD	LVT	PNT	PNT	N/A	
107	BREAK ROOM	WOOD	LVT	PNT	PNT	LAMINATE W/ BACKSPASH	
108	BATHROOM	WOOD	LVT	PNT	PNT	N/A	
109	OFFICE	WOOD	LVT	PNT	PNT	N/A	

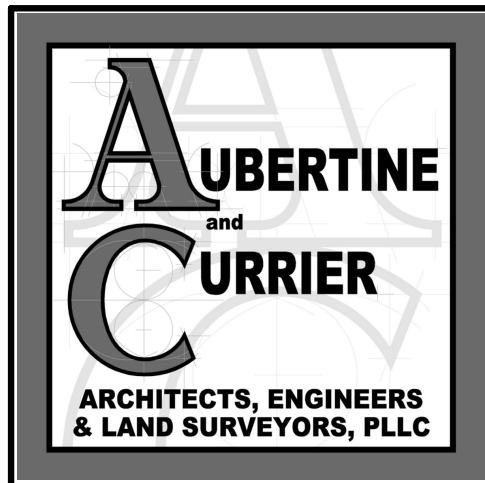
LVT - LUXURY VINYL TILE  
PNT - PAINT



**B PROPOSED REFLECTED CEILING PLAN**  
1/4" = 1'-0"



**A PROPOSED FLOOR PLAN**  
1/4" = 1'-0"



NYS WBE/DBE Certified  
SBA Woman Owned  
Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street  
Watertown, New York 13601  
Phone: (315)782-2005

The above Architect, Engineer or Land Surveyor states that to the best of his or her knowledge, information and belief, the plans and specifications are in accordance with applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direct supervision of a Registered Architect, Licensed Professional Engineer or Licensed Land Surveyor to alter this document in any way. If altered, such licensee shall affix his or her seal and the notification "altered by" followed by his or signature, date and a specific description of the alteration.

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**THREE LAKES HOLDINGS, LLC**  
**BUILDING RENOVATION**  
56 LAKE STREET  
TUPPER LAKE, NY

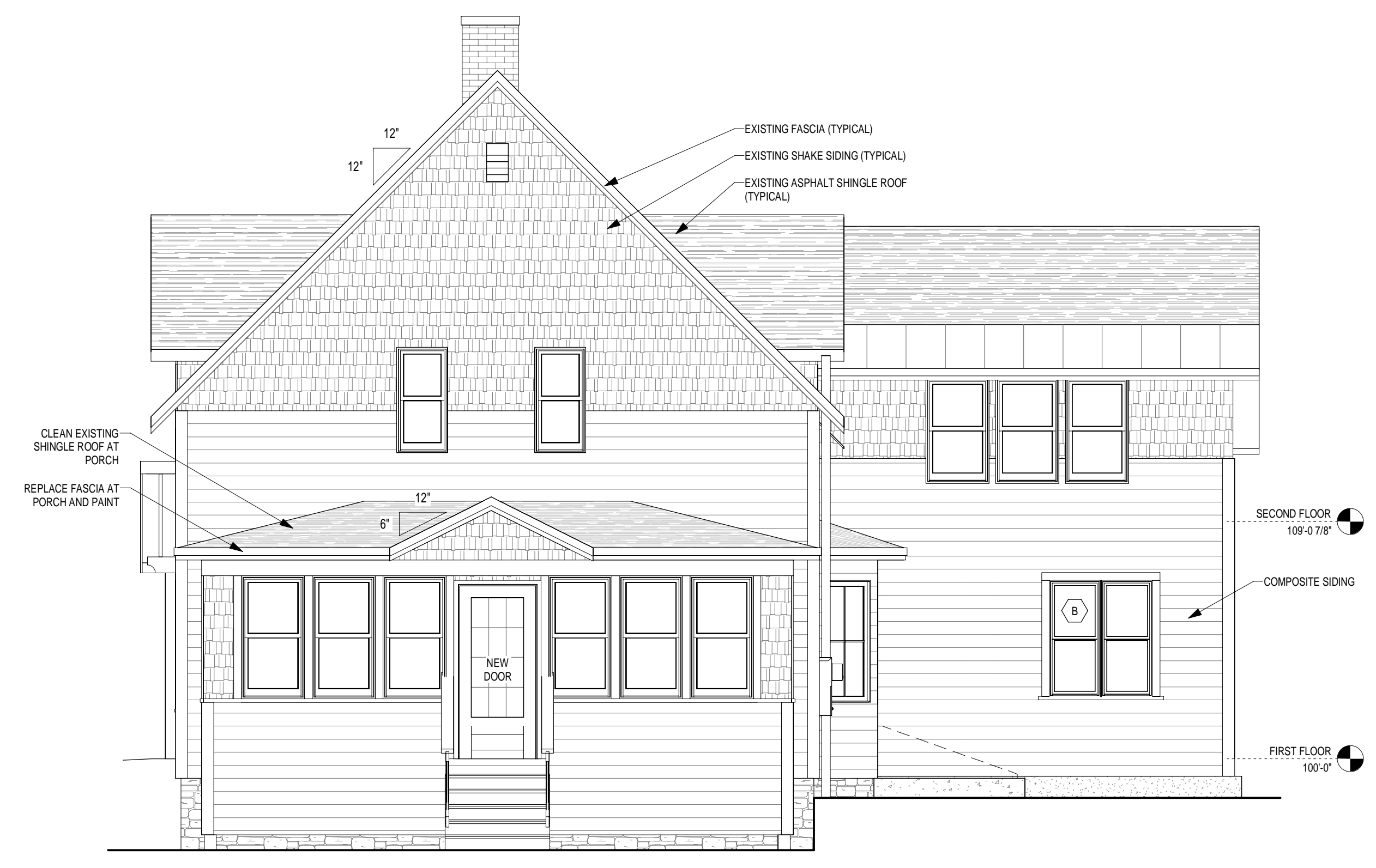
PROJECT NO: 2023-167  
SCALE: As indicated  
DRAWN BY: EMW  
CHECKED BY: AMM  
ISSUE DATES:  
DATE: 2024-02-28 - BID SET  
2024-03-18 - REVISED

PROPOSED FLOOR PLAN

**A100**



**1 EAST ELEVATION**  
1/4" = 1'-0"

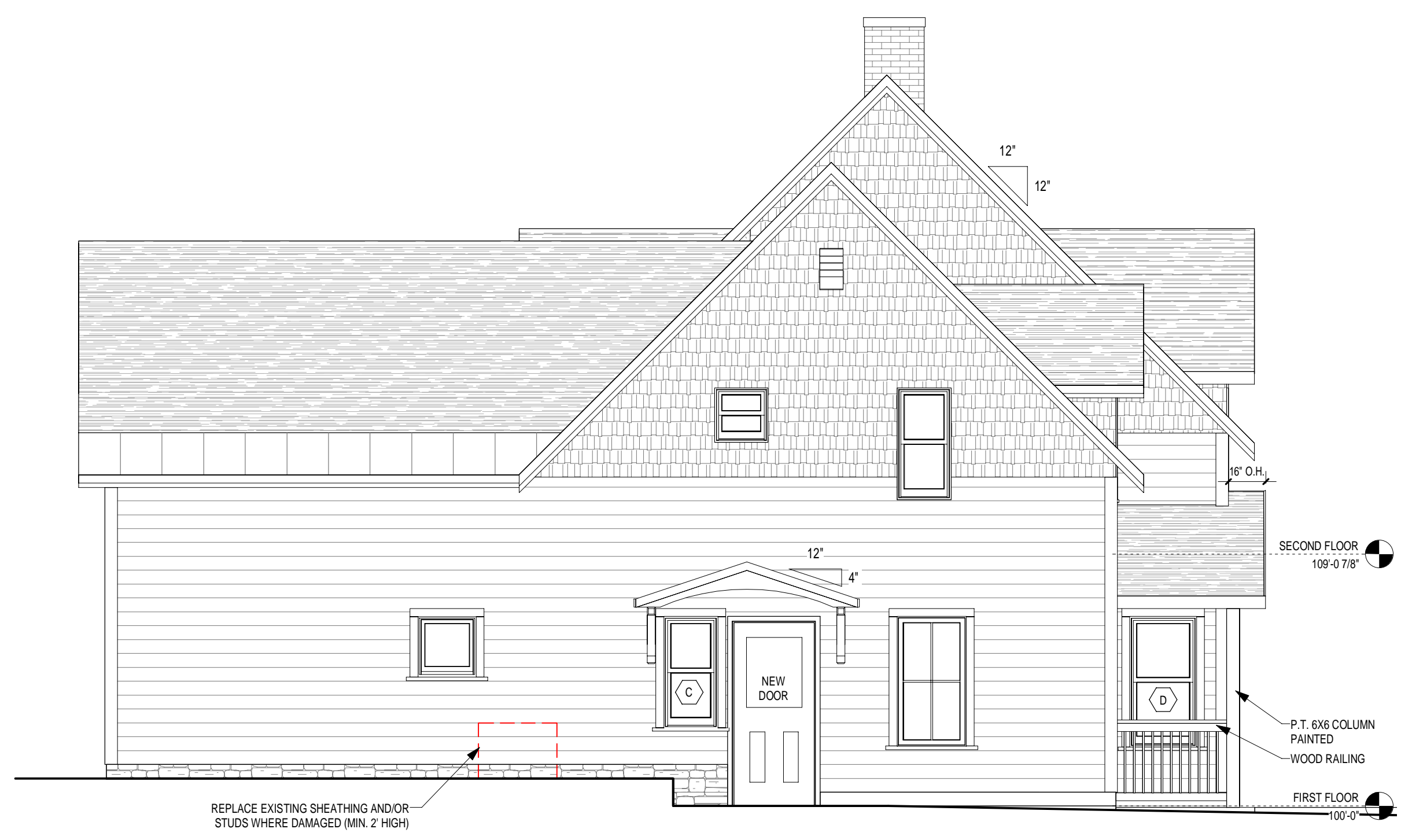


**2 NORTH ELEVATION**  
1/4" = 1'-0"

- NEW WORK NOTES:**
1. PAINT ALL EXISTING FASCIAS ON MAIN HOUSE & DORMERS.
  2. REPLACE FASCIA ON PORCH & PAINT
  3. PAINT ALL EXISTING SHAKE SIDING. REPLACE AS NECESSARY WHERE ROTTED (PROVIDE UNIT PRICE BID ITEM).
  4. SCRAPE & PAINT ALL EXISTING EXTERIOR WINDOWS & WINDOW TRIM ON HOUSE AND PORCH. REPLACE TRIM AS NECESSARY WHERE ROTTED (PROVIDE UNIT PRICE BID ITEM).
  5. PAINT EXISTING CANNOPY ROOF BRACKETS & FASCIAS.
  6. REPOINT EXISTING STONE FOUNDATION AS NECESSARY ABOVE GRADE (PROVIDE UNIT PRICE BIT ITEM).

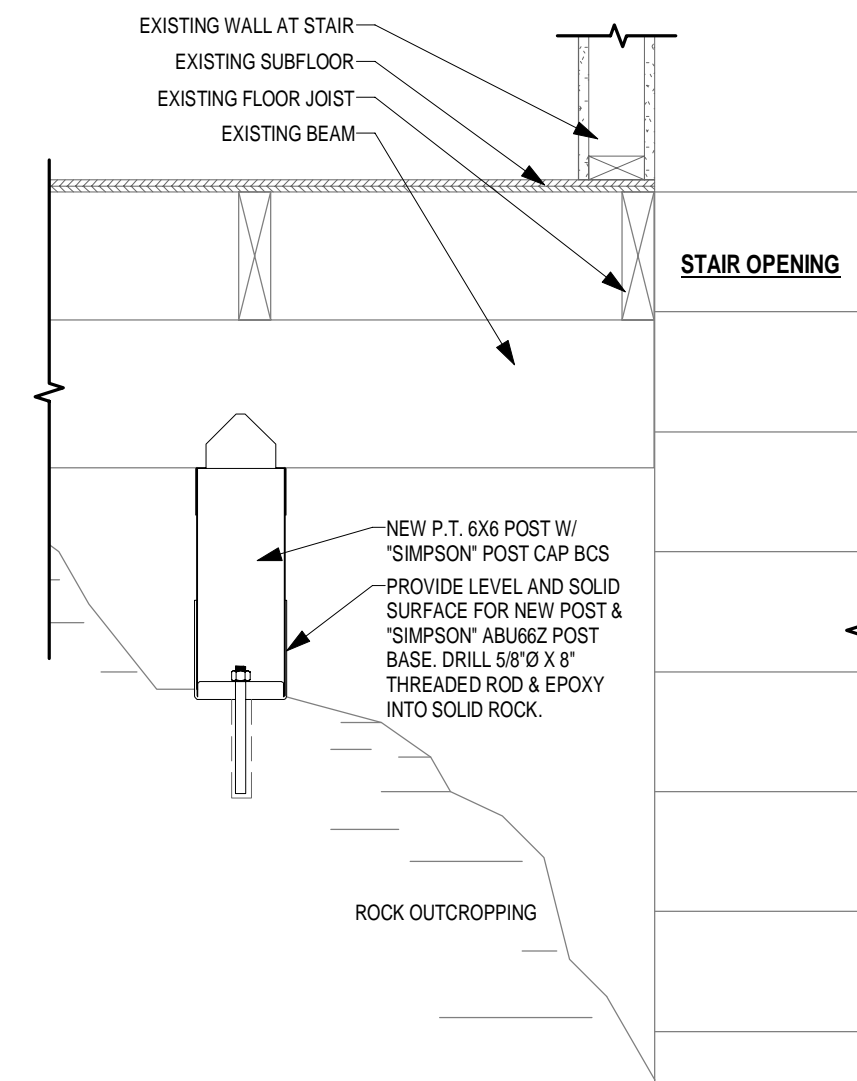


**4 WEST ELEVATION**  
1/4" = 1'-0"

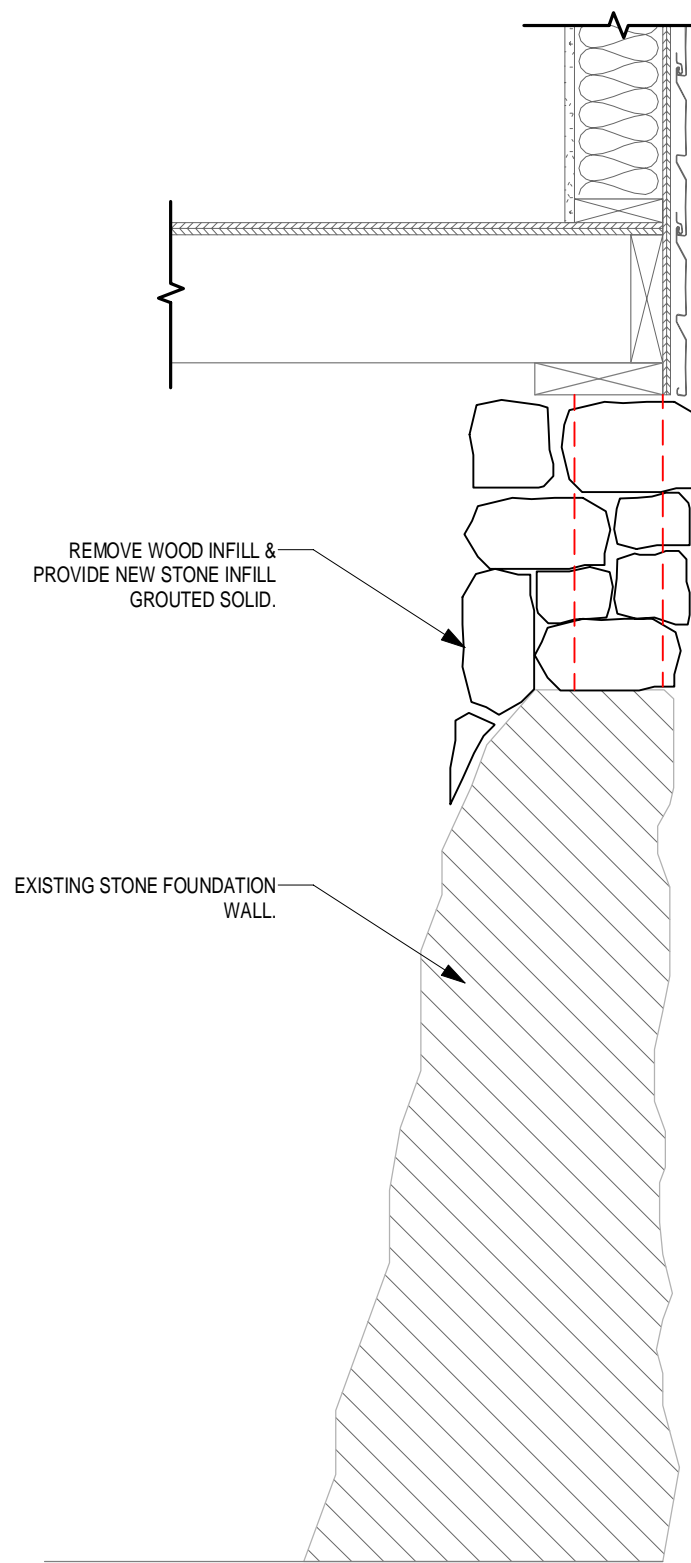


**3 SOUTH ELEVATION**  
1/4" = 1'-0"

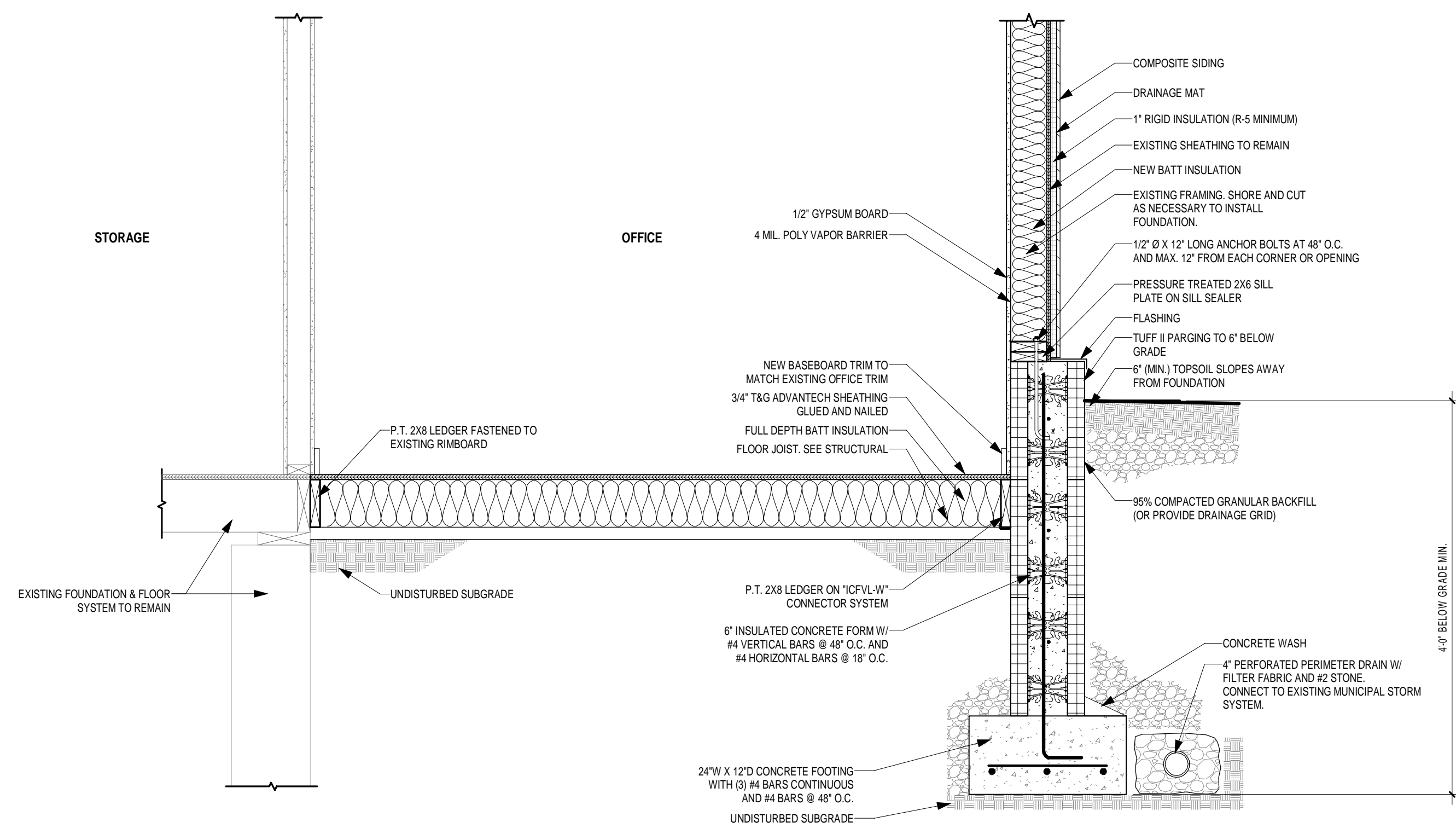




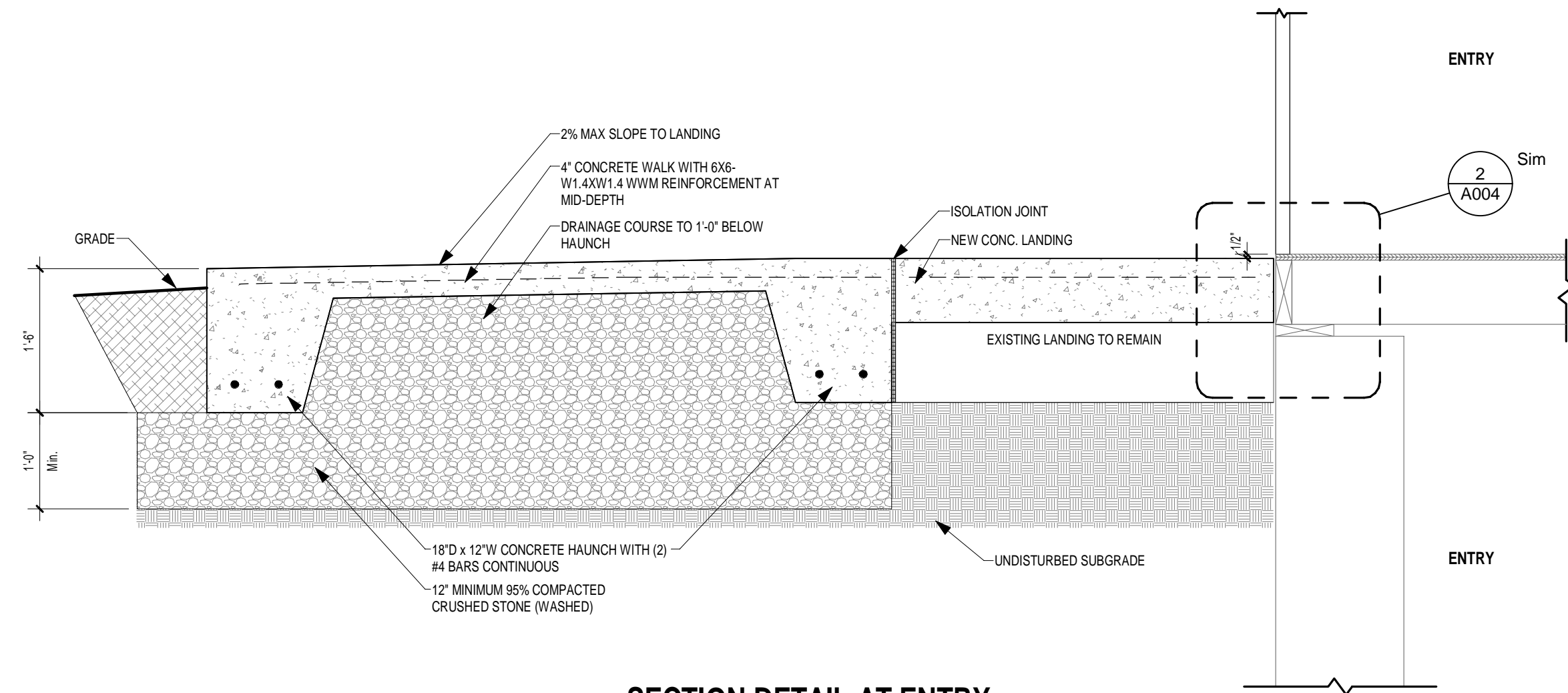
**2 SECTION DETAIL**  
1" = 1'-0"



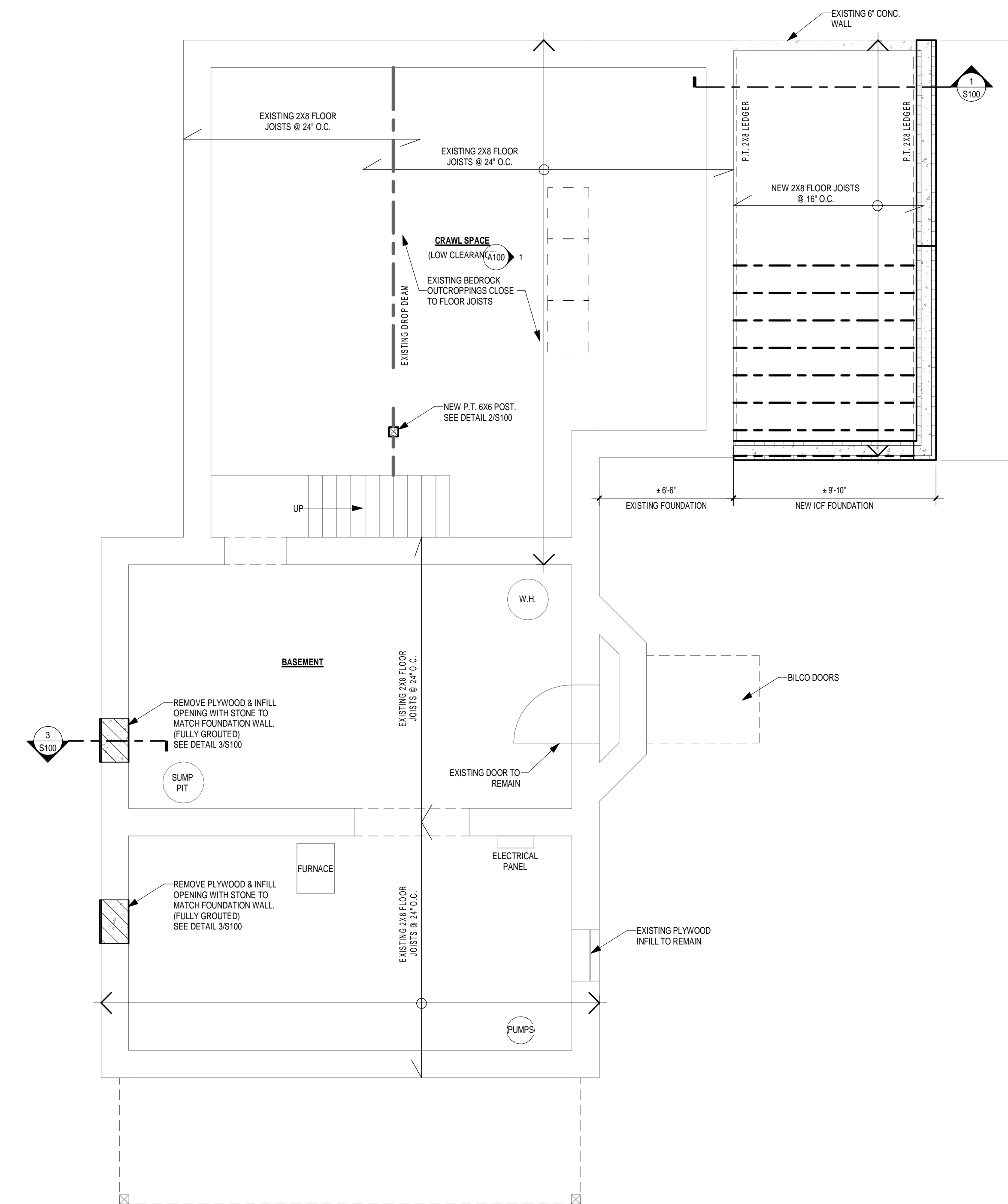
**3 SECTION DETAIL**  
1" = 1'-0"



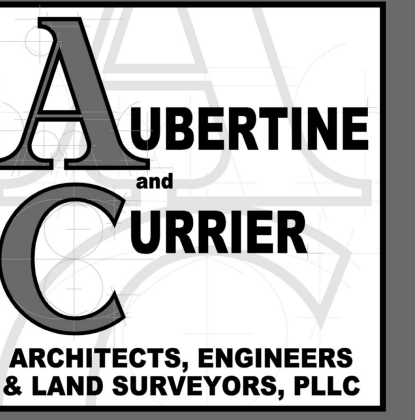
**1 SECTION DETAIL**  
3/4" = 1'-0"



**4 SECTION DETAIL AT ENTRY**  
3/4" = 1'-0"



**A FOUNDATION PLAN**  
1/4" = 1'-0"



NYS WBE/DBE Certified  
SBA Woman Owned  
Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street  
Watertown, New York 13601  
Phone: (315)782-2005

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THREE LAKES HOLDINGS, LLC  
BUILDING RENOVATION  
56 LAKE STREET  
TUPPER LAKE, NY

PROJECT NO: 2023-167  
SCALE: As indicated  
DRAWN BY: EMW  
CHECKED BY: AMM  
ISSUE DATES:  
DATE: 2024-02-28 - BID SET

FOUNDATION PLAN & DETAILS

S100







# **ASBESTOS SURVEY/INSPECTION**

**For the Dwelling Located at:  
56 Lake St. Tupper Lake, NY 12986**



**Flatley Read, Inc.  
P.O. Box 104  
Schuylerville, NY 12871  
(518) 577-5681  
Asbestos Handling License Number: 199443**

**Date of Site Visit: 04/10/2024**

## ***SECTION I - INTRODUCTION***

On **04/10/2024** Flatley Read, Inc. conducted a survey for the presence of asbestos containing materials at the building located at **56 Lake St. Tupper Lake, NY 12986**. **Michael Jenison** (Asbestos Inspector #23-6TZO-H-SHAB) conducted this inspection following procedures and guidelines commonly used and accepted by federal and state regulations. The objective of the survey was to identify the presence and approximate locations and quantities of suspect and/or confirmed asbestos containing materials.

An initial walkthrough of the designated areas was conducted by an experienced The inspector collected representative samples of materials to be impacted per the work scope provided by the client. The inspector selected these materials for inclusion in the inspection through professional experience and an understanding of the historical uses of asbestos.

Materials included in the survey were identified and recorded with respect to grouped homogeneous sampling areas. Representative bulk material samples were collected from locations within each homogeneous sampling area. Sampling information was recorded on chain of custody forms for documentation. Samples were individually preserved within a container and transported to an independent laboratory for asbestos analysis.

Laboratory analysis of asbestos samples via polarized light microscopy (PLM) and/or transmission electron microscopy (TEM) was conducted by AmeriSci New York, 117 East 30<sup>th</sup> Street, New York, NY 10016 (ELAP# 11480). Sample analysis was conducted as follows:

- “Friable” Asbestos Samples – PLM
- “Non-Friable” Organically Bound (NOB) Asbestos Samples – PLM and, if negative, TEM for confirmation as required under NYSDOH-ELAP regulations.

## ***SECTION II - LIMITATIONS***

The information provided in this report was compiled from field and laboratory data obtained during the site visit. Observations noted and recorded are intended to represent the conditions that existed at the subject site at the time and date that the observations were made.

Flatley Read has not conducted its own analytical but has utilized an independent NYS-DOH ELAP approved laboratory to provide the analytical results contained in this report. All discussions, findings, and conclusions are based on information that Flatley Read received and understood to be factual.

Determinations of suspect asbestos containing materials within the building were subject to the accessibility of individual areas or spaces. Flatley Read accepts no responsibility for the content of the building materials within areas or spaces that were unknown to us or not reasonably accessible. Flatley Read assumes no liability for any buildings that were not identified by the client that may fall under state or federal regulations.

All quantities of ACM provided in this report are provided as required by law and are believed to be accurate. If this report is to be used for bidding purposes, field verification of quantities is recommended by the abatement contractor prior to bidding.

Conclusions and recommendations provided in this report are based on the assumption that materials identified are homogeneous throughout their application.

This report has been compiled for the exclusive use of the property owner, successors, and/or assigns. This report and its contents represent confidential information and should not be duplicated without the express permission of the homeowner, successors, and/or assigns. This report should only be reproduced in its entirety and all the appropriate information provided.

The following limitation/conditions were noted as part of the survey:

- OSHA requires that an employer not expose its workers above the PEL and therefore specific training, work practices and/or respiratory protection may need to be a consideration when handling materials that are less than one percent.
- The inspection was performed in accordance with New York State Industrial Code Rule 56 Section 5.1. It is the responsibility of the owner or its agent to forward a copy of this report to the local government entity charged with issuing a permit for such demolition, renovation, remodeling or repair work under applicable State or local laws as well as to the NYS Department of Labor Asbestos Control Bureau. Flatley Read will not send this report to the NYSDOL without written permission from its client due to the sensitive nature of the information present in this report.
- A copy of 56-5.1 is available upon request.
- This report reflects the conditions found at the date and time of the inspection(s). Conditions of the area and materials may change due to external events, forces or influences. Re-inspection of the area may be required prior to the start of any work if an extended period of time has passed or if disturbances have occurred.
- All asbestos locations on drawings are approximate. All quantities are estimated and must be field verified prior to use as part of a bidding document. Materials may extend or be hidden behind or within other materials or structural members. Any contractor or other user of this report is required to physically confirm the quantities and verify measurements of materials to be removed, to be bid for removal, or for any other purpose. Contractors are responsible to physically visit the site and confirm all quantities for bidding purposes.
- Flatley Read did not inspect any exterior area below grade. Foundation sealers buried piping and other items may exist below grade which may contain asbestos.

### ***SECTION III – ASBESTOS SAMPLING SUMMARY***


The results of the sampling are provided in Table 1 (Asbestos Sampling Results) and the asbestos findings provided in Table 2 (Asbestos Findings). The laboratory results and sample location map(s) are also provided in the following Attachments.



Table 1 – Asbestos Sampling Results

N/A	Description	Location/Area	PLM Results (% Type)	TEM Results (% Type)
1 A, B	Brown/Black/Green Non-Fibrous Floor Covering	Feature Office Floor	NAD	NAD
2 A, B	Black/Brown/Red Non-Fibrous Floor Covering	Feature Office Floor	NAD	NAD
3 A, B	White Fibrous Ceiling and Wall Insulation	Feature Office Ceiling and Wall	NAD	N/A
4 A, B	Brown Fibrous Wall Board	Throughout Wall Upper Layer	NAD	N/A
5 A, B	Gray/Tan Non-Fibrous Wall Plaster	Throughout Wall Bottom Layer	NAD	N/A
6 A, B	White Non-Fibrous Shower Caulk	Bathroom Shower	NAD	NAD
7 A, B	Off-White Non-Fibrous Glazing Compound	Exterior Windows	NAD	NAD
8 A, B	Off-White/Tan Non-Fibrous Popcorn Ceiling	Entry, Lobby, Rachel's Office Ceiling	Chrysotile 2.6%	N/A

Table 2 – Asbestos Findings

Sample Number	Material & Condition	Location	Quantity	Asbestos Type & %	Photo
8 A, B	Off-White/Tan Non-Fibrous Popcorn Ceiling	Entry, Lobby, Rachel's Office Ceiling	360 sq ft	Chrysotile 2.6%	



## PLM Bulk Asbestos Report

Flatley Read, Inc.  
Attn: Michelle DeGarmo  
P.O. Box 104  
  
Shuylerville, NY 12871

**Date Received** 04/16/24     **AmeriSci Job #** 224042339  
**Date Examined** 04/21/24     **P.O. #**  
**ELAP #** 11480     **Page** 1 of 4  
**RE:** S6 Lake-FC-DRI; S6 Lake St., Tupper Lake, New York

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1A 1	224042339-01 <b>Location:</b> Feature Office Floor - Brown, Black, Green Floor Covering	<b>No</b>	NAD (by NYS ELAP 198.6) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Brown/Black, Homogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 7.1%			
1B 1	224042339-02 <b>Location:</b> Feature Office Floor - Brown, Black, Green Floor Covering	<b>No</b>	NAD (by NYS ELAP 198.6) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Brown/Black, Homogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 7.3%			
2A 2	224042339-03 <b>Location:</b> Feature Office Floor - Blakc, Brown, Red Floor Covering	<b>No</b>	NAD (by NYS ELAP 198.6) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Brown, Homogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 10%			
2B 2	224042339-04 <b>Location:</b> Feature Office Floor - Blakc, Brown, Red Floor Covering	<b>No</b>	NAD (by NYS ELAP 198.6) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Brown, Homogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 15.9%			
3A 3	224042339-05 <b>Location:</b> Feature Office Ceiling, Wall - Whiteish Insulation	<b>No</b>	NAD (by NYS ELAP 198.1) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> White, Homogeneous, Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Fibrous glass 80%, Non-fibrous 20%			

Client Name: Flatley Read, Inc.

# PLM Bulk Asbestos Report

S6 Lake-FC-DRI; S6 Lake St., Tupper Lake, New York

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
3B 3	224042339-06 <b>Location:</b> Feature Office Ceiling, Wall - Whiteish Insulation	<b>No</b>	NAD (by NYS ELAP 198.1) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> White, Homogeneous, Fibrous, Bulk Material			
<b>Asbestos Types:</b>			
<b>Other Material:</b> Fibrous glass 80%, Non-fibrous 20%			
4A 4	224042339-07 <b>Location:</b> Walls Throughout Top Layer - Tan / Off-White Wall Board	<b>No</b>	NAD (by NYS ELAP 198.1) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Brown, Homogeneous, Fibrous, Bulk Material			
<b>Asbestos Types:</b>			
<b>Other Material:</b> Cellulose 100%, Non-fibrous Trace			
4B 4	224042339-08 <b>Location:</b> Walls Throughout Top Layer - Tan / Off-White Wall Board	<b>No</b>	NAD (by NYS ELAP 198.1) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Brown, Homogeneous, Fibrous, Bulk Material			
<b>Asbestos Types:</b>			
<b>Other Material:</b> Cellulose 100%, Non-fibrous Trace			
5A 5	224042339-09 <b>Location:</b> Walls Throughout Bottom Layer - Gray Plaster B. W/ Tan	<b>No</b>	NAD (by NYS ELAP 198.1) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Grey, Homogeneous, Non-Fibrous, Bulk Material			
<b>Asbestos Types:</b>			
<b>Other Material:</b> Cellulose 5%, Non-fibrous 95%			
5B 5	224042339-10 <b>Location:</b> Walls Throughout Bottom Layer - Gray Plaster B. W/ Tan	<b>No</b>	NAD (by NYS ELAP 198.1) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Grey, Homogeneous, Non-Fibrous, Bulk Material			
<b>Asbestos Types:</b>			
<b>Other Material:</b> Cellulose 6%, Non-fibrous 94%			
6A 6	224042339-11 <b>Location:</b> Bathroom Shower - White Caulk	<b>No</b>	NAD (by NYS ELAP 198.6) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> White, Homogeneous, Non-Fibrous, Bulk Material			
<b>Asbestos Types:</b>			
<b>Other Material:</b> Non-fibrous 11.7%			

# PLM Bulk Asbestos Report

S6 Lake-FC-DRI; S6 Lake St., Tupper Lake, New York

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
6B 6	224042339-12 <b>Location:</b> Bathroom Shower - White Caulk	<b>No</b>	NAD (by NYS ELAP 198.6) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> White, Homogeneous, Non-Fibrous, Bulk Material			
<b>Asbestos Types:</b>			
<b>Other Material:</b> Non-fibrous 9.6%			
7A 7	224042339-13 <b>Location:</b> Windows Exterior - Whiteish Glazing Compound	<b>No</b>	NAD (by NYS ELAP 198.6) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Off-White, Homogeneous, Non-Fibrous, Bulk Material			
<b>Asbestos Types:</b>			
<b>Other Material:</b> Non-fibrous 14.5%			
7B 7	224042339-14 <b>Location:</b> Windows Exterior - Whiteish Glazing Compound	<b>No</b>	NAD (by NYS ELAP 198.6) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Off-White, Homogeneous, Non-Fibrous, Bulk Material			
<b>Asbestos Types:</b>			
<b>Other Material:</b> Non-fibrous 19.1%			
8A 8	224042339-15 <b>Location:</b> Entry, Lobby, Rachel's Office Ceiling - Popcorn Ceiling White / Tan	<b>Yes</b>	2.6% <sup>1</sup> (ELAP 400 PC) by Khaalid W. Perine on 04/21/24
<b>Analyst Description:</b> Off-White/Tan, Homogeneous, Non-Fibrous, Bulk Material			
<b>Asbestos Types:</b> Chrysotile 2.6 %			
<b>Other Material:</b> Non-fibrous 40.1%			
8B 8	224042339-16 <b>Location:</b> Entry, Lobby, Rachel's Office Ceiling - Popcorn Ceiling White / Tan		NA/PS
<b>Analyst Description:</b> Bulk Material			
<b>Asbestos Types:</b>			
<b>Other Material:</b>			

Client Name: Flatley Read, Inc.

# PLM Bulk Asbestos Report

S6 Lake-FC-DRI; S6 Lake St., Tupper Lake, New York

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## Reporting Notes:

- (1) Sample prepared for analysis by ELAP 198.6 method

Analyzed by: Khalid W. Perine  
Date: 4/21/2024



Reviewed by: Marwan A. Alahiri



\*NAD/NSD =no asbestos detected; NA =not analyzed; NA/PS=not analyzed/positive stop, (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; PLM Bulk Asbestos Analysis using Nikon , Model Labophot Pol, Microscope, Serial #: 952065, by Appd E to Subpt E, 40 CFR 763 quantified by either CVES or 400 pt ct as noted for each analysis (NVLAP 200546-0), ELAP PLM Method 198.1 for NY friable samples, which includes the identification and quantitation of vermiculite, or ELAP 198.6 for NOB samples, or EPA 400 pt ct by EPA 600-M4-82-020 (NY ELAP Lab 11480); Note:PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non asbestos-containing in NY State (also see EPA Advisory for floor tile, FR 59,146,38970,8/1/94) National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the lab.This PLM report relates ONLY to the items tested. RI Cert AAL-094, CT Cert PH-0186, Mass Cert AA000054, NJ Lab ID #NY031.

\_\_\_\_\_END OF REPORT\_\_\_\_\_

Client Name: Flatley Read, Inc.

**Table I**  
**Summary of Bulk Asbestos Analysis Results**  
 S6 Lake-FC-DRI; S6 Lake St., Tupper Lake, New York

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01	1A	1	0.203	69.5	23.3	7.1	NAD	NAD
	Location: Feature Office Floor - Brown, Black, Green Floor Covering							
02	1B	1	0.165	71.4	21.2	7.3	NAD	NAD
	Location: Feature Office Floor - Brown, Black, Green Floor Covering							
03	2A	2	0.502	68.2	21.9	10.0	NAD	NAD
	Location: Feature Office Floor - Blakc, Brown, Red Floor Covering							
04	2B	2	0.313	63.9	20.2	15.9	NAD	NAD
	Location: Feature Office Floor - Blakc, Brown, Red Floor Covering							
05	3A	3	----	----	----	----	NAD	NA
	Location: Feature Office Ceiling, Wall - Whiteish Insulation							
06	3B	3	----	----	----	----	NAD	NA
	Location: Feature Office Ceiling, Wall - Whiteish Insulation							
07	4A	4	----	----	----	----	NAD	NA
	Location: Walls Throughout Top Layer - Tan / Off-White Wall Board							
08	4B	4	----	----	----	----	NAD	NA
	Location: Walls Throughout Top Layer - Tan / Off-White Wall Board							
09	5A	5	----	----	----	----	NAD	NA
	Location: Walls Throughout Bottom Layer - Gray Plaster B. W/ Tan							
10	5B	5	----	----	----	----	NAD	NA
	Location: Walls Throughout Bottom Layer - Gray Plaster B. W/ Tan							
11	6A	6	0.135	71.9	16.4	11.7	NAD	NAD
	Location: Bathroom Shower - White Caulk							
12	6B	6	0.135	70.3	20.2	9.6	NAD	NAD
	Location: Bathroom Shower - White Caulk							
13	7A	7	0.335	19.1	66.3	14.5	NAD	NAD
	Location: Windows Exterior - Whiteish Glazing Compound							
14	7B	7	0.182	22.8	58.1	19.1	NAD	NAD
	Location: Windows Exterior - Whiteish Glazing Compound							
15	8A	8	0.130	39.9	17.4	40.1	Chrysotile 2.6	NA
	Location: Entry, Lobby, Rachel's Office Ceiling - Popcorn Ceiling White / Tan							
16	8B	8	0.116	33.2	24.2	42.6	NA/PS	NA
	Location: Entry, Lobby, Rachel's Office Ceiling - Popcorn Ceiling White / Tan							

See Reporting notes on last page

Client Name: Flatley Read, Inc.

**Table I**  
**Summary of Bulk Asbestos Analysis Results**  
 S6 Lake-FC-DRI; S6 Lake St., Tupper Lake, New York

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
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Analyzed by: Marwan A. Alahiri  
 Date: 4/21/2024



Reviewed by: Marwan A. Alahiri



\*\*Quantitative Analysis (Semi/Full); Bulk Asbestos Analysis - PLM by Appd E to Subpt E, 40 CFR 763 or NYSDOH ELAP 198.1 for New York friable samples or NYSDOH ELAP 198.6 for New York NOB samples; TEM (Semi/Full) by EPA 600/R-93/116 (or NYSDOH ELAP 198.4; for New York samples). Analysis using Hitachi, Model H600-Noran 7 System, Microscope, Serial #: 600-27-6. NAD = no asbestos detected during a quantitative analysis; NA = not analyzed; Trace = <1%; (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only; Qualitative Analysis: Asbestos analysis results of "Present" or "NVA = No Visible Asbestos" represents results for Qualitative PLM or TEM Analysis only (no accreditation coverage available from any regulatory agency for qualitative analyses): NVLAP (PLM) 200546-0, NYSDOH ELAP Lab 11480, NJ Lab ID #NY031.

Warning Note: PLM limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris for which PLM evaluation is recommended (i.e. soils and other heterogenous materials).





STATE OF NEW YORK - DEPARTMENT OF LABOR  
ASBESTOS CERTIFICATE

N.Y.S.



**MICHAEL JENISON**  
CLASS(EXPIRES)  
C ATEC (07/24) D INSP (07/24)  
H PM (07/24)

CERT# 23-6TZOH-SHAB  
DMV# 608027371

MUST BE CARRIED ON ASBESTOS PROJECTS



**WE ARE YOUR DOL**



**Department  
of Labor**

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

# ASBESTOS HANDLING LICENSE

Flatley Read, Inc.  
P.O. Box 104, Schuylerville, NY, 12871

License Number: 199443

License Class: RESTRICTED

Date of Issue: 03/29/2023

Expiration Date: 04/30/2024

Duly Authorized Representative: Michelle DeGarmo

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

A handwritten signature in black ink, appearing to read "Amy Phillips".

Amy Phillips, Director  
For the Commissioner of Labor

EXCELSIOR