

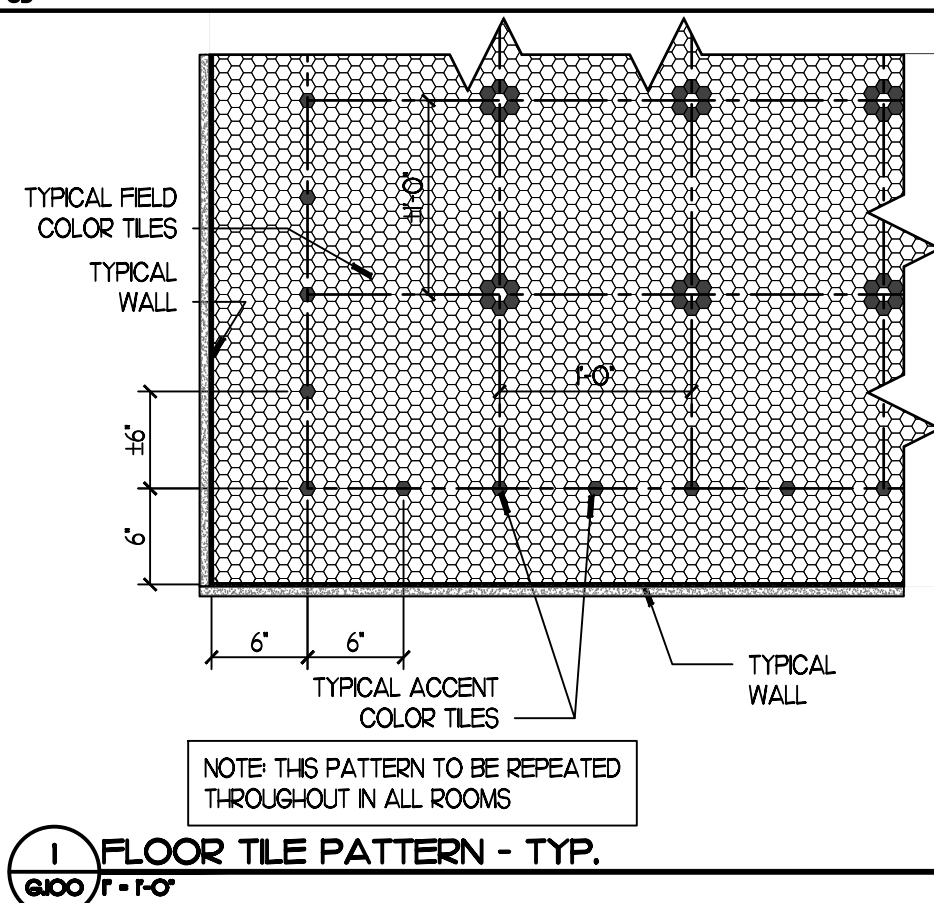
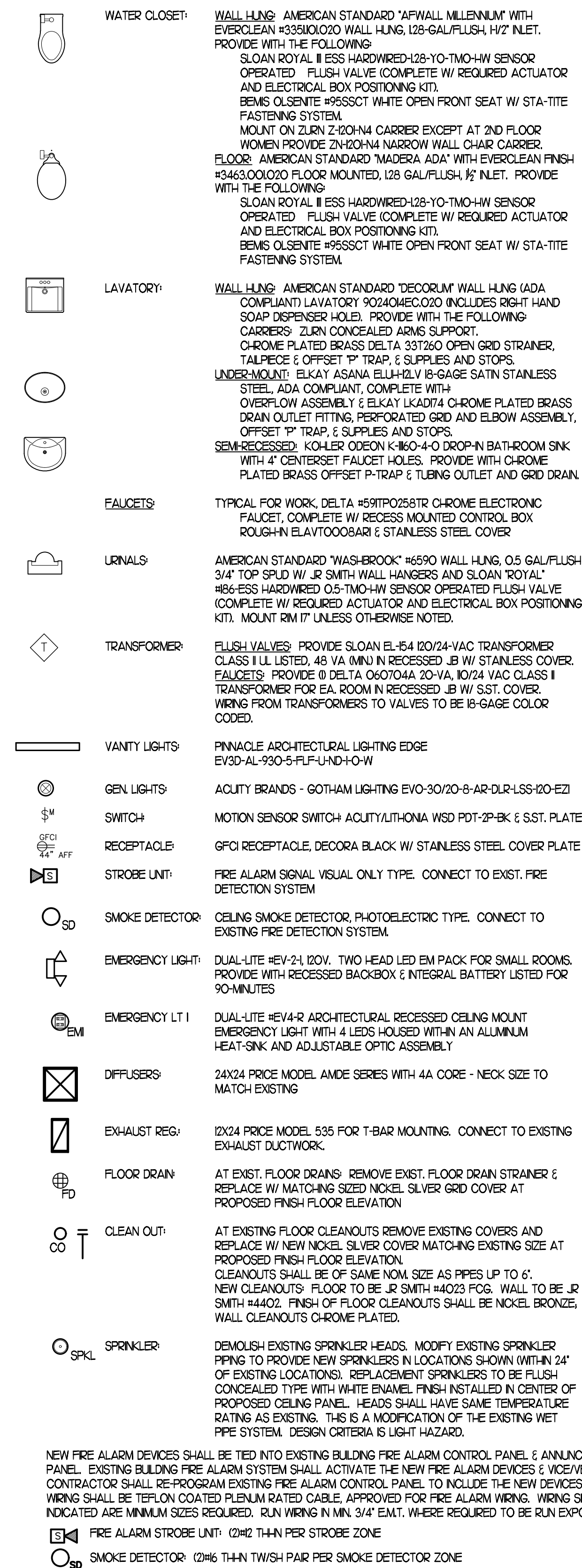
PHASING INFORMATION:

1. PHASE ONE: WOMEN 201, ANTEROOM 202, MEN 203, AND CORRIDOR 204 ARE PHASE ONE & MUST BE SUBSTANTIALLY COMPLETE PRIOR TO COMMENCEMENT OF PHASE TWO
2. PHASE TWO: SECOND FLOOR UNSEX TOILETS TO PROCEED ONLY AFTER SUBSTANTIAL COMPLETION OF PHASE ONE. CONTRACTOR SHALL WORK ON TOILET 205, TOILET (2) 206, TOILET (3) 207, AND TOILET (4) 208 ONLY AFTER COMPLETION OF PHASE ONE.
3. PHASE TWO: MEN (1) 101, WOMEN (1) 102, AND CORRIDOR 103 COMMENCEMENT OF WORK SHALL BEGIN UPON SUBSTANTIAL COMPLETION OF PHASE ONE

Sheet List Table

Sheet Number	Sheet Title
G.100	TITLE SHEET & INFO.
A.101	TOILET FLOOR PLANS
A.102	1ST FLOOR ELEV & DETAILS
A.103	2ND FLOOR ELEVATIONS
A.104	UNISEX PLANS & ELEVATION

SYMBOLS & SPECIFICATIONS



MAMARONECK TOWN CENTER RESTROOMS RENOVATION

Project Location:
Mamaroneck Town Center
740 West Boston Post Road
Mamaroneck, NY, 10543

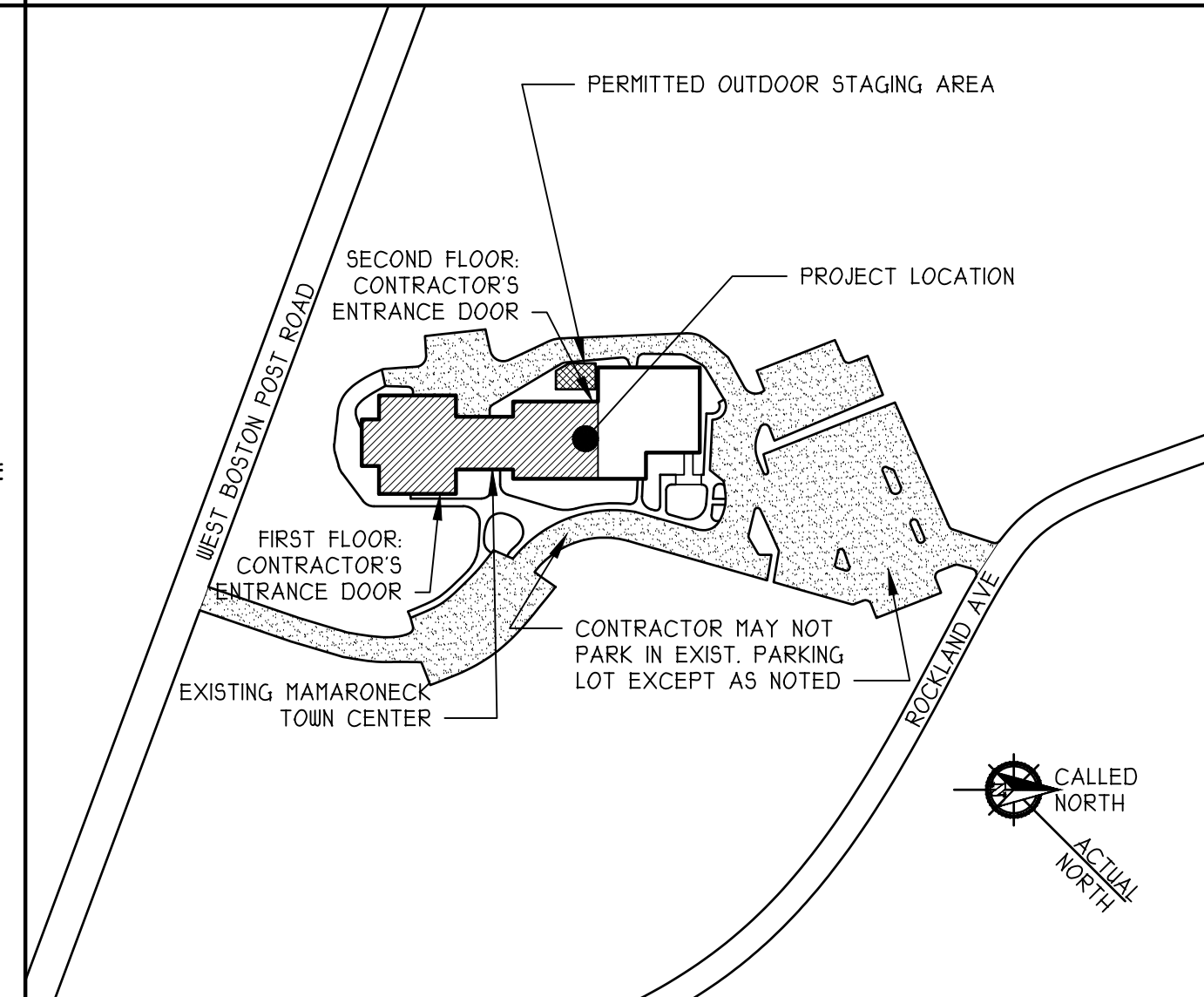
Owner:
Town of Mamaroneck
740 West Boston Post Road
Mamaroneck, NY, 10543

Architect:
Smith & Pucillo Architects
27 New Street
Katonah, NY, 10536

SITE NOTES

1. NO PARKING IS AVAILABLE ON SITE.
2. NO STORAGE OF MATERIALS IS PERMITTED OUTSIDE THE CONTRACT LIMITS INDICATED AND AS FURTHER EXPLAINED.
3. NO STAGING AREA IS AVAILABLE ON SITE OUTSIDE OF THE CONTRACT LIMITS INDICATED.
4. CONTRACTOR MUST ENSURE THAT ACTIVITIES DO NOT AFFECT THE EGRESS FROM, OR ACCESS TO THE BUILDING IN ANY WAY.
5. BUILDING WILL REMAIN OCCUPIED DURING THIS WORK. ALL MEANS OF EGRESS MUST BE OPERATIONAL AT ALL TIMES DURING OCCUPIED HOURS UNLESS OTHERWISE NOTED.
6. RESTORE SITE AREAS DAMAGED BY CONSTRUCTION ACTIVITIES.
7. PROVIDE TEMPORARY CONSTRUCTION FENCE AROUND ANY WORK AREA ESTABLISHED OUTSIDE OF THE BUILDING WITHIN THE LIMITS INDICATED.

LOCATION PLAN



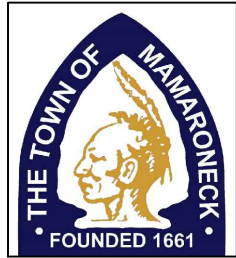
GENERAL NOTES:

1. ALL CONTRACTORS SHALL BE LICENSED AND SHALL MAINTAIN INSURANCE AS REQUIRED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL FILE AFFIDAVITS FOR PROOF OF WORKER'S COMPENSATION INSURANCE COVERAGE AND DISABILITY INSURANCE WITH THE MUNICIPALITY.
2. FOLLOW ALL WRITTEN AND NOTED DIMENSIONS - DO NOT SCALE OFF THE DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING INSPECTIONS, CLOSE-OUT DOCUMENTS, ETC. IN CONJUNCTION WITH THE WORK.
4. THE BUILDING SITE, ROADWAYS, ADJACENT ACTIVITY AREAS, ABUTTING STREETS AND ACCESS WAYS SHALL BE MAINTAINED AT ALL TIMES PER THE REQUIREMENTS OF THE BUILDING CODES AND THE REQUIREMENTS OF THE OWNER. ALL AREAS AFFECTED BY THE CONSTRUCTION, BY THE MOVEMENT OF MATERIALS AND EQUIPMENT, ETC. SHALL BE CLEANED AND WASHED DOWN ON A REGULAR BASIS. THE SITE SHALL BE MARKED, PROPERLY FENCED OFF AND MAINTAINED IN A SECURE FASHION. ANY DAMAGE TO ANY PROPERTY CAUSED BY CONSTRUCTION, DELIVERY, EQUIPMENT, ETC. SHALL BE REPAIRED TO MATCH ORIGINAL CONDITION.
5. ALL CONSTRUCTION DEBRIS SHALL BE COLLECTED AND REMOVED FROM THE WORK AREA AND LEGALLY DISPOSED OF OFF OF THE PROPERTY ON A REGULAR BASIS.
6. ANY UTILITY WORK SHALL COORDINATE WITH THE LOCAL MUNICIPALITY, ASSOCIATED UTILITY COMPANIES, ETC. PERMITS SHALL BE OBTAINED AS REQUIRED AND FEES ASSOCIATED WITH SAME SHALL BE THE BURDEN OF THE CONTRACTOR RESPONSIBLE FOR THE WORK.
7. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL APPLY FOR A CERTIFICATE OF OCCUPANCY.
8. NO LIABILITY OR RESPONSIBILITY IS ASSUMED BY THE ARCHITECT FOR ANY INFORMATION SUPPLIED BY OTHERS BELIEVED TO BE TRUE OR ACCURATE, NOR BY CONDITIONS COVERED, INACCESSIBLE, OR RESTRICTED IN ACCESS TO THE ARCHITECT. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING WITH ANY FABRICATION, ORDERING OF MATERIAL, OR PERFORMING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS OR DIMENSIONS THAT WOULD HAMPER THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9. THE LOCATIONS OF EXISTING UTILITIES, WATER, SEWERS, AND DRAINS HAVE BEEN INDICATED BASED ON THE BEST AVAILABLE INFORMATION PROVIDED BY THE OWNER. IT IS POSSIBLE THAT THE ACTUAL SUBSURFACE OR CONCEALED UTILITIES AND PIPING MAY VARY FROM THAT INDICATED. THEREFORE, PRIOR TO STARTING WORK IN ANY AREA, THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO DETERMINE THE LOCATIONS OF ALL EXISTING PIPING, CONDUIT AND STRUCTURES. HE SHALL CARRY OUT HIS OPERATIONS IN SUCH MANNER AS TO PREVENT INTERFERENCE WITH LINES WHICH ARE TO REMAIN. ANY PIPE OR CONDUIT DISTURBED IN THE COURSE OF CONTRACT SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
10. ADJACENT AREAS OUTSIDE OF CONTRACT AREAS & DISTURBED DURING THE WORK, SHALL BE REPAIRED TO NEW CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING ADJACENT TO ACTIVE POWER AND COMMUNICATION LINES TO PREVENT DAMAGE TO THESE LINES. THE CONTRACTOR SHALL REPAIR ANY POWER OR COMMUNICATION INTERRUPTION IMMEDIATELY, AT NO ADDITIONAL COST TO THE OWNER.
12. WHERE INTERFERENCE WITH OTHER UTILITIES OR CONSTRUCTION ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR MAY ADJUST THE ALIGNMENT OR ELEVATIONS OF THAT SYSTEM ONLY UPON THE APPROVAL OF THE ARCHITECT.
13. ALL DETAILS ARE TYPICAL. ALL DETAILS APPLY TO ALL SIMILAR CONSTRUCTION NOT OTHERWISE DETAILED OR NOTED. WHERE DETAILS ARE NOT NOTED, REFER TO SYMBOLS. ALL MATERIALS AND SHAPES INDICATED IN SECTIONS ARE CONTINUOUS UNLESS SPECIFICALLY NOTED OTHERWISE.
14. REMOVE EXISTING CONSTRUCTION TO THE EXTENT REQUIRED TO PROVIDE NEW CONSTRUCTION AS DETAILED UNLESS OTHERWISE NOTED. WHERE EXISTING SUBSTRATE CONSTRUCTION IS NOT SECURELY FASTENED, REFASTEN AS NECESSARY TO ADEQUATELY SECURE SUCH EXISTING CONSTRUCTION FOR ITS INTENDED USE.

GENERAL RULES OF CONDUCT

1. NO SMOKING IS ALLOWED ANYWHERE ON THE OWNER'S PROPERTY PER NEW YORK STATE LAW. VIOLATORS ARE SUBJECT TO EXCLUSION FROM THE PROPERTY.
2. NO DRINKING OF ALCOHOLIC BEVERAGES OR USE OF CONTROLLED SUBSTANCES ALLOWED ON THE OWNER'S PROPERTY. NO REPORTING TO WORK IMPAIRED BY ALCOHOL OR CONTROLLED SUBSTANCES ALLOWED. THE CONTRACTOR BEARS THE RESPONSIBILITY OF DETERMINING IF ITS, OR ITS SUBCONTRACTORS' EMPLOYEES ARE IMPAIRED WHICH WOULD JEOPARDIZE THE SAFETY OF THE PUBLIC, THE EMPLOYEES OF OTHER CONTRACTORS THEIR SUBCONTRACTORS, THE OWNER, ARCHITECT, OR CONSTRUCTION MANAGER.
3. THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, AND THEIR EMPLOYEES ARE TO REFRAIN FROM CONVERSING WITH THE OWNER'S EMPLOYEES OR ANY OCCUPANTS OF THE OWNER'S PROPERTY NOT DIRECTLY RELATED TO THE WORK. ANY CONSTRUCTION PERSONNEL FOUND CONVERSING WITH THE OWNER'S EMPLOYEES OR ANY OCCUPANTS OF THE OWNER'S PROPERTY NOT DIRECTLY RELATED TO THE WORK, WILL BE REMOVED FROM THE SITE.
4. THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, AND THEIR EMPLOYEES ARE TO REFRAIN FROM USING INDECENT LANGUAGE, ARTWORK AND DECORATION FOUND ON VEHICLES BELONGING TO CONTRACTORS OR SUBCONTRACTORS' EMPLOYEES PARKED ON OR NEAR THE OWNER'S PROPERTY THAT CONTAINS INDECENT LANGUAGE OR PICTURES SHALL EITHER BE COVERED OR REMOVED FROM THE LOCATION.
5. ALL CONSTRUCTION PERSONNEL TO WEAR PHOTO ID BADGES. ID BADGES ARE TO BE PROVIDED BY THE CONTRACTOR AND APPROVED BY THE OWNER.
6. THE USE OF RADIOS, TAPE PLAYERS, AND THE LIKE IS PROHIBITED WITHIN THE OWNER'S PROPERTY UNLESS SPECIFICALLY APPROVED BY THE OWNER.

Town of Mamaroneck Town Center:
Mamaroneck Town Center
Restrooms Renovation
740 W. Boston Post Rd
Mamaroneck, NY 11791



Owner:
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740 W. Boston Post Rd
Mamaroneck, NY 10543
914-381-7810

Smith & Pucillo
Architects

27 New Street
Katonah, NY 10536

1.914.401.4009 (Phone)
1.914.263.8027 (Cell)
msmith@smithpucillo.com

Notes

Fixture Count:

Ground Floor:

Assembly spaces: 1/1-1-occ.
 Men WC: $\frac{1}{25}=1$
 Men Lav: $\frac{1}{200}=1$
 Women WC: $\frac{1}{65}=2$
 Women Lav: $\frac{1}{200}=1$
 Business Occupancy: 74-occ
 Men WC: $\frac{1}{25}=2$
 Men Lav: $\frac{1}{40}=1$
 Women WC: $\frac{1}{25}=2$
 Women Lav: $\frac{1}{40}=1$
 Total Required:
 Men WC: 3 Act: 4
 Men Lav: 2 Act: 2
 Women WC: 4 Act: 3
 Women Lav: 2 Act: 2

First Floor:

Assembly Spaces: 45-occ.

Men WC: $\frac{1}{25}=1$
Men Lav: $\frac{7}{200}=1$
Women WC: $\frac{1}{65}=1$
Women Lav: $\frac{1}{200}=1$

Business Occupancy: 89-occ

Men WC: $\frac{1}{25}=4$
Men Lav: $\frac{7}{40}=3$
Women WC: $\frac{1}{25}=4$
Women Lav: $\frac{1}{40}=3$

Total Required:

Men WC: 5	Act: 5
Men Lav: 4	Act: 4
Women WC: 5	Act: 6
Women Lav: 4	Act: 5



I	ISSUED FOR BID	1.11.19
No.	Revision/Issue	Date

DATE: 07.01.2019

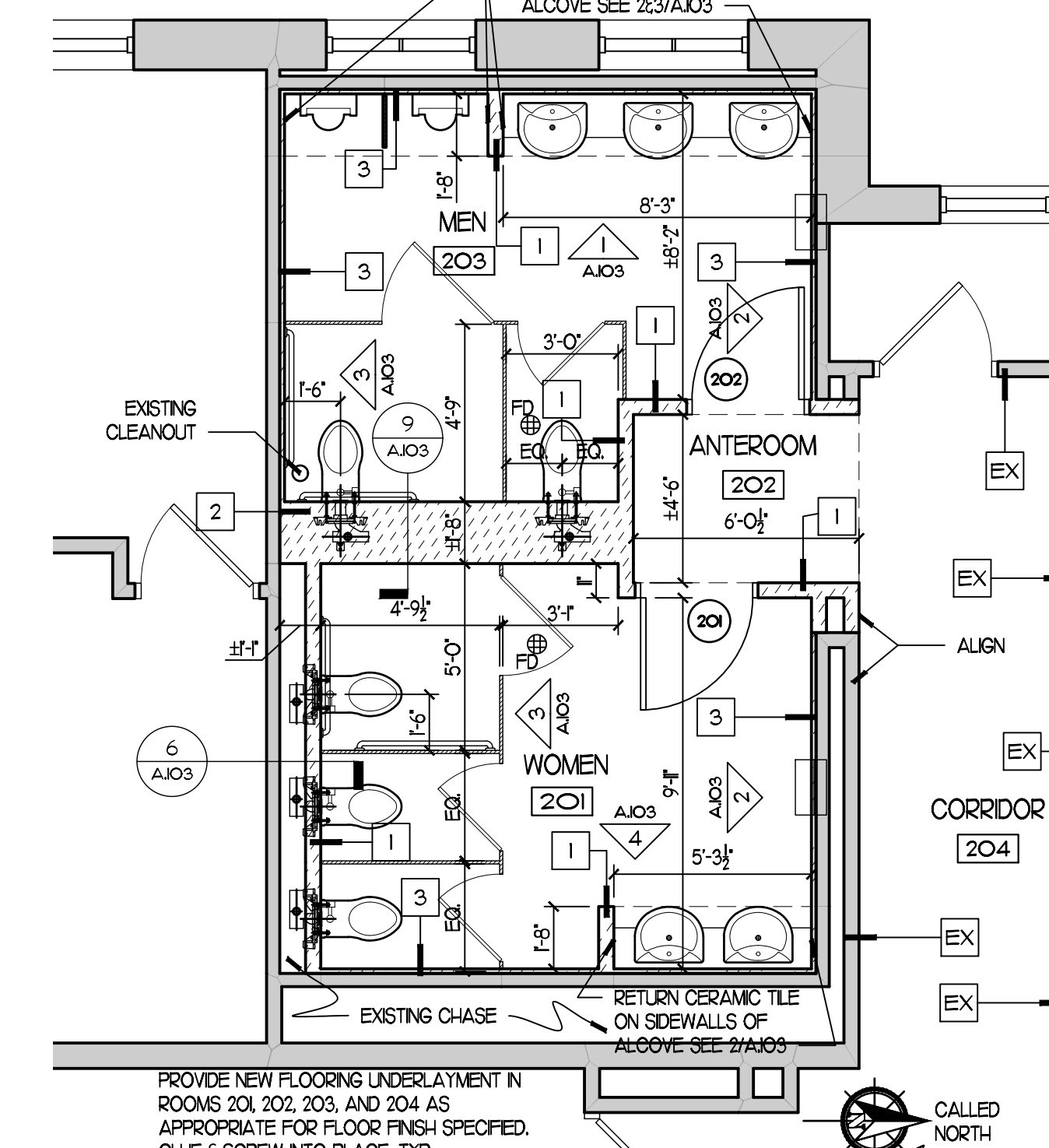
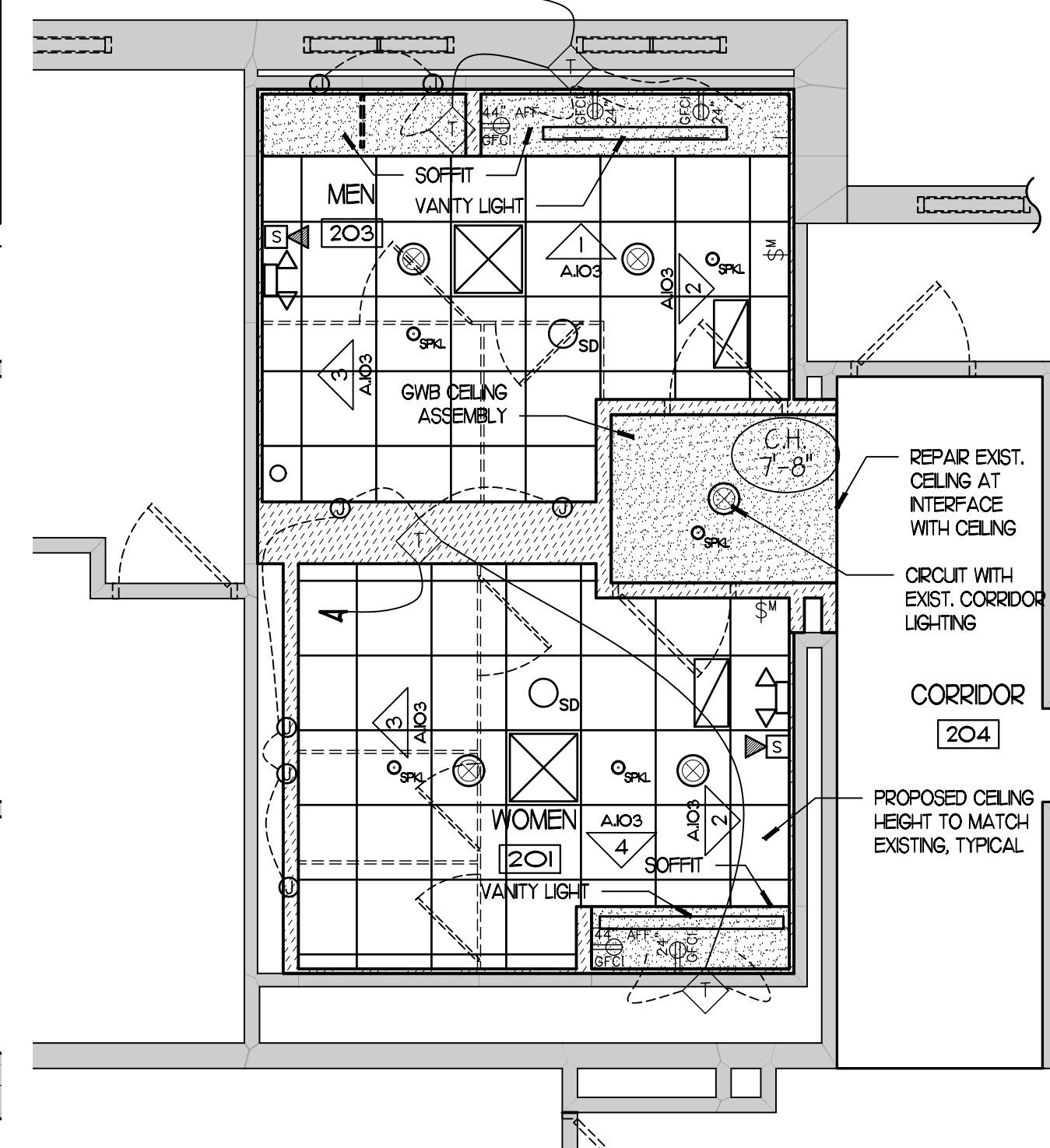
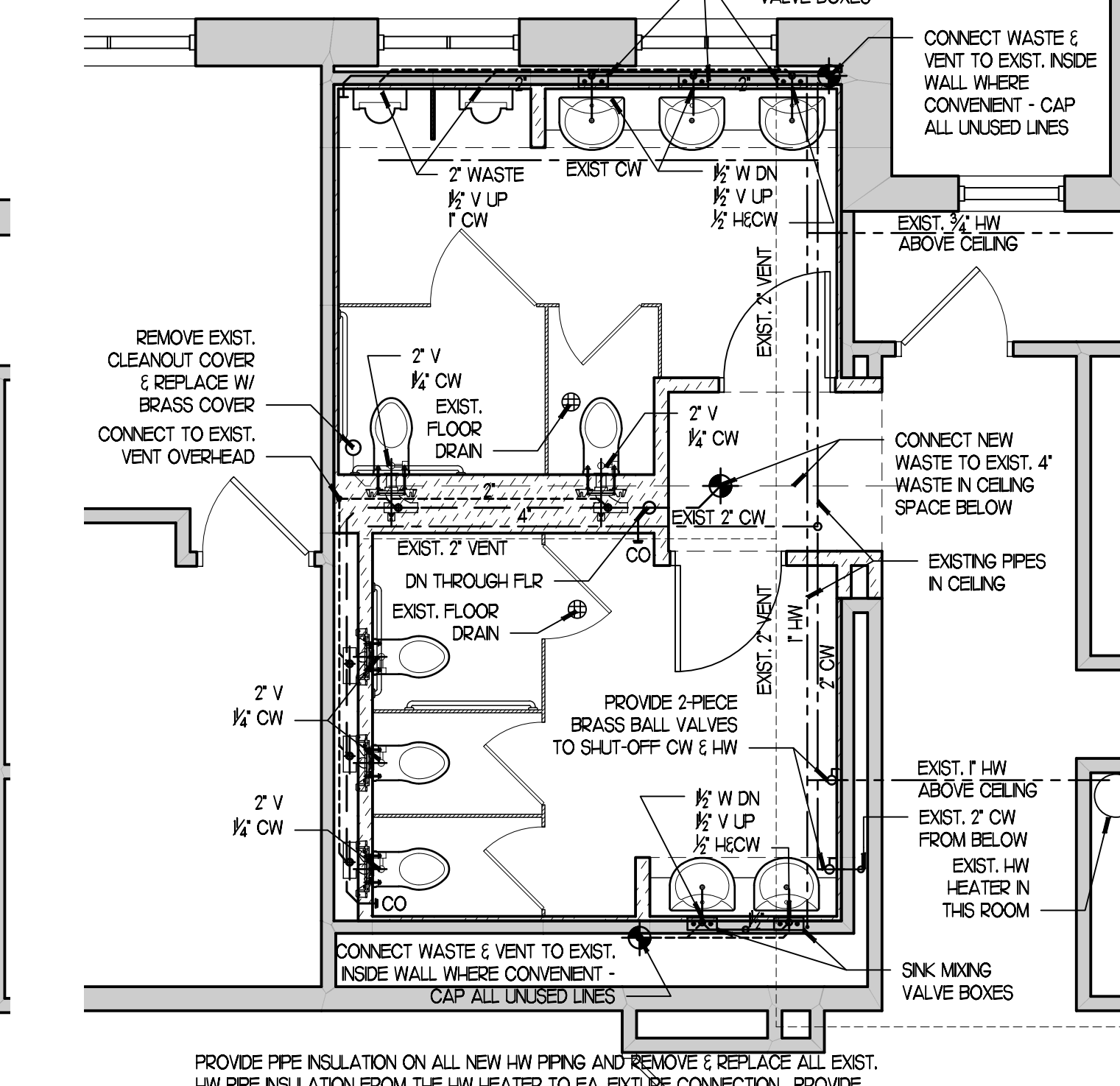
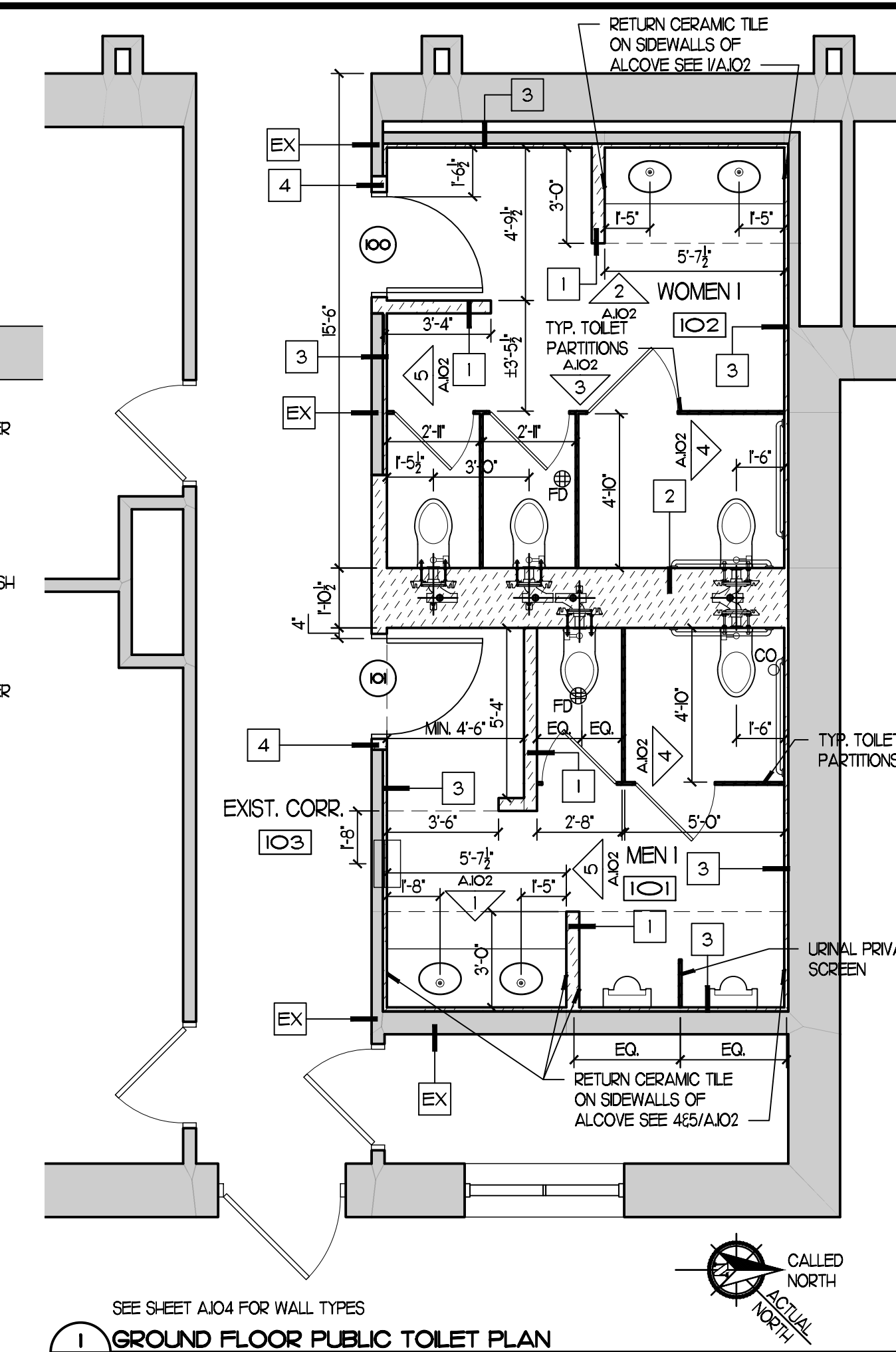
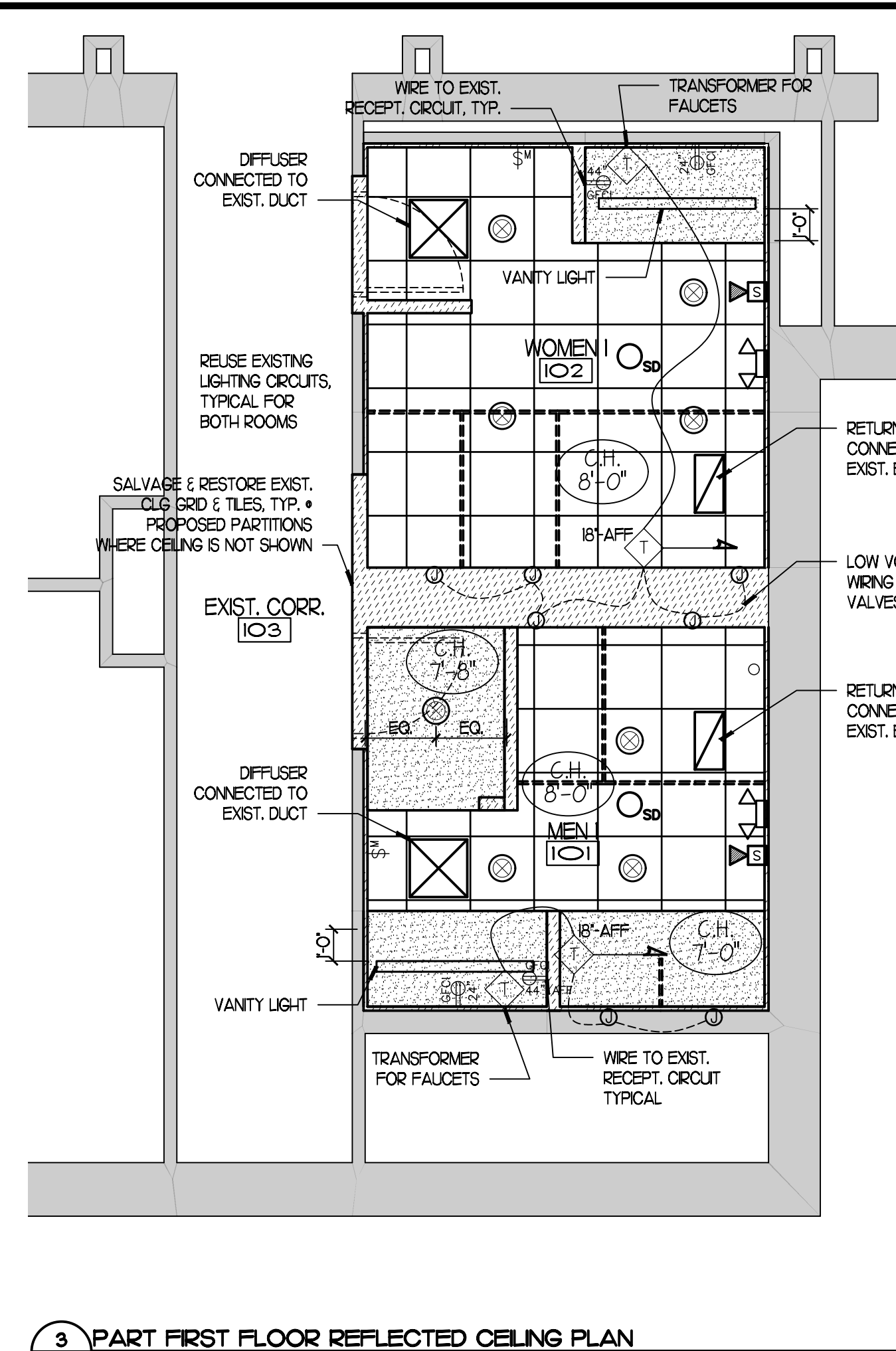
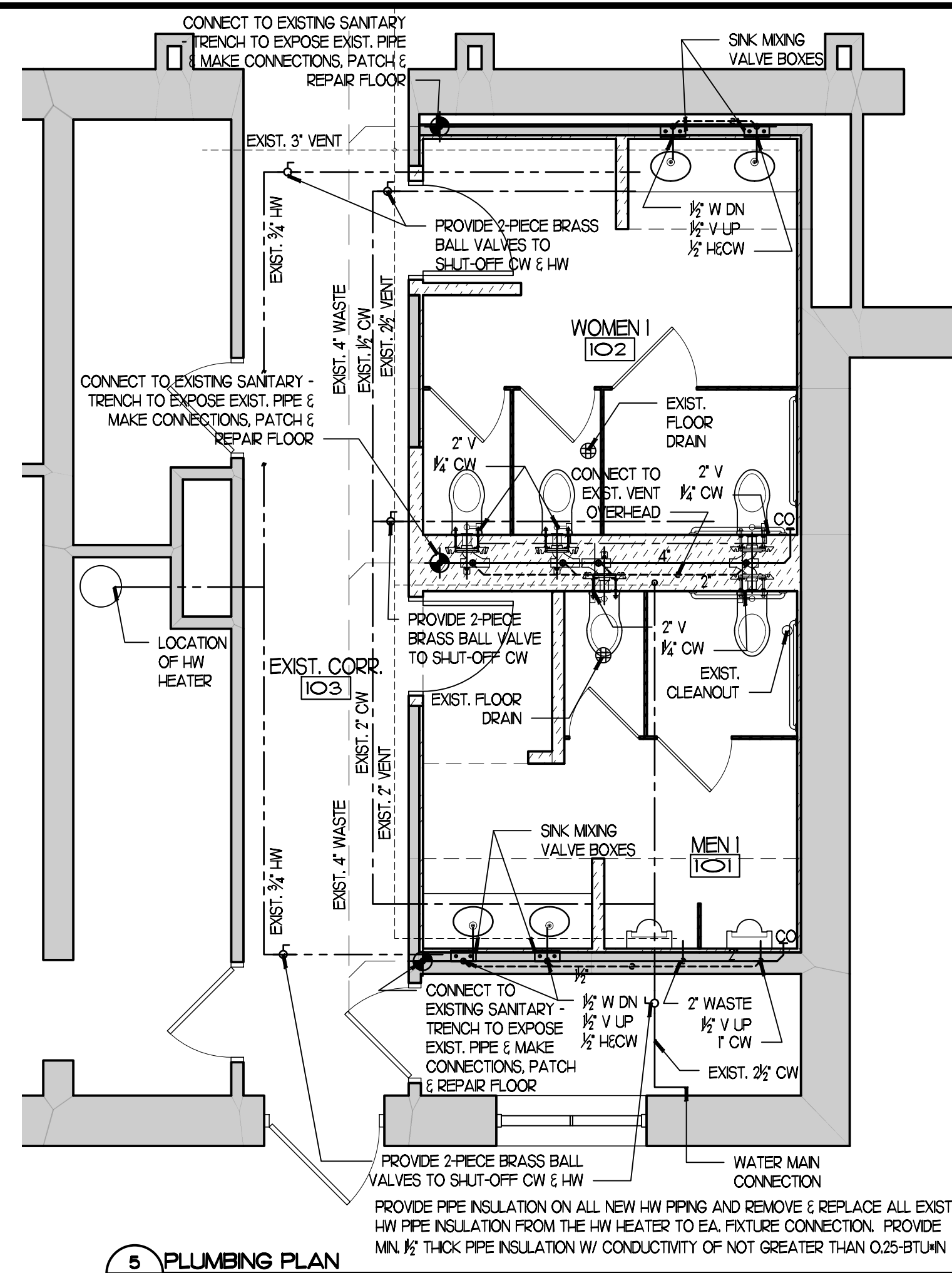
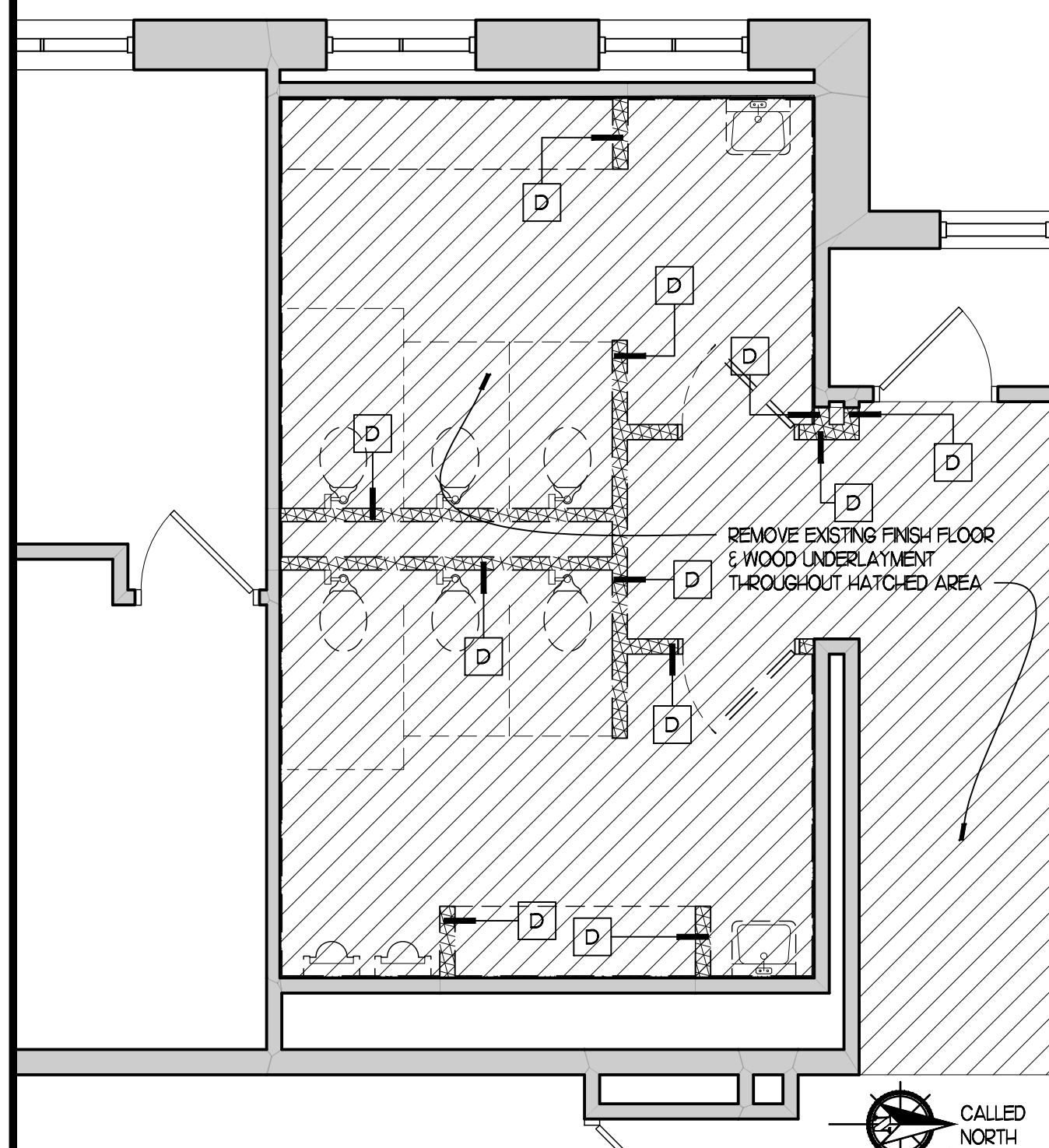
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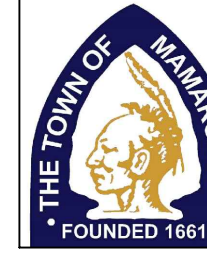
TITLE
TITLE SHEET & INFO.

SHEET

G.100

Job No. 17704



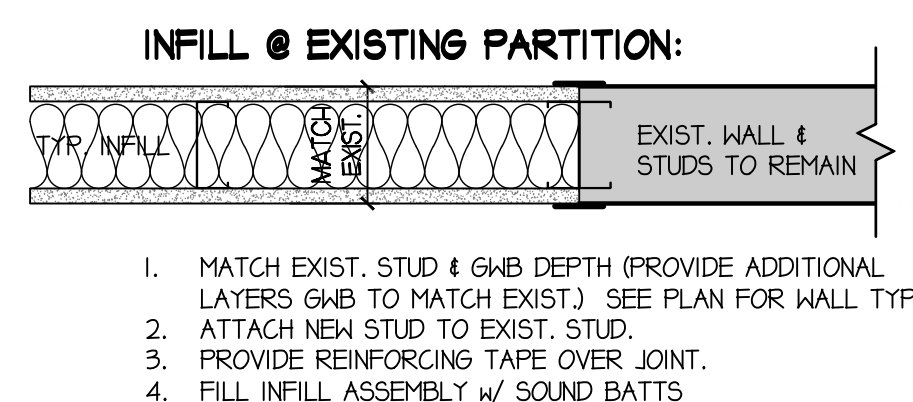
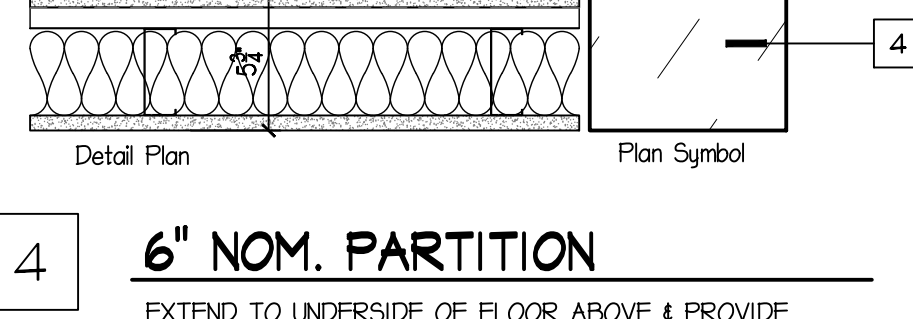
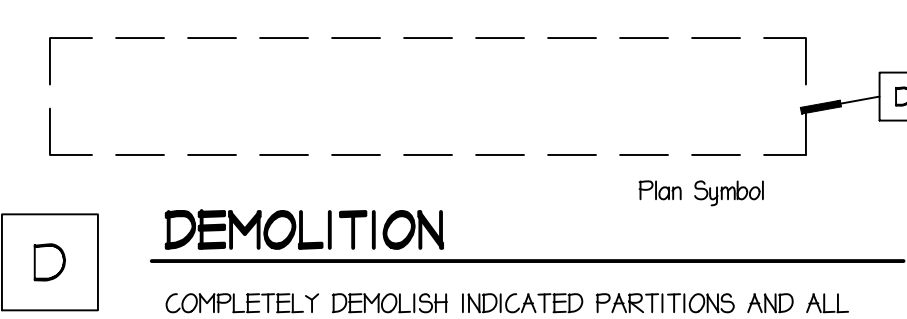
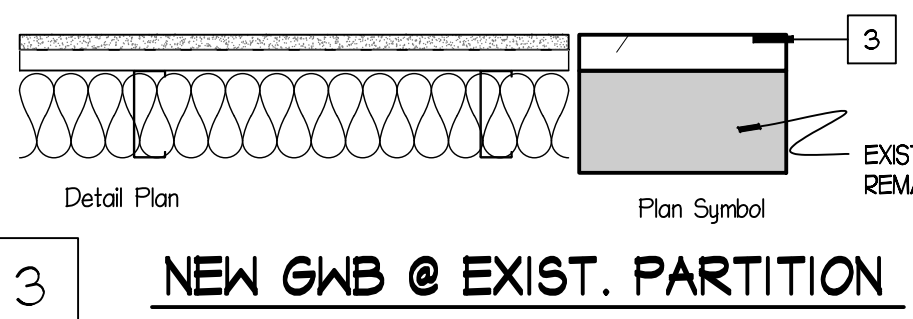
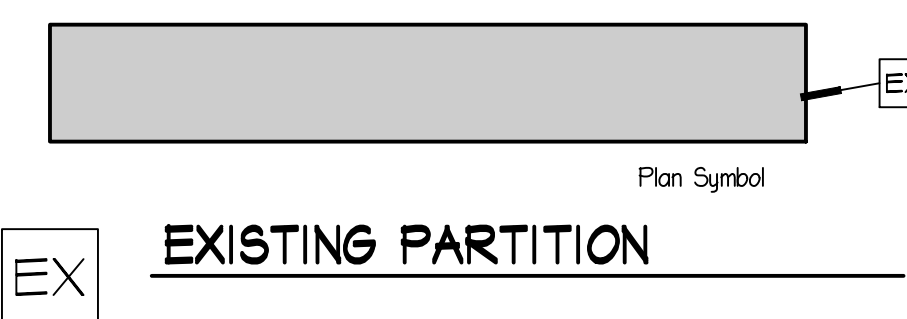
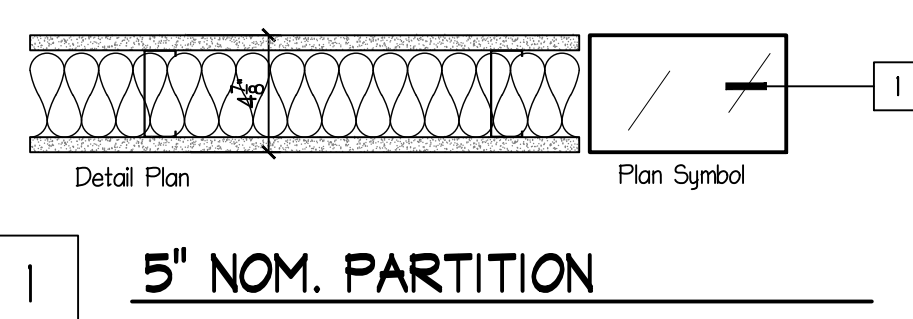
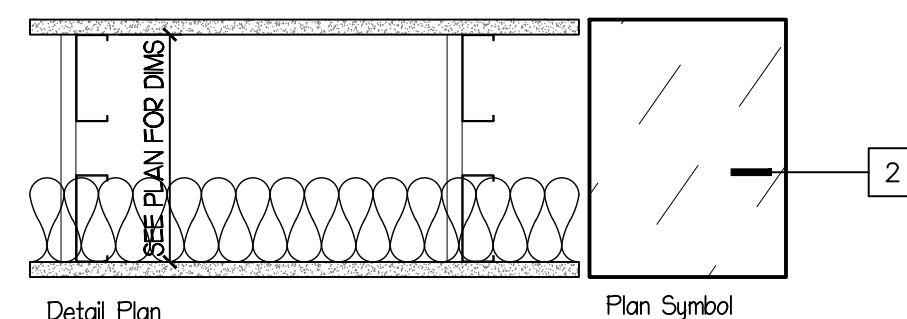
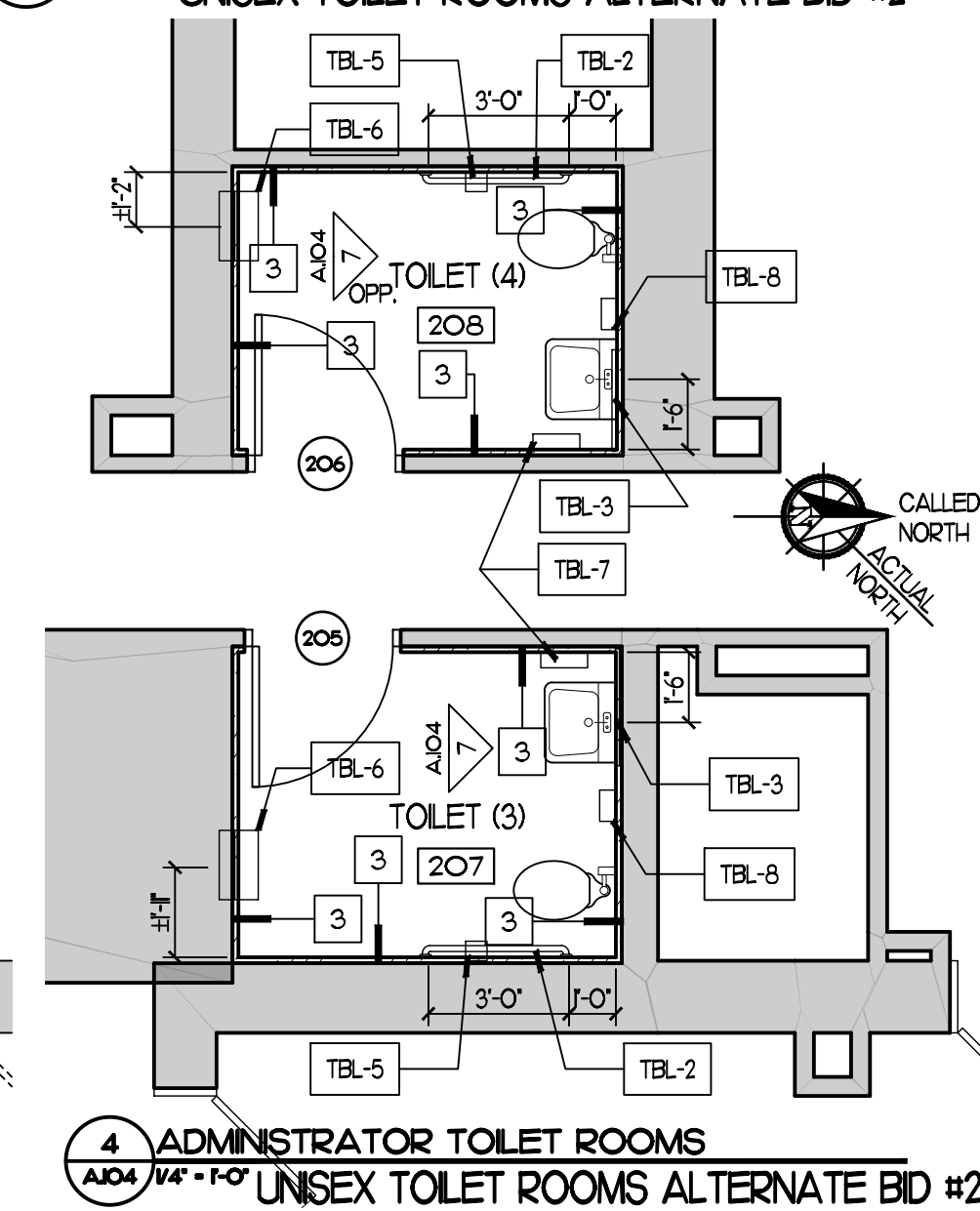
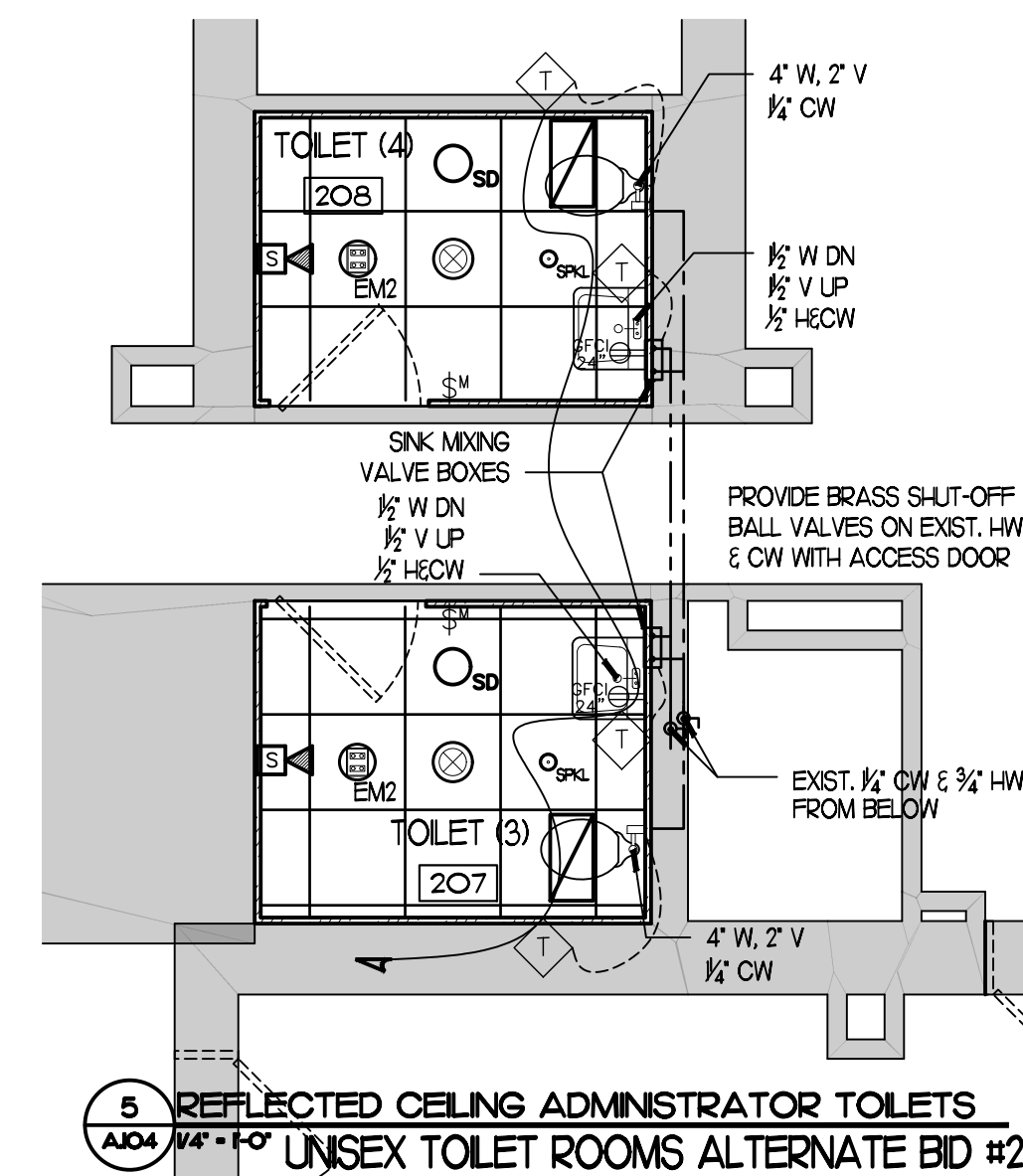
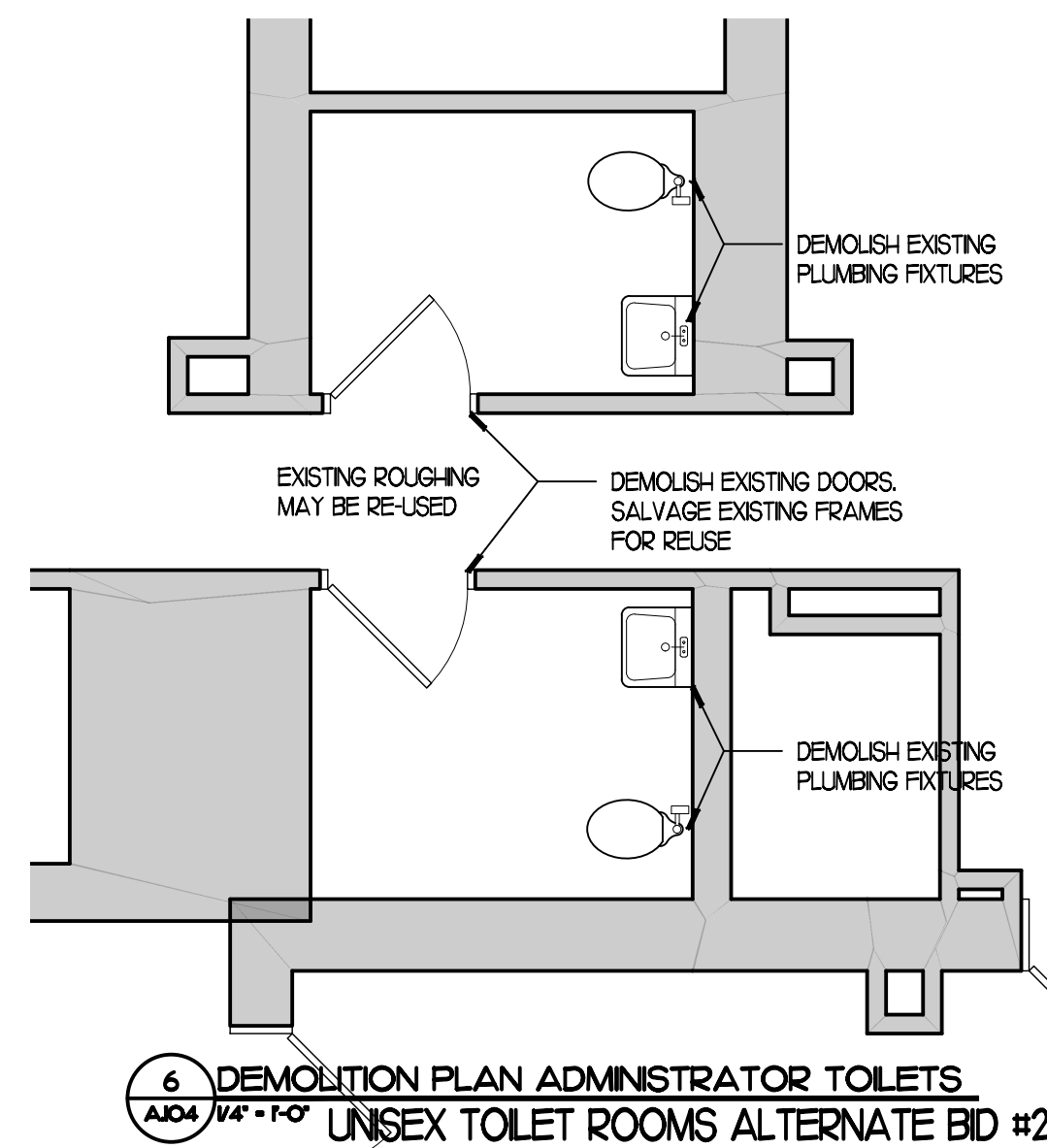
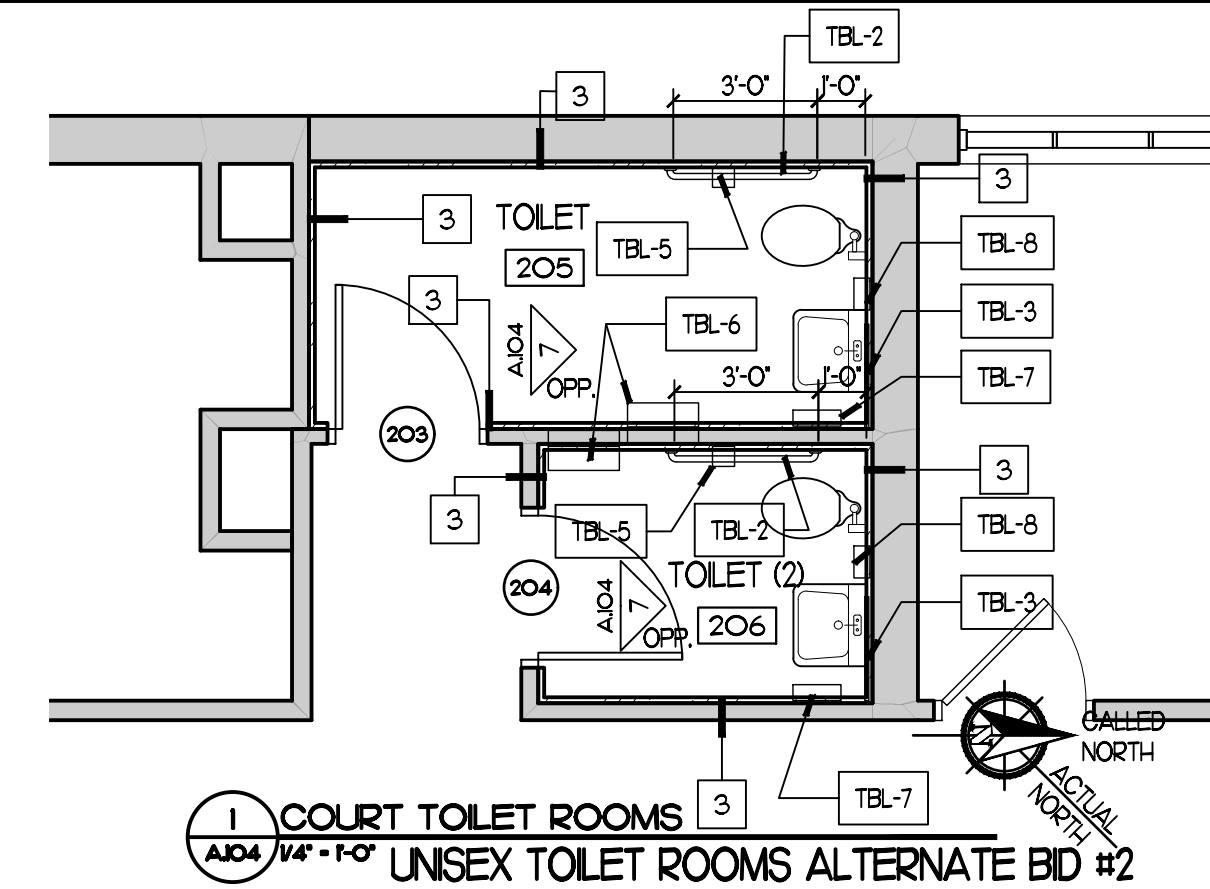
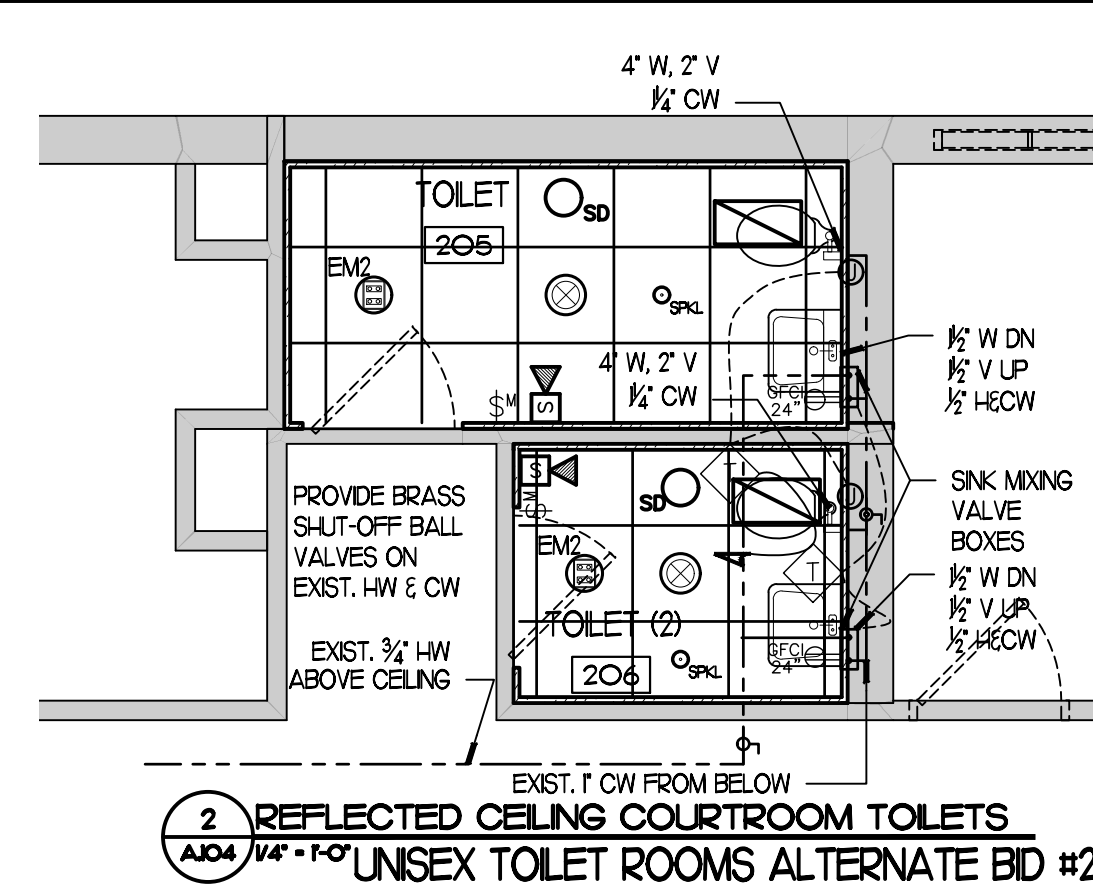
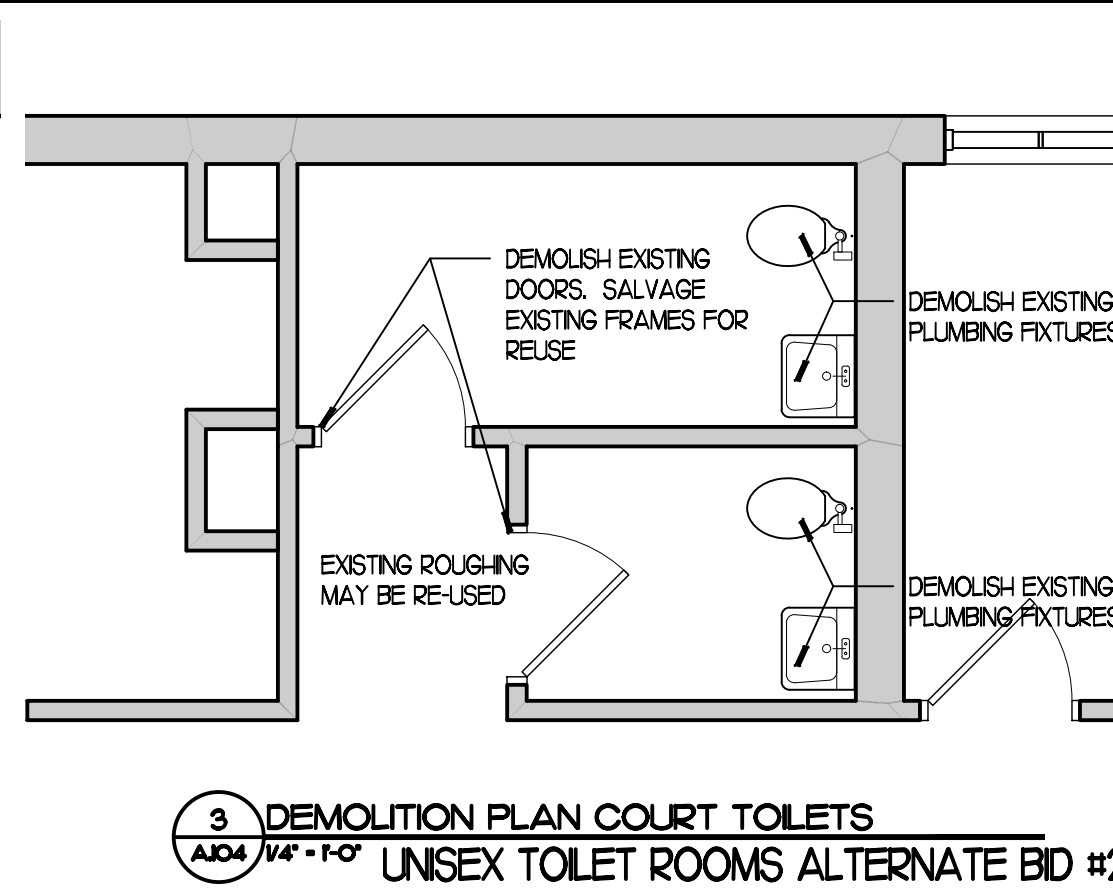
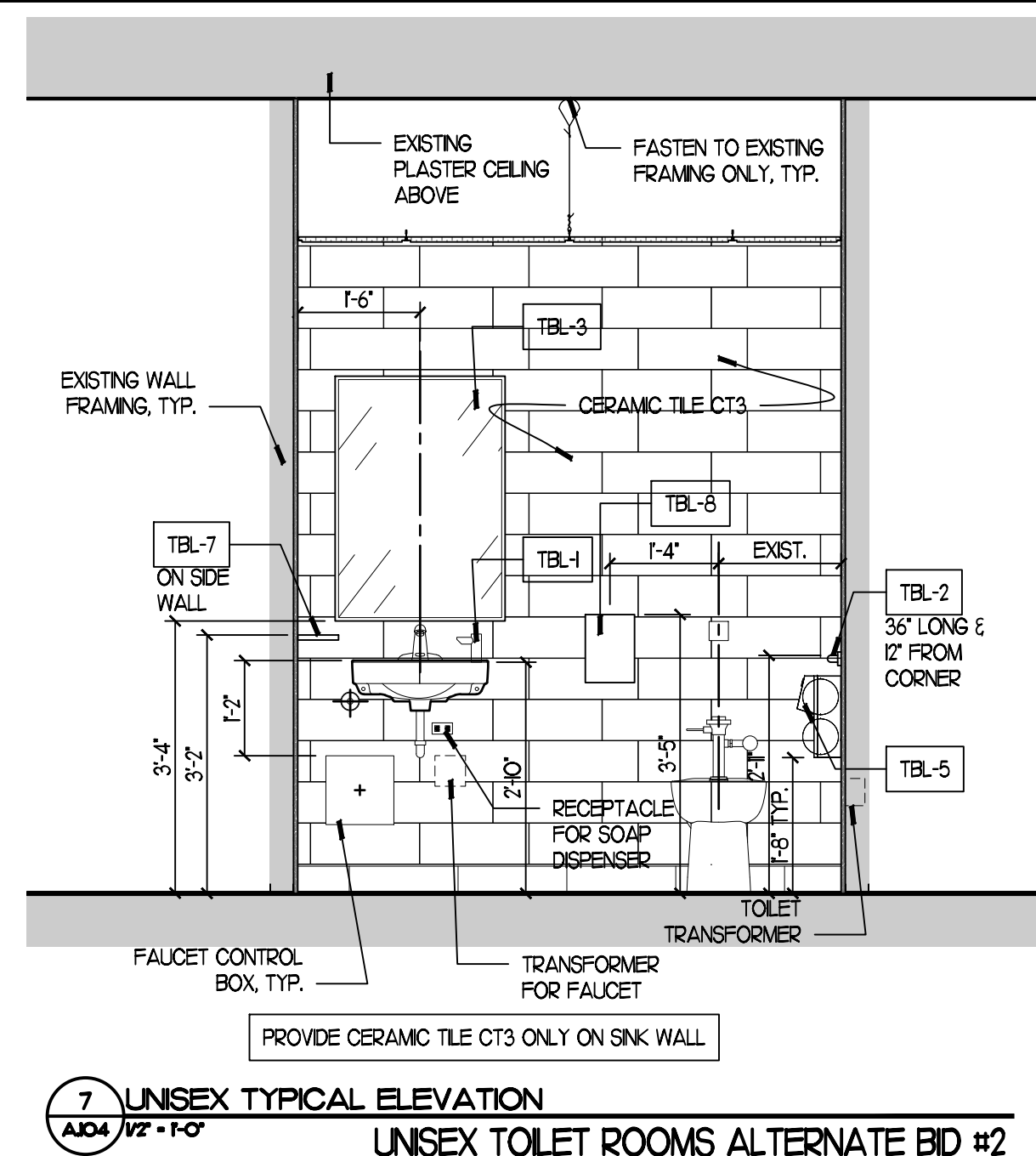
Town of Mamaroneck Town Center: Mamaroneck Town Center Restrooms Renovation 740 W. Boston Post Rd Mamaroneck, NY 11791		
		
Owner: Town of Mamaroneck 740 W. Boston Post Rd Mamaroneck, NY 10543 914-381-7810		

Smith & Pucillo Architects
27 New Street Katonah, NY 10536 1.914.401.4009 (Phone) 1.914.263.8027 (Cell) msmith@smithpucillo.com

Notes
Fixture Count: Ground Floor: Assembly Spaces: 171-occ. Men WC: $\frac{1}{125}=1$ Men Lav: $\frac{1}{200}=1$ Women WC: $\frac{1}{65}=2$ Women Lav: $\frac{1}{200}=1$ Business Occupancy: 74-occ Men WC: $\frac{1}{25}=2$ Men Lav: $\frac{1}{40}=1$ Women WC: $\frac{1}{25}=2$ Women Lav: $\frac{1}{40}=1$ Total Required: Men WC: 3 Act: 4 Men Lav: 2 Act: 2 Women WC: 4 Act: 3 Women Lav: 2 Act: 2 First Floor: Assembly Spaces: 45-occ. Men WC: $\frac{1}{125}=1$ Men Lav: $\frac{1}{200}=1$ Women WC: $\frac{1}{65}=1$ Women Lav: $\frac{1}{200}=1$ Business Occupancy: 89-occ Men WC: $\frac{1}{25}=4$ Men Lav: $\frac{1}{40}=3$ Women WC: $\frac{1}{25}=4$ Women Lav: $\frac{1}{40}=3$ Total Required: Men WC: 5 Act: 5 Men Lav: 4 Act: 4 Women WC: 5 Act: 6 Women Lav: 4 Act: 5

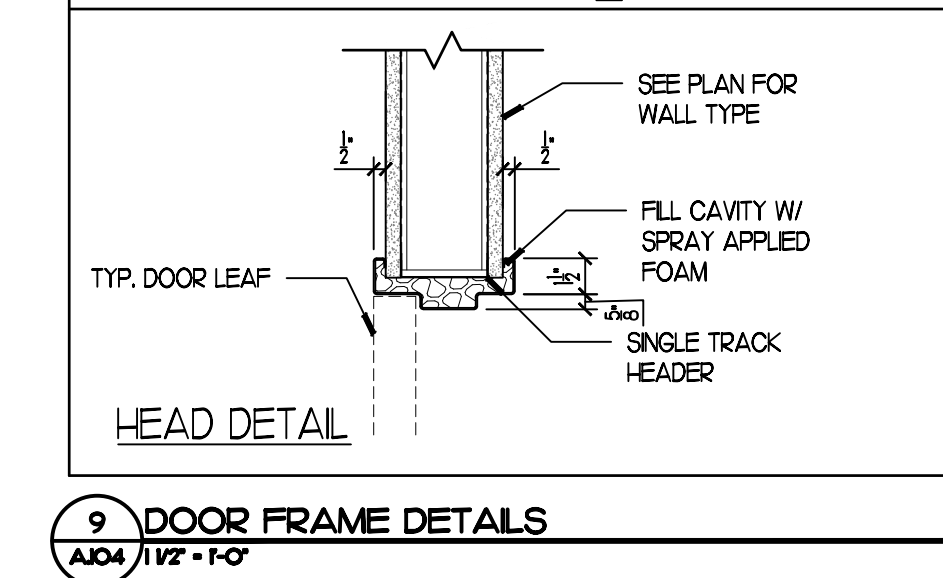
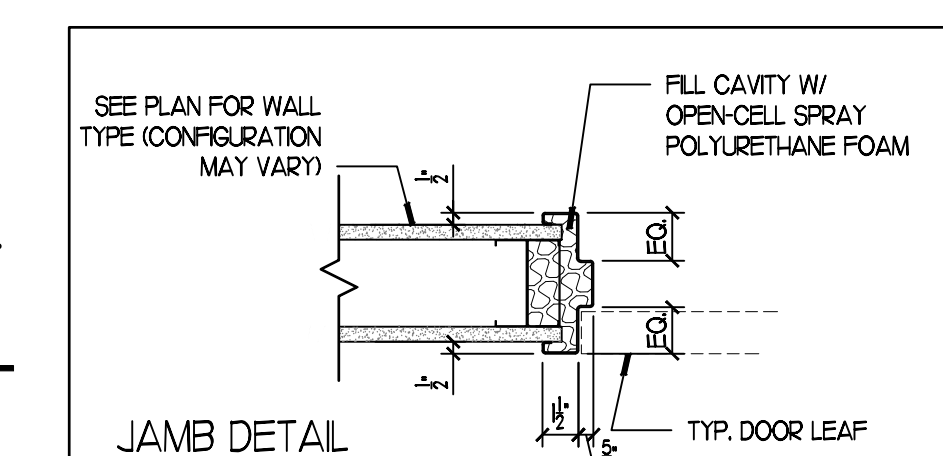
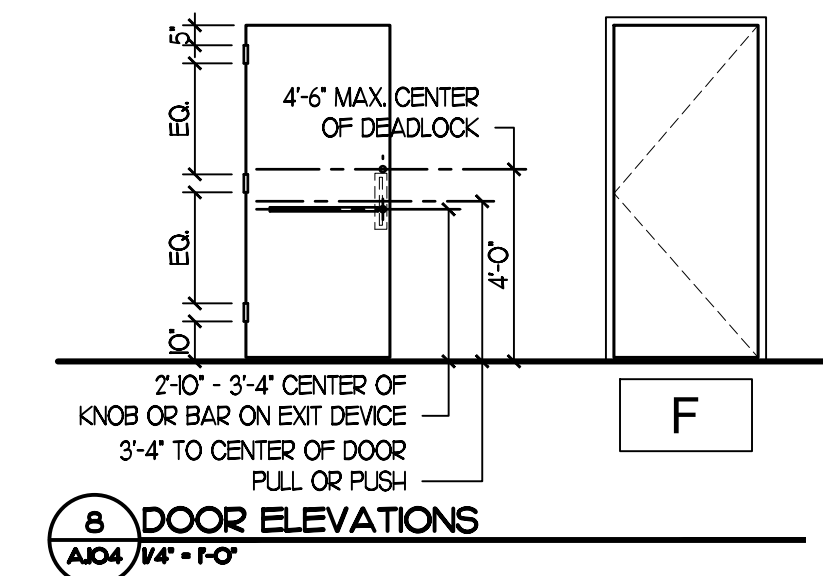
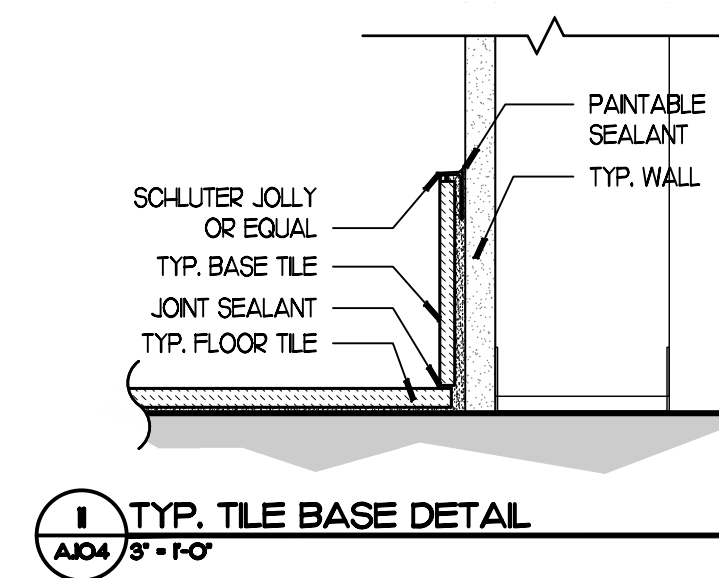
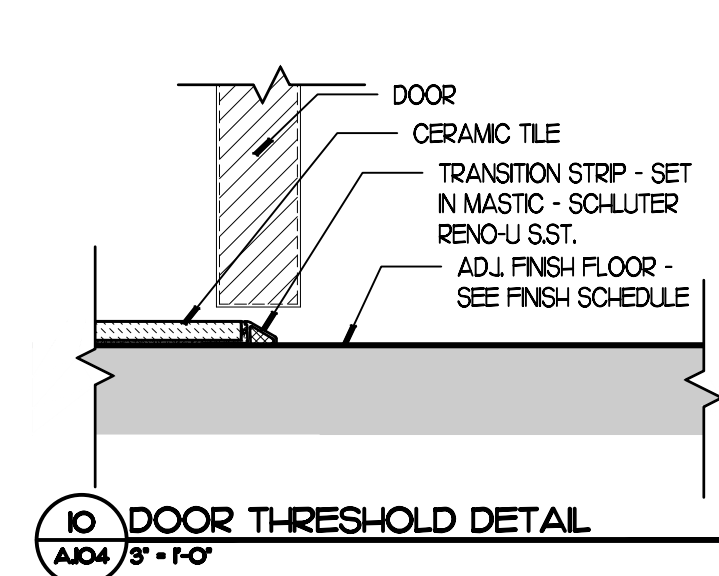
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No.	Revision/Issue	Date

DATE:	07.01.2019
SCALE:	AS NOTED
TITLE TOILET FLOOR PLANS	
SHEET <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">A.101</div>	
Job No. 111.04	

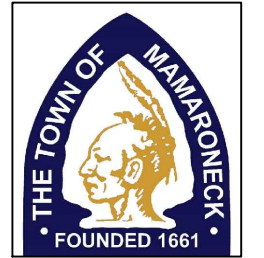


- NOTES TO UNISEX RESTROOM SELECTIVE DEMOLITION

1. DEMOLISH EXISTING WALL SHEATHING THROUGHOUT ROOMS INCLUDING GYPSUM WALLBOARD & CEMENT BOARD AND ALL APPLIED FINISHES.
2. DEMOLISH EXISTING PLUMBING FIXTURES, CAP AND ABANDONED PIPES IN SPACES WHICH WILL BE CONSIDERED PART OF THE WORK.
3. DEMOLISH EXISTING CEILINGS AND SOFFITS.
4. DEMOLISH EXISTING ELECTRICAL DEVICES AND LIGHTING FIXTURES.
5. DEMOLISH EXISTING TOILET ACCESSORIES.
6. DEMOLISH EXISTING FIRE ALARMS AND FIRE SPRINKLER HEADS. CONTRACTOR SHALL ASSUME TWO COMPLETE SPLIT DOWNS, DRAINING, AND RECHARGING OF EXISTING SPRINKLER SYSTEM FOR EACH PHASE OF WORK.
7. DEMOLISH EXISTING FLOOR FINISHES. REMOVE EXISTING FLOORING UNDERLAYMENT.
8. DEMOLISH EXISTING STONE THRESHOLDS. USE CARE TO PROTECT EXISTING ADJACENT FLOOR FINISHES.



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Notes

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 Men WC: $\frac{1}{25}=2$
 Men Lav: $\frac{1}{40}=1$
 Women WC: $\frac{1}{25}=2$
 Women Lav: $\frac{1}{40}=1$
Total Required:
 Men WC: 3 Act: 4
 Men Lav: 2 Act: 2
 Women WC: 4 Act: 3
 Women Lav: 2 Act: 2

I	ISSUED FOR BID	11.11.19
No.	Revision/Issue	Date

DATE: 07.01.2019

SCALE AS NOTED

TITLE
UNISEX PLANS &
ELEVATION

A.104

Job No. 17704