

CAPITAL IMPROVEMENTS AT MAMARONECK AVENUE SCHOOL

850 MAMARONECK AVENUE
MAMARONECK, NY 10543

SED #66-07-01-03-0-004-030

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NYSED PROJECT # 66-07-01-03-0-004-030

TITLE SHEET & GENERAL NOTES
2019 BOND REFERENDUM
MAMARONECK AVENUE ELEMENTARY SCHOOL
MAMARONECK UNION FREE SCHOOL DISTRICT
850 MAMARONECK AVENUE, MAMARONECK, NY 10543

Job No. 4.1092.72.2
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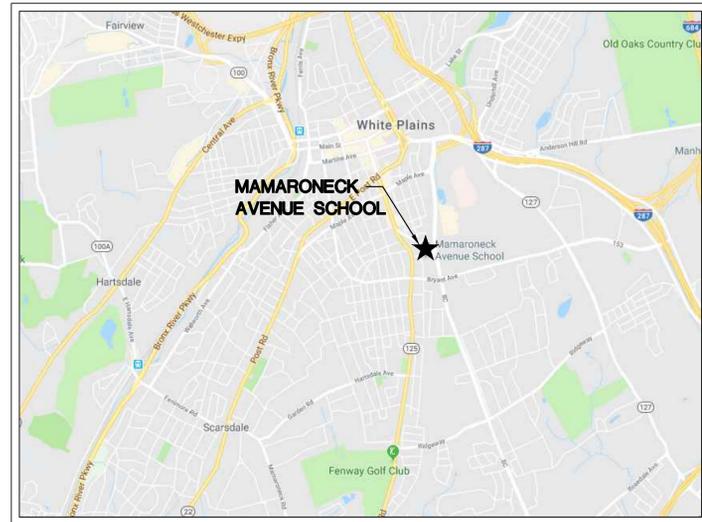
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Symbols

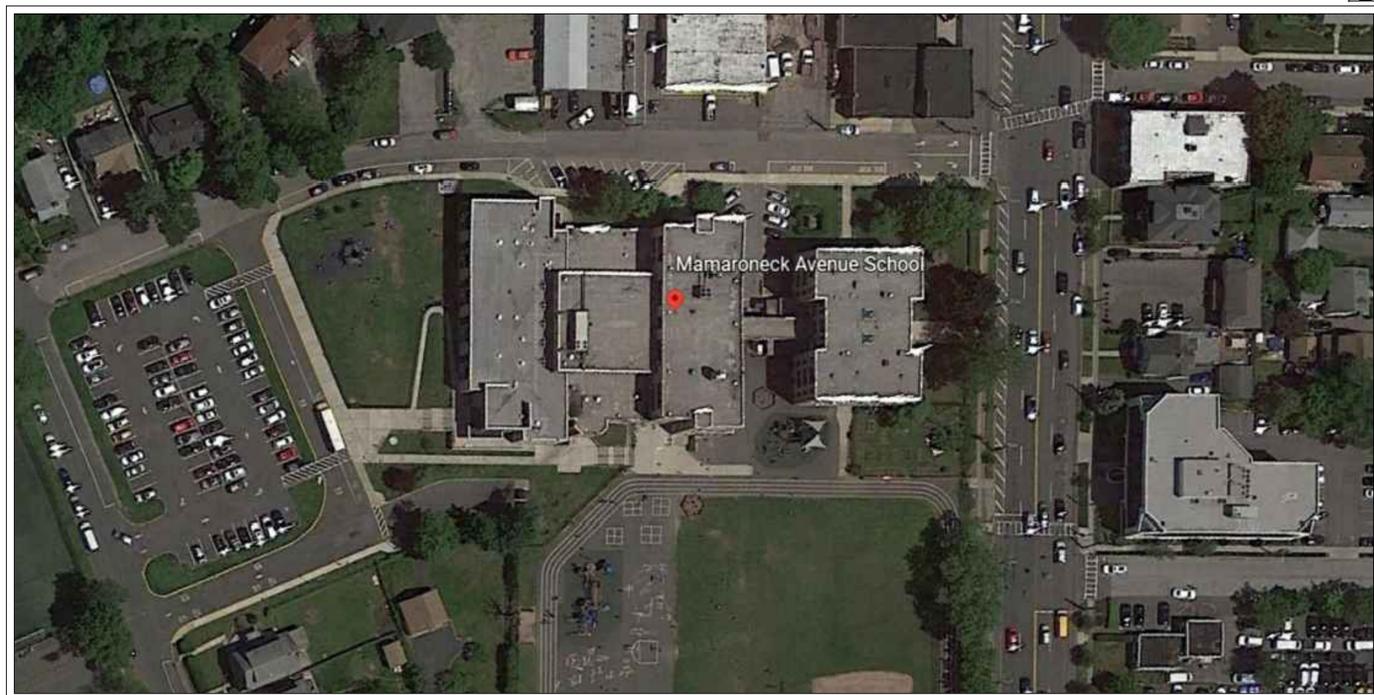
GRADE LINE	—	DOOR TAG	(D01)	REVISION CLOUD W/ TAG	
BORDER LINE, OUTLINE	—	WINDOW TAG	(W1)	ROOM NAME DESIGNATION	100
FIRE SEPARATION WALL SMOKE COMPARTMENT	—	CEILING TAG	(C1)	ROOM NAME	100 SF
CENTER LINE	—	PLUMBING TAG	(P1)	BLOW UP PLAN DESIGNATION	
OBJECT LINE	—	EQUIPMENT TAG	(E11)	INTERIOR ELEVATION	2 (A2.01) 4
ELEVATION LINE	—	WALL TAG	(A)	SECTION MARK	
MATCH LINE	—	DEMOLITION NOTE		CONSTRUCTION NOTE	
HIDDEN LINE	—	CONSTRUCTION NOTE		SLOPE DESIGNATIONS	12, 1/2, 1/4
DEMOLITION	—	ADA SYMBOL		DRAWING LABEL	
BREAK LINE	—				
BREAK LINE (PIPE)	—				
FRAMING DESIGNATION	—				
DIMENSION LINE	—				
COLUMN LINE	—				

1" = 1'-0"

Location Map



Aerial View



General Notes

- ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES, ETC. FOR NEW YORK STATE AND THE LOCAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS AND SCOPE OF THE WORK PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW DRAWINGS AND FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND ADDRESS ALL QUESTIONS TO ARCHITECT PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR DIMENSIONS. ALL NOTES OR DIMENSIONED INFORMATION TAKES PRECEDENCE OVER THE DRAWING.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS COVERED BY SPECIFICATIONS, NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ARCHITECT SHALL BE NOTIFIED AND WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- DETAILS NOTED AS "TYPICAL" (TYP) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL AND SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFE WORKING CONDITIONS AND SHALL OBSERVE ALL SAFETY REQUIREMENTS ESTABLISHED BY JURISDICTIONAL AGENCIES AND THE OWNER. WHERE CONFLICTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY. CARE SHALL BE EXERCISED TO AVOID ENDANGERING PERSONNEL OR STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES AND JOB SITE CONDITIONS INCLUDING SAFETY. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER TO PROTECT WORKMEN, OCCUPANTS AND THE PUBLIC TO BE PROTECTED FROM INJURY AND ADJOINING PROPERTY SHALL BE PROTECTED FROM DAMAGE BY USE OF SCAFFOLDING, UNDERPINNING OR OTHER APPROVED METHOD. THE CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE CAUSED DURING OR RESULTING FROM HIS OPERATIONS IN KIND TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, DEBRIS FREE CONDITION. THE DUST RESULTING FROM REMOVALS SHALL BE CONTROLLED SO AS TO PREVENT ITS SPREAD TO OCCUPIED PORTIONS OF THE BUILDING AND TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA.
- CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE CAUSED DURING OR RESULTING FROM THEIR OPERATIONS IN KIND TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLISHED MATERIAL OFF SITE IN AN APPROVED MANNER UPON COMPLETION OF WORK. ANY EXTRA BUILDING MATERIALS SHALL BE DISPOSED OF OR TURNED OVER TO THE OWNER AS DIRECTED. THE OWNER SHALL BE CONSULTED PRIOR TO DISPOSAL OF SALVAGED OR EXCESS MATERIALS AT PROJECT COMPLETION. THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
- ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.
- CONTRACTOR SHALL COORDINATE SCHEDULING OF WORK WITH THE OWNER'S REQUIREMENTS AND SCHEDULE. CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL NOISE ORDINANCES REQUIREMENTS.
- CONTRACTOR SHALL FURNISH ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK INDICATED IN A SAFE AND ORDERLY MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED DURING THE COURSE OF THEIR WORK AND TO ENSURE THE OWNER'S FACILITY TO BE OPERATIONAL. IF REQUIRED, THE CONTRACTOR SHALL MAINTAIN UNOBSTRUCTED ACCESS TO ALL UTILITIES AND PUBLIC FACILITIES INCLUDING FIRE HYDRANTS, FIRE ALARM BOXES, POLICE CALL BOXES, STREET LIGHTS, MANHOLES, AMONG OTHERS DURING DEMOLITION AND CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, FILLING AND CLEANING UPON COMPLETION OF WORK.
- THE CONTRACTOR SHALL SUBMIT WHERE REQUIRED, SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO THE START OF FABRICATION OR PURCHASE OF THOSE ITEMS.
- THE CONTRACTOR SHALL PROVIDE THE OWNER AND ARCHITECT WITH CERTIFICATES OF INSURANCE, AS SPELLED OUT IN THE SPECIFICATIONS, PRIOR TO STARTING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND BRACING OF EXISTING STRUCTURES AS NEEDED TO COMPLETE THE NEW WORK.
- ALL MANUFACTURER'S MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH EACH MANUFACTURER'S SPECIFIC INSTRUCTIONS AND RECOMMENDATIONS. WHERE BRAND NAMES AND MANUFACTURED PRODUCTS ARE CALLED FOR, APPROVED EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE SUBSTITUTED WITH WRITTEN PERMISSION OF THE ARCHITECT AND THE OWNER. WHENEVER BRAND NAMES OR SPECIFIC PRODUCT SYSTEMS ARE INDICATED IT SHALL BE CLEARLY UNDERSTOOD THAT SUCH IDENTIFICATION IS FOR THE PURPOSE OF ILLUSTRATING THE TYPE OF PRODUCT AND DEGREE OF QUALITY DESIRED. SUCH IDENTIFICATION IN NO WAY PRECLUDES THE CONTRACTOR FROM USING PRODUCTS OF OTHER MANUFACTURERS WHICH CAN BE SHOWN IN ADVANCE TO BE OF LIKE KIND AND EQUAL QUALITY.
- ALL CHANGES SHALL BE REQUESTED IN WRITING AND MAY ONLY BE APPROVED IN WRITING BY THE ARCHITECT AND THE OWNER PRIOR TO ANY CHANGES BEING MADE.
- THE ARCHITECT AND THE OWNER HAVE THE RIGHT TO REJECT ANY PORTION OF WORK THAT IS POORLY INSTALLED, DOES NOT MEET INDUSTRY STANDARD, UNAUTHORIZED OR WORK DONE CONTRARY TO THE INTENT OF THE CONTRACT DOCUMENTS. SUCH WORK SHALL BE REPLACED, REPAIRED OR REMOVED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL GUARANTEE ALL OF THEIR WORK AND THE WORK OF THEIR SUBCONTRACTORS FOR A PERIOD ONE YEAR AFTER RECEIVING FINAL ACCEPTANCE AND DO ALL REPAIR WORK AND REPLACEMENT AS NECESSARY DURING THAT PERIOD AT THE CONTRACTOR'S EXPENSE.
- IN NO EVENT SHALL STRUCTURAL MEMBERS BE CUT OR DRILLED WITHOUT THE WRITTEN APPROVAL OF A LICENSED STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL PROVIDE SAFE AND SANITARY CONDITIONS WHERE DEMOLITION AND WRECKING OPERATIONS ARE BEING CARRIED ON. WORK SHALL BE EXECUTED IN SUCH A MANNER THAT HAZARD FROM FIRE, POSSIBILITY OF INJURY, DANGER TO HEALTH AND CONDITIONS WHICH MAY CONSTITUTE A PUBLIC NUISANCE SHALL BE MINIMIZED.
- THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS AS WELL AS FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
- COLOR, FINISHING & TEXTURE OF ALL FINISH MATERIALS, WHERE NOT INDICATED ON THE DRAWINGS, SHALL BE SELECTED BY OWNER.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, AND NFPA 70.
- CONTRACTORS OR ANY SUBCONTRACTORS PERFORMING WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.
- ALL WORK IN THESE DRAWINGS SHALL BE CONSIDERED NEW WORK WHETHER STATED OR NOT EXCEPT WHERE SPECIFICALLY NOTED AS EXISTING.
- WHERE SPECIFIC PRODUCTS OR MANUFACTURERS ARE INDICATED, IT IS TO BE UNDERSTOOD THAT THIS IS CONSIDERED THE BASIS OF DESIGN, AND "EQUALS" WILL BE APPROVED BY THE ARCHITECT OR ENGINEER UPON SATISFACTORY EVIDENCE THAT THE SUBSTITUTION MEETS OR EXCEEDS THE BASIS OF DESIGN.