

CONSULTANTS:

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MARK	DATE	DESCRIPTION
0	09-11-24	SED SUBMISSION
1	02-25-25	SED ADDENDUM 1
	05-28-25	FINAL BID SET

WHITE PLAINS CITY SCHOOL DISTRICT

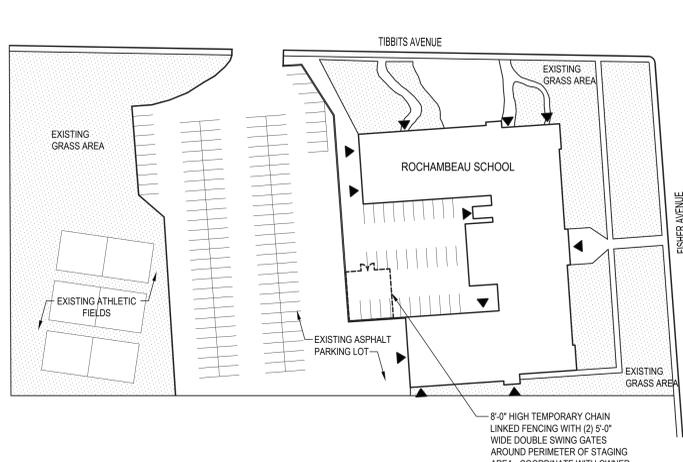
RENOVATIONS AT THE ROCHAMBEAU ALTERNATIVE HIGH SCHOOL

228 FISHER AVENUE
WHITE PLAINS, NEW YORK 10606

SED PROJECT CONTROL NUMBER 66-22-00-01-0-015-0020

CONTRACT G - GENERAL CONSTRUCTION AND ASBESTOS ABATEMENT WORK,
CONTRACT W - WINDOW REPLACEMENT WORK
CONTRACT M - MECHANICAL WORK,
CONTRACT P - PLUMBING WORK, CONTRACT E - ELECTRICAL WORK

ABBREVIATIONS	GENERAL NOTES	DRAWING LIST
<p>AB Anchor Bolt AC Air Conditioning ACI American Concrete Institute ACST Acoustical Ceiling Tile ACT Air Conditioning Unit AD Access Door ADJ Adjustable A/E Architect/Engineer AFF Above Finish Floor ALUM Aluminum ANCH Anchor ANSI American National Standards Institute APPROX Approximately ASPH Asphalt ASTM American Society for Testing & Materials AWW American Welding Society B Balance BB Bulletin Board BLDG Building BLK Block BLKG Blocking BM Beam B/O Bottom Of Lintel BOL Bolt BOT Bottom CEL Ceiling CER Ceramic CMU Concrete Masonry Unit COL Column CONC Concrete CONSTR Construction CONT Continuous CORR Corridor CPT Carpet DS Downspout DW Dishwasher DWG Drawing EA Each ELEV Elevation EP Electrical EQ Equipment EQUIP Equipment EXIST Existing FAI Fresh Air Intake F.C. Fire Code FD Floor Drain</p> <p>FIN Finish FR Fire Retardant GA Gypsum GWB Gypsum Wall Board GYP Gypsum GYP BD Gypsum Board HC Hollow Metal HOR Horizontal HW Hot Water INSUL Insulation/Insulating INT Interior LAV Lavatory LDR Leader LT Light MAX Maximum MECH Mechanical MISC Miscellaneous NO Not to Scale MR Moisture Resistant NIC Not in Contract NTS Not to Scale OC Outside Diameter PLYWD Plywood PSF Pounds per Square Foot PTS Points per Square Inch PTD Painted PVC Polyvinyl Chloride R/S Radius or Riser RCP Reflected Ceiling Plan ROOF Roof REINFC Reinforced RM Room RO Rough Opening SIM Similar SPEC Specifications SQ Square SS Stainless Steel SW Slew TEMP Temperature TER Terrace THK Thick TYP Typical UTL Utility VBS Vapor Barrier VCT Vinyl Composition Tile VERT Vertical VR Vent Thru Roof WC Water Closet WH Water Heater WWF Welded Wire Fabric</p>	<p>1. ALL WORK SHALL COMPLY WITH THE NEW YORK STATE FIRE PREVENTION AND BUILDING CODE AS WELL AS THE NEW YORK STATE EDUCATION DEPARTMENT MANUAL OF PLANNING STANDARDS.</p> <p>2. ALL NOTES APPEARING HEREIN, WITH THOSE ON VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT DOCUMENTS.</p> <p>3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL DIMENSIONS, SQUARE FOOTAGES, LOCATIONS AND QUANTITIES OF ALL ITEMS AND/OR SPACES WHETHER INDICATED IN THE DRAWINGS OR NOT.</p> <p>4. DO NOT SCALE MEASURE ANY DRAWING. VERIFY THE FIGURES, DIMENSIONS AND DESIGN INTENTION SHOWN ON THE DRAWINGS BEFORE BEGINNING LAYOUT OF THE WORK AND REPORT ANY ERRORS, INACCURACIES, OR CONFLICTS TO THE ARCHITECT/ENGINEER IN WRITING BEFORE BEGINNING ANY WORK.</p> <p>5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS AND STATUTES AS REQUIRED. STRICTLY ADHERE TO MANUFACTURER'S PRINTED INSTRUCTIONS.</p> <p>6. VERIFY EXACT LAYOUT COMPATIBILITY WITH ALL EXISTING CONDITIONS BEFORE BEGINNING WORK.</p> <p>7. DISTURB ONLY THOSE AREAS OF THE SITE AFFECTED BY RENOVATION, UNLESS NOTED OTHERWISE. PROTECT ALL OTHER AREAS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PATCH AND REPAIR OF EXISTING FINISHES WHICH ARE DAMAGED DURING CONSTRUCTION.</p> <p>8. EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ANSI AND WHERE APPLICABLE ADA COMPLIANT BUILDING COMPONENTS.</p> <p>9. THE OWNER RESUMES THE RIGHT AT ALL TIMES TO DELIVER, PLACE AND INSTALL EQUIPMENT AND FURNISHINGS AS THE WORK PROGRESSES SO LONG AS THERE IS NOT A CONFLICT WITH THE CONTRACTORS.</p> <p>10. THE CONTRACTOR SHALL MAINTAIN AT THE SITE ONE RECORDED COPY OF ALL DRAWINGS, SPECIFICATIONS AND APPROVED SHOP DRAWINGS AND APPROVED SAMPLES MARKED CURRENTLY TO RECORD ALL CHANGES DURING CONSTRUCTION.</p> <p>11. ANY CHANGES TO THE SCOPE OF WORK OR IN THE CONSTRUCTION DETAILS, WHETHER DUE TO FIELD CONDITIONS OR OMISSION SHALL BE DOCUMENTED BY THE ARCHITECT PRIOR TO EXECUTION. ANY INCREASE OR DECREASE IN THE CONTRACT PRICE MUST BE APPROVED IN WRITING PRIOR TO EXECUTION.</p> <p>12. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES BUT IS NOT LIMITED TO THE WINDOW REPLACEMENTS THROUGHOUT THE ENTIRE BUILDING; RENOVATION OF ALL THE CLASSROOMS INCLUDING NEW CEILING, DOORS, AND CASEWORK; RENOVATION OF THE KITCHEN AND CAFETERIA; RENOVATION OF THE SCIENCE AND ART ROOM; VENTILATION, HEATING, AIR CONDITIONING, ELECTRICAL, AND LIGHTING WORK.</p>	<p>INFORMATIONAL DRAWINGS (ALL CONTRACTS) G000.00 GENERAL NOTES, MAPS, DRAWING LIST, STAGING PLAN, EXIT PLAN & LEGENDS G100.00 EXISTING BASEMENT PLAN G101.00 EXISTING GROUND FLOOR PLAN G102.00 EXISTING FIRST FLOOR PLAN G103.00 EXISTING SECOND FLOOR PLAN G104.00 EXISTING THIRD FLOOR PLAN G111.00 GROUND FLOOR CODE ANALYSIS G112.00 FIRST FLOOR CODE ANALYSIS G113.00 SECOND FLOOR CODE ANALYSIS</p> <p>ASBESTOS ABATEMENT DRAWINGS H001.00 ASBESTOS ABATEMENT GENERAL NOTES H002.00 ASBESTOS ABATEMENT DESIGN TABLES H003.00 ASBESTOS ABATEMENT GROUND FLOOR PLAN H004.00 ASBESTOS ABATEMENT FIRST FLOOR PLAN H005.00 ASBESTOS ABATEMENT SECOND FLOOR PLAN</p> <p>ARCHITECTURE DRAWINGS AD 101.00 GROUND FLOOR DEMOLITION PLAN AD 102.00 FIRST FLOOR DEMOLITION PLAN AD 103.00 SECOND FLOOR DEMOLITION PLAN AD 104.00 ROOF DEMOLITION PLAN A 100.00 PARTITION DETAILS A 101.00 PROPOSED GROUND FLOOR PLAN A 102.00 PROPOSED FIRST FLOOR PLAN A 103.00 PROPOSED SECOND FLOOR PLAN A 104.00 PROPOSED ROOF PLAN, CUPOLA ELEVATION, AND WINDOW TYPE A 121.00 GROUND FLOOR REFLECTED CEILING PLAN A 122.00 FIRST FLOOR REFLECTED CEILING PLAN A 123.00 SECOND FLOOR REFLECTED CEILING PLAN A 400.00 ENLARGED DEMOLITION AND PROPOSED SECOND FLOOR TOILET ROOM PLANS AND INTERIOR ELEVATIONS A 401.00 ENLARGED DEMOLITION AND PROPOSED GROUND FLOOR TOILET ROOM PLANS AND INTERIOR ELEVATIONS A 402.00 ENLARGED CLASSROOM AND ART ROOM PLAN AND INTERIOR ELEVATIONS A 403.00 ENLARGED SCIENCE ROOM PLAN AND INTERIOR ELEVATIONS A 500.00 WINDOW DETAILS A 501.00 SKYLIGHT AND MISCELLANEOUS DETAILS A 502.00 CASEWORK DETAILS A 600.00 WINDOW TYPES A 601.00 WINDOW SCHEDULE AND DETAILS A 602.00 CASEWORK, FURNITURE, AND FINISH SCHEDULE</p> <p>PLUMBING DRAWINGS P 001.00 GENERAL NOTES, LEGEND, ABBREVIATIONS, AND SCHEDULES PD 100.00 PLUMBING SECOND FLOOR OVERALL DEMOLITION PLAN P 100.00 PLUMBING ENLARGEMENT PLANS AND RISERS</p> <p>MECHANICAL DRAWINGS M 000.00 MECHANICAL LEGENDS, SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES MD 110.00 MECHANICAL DEMO PLAN- GROUND FLOOR MD 120.00 MECHANICAL DEMO PLAN- FIRST FLOOR MD 130.00 MECHANICAL DEMO PLAN- SECOND FLOOR MD 140.00 MECHANICAL DEMO PLAN- ROOF M 110.00 MECHANICAL PLAN- GROUND FLOOR M 120.00 MECHANICAL PLAN- FIRST FLOOR M 130.00 MECHANICAL PLAN- SECOND FLOOR M 140.00 MECHANICAL PLAN- ROOF M 500.00 MECHANICAL DETAILS M 501.00 MECHANICAL DETAILS M 500.00 MECHANICAL SCHEDULES M 601.00 MECHANICAL SCHEDULES</p> <p>ELECTRICAL DRAWINGS E 001.00 GENERAL NOTES AND LEGENDS ED 101.00 GROUND FLOOR DEMOLITION PLAN ED 102.00 FIRST FLOOR DEMOLITION PLAN ED 103.00 SECOND FLOOR DEMOLITION PLAN ED 104.00 ROOF LEVEL DEMOLITION PLAN E 100.00 BASEMENT PROPOSED FLOOR PLAN E 101.00 GROUND FLOOR PROPOSED FLOOR PLAN E 102.00 FIRST FLOOR PROPOSED FLOOR PLAN E 103.00 SECOND FLOOR PROPOSED FLOOR PLAN E 105.00 ROOF LEVEL PROPOSED PLAN E 110.00 ELECTRICAL SITE PLAN E 121.00 GROUND FLOOR LIGHTING PLAN E 122.00 FIRST FLOOR LIGHTING PLAN E 123.00 SECOND FLOOR LIGHTING PLAN E 500.00 ELECTRICAL ONE LINE DIAGRAM E 501.00 ELECTRICAL DETAILS E 500.00 ELECTRICAL SCHEDULES E 601.00 ELECTRICAL SCHEDULES</p>



STAGING NOTES

- POST SIGNS INDICATING CONSTRUCTION AREA AND CONSTRUCTION EMPLOYEE ENTRANCE.
- CONSTRUCTION FENCE TO BE 8'-0" HIGH CHAIN LINK FENCE LOCATED AT A MINIMUM OF 15'-0" FROM ALL WINDOW OPENINGS. ALL GATES ARE TO BE LOCKED AT ALL TIMES, EXCEPT FOR WHEN A WORKER IS IN ATTENDANCE TO PREVENT UNAUTHORIZED ENTRY.
- CONTRACTOR IS TO STAGE ON THE SITE IN SUCH A MANNER AS TO NOT BLOCK OR ENCRUMB UPON EXISTING EXITS/ENTRANCES TO BUILDING, AND VEHICLE ACCESS.

SYMBOLS
▲ STAFF ENTRANCE / EGRESS

LOCATION MAPS	SYMBOLS LEGEND	UNIFORM SAFETY STANDARDS - FOR SCHOOL CONSTRUCTION AND MAINTENANCE PROJECTS
<p>WHITE PLAINS LOCAL MAP</p> <p>PROJECT SITE</p>	<p>GYMNASIUM ROOM DESIGNATION</p> <p>SECTION MARK 1 AS.0</p> <p>DETAIL SYMBOL 1 AS.1</p> <p>ELEVATION KEY 1 A.0</p> <p>INTERIOR ELEVATION REFERENCE 1 A.0</p> <p>ELEVATION LINE</p> <p>REVISION</p> <p>PARTITION TYPE</p> <p>GYPSUM</p> <p>CONCRETE</p> <p>AGGREGATE SUB-BASE</p> <p>EARTH</p> <p>BATT INSULATION</p> <p>PLYWOOD</p> <p>RIGID INSULATION</p> <p>STEEL</p> <p>WOOD</p> <p>WOOD BLOCKING</p>	<p>1. THE OCCUPIED PORTION OF ANY SCHOOL BUILDING SHALL ALWAYS COMPLY WITH THE MINIMUM REQUIREMENTS NECESSARY TO MAINTAIN A CERTIFICATE OF OCCUPANCY.</p> <p>2. ALL SCHOOL AREAS TO BE DISTURBED DURING RENOVATION OR DEMOLITION HAVE BEEN TESTED FOR ASBESTOS AND SOME MATERIALS WERE FOUND TO BE POSITIVE. IF ENCOUNTERED, THE CONTRACTOR SHALL ABATE MATERIAL AS PER SPECIFICATION SECTION 020810. ASBESTOS ABATEMENT, ALL TEST RESULTS CAN BE FOUND IN THIS SPECIFICATION SECTION.</p> <p>3. "GENERAL SAFETY AND SECURITY" STANDARDS FOR CONSTRUCTION PROJECTS:</p> <p>(1) ALL CONSTRUCTION MATERIALS SHALL BE STORED IN A SAFE AND SECURE MANNER.</p> <p>(2) FENCES AROUND CONSTRUCTION SUPPLIES OR DEBRIS SHALL BE MAINTAINED.</p> <p>(3) GATES SHALL ALWAYS BE LOCKED UNLESS A WORKER IS IN ATTENDANCE TO PREVENT UNAUTHORIZED ENTRY.</p> <p>(4) DURING EXTERIOR RENOVATION WORK, OVERHEAD PROTECTION SHALL BE PROVIDED FOR ANY SIDEWALKS OR AREAS IMMEDIATELY BENEATH THE WORK SITE OR SUCH AREAS SHALL BE FENCED OFF AND PROVIDED WITH WARNING SIGNS TO PREVENT ENTRY.</p> <p>(5) WORKERS SHALL BE REQUIRED TO WEAR PHOTO-IDENTIFICATION BADGES AT ALL TIMES FOR IDENTIFICATION AND SECURITY PURPOSES WHILE WORKING AT OCCUPIED SITES.</p> <p>4. "SEPARATION OF CONSTRUCTION AREAS FROM OCCUPIED SPACES: CONSTRUCTION AREAS WHICH ARE UNDER THE CONTROL OF A CONTRACTOR AND THEREFORE NOT OCCUPIED BY DISTRICT STAFF OR STUDENTS SHALL BE SEPARATED FROM OCCUPIED AREAS. PROVISIONS SHALL BE MADE TO PREVENT THE PASSAGE OF DUST AND CONTAMINANTS INTO OCCUPIED PARTS OF THE BUILDING. PERIODIC INSPECTION AND REPAIRS OF THE CONTAINMENT BARRIERS MUST BE MADE TO PREVENT EXPOSURE TO DUST OR CONTAMINANTS. GYPSUM BOARD MUST BE USED IN EXITWAYS OR OTHER AREAS THAT REQUIRE FIRE RATED SEPARATION. HEAVY DUTY PLASTIC SHEETING MAY BE USED ONLY FOR A VAPOR, FINE DUST OR AIR INFILTRATION BARRIER, AND SHALL NOT BE USED TO SEPARATE OCCUPIED SPACES FROM CONSTRUCTION AREAS.</p> <p>(1) A SPECIFIC STAIRWELL AND/OR ELEVATOR SHALL BE ASSIGNED FOR CONSTRUCTION WORKER USE DURING WORK HOURS. IN GENERAL, WORKERS MAY NOT USE CORRIDORS, STAIRS OR ELEVATORS DESIGNATED FOR STUDENTS OR SCHOOL STAFF, WHERE NO STAIRWELL AND/OR ELEVATOR IS ASSIGNED, WORKERS MUST ENTER THE CONSTRUCTION SPACES DIRECTLY FROM THE BUILDING EXTERIOR.</p> <p>(2) LARGE AMOUNTS OF DEBRIS MUST BE REMOVED BY USING ENCLOSED CHUTES OR A SIMILAR SEALED SYSTEM. THERE SHALL BE NO MOVEMENT OF DEBRIS THROUGH HALLS OF OCCUPIED SPACES OF THE BUILDING. NO MATERIAL SHALL BE DROPPED OR THROWN OUTSIDE THE WALLS OF THE BUILDING.</p> <p>(3) ALL OCCUPIED PARTS OF THE BUILDING AFFECTED BY RENOVATION ACTIVITY SHALL BE CLEANED AT THE CLOSE OF EACH WORKDAY. SCHOOL BUILDINGS OCCUPIED DURING A CONSTRUCTION PROJECT SHALL MAINTAIN REQUIRED HEALTH, SAFETY AND EDUCATIONAL CAPABILITIES AT ALL TIMES THAT CLASSES ARE IN SESSION.</p> <p>5. A PLAN DETAILING HOW EXITING REQUIRED BY THE APPLICABLE BUILDING CODE WILL BE MAINTAINED.</p> <p>6. WORK UNDER THIS CONTRACT WILL BE CONDUCTED DURING THE SUMMER RECESS WHEN THE BUILDING IS UNOCCUPIED. IF THE BUILDING BECOMES OCCUPIED THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EXISTING MEANS OF EGRESS IN A CLEAR AND FREE MANNER, INCLUDING THE STORAGE OF MATERIALS AND STAGING OF EQUIPMENT ON THE SITE. IF ANY PORTION OF THE BUILDING DOES BECOME OCCUPIED THE ARCHITECT WILL PROVIDE A DETAILED PLAN FOR EXITING, OVERHEAD PROTECTION AND EGRESS IN ACCORDANCE WITH APPLICABLE BUILDING CODES.</p> <p>7. A PLAN DETAILING HOW ADEQUATE VENTILATION WILL BE MAINTAINED DURING CONSTRUCTION.</p> <p>8. WORK UNDER THIS PROJECT WILL BE COMPLETED DURING THE SUMMER RECESS WHEN THE BUILDING WILL NOT BE OCCUPIED BY FACILITY, STAFF OR STUDENTS. IF A PORTION OF THE BUILDING IS TO BECOME OCCUPIED DURING THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL CLOSE OFF ALL INTAKES, OPENINGS, AND MECHANICAL VENTILATION SYSTEMS ADJACENT TO THE WORK AREA. THE ARCHITECT SHALL ASSIST THE CONTRACTOR IN DEVELOPING A PLAN TO PROVIDE ALTERNATE MEANS OF FRESH AIR TO ALL OCCUPIED SPACES.</p> <p>"CONSTRUCTION AND MAINTENANCE OPERATIONS SHALL NOT PRODUCE NOISE IN EXCESS OF 60 DB(A) IN OCCUPIED SPACES OR SHALL BE SCHEDULED FOR TIMES WHEN THE BUILDING OR AFFECTED BUILDING SPACES ARE NOT OCCUPIED OR ACoustical ABATEMENT MEASURES SHALL BE TAKEN."</p> <p>"THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF CHEMICAL FUMES, GASES, AND OTHER CONTAMINANTS PRODUCED BY WELDING, GASOLINE OR DIESEL ENGINES, ROOFING, PAVING, PAINTING, ETC. TO ENSURE THEY DO NOT ENTER OCCUPIED PORTIONS OF THE BUILDING OR AIR INTAKES." ALL VENTS SHALL BE SEALED TO PREVENT CONTAMINANTS FROM THE CONSTRUCTION AREA FROM ENTERING THE OCCUPIED AREAS OF THE BUILDING.</p> <p>9. "THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ACTIVITIES AND MATERIALS WHICH RESULT IN "OFF-GASSING" OF VOLATILE ORGANIC COMPOUNDS SUCH AS GLUES, PAINTS, FURNITURE, CARPETING, WALL COVERING, DRAPERY, ETC. ARE SCHEDULED, CURED OR VENTILATED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BEFORE A SPACE CAN BE OCCUPIED."</p> <p>10. "LARGE AND SMALL ASBESTOS ABATEMENT PROJECTS AS DEFINED BY 12NYCRR66 SHALL NOT BE PERFORMED WHILE THE BUILDING IS OCCUPIED." IT IS OUR INTERPRETATION THAT THE TERM "BUILDING" AS REFERENCED IN THIS SECTION, MEANS A WING OR MAJOR SECTION OF A BUILDING THAT CAN BE COMPLETELY ISOLATED FROM THE REST OF THE BUILDING WITH SEALED NON COMBUSTIBLE CONSTRUCTION. THE ISOLATED PORTION OF THE BUILDING MUST CONTAIN EXITS THAT DO NOT PASS THROUGH THE OCCUPIED PORTION AND VENTILATION SYSTEMS MUST BE PHYSICALLY SEPARATED AND SEALED AT THE ISOLATION BARRIER.</p> <p>11. EXTERIOR WORK SUCH AS ROOFING, FLASHING, SIDING, OR SOFFIT WORK MAY BE PERFORMED ON OCCUPIED BUILDINGS PROVIDED PROPER VARIANCES ARE IN PLACE AS REQUIRED, AND COMPLETE ISOLATION OF VENTILATION SYSTEMS AND AT WINDOWS IS PROVIDED. CARE MUST BE TAKEN TO SCHEDULE WORK SO THAT CLASSES ARE NOT INTERRUPTED BY NOISE OR VISUAL DISTRACTION.</p> <p>12. MINOR ASBESTOS PROJECTS DEFINED BY 12NYCRR66 AS AN ASBESTOS PROJECT INVOLVING THE REMOVAL, DISTURBANCE, REPAIR, ENCAPSULATION, ENCLOSURE OR HANDLING OF 10 SQUARE FEET OF ASBESTOS OR ASBESTOS MATERIAL MAY BE PERFORMED IN UNOCCUPIED AREAS OF AN OCCUPIED BUILDING IN ACCORDANCE WITH 12NYCRR66.</p> <p>13. ALL PAINTED SURFACES TO BE DISTURBED DURING CONSTRUCTION AND/OR DEMOLITION UNDER THE SCOPE OF THIS PROJECT HAVE BEEN TESTED FOR LEAD CONTENT IN ACCORDANCE WITH USEPA REGULATIONS AND PER HUD GUIDELINES. ALL MATERIALS THAT TESTED POSITIVE WHICH ARE TO BE DISTURBED UNDER THE PROJECT ARE SCHEDULED FOR REMOVAL UNDER THE TERMS OF SECTION 020600 OF THE PROJECT SPECIFICATIONS. TRACES OF LEAD WERE ALSO DETECTED IN OTHER MATERIALS. THEREFORE THE CONTRACTOR SHALL TAKE THE PROPER MEASURES TO PROTECT AND TRAIN WORKERS PER OSHA REGULATIONS. ALL TESTING RESULTS ARE ATTACHED TO SPECIFICATION SECTION 020600.</p> <p>14. UNDER NEW YORK STATE LAW SMOKING IS PROHIBITED ON SCHOOL GROUNDS. EMPLOYEES FOUND TO BE SMOKING ON SCHOOL GROUNDS SHALL BE ORDERED OFF SITE AND A SECOND OFFENSE WILL BE GROUNDS FOR PERMANENT REMOVAL FROM PROJECT. LEGAL PENALTIES MAY ALSO BE APPLIED.</p> <p>15. ALL CONTRACTORS SHALL TAKE EVERY PRECAUTION AND SHALL PROVIDE SUCH EQUIPMENT AND FACILITIES AS ARE NECESSARY OR REQUIRED FOR THE SAFETY OF ITS EMPLOYEES. IN CASE OF AN ACCIDENT, FIRST AID SHALL BE ADMINISTERED TO ANY WHO MAY BE INJURED IN THE PROGRESS OF THE WORK. IN ADDITION, THE CONTRACTOR SHALL BE PREPARED FOR THE REMOVAL TO THE HOSPITAL FOR TREATMENT OF ANY EMPLOYEE EITHER SERIOUSLY INJURED OR ILL.</p> <p>16. THE CONTRACTOR FOR GENERAL CONSTRUCTION SHALL PROVIDE TEMPORARY WEATHER-TIGHT AND INSULATED ENCLOSURES AS MAY BE REQUIRED BY THE SCOPE OF WORK FOR ALL EXTERIOR OPENINGS SO AS TO PROTECT ALL WORK FROM THE WEATHER, AND TO PROVIDE SECURITY AGAINST UNAUTHORIZED ENTRY. ENCLOSURES SHALL NOT CREATE DEAD END CONDITIONS. REQUIRED EXITS SHALL BE MAINTAINED FREE AND CLEAR.</p>

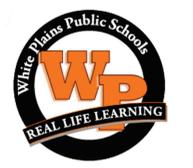


KEVIN M. MEDLER, R.A.
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"IN ACCORDANCE WITH ARTICLE 148, SECTION 2302 OF THE STATE EDUCATION LAW, ALL TERMS OF THIS DOCUMENT EXCEPT BY LICENSEE PROFESSIONAL IS LEGAL."

DESIGNED BY: CWP DRAWN BY: NL CHECKED BY: CWP REVIEWED BY: KMM
PROJECT No.: WPSD2401 DATE: MAY 2025 SCALE: AS SHOWN

White Plains City School District

Renovations at Rochambeau Alternate High School



228 Fisher Avenue
White Plains, NY 10606

SED #66-22-00-01-0-015-020

ALL CONTRACTS

FINAL BID DOCUMENT

GENERAL NOTES, MAPS, DRAWING LIST, STAGING PLAN, EXIT PLAN AND LEGENDS

G 000.00

X:\WP20\White Plains\Genesee School District - 15891\WP201\2401 - Rochambeau - H2M\Renovations\66-22-00-01-0-015-020\Drawings\00000 Cover Sheet.dwg, JLM, Modified: May 28, 2025, 10:44am by: M. Grogan

CONSULTANTS:

MARK	DATE	DESCRIPTION
0	09-11-24	SET SUBMISSION
1	02-25-25	SET ADDENDUM 1
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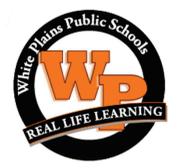
RESERVED FOR ADDITIONAL MARKS



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NY REGISTERED ARCHITECT Lic. No. 071910027
EXP. DATE 07/31/2027
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White Plains City School District

**Renovations at
Rochambeau Alternate
High School**



228 Fisher Avenue
White Plains, NY 10606

SED #66-22-00-01-0-015-020

ALL CONTRACTS

FINAL BID DOCUMENT

EXISTING FIRST FLOOR PLAN

DRAWING NO:
G 102.00

LEGEND

1 HOUR MIN. FIRE RATED WALLS 45 MIN. FIRE RATED OPENING PROTECTIVE UL-1996	RM NAME & RM # AREA (S.F.)	# OF PERSONS SQ. FT. / PERSON	ROOM NUMBER DESIGNATION TAG
2 HOUR MIN. FIRE RATED WALLS 90 MIN. FIRE RATED OPENING PROTECTIVES UL-1408	RECESSED FIRE EXTINGUISHER	(SD) EXISTING SMOKE DETECTOR	
SMOKE BARRIER WALL CONSTRUCTION (B.O.D.)	SURFACE MOUNTED FIRE EXTINGUISHER	(H) EXISTING FIRE ALARM HEAT DETECTOR	
	EXISTING PULL STATION	EX EXISTING EXIT SIGN	
	EXISTING FIRE ALARM STROBE	EL EXISTING EMERGENCY LIGHTING	
EXIT ACCESS DOOR EXIST DOOR	EXISTING EXIT SIGN WITH EMERGENCY LIGHTING	FH EXISTING FIRE HOSE	
ADA PUBLIC ENTRANCE		R RESCUE WINDOW	
	PATH OF EGRESS	C.P.T.D. = (COMMON PATH OF TRAVEL DIST.) E.A.T.D. = (EXIST ACCESS TRAVEL DIST.)	

NOTE:
EXISTING SMOKE DETECTORS TO REMAIN (TYP. FOR ALL).

BUILDING HEIGHTS, STORIES & AREA

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE PER 2020 BCNYS TABLE 504.3		
OCUPANCY TYPE E, NS BUILDING EQUIPPED THROUGHOUT WITHOUT AN AUTOMATIC SPRINKLER SYSTEM	CONSTRUCTION CLASSIFICATION TYPE IIB	ALLOWED EXISTING
		55'-0" +/- 51'-4"
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE PER 2020 BCNYS TABLE 504.4		
OCUPANCY TYPE E, NS BUILDING EQUIPPED THROUGHOUT WITHOUT AN AUTOMATIC SPRINKLER SYSTEM	CONSTRUCTION CLASSIFICATION TYPE IIB	ALLOWED EXISTING
		2 STORIES 4 STORIES *
ALLOWABLE AREA FACTOR 2020 BCNYS TABLE 506.2		
OCUPANCY TYPE E, NS BUILDING EQUIPPED THROUGHOUT WITHOUT AN AUTOMATIC SPRINKLER SYSTEM	CONSTRUCTION CLASSIFICATION TYPE IIB	ALLOWED EXISTING
		14,500 SF 30,600 SF *
BUILDING AREA FRONTAGE INCREASE PER 2020 NYSBC SECTION 506.2 NOT REQUIRED OR TABULATED		
* EXISTING NON-COMPLIANT. NO CHANGE.		

MAXIMUM FLOOR AREA ALLOWANCE PER 2020 BCNYS TABLE 1004.5

FUNCTION OF SPACE:	FLOOR AREA (SF) PER OCCUPANT
ACCESSORY STORAGE AREAS, MECHANICAL & EQUIPMENT ROOMS	300 GROSS
ASSEMBLY UNCONCENTRATED, TABLES & CHAIRS	15 NET
BUSINESS	150 GROSS
EDUCATIONAL CLASSROOM AREA	20 NET
EDUCATIONAL SHOPS & OTHER VOCATIONAL ROOM AREAS	50 NET

TRAVEL DISTANCE

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY PER 2020 BCNYS TABLE 1006.2		
OCUPANCY TYPE E, BUILDING EQUIPPED THROUGHOUT WITHOUT AN AUTOMATIC SPRINKLER SYSTEM	MAXIMUM OCCUPANT LOAD OF SPACE = 49	MAXIMUM COMMON PATH OF EGRESS TRAVEL = 75'
EXIT ACCESS TRAVEL DISTANCE PER 2020 BCNYS TABLE 1017.2		
BUILDING EQUIPPED THROUGHOUT WITHOUT AN AUTOMATIC SPRINKLER SYSTEM = 200'		
MAXIMUM CORRIDOR TRAVEL DISTANCE PER 2022 NYSBC MIPS		
ANY POINT IN ANY GROUND FLOOR CORRIDOR MUST BE WITHIN 150' ALONG THE LINE OF TRAVEL TO AN EXTERIOR DOORWAY		
ANY POINT IN A CORRIDOR OTHER THAN A GROUND FLOOR CORRIDOR SHALL NOT EXCEED 120' ALONG THE LINE OF TRAVEL TO THE STAIR ENCLOSURE OF AN EXIT STAIRWAY		

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED PER 2020 BCNYS SECTION 903.2.3 *

- GROUP E FIRE AREA IS GREATER THAN 12,000 SF
- GROUP E FIRE AREA HAS AN OCCUPANT LOAD OF 300 OR MORE.
- * NOT APPLICABLE

PORTABLE FIRE EXTINGUISHERS ARE REQUIRED PER 2020 BCNYS SECTION 906.1

- IN GROUP E OCCUPANCIES
- WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT
- AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED
- ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION
- WHERE REQUIRED BY THE 2020 FIRE CODE OF NEW YORK STATE SECTIONS TABLE 906.1

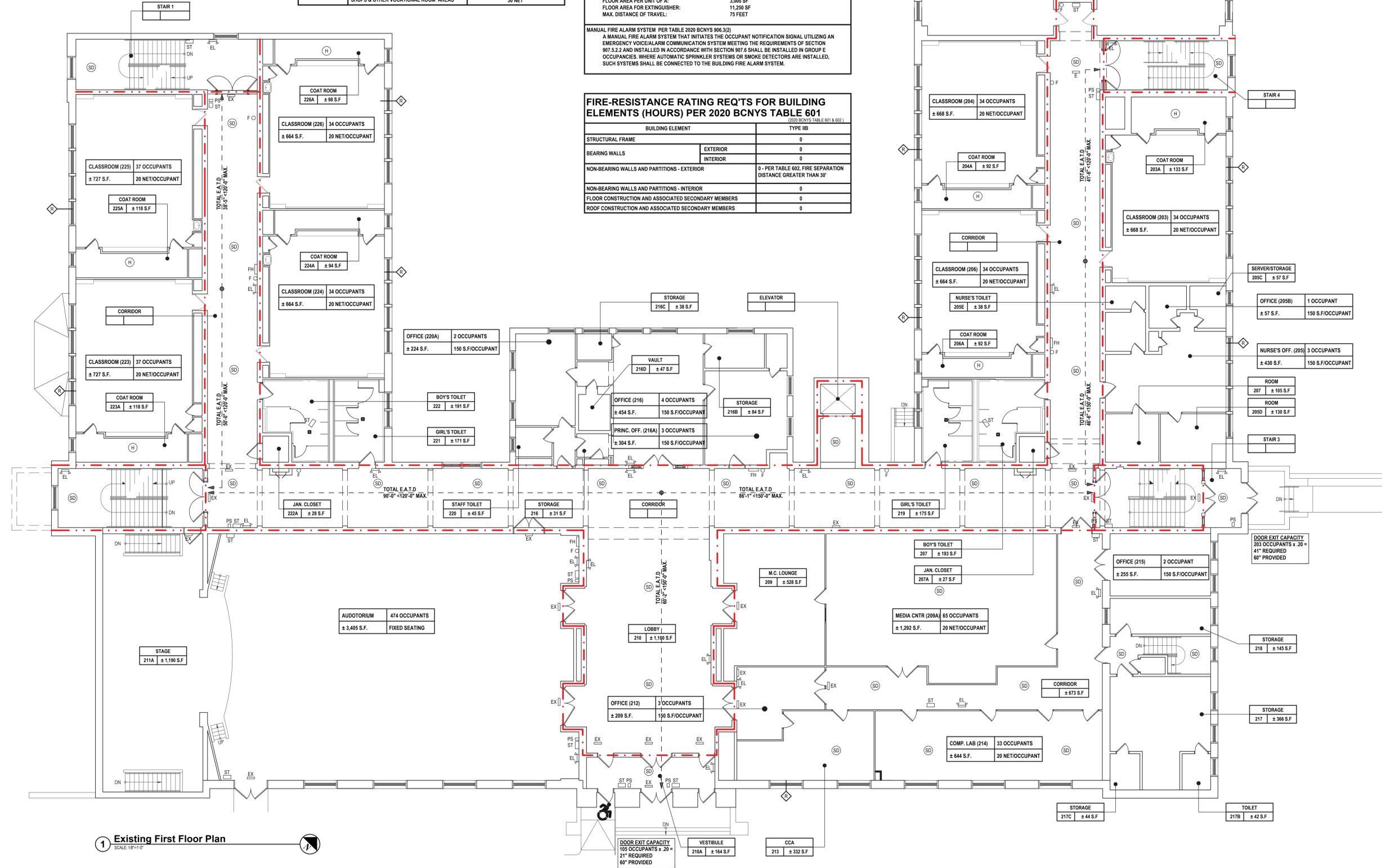
FIRE EXTINGUISHERS FOR CLASS-A FIRE HAZARDS - LIGHT (LOW) HAZARD OCCUPANCY PER 2020 BCNYS TABLE 906.3(1)

MINIMUM RATED SINGLE EXTINGUISHER: 2-A
FLOOR AREA PER UNIT OF A: 3,000 SF
FLOOR AREA FOR EXTINGUISHER: 11,250 SF
MAX. DISTANCE OF TRAVEL: 75 FEET

MANUAL FIRE ALARM SYSTEM PER TABLE 2020 BCNYS 906.3(2)
A MANUAL FIRE ALARM SYSTEM THAT INITIATES THE OCCUPANT NOTIFICATION SIGNAL UTILIZING AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM MEETING THE REQUIREMENTS OF SECTION 907.2.2 AND INSTALLED IN ACCORDANCE WITH SECTION 907.6 SHALL BE INSTALLED IN GROUP E OCCUPANCIES. WHERE AUTOMATIC SPRINKLER SYSTEMS OR SMOKE DETECTORS ARE INSTALLED, SUCH SYSTEMS SHALL BE CONNECTED TO THE BUILDING FIRE ALARM SYSTEM.

FIRE-RESISTANCE RATING REQ'TS FOR BUILDING ELEMENTS (HOURS) PER 2020 BCNYS TABLE 601

BUILDING ELEMENT	TYPE IIB
STRUCTURAL FRAME	0
BEARING WALLS	0
NON-BEARING WALLS AND PARTITIONS - EXTERIOR	0 - PER TABLE 602, FIRE SEPARATION DISTANCE GREATER THAN 30'
NON-BEARING WALLS AND PARTITIONS - INTERIOR	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0



1 Existing First Floor Plan
SCALE: 1/8"=1'-0"

X:\WPSD\White Plains Central School District\199\WPSD\2021\199\Renovations\102-BM-CAD\DWG\102-001-015-020-10.dwg, 10/28/2025, 10:08:00 AM, M. Medler

GENERAL CODE NOTES

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2020 EBCNYS COMPLIANCE

EBCNYS CHAPTER 6 - CLASSIFICATION OF WORK	
SECTION 901 - ALTERATION - LEVEL 2 601.2 SCOPE: LEVEL 2 ALTERATIONS SHALL APPLY WHERE THE WORK AREA IS LESS THAN 50 PERCENT OF THE BUILDING AREA 603 APPLICATION: LEVEL 2 ALTERATIONS AS DESCRIBED IN SECTION 601.2 SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7 AND 8 FOR LEVEL 1 ALTERATIONS AND LEVEL 2 ALTERATIONS RESPECTIVELY.	
EBCNYS CHAPTER 9 - ALTERATIONS - LEVEL 2	
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CHAPTER 6 - CLASSIFICATION OF WORK

CODE SECTION	REQUIRED/ALLOWED	ACTUAL AND PROPOSED
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LEGEND

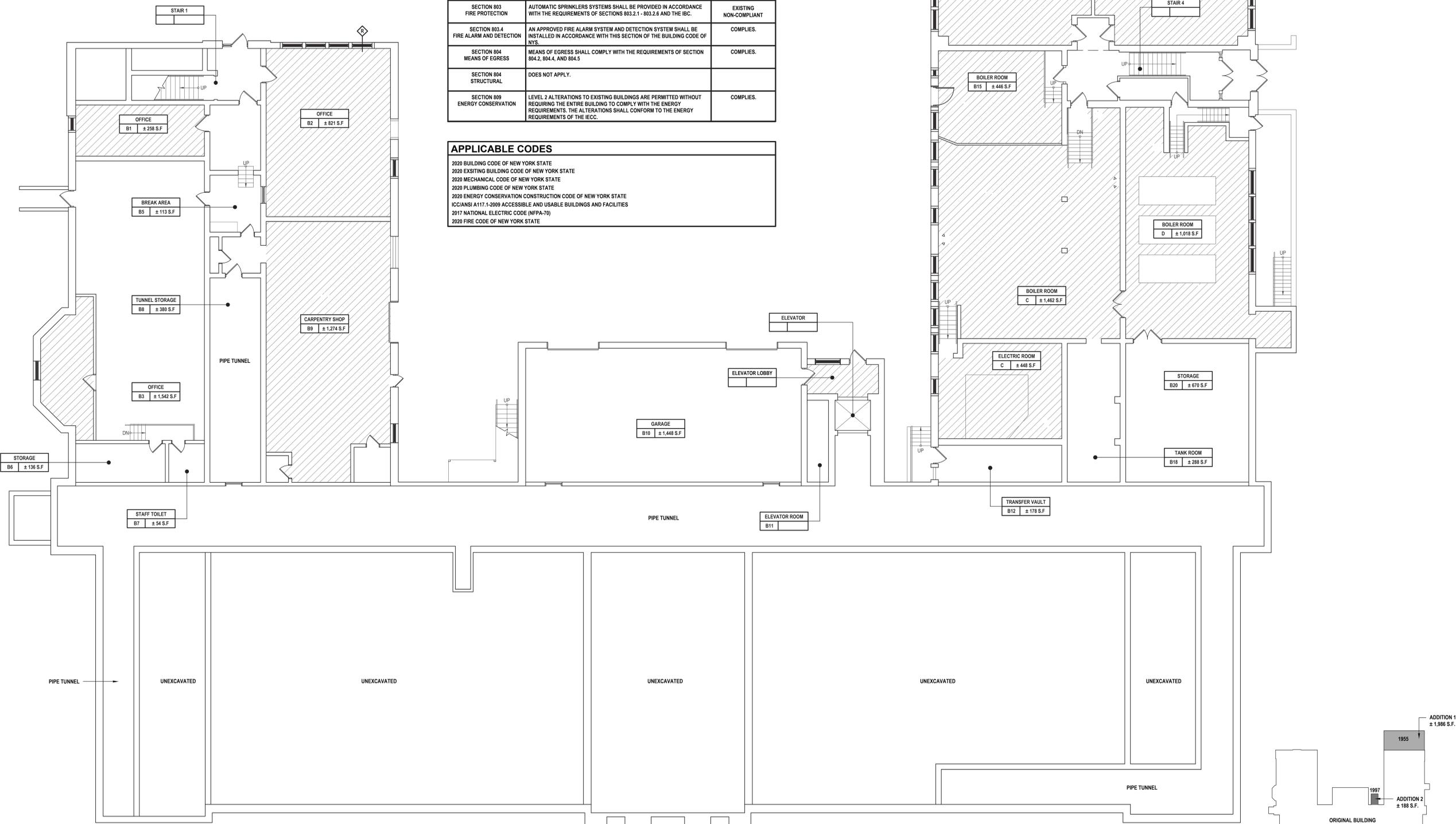
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2020 EBCNYS CHAPTER 8 ALTERATIONS - LEVEL 2

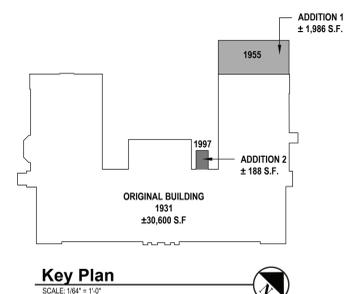
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SECTION 803 FIRE PROTECTION	AUTOMATIC SPRINKLERS SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 803.2.1 - 803.2.6 AND THE IBC.	EXISTING NON-COMPLIANT
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- 2020 FIRE CODE OF NEW YORK STATE



1 Existing Basement Floor Plan
SCALE: 1/8" = 1'-0"



Key Plan
SCALE: 1/8" = 1'-0"

H 2 architects + engineers
1133 Westchester Ave., Suite N-210
White Plains, NY 10605
914.358.8623 • www.h2m.com
NY Architecture & Landscape Architecture: No Certificate Required
NY Engineering Certificate of Authorization No. 0018178

CONSULTANTS:

MARK	DATE	DESCRIPTION
0	09-11-24	SED SUBMISSION
1	02-25-25	SED ADDENDUM 1
	05-28-25	FINAL BID SET

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REGISTERED ARCHITECT
STATE OF NEW YORK
KEVIN M. MEDLER, R.A.
07/01/2027 EXP. DATE
NY REGISTERED ARCHITECT Lic. No. 62679
IN ACCORDANCE WITH ARTICLE 148, SECTION 2209 OF THE STATE EDUCATION LAW,
ALTERATION OF THIS DOCUMENT EXCEPT BY LICENSED PROFESSIONAL IS ILLEGAL.
DESIGNED BY: CWP DRAWN BY: NL CHECKED BY: CWP REVIEWED BY: KMM
PROJECT NO.: WPSD2401 DATE: MAY 2025 SCALE: AS SHOWN

CLIENT
White Plains City School District
Renovations at
Rochambeau Alternate
High School
228 Fisher Avenue
White Plains, NY 10606
SED #66-22-00-01-0-015-020

CONTRACT
ALL CONTRACTS
STATUS
FINAL BID DOCUMENT
SHEET TITLE
**BASEMENT FLOOR
CODE ANALYSIS**
DRAWING NO.
G 110.00

X:\WPSD\White Plains Center School District - 1987\WPSD 2401 - Rochambeau HS Renovations\102-BM-CAD\DWG\Doc\11-Doc\11-13-BM-Floor Plan.rvt, 2025-11-13 10:45:15 AM, 11/13/2025, 11:45:15 AM, 11/13/2025

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2020 EBCNYS COMPLIANCE

EBCNYS CHAPTER 6 - CLASSIFICATION OF WORK		
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CHAPTER 6 - CLASSIFICATION OF WORK

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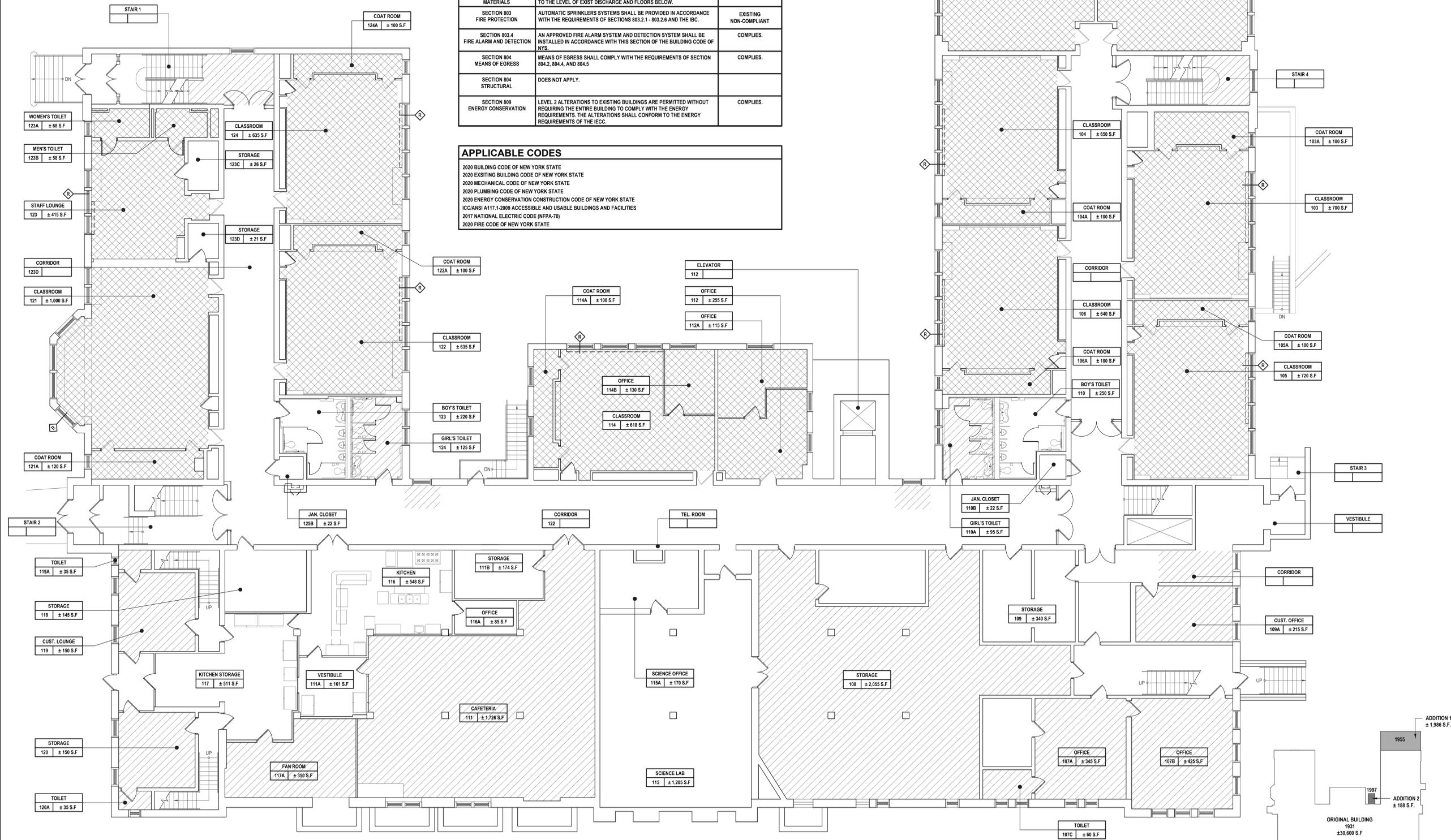
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- 2020 FIRE CODE OF NEW YORK STATE



1 Existing Ground Floor Plan
SCALE: 1/8" = 1'-0"

Key Plan
SCALE: 1/64" = 1'-0"

H 2 architects + engineers
M

1133 Westchester Ave., Suite N-210
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914.358.8623 • www.h2m.com
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1	02-25-25	SET ADDENDUM 1
	05-28-25	FINAL BID SET

REGISTERED ARCHITECT
STATE OF NEW YORK

KEVIN M. MEDLER, R.A.
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DESIGNED BY: CWP DRAWN BY: NL CHECKED BY: CWP REVIEWED BY: KMM
PROJECT NO.: WPSD2401 DATE: MAY 2025 SCALE: AS SHOWN

White Plains City School District

**Renovations at
Rochambeau Alternate
High School**

228 Fisher Avenue
White Plains, NY 10606

SED #66-22-00-01-0-015-020

CONTRACT: **ALL CONTRACTS**

STATUS: **FINAL BID DOCUMENT**

SHEET TITLE: **GROUND FLOOR CODE ANALYSIS**

DRAWING NO.: **G 111.00**

X:\WPSD\White Plains City School District\10891\WPSD2401 - Rochambeau Alt High School\111.00 Ground Floor Code Analysis.dwg, Last Modified: May 27, 2025, 11:13:00 AM by KMM

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CHAPTER 6 - CLASSIFICATION OF WORK

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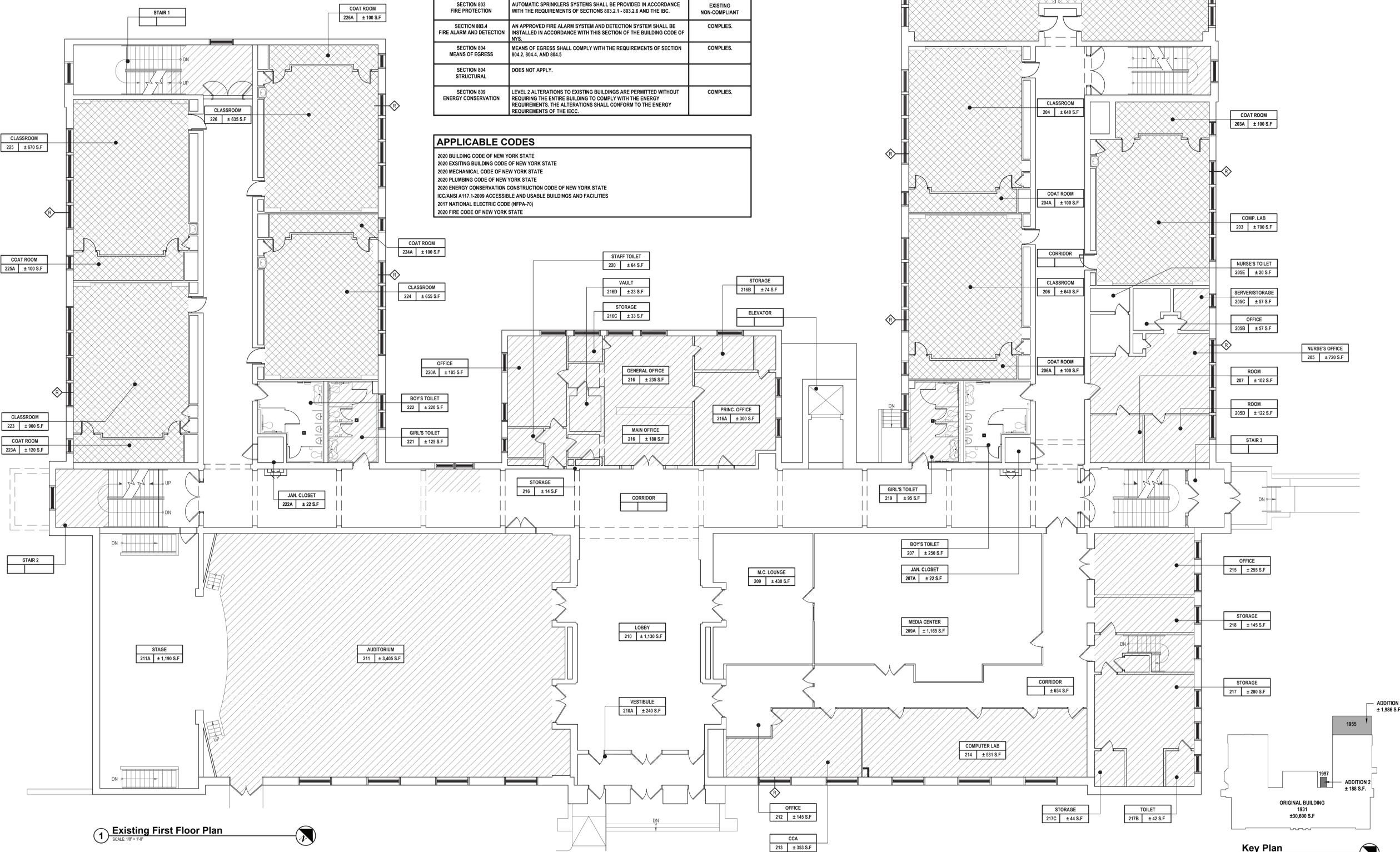
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2020 EBCNYS CHAPTER 8 ALTERATIONS - LEVEL 2

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White Plains City School District
 Renovations at
 Rochambeau Alternate
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 228 Fisher Avenue
 White Plains, NY 10606
 SED #66-22-00-01-0-015-020

ALL CONTRACTS
FINAL BID DOCUMENT
FIRST FLOOR CODE ANALYSIS
G 112.00

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2020 EBCNYS COMPLIANCE

EBCNYS CHAPTER 6 - CLASSIFICATION OF WORK		
SECTION 601 - ALTERATION - LEVEL 2 601.2 SCOPE: LEVEL 2 ALTERATIONS SHALL APPLY WHERE THE WORK AREA IS LESS THAN 50 PERCENT OF THE BUILDING AREA 603 APPLICATION: LEVEL 2 ALTERATIONS AS DESCRIBED IN SECTION 601.2 SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7 AND 8 FOR LEVEL 1 ALTERATIONS AND LEVEL 2 ALTERATIONS RESPECTIVELY.		
EBCNYS CHAPTER 9 - ALTERATIONS - LEVEL 2		
SECTION 901 - GENERAL 901.1 SCOPE: LEVEL 2 ALTERATIONS AS DESCRIBED IN SECTION 603 SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. ALTERATION WORK AT THIS BUILDING CONSISTS OF THE FOLLOWING: EXTERIOR 1. REMOVAL AND REPLACEMENT OF ALL WINDOWS INTERIOR 1. REMOVAL AND REPLACEMENT OF CLASSROOM FINISHES 2. RENOVATION OF KITCHEN AND CAFETERIA 3. RENOVATION OF SCIENCE AND ART ROOM		

CHAPTER 6 - CLASSIFICATION OF WORK

CODE SECTION	REQUIRED/ALLOWED	ACTUAL AND PROPOSED
SECTION 601.2 WORK AREA	APPLIES- THE WORK AREA AS DEFINED IN CHAPTER 2. SHALL BE IDENTIFIED ON THE CONSTRUCTION DOCUMENTS	REFER TO "PROJECT SCOPE" DESCRIPTION FOR WORK DONE WITHIN THE EXISTING BUILDING AND INCLUDED UNDER THIS APPLICATION.
SECTION 604.1 ALTERATION-LEVEL 2	APPLIES- LEVEL 2 ALTERATIONS COMPLIES WITH THE APPLICABLE PROVISIONS OF SECTIONS 602 AND 603.	EXISTING BUILDING TO COMPLY. REFER TO 'PROJECT SCOPE' DESCRIPTION.

LEGEND

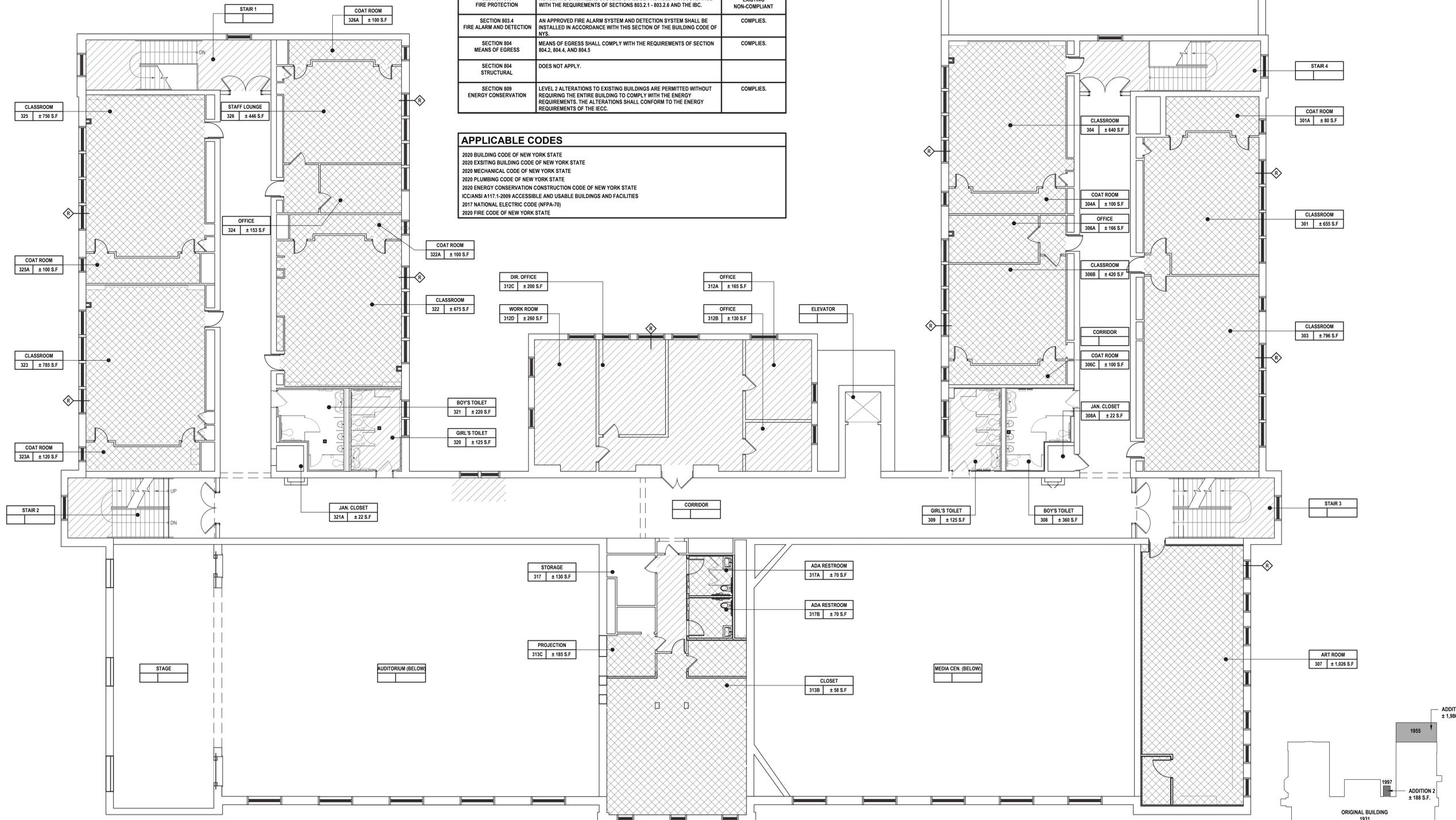
- ALTERATION LEVEL 1
- ALTERATION LEVEL 2

2020 EBCNYS CHAPTER 8 ALTERATIONS - LEVEL 2

CODE SECTION	REQUIRED/ALLOWED	ACTUAL AND PROPOSED
SECTION 801.2 COMPLIANCE	IN ADDITION TO THE REQUIREMENTS OF CHAPTER 8, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7	COMPLIES.
SECTION 802 BUILDING ELEMENTS AND MATERIALS	EXISTING VERTICAL OPENINGS SHALL COMPLY WITH THE PROVISIONS OF SECTION 802.2.1, 802.2.2, AND 802.2.3 FROM THE HIGHEST WORK AREA FLOOR TO THE LEVEL OF EXIST DISCHARGE AND FLOORS BELOW.	COMPLIES.
SECTION 803 FIRE PROTECTION	AUTOMATIC SPRINKLERS SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 803.2.1 - 803.2.6 AND THE IBC.	EXISTING NON-COMPLIANT
SECTION 803.4 FIRE ALARM AND DETECTION	AN APPROVED FIRE ALARM SYSTEM AND DETECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION OF THE BUILDING CODE OF NYS.	COMPLIES.
SECTION 804 MEANS OF EGRESS	MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 804.2, 804.4, AND 804.5	COMPLIES.
SECTION 804 STRUCTURAL	DOES NOT APPLY.	
SECTION 809 ENERGY CONSERVATION	LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING TO COMPLY WITH THE ENERGY REQUIREMENTS. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE ICC.	COMPLIES.

APPLICABLE CODES

- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE
- 2020 MECHANICAL CODE OF NEW YORK STATE
- 2020 PLUMBING CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
- ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2017 NATIONAL ELECTRIC CODE (NFPA-70)
- 2020 FIRE CODE OF NEW YORK STATE



1 Existing Second Floor Plan
SCALE: 1/8" = 1'-0"

Key Plan
SCALE: 1/8" = 1'-0"

H 2 architects + engineers
M

1133 Westchester Ave., Suite N-210
White Plains, NY 10605
914.358.8623 • www.h2m.com
NY Architecture & Landscape Architecture: No Certificate Required
NY Engineering Certificate of Authorization No. 0018178

CONSULTANTS:

MARK	DATE	DESCRIPTION
0	09-11-24	SED SUBMISSION
1	02-25-25	SED ADDENDUM 1
	05-28-25	FINAL BID SET

REGISTERED ARCHITECT
STATE OF NEW YORK

KEVIN M. MEDLER, R.A.
07/19/2027 EXP. DATE

DESIGNED BY: CWP
DRAWN BY: NL
CHECKED BY: CWP
REVIEWED BY: KMM

PROJECT NO.: WPSD2401
DATE: MAY 2025
SCALE: AS SHOWN

CLIENT
White Plains City School District

Renovations at Rochambeau Alternate High School

228 Fisher Avenue
White Plains, NY 10606

SED #66-22-00-01-0-015-020

CONTRACT
ALL CONTRACTS

STATUS
FINAL BID DOCUMENT

SHEET TITLE
SECOND FLOOR CODE ANALYSIS

DRAWING NO.
G 113.00

X:\WP25\White Plains Center School District - 19871\WPSD2401 - Rochambeau Alt High School\11300 - Second Floor Code Analysis.dwg, last modified: May 28, 2025, 10:41 AM Project no.: May 28, 2025, 10:57 AM by: KMM

