NIAGARA FALLS HOUSING AUTHORITY

ARCHITECTURAL REPAIRS AND IMPROVEMENTS PROGRAM YEARS 2001 AND 2002 CAPITAL FUND

PROJECT 2 - IMPROVEMENTS TO VARIOUS LOW RISE DEVELOPMENTS

Niagara Falls Housing Authority
744 Tenth Street
Niagara Falls, New York 14301

NFHA Job No. 02-21-CAP

AU Job No.: 02-001

JANUARY 16, 2003
BID DOCUMENTS

Architecture Unlimited

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15 Webster Street
North Tonawanda, New York 14

Project 02-21-CAP
Valley Contracting
Window Replacement
Jordan

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ARCHITECTURAL

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CONSTRUCTION NOTES:

ALL BUILDING TRADES SHALL BE KNOWLEDGEABLE OF CODES, STANDARDS AND REGIONALLY ACCEPTED CONSTRUCTION PRACTICES. CONSTRUCTION AND REPAIRS DEPICTED BY THIS DESIGN SHOULD NOT BE ATTEMPTED BY UNTRAINED PERSONNEL.

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DUE TO REVISIONS MADE DURING THE DEVELOPMENT OF THESE PLANS THEY MAY NOT REFLECT THE DIMENSIONS NOTED. DO NOT SCALE THE DRAWINGS.
2. CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. NO MODIFICATIONS CAN BE MADE WITHOUT APPROVAL OF THE ARCHITECT.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THESE DOCUMENTS. SITE VISITS MAY NOT BE MADE BY THIS ARCHITECT TO VERIFY CONFORMANCE.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, CONSTRUCTION METHODS AND CRAFTSMANSHIP.
5. THE CONTRACTOR SHALL MAINTAIN ANY OPENINGS WEATHER TIGHT AND SECURE DURING CONSTRUCTION.
6. IN THE EVENT OF A MATERIAL CONFLICT, SPECIFICATIONS SHALL TAKE PRECEDENT OVER DRAWINGS. IN THE EVENT OF A DIMENSIONAL CONFLICT, DRAWINGS TAKE PRECEDENT OVER SPECIFICATIONS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE OWNER, ARCHITECT AND CONTRACTOR TO REVIEW EXISTING SITE CONDITIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PATCHING AND PAINTING OF DISTURBED AREAS. AREAS SHALL BE PATCHED AND PAINTED TO MATCH ADJACENT SURFACES. CONTRACTOR SHALL MAINTAIN MINIMUM POSSIBLE DISTURBANCE OF SURFACES DURING CONSTRUCTION. PATCH PAINTING SHALL BE LIMITED TO DISTURBED SURFACES. PAINT SHALL BE FEATHERED AND BLENDED TO MATCH ADJACENT SURFACES.
9. CONTRACTOR SHALL MAINTAIN SAFE ACCESS AND EGRESS FOR OCCUPANTS AND PROTECT THEM FROM CONSTRUCTION AND OPERATIONS, I.E. PAINTING, PATCHING, LADDERS, SCAFFOLDING, ETC..
10. THE ARCHITECT'S CERTIFICATION ON THIS PROJECT IS ONLY FOR THE CONSTRUCTION WORK SHOWN TO BE DONE! IT DOES NOT CONSTITUTE APPROVAL OF ANY PREEXISTING CONDITIONS OR REVIEW OF THOSE CONDITIONS FOR CODE COMPLIANCE.
11. DRAWING ALTERATION: THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 145, SECTION 7209 AND APPLIES TO THESE DOCUMENTS: "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM IN ANY WAY." IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS IN NO WAY WAIVES ANY COPY PROTECTION RIGHTS AFFORDED BY THE LAW.
12. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICES FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO THE ARCHITECT.
13. THE OVERALL PROJECT INDICATED IS A COMPLEX UNDERTAKING. IT IS NOT THE INTENT OF THESE DRAWINGS TO SPECIFY OR DEPICT ALL ASPECTS OF THE WORK. THE OWNER AND CONTRACTOR MUST UNDERSTAND THAT THE PROJECT MAY CHANGE SUBSTANTIALLY THROUGH THE COURSE OF CONSTRUCTION.
14. COPYRIGHT 2002 BY ARCHITECTURE UNLIMITED, LLC
NO PART OF THIS WORK MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE OR RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING BY ARCHITECTURE UNLIMITED, LLC.
15. THE NIAGARA FALLS HOUSING AUTHORITY RESERVES THE RIGHT TO REQUEST SALVAGE OF ANY AND ALL MATERIALS PRIOR TO DISPOSAL.

CODES AND STANDARDS

1. ALL WORK SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING:
   A. NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE
   B. ACI CODE, AISC CODE
   C. GENERALLY ACCEPTED TRADES AND INDUSTRY STANDARDS.
2. COMPLY WITH ALL OTHER CURRENT LOCAL, STATE AND FEDERAL CODES AND REGULATIONS APPLICABLE TO THIS PROJECT.
3. THE CONTRACTOR IS TO OBTAIN NECESSARY PERMITS FOR CONSTRUCTION AND IS TO ABIDE BY REGULATIONS FOR INSPECTION.

Symbol List

DETAILS: DETAIL NUMBER / SHEET NO. SHOWN ON
SECTIONS: SECTION NUMBER / SHEET NO. SHOWN ON
ELEVATIONS: ELEVATION NUMBER / SHEET NO. SHOWN ON
W1: WALL TYPE NO.
INTERIOR ELEVATIONS: ELEVATION NUMBER / A100 SHEET NO. SHOWN ON

#	TOILET ACCESSORIES IDENTIFICATION
#	WORK NOTE IDENTIFICATION FOR N.I.C. ITEMS
#	DEMOLITION NOTES
	WINDOW IDENTIFICATION
	PATCH TO MATCH EXISTING
101	NEW CONSTRUCTION DOOR IDENTIFICATION
A.F.F.	ABOVE FINISHED FLOOR
C.M.U.	CONCRETE MASONRY UNIT
TYP.	TYPICAL
N.I.C.	NOT IN CONTRACT
V.I.F.	VERIFY IN FIELD

RECORD DRAWINGS

COPY
NFHA CONTRACTING OFFICER

Drawing Alteration: The following is an excerpt from the New York State Education Law Article 145 section 7209 and applies to this drawing--it is a violation of this law for any person, unless acting under the direction of a licensed Architect or licensed Professional Engineer to alter an item in any way. If an item bearing the seal of an Architect is altered, the altering Architect or Engineer shall affix his seal and and the motion "Altered By" followed by his signature and date of such alteration and a specific description of the alteration.