Date: 12/30/15

1924 Historic Tax Photo of Main Block at Front of Property

1924 Historic Tax Photo of Shop at Rear of Property

Rehabilitation of

131 Washington Avenue

Portland, Maine

PERMIT SET

2 October 2015

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. FURTHERMORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ADJACENT PORTIONS OF THE BUILDING, ADJACENT PROPERTY, AND THE PUBLIC. THIS INCLUDES, BUT IS NOT LIMITED TO, PROVIDING AND MAINTAINING ANY REQUIRED SIGNAGE OR FENCING THROUGHOUT THE DURATION OF THE PROJECT.

2. THE DESIGN INTENT IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR ANY TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING DURING THE PROGRESS OF THE PROJECT.

3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.

4. THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH TENANT AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE SMOOTH PROJECT FLOW. THE REAR STUDIO WILL REMAIN OPEN TO THE PUBLIC DURING THE ENTIRE REHABILITATION PERIOD. REHABILITATION CONTRACTOR SHALL WORK OUT AN ACCEPTABLE SEQUENCING SCHEDULE WITH THE OWNER AND TENANT IN ORDER TO MAINTAIN CODE COMPLYING ACCESS AND EGRESS FROM THE STUDIO.

5. NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.

6. THE INSTALLATION AND OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS.

7. ANY MODIFICATION OR ALTERATION FROM THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND OWNER, SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ARCHITECT.

8. CONTRACTORS ARE REQUIRED TO EXAMINE THE CONSTRUCTION DOCUMENTS CAREFULLY, VISIT THE SITE, AND FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS PRIOR TO CONTRACTING WITH OWNER. FAILURE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND LIMITATIONS WILL IN NO WAY RELIEVE THE CONTRACTOR FROM FURNISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS. INCORRECT WORK SHALL BE RECTIFIED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

9. DO NOT RELY ON SCALING FROM THE DRAWINGS. INSTEAD VERIFY ALL ACTUAL FIELD DIMENSIONS.

10. SEE GENERAL REQUIREMENTS ON THIS SHEET FOR ADDITIONAL REQUIREMENTS.

GENERAL REQUIREMENTS

1. ONLY CONTRACTORS WITH SUCCESSFUL, DEMONSTRATED EXPERIENCE WITH THE REHABILITATION OF HISTORIC STRUCTURES WILL BE CONSIDERED FOR THIS PROJECT.

2. COORDINATE REHABILITION WORK WITH OWNER AND TENANT TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.

3. CONDUCT PROGRESS MEETINGS ON SITE AT WEEKLY INTERVALS OR AS AGREED UPON WITH OWNER. REQUIRE SUBCONTRACTOR ATTENDANCE AS NECESSARY FOR COORDINATION OF SITE ACTIVITIES.

4. COORDINATE EACH SHOP DRAWING SUBMITTAL WITH FABRICATION, PURCHASING, DELIVERY, AND RELATED ACTIVITIES. SUBMIT TWO COPIES OF EACH SUBMITTAL TO OWNER. PROVIDE SPACE TO RECORD REVIEW AND APPROVAL MARKINGS.

5. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS ON SUBMITTALS. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO OWNER.

6. SUBMIT SAMPLES FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH PROPOSED MATERIAL OR PRODUCT. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.

7. GENERAL CONTRACTOR WILL SUBMIT WEEKLY UPDATED SCHEDULE TO SUBCONTRACTORS AND NEED-TO-KNOW PARTIES FOR COORDINATION PURPOSES.

8. DELIVER, STORE, AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

9. ON SITE STORAGE WILL BE AVAILABLE AS AGREED UPON BY OWNER. REMOVE ALL TOOLS AND MATERIALS FROM THE SITE AT THE END OF EACH WORK DAY. LEAVE EXTERIOR ORDERLY AND BROOM SWEPT AT THE END OF EACH WORK DAY.

10. WHERE DRAWINGS SPECIFY A SINGLE PRODUCT OR MANUFACTURER, PROVIDE THE ITEM INDICATED THAT COMPLIES WITH REQUIREMENTS. REVIEW ANY PROPOSED DEVIATIONS WITH OWNER AND ARCHITECT.

Drawing List

C-1	EGRESS PLANS AND CODE ANALYSIS
SV -1	SURVEY
D-1	DEMOLITION FLOOR PLANS
D-2	DEMOLITION EXTERIOR ELEVATIONS
D-3	DEMOLITION BUILDING SECTIONS
S-0	STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA
S-1	STRUCTURAL PLANS AND FOUNDATION DETAILS
S-2	STRUCTURAL FRAMING PLANS AND FRAMING ELEVATION
S-3	STRUCTURAL FRAMING SECTIONS
A-1	FLOOR PLANS
A-2	EXTERIOR ELEVATIONS
A-3	BUILDING SECTIONS
A-4	WALL SECTIONS
A-5	DOOR AND WINDOW TYPES AND DETAILS
A-6	STOREFRONT & MISC. DETAILS

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