ALTERATIONS TO 52 MONUMENT STREET

PORTLAND, MAINE

PROJECT TEAM

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ELECTRICIAN	JOE CORMIER CORMIER ELECTRIC 423-5225 JREIMROC@HOTMAIL.COM
PLUMBER & HVAC	JIM MICHAUD JIM'S PLUMBING & HEATING 89 LAMB STREET WESTBROOK, ME 04092 854-8068
SPRINKLER DESIGN	MIKE LABREE EASTERN FIRE PROTECTION 408 HARLOW ST BANGOR, ME 04401 942-8014

GENERAL NOTES

1	GENERAL CONDITIONS: THE GENERAL CONDITIONS OF THE AIA DOCUMENT A-201 (LATEST EDITION) ARE INCLUDED BY REFERENCE. VERBAL REPRESENTATIONS DURING BIDDING OR CONSTRUCTION SHALL NOT BE RELIED UPON AS VALID UNLESS DOCUMENTED AND SUBMITTED IN WRITING BY THE ARCHITECT.
2	SITE CONDITIONS: ALL CONTRACTORS BY COMMENCING THE WORK ACCEPT THE CONDITIONS OF THE SITE AND THE COMPLETENESS OF THE CONTRACT DOCUMENTS. ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING THE WORK. NO EXTRAS SHALL BE ALLOWED FOR DISCREPANCIES AFTER THE WORK HAS BEGUN.
3	DRAWINGS: ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. IN CASE OF A CONFLICT BETWEEN ARCHITECTURAL DRAWINGS, AND STRUCTURAL ELECTRICAL OR MECHANICAL DRAWINGS, PROMPTLY NOTIFY ARCHITECT FOR COORDINATION. COMPLETE SETS OF DRAWINGS WILL BE DISTRIBUTED TO ALL SUBCONTRACTORS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. DO NOT SCALE DRAWINGS.
4	COMPLETENESS: ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL APPLICABLE CODES SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER OR THE ARCHITECT. IN THE CASE OF CONFLICTING QUANTITIES/VALUES, THE GREATER AMOUNT OR THE ONE OF GREATER VALUE SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTORS AS A PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION. IN THE CASE OF CONFLICTING OR INCONSISTENT INFORMATION, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTORS AS A PART OF THEIR BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
5	PERMITS: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LABOR, EQUIPMENT, ETC. AS MAY BE REQUIRED TO COMPLETE THEIR RESPECTIVE WORK CATEGORY. CONTRACTORS SHALL FORWARD TO THE ARCHITECT A COPY OF ALL APPROVED PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDA WITH PLAN EXAMINERS COMMENTS WITHIN 48 HOURS OF RECEIPT OF THE SAME AT NO COST TO THE ARCHITECT. ANY ADDITIONAL WORK REQUIRED AS A RESULT OF THE ABOVE SHALL BE PROVIDED BY THE CONTRACTOR AS A PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION IF THE CONTRACTOR FAILS TO COMPLY WITH PROVIDING THE APPROVED PLANS OR ADDENDA TO THE ARCHITECT.
6	INSURANCE: ALL CONTRACTORS SHALL OBTAIN "ALL RISK" INSURANCE, AS STIPULATED IN THE SPECIFICATION, AND ALL CUSTOMARY STATUTORY INSURANCES, COMPREHENSIVE GENERAL LIABILITY, ETC., AS INDICATED IN THE PROJECT MANUAL. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS INSURED PARTIES TO THE "ALL RISK" INSURANCE POLICY.
7	SUBSTITUTIONS: NO SUBSTITUTIONS OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL BY THE ARCHITECT.
8	DOCUMENTATION / RECORD DRAWINGS: THE CONTRACTORS SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS. THEY SHALL NEATLY AND CORRECTLY ENTER IN COLOR PENCIL, ANY DEVIATIONS ON THE DRAWINGS AND SPECIFICATIONS AFFECTED AND SHALL KEEP THE DRAWINGS AVAILABLE FOR INSPECTION. AN EXTRA SET OF CONSTRUCTION DOCUMENTS WILL BE FURNISHED FOR THE PURPOSE. AT COMPLETION OF THE JOB AND BEFORE FINAL APPROVAL, THE CONTRACTORS WILL MAKE ANY FINAL CORRECTIONS TO DRAWINGS RELATED TO THEIR WORK CATEGORY AND SHALL CERTIFY TO THE ACCURACY OF EACH PRINT, THAT THE WORK IS COMPLETED ACCORDING TO ALL CONTRACT DOCUMENTS, AND THE CORRECTIONS TO THE DRAWINGS BY SIGNATURE THEREON AND DELIVERY SAME TO THE ARCHITECT.
9	PROTECTION: ALL CONTRACTORS SHALL BE JOINTLY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. ALL CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR PROJECT SECURITY FROM THE START OF THE WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS TOTALLY COMPLETE.
10	MINIMUM STANDARDS: DRAWINGS INDICATE THE MINIMUM STANDARDS, SHOULD ANY WORK INDICATED BE SUBSTANDARD TO ANY ORDINANCES, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE CONTRACTOR SHALL EXECUTE THE WORK IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES, OR REGULATIONS AS A PART OF HIS BASE CONTRACT WITHOUT INCREASE IN COST TO OWNER OR ARCHITECT.
11	DIMENSIONS: ALL DIMENSIONS ARE TO ROUGH FRAMING, UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE FROM FACE OF ROUGH FRAMING UNLESS OTHERWISE NOTED.
12	ANGLES: ALL ANGLES 90 DEGREES UNLESS OTHERWISE NOTED.
13	DEBRIS: CONTRACTORS SHALL REMOVE ALL CONSTRUCTION DEBRIS RELATED TO THEIR WORK CATEGORY FROM JOB SITE. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN LIMITS OF CONTRACT.
14	CLEANING: ALL CONTRACTORS ARE JOINTLY RESPONSIBLE TO HAVE ENTIRE AREA CLEAN AND SPOTLESS AT TIME OF TURN OVER.
15	PRESERVATIVE-TREATMENT: ALL WOOD EXPOSED TO MOISTURE SHALL BE PRESERVATIVE PRESSURE TREATED WOOD.
16	ALL CONSTRUCTION INDICATED SHALL BE NEW, UNLESS NOTED OTHERWISE.

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GENERAL SCOPE OF WORK

1.	DEMO - PARTIAL DEMO COMPLETE. ADDITIONAL INTERIOR, FRONT VESTIBULE, AND REAR ADDITION DEMO.
2.	EXISTING WALLS - EXISTING WALLS TO REMAIN, EXCEPT AS WHERE NOTED ON THE DEMO PLAN. TO BE REBUILT FOR NEW WINDOWS AND DOORS AS REQUIRED
3.	INTERIOR FRAMING - A MIX OF RETAINED EXISTING AND NEW WALLS AND FLOORS
4.	FINISHES - NEW INTERIOR FINISHES AS NOTED. EXISTING HARDWOOD FLOORS RETAINED.
5.	STAIRS - NEW 1 HR FIRE RATED STAIRS
6.	DECKS - NEW DECKS FOR 2ND AND 3RD FLOORS
7.	MECHANICAL - ALL NEW HVAC AND PLUMBING.
8.	ELECTRICAL, LIGHTING, PHONE AND DATA - ALL NEW POWER, LIGHTING, & DATA.
9.	SITE - NEW OFF STREET PARKING SPOTS OFF OF WATERVILLE STREET.
10.	ROOFING - NEW ROOF ON MAIN HOUSE AND ELL.
11.	WINDOWS AND DOORS - NEW WINDOWS AND DOORS. SEE WINDOW SCHEDULE, DOOR SCHEDULE.
12.	SIDING - AREAS OF SIDING ON THE MAIN HOUSE TO BE GENERALLY RETAINED. ELL TO RECEIVE NEW SIDING ON SOUTH AND EAST FACADES.

PROJECT LOCATION

Lach
Architects
Archit
Planning
Preservation

165 State Street
Portland, Maine 04101
207-773-3811

CITY OF PORTLAND, MAINE — RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/11/13

LICENSED ARCHITECT
DENIS LACHMAN
No. 2691
STATE OF MAINE

ALTERATIONS TO
52 MONUMENT STREET
PORTLAND, MAINE

TITLE:
COVER SHEET & GENERAL NOTES

DATE:
ORIGINAL: 11/5/13
REVISION 1:
REVISION 2:
REVISION 3:

ISSUED FOR:
BUILDING PERMIT SET

DRAWING NO:
G1