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EAST END LOFTS

273 CONGRESS STREET

PORTLAND, MAINE

BUILDING PERMIT SET

11/3/2015

GENERAL NOTES

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.

3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
   - CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS PRIOR TO PERFORMANCE OF ANY WORK.
   - CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AS PER THE CONSTRUCTION DOCUMENTS AND THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
   - INSTALLERS MUST BE TRAINED AND EXPERIENCED IN THE APPLICATION/INSTALLATION OF THE PRODUCTS/MATERIALS THAT THEY ARE INSTALLING.
   - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN CONDITIONS AS ALLOWED BY THE MANUFACTURER.
   - PRODUCTS/MATERIALS MUST BE APPLIED/INSTALLED/USED IN COORDINATION WITH ALL OTHER WORK CONDUCTED ON SITE.

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.

5. ANY DEVIATIONS WHATSOEVER FROM THE DRAWINGS AND/OR SPECIFICATIONS ARE NOT ALLOWED WITHOUT THE OWNER'S WRITTEN PERMISSION. FAILURE TO PROCURE SUCH WRITTEN AUTHORIZATION PLACES ALL RESPONSIBILITY FOR THE VARIATION ON THE CONTRACTOR.

6. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. EXCEPTION: THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE SITE AND BUILDING PERMITS.

8. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.

9. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY REGULATING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN AN APPROVED AND LEGAL MANNER.

10. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.

11. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.

12. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.

13. COORDINATE ALL MECHANICAL & ELECTRICAL DEVICES SO THEY DO NOT CONFLICT W/ ARCHITECTURAL FEATURES.

14. DIMENSIONS SHOWN ON DRAWINGS ARE TAKEN FROM FACE OF GYPSUM WALLBOARD UNLESS OTHERWISE NOTED.

SUBMITTAL & SHOP DRAWING NOTES

1. THE CONTRACTOR SHALL PRESENT SUBMITTALS WITH COLOR SAMPLES TO THE ARCHITECT FOR ALL INTERIOR AND EXTERIOR FINISHES AND HARDWARE, INCLUDING BUT NOT LIMITED TO:
   - PAINT COLORS AND LUSTER CATEGORIES
   - EXTERIOR CLADDING AND FLASHING MATERIALS
   - ROOFING MATERIALS
   - INTERIOR WALL FINISHES
   - FLOOR FINISHES
   - WINDOWS AND DOORS
   - LIGHT FIXTURES
   - PLUMBING FIXTURES
   - ACCESS PANELS
   - DOOR HARDWARE

2. THE CONTRACTOR SHALL PRESENT SHOP DRAWINGS TO THE ARCHITECT FOR ALL PRE-FABRICATED ASSEMBLIES, INCLUDING BUT NOT LIMITED TO:
   - WOOD AND METAL RAILINGS
   - METAL STRUCTURAL ELEMENTS
   - WINDOW ASSEMBLIES
   - OVERHEAD DOOR ASSEMBLIES
   - DOOR ASSEMBLIES

3. THE CONTRACTOR SHALL PRESENT SUBMITTALS WITH CUT SHEETS TO THE ARCHITECT FOR ALL INSTALLED PRODUCTS, INCLUDING BUT NOT LIMITED TO:
   - MECHANICAL SYSTEMS
   - USER CONTROLS

4. SUBSTITUTION OF "EQUAL PRODUCTS" IS ACCEPTABLE, BUT ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. THE SUBSTITUTION REQUEST SHOULD BE ACCOMPANIED BY A SUBMITTAL OF THE MANUFACTURER'S LITERATURE. THE ARCHITECT SHALL STRIVE TO REPLY TO THE REQUEST WITHIN TEN (10) BUSINESS DAYS, BUT SHALL BE ALLOWED FIFTEEN (15) BUSINESS DAYS TO PROVIDE A RESPONSE.

ABBREVIATIONS

A/V	AIR/VAPOR
AFF	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
CONC.	CONCRETE
E	EXISTING
ELEVS.	ELEVATIONS
FFE	FINISH FLOOR ELEVATION
GWB	GYPSUM WALL BOARD
INSUL	INSULATION
O.C.	ON CENTER
PT	PRESSURE TREATED
SAT	SUSPENDED ACOUSTICAL TILE
SIM	SIMILAR
STRUCT	STRUCTURAL DRAWINGS OR STRUCTURAL ENGINEER
T.B.D.	TO BE DETERMINED
T.O.	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE

DRAWING LIST

		BUILDING PERMIT SET 11/3/2015
G1.0	TITLE SHEET	X
G1.1	OUTLINE SPECIFICATIONS	X
G1.2	LIFE SAFETY PLANS	X
G1.3	CODE REVIEW	X
	CIVIL COVER SHEET	X
	EXISTING CONDITIONS & TOPOGRAPHIC SURVEY	X
	BOUNDARY SURVEY	X
C1.0	EXISTING CONDITIONS AND REMOVALS PLAN	X
C2.0	SITE LAYOUT, UTILITY, AND GRADING PLAN	X
1 OF 1	SUBDIVISION PLAT	X
C3.0	SITE DETAILS	X
D1.0	DEMOLITION PLANS	X
D1.0	DEMO ELEVATIONS	X
S1.0	GENERAL NOTES AND DETAILS	X
S1.1	FRAMING PLANS	X
A1.0	WALL ASSEMBLIES	X
A1.1	FLOOR PLANS	X
A1.2	ROOF PLAN	
A2.1	ELEVATIONS	X
A4.1	INTERIOR ELEVATIONS	X
A6.1	SCHEDULES	X
A8.1	DETAILS	X
A8.2	DETAILS	X

PROJECT CONTACTS

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bild ARCHITECTURE

LICENSED ARCHITECT
11/3/15
EVAN A. CARROLL
No. 3687
STATE OF MAINE

PROJECT NO.
15019
PROJECT NAME
EAST END LOFTS
PORTLAND, ME 04101

REVISIONS
1 -
2 -
3 -
4 -
5 -

BUILDING PERMIT SET

DRAWN BY
AEW
SHEET TITLE
TITLE SHEET

ISSUE DATE
11/3/15
SHEET SCALE
AS NOTED

G

1.0