



PORT CITY ARCHITECTURE

65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
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CONTRACTOR

GREAT FALLS CONSTRUCTION
 20 Mechanic Street
 Gorham, Maine
 04038
 (207) 839-2744

BUDGE-COLE CONDO

28 Monument Sq. #4
 Portland, Maine
 04101

| # | DATE | DESCRIPTION |
|---|---------|------------------|
| 1 | 11-4-13 | FOR CONSTRUCTION |
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Date Issued 11-4-13
 Project Number 13001
 Scale AS NOTED
 SHEET NAME

TITLE PAGE

Drawn By MC
 Checked By ACH

T1.0

FOR CONSTRUCTION

BUDGE-COLE RESIDENCE

28 Monument Square #4
 Portland, Maine

DRAWING LIST

| DWG NUM | DRAWING TITLE | ISSUE OR MODIFICATION DATE |
|---------|------------------|----------------------------|
| T-10 | TITLE SHEET | 11-04-2013 |
| D-10 | DEMO FLOOR PLANS | |
| A-10 | FLOOR PLANS | |
| A-20 | BUILDING SECTION | |
| A-21 | BUILDING SECTION | |

PROJECT CONTACTS

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GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- 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.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER).
- 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.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE IMPOSED OF IN A STATE APPROVED LANDFILL.
- ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS 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.
- 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.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.

TYPICAL ABBREVIATIONS

| | | | | | |
|-------|----------------------------|-------|--------------------------------------|-------|--------------------------------|
| 4 | AND | FDN | FOUNDATION | FLAS | PLASTER |
| ANG | ANGLE | FF | FINISH FLOOR | FLBEG | FLUMBING |
| @ | AT | FFE | FINISH FLOOR ELEVATION | FLYWD | FLYWOOD |
| ADA | AMERICAN DISABILITIES ACT | FIN | FINISH | FBI | POUNDS PER SQUARE INCH |
| ADJ | ADJUST OR ADJACENT | FIXT | FIXTURE | FT | PRESSURE TREATED |
| AFF | ABOVE FINISH FLOOR | FLG | FLOORING | PTD | PAINT |
| ALUM | ALUMINUM | FLR | FLOOR | QTY | QUANTITY |
| ARCH | ARCHITECT OR ARCHITECTURAL | FLUOR | FLUORESCENT | R | RISER or RADIUS |
| AVG | AVERAGE | FT | FOOT or FEET | RAD | RADIUS |
| BD | BOARD | GA | GAUGE | RCP | REFLECTED CEILING PLAN |
| BLDG | BUILDING | GALV | GALVANIZED | RD | ROOF DRAIN |
| BLKG | BLOCKING | GC | GENERAL CONTRACTOR | REF | REFRIGERATOR |
| BM | BEAM | GL | GLASS | REINF | REINFORCED |
| BO | BOTTOM OF | GWB | GYP'SUM WALL BOARD | REQD | REQUIRED |
| CL | CENTER LINE | HGT | HEIGHT | RO | ROUGH OPENING |
| CAB | CABINET | HM | HOLLOW METAL | RM | ROOM |
| CLG | CEILING | HORIZ | HORIZONTAL | RTU | ROOF TOP UNIT |
| CLR | CLEAR | HR | HOUR | S | SOUTH |
| CMU | CONCRETE MASONRY UNIT | HVAC | HEATING, VENTILATION & AIR CONDITION | SAT | SUSPENDED ACOUSTICAL TILE |
| CNTR | COUNTER | IBC | INSTALLED BY CONTRACTOR | SCHED | SCHEDULE |
| COL | COLUMN | IN | INCHES | SD | STORM DRAIN |
| CONC | CONCRETE | INSUL | INSULATION | SECT | SECTION |
| CONT | CONTINUOUS | INT | INTERIOR | SF | SQUARE FEET |
| COORD | COORDINATE | JT | JOINT | SIM | SIMILAR |
| COR | CORNER | LAM | LAMINATED | SP | SHELL PACKAGE |
| CPT | CARPET | LB | POUNDS | SPEC | SPECIFICATIONS |
| CW | COLD WATER | LF | LINEAR FEET | SS | STAINLESS STEEL |
| DBL | DOUBLE | LL | LIVE LOAD | SQ | SQUARE |
| DEG | DEGREE | LWC | LIGHT WEIGHT CONCRETE | STD | STANDARD |
| DHW | DOMESTIC HOT WATER | MAX | MAXIMUM | STL | STEEL |
| DIA | DIAMETER | MECH | MECHANICAL | STRUC | STRUCTURAL |
| DIM | DIMENSION | MFG | MANUFACTURE | SUSP | SUSPENDED |
| DN | DOWN | MH | MAN HOLE | SYMM | SYMMETRICAL |
| DR | DOOR | MIL | MILLIMETER | T | THERMOSTAT |
| DS | DOWN SPOUT | MIN | MINIMUM | T & B | TOP AND BOTTOM |
| DW | DISH WASHER | MSB | MAIN SWITCH BOARD | TEL | TELEPHONE |
| DWG | DRAWING | MTD | MOUNTED | TGL | TEMPERED GLASS |
| E | EAST | MTL | METAL | THICK | THICKNESS |
| EA | EACH | MW | MICROWAVE | TI | TENANT IMPROVEMENTS |
| EJ | EXPANSION JOINT | N | NORTH | T.O. | TOP OF |
| ELEC | ELECTRIC | N/A | NOT APPLICABLE | TOJ | TOP OF JOIST |
| ELEV | ELEVATION | NAT | NATURAL | TOS | TOP OF STEEL |
| EMP | EMPLOYEE | NIC | NOT IN CONTRACT | TYP | TYPICAL |
| ENCL | ENCLOSE | # | NUMBER | UL | UNDERWRITERS LABORATORIES, INC |
| ENT | ENTRY or ENTRANCE | NTS | NOT TO SCALE | UNO | UNLESS NOTED OTHERWISE |
| EQ | EQUAL | OC | ON CENTER | VB | VINYL BASE |
| EQUIP | EQUIPMENT | OH | OVER HEAD | VCT | VINYL COMPOSITE TILE |
| EWC | ELECTRIC WATER COOLER | PAR | PARALLEL | VERT | VERTICAL |
| EXH | EXHAUST | P/C | PRECAST CONCRETE | VIF | VERIFY IN FIELD |
| EXIST | EXISTING | PERF | PERFORATED | W | WIDE or WEST |
| EXP | EXPANSION | PERP | PERPENDICULAR | WD | WOOD |
| EXT | EXTERIOR | PL | PLATE | WC | WATER COOLER |
| FBO | FURNISHED BY OWNER | P-LAM | PLASTIC LAMINATE | W/ | WITH |
| | | | | W/O | WITHOUT |
| | | | | X | EXISTING |

LEGEND

- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- INDICATES BUILDING SECTION
- BUILDING SECTION LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- INTERIOR ELEVATION NUMBER
- SHEET WHERE ELEVATION IS DRAWN
- LOBBY
- ROOM NAME AND NUMBER
- KEYED NOTE
- DOOR NUMBER
- COLUMN GRID LINE
- ELEVATION TARGET
- WALL TYPE
- WINDOW TYPE

