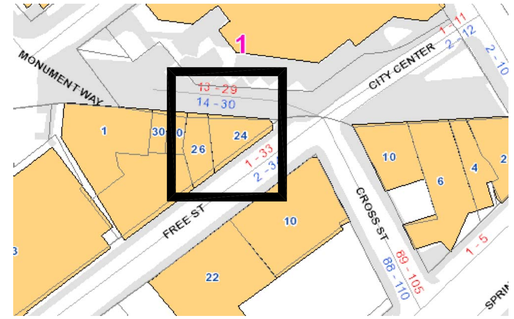
GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE ANY MECHANICAL WORK RECQUIRED ON A DESIGN BUILD BASIS. REBALANCE SYSTEM WHEN COMPLETE.
2. GENERAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WORK ON A DESIGN BUILD BASIS.
3. GENERAL CONTRACTOR SHALL PROVIDE ALL FIRE PROTECTION WORK ON A DESIGN BUILD BASIS.
4. MEP DESIGN BUILD SCOPE OF WORK SHALL MEET ALL APPLICABLE STATE AND CITY CODE REQUIREMENTS.
5. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND MUNICIPAL CODES AND ORDINANCES. THESE SHALL SUPERSEDE DRAWINGS, NOTES AND DIMENSIONS IN ALL CASES. THE ARCHITECT SHALL BE NOTIFIED OF SUCH CHANGES BEFORE WORK IS STARTED. OBTAIN PERMITS BEFORE STARTING WORK AND OBTAIN APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION AND AS REQUIRED.
6. THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS & SPECIFICATIONS: GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCION–AIA DOCUMENT A201 (1987 EDITION), OWNER–CONTRACTOR AGREEMENTS AND ALL ADGENDA ISSUED PRIOR TO AND ALL PLAN CHANGES ISSUED AFTER EXECUTION OF THE CONTRACT.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING: ALL ITEMS, MATERIALS AND INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK SHOWN.
8. CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SCHEDULE. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING, METHODS AND TECHNIQUES.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PAYING AND OBTAINING ALL PERMITS, INSPECTIONS, REQUIRED TESTS AND UTILITY CONNECTIONS UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL PROVIDE AND IS SOLEY RESPONSIBLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT PLACE.
11. CONTRACTOR TO INSPECT THE AREA OF WORK PRIOR TO STARTING AND NOTIFY THE ARCHITECT OF ANY DISCREPENCIES BETWEEN THESE DRAWINGS AND THE ACTUAL CONDITIONS. DO NOT SCALE THESE DRAWINGS.
12. PRIOR TO CLOSING ANY WALLS OR CEILINGS, ALL SYSTEMS (HVAC, PLUMBING, ELECTRICAL) SHALL BE INSPECTED, AND WHERE REQUIRED, TESTING BY CONTRACTOR'S ENGINEERS AND BY PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
13. THE ARCHITECT RESERVES THE RIGHT TO MOVE ANY FIXTURE, RECEPTACLE OR BUILT–IN OBJECT UP UNTIL THE TIME HE/SHE SHALL APPROVE THE WALLS OR CEILINGS TO BE CLOSED. THIS APPROVAL SHALL TAKE PLACE PRIOR TO THE INSPECTORS APPROVAL SO AS NOT TO CONFLICT WITH ANY BUILDING OFFICIALS DECISIONS.
14. AT NEW CONSTRUCTION PROVIDE ONE PRIMER COAT AND TWO TOP COATS OF PAINT WITH COLOR AND FINISH TO MATCH ADJACENT SURFACES. PROVIDE VINYL BASE TO MATCH BUILDING SPECIFICATIONS.
15. SUBMIT SAMPLES, SHOP DRAWINGS & SCHEDULES FOR ARCHITECT REVIEW & APPROVAL FOR THE FOLLOWING:
    a. PAINT & VINYL BASE SAMPLES
    b. DOORS, FRAMES, HARDWARE SCHEDULES & PRODUCT DATA SHEETS
    c. MILLWORK SHOP DRAWINGS & SAMPLES
    d. CEILING SYSTEM
    e. LIGHT FIXTURES
16. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, FROM THE OWNER.
17. GENERAL CONTRACTOR SHALL WARRANT WORK PERFORMED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE PREMISE CLEAN OF DEBRIS, RUBBISH, EXCESS MATERIALS, ETC.
19. CHARGES FOR EXTRA WORK DONE BY THE CONTRACTOR WILL NOT BE HONORED UNLESS THE WORK AND THE AMOUNT ARE AGREED TO BY THE OWNER IN WRITING BEFORE THE WORK IS DONE, BASED UPON UNIT PRICING.
20. AS REQUIRED BY CODE, EACH CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN REQUIRED INSPECTION OF THAT PORTION OF WORK.
21. ALL DIMENSIONS ARE TO THE FACE OF DRYWALL OR MASONRY U.O.N.
22. QUALITY CONTROL:
    A. SITE MEETINGS: CONTRACTOR TO CONDUCT SITE MEETINGS AND WRITE MEETING MINUTES AT FREQUESNCY AS DIRECTED BY OWNER. CONTRACTOR AND ALL SUB–CONTRACTORS MUST BE PRESENT, UNLESS WAIVED BY OWNER.
    B. INSTALLATION: EXCEPT AS MORE STRINGENT REQUIREMENTS ARE INDICATED ON THESE DRAWINGS AND IN THESE NOTES, COMPLY WITH GENERALLY ACCEPTED INDUSTRY STANDARDS AND INSTALL PRODUCTS IN STRICT COMPLIANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
    C. WHEN EVALUATING APPEARANCE OR CONFORMANCE WITH DESIGN INTENT, THE WORDS 'ACCEPTABLE', 'VISIBLE', 'INVISIBLE', 'MATCHING', 'ALIGNED' AND SIMILAR TERMS OF JUDGEMENT SHALL MEAN 'ACCEPTABLE, ETC., IN THE OPINION OF THE ARCHITECT OR OWNER'.

ISSUE/REVISION DATE

1	01/22/16	ISSUE FOR PERMIT

CODE SUMMARY



APPLICABLE CODES:
IBC 2009, NFPA 101, PORTLAND CITY CODE CHAPTER 10

NFPA 1: FIRECODE

USE GROUP: –IBC BUSINESS GROUP B, NFPA101 CHAPTER 39 EXISTING BUSINESS

PROJECT SIZE: APPROX. 3,370 SF ON 1ST FLOOR + MINOR FINISH UPGRADES ON 2ND–5TH

BUILDING AREA BY FLOOR

5TH	1,183sf
4TH	3,492sf
3RD	4,107sf
2ND	4,107sf
1ST	3,370sf
BASEMENT	.UNUSABLE (4,107sf)
TOTAL	16,259sf USABLE

TYPE OF CONSTRUCTION: 3B – VERIFICATION REQUIRED OF EXISTING BUILDING ELEMENTS

FIRE SUPPRESSION: NOT SPRINKLED
FIRE ALARM PANEL + ANNUNCIATOR PRESENT IN ELEVATOR LOBBY
KNOX BOX PRESENT AT LOBBY EXTERIOR

LIST OF DRAWINGS

T001 TITLE SHEET
A001 1ST FLOOR DEMO PLAN
A101 1ST FLOOR CONSTRUCTION PLAN
A201 1ST FLOOR INTERIOR ELEVATIONS
A401 1ST FLOOR STAIR DETAIL & ENLARGED PLAN
A402 1ST FLOOR STAIR DEMO DETAILS
A701 1ST FLOOR DETAILS
A801 1ST FLOOR REFLECTED CEILING & EXIT PLAN
A901 1ST FLOOR FINISH PLAN & SCHEDULES
A921 1ST FLOOR FURNITURE–OUTLET & EQUIPMENT PLAN
A002 2ND FLOOR DEMO PLAN
A102 2ND FLOOR CONSTRUCTION PLAN
A902 2ND FLOOR FINISH PLAN & SCHEDULES
A003 3RD FLOOR DEMO PLAN
A103 3RD FLOOR CONSTRUCTION PLAN
A903 3RD FLOOR FINISH PLAN & SCHEDULES
A004 4TH FLOOR DEMO PLAN
A104 4TH FLOOR CONSTRUCTION PLAN
A204 4TH FLOOR INTERIOR ELEVATIONS
A704 4TH FLOOR DETAILS
A904 4TH FLOOR FINISH PLAN & SCHEDULES
A905 5TH FLOOR FINISH PLAN & SCHEDULES

INTERIOR CONSTRUCTION: RM DAVIS – 24/26 CITY CENTER – PORTLAND, MAINE

NO	DATE	REVISIONS

PROJECT NORTH

RM DAVIS
24–26 CITY CENTER
PORTLAND, ME

TITLE: GENERAL NOTES

SCALE: N.T.S.

CHECKED BY: JC

DRAWN BY: JAT

DATE: 1/11/16

re*fab
165 SPURWINK RD.
SCARBOROUGH, ME
P:(207) 408–5950

T001

14–701

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