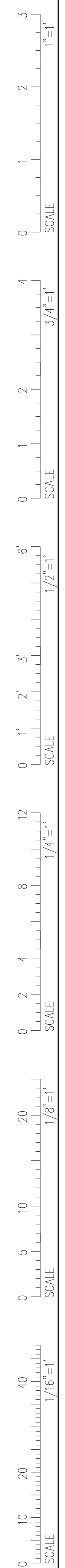


Newport Development Associates

Parapet & Roof Permit Set

164 Middle Street
Portland, Maine



DWG. NUM.	DRAWING TITLE	DATE	BY	CHECKED	APPROVED
T-11	TITLE SHEET				
S-10	STRUCTURAL GENERAL NOTES				
S-11	STRUCTURAL SECTIONS				
S-21	STRUCTURAL SECTIONS				
A-11	LOWER LEVEL PLAN - REFERENCE ONLY				
A-12	FIRST FLOOR PLAN - REFERENCE ONLY				
A-13	ROOF PLAN				
A-21	PROPOSED ELEVATIONS				
A-22	PROPOSED ELEVATIONS				
A-23	PROPOSED ELEVATIONS				
A-24	PROPOSED ELEVATIONS				
A-25	PROPOSED ELEVATIONS				
A-31	BUILDING SECTIONS				
A-32	BUILDING SECTIONS				
A-33	BUILDING SECTIONS				
A-34	BUILDING SECTIONS				
A-35	WALL SECTIONS				
A-41	DETAILS				

CONTACTS

ARCHITECT:
PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
LITA SEMRAU - lita@portcityarch.com
207-761-3020

STRUCTURAL ENGINEER:
STRUCTURAL INTEGRITY
11 OAK STREET
PORTLAND, ME 04101
AARON JONES - aaron@structuralinteg.com
MATT LEGERE - matt@structuralinteg.com
207-774-4614

CONTRACTOR:
MARTINI NORTHERN
293 HANOVER STREET
PORTSMOUTH, NH 03801
KEVIN FREEMAN - kfreeman@martininnorthern.com
603-431-6664

MECHANICAL CONTRACTOR:
MECHANICAL SYSTEMS ENGINEERS
10 FOREST FALL DRIVE - SUITE 10B
YARMOUTH, ME 04096
KURT MAGNUSSEN - kurt@mechanicalsystemseng.com
207-846-1441

ELECTRICAL CONTRACTOR:
SWIFTCURRENT ENGINEERING
10 FOREST FALLS DRIVE, UNIT 4B
YARMOUTH, ME 04096
TIM MATTHEWS - tim@swiftcurrenteng.com
207-847-9220

TYPICAL ABBREVIATIONS

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

LEGEND

	DETAIL NUMBER
	SHEET WHERE DETAIL IS DRAWN
	SHEET WHERE DETAIL IS TAKEN
	INDICATES BUILDING SECTION OR BUILDING ELEVATION
	BUILDING SECTION LETTER
	SHEET WHERE BUILDING SECTION IS DRAWN
	SHEET WHERE BUILDING SECTION IS TAKEN
	INTERIOR ELEVATION NUMBER
	SHEET WHERE ELEVATION IS DRAWN
	LIMIT OF WORK
	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	WALL
	ROOM NAME AND NUMBER
	KEY NOTE
	DOOR NUMBER
	COLUMN GRID LINE
	ELEVATION TARGET
	WALL TYPE
	WINDOW TYPE

GENERAL NOTES

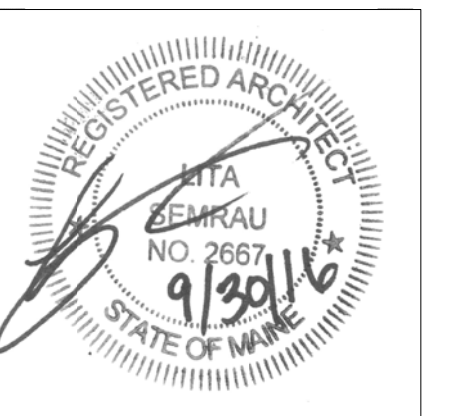
- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE 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 THE OWNER SHALL BE RESPONSIBLE 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.
- 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.
- ALL DOOR HANDLES TO BE ADA COMPLIANT LEVER HANDLES.
- COORDINATE ALL MECHANICAL & ELECTRICAL DEVICES SO THEY DO NOT CONFLICT W/ ARCHITECTURAL FEATURES.

RENOVATION GENERAL NOTES

- REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, AND CONSULT WITH THE ARCHITECT FOR APPROVAL, BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT & OWNER IMMEDIATELY FOR TESTING AND / OR REMOVAL.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- CONTRACTOR TO REPAIR ALL FINISH AND PROVIDE INFILL WALL AND FLOOR FINISHES WHERE REQUIRED.



65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000



Consultants:

PARAPET & ROOF PERMIT SET

NEWPORT DEVELOPMENT ASSOCIATES

164 Middle St
Portland, Maine

#	DATE	DESCRIPTION

Date Issued September 30, 2016
Project Number 16201
Drawing Scale AS NOTED

TITLE PAGE

Drawn By JF CM TS CR
Checked By LAS
T1.1