ISSUE/REVISION DATE

1	12/08/04

LIST OF DRAWINGS

T001	TITLE SHEET
A101	FLOOR PLAN
A401	REFLECTED CEILING PLAN
A601	BUILDING AND STAIR SECTIONS
A701	SCHEDULES & DETAILS

ISSUE HISTORY

1 12/30/04 – ISSUED FOR PERMITTING

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE ANY MECHANICAL WORK REQUIRED ON A DESIGN BUILD BASIS. REBALANCE SYSTEM WHEN COMPLETE.
2. GENERAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL AND PLUMBING 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 ADDENDA 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 .
15. SUBMIT SAMPLES, SHOP DRAWINGS & SCHEDULES FOR ARCHITECT REVIEW & APPROVAL FOR THE FOLLOWING:
    a. PAINT, BASE MOULDING 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 FREQUENCY 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'.

CODE SUMMARY

PROJECT IS DESIGNED TO: INTERNATIONAL BUILDING CODE, 2003 EDITION.

USE GROUP: BUILDING MIXED USE B/R3, PROJECT R3

PROJECT SIZE: 4,800 SF, 2 STORIES.

BUILDING SIZE: 12000 SF, 4 STORIES AND BASEMENT.

TYPE OF CONSTRUCTION: TYPE 3B

FIRE SUPPRESSION: FULLY SPRINKLERED

INTERIOR CONSTRUCTION: ADE RESIDENCE

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NO	DATE	REVISIONS
1	12/30/04	ISSUED FOR PERMITTING

PROJECT NORTH

ADE RESIDENCE
4 CITY CENTER
PORTLAND, MAINE

OWNER: JERRY ADE

TITLE: TITLE SHEET

SCALE: NOT TO SCALE

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DRAWN BY: DVS
CHECKED BY: CDN
DATE: 12-31-04

T001

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