

Peoples Heritage Bank

477 Congress Street Portland, Maine

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 ARCHITECTURE
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SUPPLEMENTAL CONDITIONS & TYPICAL NOTES

1. Coordination of all work including that of his subcontractors, utilities, town, and state agencies is the responsibility of the G.C. Subcontractors shall be provided complete sets of working drawings. Subcontractors working from partial, uncoordinated sets do so at their own risk.

Drawings and Specifications – are complementary. If contradictions are found the Architect's interpretation will govern. G.C. shall warrant for a period of one year after final acceptance of project by T.A. all equipment, finishes, and workmanship. (see General Conditions)

2. Existing Conditions and dimensions shall be verified by the G.C., and subcontractors prior to start of work and fabrication of work requiring an exact fit. Failure to do so will not be considered grounds for any additional compensation. Notify Architect of any discrepancies between the Contract Documents and visible existing conditions prior to start of work. Details shall verify location of underground utilities and drainage lines shown in these documents or Dig Site if available. Any locations of existing underground utilities and drainage lines shown in these documents are approximate. No additional compensation will be considered if such procedures are not undertaken.

Remedies – The Contractor shall be responsible for cutting, patching, and tending for the trades. Coordinate with the Owner storage and delivery of materials noted on these drawings to be salvaged (if any).

The Contractor shall give 24 hours advance notice of any disruption in services and/or daily operations to the T.A. Owner and Tenant. Keep disruptions of building occupant activities to a minimum. G.C. shall provide a detailed construction schedule including dates and time periods of work by trades and compliant with requirements in Notice to Bidders (if any). Provide weather tight and dust tight temporary closures to protect existing areas during construction. Provide alternate exits from existing areas where required by Codes.

3. Work – shall be installed and fastened in accordance with manufacturer's recommendations, referenced standards, accepted construction practices. Lay out work square, level, plumb, in alignment as shown, to avoid cuts, and avoid using less than nail size widths. Do not install work when environmental conditions would adversely affect work unless adequate provisions have been made to counteract heat, cold, moisture, especially in relation to concrete, stucco, masonry, sealers, roofing, drywall, resilient flooring, paint, and conditioning of architectural woodwork and carpet.

SUPPLEMENTAL CONDITIONS & TYPICAL NOTES

Codes – The work shown shall comply with the requirements of OSHA, BOCA, 1996, NFPA 101 Life Safety Code, Maine State Energy Standards, whether specifically shown on drawings or not.

Materials – shall be new, delivered in unopened packages, stored and protected per manufacturer's recommendations. Manufacturers specified or to establish design and quality. Substitute materials will be allowed when accepted by the Architect 5 working days prior to submission of bids. Acquisition of written approval is the sole responsibility of the G.C. (Lute, lost, mis-quoted or mis-communicated submittals will not relieve the Contractor of responsibility to provide specified item. One manufacturer for each material shall be used throughout.

4. "Provide" – as used in the Contract Documents shall mean the same as "furnish and install".

5. Dimensions – are shown to finish face of studs or face of masonry.

The Contractor shall verify/coordinate dimensions in field to accommodate site conditions, final material selection and to avoid work conflicts including work by other contractors and sub-contractors.

Exact locations of all equipment and materials are subject to approval of the Owner and Architect and they reserve the right to make any reasonable changes in location without extra cost.

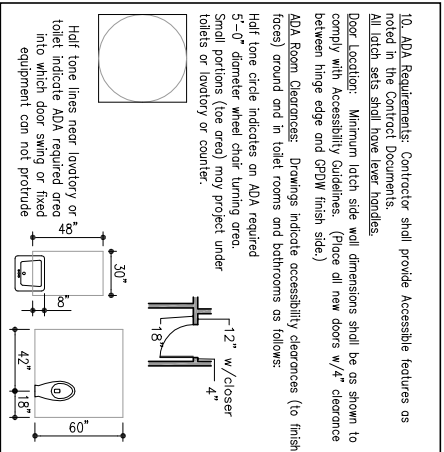
6. Wood Blocking – shall be provided as shown on the drawings and for all wall mounted equipment, furnishings, and specialties including but not limited to: shelf standards, grab bars, toilet partitions, coat rack & hooks, and wall mounted cabinets.

7. Conceal Work – including piping, conduit, or ductwork in walls or above ceilings unless specifically called to be exposed on drawings.

8. New Partitions – shall run up to the bottom of the structure above unless specifically noted to stop above or below the ceiling.

9. Repair – all finishes or items new or existing to remain that are damaged during construction. Failure to document existing conditions outside the work area that may be subject to disturbance, shall not eliminate responsibility to repair damaged existing finishes. GC is responsible to prevent/repair site erosion during all phases of construction.

ADA REQUIREMENTS



SPECIAL WORK SCOPE

- A. BY GENERAL CONTRACTOR
 1. DEMOLITION AND REMOVAL
 2. NEW PRIMED DOORS WITH LEVER HANDLES, PRIMED INTERIOR TRIM AND ALL OTHER WORK NOT COVERED BY OWNER.
 3. SPECIALTY MILLWORK AND INSTALLATION.
 4. INTERIOR PAINT.
 5. FLOORING
 6. CEILING
 7. WINDOW TREATMENTS
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT.
- B. BY OWNER
 1. FURNITURE.

CONTRACT DOCUMENTS

SH#	DRAWING NAME	Date	Revision	Revision
COVER	Cover Sheet	9-26-2005		
A1	Floor Plan, Demolition Plan, Wall Types, Door Types & Schedules	9-26-2005		
A2	Reflected Ceiling Plan, Lighting Plan and Details	9-26-2005		
A3	Basement Floor Plan & Reflected Ceiling Plan	9-26-2005		
A4	Interior Elevations & Details	9-26-2005		
A5	Interior Elevations & Details	9-26-2005		
A6	Interior Elevations & Details	9-26-2005		
A7	Elevations & Details	9-26-2005		
A8	Power Plan, Floor Finish Plan	9-26-2005		

Cover

Construction Set 9-26-2005
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Products represented by the Architect or Instruments of Service are not to be used for any other project without the written consent of the Architect. The Architect's service for use of the Instruments of Service is limited to the project shown on the title block. The Architect is not responsible for the use of the Instruments of Service for any other project. The Architect is not responsible for the use of the Instruments of Service for any other project. The Architect is not responsible for the use of the Instruments of Service for any other project.

DRAWING NO.	1	Floor Plan	TYPE DRAWING	Partition Type	REVISION NO.	1	INTERIOR ELEVATION	Notes of particular importance.	Left Exam Rim	Room Name	SECTION MARKER	DETAIL MARKER	FINISH SYMBOLS	DEMOLITION: Fully remove existing construction indicated	NEW WALL CONSTRUCTION											
SHEET NO.	A2	SCALE: See Title Block	SPOT ELEVATION	STAIR DIRECTION	WINDOW NUMBER	EQUIPMENT KEY	N.S.E.W. or Top, Bot, Left, Right	203	Room Name	Drawing Number	Drawing Number	Drawing Number	P LAM	EXISTING CONSTRUCTION to remain	"TYPE" MARKER (for typical wall, door, window details) See Dwg List for Referenced Details											
A	A2	See Title Block	SPOT ELEVATION	STAIR DIRECTION	WINDOW NUMBER	EQUIPMENT KEY	N.S.E.W. or Top, Bot, Left, Right	203	Room Name	Drawing Number	Drawing Number	Drawing Number	P LAM	EXISTING CONSTRUCTION to remain	"TYPE" MARKER (for typical wall, door, window details) See Dwg List for Referenced Details											
EARTH	ROOF/LEDGE	AGGREGATE	FILL	CONCRETE	SAND or PLASTER	BRICK	CONCRETE (BLOCK)	STONE	STONE Elevation	STEEL	ALUMINUM	RUBBER/ PLASTIC	ROUGH WOOD FRAMING	FINISH WOOD	PLYWOOD	PARTICLE BOARD	WOOD FACE	INSULATION	RIGID INSULATION	DRYWALL	ACOUSTIC TILE	GLASS	GLASS	GLASS	TILE	ROOF SHINGLES