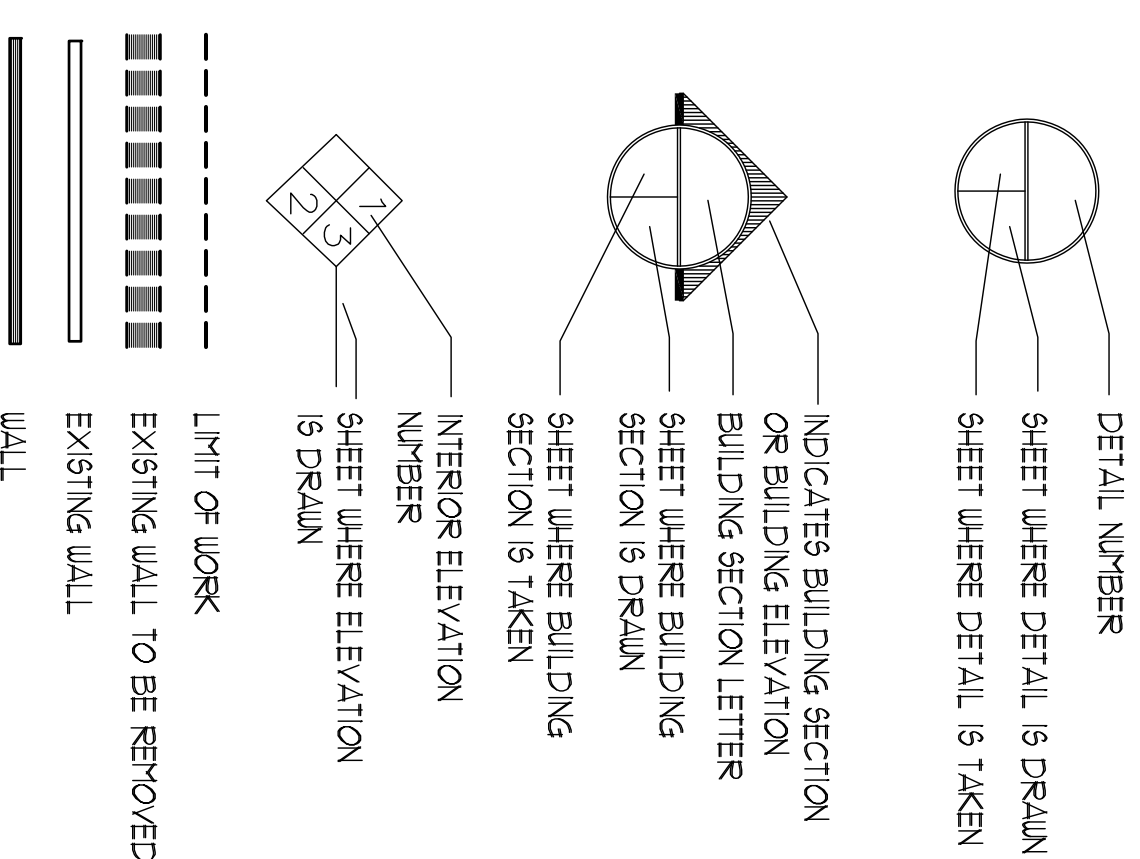


180 Park Ave.
Portland, Maine

Exterior Renovations



LEGEND



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 DISCREPANCIES 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 STAKING 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 FURNISHED 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 CONSTITUTES 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 WITH ARCHITECTURAL FEATURES.

RENOVATION GENERAL NOTES

- DO NOT REMOVE STRUCTURAL ELEMENTS UNLESS 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 SERVICES 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 WELLS 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 IN-ILL WALL AND FLOOR FINISHES WHERE REQUIRED.

DWG. NO.	DRAWING	TITLE	BID SET - 4/22/2016
F-11	TITLE SHEET		
D-11	DEMO BUILDING ELEVATIONS		
A-11	BUILDING ELEVATIONS		
A-21	WALL SECTION		
A-31	WALL DETAILS		
A-32	CEILING DETAILS		

PROJECT CONTACTS

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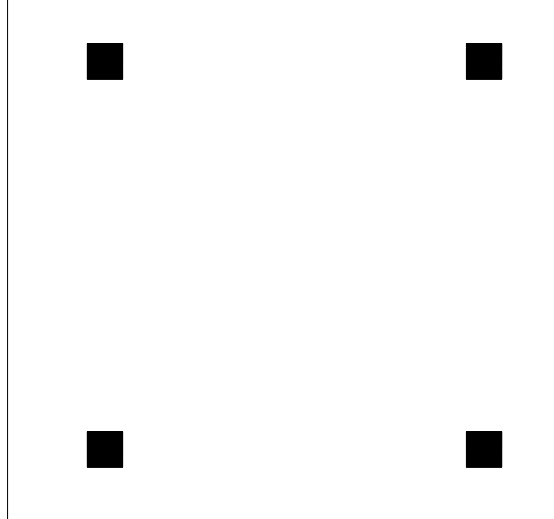
CONTACT: TYLER GWITH
E-MAIL: TYLER@PORTCITYARCH.COM

TYPICAL ABBREVIATIONS

1	AND	DWG	DRAWING
2	ANGLE	E	EAST
3	AMERICAN DISABILITIES ACT	EA	EACH
4	ADJUST OR ADJACENT	EJ	EXPANSION JOINT
5	ABOVE FINISH FLOOR	ELEC	ELECTRIC
6	ALUMINUM	ELEV	ELEVATION
7	ARCHITECT OR ARCHITECTURAL	EPF	EMPLOYEE
8	AVERAGE	ENCL	ENCLOSURE
9	BOARD	ENT	ENTRY or ENTRANCE
10	BUILDING	EQ	EQUAL
11	BLDG	EQUIP	EQUIPMENT
12	BLDG	EWC	ELECTRIC WATER COOLER
13	BY	EXH	EXHAUST
14	BOTTOM OF	EXIS	EXISTING
15	CENTER LINE	EXP	EXPANSION
16	CABINET	EXT	EXTERIOR
17	CEILING	FBO	FURNISHED BY OWNER
18	CLEAR	FDN	FOUNDATION
19	CONCRETE MASONRY UNIT	FE	FINISH FLOOR
20	COUNTER	FF	FINISH FLOOR ELEVATION
21	COLUMN	FIN	FINISH
22	CONCRETE	FIN	FINISH
23	CONTINUOUS	FIXT	FIXTURE
24	COORD	FLG	FLOORING
25	COORDINATE	FLR	FLOOR
26	CORNER	FLO	FLOORESCENT
27	CORNER	FT	FOOT or FEET
28	CURTAIN	GA	GALVE
29	COLD WATER	GALV	GALVANIZED
30	DOUBLE	GC	GENERAL CONTRACTOR
31	DOMESTIC HOT WATER	GL	GLASS
32	DIA	GLB	GYP/PLM WALL BOARD
33	DIMENSION	HGT	HEIGHT
34	DOOR	HN	HOLLOW METAL
35	DOWN SPOUT	HORIZ	HORIZONTAL
36	DISH WASHER	HRE	HOIR
37		H/VAC	HEATING, VENTILATION & AIR CONDITION
38		IBC	INSTALLED BY CONTRACTOR
39		N	NORTH
40		INBUL	INCHES
41		INT	INTERIOR
42		JO	JOINT
43		LAM	LAMINATED
44		LB	POUNDS
45		LF	LINEAR FEET
46		LL	LIVE LOAD
47		LUC	LIGHT WEIGHT CONCRETE
48		MAX	MAXIMUM
49		MECH	MECHANICAL
50		MFG	MANUFACTURE
51		MH	MAN HOLE
52		MIL	MILLIMETER
53		MINU	MINIMUM
54		MBS	MAIN SWITCH BOARD
55		MTD	POINTED
56		MTL	METAL
57		N	NORTH
58		N	NORTH
59		N/A	NOT APPLICABLE
60		NAT	NATURAL
61		NIC	NOT IN CONTRACT
62		NTS	NOT TO SCALE
63		OC	ON CENTER
64		OH	OVER HEAD
65		PAR	PARALLEL
66		P/C	PRECAST CONCRETE
67		PERF	PREFERENTIAL
68		PERP	PERPENDICULAR
69		PL	PLATE
70		PLAM	PLASTIC LAMINATE
71		PLAS	PLASTER
72		PLBS	PLUMBING
73		S	SOUTH
74		SCHD	SCHEDULE
75		SD	STORY DRAIN
76		SECT	SECTION
77		SF	SQUARE FEET
78		SH	SHIM
79		SP	SHELL PACKAGE
80		SPC	SPECIFICATIONS
81		SS	STAINLESS STEEL
82		SQ	SQUARE
83		STD	STANDARD
84		STL	STEEL
85		STRUC	STRUCTURAL
86		SUPP	SUPPLEMENT
87		SYN	SYNTHETICAL
88		T	THEROSTAT
89		T & B	TOP AND BOTTOM
90		TEL	TELEPHONE
91		TGL	TEMPERED GLASS
92		THICK	THICKNESS
93		TI	TENANT IMPROVEMENTS
94		TO	TOP OF
95		TOU	TOP OF JOIST
96		TOS	TOP OF STEEL
97		TRP	TYPICAL
98		UNO	UNDESIGNED
99		UNO	UNLESS NOTED OTHERWISE
100		VB	VERTICAL
101		VERT	VERTICAL
102		VFP	VERTICAL FINISH
103		W	WIDE or WEST
104		WD	WOOD
105		WC	WATER COOLER
106		W	WITH
107		W/O	WITHOUT
108		X	EXISTING



PORT CITY
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65 NEWBURY STREET
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BID SET
NOT FOR CONSTRUCTION.

180 PARK AVE.
MEDICAL
CENTER

#	DATE	DESCRIPTION
1	4/22/2016	Addendum 1

Date Issued: April 22, 2016
Project Number: 1210
Drawing Scale: AS NOTED

TITLE SHEET

Drawn By: TS
Checked By: ACH
T1.1