

GENERAL NOTES:

- GENERAL CONDITIONS**
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, CURRENT EDITION, SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT AS SPECIFICALLY MODIFIED BELOW.
 - GC SHALL PROVIDE THE FOLLOWING CERTIFICATIONS FOR REVIEW BY THE OOH FOR THEIR APPROVAL OF THE PROJECT PRIOR TO FIRST PAYMENT: CERTIFICATE OF OCCUPANCY, HOUSE CALL SYSTEM CERTIFICATION, SPRINKLER SYSTEM CERTIFICATION, ELECTRICAL INSPECTION, FINAL TEST AND BALANCE REPORT, MEDICAL GAS (Oxygen System Certification), FIRE ALARM SYSTEM CERTIFICATION AND ALL SUBCONTRACTORS AND ALL OIGSTORS TO THE PROJECT WILL BE REQUIRED TO READ AND SIGN BASSETT CONTRACTORS MANUAL.
 - GC AND ALL SUBCONTRACTORS WILL BE REQUIRED TO FOLLOW BASSETT'S INSPECTION CONTROL POLICY AND PROCEDURE. A COPY WILL BE PROVIDED AT BID TIME.

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES THAT APPLY, AND THE REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS. (CARPET AND PAINT INCLUDED)
- WHERE THE CONTRACT CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL IN ALL CASES BE FURNISHED.
- ALL DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO IN ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.
- ALL NOTES CALLED FOR ON THIS SHEET AND ON ALL OTHER DRAWINGS.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, THESE NOTES, AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK REQUEST CLARIFICATION.
- BEFORE SUBMITTING A PROPOSAL, ALL CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK AND THE DIFFICULTIES THAT ATTEND ITS EXECUTION.
- THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIAL REQUIRED FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AS EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
- EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.
- ALL CORRESPONDENCE SHALL BE SENT TO THE OWNER AND ARCHITECT.
- ALL CONTRACTORS SHALL CONTACT THE BUILDING OWNER TO DETERMINE THE RULES OF THE BUILDING OWNER FOR CONSTRUCTION DETERMINE WHEN & HOW DELIVERIES CAN BE MADE (SEE BELOW), WHAT PHASES OF CONSTRUCTION CAN BE DONE ON REGULAR OR OVERTIME, AND IN GENERAL, ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK. (IF OVERTIME WORK IS REQUIRED BY ANY TRADE, INCLUDING COST), THE GENERAL INTENT IS THAT ALL CONSTRUCTION WORK SHALL BE DONE ON REGULAR TIME EXCEPT MOSTLY WORK AND WORK IN OCCUPIED AREAS.

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ABBREVIATIONS

ADJ.	ADJUSTABLE	ALUM.	ALUMINUM	AMERICAN NATIONAL STANDARDS INSTITUTE	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE DISABILITIES ACT	BLDG	BUILDING	BLDG BOTM	BUILDING BOTTOM	CL<	CENTERLINE	CLNG	CEILING	CLST	CLOSET	COL	COLUMN	CONC	CONCRETE	CONCRETE TILE	CORR	CORRIDOR	CONT	CONTINUOUS	CPT	CARPET	CMT	CERAMIC WALL TILE	CRTB	CARPET BASE	CTR	CERAMIC TILE BASE CLEAR	DIA	DIAMETER	DRNG	DRAWING	DMG	DRAWING	ETC.	ETCETERA	EL.	ELEVATION	EQ.	EQUAL	ELEC	ELECTRICAL	EXIST.	EXISTING	ELEVATOR	FACE OF EXIST. BLDG	FOBR	FLOOR FINISH	FLR	FLOOR FINISH	F/	FLOOR FEET
ALU.	ALUMINUM	AMERICAN NATIONAL STANDARDS INSTITUTE	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE DISABILITIES ACT	BLDG	BUILDING	BLDG BOTM	BUILDING BOTTOM	CL<	CENTERLINE	CLNG	CEILING	CLST	CLOSET	COL	COLUMN	CONC	CONCRETE	CONCRETE TILE	CORR	CORRIDOR	CONT	CONTINUOUS	CPT	CARPET	CMT	CERAMIC WALL TILE	CRTB	CARPET BASE	CTR	CERAMIC TILE BASE CLEAR	DIA	DIAMETER	DRNG	DRAWING	DMG	DRAWING	ETC.	ETCETERA	EL.	ELEVATION	EQ.	EQUAL	ELEC	ELECTRICAL	EXIST.	EXISTING	ELEVATOR	FACE OF EXIST. BLDG	FOBR	FLOOR FINISH	FLR	FLOOR FINISH	F/	FLOOR FEET		

- EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFINISHED WHERE REQUIRED. ANY LOOSE ITEMS TIGHTENED (CEILING EXIT SIGN, ETC.) AND ANY MISSING PARTS REPLACED TO ACHIEVE A FINISHED FIRST CLASS INSTALLATION AND APPEARANCE (LIGHT FIXTURE DIFFUSERS, ETC.) BY THE GENERAL CONTRACTOR.
- ALL REQUIRED EXITS WAY OF APPROACH THERE TO, AND WAY OF TRAVEL FROM THE EXIT INTO THE STREET SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. ALL EXITS SHALL BE FULLY INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY.
- THE CONTRACTOR SHALL PAY FILING FEE AND OBTAIN APPROVAL OF BUILDINGS. THE GENERAL CONTRACTOR SHALL PAY FILING FEE AND OBTAIN APPROVAL AND BUILDING PERMIT.

- CLEANING**
- ALL "EXISTING TO REMAIN", EXISTING RELOCATED OR NEW ITEMS, INSTALLED BY THE GENERAL CONTRACTOR IN ADDITION TO BEING PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF ARCHITECT JUST PRIOR TO BEING TURNED OVER TO THE TENANT.
 - THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN OUT ALL DEBRIS AND VACUUM CLEAN BEFORE A FINISHED FLOOR IS INSTALLED.
 - THE GENERAL CONTRACTORS SHALL THOROUGHLY CLEAN ALL LIGHT FIXTURES, LENSES, A/C DIFFUSERS AND REGISTERS, BASE COAT AND STRAIGHT BASES, ALL VINYL WALL COVERING INSTALLATIONS, ALL DOORS, ETC. PRIOR TO LEAVING THE JOB.

- CHANGES IN THE WORK**
- THE TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY, ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF THE TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.

- CLAIMS FOR EXTRA WORK**
- IF THE GENERAL CONTRACTOR CLAIMS THAT ANY REVISIONS TO DRAWINGS INVOLVE EXTRA COST UNDER THE CONTRACT HE SHALL GIVE THE TENANT OWNER A REASONABLE WRITTEN NOTICE THEREOF WITHIN A REASONABLE TIME AFTER THE RECEIPT OF SUCH INSTRUCTIONS IN ANY EVENT BEFORE PROCEEDING TO EXECUTE THE WORK AND THE PROCEDURE SHALL THEN BE AS PROVIDED FOR IN THE CHANGES IN THE WORK. NO SUCH CLAIM SHALL BE VALID UNLESS SO MADE, UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.

- TRANSPORTATION**
- THE GENERAL CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON HIS MATERIAL AND OR EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.

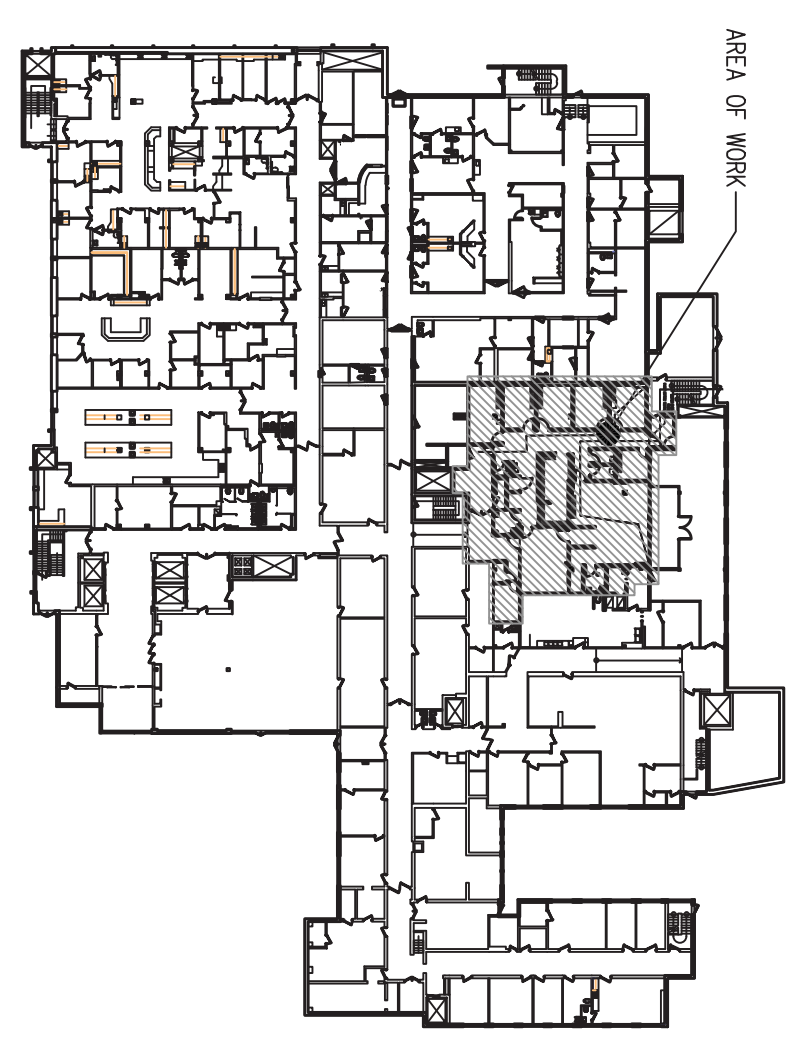
- CLIENT'S RIGHTS**
- IT IS UNDERSTOOD THAT ALL PROPOSALS ON THIS CONTRACT ARE FURNISHED WITHOUT OBLIGATION TO THE OWNER AND THAT THE OWNER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PROPOSAL OR PART OF ANY BID SUBMITTED.
 - THE OWNER RESERVES THE RIGHT TO LET INDEPENDENTLY OF THE CONTRACTORS, FOR WORK HEREIN TRACES, ANY OTHER WORK IN CONNECTION THEREIN EVEN IF OF LIKE CHARACTER AND TRADES.

- ABBREVIATIONS**
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| ADJ. | ADJUSTABLE | ALUM. | ALUMINUM | AMERICAN NATIONAL STANDARDS INSTITUTE | ANSI | AMERICAN NATIONAL STANDARDS INSTITUTE DISABILITIES ACT | BLDG | BUILDING | BLDG BOTM | BUILDING BOTTOM | CL< | CENTERLINE | CLNG | CEILING | CLST | CLOSET | COL | COLUMN | CONC | CONCRETE | CONCRETE TILE | CORR | CORRIDOR | CONT | CONTINUOUS | CPT | CARPET | CMT | CERAMIC WALL TILE | CRTB | CARPET BASE | CTR | CERAMIC TILE BASE CLEAR | DIA | DIAMETER | DRNG | DRAWING | DMG | DRAWING | ETC. | ETCETERA | EL. | ELEVATION | EQ. | EQUAL | ELEC | ELECTRICAL | EXIST. | EXISTING | ELEVATOR | FACE OF EXIST. BLDG | FOBR | FLOOR FINISH | FLR | FLOOR FINISH | F/ | FLOOR FEET |
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DRAWING LIST

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| C-1 | COVER SHEET, DRAWING LIST & SYMBOLS |
| C-2 | GENERAL NOTES & SPECIFICATIONS |
| D-1 | DEMOLITION PLANS & NOTES |
| A-1 | CONSTRUCTION PLAN, REFLECTED CEILING PLAN, PARTITIONS, & DOOR SCHEDULE |
| A-2 | FINISH PLAN, TELE/DATA & SIGNAL PLAN |
| A-3 | ELEVATIONS, SECTIONS & DETAILS |
| A-4 | ELEVATIONS |
| A-5 | FULL FLOOR PLAN |

KEY PLAN



ARCHITECT IN CHARGE
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CLIENT / TENANT
 Dennis Noskin Architects
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 914.631.2345

LOCATION/FLOOR
 SQUARE FOOTAGE
 APPLICABLE CODES
 FIRE PROTECTION

SPRINKLERED

KEY PLAN

Portland, ME
 Floor: GROUND FLOOR
 Area of Work: 4,333 SQFT

Rev No.	Date	Issued to:	Hospital Owner	Bldg Dept	G. C.	Fire Marsh	DLRS	For:	Review	Preliminary	Approval	Pricing	Construction	Comment
	12.02.14													
	01.07.15													
	01.23.15													
	03.20.15													

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 State of Maine

3/20/15

Drawing Name
 COVER SHEET, DRAWING LIST & SYMBOLS

Drawing Number
C-1

Project Number
 L4091

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