

PROTECTION OF WORK, PROPERTY AND PERSONS NOTES:

- AFTER COMMENCING WORK AT SITE, GENERAL CONTRACTOR SHALL BE RESPONSIBLE THEREAFTER, UNTIL COMPLETION FOR THE CARE AND MAINTENANCE OF SITE, AND SHALL BE SOLELY RESPONSIBLE FOR DAMAGE TO THE SITE OR AN ACCOUNT OF THE EXECUTION OF THIS WORK, AND SHALL ADJUST ALL CLAIMS OR SUITS ACCRUING THEREFROM, WITHOUT LOSS OR EXPENSES, TO THE ARCHITECT OR OWNER.
- THE GENERAL CONTRACTOR SHALL PROTECT AND CARE FOR HIS WORK FROM THE TIME OF DELIVERY AT THE SITE UNTIL FINAL ACCEPTANCE OF SAME BY THE ARCHITECT AND THE OWNER. ANY PORTION OF THE WORK LIABLE TO DAMAGE OR SOILING SHALL BE CAREFULLY BOXED OR OTHERWISE PROTECTED BY THE GENERAL CONTRACTOR IN A MANNER SATISFACTORY TO THE ARCHITECT OR THE OWNER, AND IN LIKE MANNER, HE SHALL PROTECT THE OWNER'S PROPERTY AND ADJOINING PROPERTY. THIS PROTECTION SHALL BE CAREFULLY MAINTAINED DURING THE CONSTRUCTION OF THE ENTIRE WORK, AND SHALL BE REMOVED FROM THE PREMISES WHEN DIRECTED BY THE ARCHITECT. THE OWNER WILL ASSUME NO RESPONSIBILITY FOR TOOLS, MATERIALS OR OTHER PROPERTY OF THE CONTRACTOR'S PERFORMING THIS WORK.
- THE GENERAL CONTRACTOR TO PROVIDE, ERECT AND MAINTAIN A TEMPORARY CONSTRUCTION PROTECTION FENCE, TO SERVE THE PURPOSE OF PROTECTING THE OWNERS AND CONTRACTORS PROPERTY, AND THE CONTROL OF PUBLIC INTRUSION TO THE WORK SITE. GENERAL CONTRACTOR TO MAINTAIN ALL NECESSARY PERMITS FOR PROTECTION FENCING. PROTECTION FENCE TO BE CONSTRUCTED OF FIRE RETARDANT MATERIALS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES ON THE WORK, AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, COUNTY, AND TOWN SAFETY LAWS AND BUILDING CODES TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON, ABOUT, OR ADJACENT TO THE PREMISES WHERE THE WORK IS BEING PERFORMED.
- THE GENERAL CONTRACTOR SHALL ERECT AND PROPERLY MAINTAIN AT ALL TIMES, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF WORKMEN AND THE PUBLIC, AND SHALL POST DANGER SIGNS WARNING AGAINST THE HAZARDS CREATED BY SUCH FEATURES OF CONSTRUCTION AS PROTRUDING NAILS, ROD HOISTS, WALL HOLES, SCAFFOLDING, WINDOW OPENINGS, STAIRWAYS AND FALLING MATERIALS. THE GENERAL CONTRACTOR SHALL DESIGNATE A RESPONSIBLE MEMBER OF ITS ORGANIZATION ON THE JOB WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS.
- THE GENERAL CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE AND INJURY TO ADJOINING AND ADJACENT PROPERTY CAUSED BY ITS WORK REGARDLESS OF FAULT AND IT SHALL RELIEVE THE OWNER OF ALL RESPONSIBILITY FOR ANY CLAIMS DUE TO SUCH INJURY ANY MUST DEFEND, ANY ACTION OR PRECEDING BROUGHT BY REASON THEREOF AND HEREBY INDEMNIFIES THE OWNER AND ARCHITECT FULLY FOR ANY DAMAGES OR EXPENSES INCURRED BY IT WITH RESPECT THERETO.
- IN AN EMERGENCY AFFECTING THE SAFETY OF LIFE OR OF THE WORK OR OF ADJOINING PROPERTY, THE GENERAL CONTRACTOR WITHOUT SPECIAL INSTRUCTION OR AUTHORIZATION FROM THE ARCHITECT OR OWNER IS HEREBY PERMITTED TO ACT, AT ITS DISCRETION, TO PREVENT SUCH THREATENED LOSS OR INJURY AND IT SHALL SO ACT, WITHOUT APPEAL, AS IF SO INSTRUCTED OR AUTHORIZED. ANY COMPENSATION CLAIMED BY THE GENERAL CONTRACTOR ON ACCOUNT OF EMERGENCY WORK SHALL AT ITS EARLIEST OPPORTUNITY NOTIFY THE OWNER OF SUCH EMERGENCY.
- WHENEVER A SERIOUS OR FATAL ACCIDENT OCCURS AT THE SITE DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND CAUSE INVESTIGATION TO BE CONDUCTED AT ONCE INTO THE CAUSE OF SUCH ACCIDENT AND FULL TESTIMONY SHALL BE TAKEN AND RECORDED TOGETHER WITH PHOTOGRAPHS, TEST, ETC., TO DETERMINE COMPLETELY THE CAUSE THEREOF.
- ALL SIDEWALKS AND STREETS ADJACENT TO THE SITE AND TO WHICH THE GENERAL PUBLIC HAVE ACCESS SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR IN SUCH CONDITION THAT THEY MAY BE SAFELY USED BY THE PUBLIC. THE GENERAL CONTRACTOR SHALL REPAIR AND MAINTAIN IN GOOD STATE OF REPAIR ALL DEFECTIVE AREAS THAT MAY DEVELOP DURING THE LIFE OF HIS CONTRACT. STREET TREES SHALL BE PROTECTED BY WOOD OR METAL GUARDS AT LEAST SEVEN FEET HIGH.
- THE GENERAL CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL PROTECTION OF SIDEWALKS AND THE PUBLIC AND THE GENERAL CONTRACTOR SHALL HOLD THE OWNER HARMLESS FOR ACCIDENTS RESULTING FROM OR INVOLVING THE PUBLIC.
- THE GENERAL CONTRACTOR, IN ADDITION TO THE GENERAL AND SPECIFIC ITEMS MENTIONED IN THE ABOVE, SHALL PROTECT ALL CONCRETE, STONE AND BRICK WORK WHERE THE SAME WILL BE SUBJECT TO DAMAGE FROM CONSTRUCTION WORK, TRAFFIC OR OTHERWISE. ALL CEMENT AND OTHER FLOORS SHALL BE PROTECTED UNTIL SUFFICIENTLY SET AND CURED TO SUSTAIN TRAFFIC.
- COMPLETED ROOFS USED FOR WORKING SPACE OR SUBJECT TO DAMAGE FROM CONSTRUCTION AT A HIGHER LEVEL, SHALL BE PROPERLY PROTECTED FROM DAMAGE AND SHALL BE THOROUGHLY CLEANED ON COMPLETION OF WORK.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL DRAINAGE, SEWER, WATER, GAS AND ELECTRICAL LINES FROM DAMAGE AND SHALL MAINTAIN SAME IN CONDITION FOR USE AT ALL ITEMS IN ACCORDANCE WITH REQUIREMENTS OF THE OWNER, PUBLIC AUTHORITIES AND SERVICE CORPORATIONS, AND AS DIRECTED BY ARCHITECT AND ENGINEER.
- CONTRACTOR SHALL EMPLOY ALL NECESSARY PRECAUTIONS AND TAKE ALL NECESSARY SAFEGUARDS TO MAINTAIN, PROTECT AND PRESERVE THE EXISTING LANDSCAPING AND VEGETATION.
- IN THE EVENT OF TEMPORARY SUSPENSION OF WORK OR DURING INCLEMENT WEATHER, AND WHENEVER FURTHER DIRECTED BY THE ARCHITECT, ALL WORK AND MATERIAL SHALL BE CAREFULLY PROTECTED AGAINST THE ELEMENTS. ALL WORK, OF ANY KIND FOUND TO BE INJURED BY THE ELEMENTS SHALL BE REMOVED AND REPLACED BY THE GENERAL CONTRACTOR, WITHOUT COST TO THE OWNER.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE DAILY, AND PREMISES SHALL BE LEFT BROOM CLEAN AND IN GOOD ORDER UPON COMPLETION OF JOB.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SHORING, BRACING AND PROTECTING ALL NEW WORK AND ALL ADJACENT EXISTING WORK AND UTILITIES AGAINST COLLAPSE, DISPLACEMENT OR OTHER DAMAGE IN ACCORDANCE WITH STANDARDS OF GOOD PRACTICE AND APPLICABLE LAWS.
- SEQUENCE METHOD AND MEANS TO BE VERIFIED WITH BUILDING OWNER AND MANAGER.
- GENERAL CONTRACTOR TO RETURN REMAINING SITE TO CONDITION PROPERTY PRIOR TO COMMENCEMENT OF WORK, ONCE PROPOSED WORK HAS BEEN COMPLETED.

TEMPORARY UTILITIES/FACILITIES NOTES:

- ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC).
- GENERAL CONTRACTOR SHALL MAINTAIN ALL INCOMING SERVICES AND UTILITIES TO STRUCTURE THROUGH OUT TERM OF WORK.
- IF ANY SERVICE IS REQUIRED TO BE TEMPORARILY RELOCATED TO SAFELY ACCOMPLISH SPECIFIED WORK, GENERAL CONTRACTOR SHALL:
  - NOTIFY UTILITY COMPANY, AND AWAIT APPROVAL AND INSTRUCTION.
  - TEMPORARILY RELOCATE SERVICES AND UTILITIES TO SAFE, PROTECTED, PROPER LOCATION AS ADVISED BY UTILITY PROVIDER.
  - RETURN SERVICES AND UTILITIES TO EXISTING UNLESS OTHERWISE SPECIFIED BY PROVIDER OR ARCHITECT.
- GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY RESTROOM (i.e., "PORT-O-LET") AND STORAGE FACILITIES FOR ALL SUBCONTRACTORS, EMPLOYEES AND PERSONS UNDER THE JURISDICTION OF THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK SPECIFIED.
- GENERAL CONTRACTOR TO APPROVE TYPE AND LOCATION OF TEMPORARY FACILITIES WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.

DEMOLITION NOTES:

- ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC).
- HAZARDOUS MATERIALS: THE ARCHITECT HAS NOT BEEN RETAINED FOR THE PURPOSE OF INVESTIGATING THE PRESENCE OF HAZARDOUS MATERIALS. A LICENSED PROFESSIONAL MUST BE RETAINED BY THE CONTRACTOR TO PERFORM AN INSPECTION ON THE PROPOSED WORK AREA OF THE BUILDING TO DETERMINE THE PRESENCE OF HAZARDOUS MATERIALS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING OBTAINING REQUIRED HAZARDOUS MATERIAL REPORTS.
- GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER ON THE RETURN OF SALVAGEABLE ITEMS.
- GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS.
- GENERAL CONTRACTOR PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROTECTION OR ENCLOSURE OF AREAS OF WORK AND PROTECTION OF AREAS WHERE THERE IS NO WORK, INCLUDING, BUT NOT LIMITED TO ADJACENT PROPERTY AND OCCUPIED LIVING SPACES IN EXISTING STRUCTURE WHILE WORK IS ONGOING.
- REMOVE ALL TEMPORARY FACILITIES WHEN THEY ARE NO LONGER REQUIRED.
- THROUGHOUT THE ENTIRE PROJECT AREA, GENERAL CONTRACTOR SHALL VERIFY THE EXISTING PLUMBING, GAS, STEAM, UTILITY LINES, FLOOR DRAINS, ETC. AND DETERMINE IF THEY ARE ABANDONED OR ACTIVE. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF HIS FINDINGS AND OPEN UP THESE AREAS FOR ARCHITECT'S INSPECTION. REMOVE EXISTING ABANDONED LINES PER THE ARCHITECT'S DIRECTIONS AND CAP AT SOURCE. PATCH EXIST. ACTIVE CONSTRUCTION WITH NEW PIPING OF COMPATIBLE MATERIAL AS REQUIRED FOR NEW FIXTURE LAYOUT.
- IF ANY EXISTING LEAKS/DAMAGE AT THESE UTILITY LINES, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF HIS FINDINGS.

FIRE PROTECTION CONSTRUCTION REQUIREMENTS:

- ALL MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
    - IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E - 199-1961, "STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS".
    - IT SHALL BE ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF CODE.
  - OPENING PROTECTIVE INCLUDING FRAMES, SELF CLOSING DEVICES AND HARDWARE SHALL COMPLY WITH SECTION 715 "OPENING PROTECTIVES" OF THE CURRENT EDITION OF THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC).
  - FIRE STOPPING: CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPES SPACES WITH TWO INCH NOMINAL THICKNESS WOOD, OR HALF INCH EXTERIOR TYPE PLYWOOD. NON-COMBUSTIBLE MATERIALS SHALL BE USED WHERE IN CONTACT WITH FLUES, AND CHIMNEYS. NON-COMBUSTIBLE FIRE STOPPING MAY BE MASONRY SET IN MORTAR, CONCRETE 3/4" MORTAR OR PLASTER IN NON-COMBUSTIBLE LATH, PLASTIC BOARD AT LEAST 3/8" THICK, SHEET METAL AT LEAST 0.002" THICK, SOLID WEB METAL STRUCTURAL MEMBER, 1/4" MINIMUM CEMENT BOARD OF EQUIVALENT MATERIALS, MINERAL SLAG OR ROCKWOOL WHEN COMPACTED IN CONFINED SPACE.
  - INTERIOR FINISH: MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH THE SURFACE FLAME SPREAD RATING OBTAINED AS PRESCRIBED IN CHAPTER 8 "INTERIOR FINISHES" OF THE CURRENT EDITION OF THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC). INTERIOR FINISH SHALL BE GROUPED IN THE FOLLOWING CLASSES:
 

INTERIOR FINISH CLASS:	FLAME SPREAD RATING:	SMOKE DEVELOPED:
A	0-25	0-450
B	26-75	0-450
C	76-200	0-450
- INTERIOR FINISH, EXCEPT FINISH FLOORING AND FLOOR COVERING, WALL COVERINGS AND COATINGS LESS THAN 0.036 IN TOTAL THICKNESS, SHALL HAVE FLAME-SPREAD RATINGS NOT GREATER THAN THAT OF THE FOLLOWING INTERIOR FINISH CLASSES:
- |  |   |
|--|---|
| VERTICAL EXITS AND EXIT PASSAGEWAYS      | C |
| EXIT ACCESS CORRIDORS AND OTHER EXITWAYS | C |
| ROOMS AND ENCLOSED SPACES                | C |

ROUGH CARPENTRY:

- FRAMING FOR JOISTS AND RAFTERS SHALL BE DOUGLAS FIR (LARCH-NORTH) NO. 1 STRUCTURAL GRADE OR BETTER WITH A MINIMUM  $\phi$  OF 1500 PSI FOR SINGLE MEMBER USE  $\phi$  OF 1750 PSI FOR REPETITIVE MEMBER USE. (PROVIDE PROOF OF GRADE TO ARCHITECT BEFORE INSTALLATION).
- WOOD BLOCKING AND NAILERS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS ABOVE.
- ALL LUMBER SHALL BE SEASONED TO 19 PERCENT OR LESS MOISTURE CONTENT.
- LUMBER AND PLYWOOD TO BE GRADE MARKED PRIOR TO DELIVERY TO SITE.
- PROVIDE ALL ACCESSORIES FOR FRAMING, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: SILL ANCHORS, GALVANIZED FRAMING CONNECTORS AND JOIST HANGERS, FASTENERS AND ACCESSORIES, IN POTENTIALLY DAMP LOCATIONS ACCESSORIES SHALL BE CORROSION RESISTANT.
- ALL NAILING SHALL CONFORM TO THE RECOMMENDED NAILING SCHEDULE OF THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC).
- EXCESSIVE NOTCHING OR CUTTING OF STRUCTURAL MEMBERS IS NOT PERMITTED.
- CARPENTRY WORK SHALL BE PERFORMED ACCORDING TO ESTABLISHED GOOD PRACTICE. RAFTERS AND JOISTS SHALL BE SET WITH CROWNS UP AND CROSS BRIDGING PROVIDED AT MAXIMUM OF 8'-0" INTERVALS.
- ALL STRUCTURAL LUMBER AND ASSOCIATED INSTALLATION WORK INVOLVED SHALL CONFORM TO RECOMMENDATION BY THE NATIONAL FOREST PRODUCT ASSOCIATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.
- LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE WOLMANIZED-PRESSURE TREATED PER CURRENT AWPA.
- ALL TIMBER TO TIMBER CONNECTIONS SHALL BE MADE WITH SIMPSON STRONG-TIE CONNECTORS OR APPROVED EQUAL, SELECTED AND INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

ELECTRICAL NOTES:

- THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE ELECTRIC INSTALLATION IN STRICT ACCORDANCE WITH MAINE CODE REQUIREMENTS, THE SERVING UTILITY COMPANY AND THE NATIONAL CODE. FURNISH AND INSTALL METERING, AS REQUIRED, BY THE UTILITY. FURNISH AND INSTALL GROUNDING AS REQUIRED BY ELECTRICAL CODE.
- THE ELECTRICAL CONTRACTOR SHALL SUBMIT A CERTIFICATE OF INSPECTION VERIFYING THAT THE INSTALLATION IS IN ACCORDANCE WITH THE REGULATIONS OF THE ELECTRICAL CODE.
- PANEL BOARDS TO BE AUTO, CIRCUIT BREAKER, DEAD-FRONT TYPE, U.L. APPROVED. PANEL BOARD SHALL HAVE COPPER BUS, BOLT-ON BREAKERS, NEUTRAL BAR AND GROUND BAR. BY SQUARE D-NQ08 OR APPROVED EQUAL BY GENERAL ELECTRIC, WESTINGHOUSE, I.T.E.
- DIRECTORIES SHALL BE FURNISHED AND INSTALLED IN EACH PANEL.
- ALL CONDUCTORS SHALL BE COPPER OF #12 MINIMUM WIRE SIZE WITH THW OR THWN INSULATION.
- MOUNTING HEIGHTS OF EQUIPMENT SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 

**RECEPTACLES:**

  - 18" A.F.F. TO CENTERLINE WHERE NO COUNTERS EXIST. (ALL RECEPTACLES TO BE WP. GFI AT ALL BATHROOMS, LAUNDRY, POWDER, AND KITCHEN ROOMS)
  - 42" A.F.F. TO CENTERLINE WHERE COUNTERS EXIST. (ALL RECEPTACLES TO BE WP. GFI AT ALL BATHROOMS, LAUNDRY, POWDER, AND KITCHEN ROOMS)
  - LIGHT SWITCHES 48" A.F.F. TO CENTERLINE.
  - THERMOSTATS 48" A.F.F. TO CENTERLINE.
- ALL POWER CONSUMING EQUIPMENT SHALL BE PROVIDED WITH A POWER SOURCE BY THE ELECTRICAL CONTRACTOR.
- ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE WIRED TO PRIMARY POWER SOURCE AND KEPT IN WORKING ORDER AT ALL TIMES. OWNER SHALL INSPECT SMOKE DETECTORS PERIODICALLY AND KEEP AN ACCURATE RECORD OF ALL INSPECTIONS AND MAKE AVAILABLE ALL SUCH RECORDS UPON REQUEST BY ANY CITY OFFICIAL. SMOKE DETECTORS SHALL MEET ALL REQUIREMENTS OF MAINE UNIFORM BUILDING CODE, MAINE LAW, AND ELECTRICAL CODE.
- CONTRACTOR SHALL USE DIMENSIONS FOR REFERENCE PURPOSES ONLY WHEN EQUAL SPACING REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONFIRM LOCATIONS PRIOR TO INSTALLATION OF FINISHES. INSTALLATIONS THAT ARE NOT IN COMPLIANCE WITH THE SPACING INDICATED SHALL BE RE-LOCATED AND ALL FINISHES RE-APPLIED AT CONTRACTOR'S EXPENSE.
- ALL STANDARD SWITCHES SHALL BE "LUTRON" PADDLE SWITCHES; FINISH / COLOR TO BE AS SELECTED BY OWNER. ALL DIMMER SWITCHES SHALL BE "MAESTRO" SWITCHES BY LUTRON UNLESS OTHERWISE SPECIFIED BY OWNER. ALL FACEPLATES SHALL BE "SCORELESS FACEPLATES"; FINISH / COLOR SHALL BE SELECTED BY OWNER. CONTRACTOR SHALL ENSURE PROPER COMPATIBILITY FOR SWITCHES WITH BOTH LINE AND LOW-VOLTAGE FIXTURES.

11) BRANCH CIRCUIT NOTES:


- CIRCUITING INDICATIONS ARE FOR REFERENCE ONLY.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND PROVIDING THE ACTUAL NUMBER OF CONDUCTORS REQUIRED FOR ALL BRANCH CIRCUIT WIRING TO SERVE THE INTENDED FUNCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY BALANCING ELECTRICAL LOADS DURING CONSTRUCTION.
- CONTRACTOR SHALL FURNISH AND INSTALL JUNCTION BOXES AS REQUIRED FOR ROUTING OF BRANCH CIRCUIT HOMERUNS FROM NEW OUTLETS / LIGHTING TO THE EXISTING ELECTRIC PANEL.

PAINTING AND DECORATING:

- ALL SURFACES TO RECEIVE PAINT SHALL BE PREPARED UNDER THIS CONTRACT. SPACKLING, EXPERT TAPING AND SANDING OF GYPSUM BOARD SURFACES SHALL BE DONE IN THREE STAGES, PROVIDING FOR THREE APPLICATIONS OF SPACKEL IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. UPON COMPLETION, ALL SURFACES SHALL PRESENT A SMOOTH, FINISHED SURFACE, FREE FROM VOIDS AND IRREGULARITIES.
- EXPOSED HARDWOOD, WHERE REQUIRED, SHALL BE FINISHED AS SPECIFIED BY OWNER WITH A TWO-COAT VARNISH APPLICATION. COLOR, OR STAIN ADDED AS REQUIRED, SANDING SMOOTH BETWEEN COATS.
- PAINTED GYPSUM BOARD AND/ OR WOOD SURFACES SHALL BE PAINTED IN A TWO-COAT MINIMUM APPLICATION. IF PROPER COVERAGE OF PAINTED SURFACES IS NOT ACHIEVED WITH A TWO-COAT APPLICATION, IT WILL BE THIS CONTRACTORS RESPONSIBILITY TO REPAINT UNTIL PROPER COVERAGE IS SECURED.
- COLOR AND FINISH AS SELECTED BY OWNER.
- PAINT APPLICATION AT CEILING: (1) COAT "PROMAR 200 ZERO VOC" PRIMER, (3) COATS PAINT, "PROMAR 200 ZERO VOC" PAINT BY SHERWIN WILLIAMS' OR ARCHITECT APPROVED EQUAL (SHALL CONFORM TO ASTM STANDARDS)
- PAINT APPLICATION AT WALLS: (1) COAT "PROMAR 200 ZERO VOC" PRIMER, (3) COATS "PROMAR 200 ZERO VOC" PAINT BY SHERWIN WILLIAMS' OR ARCHITECT APPROVED EQUAL (SHALL CONFORM TO ASTM STANDARDS)

TILE NOTES:

- CONTRACTOR SHALL FURNISH AND INSTALL TILE AS SPECIFIED OWNER.
- TILE SHALL COMPLY WITH STANDARD GRADE REQUIREMENTS OF ANSI A137.1.
- CONTRACTOR SHALL HANDLE, STORE, MIX AND APPLY SETTING AND GROUTING MATERIALS IN COMPLIANCE WITH THE MANUFACTURERS' REFERENCE STANDARDS AND PRINTED INSTRUCTIONS.
- TILE CARTONS AND GROUT MATERIALS SHALL BE KEPT IN A SECURE DRY LOCATION AT ALL TIMES.
- THE TEMPERATURE SHALL BE AT LEAST 50°F MIN. DURING TILE WORK. CONTRACTOR SHALL ENSURE THAT THERE WILL BE 50°F MIN. TEMPERATURE FOR AT LEAST SEVEN (7) DAYS AFTER TILE WORK HAS BEEN COMPLETED.
- IF A MANUFACTURERS OR BRAND NAME IS NOT LISTED IN THE SET OF DRAWINGS THE CONTRACTOR SHALL VERIFY THE PRODUCT SELECTION WITH ARCHITECT AND PROVIDE SAMPLES FOR REVIEW PRIOR TO ANY WORK.
- PRIOR TO INSTALLATION OF TILE, THE CONTRACTOR SHALL REMOVE ALL DUST, OILS, AND FOREIGN SUBSTANCES FROM SURFACES TO RECEIVE TILE FINISH.
- WHERE TILE WOULD BE INSTALLED IN A THIN SET OVER AN EXISTING SURFACE, THE CONTRACTOR SHALL SCARIFY SURFACES BY SAND BLASTING, GRINDING OR SANDING TO REMOVE ALL OILS, WAX, ADHESIVE RESIDUES OR OTHER FINISHES TO ENSURE A CLEAN, ROUGH SURFACE FOR BONDING PRIOR TO INSTALLATION.
- TILE SHALL BE INSTALLED IN ACCORDANCE WITH THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC) AND "TILE COUNCIL OF AMERICA'S HANDBOOK FOR CERAMIC TILE INSTALLATION" (LATEST EDITION).
- THE CONTRACTOR SHALL SUPPLY AN EXTRA 5% OF EACH TILE USED IN THE PROJECT FOR THE OWNER'S EMERGENCY USE. TILE SHALL BE IN CLEAN MARKED CARTONS.
- CONTRACTOR SHALL FURNISH AND INSTALL NEW ADA COMPLIANT / NON-TRIP HAZARD THRESHOLDS / TRANSITIONS BETWEEN DISSIMILAR FLOOR MATERIALS.
- CONTRACTOR SHALL PROVIDE CODE COMPLIANT WATERPROOF PANS AND LINERS, PROPERLY FLASHED TO DRAINS, IN AREAS OF SITE-BUILT SHOWERS AND TUBS INTENDED TO RECEIVE TILE FINISH.

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THESE DOCUMENTS HAVE BEEN PREPARED ELECTRONICALLY AND AS SUCH ARE NOT PROTECTED AGAINST UNAUTHORIZED CHANGES. ALL PARTIES ARE HEREBY NOTIFIED THAT ONLY THOSE PAPER COPIES BEARING THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD SHALL BE CONSIDERED AUTHORIZED BY THE ARCHITECT FOR USE. ANY UNAUTHORIZED USE SHALL BE UNDERTAKEN AT THE RISK OF THE USER.

**ISSUE LOG:**

NO.:	DATE:	BY:	ISSUE:
01	07/24/15	RPS	OWNER REVIEW
02	07/28/15	RPS	FOR PRICING
03	07/28/15	RPS	FOR BUILDING PERMIT

**PROJECT:**

**RESIDENTIAL INTERIOR  
 ALTERATION  
 101 CONCORD STREET  
 PORTLAND, ME 04103**

**SHEET TITLE:**

**GENERAL NOTES**

**SEAL & SIGNATURE:**

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