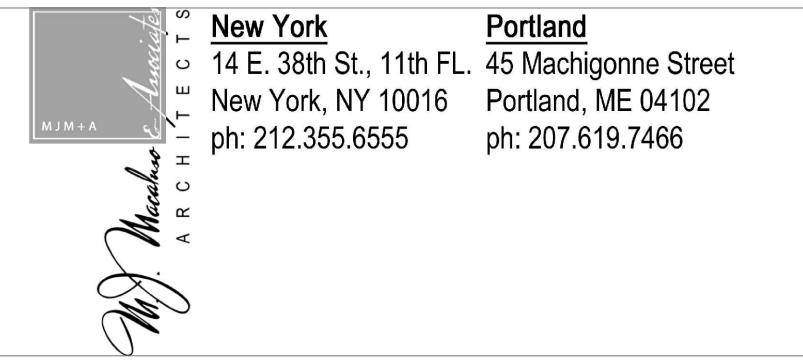


# RESIDENTIAL INTERIOR ALTERATION

101 CONCORD STREET  
PORTLAND, ME 04103



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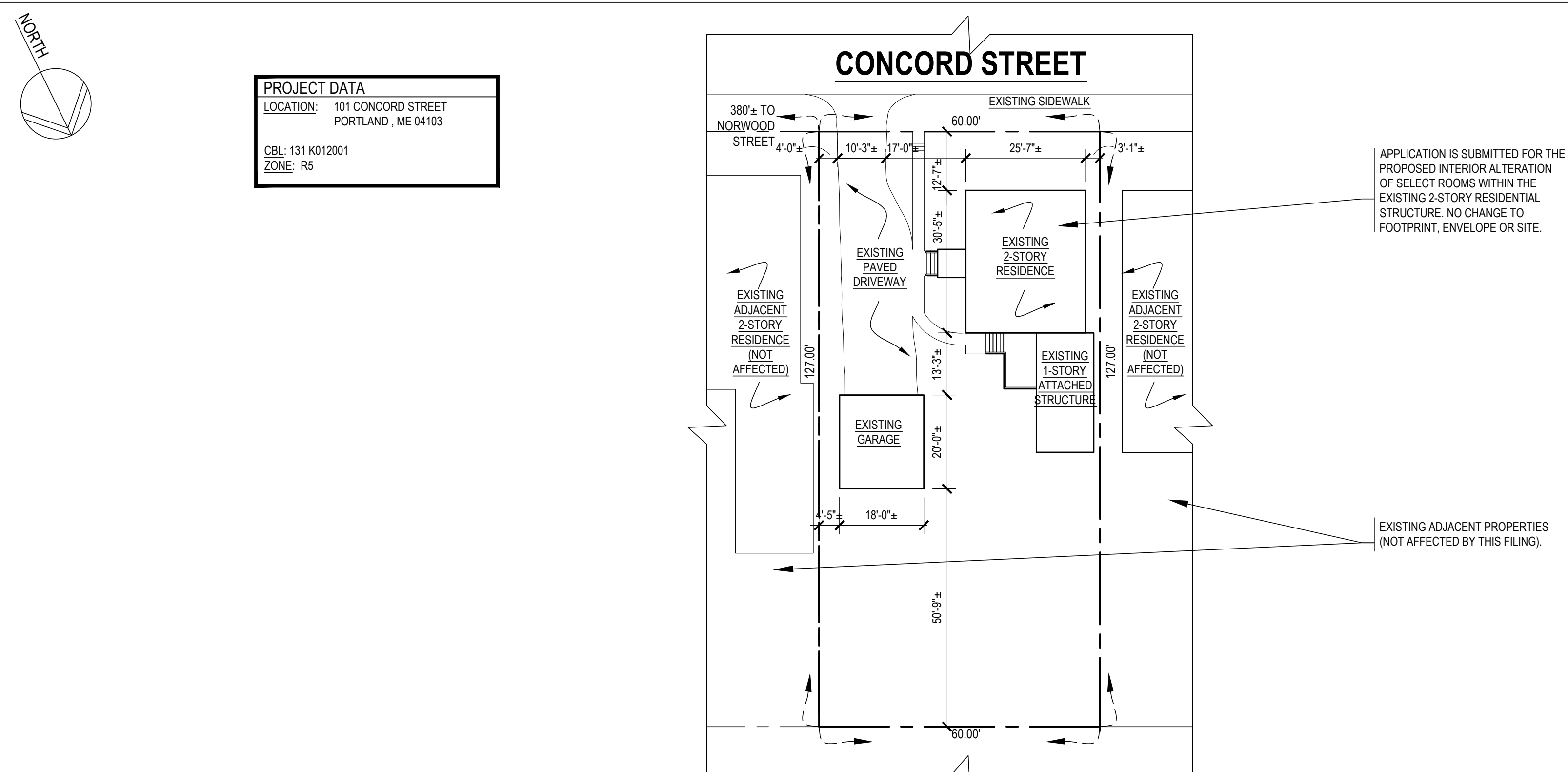
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**ISSUE LOG:**  
NO. DATE BY ISSUE:  
01 07/24/15 RPS OWNER REVIEW  
02 07/28/15 RPS FOR PRICING  
03 07/28/15 RPS FOR BUILDING PERMIT

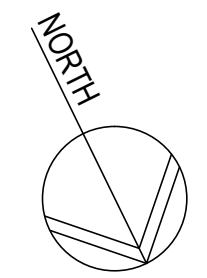
## INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
T-100.00	TITLE SHEET
G-100.00	GENERAL NOTES
D-100.00	FIRST AND SECOND FLOOR DEMOLITION PLANS
A-100.00	FIRST AND SECOND FLOOR CONSTRUCTION PLANS
A-500.00	DETAILS

## PLOT PLAN



**PROJECT DATA**  
LOCATION: 101 CONCORD STREET  
PORTLAND, ME 04103  
CBL: 131 K012001  
ZONE: R5

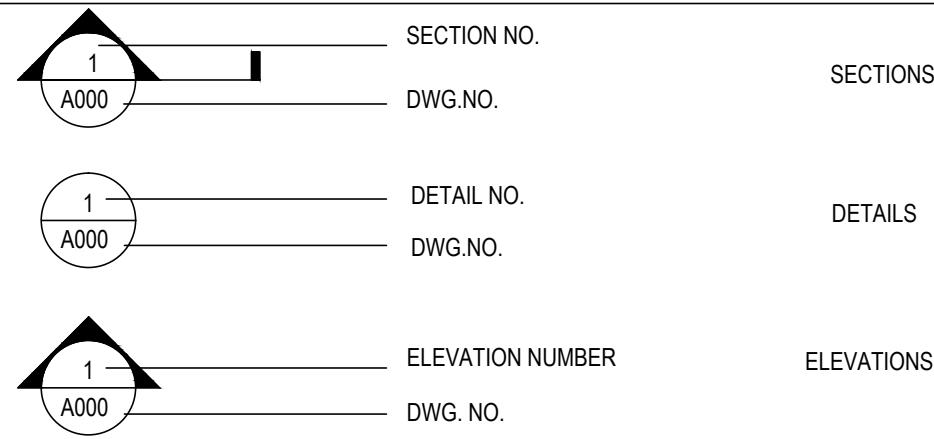


**LEGEND OF SYMBOLS (THIS SHEET ONLY)**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE

**1 SITE PLAN**  
SCALE: 1" = 20'-0" (24 X 36 SHEET ONLY)

## SYMBOLS



## ABBREVIATIONS

@	AT	EXIST.	EXISTING	O.C.	ON CENTER
AC.T	ACOUSTICAL TILE	EXP.	EXPOSED	OPG.	OPENING
ADJ.	ADJUSTABLE	F.E.	FIRE EXTINGUISHER	O.W.	OPEN WEB
A.B.	ANCHOR BOLT	F.E.C.	F.E. CABINET	P.C.	PRECAST
A.C.	AIR CONDITIONING	F.F.	FINISHED FLOOR	P.L.	PROPERTY LINE
ALUM.	ALUMINUM	FIN.	FINISHED	PLAS.	PLASTER
ALT.	ALTERNATE	FLR.	FLOOR	PT.	PAINT
BD.	BOARD	F.S.	FULL SCALE	P.S.I.	POUNDS PER SQUARE INCH.
BLDG.	BUILDING	FT	FOOT OR FEET	R.A.	RETURN AIR
B.M.	BENCH MARK	GL.	GLASS OR GLAZING	RM.	ROOM
BM.	BEAM	G.P.T.	GLAZED PAINT	REQD.	REQUIRED
BRG.	BRIDGING	GYP.	GYPSPUM	REIN.	REINFORCING
C/C	CENTER TO CENTER	H.B.	HOSE BIN	S.B.	SPLASH BLOCK
Q	CENTER LINE	HGT.	HEIGHT	SCH.	SCHEDULE
CAB.	CABINET	HRD'R.	HARDENER	SEC.	SECTION
C.B.	CATCH BASIN	H.C.	HOLLOW CORE	S.C.	SOLID CORE
C.I.	CAST IRON	H.M.	HOLLOW METAL	S.V.B.	STRAIGHT VINYL BASE
CER.	CERAMIC	H.V.A.C.	HEATING VENTILATION & A.C.	SPEC.	SPECIFICATION
CLG.	CeILING	INSUL.	INSULATION	T.O.F.	TOP OF FOOTING
C.O.	CLEAN OUT	INV.	INVERT	T.O.P.	TOP OF PIER
CONC.	CONCRETE	LAM.	LAMINATED	T.O.S.	TOP OF STEEL
COL.	COLUMN	MANUF.	MANUFACTURER	TYP.	TYPICAL
CONT.	CONTINUOUS	MAT.	MATERIAL	TRK.	THICKNESS
DTL.	DETAIL	M.C., MECH.	MECHANICAL	T&G	TONGUE AND GROOVE
DN.	DOWN	M.H.	MAN HOLE	UON	UNLESS OTHERWISE NOTED
DK.	DECK	M.LDG.	MOLDING	V.C.T.	VINYL CERAMIC TILE
D.S.	DOWN SPOUT	MTL., MET.	METAL	V.C.B.	VINYL COVE BASE
D.W.	DRY WALL	MIN.	MINIMUM	W/	WITH
DWG.	DRAWING	M.T.	METAL THRESHOLD	W.I.	WROUGHT IRON
E.C.	ELECTRICAL CONTRACTOR	N.I.C.	NOT IN CONTACT	WD.	WOOD
EL., ELEV.	ELEVATION	NO.	NUMBER	W.W.F.	WELDED WIRE FABRIC

## GENERAL NOTES

IN ALL AFFECTED AREAS, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS, AND THE WORK NECESSARY TO REMEDY THEM IN THE COMPLETION OF THIS WORK, THAT MAY BE OBSERVED AND REASONABLY INFERRED ON SITE PRIOR TO START OF WORK.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEW AND EXISTING CONSTRUCTION FROM EXPOSURE TO HARMFUL CONDITIONS THAT COULD RESULT IN DAMAGE OF PROPERTY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REMOVAL OR PROTECTION OF ALL ITEMS THAT COULD BECOME DAMAGED OR BROKEN DURING CONSTRUCTION FROM BOTH IN AND AROUND PROJECT AREA.

DO NOT SCALE PLANS. REFER TO WRITTEN DIMENSIONS ONLY. GENERAL CONTRACTOR TO INFORM ARCHITECT OF FIELD DISCREPANCIES IMMEDIATELY, AND AWAIT INSTRUCTION BEFORE COMMENCING WORK IN SUCH AREA.

- 1) ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC).
- 2) IT IS THE INTENT OF THE CONSTRUCTION SPECIFICATIONS TO DESCRIBE A COMPLETE PROJECT WHICH THE GENERAL CONTRACTOR PROPOSES TO CONSTRUCT BY FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, NECESSARY OR INCIDENTAL TO SUCH CONSTRUCTION (UNLESS OTHERWISE NOTED) IN FULL COMPLIANCE WITH THE DRAWINGS SPECIFICATIONS AND ALL APPLICABLE LAWS HAVING JURISDICTION OVER THE PROJECT.
- 3) ALL WORK SHALL BE PERFORMED TO INDUSTRY STANDARDS AND PROJECTS OF SIMILAR SCOPE AND QUALITY COMPLETED IN THIS LOCALITY.
- 4) SHOULD ANY CONSTRUCTION OR CONDITION BE ANTICIPATED WHICH IS NOT COVERED BY THE CONSTRUCTION DOCUMENTS, THE SPECIAL REQUIREMENTS THEREOF WILL BE STATED IN THE PROPOSAL AND ANY SUCH SPECIAL REQUIREMENTS SHALL BE CONSIDERED A PART OF THESE SPECIFICATIONS AS THOUGH THEY WERE FULLY CONTAINED HEREIN. IF ANY SPECIAL REQUIREMENTS STATED IN THE PROPOSAL CONFLICT WITH ANY OF THE PROVISIONS OF THESE SPECIFICATIONS, THE FORMER SHALL GOVERN.
- 5) IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY ALL ON-SITE CONDITIONS ALONG WITH UNDERSTANDING ALL DOCUMENTS OF CONSTRUCTION, INCLUDING ALL DRAWINGS, PLANS, SPECIFICATIONS, DETAILS, ETC., BEFORE SUBMITTING PROPOSALS FOR WORK AND SHALL BE RESPONSIBLE FOR ACCURATE COORDINATION OF SAME THROUGHOUT PROJECT. SUBMISSION OF BID CERTIFIES AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE GENERAL CONTRACTOR OF RESPONSIBILITY FOR THAT WHICH SHOULD HAVE BEEN OBVIOUS OR REASONABLY INFERRED IN PERFORMANCE OF WORK. NOTIFY ARCHITECT IN WRITINGS OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK.
- 6) EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED BY THE GENERAL CONTRACTOR AGAINST DEFECTS RESULTING FROM THE USE OF INFERIOR MATERIALS, EQUIPMENT OR WORKMANSHIP FOR FIVE (5) YEARS FROM THE DATE OF SATISFACTORY COMPLETION OF THE PUNCH LIST ITEMS.
- 7) IF WITHIN THE GUARANTEE PERIOD, REPAIRS OR CHANGES ARE REQUIRED IN CONNECTION WITH THE WORK WHICH, IN THE OPINION OF ARCHITECT, IS RENDERED NECESSARY AS THE RESULT OF THE USE OF MATERIALS, EQUIPMENT OR WORKMANSHIP WHICH WERE INFERIOR, DEFECTIVE, OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT, THE GENERAL CONTRACTOR SHALL PROMPTLY CORRECT SAME UPON RECEIPT OF NOTICE FROM ARCHITECT AND WITHOUT COST OR EXPENSE TO OWNER.
  - A) PLACE IN SATISFACTORY CONDITION EVERY PARTICULAR OF SUCH GUARANTEED WORK, CORRECT ALL DEFECTS THEREIN, AND...
  - B) MAKE GOOD ALL DAMAGE TO THE BUILDING, SITE, OR EQUIPMENT AND CONTENTS THEREOF WHICH IS THE RESULT OF THE USE OF MATERIALS, EQUIPMENT, WORKMANSHIP WHICH WERE INFERIOR, DEFECTIVE OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT, AND
  - C) MAKE GOOD ANY WORK OR MATERIALS, OR THE EQUIPMENT AND CONTENTS OF SAID BUILDING OR SITE DISTURBED IN FULFILLING ANY SUCH GUARANTEE.
- 8) IN ANY CASE WHEREIN FULFILLING THE REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS OR OF ANY GUARANTEE, EMBRACED IN OR REQUIRED THEREBY, A CONTRACTOR PERFORMING WORK HEREIN DISTURBS ANY WORK GUARANTEED UNDER ANOTHER CONTRACT, HE SHALL RESTORE SUCH DISTURBED WORK TO A CONDITION SATISFACTORY TO THE ARCHITECT AND GUARANTEED UNDER SUCH OTHER CONTRACT. IF THE GENERAL CONTRACTOR, AFTER NOTICE, FAILS TO PROCEED PROMPTLY TO COMPLY WITH THE TERMS OF THE GUARANTEE, THE OWNER MAY HAVE THE DEFECTS CORRECTED AND THE GENERAL CONTRACTOR SHALL BE LIABLE FOR ALL EXPENSES INCURRED.
- 9) THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILLS AND ATTENTION, HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONSTRUCTION SPECIFICATIONS.
- 10) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND DISTRIBUTION OF ALL DRAWINGS AND SHALL ENSURE THAT ALL DRAWINGS, SPECIFICATIONS, ETC., HAVE BEEN MADE AVAILABLE TO ALL SUBCONTRACTORS USED IN THE PROJECT.

- 11) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS, PERFORMING ANY OF THE WORK UNDER THE CONSTRUCTION SPECIFICATIONS.
- 12) UNLESS OTHERWISE PROVIDED, THE GENERAL CONTRACTOR SHALL PROVIDE ANY PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER TEMPORARY OR PERMANENT AND WHETHER OR NOT INCORPORATED OR TO BE INCORPORATED IN THE WORK.
- 13) THE GENERAL CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE SPECIFICATIONS AND DRAWINGS WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION SPECIFICATIONS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS INCLUDING SUBSTITUTION NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE. IF REQUIRED THE GENERAL CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.
- 14) SUBSTITUTION OF EQUAL MATERIALS SHALL BE PERMISSIBLE ONLY UPON WRITTEN APPROVAL BY ARCHITECT.
- 15) THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND ALL OTHER PERMITS AND GOVERNMENTAL FEES, REQUIRED INSURANCES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY IF REQUIRED.
  - A) CONTRACTOR SHALL SUPPLY THE OWNER CERTIFICATES OF INSURANCE PRIOR TO THE START OF WORK, NAMIN MUM-A ARCHITECTS PLLC AS ADDITIONALLY INSURED.
  - B) THE OWNER WILL SECURE AND PAY FOR ALL FILINGS UP TO APPROVAL STATUS.
- 16) THE CONTRACTOR SHALL GIVE ALL NOTICE, AND THE WORK SHALL COMPLY WITH ALL CODES, RULES, REGULATIONS AND ORDINANCES IN FORCE AND EFFECT AT THE SITE, EXCEPT THAT WHERE THE DRAWING OR SPECIFICATIONS CALL FOR MORE EXACTING STANDARD OF LABOR AND/OR MATERIALS, SUCH MORE COSTLY OR STRINGENT REQUIREMENT SHALL GOVERN. ALL WORK BEYOND THE BUILDING LINE SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF HIGHWAYS AND PERMITS OBTAINED FOR SAME.
- 17) ALL MATERIALS, ASSEMBLIES, EQUIPMENT AND METHODS OF CONSTRUCTION UTILIZED BY THE GENERAL CONTRACTOR ARE SUBJECT TO APPROVAL UNDER THE PROVISIONS OF THE CURRENT EDITION OF THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC) TO CONFORM TO THE FOLLOWING:
  - A) A TEST REPORT SHOWING COMPLIANCE WITH THE REQUIREMENTS OF A CODE PRESCRIBED TEST.
  - B) ACCEPTABILITY UNDER CURRENT RESIDENTIAL CODE THE MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC).
- 18) FIRESTOPPING-CONTRACTOR SHALL PROVIDE FIRE-STOPPING INCOMBUSTIBLE MATERIALS AT ALL CONCEALED SPACES BETWEEN FLOOR, FRAMING, PARTITIONS, SHAFTS, CHASES AND PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS. AT WALL, FLOOR AND ROOF PENETRATIONS INSTALL UNITED STATES GYPSUM CO. FIRE STOP SYSTEMS, INCLUDING FIRE CORE COMPOUND AND THERMAFIBER SAFING INSULATION, OR APPROVED EQUAL. ALL FIRESTOPPING IN ACCORDANCE WITH MAINE, BUILDING CODE.
- 19) ELECTRICAL-ALL NEW ELECTRICAL WORK SHALL CONFORM TO THE CURRENT MAINE ELECTRICAL CODE REGULATIONS.
- 20) ALL WORK SPECIFIED IN THESE DRAWINGS SHALL COMPLY WITH CURRENT ADA REQUIREMENTS.
- 21) IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE GENERAL CONTRACTOR OBSERVES THAT ANY OF THE CONSTRUCTION SPECIFICATIONS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION AS APPROVED.
- 22) IF THE GENERAL CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO THE ARCHITECT, HE SHALL ASSUME FULL RESPONSIBILITY THEREFOR AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

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

**SHEET TITLE:**  
**TITLE SHEET**

**SEAL & SIGNATURE:**  
**ISSUE DATE:** 07/28/15  
**PRINTED DATE:** 07/28/15  
**PROJECT No.:** 1571-00  
**DRAWING BY:** VRC  
**DWG. No.:**  
**T-100.00**  
**CADD FILE No.:** T-100.00.DWG  
**1 OF 5**