

MARTIN'S POINT - PHASE ONE MARINE HOSPITAL RENOVATION

331 Veranda Street, Portland ME 04103

Project No. 05-108
April 24, 2006
Bid Documents

CLIENT:

MARTIN'S POINT HEALTH CARE
PORTLAND, MAINE

ARCHITECT:



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, ME 04101
207 775-1059
207 775-2694 FAX

CONSULTANTS:

- **STRUCTURAL**
Becker Structural
Portland, ME
- **CIVIL**
DeLuca Hoffman Associates, Inc.
South Portland, ME
- **CONTRACTOR**
Ledgewood Construction
South Portland, ME
- **SPECIFICATIONS**
Lowell Specifications
Freeport, ME

PROJECT GENERAL NOTES

1. THESE NOTES ARE INTENDED FOR GENERAL REFERENCE AND INFORMATION AND TO AUGMENT THE CONTRACT.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES, ORDINANCES AND AGENCY REQUIREMENTS INCLUDING, BUT NOT LIMITED TO: HAZARDOUS MATERIAL REMOVAL, SOLID WASTE DISPOSAL, SEISMIC DESIGN, AND LIFE-SAFETY.
3. DEFINITIONS:
 - NEW: MAY BE USED TO INDICATE ITEMS WHICH SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACT. TYPICALLY USED TO ENSURE CLARITY BETWEEN VARIOUS COMPONENTS OF THE DRAWINGS. NOT ALL ITEMS ARE LABELED AS "NEW" WHEN IT IS OBVIOUS BY OTHER INDICATION.
 - EXISTING: EXISTING BUILDING OR SITE COMPONENTS WHICH ARE IN PLACE AT THE START OF CONSTRUCTION. NOT ALL ITEMS ARE LABELED AS "EXISTING" WHEN IT IS OBVIOUS BY OTHER INDICATION. CONSULT THE ARCHITECT FOR CLARIFICATION.
 - REPAIR: RESTORE TO PROPER OPERATING AND AESTHETIC CONDITION.
 - RESTORE: BRING BACK TO FORMER CONDITION, BY REPAIRING OR PATCHING AS REQUIRED.
 - PATCH: RESTORE TO CONDITION MATCHING EXISTING ADJACENT CONSTRUCTION, SURFACE TEXTURE AND FINISH.
 - N.I.C. (NOT IN CONTRACT): WORK WHICH IS NOT INCLUDED IN THIS CONTRACT, BUT WHICH MAY REQUIRE CONTRACTOR COORDINATION.
 - REMOVE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE.
 - REPLACE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE. PROVIDE NEW MATERIAL AS INDICATED.
 - DEMOLISH: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE.
 - SALVAGE: REMOVE AND REINSTALL OR REMOVE AND DELIVER TO THE OWNER, AS INDICATED.
4. COORDINATE THE WORK OF ALL SUBCONTRACTORS.
5. PROVIDE WORK HOLES AND ACCESS HOLES TO INSTALL NEW SYSTEMS IN CONCEALED SPACES, AS REQUIRED OR INDICATED. REPAIR THE OPENINGS AS INDICATED IN NOTES.

6. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO HAVE THE CONTRACTOR PROVIDE A COMPLETE, FULLY OPERATIONAL BUILDING. PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS NECESSARY TO ACHIEVE THIS INTENT. FAILURE OF THE DRAWINGS OR SPECIFICATIONS TO INDICATE EACH INCIDENTAL SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE NECESSARY ITEMS AS PART OF THIS CONTRACT. THE DRAWINGS SHOW THE DESIGN AND LAYOUT, DESCRIBE THE QUALITY LEVEL AND CONSTRUCTION TECHNIQUES IN A GENERAL SENSE ONLY. ALL DETAILS ARE TYPICAL. WHAT IS SHOWN IN ONE CONDITION APPLIES TO ALL OTHER SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.

7. VERIFY THE FOLLOWING ITEMS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK, AND PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES ARE RESOLVED BY THE ARCHITECT:

- EXISTING CONDITIONS
- THE SIZE AND LOCATION OF ALL EXISTING UTILITIES.
- DISCREPANCIES BETWEEN OR WITHIN THE CONTRACT DOCUMENTS.
- UNSUITABLE SOILS: REPORT THE LOCATION OF ALL UNSUITABLE SOIL MATERIALS BELOW ANTICIPATED LEVELS OF FOOTINGS OR SLABS PRIOR TO SETTING FORMS.
- MECHANICAL, ELECTRICAL AND PLUMBING COORDINATION HAVING POTENTIAL IMPACT ON CEILING HEIGHTS OR BUILDING APPEARANCE
- DIMENSIONAL DISCREPANCIES

8. PROVIDE BOND-OUTS, BLOCKING, SLEEVES AND PIPES AS REQUIRED FOR ALL WALL, FLOOR, ROOF, AND CEILING PENETRATIONS THROUGH STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE ASSEMBLIES TO CONFORM TO U.L. RATED ASSEMBLIES AND ALL NFPA AND BOCA BUILDING CODE REQUIREMENTS. ALL PENETRATIONS SHALL ALSO COMPLY WITH THE ACOUSTICAL ASSEMBLY RATING REQUIRED FOR EACH WALL OR FLOOR ASSEMBLY.

9. DO NOT PENETRATE STRUCTURAL BEAMS, COLUMNS, OR SHEAR WALLS.

DRAWING LIST

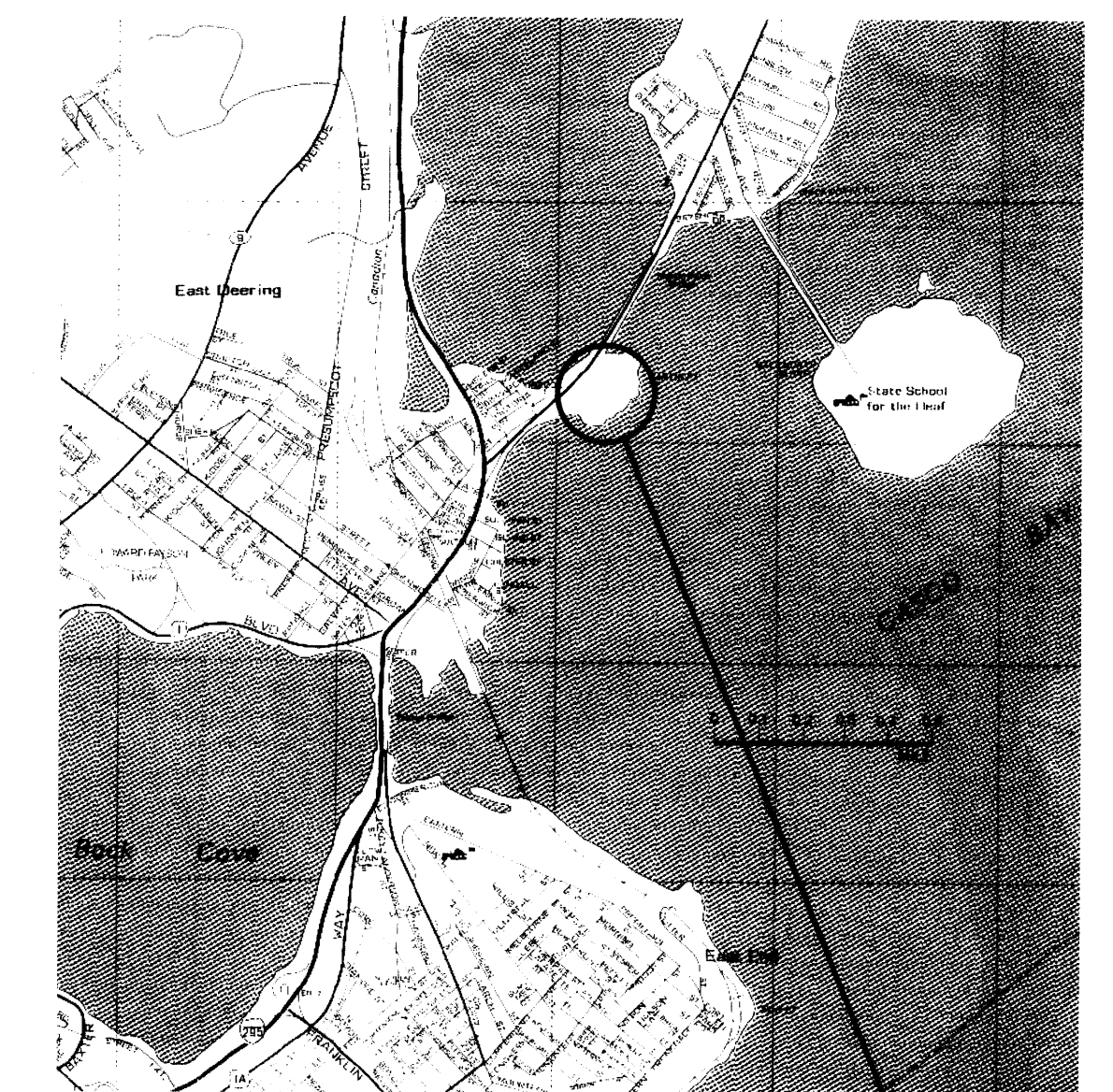
#	DRAWING TITLE
TI	TITLE SHEET
CIVIL DRAWINGS	
C-1	COVER SHEET
C-2	GENERAL NOTES AND LEGEND
C-4A	SITE LAYOUT AND UTILITY PLAN PHASE I
C-5A	SITE GRADING & EROSION CONTROL PLAN - PHASE I
C-11	WATER DETAILS
C-12	EROSION CONTROL DETAILS
C-13	EROSION AND SEDIMENT CONTROL NARRATIVE
C-14	MISCELLANEOUS SITE DETAILS

ARCHITECTURAL DRAWINGS

A0.1	CODE PLAN
D1.1	BASEMENT & FIRST FLOOR DEMOLITION PLAN
D1.2	SECOND AND THIRD FLOOR DEMOLITION PLAN
D4.1	EXTERIOR DEMOLITION ELEVATIONS
A1.1	BASEMENT AND FIRST FLOOR PLAN
A1.2	SECOND AND THIRD FLOOR PLAN
A2.1	BASEMENT AND FIRST FLOOR CEILING PLAN
A2.2	SECOND AND THIRD FLOOR CEILING PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS, BUILDING SECTIONS
A4.3	PARTIAL EXTERIOR ELEVATIONS
A6.1	WALL SECTIONS,
A6.2	WALL SECTION DETAILS
A6.3	DOOR AND WINDOW DETAILS
A7.1	ENLARGED CORE PLAN AND DETAILS
A7.2	ENTRY STAIR / RAMP DRAWINGS

STRUCTURAL DRAWINGS

S1	GENERAL NOTES & TYP DETAILS
S2	EXIST FIRST & SECOND FLOOR FRAMING PLANS
S3	EXIST THIRD FLOOR & ROOF FRAMING PLANS
S4	CONCRETE SECTIONS & DETAILS
S5	FRAMING SECTIONS & DETAILS
S6	FRAMING SECTIONS & DETAILS



SITE

SYMBOLS

