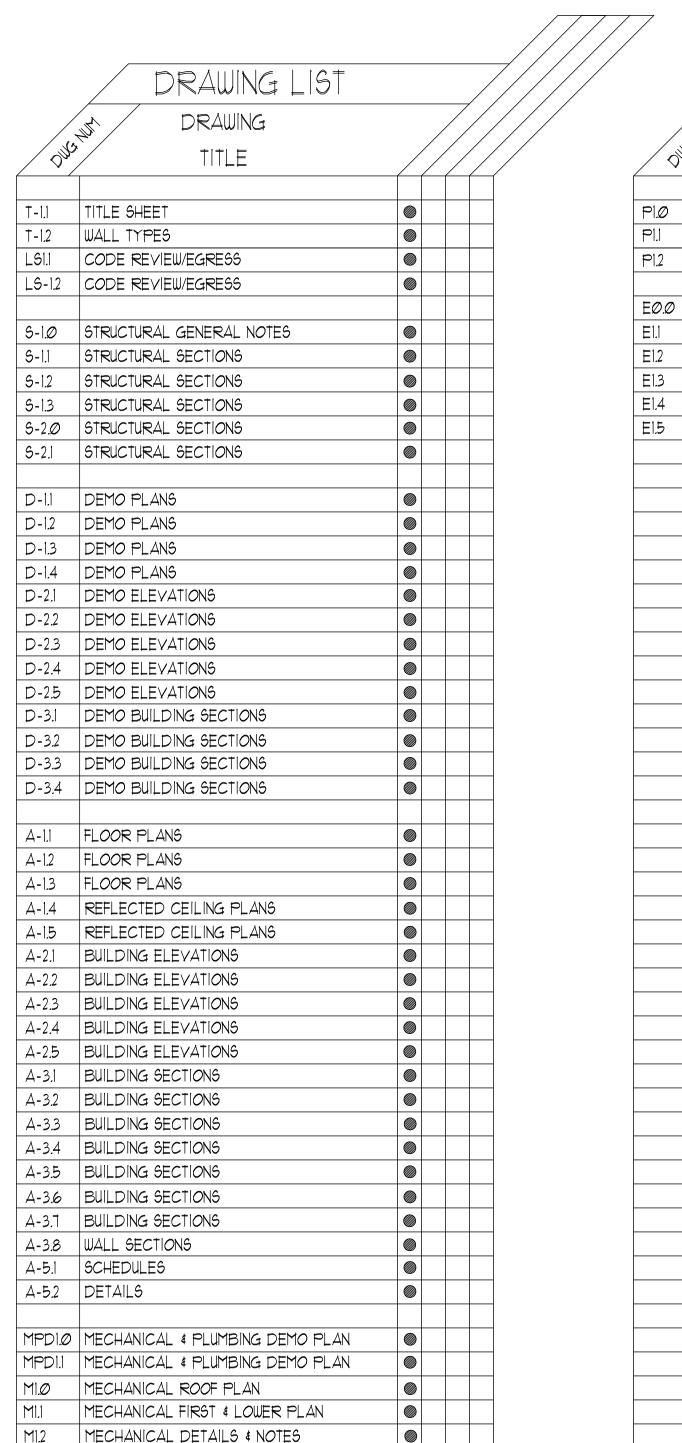
Newport Development Associates

64 Middle Street Portland, Maine



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-	P1.2	SCHEDULES & DETAILS						
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	E1.2	ELECTRICAL PLAN - SECOND FLOOR						
-	E1.3	ELECTRICAL ROOF PLAN						
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CONTACTS

ARCHITECT: PORT CITY ARCHITECTURE 65 NEWBURY STREET PORTLAND, ME Ø41Ø1 LITA SEMRAU - lita@portcityarch.com 207-761-9000

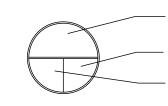
STRUCTURAL ENGINEER: STRUCTURAL INTEGRITY 17 OAK STREET PORTLAND, ME Ø41Ø1 AARON JONES - aaron@structuralinteq.com MATT LEGERE - matt@structuralinteq.com 207-774-4614

CONTRACTOR: DUCAS CONSTRUCTION 3 SOUTHGATE RD #8 SCARBOROUGH. ME 04074 PATRICK DUCAS - patrickd@ducasconstruction.com 207-536-0838

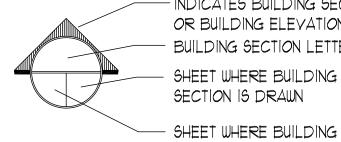
MECHANICAL CONTRACTOR: MECHANICAL SYSTEMS ENGINEERS 10 FOREST FALL DRIVE - SUITE 10B YARMOUTH, ME 04096 KURT MAGNUSSON - kurt@mechanicalsystemseng.com 207-846-1441

ELECTRICAL CONTRACTOR: SWIFTCURRENT ENGINEERING 10 FOREST FALLS DRIVE, UNIT 4B YARMOUTH, ME Ø4Ø96 TIM MATTHEWS - tim@swiftcurrenteng.com 207-847-9280

LEGEND



SHEET WHERE DETAIL IS DRAWN SHEET WHERE DETAIL IS TAKEN



INDICATES BUILDING SECTION OR BUILDING ELEVATION BUILDING SECTION LETTER

SHEET WHERE BUILDING SECTION IS DRAWN

SECTION IS TAKEN

INTERIOR ELEVATION NUMBER - SHEET WHERE ELEVATION IS DRAWN

EXISTING WALL TO BE REMOVED

LOBBY 101

ROOM NAME AND NUMBER

EXISTING WALL



DOOR NUMBER

KEY NOTE



COLUMN GRID LINE



ELEVATION TARGET



WALL TYPE



WINDOW TYPE

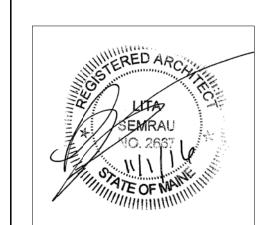
GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- 2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT
- 3. 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.
- 4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- 5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND
- 6. 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 STAGING 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 PERFORMED 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 COMPOUNDS 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.
- 10 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.
- 12 ALL DOOR HANDLES TO BE ADA COMPLIANT LEVER HANDLES.
- 13. COORDINATE ALL MECHANICAL & ELECTRICAL DEVICES SO THEY DO NOT CONFLICT W/ ARCHITECTURAL FEATURES.

RENOVATION GENERAL NOTES

- REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, AND CONSULT WITH THE ARCHITECT FOR APPROVAL, BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS.
- 2. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES 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.
- 3. 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.
- 4. WHERE NEW WALLS OR INFILLS 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.
- 5. IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT & OWNER IMMEDIATELY FOR TESTING AND / OR REMOVAL.
- 6. UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- 1. CONTRACTOR TO REPAIR ALL FINISH AND PROVIDE INFILL WALL AND FLOOR FINISHES WHERE REQUIRED.





PORTLAND, ME 04101

207.761.9000

Consultants:







PERMIT SET 11-1-16

NOT FOR **CONSTRUCTION**

NEWPORT DEVELOPMENT **ASSOCIATES**

164 Middle St Portland, Maine

#	DATE	DESCRIPTION

Date Issued November 1, 2016

AS NOTED

16207 Project Number

TITLE PAGE

Drawn By TS CR Checked By

Drawing Scale