

# Proposed Tenant Infill for:

# orange leaf

79 Lynnfield Street  
Peabody, Massachusetts 01960



**GODWIN + ASSOCIATES**  
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## CONSTRUCTION DOCUMENT ISSUE DATE: October 17, 2013

### GENERAL CONDITION/ NOTES

DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT INCLUDING "AIA DOCUMENT A201" AND OR "AGREEMENT BETWEEN OWNER AND BUILDER" SHALL APPLY TO ALL AREAS OF THESE CONSTRUCTION DOCUMENTS.

- ALL APPLICABLE INDUSTRY STANDARDS, ASTM CLASSIFICATIONS, MANUFACTURERS SPECIFICATIONS, INSTITUTE CRITERIA CODE REQUIREMENTS, AND CURRENT PUBLISHED MANUFACTURER OR INSTITUTE INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE APPLICABLE TO MATERIALS SPECIFIED IN THE FOLLOWING HEADINGS.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT ALL WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL OBTAIN A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- EACH SUBCONTRACTOR SHALL VISIT THE SITE, THOROUGHLY REVIEW THE DRAWINGS AND SPECIFICATIONS, SO AS TO BE SURE ALL ANCILLARY COSTS HAVE BEEN COVERED IN HIS/HER BID. THE OWNER WILL NOT ENTERTAIN REQUESTS FOR EXTRA COMPENSATION FOR WORK THAT SHOULD HAVE REASONABLY BEEN ANTICIPATED OR OBSERVED.
- EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, AND TECHNIQUES OF CONSTRUCTION, SAFETY PRECAUTIONS IN CONNECTION WITH THEIR WORK, AND FOR THEIR ACTS OR OMISSIONS.
- EACH SUBCONTRACTOR SHALL NOT SCALE THE DRAWINGS TO DETERMINE ANY DIMENSION. USE ONLY THE DIMENSIONS AS SHOWN ON THE DRAWINGS. SHOULD THERE BE A CRITICAL DIMENSION OMITTED OR AN UNCERTAINTY WITH THE DIMENSIONS SHOWN, VERIFY WITH THE ARCHITECT BEFORE PROCEEDING.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEE INSPECTION, AND APPROVALS REQUIRED FOR CONSTRUCTION BY ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. EACH SUBCONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS, FEES, ETC. AS RELATED TO THEIR SPECIFIC PORTION OF THE WORK.
- THE VARIOUS MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL MECHANICAL, PLUMBING, AND ELECTRICAL REQUIREMENTS REQUIRED BY LOCAL, STATE, AND FEDERAL CODES.
- EACH SUBCONTRACTOR SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMEN'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW, OR OWNER. THE SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THEIR WORK.
- EACH SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS (UNLESS NOTED OTHERWISE), EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TAXES, TRANSPORTATION AND MISCELLANEOUS SERVICES REQUIRED FOR THE COMPLETE INSTALLATION AND OPERATION OF THEIR PORTION OF THE SUBCONTRACT FOR THIS PROJECT AS INDICATED IN THESE DOCUMENTS - WHETHER TEMPORARY OR PERMANENT.
- ALL SUBCONTRACTORS MUST COMPLY WITH RULES AND REGULATION OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, STATE, AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES, AND ORDINANCES.
- ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE FROM EXCESS VIBRATION.
- ALL ROOF PENETRATIONS, EQUIPMENT SUPPORTS, PITCH PANS, FLASHING, CURBING, AND ROOFING REPAIRS SHALL BE ENGINEERED AND INSTALLED IN ACCORDANCE WITH STANDARD PROJECT ROOFING DETAILS, FACTORY MUTUAL INSURANCE ASSOCIATION'S SPECIFICATIONS, AND GUIDELINES PUBLISHED BY THE NATIONAL ROOFING CONTRACTORS ASSOCIATION. (ALL WORK IS TO BE DONE USING LANDLORD'S SPECIFIED ROOFING CONTRACTOR - ROYAL ROOFING.)
- THE GENERAL CONTRACTOR SHALL NOTIFY SUBCONTRACTORS WHEN TELEPHONE SERVICE IS REQUIRED AT JOB SITE FOR WIRING OF PHONE EQUIPMENT.
- ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED OR TO BE USED FOR FORMS AND/OR TEMPORARY STRUCTURES.
- ALL SURFACES SHALL BE PROPERLY PREPARED BEFORE THE APPLICATION OF FINISH MATERIALS.
- TO BEGIN THE APPLICATION OF A FINISH MATERIAL MEANS THAT THE SUBCONTRACTOR ACCEPTS THE SURFACE AND SUBSEQUENT RESPONSIBILITY FOR THE APPEARANCE OF THE FINAL FINISH.
- ALL MATERIALS, FINISHES, AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION AND RECOMMENDATIONS, AS WELL AS GUIDELINES SET FORTH IN THESE DOCUMENTS.
- IT SHALL BE EACH SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN AND SUBMIT TO THE GENERAL CONTRACTOR TO FORWARD TO THE ARCHITECT FOR REVIEW 6 SETS OF SHOP DRAWINGS, MATERIAL SAMPLES AND MANUFACTURER'S PRINTED MATERIAL NECESSARY FOR AN ACCURATE COMPARISON TO BE MADE ON ANY ITEM SUBMITTED FOR INSTALLATION AND/OR SUBSTITUTION. ALL FINAL SELECTIONS SHALL BE MADE BY THE ARCHITECT.
- MILLWORK CONSTRUCTION TO CONFORM WITH AIA STANDARDS FOR PREMIUM MILLWORK. DRAWINGS SHALL INDICATE MILLWORK DESIGN INTENT ONLY. FABRICATOR IS RESPONSIBLE FOR PROPER EXECUTION AND SHALL SUBMIT SHOP DRAWINGS TO GENERAL CONTRACTOR FOR DESIGN REVIEW.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE ARCHITECT AND THE OWNER WITH ALL MAINTENANCE AND OPERATION MANUALS, WARRANTIES, AND GUARANTEES ON ALL EQUIPMENT AND MATERIALS.
- ALL MATERIALS, EQUIPMENT, AND LABOR SHALL CARRY A MINIMUM OF ONE (1) YEAR WRITTEN WARRANTY/GUARANTEE AGAINST DEFECT STARTING FROM THE DATE OF APPROVAL FOR FINAL PAYMENT.
- THE CONSTRUCTION SITE SHALL AT ALL TIMES BE KEPT FREE FROM DEBRIS, WASTE AND RUBBISH. THE PREMISES SHALL BE MAINTAINED IN A MANNER TO PROVIDE A SAFE ENVIRONMENT FOR WORKERS AND THE PUBLIC. CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH ALL LOCAL ORDINANCES AND ANTI POLLUTION LAWS.
- UPON COMPLETION OF WORK, REMOVE ALL WASTE MATERIALS, EQUIPMENT, DEBRIS, AND CLEAN ALL SIGHT-EXPOSED SURFACES, TOUCH-UP PAINTING OF MARRED SURFACES AND REPAIR OF ALL DAMAGES LEAVING THE PROJECT READY FOR OCCUPANCY. TRASH SHALL BE REMOVED FROM THE PROJECT SITE AT SUBCONTRACTOR'S EXPENSE. IF THE SUBCONTRACTOR FAILS TO HAVE THE SITE READY FOR OCCUPANCY, THE GENERAL CONTRACTOR MAY HIRE AN OUTSIDE AGENCY FOR THIS SERVICE AND THE COST MAY BE CHARGED TO THE SUBCONTRACTOR. A CONSTRUCTION DUMPSTER WILL BE LOCATED IN AN AREA APPROVED BY THE LANDLORD, AND ITS WHEELS BE PLACED ON PLYWOOD SHEETS SO NOT TO DAMAGE ASPHALT PAVING.
- UPON COMPLETION OF THE PROJECT, A "PUNCH LIST" WILL BE COMPILED BY THE ARCHITECT AND OWNER'S REPRESENTATIVE WHICH WILL CONSIST OF ITEMS IN NEED OF CORRECTION AND UNSATISFACTORY AND/OR INCOMPLETE WORK.
- THE GENERAL CONTRACTOR SHALL OBTAIN CERTIFICATE FOR OCCUPANCY FROM THE APPROPRIATE REGULATORY AGENCY BUILDING DEPARTMENT.
- ALL CHANGES, OMISSIONS OR ADDITIONS TO THE SCOPE OF WORK DESCRIBED IN THESE CONTRACT DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER.
- UNLESS NOTED OTHERWISE, ALL WORK SHALL INCLUDE NECESSARY APPURTENANCES AND ACCESSORIES TO PROVIDE COMPLETE OPERATING ASSEMBLIES, WHETHER OR NOT SHOWN OR DETAILLED.
- CONTRACTOR/SUBCONTRACTORS ARE RESPONSIBLE FOR BRINGING ANY ERRORS OR OMISSIONS FOUND ON THE PLANS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATIONS OF THE INTENT OF THE DRAWINGS OR FOR CLARIFICATION AS TO WHO FURNISHES AND INSTALLS MATERIALS AND LABOR TO COMPLETE THE JOB.

### SPECIAL NOTICE

IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES, OR APPROVES CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE DESIGN PROFESSIONAL, THE CLIENT RECOGNIZES THAT SUCH CHANGES AND THE RESULT THEREOF ARE NOT THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL. THEREFORE, THE CLIENT AGREES TO RELEASE THE DESIGN PROFESSIONAL FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO IDENTIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANGES.

### NOTICE TO OWNER

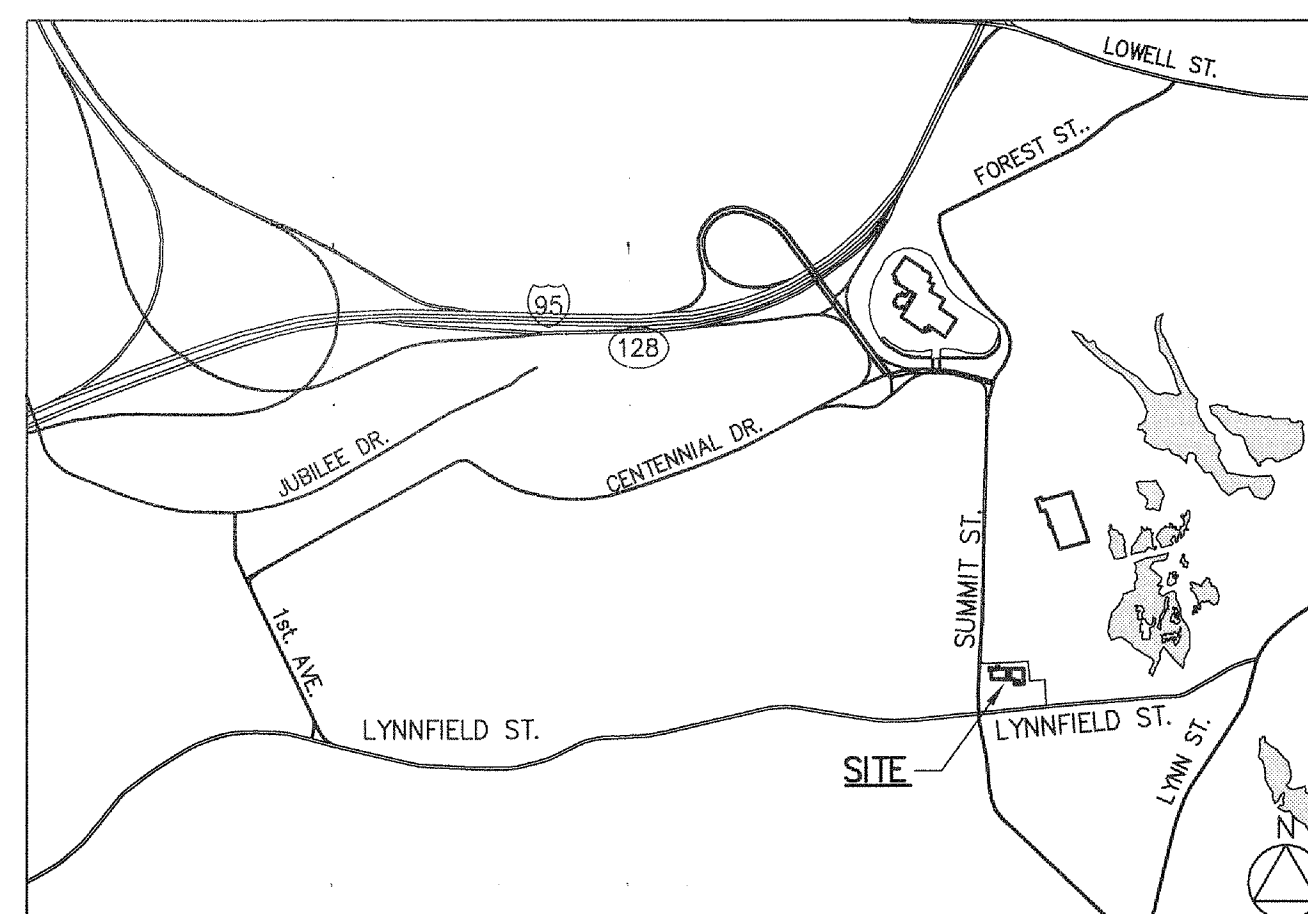
FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIALS OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT CHAPTER 429, FSMA. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE.

### PREMISES IDENTIFICATION

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OVER THE MAIN ENTRANCE, BUILDING NUMBERS AND APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.

EXTERIOR SIGNAGE WILL REQUIRE SEPARATE SIGN PERMITS AND WILL ONLY BE PULLED BY LICENSED SIGN ERECTOR'S.

### VICINITY MAP



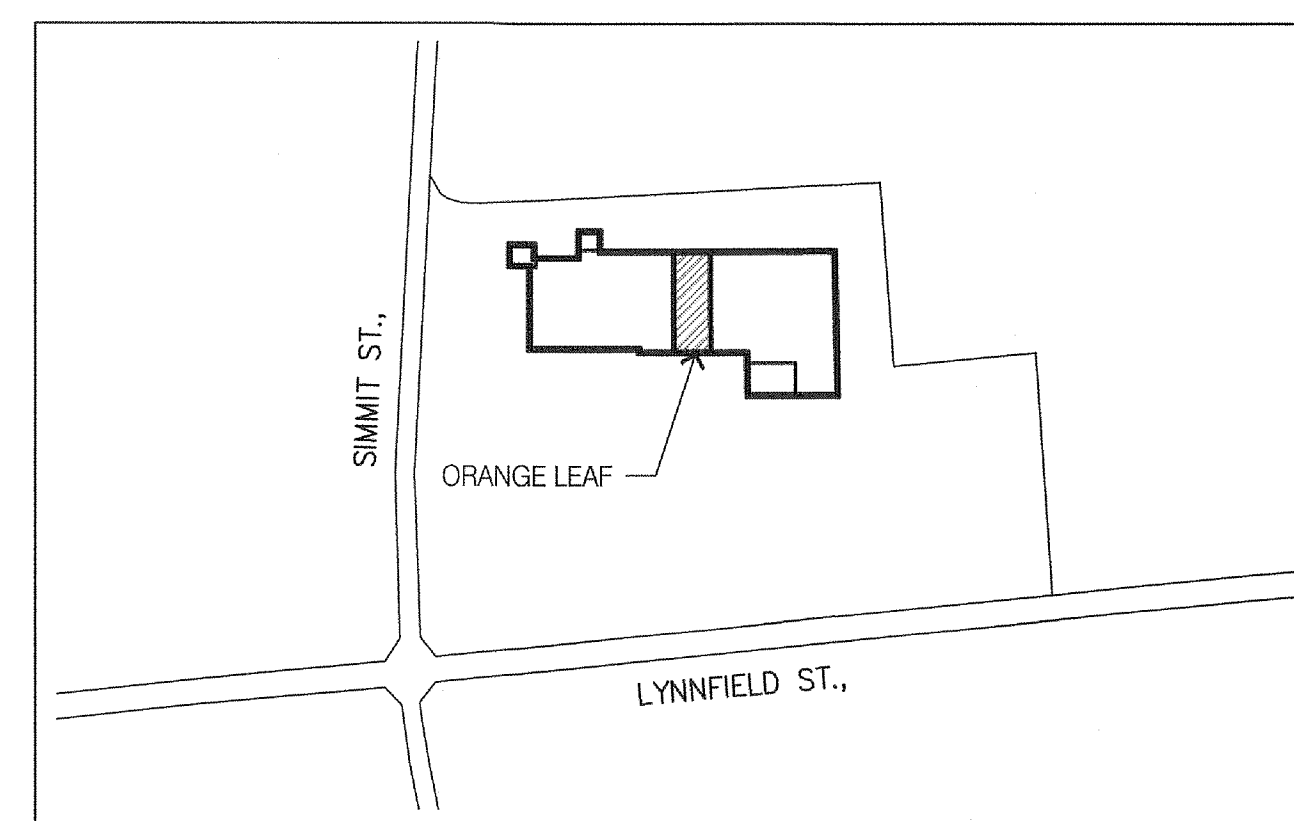
### BUILDING CODE DATA

BUILDING CODE	MASSACHUSETTS BUILDING CODE - 8TH EDITION
MECHANICAL CODE	MASSACHUSETTS MECHANICAL CODE
PLUMBING CODE	MASSACHUSETTS PLUMBING AND GAS CODE
FIRE CODE	2009 INTERNATIONAL FIRE CODE
FUEL GAS CODE	MASSACHUSETTS PLUMBING AND GAS CODE
ELECTRICAL CODE	MASSACHUSETTS ELECTRICAL CODE
ENERGY CODE	2009 INTERNATIONAL ENERGY CONSERVATION CODE
LIFE SAFETY CODE	2009 LIFE SAFETY CODE
ACCESSIBILITY STANDARD	ICC / ANSI A117.1-2003
BUILDING USE GROUP (303.1)	A-2, RESTAURANT
CONSTRUCTION TYPE (602.5)	II-B
FIRE SPRINKLER SYSTEM	YES, EXISTING
SPRINKLER CONTRACTOR SHALL RELOCATE EXISTING SPRINKLER HEADS AS REQUIRED UNDER SEPARATE PERMIT. THE MODIFICATIONS REQUIRED IS NOT A PART OF THIS CONTRACT.	
ACTUAL INFILL AREA	1,988 S.F.
TABLE 1004.1.2	
OCCUPANT LOAD	60 PERSONS TOTAL
DINING AREA @ 15 S.F./ PERSON	55 PERSONS
PREP AREA @ 200 S.F./ PERSON	03 PERSONS
SALES COUNTER @ 100 S.F./ PERSON	02 PERSONS
TABLE 1005.1	
MEANS OF EGRESS REQUIRED (DOORS)	60 PERSONS * .15" = 9.00" REQUIRED
MEANS OF EGRESS PROVIDED	34" x 3 DOORS = 102" PROVIDED

### LOCK BOX

AN APPROVED LOCK BOX THAT OPERATES WITH THE EXISTING LOCK BOX KEY USED BY THE FIRE DEPARTMENT SHALL BE INSTALLED (IF NOT ALREADY) ON ALL NEW CONSTRUCTION AND EXISTING STRUCTURES THAT GO THROUGH THE PLAN REVIEW PROCESS.

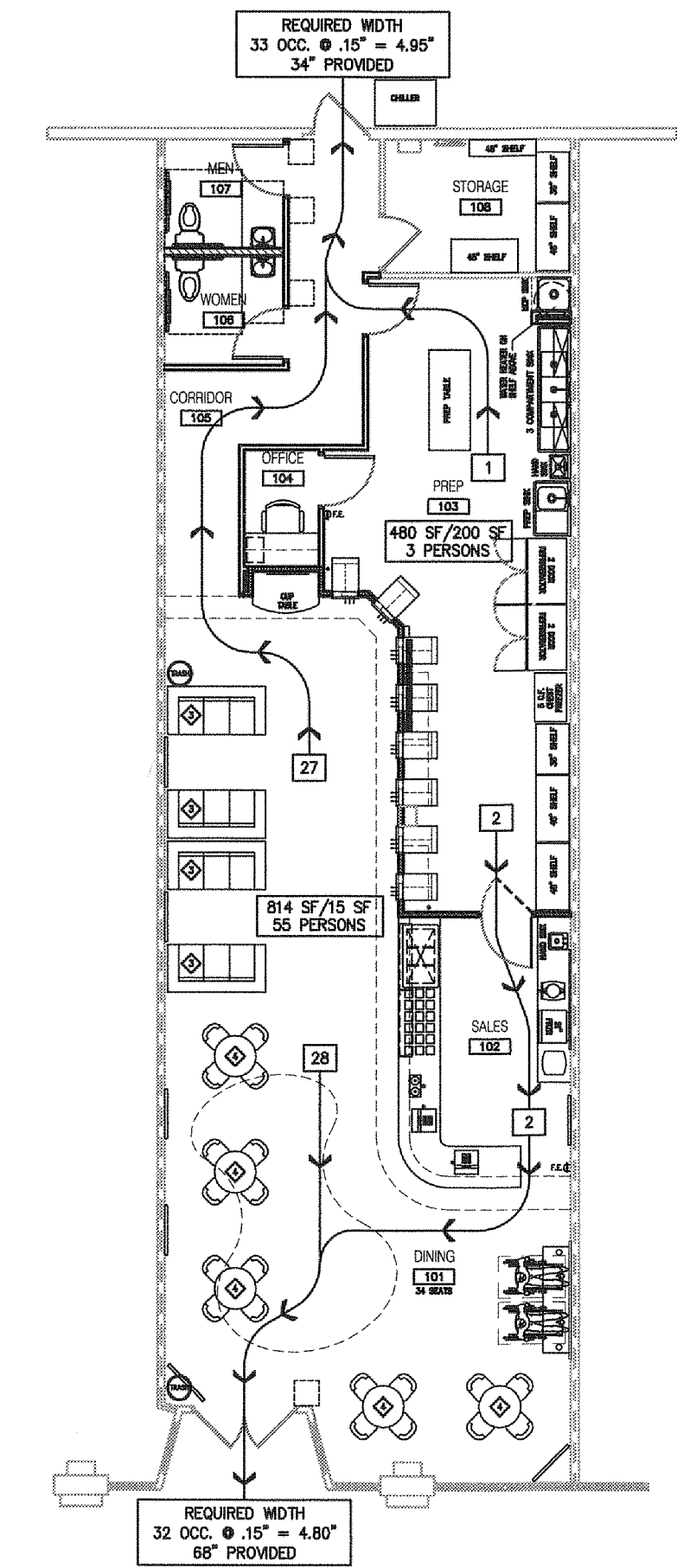
### INFILL LOCATION MAP



### INDEX TO DRAWINGS

T1.1	- COVER SHEET & DRAWING INDEX
<b>ARCHITECTURAL DRAWINGS</b>	
A1.1	- EXISTING / DEMOLITION PLAN AND FLOOR PLAN & DETAILS
A2.1	- INTERIOR FINISH PLAN & SCHEDULE
A3.1	- EQUIPMENT PLAN & SCHEDULE
A4.1	- ENLARGED PLANS & INTERIOR ELEVATIONS
A4.2	- ENLARGED PLANS, INTERIOR ELEVATIONS & MILLWORK SECTIONS
A4.3	- ENLARGED ELEVATIONS - DINING ROOM
A4.4	- ENLARGED ELEVATIONS - PREP AREA
A5.1	- SUSPENDED CLOUD PLAN & MISCELLANEOUS DETAILS
<b>PLUMBING DRAWINGS</b>	
P1.1	- PLUMBING LAYOUT - WASTE & NOTES
P2.1	- PLUMBING LAYOUT - SUPPLY & NOTES
<b>MECHANICAL DRAWINGS</b>	
M1.1	- MECHANICAL LAYOUT - HVAC, NOTES AND DETAILS
M2.1	- MECHANICAL SCHEDULES & NOTES
<b>ELECTRICAL DRAWINGS</b>	
E1.1	- ELECTRICAL LAYOUT - POWER, SCHEDULES & NOTES
E2.1	- ELECTRICAL LAYOUT - LIGHTING, SCHEDULE AND NOTES

### EGRESS PLAN



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Professional Seal

10.17.13

Professional Seal

Revisions


SPECIAL NOTICE: In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes.

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Project Number: 43104  
Drawn By: PMM  
Reviewed By: JAG  
Date: 10.17.13

**orange leaf**

79 Lynnfield Street  
Peabody, Massachusetts 01960

**Title Sheet**

**CONSTRUCTION DOCUMENTS**

Sheet Number

**T1.1**