

Leavitt & Sons - Tenant Fit-out

200 Kennebec Street Portland, Maine



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PORTLAND, ME 04101
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Consultants:

PERMIT SET

LEAVITT &
SONS

Portland, Maine

#	DATE	DESCRIPTION

Date Issued March 1st, 2017
Project Number 16203
Drawing Scale AS NOTED

SHEET NAME

TITLE PAGE

Drawn By CR
Checked By ACH

T1.1

GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- 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.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- 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.
- 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.
- ALL DOOR HANDLES TO BE ADA COMPLIANT LEVER HANDLES.
- 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.
- 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.
- 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.
- 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.
- IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT & OWNER IMMEDIATELY FOR TESTING AND / OR REMOVAL.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- CONTRACTOR TO REPAIR ALL FINISH AND PROVIDE INFILL WALL AND FLOOR FINISHES WHERE REQUIRED.

NOTE

THESE DRAWINGS ARE TO BE VIEWED IN CONJUNCTION WITH APPROVED BUILDING SHELL DRAWINGS FOR 200 KENNEBEC STREET BY NORTHLAND DEVELOPMENT

LEGEND

- DETAIL NUMBER
- 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
- SHEET WHERE BUILDING SECTION IS TAKEN
- INTERIOR ELEVATION NUMBER
- SHEET WHERE ELEVATION IS DRAWN
- LIMIT OF WORK
- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- WALL
- ROOM NAME AND NUMBER
- KEY NOTE
- DOOR NUMBER
- COLUMN GRID LINE
- ELEVATION TARGET
- WALL TYPE
- WINDOW TYPE

DWG. NO.	DRAWING TITLE	PERMIT SET 2/27/17					
T-11	TITLE SHEET	●					
LSP-10	LIFE SAFETY PLAN & ADA	●					
A-11	FLOORPLAN/INTERIOR ELEVATION/SECTION	●					
FS-10	SPECIALTY EQUIPMENT PLAN	●					

CONTACTS

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PROJECT SUMMARY

PROJECT DESCRIPTION:
THIS DRAWING SET IS FOR A TENANT FIT-UP FOR THE BUILDING AT 200 KENNEBEC STREET.

MECHANICAL, ELECTRICAL AND PLUMBING:
THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE LIMITED TO DISTRIBUTION FROM CURRENT UNITS AS REQ'D.

SPRINKLER SYSTEM:
SPRINKLER SYSTEM WILL BE DESIGN-BUILD AND SHALL BE CODE COMPLIANT.

FIRE ALARM SYSTEM:
THE FIRE ALARM SYSTEM WILL BE CODE COMPLIANT.

ZONING:
NOT APPLICABLE AS THERE IS NO CHANGE OF USE.

ADA:
ANY AND ALL NEW CONSTRUCTION COVERED ON THESE PLANS SHALL BE ADA COMPLIANT.