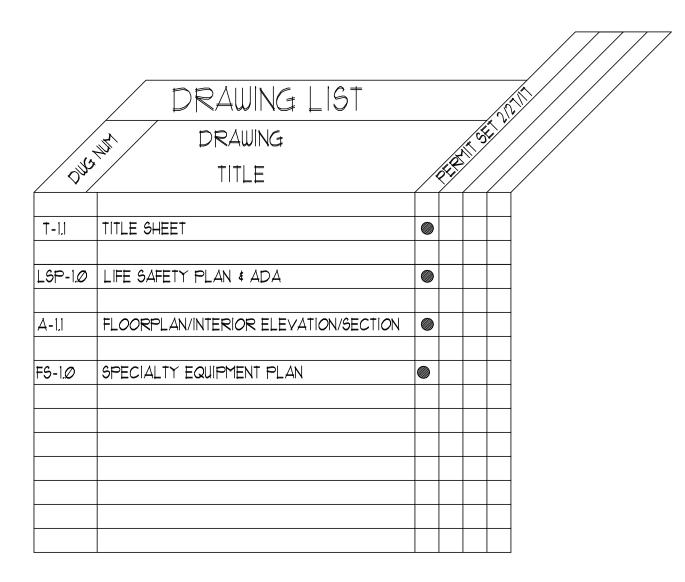
# Leavitt & Sons - Tenant Fit-out

200 Kennebec Street Portland, Maine



## NOTE

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

## CONTACTS

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

FOOD SERVICE CONSULTANT: 1 PERIMETER RD MANCHESTER, NH Ø31Ø3 STEVE ZAFIRSON - steve.zafirson@qfs.com 207-632-3736

## 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.

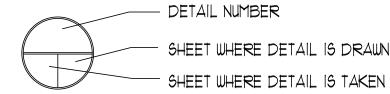
FIRE ALARM SYSTEM:

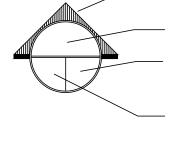
THE FIRE ALARM SYSTEM WILL BE CODE COMPLIANT. <u>ZONING:</u>

NOT APPLICABLE AS THERE IS NO CHANGE OF USE.

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

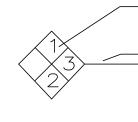
## LEGEND





INDICATES BUILDING SECTION OR BUILDING ELEVATION BUILDING SECTION LETTER SHEET WHERE BUILDING

SHEET WHERE BUILDING SECTION IS TAKEN



NUMBER - SHEET WHERE ELEVATION IS DRAWN

EXISTING WALL TO BE REMOVED EXISTING WALL

101



KEY NOTE







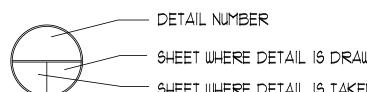
ELEVATION TARGET

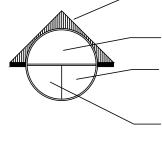


WALL TYPE



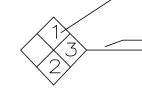
WINDOW TYPE





SECTION IS DRAWN

INTERIOR ELEVATION



LIMIT OF WORK

ROOM NAME AND NUMBER



DOOR NUMBER



COLUMN GRID LINE





## 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.
- 8. 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
- PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE 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 AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- IL 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.



65 NEWBURY STREET PORTLAND, ME 04101 207.761.9000



Consultants:

PERMIT SET

**LEAVITT &** SONS

Portland, Maine

#	DATE	DESCRIPTION

Date issued March 1st, 2017

AS NOTED Drawing Scale SHEET NAME

TITLE PAGE

Drawn By CR

Checked By

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