

# INTERIOR UP-FIT FOR



# TWO PORTLAND SQUARE 477 FORE STREET - SUITE 128 PORTLAND, MAINE 04101

### GENERAL NOTES:

- THESE DRAWINGS ARE AN INSTRUMENT OF CONDITIONAL SERVICES. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ACTUAL FIELD CONDITIONS AND CONSTRUCTION. THESE DRAWINGS ARE TO CONVEY DESIGN INTENTIONS AND CODE COMPLIANCE ONLY. ACTUAL LOCATIONS AND DIMENSIONS TO BE FIELD VERIFIED.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, ETC. INCLUDING:
  - 2009 INTERNATIONAL BUILDING CODE (Building Code)
  - ASHRAE 62.1 - 2007
  - 2009 INTERNATIONAL PLUMBING CODE (Plumbing Code)
  - NATIONAL ELECTRICAL CODE (Electrical Code)
  - 2009 INTERNATIONAL FIRE CODE (Fire and Life Safety Code)
  - 2009 INTERNATIONAL ENERGY CONSERVATION CODE - (Energy Efficiency Code)
- ALL CONSTRUCTION MATERIAL AND INSTALLATION OF MECHANICAL, ELECTRICAL, & PLUMBING SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL CODES & ORDINANCES.
- ALL CONSTRUCTION MATERIAL AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH 2009 IBC STANDARD.
- COORDINATION OF ALL TRADES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND IS ESSENTIAL TO THE COMPLETION OF THE PROJECT.
- BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE FAMILIARIZED HIMSELF WITH THE EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- NO CHANGE ORDERS WILL BE ISSUED FOR CHANGES REQUIRED IN THE WORK DUE TO AN INCOMPLETE FIELD VISIT BY THE CONTRACTOR PRIOR TO BIDDING.
- NO CHANGE ORDERS WILL BE ISSUED FOR CHANGES REQUIRED IN THE WORK AFTER CONSTRUCTION HAS COMMENCED UNLESS SPECIFICALLY AUTHORIZED BY AN OWNERS REPRESENTATIVE.
- AN ERROR OR OMISSION IN THESE DOCUMENTS RESULTING IN A CHANGE ORDER FOR ADDITIONAL COST AND / OR TIME SHALL NOT BE CONSIDERED A HARDSHIP OR DAMAGE TO THE OWNER TO THE EXTENT THAT THE ADDITIONAL COST AND TIME WOULD HAVE INCREASED THE BASE BID PRICE AND / OR TIME HAD THERE BEEN NO ERROR OR OMISSION IN THE DOCUMENTS AT THE TIME BIDS WERE RECEIVED. THE OWNER ACKNOWLEDGES THAT THE WORK ASSOCIATED WITH THE ERROR OR OMISSION, HAD IT BEEN INCLUDED IN THE BASE BID, WOULD HAVE AFFECTED THE TIME AND COST OF THE ORIGINAL BASE BID PRICE. THE OWNER IN NOT ENTITLED TO BENEFIT FROM FREE OR REDUCED COST OR TIME FOR WORK THAT WOULD OTHERWISE INCREASED THE CONTRACT TIME AND OR COST OF THE BASE BID HAD NO ERROR OR OMISSION BEEN IN THE BID DOCUMENTS.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE G.C. IS RESPONSIBLE FOR PROPER FIT AND INSTALLATION OF ALL WORK SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY FABRICATION OF INSTALLATION TECHNIQUES PROVIDED BY THE G.C. OR ANY OF HIS SUBCONTRACTORS.
- G.C. TO SECURE AND PAY FOR ALL PERMITS. TEMPORARY UTILITIES AND CARRY LIABILITY INSURANCE AS REQUIRED.
- ALL DIMENSIONS ARE TO THE FACE OF BLOCK, STUD OR CENTERLINE UNLESS NOTED OTHERWISE.
- ALL INTERIOR STUD WALLS TO BE METAL STUDS AT 16" O.C. WITH GYPSUM BOARD AT EACH FACE AS DETAILED, UNLESS NOTED OTHERWISE.
- ALL FLOOR FINISHES TO BE LEVEL AND FLUSH AT INTERSECTIONS, UNLESS OTHERWISE NOTED.
- CEILING SUSPENSION SYSTEM TO BE SECURED TO STRUCTURAL MEMBERS OR ADDITIONAL SUPPORTS ABOVE.
- G.C. TO PROVIDE COMPLETE SHOP DRAWINGS FOR ALL NECESSARY WORK AS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

### MOLD AND MILDEW NOTES:

THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW & REMODEL CONSTRUCTION PROJECTS.

- IN THE EVENT THE CONTRACTOR DISCOVERS AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING OF THE CONCERNS AND/OR SUSPICIONS.
- CONCURRENTLY THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD & MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE & EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF (2) BIDS FROM COMPANIES QUALIFIED & LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK COMPLYING WITH ALL LOCAL, STATE & FEDERAL ENVIRONMENTAL REGULATIONS, CODES & STATUTES.
- ONCE DISCOVERY OR SUSPICION OF MOLD AND/OR MILDEW IN MADE, THE CONTRACTOR SHALL TAKE ALL REASONABLE & PRACTICAL PRECAUTIONS TO PROTECT ALL CONSTRUCTION PERSONNEL & THE PUBLIC FROM EXPOSURE TO MOLD AND/OR MILDEW AND SUCH PRECAUTIONS SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE OWNER OR HEALTH AUTHORITY DIRECT OTHERWISE. CONSTRUCTION OPERATIONS SHALL NOT BE STOPPED OR CURTALED, EXCEPT IN THE AREA OF MOLD AND/OR MILDEW CONCERN DUE TO THESE REQUIRED PRECAUTIONS.
- THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND/OR MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT VENTILATED IN ALL CASES INTERIOR SPACES AND INTERIOR FURNISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY & WELL VENTILATED CONDITIONS.
- THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS & ALL LOCAL & STATE HEALTH DEPARTMENT REQUIREMENTS & RECOMMENDATIONS REGARDING MOLD & MILDEW.

INDEX OF DRAWINGS							
		2017-08-18 ARCH ONLY SET	2017-09-21 OWNER REVIEW SET				
GENERAL							
○	ISSUED FOR REVIEW						
●	REVISED & REISSUED DRAWING						
CS-1	COVER SHEET & CODE EVALUATION	○	●				
LS-1	LIFE SAFETY PLAN	○	●				
ARCHITECTURAL							
DM-1	DEMOLITION PLAN	○	●				
A-1.0	DIMENSIONED FLOOR PLAN & NOTES	○	●				
A-1.1	TYPICAL MILLWORK DETAILS	○	●				
A-2	WALL DETAILS	○	●				
A-3	INTERIOR ELEVATIONS	○	●				
A-4	REFLECTED CEILING PLAN & DETAILS	○	●				
A-5	ENLARGED RESTROOM PLANS & DETAILS	○	●				
A-6	SCHEDULES, NOTES & DETAILS	○	●				
A-7	TYPICAL U.L. DETAILS	○	●				
AP-1	PLUMBING PLANS		●				
AP-2	PLUMBING NOTES & DETAILS		●				
AM-1	MECHANICAL PLAN & DETAILS		●				
AM-2.0	MECHANICAL NOTES & DETAILS		●				
AE-1	POWER & LIGHTING PLANS		●				
AE-2	ELECTRICAL NOTES & PANEL SCHEDULES		●				



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DATE: 2017-09-21

REVISIONS:  
NO. DATE DESCRIPTION BY

CLIENT NAME:  
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PROJECT NAME:  
**pure barre**  
lift • tone • burn  
**INTERIOR UP-FIT**  
TWO PORTLAND SQUARE  
477 FORE STREET - SUITE 128  
PORTLAND, MAINE 04101

SHEET TITLE:  
**COVER SHEET & CODE EVALUATION**

PROJECT NUMBER: 17-A094

DATE: 2017-09-21

SHEET NO.

**CS-1**

SHEET 1 OF 1

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ACTUAL CONDITIONS, CONSTRUCTION AND/OR USE THEREOF. THIS DRAWING IS TO CONVEY DESIGN INTENTIONS AND/OR CODE COMPLIANCE ONLY. USE OF THESE DRAWINGS IMPLIES AGREEMENT WITH THESE CONDITIONS. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS.