Inspections Division
Date: 04/24/17

ISSUE/REVISION DATE

04/6/17	ISSUE FOR PERMIT

LIST OF DRAWINGS

T002	TITLE SHEET / GENERAL NOTES / EXIT PLAN
A002	2ND FLOOR DEMO PLAN
A102	2ND FLOOR CONSTRUCTION PLAN
A922	2ND FLOOR FURNITURE & EQUIPMENT PLAN

LOCATION MAP

PROJECT DESCRIPTION

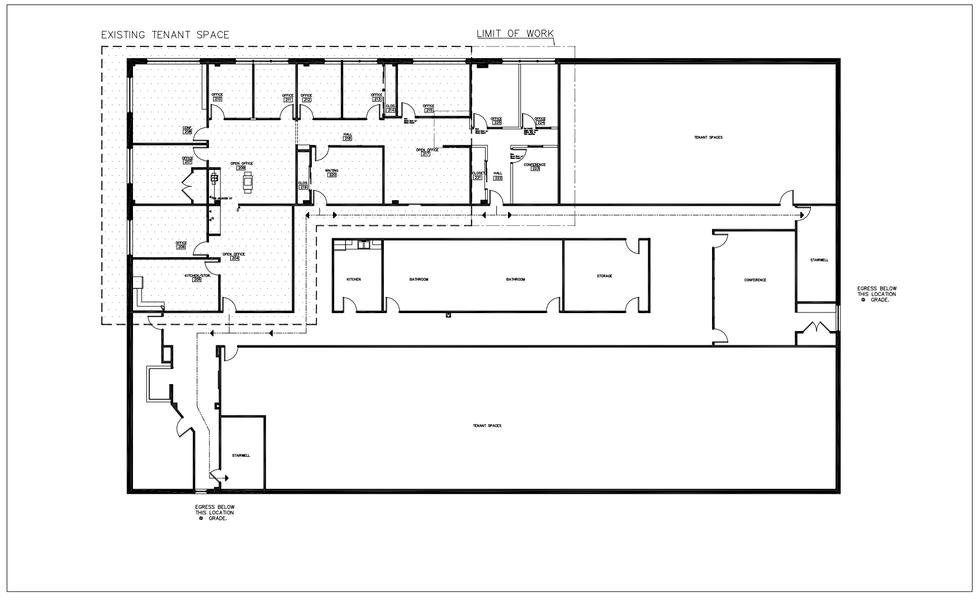
THIS PROJECT IS TO RENOVATE AN ADDITIONAL 592 SF OF OFFICE SPACE TO MAINE INTERNATIONAL TRADE CENTER'S EXISTING 3,148 SF. THE SPACE IS LEASED FROM MARINE TRADE CENTER (LOCATED WITHIN 2 PORTLAND FISH PIER).
THE PROJECT INCLUDES THE ADDITION OF 3 OFFICES, 1 CONFERENCE ROOM AND EXPANDED ALL-PURPOSE CLOSET. AN EGRESS DOOR IS PROVIDED W/IN THIS PROJECT AREA TO MAKE FOR A TOTAL OF 3 MEANS OF EGRESS FOR THIS TENANT TO THE MAIN COMMON HALL. THE BUILDING IS SPRINKLED & HAS 2 MEANS OF EGRESS FROM THE 2ND FLOOR BY WAY OF INTERNAL STAIRWELLS AT EACH END OF THE BUILDING.

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE ANY MECHANICAL WORK RECQUIRED ON A DESIGN BUILD BASIS. REBALANCE SYSTEM WHEN COMPLETE.
2. GENERAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WORK ON A DESIGN BUILD BASIS.
3. GENERAL CONTRACTOR SHALL PROVIDE ALL FIRE PROTECTION WORK ON A DESIGN BUILD BASIS.
4. MEP DESIGN BUILD SCOPE OF WORK SHALL MEET ALL APPLICABLE STATE AND CITY CODE REQUIREMENTS.
5. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND MUNICIPAL CODES AND ORDINANCES. THESE SHALL SUPERSEDE DRAWINGS, NOTES AND DIMENSIONS IN ALL CASES. THE ARCHITECT SHALL BE NOTIFIED OF SUCH CHANGES BEFORE WORK IS STARTED. OBTAIN PERMITS BEFORE STARTING WORK AND OBTAIN APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION AND AS REQUIRED.
6. THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS & SPECIFICATIONS: GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCION-AIA DOCUMENT A201 (1987 EDITION), OWNER-CONTRACTOR AGREEMENTS AND ALL ADGENDA ISSUED PRIOR TO AND ALL PLAN CHANGES ISSUED AFTER EXECUTION OF THE CONTRACT.
7. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING: ALL ITEMS, MATERIALS AND INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK SHOWN.
8. CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SCHEDULE. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING, METHODS AND TECHNIQUES.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PAYING AND OBTAINING ALL PERMITS, INSPECTIONS, REQUIRED TESTS AND UTILITY CONNECTIONS UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL PROVIDE AND IS SOLEY RESPONSIBLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT PLACE.
11. CONTRACTOR TO INSPECT THE AREA OF WORK PRIOR TO STARTING AND NOTIFY THE ARCHITECT OF ANY DISCREPENCIES BETWEEN THESE DRAWINGS AND THE ACTUAL CONDITIONS. DO NOT SCALE THESE DRAWINGS.
12. PRIOR TO CLOSING ANY WALLS OR CEILINGS, ALL SYSTEMS (HVAC, PLUMBING, ELECTRICAL) SHALL BE INSPECTED, AND WHERE REQUIRED, TESTING BY CONTRACTOR'S ENGINEERS AND BY PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
13. THE ARCHITECT RESERVES THE RIGHT TO MOVE ANY FIXTURE, RECEPTACLE OR BUILT-IN OBJECT UP UNTIL THE TIME HE/SHE SHALL APPROVE THE WALLS OR CEILINGS TO BE CLOSED. THIS APPROVAL SHALL TAKE PLACE PRIOR TO THE INSPECTORS APPROVAL SO AS NOT TO CONFLICT WITH ANY BUILDING OFFICIALS DECISIONS.
14. FINISHES: AT NEW CONSTRUCT. PROVIDE ONE PRIMER COAT/2 TOP COATS-PAINT FLOORING & VINYL BASE TO MATCH TENANT SPECIFICATIONS. CEILING ACT & LIGHTING TO MATCH TENANT SPECIFICATIONS. INTERIOR DOORS TO MATCH TENANT SPECIFICATIONS.
15. SUBMIT SAMPLES, SHOP DRAWINGS & SCHEDULES FOR ARCHITECT REVIEW & APPROVAL FOR THE FOLLOWING:
    a. PAINT & VINYL BASE SAMPLES
    b. DOORS, FRAMES, HARDWARE SCHEDULES & PRODUCT DATA SHEETS
    c. MILLWORK SHOP DRAWINGS & SAMPLES
    d. CEILING SYSTEM
    e. LIGHT FIXTURES
16. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, FROM THE OWNER.
17. GENERAL CONTRACTOR SHALL WARRANT WORK PERFORMED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE PREMISE CLEAN OF DEBRIS, RUBBISH, EXCESS MATERIALS, ETC.
19. CHARGES FOR EXTRA WORK DONE BY THE CONTRACTOR WILL NOT BE HONORED UNLESS THE WORK AND THE AMOUNT ARE AGREED TO BY THE OWNER IN WRITING BEFORE THE WORK IS DONE, BASED UPON UNIT PRICING.
20. AS REQUIRED BY CODE, EACH CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN REQUIRED INSPECTION OF THAT PORTION OF WORK.
21. ALL DIMENSIONS ARE TO THE FACE OF DRYWALL OR MASONRY U.O.N.
22. QUALITY CONTROL:
    A. SITE MEETINGS: CONTRACTOR TO CONDUCT SITE MEETINGS AND WRITE MEETING MINUTES AT FREQUESNCY AS DIRECTED BY OWNER. CONTRACTOR AND ALL SUB-CONTRACTORS MUST BE PRESENT, UNLESS WAIVED BY OWNER.

    B. INSTALLATION: EXCEPT AS MORE STRINGENT REQUIREMENTS ARE INDICATED ON THESE DRAWINGS AND IN THESE NOTES, COMPLY WITH GENERALLY ACCEPTED INDUSTRY STANDARDS AND INSTALL PRODUCTS IN STRICT COMPLIANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.

    C. WHEN EVALUATING APPEARANCE OR CONFORMANCE WITH DESIGN INTENT, THE WORDS 'ACCEPTABLE', 'VISIBLE', 'INVISIBLE', 'MATCHING', 'ALIGNED' AND SIMILAR TERMS OF JUDGEMENT SHALL MEAN 'ACCEPTABLE, ETC., IN THE OPINION OF THE ARCHITECT OR OWNER'.



A1 2ND FLOOR EGRESS PLAN
N.T.S.

LICENSED CERTIFIED INTERIOR DESIGNER
JULIE A. TUPPER
CID2213

NO	DATE	REVISIONS

PROJECT NORTH

MAINE INTERNATIONAL TRADE CENTER
2 PORTLAND FISH PIER
PORTLAND, ME

TITLE 2ND FLOOR GENERAL NOTES

SCALE N.T.S.

CHECKED BY –

DRAWN BY JAT

DATE 4/4/17

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