GENERAL NOTES

- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE OF WORK WITH APPLICABLE LAWS, CODES, ORDINANCES AND AUTHORITY OF GOVERNING JURISDICTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, WHEN PREPARING FOR AND PROCEEDING WITH CONSTRUCTION IN THE PREMISES, TO COMPLY WITH REQUIREMENTS OF APPLICABLE LAWS CONCERNING HAZARDOUS SUBSTANCES. CONTRACTORS SHALL NOT USE OR INSTALL MATERIALS CONTAINING HAZARDOUS SUBSTANCES. LOCATING PRESENCE OF AND ABATEMENT OF HAZARDOUS MATERIALS IS NOT THE RESPONSIBILITY OF ARCHITECT AND ARCHITECT'S CONSULTANTS, AND SHALL BE PERFORMED BY OWNER OR OTHERS
- THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE ARCHITECT, OWNER AND THEIR CONSULTANTS AND SIGNED AND SEALED FOR THE SPECIFIC LOCATION SHOWN ON THE DRAWINGS AND SEAL. THE AFOREMENTIONED PARTIES ASSUME NO RESPONSIBILITY OR LIABILITY FOR CLAIMS RESULTING FROM THE UNAUTHORIZED USE OF THESE DOCUMENTS.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.
- DO NOT SCALE DRAWINGS. DRAWINGS MAY NOT ALWAYS BE TO SCALE. NO MECHANICAL PLUMBING AND/OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS. LOCATIONS OF SUCH ITEMS SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO START OF WORK. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE TOTAL RESPONSIBILITY OF EACH CONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE. DIMENSIONS ARE TO THE FACE OF FINISH, UNLESS NOTED OTHERWISE.
- ALL NOTES THROUGHOUT THESE DRAWINGS ARE INTENDED FOR GENERAL USE. EACH CONTRACTOR SHALL REVIEW DOCUMENTS IN ENTIRETY FOR INFORMATION APPLICABLE TO THEIR PORTION OF WORK.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF APPROVED PERMIT DRAWINGS AND DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COPIES OF SUCH DOCUMENTS, AS REQUIRED, TO SUBCONTRACTORS.
- ANY AND ALL CHANGES MADE TO THESE DOCUMENTS SHALL BE AUTHORIZED BY THE ARCHITECT PRIOR TO EXECUTION OF CHANGES. ANY CHANGES OCCURRING IN FIELD DURING CONSTRUCTION THAT DEVIATE FROM THESE DOCUMENTS SHALL BE AUTHORIZED BY THE OWNER AND ARCHITECT NOTIFIED PRIOR TO EXECUTION.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES AND OMISSIONS. CONTRACTORS SHALL INCLUDE ALL MISCELLANEOUS AND INCIDENTAL ITEMS REQUIRED TO COMPLETE THE WORK.
- 10. THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND VENDORS TO ASSURE THAT SCHEDULES ARE MET AND THAT ALL WORK IS PERFORMED IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, SPECIFICATIONS AND RECOMMENDATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFYING DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ARCHITECT AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- 12. CAREFULLY REVIEW AND VERIFY LOCATIONS AND CONDITION OF ALL EXITING UTILITIES AND UTILITIES TO BE PROVIDED FOR THE BUILDING/SPACE(S) BY THE OWNER AND/OR UTILITY COMPANIES. TEMPORARY UTILITY SERVICES REQUIRED DURING CONSTRUCTION SHALL BE COVERED BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE AGREED UPON W/ OWNER.
- 13. GENERAL CONTRACTOR IS RESPONSIBLE FOR REPLACING AND REPAIRING ANY FIREPROOFING OR FIRE-REATED ASSEMBLIES WITHIN AND/OR SURROUNDING THE AREA OF WORK THAT BECOME DISTURBED OR IMPAIRED DURING COURSE OF WORK.
- PENETRATIONS THROUGH OR REMOVAL OF EXISTING CONCRETE SHALL BE CLEANLY SAW CUT OR CORE DRILLED.
- 15. GENERAL CONTRACTOR SHALL COORDINATE DIMENSIONS FOR EQUIPMENT, WALL, FLOOR OR ROOF OPENINGS AND SUPPORTS WITH RESPECTIVE CONTRACTORS PRIOR TO STEEL FABRICATION OR CONCRETE PLACEMENT.
- 16. EACH CONTRACTOR SHALL REMOVE ON A REGULAR BASIS HIS RUBBISH AND WASTE MATERIALS AND TAKE MEASURES TO PREVENT DIRT, DEBRIS OR DUST FROM ACCUMULATING AND AFFECTING THE FINISHED WORK OR EXISTING SURFACES.
- 17. ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY ONE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS AND AS REQUIRED BY APPLICABLE CODES.
- 18. EACH CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AND ADHERE TO SAFETY PRECAUTIONS THROUGHOUT DURATION OF WORK.
- 19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PROTECTING FROM DAMAGE, INCLUSIVE OF EXISTING ELEMENTS TO REMAIN, ALL ITEMS ON THE PREMISES. INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MATERIALS, FIXTURES, EQUIPMENT, AND FURNITURE. AFTER RECEIPT ON JOB SITE, ANY LOST, STOLEN OR DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AT THE GENERAL CONTRACTOR'S EXPENSE. IT IS ADVISED THAT THE GENERAL CONTRACTOR COORDINATE W/ OWNER AND COMMUNICATE THIS REQUIREMENT TO ALL TRADES AND SUBCONTRACTORS ON SITE.
- 20. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RECEIVE AND UNLOAD PRODUCT AND MATERIALS SUPPLIED BY OTHERS AT THE JOB SITE. IMMEDIATELY INSPECT DELIVERED PRODUCTS AND EQUIPMENT FOR SHIPPING DAMAGE, INCLUDING CONCEALED DAMAGE PRIOR TO SHIPPER LEAVING PREMISES. ANY PRODUCT OR MATERIALS FOUND TO BE DAMAGED AFTER THE SHIPPER HAS LEFT THE PREMISES, WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPLACE. RECORD ANY SHORTAGES. DAMAGED OR DEFECTIVE MATERIALS. SAVE ALL PACKING OF DAMAGED PRODUCTS UNTIL CLAIMS ARE FINALIZED. IMMEDIATELY NOTIFY OWNER OF ANY DAMAGED MATERIALS RECEIVED. DAMAGE CLAIMS FILED WITH THE APPROPRIATE SHIPPING COMPANY SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

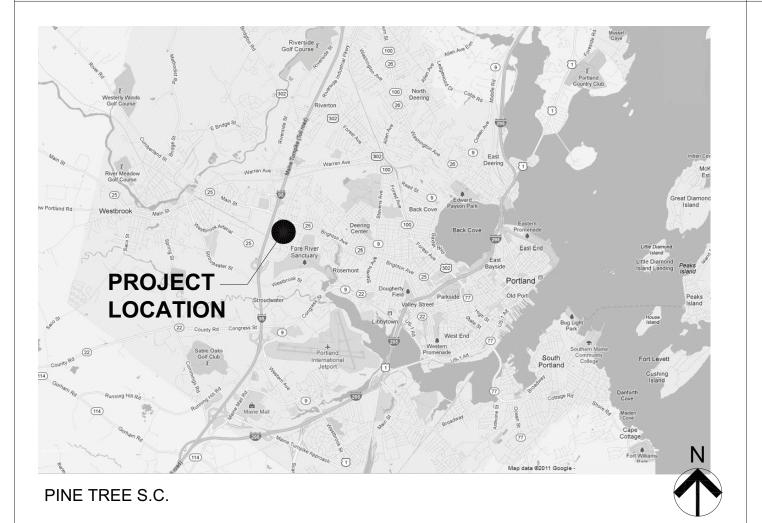
- 21. ATTENTION SHALL BE GIVEN TO EXISTING AREAS IN, SURROUNDING OR ADJACENT TO THE PROJECT SPACE. ALL CONSTRUCTION AND INSTALLED EQUIPMENT, EXISTING ITEMS TO REMAIN, DEMISING WALLS, ETC. SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER(S) AT THE EXPENSE OF THE CONTRACTOR. PAYMENT MAY BE WITHHELD OTHERWISE.
- 22. CONTRACTORS SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL
- 23. INSTALL SAFETY BARRIERS DURING CONSTRUCTION AS NECESSARY TO PROTECT THE PUBLIC FROM INJURY IN ACCORDANCE WITH APPLICABLE CODES, HEALTH/SAFETY STANDARDS & GOVERNING JURISDICTIONS. MINIMUM EGRESS REQUIREMENTS SHALL BE MAINTAINED. COORDINATE SPECIFIC REQUIREMENTS WITH OWNER AND FIRE DEPT. PRIOR TO BEGINNING
- 24. WHERE REQUIRED, PROVIDE PROPER TEMPORARY BRACING AND/OR SHORING OF STRUCTURE IN ACCORDANCE WITH CURRENT ACCEPTED INDUSTRY STANDARDS AND PRACTICES.
- 25. TO THE FULLEST EXTENT PERMITTED BY LAW, SUBCONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND THEIR CONSULTANTS AND THEIR RESPECTIVE AGENTS AND EMPLOYEES (INDEMNITIES) FROM AND AGAINST ANY AND ALL CLAIMS. DAMAGES, LOSSES, ECONOMIC LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK PROVIDED THAT SUCH CLAIM, LOSS OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF), INCLUDING LOSS OF USE RESULTING THERE FROM, BUT ONLY TO THE EXTENT CAUSED IN WHOLE OR IN PART BY NEGLIGENT ACTOR OMISSIONS OF THE SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY A RELIABLE, EXCLUDING ANY PROPORTIONATE AMOUNT OF ANY CLAIM, DAMAGE LOSS OR EXPENSE WHICH IS CAUSED BY A PARTY INDEMNIFIED HERE UNDER SUCH OBLIGATION SHALL NOT BE CONSTRUED TO NEGATE, ABRIDGE OR REDUCE OTHER RIGHTS OR OBLIGATIONS OF INDEMNITY WHICH WOULD OTHER WISE EXIST TO A PARTY OR PERSON DESCRIBED IN THIS PARAGRAPH. IN CLAIMS AGAINST ANY PERSON ENTITY INDEMNIFIED UNDER THIS PARAGRAPH BY ANY EMPLOYEE OF THE SUB CONTRACTORS, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER THIS PARAGRAPH SHALL NOT BE LIMITED BY A LIMITATION ON THE AMOUNT OF TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE SUBCONTRACTORS UNDER WORKERS OR WORKMAN COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
- 26. CONTRACTORS SHALL CARRY WORKMAN LIABILITY, PROPERTY DAMAGE INSURANCE AND OTHER INSURANCE AS REQUIRED BY THE OWNER. THE OWNER SHALL CARRY GENERAL LIABILITY AND BUILDERS RISK INSURANCE NAMING THE ARCHITECT AND ARCHITECT'S CONSULTANTS AS ADDITIONAL INSURED. COPIES OF INSURANCE CERTIFICATE SHALL BE DISTRIBUTED TO EACH ENTITY COVERED. LACK OF RECEIVING CERTIFICATE OF COVERAGE DOES NOT RELIEVE OWNER OF COVERAGE, PROVISION OR ACCOMPANYING LEGAL RECOURSE.
- 27. NO MATERIAL SUBSTITUTIONS WILL BE PERMITTED UNLESS AUTHORIZATION HAS BEEN GRANTED BY OWNER AND/OR ARCHITECT. ANY UNAUTHORIZED MATERIAL SUBSTITUTIONS WILL SUBJECT THE GENERAL CONTRACTOR TO REPLACEMENT OF SUBSTITUTED MATERIALS WITH APPROVED MATERIALS AT THE EXPENSE OF THE GENERAL CONTRACTOR.
- 28. ALL SUBMITTALS SHALL REFLECT ACTUAL FIELD MEASUREMENTS & BEAR CONTRACTOR'S STAMP PRIOR TO SUBMITTAL TO ARCHITECT AND/OR OWNER.
- 29. COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL; ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT.
- 30. GENERAL CONTRACTOR SHALL PROVIDE THOROUGH FINAL CLEANING TO OWNER'S SATISFACTION BEFORE TURNING OVER COMPLETED PROJECT TO OWNER.
- 31. GENERAL CONTRACTOR SHALL TEST ALL EQUIPMENT FOR PROPER OPERATION, IN THE PRESENCE OF THE OWNER, BEFORE TURNING OVER COMPLETED PROJECT TO OWNER.
- 32. ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. OWNER MAY WITHHOLD FINAL PAYMENT UNTIL GENERAL CONTRACTOR SUPPLIES WARRANTY LETTER AND SUBCONTRACTORS LIEN WAIVERS.
- 33. GENERAL CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS AND RE-INSPECTIONS. ARCHITECT'S OBSERVATIONAL VISITS TO SITE, INSPECTING AND ASSESSING COMPLIANCE OF WORK ARE NOT INCLUDED IN ARCHITECT-OWNER AGREEMENT, AND SHALL ONLY BE PERFORMED BY ARCHITECT AT OWNER'S REQUEST UNDER TERMS MUTUALLY AGREED UPON BY OWNER AND ARCHITECT PRIOR TO PERFORMING SUCH SERVICES. ANY ADDITIONAL DIAGRAMS, LAYOUTS, INFORMATION SUBMITTALS TO JURISDICTION REQUIRED FOR OBTAINING APPROVALS AND PERMITS (EXCEPT WORK COVERED UNDER GENERAL BUILDING PERMIT) SHALL BE THE RESPONSIBILITY OF, AND BE SUBMITTED BY, THE RESPECTIVE CONTRACTOR.
- 34. THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL UNDER SEPARATE PERMIT AS REQUIRED. ANY DRAWINGS. NOTES OR REFERENCES PERTAINING TO SUCH ITEMS IN THESE DOCUMENTS IS INTENDED TO CONVEY GENERIC SCOPE ONLY. FINAL DRAWINGS, SUBMITTALS, AND OBTAINING APPROVALS SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR: MODIFICATIONS TO FIRE SUPPRESSION, FIRE/SMOKE ALARM (AS APPLICABLE): EXTERIOR SIGNAGE. CANOPIES/AWNINGS/ROOF CAP AND ASSOCIATED STRUCTURE: EXTERIOR ELECTRICAL/LIGHTING.



1072 BRIGHTON ROAD PORTLAND, MAINE 04102

REMODEL

LOCATION MAP



DRAWING INDEX

SHT No.	DESCRIPTION	PERMIT SET
	GENERAL	
T1	INDEX / LOCATION MAP / GENERAL NOTES	•
	ARCHITECTURAL	
AD1	DEMOLITION EXTERIOR ELEVATIONS	•
A1	(NOT USED)	
A2	EXTERIOR ELEVATIONS	•
A3	(NOT USED)	
A4	INTERIOR FINISH PLAN	•
A5	REFLECTED CEILING PLAN	•
A6	BAR AND HOSTESS STAND DETAILS	•

CODE DATA

CODE LIST

MAINE UNIFORM BUILDING & ENERGY CODE:

2009 INTERNATIONAL BUILDING CODE

STATE AMENDMENTS AND REGULATIONS: PL 2009, CH 261 - AMENDMENTS TO IBC

USE & OCCUPANCY CLASSIFICATION A2 ASSEMBLY (EXISTING, NO CHANGE)

TYPE OF CONSTRUCTION VB (EXISTING, NO CHANGE)

STATEMENT OF COMPLIANCE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE LOCAL BUILDING CODE(S).

07.06.2012

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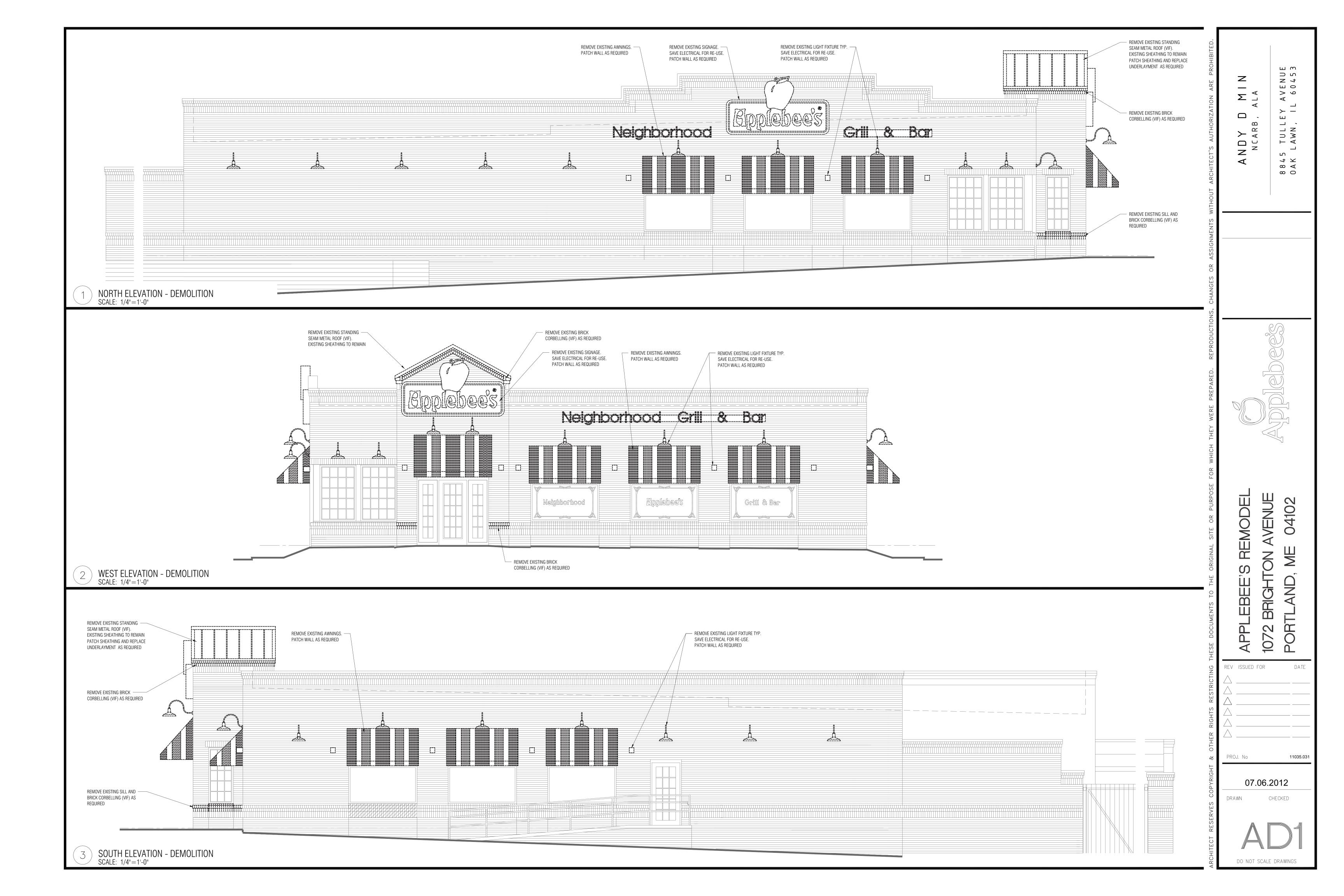
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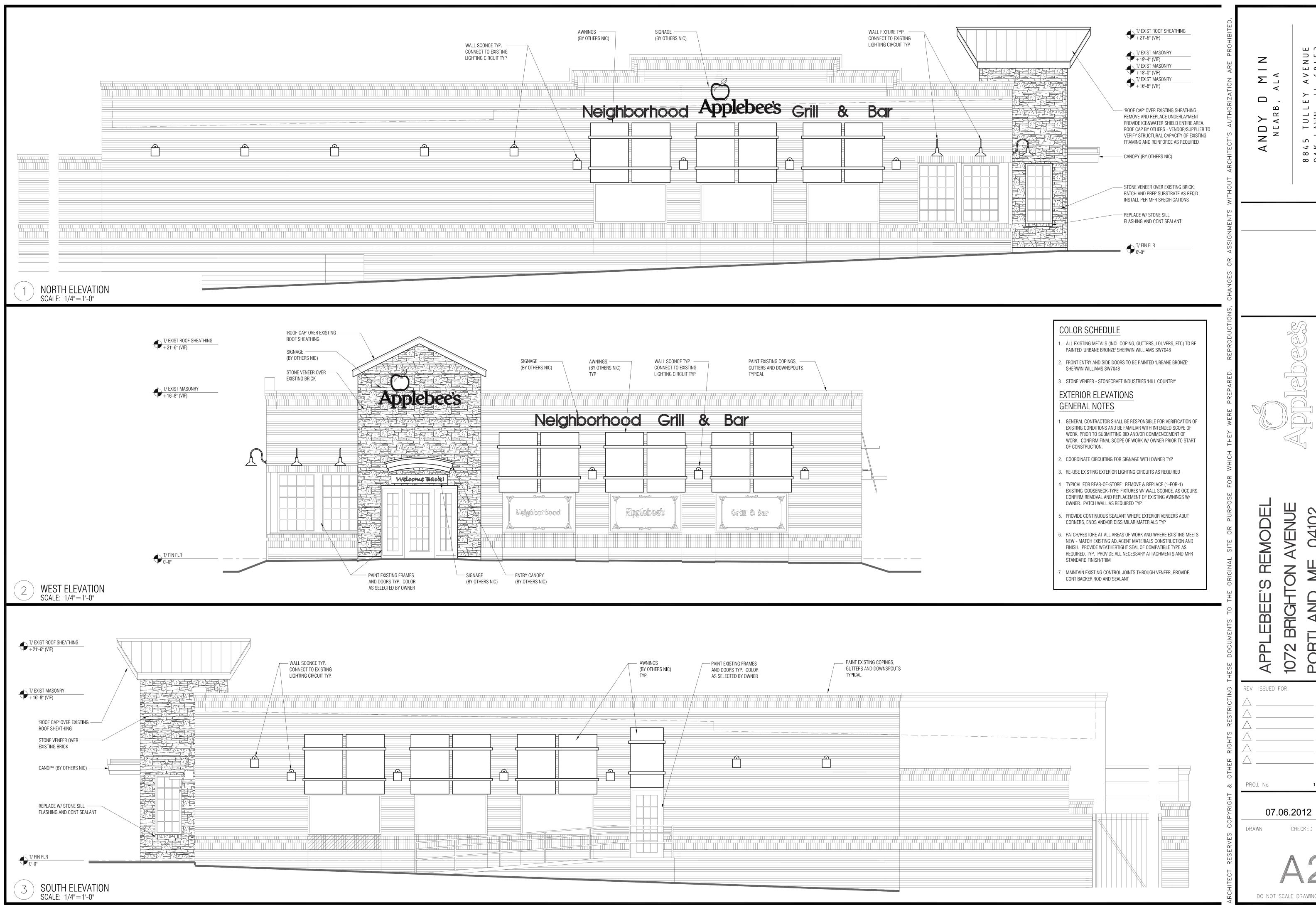
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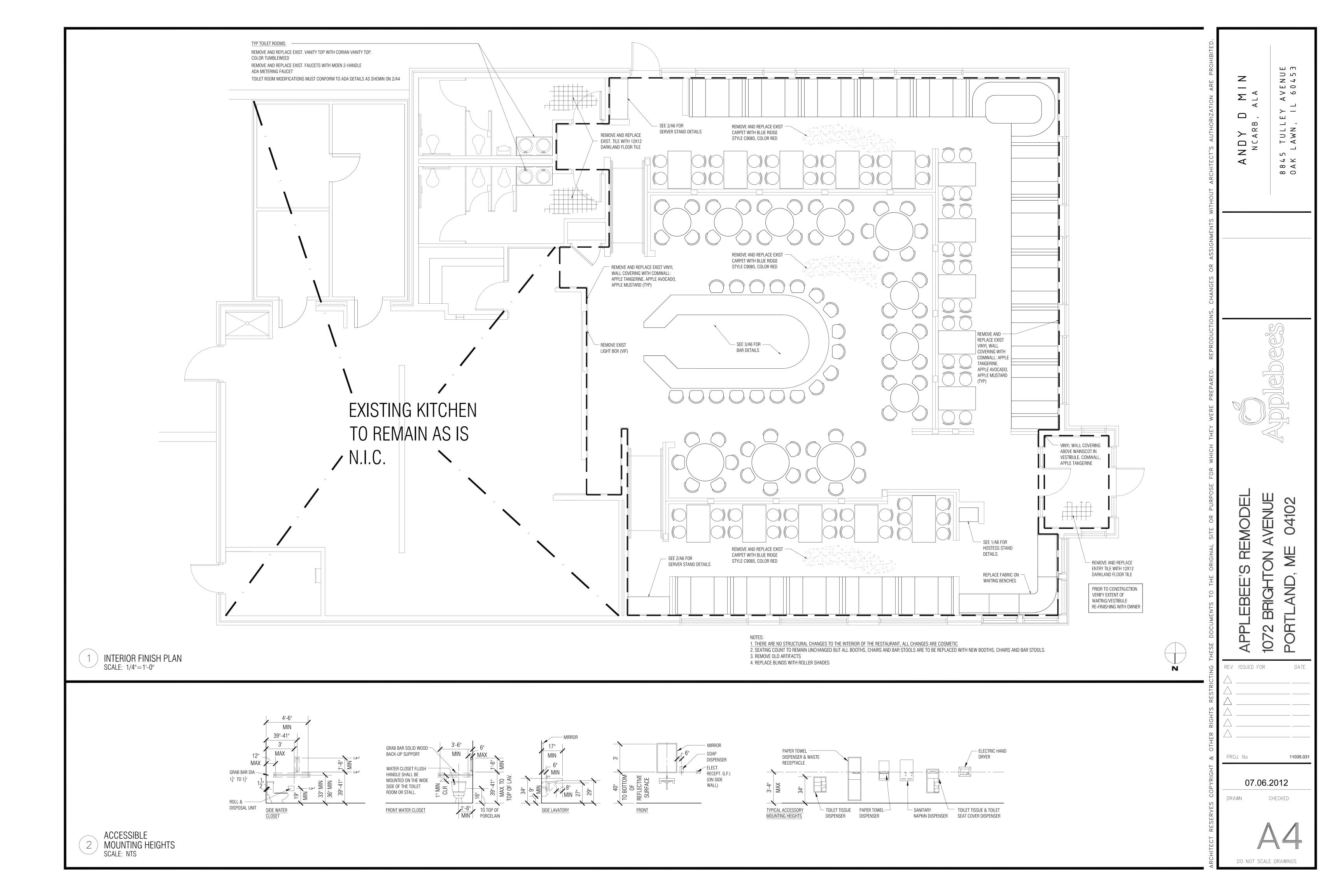
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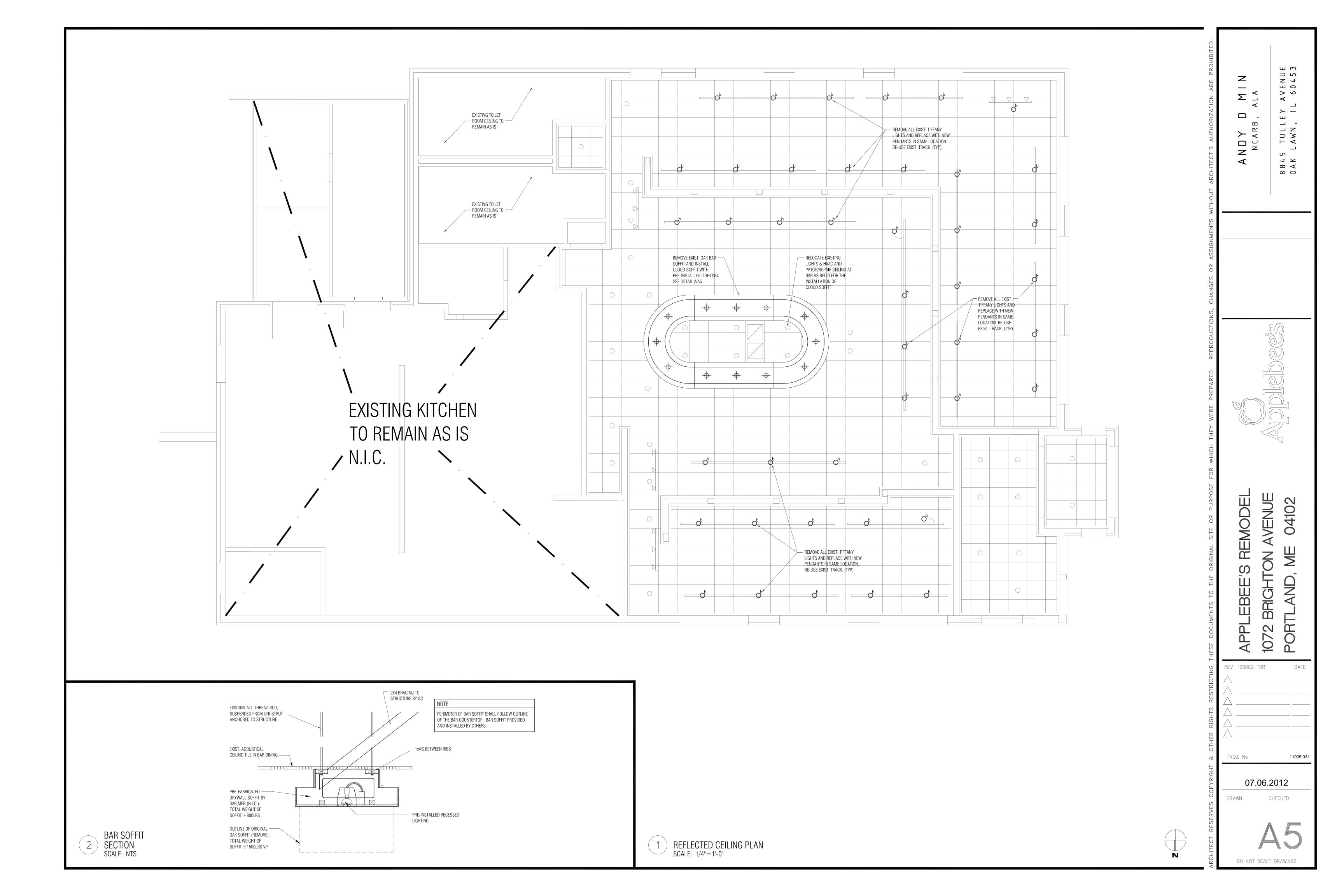
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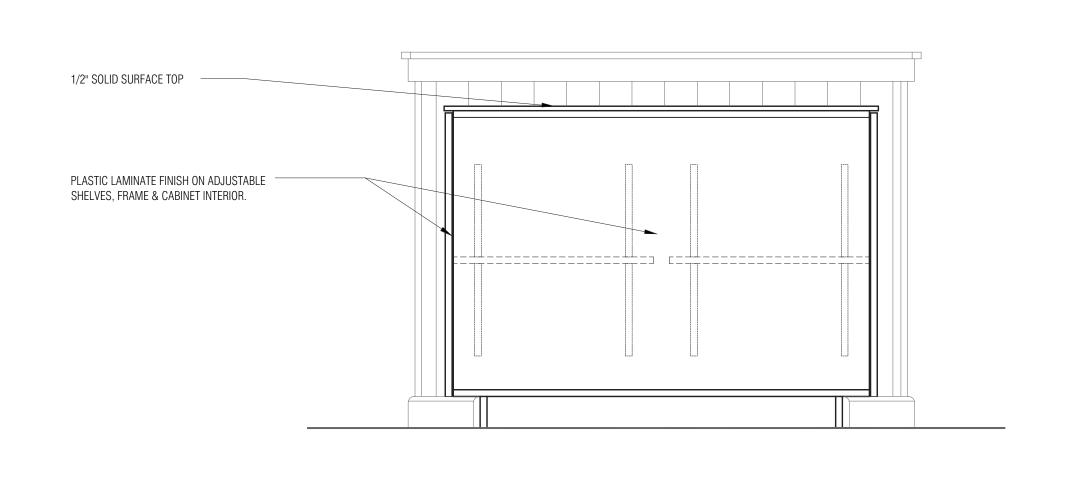
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2 TYPICAL SERVER STATION SECTION SCALE: 1-1/2"=1'-0"

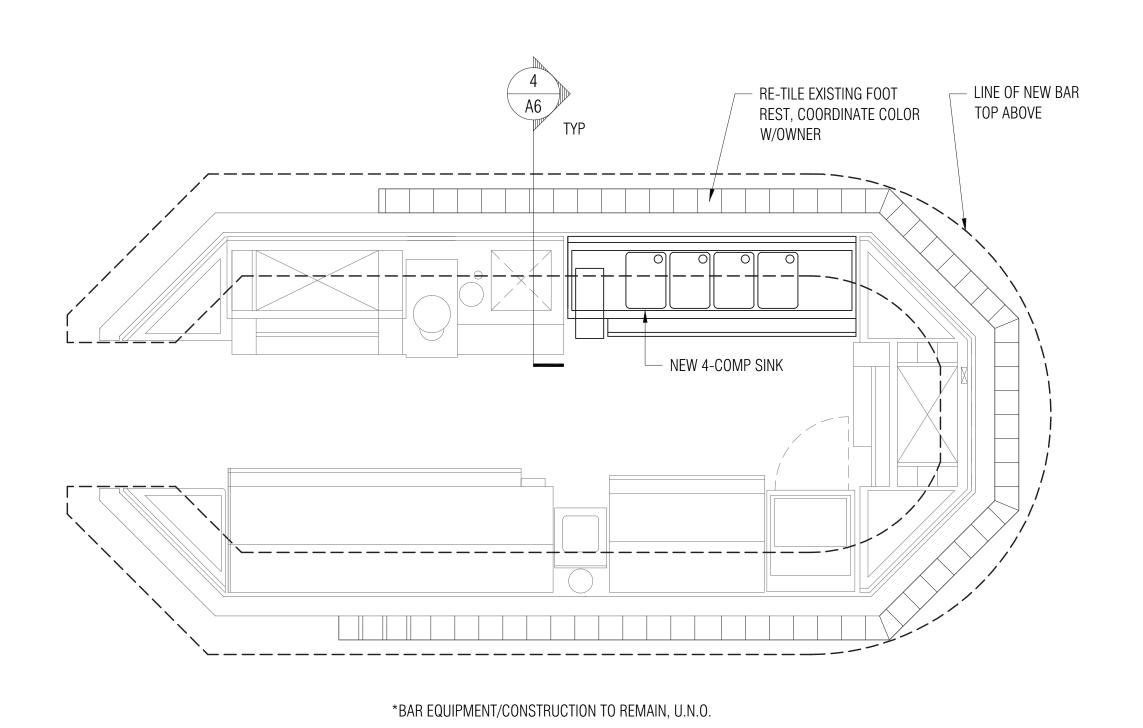
1/2" SOLID SURFACE TOP & SPLASH ———

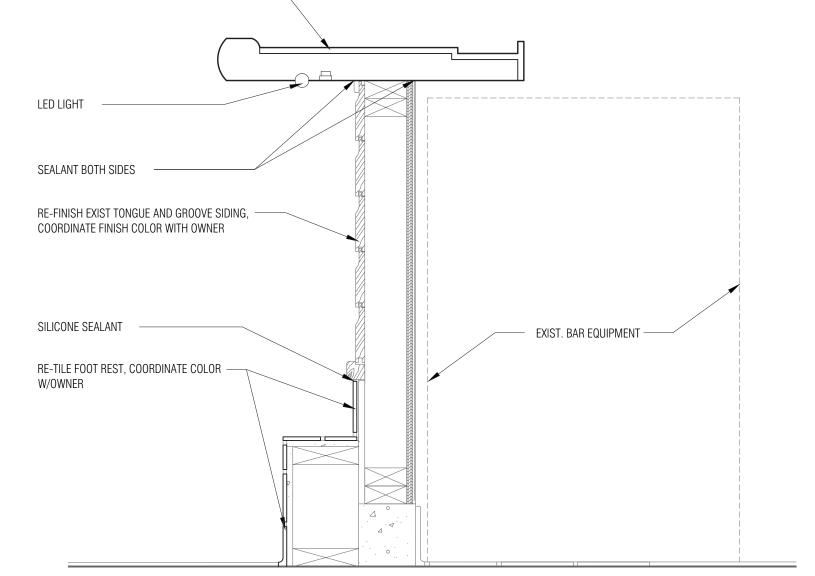
DOORS & DRAWER FRONT SHALL BE 3/4" EDGE

BANDED MAPLE PLYWOOD FIELD STAINED TO MATCH ADJACENT SHIPLAP WOOD.

PLASTIC LAMINATE FINISH ON ADJUSTABLE SHELVES, FRAME & CABINET INTERIOR.

NEW SOLID SURFACE BAR-TOP -





TYPICAL BAR PLAN SCALE: 1/2"=1'-0"

1 TYPICAL HOSTESS STAND SECTION SCALE: 1-1/2"=1'-0"

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