

Tenant Demising Project Vanilla Box Fit Out

Space # 200 and 2041, Pine Tree Shopping Center
1040 Brighton Ave, Portland, ME

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DRAWING LIST:

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A-1	EXISTING AND DEMO FLOOR PLAN
A-2	PROPOSED FLOOR AND STOREFRONT
A-3	REFLECTED CEILING PLAN
A-4	LIFE SAFETY PLAN

PERMIT SET

Red Barn Architecture
84 HIGH STREET
IPSWICH, MA 01938
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GENERAL NOTES:

- THE CONSTRUCTION SHALL STRICTLY CONFORM WITH ALL CODES HAVING JURISDICTION IN THE BUILDING OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO: FEDERAL, STATE, CITY, COUNTY, BUILDING, ZONING, ELECTRICAL, MECHANICAL, FIRE, LIFE SAFETY, AND HANDICAP CODES. UNLESS OTHERWISE NOTED WORK SHOULD BE PERFORMED BY LICENSED AND INSURED SUBCONTRACTORS. INSURANCE CERTIFICATES, IN WRITING, WILL BE PRESENTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- VERIFICATION OF ALL DIMENSIONS, EXISTING CONDITIONS, AND CODE COMPLIANCE SHALL BE REQUIRED. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. IF ANY DISCREPANCIES ARE FOUND IN THE DRAWINGS OR SPECIFICATIONS THE CONTRACTOR MUST CONTACT THE ARCHITECT FOR VERIFICATION. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY NON-COMFORMANCES IN THESE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ANY ERRORS AND OMISSIONS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND SHALL AWAIT WRITTEN INSTRUCTIONS BEFORE PROCEEDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IF THEY FAIL TO NOTIFY THE ARCHITECT PRIOR TO THE CONSTRUCTION AND OR FABRICATION OF WORK.
- SCOPE: THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR TO COMPLETE THE WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, COMPLIANCE STATEMENTS, CERTIFICATE OF OCCUPANCY OR OTHER DOCUMENTATION REQUIRED.
- WORK SHALL BE PERFORMED TO THE HIGHEST LEVEL OF STANDARDS OF EACH RESPECTIVE TRADE.
- DEMOLISH AS REQUIRED AND REMOVE ALL DEBRIS FROM THE SITE. CONTRACTOR SHALL FIX AND OR REPLACE ALL ADJACENT MATERIALS INADVERTENTLY OR INCORRECTLY DISTURBED DURING THE COURSE OF CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND IN A WORKMANLIKE FASHION. THE PROJECT SHALL BE READY FOR OCCUPANCY/TENANT FIT OUT UPON THE COMPLETION OF WORK IN A "TURN-KEY" CONDITION.
- CONSTRUCTION SHALL BE BY DIMENSIONS DO NOT SCALE OFF OF THESE DRAWINGS.
- SHOP DRAWINGS MAY BE REQUIRED BY THE ARCHITECT FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, LIFE SAFETY SYSTEMS, AND SPECIALIZED CONSTRUCTION FROM THE CONTRACTOR AND/OR ALL SUBCONTRACTORS AT NO ADDITIONAL COST. SHOP DRAWINGS SHALL BE SUBMITTED TO THE CONTRACTOR FOR REVIEW AND CONFORMANCE AND THEIR INTEGRATION WITH EXISTING SYSTEMS AND CONDITIONS. WORK DONE TO LIFE SAFETY SYSTEMS MAY REQUIRE SEPARATE PERMITS. THESE SHALL BE INCLUDED IN THE BASE BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS AND OR CONDITIONS.
- ALL DEMOLITION AND REMOVAL OF BUILDING COMPONENTS SHALL BE CARRIED OUT UNDER ACCORDANCE OF THE EPA'S RENOVATE RIGHT LAWS.

ABBREVIATIONS:

@	AT	ID	INSIDE DIAMETER
ALUM	ALUMINUM	INSUL	INSULATION
ARCH	ARCHITECT	LGS	LIGHT GAUGE STEEL
BM.	BEAM	LP	LOW POINT
BOTT.	BOTTOM	L's	ANGLES
C/C	CENTER TO CENTER	MAX.	MAXIMUM
CIP	CAST-IN-PLACE	MIN.	MINIMUM
CL	CENTER LINE	NOM	NOMINAL
CJ	CONTROL JOINT	OC	ON CENTER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	PE	PROFESSIONAL ENGINEER
CMU	CONCRETE MASONRY UNITS	PLAM	PLASTIC LAMINATE
GF CMU	GROUND FACE CMU	PTCF	POLISHED TINTED CONC. FLOOR
SF CMU	SPLIT FACE CMU	>	PLATE
DIA	DIAMETER	P#5	POLE AND SHELF
DS	DOWNSPOUT	P5F	POUNDS PER SQUARE FOOT
EA	EACH	PSI	POUNDS PER SQUARE INCH
EIFS	EXTERIOR INSUL & FINISH SYSTEM	PTD	PAINTED
EF	EACH FACE	PTCF	POLISHED, TINTED CONC. FL
EL	ELEVATION	QT	QUARRY TILE
EQ	EQUAL	SIM	SIMILAR
ETR	EXISTING TO REMAIN	SS	STAINLESS STEEL
EXP	EXPANSION	SQ.	SQUARE
FE	FIRE EXTINGUISHER	STD.	STANDARD
FFG	FINISHED FLOOR GRADE	STRUC.	STRUCTURAL
FIN.	FINISHED	TIG	TEMPERED INSULATING GLASS
FD	FLOOR DRAIN	TJ	TRUSS JOIST I-JOIST
FF	FINISHED FLOOR	T.O.W.	TOP OF WALL
FL	FLOOR	TSF	TONS PER SQUARE FOOT
FRP	FIBERGLASS REINF. PLASTIC	TYP.	TYPICAL
FRGWB	FIRE RESISTANT GWB	UNO	UNLESS NOTED OTHERWISE
GWB	GYPSPUM WALLBOARD	VIF	VERIFY IN FIELD
HM	HOLLOW METAL FRAME	VERT	VERTICAL
HP	HIGH POINT	VB	VINYL BASE
HB	HOSE BIB	W	WITH
HORIZ.	HORIZONTAL	WG	WIRE GLASS

SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS PERMIT SHALL BE THE LANDLORD WORK REQUIRED TO MAKE THE SPACE READY FOR A FUTURE TENANT IMPROVEMENT BY EDWARD JONES. THIS INCLUDES THE BUILDING OF DEMISING WALL AND PREPARATION OF UTILITIES AS NOTED IN THESE PLANS. THE PROPOSED USES OF THE SPACES SHALL BE BUSINESS TYPE USES

LIFE SAFETY SYSTEMS

-ANY MODIFICATIONS TO THE LIFE SAFETY AND FIRE PROTECTION SYSTEMS SHALL RESULT IN A SYSTEM AND IS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE SYSTEM SHALL BE APPROVED BY THE LOCAL FIRE DEPARTMENT AND BUILDING DEPARTMENT. LIFE SAFETY EQUIPMENT SHOWN IS FOR SCHEMATIC PURPOSES AND A DESIGN BUILD SYSTEM SHALL BE SUBMITTED PRIOR TO THE COMMENCEMENT OF WORK.

ELECTRICAL SYSTEMS

-THE ELECTRICAL SYSTEM SHALL BE DESIGN BUILD AND THE SYSTEM SHALL BE APPROVED BY THE A.H.J. PRIOR TO THE COMMENCEMENT OF WORK. THIS DESIGN BUILD SYSTEM SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL SUB-CONTRACTOR. ELECTRICAL DRAWINGS PROVIDED FOR SCHEMATIC/PRICING PURPOSES ONLY.

MECHANICAL SYSTEMS

-ANY MODIFICATIONS TO THE MECHANICAL SYSTEM SHALL BE DESIGN BUILD AND THE SYSTEM SHALL BE APPROVED BY THE AHJ PRIOR TO THE COMMENCEMENT OF WORK. THE MECHANICAL SUB-CONTRACTOR SHALL SUPPLY A WRITTEN NARRATIVE WITH MORE DETAILED SPECIFICATIONS IF REQUIRED BY ANY AHJ.

OVERALL BUILDING FOOTPRINT 9,925 SF (NO CHANGES/ADDITIONS)
AFFECTED AREA - +/- 2250 SF

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