Date: 07/28/15
Approved with Conditions

1 REFLECTED CEILING PLAN
1/8"=1'-0"

2 FINISH PLAN
1/8"=1'-0"

3 ENLARGED PLAN: RESTROOM FINISHES
1/2"=1'-0"

4 ELEVATION: ADA RESTROOM GUIDE
3/8"=1'-0"

CEILING LEGEND:

NEW CEILING GRID:
NEW CEILING TILES:

DRYWALL CEILING
(2) COATS FLAT CEILING WHITE PAINT

PROVIDE SEPARATE SWITCH FOR EACH LIGHT FIXTURE TYPE WITH A GANG COVER PLATE. NOTE: SEE ENGINEERING FOR LOCATION, SPECIFICATION AND ALL REQUIREMENTS.

X-1 (SINGLE FACE CEILING – NO ARROW)

LIGHT FIXTURES

LT-1	2'X2' LED' DIRECT/INDIRECT
LT-2	SURFACE MOUNTED 2'X4' DIRECT/INDIRECT LED
LT-3	4" WIDE LED LINEAR RECESSED STRIP LENGTH TBD
LT-4	4" WIDE LED LINEAR RECESSED STRIP LENGTH TBD
LT-5	LED TAPE WALL GRAZER

CEILING NOTES:

1. G.C. TO COORDINATE AND NOTIFY ARCHITECT FOR ANY CLEARANCE ISSUES FOR LIGHTING, HVAC, SPRINKLER, ETC. RELOCATE AS REQUIRED.
2. FOR FURTHER INFORMATION ON LIFE SAFETY SYSTEMS REFER TO THE ELECTRICAL AND FIRE PROTECTION DRAWINGS.
3. THE G.C. SHALL COORDINATE WITH ALL REQUIRED SUBS TO RELOCATE SYSTEM ABOVE CEILING AT ALL REQUIRED RAISED CEILING AREAS (IE – COVES, ETC.) SHALL BE COORDINATED BY THE G.C. AND SHALL HAVE ALL HVAC, PIPING, ETC. MOVED AS NEEDED. COORDINATE THIS WORK WITH THE BUILDING RULES AND REGULATIONS.
4. ALL FIXTURES AT CONFERENCE TABLE TO BE ON DIMMING SYSTEM, COORDINATE ALL SWITCHING WITH ELECTRICAL PLANS. ALL VARYING LIGHT FIXTURE TYPES SHALL BE SWITCHED SEPARATE, UNDER SINGLE COVER PLATE.
5. LEVEL CEILING TO WITHIN 1/8" IN 12 FEET IN ANY DIRECTION. LEVEL WITH HANGER WIRE TAUT AND PLUMB, WITHOUT KINKING OR BENDING HANGER WIRES. CEILING HEIGHT SHALL MATCH EXISTING BLDG STANDARD AND SHALL TIE INTO EXISTING PERIMETER METAL SOFFIT AS REQUIRED UNLESS OTHERWISE NOTED.
6. SPRINKLER CONTRACTOR SHALL MODIFY AND/OR RELOCATE SPRINKLER MAINS, BRANCHES AND HEADS TO COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLANS AND MECHANICAL AIR DISTRIBUTION PLANS TO PROVIDE COVERAGE PER TENANT SPECIFICATIONS. CENTER HEADS IN 2x2 TILE – TYP.
7. REFERENCE ENGINEERING DRAWINGS FOR EXIT SIGN, STROBES, T-STATS AND SPRINKLER LOCATIONS ARCHITECT TO APPROVE ALL LOCATIONS PRIOR TO INSTALLATION. ALL SWITCHING, T-STATS AND STROBES SHALL ALIGN VERTICALLY AND SHALL BE INSTALLED LEVEL.
8. IT IS THE RESPONSIBILITY OF THE G.C. AND ALL RELATED SUBS TO MAKE SURE ALL LIGHT FIXTURES ARE ORDERED WITH THE PROPER TRIMS PER THE REQUIRED CEILING TYPE. ALL ELECTRICAL SUBS SHALL RECEIVE ARCHITECTURAL DOCUMENTS AS WELL AS ENGINEERING AND BOTH ARE TO BE INCLUDED IN TOTAL PRICE FOR THIS PROJECT. THE G.C. WILL BE RESPONSIBLE TO COORDINATE ANY DISCREPANCIES BETWEEN DOCUMENTS PRIOR TO FINAL BIDS.
9. WHERE APPLICABLE, IN MEETING ROOMS AND CONFERENCE ROOMS, ALIGN HORN AND STROBE (FIRE PROTECTION DEVICES) WITH LIGHT SWITCH. SO THAT FIRE PROTECTION DEVICES ARE NOT LOCATED IN THE MIDDLE OF THE WALL. CONFIRM LOCATIONS OF SUCH DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.

FINISH LEGEND:

1111	ROOM NO.
F-C1	FLOOR MAT'L
B-V1	BASE MAT'L
W-P1	WALL FINISH

EX EXISTING FINISHES TO REMAIN

FLOORING FINISHES

C1	CARPET TILE	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	USE WITH BASE B4
V1	VINYL COMPOSITE TILE	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	USE WITH BASE B4
T1	TILE FLOOR	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	USE WITH BASE B1
T2	TILE FLOOR	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	USE WITH BASE B2
T3	TILE FLOOR	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	USE WITH BASE B3

BASE FINISHES

B1	TILE BASE	SPECIES/STAIN:	6" TILE BASE WITH COVE TOP
		COLOR:	TBD
		REMARKS:	TBD
B2	TILE BASE	SPECIES/STAIN:	6" TILE BASE WITH COVE TOP
		COLOR:	TBD
		REMARKS:	TBD
B3	TILE BASE	SPECIES/STAIN:	6" TILE BASE WITH COVE TOP
		COLOR:	TBD
		REMARKS:	TBD
B4	VINYL BASE	SPECIES/STAIN:	4" COVE BASE
		COLOR:	TBD
		REMARKS:	TBD

WALL FINISHES

P1	PAINT	COMPANY:	BENJAMIN MOORE
		COLOR:	TBD
		FINISH:	EGG-SHELL
		REMARKS:	TBD
P2	PAINT	COMPANY:	BENJAMIN MOORE
		COLOR:	TBD
		FINISH:	EGG-SHELL
		REMARKS:	TBD
P3	PAINT	COMPANY:	BENJAMIN MOORE
		COLOR:	TBD
		FINISH:	EGG-SHELL
		REMARKS:	TBD

MILLWORK FINISHES

PL1	3FORM PANELS	COMPANY:	TBD
		PATTERN/STYLE:	TBD
		COLOR:	TBD
		REMARKS:	TBD
M1	MILLWORK PANELS	SPECIES/STAIN:	TBD
		COLOR:	TBD
		REMARKS:	PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL
SS1	SOLID SURFACE	COMPANY:	TBD
		PATTERN/STYLE:	TBD
		COLOR:	TBD
		REMARKS:	TBD

RESTROOM FIXTURES AND ACCESSORIES:

A	ADA FLOOR MOUNTED TOILET	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	TBD
B	ADA WALL MOUNTED GRAB BARS	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	TBD
C	ADA WALL MOUNTED SINK	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	TBD
D	ADA AUTO SENSOR FAUCET	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	TBD
E	ADA POWER HAND DRYER	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	TBD
F	TRASH RECEPTACLE	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	TBD
G	-------	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	TBD

FINISH NOTES:

1. WALL SURFACES BEING PREPARED FOR PAINT SHALL HAVE PAINT APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE A MINIMUM OF (2) FINISH COATS OVER PRIME AS REQUIRED.
2. PAINT ALL DRYWALL CEILINGS AND BOTTOMS OF SOFFITS WITH (2) COATS OF FLAT PAINT.
3. IF REQUIRED, CONTRACTOR TO PROVIDE ALL TEST DATA FOR MATERIALS SPECIFIED TO THE CITY BUILDING DEPARTMENT.
4. WHERE CARPETING OCCURS IN DOORWAYS; INSTALLER TO LOCATE SEAM UNDER THE CENTER OF THE DOOR (ALIGNMENT OF PATTERN IS CRITICAL).
5. PROVIDE RUBBER REDUCER STRIPS AT FLOOR MATERIAL JUNCTIONS, COLOR TO BE APPROVED BY THE ARCHITECT.
6. THE G.C. AND THE CARPET SUB-CONTRACTOR SHALL SUBMIT PRIOR TO PURCHASE AND ORDER OF CARPET GOODS A SEAMING DIAGRAM FOR REVIEW AND APPROVAL. ALL ABUTTING PATTERNED REPEAT CARPET SHALL RUN IN SAME DIRECTION.
7. ANY CARPET INSTALLED PRIOR TO OTHER TRADES BEING COMPLETE SHALL PROVIDE ADEQUATE PROTECTION FOR INSTALLED GOODS. THE SUB SHALL HAVE THE EDGES TRIMMED AND SEALED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS. ANY EDGES NOT SEALED THAT RAVEL WILL BE REPAIRED/REPLACED AT THE SUB-CONTRACTORS EXPENSE.
8. G.C. TO SUBMIT SAMPLES OF ALL FINISHES TO ARCHITECT FOR APPROVAL.
9. HORIZONTAL SEAMS AT WALL COVERING AND CUTTING AT CORNERS ARE NOT ACCEPTABLE. CUTTING TO BE NOT LESS THAN 3" FROM AN INSIDE CORNER, AND NOT LESS THAN 6" FROM AN OUTSIDE CORNER U.O.N.
10. G.C. SHALL COORDINATE SANDING AND REPAINTING ALL PERIMETER DRYWALL SILL, SKIM COAT AND REPAINT AS (GENERAL WALL COLOR) U.O.N..
11. G.C. SHALL COORDINATE WITH FLOORING SUB ALL REQUIRED FLOOR PREP FOR ALL MATERIALS AND INCLUDE IN PROJECT COST.

5 SECTION: MILLWORK WALL @ ATM
3/8"=1'-0"

6 SECTION: MILLWORK WALL @ TV AND SHELF
3/8"=1'-0"

7 SECTION: MILLWORK WALL AT WOOD PANEL
3/8"=1'-0"

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PROJECT
GORHAM SAVINGS BANK
118 CONGRESS ST.
SUITE A
PORTLAND ME

CONTRACTOR:
WRIGHT RYAN

TITLE
REFLECTED CEILING PLAN
FINISH PLAN, ENLARGED PLANS,
ELEVATIONS, SECTIONS

SCALE AS NOTED
DATE 04-15-2015

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