Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/28/15

GORHAM SAVINGS BANK- ATM KIOSK SUITE

CONSTRUCTION SET 5-18-15

118 MUNJOY HILL- SUITE B
PORTLAND ME

CONTRACTOR:

WRIGHT-RYAN CONSTRUCTION
10 Danforth Street
Portland, ME 04101
TEL (207) 773-3625

CERTIFIED INTERIOR DESIGNER:

GRETCHEN BOULOS #CID4158
BOULOS COMMERCIAL DESIGN
1 CANAL PLAZA, FL 5
PORTLAND ME
(207) 749-1795

OWNER:

GORHAM SAVINGS BANK
64 Main Street
Gorham, Maine 04038
Phone: (207) 839-4450

DRAWING LIST:

COVERSHEET:

CODES, EGRESS PLAN,
DRAWING LIST
TEAM DIRECTORY

A1: CONSTRUCTION PLAN
TEL-DATA LOCATION PLAN

A2: REFLECTED CEILING PLAN
FINISH PLAN
ENLARGED RESTROOM PLAN

BUILDING AREA TABULATION

BUILDING FOOTPRINT: = 9,122 SF

TOTAL BUILDING AREA:	
FIRST FLOOR:	
PARKING (S-2):	6,545 SF
MERCANTILE (GRADE):	2,577 SF
SECOND FLOOR:	9,003 SF
THIRD FLOOR:	9,003 SF
FOURTH FLOOR	9,003 SF +
TOTAL BUILDING AREA:	36,131 SF

RELEVANT CODES

INTERNATIONAL BUILDING CODE - 2009 (MUBEC)	REFERENCE
OCCUPANCY R-2 (APARTMENT - FLOORS 2 - 4)	310.1
ALLOWABLE AREA: 22,890 SF FOR TYPE 5B (WITH INCREASES FOR SPRINKLER, 14,000, AND FRONTAGE, 1890)	T503
PROPOSED FOOTPRINT AREA: 9,122 SQ.FT.	T503
ALLOWABLE HEIGHT: 3 STORIES ABOVE PARKING LEVEL	509.4
PROPOSED HEIGHT: 3 STORIES ABOVE PARKING LEVEL	
OCCUPANCY S-2 (LOW HAZARD STORAGE - ENCLOSED PARKING)	311.3
ALLOWABLE AREA: 79,000 SF FOR TYPE 1B (WITHOUT INCREASES)	T503
PROPOSED AREA: 3589 SF	
ALLOWABLE HEIGHT: 11 STORIES	303.1
PROPOSED HEIGHT: 1 STORY	T503
OCCUPANCY M (MERCANTILE - RETAIL)	309.1
ALLOWABLE AREA: 27,000 SF FOR TYPE 5B (WITH INCREASES FOR SPRINKLER, 18,000)	T503
PROPOSED AREA: 5321 SF	
ALLOWABLE HEIGHT: 1 STORY	T503
PROPOSED HEIGHT: 1 STORY	
PARKING BENEATH GROUP R	509.4
WHERE A MAX. ONE STORY ABOVE GRADE GROUP S-2 PARKING GARAGE OF TYPE 1 CONSTRUCTION IS PROVIDED UNDER A BUILDING OF GROUP R,THE NUMBER OF STORIES TO BE USED TO DETERMINE THE MIN. TYPE OF CONSTRUCTION SHALL BE MEASURED FROM THE FLOOR ABOVE SUCH PARKING AREA.	
ONE HOUR SEPARATION BETWEEN OCCUPANCIES S-2 AND R-2	509.4/T508.4
ONE HOUR SEPARATION BETWEEN OCCUPANCIES S-2 AND M	T508.4
FIRE RESISTANCE RATING:	T601
TYPE 5B - (RESIDENTIAL AND MERCANTILE)	
STRUCTURAL FRAME: 0 HOURS	
BEARING WALLS: EXT. AND INT. 0 HOURS	
NON-BEARING WALLS AND PARTITIONS: 0 HOURS	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 0 HOURS	
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 0 HOUR	
TYPE 1B (S-2 PARKING GARAGE)	
STRUCTURAL FRAME: 2 HOURS	
BEARING WALLS: EXT. AND INT. 2 HOURS	
NON-BEARING WALLS AND PARTITIONS: 0 HOURS	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 2 HOURS	
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR	
SHAFT ENCLOSURES: 2 HOURS (OVER 4 STORIES)	708.2 ex. 2.2.1
ELEVATOR ENCLOSED LOBBY NOT REQ'D WHEN SPRINKLED	708.14.1 ex. 4
FIRE PARTITIONS	
CORRIDOR FIRE PARTITIONS (NON-BRNG): 1/2 HOUR	T1018.1 & 709.3.1
CORRIDOR DOORS: .33 HOUR IN 1-HOUR WALL	T715.4
CORRIDOR DOORS TO HAVE SMOKE CONTROL	715.4.3.1
DWELLING/GUEST ROOM SEPARATION: 1 HOUR	709.3 ex.2
FIRE PROTECTION	
AUTOMATIC SPRINKLER SUPERVISORY SERVICE	901.6.1
NFPA 13 SPRINKLER SYSTEM	903.3.1.1
FIRE ALARM CONTROL UNIT SUPERVISION	903.4
CLASS I STANDPIPE IN STAIRWELLS	905.4
LOCATION OF CLASS I STANDPIPE: LOCATED AT INTERMEDIATE FLOOR LEVEL LANDING BETWEEN FLOORS	905.4
PORTABLE FIRE EXTINGUISHERS REQUIRED	906.1.1
MANUAL FIRE ALARM SYSTEM NOT REQUIRED WHERE SPRINKLED (BUT REQ'D BY NFPA 101)	907.2.9.1
FIRE AND SMOKE ALARMS REQUIRED	907.2.8
VISUAL ALARM NOTIFICATION SUPPORT FOR FIRE AND SMOKE: IN ALL DWELLING UNITS	907.5.2.3.4
SINGLE AND MULTI-STATION SMOKE ALARMS REQUIRED	907.2.9.2
FIRE DEPARTMENT CONNECTIONS REQ'D (AS DIR. BY LOCAL FIRE)	912.1

INTERNATIONAL BUILDING CODE - 2009		REFERENCE
MEANS OF EGRESS		T1004.1.1
R-2 (RESIDENTIAL) OCCUPANT LOAD:	9,003/200 = 46 PER FLOORS 2-4	
M (MERCANTILE) OCCUPANT LOAD	2,577/30 = 86 FIRST FLOOR	
S-2 (PARKING) OCCUPANT LOAD	6,545/200 = 33 FIRST FLOOR	
ACCESSIBLE MEANS OF EGRESS		1007
ACCESSIBLE MEANS OF EGRESS REQUIRED		1007.1
ELEVATOR SERVING AS ACCESSIBLE MEANS OF EGRESS NOT REQUIRED		1007.2.1
STANDBY POWER GENERATOR NOT REQ'D FOR ELEVATOR (SEE ABOVE)		1007.4
AREA OF REFUGE AT ELEVATOR NOT REQ'D		1007.4 ex.2
TWO-WAY COMMUNICATION SYSTEM REQUIRED AT EACH ELEVATOR LANDING		1007.8
MEANS OF EGRESS (CONTINUED)		
MINIMUM STAIR WIDTH: 44 INCHES		1009.1
MAXIMUM DEAD END CORRIDOR < 50'-0"		1018.4 ex.2
EXIT DISCHARGE THROUGH VESTIBULE (AT CONGRESS STREET)		1027.1 ex.1
ACCESSIBILITY		
(1) ACCESSIBLE PARKING SPACE REQUIRED		T1106.1
VAN ACCESSIBLE SPACE REQ'D - PERMITTED TO HAVE MAX. 7 FT. OVERHEAD		1106.5 ex.2
(1) DWELLING UNIT DESIGNED AS 'TYPE A' PER ICC A117.1		T1107.6.1.1
ALL DWELLING UNITS DESIGNED TO MEET 'TYPE B' PER ICC A117.1		1107.6.2.2
ELEVATORS		
ELEVATOR SHAFT VENTING REQUIRED		ELEV. CODE

NFPA 101 - 2009	REFERENCE
OCCUPANCY - RESIDENTIAL - APARTMENT BUILDING	6.1.8.1.5
OCCUPANCY - STORAGE (ORDINARY HAZARD) ENCLOSED GARAGE	6.2.2.3
SEPARATION BETWEEN OCCUPANCIES - 2 HOURS REDUCED TO 1 HOUR (SPRINKLED AND SUPERVISED)	T6.1.14.4.1(b)
RESIDENTIAL ABOVE STORAGE PERMITTED WHERE SPRINKLED	30.1.2.3
CONSTRUCTION TYPE (5) V(000) AT RESIDENTIAL - SEE NFPA 5000 - T7.3	T A.8.2.1.2
MINIMUM CONSTRUCTION REQUIREMENT - STORAGE OCCUPANCY - NONE SPRINKLED WITH NFPA 13	42.1.6
HANDRAILS ON STAIRS: NOT < 34 IN. AND NOT > 38 IN.	7.2.2.4.4.1
HANDRAILS PROVIDE MIN. 2-1/4 IN. MIN. CLEARANCE BETWEEN RAIL AND WALL	7.2.2.4.4.5
STAIRWAY SIGNAGE SHALL COMPLY WITH 7.2.2.5.4.1 PARTS (A) THRU (M)	7.2.2.5.4
AREA OF REFUGE CONSISTING OF A STORY PROTECTED BY SUPERVISED AUTOMATIC SPRINKLER SYSTEM SHALL HAVE: 1. EACH ELEVATOR LANDING PROVIDED WITH TWO-WAY COMMUNICATING SYSTEM TO FIRE COMMAND CENTER OR CENTRAL CONTROL POINT 2. DIRECTIONS FOR USE OF TWO-WAY COMM. SYSTEM 3. TWO-WAY COMM. SYSTEM INCLUDES BOTH AUDIBLE AND VISIBLE SIGNALS	7.2.12.1.1
EXIT ACCESS PERMITTED THROUGH ACCESSORY ROOMS OR SPACES	7.5.1.6
BOILER ROOM: 1 HOUR & SPRINKLED	T30.3.2.1.1
TRASH COLLECTION ROOM: 1 HOUR & SPRINKLED	
CORRIDOR WALLS: 1/2 HOUR (SPRINKLED)	30.3.6.1.2
CORRIDOR DOORS: 20 MIN. RATED (.33 HOURS)	30.3.6.2.1
CORRIDOR DOORS: SELF-CLOSING AND SELF-LATCHING	30.3.6.2.3
DWELLING UNIT DEMISING WALLS: 1/2 HOUR	30.3.7.2

SITE PLAN / EGRESS PLAN

1 PARKING LEVEL

LIFE SAFETY LEGEND

- EXIT ACCESS REMOTENESS
- 1 HR PARTITION
- 2 HR PARTITION
- EXIT ENTRANCE OR DISCHARGE
- DISTANCE TO COMMON PATH OF TRAVEL
- UNIT TRAVEL DISTANCE
- DEAD END CORRIDOR DISTANCE
- TRAVEL DISTANCE FROM MOST REMOTE POINT TO EXIT DISCHARGE = 234'-6"
- EXIT LIGHT, SEE ELEC
- EXIT LIGHT DISPLAY SURFACE
- EXIT LIGHT INDICATOR DIRECTION
- EMERGENCY LIGHTING, SEE ELEC
- FIRE EXTINUISHER CABINET

SEE ELECTRICAL DRAWINGS FOR FIRE ALARM & SMOKE DETECTOR LOCATIONS

1 CONSTRUCTION PLAN
1/8"=1'-0"

2 ELEVATION: ATM FEATURE WALL
3/8"=1'-0"

3 ELEVATION: ATM FEATURE WALL
3/8"=1'-0"

4 ELEVATION: WALL MOUNTED MONITOR
3/8"=1'-0"

5 ELEVATION: PREFAB KIT
3/8"=1'-0"
SUSPENDED 3FORM ACRYLIC PANEL

6 TEL/DATA LOCATION PLAN
1/8"=1'-0"

CONSTRUCTION LEGEND:

OFFICE 000	ROOM NAME AND NUMBER
	INDICATES EXISTING CORE, SHELL PERIMETER CONDITIONS
	INDICATES NEW WALL CONSTRUCTION
1	INDICATES WALL TYPE DESIGNATION – (TYPE 1 U.O.N.) REFER TO DETAILS
	DOOR SWING AND IDENTIFICATION NO., SEE DOOR SCHEDULE,
1	INTERIOR ELEVATION SYMBOLS
1 A7	DETAIL SECTION SYMBOLS
	PROVIDE 3/4 " FIRE RATED PLYWOOD (PAINT GRADE) MOUNTED ON 2"X4" STUDS. 8'-0" SHEETS MOUNTED VERTICALLY OR HORIZONTALLY AS REQUIRED BY SERVER ROOM FIELD LAYOUTS.
	DASHED LINE INDICATES IN WALL 3/4" FIRE RATED PLYWOOD MOUNT BETWEEN STUDS AT REQUIRED LOCATIONS FOR SUPPORT OF AV, FURNITURE CABINETS/MARKER BOARDS AND/OR ART WORK. PROVIDE ACROSS LOCATION AS REQUIRED BY EQUIPMENT
FEC	FIRE EXTINGUISHER CABINET

CONSTRUCTION NOTES:

1. ALL PARTITIONS ARE TO BE (TYPE 1), U.O.N. (6" ABOVE CLG.)
2. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE MAINE STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
3. ALL CONFLICTS AND ITEMS FOR CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO AFFECTING WORK IN THAT AREA.
4. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT, PRIOR TO COMMENCING WORK, IN WRITING OF ANY DISCREPANCIES AND/OR DAMAGE OF EXISTING BASE BUILDING WORK WHICH MANY INTERFERE WITH THE PROPER EXECUTION OF NEW TENANT WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT QUANTITY TAKE-OFFS BASED ON FIELD OBSERVATIONS.
5. GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF REQUIRED FIRE PROOF BLOCKING IN WALLS THAT RECEIVE CABINETS, SHELVING, MAJOR ART WORK, COAT ROD AND SHELVING WITH MILLWORK SUBCONTRACTOR.
6. ALL PLAN DIMENSIONS INDICATED ARE TO FINISHED FACE OF PARTITION; U.O.N.
7. WHERE FIRE-RATED AND FULL HEIGHT PARTITIONS ARE PENETRATED BY STRUCTURAL MEMBERS, DUCTWORK, PIPING, AND CONDUIT, THE GYPSUM BOARD SHALL BE SCRIBED TO FIT TIGHT AGAINST THE PENETRATING ITEM AND SEALED WITH THE APPROPRIATE SEALANT (RED). COORDINATE WITH MECHANICAL AND ELECTRICAL WORK AND DETAILS.
8. ANY EXISTING PARTITIONS, COLUMNS OR CORE WALLS INDICATED TO REMAIN, WHICH ARE DAMAGED DURING THE CONSTRUCTION OF NEW TENANT WORK, SHALL BE PATCHED AND REPAIRED BY THE CONTRACTOR TO MATCH ORIGINAL CONDITIONS – INCLUDING REMOVED OUTLET LOCATIONS. THE G.C. SHALL BE RESPONSIBLE TO INSTALL ANY MISSING GWB ON PERIMETER ABOVE & BELOW WINDOWS AND ALL COLUMNS.
9. ALL EXPOSED STRUCTURAL STEEL AND FIREPROOFING SHALL REMAIN AS REQUIRED PER LOCAL CODE. PATCH FIRE PROOFING AS REQUIRED. PROVIDE ALLOWANCE.
10. THE G.C. SHALL VERIFY THE LOCATIONS OF ALL EXISTING FIRE ALARM CALL BOXES, PULL STATIONS, EXTINGUISHERS, FIRE HOSE VALVE CABINETS, STROBES, ETC. AND SHALL RELOCATE AS REQUIRED WHERE IN CONFLICT WITH PARTITIONS AND/OR WHERE DEMOLITION OCCURS AND TO ACCOMMODATE NEW LAYOUT. SEE ENGINEERING DOCUMENTS.
11. THE G.C. SHALL COORDINATE WITH DOOR AND GWB SUBS FOR FIT OF NEW FRAMES AT PARTITIONS SO NO GAPS OCCUR. SEE DOOR SCHEDULE FOR FRAME SPECIFICATION FOLLOW ALL MANUFACTURER GUIDELINES FOR INSTALLATION AND TOLERANCE.

DOOR SCHEDULE:

DOOR #: 1	3'X8' WOOD VENEER DOOR LOCK-SET HARDWARE (PRIVACY PUSH LOCK) DOOR STOP SILENCERS HARDWARE- BRUSHED CHROME - SCHLEGE L SERIES
DOOR #: 2	3'X8' STEEL DOOR PAINTED FINISH PROVIDE TOE KICK PLATE ON OUTSIDE OF DOOR CARD READER HARDWARE COORDINATE WITH OWNER SECURITY VENDOR FOR POWER REQUIREMENTS HARDWARE- BRUSHED CHROME FINISH DOOR STOP SILENCERS
DOOR #: 3	EXISTING GLASS DOOR PROVIDE CARD READER HARDWARE COORDINATE WITH OWNER SECURITY VENDOR FOR POWER REQUIREMENTS
DOOR #: 4	DOOR BY OTHERS CARD READER HARDWARE COORDINATE WITH OWNER SECURITY VENDOR AND FURNITURE WALL SYSTEM VENDOR FOR POWER REQUIREMENTS

ELECTRIC/TELEPHONE LEGEND:

NOTE:	ALL EXISTING OUTLETS SHALL REMAIN UNLESS OTHERWISE NOTED INCLUDING POWER, TEL/DATA, SWITCHING, AV, ETC.
	WALL MOUNTED DUPLEX ELECTRICAL OUTLET MOUNT 18" AFF UNLESS OTHERWISE NOTED
	WALL MOUNTED DEDICATED CIRCUIT ELECTRICAL OUTLET MOUNT 18" AFF UNLESS OTHERWISE NOTED
	WALL MOUNTED QUADRAPLEX ELECTRICAL OUTLET MOUNT 18" AFF UNLESS OTHERWISE NOTED
	WALL MOUNTED VOICE/DATA LOCATION: THE G.C. SHALL PROVIDE SINGLE GANG BOX AND PLASTER RING WITH CONDUIT TO PLENUM AND PULL STRING FOR FUTURE CABLING.
	FLUSH FLOOR CORE POWER (QUAD) AND COMMUNICATION LOCATION TO BE BUILDING STANDARD POKE THRU DEVICE. SEE PLAN FOR LOCATIONS AND ENGINEERING FOR SPEC'S. LOCATE W/ THE ARCHITECT, THE G.C. SHALL COORDINATE AND INSTALL TABLE MOUNT UNIT (SUPPLIED BY AV CONTRACTOR) INTO FURNITURE TABLES.
CR	CARD READER: SINGLE GANG JUNCTION BOX WITH PULL STRING COORDINATE ALL REQUIREMENTS INCLUDING CONDUIT WITH ENGINEERING DRAWINGS. CABLE BY OTHERS
AV	AUDIO VISUAL: SINGLE OR DOUBLE GANG JUNCTION BOX WITH PULL STRING COORDINATE ALL REQUIREMENTS INCLUDING CONDUIT WITH ENGINEERING DRAWINGS. CABLE BY OTHERS
TV	TELEVISION: SINGLE GANG JUNCTION BOX WITH PULL STRING COORDINATE COAX CABLE REQUIREMENTS INCLUDING CONDUIT WITH ENGINEERING DRAWINGS. CABLE BY OTHERS
FS	FIRE STROBE LOCATION: SINGLE GANG JUNCTION BOX WITH REQUIRED CABLING. SEE ENGINEERING FOR REQUIREMENTS INCLUDING CONDUIT.
FEC	FIRE EXTINGUISHER CABINET LOCATION: EXISTING TO REMAIN.
	LIGHT SWITCH LOCATION: EXISTING TO REMAIN.
T	THERMOSTAT LOCATION: EXISTING TO REMAIN.

ELECTRIC/TELEPHONE NOTES:

1. THE INTENT OF THIS DRAWING IS TO SHOW LOCATIONS OF ELECTRICAL AND VOICE/ DATA DEVICES ONLY. REFER TO ELECTRICAL ENGINEERING DOCUMENTS FOR WIRING/CIRCUITING OF ALL ELEMENTS. IT IS THE RESPONSIBILITY OF THE G.C. TO MAKE SURE ALL SUBS RECEIVE ALL DRAWINGS ARCHITECTURE AND ENGINEERING FOR PRICING AND COORDINATION.
2. PRIOR TO CORING THE SLAB FOR ELECTRIC AND DATA LOCATIONS, THE CONTRACTOR SHALL PROVIDE A COORDINATION DRAWING FOR THE ARCHITECT'S REVIEW. IT SHALL BE DONE USING LOCATIONS AS SHOWN ON THE PLAN, THE REQUIREMENTS OF THE SYSTEMS FURNITURE AND FREE STANDING DESKS, CLEARANCE OF EXISTING STRUCTURAL STEEL AND EXISTING OR NEW MECHANICAL, ELECTRICAL AND PLUMING/FIRE PROTECTION CONSTRUCTION.
3. GENERAL CONTRACTOR SHALL COORDINATE WITH ALL VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE/DATA, AUDIO/VISUAL, MOVERS AND SECURITY CONTRACTORS.
4. SEE ENGINEERING FOR ALL LOCATIONS OF LIFE SAFETY RELATED EQUIPMENT SUCH AS PULL STATIONS, FIRE STROBES, ETC. RELOCATE WHERE NECESSARY DUE TO LAYOUT, ARCHITECT RESERVES THE RIGHT TO REVIEW AND MOVE PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO THE TENANT. G.C. COORDINATE SITE MEETING FOR REVIEW.
5. ALL SWITCHING AND RECEPTACLES SHALL BE WHITE IN COLOR. THE G.C. TO SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL.
6. GANG ALL MULTIPLE SWITCHES AT ONE LOCATION, TOGETHER WITH A COMMON FACE PLATE.
7. ALL WALL MOUNTED OUTLETS SHALL BE INSTALLED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
8. ALL WALL MOUNTED OUTLETS SHOWN BACK-TO-BACK ON PLANS SHALL BE INSTALLED OFF-SET TO PREVENT SOUND TRANSMISSION.
9. ALL WALL MOUNTED SWITCHES SHALL BE INSTALLED AT 48" A.F.F. TO MEET ADA/AAB, UNLESS NOTED OTHERWISE.

RESURGAM CITY OF PORTLAND, MAINE
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STATE OF MAINE

PROJECT
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118 CONGRESS ST.
SUITE B
PORTLAND ME

CONTRACTOR:
WRIGHT RYAN

TITLE
CONSTRUCTION PLAN
ELEVATIONS
TEL/DTA L LOCATION PLAN

SCALE AS NOTED
DATE 05-18-2015

A-1

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:

ACOUSTICAL SUSPENSION CEILING SYSTEM.
ARMSTRONG ULTIMA 1912A – BEVELED TEGULAR
SILHOUETTE XL 9/16"
Min. NRC rating 0.70, Min. CAC 35

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	2X2 DIRECT/INDIRECT RECESSED FIXTURE	RECESSED LUMINAIRE WITH REGRESSED ACRYLIC LENS AND WITH INTEGRAL LED 0-10V DIMMING DRIVER FINELITE HIGH PERFORMANCE RECESSED #HPR-A-2X2-DCO-LED-HO-3500K-120V-SC-C2 4"H X 24"W X 24"L
LT-2	2X4 DIRECT/INDIRECT SURFACE MOUNTED	
LT-3	6" LED OPEN DOWNLIGHT	PRESCOLITE LITEFRAME LF6LEDG4-(VOLT) 0-10V DIMMING TRIM: 6LFLED6G4-35K-SEMI DIFFUSE-WHITE
LT-4	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 OFFICE SPACE	COMPANY:	INTERFACE
		STYLE/PATTERN:	SEW STRAIGHT 142002500
		COLOR:	HEM 102404
		REMARKS:	USE WITH BASE B1
T1	TILE FLOOR ENTRYWAY	COMPANY:	DALTILE
		STYLE/PATTERN:	FOREST PARK (FP 99)
		COLOR:	BLACKWOOD 99
		REMARKS:	INSTALL BRICK-JOINT PATTERN
T2	TILE FLOOR RESTROOM	COMPANY:	DATILE
		STYLE/PATTERN:	DIAMANTE (PO 21)
		COLOR:	GRIGIO 21
		REMARKS:	
V1	STATIC DISSIPATIVE VINYL COMPOSITE TILE	COMPANY:	ARMSTRONG
		STYLE/PATTERN:	SDT FOSSIL GRAY 51956
		REMARKS:	IT CLOSET FLOORING

BASE FINISHES

B1	VINYL BASE	COMPANY:	JOHNSONITE
		STYLE:	6" MILLWORK PROFILE MONARCH
		COLOR:	BONE WHITE 79 W
		REMARKS:	
B2	VINYL BASE	COMPANY:	JOHNSONITE
		STYLE:	4" COVE
		COLOR:	29 MOODROCK WG
		REMARKS:	
B3	TILE BASE IN RESTROOM	COMPANY:	DALTILE SEMI-GLOSS GROUP 1
		SPECIES/STAIN:	4.25" X 6" TILE BASE *FLAT TOP COVE AT WALL TILE A-3461 *SANITARY COVE AT PAINTED WALLS A-3419T
		COLOR:	ARCTIC WHITE

WALL FINISHES

WT1	WALL TILE	COMPANY:	DALTILE
		STYLE:	4.25" X 4.25"
		COLOR:	ARCTIC WHITE 0190
		FINISH:	SEMI-GLOSS FIELD TILE
		REMARKS:	RADIUS BULLNOSE AT TOP TILE ROW USE MATCHING WHITE GROUT
P1	PAINT	COMPANY:	BENJAMIN MOORE
		COLOR:	TBD
		FINISH:	EGG-SHELL
		REMARKS:	TBD
P2	PAINT	COMPANY:	BENJAMIN MOORE
		COLOR:	TBD
		FINISH:	EGG-SHELL
		REMARKS:	TBD

MILLWORK FINISHES

PL1	3FORM PANELS	COMPANY:	3form
		PATTERN/STYLE:	READY-TO-GO
		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:	KOHLER
		STYLE/PATTERN:	HIGHLINE CLASSIC
		COLOR:	K-3658-0
		REMARKS:	WHITE
B	ADA WALL MOUNTED GRAB BARS	COMPANY:	BOBRICK
		STYLE/PATTERN:	B-6806
		COLOR:	SATIN FINISH
		REMARKS:	FOLLOW ADA MOUNTING HEIGHT GUIDES
C	ADA WALL MOUNTED SINK	COMPANY:	KOHLER
		STYLE/PATTERN:	PINOIR K-2035-1
		COLOR:	WHITE
		REMARKS:	FOLLLOW ADA MOUNTING HEIGHT GUIDES
D	ADA FAUCET	COMPANY:	KOHLER
		STYLE/PATTERN:	FORTE K-10216-4
		COLOR:	CHROME
		REMARKS:	COORDINATE WITH SINK
E	ADA POWER HAND DRYER	COMPANY:	BOBRICK
		STYLE/PATTERN:	B-7120
		COLOR:	STAINLESS
		REMARKS:	FOLLOW ADA MOUNTING HEIGHT GUIDE
F	TRASH RECEPTACLE	COMPANY:	TBD
		STYLE/PATTERN:	TBD
		COLOR:	TBD
		REMARKS:	TBD
G	CLOTHES HOOK	COMPANY:	BOBRICK
		STYLE/PATTERN:	B-211
		COLOR:	STAINLESS
		REMARKS:	(1) ON BACK OF RESTROOM DOOR
H	SURFACE MOUNT TOILET TISSUE DISPENSER	COMPANY:	BOBRICK
		STYLE/PATTERN:	B-2840
		COLOR:	STAINLESS
		REMARKS:	FOLLOW ADA MOUNTING HEIGHT GUIDES
I	ADA WALL MIRROR	COMPANY:	BOBRICK
		STYLE/PATTERN:	B-293

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.

NEW WALLS TO BE 3/8" GWB (1) LAYER EACH SIDE. INSULATED AND 6" ABOVE FINISHED CEILING.

RESURGAM CIVITAS PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/28/15

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CONTRACTOR:
WRIGHT RYAN

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

SCALE AS NOTED
DATE 05-18-2015

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