

GENERAL NOTES:

1. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
2. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER THE ARCHITECT HAS REVIEWED AND APPROVED ALL PERMITS, NECESSARY FOR NEW WORK AND DEMOLITION. ON WHICH HAVE BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE CORRECTED AS APPROVED BY THE ARCHITECT.
3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL GOVERNING CODES INCLUDING 2006 IBC, IFPA 10 2006, ALL APPLICABLE LOCAL ORDINANCES, STATE OF MAINE PLUMBING CODE, AND ALL APPLICABLE CODES. STATE OF MAINE PLUMBING CODE SECTION 401.01.01.
4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.
5. DRAWINGS ARE NOT TO BE SCALE. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING.
6. SPECIALTY FINISHES, INCLUDING SPECIAL AND SUBSEQUENT OFF-SITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS IS DISMANTLED, NOT INTERFERED, TERMINATION OR DISCONTINUATION OF ALL WIRING, HEATING AND PLUMBING NOT USED IN THE NEW WORK.
7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OR ANY OF PRODUCT INCLUDING BUT NOT LIMITED TO ASBESTOS.
8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS COMMENCING THE WORK.
9. WHERE ONLY A SINGLE PRODUCT OR MATERIAL NUMBER IS LISTED, THE CONTRACTOR SHALL VERIFY THAT THE PRODUCT INDICATED, IS WANTED, PROVIDED THE PRODUCT INDICATED, THROUGHOUT THE PROJECT.
10. CONTRACTOR SHALL SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CONTRACT DOCUMENTS.
11. THE LOCATION OF ALL DOORTHRESHS NOT DIMENSIONED SHALL BE 1/2" FROM ADJACENT WALLS UNLESS OTHERWISE NOTED.
12. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO CEILING UNLESS OTHERWISE NOTED.
13. INSTALL BLOWING BRIND ALL SURFACE APPLIED FINISHES: TRIM, GRAB BARS, SHELVES, CHAIR STALLS, PROVIDE MILD AND BASE MOLDINGS.
14. IF TWO CONTRACTING CODES OR DETAILS EXIST IN THIS DRAWING, THE ARCHITECT'S CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES AT NO ADDITIONAL COST.

FINISH SCHEDULE		WALLS			CLING	NOTES	
ROOM NUMBER	ROOM NAME	FLOOR	N	S	E	W	MATL
FIRST FLOOR							
101	STAIR	CPT1 / MB2	P1	P1	P1	P1	ACT1 / EXPOSED
102	LOBBY	CT1 / MB1	P1	P1	P1	P1	ACT1
103	STAIR	VCT1 / ST1 / MB2	P1	P1	P1	P1	GWB
SECOND FLOOR							
201	STAIR	CPT1 / MB2	P1	P1	P1	P1	EXPOSED
202	CORRIDOR	CPT1 / MB2	P1	P1	P1	P1	EXPOSED
203	OFFICE	CPT1 / MB2	P1	P1	P1	P1	EXPOSED
204	OFFICE	CPT1 / MB2	P1	P1	P1	P1	EXPOSED
205	OFFICE	CPT1 / MB2	P1	P1	P1	P1	EXPOSED
206	OFFICE	CPT1 / MB2	P1	P1	P1	P1	EXPOSED
207	CORRIDOR	CPT1 / MB2	P1	P1	P1	P1	EXPOSED
208	BREAK ROOM	VCT1 / MB2	P1	P1	P1	P1	EXPOSED
209	CORRIDOR	CPT1 / MB2	P1	P1	P1	P1	EXPOSED
210	STAIR	VCT1 / ST1 / MB2	P1	P1	P1	P1	GWB
211	RESTROOM	VCT1 / MB2	P1	P1	P1	P1	EXPOSED

FINISH NOTES

1. ALL FLOOR FINISH TRANSITIONS FROM ONE MATERIAL TYPE TO ANOTHER SHALL BE ACCOMPLISHED WITH COMPATIBLE W.W.V. COMPONENTS. VERTICAL SEPARATION ON ADJACENT SURFACES SHALL NOT EXCEED 1/2".
2. COLORS SHALL BE AS CHOSEN BY THE ARCHITECT AS SELECTED FROM CURRENT SHEWAN/WILLIAMS, BENJAMIN MOORE AND ICI CURRENT CATALOGUES.
3. ALL METAL COMPONENTS, DOORS AND MISCELLANEOUS METALS SHALL BE PRIMERED AND PAINTED. COLORS SHALL BE CHOSEN AS SHOWN IN THE FINISH SCHEDULE.
4. ALL GYPSUM WALLBOARD FINISHED CEILING AND SPOFFS ARE TO BE SUPPORTED BY MINIMUM 3/8" LIGHT GAUGE METAL STABILIZATION ELEMENTS AND/OR FINISHED FLOOR AS LOCATED ON THE REFLECTED CEILING PLAN.
5. ALL TRIM (WOOD AND METAL DOOR FRAMES) SHALL RECEIVE P2 SEMI-GLOSS PAINT. COLOR TO BE CHOSEN BY ARCHITECT.
6. ALL WINDOWS SHALL BE FINISHED WITH 90 DEGREE GYPSUM WALLBOARD RETURNS EXCEPT FOR WINDOW SILL (SEE NOTE #7 BELOW).
7. TYPICAL MILLWORK (AS LOCATED IN FINISH SCHEDULE)
8. WOOD BASE - PAINTED 1/8" W/ BROSCO# 8658 BASE MOLDING.
9. WINDOW SILL - 5/4 MAPLE W/ CLEAR POLYURETHANE WITH HALF ROUND EDGE. EXTEND FROM WINDOW TO 3/4" BEYOND FACE OF WALL.

FINISH LEGEND

FLOORING & WALL BASE

ITEM	DESCRIPTION	CEILING	CEILING ACT 1
CP1	MFG: MANNINGTON STYLE: A SENSE OF PLACE II / BROADLOOM BACKING: HP COLOR: #3308 INDIIGO GRID: SUPAPHANE 971 6'		
WB 1	PAINTED 1X4 W/ BROSCO# 8658 BASE MOLDING.		
WB 2	JOHNSONITE COLOR: TBD STYLE: 4 RUBBER COVE BASE		
VCT 1	MFG: MANNINGTON STYLE: BRUSHWORKS INSTALL: PER MAN. WRITTEN INSTR.		
CT1:	MANUFACTURER: DALITILE STYLE: TBD COLOR: TBD SIZE: 12 X 24		
STAIR TREADS (ONLY AT EGRESS STAIRS):			
MFG: JOHNSONITE (STAIRWAY)			
ST1	COLOR: TBD STYLE: RAISED SQ. RUBBER TREAD #WBH-50 RUBBER REEF #RR-92-COIL TYPE: CO-EXTRUDED VISUALLY IMPAIRED STRIP #55 SILVER GREY SIZE: (TO BE CONFIRMED)		
MISC. FINISHES		PL 1	PLASTIC LAMINATE-VERTICAL SURFACES
		PL 2	PLASTIC LAMINATE - COUNTERS:
			WILSONART: TBD

Project Status:	ISSUE FOR PERMIT
Project Number:	OCS1211
Project Title:	I COMMERCIAL STREET SECOND FLOOR TENANT FIT-OUT I COMMERCIAL ST PORTLAND, ME.
Drawing Name:	FLOOR PLANS
Scale:	3/16" = 1'-0"
Date:	02/09/12

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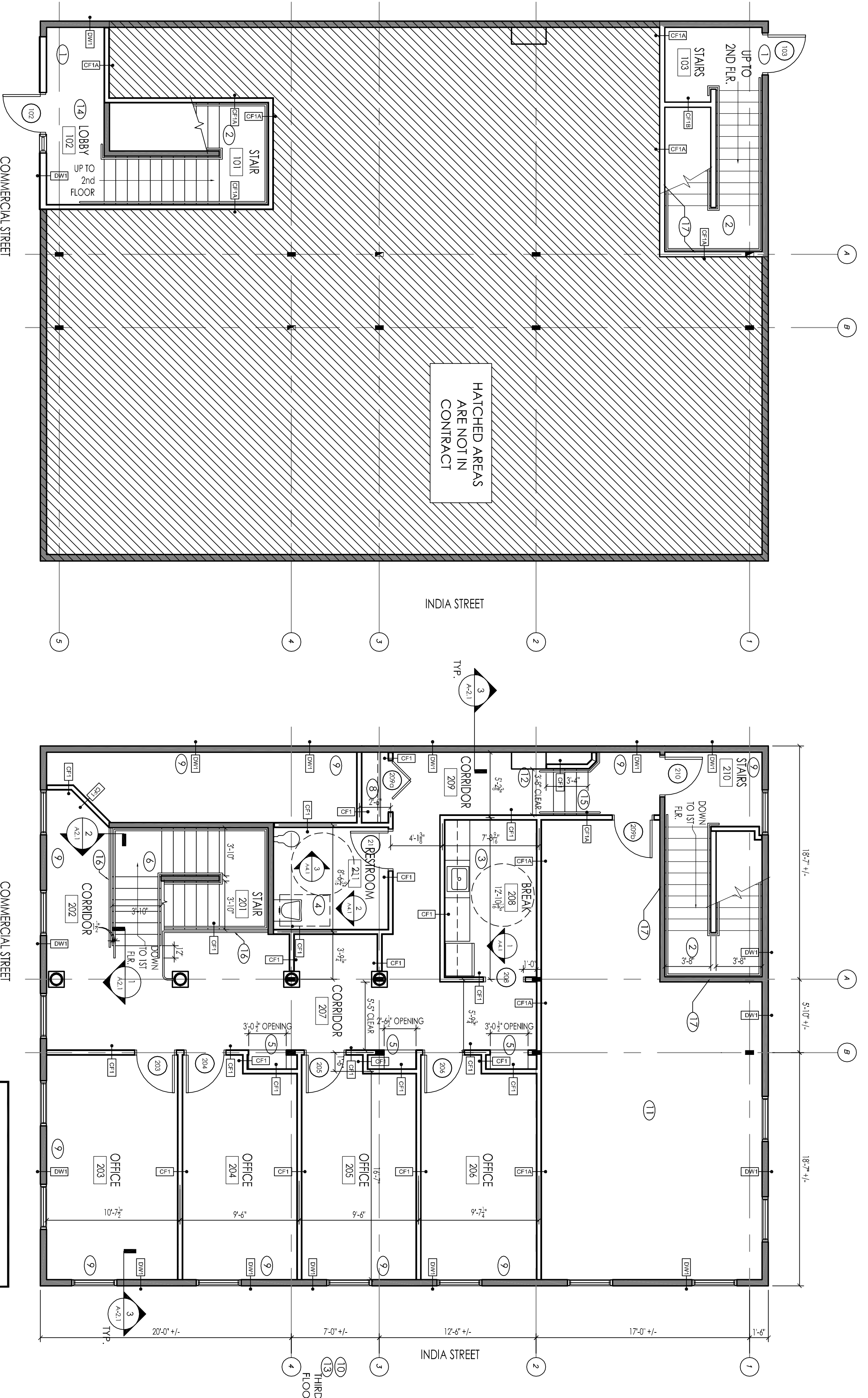
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Scale:
 3/16" = 1'-0"

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 02/09/12

SHEET
A-1.1



1 GROUND FLOOR PLAN
 3/16" = 1'-0"

2 SECOND FLOOR PLAN
 3/16" = 1'-0"

GENERAL NOTES

1. ALL MECHANICAL AND ELECTRICAL TO BE DESIGN/BUILD BY SUBS TO GENERAL CONTRACTOR
2. ALL INTERIOR GWB PARTITIONS TO BE TYPED, MUDDER, SANDED WITH 1 COAT OF PRIMER AND TWO COATS OF EGGSHELL FINISH PAINT.
3. ALL DOORS, FRAMES, AND TRIM TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF SEMI-GLOSS FINISH PAINT
4. ALL DOOR FRAMES TO BE KD HOLLOW METAL WITH SOLID CORE WOOD VENEER DOORS (3'-0" X 7'-0" TYP EXCEPT FOR BROAD DOORS) AND MID-GRADE SCHLAGE (OR EQUAL) TYPE HARDWARE
5. ALL PLUMBING FIXTURES ARE TO BE ADA COMPLIANT.
6. ALL VERTICAL PASSAGES, INCLUDING BUT NOT LIMITED TO STAIRS, SHAFTS, HVAC CHASES, ETC. ARE TO BE 1 HOUR FIRE RATED.
7. ALL WORK MUST BE DONE TO ELIMINATE DISRUPTION TO TENANT ON FIRST FLOOR.
8. ALL GLAZING ON EXTERIOR WINDOWS BELOW 18" ARE NEED TO BE EXCHANGED WITH DOUBLE GLAZED LOW-E TEMPERED GLASS PANE TO MATCH EXISTING
9. ALL STAIRS TO BE WOOD FRAMED WITH WOOD RISERS AND TREADS. TREADS AND RISERS WILL RECEIVE CARPET
10. GROUND FLOOR TENANT'S FIRE ALARM SYSTEM TO MEET ALL APPLICABLE CODE.

KEYED NOTES

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| <ol style="list-style-type: none"> 1 PROVIDE AND INSTALL NEW GALVANIZED INSULATED EXTERIOR DOOR AND FRAME. PROVIDE AND INSTALL INTEL ABOVE NEW BRICK OPENING FOR DOOR FRAME 2 COMPLETE WOOD FRAMED STAIRS TO BE CODE COMPLIANT WITH ALL NECESSARY HANDRAILS. HANDRAILS TO BE 3/4" A.F.F. TO TOP OF HANDRAIL. HANDRAIL TO BE 1/2" IN DIAMETER WITH 1/2" CLEARANCE TO WALL. PROVIDE 12" HANDRAIL EXTENSIONS AT TOP OF HANDRAIL AND 23" HANDRAIL EXTENSIONS AT BOTTOM OF HANDRAIL. REMOVE STAIR ASSEMBLY TO THIRD FLOOR 3 PROVIDE AND INSTALL NEW BREAK ROOM PLUM MILLWORK INCLUDING ADA HEIGHT COUNTER AT SINK WITH ADA PLUM SINK. PLUM UPPER AND LOWER CABINETS AND PLUM COUNTERTOP 4 PROVIDE AND INSTALL NEW ADA COMPLIANT BATHROOM FIXTURES INCLUDING ADA GRAB BARS, ADA HEIGHT MIRROR, SOAP TOILET PAPER, AND PAPER TOWEL DISPENSERS 5 PROVIDE AND INSTALL GWB ALCOVES FOR 42" HIGH LATERAL FILE CABINETS 6 PROVIDE AND INSTALL NEW WOOD FRAMED STAIRS IN EXISTING SHAFT TO ACCOMMODATE NEW FLOOR TO FLOOR HEIGHT. PROVIDE AND INSTALL ALL CODE COMPLIANT RAILINGS. REFER TO DETAIL 6/4.1. REMOVE STAIR ASSEMBLY BETWEEN SECOND AND THIRD FLOORS. EXISTING SHAFT WALLS TO BE 1 HOUR RATED BETWEEN 1 ST FLOOR TENANT AND STAIR. 7 NOT USED 8 PROVIDE AND INSTALL COAT ROD AND SHELF IN CLOSET WITH BROAD DOOR 9 PROVIDE AND INSTALL SPRAY APPLIED POLYURETHANE INSULATION IN EXTERIOR WALL WITH 5/8" MR GWB ON THE INTERIOR FACE. TYP. 10 PROVIDE AND INSTALL NEW 1/2" PLYWOOD ON FLOOR ABOVE WITH CONTINUOUS VAPOUR BARRIER AND BLOWN IN CELLULOSE R-49 INSULATION IN THIRD FLOOR SPACE. | <ol style="list-style-type: none"> 11 AREA SHOWN WILL NOT RECEIVE ANY WORK INCLUDING NO NEW STRUCTURAL FLOOR FRAMING SYSTEM. THIS AREA TO REMAIN UNDISTURBED AND UNOCCUPIED. 12 EXISTING VENT/CHIMNEY TO REMAIN 13 PROVIDE AND INSTALL NEW DIRECT VENT HEATING SYSTEM ON THIRD FLOOR. ALL DUCTING ON THE THIRD FLOOR TO BE INSULATED. THIRD FLOOR IS TO BE CONSIDERED UNCONDITIONED ATTIC SPACE. ALL FIELD HVAC EQUIPMENT ON THE THIRD FLOOR TO BE IN A ONE HOUR RATED ENCLOSURE. 14 PROVIDE AND INSTALL NEW 12X12 CERAMIC FLOOR TILE AND CERAMIC COVE BASE AT 1ST FLOOR LOBBY. 15 PROVIDE AND INSTALL NEW CODE COMPLIANT STAIRS WITH ALL REQUIRED HANDRAILS AS SHOWN. 16 PROVIDE AND INSTALL WOOD RAIL SYSTEM WHERE SHOWN. REFER TO DETAILS 1&2 ON SHEET A2.1 17 STAIR SHAFT TO BE ONE HOUR RATED. PROVIDE APPROPRIATE FIRESTOPPING MATERIALS AND UL RATED ASSEMBLY FOR STAIR ENCLOSURE. RATED ENCLOSURE TO BE CONTINUOUS FROM GROUND FLOOR TO SECOND FLOOR. |
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