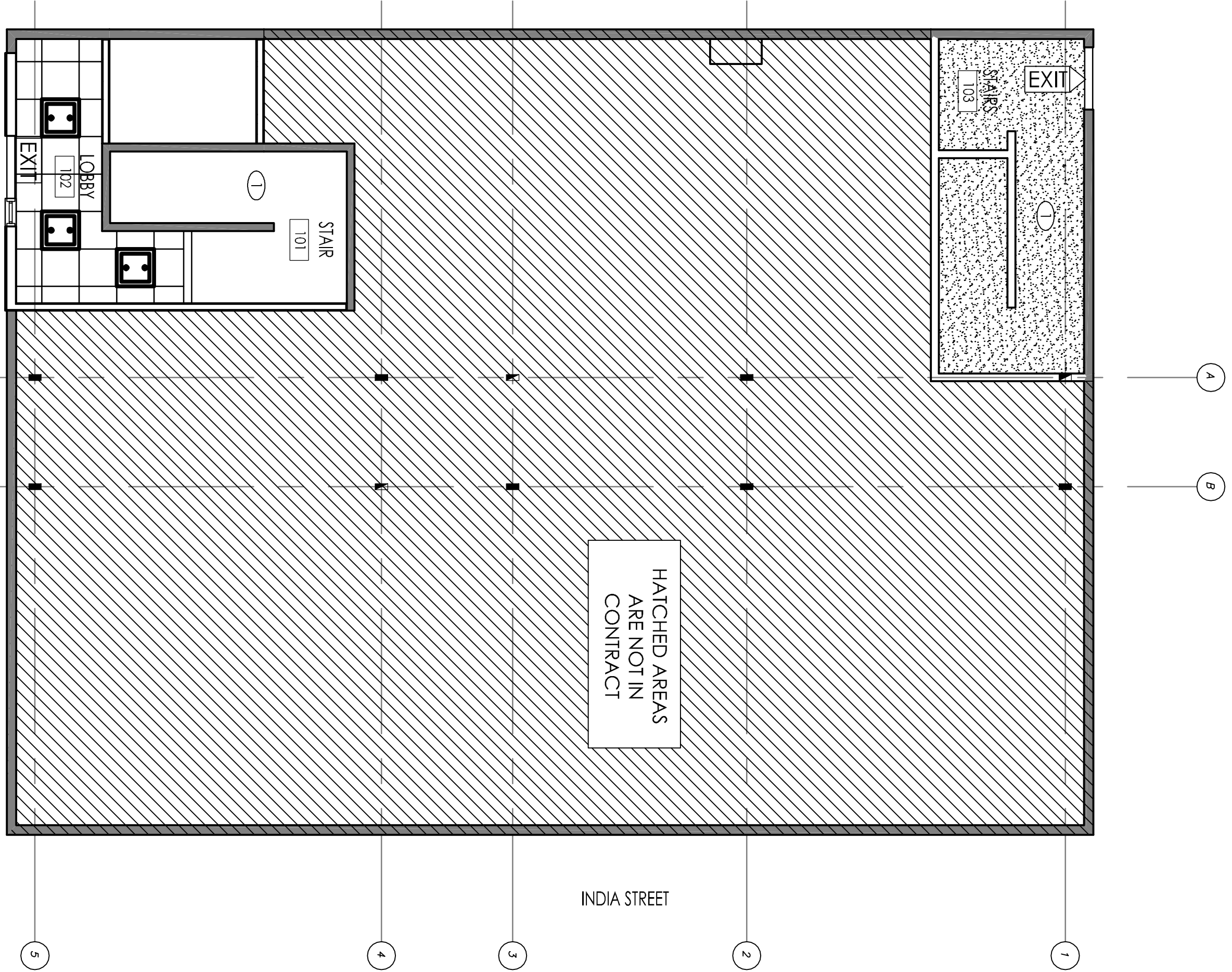
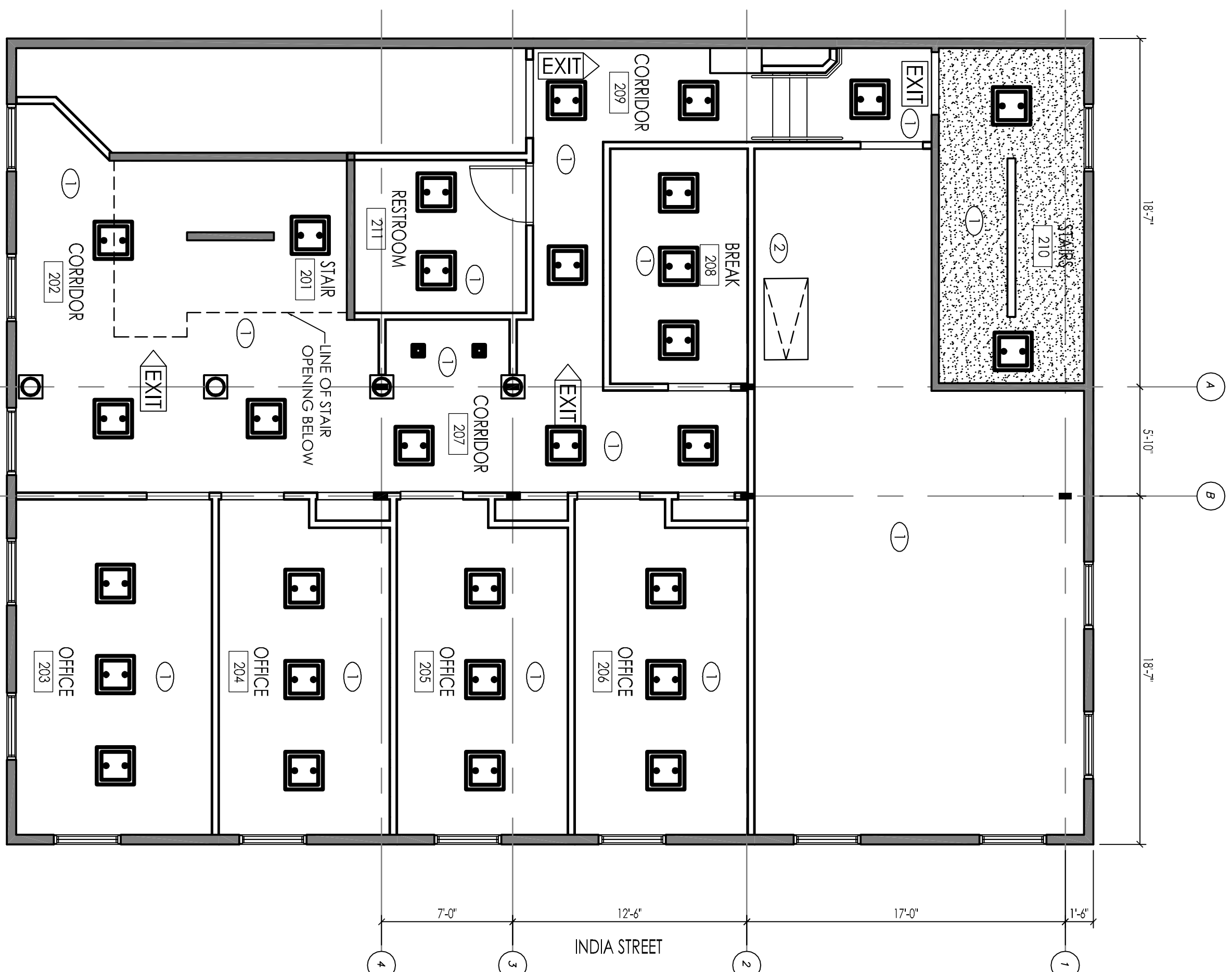


GENERAL NOTES:

1. REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S RESOLUTIONS SHALL BE FINAL. DISCREPANCIES HAVE BEEN REVIEWED BY THE ARCHITECT.
2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY NEW WORK, SHALL BE REPAIRED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.
3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING 2009 IBC, NPS 101.2006, MASS DEPARTMENT OF CONSTRUCTION REGULATIONS, AND MAINE FLUORINE CODE, NEC 2005, AND ANSI.
4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES EXISTING CONDITIONS, DIMENSIONS AND MATERIALS.
5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.
6. DEMOLITION REQUIRES SELECTIVE REMOVAL AND RECONSTRUCTION OF THE FOLLOWING:
 - a. REMOVAL OF EXISTING PARTS OF THE BUILDING FOR REUSE AND RECONSTRUCTION OF ALL WORKING HEATING AND PLUMBING NOT USED IN THE NEW WORK.
 - b. THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING MATERIALS FROM THE PROJECT SITE UNLESS ALL RELATED PERMITS FROM THE APPROPRIATE AGENCIES HAVE BEEN OBTAINED.
 - c. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS UNLESS OTHERWISE NOTED.
8. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED BY THE OWNER OF THE OWNERS AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.
9. A PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTIES, CERTIFICATIONS AND MANUAL DOCUMENTS SHALL BE PROVIDED TO THE OWNER AND RESTORER THE MARKED DIVISION FINISHERS.
10. COME SITE CLEAN UP AT PROJECT CLOSEOUT.
11. THE LOCATION OF ALL DOORFRAMES NOT DIMENSIONED SHALL BE FROM ADJACENT WALLS UNLESS OTHERWISE NOTED.
12. ALL UTILITIES SHALL EXTEND FROM FLOOR TO FLOOR TO UNDERLIE OR SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
13. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FINISHES, WALL, GIRD BARS, SHEETES, CHAIR WAILS.
14. ALL FINISHES INCLUDING GROUT, OR FINISHES SET IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS IT SHALL BE THE ARCHITECT'S CHOICE TO DECIDE WHICH CONDITION OR FINISH APPLIES IN NO ADDITIONAL CASES.



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



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

GENERAL NOTES

KEYED NOTES

1. CEILING TO BE EXPOSED STRUCTURE, I.O.N.
2. CALVERT SERIES 4000 COMMERCIAL ATTIC DROP INSULATED ATTIC STAIRS 28X54 OPENING. PROVIDE STRUCTURAL HEADER/FRAMING IN EXISTING STRUCTURE TO ACCOMMODATE NEW DROP DOWN STAIRS.

REFLECTED CEILING PLAN LEGEND

- 2'-0" x 2'-0" CEILING GRID & TILES
 TILES: ARMSTRONG ULTIMA REGULAR EDGE
 GRID: ARMSTRONG 916"
 HEIGHT TO BE AS HIGH AS POSSIBLE
- LIGHT FIXTURE 2x2 SURFACE MOUNTED COMPACT FLUORESCENT (CFL) (4028SRP24UWV9)
- PHILIPS 6W DOWNLIGHT POWERCORE 66 DEGREE
- EXIT SIGN W/ GREEN ILLUMINATED LETTERING
- PAINTED TYPE 2x GIBB CEILING ON LIGHT GAUGE METAL FRAMING 1 HOUR RATED

- EXISTING UNCOATED WALLS TO REMAIN (TO BE FINISHED WITH INSULATION AND GWB)
- NEW FINISH - EXTEND TO DECK UNLESS NOTED OTHERWISE

"NOT FOR CONSTRUCTION"

<p>Project Status: ISSUE FOR PERMIT</p> <p>Project Number: OCS1211</p>		<p>FORESIDE ARCHITECTS LLC</p> <p>P.O. Box 66736 Phone: 207-781-3344 Falmouth, Maine 04105 Fax: 207-781-4774</p> <p>Online @ foresidearchitects.com</p>
<p>Project Title: 1 COMMERCIAL STREET SECOND FLOOR TENANT FIT-OUT 1 COMMERCIAL ST. PORTLAND, ME.</p> <p>Drawing Name: REFLECTED CEILING PLANS</p> <p>Scale: 3/16" = 1'-0"</p> <p>Date: 02/08/12</p>		