MEYER DESIGN

MEYER DESIGN, INC. • MEYER ARCHITECTS, INC.
227 EAST LANCASTER AVENUE • ARDMORE, PA 19003-2304
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JANNEY MONTGOMERY SCOTT

50 PORTLAND PIER #300
PORTLAND, ME, 04101
CUMBERLAND COUNTY

15016

OWNER / CONSULTANTS

BUILDING REP.
ATLANTIC NATIONAL TRUST
50 PORTLAND PIER, SUITE 400
PORTLAND, ME 04101
CONTACT: JAMES M. HANLEY
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PROJECT ARCHITECT
MEYER ARCHITECTS, INC.
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MEYER DESIGN INC.
227 E. LANCASTER AVENUE
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ESTIMATOR
LANDRY/ FRENCH CONSTRUCTION COMPANY
160 PLEASANT HILL ROAD
SCARBOROUGH, ME 04074
CONTACT: IAN McCRACKEN
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Date: 04/28/15

MEYER ARCHITECTURE + INTERIORS

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DRAWING INDEX

DRAWINGS		ISSUED FOR: PERMIT ISSUE 03/20/15	SET NAME ISSUE DATE	SET NAME ISSUE DATE	SET NAME
CS	COVERSHEET	●			
A1.01	CONSTRUCTION PLAN & FINISH PLAN	●			
A2.01	ELECTRICAL PLAN & REFLECTIVE CEILING PLAN	●			

THESE DRAWINGS TOGETHER ALONG WITH ALL SPECIFICATIONS ARE TO BE CONSIDERED AS THE COMPLETE AND INSEPARABLE SET

GENERAL REQUIREMENTS

PROJECT DESCRIPTION

THE FOLLOWING SPECIFICATIONS AND DRAWINGS CONSTITUTE THE CONSTRUCTION CONTRACT DOCUMENTS FOR THE PROJECT. TENANT'S COMPANY NAME

ALL REFERENCE HEREAFTER MADE TO THE TENANT SHALL INDICATE:

JANNEY MONTGOMERY SCOTT LLC
1717 ARCH ST., 17TH FLOOR
PHILADELPHIA, PA 19103

TENANT'S REPRESENTATIVE: JEFF MALINOSKI

ALL REFERENCE HEREAFTER MADE TO THE OWNER SHALL INDICATE:

ATLANTIC NATIONAL TRUST
50 PORTLAND PIER, SUITE 400
PORTLAND, ME 04101

OWNER'S REPRESENTATIVE: JAMES M. HANLEY

ALL REFERENCES MADE TO "MEYER" SHALL INDICATE:

MEYER DESIGN, INC.
227 E. LANCASTER AVENUE
ARDMORE, PA 19003

PROJECT MANAGER: KAREN PALECKO-BATES

1.0 GENERAL REQUIREMENTS

1.1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AIA DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," WHICH IS IN TOTAL TO BE CONSIDERED A PART OF THESE SPECIFICATIONS WITH THE FOLLOWING MODIFICATIONS.

1.1.1. MEYER DESIGN INC. HAS PERFORMED THE WORK AND PRODUCED THE CONTRCT DOCUMENTS IN ASSOCIATION WITH MEYER ARCHITECTS INC.

1.2. THE TERM "CONTRACTOR," WHEN USED ALONE, HEREIN REFERS IN ALL CASES TO THE GENERAL CONTRACTOR. THE TERM "MEYER" ALWAYS REFERS TO MEYER DESIGN, INC., 227 E. LANCASTER AVENUE, ARDMORE, PA 19003.

1.3. ALL MEYER DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

1.4. THE CONTRACTOR SHALL NOTIFY MEYER IMMEDIATELY IF HE CANNOT COMPLY WITH ALL NOTES CALLED FOR ON THIS SHEET AND/OR ALL OTHER MEYER DRAWINGS.

1.5. PRIOR TO THE SUBMISSION OF ANY PROPOSAL, THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE THE EXTENT OF THE WORK TO BE PERFORMED.

1.6. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS. THE CONTRACTOR SHALL NOTIFY MEYER OF ANY DISCREPANCIES BETWEEN DRAWINGS, THESE NOTES, DIMENSIONS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK, AND REQUEST CLARIFICATION.

1.7. THE CONTRACTOR SHALL FURNISH FIELD PROGRESS SCHEDULES TO MEYER, OWNER AND TENANT FOR ALL PHASES OF WORK.

1.8. THE USE OF WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH ITEMS SHALL BE FURNISHED AND INSTALLED, AND CONNECTED WHERE SO REQUIRED.

1.9. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ANY AND ALL APPLICABLE ADA REGULATIONS, CITY, STATE, AND FEDERAL BUILDING AND LIFE SAFETY CODES, INCLUDING:

1.9.1. THE LATEST EDITION OF THE INTERNATIONAL CODE COUNCIL'S IBC 2009 (BUILDING CODE) INCLUDING LATEST REVISIONS.

1.9.2. ALL OTHER CODES AND ORDINANCES OF THE STATE OF MAINE, COUNTY OR TOWNSHIP THAT PERTAINS TO THE WORK.

1.9.3. ALL WORK PERFORMED AND ALL MATERIAL SUPPLIED SHALL BE IN ACCORDANCE WITH ALL RULES, REGULATIONS AND ORDINANCES OF THE VARIOUS BUREAUS HAVING JURISDICTION, INCLUDING THE FIRE UNDERWRITERS AND, WHERE APPLICABLE, THE LATEST EDITION OF THE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING MANUAL, THE NATIONAL ELECTRICAL CODE, THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION MANUAL, APPLICABLE UTILITY REQUIREMENTS.

1.9.4. ANY WORK SHOWN ON THE DRAWINGS OR DESCRIBED TO BE INSTALLED ARE SUBJECT TO THE LAWS, ORDINANCES, OR REGULATIONS OF ANY OF THE AUTHORITIES HAVING JURISDICTION. ANY NEW WORK NOT INSTALLED AS PER RELEVANT CODES ADH REGULATIONS SHALL BE MODIFIED TO BRING IT INTO CONFORMITY WITH THESE LAWS, ORDINANCES AND REGULATIONS. WITHOUT ADDITIONAL COST TO THE OWNER/TENANT.

1.10. ALL MATERIALS, ITEMS AND FIXTURES SHALL BE INSTALLED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND INDUSTRY STANDARDS.

1.11. MEYER WILL NOT ACCEPT ANY VARIATION IN MATERIALS OR METHODS OF CONSTRUCTION WITHOUT PRIOR APPROVAL. ALL ITEMS "APPROVED EQUAL" MUST FIRST BE APPROVED BY MEYER PRIOR TO PURCHASE. WHERE THE TERM "APPROVED EQUAL" OR OTHER GENERAL TERMS ARE USED, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF MEYER. SUBSTITUTIONS FOR MATERIALS SPECIFIED ON THE CONSTRUCTION DOCUMENTS SHALL NOT BE ALLOWED WITHOUT APPROVAL FROM MEYER.

1.12. THE CONTRACTOR MUST NOTIFY MEYER OF ALL LONG-LEAD ITEMS WITHIN 2 WEEKS OF AWARD OF CONTRACT FOR DISCUSSION AND COORDINATION WITH THE OWNER AND TENANT.

1.13. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF MATERIALS WHICH ARE RELATED TO THE BASE BUILDING, OR OTHER TENANT SPACES WITH THE BUILDING MANAGER.

1.14. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL BUILDING SERVICES, TEMPORARY FIRE PROTECTION, TRASH REMOVAL, AND COMPLIANCE WITH CONSTRUCTION REGULATIONS. CONTRACTOR SHALL COMPLY WITH THE RULES OF THE BUILDING AS TO THE HOURS OF AVAILABILITY OF BUILDING ELEVATORS AND MANNER OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS TO AVOID CONFLICT OR INTERFERENCE WITH THE NORMAL BUILDING OPERATIONS. CONTRACTOR TO THOROUGHLY CLEAN ALL NEW WORK PRIOR TO TURNING OVER SPACE TO TENANT.

1.15. CONTRACTOR TO THOROUGHLY CLEAN ALL NEW WORK PRIOR TO TURNING OVER SPACE TO TENANT.

1.16. CONTRACTOR SHALL PROVIDE CUTS, SAMPLES AND/OR SHOP DRAWINGS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING ITEMS. ALL CUTS SHALL BE SUBMITTED TO MEYER NO LATER THAN TWO (2) WEEKS AFTER AWARD OF THE CONTRACT UNLESS NOTED OTHERWISE. SUBMITTED INFORMATION IS FOR MEYER REVIEW AND APPROVAL PRIOR TO THE PURCHASE AND INSTALLATION OF ITEMS. IF THE SUBMITTAL OR SHOP DRAWING PROCESS IS OMITTED, GC ASSUMES RESPONSIBILITY FOR THE ITEMS.

SAMPLES	CUTS	SHOP DRAWINGS
TINTED/TREATED GLASS	PLUMBING FIXTURES	MILLWORK
WOOD MILLWORK/VENEER	LIGHTING FIXTURES	CARPET SEAMING DIAGRAM
PAINT COLORS ON DRYWALL	HARDWARE/DOOR SCHEDULES	SIGNAGE
STAIN ON APPROPRIATE WOOD	WOOD FLOORING	COORDINATED REFLECTED CEILING
MARBLE/GRANITE	SUPPLY AND/OR RETURN REGISTERS	PLANS, INCLUDING LIGHT FIXTURES
FLOORING MATERIALS	DRINKING FOUNTAINS	HVAC, SPRINKLER, GRILLES, ETC.
WALL COVERING (VINYL)	APPLIANCES	ELECTRIC AND TELEPHONE
WALL COVERING (FABRIC)	KITCHEN CABINETS	PANEL LOCATIONS
MOCK-UP WHEAM SAMPLE FOR FLOORING (CPT) AND WALLCOVERING	EXIT SIGNS	
CUSTOMS	EMERGENCY LIGHTING	
	TOILET ROOM ACCESSORIES	

1.17. ALL DIMENSIONS ARE TAKEN TO FINISHED FACE OF PARTITIONS, UNLESS OTHERWISE NOTED. ALL PARTITIONS ABUTTING MULLIONS OR COLUMNS AT EXTERIOR WALL SHALL BE ON CENTERLINE OF MULLION OR COLUMN UNLESS OTHERWISE STATED.

1.18. WHERE EXISTING CONDITIONS ARE DISRUPTED BY CONSTRUCTION OR WHERE NEW WORK JOINS EXISTING, ALL WORK IS TO BE CAREFULLY INTEGRATED TO MAKE A FINISHED, MONOLITHIC JOB. MATCH EXISTING WHERE REQUIRED. PROTECT EXISTING WORK THROUGHOUT THE PERIOD OF CONSTRUCTION. CONTRACTOR TO THOROUGHLY CLEAN ALL EXISTING AND NEW WORK PRIOR TO TURNING SPACE OVER TO THE OWNER.

1.19 CONTRACTOR TO PROVIDE EACH TRADE WITH COMPLETE SET OF PLANS. THESE MUST ALWAYS BE USED AS A COMPLETE SET. DO NOT DISTRIBUTE SEPARATE SHEETS. IF GC DOES NOT DISTRIBUTE FULL SET THEY ASSUME FULL RESPONSIBILITY FOR COORDINATION.

1.20. ALL DETAIL DIMENSIONS, FINISHES AND MISCELLANEOUS ITEMS SHALL BE "BUILDING STANDARD" UNLESS OTHERWISE INDICATED. "BUILDING STANDARD" REFERS BOTH TO THE QUALITY OF THE BUILDING MATERIALS AND TO THEIR METHOD OF INSTALLATION. ALL ITEMS REFERRED TO AS "BUILDING STANDARD" OR "STANDARD" SHALL MEET THESE CRITERIA UNLESS OTHERWISE NOTED.

1.21. ALL NOTED DIMENSIONS FOR OUTLET AND FIXTURE LOCATIONS ARE CRITICAL. ACCURACY TO WITHIN 1" IS REQUIRED. ANY PROBLEM MEETING THESE DIMENSION REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF MEYER PRIOR TO THE COMMENCEMENT OF WORK. APPROVAL MUST BE OBTAINED IN WRITING FROM MEYER FOR ANY DIMENSIONAL DEVIATION FROM THE CONTRACT DOCUMENTS.

1.22. IMMEDIATELY UPON AWARD OF CONTRACT, GENERAL CONTRACTOR SHALL CHECK CURRENT STOCK OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO: CARPET, WALL COVERING, AND LAMINATE. CONTRACTOR SHALL PROVIDE TO MEYER AND/OR CLIENT VERIFICATION OF PURCHASE OF MATERIALS WITHIN TWO WEEKS TO ENSURE A TIMELY INSTALLATION. IF AT THIS TIME, SPECIFIED ITEMS ARE OUT OF STOCK OR DISCONTINUED, CONTRACTOR SHALL PROVIDE MEYER AND/OR CLIENT A MINIMUM OF 2 SELECTIONS OF SUBSTITUTES.

1.23. A SCHEDULE FOR ALL WORK SHALL BE PROVIDED ALONG WITH THE COST ESTIMATES. A COPY OF THE SCHEDULEAND COST ESTIMATES SHALL BE SENT TO MEYER AND OWNER.

1.24. THE CONTRACTOR SHALL PROVIDE THE MANUFACTURER'S RECOMMENDED MAINTENANCE SCHEDULE AND/OR PROGRAM FOR EACH SPECIFIED PIECE OF EQUIPMENT, APPLIANCE AND/OR FINISH MATERIAL, INCLUDING REFERENCE TO TYPE OF CLEANING EQUIPMENT TO BE USED TO THE OWNER. INCLUDE ALL WARRANTIES, GUARANTEES AND INSTRUCTION MANUALS.

1.25. BY PERFORMING WORK UNDER THIS CONTRACT, THE CONTRACTOR AGREES TO GUARANTEE ALL WORK AND EQUIPMENT PROVIDED BY HIM OR HIS SUBCONTRACTORS AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. IF SPECIFICATIONS PROVIDE FOR ANY OTHER ADDITIONAL GUARANTEE, SUCH GUARANTEE SHALL BE INCLUDED IN A WRITTEN STATEMENT. UPON RECEIPT OF NOTICE FROM THE TENANT, AND AT NO EXPENSE TO THE TENANT, THE CONTRACTOR SHALL PROMPTLY COMPLY WITH THE PROVISIONS OF SUCH GUARANTEES.

1.26. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER TO MEYER AND TO THE TENANT "AS-BUILT" DRAWINGS. THESE DRAWINGS SHALL INCLUDE ANY REVISIONS TO THE STRUCTURAL, ELECTRICAL AND AIR DISTRIBUTION SYSTEMS. "AS-BUILTS" SHALL CONSIST OF A NEATLY MARKED UP SET OF BLACK-LINE PRINTS.

1.27. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND CERTIFICATES, AS REQUIRED BY THE LOCAL AND STATE LAWS AND FIRE UNDERWRITERS' CERTIFICATE OF INSPECTION, AND BE RESPONSIBLE FOR OBTAINING A CERTIFICATE OF OCCUPANCY.

1.28 THE CONTRACTOR SHALL PROVIDE PROOF OF PAYMENT TO ALL SUBCONTRACTORS, MATERIALS, AGENTS, ETC. TO THE OWNER SO AS NOT TO INCUR LIENS AGAINST THE OWNER OF HIS PREMISES.

1.29. THE LANDLORD/TENANT AND THE CONTRACTOR SHALL PROVIDE ADEQUATE INSURANCE FOR THE PROJECT DURING THE PERIOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE PUBLIC LIABILITY INSURANCE, GENERAL LIABILITY INSURANCE, BODILY INJURY, PROPERTY DAMAGE INCLUDING AUTOMOBILE, THEFT AND VANDALISM, AND BUILDING RISK INSURANCE, AT ALL TIMES UNTIL FINAL ACCEPTANCE OF THE WORK.

1.30. THE CONTRACTOR SHALL ADVISE THE UTILITY COMPANY OF THE PROPOSED LOAD IMMEDIATELY AFTER BEING AWARDED THE CONTRACT. ALL EQUIPMENT MUST BE APPROVED BY THE UTILITY COMPANY HAVING JURISDICTION. ALL DETAILS OF SERVICE INCLUDING INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY. THIS INCLUDES ALL ITEMS SUCH AS DISCONNECT SWITCHES, RECEPTACLES, VALVES, UNION AND OTHER APPURTENANCE REQUIRED.

1.31. CONTRACTOR TO REFER TO BASE BUILDING ARCHITECTURAL DRAWINGS, FOR BASE BUILDING ELECTRICAL, HVAC, SPRINKLER, MECHANICAL AND PLUMBING INFORMATION.

1.32. CONTRACTOR IS TO COMPLETE A PRELIMINARY PUNCH LIST CERTIFYING COMPLETION OF WORK AND COMPLIANCE WITH DOCUMENTS. ALL EXCEPTIONS ARE TO BE NOTED ON THIS PUNCH LIST. PUNCHLIST TO BE DISTRIBUTED TO MEYER AND TENANT FOR REVIEW.

1.33. UPON AWARD OF THE CONTRACT, THE GENERAL CONTRACTOR IS TO PROVIDE A COMPLETE LIST OF SUBCONTRACTORS WORKING ON THE PROJECT, INCLUDING PHONE NUMBERS AND CONTACT NAME.

1.34. SUBCONTRACTORS TO DIRECT ALL QUESTIONS AND INQUIRES THROUGH THE GENERAL CONTRACTOR. DURING THE BIDDING PROCESS, ALL QUESTIONS AND CLARIFICATIONS SHOULD BE MADE BY THE GENERAL CONTRACTOR TO THE OWNER'S REP AND/OR MEYER. NO PHONE CALLS SHALL BE MADE DIRECTLY TO THE TENANT, UNLESS REQUESTED BY MEYER.

1.35. MEYER WOULD PREFER ALL BID INFORMATION GIVEN TO THE GENERAL CONTRACTORS NOT BE DISCLOSED TO THE DODGE REPORTS, CONSTRUCTION NEWS, OR ANY OTHER CONSTRUCTION PUBLICATION WITHOUT WRITTEN PERMISSION FROM MEYER.

1.36. WHILE MEYER MAKES REASONABLE EFFORT TO SPECIFY ONLY PRODUCTS THAT: A) MEET OR EXCEED MINIMUM INDUSTRY STANDARDS, B) HAVE PUBLISHED APPROPRIATE TEST RESULTS, C) ARE APPROPRIATE FOR THE INTENDED USE, D) THAT HAVE BEEN RESEARCHED AND TESTED, E) ARE OFFERED BY COMPANIES IN GOOD FINANCIAL STANDING AND WARRANT THEIR PRODUCTS, MEYER CANNOT GUARANTEE WARRANTY OR BE HELD RESPONSIBLE FOR A PRODUCT'S OR MANUFACTURER'S FAILURE, OR ITS INABILITY TO SATISFY ITS OBLIGATIONS.

1.37. UPON SUBMITTING A BID AND ACCEPTING AWARD OF CONTRACT FOR THE PROJECT OUTLINED WITHIN THESE DOCUMENTS, THE CONTRACTOR ACKNOWLEDGES ITS RESPONSIBILITY TO REVIEW THE CONTRACT DOCUMENTS FOR CONSTRUCTABILITY (MEANING THE DIFFICULTY, COST AND TIME TO BUILD THE PROJECT AS DESIGNED) BY ITSELF AND ITS SUBCONTRACTORS AND THEREFORE, HAVING SATISFIED ITSELF AND ITS SUBCONTRACTORS THAT THE PROJECT CAN BE BUILT AS DESIGNED AND WITHIN THE COST OUTLINED IN THE CONTRACT, THE CONTRACTOR WAIVES THE RIGHT TO MAKE ANY CLAIMS AGAINST THE OWNER, ARCHITECT AND ALL THE ARCHITECT'S CONSULTANTS FOR ANY INCREASED COSTS, CONSTRUCTION COSTS AND/OR DAMAGES BASED ON ANY ALLEGED MISREPRESENTATION, ERROR, AND OMISSION IN THE CONTRACT DOCUMENTS OR DELAY IN SCHEDULE AND/OR COMPLETION OF THE PROJECT.

1.38. THE CONTRACTOR ALSO AGREES, UPON SUBMITTING A BID AND ACCEPTING AWARD OF CONTRACT, THAT IT SHALL SECURE SIMILAR CERTIFICATIONS AND WAIVERS FROM EACH OF ITS SUBCONTRACTORS FOR THE PROJECT WAIVING THEIR RIGHTS TO RECOVER AGAINST THE OWNER, ARCHITECT OR ANY OF THE ARCHITECT'S CONSULTANTS FOR INCREASED COSTS OF CONSTRUCTION OR DELAY IN CONSTRUCTION DUE TO ANY ALLEGED MISREPRESENTATION, ERROR OR OMISSION IN THE CONTRACT DOCUMENTS.

1.39. MEYER SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL/DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIAL IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.

CODE REQUIREMENTS

LICENSED ARCHITECT BURTON S. VISNICK No. 6271 STATE OF MAINE

GENERAL NOTES:
1. ENTIRE BUILDING IS NOT SPRINKLERED
2. 4 STORIES - 4,019 SQ/FT

ADOPTED CODES ARE AS FOLLOWS: 2009 IBC & MAINE UNIFORM BUILDING & ENERGY CODE (MUBEC)

2009 IBC	
OCCUPANCY GROUP	B - BUSINESS
CONSTRUCTION TYPE	2A UNPROTECTED, NONCOMBUSTIBLE
OTHER REQUIREMENTS:	
CORRIDOR FIRE RESISTANCE RATING	1 HR. IF NOT SPRINKLERED AND (2) MEANS OF EGRESS IS REQUIRED IN THE BUILDING [T1018.1]
SEPARATION OF EQUAL OCCUPANCIES	0 HR. [T508.4]
FIRE SEPARATION WALLS	BATTERY STORAGE - 1 HR SEPARATION ELECTRICAL EQUIPMENT ROOM - 1 HR SEPARATION FIRE ALARM CONTROL ROOM - 1 HR SEPARATION MACHINE ROOM - EQUAL TO SHAFT RATING STORAGE ROOMS OVER 100SQ.FT. - 1 HR OR SPRINKLERS [508.2]
EXIT REQUIREMENTS:	
COMMON PATH OF EGRESS TRAVEL	75' WITHOUT SPRINKLERS [1014.3]
NUMBER OF EXITS	1 TO 49 OCCUPANTS - 1EXIT REQUIRED UNDER 500 OCCUPANTS - 2 EXITS REQUIRED 501 TO 1000 OCCUPANTS - 3 EXITS REQUIRED OVER 1000 OCCUPANTS - 4 EXITS REQUIRED [1021]
EXIT ACCESS TRAVEL DISTANCE	200' MAX WITHOUT SPRINKLERS [T1016.1]
DEAD END LIMIT	20' WITHOUT SPRINKLERS [1018.4]
EXIT CORRIDOR WIDTH	GROUND FLOOR - 44" MIN. [1018.2]
OCCUPANT LOAD	EQUAL TO GROSS SQUARE FOOTAGE / 100 SQ.FT PER OCCUPANT [T1004.1.1] BUSINESS 4,019 SF (GROSS) 100 SF (GROSS/PERSON = 40.19 TOTAL OCCUPANTS = 40
EGRESS CAPACITY	WITH SPRINKLERS .3" PER OCCUPANT FOR STAIRWAYS .2" PER OCCUPANTS FOR OTHER EGRESS COMPONENTS [1005.1] .2" PER 40 PEOPLE = 8"
PLUMBING REQUIREMENTS: [T 2902.1]	
WATER CLOSETS	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
LAVATORIES	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
DRINKING FOUNTAINS	1 PER 100
SERVICE SINKS	1 SINK REQUIRED
INTERIOR FINISHES:	CLASS A - IF MORE THAN (3) STORIES AND NOT SPRINKLERED [T803.9]
VERTICAL EXITS/STAIRS	CLASS B - IF LESS THAN (3) STORIES AND NOT SPRINKLERED [T803.9]
EXIT CORRIDORS	CLASS B - WITHOUT SPRINKLERS [T803.9]
ROOMS/ENCLOSED SPACES	CLASS C - WITHOUT SPRINKLERS [T803.9]

TYPICAL DEVICE MOUNTING HEIGHTS

NOTES: ALL DEVICES TO MATCH EXIST.
• CONTRACTOR TO COORDINATE ALIGNMENT OF DEVICES

LOCATION MAP

JANNEY MONTGOMERY SCOTT
50 PORTLAND PIER # 300
SECOND FLOOR
PORTLAND, ME, 04101
CUMBERLAND COUNTY

COVERSHEET
2ND FLOOR

DATE 12/30/13	OPERATION: ISSUE FOR PERMIT	BY DWG	TWG	RSF	DATE	OPERATION:	BY	CHK

SCALE:	AS NOTED
JOB. NO.:	15016
PM:	KPB
PROJECT NORTH	DRAWING NO. CS