Proposed Improvement Interior Renovation fo 7

PORTL ONE CANA AND, \leq 04101

BUILDING KEY PLANS:

INDEX OF DRAWINGS:

GENERAL INFORMATION DRAWINGS:
61.1 TITLE SHEET; GENERAL INFORMATION, CODE INFORMATIO

PROJECT TEAM CONTACT LISTING:

SITE

/ LOCATION MAP:

CLIENT KeyBank 🗘 17 CORPORATE WOODS

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BENCHMARK CONSTRUCTION 34 THOMAS DRIVE GENERAL CONTRACTOR

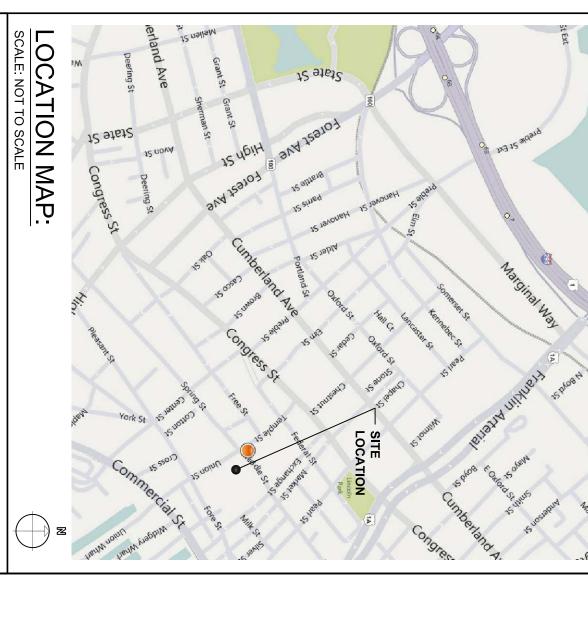
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EGRESS KEY:

r designation R existing stai

SITE /BUILDING KEY PLAN:

TENANT SPACE & -SCOPE OF WORK 2,434 GSF 00R **PARTIAL**

TENANT (FOURTH) F

2000 0 00 PLAN:

INFORM ATION: **FULLY SPRINKLERED BUILDING**

CODE

KEYBANK ONE CANAL PLAZA PORTLAND, ME 04101

CHAPTER 3:

USE GROUP CLASSIFICATION:
GROUP B: BUSINESS

CTION 302.1 SECTION 304 (UNCHANGED)

TIONS: 708 EXIT ACCESS (TABLE 1017.1 B OCCUPANCY CORRIDOR DAMPERS -

0 WITH SPRINKLER SYSTEM PER 903 0 NOT REQUIRED 716.5.2 PER EXCEPTION

SECTION 106.1.1.1 CERTIFIED S FIRE PROTECTION COMPONENTS (Sprinklere SYSTEM PER I PORTABLE FIRE Extinguishers per 3UBMITTAL OF THE FOLLOWING DOCUMENTS: (provided by a STATE LICENSED designer - SUB contractor) NFPA 13 SECTION 903.3.1.1 & 907 FIRE ALARM SYSTEMS SECTION 906.1, and 3309.1 NFPA 10, IFC & verify locations per LOCAL FIRE OFFICIAL

ACTUAL HEIGHT AND AREA:
ACTUAL BUILDING HEIGHT:
ACTUAL BUILDING FOOTPRINT:
ACTUAL BUILDING - SQUARE FOOTP ON USE AND OCCUPANCY

ECTION 403

JST BE MET FOR TENANT SPACE. SPRINKLER SYS., FIRE

JINATE ALL REQUIREMENTS WITH LOCAL FIRE OFFICIAL

INTERIOR ALTERATIC <u>2,434</u> U.S.F

ALLOWABLE HEIGHT and AREA: ALLOWABLE BUILDING HEIGHT: ALLOWABLE SQUARE FOOTAGE Based upon TABLE 503 (L B = *** 4 STORIES B = * ** 23,000 Sq Ft per1

AERIAL

MAP

CONTRACTOR NOTES:

1. DO NOT SCALE THE DRAWINGS
WORK. COORDINATE ALL SITE
INCLUDING ALL ADA ISSUES.

VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE EQUIREMENTS, ISSUES AND UTILITIES. NOTIFY ARCHITECT OF ANY DISCREPANCIES

2. THE CONTRACTOR SHALL COORE NOTIFY THE ARCHITECT IN WRITH PROCEEDING BEYOND "STANDAR MANAGEMENT AND NOT CONFOR MANAGEMENT AND SED ELECTRIC

SHALL BE SUPPORTED INDEPENDLY OF SUSPENDED CEILINGS OR THE SUSPENDED RTED WITHIN SIX (6) INCHES OF EACH CORNER OF THE FIXTURE IN ACCORDANCE WITH IN).

IDED FOR PENETRATIONS THROUGH RATED WALLS AND FLOORS SEALED WITH A TING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECT TO REQUIREMENTS FIED FOR FIRE STOPS ASTM - E- 814.

C. B. CT C. J. CLR. CLG CCMU CONC
CONTR
CONTR -

RDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUME FING FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION - ACCETED CONSTRUCTION PROCEEDURE" WITH OUT CLARIFICATION FROM FRMING TO CONSTRUCTION DOCUMENTS IS ON CONTRACTORS RISK TO PROCEED CAL WIRE, CONDUIT AND EQUIPMENT SHALL BE REMOVED FROM SITE.

DUCT SMOKE DETECTORS INST LISTED FOR USE WITH CONTRO

ODUCTS USED FOR BLOCKING, ETC. THAT ARE NOT CLASSIFIED AS "INTERIOR FIN NG TO CODE SHALL BE FIRE PRESSURE TREATED LUMBER. OKE DETECTORS INSTALLED IN BUILDING AS REQUIRED - (DUCT SMOKE DETECTO OR USE WITH CONTROL UNIT. REFERENCE NFPA 72 SECTION 3-2.5.1

S AT ALL WALLS AND OPEN

/IITTALS TO BE PROVIDED BY CONTRACTOR F

A <u>COPY OF TEST REPORTS</u> SHALL IDENTIFY CARPET MRG, STYLE, NAME & REPRESENTATIVE OF CARPET AND SHALL BE PROVIDED TO APPROPRIATE BUIL CODE OFFICIAL UPON REQUEST OF THE GENERAL CONTRACTOR AND 804.2 FLOOR FINISHES FOR (Group B) BUSINESS USE CLASS II - NFPA 253 0.22 watts/cm2 in EXITS, ACCESS, AND ALL TENANT AREAS MUST MEET DOC FF-1 "pill test" IBERS) CARPET TO MEET RADIANT FLUX

EXISTING UNCHANGED BUILDING CORE AREA:

OFFICE - BUSINESS WATER CLOSETS: 1/1-15, 2/16-35 4/36-55

LAVATORIES: 1/40 each
DRINKING FOUNTAINS: 1 PER 100
SERVICE SINK: 1 REQUIRED 2902.4.1 SECTION ALLOWS FACILITIES TO BE ımbing Facilities per PLUMBING RULES

ABBREVIATIONS:

EGRESS WIDTH PER OCCUPANT
WITH SPRINKLER SYSTEM
CALCULATED NUMBER OF EXITS EGR
WIDTH REQUIRED FOR EXITING = WHERE OCCUPANCY EXCEEDS 50, ACCESS TO 2 OR MORE EXITS MUST BE PRITABLE 1015.1 AND SECTION 1014 AND (SECTION 1019 > 500 OCCUPANTS.) ACTUAL NUMBER OF EXITS = (1) ACTUAL WIDTH OF EXITS = (1) X 34" = 34" > 4.8" ALLOWABLE MIN. NUMBER OF EXITS REQ'D: = 2 SECTION 1015.1 OR EXCEED TABL TING BY OWNER. Section 1004.3 ne owner according to Section 1004 TRAVEL: 300 FT. W/ BLDG. AUTOMATIC SPRINKLER SYSTEM MOST REMOTE POINT ONFLOOR TO THE NEAREST EXIT) 2,434 U.S.F. / 100 S.F. PER OCC PANT LOAD: TOTAL NUMBER ALLOWABLE BY TABLE 1004.1.1 = 100 GSF/OCCUPANT USED WITH APPROV = 24 OCCUPANTS = 24 OCCUPANTS

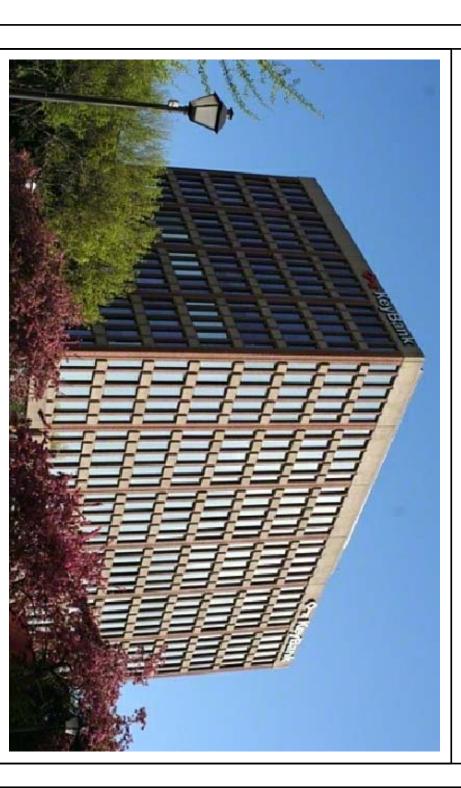
DEAD ENDS PER SECTION 1017.3 EXCEPTION NO. 2 (B)USE = 50 FEET W/ MINIMUM EGRESS CORRIDORS,HALLWAY,PASSAGEWAY WIDTH REQUIRED PER SECTION 1017.2, AND 1005 EXCEPTION: 36" MINIMUM CORRIDOR WIDTH IF LESS THAN 50 OCCUPANTS. ON PATH OF TRAVEL: PER SECTION 1014.3
: (SPRINKLERED (B)USE EXCEPTION NO. 1; = 100 FEET B use under 30 occupants = 100 feet.) RINKLERED BLDG.

ESS OF EXITS: REMOTE LOCATION OF EXITS: (Section 1015.2.1)
ON DISTANCE shall be 1/3 of the LENGTH OF THE MAXIMUM
(1) Building (full floor tenant) or (2) Tenant space;
provided space is under 3,000 sqft and only required one exit)

NIMUM WIDTH OF EACH DOOR OPENING SHALL PROVIDE A CLEAR WIDTH OF AT LEAST . DOOR OPENINGS TO STORAGE CLOSETS OF LESS THAN 10 SF ARE NOT LIMITED BY. N. WIDTH. (1008.1 EXEMPTION #3) **BUILDING Photo:**

IN DIRECTION OF EGRESS WHERE OCCI

JPANT LOAD IS 50 OR



ACOUSTIC TI ABOVE FINIS ALTERNATE APPROXIMAT ARCHITECT VAG, THE HEIGHT OF ALL ELECTRICAL OUTLETS, SWITCHES, AND CONTROLS SHALL BE MAX. 48" 4.2.5, 4.2.7.3 MAXIMUM CARPET PILE HEIGHT IS TO BE 1/2" PER ADAAG 4.5.3

C TILE NISHED FLOOR TE WATELY	୮'ତ	<u>'</u>	PL - PLATE PLAS - PLASTER PLBG - PLUMBING/PLUMBER PLYWD -PLYWOOD POL POLISHED PTD - PAINTED PTD	1. THIS BUILDING SHALL COMPLY WITH THE PROVISIONS OF THE ADAAG. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DOOR SIZES, THRESHOLDS, DOOR PULLS, DOOR HARDWARE, GRAB BARS, RESTROOM FIXTURES, TOILET PARTITIONS, ETC. THE FOLLOWING EXCERPTS FROM THE ADAAG SHALL BE APPLIED TO THIS BUILDING BUT IN NO WAY LIMIT THE APPLICABILITY OF THOSE SECTIONS NOT LISTED. 2. THIS BUILDING SHALL BE ACCESSIBLE AT ALL PRIMARY ENTRANCES AND SUCH ACCESSIBLE ROUTE SHALL CONNECT ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING. ALL OBJECTS WHICH OVERHAN
ing S	(2. THIS BUILDING SHALL BE ACCESSIBLE AT ALL PRIMARY ENTRANCES AND SUCH ACCESSIBLE ROUTE SHALL CONNECT ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING. ALL OBJECTS WHICH OVERHANG OR PROTRUDE INTO CIRCULATION PATHS SHALL COMPLY WITH SECTION 4.4 OF THE ADAAG. GROUND
ARK		MAS MASONRY MAX - MAXIMUM	У. Т	FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH 4.5 OF THE ADAAG. (ADAAG 4.1.3 ACCESSIBLE BUILDINGS: NEW CONSTRUCTION) ACCESSABLE ROUTE SHALL INCLUDE ACCESS FROM ACCESSABLE PARKING SPACES TO THE ACCESSABLE FUTRY OF THE
NISY	מ	1	RM - ROOM R. O ROUGH OPENING	SHALL INCLUDE ACCESS FROM ACCESSABLE PARKING SPACES TO THE ACCESSABLE ENTRY OF THE BUILDING AND INTERIOR ACCESSABLE AREAS.
			S M - SHEET METAL	3. GROUND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES
JOINT		•	S. STL STAINLESS STEEL S. STL STAINLESS STEEL	AND SHALL COMPLY WITH 4.5. (ADAAG 4.5.1)
E MASONRY UN	GALV -	교		4. CHANGES IN LEVEL UP TO 1/4 INCH VERTICAL MAY BE WITHOUT EDGE TREATMENT. CHANGES IN LEVEL
JOS OUS E	GL - GLASS/GLAZING GYP.BD GYPSUM BOARD	NIC- NOT IN CONTRACT	TERR - TERRAZZO	BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP THAT COMPLIES WITH ADAAG 4.7 OR.4.8. (ADAAG 4.5.2)
) Z		O. C ON CENTER O. D OUTSIDE DIAMETER	TYP TYPICAL VCT - VINYL COMPOSITION TILE	5. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, THEN IT SHALL BE SECURELY
FOUNTAIN	HORIZ HORIZONTAL H. P HIGH POINT HTG - HEATING		7	ATTACHED; HAVE A FIRM CUSHION, PAD, OR BACKING, OR TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/ UNCUT
		CPENING	W. W. F. WELDED WIRE FABRIC	SHALL BE 1/2 INCH. EXPOSED EDGES OF CARPET SHALL B TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE.
ENING				6. PER ADAAG. THE HEIGHT OF ALL ELECTRICAL OUTLETS. SWITCHES. AND CONTROLS SHALL BE MAX. 48" AFF.

ADA-AG NOTES:



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3142 Prospect Ave.
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floor 21, suite D
York, NY 10001
212.457.6246

ARCHITECTURAL DRAWINGS:

A1.1 DEMOLITION, CONSTRUCTION & REFLECTED

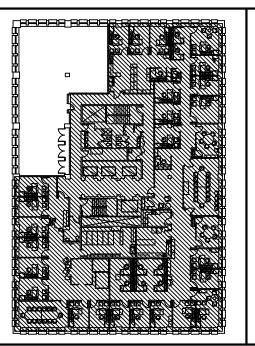
A1.2 DOOR SCHEDULE AND DETAILS

A1.3 ELEVATION AND MILLWORK DETAILS

PROPOSED TENANT IMPROVEMENTS FOR:

ey Bank





SCALE: N.T.S.	KEY DI ANI	

DR	AWING	DRAWING RELEASE
No.	Date	Description
	03.05.12	ISSUED FOR 90% REVIEW
	05.05.12	ISSUED FOR PERMIT

				03.03.12

 DRAWN BY: EM	
 CHECKED BY: JCW JCW	JCW
 JOB NUMBER:	9606.00
 DRAWINGS ISSUED FOR: ISSUE DATE:	FOR:

SHEET