EIGHTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

KEYED NOTES

1. PROVIDE AND INSTALL 1/4" COPPER COLD WATER LINE WITH SHUTOFF VALVE/WASTE LINE AND VENT FOR TENANT PROVIDED COFFEE MAKER AND REFRIGERATOR ICEMAKER. LOCATE COFFEE VALVE IN BASE CABINET. SEE ELEVATIONS FOR PLACEMENT (BREAKROOM)
2. MODULAR WORKSTATION FURNITURE IS SHOWN FOR DESIGN INTENT ONLY. COORDINATE WITH TENANT FURNITURE VENDOR ON FINAL FURNITURE LAYOUT AND ALL REQUIREMENTS PRIOR TO CONSTRUCTION.
3. PROVIDE AND INSTALL NEW 1/4" THICK CLEAR TEMPERED GLASS SIDELIGHT IN SUITE STANDARD FRAME AT OFFICES AS SHOWN ON PLAN. SEE ELEVATION 4/A4.01 FOR ADDITIONAL INFORMATION.
4. PROVIDE FIRE RETARDANT WOOD BLOCKING IN WALL FOR TENANT PROVIDED PLASMA SCREEN AT RECEPTION AREA. SEE AV DETAIL 14/A5.01 FOR LOCATION.
5. PROVIDE FIRE RETARDANT WOOD BLOCKING IN WALL FOR TENANT PROVIDED PLASMA SCREEN AT CONFERENCE ROOM. SEE AV DETAIL 15/A5.01 FOR LOCATION.
6. PROVIDE FIRE RETARDANT WOOD BLOCKING IN WALL FOR TENANT PROVIDED PRESENTATION BOARD. BLOCKING TO BE 4'-0" WIDE X 3'-0" HIGH X 3/4" THICK CENTERED ON WALL AND BOTTOM MOUNTED AT 30" A.F.F.
7. PROVIDE ONLY AC SUPPLY AND RETURN AT DATA ROOM AND NO HEAT SUPPLY.
8. CONTRACTOR TO VERIFY THAT EXISTING WALLS THAT TERMINATE AT THE EXTERIOR WINDOW MULLIONS ARE FINISHED AND SEALED, IF NOT PROVIDE PER DETAIL 8/A5.01.

DOOR TYPES:

NOTE: ALL NEW DOORS AND FRAMES SHALL MATCH BUILDING STANDARDS. SEE DOOR NOTES ON SHEET A1.01. SEE DOOR DETAILS ON SHEET A5.01.

A. EXISTING DOOR AND FRAME TO REMAIN. PROTECT DURING CONSTRUCTION. REFINISH/RESTAIN AS REQUIRED FOR "LIKE NEW" APPEARANCE.

B. NEW OR RELOCATED BUILDING STANDARD 3'-0" x SUITE STANDARD HEIGHT x 1 3/4" SOLID CORE WOOD VENEER DOOR IN SUITE STANDARD FRAME, STAINED TO MATCH BUILDING STANDARDS. COORDINATE SPECIFICATION WITH BUILDING MANAGER.

C. EXISTING (PAIR) BUILDING STANDARD GLASS TENANT ENTRY/ EXIT DOOR(S). UPGRADE / REPAIR AS REQUIRED FOR A "LIKE NEW" CONDITION. COORDINATE SPECIFICATION WITH BUILDING MANAGER.

D. EXISTING BUILDING STANDARD 3'-0" x SUITE STANDARD HEIGHT x 1 3/4" SOLID CORE WOOD VENEER TENANT ENTRY/ EXIT DOOR IN SUITE STANDARD FRAME, STAINED TO MATCH BUILDING STANDARDS. COORDINATE SPECIFICATION WITH BUILDING MANAGER. REFINISH/RESTAIN AS REQUIRED FOR "LIKE NEW" APPEARANCE.

E. NEW OR RELOCATED BUILDING STANDARD SOLID CORE WOOD VENEER STILE AND RAIL 3'-0" X SUITE STANDARD X 1 3/4" DOOR IN SUITE STANDARD FRAME WITH 1/4" CLEAR TEMPERED GLASS INSERT. DOOR STAINED TO MATCH BUILDING STANDARDS.

F. NEW OR RELOCATED BUILDING STANDARD TENANT ENTRY / EXIT SOLID CORE WOOD VENEER STILE AND RAIL 3'-0" X SUITE STANDARD X 1 3/4" DOOR IN SUITE STANDARD FRAME WITH 1/4" CLEAR TEMPERED GLASS INSERT. DOOR STAINED TO MATCH BUILDING STANDARDS.

HARDWARE GROUPS:

NOTE: COORDINATE KEYING WITH TENANT AND BUILDING MANAGEMENT. PROVIDE BUILDING STANDARD FINISH.

1. NEW OR RELOCATED BUILDING STANDARD LEVER STYLE KEYED LOCKSET WITH (2) PAIR OF BUILDING STANDARD BUTT HINGES AND DOME TYPE FLOOR STOP.
2. NEW OR RELOCATED BUILDING STANDARD LEVER STYLE PASSAGE SET WITH (2) PAIR BUILDING STANDARD BUTT HINGES AND DOME TYPE FLOOR STOP.
3. NEW OR RELOCATED BUILDING STANDARD LEVER STYLE KEYED TENANT ENTRY/EXIT LOCKSET WITH (2) PAIR OF BUILDING STANDARD BUTT HINGES, CLOSER, PEEP HOLE (RATED), SMOKE SEALS AND DOME TYPE FLOOR STOP. TENANT TO PROVIDE SECURITY CARD ACCESS CONTROL HARDWARE TO COMPLY WITH EXISTING BUILDING SECURITY SYSTEM COMPLETE WITH ELECTRONIC HINGES / STRIKE (EGRESS SIDE SHALL ALWAYS BE FREE) AND ALL NECESSARY COMPONENTS FOR A COMPLETE OPERATING SYSTEM. DOOR SHALL HAVE KEYED LOCKSET FOR BACK UP LOCKING SYSTEM DURING POWER OUTAGES. COORDINATE QUANTITY OF ACCESS CARDS REQUIRED WITH TENANT PRIOR TO ORDERING SYSTEM COMPONETS. CONTRACTOR TO PROVIDE BLANK BOXES WITH CONDUIT AND PULL STRING FOR ACCESS EQUIPTMENT.
4. NEW OR RELOCATED BUILDING STANDARD LEVER CLASSROOM STYLE KEYED LOCKSET WITH (2) PAIR OF BUILDING STANDARD BUTT HINGES, CLOSER AND DOME TYPE FLOOR STOP. TENANT TO PROVIDE SECURITY CARD ACCESS CONTROL HARDWARE TO COMPLY WITH EXISTING BUILDING SECURITY SYSTEM COMPLETE WITH ELECTRONIC HINGES / STRIKE (EGRESS SIDE SHALL ALWAYS BE FREE) AND ALL NECESSARY COMPONENTS FOR A COMPLETE OPERATING SYSTEM. DOOR SHALL HAVE KEYED LOCKSET FOR BACK UP LOCKING SYSTEM DURING POWER OUTAGES. COORDINATE QUANTITY OF ACCESS CARDS REQUIRED WITH TENANT PRIOR TO ORDERING SYSTEM COMPONETS. CONTRACTOR TO PROVIDE BLANK BOXES WITH CONDUIT AND PULL STRING FOR ACCESS EQUIPTMENT. NOTE: DATA ROOM #501 MUST BE KEYED SEPARATELY.
5. NEW OR RELOCATED BUILDING STANDARD TENANT GLASS ENTRY/EXIT LOCKSET WITH TOP AND BOTTOM PIVOTS, CLOSER(S) AND DOME TYPE FLOOR STOP(S). TENANT TO PROVIDE SECURITY CARD ACCESS CONTROL HARDWARE TO COMPLY WITH EXISTING BUILDING SECURITY SYSTEM COMPLETE WITH ELECTRONIC HINGES / STRIKE (EGRESS SIDE SHALL ALWAYS BE FREE) AND ALL NECESSARY COMPONENTS FOR A COMPLETE OPERATING SYSTEM. DOOR SHALL HAVE KEYED LOCKSET FOR BACK UP LOCKING SYSTEM DURING POWER OUTAGES. COORDINATE QUANTITY OF ACCESS CARDS REQUIRED WITH TENANT PRIOR TO ORDERING SYSTEM COMPONETS. CONTRACTOR TO PROVIDE BLANK BOXES WITH CONDUIT AND PULL STRING FOR ACCESS EQUIPTMENT.
6. NEW OR RELOCATED BUILDING STANDARD LEVER STYLE PASSAGE SET WITH (2) PAIR BUILDING STANDARD BUTT HINGES, CLOSER AND DOME TYPE FLOOR STOP.

GENERAL NOTES

1. ALL SHADED AREAS INDICATE "NO WORK" OR "NOT IN CONTRACT" UNLESS OTHERWISE NOTED ON PLAN.

2. PATCH AND REPAIR REMAINING SURFACES AS NEEDED DUE TO THE DEMOLITION OR THE REMOVAL OF CONSTRUCTION.

3. VERIFY THAT ALL BUILDING CORE PARTITIONS AND COLUMNS SHOWN AS EXISTING CONSTRUCTION ARE READY TO RECEIVE NEW FINISHES AS SPECIFIED. IF NOT, PROVIDE DRYWALL FINISH AS REQUIRED. DRYWALL THICKNESS TO MATCH BUILDING STANDARD NOTED ON PARTITION TYPES. AT ALL EXISTING GYPSUM BOARD CORNERS, VERIFY THAT ALL CORNER BEADS ARE STRAIGHT, UNBROKEN AND NOT DAMAGED. PROVIDE NEW CORNER BEADS AS REQUIRED.

4. ALL PARTITIONS SHALL BE "P1" UNLESS OTHERWISE NOTED ON PLAN. SEE PARTITION TYPES ON SHEET A5.01. WHERE PARTITIONS ARE INDICATED AS "VERIFY", CONTRACTOR TO VERIFY EXISTING PARTITION AND UPGRADE PARTITIONS AS REQUIRED TO MEET SPECIFIED PARTITION REQUIREMENTS.

5. ALL ANGLES SHALL BE 90 DEGREES UNLESS OTHERWISE NOTED ON PLAN.

6. ALL OPENINGS TO BE 3'-0" WIDE CLEAR UNLESS OTHERWISE DIMENSIONED ON PLAN. BULKHEAD TO ALIGN WITH TOP OF DOOR FRAMES, TYPICAL. REFER TO DOOR TYPES, THIS SHEET, FOR HEIGHT.

7. PROVIDE AND INSTALL FIRE RETARDANT WOOD BLOCKING IN WALL FOR ALL BUILT-IN MILLWORK, TYPICAL.

8. ALL FINISHES HAVE BEEN SELECTED BY TENANT AND SHALL MEET THE 2009 IBC AND MAINE STATE BUILDING CODE, CHAPTER 8 FINISH REQUIREMENTS. REFER TO THE COVER SHEET FOR CODE DATA BLOCK AND FINISH PLANS.

9. PROVIDE 1/4" CLEAR TEMPERED GLASS, TYPICAL UNLESS OTHERWISE NOTED. SEE PLAN OR ELEVATIONS FOR SPECIFIC GLASS WIDTH DIMENSIONS. VERIFY IF PANELS WILL FIT INTO ELEVATOR PRIOR TO ORDERING GLASS. ANY JOINTS IN GLASS TO BE POLISHED EDGE, BUTT GLAZED, NO SEALANT. 1/16" MAXIMUM HORIZONTAL DIMENSION BETWEEN ADJACENT PANELS TYPICAL. ORDER ALL GLASS WITHOUT MANUFACTURERS STAMP AND FREE OF BLEMISHES AND TONG MARKS.

10. EXTERIOR WINDOW TREATMENTS THAT EXIST AND MATCH BUILDING STANDARDS ARE TO REMAIN. FIELD VERIFY TREATMENTS ARE ACCOUNTED FOR, ARE PROPERLY FUNCTIONAL, AND ARE CLEAN BEFORE OCCUPANCY. CLEAN AND REPAIR AS REQUIRED TO "LIKE NEW" CONDITION. REPLACE ALL TREATMENTS THAT DO NOT MATCH OR ARE IRREPARABLE WITH NEW TO MATCH EXISTING.

11. PROVIDE FIRE EXTINGUISHER CABINETS AT LOCATIONS SHOWN ON PLAN. PROVIDE ADDITIONAL FIRE EXTINGUISHER CABINETS AS PER FIRE MARSHALL'S REQUEST TO MATCH BUILDING / SUITE STANDARDS. LOCATE 1'-0" FROM DOOR FRAME/WALL. PROVIDE ADDITIONAL FIRE EXTINGUISHER CABINETS (FEC) AS PER FIRE MARSHALL'S REQUEST. COORDINATE ALL LOCATIONS WITH ARCHITECT.

12. LOW HEIGHT WORKSTATION FURNITURE IS SHOWN FOR DESIGN INTENT ONLY. COORDINATE WITH TENANT'S FURNITURE VENDOR FOR FINAL FURNITURE LAYOUT AND ALL REQUIREMENTS PRIOR TO CONSTRUCTION.

13. GENERAL CONTRACTOR TO COORDINATE ALL NEW HORN STROBE AND/OR FIRE ALARM PULL STATION LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.

14. GENERAL CONTRACTOR SHALL VERIFY THAT ALL EXISTING DEMISE WALLS SURROUNDING SUITE ARE FULL HEIGHT, FULLY INSULATED AND RUN STRUCTURE TO STRUCTURE. IF NOT, UPGRADE AS REQUIRED. SEE PARTITION TYPES, SHEET A5.01.

15. THIS SUITE HAS NOT BEEN FIELD VERIFIED BY INNOVATIVE INTERIOR ARCHITECTURE, LLC.. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND NOTIFY THE TENANT AND INNOVATIVE INTERIOR ARCHITECTURE, LLC. IF THERE ARE ANY CONFLICTS THAT WOULD PREVENT ANY PART OF THIS LAYOUT TO BE IMPLEMENTED.

16. ALL EQUIPMENT IS SUPPLIED BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE ON PLAN. VERIFY ALL APPLIANCE DIMENSIONS BEFORE PROCEEDING WITH MILLWORK CONSTRUCTION. PROVIDE AND INSTALL (1) ADA COMPLIANT STAINLESS STEEL SINK, (1) LEVER STYLE FAUCET, (1) REFRIGERATOR, (1) MICROWAVES AND WATER HEATER WITH WATER AND GAS SHUT OFF SYSTEM. SEE APPLIANCE LIST ON SHEET A4.01.

17. GENERAL CONTRACTOR TO PROVIDE REDLINED "RECORD SET" DOCUMENTS FROM EACH SUBCONTRACTOR TO ARCHITECT/TENANT UPON PROJECT COMPLETION.

CITY OF PORTLAND, MAINE — RESURGAM

Inspections Division

Date: 06/03/15

636.661.5059
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Construction Documents For:

The Hanover Insurance Group
Portland Office

2 Monument Square - Eighth Floor
Portland, Maine

Revisions:

Description: Date:

Issue date: 05.11.15
Project number: 14-019

Eighth Floor Plan

A2.01