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Portland

ROOM

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CODE REVIEW PLANS EX301 FIFTH FLOOR EXISTING CONDITIONS REFLECTED CEILING PLAN - LIFE SAFETY D100 SECOND FLOOR DEMOLITION FLOOR PLAN D101 FIFTH FLOOR DEMOLITION FLOOR PLAN A100 SECOND FLOOR PLAN / PARTITION TYPES REVISIONS A101 FIFTH FLOOR PLAN/NOTES/DETAIL # DATE A200 DOOR SCHEDULE, DOOR TYPES & FRAMES 02/01/10 ISSUED FOR PERMITTE INTERIOR FINISH SCHEDULE & LEGEND A300 SECOND FLOOR REFLECTED CEILING PLAN NOTES - LIFE SAFETY DEVICES A301 FIFTH FLOOR REFLECTED CEILING PLAN NOTES - LIFE SAFETY DEVICES DRAWN BY: CHECKED BY: DRAWING SCALE

DRAWING INDEX

LEGEND **ABBREVIATIONS** SOUTH SHOWER CURTAIN GRAB BARS ACOUSTICAL WALL PANEL SCHEDULE GYPSUM WALL BOARD BITUMINOUS MARKER SECTION BENCH MARK HANDICAP HARDWOOD BEARING SANITARY NAPKIN DISPOSAL CEILING TAG HARDWARE BRICK CARPET HOLLOW METAL SYNTHETIC SPORTS SURFACE CABINET HORIZONTAL STANDARD CHALK BOARD STL STRUCT CENTER TO CENTER INSIDE DIAMETER STRUCTURAL CONCRETE HARDENER INSIDE FACE SHEET VINYL CONTROL JOINT INCHES CENTER LINE INSULATION TEMPERED (GLASS) INTERIOR TACK BOARD CEILING DETAIL MARKER LOCATION THICKNESS CONCRETE MASONRY UNITS CONC CONCRETE MARBI F TOP OF BEAM CONTINUOUS MASONRY MAXIMUM TOP OF MASONRY CONSTRUCTION DOOR TAG CONTRACTOR MARKER BOARD TOP OF WALL CONTR TOILET PAPER DISPENSER MECHANICAL CERAMIC TILE MANUFACTURER DOUBLE UNLESS NOTED OTHERWISE DRINKING FOUNTAIN MINIMUM MISCELLANEOUS VAPOR BARRIER DIAMETER EXTERIOR ELEVATION VINYL COMPOSITION TILE DIMENSION MASONRY OPENING MOP RECEPTOR VERTICAL DOES NOT APPLY VINYL WALL COVERING MOISTURE RESISTANT GYPSUM DRAWING A1 A920 INTERIOR ELEVATION WATER CLOSET NOT APPLICABLE EACH FACE EXPANSION JOINT NOT IN CONTACT NUMBER ELEVATION 200 — HPD **ELECTRICAL** NOT TO SCALE FI FVATOR ELECTROMAGNETIC HOLD OPEN REVISION CLOUD WITH ON CENTER OUTSIDE DIAMETER EACH WAY ELECTRIC WATER COOLER OPENING

GENERAL NOTES THE ARCHITECT

. DO NOT ALTER OR PENETRATE ANY EXISTING STRUCTURAL ELEMENTS, EXTERIOR WALL COMPONENTS, OR FIRE RATED WALL

. THE LOCATIONS OF DOORS NOT DIMENSIONED SHALL BE 6 INCHES FROM ADJACENT WALL

THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, COLUMN CENTER LINE LATEST EDITIONS OF IBC 2003, BOCA, NFPA 101, & ANSI.

> ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED & ALL CONNECTIONS TO BE STAINLESS STEEL.

CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

GENERAL CONTRACTOR SHALL SUPPLY POWER AND COORDINATION TO THE TENANT SUPPLIED SYSTEMS FURNITURE. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY 814, WHERE SYSTEMS PROTECT PENETRATING ITEMS EXPOSED TO POTENTIAL CONTACT WITH THE CONTRACTOR OR ANY SUBCONTRACTORS SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR BY

AND FILL ANY FLOOR AND/OR WALL PENETRATIONS DUE TO DEMOLITION/CONSTRUCTION. 9. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.

10. NOT USED

CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EXISTING MECHANICAL AND PLUMBING ELEMENTS. CONTRACTOR SHALL RENOVATE EXISTING ALARM SYSTEM TO MAINTAIN CONFORMANCE TO NFPA 13 & 101. CONTRACTOR SHALL VERIFY SIZE & LOCATION OF ALL ELECTRICAL SERVICES AND EQUIPMENT.

13. FINISHES: FINISHES OTHER THEN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS, CEILING FINISHES ARE SHOWN ON THE REFLECTED CEILING PLANS AND ALL OTHER FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS OTHERWISE NOTED.

14. ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED; PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. IF PREFINISHED, PAINTING THE FOLLOWING: EXPOSED MECHANICAL DUCTWORK, WALL DIFFUSERS, GRILLES AND LOUVERS, ROOF TOP MECHANICAL EQUIPMENT, AND SPEAKER GRILLES. FINISHED METAL SURFACES, EXCEPT AS LISTED ABOVE. SEE SPECIFICATIONS ON DRAWINGS IDENTIFYING THE TYPES OF PAINTS AND SPECIALTY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.

15. BUILDING INSULATION: PROVIDE AS INDICATED ON WALL DETAILS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND DRAWINGS. FOR DRAWING CLARITY, INSULATION MAY NOT BE SHOWN, EVEN IF IT IS PROVIDED.

16. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL INTERIOR FINISHES FOR ARCHITECT'S REVIEW.

17. THE DESIGN AND INSTALLATION OF THE HVAC AND PLUMBING SYSTEMS, ELECTRICAL AND FIRE PROTECTION SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN/BUILD CONTRACT UNDER THE GENERAL CONTRACTOR. THE REFLECTED CEILING PLAN REFLECTS MINIMUM FIRE PROTECTION SYSTEMS PER THE STATE FIRE MARSHAL'S OFFICE. THE DESIGN BUILD CONTRACTOR SHALL MEET ALL LOCAL AND STATE GUIDELINES.

18. THE FINAL TERMINATION OF THE DATA AND TELEPHONE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE TENANT. GENERAL CONTRACTOR TO INSTALL CAT.5e CABLE FOR THE DATA AND TELEPHONE SYSTEMS - 2 NETWORK DROPS PER WORKSTATION.

DEVELOPMENT DATA

Maine

FIFTH FLOOR: 13,618 S.F.

FOR FIRE RESISTANCE RATED NON LOAD BEARING WALLS AND FIRE RESISTANCE RATED FLOOR ASSEMBLIES, PROVIDE THROUGH PENETRATION FIRE STOP SYSTEMS THAT ARE PRODUCED AND INSTALLED TO RESIST THE SPREAD OF FIRE ACCORDING TO THE REQUIREMENTS INDICATED, RESIST PASSAGE OF SMOKE AND OTHER GASES, AND MAINTAIN ORIGINAL FIRE RESISTANCE RATING OF ASSEMBLY PENETRATED.

F-RATED SYSTEMS: PROVIDE THROUGH PENETRATION FIRE STOP SYSTEMS WITH F RATINGS INDICATED AS DETERMINED PER ASTM E 814 BUT NOT LESS THAN THAT EQUALING OR EXCEEDING FIRE RESISTANCE RATINGS OF CONSTRUCTIONS PENETRATED.

3. T-RATED SYSTEMS: FOR THE FOLLOWING CONDITIONS, PROVIDE THROUGH PENETRATION FIRESTOPS WITH T-RATING INDICATED AS WELL AS F RATINGS AS DETERMINED PER ASTM E ADJACENT MATERIALS IN OCCUPIABLE FLOOR AREAS: METHODS DESCRIBED IN THIS CONTRACT OR AS APPROVED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL SEAL, PATCH A. PENETRATIONS LOCATED OUTSIDE WALL CAVITIES

PENETRATIONS LOCATED OUTSIDE FIRE RESISTANCE SHAFT ENCLOSURES C. PENETRATIONS LOCATED IN CONSTRUCTION CONTAINING FIRE PROTECTION RATED

D. PENETRATION OF ITEMS LARGER THAN 4 INCH DIAMETER NOMINAL PIPE OR 16 SQ IN IN OVERALL CROSS SECTIONAL AREA.

PROVIDE THROUGH PENETRATION FIRE STOP SYSTEMS AT ALL EXISTING ABANDONED CONCRETE CORE DRILLS.

ALL THROUGH PENETRATION PRODUCTS SHALL BE FROM A SINGLE SOURCE SUPPLIER.

02-01-10

SHEET TITLE TITLE SHEET & DRAWING INDEX

G100

PROJECT DIRECTORY

TENANT: PORTLAND PRESS HERALD MAINE TODAY MEDIA 390 CONGRESS STREET PORTLAND, MAINE 04101

LANDSCAPE ARCHITECT

EXISTING

EXPANSION

FOUNDATION

FINISH GRADE

FIRE RATING

FIELD VERIFY

FRAMING

GRANITE

FINISH FLOOR ELEVATION

EXTERIOR

FIN FL OR FF FINISH FLOOR

EXIT OR (E)

FRMG

BUILDING MANAGER: DIRIGO MANAGEMENT ONE CITY CENTER PORTLAND MAINE 04101 871-1080

DISPENSER

OPPOSITE

PAINTED

PLYWOOD

ROOF DRAIN

REFRIGERATOR

REINFORCED

REQUIRED

OUTSIDE FACE

PRESSURE TREATED

PAPER TOWEL AND WASTE

SITE/CIVIL ENGINEER:

207-883-6307

29 BLACK POINT ROAD

ARCHITECT:

MECHANICAL ENGINEER:

GAWRON TURGEON ARCHITECTS

SCARBOROUGH, MAINE 04074

THROUGH DIRIGO MANAGEMENT DESIGN/BUILD

FIRE SUPPRESSION THROUGH DIRIGO MANAGEMENT

CONTRACTOR:

DESIGN/BUILD

ELECTRICAL ENGINEER:

THROUGH DIRIGO MANAGEMENT

ARCH. SPECIFICATION WRITER

STRUCTURAL ENGINEER:

ROOM TAG

WALL TYPE

WINDOW TAG