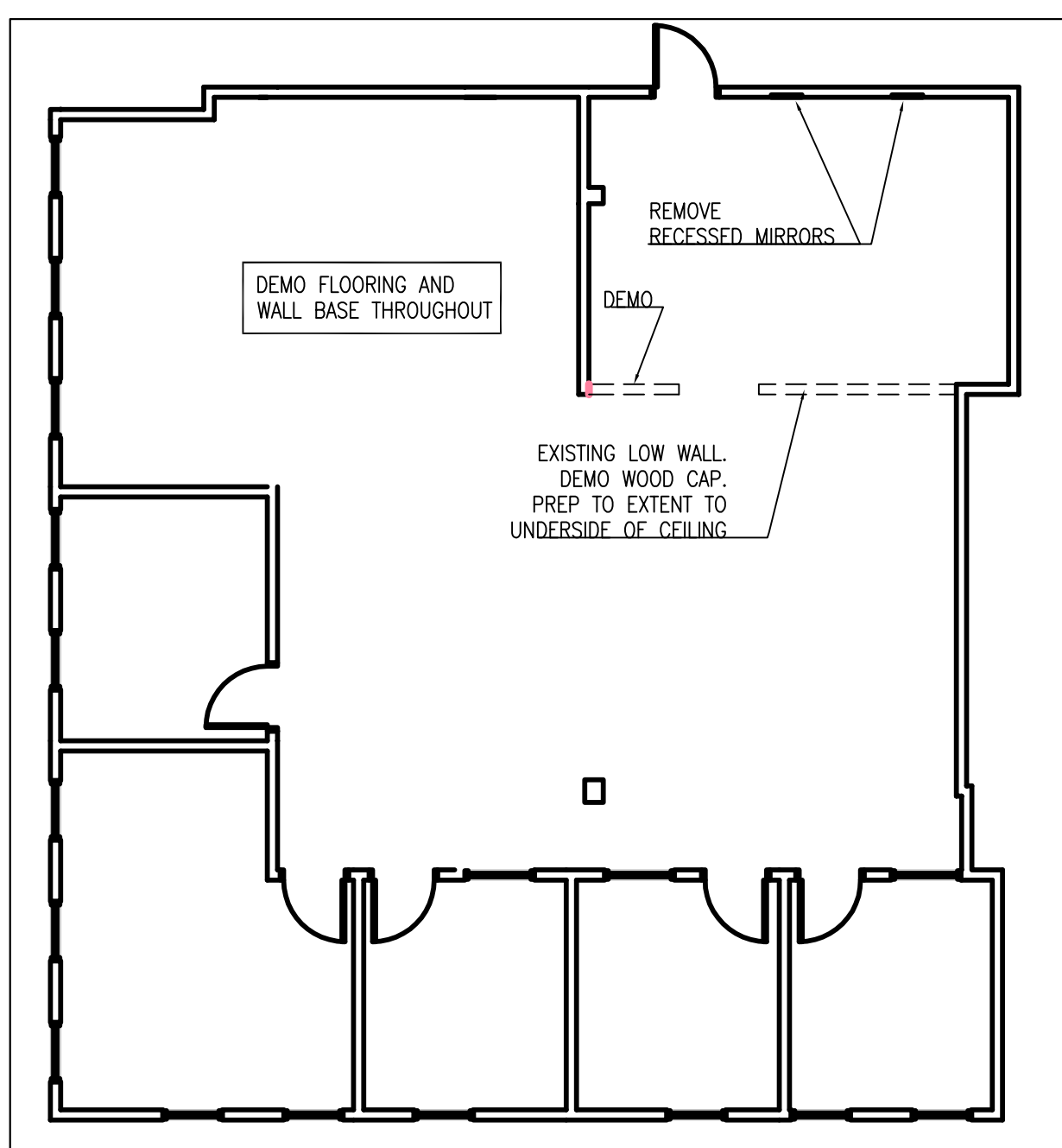


**TENANT IMPROVEMENT
RENOVATION**
62 ELM STREET
PORTLAND, ME

REVISION NO.	DATE

TITLE	PROJECT NO.	2014.032
SCALE	DATE	12-10-2014

DRAWING NO.
A-1



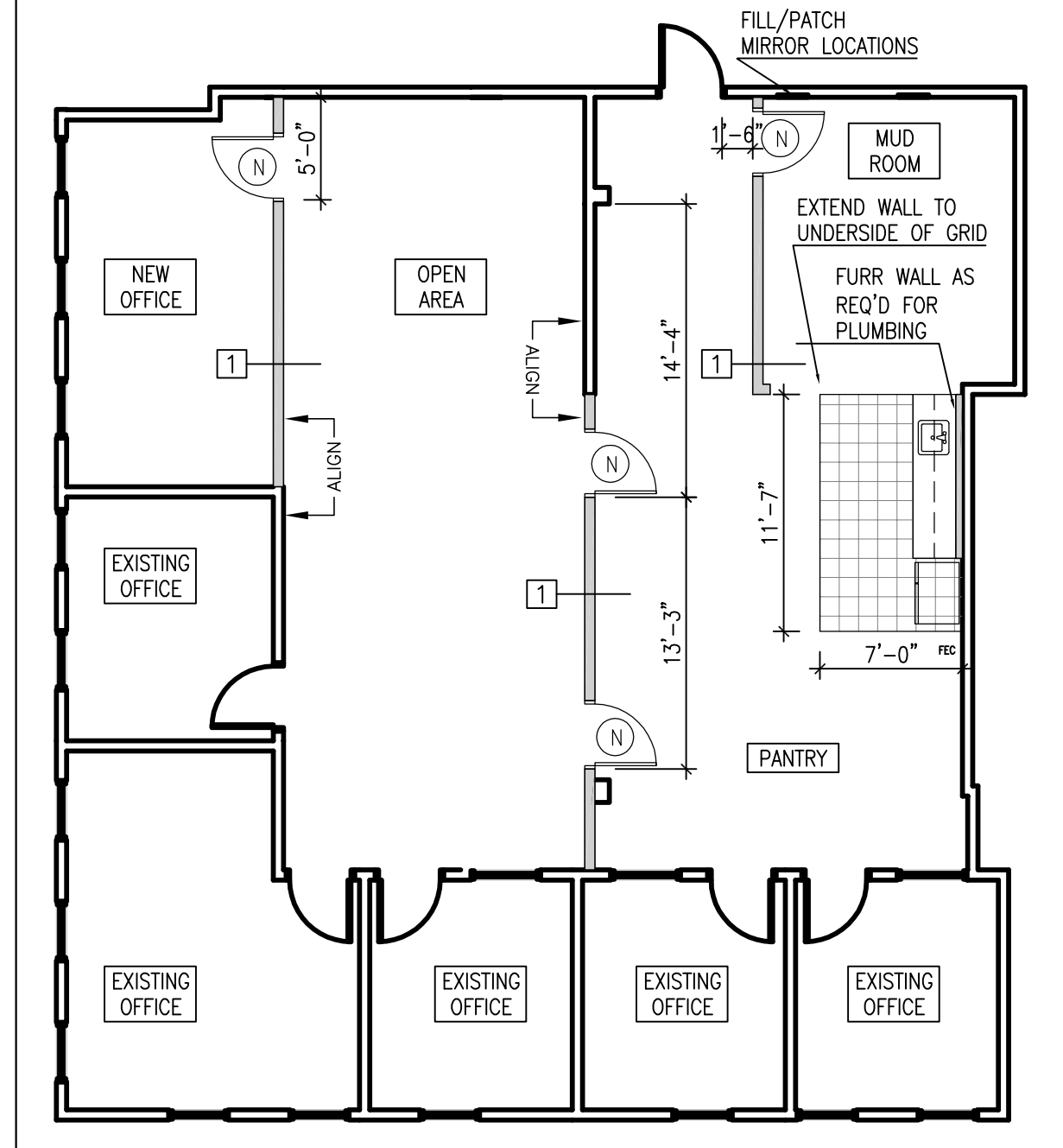
DEMOLITION PLAN 1/8"=1'-0"

DEMOLITION LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED OR MODIFIED AS NOTED
- EXISTING DOOR TO REMAIN
- ⊖ EXISTING DOOR TO BE CAREFULLY REMOVED FOR ATTIC STOCK

DEMOLITION NOTES:

- CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL EXISTING ELEMENTS OF CONSTRUCTION PRIOR TO COMMENCING DEMOLITION. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE BUILDING CODE, AND HEALTH REGULATIONS AND BE PERFORMED IN SUCH A MANNER AS TO ENSURE HUMAN SAFETY.
- WHEN DEMOLITION OF ANY EXISTING ITEM IS IN QUESTION, NOTIFY ARCHITECT AND BUILDING MANAGER PRIOR TO DEMOLITION IN THE AREA TO COORDINATE WITH BUILDING MANAGER ON SHUTDOWN TIME WHEN WORKING ON EXISTING SYSTEMS.
- SALVAGE: ITEM OF VALUE WHICH ARE NOT INDICATED TO BE RETURNED TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. STORAGE OR SALE OF ITEMS ON THE PROJECT SITE IS PROHIBITED.
- EXPLOSIVES: ARE NOT NECESSARY NOR PERMITTED.
- TRAFFIC: CONDUCT OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH THE NORMAL USE OF PUBLIC WAYS AND OTHER ADJACENT FLOORS. DO NOT CLOSE OR OBSTRUCT TRAFFIC WAYS, STREETS, WALKS OR OTHER USED FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION.
- A: WHERE REQUIRED AGENCIES HAVE JURISDICTION, CERTAIN NOISE-PRODUCING WORK MAY HAVE TO BE PERFORMED DURING SPECIFIED HOURS ONLY. THE GENERAL CONTRACTOR AND TRADE CONTRACTORS MAY BE REQUIRED AT TIMES TO PERFORM WORK TASKS AFTER REGULAR BUSINESS HOURS IF NOISE CANNOT BE ATTENUATED TO THE SATISFACTION OF THE OWNER. PRIOR TO THE START OF SELECTIVE DEMOLITION, THE GENERAL CONTRACTOR SHALL SUBMIT TO THE OWNER A NOISE CONTROL PROGRAM FOR REVIEW.
- THE GENERAL CONTRACTOR SHALL RECOGNIZE THAT THE BUILDING WILL REMAIN OCCUPIED THROUGHOUT DEMOLITION AND SHALL USE EVERY EFFORT AND MEANS POSSIBLE TO MINIMIZE NOISE CAUSED BY HIS DEMOLITION OPERATIONS.
- FIRE WATCH: PROVIDE A FIRE WATCH DURING ANY TORCH CUTTING PROCEDURES REQUIRED FOR DEMOLITION PURPOSES.
- NOISE CONTROL: TAKE SPECIAL CARE TO CONTROL NOISE TO AVOID CREATING A NUISANCE.
- FOLLOW STRICT ADHERENCE TO PATHWAY INTERRUPTION AND DUST CONTROL MEASURES OUTLINED IN APPROVED IAQ PLAN.
- THE G.C. SHALL FOLLOW ALL BUILDING RULES AND REGULATIONS DURING THE DEMO PHASE OF WORK, INCLUDING (IF REQUIRED) REMOVAL OF PERIMETER WINDOWS (QUANTITY TBD WITH BUILDING MANAGEMENT) AND INSTALLATION OF NEGATIVE AIR CIRCULATION FANS, MAKE SAFE, COVER/PROTECT EXISTING PERIMETER WINDOWS AND PROTECTION OF ANY AND ALL EXISTING CONDITIONS THAT REMAIN.



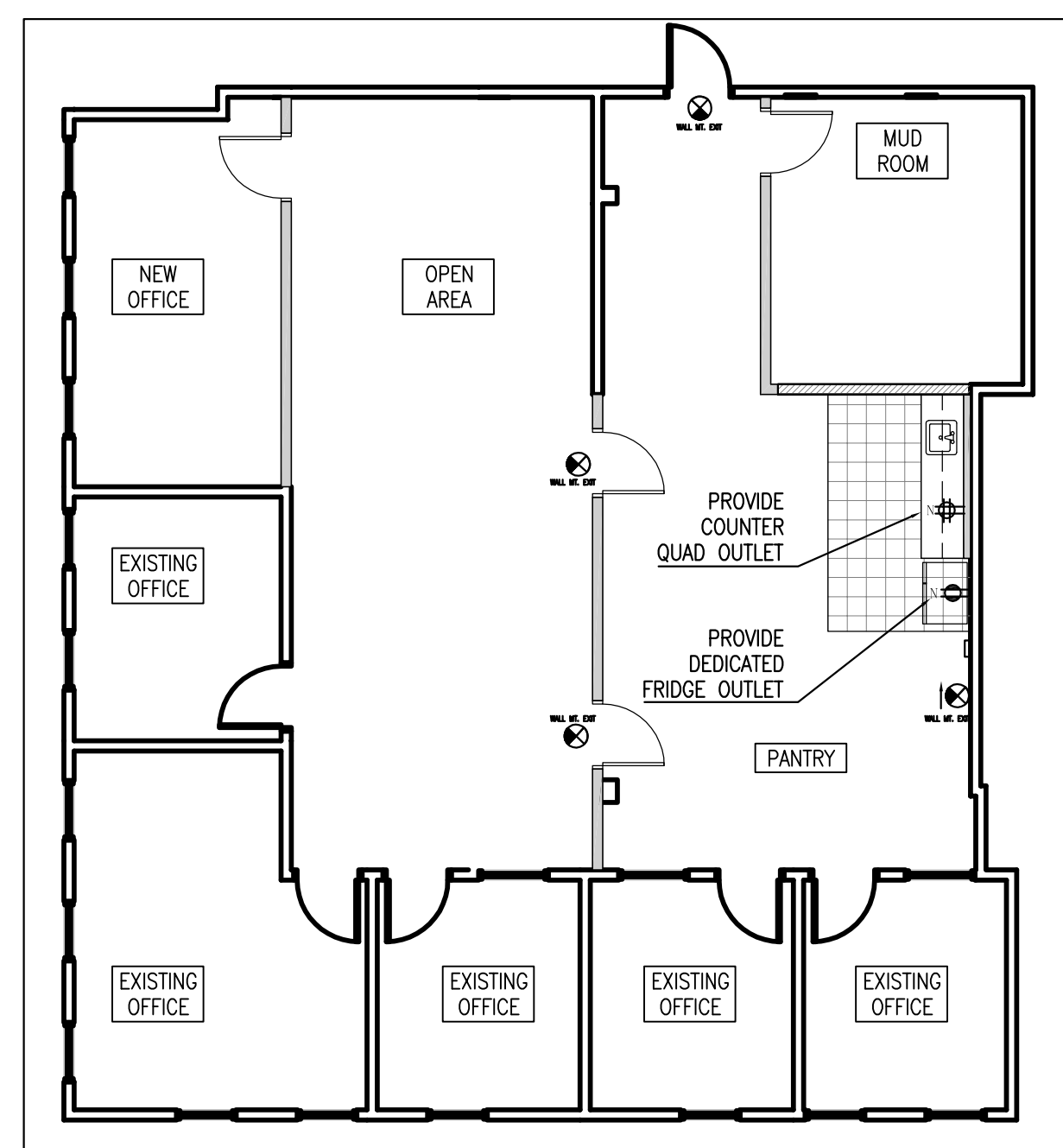
CONSTRUCTION PLAN 1/8"=1'-0"

CONSTRUCTION LEGEND:

- INDICATES EXISTING CORE, SHELL PERIMETER CONDITIONS
- INDICATES NEW WALL CONSTRUCTION
- T — INDICATES WALL TYPE DESIGNATION - (TYPE 1 U.O.N.) NEW WALLS TO GO TO UNDERSIDE OF EXISTING CEILING GRID
- N — DOOR SWING AND IDENTIFICATION NO., 'N' INDICATES NEW DOOR TO MATCH EXISTING DOOR AND HARDWARE SPECS TO BE PROVIDED BY LANDLORD

CONSTRUCTION NOTES:

- ALL PARTITIONS SHALL GO TO UNDERSIDE OF EXISTING CEILING GRID.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE MAINE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE BCI AND ADA.
- ALL CONFLICTS AND ITEMS FOR CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO AFFECTING WORK IN THAT AREA.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT, PRIOR TO COMMENCING WORK, IN WRITING OF ANY DISCREPANCIES AND/OR DAMAGE OF EXISTING BASE BUILDING WORK WHICH MIGHT INTERFERE WITH THE PROPER EXECUTION OF NEW TENANT WORK.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO PRICING. THE DRAWINGS DEPICT ONLY GENERALLY THE EXISTING CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT QUANTITY TAKE-OFFS BASED ON FIELD OBSERVATIONS.
- THE G.C. SHALL COORDINATE WITH DOOR AND GWB SUBS FOR FIT OF NEW FRAMES AT PARTITIONS SO NO GAPS OCCUR. SEE DOOR SCHEDULE FOR FRAME SPECIFICATION FOLLOW ALL MANUFACTURER GUIDELINES FOR INSTALLATION AND TOLERANCE.
- THE G.C. SHALL VERIFY THE LOCATIONS OF ALL EXISTING FIRE ALARM CALL BOXES, PULL STATIONS, EXTINGUISHERS, FIRE HOSE VALVE CABINETS, STROBES, ETC. AND SHALL RELOCATE AS REQUIRED WHERE IN CONFLICT WITH PARTITIONS AND/OR WHERE DEMOLITION OCCURS AND TO ACCOMMODATE NEW LAYOUT. SEE ENGINEERING DOCUMENTS.
- ALL PLAN DIMENSIONS INDICATED ARE TO FINISHED FACE OF PARTITION; U.O.N.
- ANY EXISTING PARTITIONS, COLUMNS OR CORE WALLS INDICATED TO REMAIN, WHICH ARE DAMAGED DURING THE CONSTRUCTION OF NEW TENANT WORK, SHALL BE PATCHED AND REPAIRED BY THE CONTRACTOR TO MATCH ORIGINAL CONDITIONS - INCLUDING REMOVED OUTLET LOCATIONS. THE G.C. SHALL BE RESPONSIBLE TO INSTALL ANY MISSING GWB ON PERIMETER ABOVE & BELOW WINDOWS AND ALL COLUMNS.
- ALL EXPOSED STRUCTURAL STEEL AND FIREPROOFING SHALL REMAIN AS REQUIRED PER LOCAL CODE. PATCH FIRE PROOFING AS REQUIRED. PROVIDE ALLOWANCE.



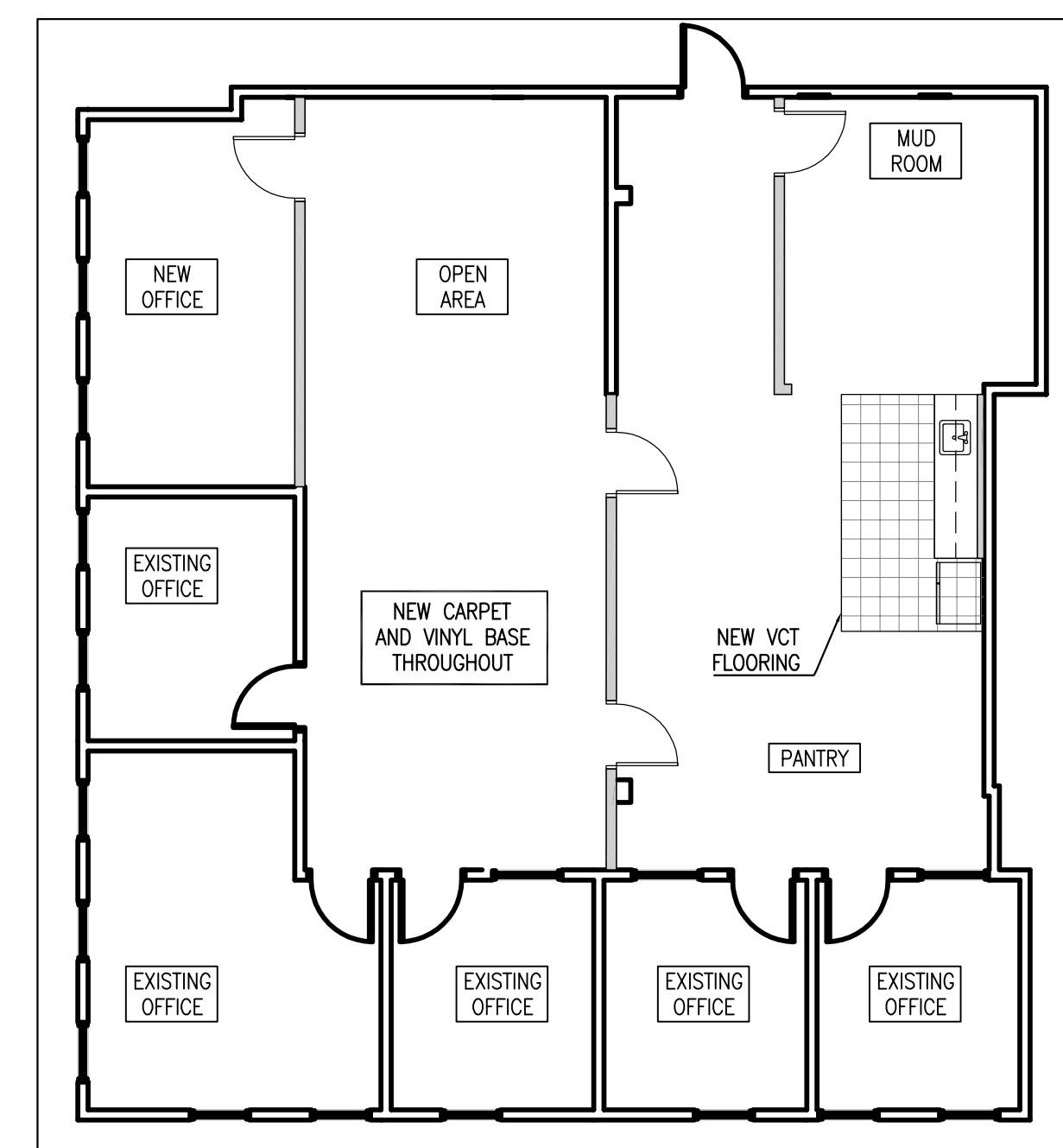
ELECTRICAL PLAN 1/8"=1'-0"

ELECTRIC/TELEPHONE LEGEND:

- NOTE: ALL EXISTING OUTLETS SHALL REMAIN UNLESS OTHERWISE NOTED INCLUDING POWER, TEL/DATA, SWITCHING, AV, ETC.
- ⊕ LIGHT SWITCH LOCATION: EXISTING TO REMAIN.
 - ⊕ WALL MOUNTED QUADPLEX ELECTRICAL OUTLET MOUNT 18" AFF UNLESS OTHERWISE NOTED
 - ⊕ WALL MOUNTED TELEPHONE/DATA LOCATION: THE G.C. SHALL PROVIDE SINGLE GANG BOX AND PLASTER RING WITH CONDUIT TO FLENUM AND PULL STRING FOR FUTURE CABLING.
 - ⊕ BUILDING STANDARD EXIT SIGN

ELECTRIC/TELEPHONE NOTES:

- THE INTENT OF THIS DRAWING IS TO SHOW LOCATIONS OF ELECTRICAL AND TELEPHONE/ DATA DEVICES ONLY.
- GENERAL CONTRACTOR SHALL COORDINATE WITH ALL VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE/DATA, AUDIO/VISUAL, MOVERS AND SECURITY CONTRACTORS.
- ALL SWITCHING AND RECEPTACLES SHALL BE BUILDING STANDARD.
- ALL WALL MOUNTED OUTLETS SHALL BE INSTALLED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
- ALL WALL MOUNTED OUTLETS SHOWN BACK-TO-BACK ON PLANS SHALL BE INSTALLED OFF-SET TO PREVENT SOUND TRANSMISSION.
- ALL WALL MOUNTED SWITCHES SHALL BE INSTALLED AT 48" A.F.F. TO MEET ADA/AA, UNLESS NOTED OTHERWISE.



FINISH PLAN 1/8"=1'-0"

FINISH LEGEND:

WALL FINISHES		
P1 PAINT	COMPANY: TBD COLOR: SELECTED BY TENANT FINISH: EGG SHELL REMARKS: FOLLOW MANUFACTURERS INSTRUCTIONS	
FLOORING FINISHES:		
C1 CARPET	COMPANY: TBD COLOR: SELECTED BY TENANT REMARKS: FOLLOW MANUFACTURERS INSTRUCTIONS	
V1 VCT	COMPANY: TBD COLOR: SELECTED BY TENANT REMARKS: FOLLOW MANUFACTURERS INSTRUCTIONS	
BASE FINISHES		
B1 VINYL BASE	COMPANY: TBD COLOR: COORDINATE WITH CARPET REMARKS: FOLLOW MANUFACTURERS INSTRUCTIONS	

FINISH NOTES:

- WALL SURFACES BEING PREPARED FOR PAINT SHALL HAVE PAINT APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE A MINIMUM OF (2) FINISH COATS OVER PRIME AS REQUIRED.
- IF REQUIRED, CONTRACTOR TO PROVIDE ALL TEST DATA FOR MATERIALS SPECIFIED TO THE CITY BUILDING DEPARTMENT.

GENERAL NOTES:

- SCOPE OF WORK IS DETERMINED BY LANDLORD
- CEILINGS MUST BE PATCHED AS REQUIRED
- CEILING LIGHT LOCATIONS MUST BE MODIFIED TO ACCOMMODATE NEW LAYOUT
- FINISHES TO BE SELECTED BY TENANT AND APPROVED BY LANDLORD
- ELECTRICAL SCOPE TO BE DETERMINED BY LANDLORD