

WinXnet

Tenant Improvement to 63 Marginal Way

Project Data:

Improvements to existing office space

Building footprint at 4th floor
Gross Office Area

IBC Building Occupancy Group B
NFPA Existing Business Occupancy per Chapter 39

See attached code review documents for code compliance

No change to existing occupancy, construction type, exit configurations, exit discharge at grade

Project Description:

Tenant improvement of existing office space including construction of (3) new offices, inventory room, and interior transom windows.

Project Location:

4th floor, 68 Marginal Way Portland Maine, 0401:

Tenant:

WinXnet, 68 Marginal Way, Portland Maine, 04101
Contact Suzanne Bryan, Operations: 207 518 9670

Architect:

Josef Chalal, 327 Ocean House Road,
Cape Elizabeth, Maine 04107 207 318 3234

Landlord:

Contractor: To be determined

General Notes

General Project Notes:

The Contractor shall provide the following:

1. All supervision necessary to complete project on agreed upon schedule.
2. Daily cleanup of construction debris.
3. Certificate of insurance for the General Contractor.
4. Owner to provide Builders Risk Policy for term of construction.
5. Monthly lien waivers for all subcontractors and suppliers.
6. All state and local inspections required by law
7. The building permit application for the City of Portland and The State Fire Marshal's office will be filed by the architect. All other building permit applications, including sprinkler, HVAC, Electrical, and plumbing shall be the responsibility of the contractor
8. The contractor shall have on site at all times a complete set of drawings, sketches, and other correspondence pertaining to the work for examination by the owner, architect, or building officials
9. The Contractor shall verify existing conditions where noted on the drawings and report to the architect any existing conditions that are not as shown on the drawings
10. Plumbing work shall conform to State of Maine Internal Plumbing Rules Chapter 238
11. Electrical work shall be in accordance the National Electrical Code as adopted by the City of Portland
12. HVAC work shall be in conformance with ASHRAE 62.1-2007

General Notes

Project Notes:

1. Existing door and frame AA to be reused at new door location 04, including hardware, electronic card reader
4. Provide RCI 411405 electric strike at door to server room
5. Flush Doors: Commercial grade solid core rotary cut flush birch veneer. Factory finished polyurethane
6. Full Glass Doors low profile flush molding.
7. Door Hardware: Match existing hardware for manufacturer, model and finish
8. Paint
new walls: 1 coat primer, (2) coats finish eggshell. Color to match existing
existing walls: patch damaged paint and drywall. Paint entire damaged wall plane from corner to corner
Doors: Factory finished polyurethane
Door Frames: (2) coats semi gloss enamel over primer. Color to match existing
9. Flooring: existing flooring to remain shall be protected during construction. Provide new carpet at (2) locations. Carpet shall be as provided by Cappa to match existing carpet installation
10. Lighting: existing light fixtures shall be reused and relocated as shown in the ceiling plans.
11. HVAC:
 - 11.1. Offices 1 and 2: reuse 1 existing register and provide new register. Offices 1 and 2 shall be a single zone separated from the open office area
 - 11.2. Office 3: Existing register in vicinity of new office shall be relocated to provide air to new office. HVAC contractor shall advise owner if additional air supply is required at kitchen
12. Sprinkler: Plan assumes no modification to existing sprinkler system.
13. Life Safety Equipment: See life safety plan for life safety items required
14. Contractor shall coordinate wiring for electric strikes with Curtis of WinXnet
15. Provide deduct to eliminate construction of offices #1 and #2

licensed architect

Josef Chalal
ar 2354

state of maine

Josef Chalal, architect
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WinXnet Tenant Improvement
63 Marginal Way, Portland Maine
034 C001 B7 Zoning District

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