

Project Description

This is a tenant improvement to a 2852 square foot space on the 8th floor of the building at 511 Congress Street, Portland Maine. The project includes renovations and minor modifications to the floor plan of the existing space to be used for the offices of RxAnte. The perimeter of the existing office space is unchanged. The work includes demolition and replacement of existing finishes, selected walls, ceiling and lighting. Permits for modifications to the existing electrical and sprinkler systems will be obtained separately

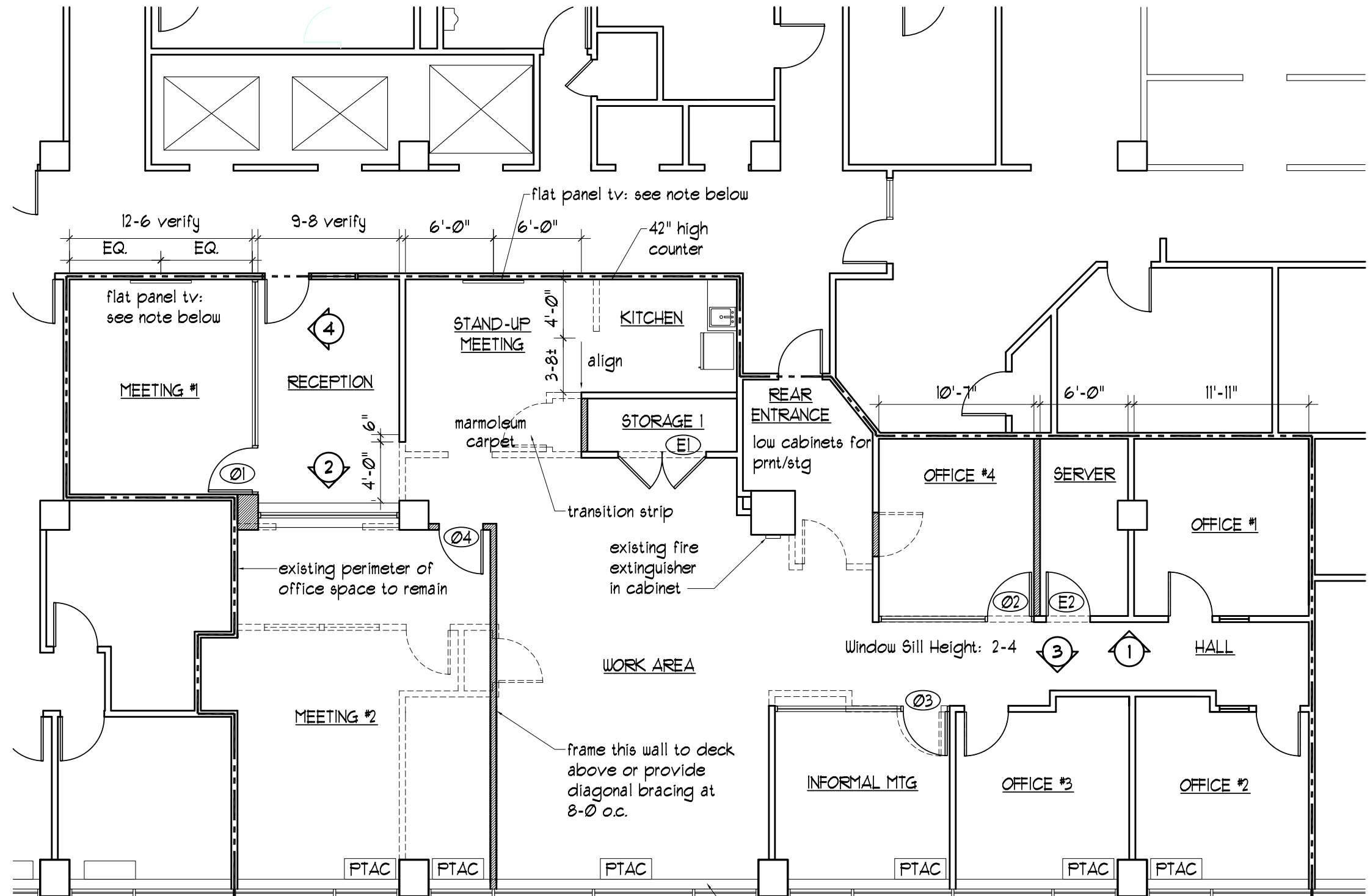
Code Notes IBC 2009

occupancy: business group B
 gross floor area: 2852 s.f.
 occupant load: 1 occupant per 100 s.f. = 28 occupants
 Table 1015.1 1 exit required, 2 provided

Note: under 303.1 meeting rooms to be classified as business occupancy

Accessability:

All existing and new doors to be 36" wide leaf with lever operated hardware and floor



flat panel TV:
 provide blocking in wall, power,
 computer cable and mount owner
 provided brackets bracket for
 flat panel TV

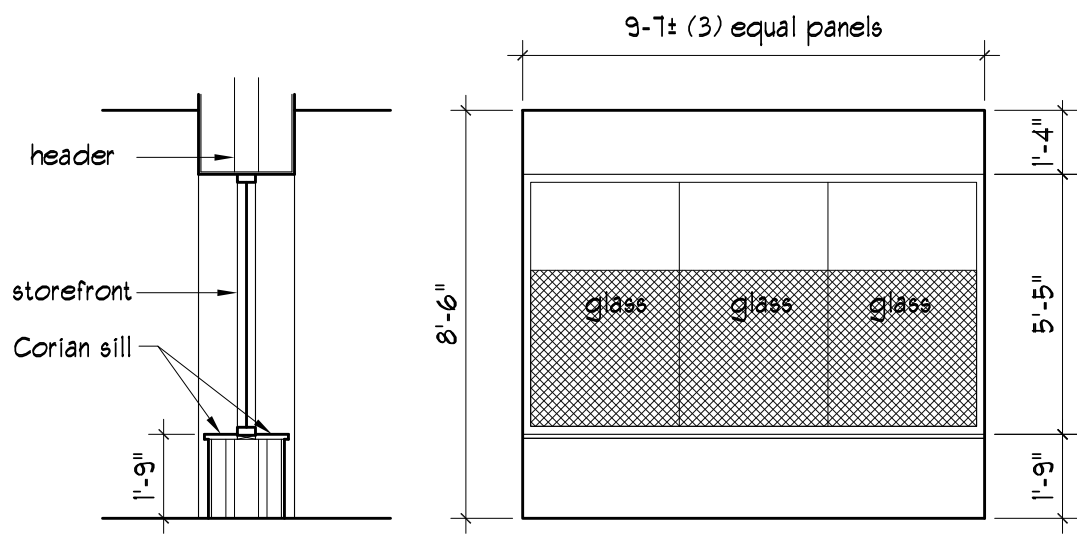
Existing
 Ceiling Height: 8-6
 Height to underside of steel deck: 11-6

Wall Legend

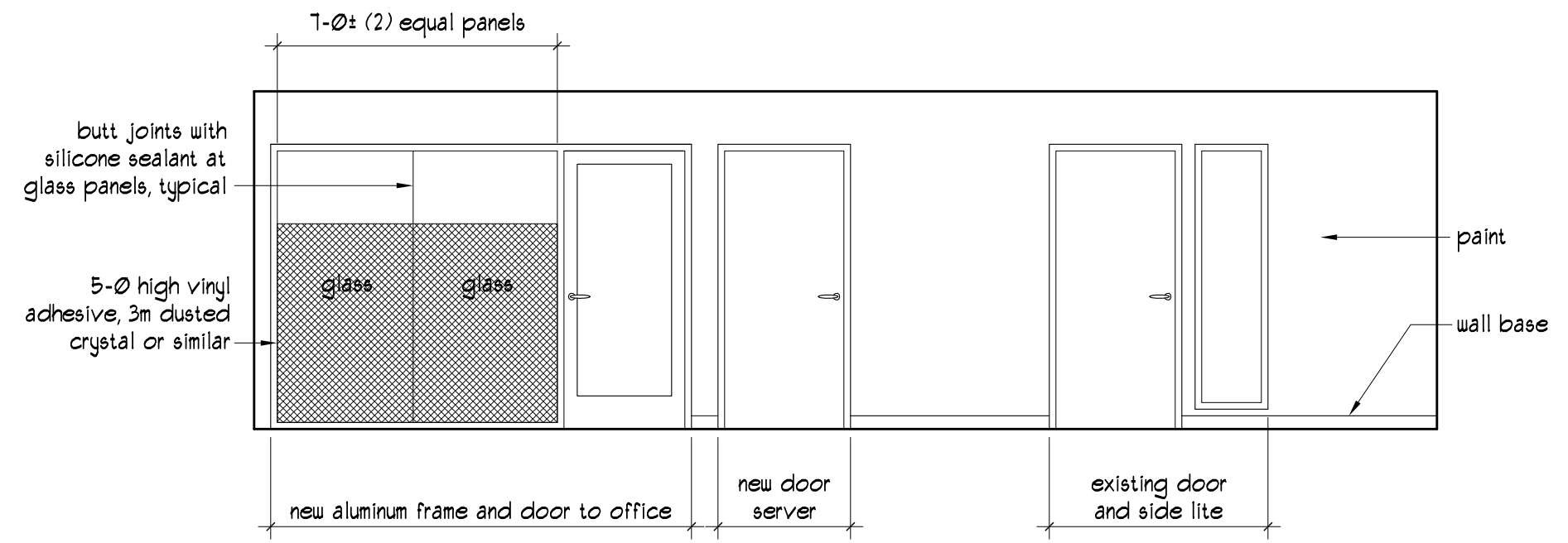
- existing
- existing perimeter
- new
- demo

new walls to be 25 GA metal studs at 24" o.c. with 5/8" gypsum wall board each side

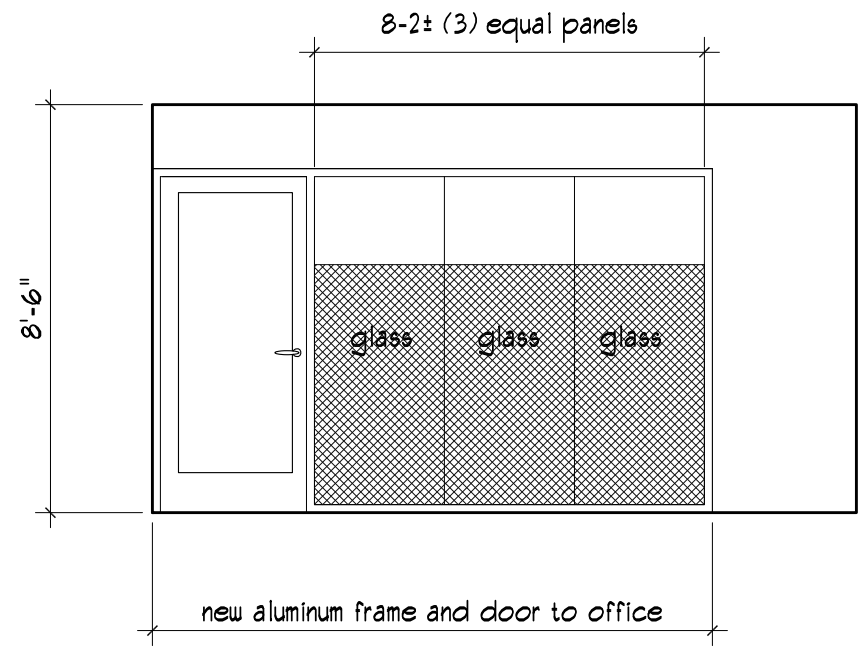
Proposed Floor Plan
 1/8" = 1'-0"



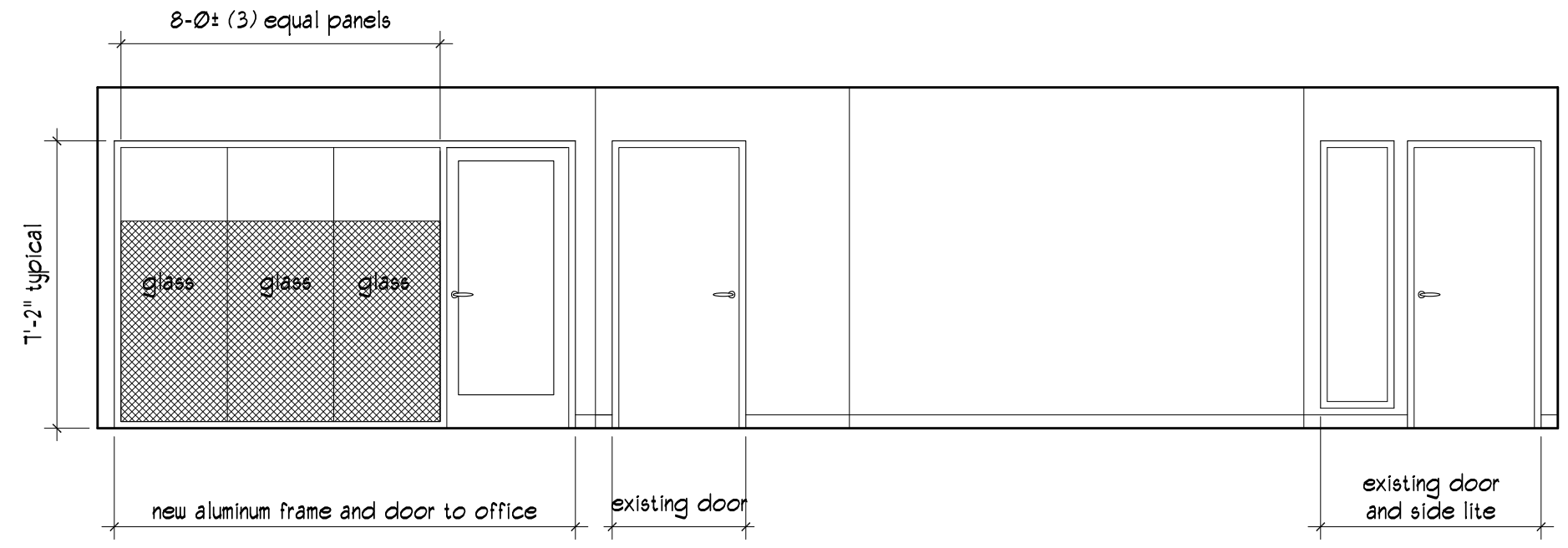
elevation 2
 1/4" = 1'-0"



elevation 1
 1/4" = 1'-0"



elevation 4
 1/4" = 1'-0"



elevation 3
 1/4" = 1'-0"

Storefront System:
 Oldcastle Series 3000 2" x 4 1/2" mullion profile, with clear anodized aluminum finish, and 1/2 tempered glass, butt jointed and sealed with clear silicone sealant to adjacent glass within frame. Provide adequate framing per manufacturer's requirements at heads and jambs

DOOR SCHEDULE										
MARK	DOOR					FRAME			FINISH	REMARKS
	Type	Material	Width	Height	Thickness	Type	Material	Hrdwr. Func		
Ø1	FG	Aluminum	3-Ø	7-Ø	1¾	2	Aluminum	Passage	F-Ø1	
Ø2	FG	Aluminum	3-Ø	7-Ø	1¾	2	Aluminum	Passage	F-Ø1	
Ø3	FG	Aluminum	3-Ø	7-Ø	1¾	2	Aluminum	Passage	F-Ø1	
Ø4	FG	Aluminum	3-Ø	7-Ø	1¾	1	Aluminum	Passage	F-Ø1	
E1	F	existing	3-Ø	7-Ø	1¾	1	hollow metal	-	F-Ø2	2 leaves, existing if possible
E2	F	existing	-	-	-	existing	hollow metal	-	F-Ø2	

General Door Notes:
 1. All doors to receive ADA compliant hardware

Door Finishes:
 F-Ø1: Manufacturer's clear anodized aluminum
 F-Ø2: Paint

FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALLS	CEILING	NOTES
meeting #1	carpet 1	rubber	ptd gyp.	new	
reception	carpet 1	rubber	ptd gyp.	new	
meeting #2	carpet 1	rubber	ptd gyp.	new	
stand up mtg	marmoleum	rubber	ptd gyp.		
kitchen	marmoleum	rubber	ptd gyp.		
storage 1	marmoleum	rubber	ptd gyp.	existing	
work area	carpet 1	rubber	ptd gyp.		
informal mtg	carpet 2	rubber	ptd gyp.		
office #1	carpet 2	rubber	ptd gyp.	existing	
office #2	carpet 2	rubber	ptd gyp.	existing	
office #3	carpet 2	rubber	ptd gyp.	existing	
office #4	carpet 2	rubber	ptd gyp.	new	
server	marmoleum	rubber	ptd gyp.	new	
hall	carpet 1	rubber	ptd gyp.	existing	
rear entry	carpet 1	rubber	ptd gyp.		

