



REVISIONS

DRAWING NAME

MEMIC
RENOVATION TO THE
FOURTH FLOOR OFFICES
245 COMMERCIAL ST. PORTLAND, MAINE 04101

SHEET

FOURTH FLOOR
PARTIAL REFLECTED
CEILING PLAN

DATE: 30 MAY 2017
SCALE: 1/4"=1'-0"
DRAWN: MFH/mgk
JOB NO.: 170515

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FOURTH FLOOR PARTIAL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



WALL TYPES	
	EXISTING WALLS
	NEW PARTITIONS
	EXISTING (NO WORK)

CEILING NOTES

- SPRINKLER CONTRACTOR SHALL MODIFY AND/OR RELOCATE SPRINKLER MAINS, BRANCHES AND HEADS TO COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLANS AND MECHANICAL AIR DISTRIBUTION PLANS TO PROVIDE COVERAGE PER TENANT SPECIFICATIONS. CENTER HEADS IN 2x2 TILE - TYP.
- REFERENCE ENGINEERING DRAWINGS FOR EXIT SIGNS, STROBES, T-STATS AND SPRINKLER LOCATIONS - ARCHITECT SHALL APPROVE ALL LOCATIONS PRIOR TO INSTALLATION. ALL SWITCHING, T-STATS AND STROBES SHALL ALIGN VERTICALLY.
- IT IS THE RESPONSIBILITY OF THE G.C. AND ALL RELATED SUBS TO MAKE SURE ALL LIGHT FIXTURES ARE ORDERED WITH THE PROPER TRIMS PER THE REQUIRED CEILING TYPE. ALL ELECTRICAL SUBS SHALL RECEIVE ARCHITECTURAL DOCUMENTS AS WELL AS ENGINEERING AND BOTH ARE TO BE INCLUDED IN TOTAL PRICE FOR THIS PROJECT. THE G.C. WILL BE RESPONSIBLE TO COORDINATE ANY DISCREPANCIES BETWEEN DOCUMENTS PRIOR TO FINAL BIDS.
- AT ALL LOCATIONS FOR THE EXISTING PERIMETER BLDG STD WINDOW TREATMENT SHALL BE REMOVED, CLEANED, STORED AND REPAIRED AS NEEDED. REINSTALL PRIOR TO PROJECT COMPLETION.
- CEILING MEMBERS ARE NOT ALLOWED TO BE SUSPENDED FROM ANY BUILDING/TENANT HVAC COMPONENTS.
- CEILING HEIGHTS TO BE BLDG STD (8'-0" +/- VIF), UNLESS OTHERWISE NOTED. G.C. TO COORDINATE WITH ARCHITECT FOR REQUIRED CLEARANCES FOR LIGHTING, HVAC, SPRINKLER, ETC.
- FOR FURTHER INFORMATION ON LIFE SAFETY SYSTEMS REFER TO THE ELECTRICAL AND FIRE PROTECTION DRAWINGS.
- COORDINATE ALL SWITCHING WITH ELECTRICAL PLANS. SEE ARCHITECTURAL LEGENDS FOR FIXTURES REQUIRING DIMMING. ALL VARYING LIGHT FIXTURE TYPES SHALL BE SWITCHED SEPARATE, UNDER SINGLE COVER PLATE.
- IT IS THE RESPONSIBILITY OF THE G.C. AND ALL RELATED SUBS TO MAKE SURE ALL ITEMS ARE REMOVED AND RELOCATED AS NEEDED TO ACCOMMODATE REQUIRED CEILING HEIGHT AND LIGHTING CLEARANCES. THE CONTRACTOR SHALL FIELD VERIFY THE PREMISES AND VERIFY ALL CLEARANCES AS REQUIRED FOR ALL LIGHTING FIXTURES BEFORE PROCEEDING WITH ANY INSTALLATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT, IF NECESSARY CHANGE SPECIFIED FIXTURE TO SHALLOW PLENUM TYPE WHERE CLEARANCE ISSUES MAY OCCUR AT NO ADDITIONAL COST TO TENANT.
- LEVEL CEILING TO WITHIN 1/8" IN 12 FEET IN ANY DIRECTION. LEVEL WITH HANGER WIRE TAUT AND PLUMB, WITHOUT KINKING OR BENDING HANGER WIRES. CEILING HEIGHT SHALL MATCH EXISTING BLDG STANDARD.

CEILING LEGEND AND SPECIFICATIONS

- C-1** CEILING 1: ACOUSTICAL SUSPENSION CEILING SYSTEM. ARMSTRONG ULTIMA 1912A - BEVELED REGULAR SILHOUETTE XL 9/16"
- C-2** CEILING 2: GWB CEILING IN FLAT WHITE PAINT
- C-3** CEILING 3: EXISTING CEILING / EXPOSED WOOD BEAMS
- CEILING 1 - ARMSTRONG FORMATIONS CLOUD KITS**
-FORMATIONS CURVES- WITH ULTIMA REGULAR TILES
-SUSPENSION SYSTEM / AXIOM TRIM COLOR - WHITE
-AXIOM TRIM PROFILE AND HEIGHT - 6"
-AXIOM VECTOR INVERTED 8" CURVES- CIRCLE
- CEILING 1 - ARMSTRONG FORMATIONS CLOUD KITS**
-FORMATIONS CURVES- WITH ULTIMA REGULAR TILES
-SUSPENSION SYSTEM / AXIOM TRIM COLOR - WHITE
-AXIOM TRIM PROFILE AND HEIGHT - 6"
-AXIOM VECTOR INVERTED 6" CURVES- CIRCLE
- CEILING 2 - ARMSTRONG FORMATIONS CLOUD KITS**
-FORMATIONS CURVES- WITH ULTIMA REGULAR TILES
-SUSPENSION SYSTEM / AXIOM TRIM COLOR - WHITE
-AXIOM TRIM PROFILE AND HEIGHT - 6"
-AXIOM VECTOR INVERTED 6X14" CURVES- OVAL
- CEILING 3 - ARMSTRONG FORMATIONS CLOUD KITS**
-FORMATIONS CURVES- WITH ULTIMA REGULAR TILES
-SUSPENSION SYSTEM / AXIOM TRIM COLOR - WHITE
-AXIOM TRIM PROFILE AND HEIGHT - 6"
-AXIOM VECTOR INVERTED 6X14" CURVES- OVAL
- 8'-0"** CEILING HEIGHT NOTATION

LIGHT FIXTURE LEGEND

- LT-1** FOCALPOINT SEEM4, 2' LINEAR LED RECESSED LIGHT INSTALLED ON GRID
- LT-1a** FOCALPOINT SEEM4, 2' DIMMING LINEAR LED RECESSED LIGHT INSTALLED ON GRID
- LT-2** FOCALPOINT SEEM4, 4' LINEAR LED RECESSED LIGHT INSTALLED ON GRID
- LT-3** FOCALPOINT SEEM4, 6' LINEAR LED RECESSED LIGHT INSTALLED ON GRID
- LT-3a** FOCALPOINT SEEM4, 6' DIMMING LINEAR LED RECESSED LIGHT INSTALLED ON GRID
- LT-4** FINELITE HIGH PERFORMANCE RECESSED HPR LED 2X2' LIGHT
- LT-5** PRESCOLITE, LITEFORMS, 8" CFL SURFACED MOUNTED CROSS BAFFLE
- LT-6** PRESCOLITE, LITEFORMS, 4" RECESSED LED SQUARE DOWNLIGHT
- LT-7** FOCALPOINT SEEM4, 8' LINEAR LED RECESSED LIGHT INSTALLED ON GRID