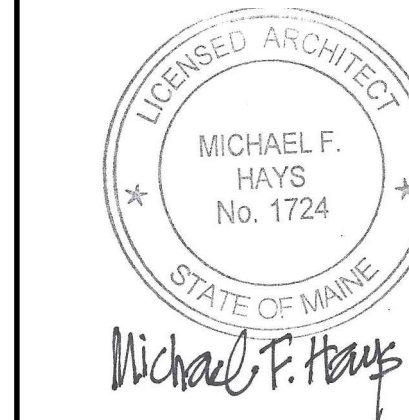


JLAL



REVISIONS

DRAWING NAME

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

SHEET

SECOND
FLOOR
PLAN

DATE
15 SEPT 2017

SCALE
3/16" = 1'-0"

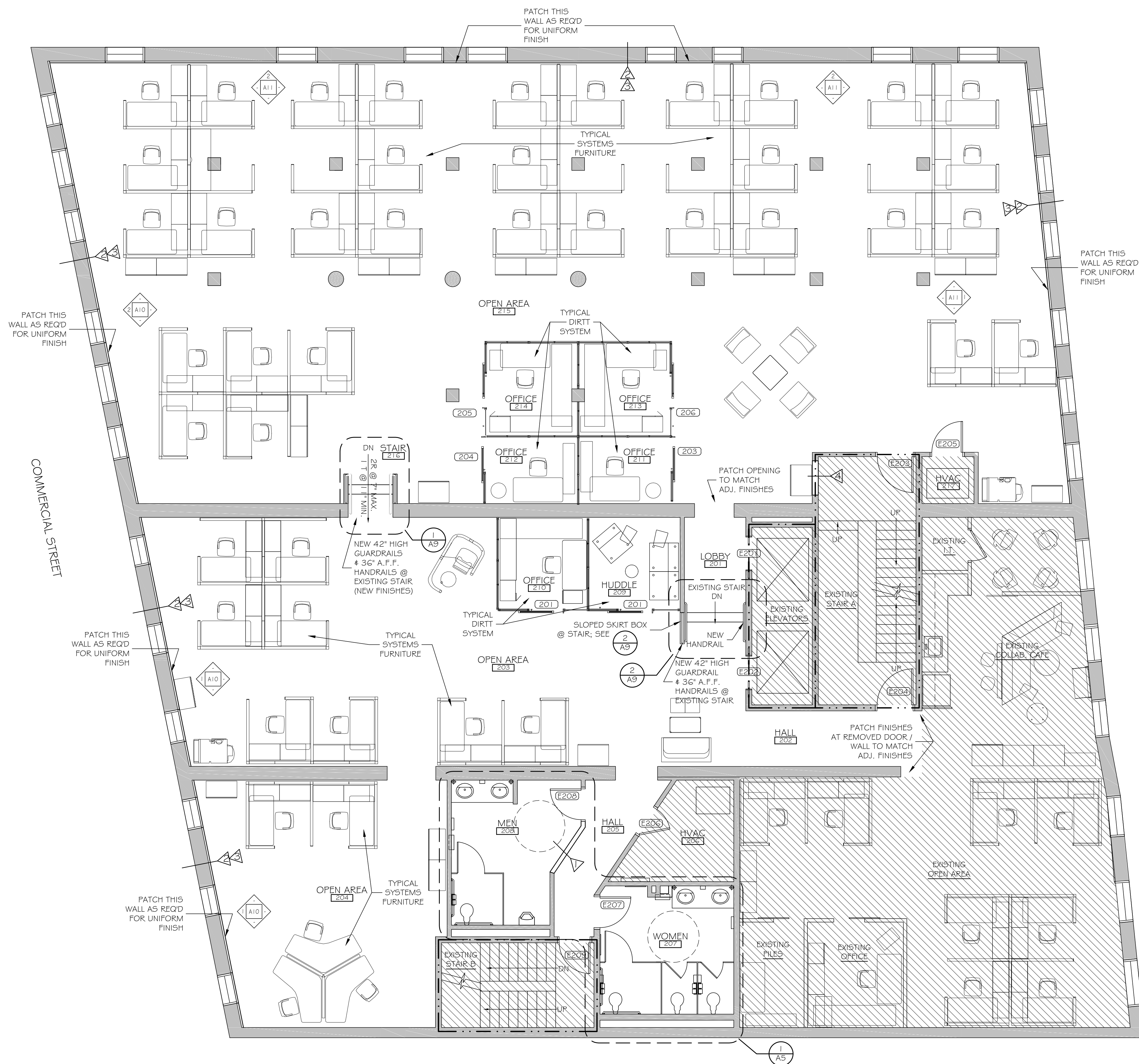
DRAWN
MFH/mgk

JOB NO.
170831

SHEET

A-2

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SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
NOTE: DIMENSIONS SHOWN AT EXISTING CONSTRUCTION ARE +/- 1".



CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF IBC 2009, NFPA 101, ANSI AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- ALL CONFLICTS AND ITEMS FOR CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO AFFECTING WORK IN THAT AREA.
- IF VARIANCE FROM THE EXISTING DRAWING OCCURS, NOTIFY THE ARCHITECT PRIOR TO COMMENCING ANY RELATED WORK. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.
- 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.
- ALL PLAN DIMENSIONS INDICATED ARE FINISHED FACE OF PARTITION; U.O.N.
- WHERE CONCEALED WOOD BLOCKING OR FRAMING IS REQUIRED, CONTRACTOR SHALL USE ONLY FIRE-RETARDANT TREATED WOOD.
- WHERE FIRE-RATED AND FULL HEIGHT PARTITIONS ARE PENETRATED BY STRUCTURAL MEMBERS, NEW AND EXISTING DUCTWORK, PIPING, AND CONDUIT, THE GYPSUM BOARD SHALL BE SCRIBED TO FIT TIGHT AGAINST THE PENETRATING ITEM AND CALKED WITH THE APPROPRIATE SEALANT. COORDINATE WITH MECHANICAL AND ELECTRICAL WORK AND DETAILS.
- ANY EXISTING PARTITIONS, CORE WALLS AND PERIMETER WALLS INDICATED TO REMAIN, WHICH WERE OR ARE DAMAGED DURING THE CONSTRUCTION OF NEW TENANT WORK, SHALL BE PATCHED AND REPAIRED BY THE CONTRACTOR TO MATCH ORIGINAL CONDITIONS. THE GC SHALL USE METHODS APPROVED BY THE ARCHITECT ONLY. THE GC SHALL SEAL, PATCH AND FILL ANY FLOOR OR WALL PENETRATIONS DUE TO DEMOLITION AND CONSTRUCTION.
- INSTALL WATER RESISTANT GREEN BOARD AT ALL NEW PLUMBING WALLS.
- THE G.C. SHALL VERIFY THE LOCATIONS OF ALL EXISTING FIRE ALARM CALL BOXES, FULL 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.
- 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 SPECIFICATIONS. FOLLOW ALL MANUFACTURER GUIDELINES FOR INSTALLATION AND TOLERANCE.
- G.C. TO COORDINATE W/ RELATED SUB TO PATCH ALL DAMAGED DRYWALL AFTER DEMOLITION OF HVAC OPENING AND PREPARE TO RECEIVE SCHEDULED FINISH.
- CLEAN, REUSE AND RECONFIGURE PERIMETER BLINDS AT EXTERIOR WINDOW TO SUIT NEW WALL CONSTRUCTIONS. PROVIDE NEW IF NECESSARY TO MATCH BUILDING STANDARD.
- DOOR STAIN AND FINISH TO MATCH 3RD FLOOR MEMIC SPACES.
- THE LOCATION OF DOORS IN CONSTRUCTION WALLS TO BE 6" FROM ADJACENT WALL LOCATION UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED AND ALL CONNECTIONS TO BE STAINLESS STEEL.
- GC SHALL CONFORM TO BUILDING GUIDELINES FOR CONSTRUCTION.
- GC SHALL VERIFY LOCATION AND SIZE OF EXISTING MECHANICAL AND ELECTRICAL SERVICES, EQUIPMENT AND PLUMBING ELEMENTS.

WALL TYPES	
	EXISTING WALLS
	NEW PARTITIONS
	EXISTING (NO WORK)
	2 HR WALL

PARTITION LEGEND	
TAG	DETAIL
	(1) A7
	(2) A7
	(3) A7
	(4) A7
	DIRT SYSTEM
	FULL HEIGHT FURNITURE PARTITIONS