

Michael F. Hays

REV/NOY
▲ 11.7.17
▲ 12.12.17
▲ 12.19.17
▲ 1.23.18

DRAWING NAME

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

/SHEET

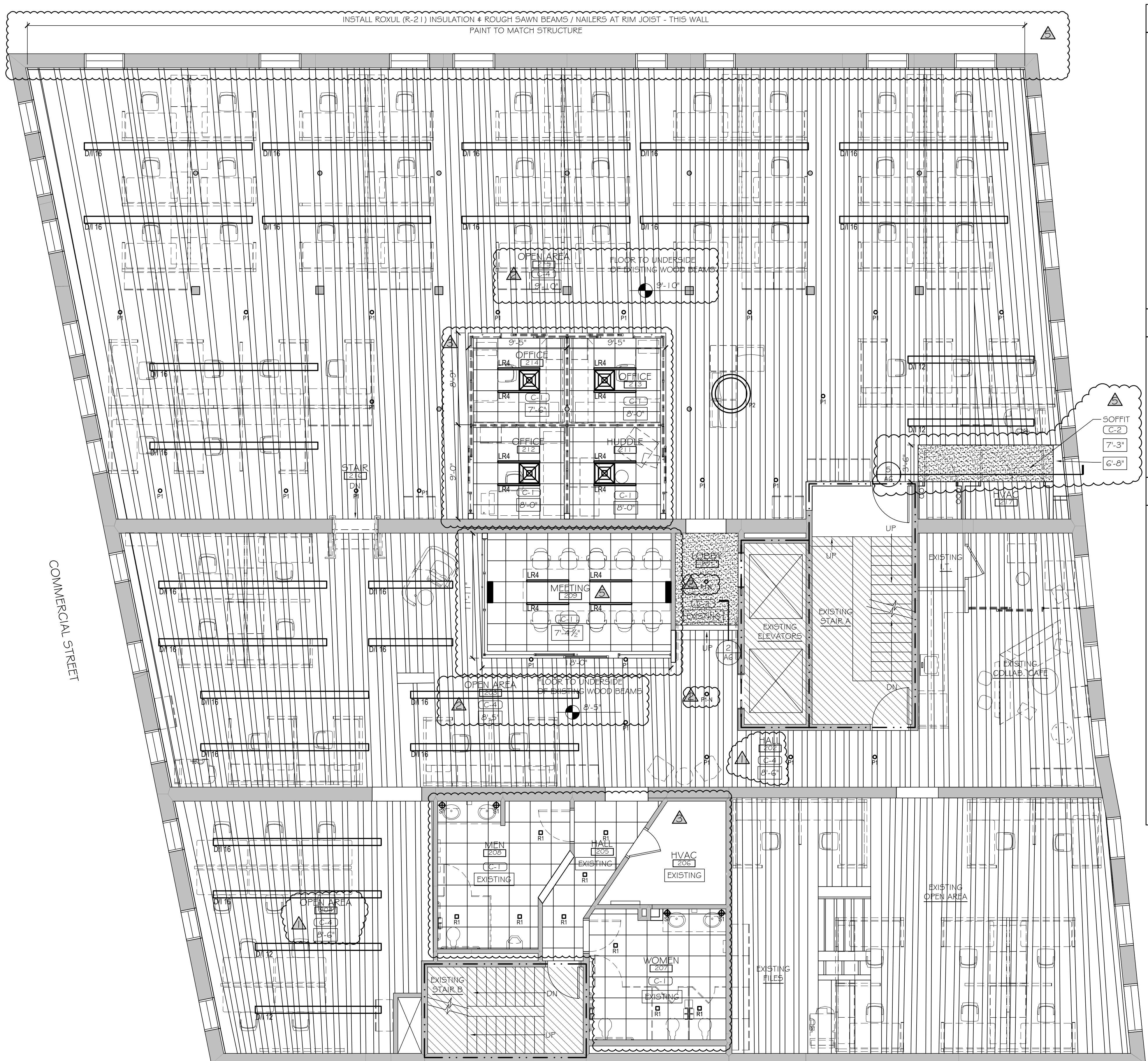
SECOND FLOOR
REFLECTED
CEILING PLAN

DATE
26 OCT 2017
SCALE
3/16" = 1'-0"
DRAWN
MFH/mgk
JOB NO.
170831

/SHEET

A-3

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SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"

NOTE: COORDINATE EXPOSED HVAC DUCT LAYOUT SHOWN ON THIS SHEET, SHEETS M-1 AND E-1 WITH NEW LIGHTING AND EXISTING SPRINKLER.



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.

6. 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.

7. FOR FURTHER INFORMATION ON LIFE SAFETY SYSTEMS REFER TO THE ELECTRICAL AND FIRE PROTECTION DRAWINGS.

8. 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.

9. 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 FLENUM TYPE WHERE CLEARANCE ISSUES MAY OCCUR AT NO ADDITIONAL COST TO TENANT.

10. 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.

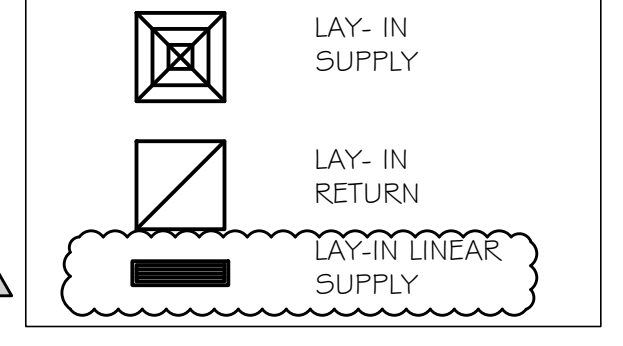
CEILING LEGEND AND SPECIFICATIONS

- (C-1) CEILING 1: ACOUSTICAL SUSPENSION CEILING SYSTEM, ARMSTRONG ULTIMA 1912A - BEVELED REGULAR SILHOUETTE XL 9116"
- (C-2) CEILING 2: GWB CEILING IN FLAT WHITE PAINT
- (C-3) CEILING 3: EXISTING CEILING / EXPOSED WOOD BEAMS - NOT USED
- (C-4) CEILING 4: EXISTING EXPOSED WOOD BEAMS-R-21 ROXUL-FR-BATT INSULATION- NAILERS & FR PANEL FRANK-WH-1 ATOP INSULATION-BETWEEN BEAMS
- 8'-0" CEILING HEIGHT NOTATION

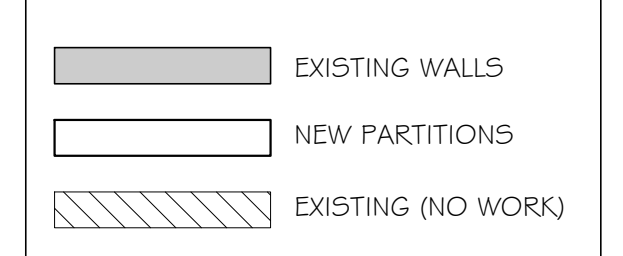
LIGHT FIXTURE LEGEND

- LR 4 LED linear direct recessed 48x2 Focal Point Seem2 F9M2L-FL-Lumen Output-35K-1C-UNV-LD-Ceiling configuration G3P-WH-4" Ceiling at 8'-0
- R1 Prescolite Lightforms 4" Square recessed LED with square open trim LF4SQLEDG4-120 volt-0-10V dimming - 45LEDG4 35k WT B24 Ceiling at 8'-0
- P1-N Pendant Cylinder with Black finish, centered on joists, at 8'-2 AFF Beta-Calco #51 1103-WD-BL-CS N=Night / Security Fixture
- P2 Pendant - TBD
- DII 4 Finelite Series 1G direct/indirect linear pendant fixtures, 8" w x 2" high Fixture at 7'-6 bottom of joists at 8'-9, deck at 9'-8 48", 96", 144", 192" LENGTHS
- DII 8
- DII 12
- DII 16
- S1 Existing Sconce - TBD

HVAC SYMBOLS



WALL TYPES



CEILING STRUCTURE NOTES

1. AT LOWER LEVEL:
BOTTOM OF BEAM STRUCTURE = 8'-6" A.F.F.
BOTTOM OF DECK = 9'-5" A.F.F.
2. AT UPPER LEVEL:
BOTTOM OF BEAM STRUCTURE = 9'-9" A.F.F.
BOTTOM OF DECK = 10'-9" A.F.F.