

PROJECT

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DEPARTMENT OF BUILDINGS SCAN

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SHEET TITLE

**SECOND FLOOR
CONSTRUCTION PLAN,
LEGEND, AND NOTES**

SHEET NUMBER

A-100



CONSTRUCTION PLAN NOTES

- DO NOT SCALE THE DRAWINGS.
- CONTRACTOR TO CHALK ALL PARTITION LOCATIONS FOR APPROVAL BY ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- FINISHED FLOOR SHALL MEAN FROM THE TOP OF THE LEVELED FLOOR SLAB, TAKEN FROM A DATUM AT THE EXISTING ELEVATOR DOOR THRESHOLD.
- ALL HOLLOW METAL DOORS SHALL BE MADE OF THE TYPES AND SIZES AS SHOWN ON SWITZER GROUP DRAWINGS, NOTES AND SCHEDULES. DOORS SHALL BE 18 GA CRS, FULLY WELDED SEAMLESS CONSTRUCTION WITH NO VISIBLE SEAMS OR JOINTS ON THEIR FACES OR VERTICAL EDGES. MINIMUM DOOR THICKNESS SHALL BE 1-3/4"
- ALL HOLLOW METAL DOOR FRAMES TO BE 16 GA. CRS WELDED TYPE UNLESS OTHERWISE NOTED.
- ALL THE PARTITIONS TO BE TYPE (1) UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PREPARE COORDINATED SHOP DRAWINGS OF ALL TRADES PRIOR TO ORDERING ANY MATERIALS INCLUDING LONG LEAD ITEMS.
- REFER TO GENERAL NOTES PREVIOUSLY STATED WITHIN DRAWING SET FOR ADDITIONAL INFORMATION.
- PATCH ANY DAMAGES (INCURRED DURING DEMOLITION OR CONSTRUCTION) AT ALL EXISTING TO REMAIN LOCATIONS INCLUDING, BUT NOT LIMITED TO: CORE WALLS, COLUMNS, PERIMETER AREAS, WINDOW MULLIONS AND SEALANT, ETC.
- CONTRACTOR TO PROVIDE PROPER PROTECTION OF ALL EXISTING TO REMAIN ITEMS DURING ALL PHASES OF CONSTRUCTION AND DEMOLITION.
- INSTALL ALL FIRE SAFETY DEVICES AS PER ENGINEERING DRAWINGS.
- GYPSUM BOARD CEILING CONSTRUCTION SHOULD BE ISOLATED BY CONTROL JOINTS WHERE:
 - PARTITIONS OR CEILINGS OF DISSIMILAR CONSTRUCTION MEET AND REMAIN IN THE SAME PLANE;
 - INTERIOR PARTITIONS EXTEND 30'-0" OR GREATER IN ANY DIRECTION.
- PROVIDE FLOOR LEVELING (FLASH PATCHING) AS REQUIRED TO INSTALL WALL SYSTEM PARTITION, LEVELING TO EXTEND 3'-0" ON EITHER SIDE OF (PERPENDICULAR TO) CENTERLINE OF A TOLERANCE OF 1/8" VARIATION PER 10'-0" PARALLEL TO CENTER LINE OF WALL SYSTEM PARTITION.
- SEE EQUIPMENT SCHEDULE FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET SPECIFICATIONS.
- RE-APPLY FIRE-PROOFING (MONOKOTE AND SPRAY APPLIED SEALER, OR CONCRETE) WHERE DAMAGED OR MISSING. RE-APPLY FIRE-PROOFING TO ALL EXPOSED STEEL (AND ANY NEW WELDED CONNECTIONS) IN SIMILAR METHOD AS ADJACENT STRUCTURE. PROVIDE FIRE PROOF SEALANT AT ALL HORIZONTAL AND VERTICAL PENETRATIONS THROUGH ALL NEW AND/OR EXISTING FIRE RATED PARTITIONS AND FLOOR SLABS. PATCH AND REPAIR ALL FIRE RATED ASSEMBLY (INCLUDING TERRA COTTA COLUMN ENCLOSURE) FOR ALL COLUMNS AND BEAMS AS PER NEW YORK CODE.
- PATCH, REPAIR, AND RESTORE ALL EXISTING PERIMETER WALL. EXTEND FURRING CHANNELS AND GWB TO SLAB ABOVE. PATCH ALL DAMAGES, SAND SMOOTH, AND PREPARE ALL PERIMETER WALL TO RECEIVE NEW FINISHES.
- PROVIDE WATER RESISTANT DRYWALL AT ALL WET LOCATIONS.
- ALL EXISTING BLOCK AND CONCRETE WALLS WITH COMPROMISED STRUCTURE AND EXISTING PENETRATIONS TO BE REPAIR TO THEIR ORIGINAL STATE AND MUST MAINTAIN THEIR EXISTING FIRE RATINGS PER CODE.
- CONTRACTOR TO PROVIDE ADEQUATE BRACING AT ALL LOCATIONS WHERE NEW PARTITIONS INTERSECT WITH DUCTWORK 2'-8" WIDE OR LARGER.

LEGEND

- ROOM - INDICATES ROOM OR AREA DESIGNATION
- XXX - INDICATES ROOM OR AREA NUMBER
- 1 - REFERENCE NOTES
- AREA NOT IN CONTRACT
- A A200 - ELEVATION NUMBER DRAWING NUMBER
- AREA SHOWN IN DETAIL
- 1 101 - DETAIL NUMBER DRAWING NUMBER
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR AND FRAME TO REMAIN
- NEW EX - INDICATES ALIGNMENT OF FINISHED SURFACES
- 1 - INDICATES PARTITION TYPE (SEE DRAWING A-601 FOR SPECIFICATIONS AND DETAILS)
- INDICATES BLOCKING WITHIN WALL FOR MOUNTING OF FURNITURE OR EQUIPMENT
- GLASS (DEMOUNTABLE) PARTITION
- 4" - INDICATES DOOR NUMBER
- NEW DOOR AND FRAME
- FEC - INDICATES FIRE EXTINGUISHER AND ASSOCIATED CABINET (SEE A-600 FOR SPECIFICATIONS)
- INDICATES MILLWORK (SEE ELEVATIONS AND DETAILS)

REFERENCE NOTES

LIFE SAFETY PLAN NOTES:

- LIFE SAFETY PLAN DRAWN TO SCALE: 1/8" = 1'-0";**
- SHOWING EGRESS CAPACITY:
36" WIDE EGRESS DOOR / 0.2" = 180 OCCUPANTS**
- ANY EGRESS WINDOWS:
NO EGRESS WINDOWS.**
- OCCUPANCY LOAD: B-BUSINESS OCCUPANCY.
1,261 SF / 100 SF/PERSON = 13 OCCUPANTS.
MAXIMUM OCCUPANT LOAD IS LESS THAN 74, AND DOES NOT REQUIRE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY.**
- TRAVEL DISTANCES:
TRAVEL DISTANCES SHOWN;**
- COMMON PATH DISTANCE:
COMMON PATH DISTANCE SHOWN.
ONLY ONE (1) EXIT ACCESS DOORWAY IS REQUIRED BASED ON THE OCCUPANCY AND OCCUPANT LOAD.**
- DEAD END CORRIDOR LENGTH:
NO DEAD END CORRIDORS.
THIS IS A SINGLE-EXIT SUITE OF 1,261 SF.**
- SEPARATION OF EXITS:
SINGLE-SUITE OF 1,261 SF. NO SEPARATE EXITS;**
- ILLUMINATION AND MARKING OF EXITS:
LOCATION OF EXITS AND EMERGENCY LIGHTING SHOWN;**
- PORTABLES FIRE EXTINGUISHERS:
FIRE EXTINGUISHER LOCATION INDICATED;**
- FIRE SEPARATIONS AND ANY FIRE ALARM OR FIRE SPRINKLERS SYSTEM:
FIRE SEPARATIONS INDICATED: 1-HOUR AROUND SUITE ON THREE (3) SIDES AND EXTERIOR WALL ON ONE (1) SIDE.
FIRE ALARM DEVICES INDICATED.
THIS IS AN EXISTING FULLY-SPRINKLERED DEMISED OFFICE SPACE.**