



254 COMMERCIAL ST, SECOND FLOOR
PORTLAND, ME 04101

THE SWITZER GROUP

3 EAST 54th STREET, 7th FLOOR
NEW YORK, NY 11022
Project Principal: KENT HIKIDA
T. 212.922.1313

MEP
MECHANICAL SYSTEMS ENGINEERS
KURT MAGNUSSON
10 FOREST FALLS DRIVE
YARMOUTH, ME 04096 SUITE 10B
207-849-1441 X202

ELECTRICAL ENGINEER
BARTLETT DESIGN INC.
LARRY BARTLETT
942 WASHINGTON STREET
BATH, ME 04530
207-443-5447

ARCHITECT OF RECORD
TOMI KENT HIKIDA, AIA
c/o The Switzer Group, Inc.
3 East 54th Street
New York, NY 10022
T: 212.922.1313
State of Maine License No. ARC4456

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COVER SHEET

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WELLS FARGO

254 COMMERCIAL ST PORTLAND, ME 04101

SITE PLAN



ZONING

ZONING: WCZ

TENANT SAFETY NOTES

- CONSTRUCTION WORK WILL BE CONFINED TO THE AREA OF WORK AS DEFINED BY THESE DRAWINGS AND WILL NOT CREATE DUST, DIRT OR TO OTHER SUCH INCONVENIENCES TO OTHER TENANTS.
- CONSTRUCTION OPERATION WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS AT ANY TIME.
- CONSTRUCTION OPERATION WILL BE CONFINED TO NORMAL WORKING HOURS PER BUILDING RULES, MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS, OR AS REQUIRED BY THE BUILDING RULES AND REGULATIONS. ANY AFTER HOURS OR WEEKEND WORK MUST BE SCHEDULED WITH AND APPROVED BY THE BUILDING MANAGEMENT IN ADVANCE.
- THERE WILL BE NO OCCUPYING THE AREA TO BE RENOVATED DURING THE COURSE OF THE WORK.
- THE BUILDING MANAGER IS TO BE ADVISED IMMEDIATELY OF ANY INTERRUPTION IN HEATING, WATER OR ELECTRICAL SERVICE.

CONTRACTOR SPECIAL DEMOLITION NOTE:

ALL DOORS, HVAC, LIGHTING & BUILT IN ITEMS ON DEMO SCHEDULE SHALL BE RECOVERED IN REUSABLE CONDITION BY LANDLORD

MDF/IDF ROOM READY:

- MDF/IDF ROOM CONSTRUCTION SUBSTANTIALLY COMPLETE
- TEMPORARY LIGHTING, TEMPORARY POWER, NO WORKING ENVIRONMENTAL SYSTEMS
- NON SECURE ROOM (NO LOCK ON DOOR)
- MDF/IDF INTERIOR WALL BOARD, SPACKLE, SANDING, DUST CLEAN UP COMPLETE
- MDF/IDF SEPARATION FENCE INSTALLED (IF INCLUDED IN SCOPE)
- FIRE RATED ¾ PLYWOOD INSTALLED.
- WALLS AND PLYWOOD PAINTED WHITE OR OFF-WHITE.
- ANTI-STATIC VCT FLOORING INSTALLED.
- ELECTRICIANS HAVE INSTALLED WALL BOXES, CONDUIT AND PULL STRING (WITHIN THE SPACE, SUCH AS CONFERENCE TABLE TO WALL DISPLAY AND OUTSIDE OF AND BETWEEN WELLS FARGO SPACE, SUCH AS, TO ACCOMMODATE FIBER AND/OR CIRCUITS).
- AT THIS STAGE TECHNOLOGY CAN BEGIN THE BUILD OUT/ROUGH IN OF THE ROOMS INCLUDING THE INSTALLATION OF LADDER RACKS, CABINETS, WALL FIELDS, ETC.

MDF/IDF ROOM COMPLETE:

- MDF/IDF ROOM CONSTRUCTION COMPLETE (EXCEPT FOR TOUCH UP OR PUNCH LIST ITEMS)
- PERMANENT POWER, PERMANENT LIGHTING, WORKING ENVIRONMENTAL SYSTEMS
- SECURE ROOM (LOCKED DOOR UNTIL SECURITY SYSTEM IS FUNCTIONAL)
- ACCESS TO THE ROOM WILL BE RESTRICTED EXCEPT FOR TECHNOLOGY TEAMS
- AT THIS STAGE EQUIPMENT WILL BE INSTALLED AND FINAL CABLING, PUNCH DOWNS, ETC. WILL BE PERFORMED.

DRAWING LIST

ARCHITECTURAL DRAWINGS

T 000	COVER SHEET LIST OF DRAWINGS, SITE, LOCATION PLANS, DOB NOTES
A 001	GENERAL NOTES
A 002	GENERAL NOTES
A 003	TYPICAL MOUNTING HEIGHTS, SPECIFICATIONS, AND DETAILS
DM 100	SECOND FLOOR DEMOLITION PLAN, LEGEND, AND NOTES
A 100	SECOND FLOOR CONSTRUCTION PLAN
A 101	SECOND FLOOR REFLECTED CEILING PLAN, LEGEND, AND NOTES
A 102	SECOND POWER & COMMUNICATION PLAN, LEGEND, AND NOTES
A 103	SECOND FLOOR FINISH PLAN, LEGEND, AND NOTES
A 104	SECOND FLOOR FURNITURE PLAN, LEGEND, AND NOTES
A 105	SECOND FLOOR SIGNAGE PLAN, LEGEND, AND NOTES
A 200	ELEVATIONS
A 500	DETAILS- CEILING TRANSITIONS
A 501	DETAILS- MILLWORK
A 600	SCHEDULES
A 601	PARTITION TYPES, SPECIFICATIONS AND DETAILS
A 602	DOOR AND HARDWARE SCHEDULE, DETAILS & SPECIFICATIONS

M1	MECHANICAL FLOOR PLAN
E1	ELECTRICAL FLOOR PLAN
E2	LIGHTING FLOOR PLAN
P1	PLUMBING FLOOR PLANS
P2	PLUMBING SCHEDULES AND DETAILS

ENGINEERING DRAWINGS

M1	MECHANICAL FLOOR PLAN
E1	ELECTRICAL FLOOR PLAN
E2	LIGHTING FLOOR PLAN
P1	PLUMBING FLOOR PLANS
P2	PLUMBING SCHEDULES AND DETAILS

BUILDING DEPARTMENT NOTES

- PERMITS & COMPLIANCE:
ALL WORK SHALL CONFORM TO AND BE PERFORMED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE FOLLOWING CODES:
YEAR CODE / AUTHORITY
2003 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL MECHANICAL CODE
2003 PLUMBING CODE
2003 AMERICAN NATIONAL STANDARD
2009 INTERNATIONAL ENERGY CODE
2011 NATIONAL ELECTRICAL CODE (NFPA 70)
- OCCUPANCY GROUP:
GROUP B BUSINESS OCCUPANCY
- MULTI-TENANT / SINGLE TENANT:
2ND FLOOR- SINGLE-TENANT
- SEPARATE OCCUPANCIES:
BUILDINGS OR PORTIONS OF BUILDINGS SHALL COMPLY WITH THE FOLLOWING BUILDING SECTIONS FOR SEPARATE OCCUPANCIES:
CTS 303.1.1 SEPARATION OF OCCUPANCY
IBC 703.1 FIRE RESISTANCE MATERIAL REQUIREMENTS
IBC 709.1 FIRE PARTITIONS
- PATH OF EGRESS DOORS
DOORS IN THE PATH OF EGRESS SHALL COMPLY WITH BC SECTION
IBC 1008.1 DOORS, GATES AND TURNSTILES
IBC 1015.1 DOORS
- EXIT SIGNS
EXIT SIGNS AND DIRECTIONAL EXIT SIGNS SHALL COMPLY W/ BC SECTION
IBC 1011.1 EXIT SIGNS
- PUBLIC CORRIDOR
ALL PUBLIC CORRIDORS SHALL BE 3'-8" (44") MINIMUM CLEAR WIDTH AS PER BC SECTIONS LISTED AND ALL PARTITIONS OF PUBLIC CORRIDORS SHALL BE 1 HOUR FIRE RESISTIVE RATING WITH ¾ HOUR (45MIN) APPROVED FIRE PROOF SELF-CLOSING (FPS-C) DOORS
IBC 1005.1 CORRIDOR WIDTH
IBC 1018.2 CORRIDORS
- EGRESS DOORS
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHEN IN ROOMS WITH ONE EXIT DOOR AND WITH AN OCCUPANT LOAD OF 50 OR MORE PERSONS AS PER BC SECTIONS:
IBC 1008.1.2 DIRECTION OF SWING
IBC 1015.1 EGRESS FROM ROOMS AND SPACES
- MATERIALS:
MATERIALS TO BE USED SHALL BE TESTED AND APPROVED IN ACCORDANCE WITH THE BC SECTION
IBC 104.9 APPROVED MATERIAL AND EQUIPMENT
- COMBUSTIBLE MATERIALS
ALL COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I & II CONSTRUCTION ONLY IN ACCORDANCE WITH
IBC 603.1 COMBUSTIBLE MATERIALS IN TYPE I & II CONSTRUCTION
- SUSPENDED CEILINGS
CONSTRUCTION OF SUSPENDED ACOUSTICAL CEILING TO COMPLY WITH
IBC 803.1.1 FLAME SPREAD AND SMOKE-DEVELOPMENT TESTS
ACOUSTICAL CEILING SYSTEMS
- FINISHES
WALL AND CEILING FINISHES SHALL COMPLY WITH SECTION
IBC 803.1 WALL AND CEILING FINISHES
IBC TBL 803.9 INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY
- NON-LOAD BEARING PARTITIONS AND CEILINGS
RECONFIGURE EXISTING NON-LOAD BEARING PARTITION AND EXISTING HUNG CEILING IN AFFECTED AREAS AS SHOWN ON PLANS. ALL FULL HEIGHT PARTITIONS SHALL BE CROSS- BRACED TO THE SLAB ABOVE.
- WOOD CONSTRUCTION
ALL WOOD WORK ATTACHED TO PREMISES AND ALL WOOD DOORS SHALL BE FIRE PROOFED AND COMPLY WITH SECTION
IBC 603 COMBUSTIBLE MATERIALS TYPE I & II
- RATED ASSEMBLIES:
ALL MATERIAL OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH THE APPROPRIATE 2003 INTERNATIONAL BUILDING CODE REFERENCE STANDARD.
- INSPECTIONS:
INSPECTIONS AS REQUIRED DURING THE PROGRESS OF THE WORK SHALL BE PERFORMED BY THE APPROVED INSPECTION AGENCIES OR IF APPLICABLE BY SPECIAL INSPECTORS AS PER THE FOLLOWING BUILDING CODE SECTION(S):
CTS 110.1 INSPECTIONS
- FIRE BLOCKING GENERAL:
CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, FURRING, PIPE SPACES, ETC... SHALL BE FIRE BLOCKED WITH NON-COMBUSTIBLE MATERIAL THAT CAN BE SHAPED, FITTED AND PERMANENTLY SECURED IN POSITION AS PER
IBC 717 CONCEALED SPACES
IBC 714 FIRE STOPPING
- PENETRATIONS
ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS FIRE STOP SYSTEMS SHALL COMPLY WITH SECTION
IBC 711 HORIZONTAL ASSEMBLIES
IBC 712 PENETRATIONS
- AMERICANS WITH DISABILITIES ACT
THE BUILDING OWNER AND TENANT SHALL BE RESPONSIBLE FOR COMPLYING WITH THEIR RESPECTIVE OBLIGATIONS UNDER THE ADA. HOWEVER, ALL WORK CARRIED OUT UNDER THIS APPLICATION SHALL CONFORM TO
IBC 1100 ACCESSIBILITY
- ENERGY CONSERVATION CODE
TO THE BEST OF THE CERTIFYING PROFESSIONAL'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS.

GENERAL NOTES

THE GENERAL NOTES AND SPECIFICATIONS THAT FOLLOW BELOW ARE PART OF THE CONTRACT DOCUMENT PACKAGE, TOGETHER WITH THE REQUIREMENTS OF THE CONSTRUCTION REQUEST FOR PROPOSAL DOCUMENT (RFP) SUPPLEMENTING AND COMPLEMENTING THE CONTRACT DRAWINGS. ITEMS LAWFULLY REQUIRING ACTION BY THE ARCHITECT (OR ENGINEER) SHALL BE TRANSMITTED TO THE INDIVIDUAL LICENSED PROFESSIONAL TAKING RESPONSIBILITY FOR THE WORK, WHO'S SEAL IS AFFIXED TO THE DOCUMENTS, IN CARE OF THE SWITZER GROUP.

ANY WORK OUTSIDE OF THE TENANT'S SPACE SHOULD BE REVIEWED SO AS TO LIMIT AS MUCH OF THE WORK AS POSSIBLE TO MINIMIZE THE DISTURBANCE TO THE OTHER TENANTS.

- THE GENERAL CONDITIONS OF THE CONTRACT DOCUMENT, A201, A.I.A., CURRENT EDITION SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT AS SPECIFICALLY MODIFIED BELOW AND/OR BY THE AGREEMENT.
- THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, SERVICES AND ALL OTHER ITEMS NECESSARY FOR THE COMPLETE SCOPE OF WORK AS INDICATED ON THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR SPECIFIED HEREIN.
- ALL WORK FOR THIS PROJECT SHALL COMPLY WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE FEDERAL OCCUPATIONAL SAFETY HEALTH ACT (OSHA), LOCAL BUILDING DEPARTMENT RULES AND REGULATIONS. ANYTHING SHOWN ON THESE DRAWINGS NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD @ THE SWITZER GROUP.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPLY WITH ALL BUILDING MANAGEMENT CO'S BUILDING STANDARDS & CONSTRUCTION RULES FOR ALTERATION CONSTRUCTION, WHERE THE BUILDING MANAGEMENT REQUIREMENTS FOR ALTERATIONS, CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.
- THE GENERAL CONTRACTORS SHALL CONTACT THE BUILDING MANAGEMENT TO DETERMINE THE RULES AND REGULATIONS OF THE BUILDING OWNER FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DELIVERIES, WASTE REMOVAL AND BUILDING/SITE ACCESS, PRE-SELECTED SUBCONTRACTORS LIST, INSURANCE, SECURITY AND ANY OTHER RELEVANT MATTER.
- THE GENERAL CONTRACTOR SHALL KEEP ALL REQUIRED INSURANCE AND PERMITS IN FORCE THROUGHOUT THE ENTIRE PROJECT AS REQUIRED BY LAW AND SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE SWITZER GROUP AND ALL CONSULTANTS IN THIS REGARD.
- THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS ESTIMATE ALL COSTS (INCLUDING OVERTIME WORK FOR REMOVAL, NEW INSTALLATION AND REINSTALLATION WORK FOR ANY PLUMBING, CEILING (TAKE-DOWN AND REINSTALLATION), ELECTRICAL, TELEPHONE, COMMUNICATIONS EQUIPMENT OR HVAC WORK ON FLOOR ABOVE OR BELOW TENANT SPACE TO COMPLETE WORK ON FLOOR BEING RENOVATED.
- DATA ON EXISTING CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY OR CONTINUITY OF AS-BUILT CONDITIONS. IT IS EXPRESSLY UNDERSTOOD THAT THE OWNER, THEIR AGENTS INCLUDING THE SWITZER GROUP, WILL NOT BE RESPONSIBLE FOR DEVIATIONS FROM CONDITIONS INDICATED. DATA MADE AVAILABLE IS DERIVED FROM EXISTING DOCUMENTS OR FIELD SURVEY AND IS MADE AVAILABLE FOR CONVENIENCE OF THE CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE SWITZER GROUP AND OWNER ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK.
- THE SUBMISSIONS OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT AN EXAMINATION OF THE PROJECT SITE AND ADJACENT AREAS HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIAL OR FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
- THE GENERAL CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVERTIME, SHIPPING, ETC..
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK BY ALL TRADES, INCLUDING THOSE PROVIDED AND DIRECTED BY THE TENANT/OWNER.
- ALL NEW MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.

BUILDING RULES AND REGULATIONS:

- ALL OTHER TENANTS SHALL HAVE THE BENEFIT OF QUIET ENJOYMENT M-F 8:30AM-5PM AS REQUIRED IN LEASES; ALL NOISY WORK WILL BE DONE EITHER BEFORE OR AFTER THOSE HOURS. WORK WILL BE STOPPED FOR VIOLATIONS.
- FREIGHT ELEVATOR MUST BE USED FOR THE MOVEMENT OF ALL MATERIALS, TOOLS & DEMOLITION WORK.
- ACCESS TO OTHER TENANT AREAS/SECURED AREAS MUST BE BY APPOINTMENT, ARRANGED IN ADVANCE.
- PROTECTIVE FILM MUST BE USED IN HALLS OR TRAFFIC AREAS FROM FREIGHT ELEVATOR TO TENANT DEMISED AREA(S).
- IN GENERAL, #3 IS INCORRECT REGARDING BUILDING HOURS. KEYS WILL BE ISSUED TO THE GC FOR AFTER-HOURS ACCESS.
- ON #5, THIS SHOULD BE DONE IN ADVANCE.
- SHOULD CONSTRUCTION DUMPSTER BE NECESSARY, IT MUST BE BRIEF & APPROVED IN ADVANCE BY LANDLORD.
- THERE IS NO ON-SITE PARKING M-F DURING THE HOURS OF 7AM-5PM; THERE IS A LOADING DOCK LOCATED AT FREIGHT ELEVATOR FOR DELIVERY/REMOVAL OF MATERIALS. AFTER-HOURS PARKING IS METERED & MONITORED BY A THIRD PARTY MANAGEMENT COMPANY. UP TO 2 SPACES CAN BE PROVIDED @ \$110 PER VEHICLE PER MONTH IN ADJACENT PARKING LOT.
- ALL SUPPLIES/MATERIALS MUST BE STORED WITHIN THE DEMISED SPACE AT ALL TIMES.
- LANDLORD WILL WANT TO RECLAIM ANY HVAC, DOORS/FRAMES/HARDWARE, LIGHTING & CABINETS TO BE REMOVED FROM EXISTING LOCATIONS.
- ANY ALTERATION TO LIFE SAFETY DEVICES, ALARMS OR TESTING OF DEVICES MUST BE PLANNED & COORDINATED IN ADVANCE WITH LANDLORD & THE MONITORING COMPANY SEACOAST SECURITY.
- ANY HOT WORK WILL REQUIRE A PERMIT FROM THE CITY OF PORTLAND, COORDINATION WITH THE LANDLORD IN ADVANCE & A PROPERTY FIRE WATCH AND/OR OTHER SAFETY PRECAUTIONS.
- LIEN WAIVERS WILL BE REQUIRED RELEASING WATERFRONT MAINE LP & WELLS FARGO AFTER EACH MONTHLY REIMBURSEMENT & A FINAL NOTARIZED LIEN WAIVER FROM GC & ALL SUB-CONTRACTORS.
- CERTIFICATES OF INSURANCE, INCLUDING LIABILITY, WORKER'S COMP & VEHICLE PROTECTION DETAILS WILL BE REQUIRED FROM ALL CONTRACTORS WITH WATERFRONT MAINE LP & WELLS FARGO NAMED AS ADDITIONALLY INSURED IN THE NOTES SECTION. THE CERTIFICATE HOLDER WILL BE: