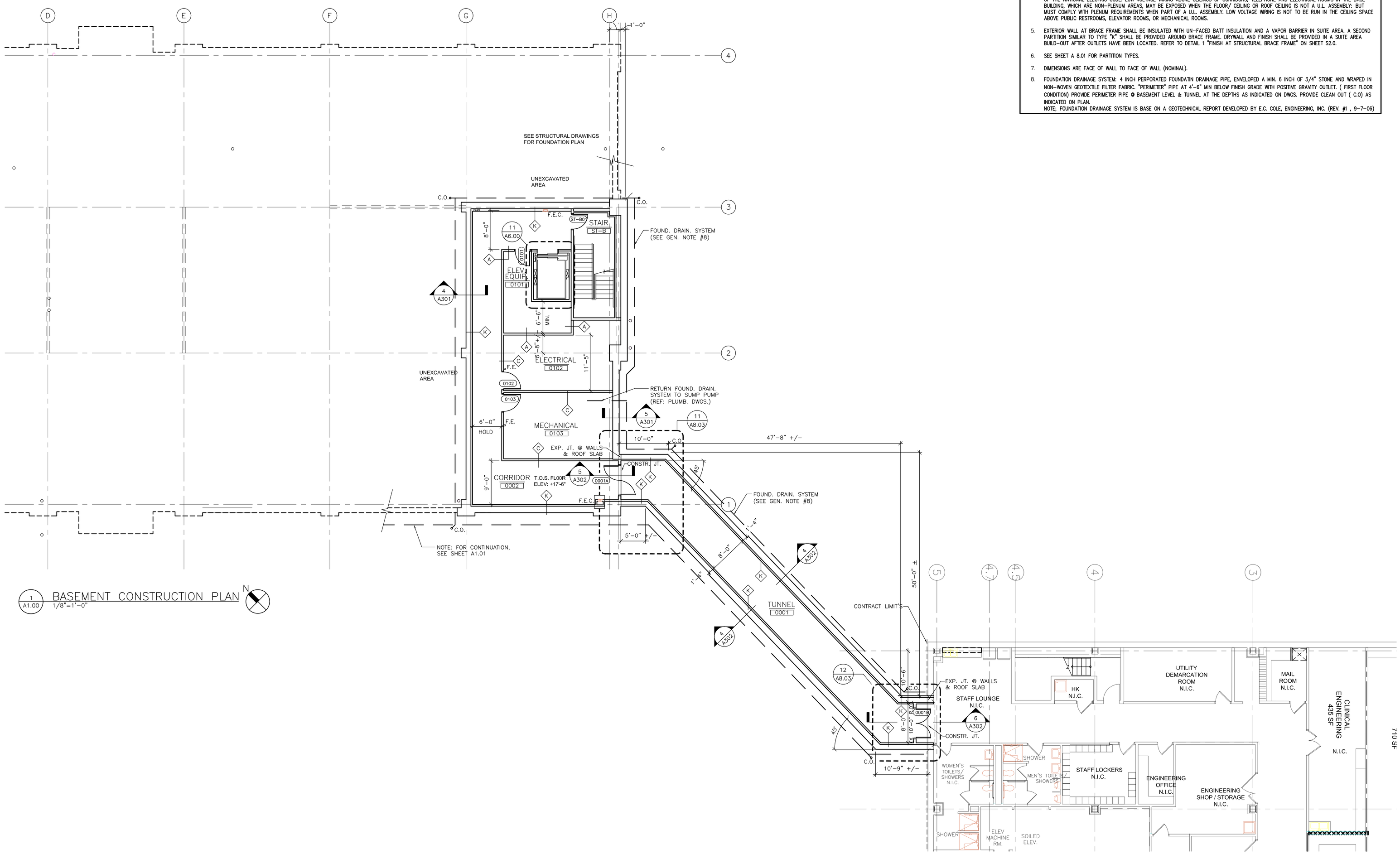

1 A1.00 BASEMENT CONSTRUCTION PLAN
1/8"=1'-0"

GENERAL NOTES

1. SUITE AREAS SHALL BE FINISHED IN THE CORE AND SHELL BUILDING PHASE AS NOTED BELOW:
   - A) EXTERIOR STUD WALLS: EXPOSED STUDS, INSULATION AND VAPOR BARRIER IF INDICATED BY WALL SECTIONS
   - B) EXTERIOR CONCRETE WALLS: EXPOSED STUDS OR FURRING, INSULATION AND VAPOR BARRIER
   - C) INTERIOR FIRE RATED PARTITIONS: TAPED GYPSUM BOARD
   - D) INTERIOR NON-RATED PARTITIONS: EXPOSED STUDS (AND INSULATION IF APPLICABLE BY WALL TYPE)
   - E) CEILING: EXPOSED STRUCTURE
   - F) NON-STRUCTURAL FLOORS ON GRADE: GRANULAR FILL OVER VAPOR BARRIER WITH CONCRETE SLAB, INCLUDED IN SHELL AND CORE CONTRACT. SLABS IN TENANT SUITE TO BE POURED AS TENANT SUITE CONSTRUCTION DRAWINGS BECOME AVAILABLE.
   - G) FLOORS AT UPPER LEVEL: EXPOSED STRUCTURE
   - H) STRUCTURAL FLOORS ON GRADE = GRADE BEAMS, GRANULAR FILL OVER VAPOR BARRIER, MAIN SANITARY SEWER (STRUCTURAL SLABS CONSTRUCTED AS TENANT SPACE CONSTRUCTION DRAWINGS BECOME AVAILABLE.)
   - J) COLUMNS UNRATED: EXPOSED STEEL OR CONCRETE
   - K) COLUMNS RATED: FIRE PROOFING ON STEEL OR EXPOSED CONCRETE
2. EXTERIOR WALL BELOW FINISH CEILING SHALL BE INSULATED WITH UN-FACED BATT INSULATION IN METAL STUDS AND VAPOR BARRIER ONLY IN SUITE AREAS. DRYWALL AND FINISH SHALL BE PROVIDED IN SUITE AREA BUILD-OUT CONTRACT AFTER OUTLETS HAVE BEEN LOCATED.
3. EXTERIOR WALL ABOVE FINISH CEILING SHALL BE SIMILAR TO NOTE 2 ABOVE PLUS EXTERIOR WALL SHALL RECEIVE 1/4" GYPSUM BOARD TO PROTECT INSULATION AND VAPOR BARRIER ABOVE CEILING. CONTRACTORS SHALL VERIFY FINISH CEILING HEIGHT WITH LANDMARK PRIOR TO START OF CONSTRUCTION AND SHALL PLACE 1/4" GYPSUM BOARD STARTING 6" ABOVE FINISH CEILINGS.
4. SPACE ABOVE "CEILING" IS A RETURN AIR PLENUM. WIRING IN PLENUMS SHALL COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE EDITION OF THE NATIONAL ELECTRIC CODE. LOW VOLTAGE WIRING ABOVE CEILINGS OF CORRIDORS, TELEPHONE AND ELECTRICAL ROOMS IN THE BASE BUILDING, WHICH ARE NON-PLENUM AREAS, MAY BE EXPOSED WHEN THE FLOOR/ CEILING OR ROOF CEILING IS NOT A U.L. ASSEMBLY; BUT MUST COMPLY WITH PLENUM REQUIREMENTS WHEN PART OF A U.L. ASSEMBLY. LOW VOLTAGE WIRING IS NOT TO BE RUN IN THE CEILING SPACE ABOVE PUBLIC RESTROOMS, ELEVATOR ROOMS, OR MECHANICAL ROOMS.
5. EXTERIOR WALL AT BRACE FRAME SHALL BE INSULATED WITH UN-FACED BATT INSULATION AND A VAPOR BARRIER IN SUITE AREA. A SECOND PARTITION SIMILAR TO TYPE "K" SHALL BE PROVIDED AROUND BRACE FRAME. DRYWALL AND FINISH SHALL BE PROVIDED IN A SUITE AREA BUILD-OUT AFTER OUTLETS HAVE BEEN LOCATED. REFER TO DETAIL 1 "FINISH AT STRUCTURAL BRACE FRAME" ON SHEET S2.0.
6. SEE SHEET A 8.01 FOR PARTITION TYPES.
7. DIMENSIONS ARE FACE OF WALL TO FACE OF WALL (NOMINAL).
8. FOUNDATION DRAINAGE SYSTEM: 4 INCH PERPORATED FOUNDATIN DRAINAGE PIPE, ENVELOPED A MIN. 6 INCH OF 3/4" STONE AND WRAPED IN NON-WOVEN GEOTEXTILE FILTER FABRIC. "PERIMETER" PIPE AT 4'-6" MIN BELOW FINISH GRADE WITH POSITIVE GRAVITY OUTLET. (FIRST FLOOR CONDITION) PROVIDE PERIMETER PIPE @ BASEMENT LEVEL & TUNNEL AT THE DEPTHS AS INDICATED ON DWGS. PROVIDE CLEAN OUT (C.O) AS INDICATED ON PLAN.
   NOTE; FOUNDATION DRAINAGE SYSTEM IS BASE ON A GEOTECHNICAL REPORT DEVELOPED BY E.C. COLE, ENGINEERING, INC. (REV. #1 , 9-7-06)

LANDMARK HEALTHCARE FACILITIES, LLC
839 North Jefferson Street
Milwaukee, Wisconsin 53202
Telephone: (414) 277-0500
Facsimile: (414) 277-1055

Francis Cauffman Foley Hoffmann

Francis Cauffman Foley Hoffmann Architects Ltd.
2120 Arch Street
Philadelphia, PA 19103
215-568-8250

STRUCTURAL ENGINEER
ROBERT EDWARD CHESTER ASSOCIATES,
119 COULTER AVENUE
SUITE 175
ARDMORE, PA 19003
P (610) 645-9570
F (610) 645-9572

M/E/P ENGINEER
AKF ENGINEERS, LLP
1500 WALNUT STREET, SUITE 1400
PHILADELPHIA, PA 19102
P 215-282-2154
F 215-735-6706

Revisions
11-20-06 CONSTRUCTION DOCUMENTS ISSUED

Sheet
BASEMENT CONSTRUCTION PLAN

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Portland, Maine

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