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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/12/14

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

2 CRAWL SPACE PLAN
SCALE: 1/8" = 1'-0

NOTE: LOCATION OF 1 HOUR SMOKE WALL SHALL EITHER ALIGN BELOW SMOKE WALL ON FIRST FLOOR OR HAVE 1 HOUR SMOKE BARRIER APPLIED TO UNDERSIDE OF FLOOR FRAMING BETWEEN THE TWO. CONTRACTOR SHALL EXPOSE CONDITIONS AND COORDINATE DIRECTION WITH ARCHITECT

3 ATTIC PLAN
SCALE: 1/8" = 1'-0

NOTE: LOCATION OF 1 HOUR SMOKE WALL SHALL EITHER ALIGN BELOW SMOKE WALL ON FIRST FLOOR OR HAVE 1 HOUR SMOKE BARRIER APPLIED TO UNDERSIDE OF FLOOR FRAMING BETWEEN THE TWO. CONTRACTOR SHALL EXPOSE CONDITIONS AND COORDINATE DIRECTION WITH ARCHITECT

PLUMBING SCHEDULE:

WATERCLOSET: AMERICAN STANDARD 3043.001 W/ COMFORT SEAT C106SSC

WATERCLOSET VALVE: SELECTRONIC FLOWISE 6065.121.002

SHOWER: CLARION 3837BF34. ADD 4" THRESHOLDS IN NON-ADA BATHROOMS.

SHOWER VALVE: GROHE GROHFLEX 35026 VALVE BOX, 1999867 CONTROLS, HANDHELD SHOWER UNIT AND SS FLOOR DRAIN

LAVATORY: ROMA MARBLE 810P INTEGRAL OVAL SINK WITH BACK AND SIDE SPLASHES.

LAVATORY FAUCET: GROHE 32710 CHROME .5 GPM AERATOR AND GRID STRAINER.

NURSE AREA SINK: JUST SL-ADA-2125-A-GR STAINLESS STEEL

NURSE AREA FAUCET: SYMMONS S-23-3-10

ADA SINKS & LAVS: TRUEBRO MODEL #103E-Z PIPE PROTECTION.

30 X 60 SHOWER HYDRO SYSTEMS HS-6030-BF

PLUMBING NOTES:

PLUMBING SYSTEM SHALL BE DESIGN BUILD AND SHALL MEET THE STATE OF MAINE PLUMBING CODE, CITY OF PORTLAND & DHHS REQUIREMENTS.

DESIGN AND CONSTRUCTION SHALL INCLUDE SUPPLY AND WASTE LINES FROM THE INTERSECTION OF WING I AND THE CENTRAL CORE OF THE BUILDING.

EXISTING CAST IRON WASTE PIPE CAN BE REPLACED WITH PVC AS NECESSARY.

EXISTING COPPER WATER PIPE CAN BE REPLACED WITH PEX TUBING AS NECESSARY.

4 PLUMBING SCHEDULE & NOTES
SCALE: NTS

GENERAL NOTES

1. REPORT AN DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.

2. EXISTING BUILDING COMPONENTS AND WORK CURRENTLY COMPLETED AND IN PLACE DURING CONSTRUCTION WHICH IS AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.

3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM W/ ALL GOVERNING CODES INCLUDING 2009 IBC (MUBEC), NFPA 101 2009, MAINE HUMAN RIGHTS COMMISSION GUIDELINES, STATE OF MAINE PLUMBING CODE, NEC 2005, AND ANSI.

4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.

5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS. APPARENT DISCREPANCIES REQUIRING CLARIFICATION SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION.

6. DEMOLITION MAY REQUIRE SELECTIVE REMOVAL OF EXISTING MATERIALS, TEMPORARY BRACING AND STRUCTURAL SHORING. REMOVAL OF ALL MATERIALS DISMANTLED NOT INTENDED FOR RE-USE SHALL BE DISPOSED OF IN COMPLIANCE WITH LOCAL REGULATIONS.

7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF TYPE, INCLUDING BUT NOT LIMITED TO ASBESTOS.

8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO COMMENCING THE WORK AND INSPECTIONS AND APPROVALS UPON COMPLETION OF THE WORK.

9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.

10. THE LOCATION OF ALL DOOR FRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.

11. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

12. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.

13. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTEES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.

14. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT, TOUCH-UP, REPAIR AND RESTORE ALL MARRED EXPOSED FINISHES.

15. IF TWO CONFLICTING CONDITIONS OR DETAILS EXIST IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS THE CONTRACTOR SHALL MAKE THEM KNOWN TO THE ARCHITECT, IT SHALL BE THE ARCHITECTS CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES, AT NO ADDITIONAL COST.

REVISIONS:

PLAN NOTES:

1). ALL DOORS ARE TO BE PROVIDED WITH ADAAG COMPLIANT HARDWARE

2). ALL DOORS AND FRAMES SHALL HAVE A FIRE-RATING CONSISTENT WITH THE WALL IN WHICH IT IS PLACED, WALLS WITH FIRE OR SMOKE PROTECTION CHARACTERISTICS SHALL EMPLOY DOORS WITH LIKE CHARACTERISTICS.

3). ALL DOOR HARDWARE SHALL INCLUDE LEVER-TYPE LATCH SET, AUTOMATIC CLOSER AND SMOKE SEALS WHEN DOOR . THIS SHALL BE INCORPORATED INTO ALL RATED DOOR OPENINGS.

4.) LOCATIONS OF LIFE SAFETY AND SIGNAL DEVICES AS MINIMUM QUANTITIES AND LOCATED AS SUCH. FINAL DETERMINATION SHALL BE AS AS APPROVED BY LOCAL FIRE OFFICIAL REVIEW AND SIGN OFF.

5.) PROVIDE ADAAG COMPLIANT BRAILLE SIGNAGE PER 2010 ADAAG REGULATIONS, PROVIDE FOR THE FOLLOWING SPACES: ELEVATOR, STAIRS / EXITS, TOILET ROOMS AND BREAK ROOM, MOUNT AT 4'-6" A.F.F.

6.) INTERIOR AND ADAAG SIGNAGE SHALL BE PROVIDED BY WELCH STENCIL COMPANY OF SCARBOROUGH, MAINE. THIS SHALL BE ACCOMPLISHED BY THE USE OF A $1500 ALLOWANCE AND REQUIRE SUBMITTALS FOR ARCHITECT AND OWNER REVIEW AND APPROVAL.

7.) ALL PENETRATIONS OF FIRE RATED WALLS AND CEILINGS SHALL BE SEALED WITH UL APPROVED FIRE SEALANT AND FIRE STOPPING MATERIALS.

8.) ALL DIMENSIONS ARE MEASURED FROM CENTERLINE OF STUD WITH THE EXCEPTION OF EXTERIOR WALLS, MILLWORK AND CASEWORK. FINAL DIMENSIONS SHOULD BE DETERMINED BY FIELD MEASUREMENT PRIOR TO FABRICATION AND INSTALLATION OF ALL STOREFRONT, WINDOWS, MILLWORK AND CASEWORK.

9.) WINDOW TREATMENTS AND OFFICE FURNISHINGS SHALL BE FURNISHED BY OWNER AND REQUIRE COORDINATION OF FURNISHINGS PLAN BY THE CONTRACTOR AND SUB CONTRACTORS.

10.) ALL NEW PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE DECK ABOVE AND CONSIST OF 3-5/8" OR 6" LIGHT GAGE METAL FRAMING @ 16" OC AND 5/8" TYPE "X" GWB ON EACH SIDE AND 3-1/2"SOUND ATTENUATION BATT WITHIN. FIRE STOP AND FIRE CAULK ALL JOINTS AND PENETRATIONS IN ALL PARTITIONS PROVIDED WITH FIRE RATINGS.

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Project Status:
PERMIT & BID SET

Project Number:

LICENSED ARCHITECT MARK J. BURNES 1880 STATE OF MAINE

Seaside Rehabilitation and Healthcare Center
850 Baxter Boulevard
Portland, Maine

Drawing Name:
FIRST FLOOR PLAN

Scale:
AS NOTED

Date:
02/07/14

SHEET:
A101