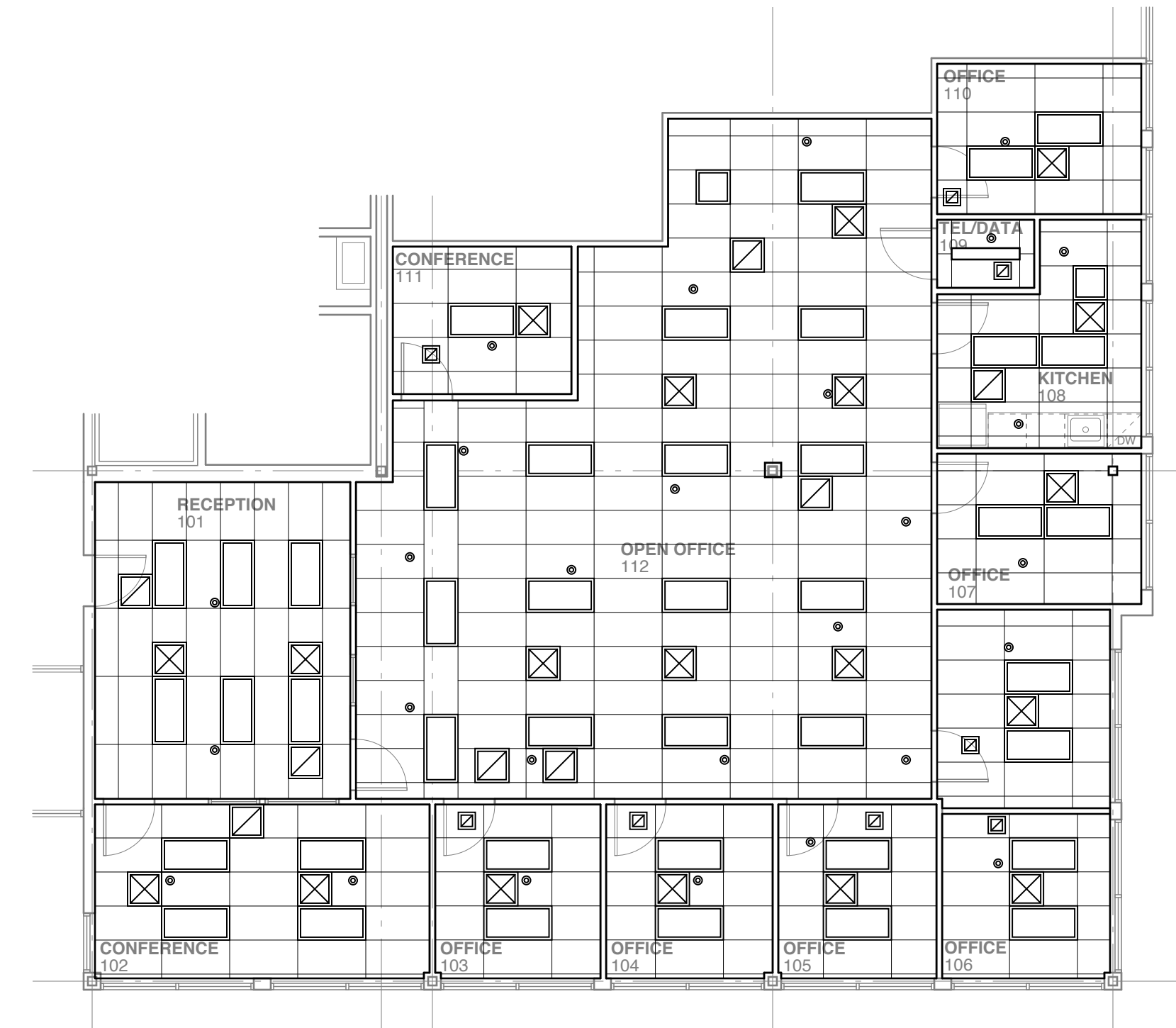


**1 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
2' 4' 8' 16'

**PARTITIONS/WALLS KEY**  
 ——— EXISTING TO REMAIN  
 ——— NEW PARTITION/WALL



**2 REFLECTED CEILING PLAN**  
SCALE: 1/8" = 1'-0"  
2' 4' 8' 16'

**PARTITION TYPES**

**P1** INFILL PARTITION - MATCH EXISTING ADJACENT FRAMING AND FINISH

**P2** TYPICAL FOR ALL NEW PARTITIONS UNLESS OTHERWISE NOTED:  
 3 5/8" 20 GAGE STEEL STUD FRAMING 16" O.C.  
 5/8" GYPSUM BOARD BOTH SIDES  
 ACOUSTIC INSULATION FULL HEIGHT  
 PARTITION HEAD AT 6" ABOVE CEILING - BRACE TO STRUCTURE ABOVE  
 ACOUSTICAL SEALANT AT FLOOR TRACK

NOTE: PARTITIONS AND WALLS NOT OTHERWISE NOTED BY PARTITION TYPE OR BY NEW WORK KEYNOTE ARE EXISTING TO REMAIN. PATCH AS NECESSARY AND PAINT.

**NEW WORK KEYNOTES - THIS SHEET ONLY**

**N01** PROVIDE FIXED GLASS IN EXISTING BORROW LIGHT FRAMES.

**N02** NOT USED.

**N03** CASEWORK WITH 24" DEEP BASE CABINETS AND COUNTERTOP AT 34" A.F.F. AND 12" DEEP WALL CABINETS ABOVE. REFRIGERATOR AND DISHWASHER BY TENANT.

**GENERAL NOTES**

- BEFORE BEGINNING WORK AT THE SITE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK RELATED TO THAT BEING INSPECTED.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS CONTRACT. INSPECT THOSE AREAS, ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
- DO NOT DRILL OR CUT EXISTING FLOOR JOISTS, BEAMS, COLUMNS, OR OTHER STRUCTURAL MEMBERS UNLESS SPECIFICALLY INDICATED.
- PROTECT EXISTING WORK TO REMAIN FROM DAMAGE.
- REPAIR, PATCH, AND FINISH, OR REFINISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES. THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK.
- PATCH EXISTING WALL SURFACES AS NEEDED TO PROVIDE A SMOOTH SURFACE FOR FINISHES.
- EXCEPT IN SPACES WHERE NO WORK UNDER THIS CONTRACT IS REQUIRED, ENCLOSE EXISTING AND NEW CONDUITS, DUCTS, PIPES, AND SIMILAR ITEMS IN FURRING WHERE SUCH ITEMS PASS THROUGH FINISHED SPACES WHETHER OR NOT FURRING IS INDICATED. INSULATE IN UNHEATED SPACES
- WHERE CONDUITS, WIRES, PIPES, AND SIMILAR ITEMS ARE TO BE INSTALLED IN EXISTING WALLS OR PARTITIONS, NEATLY CHASE THE WALLS OR PARTITIONS, INSTALL THE ITEMS, AND PATCH THE WALLS OR PARTITIONS TO MAKE THE INSTALLATION NOT DISCERNIBLE IN THE FINISHED WORK.
- WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH THE EXISTING IN EVERY PARTICULAR.
- DIMENSIONS ARE TO FINISH DRYWALL SURFACE AND TO OPENING CENTERLINE UNLESS NOTED OTHERWISE.

**MECHANICAL SYSTEMS NOTES**

- PROVIDE ADDITIONS AND MODIFICATIONS TO EXISTING HVAC SYSTEM TO PROVIDE ADEQUATE HEAT, COOLING, AND VENTILATION TO RENOVATED SPACES.

**LIFE SAFETY SYSTEM NOTES**

- PROVIDE MODIFICATIONS TO EXISTING SPRINKLER SYSTEM AS NECESSARY TO PROVIDE COVERAGE TO RENOVATED AREAS.
- PROVIDE MODIFICATIONS TO EXISTING LIFE SAFETY SYSTEM AS NECESSARY TO PROVIDE COVERAGE TO RENOVATED AREAS: FIRE ALARM, EXIT SIGNS, AND EMERGENCY LIGHTING. SEE LIFE SAFETY PLAN FOR DEVICE LOCATIONS.

**ELECTRICAL SYSTEM NOTES**

- PROVIDE MODIFICATIONS TO ELECTRICAL SYSTEM AS NEEDED IN RENOVATED SPACES. TENANT TO INDICATE POWER OUTLET LOCATIONS.
- RELOCATE EXISTING LIGHT FIXTURES AND PROVIDE NEW FIXTURES TO MATCH EXISTING TO PROVIDE ADEQUATE LIGHTING TO RENOVATED SPACES.
- PROVIDE NEW MOTION-SENSING SWITCHES FOR ALL EXISTING AND NEW LIGHT FIXTURES.
- RELAMP AND PROVIDE NEW BALLASTS IN ALL EXISTING LIGHT FIXTURES PER OWNER'S BUILDING STANDARD.
- TELEPHONE AND DATA WIRING TO BE BY TENANT'S VENDOR.

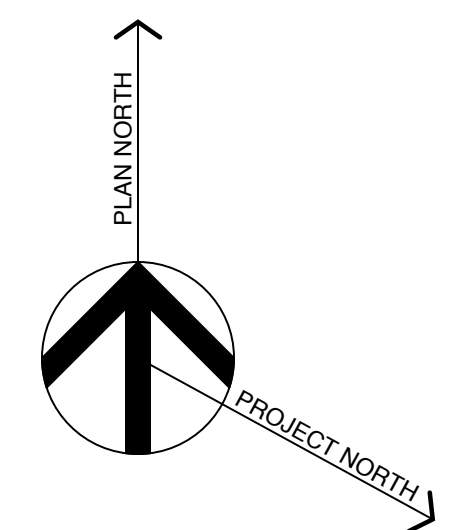
**FINISH NOTES**

- FINISH MATERIALS AS SCHEDULED BELOW, IN COLORS AS SELECTED BY TENANT.

CEILING: NEW SUSPENDED CEILING AT AREAS WHERE EXISTING CEILING IS TO BE REMOVED AS NOTED ON DEMOLITION PLAN.  
 WALLS: GYPSUM BOARD, EXISTING - PATCH SURFACES AFFECTED BY CONSTRUCTION. PAINT ALL EXISTING GWB WALL SURFACES.  
 WALL: GYPSUM BOARD, NEW - PAINT  
 DOOR FRAMES, NEW AND REUSED EXISTING: HOLLOW METAL, PAINTED.  
 DOORS, NEW AND REUSED EXISTING: CLEAR FINISH, MATCH EXISTING.  
 BASE: 4" VINYL BASE THROUGHOUT. STRAIGHT BASE AT CARPET AREAS AND COVE BASE AT VCT AREAS.  
 FLOOR: NEW FLOORING THROUGHOUT. CARPET IN ALL AREAS EXCEPT FOR VCT IN KITCHEN 108 AND TEL/DATA 109.

**DOOR NOTES**

- REUSE EXISTING DOORS IN NEW LOCATIONS TO THE GREATEST EXTENT POSSIBLE. NUMBERED DOORS ARE NEW DOOR LOCATIONS.
- ALL DOOR LEAVES ARE 3'-0" X 7'-0", WITH LEVER-HANDLE HARDWARE TYPICAL.
- REPLACE EXISTING KNOB LOCK AND LATCH SETS WITH LEVER HANDLE SETS THROUGHOUT.



**Michael Charek Architects**  
 25 Hartley Street  
 Portland, Maine 04103  
 (207) 761-0556



**Offices for Regency Mortgage**  
 1685 Congress Street  
 Portland, ME 04102

**Title**  
 FLOOR PLAN AND REFLECTED CEILING PLAN

**Scale:** 1/8" = 1'-0"  
**Date:** 4/7/14

**Revisions**  
**ISSUED FOR PERMIT**

**Sheet**  
**A1**