

01 FIRST FLOOR PART PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND RECYCLING / DISPOSAL OF ALL CONSTRUCTION DEBRIS. (PER ALL LOCAL CODES AND REGULATIONS)
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL VERIFY IN FIELD IF DESIGNATED CEILING HEIGHTS IN ROOMS ARE POSSIBLE. IF NOT, MAXIMIZE CEILING HEIGHTS AND NOTIFY ARCHITECT OR PROJECT MANAGER IMMEDIATELY.
- SOFFITS ABOVE UPPER CABINETS TO BE 16" DEEP AND SHALL BE CONSTRUCTED OF 5/8" GYPSUM BOARD ON 3-5/8" METAL FRAMING AT 24" O.C.
- SPRINKLER HEADS SHOWN AS REFERENCE ONLY. DESIGN-BUILD FIRE SPRINKLER CONTRACTOR (FSC) SHALL BE RESPONSIBLE FOR FINAL LOCATIONS, QUANTITY AND FULL FIRE PROTECTION DESIGN. FIRE SPRINKLER SYSTEM SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND BUILDING STANDARDS INCLUDING THE NFPA 101 (LIFE SAFETY CODE).
- CONTRACTOR TO VERIFY THAT ALL EXT SIGNAGE IS VISIBLE BENEATH INTERIOR SOFFITS AND RELOCATE EXISTING SIGNAGE AS REQUIRED TO MAINTAIN VISIBILITY.
- COORDINATE INPRO WALL PROTECTION COLORS AND CORNER GUARD COLORS WITH ADJACENT WALL PAINT COLOR.
- ALL HORIZONTAL FACES OF GYPSUM BOARD SOFFITS SHALL BE PAINTED CEILING COLOR. ALL VERTICAL FACES OF GYPSUM BOARD SOFFITS SHALL BE PAINTED FIELD COLOR. PAINTED SURFACES INCLUDE ONE PRIME COAT AND TWO FINISH COATS.
- PROVIDE ALL WORK REQUIRED AT FIRE AND SMOKE RATED WALLS TO PROVIDE COMPLETE CONTINUOUS BARRIER, INCLUDING FURRING, SOFFIT, TRANSITIONS AROUND OBSTRUCTIONS AND OTHER WORK.
- FIRESTOP ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.

CONDITIONS OF WORK:

- IT IS INTENDED THAT THE FACILITY REMAIN OPEN FOR BUSINESS DURING DEMOLITION AND CONSTRUCTION.
- COMPLY WITH THE REQUIREMENTS OF NFPA 241, "SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS."
- CONTRACTOR SHALL PREPARE AN INFECTION CONTROL PLAN PRIOR TO CONSTRUCTION FOR APPROVAL BY THE OWNER. CONTRACTOR SHALL MONITOR INFECTION CONTROL ON AN ONGOING BASIS AND SHALL PROVIDE DAILY COMPLIANCE REPORTS TO THE OWNER.
- AT ALL TIMES, MAINTAIN PROPER CONDITIONS FOR DIALYSIS TO BE CONDUCTED, INCLUDING BUT NOT LIMITED TO:
 - DUST TIGHT BARRIERS MUST BE MAINTAINED TO PREVENT MIGRATION OF DUST, DEBRIS, FUMES, OR TOXIC SUBSTANCES INTO CLINICAL AREAS.
 - LOUD NOISES WILL NOT BE ALLOWED IN CLOSE PROXIMITY TO CLINICAL AREAS.
 - HVAC SYSTEMS WITHIN OCCUPIED AREAS SHALL BE FULLY OPERATIONAL, INCLUDING VENTILATION PRESSURE RELATIONSHIPS TO MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF HEALTH.
 - TWO PATHS OF EGRESS SHALL BE AVAILABLE AT ALL TIMES.
 - EMERGENCY ELECTRICAL SYSTEM SHALL BE MAINTAINED IN FULL OPERATION AT ALL TIMES DURING PATIENT OCCUPANCY OF PREMISES.
 - PROVIDE PORTABLE FIRE EXTINGUISHERS WITHIN CONSTRUCTION AREAS AT EXITS, NEAR MATERIAL STORAGE AREAS, AND WHERE SPECIAL HAZARDS EXIST.
 - MAINTAIN FIRE ALARM AND SPRINKLER SYSTEM OPERATION. IF SYSTEM MUST BE SHUT DOWN, NOTIFY FIRE DEPARTMENT AND PROVIDE FIRE WATCH.

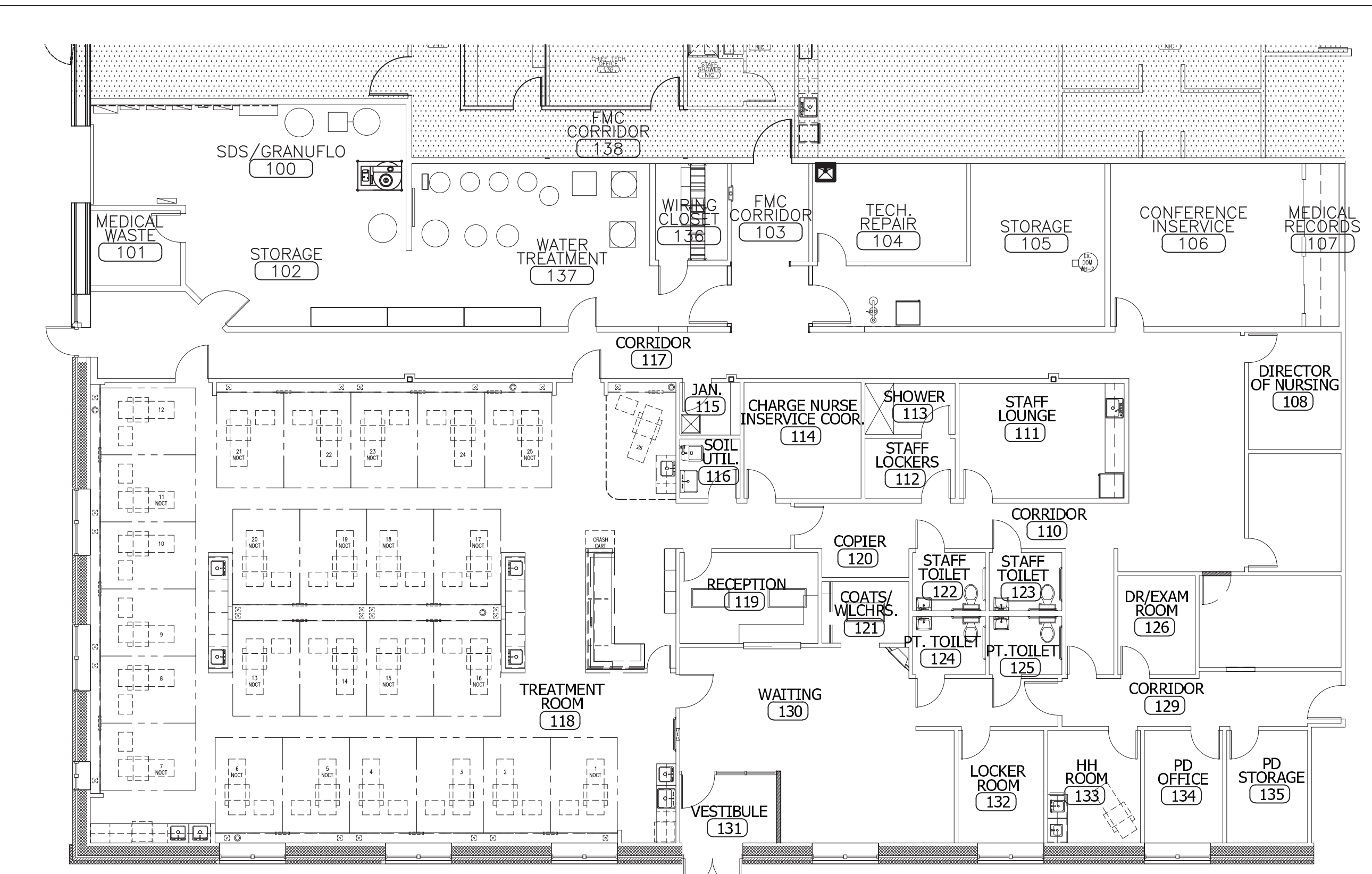
HVAC NOTES

- REMOVE EXISTING SOILED, RUSTED, AND DAMAGED REGISTERS, DIFFUSERS & GRILLES (RGDS) & PROVIDE NEW RGDS MATCHING THE EXISTING DESIGN. PRIOR TO SUBMITTING BID, INSPECT THE EXISTING CONDITIONS & PROVIDE A SCHEDULE OF RGDS TO BE REPLACED FOR OWNER'S APPROVAL.
- REBALANCE HVAC SYSTEMS WHERE DUCT WORK MODIFICATIONS HAVE BEEN MADE & PROVIDE BALANCING REPORT SHOWING COMPLIANCE W/ STATE DPH REGULATIONS.
- PROVIDE AIR FLOW/AIR CHANGES IN NEW HOME HEMO ROOM TO MEET REQUIREMENTS OF THE STATE HEALTH DEPARTMENT.
- HOME HEMO ROOM SHALL BE PROVIDED WITH A YOUNG REGULATOR 4010-MD-PL MOTORIZED DAMPER IN SUPPLY DUCT CONTROLLED BY WALL MOUNTED ON-OFF.

ENGINEERING NOTES

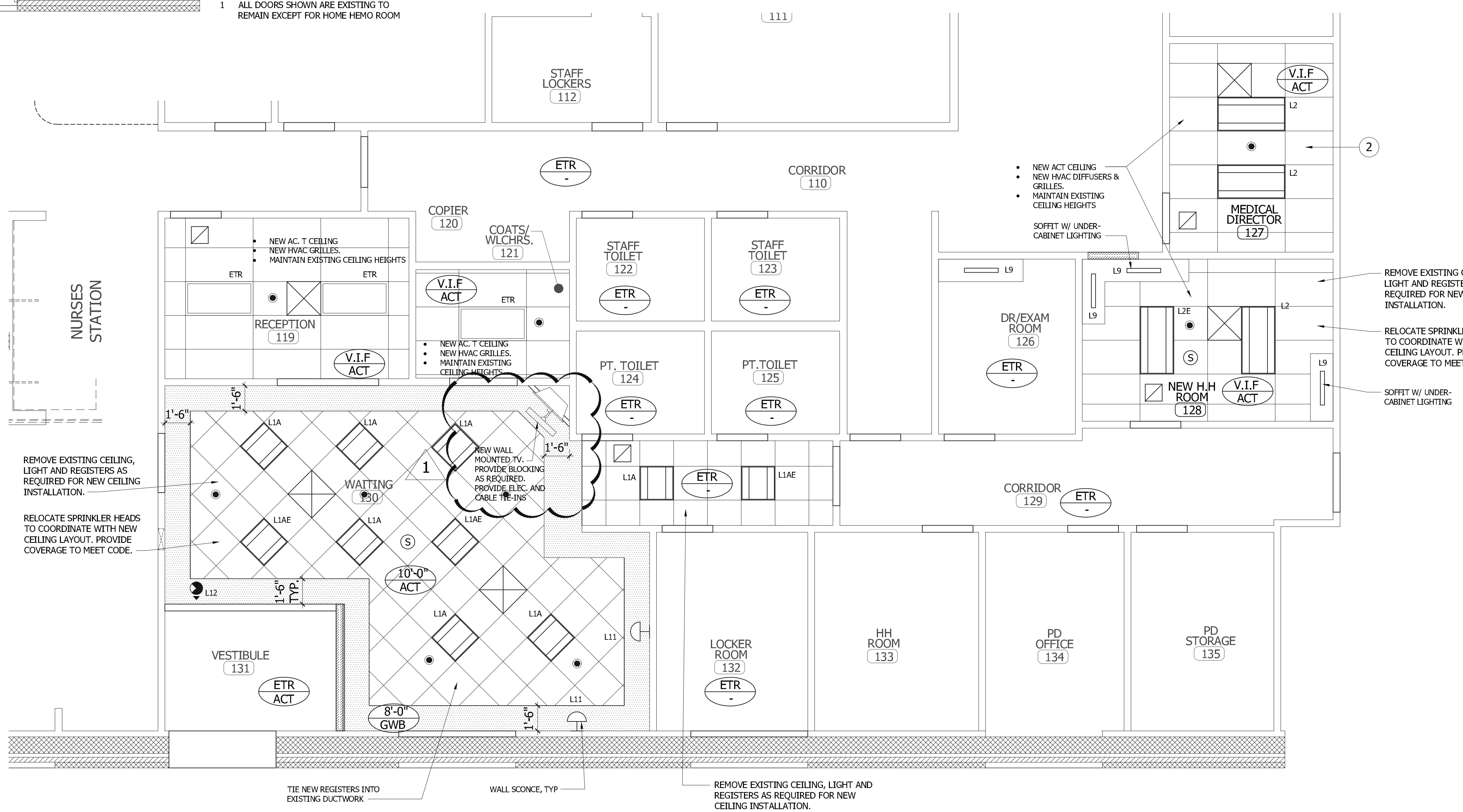
- MECHANICAL, ELECTRICAL & PLUMBING RENOVATIONS SHALL BE PROVIDED BY CONTRACTOR DESIGN/BUILD. PROVIDE STAMPED ENGINEERING DRAWING WHERE REQUIRED BY ENGINEERS REGISTERED IN THE STATE OF MAINE.

PLUMBING FIXTURE SCHEDULE												
FIXTURE NUMBER	FIXTURE TYPE	MOUNT	CLINIC LOCATION	MFR./MODEL NUMBER	MODEL NAME	SIZE	TRIM	ACCESSORY 1	ACCESSORY 2	ACCESSORY 3	NOTES	MIXING VALVE
P-10	HANDWASH SINK	UNDER COUNTER	DR/EXAM RM & HH RM	ELKAY ELUHAD1616	N/A	16" X 16" X 5"	SLDAN ETR-770-B-P-BDT (FAUCET) ETR-233 (PLUG-IN TRANSFORMER)	A. S. 4311.023 GRID DRAIN	N/A	N/A	STAINLESS STEEL	Yes
P-11	DIRTY LAB SINK	DROP-IN	DR/EXAM RM & HH RM	A. S. 7085.803	ISLAND SINK	16" X 20" X 10"	A. S. MONTEREY 6409.170 CENTERSET SWIVEL FAUCET W/ W. WRIST BLADE HANDLES, CHROMIUM SPOUT AND GRID DRAIN	N/A	N/A	N/A	3 HOLE, WHITE PORCELAIN	N/A
P-24	VALVE BOX	INSET IN CABINET	DR/EXAM RM & HH RM	OWNER-FURNISHED ITEM	N/A	N/A	N/A	N/A	N/A	N/A	MOLDED PLASTIC, INCLUDES ALL CONNECTIONS FOR RO/SDS, RO AND DIALYSIS MACHINE DRAIN	N/A



03 FIRST FLOOR KEY PLAN
SCALE: 3/32" = 1'-0"

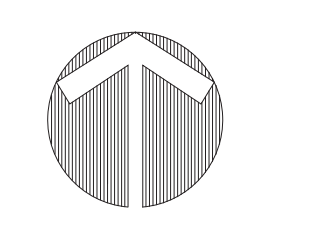
CEILING SYMBOL LEGEND			
(NOT ALL SYMBOLS NECESSARILY USED)			
	ELEVATION TAG		COLUMN GRID
	DETAIL CALLOUT		DOOR TAG
	ROOM NAME & NUMBER		CORNER GUARD
	ROOM NAME & NUMBER		SMOKE DETECTOR
	2'X4' INDIRECT LIGHT FIXTURE		2'X2' INDIRECT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE		NURSE CALL DOME LIGHT
	NURSE CALL PULL STRING		WALL/CLG MOUNTED TV
	PENDANT SPRINKLER HEAD		HVAC GRILLES
	EXIT SIGN		SOFFIT W/ UNDER-CABINET LIGHTING



02 FIRST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

LUMINAIRE SCHEDULE					
TYPE	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	LAMPS		VOLT.
			QTY.	TYPE	
L1A	LED TROFFER 2'X2'	LITHONIA 2VTL2-33L-ADP-EZ1-LP835	8	LED	UNV
L1AE	LED TROFFER 2'X2'/EM. BALLAST	LITHONIA 2VTL2-33L-ADP-EZ1-LP835-EL14L	2	LED	UNV
L2	LED TROFFER 2'X4'	LITHONIA 2VTL4-48L-ADP-EZ1-LP835	3	LED	UNV
L2E	LED TROFFER 2'X4'/EM. BALLAST	LITHONIA 2VTL4-48L-ADP-EZ1-LP835-EL14L	1	LED	UNV
L9	2' UNDER CABINET	CONTECH LPL1-24-30K-P	1	LED	UNV
L11	WALL SCONCE AT 6'-6" AFF TO CENTER	3FORM FMC-LED-ECO	1	LED	120
L12	EXIT SIGN BATTERY BACKUP	LITHONIA LQM-S-W-3-G/R-120/277-EL-N-SD	-	-	UNV

DRAWING LIST		
A1.0	FLOOR PLAN, CEILING PLAN, KEY PLAN, NOTES, SCHEDULES	
A6.0	INTERIOR ELEVATIONS, SCHEDULES, DETAILS	



PLANS
SCALE: AS SHOWN

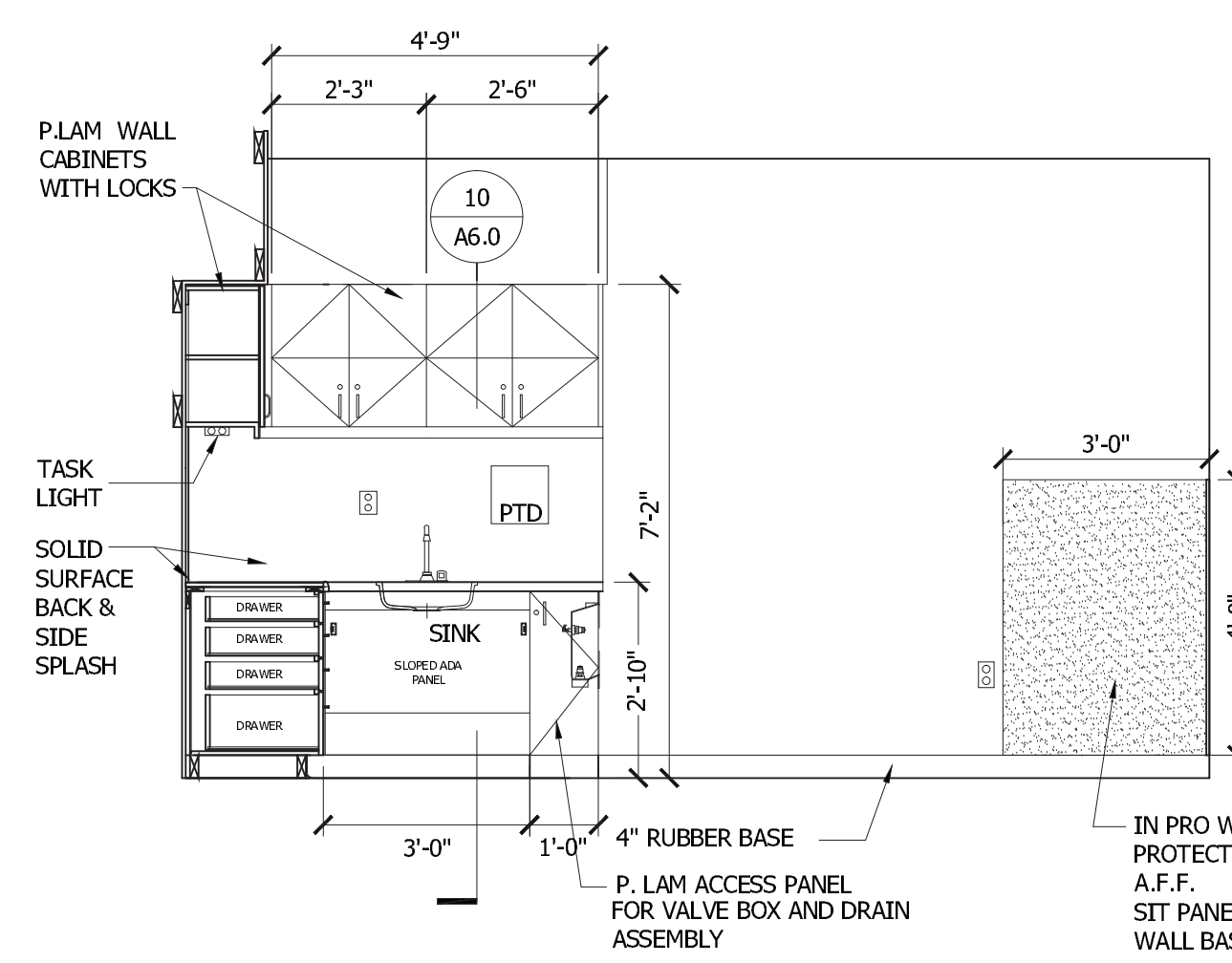
Hardaway Associates Architects
47 River Street, Suite 200
Watkinsville, Massachusetts 02481
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Proposed Renovations @ Dialysis Clinic for:
FMC - Portland
FMC Location # 1190
1600 Congress Street
Portland, ME

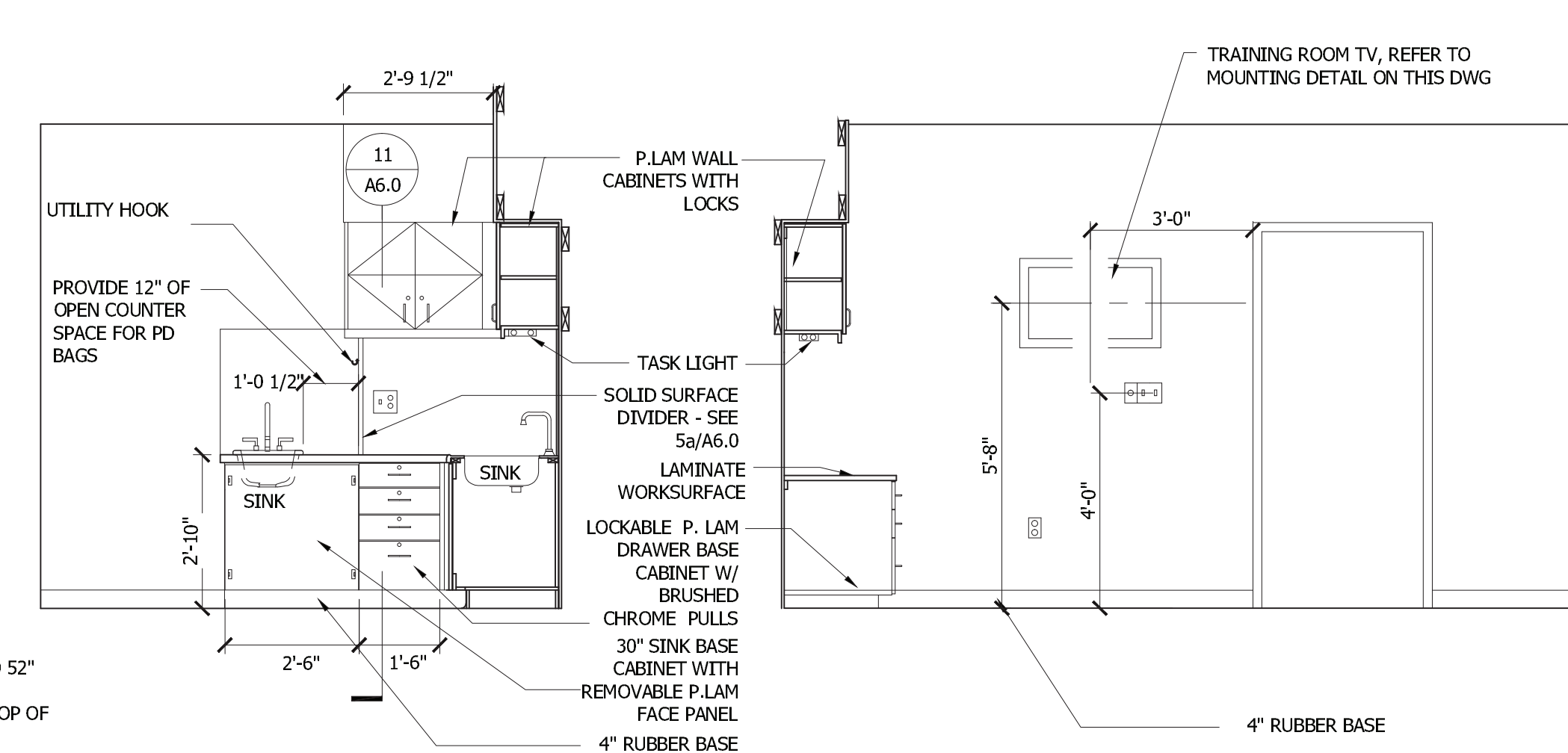
FRESenius
MEDICAL CARE

Drafted By:	SP/MWB	
Checked By:	JIS	
Date Drawn:	11/10/14	
Project #:	14.34	
REV #	DATE	REVISION DESCRIPTION
1	01/08/15	ADDendum #1 REVISIONS

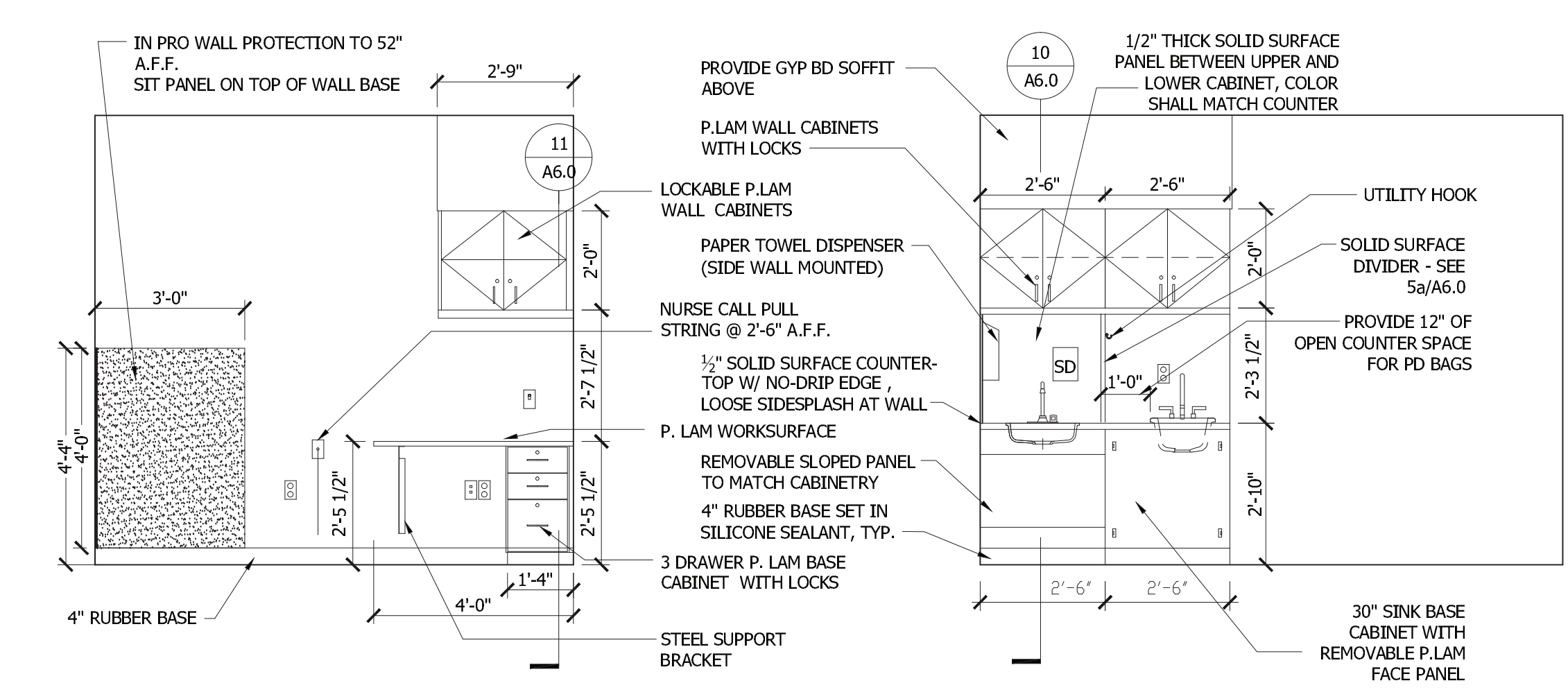
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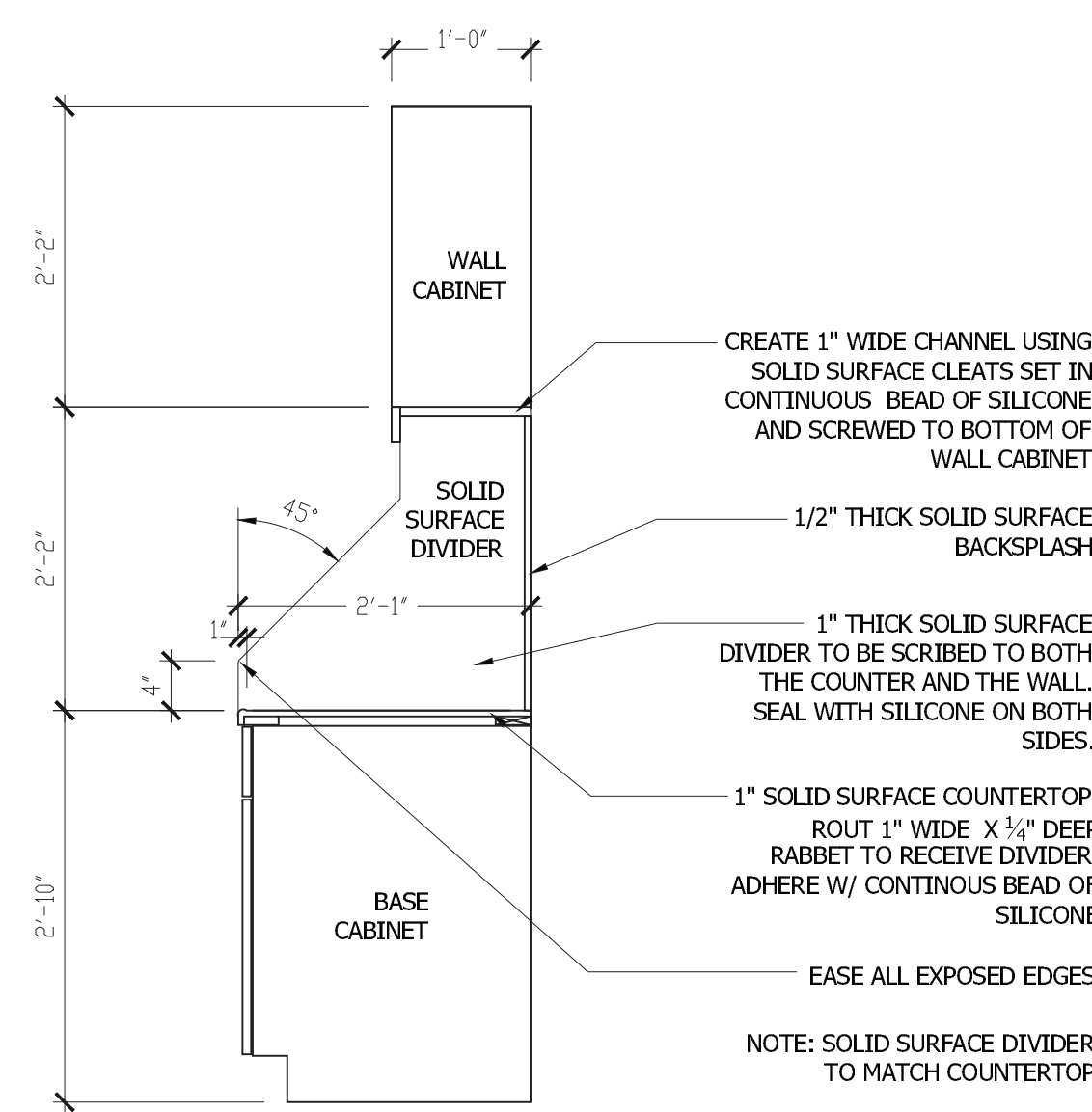
01 HOME HEMO TRAINING 128
SCALE: 3/8" = 1'-0"



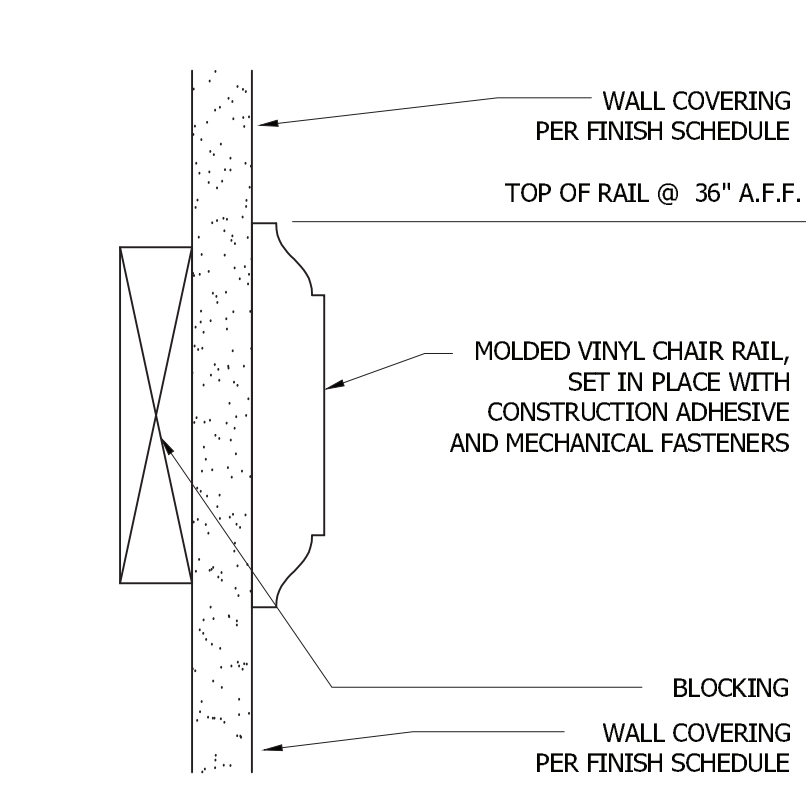
02 HOME HEMO TRAINING 128
SCALE: 3/8" = 1'-0"



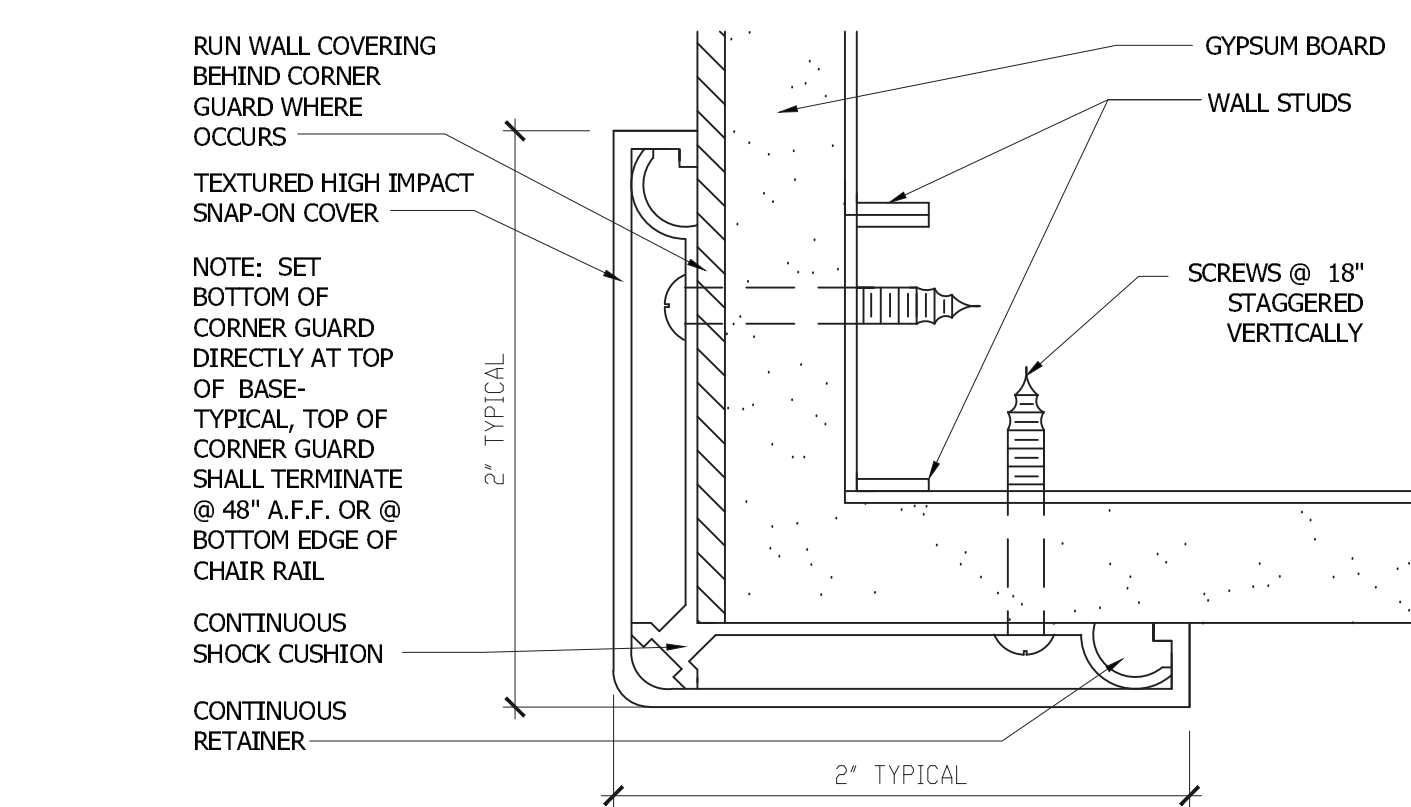
04 HOME HEMO TRAINING 128
SCALE: 3/8" = 1'-0"



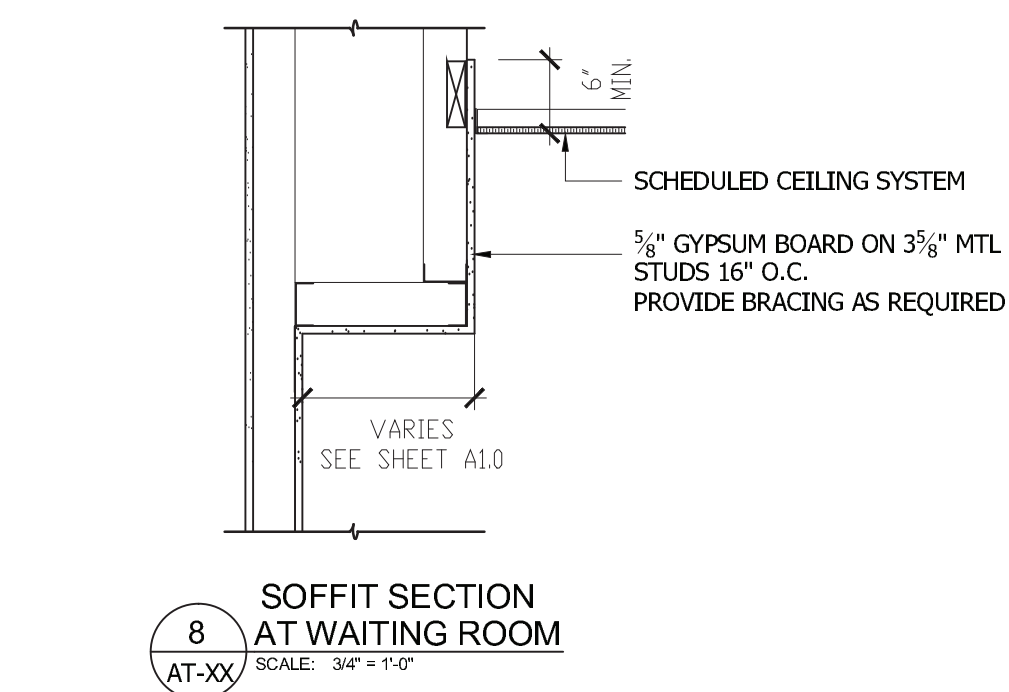
5a SOLID SURFACE SINK DIVIDER
SCALE: 3/4" = 1'-0"



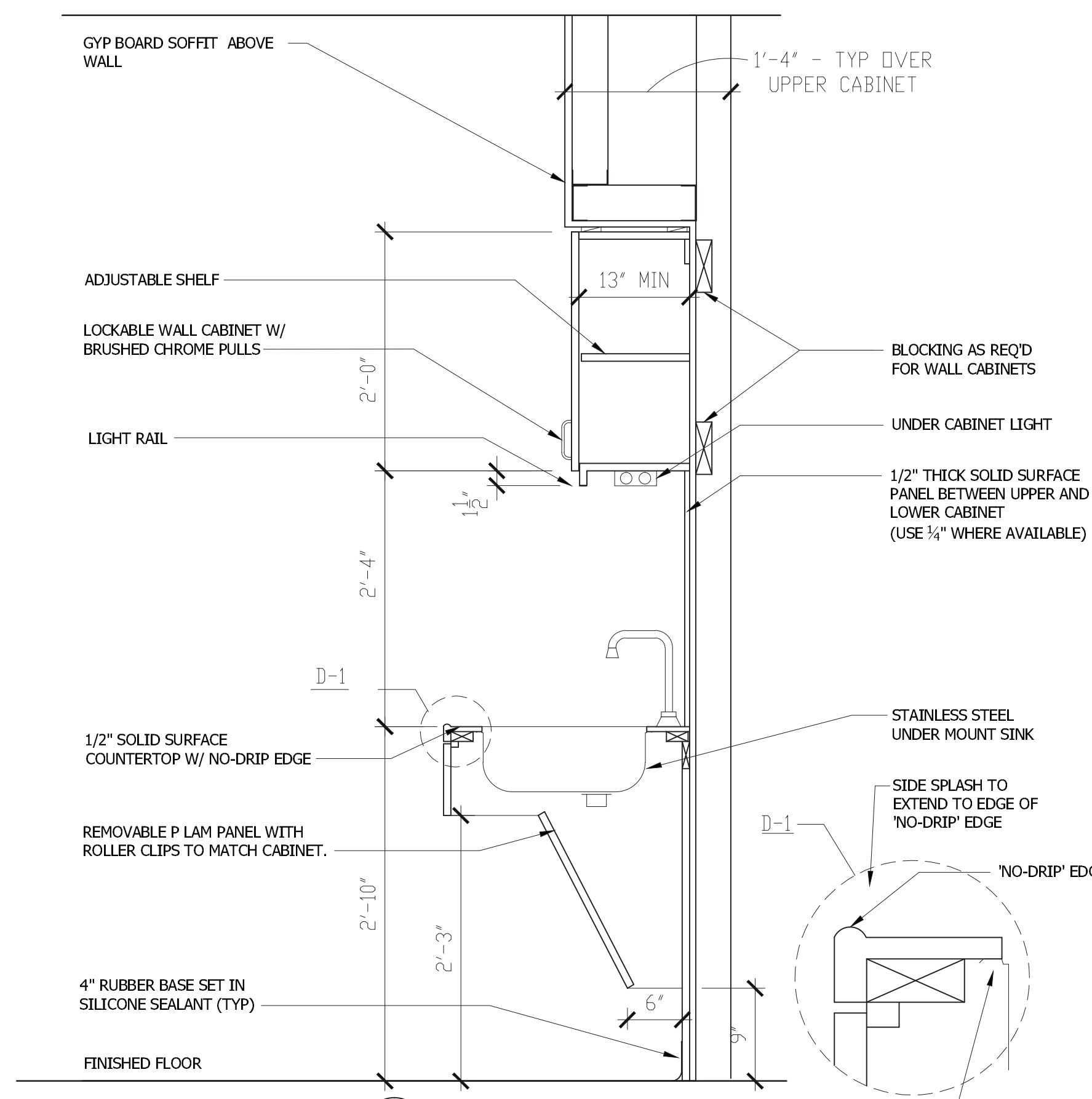
6 CHAIR RAIL DETAIL
SCALE: 1/2" = 1'-0"



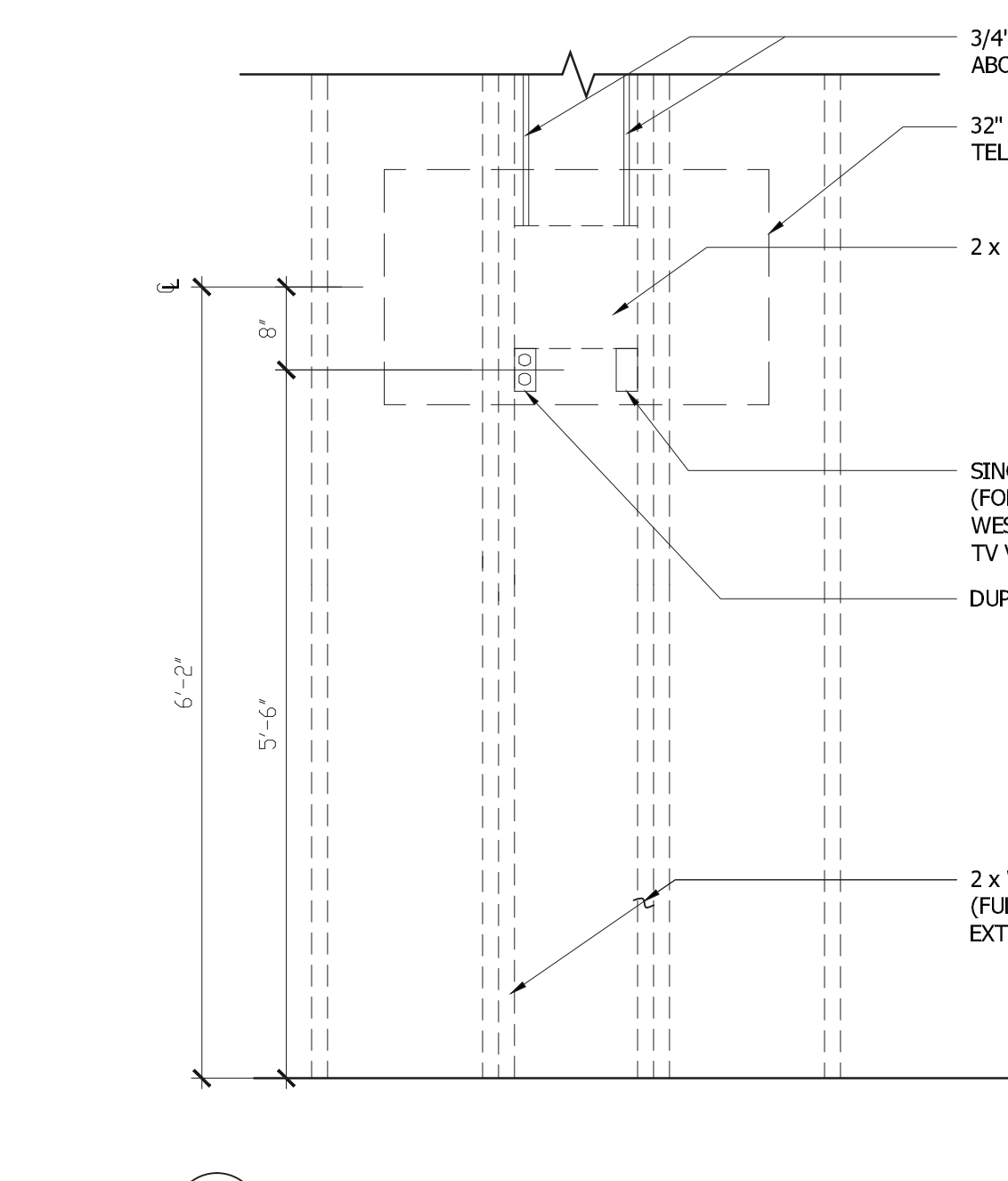
7 CORNER GUARD DETAIL
SCALE: 1/2" = 1'-0"



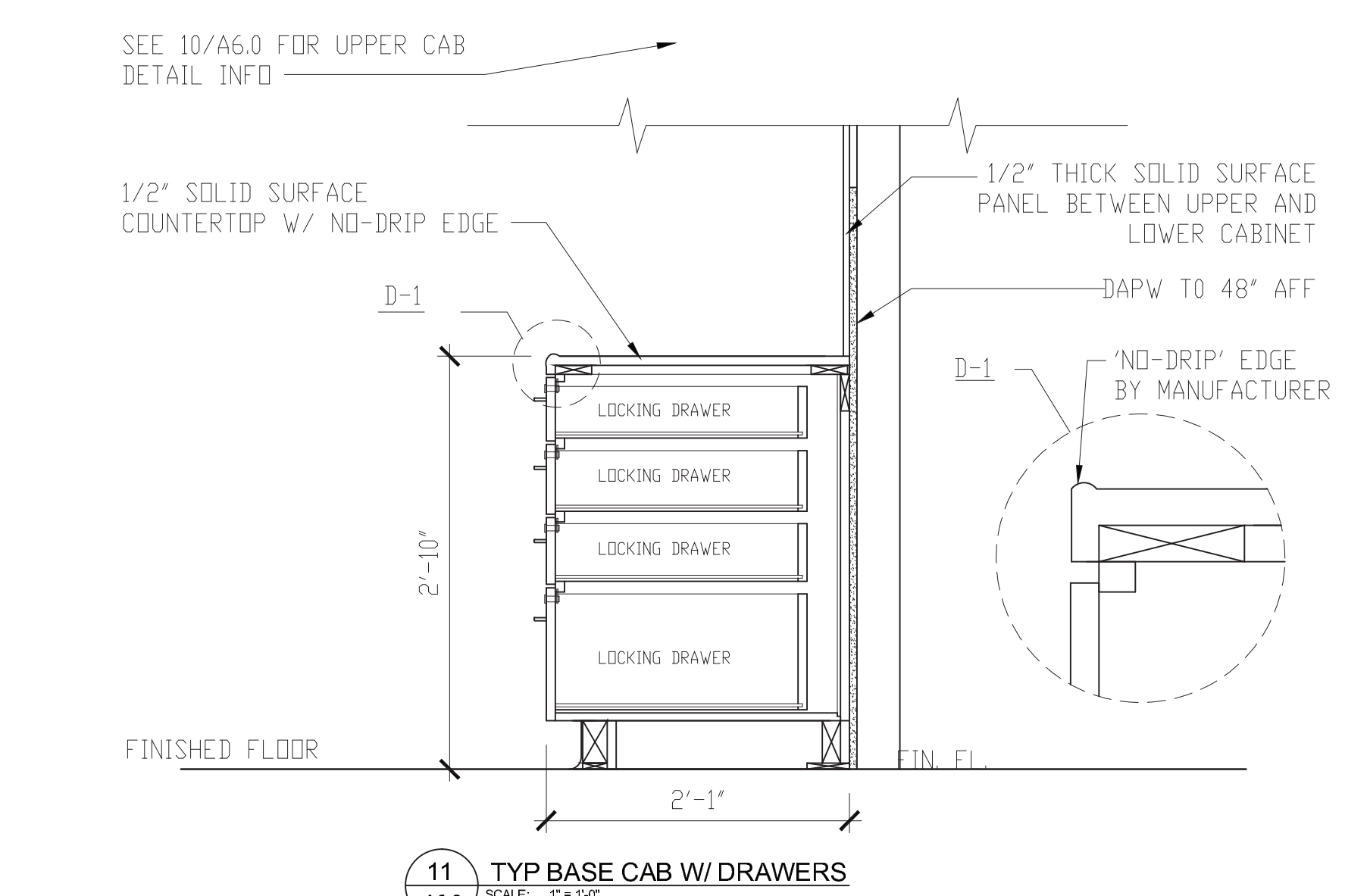
8 SOFFIT SECTION AT WAITING ROOM
SCALE: 3/4" = 1'-0"



10 SINK BASE CABINET SECTION
SCALE: 1" = 1'-0"



9 HOME TRAINING ROOM TV WALL MOUNT DETAIL
SCALE: 3/4" = 1'-0"



11 TYP. BASE CAB W/ DRAWERS
SCALE: 1" = 1'-0"

ROOM FINISH SCHEDULE						
NO	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	SDS/GRANULO	ETR	ETR	ETR	ETR	
101	MEDICAL WASTE	ETR	ETR	ETR	ETR	
102	STORAGE	ETR	ETR	ETR	ETR	
103	FMC CORRIDOR	ETR	RUB	EGG	ETR	
104	TECH REPAIR	ETR	ETR	EGG	EGG	
105	STORAGE	ETR	ETR	ETR	ETR	
106	CONFERENCE ROOM	ETR	ETR	EGG	ETR	
107	MEDICAL RECORDS	ETR	ETR	EGG	ETR	
108	DIRECTOR OF NURSING	ETR	ETR	EGG	ETR	
110	CORRIDOR	ETR	RUB	EGG	ETR	
111	STAFF LOUNGE	ETR	ETR	EGG	ETR	
112	STAFF LOCKERS	ETR	ETR	EGG	ETR	
113	STAFF SHOWER	ETR	ETR	EGG	ETR	
114	NURSE COORDINATOR	ETR	ETR	EGG	ETR	
115	JANITOR	ETR	ETR	ETR	ETR	
116	SOIL UTILITY	ETR	ETR	EGG	ETR	
117	CORRIDOR	ETR	RUB	EGG	ETR	
118	TREATMENT ROOM	ETR	ETR	EGG	ETR	
119	RECEPTION	ETR	RUB	EGG/RVP	ACT	ADD CHAIR RAIL AT 34" AFF TO TOP OF CHAIR RAIL.
120	COPIER	ETR	RUB	EGG	ETR	
121	WHEELCHAIR/COATS ALCOVE	ETR	RUB	EGG/RVP	ACT	
122	STAFF TOILET	ETR	ETR	EGG	ETR	
123	STAFF TOILET	ETR	ETR	EGG	ETR	
124	PAT. TOILET	ETR	ETR	EGG	ETR	
125	PAT. TOILET	ETR	ETR	EGG	ETR	
126	DR/EXAM ROOM	ETR	ETR	EGG/RVP	ETR	PF-1/PA-1
127	MEDICAL DIRECTOR	CPT-1	RUB	EGG	ACT	PF-1/PA-2
128	HOME HEMO ROOM	SHT. V	RUB	EGG/RVP	ACT	PF-1/PA-1
129	CORRIDOR	ETR	RUB	EGG	ETR	
130	WAITING ROOM	ETR	RUB	EGG/WC-1/WC-2	ACT/GWB	ADD MOLDED VINYL CHAIR RAIL AT 36" AFF TO TOP OF CHAIR RAIL.
131	VESTIBULE	CPT	RB	EGG/WC-1/WC-2	ETR	
132	LOCKER ROOM	ETR	SHT. V	EGG	ETR	PF-1/PA-1 --- ADD CHAIR RAIL AT 34" AFF TO TOP OF CHAIR RAIL.
133	HOME HEMO ROOM	ETR	ETR	EGG/RVP	ETR	
134	PD OFFICE	ETR	ETR	EGG	ETR	
135	PD STORAGE	SHT. V	ETR	ETR	ETR	
136	WIRING CLOSET	ETR	ETR	ETR	ETR	
137	WATER TREATMENT ROOM	ETR	ETR	ETR	ETR	

ROOM FINISH LEGEND	
FLOOR	BASE
SV SHEET VINYL	RB RUBBER BASE
CPT-1 CARPET	COV COVERED RESINOUS FLOORING
CPT WALK-OFF CARPET	QT COVED QUARRY TILE
PT PORCELAIN TILE	SV INTEGRAL COVED SHEET VINYL BASE
RF RESINOUS FLOORING OVER PREPARED CONCRETE SLAB	
SC SEALED CONCRETE	
QT QUARRY TILE	
WALLS	CEILING
EGG EGGSHELL PAINT	ACT ACCOUSTICAL TILE CEILING
EGG SEMI GLOSS PAINT	VACT VINYL ACCOUSTICAL TILE CEILING
FRP FIBERGLASS REINFORCED POLYESTER	GWB GYPSUM WALL BOARD
WF WALL COVERING	DAPW 5/8" DENS ARMOR PLUS GYPSUM WALLBOARD
PT PORCELAIN TILE	DFP DRY FOG PAINT, BENJAMIN MOORE OC-121, MOUNTAIN PEAK WHITE
RVP IN PRO WALL PROTECTION PANEL	OTS OPEN TO STRUCTURE
MT MOSAIC GLASS TILE	
P&M PATCH AND MATCH EXISTING IN ALL RESPECTS	

- FINISH NOTES:**
- FINISH SELECTION PER FMC RAINFOREST SCHEME
 - REPLACE OLD "GRIDDED" CEILING TILES WITH TILES TO MATCH NEWER EXISTING TILES. CONTRACTOR SHALL INSPECT EXISTING CEILING PRIOR TO SUBMITTING BID AND PROVIDE SCHEDULE OF ROOMS WITH NUMBER OF CEILING TILES TO BE REPLACED IN EACH FOR OWNER'S APPROVAL.
 - PAINT WALLS THROUGHOUT EXCEPT UTILITY AND STORAGE ROOMS.
 - REMOVE EXISTING BASE WHERE NEW BASE IS SCHEDULED. USE CARE TO AVOID DAMAGING GWB.
 - CONTRACTOR TO INSPECT FLOORS AT DOOR FRAMES THROUGHOUT AND SEAL ALL GAPS.
 - PAINT ALL DOOR FRAMES & OTHER PAINTED TRIM IN AREAS WHERE WALLS ARE BEING PAINTED

MATERIALS AND COLOR SELECTION																			
PAINT BENJAMIN MOORE				WALL COVERING WOLF GORDON		FRP KEMILITE	WALL PROTECTION INPRO CORPORATION	CORNER GUARDS IPC		PLASTIC LAMINATE WILSONART		SOLID SURFACE	WINDOW TREATMENTS	LOCKERS	QUARRY TILE	GROUT			
WALLS	ALL DOOR/WINDOW FRAMES	ACCENT COLOR	ACCENT COLOR	CEILING	ABOVE CHAIR RAIL IN WAITING ROOM	BELOW CHAIR RAIL IN WAITING ROOM	MAIN	WAITING ROOM	MAIN	WAITING ROOM	COUNTERTOPS (ALL DRY WORK SURFACES, NURSES STATION)	ALL VERTICAL FACES OF DRY WORK COUNTER, CABINETS & NURSES STATION	VERTICAL CHASSIS (TREATMENT ROOM)	WILSONART (BINK COUNTERTOPS & WINDOW SILLS)	HUNTER DOUGLAS FABRICATION	PENCO	DALTILE FLOOR	PRISM FLOOR	
PF-1	PF-2	PA-1	PA-2	PC-1	WC-1	WC-2	ANTIQUE WHITE (RVP-F)	BEIGE 0117 (RVP-WR)	CHINO 0258 (CG-F)	River Rock 0351 (CG-WR)	PL-1 CANYON ZEPHYR 4842-60	PL-2 7054-60 WILD CHERRY	PL-3	Cashmere Mirage9135 MG	M Screen 8905 Openness Factor of 5% Color - White/Linen	073 CHAMPAGNE	QUARRY TEXTURES ASHEN GRAY 0703 8" x 8"	CEG 2000 #80W MED GRAY	
HC-172 Revere Pewter	2108-10 FERRET BROWN	504 NATURES REFLECTION	1539 ROOSEVELT TAUPÉ	OC-121 MOUNTAIN PEAK WHITE	Symphony, Coda A25021CA Calypso Green G 4895518	Textural, Shannon Oak SAG 74670 G 4705833													
MOSAIC TILE DALTILE	PORCELAIN TILE DALTILE	TILE TRIM	SHEET VINYL TRIM	GROUT PRISM BY DALTILE	SHEET VINYL MANNINGTON	WELDING ROD MANNINGTON	FLOORING TRANSITION STRIPS JOHNSONITE	FLOOR CARPET	WALK-OFF CARPET	CHAIR RAIL	BASE MANNINGTON	RESINOUS FLOORING							
WAITING ROOM RECEPTION WALLS	TOILET WALLS	PE-1	SCHLUTER SYSTEMS	WAITING RM WALL	SV-1	WR-1 (for SV-1)		CPT-1	CPT	MANNINGTON	B-3 (WAITING & CONF. RM)	DURAFLEX							
MOSAIC TRADITIONS Zen Escape BP96 5/8 x 3 brick joint mosaic	PZAZZ BEIGE FLAIR P026 12" x 24"	JOLLY A 100AT SATIN NICKEL ANODIZED ALUMINUM	SCHLUTER SYSTEMS	PRISM ANTIQUE WHITE #10	REALITIES STYLE RL COLOR: F5624	842392	129 SILK	WORKING TOGETHER COLLECTION HIGHER THINKING 7853 INSIGHTFUL GREIGE BRICK ASHLAR 24"x24"	TUFF STUFF COLLECTION FIRST STEP MODULAR 524 STEPPING STONE 24"x24"	Effectual Chair Rail Order Number: SAP# 2523791/office921	ELEGANCE 6' PROFILE TOFFEE-921	PREMIUM EDGE TYPE TP TOFFEE-921	SHOP FLOOR MEDIUM GREY						

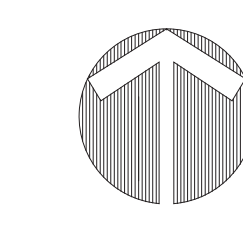
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47 River Street, Suite 200
Wellesley, Massachusetts
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Phone 781-235-5339
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Proposed Renovations @ Dialysis Clinic for:
FMC - Portland
FMC Location # 1190
1600 Congress Street
Portland, ME



Drafted By:	SP/MWB
Checked By:	JJS
Date Drawn:	11/10/14
Project #:	14.34
REVISION DESCRIPTION	ADDITION #1 REVISIONS
DATE	01/08/15
REV #	1

A6.0
Sheet Number



ELEV'S, SCHED'S, DETL'S
SCALE: AS SHOWN