

**SCOPE OF WORK**

- A. THE INTENT OF THIS DRAWING SET IS TO PROVIDE SUFFICIENT INFORMATION FOR THE RENOVATION OF PC CONSTRUCTION CURRENT OFFICE & ADJACENT EXPANSION SPACE.
- B. THE CONSTRUCTION PROCESS SHALL PROCEED UNDER THE DIRECTION OF THE TENANT.
- C. MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION SYSTEMS SHALL BE DESIGNED BY THE APPROPRIATE ENGINEERS AND/OR VENDORS AND REVIEWED BY THE TENANT/OWNER. PERMITS SHALL BE APPLIED FOR BY THE APPROPRIATE CONTRACTORS.

**WALL TYPES/KEY**

- INDICATED EXISTING PARTITION OR ELEMENT TO BE REMOVED
- INDICATES PARTITION TO REMAIN
- △ NEW FULL HEIGHT PARTITION TO EXTEND TO UNDERSIDE OF DECK ABOVE. PROVIDE ALL NEW TYPE A PARTITIONS WITH SOUND BATT INSULATION. METAL STUDS SHALL BE 3-5/8", 20 GAUGE - 16" ON CENTER. GYPSUM BOARD BOTH SIDE, 5/8" TYPE X
- △ NEW PARTITION TO EXTEND 6" ABOVE SUSPENDED ACOUSTICAL CEILING GRID. PROVIDE ALL NEW TYPE B PARTITIONS WITH SOUND BATT INSULATION. METAL STUDS SHALL BE 3-5/8", 20 GAUGE - 16" ON CENTER. GYPSUM BOARD BOTH SIDE, 5/8" TYPE X
- △ NEW PARTITION TO EXTEND 6" ABOVE SUSPENDED ACOUSTICAL CEILING GRID. METAL STUDS SHALL BE 3-5/8", 20 GAUGE - 16" ON CENTER. GYPSUM BOARD BOTH SIDE, 5/8" TYPE X (SAME AS ABOVE, NO INSULATION)

**CONSTRUCTION NOTES**

- 1. THE CONSTRUCTION MANAGER/SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR APPLICABLE BUILDING PERMITS.
  - 2. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO STARTING ALL WORK. ANY DISCREPANCIES IN THE FIELD TO BE BROUGHT TO OWNER AND DESIGNER'S ATTENTION.
  - 3. THE CONSTRUCTION MANAGER/CONTRACTOR SHALL FORWARD SUBMITTALS AND CUT SHEETS TO STIBLER ASSOCIATES (SA) FOR REVIEW AND APPROVAL.
  - 4. SUPPLY AND INSTALL BLOCKING AS NEEDED FOR WALL LCDs, MILLWORK, SHELVING, ETC.
- MECHANICAL, ELECTRICAL, PLUMBING:
- 5. LIFE SAFETY EQUIPMENT INCLUDING FIRE EXTINGUISHERS, PULL STATIONS, ETC. TO BE REVIEWED BY THE LOCAL BUILDING OFFICIALS. THE CURRENT BUILDING HAS A FIRE ALARM SYSTEM AND HAS AN AUTOMATIC FIRE SUPPRESSION SYSTEM.
  - 6. MECHANICAL SYSTEMS TO BE REVIEWED AND MODIFIED PER THE NEW PLAN AND COORDINATED/DESIGNED BY APPROPRIATE ENGINEER. BALANCE HVAC SYSTEMS TO ACCOMMODATE NEW LAYOUT AND COORDINATE LOCATIONS OF HVAC SUPPLY AND RETURN UNITS.
  - 7. SUPPLY AND INSTALL NEW LIGHTING FIXTURES AS NOTED.
  - 8. REFER TO FURNITURE/ELECTRICAL PLAN FOR MORE INFORMATION ON POWER/DATA/VOICE.

**DEMOLITION NOTES**

- 1. THE CONTRACTOR, OR HIS SUBCONTRACTORS SHALL PROVIDE ALL DEMOLITION AS INDICATED ON DRAWINGS, OR AS REQUIRED FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.
- 2. ALL METHODS, TECHNIQUES, AND PROCEDURES OF SAFETY, SHORING, BARRICADING, FENCING, PROTECTION, DEMOLITION AND DISPOSAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 3. THE CONTRACTOR SHALL PROVIDE PROPER DUST, FUME AND NOISE CONTROL THROUGHOUT ALL DEMOLITION.
- 4. ALL DEMOLITION WASTE, DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE PREMISES AS IT OCCURS. ALL MATERIALS SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE RULES, LAWS AND REGULATIONS. RECYCLE MATERIALS WHERE POSSIBLE.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS FOR DEMOLITION AND REMOVAL OF DEBRIS FROM SITE.
- 6. REMOVE ALL EXISTING FINISHES, CARPET/VINYL BASE AND RELATED ADHESIVE, FLOORWALL TILE, GROUT, ETC AS NOTED ON PLAN. PREPARE EXISTING FLOOR, WALLS AND OTHER SURFACES FOR NEW FINISH MATERIALS.
- 7. REMOVE THE EXISTING CEILING TILES AND GRID IN SELECT AREAS AND PROPERLY DISPOSE.
- 8. REMOVE AND PROPERLY DISPOSE OF LIGHT FIXTURES WHERE NOTED.
- 9. PROTECT INTERIOR DOORS, INTERIOR WINDOWS & WINDOW TREATMENTS (VERTICAL BLINDS, WOOD BLINDS) DURING CONSTRUCTION. THESE WILL BE RETAINED/REUSED.

**GLAZING**

- 1. PROVIDE GLASS TRANSOMS AT OFFICES TO MATCH EXISTING. HOLLOW METAL FRAME, MATCH BUILDING STANDARD, ALIGN HEADERS WITH DOORS.
- 2. REUSE EXISTING TRANSOM LIGHTS AT OFFICES WHERE POSSIBLE.
- 3. SEE WINDOW TYPES FOR MORE INFORMATION.

**DOORS**

- 1. PROVIDE NEW DOORS TO MATCH BUILDING STANDARD. SAME QUALITY & FINISH. ALL DOORS TO HAVE DOOR STOPS WITH WALL BUMPERS OR FLOOR STOPS WHERE REQUIRED.
- 2. REUSE DOORS WHERE POSSIBLE. KEEP LIKE DOORS TOGETHER WHERE POSSIBLE.
- 3. HARDWARE TO MATCHING EXISTING. LEVER HANDLE, ADA COMPLIANT, COMMERCIAL. FINISH: US26D FOR ALL HARDWARE INCLUDING HANDLES, HINGES AND BUMPERS.
- 4. REFER TO DOOR SCHEDULE FOR LOCATIONS.
- 5. ALL DOORS TO BE LOCATED 4-6" FROM CORNER.
- 6. LOCKING/SECURITY INFORMATION SHALL BE PROVIDED BY TENANT.

**SPECIFIC MILLWORK NOTES**

- 1. RETAIN EXISTING MILLWORK CABINETS IN COFFEE NICHE 107 & 118.
- 2. SAVE & REUSE EXISTING CABINETS FROM OPEN AREA 104 TO REUSE IN BUS CENTER 122.
- 3. PROVIDE & INSTALL HANGING ROD & SHELF IN COAT CLOSET 132.
- 4. PROVIDE (5) 15" DEEP ADJUSTABLE SHELVES IN EXECUTIVE CLOSETS.
- 5. PROVIDE BUILD-IN PLAM COUNTER & SOLID SURFACE LEDGE AT ADMIN 120.

**DRAWING KEY**

- EX INDICATED DOOR TAG. NEW DOORS TO MATCH BUILDING STANDARD. RE-USE EXISTING DOORS WHERE POSSIBLE.
- EX INDICATES INTERIOR WINDOW, MATCH BUILDING STANDARD. RE-USE EXISTING WINDOWS WHERE POSSIBLE.

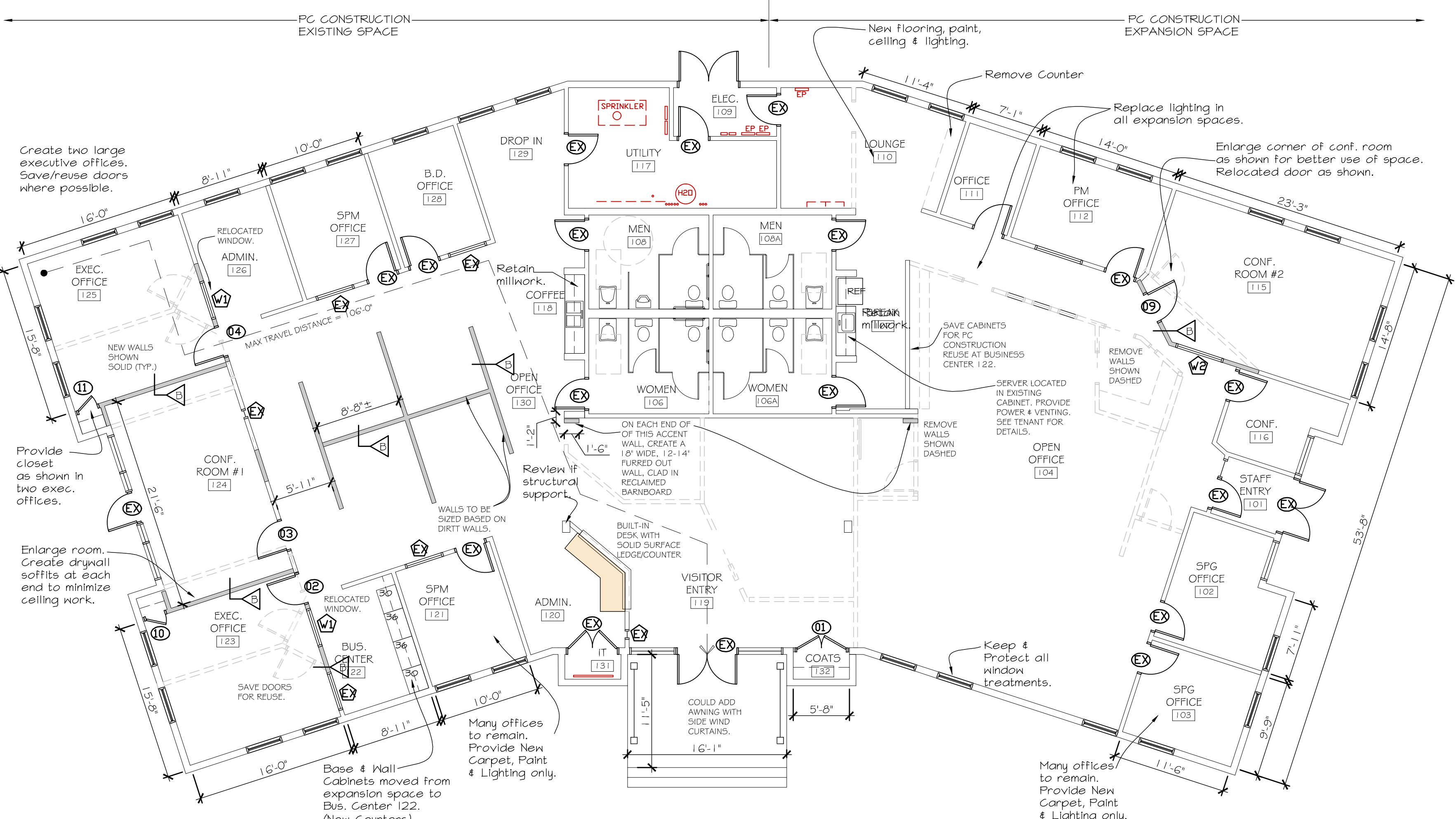
**INTERIOR DOOR TYPES**

- TYPE D1:** SOLID CORE WOOD DOOR. HOLLOW METAL FRAME. HARDWARE TO MATCH EXIST. 3" WIDE X 7" HIGH.
- TYPE D2:** SAHM AS 02. 5/8" GLASS. VISION PANEL. BRONZE. FINETREX.
- TYPE D3:** SOLID CORE WOOD DOOR. HOLLOW METAL FRAME. HARDWARE TO MATCH. 2" X 7" HIGH. MATCH TYPICAL DOORS. LOCATED AT EXEC OFFICES.

**WINDOW TYPES**

- TYPE W1:** TRANSOM WINDOW. HOLLOW METAL FRAME. MATCH TYPICAL. STANDARD MATCHING GLASS. REUSE EXISTING.
- TYPE W2:** FULL SIZE LITE. HOLLOW METAL. USE WOOD FRAME. MATCH TYPICAL. STANDARD. 5/8" THICK ALUM. BINDER WITH DOOR. TEMPERED GLASS.

DOOR NO.	DOOR SIZE	MAT	TYPE	FRAME	FINISH	COMMENTS / HARDWARE
01	3 WIDE X 7 HIGH	WOOD	D1	WAL. FRAME	PAINT	WADGETIC LATCH
02	3 WIDE X 7 HIGH	WOOD	D1	WAL. FRAME	PAINT	PROVIDE OFFICE FUNCTION LOCKSET
03	3 WIDE X 7 HIGH	WOOD	D1	WAL. FRAME	PAINT	PROVIDE PASSAGE FUNCTION LOCKSET
04	3 WIDE X 7 HIGH	WOOD	D1	WAL. FRAME	PAINT	PROVIDE OFFICE FUNCTION LOCKSET
05	DOOR					
06	DOOR					
07	DOOR					
08	3 WIDE X 7 HIGH	W/SGLASS	D3	WAL. FRAME	PAINT	PROVIDE PASSAGE FUNCTION LOCKSET
09	3 WIDE X 7 HIGH	WOOD	D3	WAL. FRAME	PAINT	PROVIDE PASSAGE FUNCTION LOCKSET
10	3 WIDE X 7 HIGH	WOOD	D3	WAL. FRAME	PAINT	PROVIDE PASSAGE FUNCTION LOCKSET
11	DOOR					TENANT REVIEW LOCAL FUNCTION



**CODE REVIEW**

BASED ON MAINE UNIFORM BUILDING CODE (MUBC) / IBC 2009 / IBC 2009 / NFPA 101 (2009)

ITEM	ALLOWABLE	EXISTING BUILDING	NEW CONSTRUCTION
USE GROUP SECTION 304.1	B-BUSINESS	B-BUSINESS	NO CHANGE IN USE PROPOSED
BUILDING AREA TABLE 503	18,000 SQ.FT.	7,042 SQ.FT.	NO ADDITIONAL AREA PROPOSED
BUILDING HEIGHT TABLE 503	3 STORIES	1 STORY	NO ADDITIONAL HEIGHT PROPOSED
TYPE OF CONSTRUCTION TABLE 601	-	TYPE VA - FIRE RESISTANT WOOD FRAMED CONSTRUCTION	NO CHANGE PROPOSED
FIRE PROTECTION	-	EXISTING BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13	EXISTING SYSTEM TO REMAIN
TRAVEL DISTANCE PER NFPA TABLE A7.6	300'-0" IN FULLY SPRINKLERED BUILDING	-	106'-0" FROM EXEC. OFFICE 125 TO EXIST. VISITOR ENTRY DOOR
OCCUPANCY LOAD TABLE 1004.1.1	BUSINESS USE (B): 100 SQ.FT. GROSS / OCCUPANT TOTAL AREA: 7,042 SQ. FT. / 100 SQ.FT. PER OCCUPANT = 70 OCCUPANTS ALLOWABLE		
PLUMBING FIXTURE COUNT PER UNIFORM PLUMBING CODE TABLE 4-1	BUSINESS OCCUPANCY: 70 ALLOWABLE OCCUPANTS (SEE ABOVE) ASSUMES 35 WOMEN / 35 MEN		
	ALLOWABLE	EXISTING BUILDING	NEW CONSTRUCTION
	1 G-35 FEMALE = 3 TOILETS REQ'D. 1 LAVATORY REQUIRED	4 WOMEN'S TOILET 2 WOMEN'S LAVATORY	NO CHANGE PROPOSED
	1 G-35 MALE = 2 TOILETS REQ'D. 1 LAVATORY REQUIRED	3 MEN'S TOILETS 1 URINAL 2 MEN'S LAVATORY	

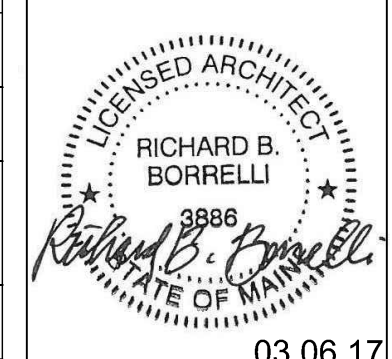


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**PC CONSTRUCTION OFFICE RENOVATION**  
131 PRESUMPCOT ST.  
PORTLAND, ME

PROJECT: SPACE PLAN, SCHEDULES, AND NOTES

SHEET TITLE: A1

WBRC CAD FILE: 415700 - A-1

PROJECT No. 415700 GRAPHIC SCALE: 1" = 1'-0"

SCALE: AS NOTED

PM: N/A SHEET No. A-1

DRAWN BY: AMC

A/E OF RECORD: RBB

**A1 NEW SPACE PLAN (SHOWN WITH DEMO)**

1/8" = 1'-0"