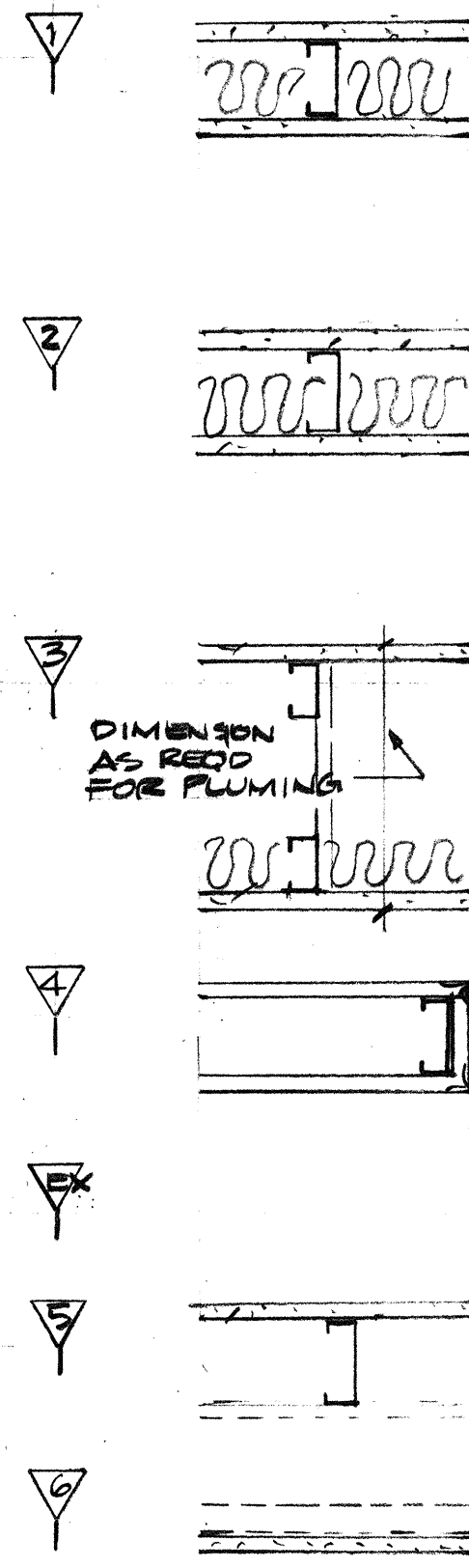


PARTITION TYPES:



STC 47, BASED ON OSU T-1770
 5/8" GWB ATTACHED ON BOTH SIDES OF 3/8" MTL STUDS 16" O.C., 3" GLASS FIBER IN CAVITY, PARTITION TO RUN FROM FLOOR TO 3" ABOVE CEILING.

STC 47, BASED ON OSU T-1770
 5/8" GWB ATTACHED ON BOTH SIDES TO 3/8" MTL STUD SPACED 16" O.C., 3" GLASS FIBER IN CAVITY, PARTITION FROM FLOOR TO BOTTOM OF FLOOR JOISTS ABOVE.

STC 52 BASED ON U420
 CAVITY WALL @ TOILET ROOMS, 2 ROWS OF 3/8" STUDS TO DECK ABOVE WITH GLASS FIBER IN ONE CAVITY, 5/8" GWB EACH SIDE WITH 7/8" CEMENT BOARD ALONG BOTTOM 1'-0" OF WALL, PREPARED FOR CERAMIC TILE INSTALLATION.

3/8" STUDS 16" O.C. TO UNDERSIDE OF GWB CEILING. 7/8" GWB ON BOTH SIDES WITH 7/8" CEMENT BOARD ALONG BOTTOM 1'-0" OF PARTITION, PREPARED FOR TILE INSTALLATION. SEE ELEVATIONS FOR EXTENT OF TILE. EXISTING PARTITIONS TO BE MAINTAINED. PROVIDE 1HR FIRE RATING AT STAIRS.

5/8" GWB INSTALLED ON BOTH (OR ONE) SIDE WHEN AGAINST EXISTING) OF 3/8" STUD TO 3" ABOVE HUNG CEILING.

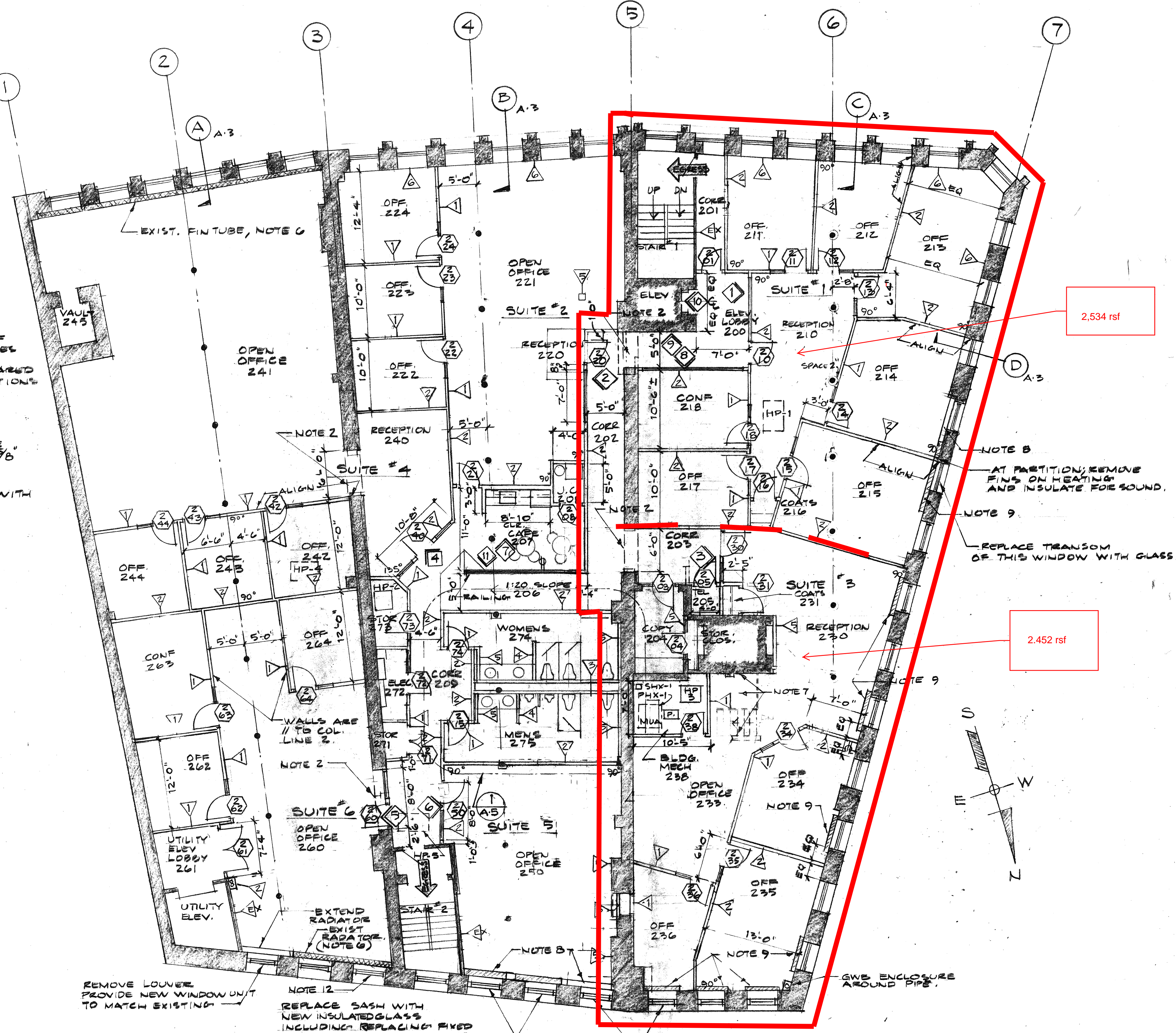
COVER EXISTING WOOD WAINSCOT WITH GWB. SEE DETAILS 13, 14.

ALTERNATES:

- #1 PRICE REMOVING ALL DRYWALL & FRAMING BACK TO ORIGINAL BRICK / PLASTER ALONG EXTERIOR WALLS AS SHOWN BY NOTE 15 ON DWG A-1. REPLACE WITH STRAPPING AGAINST EXISTING AND NEW DRYWALL TO FOLLOW ARCH AT TOP OF WINDOWS. AT LOCATIONS OF PREVIOUSLY CONCEALED FINITUBE INSTALL NEW COVERS SIM. TO THOSE SPECIFIED FOR REPLACEMENT ELSEWHERE.
- #2 PRICE DELETING "SUSPENDED SOFFIT" AS SHOWN ON DWG A-3, NOTE #1. THIS WOULD INCLUDE ELIMINATION OF DOWN LIGHTS IN SOFFIT.
- #3 PRICE PROVIDING AN OVERLAY SHEET OF 5/8" GWB ON WALLS OF ELEVATOR LOBBY 200, AND COMMON CORRIDORS 202, 203, 206 & 209. SEE DETAILS 10, 11, 12 TO INCLUDE RECESSED BASE AND REVEAL @ 8'-2" AS SHOWN.

NOTES (CON.T.)

- 6) MAINTAIN EXISTING FINITUBE RADIATION PROVIDE NEW COVERS AS SPECIFIED.
- 7) AT EXISTING STAIR LOCATION, PROVIDE NEW FLOOR SYSTEM TO BE 2XID'S 16" O.C. WITH (2) LAYERS 3/4" PLYWOOD STAGGER JOINTS. ALL WOOD TO BE STANDARD KID.
- 8) MAINTAIN OR EXTEND FINITUBE AS REQ'D. PROVIDE CONTINUOUS COVER WALL TO WALL.
- 9) REPLACE EXISTING COVERS ON FINITUBE WITH NEW.
- 10) AT ALL LOCATIONS WHERE BASEBOARD IS SCHEDULED TO BE REMOVED ON DWG A-1, PATCH WALLS AS REQ'D. TO RECEIVE NEW STANDARD VINYL BASE.
- 11) CORRIDOR 202 & SLOPE COR. 206 TO RECEIVE RAISED FLOOR REFER TO 12.
- 12) REPLACE TRANSOM PANEL WITH GLASS (RM 260 & 215).
- 13) ALL SPRINKLER HEADS TO FLUSH WITH CEILING W/ WHITE COVER PLATES.
- 14) PATCH AND REPAIR ALL WINDOW SILLS TO REMAIN.



SECOND FLOOR PLAN
 1/8" = 1'-0"

- NOTES:**
- 1) ALL WORK REQUIRED BY THESE DRAWINGS SHALL BE DONE IN ACCORDANCE TO APPLICABLE BUILDING CODES, LOCAL ORDINANCES AND THE STANDARDS OF OSHA AND THE NATIONAL BOARD OF FIRE UNDERWRITERS.
 - 2) AT LOCATIONS OF MASONRY OPENINGS, RAISE HEAD OF OPENING TO 8'-0" AFF. ADJUST WIDTH OF OPENING AS NOTED.
 - 3) CODE ANALYSIS:
 • THE SECOND FLOOR OF 50 FRANKLIN STREET IS APPROX. 12,000 SQ. FT. AREA SERVED BY 2 INDEPENDENT STAIRWELLS. THE BUILDING IS FULLY SPRINKLERED AND IS IN THE CATEGORY OF TYPE 3B CONSTRUCTION. THERE IS NO REQUIREMENT TO PROVIDE 1HR SEPARATION BETWEEN TENANTS IN THIS BUILDING TYPE.
 • THE USE OF THE SPACE BEING RENOVATED IS BUSINESS (B) WITH A POPULATION NOT TO EXCEED 120 PEOPLE, BASED ON TABLE 1008.1.2 OF THE STATE BUILDING CODE.
 • SANITARY FACILITIES SHOWN WILL PROVIDE FOR 60 WOMEN AND 75 MEN AS WELL AS MEET ALL ACCESSIBILITY REQUIREMENTS.
 - 4) THIS IS A DESIGN-BUILD PROJECT. ELECTRICAL & LIGHTING AS WELL AS PLUMBING, HEATING & MECHANICAL SYSTEMS SHALL BE DESIGNED AND INSTALLED THROUGH THE GENERAL CONTRACTOR WHO WILL BE RESPONSIBLE FOR SATISFACTORY PERFORMANCE AS PER CODE AND GOOD ACCEPTABLE INSTALLATION METHODS. ALL SYSTEMS ARE EXPECTED TO BE COMPLETE AND TOTALLY FUNCTIONAL AT THE COMPLETION OF WORK. REFER TO SCOPE OF WORK PREPARED BY ENERGY SYSTEMS DESIGN INC. DATED 21 SEPT. 05 FOR SPECIFIC HVAC GUIDELINES.
 - 5) REFURBISH ALL WINDOWS TO FULL WORKING ORDER. REPLACE BALANCES AND REPAIR DAMAGED SASH FRAMES AS REQ'D.

NUMBER:	DATE:	DESCRIPTION:

PAUL MAGGI ASSOCIATES
 ARCHITECTURE □ INTERIOR DESIGN

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SCALE 1/8" = 1'-0"
 DATE OCT 19, 2005
 DRAWN P.C.M.
 CHECKED

PROJECT NO.
SECOND FLOOR RENOVATION
 50 FRANKLIN STREET
 BOSTON, MA.

FLOOR PLAN