HALEY & ALDRICH, INC.

75 WASHINGTON AVE. SUITE 203

PORTLAND, MAINE

OFFICE RENOVATIONS

ABBREVIATIONS

ALUM OR AL	ALUMINUM	GALV	GALVANIZED	S	SOUTH
AWP	ACOUSTICAL WALL PANEL	GB	GRAB BARS	SC	SHOWER CURTAIN
ACT	ACOUSTICAL CEILING TILE	GC	GENERAL CONTRACTOR	SD	SOAP DISPENSER
BIT	BITUMINOUS	GWB	GYPSUM WALL BOARD	SCHED	SCHEDULE
BM	BENCH MARK	HC	HANDICAP	SECT	SECTION
BOT	BOTTOM	HD WD	HARDWOOD	SHT	SHEET
BRG	BEARING	HDR	HEADER	SIM	SIMILAR
BRK	BRICK	HDWE	HARDWARE	SND	SANITARY NAPKIN DISPOSAL
C	CARPET	HM	HOLLOW METAL	SQ	SQUARE
CAB	CABINET	HORZ	HORIZONTAL	SSS	SYNTHETIC SPORTS SURFACE
CB	CHALK BOARD	HT	HEIGHT	STD	STANDARD
CC	CENTER TO CENTER	ID	INSIDE DIAMETER	STL	STEEL
CH	CONCRETE HARDENER	IF	INSIDE FACE	STRUCT	STRUCTURAL
CJ	CONTROL JOINT	IN	INCHES	SV	SHEET VINYL
CL	CENTER LINE	INSUL	INSULATION	T	TEMPERED (GLASS)
CLG	CEILING	INT	INTERIOR	TB	TACK BOARD
CMU	CONCRETE MASONRY UNITS	LOC	LOCATION	THK	THICKNESS
CONC	CONCRETE	M	MARBLE	TO	TOP OF
CONT	CONTINUOUS	MAS	MASONRY	TOB	TOP OF BEAM
CONST	CONSTRUCTION	MAX	MAXIMUM	TOM	TOP OF MASONRY
CONTR	CONTRACTOR	MB	MARKER BOARD	TOW	TOP OF WALL
CT	CERAMIC TILE	MECH	MECHANICAL	TP	TOILET PAPER DISPENSER
DBL	DOUBLE	MFGR	MANUFACTURER	TYP	TYPICAL
DF	DRINKING FOUNTAIN	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	MISC	MISCELLANEOUS	VB	VAPOR BARRIER
DIM	DIMENSION	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
DNA	DOES NOT APPLY	MR	MOP RECEPTOR	VERT	VERTICAL
DTL	DETAIL	MRGB	MOISTURE RESISTANT GYPSUM	VWC	VINYL WALL COVERING
DWG	DRAWING	BOARD		W	WEST
E	EAST	MTL	METAL	W/	WITH
EA	EACH	N	NORTH	WC	WATER CLOSET
EF	EACH FACE	NA	NOT APPLICABLE	WD	WOOD
EJ	EXPANSION JOINT	NIC	NOT IN CONTACT		
EL	ELEVATION	NO	NUMBER		
ELEC	ELECTRICAL	NOM	NOMINAL		
ELEV	ELEVATOR	NTS	NOT TO SCALE		
EMHO	ELECTROMAGNETIC HOLD OPEN	OA	OVERALL		
EQ	EQUAL	OC	ON CENTER		
EW	EACH WAY	OD	OUTSIDE DIAMETER		
EWC	ELECTRIC WATER COOLER	OPNG	OPENING		
EXIT OR (E)	EXISTING	OPP	OPPOSITE		
EXP	EXPANSION	OF	OUTSIDE FACE		
EXT	EXTERIOR	P	PAINT		
FD	FLOOR DRAIN	PTD	PAINTED		
FDN	FOUNDATION	PL	PLATE		
FE	FIRE EXTINGUISHER	PLY WD	PLYWOOD		
FFE	FINISH FLOOR ELEVATION	PNL	PANEL		
FIN	FINISH	P.A.	PRESSURE TREATED		
FIN FL OR FF	FINISH FLOOR	PT & D	PAPER TOWEL AND WASTE		
FIN GR	FINISH GRADE	DISPENSER			
FL	FLOOR	PTN	PARTITION		
FR	FIRE RATING	RD	ROOF DRAIN		
FRMG	FRAMING	RE	REFER		
FT	FEET (FOOT)	REF	REFRIGERATOR		
FV	FIELD VERIFY	REINF	REINFORCED		
FWC	FABRIC WALL COVERING	REQD	REQUIRED		
G	GRANITE	RM	ROOM		
GA	GAUGE	RO	ROUGH OPENING		

LEGEND

- BUILDING SECTION MARKER
- CEILING TAG (ACT1 / 8'-0")
- COLUMN CENTER LINE
- DETAIL MARKER (1)
- DOOR TAG (101)
- EXTERIOR ELEVATION
- INTERIOR ELEVATION (A1 / A920)
- PLANT TAG (200 — HPD)
- REVISION CLOUD WITH TAG (1)
- ROOM TAG (ROOM / A101)
- SECTION MARKER
- WALL TYPE (W1)
- WINDOW TAG (A)

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER DISCREPANCY HAS BEEN RESOLVED WITH THE ARCHITECT.

2. DO NOT ALTER OR PENETRATE ANY EXISTING STRUCTURAL ELEMENTS, EXTERIOR WALL COMPONENTS, OR FIRE RATED WALLS

3. THE LOCATIONS OF DOORS NOT DIMENSIONED SHALL BE 6 INCHES FROM ADJACENT WALL.

4. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, BOCA, NFPA 101, ADAAG, & ADA.

5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED & ALL CONNECTIONS TO BE STAINLESS STEEL.

6. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

7. GC/CM SHALL REVIEW AND CONFORM TO BUILDING GUIDELINES FOR CONSTRUCTION.

8. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTORS SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR BY METHODS DESCRIBED IN THIS CONTRACT OR AS APPROVED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL SEAL, PATCH AND FILL ANY FLOOR AND/OR WALL PENETRATIONS DUE TO DEMOLITION/CONSTRUCTION.

9. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.

10. NOT USED

11. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EXISTING MECHANICAL AND PLUMBING ELEMENTS. CONTRACTOR SHALL RENOVATE EXISTING ALARM SYSTEM TO MAINTAIN CONFORMANCE TO NFPA 13 & 101. CONTRACTOR SHALL VERIFY SIZE & LOCATION OF ALL ELECTRICAL SERVICES AND EQUIPMENT.

12. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN LAVATORIES, AND ALL OTHER HIGH HUMIDITY AREAS.

13. FINISHES: FINISHES OTHER THEN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS, CEILING FINISHES ARE SHOWN ON THE REFLECTED CEILING PLANS AND ALL OTHER FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS OTHERWISE NOTED.

14. ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED; PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. IF PREFINISHED, PAINTING THE FOLLOWING: EXPOSED MECHANICAL DUCTWORK, WALL DIFFUSERS, GRILLES AND LOUVERS, ROOF TOP MECHANICAL EQUIPMENT, AND SPEAKER GRILLES. FINISHED METAL SURFACES, EXCEPT AS LISTED ABOVE. SEE SPECIFICATIONS ON DRAWINGS IDENTIFYING THE TYPES OF PAINTS AND SPECIALTY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.

15. BUILDING INSULATION: PROVIDE AS INDICATED ON WALL DETAILS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND DRAWINGS. FOR DRAWING CLARITY, INSULATION MAY NOT BE SHOWN, EVEN IF IT IS PROVIDED.

16. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL INTERIOR FINISHES FOR ARCHITECT'S REVIEW.

17. THE DESIGN AND INSTALLATION OF THE FIRE PROTECTION SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN/BUILD CONTRACT UNDER THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER.

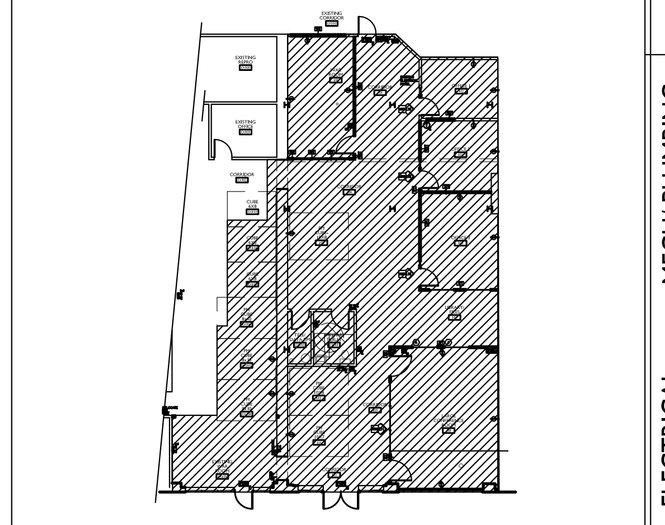
18. GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL SUPPLY POWER AND COORDINATION TO THE TENANT SUPPLIED SYSTEMS FURNITURE AND EQUIPMENT.

19. A .GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL SUPPLY POWER AND CONDUITS WITH PULL–STRINGS FOR DATA AND TELEPHONE TO ALL OWNER SUPPLIED WORKSTATIONS. THE DESIGN AND INSTALLATION OF THE DATA AND TELEPHONE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE TENANT. GENERAL CONTRACTOR TO PROVIDE CONDUIT WITH PULL–STRINGS TO ALL LOCATIONS RECEIVING DATA,TELEPHONE, AUDIO VISUAL AND SECURITY. B. REFER TO ALTERNATES FOR CABLING

20. THE DESIGN & INSTALLATION OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN/BUILD CONTRACT UNDER THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER.

SITE LOCATION MAP

LIMIT OF WORK PLAN



PROJECT DIRECTORY

OWNER:
A & M PARTNERS
380 WARREN AVE.
PORTLAND, MAINE 04103
(207) 831–9338

ARCHITECT:
GAWRON TURGEON ARCHITECTS
29 BLACK POINT ROAD
SCARBOROUGH, MAINE 04074
207–883–6307

GENERAL CONTRACTOR:
ALBAIR CONSTRUCTION
COMPANY INC.
10 ALEXANDER DRIVE
CAPE ELIZABETH, MAINE 04107

LANDSCAPE ARCHITECT:
GAWRON TURGEON ARCHITECTS
29 BLACK POINT ROAD
SCARBOROUGH, MAINE 04074
207–883–6307

SITE/CIVIL ENGINEER:
NOT USED

MECHANICAL ENGINEER:
DESIGN BUILD THROUGH
GENERAL CONTRACTOR

ELECTRICAL ENGINEER:
DESIGN BUILD THROUGH
GENERAL CONTRACTOR

DRAWING INDEX

			PERMITTING SET 09.18.13
GENERAL	G101	TITLE SHEET & DRAWING INDEX	●
	G102	CODE REVIEW LIFE SAFETY PLAN	●
SITE/CIVIL			
LANDSCAPING			
STRUCTURAL			
ARCHITECTURAL	A100	DEMOLITION AND FLOOR PLAN	●
	A300	REFLECTED CEILING PLAN, DOOR SCHEDULE, ELEVATION AND DETAIL	●
	A900	DETAILS	●
MECH/ PLUMBING			
ELECTRICAL			

REGISTERED ARCHITECT — STANLEY W. GAWRON No.1145 — STATE OF MAINE

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REVISIONS

#	DATE	DESCRIPTION
1	09.24.13	REVISED DRAWINGS

DATE:	09.17.13
PROJECT #	080813
DRAWN BY:	BEF
CHECKED BY:	MET
DRAWING SCALE	N.A.

SHEET TITLE

TITLE SHEET & DRAWING INDEX

G101

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