Office Renovations - Port City Architecture

65 Newbury Street
Portland, Maine

LIST OF DRAWINGS

T-1 TITLE SHEET

D-1 DEMOLITION PLAN / ELEV.

A-1 NEW FLOOR PLAN / ROOF PLAN
A-2 NEW ELEVATIONS / BLDG SECTION
A-3 WALL SECTIONS / DETAILS

S-1 STRUCTURAL LAYOUT
E-1 UTILITIES PLANS

CODE INFORMATION

1. CONSTRUCTION TYPE: 5B
2. OCCUPANCY: BUSINESS
3. SIZE: TOTAL EXISTING AREA = 4,611 SF
   TOTAL RENOVATED AREA = 499 SF
   TOTAL ALLOWABLE AREA = 9,000 SF
4. COMMON PATH LIMIT = 75 FT.
5. DEAD END LIMIT = 20 FT.
6. TRAVEL DISTANCE LIMIT: 200 FT
7. OCCUPANT LOAD = 47 PERSONS
8. NO. OF EXITS REQ'D = TWO (2)
   PROVIDED = THREE (3)

LEGEND

DETAIL NUMBER
SHEET WHERE DETAIL IS DRAWN
SHEET WHERE DETAIL IS TAKEN

INDICATES BUILDING SECTION OR BUILDING ELEVATION
BUILDING SECTION LETTER
SHEET WHERE BUILDING SECTION IS DRAWN
SHEET WHERE BUILDING SECTION IS TAKEN

INTERIOR ELEVATION NUMBER
SHEET WHERE ELEVATION IS DRAWN

LIMIT OF WORK
EXISTING WALL TO BE REMOVED
EXISTING WALL
WALL

ELEVATOR LOBBY 101 — ROOM NAME AND NUMBER

A — KEY NOTE

101 — DOOR NUMBER

A — COLUMN GRID LINE

ELEVATION TARGET

1A — WALL TYPE

A — WINDOW TYPE

GENERAL NOTES

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER)
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE IMPOSED OF IN A STATE APPROVED LANDFILL.
9. ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
10. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
11. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
12. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.

TIMBER NOTES

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL - LATEST EDITION, AND THE NFPA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2001 EDITION.
2. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED. MINIMUM GRADE NO.1/NO.2 SPRUCE-PINE-FIR KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. ENGINEERED WOOD PRODUCTS SHALL BE AS SPECIFIED ON THE DRAWINGS. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES. MANUFACTURER AND PRODUCT SHALL BE:

   TRUS-JOIST: MICRO.LAM (LVL)
   BOISE: VERSA.LAM (LVL)

4. PRESSURE TREATED LUMBER SHALL BE USED FOR SILL MEMBERS, EXTERIOR EXPOSURE, OR WHERE SHOWN ON THE DRAWINGS. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH CCA OR ACQ TO 0.4 #/CF IN ACCORDANCE WITH AWPA C-18. ACZA IS STRICTLY PROHIBITED.
5. ALL ROOF AND WALL SHEATHING SHALL BE APA PERFORMANCE-RATED. PROVIDE 5/8" THICK CD-X ROOF SHEATHING AND 1/2" THICK WALL SHEATHING (U.N.O.). SHEATHING SHALL BE NAILED TO THE FRAMING AS FOLLOWS, U.N.O.:

   TYPICAL PANEL FASTENING (U.N.O.)
   A. ROOFS: 8d NAILS AT 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.
   B. WALLS: 8d NAILS AT 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.

6. FASTENING NOT SPECIFIED SHALL CONFORM WITH IBC (2003) TABLE 2304.9.1
7. ALL TIMBER CONNECTION HARDWARE (HURRICANE TIES, POST BASES, SHEARWALL HOLDOWNS, ETC.) SHALL BE AS INDICATED ON THE DRAWINGS AND MANUFACTURED BY SIMPSON STRONG-TIE. CONNECTION HARDWARE USED IN CONTACT WITH PRESERVATIVE TREATMENT SHALL BE GALVANIZED G185 (ZMAX) MINIMUM. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.
8. FASTENERS USED IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE POST HOT DIPPED GALVANIZED (ASTM A153).
9. SHEAR PANELS SHOWN ON DRAWINGS SHALL BE MANUFACTURED BY SIMPSON STRONGTIE. INSTALL PER MANUFACTURERS INSTRUCTIONS.

TYPICAL ABBREVIATIONS

&	AND
ANG	ANGLE
@	AT
ADA	AMERICAN DISABILITIES ACT
ADJ	ADJUST OR ADJACENT
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECT OR ARCHITECTURAL
AVG	AVERAGE
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
℄	CENTER LINE
CAB	CABINET
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
COR	CORNER
CPT	CARPET
CW	COLD WATER
DBL	DOUBLE
DEG	DEGREE
DHW	DOMESTIC HOT WATER
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DW	DISH WASHER
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EMP	EMPLOYEE
ENCL	ENCLOSE
ENT	ENTRY or ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FBO	FURNISHED BY OWNER
FDN	FOUNDATION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FIXT	FIXTURE
FLG	FLOORING
FLR	FLOOR
FLUOR	FLUORESCENT
FT	FOOT or FEET
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALL BOARD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATION & AIR CONDITION
IBC	INSTALLED BY CONTRACTOR
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATED
LB	POUNDS
LF	LINEAR FEET
LL	LIVE LOAD
LWC	LIGHT WEIGHT CONCRETE
MAX	MAXIMUM
MECH	MECHANICAL
MFG	MANUFACTURE
MH	MAN HOLE
MIL	MILLIMETER
MIN	MINIMUM
MSB	MAIN SWITCH BOARD
MTD	MOUNTED
MTL	METAL
MW	MICROWAVE
N	NORTH
N/A	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN CONTRACT
#	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVER HEAD
PAR	PARALLEL
P/C	PRECAST CONCRETE
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINT
QTY	QUANTITY
R	RISER or RADIUS
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RO	ROUGH OPENING
RM	ROOM
RTU	ROOF TOP UNIT
S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SP	SHELL PACKAGE
SPEC	SPECIFICATIONS
SS	STAINLESS STEEL
SQ	SQUARE
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T	THERMOSTAT
T & B	TOP AND BOTTOM
TEL	TELEPHONE
TGL	TEMPERED GLASS
THICK	THICKNESS
TI	TENANT IMPROVEMENTS
T.O.	TOP OF
TOJ	TOP OF JOIST
TOS	TOP OF STEEL
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORIES, INC
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE or WEST
WD	WOOD
WC	WATER COOLER
W/	WITH
W/O	WITHOUT
X	EXISTING

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT – SCALE ACCORDINGLY

SCALE 1"=1' 3/4"=1' 1/2"=1' 1/4"=1' 1/8"=1' 1/16"=1'

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PORT CITY ARCHITECTURE
Portland, Maine

#	DATE	DESCRIPTION
1	--	Design Review

REVISIONS

Date Issued FEB - 2007
Project Number 0706
Drawing Scale

SHEET NAME
TITLE SHEET

Drawn By ANM
Checked By ACH

T1

PERMIT SET

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