45-47 HANCOCK STREET RENOVATION

Portland, Maine

DRAWING LIST

DWG NUM	DRAWING TITLE	EARLY RELEASE JUN 27 2016			
T-11	TITLE SHEET	●			
T-12	WALL TYPES				
T-13	EGRESS & CODE REVIEW				
A-10	EXISTING FLOOR PLANS	●			
A-11	NEW FLOOR PLANS	●			
A-21	NEW ELEVATIONS	●			
A-31	SECTIONS	●			
A-51	SCHEDULES	●			
A-61	DETAILS				
C-10	EXISTING SITE PLAN	●			
D-11	DEMO	●			

PROJECT CONTACTS

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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
- DEMO WALL FINISH
- EXISTING EXTERIOR WALL
- EXISTING WALL TO BE REMOVED
- EXISTING INTERIOR WALL
- 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 DISPOSED 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.

RENOVATION GENERAL NOTES

1. REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
2. UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
3. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
4. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
5. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.

TYPICAL ABBREVIATIONS

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

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REGISTERED ARCHITECT — ANDREW C. HYLAND #2037 — STATE OF MAINE

PERMIT SET

REVISIONS

No.	Description	Date
-	-	-

45-47 HANCOCK STREET
PORTLAND, MAINE
RENOVATION

TITLE PAGE

Project Number	16007
Date	June 27, 2016
Drawn by	RS
Checked by	LAS
Scale	AS NOTED

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