

100 MIDDLE STREET LOBBY RENOVATIONS

100 MIDDLE STREET

PORTLAND, MAINE

DRAWING INDEX

NO.	DATE	RELEASE DESCRIPTION
G101		TITLE SHEET & DRAWING INDEX
Ex101		EXISTING FIRST FLOOR PLAN - FOR REFERENCE ONLY
D101		DEMOLITION - FIRST FLOOR PLAN
D102		DEMOLITION - FIRST FLOOR REFLECTED CEILING PLAN
A101		FIRST FLOOR PLAN
A301		FIRST FLOOR REFLECTED CEILING PLAN
A801		WINDOWS & DOOR SCHEDULE
A900		SKETCH RENDERINGS
A901		FIRST FLOOR - FINISHES PLAN
A920		INTERIOR ELEVATIONS
A941		INTERIOR SCHEDULES

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**GAWRON
TURGEON
ARCHITECTS**

**100 MIDDLE STREET
LOBBY RENOVATIONS**
ALBANY ROAD
100 MIDDLE STREET

#	DATE	DESCRIPTION
A	10.06.16	ISSUED FOR CLIENT REVIEW
B	10.12.16	ISSUED FOR PERMIT

DATE:	10.12.16
PROJECT #	090815
DRAWN BY:	DMR
CHECKED BY:	MET
DRAWING SCALE	As indicated

SHEET TITLE
TITLE SHEET & DRAWING INDEX

G101

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ABBREVIATIONS

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

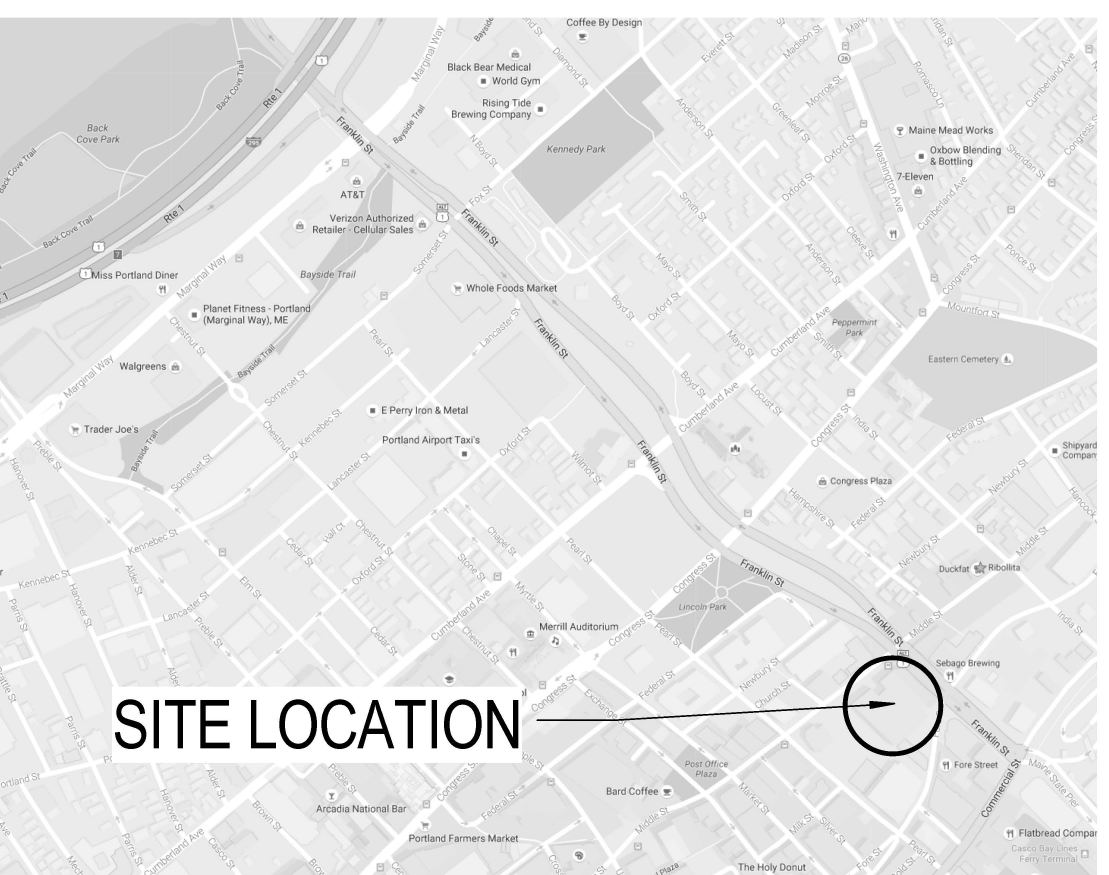
LEGEND

Room name	ROOM LABEL
[101]	ROOM LABEL
(101)	DOOR TAG
△	WINDOW TYPE
EWB	WALL TYPE
ACT / GWB	CEILING LABEL
G1	DEMO LABEL
○	COLUMN LINE LABEL
1 / SIM	BUILDING ELEVATION
1 / SIM	BUILDING SECTION
1 / SIM	WALL SECTION
1 / SIM	DETAIL SECTION
Ref / Ref	INTERIOR ELEVATION
NAME / ELEVATION	VERTICAL ELEVATION

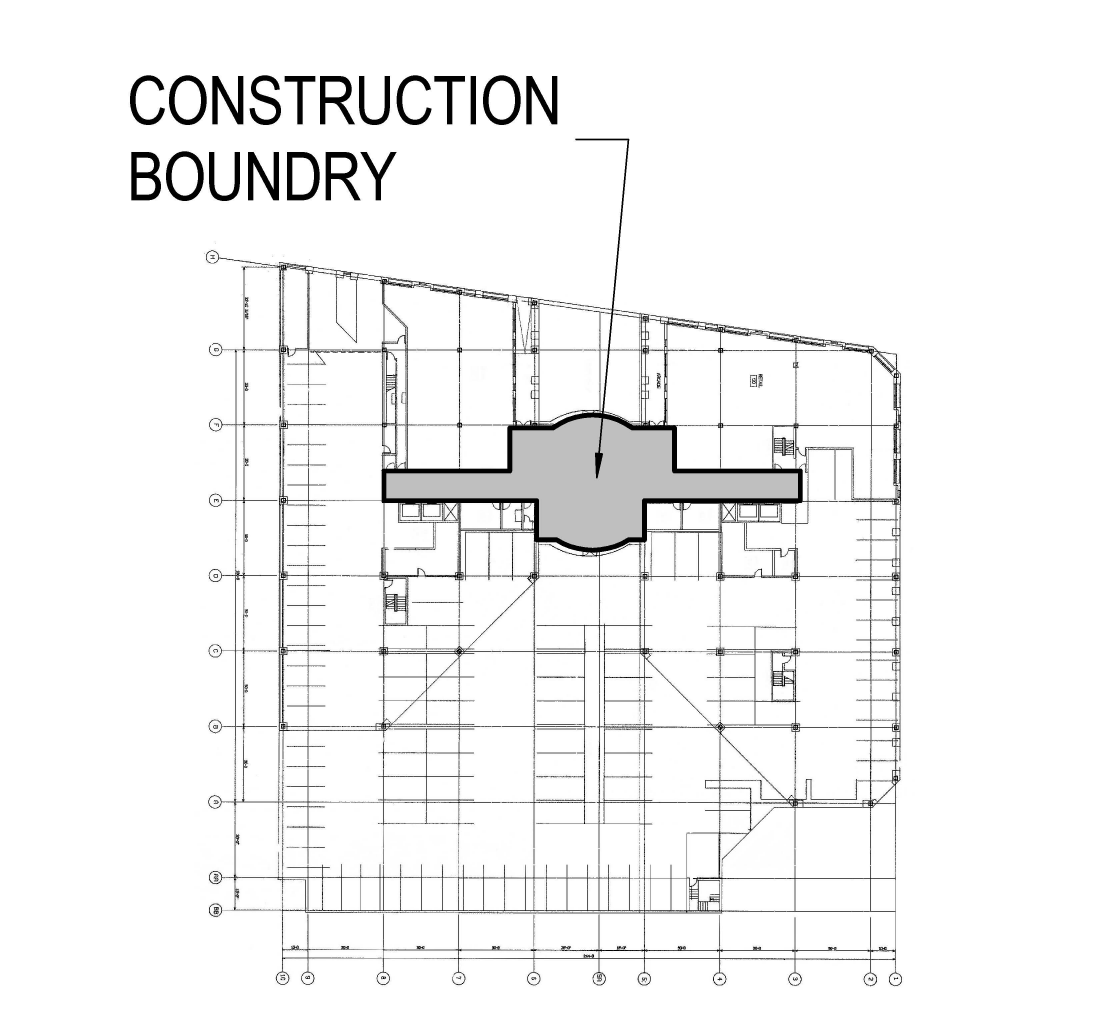
GENERAL NOTES

- 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.
- DO NOT ALTER OR PENETRATE ANY EXISTING STRUCTURAL ELEMENTS, EXTERIOR WALL COMPONENTS, OR FIRE RATED WALLS.
- THE LOCATIONS OF DOORS NOT DIMENSIONED SHALL BE 6 INCHES FROM ADJACENT WALL.
- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, BOCA, NFPA 101, & ANSI.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED & ALL CONNECTIONS TO BE STAINLESS STEEL.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- 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.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.
- 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.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN LAVATORIES, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL INTERIOR FINISHES FOR ARCHITECT'S REVIEW.
- THE DESIGN AND INSTALLATION OF THE HVAC AND PLUMBING SYSTEMS, ELECTRICAL AND FIRE PROTECTION SYSTEMS, AND STRUCTURAL SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN/BUILD CONTRACT UNDER THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR SHALL SUPPLY POWER AND COORDINATION TO THE TENANT SUPPLIED SYSTEMS FURNITURE.
- GENERAL CONTRACTOR SHALL SUPPLY POWER AND CONDUITS WITH PULL-STRINGS FOR DATA AND TELEPHONE TO ALL POWER POLES FOR THE 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 AND TELEPHONE.
- GENERAL CONTRACTOR SHALL CONDUCTED A PRE-DEMOLITION MEETING WITH ALL SUBCONTRACTORS, OWNER'S REPRESENTATIVE AND ARCHITECT ON SITE PRIOR TO COMMENCEMENT OF ANY DEMOLITION.
- GENERAL CONTRACTOR SHALL CONDUCTED A PRE-CONSTRUCTION MEETING WITH ALL SUBCONTRACTORS, OWNER'S REPRESENTATIVE AND ARCHITECT ON SITE PRIOR TO COMMENCEMENT OF NEW WORK.
- PRIOR TO REMOVAL OF ANY CONSTRUCTION, CONTRACTOR SHALL PERFORM SELECTIVE DEMOLITION TO IDENTIFY ANY OBSTACLES THEY MAY IMPEDED PLACEMENT OF PROPOSED CONSTRUCTION

SITE LOCATION MAP



KEY PLAN



PROJECT DIRECTORY

OWNER: ALBANY ROAD 10 HIGH STREET SUITE 700 BOSTON, MA 02110 617-279-2365	ARCHITECT: GAWRON TURGEON ARCHITECTS 29 BLACK POINT ROAD SCARBOROUGH, MAINE 04074 207-883-6307	CONSTRUCTION MANAGER: TBD	STRUCTURAL ENGINEER: NA
SITE/CIVIL ENGINEER: OWNER: NA	SITE/CIVIL ENGINEER: NA	MECHANICAL ENGINEER: DESIGN / BUILD	ELECTRICAL ENGINEER: DESIGN BUILD

CODE NOTES

- NO CODE CHANGES ANTICIPATED:**
- NO CHANGE OF USE
 - NO CHANGE OF CONSTRUCTION TYPE
 - NO CHANGES TO EGRESS PATHS
 - NO CHANGES TO OCCUPANCY LOAD
 - EMERGENCY LIGHTING & FIXTURES TO REMAIN
- INTERIOR FINISHES:**
- LOBBIES & CORRIDORS - CLASS A OR B
 - EXIST WALLS & CEILING - CLASS A
 - OTHER SPACES - CLASS A OR B
 - INTERIOR FLOOR FINISHED - NOT LESS THAN CLASS II