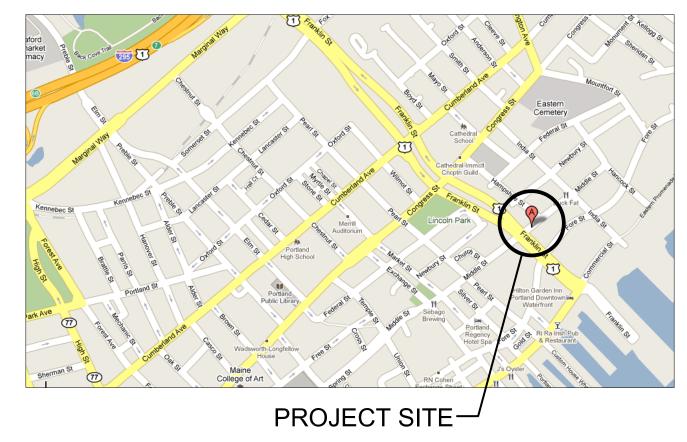


NEW PLAZA & FACADE RENOVATION

80-90 MIDDLE STREET, PORTLAND, MAINE

DECEMBER 21, 2010 ISSUED FOR FACADE PRICING

LOCUS MAP





GENERAL NOTES

1: DRAWING NOTES:

CONTRACTOR TO FURNISH AND INSTALL ALL NOTED LABOR AND MATERIALS UNLESS OTHERWISE NOTED.

2: CODE COMPLIANCE: ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.

3: COORDINATION:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECTS ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION CLARIFICATION FROM THE ARCHITECT.

4: DISCREPANCIES & CLARIFICATIONS:

THIS PROJECT INVOLVES THE FIT-UP OF AN EXISTING BUILDING. EXISTING DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED, MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECTS ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.

UNLESS INDICATED OTHERWISE, CENTER WALL FRAMING AND PARTITION FRAMING ON COLUMN LINES. FLOOR PLAN DIMENSIONS ARE TO CENTER OF FRAMING, FACE OF CONCRETE, FACE OF CMU, OR FROM COLUMN CENTERLINES. UNLESS INDICATED OTHERWISE. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES UNLESS INDICATED OTHERWISE.

UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN OTHER BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED

7: SYMMETRY:

WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.

8: ACCESSIBILITY:

ALL HANDICAPPED ACCESSIBLE STAIRS, RAILINGS, AND DOOR OPENINGS SHALL MEET THE REQUIREMENTS OF TITLE 94-348. CHAPTER 5 OF THE MAINE HUMAN RIGHTS COMMISION TITLE LATEST EDITION & THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN.

9: DRAWING SCALES: WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS

INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO

10: BUILDING INSULATION:

PROVIDE AS INDICATED IN WALL SECTIONS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND OTHER DRAWINGS. FOR CLARITY INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS TO BE PROVIDED.

11: BLOCKING:

INSTALL PT BLOCKING AND FURRING AS REQUIRED TO MAINTAIN A LEVEL AND PLUMB FACADE.

12: DAMAGED WORK:

BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.

13: UTILITIES:

VERIFY THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING. DO NOT PROCEED WITH WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED TO THE SATISFACTION OF THE ARCHITECT.

14: SHOP DRAWINGS:

SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATIONS. SUBMITTALS REQUIRED INCLUDE, BUT ARE NOT LIMITED TO, SHOP DRAWINGS FOR ALL PREFABRICATED CONCRETE, STEEL, MILLWORK & SIGNAGE, SAMPLES OF ALL PROPOSED PAINTS, METALS, WALL COVERINGS, LAMINATES, SOLID SURFACE MATERIALS, CERAMIC TILE, AND HARDWARE. SUBMIT MANUFACTURERS' DATA FOR ALL LIGHTING SYSTEMS. AND HARDWARE.

15: PERMITS:

THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ANY BUILDING PERMITS REQUIRED AND CARRY ANY INSURANCE COVERAGES REQUIRED.

INTERIOR FINISHES ARE NOT INCLUDED IN THIS CONTRACT. CONTRACTOR TO COMPLETE EXTERIOR WALL CONSTRUCTION TO BE SUITABLE FOR INTERIOR FINISHES BY OTHERS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY. COORDINATE ALL SWITCHING WITH ARCHITECT IN FIELD.

18: WASTE REMOVAL:

THE GENERAL CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES BOTH INTERIOR AND EXTERIOR.

19: LANDLORD COORDINATION:

THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.

20: TEMPORARY FACILITIES:

PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES, AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF A COMPLETE INSTALLATION.

21: FINAL CLEANING:

EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN EACH SURFACE TO THE CONDITION EXPECTED IN A COMMERCIAL BUILDING CLEANING PROGRAM.

22: MANUFACTURERS INSTRUCTIONS:

ALL MATERIALS & EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

23: GUARANTEE:

GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME ON A CERTAIN ITEM.

ALL MATERIAL USED FOR THE CONSTRUCTION OF THIS PROJECT, WHETHER BUILDING MATERIALS OR APPURTENANCES, SHALL BE NON-ASBESTOS CONTAINING

25: HAZARDOUS FUMES:

THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL MATERIAL AND FINISHES SPECIFIED AND THEIR FABRICATION OR INSTALLATION WILL NOT RELEASE FUMES OR AROMAS DURING CONSTRUCTION WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL.

26: PEST CONTROL:

SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS/RODENTS.

27. EXPOSED UTILITIES:

ALL EXPOSED UTILITY WIRES AND PIPES (ELECTRICAL, PLUMBING, ETC.) SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS, AND CEILING AREAS. THEY SHALL BE INSTALLED A

MINIMUM OF 6" OFF FLOORS AND 1" OFF WALLS, CEILINGS AND ADJACENT PIPES.

28. OWNER SUPPLIED EQUIPMENT:

EQUIPMENT SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR:I EQUIPMENT INFORMATION AND SPECIFICATIONS ARE TO BE THE MOST CURRENT AVAILABLE AT THE TIME OF

DOCUMENTATION PREPARATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS (INCLUDING ELECTRICAL CIRCUIT REQUIREMENTS) OF EQUIPMENT TO BE SUPPLIED. THE GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS AS NOTED ON THE DRAWINGS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOT VOID WARRANTIES. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL OWNER SUPPLIED EQUIPMENT. THE GENERAL CONTRACTOR SHALL STORE EQUIPMENT IF REQUESTED BY THE OWNER UNTIL INSTALLATION. SEE

CONTRACTOR INSTALLED ITEMS. 29: INDUSTRY STANDARDS:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS. STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

AMERICAN ARCHITECTURAL MANUFACTURERS

DRAWINGS FOR OTHER OWNER SUPPLIED/GENERAL

ASSOCATION AMERICAN CONCRETE INSTITUTE AMERICAN NATIONAL STANDARDS INSTITUTE AMERICAN SOCIETY FOR TESTS AND MATERIALS **ASTM**

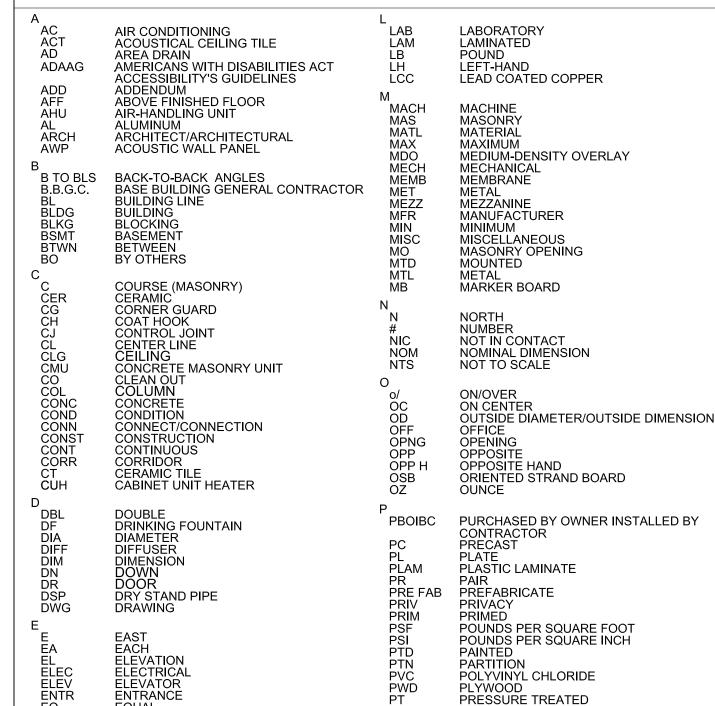
ARCHITECTURAL WOODWORK INSTITUTE "CUSTOM GRADE"

AMERICAN WELDING SOCIETY INSULATING GLASS MANUFACTURERS ALLIANCE IGMA NAAMM NATIONAL ASSOCIATION OF ARCHITECTURAL METAL

MANUFACTURERS NATIONAL ROOFING CONTRACTORS ASSOCIATION NATIONAL TILE CONTRACTORS ASSOCIATION SHEET METAL AND AIR CONDITIONING NATIONAL

WINDOW AND DOOR MANUFACTURERS ASSOCIATION

ABBREVIATIONS



EQUAL EQUIPMENT PERF PERFORATED XPANSION **QUARRY TILE** XPANSION BOLT EXPANSION JOINT QUARTER ETHYLENE PROPYLENE DIENE MONOMER R ELECTRIC WATER COOLER F RISER/RADIUS REFLECTED CEILING PLAN FIRE EXTINGUISHER AND CABINET REBAR REF REINF REQ RES REV RM RO REINFORCING BAR LOOR DRAIN REFRIGERATOR FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE TREATED WOOD RESILIENT REVERSE ROUGH OPENING FACE OF CONCRETE RIGHT OF WAY FACE OF STUDS FACE OF WALL FIRE SUPPRESSION SYSTEM SCHED SCHEDULE FOOTING FIBER REINFORCED GYPSUM SPECIFICATION FIN TUBE RADIATION FUME HOOD STAINLESS STEEL SOUND TRANSMISSION CLASS STL STOR STRUCT SUSP STEEL STORAGE GALVANIZED STRUCTURE/STRUCTURAL GENERAL CONTRACTOR SUSPENSION GROUND-FAULT INTERRUPTER GLASS/GLAZING/GLAZED GLUE-LAMINATED WOOD T&G TONGUE&GROOVE TELEPHONE GYPSUM WALL BOARD TOP OF STEEL **HANDICAF** TELEVISION HOLLOW METAL **ACK BOARD** HORIZ **HORIZONTAL** TOP OF CONCRETE HORSE POWER/HIGH POINT/HEAT PUMP UNDERWRITERS LABORATORIES, INC. HEATING VENTILATION AIR CONDITIONING UV HVAC **UNIT VENTILATOR** INSIDE DIMENSION/INSIDE DIAMETER VINYL COMPOSITION TILE

VOL

VERIFY IN FIELD

VOLUME

WITHOUT

WIDE FLANGE

WORK POINT

WITH

WOOD

WEIGHT

DRAWING LEGEND

INFORMATION

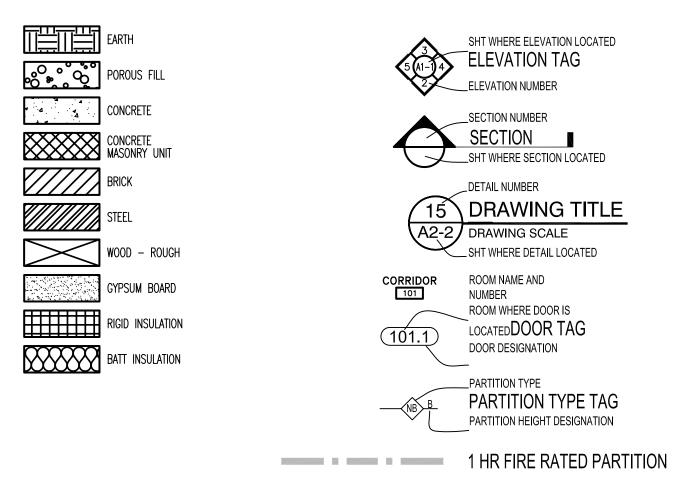
INSULATION

KILN-DRIED

1000 POUNDS

JOINT

INFO INSUL



GLAZING TYPE

- 1: GLAZED ALUMINUM STOREFRONT TO BE VISTAWALL SERIES 3000 THERMAL MULTIPLANE OR EQUAL.
- 2. DOORS TO BE BY VISTAWALL OR APPROVED EQUAL TO MATCH STOREFRONT SYSTEM. COORDINATE
- HARDWARE SPECIFIED WITH DOOR TYPE.
- 3: ALL GLAZING SHALL BE FRONT SET.
- 4: ALL COMPONENTS SHALL HAVE A DARK BRONZE FINISH.

LASS TYPE	DESCRIPTION

- 1" INSULATED GLAZING UNIT. - EXTERIOR AND INTERIOR LITE TO BE 1/4" TEMPERED GLASS

LIGHTING SCHEDULE

FIXTURE	TYPE	MANUFACTURER	MODEL	NOTES
LED-1	EXTERIOR STEP LIGHT	FC LIGHTING	FCSL110-LED-WH-SS	BY OPECHEE
LED-2	SIGN LIGHT	BK LIGHTING	TWIN SIGN STAR ST-LED-E22-WFL	
LED-2A	SIGN LIGHT	BK LIGHTING	SINGLE SIGN STAR	

COORDINATE SWITCHING WITH ARCHITECT.

2. PROVIDE ALL NECESSARY SWITCHES. WIRING. TRANSFORMERS. ETC. FOR A FULLY FUNCTIONAL LIGHT

DO	OR :	SCH	EDU	ILE										
			DO	OR				FRA	ME				G	ENERAL
			SIZE						С	ETAILS	3			
DOOR NO.	ТҮРЕ	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	THRESHOLD	HEAD	JAMB	SILL	CLOSER	HARDWARE	REMARKS
001	А	3'-0"	8'-0"	1 3/4"	ALUM	DK BRNZ	ALUM	ALUM	-	-	-	Υ	1	EGRESS DOOR
002	А	3'-0"	8'-0"	1 3/4"	ALUM	DK BRNZ	ALUM	ALUM	-	-	-	Υ	1	EGRESS DOOR
003	В	3'-6"	6'-8"	1 3/4"	MTL INSUL	PTD	MTL INSUL	ALUM	-	-	-	N	2	ROUGH OPENING TO BE VIF

HARDWARE

SET	MANUFACTURER	TYPE	MODEL	REMARKS
1	VON DUPRIN	EXIT DEVICE	5547F-EO-US26D	
	VON DUPRIN	CYLINDER	3216	PROVIDE 1 PER PAIR OF DOORS
	BRITON	12" PULL	6301-26-300-1-SS	
	LCN	CONCEALED CLOSER	SERIES 330	
2	SARGENT	2-SIDED LEVER LOCK	7900-MI-32D	CLASSROOM FUNCTION

1. PROVIDE ALL HARDWARE NECESSARY INCLUDING PUSH/PULLS, HINGES, CLOSERS, CYLINDERS, EXIT DEVICES, MORTISE LOCKS, TRIM, KEYS, ESCUTCHEONS, ETC. FOR A FULLY FUNCTIONING AND LOCKING DOOR. PROVIDE HARDWARE INDICATED OR APPROVED EQUAL.

-SEALANT

CEMENT FIBER

JOINT

- 2. COORDINDATE KEYING WITH OWNER.
- 3. PROVIDE SHOP DRAWINGS AND CUT SHEETS FOR ALL HARDWARE TO BE USED FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION.

CEMENT FIBER

"CEMBONIT" COLOR = COAL

CEMENT FIBER

- ALUMINUM FIN

ALUMINUM STOREFRONT (TYP 2 LOCATIONS)

BUILDING **CLASS TYPE**

NFPA:

III (200)

DRAWING LIST

GENERAL:

G1.0 TITLE SHEET, LOCUS, ENTITIES G1.1 ABBREVIATIONS, GENERAL NOTES, LEGENDS

ARCHITECTURAL:

GROUND FLOOR PLAN

EXTERIOR ELEVATIONS

BUILDING SECTIONS

A4.1 DETAILS

BID ALTERNATES

ADD ALTERNATE #1

DOOR 1 VIF

- ALUMINUM FIN

CEMENT FIBER

"CEMBONIT" COLOR = COAL

– ALIGN-

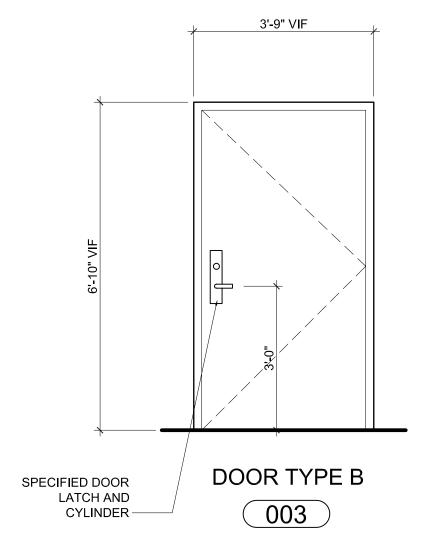
DOOR TYPE A (TYP 2 LOCATIONS)

001

002

PROVIDE INSULATED GLAZING TYPE 1 AT THE TWO (2) STOREFRONT LOCATIONS CURRENTLY WITH CEMENT FIBER PANELS. ALL SPANDRELS TO REMAIN CEMENT FIBER

ADD ALTERNATE #2 PROVIDE "SILVERSMITH" FINISH ON CORRUGATED METAL PANELS I LIEU OF "GALVALUME".



-SEALANT

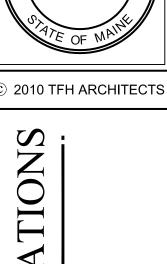
3'-0" DOOR

LINE OF EXIT DEVICE

-SPECIFIED DOOR PULL -CYLINDER LOCK

ON INTERIOR

JOINT



SCOTT

TEAS

No. 802

H X

80 MIDDLE STREET PORTLAND MAINE 0410 TELEPHONE 207 775 6141

ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

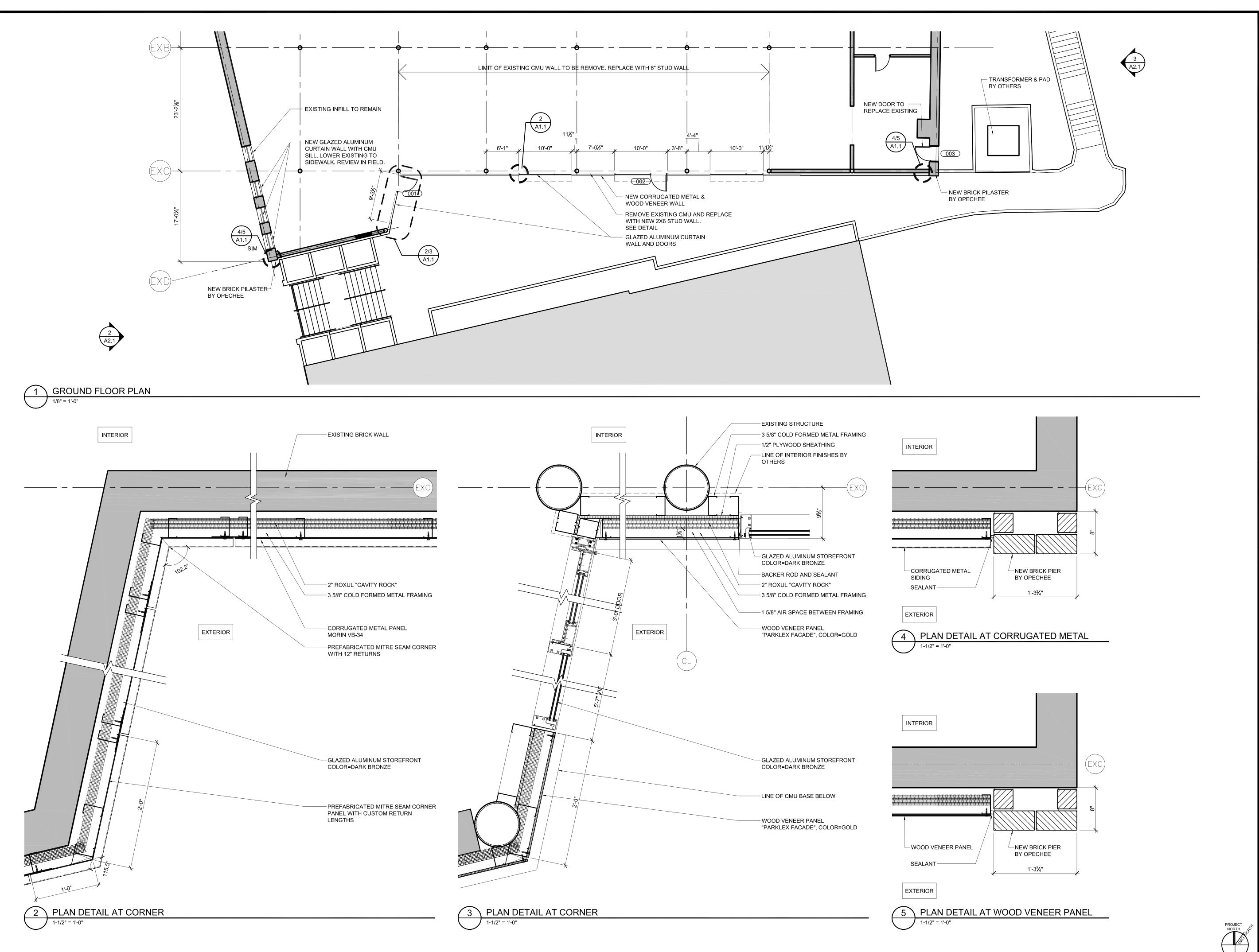
20 JUNE 201 PROJECT No. DRAWN BY:

SCALE: AS NOTED

CHECKED BY:

SHEET TITLE:

GENERAL NOTES



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RENO

TREET -90

TFH ARCHITECTS 80 MIDDLE STREET PORTLAND MAINE 04101 TELEPHONE 207 775 6141 ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

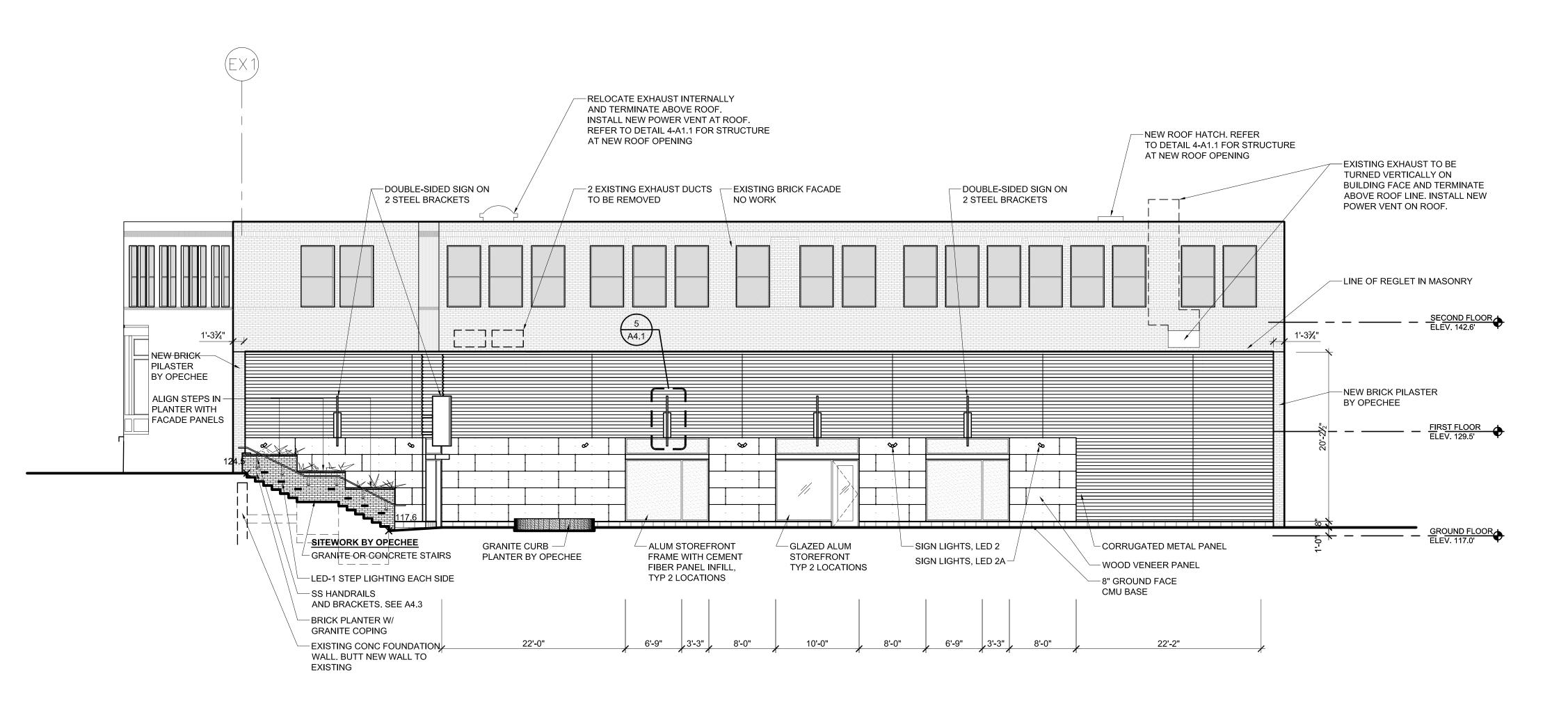
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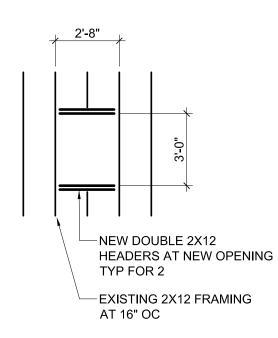
PROJECT No. DRAWN BY: CHECKED BY:

SCALE: AS NOTED

SHEET TITLE:

GROUND FLOOR PLAN

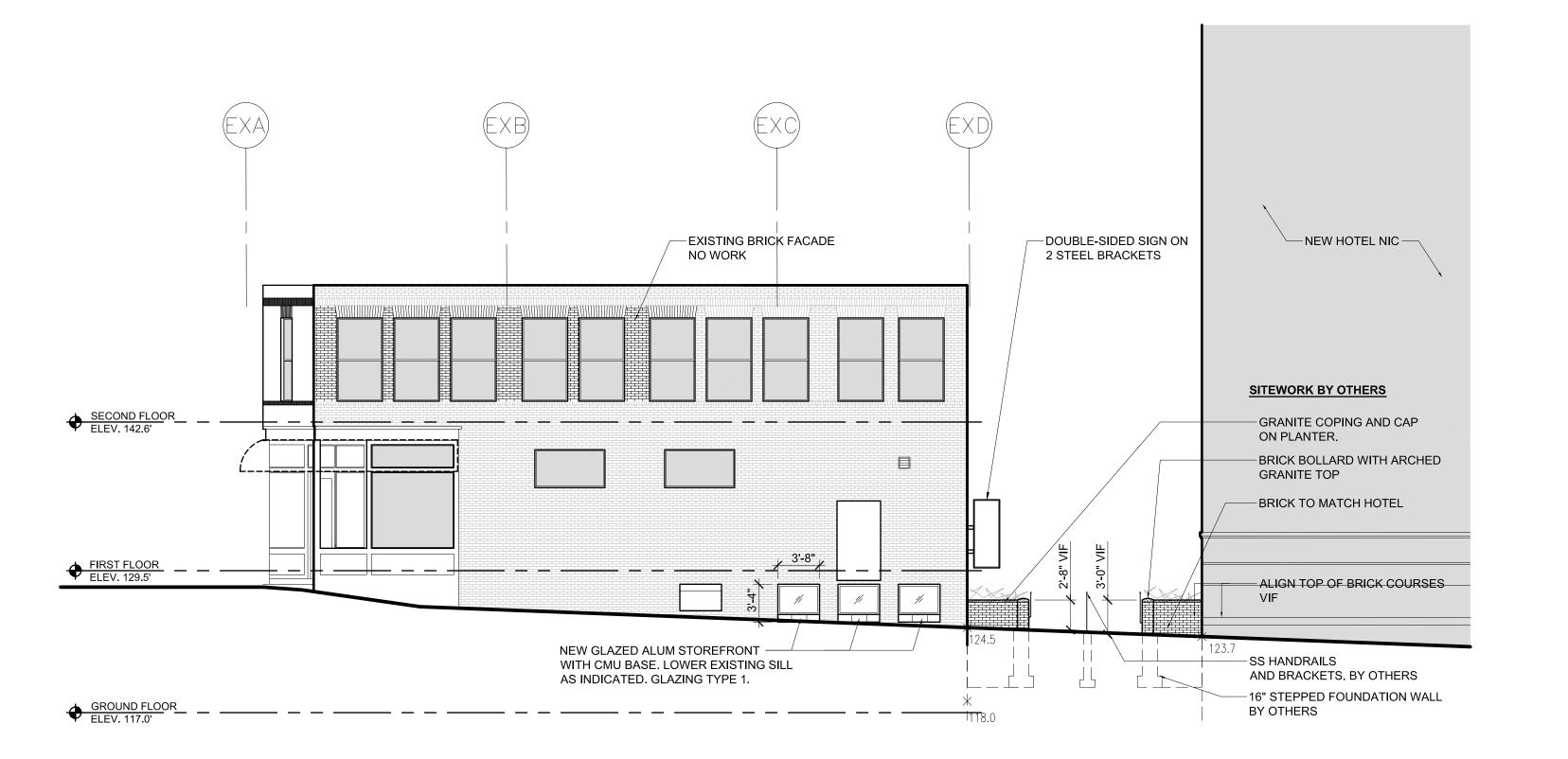


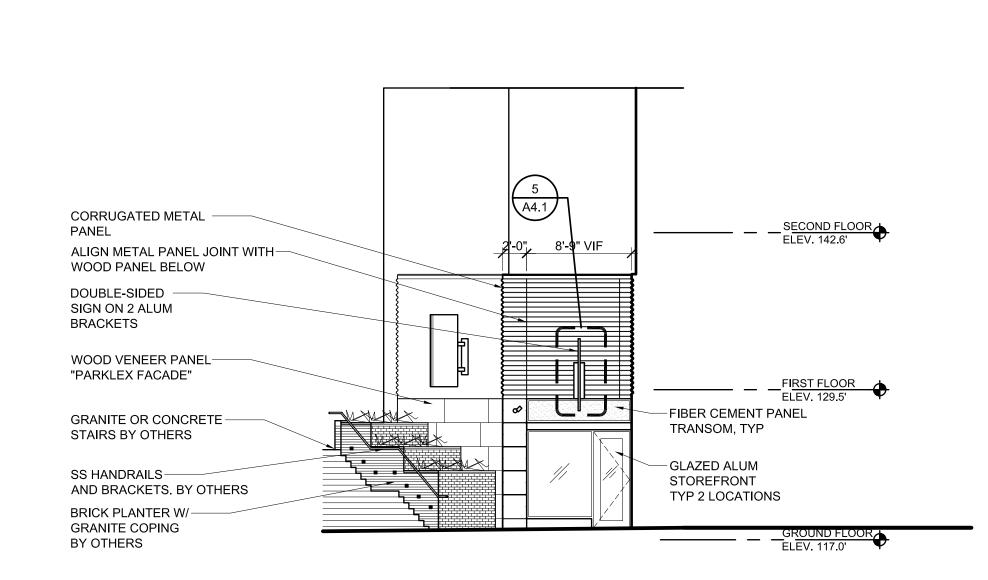


DETAIL AT NEW ROOF OPENINGS

SOUTH ELEVATION

1/8" = 1'-0"





2 WEST ELEVATION

3 EAST ELEVATION
1/8" = 1'-0"

SCOTT TEAS
No. 802

OTATE OF MAINE

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4 & FACADE RENOV 30-90 MIDDLE STREET

TFH ARCHITECTS
80 MIDDLE STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

DATE: 20 JUNE 2011

PROJECT No. 1013

DRAWN BY: DSM

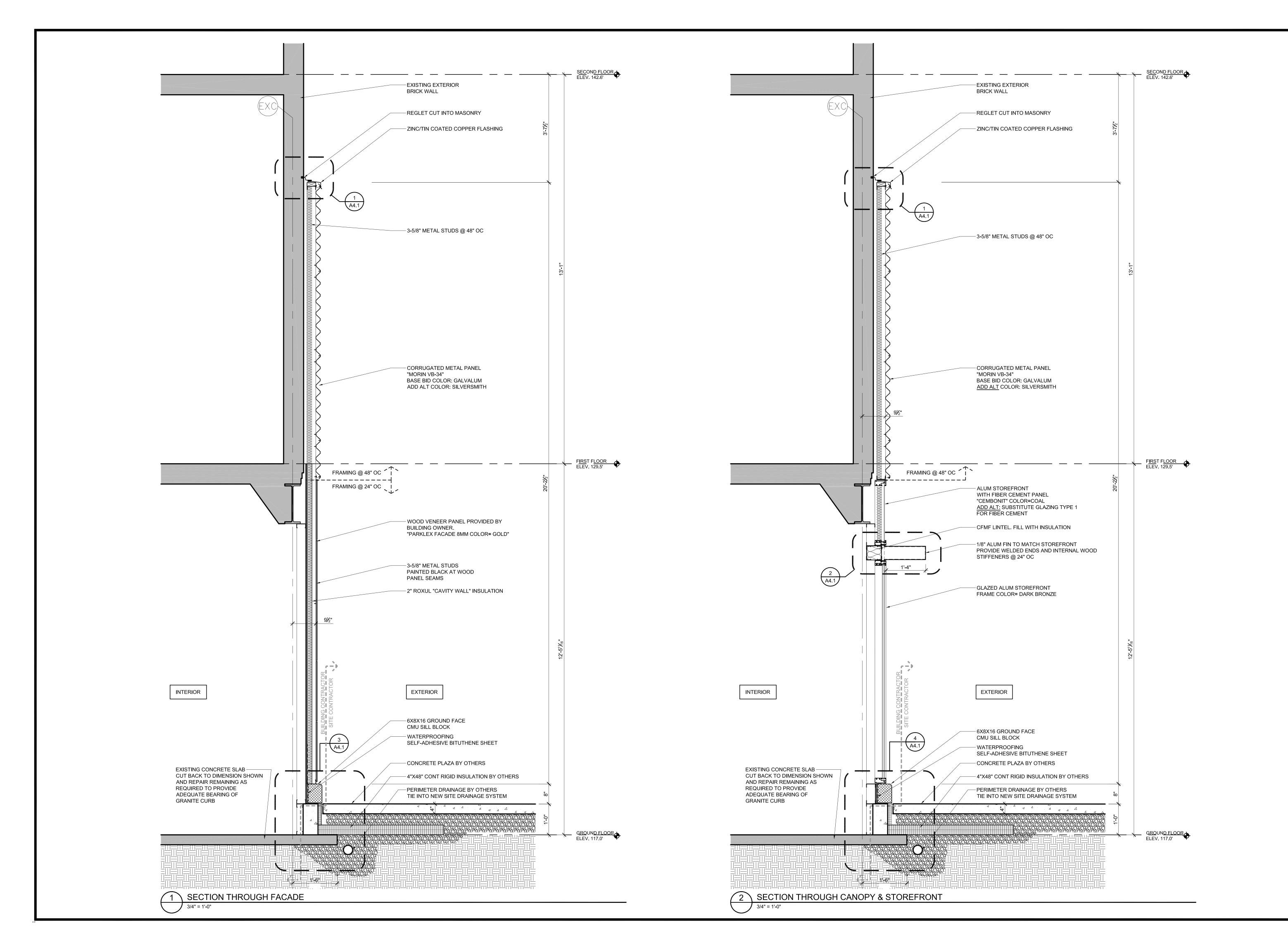
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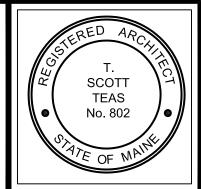
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SHEET TITLE:

ELEVATIONS

A2.





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EET

2LAZA & FACADE KEI 80-90 MIDDLE STREE

TFH ARCHITECTS
80 MIDDLE STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

DATE: 21 DECEMBER 2010

PROJECT No. 1013

DRAWN BY: DSM

CHECKED BY: TST

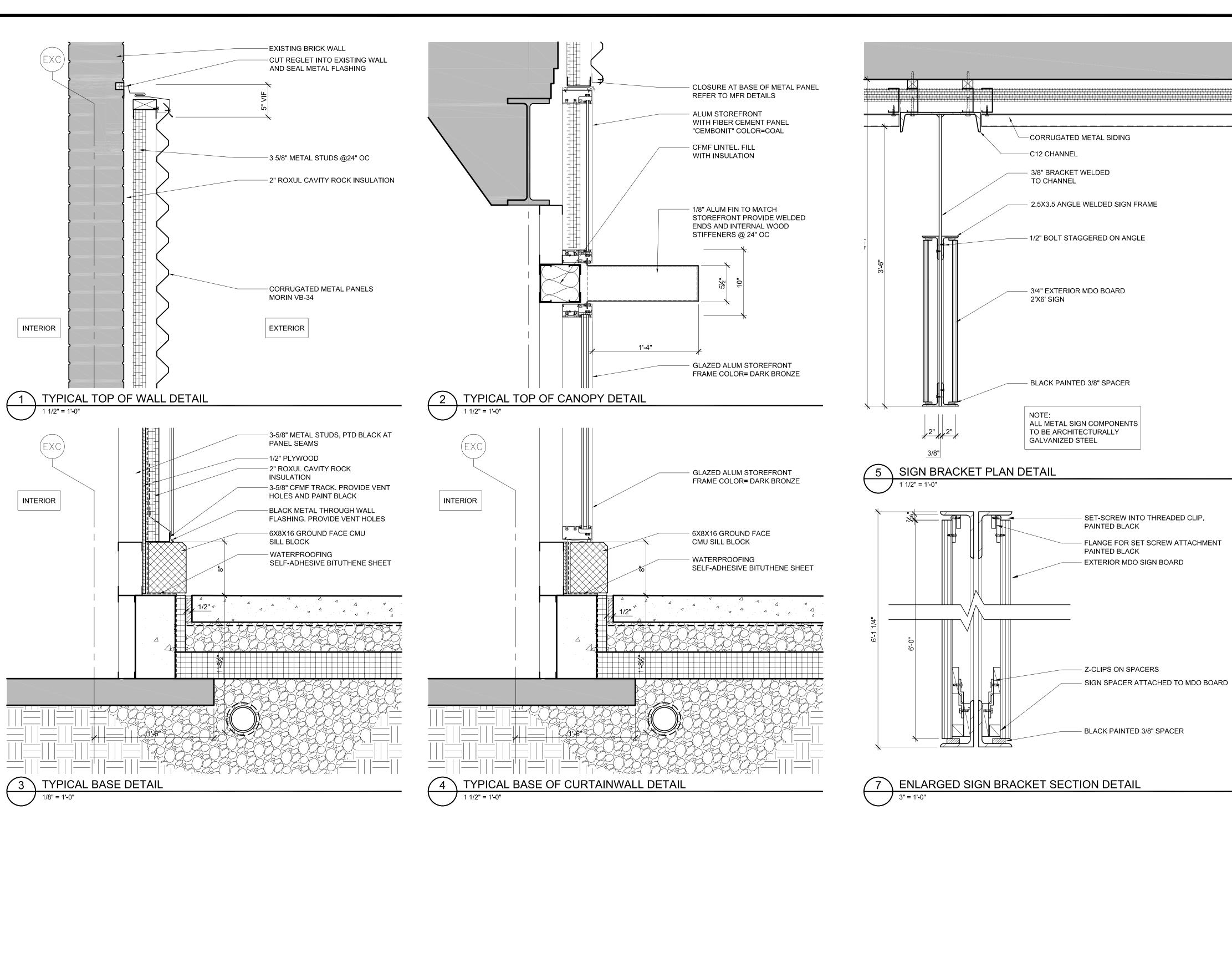
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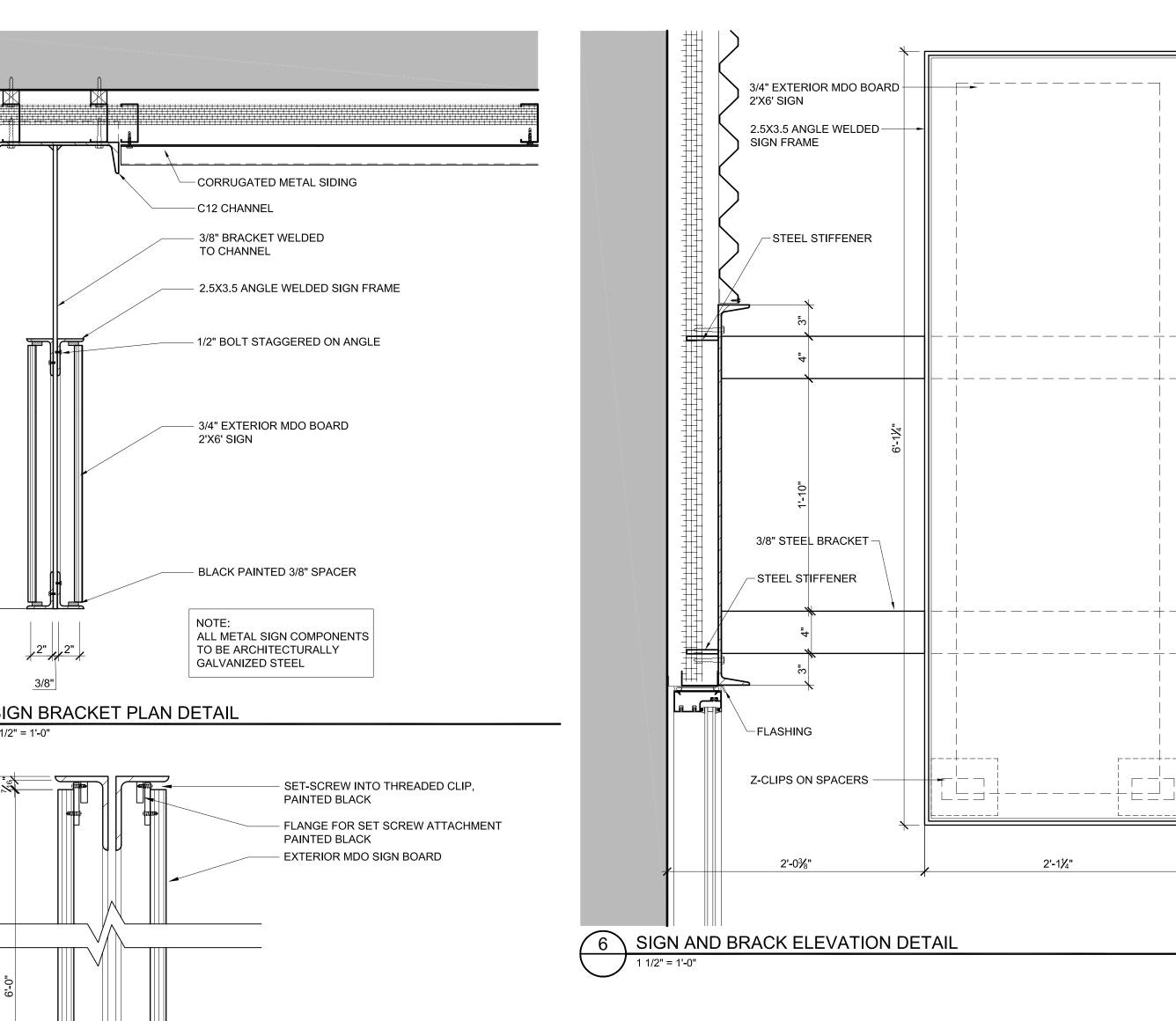
SHEET TITLE:

SCALE:

WALL SECTIONS

A3.1





SCOTT TEAS No. 802

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TREET REN

TFH ARCHITECTS 80 MIDDLE STREET PORTLAND MAINE 04101 TELEPHONE 207 775 6141 ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

DATE: 21 DECEMBER 2010

PROJECT No. DRAWN BY: CHECKED BY: SCALE: AS NOTED

SHEET TITLE:

DETAILS