

# SQUARE ONE

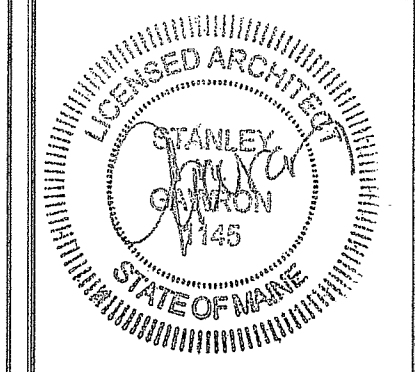
## One Monument Square

### First floor elevator lobby lighting

### Portland, Maine

## DRAWING INDEX

NO.	DESCRIPTION	DATE
G101	TITLE SHEET & DRAWING INDEX	05/24/12
A100	DEMOLITION PLAN / NOTES / FIRST FLOOR PLAN	
A300	ENLARGED PARTIAL REFLECTED CEILING PLAN / SOFFIT DETAIL / ELEVATION	



**Gawron Turgeon ARCHITECTS**  
 29 Black Point Road  
 Scarborough, Maine 04074  
 www.gawronturgeon.com  
 207-883-6307 tel. 207-883-0361 fax

**SQUARE ONE**  
 ONE MONUMENT SQUARE  
 PORTLAND, MAINE

REVISIONS		
#	DATE	DESCRIPTION

DATE:	05-24-12
PROJECT #:	020612
DRAWN BY:	DLP
CHECKED BY:	MET/SWG
DRAWING SCALE:	AS NOTED

**SHEET TITLE**

TITLE SHEET & DRAWING INDEX

**G101**

© COPYRIGHT 1985-2008  
 REPRODUCTION OR ABUSE OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION OF GAWRON TURGEON ARCHITECTS IS PROHIBITED

### 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	GYPSON WALL BOARD	SCHED	SCHEDULE
BM	BENCH MARK	HC	HANDICAP	SECT	SECTION
BOT	BOTTOM	HD WD	HARDWOOD	SHT	SHEET
BRG	BEARING	HDR	HEADER	SHM	SIMILAR
BRK	BRICK	HDWE	HARDWARE	SHD	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)
CLC	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	MFR	MANUFACTURER	TYP	TYPICAL
DF	DRINKING FOUNTAIN	MN	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 BOARD	W	WEST
DWG	DRAWING	MTL	METAL	W/	WITH
E	EACH	N	NORTH	WC	WATER CLOSET
EA	EAST	NA	NOT APPLICABLE	WD	WOOD
EF	EACH FACE	NA	NOT APPLICABLE		
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	OC	ON CENTER		
EQ	EQUAL	OD	OUTSIDE DIAMETER		
EW	EACH WAY	OPNG	OPENING		
ENC	ELECTRIC WATER COOLER	OPP	OPPOSITE		
EXIT OR (E)	EXIT	OSF	OUTSIDE FACE		
EXP	EXPANSION	P	PAINT		
EXT	EXTERIOR	PD	PAINTED		
FD	FLOOR DRAIN	PL	PLATE		
FDN	FOUNDATION	PLY WD	PLYWOOD		
FE	FIRE EXTINGUISHER	PHL	PANEL		
FFE	FINISH FLOOR ELEVATION	P.A.	PRESSURE TREATED		
FIN	FINISH	PT & D	PAPER TOWEL AND WASTE		
FIN FL OR FF	FINISH FLOOR	PTN	PARTITION		
FIN GR	FINISH GRADE	RD	ROOF DRAIN		
FL	FLOOR	REFR	REFRIGERATOR		
FR	FIRE RATING	REF	REINFORCED		
FRMG	FRAMING	REIN	REINFORCED		
FT	FEET (FOOT)	REQD	REQUIRED		
FV	FIELD VERIFY	RM	ROOM		
FWC	FABRIC WALL COVERING	RO	ROUGH OPENING		
G	GRANITE				
GA	GAGE				

### LEGEND

	BUILDING SECTION MARKER
	CEILING TAG
	COLUMN CENTER LINE
	DETAIL MARKER
	DOOR TAG
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	PLANT TAG
	REVISION CLOUD WITH TAG
	ROOM TAG
	SECTION MARKER
	WALL TYPE
	WINDOW TAG

### 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 2009, BOCA, NFPA 101, & ANSI.
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. NOT USED
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. AFTER HOUR WORK IS REQUIRED FOR ALL CORE DRILLS AND ACCESS TO THE SECOND FLOOR TENANT SUITE WILL NEED TO BE COORDINATED.
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. NOT USED
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 HVAC AND PLUMBING SYSTEMS, ELECTRICAL AND FIRE PROTECTION SYSTEMS, AND STRUCTURAL SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN/BUILD CONTRACT UNDER THE GENERAL CONTRACTOR.

### DEVELOPMENT DATA

**LIFE SAFETY NOTES:**

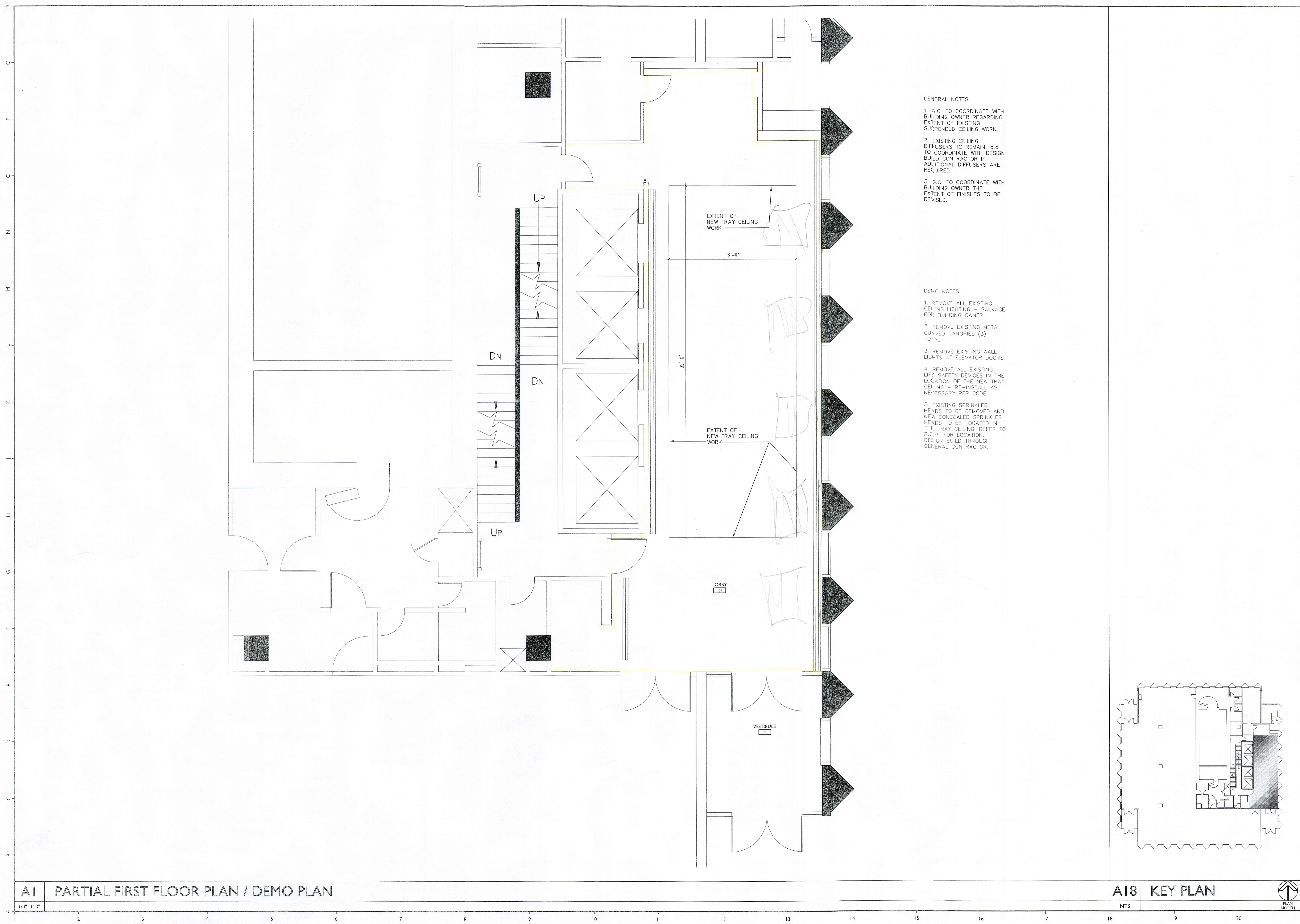
TYPE OF CONSTRUCTION: TYPE II 0,0,0  
 BUILDING IS SPRINKLED  
 BUILDING TO HAVE A FULLY MONITORED FIRE DETECTION SYSTEM  
 RENOVATED OCCUPANCY: BUSINESS "B" OCCUPANCY  
 1,200 SQUARE FEET

**BUILDING CODES:**

2009 International Building Code  
 2009 NFPA 101

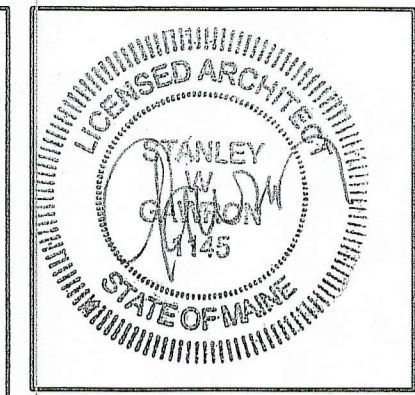
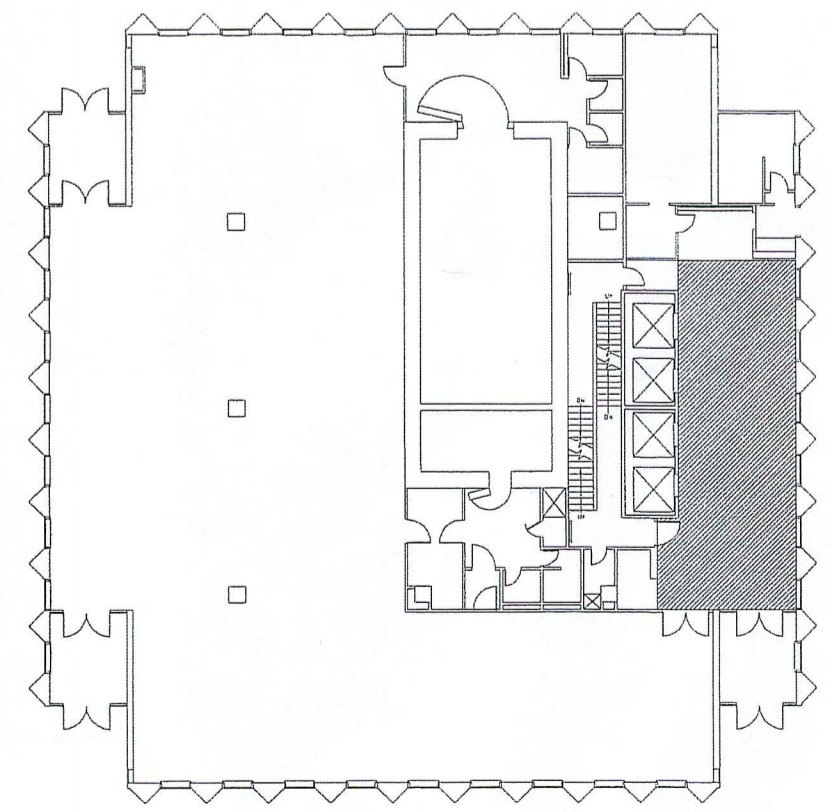
### PROJECT DIRECTORY

<b>OWNER:</b> FINARD PROPERTIES LLC ONE MONUMENT SQUARE PORTLAND, ME 04101 207-321-6723	<b>ARCHITECT:</b> GAWRON TURGEON ARCHITECTS 29 BLACK POINT ROAD SCARBOROUGH, MAINE 04074 207-883-6307	<b>CONTRACTOR:</b> T.B.D.
<b>MECHANICAL ENGINEER:</b> DESIGN/BUILD	<b>ELECTRICAL ENGINEER:</b> DESIGN/BUILD	



- GENERAL NOTES:
1. G.C. TO COORDINATE WITH BUILDING OWNER REGARDING EXTENT OF EXISTING SUSPENDED CEILING WORK.
  2. EXISTING CEILING DIFFUSERS TO REMAIN. G.C. TO COORDINATE WITH DESIGN BUILD CONTRACTOR IF ADDITIONAL DIFFUSERS ARE REQUIRED.
  3. G.C. TO COORDINATE WITH BUILDING OWNER THE EXTENT OF FINISHES TO BE REVISED.

- DEMO NOTES:
1. REMOVE ALL EXISTING CEILING LIGHTING - SALVAGE FOR BUILDING OWNER.
  2. REMOVE EXISTING METAL CURVED CANOPIES (3) TOTAL.
  3. REMOVE EXISTING WALL LIGHTS AT ELEVATOR DOORS.
  4. REMOVE ALL EXISTING LIFE SAFETY DEVICES IN THE LOCATION OF THE NEW TRAY CEILING - RE-INSTALL AS NECESSARY PER CODE.
  5. EXISTING SPRINKLER HEADS TO BE REMOVED AND NEW CONCEALED SPRINKLER HEADS TO BE LOCATED IN THE TRAY CEILING. REFER TO R.C.P. FOR LOCATION. DESIGN BUILD THROUGH GENERAL CONTRACTOR.



**Gawron Turgeon**  
ARCHITECTS  
29 Black Point Road  
Scarborough, Maine 04074  
www.gawronturgeon.com  
207-883-4307 tel 207-883-0361 fax

**SQUARE ONE**  
ONE MONUMENT SQUARE  
PORTLAND, MAINE

REVISIONS	
#	DESCRIPTION

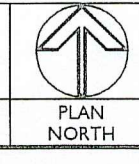
DATE	05-24-12
PROJECT #	020612
DRAWN BY:	DLP
CHECKED BY:	MET
DRAWING SCALE	1/8"=1'-0"

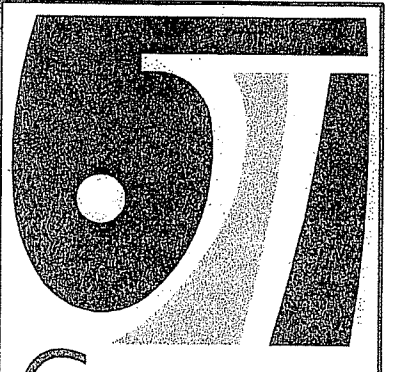
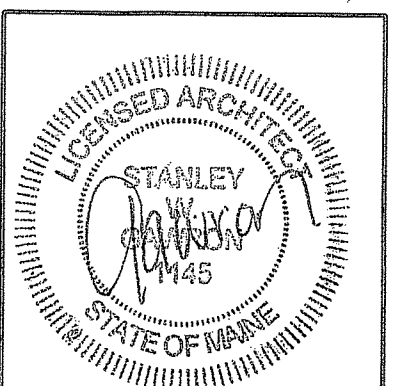
**SHEET TITLE**  
PARTIAL FIRST FLOOR / DEMO PLAN

**A100**

**A1 PARTIAL FIRST FLOOR PLAN / DEMO PLAN**

**A18 KEY PLAN**





**Gawron  
Turgeon  
ARCHITECTS**

29 Black Point Road  
Scarborough, Maine 04074  
www.gawronturgeon.com  
207-883-6307 tel 207-883-0361 fax

**SQUARE ONE**  
ONE MONUMENT SQUARE  
PORTLAND, MAINE

**REVISIONS**

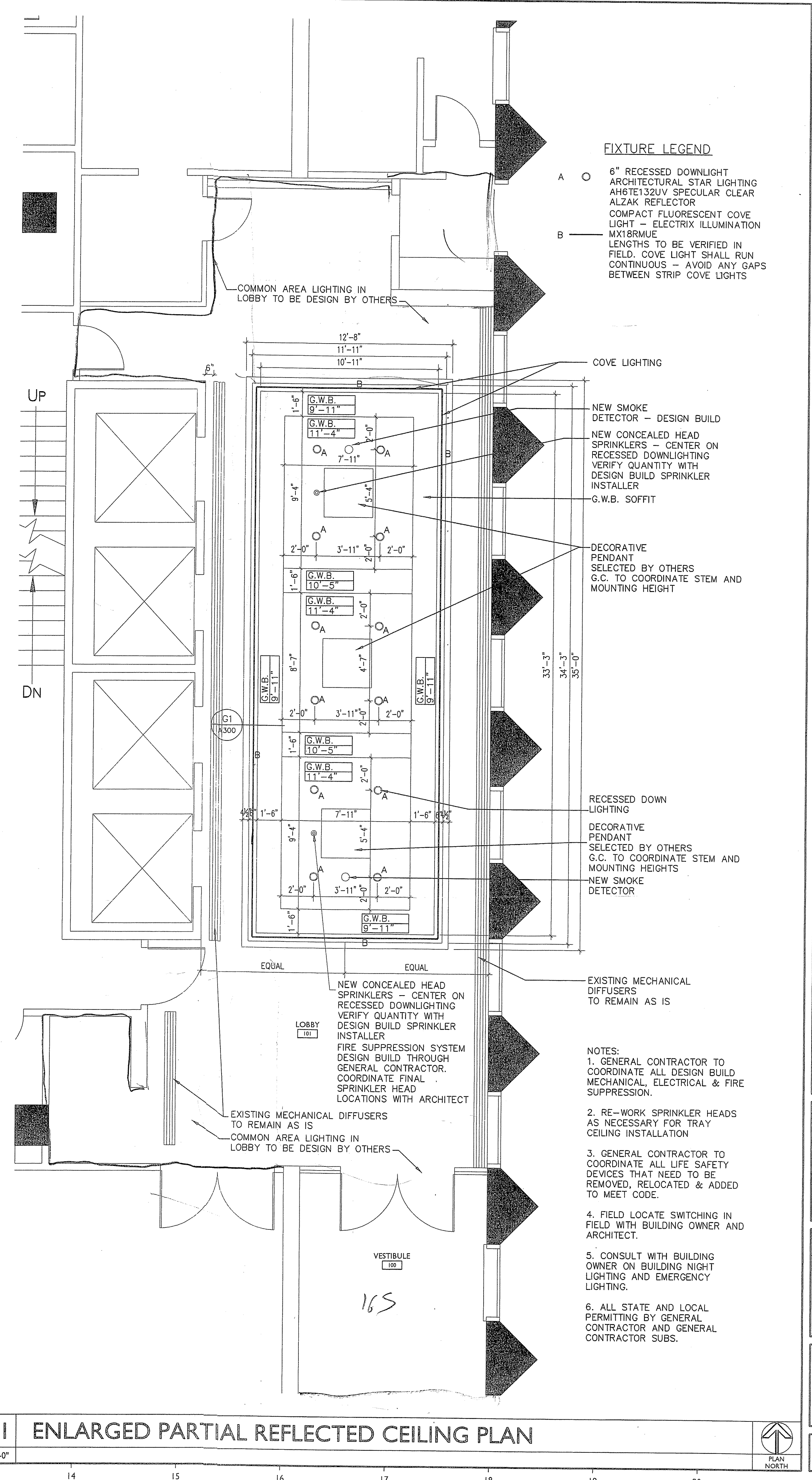
#	DATE	DESCRIPTION

DATE:	05-24-12
PROJECT #:	020612
DRAWN BY:	DLP
CHECKED BY:	MET
DRAWING SCALE:	1/8"=1'-0"

**SHEET TITLE**  
ENLARGED PARTIAL  
REFLECTED CEILING  
PLAN  
SOFFIT DETAIL  
ELEVATION

**A300**

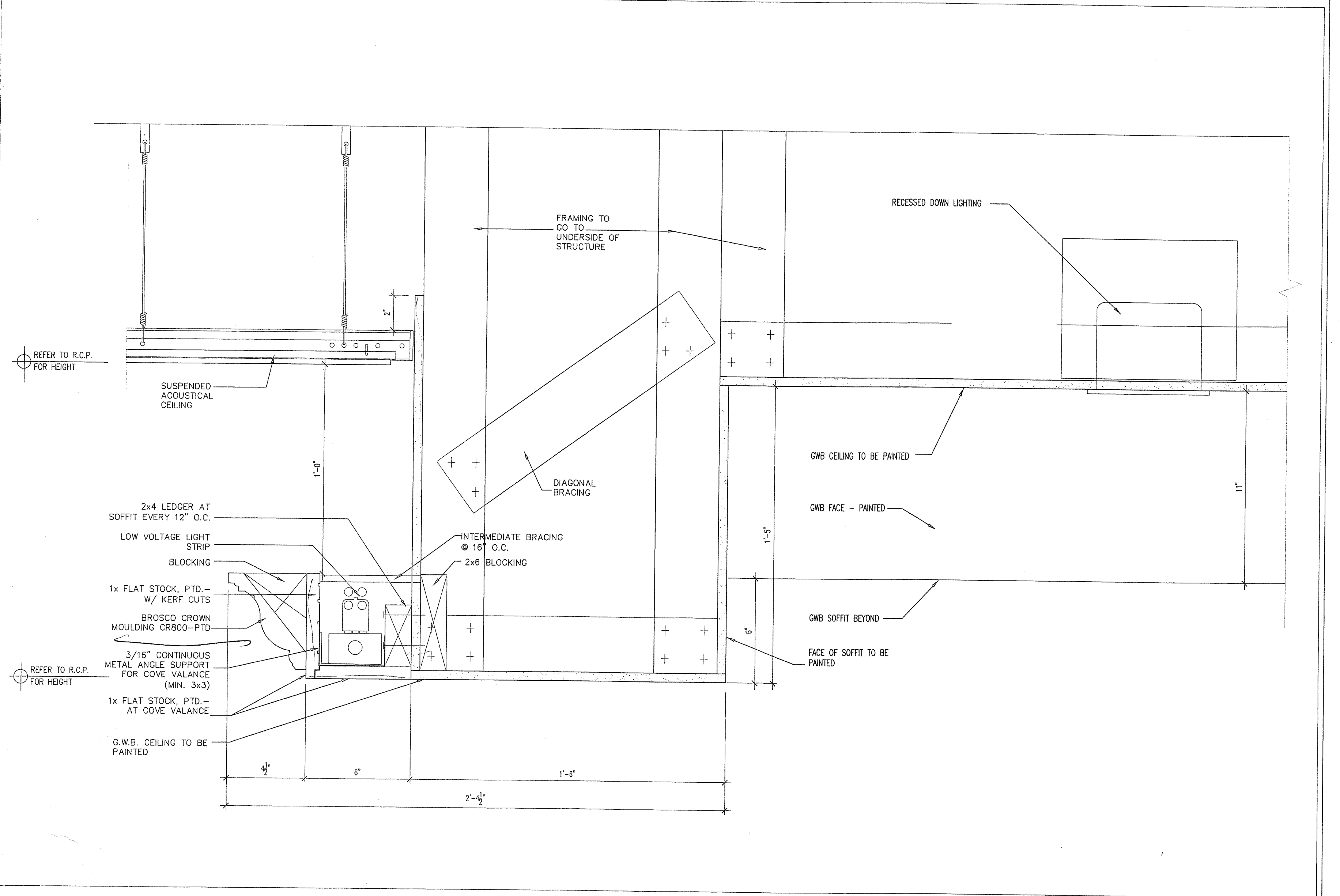
© COPYRIGHT 1985-2008  
REPRODUCTION OR USE OF THIS  
DOCUMENT WITHOUT WRITTEN  
PERMISSION OF GAWRON TURGEON  
ARCHITECTS IS PROHIBITED.



- FIXTURE LEGEND**
- A ○ 6" RECESSED DOWNLIGHT
  - ARCHITECTURAL STAR LIGHTING
  - AH6TE132UV SPECULAR CLEAR
  - ALZAK REFLECTOR
  - COMPACT FLUORESCENT COVE LIGHT - ELECTRIX ILLUMINATION
  - MX18RMUE
  - B — LENGTHS TO BE VERIFIED IN FIELD. COVE LIGHT SHALL RUN CONTINUOUS - AVOID ANY GAPS BETWEEN STRIP COVE LIGHTS

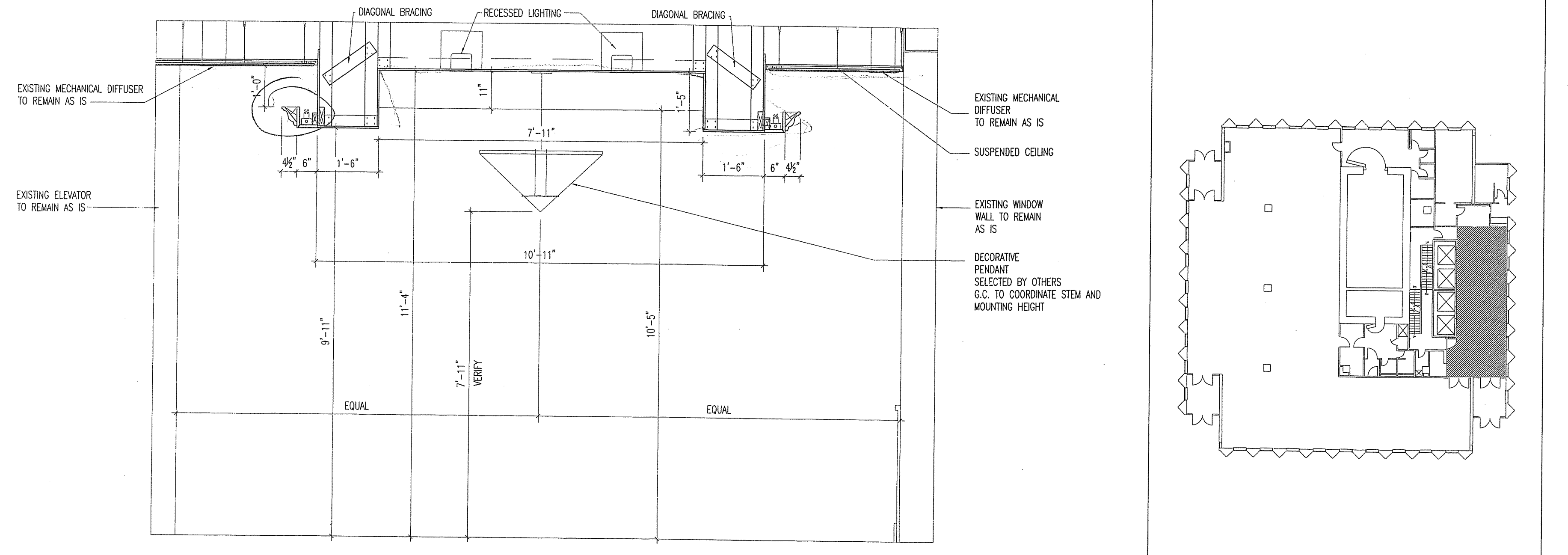
- NEW SMOKE DETECTOR - DESIGN BUILD
- NEW CONCEALED HEAD SPRINKLERS - CENTER ON RECESSED DOWNLIGHTING
- VERIFY QUANTITY WITH DESIGN BUILD SPRINKLER INSTALLER
- G.W.B. SOFFIT
- DECORATIVE PENDANT SELECTED BY OTHERS
- G.C. TO COORDINATE STEM AND MOUNTING HEIGHT
- RECESSED DOWN LIGHTING
- DECORATIVE PENDANT SELECTED BY OTHERS
- G.C. TO COORDINATE STEM AND MOUNTING HEIGHTS
- NEW SMOKE DETECTOR
- EXISTING MECHANICAL DIFFUSERS TO REMAIN AS IS

- NOTES:**
- GENERAL CONTRACTOR TO COORDINATE ALL LIFE SAFETY DEVICES THAT NEED TO BE REMOVED, RELOCATED & ADDED TO MEET CODE.
  - FIELD LOCATE SWITCHING IN FIELD WITH BUILDING OWNER AND ARCHITECT.
  - CONSULT WITH BUILDING OWNER ON BUILDING NIGHT LIGHTING AND EMERGENCY LIGHTING.
  - ALL STATE AND LOCAL PERMITTING BY GENERAL CONTRACTOR AND GENERAL CONTRACTOR SUBS.



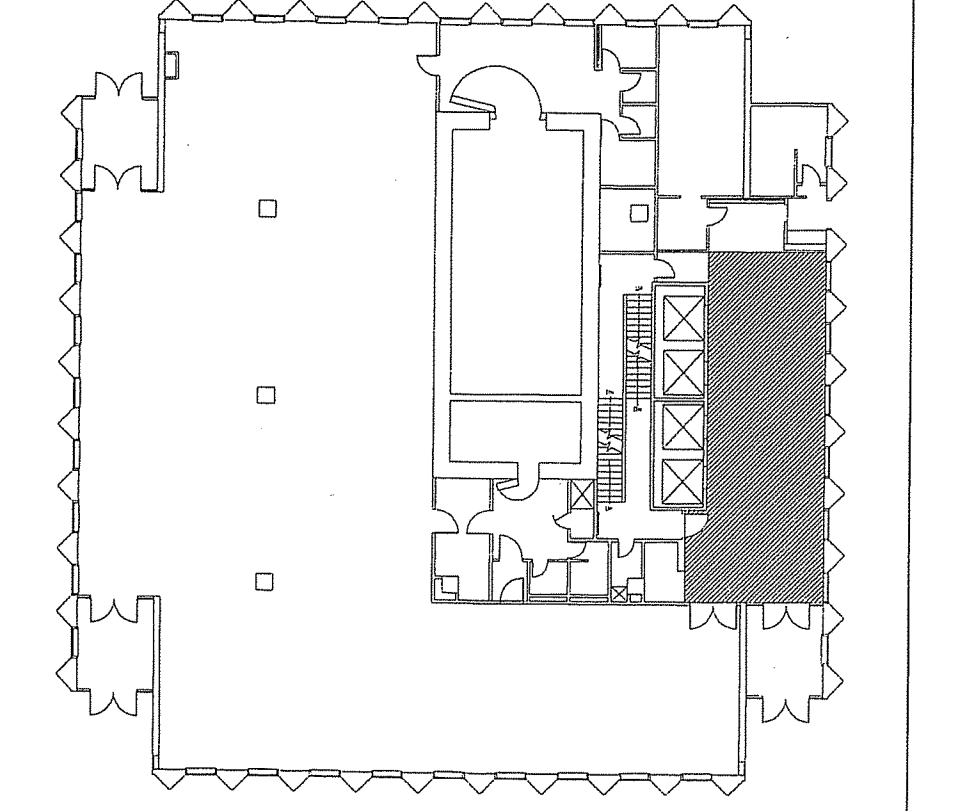
**G1 SOFFIT DETAIL**

3/8"=1'-0"



**A1 ELEVATION THROUGH TRAY CEILING**

1/2"=1'-0"



**A10 KEY PLAN**

NTS

**A11 ENLARGED PARTIAL REFLECTED CEILING PLAN**

1/4"=1'-0"

