

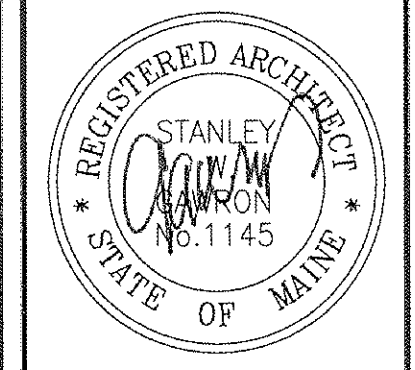
RED THREAD

ONE CITY CENTER

PORTLAND, MAINE

DRAWING INDEX

NO.	TITLE	DATE	BY	CHECKED
G101	TITLE SHEET & DRAWING INDEX	08.28.13		
G102	CODE REVIEW			
EX100	EXISTING CONDITIONS PLAN—FIRST FLOOR			
D100	DEMOLITION PLAN / NOTES			
A100	FIRST FLOOR PLAN, PARTITION TYPES NOTES / KEY PLAN			
A200	POWER PLAN, LEGEND/NOTES			
A300	REFLECTED CEILING PLAN, LEGEND/NOTES			
A800	INTERIOR FINISH LEGEND & SCHEDULE DOOR AND FRAME TYPES, DOOR SCHEDULE			
A900	FINISH FLOOR PLAN			
A910	FURNITURE PLAN—FOR REFERENCE ONLY INTERIOR ELEVATION, INTERIOR DETAILS			



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RED THREAD
ONE CITY CENTER, FIRST FLOOR
PORTLAND, MAINE

REVISIONS		
#	DATE	DESCRIPTION

DATE:	08.28.13
PROJECT #:	060413
DRAWN BY:	DLP
CHECKED BY:	SWG
DRAWING SCALE:	N.A.

SHEET TITLE
TITLE SHEET & DRAWING INDEX

G101

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ABBREVIATIONS

ALUM OR AL	ALUMINUM	GALV	GALVANIZED	S	SOUTH
AMP	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	SHIT	SHEET
BRG	BEARING	HDR	HEADER	SIM	SIMILAR
BRK	BRICK	HDWE	HARDWARE	SMD	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
CLG	CEILING	INSUL	INSULATION	T	TEMPERED (GLASS)
CMU	CONCRETE MASONRY UNITS	INT	INTERIOR	TB	TACK BOARD
CONC	CONCRETE	LOC	LOCATION	THK	THICKNESS
CONT	CONTINUOUS	M	MARBLE	TO	TOP OF
CONST	CONSTRUCTION	MAS	MASONRY	TOB	TOP OF BEAM
CONTR	CONTRACTOR	MAX	MAXIMUM	TOM	TOP OF MASONRY
CT	CERAMIC TILE	MB	MARKER BOARD	TOW	TOP OF WALL
DBL	DOUBLE	MECH	MECHANICAL	TP	TOILET PAPER DISPENSER
DF	DRINKING FOUNTAIN	MFR	MANUFACTURER	TYP	TYPICAL
DIA	DIAMETER	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DIM	DIMENSION	MISC	MISCELLANEOUS	VB	VAPOR BARRIER
DNA	DOES NOT APPLY	MO	MASONRY OPENING	VTG	VINYL COMPOSITION TILE
DTL	DETAIL	MR	MOP RECEPTOR	VERT	VERTICAL
DWG	DRAWING	MRGB	MOISTURE RESISTANT GYPSUM BOARD	WVC	VINYL WALL COVERING
E	EAST	MTL	METAL	W	WITH
EA	EACH	N	NORTH	WC	WATER CLOSET
EF	EACH FACE	NA	NOT APPLICABLE	WD	WOOD
EJ	EXPANSION JOINT	NIC	NOT IN CONTACT		
EL	ELEVATION	NO	NUMBER		
ELEC	ELECTRICAL	NO	NOMINAL		
ELEV	ELEVATOR	NTS	NOT TO SCALE		
EMHO	ELECTROMAGNETIC HOLD OPEN	OA	OVERALL		
EQ	EQUAL	OC	ON CENTER		
EW	EACH WAY	OD	OUTSIDE DIAMETER		
EWC	ELECTRIC WATER COOLER	OPNG	OPENING		
EXIT OR (E)	EXISTING	OPP	OPPOSITE		
EXP	EXPANSION	OF	OUTSIDE FACE		
EXT	EXTERIOR	P	PAINT		
FD	FLOOR DRAIN	PTD	PAINTED		
FDN	FOUNDATION	PL	PLATE		
FE	FIRE EXTINGUISHER	PLY WD	PLYWOOD		
FFE	FINISH FLOOR ELEVATION	PNL	PANEL		
FIN	FINISH	PT	PRESSURE TREATED		
FIN FL OR FF	FINISH FLOOR	P.T. & D	PAPER TOWEL AND WASTE DISPENSER		
FIN GR	FINISH GRADE	PTN	PARTITION		
FL	FLOOR	RD	ROOF DRAIN		
FR	FIRE RATING	RE	REFER		
FRMG	FRAMING	REF	REFRIGERATOR		
FT	FEET (FOOT)	REF	REQUIRED		
FV	FIELD VERIFY	REDD	REQUIRED		
FWC	FABRIC WALL COVERING	RM	ROOM		
G	GRANITE	RO	ROUGH OPENING		
GA	GAUGE				

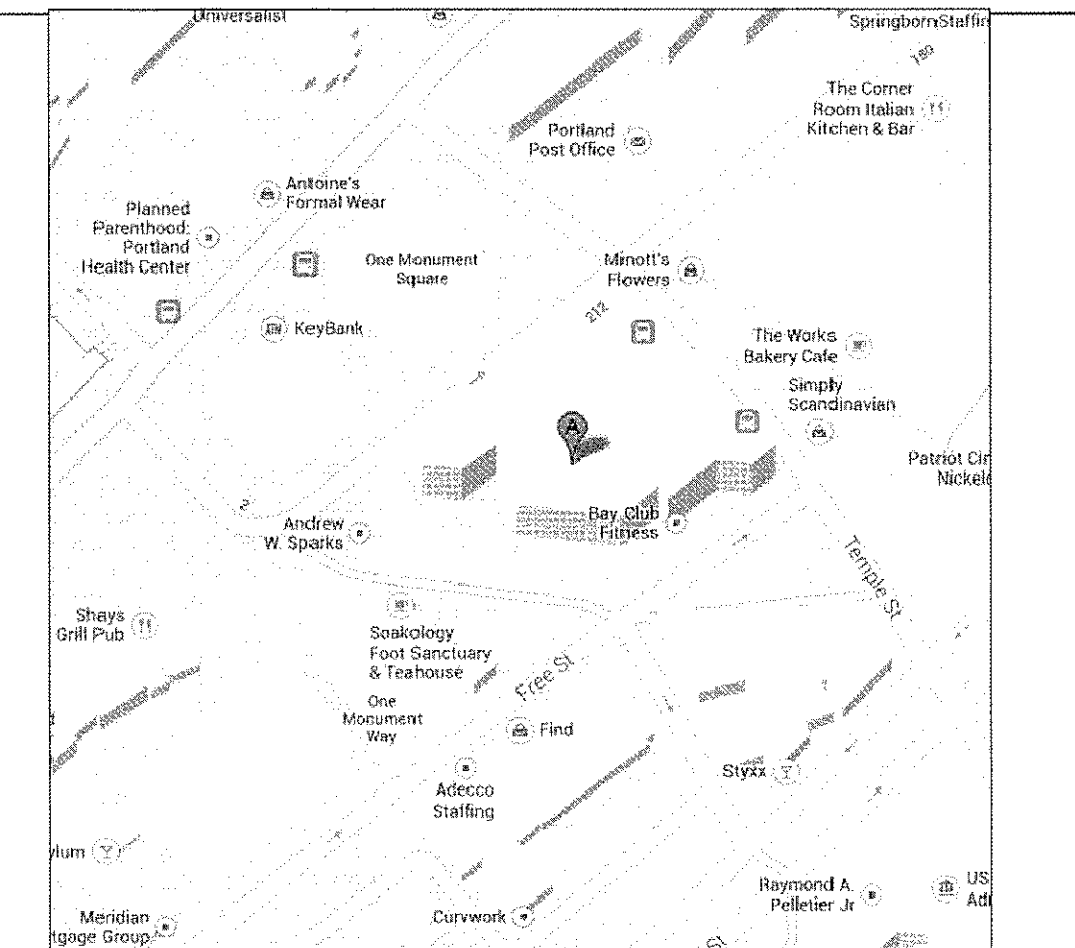
LEGEND

	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

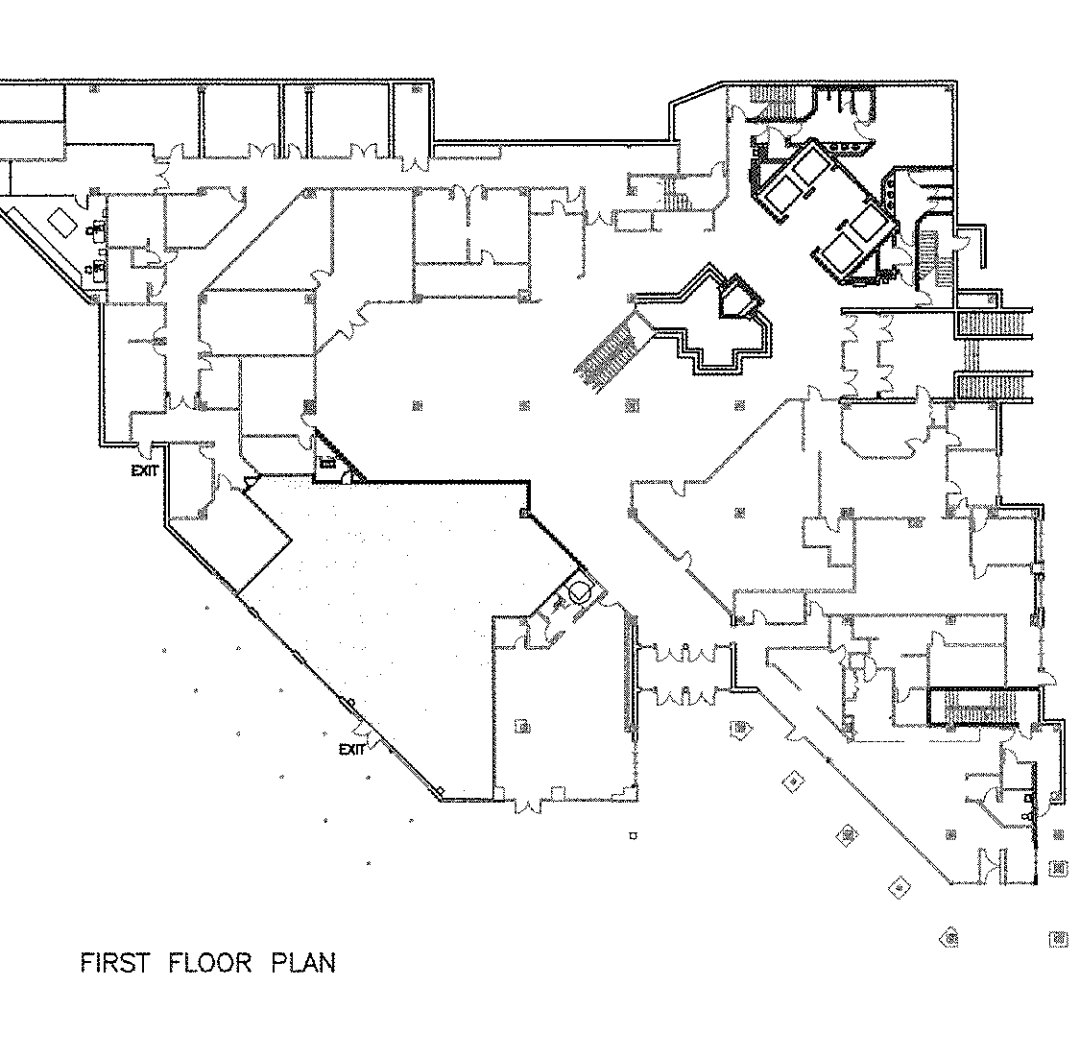
GENERAL NOTES

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 AND COUNTER TOPS WHEN MOUNTED ON STUD WALLS.
10. NOT USED
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. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN LAVATORIES, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS.
13. FINISHES: FINISHES OTHER THEN THE STANDARD FINISHES ARE ALL 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.
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.
18. GENERAL CONTRACTOR SHALL SUPPLY POWER AND CONDUITS WITH PULL-STRINGS FOR DATA AND TELEPHONE TO ALL OWNER SUPPLIED FURNITURE. 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.

SITE LOCATION MAP



LIMIT OF WORK PLAN



PROJECT DIRECTORY

BUILDING MANAGER: DIRIGO MANAGEMENT ONE CITY CENTER PORTLAND, MAINE 207-871-1080	TENANT: RED THREAD 869-873 MAIN STREET WESTBROOK, MAINE 207-774-4900	ARCHITECT: GAWRON TURGEON ARCHITECTS 29 BLACK POINT ROAD SCARBOROUGH, MAINE 04074 207-883-6307	GENERAL CONTRACTOR: TBD	STRUCTURAL ENGINEER: N/A
LANDSCAPE ARCHITECT: N/A	SITE/CIVIL ENGINEER: N/A	MECHANICAL ENGINEER: DESIGN / BUILD BY BUILDING MANAGER	ELECTRICAL ENGINEER: DESIGN / BUILD BY BUILDING MANAGER	

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