

PROPOSED

TIAA Office Renovation

4 City Center, Second Floor, Portland, ME 04101

ABBREVIATIONS

A	F	M	S
ABV. ABOVE	FAB. FABRICATE	MFR. MANUFACTURER	SF. GL. SAFETY GLASS
A.F.F. ABOVE FINISHED FLOOR	FAS. FASTEN	MRB. MARBLE	S.N.D. SANITARY NAPKIN DISPENSER
AD. ACCESS DOOR	F.GL. FIBER GLASS	MAS. MASONRY	SCHED. SCHEDULE
AC.BD. ACOUSTICAL BOARD	FIN. FINISH	M.O. MASONRY OPENING	SLMT. SEALANT
AC.CLG. ACOUSTICAL CEILING	F.F. FINISH FLOOR	MAX. MAXIMUM	SMLS. SEAMLESS SECTION
ACT. ACOUSTICAL TILE	F.E. FIRE EXTINGUISHER	MEIB. MEMBRANE	SECT. SEPARATE SERVICE
ADJ. ADJUSTABLE	F.E.C. FIRE EXTINGUISHER CABINET	MTL. METAL	SERV. SERVICE SINK
AG. AGGREGATE	F.H.C. FIRE HOSE CABINET	MTL. DK. METAL DECK	S.HWR. SHOWER
ALT. ALTERNATE	F.H.R. FIRE HOSE RACK	MTL. L. METAL LATH	SH. SHEET
AL. ALUMINUM	FRPF. FIRE PROOFING	M. METER	SIM. SIMILAR
ANCH. ANCHOR	FLG. FLASHING	MEZZ. MEZZANINE	S.C. SOLID CORE
A.B. ANCHOR BOLT	ANK. ANCHOR	MM. MILLIMETER	S.PCL. SPECIAL SPECIFICATION
AND. ANODIZED	FL. FLOOR	MLWK. MILLWORK	SQ. SQUARE
ARCH. ARCHITECT	F.D. FLOOR DRAIN	MISC. MISCELLANEOUS	S. STL. STAINLESS STEEL
ASPH. ASPHALT	FL. MTD. FLOOR MOUNTED	MOD. MODULE	STD. STANDARD
ASSY. ASSEMBLY	FT. FOOT	MOLDG. MOULDING	STL. STEEL
	FDN. FOUNDATION	MTC. MOUNTING	S.D. STORM DRAIN
	FUT. FUTURE	MULL. MULLION	STRUC. STRUCTURAL
			SURF. SURFACE
			SUSP. SUSPEND
			SUSP. CLG/SUSPENDED CEILING

B	G	N	T
BSMT. BASEMENT	GAL. GALLON	NAT. NATURAL	TEL. TELEPHONE
BM. BEAM	GA.V. GALVANIZED	GA. GAUGE	TEMP. TEMPERED
B.M. BENCH MARK	GL. GLASS	GR. GRADE	T.C. TERRA COTTA
BTW. BETWEEN	GL. GLASS	GRAN. GRANITE	TERR. TERRAZZO
BIT. BITUMINOUS	GR. GRADE	GYP. BD. GYPSUM BOARD	THK. THICKNESS
BLK. BLOCK	GRAN. GRANITE	GYP. PLAS. GYPSUM PLASTER	THD. THREAD
BLKG. BLOCKING	GYP. PLAS. GYPSUM PLASTER		THRESH. THRESHOLD
BK. BRICK			TACC. TOILET ACCESSORY
BLDG. BUILDING			T.P.D. TOILET PAPER DISPENSER
B.U.R. BUILT-UP ROOFING			T.P.D. TOP OF CURB

C	H	O	P
CAB. CABINET	HDW. HARDWARE	O.C. ON CENTER	P.D. PAINT
CPT. CARPET	HD. HEAD	OPNG. OPENING	P.N. PANEL
C.I.P. CAST-IN PLACE	H.P.T. HIGH POINT	OPP. OPPOSITE	P.N.L. PAPER TOWEL DISPENSER
C.I. CAST IRON	H.C. HOLLOW CORE	OP.HD. OPPOSITE HAND	P.O.D. PORTLAND CEMENT
CLG. CEILING	H.M. HOLLOW METAL	O.D. OUTSIDE DIAMETER	P.P. PARTITION BOARD
CEM. CEMENT	H.B. HOUR	O.A. OVERALL	PRT. PARTITION
CTR. CENTER	HR. HOUR	OHVD. OVERHEAD	PC. PIECE
C.L. CENTER LINE		OZ. OUNCE	PLAS. PLASTER
CER. CERAMIC		OKY. OXYGEN	PL. PLASTIC
C.T. CERAMIC TILE			PL. LAM. PLASTIC LAMINATE
CLD. CLOSET			PLT. PLATE
COL. COLUMN			P.W. PLYWOOD
CONC. CONCRETE			PT. POINT
C.M.U. CONCRETE MASONRY UNIT			POL. POLISHED
CONST. CONSTRUCTION			LB. POUND
C.J.T. CONTROL JOINT			PVC. POLYVINYL CHLORIDE
CONT. CONTINUOUS			P.C. PORTLAND CEMENT
CSK. COUNTERSINK			P.T. PLASTER
CU.F.T. CUBIC FOOT			PRCST. PRECAST

D	J	K	W
DP. DAMPROOFING	JT. JOINT	K.PL. KICK PLATE	W.I.W. WALL TO WALL
DET. DETAIL	JST. JOIST	KO. KNOCKOUT	W.H. WALL HUNG
DIAM. DIAMETER		KW. KILOWATT	W.C. WATER CLOSET
DIM. DIMENSION			WP. WATER PROOFING
DR. DOOR			WND. WINDOW
DN. DOWN			W.W.F. WELDED WIRE FABRIC
DWG. DRAWING			WD. WOOD
D.F. DRINKING FOUNTAIN			W.P. WORK POINT
DW. DRYWALL			W.I. WROUGHT IRON
D. DEPTH			W/O. WITHOUT

E	L	Q	R
EA. EACH	LBL. LABEL	QTY. QUANTITY	RAB. RABBIT
ELAS. ELASTIC	L.B. LAG BOLT	Q.T. QUARRY TILE	RAD. RADIUS
E.D.F. ELECTRIC DRINKING FOUNTAIN	L.A.M. LAMINATE		RE. REFER, REFERENCE
EL. ELEVATION	L.V. LAVATORY		R.D. ROOF DRAIN
ELEV. ELEVATOR	LT. LIGHT		RFG. ROOFING
ENCL. ENCLOSURE	LT. WT. LIGHT WEIGHT		REFL. REFLECTED
EQ. EQUAL	L.W.C. LIGHT WEIGHT CONCRETE		REIN. REINFORCE
EQUIP. EQUIPMENT	L.W.C. LIGHT WEIGHT CONCRETE		REINTEL. REINTEL
EXH. EXHAUST	L.F. LINEAR FEET		REVD. REQUIRED
EXIST. EXISTING	L.G. LONG		R.A. RETURN AIR
EXP. EXPANSION	L.V.R. LOWER		REV. REVERSE
EXP.ANCH. EXPANSION ANCHOR	L.P.T. LOW POINT		R.O.W. RIGHT OF WAY
EXP.BLT. EXPANSION BOLT	L. LENGTH		R. RISER
EXP.JT. EXPANSION JOINT			RM. ROOM
EXT. EXTERIOR			R.D. ROUGH OPENING
			RUB. RUBBER

SYMBOLS

ACOUSTICAL TILE	MARBLE, TRAVERTINE
ALUMINUM	PLASTER
BRASS, BRONZE	PLYWOOD
BRICK	STEEL
CONCRETE	STONE, GRANITE
CONCRETE MASONRY UNITS	TERRAZZO
EARTH	TILE CERAMIC OR QUARR.
GLASS	WOOD BLOCKING OR SHIMS
GYPSUM WALL BOARD	WOOD-- FINISHED
INSULATION BATT OR BLANKET	WOOD-- ROUGH
INSULATION-- RIGID	

REFERENCE

GLAZING TYPE	(A)
ROOM/SPACE NUMBER	ENTRY (100)
EQUIPMENT NUMBER	X-690
REVISION	(A)
REVISION CLOUD	(A)
INTERIOR ELEVATION	(A5)
EXTERIOR ELEVATION	3/A7.1
TEST BORING	TB-1
NEW OR REQUIRED POINT ELEVATION	+461.00
EXISTING POINT ELEVATION	+461.00
NEW CONTOURS (ELEV. NOTED ON HIGH SIDE)	320
EXISTING CONTOURS (ELEV. NOTED ON HIGH SIDE)	318
FLOOR LINES IN EXTERIOR ELEVATION, CENTER LINES	
BREAK LINE	
PROPERTY LINES, BOUNDARY LINES	
MATCH LINE	
REFERENCE OR LEVEL LINE	(B)
COLUMN REFERENCE GRIDS	(3)
TOILET ACCESSORY	(5 A-7)
SECTION/DETAIL WITH SHEET REFERENCE	(3 A6.1)
BUILDING SECTION	(A)
PARTITION TYPE	(4 A-2)
ENLARGED PLAN REFERENCE	(4 A-2)
ENLARGED DETAIL REFERENCE	(1)
NORTH ARROW	TRUE NORTH
PROJECT NORTH ARROW	
DOOR DESIGNATION	(3)
FINISH SCHEDULE	Flooring Wall Base

BUILDING CODE DATA

Current Codes Used for Code Information

Maine State Building Code

IBC Internation Building Code	2009
IEBC Int Existing Building Code	2009
IECC Int Energy Conservation Code	2009
NFPA 101, Life Safety Code	2009

INTERIOR FINISH CLASSIFICATION

CORRIDORS -	CLASS C
ROOMS & SPACES -	CLASS C

PROJECT DATA

CODE: MAINE STATE BUILDING CODE

AMENDMENTS, SEE ABOVE

PROJECT NAME: TIAA Office Renovation

PROJECT ADDRESS: 4 CITY CENTER, PORTLAND, ME 04101

PARCEL ID: 032 P003001

ZONING CLASSIFICATION: B3

OCCUPANCY TYPE: BUSINESS GROUP (B)

THE BUILDING IS SPRINKLED

OCCUPANCY TOTAL AREA: 21 (20.6), GROSS SF 2,063/100=20.6

MULTIPLE OCCUPANCY BUILDING

NUMBER OF STORIES: 4 STORIES (above grade)

CONSTRUCTION TYPE: EXISTING BUILDING

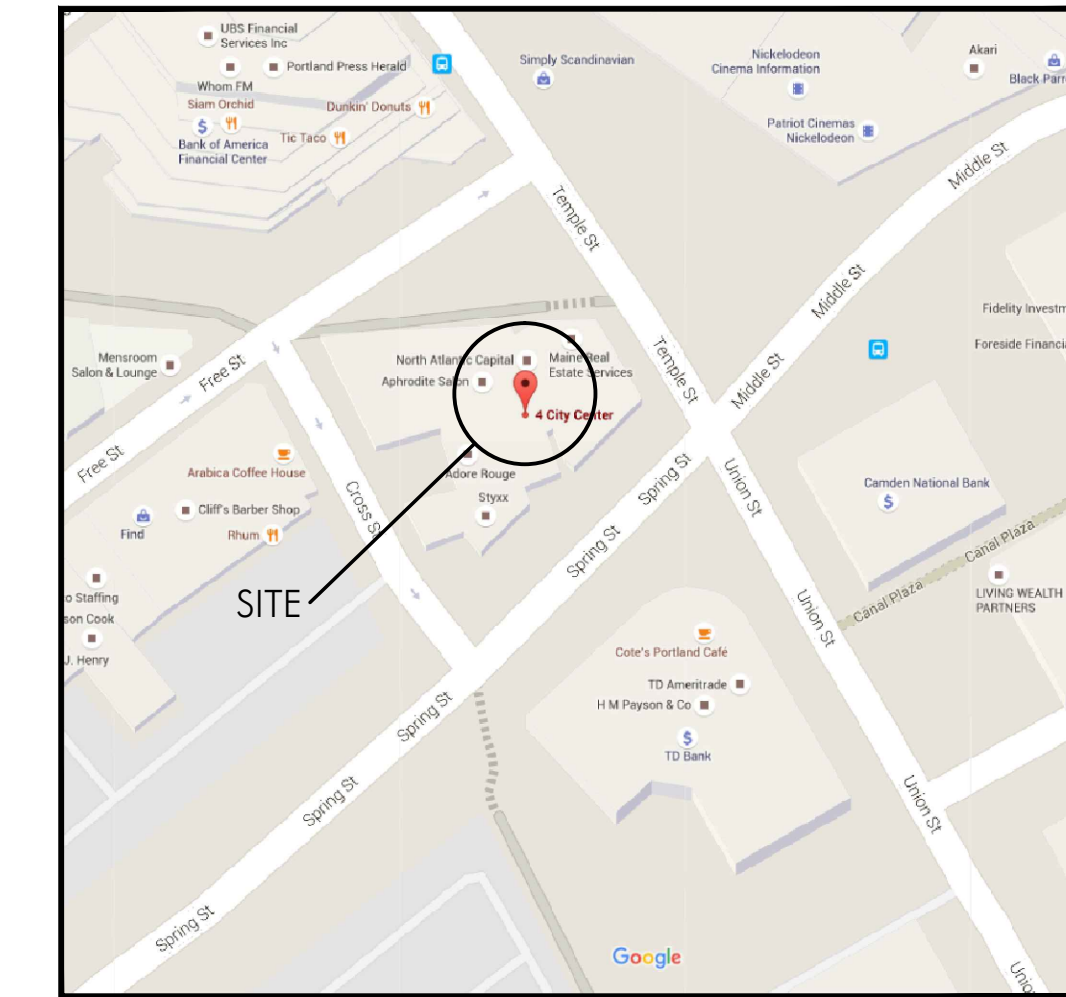
AFFECTED GROSS AREA OF CONSTRUCTION SQR. FOOTAGE: 2,063 S.F.

LIST OF DRAWINGS

		DATE ISSUED
A-0	COVER SHEET EGRESS PLAN	06.08.16
A-1	EXISTING AND PROPOSED PLAN	
A-2	FINISH PLAN	
A-3	DOOR SCHEDULES AND WALL TYPE	
A-4	FURNITURE PLAN AND POWER & DATA PLAN	

DRAWING LIST

LOCATION MAP

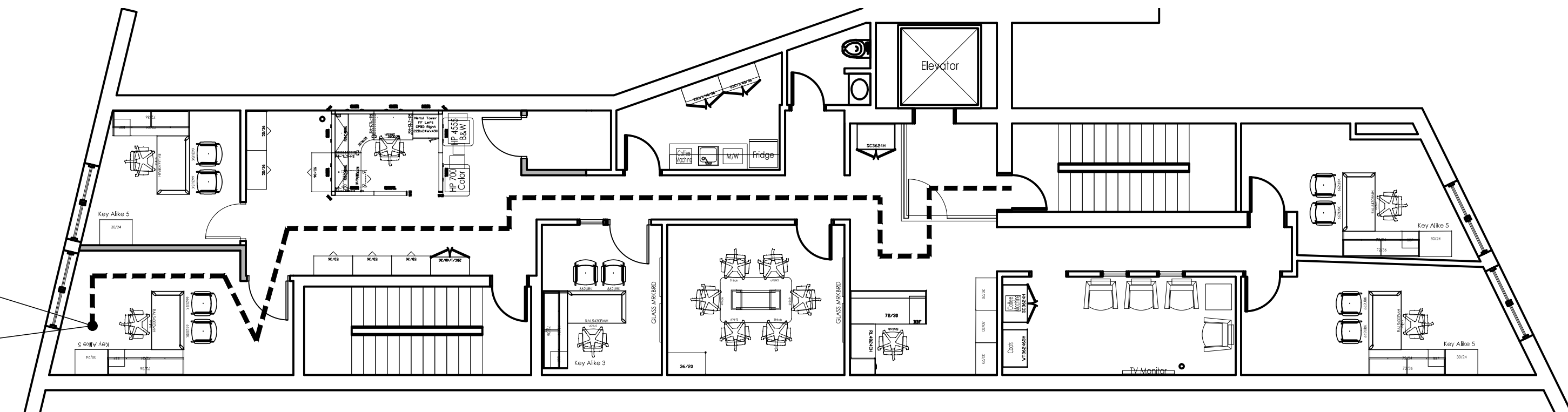


GENERAL NOTES

- The intent of the drawings is to include items necessary for the proper execution and completion of the work. The contractor shall review all drawings, and carefully verify existing conditions for coordination before proceeding with the work. The Architect shall be notified immediately of any discrepancy.
- All work shall be done in an orderly and professional manner. The Contractor is responsible for coordinating work to be done by its subcontractors, with local authorities, state agencies, or utility companies which may have jurisdiction over this project.
- All contractors shall visit the site at designated times to review existing conditions and should verify the location of existing utilities before commencing work.
- All utility extensions and connections shall be done in accordance with the State of Maine and the City of Portland laws. In case of conflict, the most restrictive rule applies.
- Exterior wall is existing and not affected in this scope unless otherwise noted.
- Interior partition shall be Type 1-Typical, unless noted otherwise.
- In all cases, dimensions take precedence over scale.
- All building elevations are taken from the site elevation 0'-0" as related to ground floor top of slab elevation.
- Contractor shall provide 2x wood blocking nested in steel studs for support/fastening of specialties and accessories where indicated on the drawings.
- Drywall contractor shall be responsible for providing additional (secondary) bracing, or stiffening framing required to meet the maximum deflection values specified for the height limitations of partition types indicated on drawings.
- Installation of systems shall be made only by persons properly trained and qualified to install the specific system being provided. The installer shall certify that the installation is in complete agreement with the terms of the listing and the manufacturer's instructions for the approved system design.
- Bottom stud channel-track of light steel stud framing walls and partitions shall be fastened to floor slabs. Top stud channel-track shall be properly secured to the underside of the floor structure above conforming with their corresponding wall or partition type. Nest top track to account for deflection.
- General Contractor shall be responsible to incorporate and coordinate the thru floor concrete work such as floor electrical and telephone and data "furnished-by-others" systems.
- All interior joints between dissimilar materials, installed by the same or different trade, shall receive "caulking." General Contractor shall be responsible to delegate "caulking" work to the joint sealants sub-contractor.

NFPA A7.6, COMMON PATH OF TRAVEL
 REQUIRED: 100'-0"
 PROVIDED: 28'-6"

NFPA 101 A.7.6, EXIT ACCESS
 TRAVEL DISTANCE
 REQUIRED: 300'-0"
 PROVIDED: 96'-5"



EGRESS DIAGRAM

DO NOT SCALE DRAWINGS

ARCHITECT	Graham Architects
GENERAL CONTRACTOR	
STRUCTURAL ENGINEER	
MEP ENGINEER	
CLIENT	TIAA 4 CITY CENTER PORTLAND, ME
PROJECT	TIAA Interior Office Renovation 4 City Center Portland, ME 04106
PERMIT	LICENSED ARCHITECT DAVID J. GRAHAM ME 3432 STATE OF MAINE
INFORMATION	Path: M./boulos/liaa Issue Date: 06/08/16 Drawn By: dijg Checked By: Revision: 1. 2. 3. 4.
TITLE	COVER PAGE
SCALE	N.T.S.

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