

PROPOSED

# Two Portland Square

## 7th Floor Renovation

Union Street, Portland, ME 04101



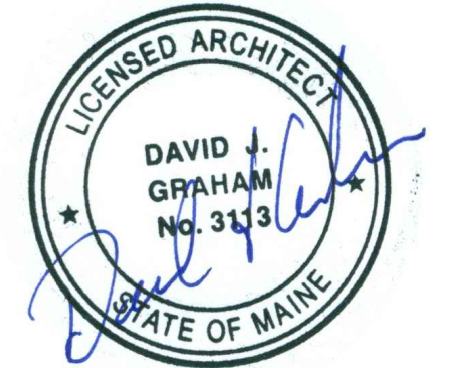
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PROJECT

2 Portland Square  
2 Market Street  
7th Floor Renovation  
Portland, Maine 04101



Issued for Construction  
02.12.13

CLIENT

CBRE  
1 Portland Square  
Kennebunkport, ME 04046

CONTRACTOR

STRUCTURAL ENGINEER

INFORMATION

Path: m:\architecture\CBRE\  
Issue Date: 02.12.13  
Drawn By: DG  
Checked By: DG  
Revision:  
1.  
2.  
3.  
4.

TITLE

COVER PAGE & PROJECT DATA

SCALE: NTS

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A0.0

### ABBREVIATIONS

A	F	M	S
ABV. ABOVE	FAB. FABRICATE	MFR. MANUFACTURER	SAF. GL. SAFETY GLASS
A.F.F. ABOVE FINISHED FLOOR	FAS. FASTEN	MRL. MARBLE	S.N.D. SANITARY NAPKIN DISPENSER
A.D. ACCESS DOOR	F.GL. FIBER GLASS	M.S. MASONRY	SCHED. SCHEDULE
AC.BD. ACOUSTICAL BOARD	F.N. FINISH	M.O. MASONRY OPENING	SUNT. SEALANT
AC.CLG. ACOUSTICAL CEILING	F.F. FINISH FLOOR	MAX. MAXIMUM	S.M.S. SEAMLESS
ACT. ACOUSTICAL TILE	F.E. FIRE EXTINGUISHER	MEMB. MEMBRANE	SECT. SECTION
ADJ. ADJUSTABLE	F.E.C. FIRE EXTINGUISHER	MET. METAL	SEPERATE SEPERATE
AG. AGGREGATE	F.H.C. FIRE HOSE CABINET	MTL. DK. METAL DECK	SERV. SERVICE
ALT. ALTERNATE	F.H.R. FIRE HOSE RACK	MTL. L. METAL LATH	S.S. SERVICE SINK
AL. ALUMINUM	FRF. FIRE PROOFING	M. METER	SHWR. SHOWER
ANCH. ANCHOR	FLG. FLASHING	MEZZ. MEZZANINE	SH. SHEET
A.B. ANCHOR BOLT	F.H.S. FLAT HEAD SCREW	MK. MILLIMETER	SIM. SIMILAR
ANOD. ANODIZED	FL. FLOOR	NLWK. MILLWORK	S.C. SOLID CORE
ARCH. ARCHITECT	F.D. FLOOR DRAIN	MIN. MINIMUM	SPEC. SPECIFICATION
ASPH. ASPHALT	FL. MTD. FLOOR MOUNTED	MISC. MISCELLANEOUS	SQ. SQUARE
ASSY. ASSEMBLY	FT. FOOT	MOD. MODULE	S. STL. STAINLESS STEEL
	FBN. FOUNDATION	M.DG. MOULDING	STD. STANDARD
	FUT. FUTURE	MTG. MOUNTING	S.D. STORM DRAIN
		MULL. MULLION	STRUC. STRUCTURAL
			SURF. SURFACE
			SUSP. SUSPENDED
			SUSP. SUSPENDED CEILING
B	G	N	T
BSMT. BASEMENT	GAL. GALLON	NAT. NATURAL	TEL. TELEPHONE
BM. BEAM	GALV. GALVANIZED	NOM. NOMINAL	TEMP. TEMPERED
B.M. BENCH MARK	GA. GAUGE	N.D. NOT IN CONTRACT	T.C. TERRA COTTA
BFW. BETWEEN	GL. GLASS	N.T.S. NOT TO SCALE	TERR. TERRAZZO
BT. BITUMINOUS	GR. GRADE	NO. NUMBER	THK. THICKNESS
BLK. BLOCK	GRAN. GRANITE		THD. THREAD
BLKG. BLOCKING	GYP. BD. GYPSUM BOARD		THRESH. THRESHOLD
BK. BRICK	GYP. PLASGYPSUM PLASTER		T.A.CC. TOILET ACCESSORY
BLDG. BUILDING			T.F.D. TOILET PAPER DISPENSER
B.U.R. BUILT-UP ROOFING			T.O.C. TOP OF CURB
			T.O.SL. TOP OF SLAB
			T.D.STL. TOP OF STEEL
			T.B. TOWEL BAR
			T.RAV. TRAVERTINE
			T. TREAD
			TYP. TYPICAL
			TLT. TOILET
C	H	O	U
CAB. CABINET	HDW. HARDWARE	O.C. ON CENTER	U.C. UNDERCUT
CPT. CARPET	HD. HEAD	OPNG. OPENING	U.L. UNDERWRITERS LABORATORIES INC.
C.P. CAST-IN PLACE	HT. HEIGHT	OPP. OPPOSITE	UR. URINAL
C.I. CAST IRON	H.P.T. HIGH POINT	OP.HD. OPPOSITE HAND	U.N.O. UNLESS NOTED OTHERWISE
CLG. CEILING	H.C. HOLLOW CORE	O.D. OUTSIDE DIAMETER	
CEM. CEMENT	H.M. HOLLOW METAL	O.A. OVERALL	
CTR. CENTER	H.B. HOSE BIBB	OHVD. OVERHEAD	
C.L. CENTER LINE	HR. HOUR	OZ. OUNCE	
CER. CERAMIC		OXY. OXYGEN	
C.T. CERAMIC TILE			
CLO. CLOSET			
COL. COLUMN			
CONC. CONCRETE			
C.M.U. CONCRETE MASONRY UNIT			
CONST. CONSTRUCTION			
C.J.T. CONTROL JOINT			
CONT. CONTINUOUS			
CSK. COUNTERSINK			
C.U.F.T. CUBIC FOOT			
D	J	V	W
DP. DAMPROOFING	JT. JOINT	VAC. VACUUM	W.T.W. WALL TO WALL
DET. DETAIL	JST. JOIST	V.B. VAPOR BARRIER	W.H. WALL HUNG
DI. DIAMETER		VAR. VARIES	W.C. WATER CLOSET
DM. DIMENSION		VERT. VERTICAL	WP. WATER PROOFING
DR. DOOR		V.W.C. VINYL WALL COVERING	WND. WINDOW
DN. DOWN		V.C.T. VINYL COMPOSITION TILE	W.W.F. WELDED WIRE FABRIC
DWG. DRAWING		VNR. VENEER	WD. WOOD
D.F. DRINKING FOUNTAIN			W.P. WORK POINT
DW. DRYWALL			W.I. WROUGHT IRON
D. DEPTH			W/O. WITHOUT
			W/ WITH
			W. WIDTH
E	K	Y	
EA. EACH	K.PL. KICK PLATE	YD. YARD	
ELAS. ELASTIC	KD. KNOCKOUT		
E.D.F. ELECTRIC DRINKING FOUNTAIN	KW. KILOWATT		
EL. ELEVATION			
ELEV. ELEVATOR			
ENCL. ENCLOSURE			
EQ. EQUAL			
EQUIP. EQUIPMENT			
EXH. EXHAUST			
EXST. EXISTING			
EXP. EXPANSION			
EXP.ANCH. EXPANSION ANCHOR			
EXP.BLT. EXPANSION BOLT			
EXP.JT. EXPANSION JOINT			
EXT. EXTERIOR			

### SYMBOLS

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

### 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, unless noted otherwise.
- New 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 with all utility lines, such as floor depressions, drainage, plumbing, mechanical, electrical and other 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.

### REFERENCE

GLAZING TYPE	(A)						
ROOM/SPACE NUMBER	OFFICE T14						
EQUIPMENT NUMBER	X-690						
REVISION	(triangle symbol)						
REVISION CLOUD	(cloud symbol)						
EXTERIOR ELEVATION	(4) A5.2						
INTERIOR ELEVATION	(triangle symbol) 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	(dashed line symbol)						
CENTER LINES	(dotted line symbol)						
BREAK LINE	(zigzag line symbol)						
PROPERTY LINES, BOUNDARY LINES	(dotted line symbol)						
MATCH LINE	(dashed line symbol)						
REFERENCE OR LEVEL LINE	(dash-dot line symbol)						
COLUMN REFERENCE GRIDS	(B)						
TOILET ACCESSORY	(3)						
SECTION/DETAIL WITH SHEET REFERENCE	3/A7.2						
BUILDING SECTION	(3) A6.1						
PARTITION TYPE	(A)						
ENLARGED PLAN REFERENCE	6/A4.2						
ENLARGED DETAIL REFERENCE	2/A10.2						
NORTH ARROW	(I)						
PROJECT NORTH ARROW	(V)						
DOOR DESIGNATION	(3)						
FINISH SCHEDULE	<table border="1"> <tr> <td>Flooring</td> <td>F C-1</td> </tr> <tr> <td>Wall</td> <td>W P-1</td> </tr> <tr> <td>Base</td> <td>B B-1</td> </tr> </table>	Flooring	F C-1	Wall	W P-1	Base	B B-1
Flooring	F C-1						
Wall	W P-1						
Base	B B-1						

DRAWING LIST	LIST OF DRAWINGS	DATE ISSUED		
		11.28.12	12.21.12	02.12.13
	A0.1 COVER SHEET			
	D1.1 DEMOLITION PLAN			
	A1.1 PROPOSED FLOOR PLAN, WALL TYPES			
	A1.2 REFLECTED CEILING PLAN			
	A1.3 FURNITURE PLAN			
	A1.4 INTERIOR ELEVATIONS AND SCHEDULES			
	E1.1 POWER AND DATA PLAN			

### PROJECT DATA

CODE: STATE BUILDING CODE (IBC 2009)
EDITION: 2009 STATE BUILDING CODE
AMENDMENTS
PROJECT NAME: TWO PORTLAND SQUARE
PROJECT ADDRESS: UNION STREET, PORTLAND, ME 04101
MAP AND LOT: MAP: - LOT: - UNIT: -
ZONING CLASSIFICATION: -
OCCUPANCY TYPE: BUSINESS GROUP (B)
NUMBER OF STORIES: 7

### PROJECT LOCATION

