RBC PORTLAND OFFICE RENOVATION
RBC WEALTH MANAGEMENT
TWO PORTLAND SQUARE, 5TH FLOOR
PORTLAND, ME 04101

ABBREVIATIONS

A	
A/C	AIR CONDITIONING
A/E	ARCHITECT/ENGINEER
A/V	AUDIO VISUAL
ACT	ACOUSTICAL CEILING TILE
A/C UNIT	AIR CONDITIONING UNIT
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE(ING)
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT
AUTO	AUTOMATIC
AVG	AVERAGE
B	
BETW	BETWEEN
BEV	BEVELED
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BTM	BOTTOM
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BUR	BUILT UP ROOFING
C	
CTR	CENTER
CER	CERAMIC
	CUBIC FEET
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
	CERAMIC TILE
CFT1	CUBIC FOOT
D	
D	DEPTH
DBL	DOUBLE
DRS	DRAWERS
DEMO	DEMOLITION / DEMOLISH
DEPT	DEPARTMENT
DTL	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIAG	DIAGONAL
DIAM	DIAMETER
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DWG	DRAWING
DWR	DRAWER
E	
E	EAST
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION or ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR, or EXTERIOR
F	
FC	FOOT CANDLES
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FF	FINISH FLOOR
FHC	FIRE HOSE CABINET
FIG	FIGURE
FIN	FINISH
FIXT	FIXTURE
FLEX	FLEXIBLE
FLR	FLOOR
FLUOR	FLUORESCENT
FNDN	FOUNDATION
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FPL	FABRIC PANEL
FP	FIRE PROTECTION
FT	FEET or FOOT
FTG	FOOTING
FRTWD	FIRE RETARDANT TREATED WOOD
FURN	FURNISH
FWC	FABRIC WALLCOVERING
G	
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL or GENERATOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS or GLAZING
GRD	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HDW	HARDWARE
HTG	HORIZONTAL
HID	HIGH INTENSITY DISCHARGE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING VENTILATION & AIR COND.
HW	HOT WATER
HWY	HIGHWAY
I	
IN	INCHES
INCAND	INCANDESCENT
INCL	INCLUDE(ING) / INCLUSIVE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JAN CLOS	JANITOR'S CLOSET
JB	JUNCTION BOX
JST	JOIST
JT	JOINT
K	
KO	KNOCK DOWN
KIT	KITCHEN
L	
L	LOW
LAM	LAMINATE(D)
LAV	LAVATORY
LF	LINEAR FEET
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LL	LIVE LOAD
LONG	LONGITUDINAL
LVL	LEVEL
M	
	METAL HALIDE
MAINT	MAINTENANCE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTG	MOUNTING
MTL	METAL
N	
N	NORTH
N/A	NOT APPLICABLE / NOT AVAILABLE
NE	NORTHEAST
NEC	NATIONAL ELECTRIC CODE
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
NW	NORTHWEST
O	
OC	ON CENTER
OCC	OCCUPANCY / OCCUPIED
OFF	OFFICE
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
OZ	OUNCE(S)
P	
# lb	POUND
%	PERCENT
PART	PARTIAL
PTN	PARTITION
PASS	PASSAGE
PL	PLASTIC
PED	PEDESTAL
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE or PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
POS	POSITIVE
PR	PAIR
PREFAB	PREFABRICATED
PROJ	PROJECT or PROJECTOR
PROP	PROPERTY or PROPERTIES
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
Q	
QT	QUARRY TILE
QTY	QUANTITY
R	
R or RAD	RADIUS
RB	RUBBER BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RECEPT	RECEPTACLE
RD	ROAD or ROOF DRAIN
REBAR	REINFORCING BAR
RECT	RECTANGULAR
REF	REFERENCE
REINF	REINFORCING / REINFORCEMENT
REQ'D	REQUIRED
RET	RETURN
REV	REVISE / REVISION
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RPM	REVOLUTIONS PER MINUTE
RU	RUBBER BASE
RSF	RENTABLE SQUARE FOOTAGE
RT	RUBBER TILE
RTU	ROOF TOP UNIT
RWC	RAINWATER CONNECTOR
S	
S	SOUTH
SB	STONE BASE
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SCHEM	SCHEMATIC
SE	SOUTHEAST
SECT	SECTION
SF	SQUARE FOOTAGE
SHWR	SHOWER
SIM	SIMILAR
SPEC	SPECIFICATION (S)
SPKR	SPEAKER
SQ	SQUARE
SQ FT	SQUARE FOOT
SSTL	STAINLESS STEEL
ST	STREET
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
SUSP	SUSPENDED
SW	SOUTH WEST
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TREAD (S) or TILE
T & B	TOP & BOTTOM
T & G	TONGUE & GROOVE
THRES	THRESHOLD
T(EXT	THERMOSTAT
TB	TILE BASE
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPORARY or TEMPERATURE
TERR	TERRAZZO
THK	THICK
THRU	THROUGH
TOC	TOP OF CONC. / CURB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANSF	TRANSFORMER
TYP	TYPICAL
U	
UC	UNDERCUT
UL	UNDERWRITER'S LABORATORY
UNFINISH	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTABLE POWER SUPPLY
UR	URINAL
USF	USABLE SQUARE FOOTAGE
UTIL	UTILITY
V	
V	VOLT / VENT
VAP RET	VAPOR RETARDER
VAR	VARIES
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING
W	
W	WEST or WATTS
WC	WATER
WO	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET (TOILET)
WD	WOOD (SOFTWOOD)
WH	WATER HEATER
WP	WATERPROOF
WPT	WORKING POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WF	WIDE FLANGE
Y	
YD	YARD or YARD DRAIN

GENERAL NOTES

1. The work shall conform to the applicable building code, and other ordinances, codes and regulations listed in the specifications or on the drawings, and required by local building authorities. The governing codes, rules and regulations are collectively referred to as "the code". The contractor shall report any inconsistencies, conflicts or omissions he may discover to the architect for interpretation prior to performing the work.
2. The general contractor shall supply with their bid response, a complete listing of all subcontractors and suppliers. The subcontractor/supplier listing is to be kept throughout the project. Any changes should be brought to the attention of JLL, Inc is tendered for approval in advance.
3. If requested, the general contractor shall complete and return to the Project Manager an executed copy of the "JLL/RBC Confidentiality Agreement".
4. The General Contractor shall complete and return to the Project Manager the "DCR Completion Checklist" supported by pictures showing completed conditions.
5. The general contractor shall contact building management to determine the rules of the building relative to construction; when and how deliveries can be made, what phases and types of construction may be done on regular or overtime basis, and as general any special building requirements which will affect the cost of all work borne by the general contractor. All work shall conform to all base building standard specifications and building regulations, which the contractor shall obtain prior to submission of bid.
6. The general contractor shall confirm any mandatory subcontractors that must be used for construction and obtain approval from building management for all subcontractors used for construction. Any subcontractors not approved for construction by building management shall not result in an increase to the contract fee.
7. The general contractor shall be responsible for the sub-contractors receipt of complete sets of these documents, as well as all future addenda, field directives and change orders, etc.
8. The AIA Standard Document "A201" titled "General Conditions of the Contract for Construction" shall be considered part of the general conditions of this work as modified and issued with the bid documents.
9. The contractor shall coordinate with the building management the storage of all materials and shall provide protection as necessary to prevent vandalism and loss of materials by theft or damage sustained due to exposure to inappropriate environmental conditions and will make good any damage or losses at his own expense without charge to the owner.
10. Where adjacent areas beyond the immediate construction area will be occupied during the construction period, the contractor shall:
    - Conform to owners and tenant requirements for hours of construction operations, access to tenant spaces and allowable noise level during tenant business hours.
    - Construction operations shall not block hallways or means of egress for tenants of building.
    - Construction operations shall not cause interruptions of electrical services to the tenants of the building without prior notification and approvals.
    - Properly protected all floors, mail chutes and stair doors in public areas subject to construction traffic. Stair risers will be included at all openings between construction areas and of public spaces. All active areas shall be kept clean and free from debris.
    - Erect and maintain temporary fencing, lights, dustproof partitions, barricades, fences, and warning signs as necessary to prevent injury, noise, dust and inconvenience to other tenants, the public, and to prevent damage to adjacent construction which is to be left in place.
11. All cutting, chiseling, drilling or demolition of walls, slabs, etc. requiring the use of jack hammers or other heavy hand or power tools shall be performed after regular business hours on an overtime basis if necessary, unless the building management and any affected tenants provide a written waiver expressly permitting otherwise.
12. The contractor shall assume sole and complete responsibility for job site conditions during the course of construction of this project including safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours. The contractor shall provide public protection as necessary and required by governing agencies, having jurisdiction, until client acceptance of the premises.
13. The general contractor is solely responsible for the provision and maintenance of all bracing, shoring, enclosures, barriers or scaffolding required to provide a safe working environment as dictated by site conditions and the progress of work.
14. During the entire construction period, all exits, exit lightings, fire protection devices and alarms shall be continuously maintained, in conformance with local building code and other governing entity requirements. Unless otherwise noted, all existing, services and devices shall remain active.
15. The general contractor shall at all times protect the property of the client and the building owner. This provision but is not limited to windows, floor and ceiling finishes, public toilets, elevators, doors & locks, electrical and air-conditioning equipment. The general contractor shall also properly protect any adjoining property, any damage to the same caused by the contractor's work or workmen must be made good, at a timely fashion, without delay. Finishing and replacement of damaged work shall be done at the cost and expense of the contractor responsible for the damage. The general contractor shall be fully responsible for all of his sub-contractors. If the contractor fails to complete the repairs in a timely fashion, said repairs will made by a contractor selected by the owner's representative and back charged accordingly. Timely fashion includes, but is not limited to any amount of time which will lend the disruption of the operation of tenant's work places, the buildings operations, access and compromise safety or presents a health risk, etc.
16. The contractor shall indemnify and save harmless the landlord, the tenant, and architect against any and all claims and demands for damage to the property of any person, firm or individual or for personal injuries (including death) arising out of, or suffered while engaged in, or caused, in whole or in part, by the execution of the work; he shall well and truly defend the landlord, tenant and architect and shall pay all moneys awarded for such damages or injuries (including death), all costs (including attorney's fees sustained, and shall obtain a full acquaintance and release in favor of the landlord, tenant and architect, unless such liability results solely from the negligence of the landlord, tenant, architect, its agents or employees.
17. The architect shall not be held responsible for the performance of any work, nor for the means and methods of construction chosen by the general contractor or any of his sub-contractors, nor shall he guarantee the performance of their contracts.
18. The contractor shall perform daily cleaning of the job site during the construction period and shall protect finished work from damage. Immediately prior to tenant occupancy, the contractor shall perform final cleaning of the work area including, but not limited to, wet wiping of furniture, casework, and wall covering, washing and waxing of VCT flooring, and the vacuuming of carpet. All cleaning shall be in accordance with manufacturers' recommendations.
19. The general contractor is responsible to coordinate work of all sub-contractors and shall perform such miscellaneous work as may be necessary for them to complete their work. It is expected that the general contractor shall also closely coordinate his work with that of all other vendors retained by the client to ensure that all schedules are met and that work proceeds without delay.
20. Bidders, before submitting proposals, shall visit and carefully examine the area affected by the work to familiarize themselves with the existing conditions and the difficulties that will affect the execution of the work. Submission of a proposal will be construed as evidence that such an examination has been made, and later claims will not be recognized for extra labor, equipment, or materials, required because of difficulties encountered which could have been reasonably foreseen had such an examination been made. The general contractor shall verify all conditions and dimensions on the job site and report any and all discrepancies and/or unusual conditions to the architect prior to finalizing bids or commencement of any construction.
21. The general contractor shall make known any and all limitations, exclusions, or modifications to the project during the bid selections period. Any and all limitations, exclusions, or modifications not itemized in the bid proposal documents are presumed "included", in which case no additional monies will be allocated for this work.
22. All work items submitted for this project are furnished without obligation; the client reserves the right to accept or reject any proposal or part of any cost submitted.
23. Existing construction and dimensions shown are per existing drawings. All existing information must be verified in the field. Notify the owner nor the architects are responsible for accuracy of existing information. Existing construction conditions in areas where new work is not planned may not be completely shown.
24. Within one (1) week, (5 business days) of the award of the contract, prior to mobilization for any work, the general contractor shall furnish a construction schedule showing the chronologically the phases of his work, and all related work for the completion of the project. This schedule shall indicate all ordering lead times, length of time for each phase, its start and completion, with a projected completion date.
25. Contractor and subcontractors shall attend job meetings as required by this contract.
26. The general contractor shall provide weekly written construction progress reports including pictures which represent current field conditions of the project site. Supplemental pictures of specific areas of the project site or conditions to also be provided upon request.
27. The contractor shall obtain all permits for all site development work, pay all fees for permits, and check all governing authorities' specifications for but not limited to gutters, sidewalks, poles, and other structures, including the removal or relocation of existing utilities or other physical objects shown on plans or otherwise noted.
28. All required permits must be obtained from the fire department prior to start of construction.
29. All costs for inspections and/or tests shall be the responsibility of the general contractor, unless noted otherwise.
30. The general contractor shall pay the expenses for all transportation; hoisting and elevator use charges for all his materials or equipment to the point of use, and shall be responsible for all unloading, checking and storage of the same in connection with this contract.
31. The general contractor shall assess all arrangements, maintain and pay all costs for temporary water, plumbing, power, lighting, heating or ventilation as he may require to properly conduct his work.
32. Do not scale these drawings; written dimensions shall govern. Should any dimensional discrepancies be encountered, clarifications shall be obtained from the office of the Architect.
33. Large scale details shall govern over smaller scale plans and elevations.
34. Install all equipment and materials as per manufacturers' recommendations. Any difficulties are to be reported to the architect immediately.
35. The contractor and each subcontractor shall warrantee all work performed by him directly for a minimum period of one (1) year. All defects occurring in the guaranteed period shall be corrected at no additional cost.
36. The site and buildings shall be maintained accessible to and functional for the physically handicapped. All ramps shall be fitted with a non-slip finish.
37. The client, Architect, consultants and all inspectors from partners agencies shall be permitted access to the job site at all times during normal working hours.
38. The general contractor shall provide all labor, materials, and equipment as necessary to execute all work as shown on these drawings except where noted as not in contract (N.I.C.). Unless otherwise noted on these drawings or in the specifications as being not in contract or existing, all items, materials, etc., and the installation of same are a part of the contract defined by these drawings and specifications.
39. Minor details not shown or specified, but necessary for proper construction of any part of the work, shall be included as if they were indicated in the drawings, unless otherwise agreed upon. Where the contract, construction notes or drawings call for any work of a more stringent nature than that required by the building code, or any other entity having jurisdiction over the work, the work of the more stringent nature either shall be furnished in all cases.
40. Details are intended to show the intent of the design. Minor modifications may be required to suit the field dimensions or conditions and such modifications shall be included as part of the work of the contract.
41. All work shall be executed in a workmanlike manner by mechanics and tradesmen skilled in their respective trades and in accordance with the best practices of the trades involved.
42. All work shall be plumb, level and true. The contractor shall lay out all work and establish all points, grades, lines and levels and assume full responsibility for the same.
43. All exterior wall dimensions are to face of concrete block or to face of stud, unless otherwise noted.
44. The contractor shall confirm the availability and delivery times for all specified items upon receipt of the contract documents. Should any of the specified items availability pose a delay to the on time completion of the project, the contractor shall notify the client immediately and propose an equivalent substitution if such a delay is not acceptable to the client.
45. Substitution of all equals shall be only as approved by the office of the Architect. Where the term "or equal" is used the Architect shall be the sole judge of equality based upon the information furnished by the contractor. Substitutions must be accepted in writing before they may be used.
46. The general contractor shall have received Architect's approval for each sample submitted for all exposed materials, hardware and finishes required by this contract prior to the order placement, or use.
47. If the general contractor, the owner, or the owners representative substitutes a material, method of attachment, means a construction detail, or in any way alters the work such that it no longer conforms to these documents, without the written acceptance of the office of the Architect, such action will relieve the Architect of any responsibility or liability including but not limited to aesthetic consequences, subsequent failure(s) and personal or property damage attributable to this change.
48. The Architects approval or review of separate individual item(s) shall not constitute the review of and assembly in which the item functions within.
49. "Shop Drawings" that contain excessive errors or that are incomplete or inadequate may be returned "unchecked" and any costs incurred for the resultant delays will be the responsibility of the contractor.
50. Approved "Shop Drawings" shall not relieve the contractor of obligations or responsibilities for deviations from the requirements of these contract documents, unless the office of the Architect is notified of, and specifically approves of such deviations at the time of the submission.
51. Approved "Shop Drawings" shall not relieve the general contractors obligation for coordination nor waive responsibility for errors and omissions in the submittals, including "field measure".
52. Unless noted otherwise a minimum of 1" (one inch) clearance between property lines and any new construction like walls, footings, etc. shall be maintained.
53. Any changes in the scope of work, or in construction details, whether due to field conditions, or omissions, by the contractor, architect or owner, shall be documented by the architect and approved, prior to execution.
54. Should the general contractor claim that an issue, directed revision or change to the original contract involves additional cost under his contract, he shall give written notice within a period of not more than three (3) weeks (15 business days), but shall not proceeding to execute the work, until written approval for the change request is received. No such claims shall be valid unless so made. Unless otherwise agreed, no payment for such claims will be made until final settlement.
55. All claims for additional work will be submitted in writing for the client's approval. The contractor shall include a complete narrative description of the work to be performed as well as, materials to be used, the exact number of the area or space being worked in and under whose authorization the work to be performed was initiated.
56. The presence of a representative of the Architect on the job site does not imply concurrence with or the approval of any work. The general contractor shall call to the attention of the office of the Architect, in writing, any and all specific items for which acceptance is required.
57. Upon substantial completion of the work the general contractor shall notify the office of the Architect to prepare a "Punchlist" of corrections and unsatisfactory and/or incomplete work conditions. Final payment will be contingent on the completion of these items under the terms of the Owner-Contractor Agreement.
58. All contractor shall maintain at the site, for the owner, one record copy of all drawings, prints, approved shop drawings, submittals and samples, on which to record all changes during construction. Access to these shall be provided for the use of all trades, client representatives and the architect, during all phases of construction.
59. During the course of construction, actual locations shall be indicated to scale in red ink on the owners record drawings for all runs of mechanical and electrical work including concealed work which deviates from the drawings. Upon completion of the project, including all punchlist items, this information shall be neatly transferred by the contractor to a set of drawings, which shall be marked "As Built Set" and copies shall be provided to both the owner and the Architect. Within three (3) weeks (15 business days) of the receipt of the "As Built Set" approval for final payment to the contractor shall be granted or reasonable cause shown why such approval has been denied.
60. Prior to the completion of his work the general contractor shall assemble and furnish the client/owner, in a loose leaf binder(s), a complete set of manufacturers catalogues, operating instructions, maintenance instructions and similar data, as well as all guarantee(s) for all equipment and operable devices furnished or installed by the general contractor under the contract, and shall orient and instruct the personnel designated by the client/ owner in the operation of all such equipment. The general contractor shall provide the above information in CD format to the CDRE, Inc. project manager. Provide (2) copies.
61. The contractor shall immediately notify the owner in the event that mold or asbestos is uncovered. The owner shall retain a qualified consultant who shall arrange for the prompt identification, testing, treatment, remediation and storage of that mold or asbestos as required by law and good construction practices. The architect shall bear no responsibility for work related to these materials.
62. The contractor is advised that the premise has not been tested for lead paint or other potentially hazardous materials. The contractor shall use all appropriate precautions in the carrying out of all construction operations which might disturb such materials.
63. All contractors shall carry property damage and public liability insurance as required by any governing agencies having jurisdiction and complying with statutory requirements for disability and workmen's compensation.
64. Two complete sets of as-built drawings and operations manuals shall be provided at project completion - (1) copy for tenant and (1) copy for landlord.
65. All building deliveries must be coordinated with building management at least 48 hours in advance.

BUILDING DATA

BUILDING CODE:	MAINE UNIFORM BUILDING AND ENERGY CODE 2009 IBC
BUILDING OCCUPANCY:	(B) BUSINESS
CONSTRUCTION TYPE:	IIA - FULLY SPRINKLERED
FIRE PROTECTION SYSTEM:	FULLY SPRINKLERED
NUMBER OF STORIES:	SEVEN
PROJECT SCOPE:	MINOR TENANT IMPROVEMENTS AND FINISH UPGRADES TO AN EXISTING OFFICE SPACE. NO CHANGES IN OCCUPANCY OR EXISTING EGRESS SYSTEM
CBL:	038-B-002-001
PROPERTY DESCRIPTION:	38-B-2 UNION ST. 30-44 FORE ST. 459-479

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
GENERAL	
AN-1	ABBREVIATIONS - GENERAL NOTES & DRAWING INDEX
AN-2	FIFTH FLOOR EGRESS PLAN
ARCHITECTURAL	
AD-1	PARTIAL FIFTH FLOOR DEMOLITION PLAN
A1-1	PARTIAL FIFTH FLOOR CONSTRUCTION PLAN
A2-1	PARTIAL FIFTH FLOOR REFLECTED CEILING PLAN
A3-1	PARTIAL FIFTH FLOOR POWER/COMM PLAN
A4-1	PARTIAL FIFTH FLOOR FINISH PLAN
A5-1	PARTIAL FIFTH FLOOR FURNITURE PLAN
A6-1	DOOR SCHEDULE & TYPICAL DETAILS
A7-1	INTERIOR ELEVATIONS
A7-2	DETAILS & SECTIONS
A7-3	WALL DETAILS

PROJECT DIRECTORY

PROJECT MANAGER:
REPRESENTING RBC WEALTH MANAGEMENT
RBC PLAZA
60 SOUTH 6TH ST., #P-20
MINNEAPOLIS, MN 55402
CONTACT: KURT OSTRANDER
P. 612.313.1475
EMAIL: KURT.OSTRANDER@AM.JLL.COM

ARCHITECT:
NELCO ARCHITECTURE, INC.
1201 MARQUETTE AVE. S #200
MINNEAPOLIS, MN 55403
CONTACT: RICK SUTTON
P. 612.822.1211
EMAIL: rsutton@nelsononline.com

LANDLORD:
NORTH RIVER COMPANY
ONE PORTLAND SQUARE
PORTLAND, ME 04101
CONTACT: MICHAEL MCDONALD
P. 207.874.600
EMAIL: MMCDONALD@NORTHRIVERCO.COM

GENERAL CONTRACTOR:
BENCHMARK CONSTRUCTION
34 THOMAS DRIVE
WESTBROOK, ME 04092
CONTACT: NELSON TCHAKIRDIS
P. 207.591.7650
EMAIL: nichakirdis@benchmarkconstruction.org

MEP CONTRACTORS:
DESIGN/BUILD

NELSON
Nelco Architecture, Inc.
a licensed affiliate
1201 Marquette Avenue South - Suite 200
Minneapolis, MN 55403
Phone: (612) 822-1211
Fax: (612) 822-1000

Consultant:

RBC WEALTH MANAGMENT
RBC PLAZA
60 S. 6TH STREET
MINNEAPOLIS, MN
55402

Client:

Description:	No:	By:	Date:
ISSUED FOR PERMIT			03/29/2016
ISSUED FOR BID			02/03/2016
ISSUED FOR LL REVIEW			01/20/2016

LICENSED ARCHITECT RICHARD O. SUTTON No. 3715 3-29-2016 STATE OF MAINE

Seal:

RBC PORTLAND OFFICE RENOVATION
RBC WEALTH MANAGEMENT
TWO PORTLAND SQUARE, 5TH FLOOR
PORTLAND, ME 04101

Project Title & Address:

ABBREVIATIONS - GENERAL NOTES & DRAWING INDEX

Sheet Title:

Proj. No:	16.01E36.00
Drawn By:	DLF
Project Manager:	RDS
Prepared By:	DLF
Date:	
Reviewed By:	RDS
Date:	
Approved By:	RDS
Date:	

AN-1

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

© NELSON 2014 ALL RIGHTS RESERVED

Plot Date: 3/29/2016 10:12:00 AM Filename: U:\Proj\Demos_Long Latitude Americas\01\16.01E36.00-RBC WM - Portland, ME\02_Drawings\A_CADD\A_Drawings\AN-1.dwg User: Daisy Falls Device: DWG To PDF.pc3 PenTable: _NELSON-FULL.ctb