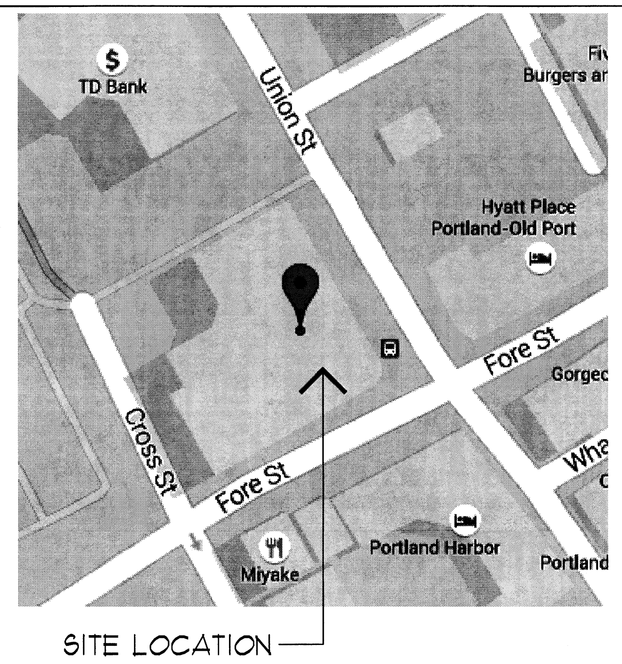
DRAWING ABBREVIATIONS

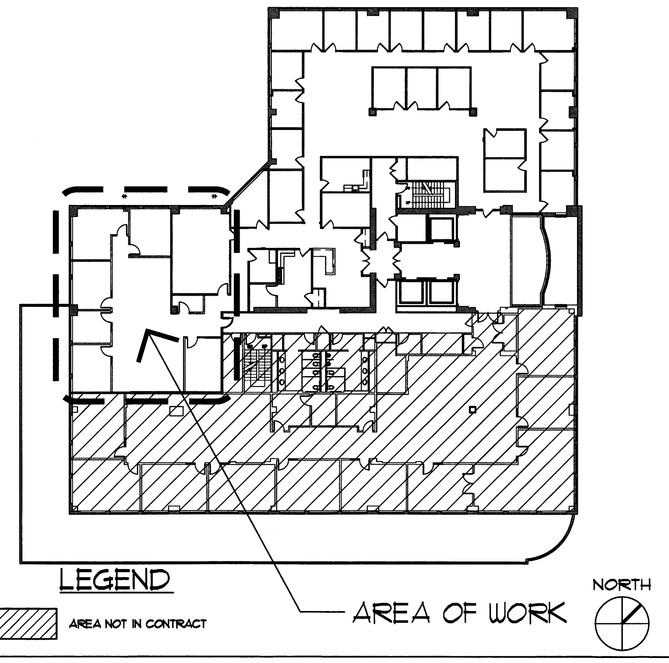
A	
ABV.	ABOVE
A.F.F.	ABOVE FINISH FLOOR
ACC.	ACCESS
	ACCESSORY (IES)
ACC. PNL.	ACCESS PANEL
ACFLR.	ACCESSIBLE FLOORING
AT.	ACOUSTIC TILE
ACOUS.	ACOUSTICAL
A.D.A.	AMERICANS WITH DISABILITIES ACT, 1996
ADD.	ADDENDUM
ADD'N'L.	ADDITIONAL
ADH.	ADHESIVE
ADJ.	ADJACENT
A/C	AIR CONDITIONING
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANCH.	ANCHOR(AGE)
A.B.	ANCHOR BOLT
ANOD.	ANODIZED
&	AND
"L"	ANGLE
ANTQ.	ANTIQUE
APT.	APARTMENT
APPVD.	APPROVED
ARCH.	ARCHITECT OR ARCHITECTURAL
@	AT
ARCHWK.	ARCHITECTURAL WOODWORK
ART.	ARTWORK
ATT.	ATTACHED (MENT)
AUTO.	AUTOMATIC
AVG.	AVERAGE
B	
BQ.	BANQUETTE
BSMT.	BASEMENT
BM.	BEAM
BRG.	BEARING
BMK.	BENCH MARK
BTWN.	BETWEEN
BEV.	BEVELED
BLK.	BLOCK
BLKG.	BLOCKING
BD.	BOARD
BT.	BOLT OR BOLTS
B.S.	BOTH SIDES
BOT.	BOTTOM
BRKT.	BRACKET
BRK.	BRICK
BRNZ.	BRONZE
BLDG.	BUILDING
B.U.R.	BUILT UP ROOFING
B.S.	BUILDING STANDARD
B.B.D.	BULLETIN BOARD
C	
CAB.	CABINET
CR	CARD READER
CPT.	CARPET
CBWK.	CASEWORK
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
CB.	CATCH BASIN
CALK.	CAULKING
CLG.	CEILING
CEM.	CEMENT
CTR.	CENTER
C.L.	CENTER LINE
CER.	CERAMIC
CH.	CHAIR
CR.	CHROMIUM, CHROME
CIRC.	CIRCLE, CIRCULAR
	CIRCUMFERENCE
C.O.	CLEANOUT
CLR.	CLEAR
CLR.OPG.	CLEAR OPENING
CLO.	CLOSET
CLR.	CLOSURE
C.W.	COLD WATER
COL.	COLUMN
COMP.	COMPOSITE
COMPR.	COMPRESSIBLE
CONC.	CONCRETE
CMU.	CONCRETE MASONRY UNIT
CONF.	CONFERENCE
CONN.	CONNECT OR CONNECTION
CONST.	CONSTRUCTION
CONT'D.	CONTINUED
CONT.	CONTINUOUS
CONTR.	CONTRACTOR CONTRACT
C.J.	CONTROL JOINT
COR.	CORNER
C.G.	CORNER GUARD
CORR.	CORRIDOR
CORRUG.	CORRUGATED
CTR.	COUNTER
CBK.	COUNTERBUNK
CRED.	CREDENZA
D	
DK.	DARK
DEC.	DECORATIVE
DEM.	DEMOLITION
DMT.	DEMOUNTABLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIAG.	DIAGONAL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DISPOS.	DISPOSAL (or DISPOSER)
DIST.	DISTANCE
DO.	DITTO
DIV.	DIVISION
DR.	DOOR
D.O.	DOOR OPENING
DBL.	DOUBLE
D.A.	DOUBLE-ACTING
DN.	DOWN
D.S.	DOWNSPOUT
DRAP.	DRAPERY
DWR.	DRAWER
DW.	DRYWALL
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
D.S.P.	DRY STANDPIPE
D.W.	DRYWALL
D.X.	DUPLEX
E	
EA.	EACH
E.F.	EACH FACE
E.W.	EACH WAY
E.	EAST
EL.AST.	ELASTIC
EL.EC.	ELECTRIC
E.O.	ELECTRIC OUTLET
E.P.	ELECTRIC PANEL
E.W.C.	ELECTRIC WATER COOLER
ELEV.	ELEVATION
ELEVR.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E. TO E.	END TO END
ENGR.	ENGINEER
ENTR.	ENTRANCE
ENVL.	ENVELOPE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EQUIV.	EQUIVALENT
EXCAV.	EXCAVATED (or EXCAVATION)
EXH.	EXHAUST
EXIST.	EXISTING
EXP'AN.	EXPANSION
EXP. BT.	EXPANSION BOLT
E.J.	EXPANSION JOINT
EXPOS.	EXPOSED
EXT.	EXTERIOR
F	
FAB.	FABRIC
FABR.	FABRICATE
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F-F	FACE TO FACE
F.M.	FACTORY MUTUAL
FAS.	FASTEN FASTENER
FIN.	FINISH(ED)
F.F.	FINISH FLOOR
F.A.	FIRE ALARM
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.H.R.	FIRE HOSE RACK
F.P.	FIREPROOFING
FRT.	FORE FIRE RETARDANT
FIX.	FIXED
FIXT.	FIXTURE
FLASH.	FLASHING
F.H.	FLAT HEAD
F.H.S.	FLAT HEAD SCREW
FLEX.	FLEXIBLE
FLR.	FLOOR
F.D.	FLOOR DRAIN
F. MTD.	FLOOR MOUNTED
FLUOR.	FLUORESCENT
FL.	FLUSH
FT.	FOOT OR FEET
FTG.	FOOTING
FDN.	FOUNDATION
FRT.	FRAME
FRTG.	FRAMING
F.S.	FULL SIZE (SCALE)
FURN.	FURNITURE
F.B.O.	FURNISHED BY OTHERS
FUR.	FURRED
FURR.	FURRING
FUT.	FUTURE
G	
GA.	GAGE, GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON IRON (STEEL)
GASK.	GASKET
GA.	GAUGE
GEN.	GENERAL
GL.	GLASS OR GLAZED
G.B.	GRAB BAR
GRD.	GRADE
GRN.	GRANITE
GRT.	GRATE, GRATING
GRV.	GRAVEL
GRND.	GROUND
GT.	GROUT
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H	
HNDRL.	HANDRAIL
HDBD.	HARDBOARD
HDWR.	HARDWARE
HDWD.	HARDWOOD
HD.	HEAD
HTG.	HEATING
HVAC	HEATING VENTILATING AND AIR CONDITIONING
HVY.	HEAVY
HT.	HEIGHT
H.P.	HIGH POINT
H.C.	HOLLOW CORE
H. GRN.	HONED GRANITE
HORIZ.	HORIZONTAL
H.B.	HOSE BIBB
H.W.	HOT WATER
HR.	HOUR
I	
I.C.	IN CONTRACT
INCAN.	INCANDESCENT
INCL.	INCLUDE(D)(ING)
INFO. - ITF	INFORMATION - INFO TO FOLLOW
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
INTM.	INTERMEDIATE
I.O.C.	ITEM OF CHARGE
J	
JAN.	JANITOR
JAN. CLO.	JANITOR CLOSET
JNT.	JOINT
JT.FILL	JOINT FILLER
JST.	JOIST
J.B.	JUNCTION BOX BOX
K	
K.P.	KICK PLATE
KIT.	KITCHEN
K.O.	KNOCKOUT
L	
LAB.	LABORATORY
LAM.	LAMINATE
LG.	LARGE
LAT.	LATERAL
LAV.	LAVATORY
L.H.	LEFT HAND
L.H.R.	LEFT HAND REVERSE
L.	LENGTH
LT.	LIGHT
LTWT.	LIGHT WEIGHT
LIN.	LINEAR
LTL.	LINTEL
L.L.	LIVE LOAD
LKR.	LOCKER
LONG'L.	LONGITUDINAL
LOUV.	LOUVER(S)
L.P.	LOW POINT
LB.	POUND
M	
MACH.	MACHINE
MAINT.	MAINTENANCE
MGR.	MANAGER
MFGR.	MANUFACTURE(ER)
MRBL.	MARBLE
MAS.	MASONRY
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MEDICINE CABINET
MED.	MEDIUM
MEMB.	MEMBRANE
MET.	METAL
M.L.	METAL LATH
MEZZ.	MEZZANINE
MLWK.	MILLWORK
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
N	
NAT.	NATURAL
NEG.	NEGATIVE
NOM.	NORMAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O	
OBSC.	OBSCURE
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
O.H.	OPPOSITE HAND
ORIG.	ORIGINAL
ORN.	ORNAMENTAL
OZ.	OUNCE
O.D.	OUTSIDE DIAMETER
OTOO	OUT TO OUT
OVHD.	OVERHEAD
O.H.D.	OVERHEAD DOOR
O.C.	ON CENTER
P	
PNT.	PAINT
PTD.	PAINTED
PR.	PAIR
PNL.	PANEL
P.T.D.	PAPER TOWEL DISPENSER
P.T.R.	PAPER TOWEL RECEPTACLE
PART. BD.	PARTICLE BOARD
PTN.	PARTITION
PATT.	PATTERN(ED)
PAV.	PAVING OR PAVEMENT
P.H.	PENTHOUSE
PERM.	PERMANENT
PC.	PIECE
PERP.	PERPENDICULAR
PLAS.	PLASTER
PLAM.	PLASTIC LAMINATE
PL.	PLATE
PL.GL.	PLATE GLASS
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PT.	POINT
POL.	POLISH
PVC.	POLYVINYL CHLORIDE
PORT.	PORTABLE
PSF.	POUNDS PER SQUARE FOOT
PREFAB.	PREFABRICATED
PROD.	PRODUCTION, PRODUCT
PROJ.	PROJECT
PROP.	PROPERTY
P.L.	PROPERTY LINE
Q	
QUAL.	QUALITY
QUAN.	QUANTITY
Q.T.	QUARRY TILE
R	
RAD.	RADIUS
RECEP.	RECEPTACLE
REF.	REFERENCE
REF.	REFER TO
REFL.	REFLECTED
REFR.	REFRIGERATOR
REINF.	REINFORCED
REBAR.	REINFORCED BAR
REM.	REMAINDER
REMV.	REMOVE
REQD.	REQUIRED
RESIL.	RESILIENT
RB.	RESILIENT BASE
R/A	RETURN AIR
REV.	REVISION
R.H.	RIGHT HAND
R.H.R.	RIGHT HAND REVERSE
R.	RISER
RD.	ROOF DRAIN
RFG.	ROOFING
RM.	ROOM
R.O.	ROUGH OPENING
RND.	ROUND
S	
SAN.	SANITARY
SAN.D.	SANITARY NAPKIN DISPENSER
SC.	SCALE
SCHED.	SCHEDULE
SCHEM.	SCHEMATIC
SEAL.	SEALANT
SECT.	SECTION
SEL.	SELECT
SEP.	SEPARATE
SERV.	SERVICE
SVSNK.	SERVICE SINK
SHT.	SHEET
SH.	SHELF OR SHELVING
SHWR.	SHOWER
SIM.	SIMILAR
SNK.	SINK
SKYLT.	SKYLIGHT
SLDR.	SLIDING DOOR
SM.	SMALL
S.D.	SOAP DISPENSER
SC.	SOLID CORE
S.	SOUTH
SPKR.	SPEAKER
SPECL.	SPECIAL
SPECS.	SPECIFICATIONS
SPL.	SPLASH
SQ.	SQUARE
SF.	SQUARE FEET
SQ. IN.	SQUARE INCHES
STAG.	STAGGERED
S.S.	STAINLESS STEEL
STD.	STANDARD
STA.	STATION
STL.	STEEL
STN.	STONE
STOR.	STORAGE
STNT.	STOREFRONT
STRUCT.	STRUCTURAL
SUP.	SUPPLY SUPPORT
SUSP.	SUSPEND(ED)
SYTM.	SYSTEM(ATICAL)
SYST.	SYSTEM
T	
T.BD.	TACKBOARD
CBRE.	CBRE
TECH.	TECHNICAL
TEL.	TELEPHONE
T.V.	TELEVISION
TEMPD.	TEMPERED
TEMP.	TEMPORARY
THK.	THICK(NESS)
THRESH.	THRESHOLD
T.P.AV.	TILE PAVERS
T.P.H.	TOILET PAPER HOLDER
TOL.	TOLERANCE
T.&G.	TONGUE AND GROOVE
T.&B.	TOP AND BOTTOM
T.O.C.	TOP OF CONCRETE
T.C.	TOP OF CURB
T.O.P.	TOP OF PAVEMENT
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.B.	TOWEL BAR
T.D.	TOWEL DISPENSER
TR.	TRANSFORM
T.	TREAD
TYP.	TYPICAL
U	
U.L.	UNDERWRITERS LABORATORY
U.C.	UNDERCUT
UNFIN.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
UTIL.	UTILITY
V	
VAR.	VARIABLE
VNR.	VENEER
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
VEST.	VESTIBULE
VNL.	VINYL
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
V.W.C.	VINYL WALL COVERING
VOL.	VOLUME
W	
W.B.CT.	WAINSCOT
W.H.	WALL HUNG
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.R.	WATER RESISTANT
W.P.	WATERPROOF
W.S.	WEATHERSTRIPPING
WT.	WEIGHT
W.L.D.	WELDED
W.W.M.	WELDED WIRE MESH
W.	WEST
W.S.P.	WET STANDPIPE
W.F.	WIDE FLANGE (STEEL)
WDW.	WINDOW
W.D.WALL	WINDOW WALL
W.GL.	WIRE GLASS
W/	WITH
W/IN	WITHIN
W/O	WITHOUT
WD.	WOOD
W.B.	WOOD BASE
W.PT.	WORKING POINT
W.W.F.	WOVEN WIRE FABRIC
X	
x	TIMES OR BY (AS IN 2x4)
Y	
YD.	YARD
MISC.	
&	AND
@	AT
℄	CENTERLINE
∅	DIAMETER
'	FEET
"	INCHES (OR DITTO)
#	NUMBER ("NUMBER 5")
/	PER ("POUNDS/FOOT")
⊥	PERPENDICULAR
5#	POUNDS ("5 POUNDS")

Note: Not all abbreviations listed above are necessarily used in the drawings. refer elsewhere for abbreviations related to product or material codes.

SITE LOCATION



LEVEL 7 KEY PLAN



CODE SUMMARY AND NOTES

GENERAL INFORMATION

A. PROJECT DESCRIPTION
PARTIAL REMODEL OF AN EXISTING 7,146 SQ. FT. OCCUPIED BUSINESS OFFICE SPACE AND EXPANSION INTO THE ADJACENT UNOCCUPIED (±15 SQ. FT SUITE.

B. APPLICABLE CODES
2009 IBC
2009 UPC
2014 NEC
2009 IMC ASHRAE 62.1
2009 IECC
NFPA101
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

C. BUILDING INFORMATION
BUILDING USES: OFFICES FOR AMERIPRISE FINANCIAL.
FLOOR TO HAVE A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM WITH SMOKE DETECTION, ALARM AND COMMUNICATION SYSTEM CONNECTED TO A CENTRALLY MONITORED STATION.

II. BUILDING CLASSIFICATION

A. OCCUPANCY GROUP: B - OFFICE
B. TYPE OF CONSTRUCTION: TYPE IB
C. OCCUPANT LOAD: 9121 SF/100 SF. PER OCCUPANT = 92 OCCUPANTS
D. SUITES OR ROOMS WITH MORE THAN 49 OCCUPANTS REQUIRE 2 MEANS OF EGRESS.
E. MAXIMUM TRAVEL DISTANCE TO EXIT: 300 FEET WITH SPRINKLER SYSTEM.
F. MAXIMUM DEAD END CORRIDOR LENGTH: 50 FEET WITH SPRINKLER SYSTEM.
G. MINIMUM CORRIDOR/AISLE WIDTH: 44 INCHES.
H. WORKSTATIONS NOT TO EXCEED "2" IN HEIGHT TO BE CONSIDERED A PARTIAL PARTITION.

III. BUILDING REQUIREMENTS

CONSTRUCTION TYPE: IB
ALLOWABLE HEIGHT: 11 STORIES HIGH
ALLOWABLE AREA PER FLOOR: UNLIMITED SF.

IV. CONSTRUCTION REQUIREMENTS

CONSTRUCTION TYPE: TYPE IB

BUILDING ELEMENTS: FIRE-RESISTIVE REQUIREMENT:

STRUCTURAL FRAME: (INCLUDING COLUMNS, GIRDERS, TRUSSES)	2 - HOURS
BEARING WALLS - EXTERIOR:	2 - HOURS
BEARING WALLS - INTERIOR:	2 - HOURS
NON-BEARING WALLS - EXT/INT.:	0 - HOURS
FLOOR CONSTRUCTION: (INCLUDING SUPPORTING BEAMS AND JOISTS)	2 - HOURS
ROOF CONSTRUCTION: (INCLUDING SUPPORTING BEAMS AND JOISTS)	1 - HOURS

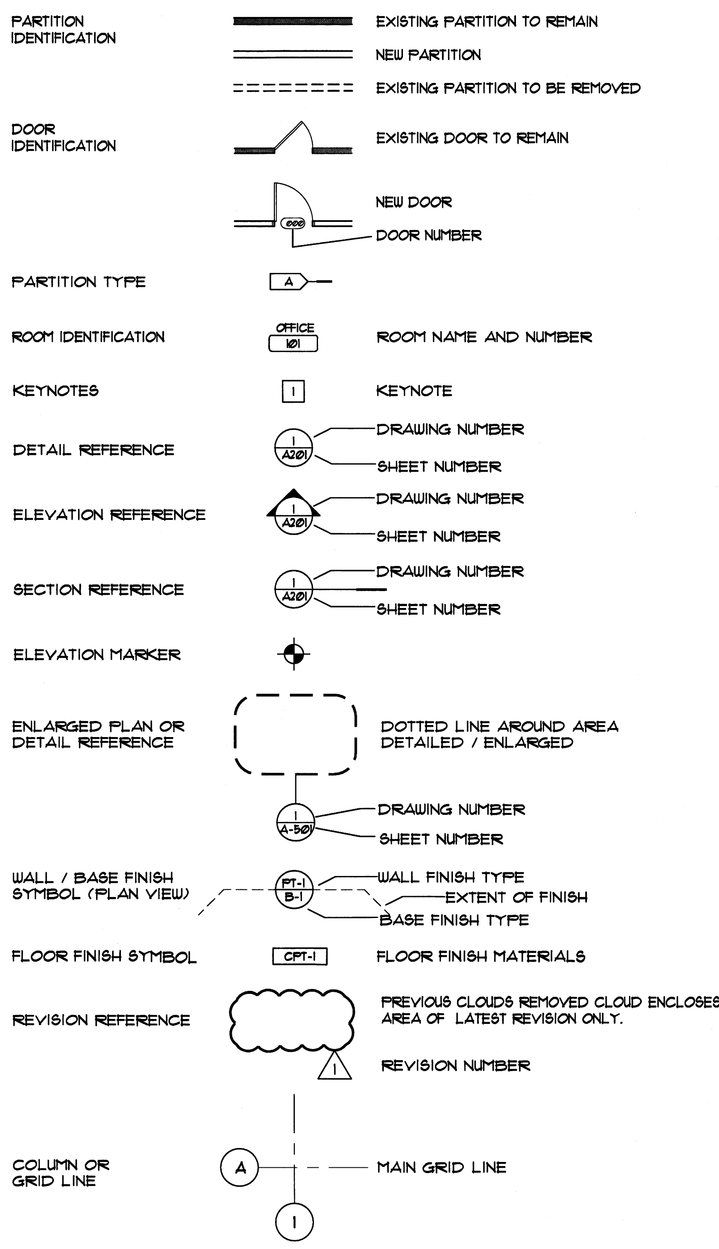
V. INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY:

SPRINKLERED BUILDING:	
VERTICAL EXITS AND EXIT PASSAGEWAYS:	B
EXIT ACCESS CORRIDORS AND OTHER EXITWAYS:	C
ROOMS AND ENCLOSED SPACES:	C

GENERAL NOTES

1. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL ACCESSORY AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED ASSEMBLY.
2. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT INDICATED ON THE CONTRACT DOCUMENTS.
3. NO WORK DEFECTIVE IN WORKMANSHIP OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECTS FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. WORK CONFORMING TO THE INTENT OF THE CONTRACT SHALL REPLACE DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES. NO PAYMENT EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING, TO THE ARCHITECT AND THE PROJECT MANAGER, AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT AND PROJECT MANAGER BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
5. PROVIDE PROTECTION TO ALL EXISTING FINISHES IN ALL SPACES WITHIN OR ADJACENT TO THE SCOPE OF WORK. THE CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

SYMBOLS



SHEET INDEX

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Consultants

Certification

LICENSED ARCHITECT
STEPHEN J. FAUTSCH
NO. 3616
STATE OF MAINE
9/19/16

Signature
Stephen J. Fautsch
Registration No. 3616
Expiration Date 6/30/17
Signing Date

Project For

Ameriprise Financial

AMFF Project # 17621008028E
AMFF Cost Center # 3071
AMFF Project Name PORTLAND

TENANT IMPROVEMENT

AMERIPRISE FINANCIAL
2 PORTLAND SQUARE
7TH FLOOR
SUITE # 701
PORTLAND, ME 04101

Project No.	17621008028
Drawn By	BJP
Checked By	KSL
Date	9/16/16

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Revisions

No.	Date	Description
	9/16/16	PERMIT BID SET

COVER SHEET

G-001