Inspection Division
Date: 02/05/14

4TH FLOOR TOILET ROOM UPGRADES @ MEMIC

19 CROSS ST. / 261 COMMERCIAL ST.
PORTLAND, ME 04101

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ALUM or AL	ALUMINUM
AWP	ACOUSTICAL WALL PANEL
BIT	BITUMINOUS
BM	BENCH MARK
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
C	CARPET
CAB	CABINET
CB	CHALK BOARD
CC	CENTER TO CENTER
CH	CONCRETE FLOOR WITH HARDENER
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CT	CERAMIC TILE
DBL	DOUBLE
DC	DOOR CLOSER
DIA	DIAMETER
DIM	DIMENSION
DNA	DOES NOT APPLY
DR	DOOR
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMHO	ELECTROMAGNETIC HOLD OPEN
EQ	EQUAL
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST OF (E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FCS	FLOOR COATING SYSTEM
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FIN FL or FF	FINISH FLOOR
FIN GR	FINISH GRADE
FL	FLOOR
FR	FIRE RATING
FRMG	FRAMING
FT	FEET (FOOT)
FV	FIELD VERIFY
FWC	FABRIC WALL COVERING
G	GRANITE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BARS
GC	GENERAL CONTRACTOR
GYB	GYPSUM WALL BOARD

HC	HANDICAP
HD WD	HARDWOOD
HDR	HEADER
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
JNT or JT	JOINT
KEC	KITCHEN EQUIPMENT CONSULTANT
KP	KICK PLATE
L	LAVATORY
LAB	LABEL (FREE)
LNTL	LINTEL
LOC	LOCATION
LS	LOCKSET
M	MARBLE
MAS	MASONRY
MAX	MAXIMUM
MB	MARKER BOARD
MECH	MECHANICAL
MFGR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOP OPENING
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
P	PAINT
PTD	PAINTED
PB	PANIC BAR
PL	PLATE
PLY WD	PLYWOOD
PNL	PANEL
PKG	PASSAGE/LATCH SET
PT	PRESSURE TREATED
PT & D	PAPER TOWEL & WASTE DISPENSER
PTN	PARTITION
RD	ROOF DRAIN
RE	REPEAT
REF	REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING

S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE CEILING
SC	SHOWER CURTAIN
SD	SOAP DISPENSER
SCHED	SCHEDULE
SECT	SECTION
SGB	SUSPENDED GYPSUM BOARD CEILING
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPOSAL
SPEC	SPECIFICATIONS
SQ	SQUARE
SSS	SYNTHETIC SPORTS SURFACE
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SVB	STRUCAT VINYL BASE
SV	SHEET VINYL
T	TEMPERED (GLASS)
TB	TACK BOARD
TH	THERMAL (INSULATED)
THK	THICKNESS
TO	TOP OF
TOB	TOP OF BEAM
TOM	TOP OF MASONRY
TOW	TOP OF WALL
TP	TOILET PAPER DISPENSER
TYP	TYPICAL
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VWC	VINYL WALL COVERING
W	WEST
w/	WITH
WC	WATER CLOSET
WD	WOOD
WF	WATER FOUNTAIN
WG	WIRE GLASS
WP	WOOD PANELING

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES AND PREVAILING EDITIONS OF ADOPTED BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS FOR WORK.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT. CONTRACTOR SHALL ALLOW A 48 HOUR TIME FRAME FOR RESOLVING DISCREPANCIES ONCE THE ARCHITECT HAS ACKNOWLEDGED THE CONDITION.
3. CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY GIVEN AREA.
4. WORK WITH GIVEN DIMENSIONS AND LARGE SCALE DETAILS. DO NOT SCALE THE DRAWINGS AS THE REPRODUCTIVE PROCESS TENDS TO DISTORT THE ACCURACY OF THE GRAPHIC SCALE INDICATED.
5. ALL CONSTRUCTION ACTIVITES SHALL BE PERFORMED IN A NEAT, SAFE, AND CLEAN MANNER. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE BUILDING. SITE BURNING IS NOT ALLOWED. LEAVE WORK AREA IN A CLEAN, SAFE
6. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE FACILITY IN COMPLIANCE WITH ALL REGULATIONS.
7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
8. ALL CEILINGS SHALL BE LEVEL TO TO A TOLERENCE OF 1/ 8" IN A 20'-0" RADIUS WHEN CHECKED WITH A 10' STRAIGHT EDGE.
9. INSTALL SOLID BLOCKING AT WALL FRAMING BEHIND ALL SURFACE MOUNTED FIXTURES, TRIM AND HANDRAILS.
10. ALL GRAB BARS AND HANDRAILS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS. AT ANY POINT.
11. THE LOCATION OF ANY DOOR JAMBS NOT DIMENSIONED SHALL BE 6" FROM ADJACENT PERPENDICULAR WALL.
12. ALL WALL PARTITIONS SHALL EXTEND FLOOR TO STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.
13. ALL NEW SHEETROCK IN WET AREAS (PLUMBING FIXTURES) SHALL BE MOISTURE-RESISTANT TYPE, UNLESS OTHERWISE NOTED.
14. ALL NEW INTERIOR WALLS SHALL HAVE FULL - THICK ACOUSTICAL BATT INSULATION.
15. THESE ARCHITECTURAL DRAWINGS WERE PREPARED FOR THE OWNER & CONSTRUCTION MANAGER AS PART OF AN ABBREVIATED SERVICES AGREEMENT, AND AS SUCH, DO NOT DELINEATE ALL ASPECTS OF THE WORK.
16. THE CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE WORK, INCLUDING, BUT NOT LIMITED TO, MECHANICAL AND ELECTRICAL DESIGN-BUILD ENGINEERING, BUILDING TRADES & DISCIPLINES.
17. REFER TO THE ACCESSIBILITY DETAIL SHEET FOR AMERICANS WITH DISABILITES ACT (ADA) AND MAINE HUMAN RIGHTS ACT (MHRA) CONSTRUCTION CRITERIA.

MATERIALS

- CONCRETE
- CONCRETE MASONRY UNIT
- BRICK
- GRAVEL
- SOIL
- STUD PARTITION (NEW)
- STEEL
- WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- GYPSUM BOARD
- SUSPENDED ACOUSTICAL TILE
- BATT INSULATION
- RIGID INSULATION
- FINISH WOOD
- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- EXISTING PARTITION (SCREENED)
- NEW PARTITION

SYMBOLS

- 101 ROOM NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- BUILDING SECTION
- WALL SECTION
- DETAIL SECTION
- CASEWORK ELEVATION
- INTERIOR ELEVATION
- VERTICAL ELEVATION
- PARTITION TYPE
- STRUCTURAL CENTERLINE

PROJECT TEAM

GENERAL CONTRACTOR
VILLAGE BUILDERS
21 NEW PORTLAND ROAD
GORHAM, MAINE 04038
207. 839. 6072

OWNER
EAGLE VIEW HOLDINGS II, LLC
P.O. BOX 1137
PORTLAND, MAINE 04101
207. 741. 8469
CONTACT: JERRY DOBRANSKY

DRAWING INDEX

A-1 COVER SHEET
D-1 DEMOLITION PLAN
A-2 4TH FLOOR TOILET ROOM PLANS
A-3 DETAILS
A-4 ACCESSIBILITY NOTES & DETAILS

100% SUBMISSION
CONSTRUCTION PERMIT

GRANT HAYS ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

SEAL

LICENSED ARCHITECT
MICHAEL F. HAYS
No. 1724
STATE OF MAINE

Michael F. Hays

REVISIONS

PROJECT NAME

4TH FLOOR TOILET UPGRADES @ MEMIC
19 CROSS ST. / 261 COMMERCIAL ST.
PORTLAND, MAINE 04101

SHEET

COVER SHEET

DATE 29 JAN 2014

SCALE NONE

DRAWN MFH

JOB NO. 140104

SHEET A-1

COPYRIGHT
REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM GRANT HAYS ASSOCIATES IS PROHIBITED.