

SEVENTY-FIVE STATE STREET

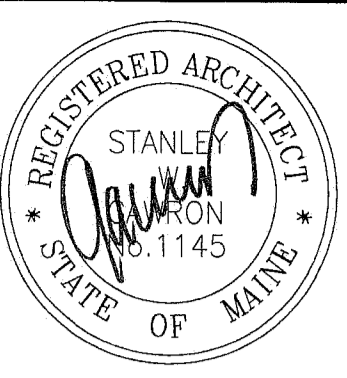
75 State Street

Portland, ME

SOUTH HARBORSIDE 3RD FLOOR RENOVATION BUILDING PERMIT DRAWINGS

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Gawron Turgeon ARCHITECTS
 29 Black Point Road
 Scarborough, Maine 04074
 www.gawronturgen.com
 207-883-6307 tel 207-883-0361 fax

SEVENTY-FIVE STATE STREET
SOUTH HARBORSIDE THIRD FLOOR RENOVATIONS
PORTLAND, MAINE

REVISIONS		
#	DATE	DESCRIPTION
07-15-08		PRICING SET

DATE	08.05.08
PROJECT #	020108
DRAWN BY:	KW
CHECKED BY:	
DRAWING SCALE	N.A.

SHEET TITLE
TITLE SHEET & DRAWING INDEX

G101

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ABBREVIATIONS

ALUM OR AL	ALUMINUM	GALV	GALVANIZED	S	SOUTH
AWP	ACOUSTICAL WALL PANEL	GB	GRAB BARS	SC	SHOWER CURTAIN
ACT	ACOUSTICAL CEILING TILE	GC	GENERAL CONTRACTOR	SD	SOAP DISPENSER
BIT	BITUMINOUS	GWB	GYPSUM WALL BOARD	SCHED	SCHEDULE
BM	BENCH MARK	HC	HANDICAP	SECT	SECTION
BOT	BOTTOM	HD WD	HARDWOOD	SHT	SHEET
BRG	BEARING	HDR	HEADER	SIM	SIMILAR
BRK	BRICK	HDWE	HARDWARE	SND	SANITARY NAPKIN DISPOSAL
C	CARPET	HM	HOLLOW METAL	SO	SQUARE
CAB	CABINET	HORZ	HORIZONTAL	SSS	SYNTHETIC SPORTS SURFACE
CB	CHALK BOARD	HT	HEIGHT	STD	STANDARD
CC	CENTER TO CENTER	ID	INSIDE DIAMETER	STL	STEEL
CH	CONCRETE HARDENER	IF	INSIDE FACE	STV	STRUCTURAL SHEET VINYL
CJ	CONTROL JOINT	IN	INCHES	SV	TEMPERED (GLASS)
CL	CENTER LINE	INSUL	INSULATION	T	TACK BOARD
CLG	CEILING	INT	INTERIOR	TK	THICKNESS
CMU	CONCRETE MASONRY UNITS	LOC	LOCATION	TOB	TOP OF BEAM
CONC	CONCRETE	M	MARBLE	TOW	TOP OF WALL
CONT	CONTINUOUS	MAS	MASONRY	TP	TOILET PAPER DISPENSER
CONST	CONSTRUCTION CONTRACTOR	MAX	MAXIMUM	TYP	TYPICAL
CONTR	CONTRACTOR	MECH	MECHANICAL	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	MFR	MANUFACTURER	VCT	VINYL COMPOSITION TILE
DBL	DOUBLE	MIN	MINIMUM	VERT	VERTICAL
DF	DIAMETER	MISC	MISCELLANEOUS	WVC	VINYL WALL COVERING
DIA	DIAMETER	MR	MASONRY OPENING	W	WEST
DIM	DIMENSION	MO	MOP RECEPTOR	W/	WITH
DNA	DOES NOT APPLY	MROB	MOISTURE RESISTANT GYPSUM BOARD	WC	WATER CLOSET
DWG	DRAWING	MTL	METAL	WD	WOOD
E	EAST	N	NORTH		
EA	EACH	NA	NOT APPLICABLE		
EF	EACH FACE	NIC	NOT IN CONTACT		
EJ	EXPANSION JOINT	NO	NUMBER		
EL	ELEVATION	NOM	NOMINAL		
ELEC	ELECTRICAL	NTS	NOT TO SCALE		
ELEV	ELEVATOR	OA	OVERALL		
EMHO	ELECTROMAGNETIC HOLD OPEN	OC	ON CENTER		
EQ	EQUAL	OD	OUTSIDE DIAMETER		
EW	EACH WAY	OPNG	OPENING		
EWC	ELECTRIC WATER COOLER	OPP	OPPOSITE		
EXIT OR (E)	EXISTING	OSF	OUTSIDE FACE		
EXP	EXPANSION	P	PAINT		
EXT	EXTERIOR	PTD	PAINTED		
FD	FLOOR DRAIN	PL	PLATE		
FDN	FOUNDATION	PLY WD	PLYWOOD		
FE	FIRE EXTINGUISHER	PNL	PANEL		
FFE	FINISH FLOOR ELEVATION	P.A.	PRESSURE TREATED		
FIN	FINISH	PT & D	PAPER TOWEL AND WASTE DISPENSER		
FIN FL OR FF	FINISH FLOOR	PTN	PARTITION		
FIN GR	FINISH GRADE	RD	ROOF DRAIN		
FL	FLOOR	RE	REFER		
FR	FIRE RATING	REF	REFRIGERATOR		
FRMG	FRAMING	REINF	REINFORCED		
FT	FEET (FOOT)	REQD	REQUIRED		
FV	FIELD VERIFY	RM	ROOM		
FWC	FABRIC WALL COVERING	RO	ROUGH OPENING		
G	GAUGE				

LEGEND

	BUILDING SECTION MARKER
	CEILING TAG
	COLUMN CENTER LINE
	DETAIL MARKER
	DOOR TAG
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	PLANT TAG
	REVISION CLOUD WITH TAG
	ROOM TAG
	SECTION MARKER
	WALL TYPE
	WINDOW TAG

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER DISCREPANCY HAS BEEN RESOLVED WITH THE ARCHITECT.
- THE LOCATIONS OF DOORS NOT DIMENSIONED SHALL BE 6 INCHES FROM ADJACENT WALL.
- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC 2003, BOCA, NFPA 101, & ANSI.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED & ALL CONNECTIONS TO BE STAINLESS STEEL.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. **DO NOT SCALE THE DRAWINGS.**
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, CERTIFICATES OF INSPECTION AND APPROVAL, ETC. UNLESS OTHERWISE NOTED BY OWNER.
- EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTORS SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR BY METHODS DESCRIBED IN THIS CONTRACT OR AS APPROVED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL SEAL, PATCH AND FILL ANY FLOOR AND/OR WALL PENETRATIONS DUE TO DEMOLITION/CONSTRUCTION.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.
- GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
- CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EXISTING MECHANICAL AND PLUMBING ELEMENTS. CONTRACTOR SHALL RENOVATE EXISTING ALARM SYSTEM TO MAINTAIN CONFORMANCE TO NFPA 13 & 101. CONTRACTOR SHALL VERIFY SIZE & LOCATION OF ALL ELECTRICAL SERVICES AND EQUIPMENT.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN LAVATORIES, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS.
- FINISHES: FINISHES OTHER THEN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS. CEILING FINISHES ARE SHOWN ON THE REFLECTED CEILING PLANS AND ALL OTHER FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS OTHERWISE NOTED.
- ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED; PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. IF PREFINISHED, PAINTING THE FOLLOWING: EXPOSED MECHANICAL DUCTWORK, WALL DIFFUSERS, GRILLES AND LOUVERS, ROOF TOP MECHANICAL EQUIPMENT, AND SPEAKER GRILLES. FINISHED METAL SURFACES, EXCEPT AS LISTED ABOVE. SEE SPECIFICATIONS ON DRAWINGS IDENTIFYING THE TYPES OF PAINTS AND SPECIALTY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.
- BUILDING INSULATION: PROVIDE AS INDICATED ON WALL DETAILS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND DRAWINGS. FOR DRAWING CLARITY, INSULATION MAY NOT BE SHOWN, EVEN IF IT IS PROVIDED.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL INTERIOR FINISHES FOR ARCHITECT'S REVIEW.
- THE DESIGN AND INSTALLATION OF THE HVAC AND PLUMBING SYSTEMS, ELECTRICAL AND FIRE PROTECTION SYSTEMS, AND STRUCTURAL SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN/BUILD CONTRACT UNDER THE GENERAL CONTRACTOR.
- ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
- ANY DOORS NOT LOCATED DIMENSIONALLY ARE TO BE 6" MIN. OFF OF ADJACENT WALL AT HINGE SIDE OF THE DOOR.
- ALL MATERIALS, FABRICATION, AND/OR INSTALLATION SHALL COMPLY WITH ALL TECHNICAL AND INDUSTRY STANDARDS AND SPECIFICATIONS FOR EACH DIVISION OF WORK.

- THE CONTRACTOR SHALL DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCES, AND ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENTS DURING CONSTRUCTION. SAFETY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING, FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.
- EACH CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN, FOR THE DURATION OF CONSTRUCTION, ALL REQUIRED SCAFFOLDS, TARPAULINS, WARNING SIGNS, FENCES, AND OTHER TEMPORARY CONSTRUCTION ITEMS FOR THE PROPER AND SAFE COMPLETION OF THE WORK AND FOR COMPLIANCE WITH ALL APPLICABLE REGULATIONS, INCLUDING OSHA.
- BUILDING INSULATION: PROVIDE AS INDICATED ON WALL DETAILS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN THE DETAILS OR DRAWINGS. FOR DRAWINGS CLARITY, INSULATION MAY NOT BE SHOWN EVEN IF IT IS MEANT TO BE PROVIDED.
- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO SEAL ALL PENETRATIONS THRU FIRE RESISTANCE RATED ASSEMBLIES. FIRE STOP SYSTEMS DETERMINED PER ASTM 814 FOR F RATED & T RATED SYSTEMS, AS PER MANUFACTURED BY W.R. GRACE & CO., NELSON FIRESTOP PRODUCTS, OR EQUAL. FIRE RESISTIVE JOINT SYSTEM TO BE INSTALLED AT FIRE RESISTIVE RATED CONSTRUCTION AT FLOOR TO FLOOR TO WALL, WALL TO WALL, AND HEAD OF WALL JOINTS AS DETERMINED BY UL 2079.

PROJECT DIRECTORY

OWNER: 75 STATE STREET MANAGER 75 STATE STREET PORTLAND, MAINE 04101 207-772-2875 FAX: 207772-2896	ARCHITECT: GAWRON TURGEON ARCHITECTS 29 BLACK POINT ROAD SCARBOROUGH, MAINE 04074 207-883-6307 FAX: 207-883-0361	CONSTRUCTION MANAGER: WRIGHT-RYAN CONSTRUCTION INC. 10 DANFORTH STREET PORTLAND, MAINE 04101 207-773-3625 207-283-9151 FAX: 207773-5173	STRUCTURAL ENGINEER: MOHLIN & COMPANY 146 MAIN STREET SUITE 300 SACO, MAINE 04072 207-283-9151 FAX: 207-283-9136
MECHANICAL ENGINEER: DESIGN/BUILD	ELECTRICAL ENGINEER: DESIGN/BUILD		

DEMOLITION PERMIT