Reviewed for Code Compliance
Inspection Division
Portland, Maine
Date: 07/11/17

LOCATION MAP:

*MAJOR ROADWAYS AND THRUWAYS SHOWN AS REFERENCE

SITE MAP:

PROJECT DESCRIPTION (3RD FLOOR OFFICE AREAS)

THE INTENT OF THE PROJECT IS TO REPLACE THE PLUMBING FIXTURES (WHERE EXISTING), FLOORING, ACOUSTICAL CEILING TILE AND GRID, AND LIGHTING IN THE AREAS NOTED WITH NEW FINISHES AND ENERGY EFFICIENT LIGHTING. THERE IS NO STRUCTURAL WORK OR CHANGE OF USE ASSOCIATED WITH THIS WORK. ROOMS INCLUDED IN THIS SCOPE OF WORK ARE AS FOLLOWS:

CALL ROOM	FLOOR, WALL, AND CEILING FINISHES. NEW LIGHTS.
CONFERENCE ROOM	FLOOR, WALL, AND CEILING FINISHES. NEW LIGHTS AND NEW WINDOW SILL.
KITCHENETTE	FLOOR, WALL, AND CEILING FINISHES. NEW LIGHTS, NEW CASEWORK, REFRIGERATOR, MICROWAVE, AND SINK TO REPLACE EXISTING.
POWDER ROOM	FLOOR, WALL, AND CEILING FINISHES. NEW LIGHTS, NEW TOILET AND LAVATORY AND FIXTURES TO REPLACE EXISTING.

REFERENCE SYMBOLS:

GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO THE "STATE OF MAINE FIRE LIFE SAFETY AND BUILDING CODE", LATEST REVISION, THE STATE OF MAINE UNIFORM BUILDING AND ENERGY CODE AN ANY OTHER CODES GOVERNED BY THE JURISDICTION IN WHICH THE PROJECT IS BEING CONSTRUCTED.
2. CONSTRUCTION SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES, REGULATIONS, AND MANUAL OF PLANNING STANDARDS.
3. ALL DRAWINGS ARE GRAPHIC REPRESENTATIONS OF APPROXIMATE LOCATIONS OF NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTORS ARE RESPONSIBLE FOR ALL MATERIALS, CONSTRUCTION METHODS AND CRAFTSMANSHIP.
5. CONTRACTORS ARE TO VERIFY ALL EXISTING CONDITIONS, REQUIREMENTS, NOTES, CODES AND DIMENSIONS, PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IF CONDITIONS VARY FROM THOSE SHOWN ON THE DOCUMENTS.
6. CONTRACTORS ARE TO PROVIDE ADEQUATE SUPPORT OF EXISTING FOUNDATION WALLS, LOAD BEARING WALLS AND PARTITIONS DURING DEMOLITION AND CONSTRUCTION.
7. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WORK WITH OTHER TRADES WHEREVER THEY OVERLAP.
8. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING AND DETERMINING THE EXACT ROUTE AND LOCATION OF UTILITIES, MATERIALS AND EQUIPMENT BEFORE FABRICATION AND INSTALLATION.
9. WHEN EXISTING CONSTRUCTION IS REMOVED, DISTURBED, DAMAGED, REPLACED OR RENOVATED IN ANY WAY, CONTRACTORS SHALL PROVIDE PATCHING, PAINTING AND MATERIALS OF SAME TYPE AND QUALITY AS TO MATCH ADJACENT EXISTING SURFACES, UNLESS OTHERWISE NOTED.
10. CONTRACTORS SHALL PROVIDE ALL BLOCKING, FURRING AND SHIMMING FOR INSTALLATION AND COMPLETION OF WORK INCLUDING OWNER PROVIDED ITEMS AND EQUIPMENT.
11. ALL NEW WORK SHALL BE PLUMB, LEVEL AND SQUARE. SCRIBE AND MAKE FIT ALL NEW TO EXISTING.
12. CONTRACTORS VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIAL OR DOING WORK. NO EXTRA COMPENSATION OR CHARGES WILL BE ACCEPTED DUE TO DIFFERENCES BETWEEN THE ACTUAL MEASUREMENTS AND MEASUREMENTS INDICATED ON THE DRAWINGS.
13. ALL DETAILS ARE SUBJECT TO CHANGE DUE TO EXISTING FIELD CONDITIONS. CONTRACTOR MUST NOTIFY THE ARCHITECT AND OWNER OF SUCH ENCOUNTERED CONDITIONS IN WRITING AND RECEIVE APPROVAL PRIOR TO MODIFICATION OF DETAILS.
14. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS AND COMPLETION OF COMPLIANT WORK.
15. THESE DRAWINGS DO NOT PURPORT TO SHOW ALL ITEMS AND PROCEDURES REQUIRED FOR A COMPLETE INSTALLATION. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE GENERAL ARCHITECTURAL DESIGN CONCEPT, THE LOCATION/DIMENSIONS OF THE CONSTRUCTION AND MAJOR ELEMENTS OF CONSTRUCTION.
16. CONTRACTORS ARE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS ASSOCIATED WITH THE WORK OF THEIR CONTRACT.
17. ITEMS NOTED AS "BY OWNER" ARE TO BE FURNISHED AND INSTALLED BY THE OWNER OR THE OWNERS VENDOR.
18. "OWNER PROVIDED EQUIPMENT" IS INDICATED FOR REFERENCE ONLY. VERIFY DIMENSIONS AND CLEARANCE REQUIREMENTS WITH THE ACTUAL EQUIPMENT PROVIDED.
19. UNLESS OTHERWISE NOTED, ALL MASONRY DIMENSIONING IS NOMINAL FROM FACE OF MASONRY. ALL NON-MASONRY DIMENSIONING IS CENTER OF PARTITION TO CENTER OF PARTITION.
20. SEALANT SHALL BE PROVIDED AT THE EXTERIOR AND INTERIOR PERIMETER OF ALL WINDOWS, DOOR FRAMES, LOUVERS OR OTHER ITEMS INSERTED IN AN EXTERIOR WALL.
21. WOOD USED FOR BLOCKING OR OTHER PURPOSES ON OR ABOVE THE ROOF DECK, WITHIN 2'-0" OF GRADE AND OTHER LOCATIONS OUTSIDE THE BUILDING ENVELOPE WHERE EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED LUMBER OR PLYWOOD.
22. INSTALL WORK SUBSTANTIALLY AS INDICATED AND VERIFY EXACT LOCATION AND ELEVATIONS AT THE PROJECT SITE; DO NOT DIRECTLY SCALE PLANS. CONTACT ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED.
23. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO HAVE THE GENERAL CONTRACTOR PROVIDE A LICENSED ASBESTOS ABATEMENT SUB-CONTRACTOR TO PERFORM ALL ASBESTOS ABATEMENT WORK SHOWN OR NOTED ON THESE DRAWINGS UNDER PROVISIONS OF THE GENERAL CONSTRUCTION CONTRACT.
24. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO HAVE THE GENERAL CONTRACTOR COMPLETE ALL PCB RELATED WORK SHOWN OR NOTED ON THESE DRAWINGS UNDER PROVISIONS OF THE GENERAL CONSTRUCTION CONTRACT.
25. EACH PRIME CONTRACTOR SHALL COMPLETE ALL LEAD RELATED WORK NECESSARY FOR THE COMPLETION OF THEIR WORK UNDER THE PROVISIONS OF THEIR RESPECTIVE CONTRACT. EACH CONTRACTOR SHALL BE EPA LEAD CERTIFIED AND SHALL UTILIZE ONLY EPA CERTIFIED LEAD RENOVATORS.

ROOM LOCATION MAP (3RD FLOOR):

GENERAL ASBESTOS ABATEMENT NOTES:

1. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO HAVE THE GENERAL CONTRACTOR PROVIDE AN APPROVED CERTIFIED ASBESTOS ABATEMENT CONTRACTOR TO PERFORM ALL ASBESTOS ABATEMENT WORK.
2. UNLESS OTHERWISE NOTED, ALL COSTS FOR ASBESTOS ABATEMENT WORK SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S BID.
3. READILY MOVABLE ITEMS IN THE WORK AREAS WILL BE REMOVED BY THE OWNER, PRIOR TO THE BEGINNING OF WORK.
4. COORDINATE THE FOLLOWING WITH SITE MAINTENANCE PERSONNEL:
   - LOCATION OF PERSONAL AND WASTE DECONTAMINATION UNITS AND DISPOSAL DUMPSTER
   - LOCATION OF WATER HOOK-UP/DRAINAGE
   - SHUT DOWN OF UTILITIES/EQUIPMENT AND LOCK OUT OF ELECTRIC POWER. THE ABATEMENT CONTRACTOR SHALL EMPLOY A LICENSED ELECTRICIAN TO PERFORM ALL REQUIRED ELECTRICAL WORK. ELECTRICAL POWER LOCKOUTS SHALL NOT AFFECT PORTIONS OF THE BUILDINGS THAT NEED TO REMAIN IN USE.
3. ALL ASBESTOS ABATEMENT WORK TO BE DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH PART 56 OF TITLE 12 OF THE OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK (CITED AS 12 NYCRR PART 56), AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. WORK SHALL ALSO COMPLY WITH ALL REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
4. IN LIEU OF COMPLIANCE WITH THE ABOVE REFERENCED REGULATIONS, THE ABATEMENT CONTRACTOR MAY ALSO APPLY FOR SITE SPECIFIC VARIANCES, HOWEVER THE APPLICATION/APPROVAL OF SUCH VARIANCES SHALL NOT COMPROMISE THE OVERALL PROJECT SCHEDULE. ALL COSTS ASSOCIATED WITH THE APPLICATION OF SITE SPECIFIC VARIANCES SHALL BE BORNE BY THE ABATEMENT CONTRACTOR. ALL PROPOSED SITE SPECIFIC VARIANCES SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER, PRIOR TO USE ON THE JOB.
5. THE ABATEMENT CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF ALL ASBESTOS-CONTAINING MATERIALS AS INDICATED ON THE CONTRACT DRAWINGS AND AS DESCRIBED IN THE PROJECT SPECIFICATIONS.
6. THE OWNER WILL EMPLOY AN INDEPENDENT AIR MONITORING/PROJECT MONITORING FIRM. THE ABATEMENT CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH THE AIR MONITORING/PROJECT MONITORING FIRM.
7. IT IS THE RESPONSIBILITY OF THE ABATEMENT CONTRACTOR TO DETERMINE CURRENT WASTE HANDLING, TRANSPORTATION AND DISPOSAL REGULATIONS FOR THE WORK SITE. THE ABATEMENT CONTRACTOR MUST DISPOSE OF ALL ASBESTOS MATERIALS REMOVED AND COMPLY FULLY WITH THESE REGULATIONS, ALL APPROPRIATE U.S. DEPARTMENT OF TRANSPORTATION, EPA AND FEDERAL, STATE AND LOCAL ENTITIES' REGULATIONS, AND ALL OTHER CURRENT LEGAL REQUIREMENTS.
8. IF ADDITIONAL SUSPECT ASBESTOS-CONTAINING MATERIAL IS DISCOVERED DURING THE COURSE OF THE WORK, THE ABATEMENT CONTRACTOR SHALL STOP WORK AND NOTIFY THE ENGINEER IMMEDIATELY. THE ABATEMENT CONTRACTOR SHALL COOPERATE WITH THE ENGINEER WITH REGARD TO CONDUCTING ADDITIONAL BULK SAMPLING.
9. PROTECT ALL EXISTING FINISHES, NON-MOVABLE ITEMS AND UTILITIES REMAINING IN THE WORK AREAS. FINISHES OR ITEMS DAMAGED DURING ASBESTOS REMOVAL SHALL BE REPAIRED OR REPLACED BY THE ABATEMENT CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
10. MAINTAIN SECURITY IN THE BUILDING AND THE WORK AREAS AND ALLOW FOR LAWFUL EGRESS OF BUILDING OCCUPANTS AT ALL TIMES.
11. CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED ON FIELD OBSERVATIONS AND AVAILABLE CONSTRUCTION DRAWINGS AND ARE NOT GUARANTEED TO BE ACCURATE. ABATEMENT CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID. NOTE THAT ALL ASBESTOS-CONTAINING MATERIALS TO BE REMOVED UNDER THIS CONTRACT MAY NOT BE GRAPHICALLY DEPICTED. CONSEQUENCES OF ABATEMENT CONTRACTOR TO FAIL TO VERIFY CONDITIONS SHALL BE BORNE SOLELY BY THE ABATEMENT CONTRACTOR.

NOTICES:

NOTICE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS WHICH WERE MADE.

CERTIFICATION:

ARCHITECTURAL PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, INFORMATION AND BELIEF MEET THE REQUIREMENTS OF THE STATE OF MAINE UNIFORM FIRE PREVENTION AND BUILDING CODES, THE STATE ENERGY CONSERVATION CODE, NATIONAL ELECTRICAL CODE, AND INDUSTRIAL CODE RULE 56 AND THE CONSTRUCTION STANDARDS OF THE STATE EDUCATION DEPARTMENT.

SIGNATURE: _____ DATE: _____

LICENSED ARCHITECT
WILLIAM T. HARKE
No/4170
STATE OF MAINE

ABBREVIATIONS:

ADJ	ADJACENT	GALV	GALVANIZED	PR	PAIR
AHU	AIR HANDLING UNIT	GC	GENERAL CONTRACTOR	PT	PRESSURE TREATED
ALUM	ALUMINUM			PVC	POLYVINYL CLORIDE
ALT	ALTERNATE	HC	HEATING, VENTILATING AND AIR CONDITIONING CONTRACTOR	QTY	QUANTITY
APPROX	APPROXIMATE (LY)				
AVG	AVERAGE	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	RD	ROOF DRAIN
BLDG	BUILDING	HORIZ	HORIZONTAL	REF	REFERENCE
BO	BOTTOM OF			RO	ROUGH OPENING
		ID	INSIDE DIAMETER	ROW	RIGHT OF WAY
CFM	CUBIC FEET PER MINUTE	IN	INCH	RTU	ROOF TOP UNIT
CFMF	COLD FORMED METAL FRAMING	INSUL	INSULATION		
CJ	CONTROL JOINT	INT	INTERIOR	SIM	SIMILAR
CLR	CLEAR	LIN FT	LINEAL FOOT OR FEET	SPEC	SPECIFICATION
CMU	CONCRETE MASONRY UNIT	LOC	LOCATION	SQ FT	SQUARE FOOT
CONC	CONRETE			SQ IN	SQUARE INCH
CONT	CONTINUOUS	MAX	MAXIMUM	SS	STAINLESS STEEL
CU	CUBIC	MFG	MANUFACTURER	STD	STANDARD
		MECH	MECHANICAL		
DEMO	DEMOLISH	MIN	MINIMUM	TBD	TO BE DETERMINED
DIA	DIAMETER	MISC	MISCELLANEOUS	TEMP	TEMPORARY
DWG	DRAWING	MO	MASONRY OPENING	TO	TOP OF
		MTD	MOUNTED	TPO	THERMOPLASTIC POLYOLEFIN
EC	ELECTRICAL CONTRACTOR	MTG	MOUNTING		
EIFS	EXTERIOR INSULATION FINISH SYSTEM			TYP	TYPICAL
ELEV	ELEVATION	NA	NOT APPLICABLE		
ETR	EXISTING TO REMAIN	NIC	NOT IN CONTRACT	UL	UNDERWRITER'S LABORATORY
ENGR	ENGINEER	NOM	NOMINAL		
EQ	EQUAL	NRC	NOISE RESISTANCE COEFFICIENT	UNO	UNLESS NOTED OTHERWISE
EST	ESTIMATED	NTS	NOT TO SCALE		
EXIST	EXISTING				
EXT	EXTERIOR	OC	ON CENTER	VERT	VERTICAL
		OD	OUTSIDE DIAMETER	VIF	VERITY IN FIELD
FIN	FINISH (ED)	OH	OVERHEAD	VOL	VOLUMIN
FL	FLOOR	OPP	OPPOSITE HAND		
FPC	FIRE PROTECTION CONTRACTOR			W/	WITH
FT	FOOT OR FEET	PC	PLUMBING CONTRACTOR	W/O	WITHOUT
FUT	FUTURE	PLBG	PLUMBING		

MATERIAL SYMBOLS:

CONCRETE MASONRY UNITS (CMU)
CONCRETE
BRICK
PLYWOOD
WOOD (FINISHED)
WOOD (ROUGH)
RIGID INSULATION
STEEL

REV.	DESCRIPTION	DATE	BY	CK	APP

OWNER ENGINEER:

APPROVAL STAMP:

PE Stamp

DRAWING PREPARED BY: LABELLA Associates, D.P.C.

ACCEPTED BY OE:

CMP ENGINEERING
CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of CENTRAL MAINE POWER CO.

CENTRAL MAINE POWER

REV.	DATE	BY	DESCRIPTION	APP.
0.0A	04/27/2017	WTH	FOR PERMIT	

PORTLAND SERVICE CENTER
3RD FL RENOVATIONS-PROJECT INFORMATION

SHEET 2 OF 8

PORTLAND - 162 CANCO ROAD MAINE

DR. WTH & JME | SCALE: NOT APPLICABLE | FILE: G-001 PROJECT INFORMATION SHEET.DWG
CK. LABELLA | NO. G-001 | REV. 0-0A
APP. --
DATE: --

CADD Drawing, DO NOT REVISE MANUALLY.
ARCH D