

# CAPRICORN

13 RICE STREET

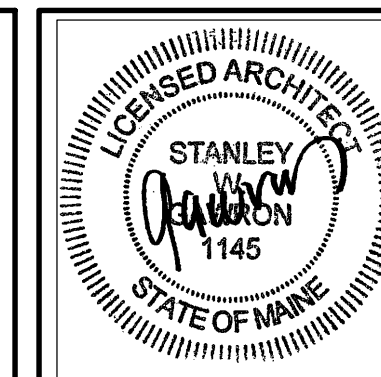
PORTLAND, MAINE

## OFFICE RENOVATION



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GENERAL	SITE/CIVIL	LANDSCAPING	STRUCTURAL	ARCHITECTURAL	MECH/PLUMBING	ELECTRICAL
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**CAPRICORN**  
 OFFICE RENOVATION  
 12 RICE STREET . . . . PORTLAND, MAINE

REVISIONS		
#	DATE	DESCRIPTION
1	11.15.13	ISSUED FOR PRICING
2	11.22.13	ISSUED FOR PRICING
3	12.05.13	ISSUED FOR PRICING

DATE:	12.05.13
PROJECT #:	100213
DRAWN BY:	DMR
CHECKED BY:	MT
DRAWING SCALE:	AS NOTED

SHEET TITLE  
 TITLE SHEET & DRAWING INDEX

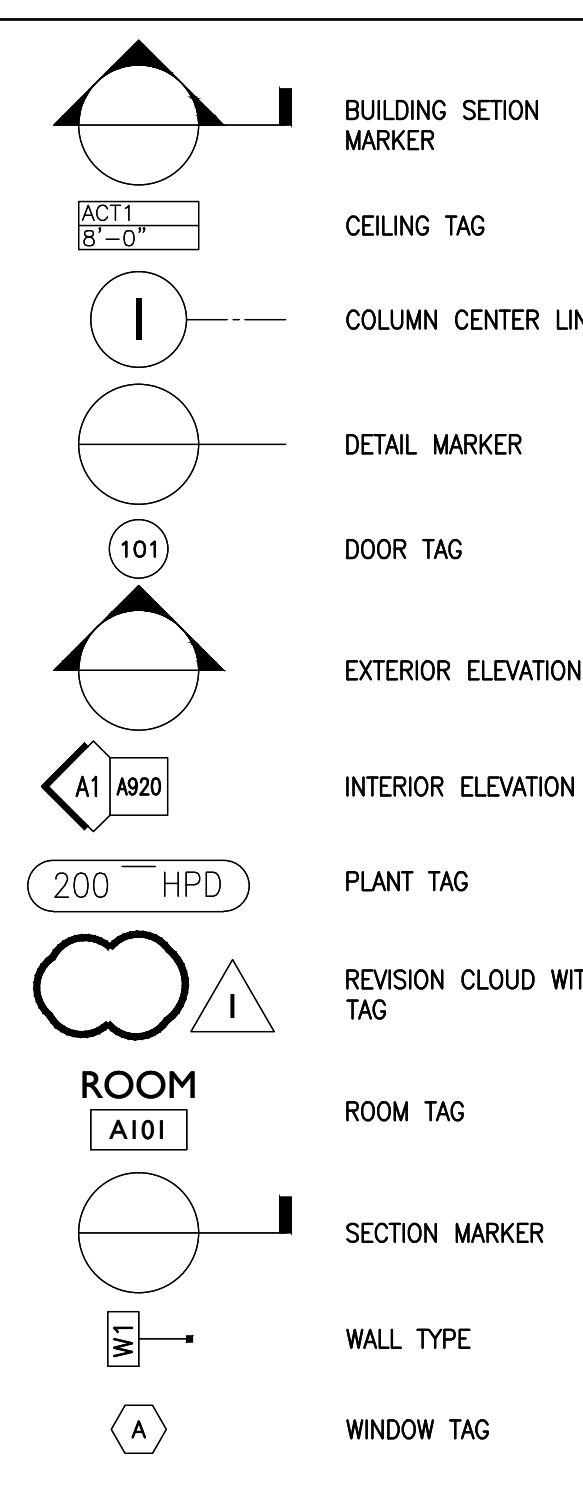
**G100**

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### ABBREVIATIONS

ALUM OR AL	ALUMINUM WALL PANEL	GALV	GALVANIZED	S	SOUTH
AWP	ACOUSTICAL CEILING TILE	GB	GRAB BARS	SC	SHOWER CURTAIN
BIT	BITUMINOUS	GC	GENERAL CONTRACTOR	SD	SOAP DISPENSER
BM	BENCH MARK	GWB	GYPSPUM WALL BOARD	SCHED	SCHEDULE
BOT	BOTTOM	HC	HARDWOOD	SECT	SECTION
BRG	BEARING	HD	HEADER	SHT	SHEET
BRK	BRICK	HDR	HARDWARE	SH	SHOULDER
C	CARPET	HM	HOLLOW METAL	SND	SQUARE
CAB	CABINET	HRZ	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	STRUCT	STRUCTURAL
CJ	CONTROL JOINT	IN	INCHES	SV	SHEET VINYL
CL	CENTER LINE	INSUL	INSULATION	T	TEMPERED (GLASS)
CLG	CEILING	INT	INTERIOR	TB	TACK BOARD
CMU	CONCRETE MASONRY UNITS	LOC	LOCATION	THK	THICKNESS
CONC	CONCRETE	M	MARBLE	TO	TOP OF
CONT	CONTINUOUS	MAS	MASONRY	TOB	TOP OF BEAM
CONST	CONSTRUCTION	MAX	MAXIMUM	TOW	TOP OF MASONRY
CONTR	CONTRACTOR	MB	MARKER BOARD	TWP	TOP OF WALL
CT	CERAMIC TILE	MECH	MECHANICAL	TP	TOILET PAPER DISPENSER
DBL	DOUBLE	MFR	MANUFACTURER	TYP	TYPICAL
DF	DRINKING FOUNTAIN	MIN	MINIMUM	UNB	UNLESS NOTED OTHERWISE
DIA	DIAMETER	MISC	MISCELLANEOUS	VB	VAPOR BARRIER
DM	DIMENSION	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
DNA	DOES NOT APPLY	MR	MOP RECEPTOR	VERT	VERTICAL
DTL	DETAIL	MRGB	MOISTURE RESISTANT GYPSUM BOARD	VWC	VINYL WALL COVERING
DWG	DRAWING	BCARD	BOARD	W/	WITH
E	EAST	MTL	METAL	WC	WATER CLOSET
EA	EACH	N	NORTH	WD	WOOD
EF	EACH FACE	NA	NOT APPLICABLE		
EJ	EXPANSION JOINT	NIC	NOT IN CONTACT		
EL	ELEVATION	NO	NUMBER		
ELEV	ELECTRICAL	NOM	NOMINAL		
EMHO	ELECTROMAGNETIC HOLD OPEN	NTS	NOT TO SCALE		
EQ	EQUAL	OA	OVERALL		
EW	EACH WAY	OC	ON CENTER		
EWC	ELECTRIC WATER COOLER	OD	OUTSIDE DIAMETER		
EXIT OR (E)	EXISTING	OPNG	OPENING		
EXP	EXPANSION	OPP	OPPOSITE		
EXT	EXTERIOR	OF	OUTSIDE FACE		
FD	FLOOR DRAIN	PAINT	PAINTED		
FDN	FOUNDATION	PLY	PLYWOOD		
FE	FIRE EXTINGUISHER	PLY WD	PLYWOOD		
FFE	FINISH FLOOR ELEVATION	PNL	PANEL		
FIN	FINISH	P.A.	PRESSURE TREATED		
FIN FL OR FF	FINISH FLOOR	PT & D	PAPER TOWEL AND WASTE DISPENSER		
FIN GR	FINISH GRADE	PTN	PARTITION		
FL	FLOOR	RD	ROOF DRAIN		
FR	FIRE RATING	REF	REFRIGERATOR		
FRMG	FRAMING	REF	REFRIGERATOR		
FT	FEET (FOOT)	REIN	REINFORCED		
FV	FIELD VERIFY	REQD	REQUIRED		
FWC	FABRIC WALL COVERING	RM	ROOM		
G	GAUGE	RO	ROUGH OPENING		

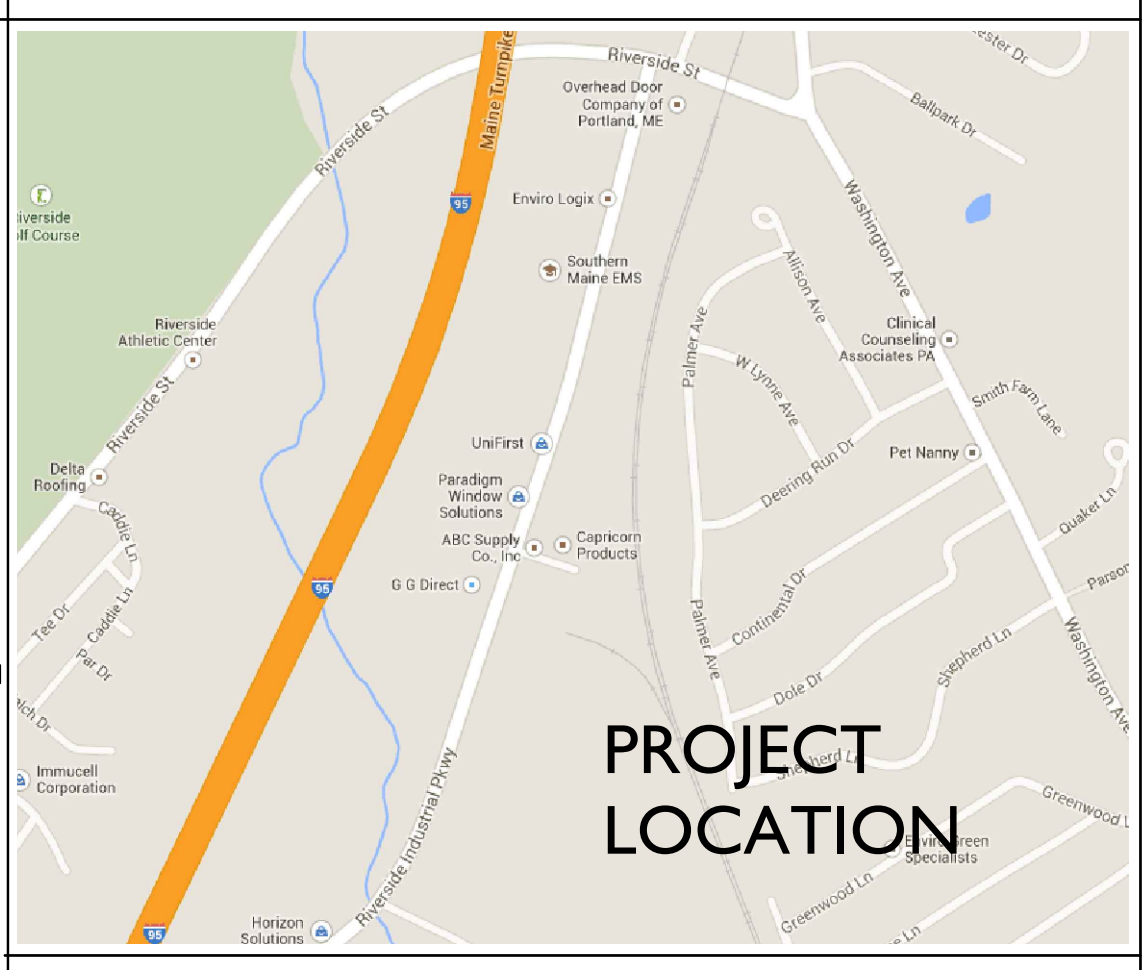
### LEGEND



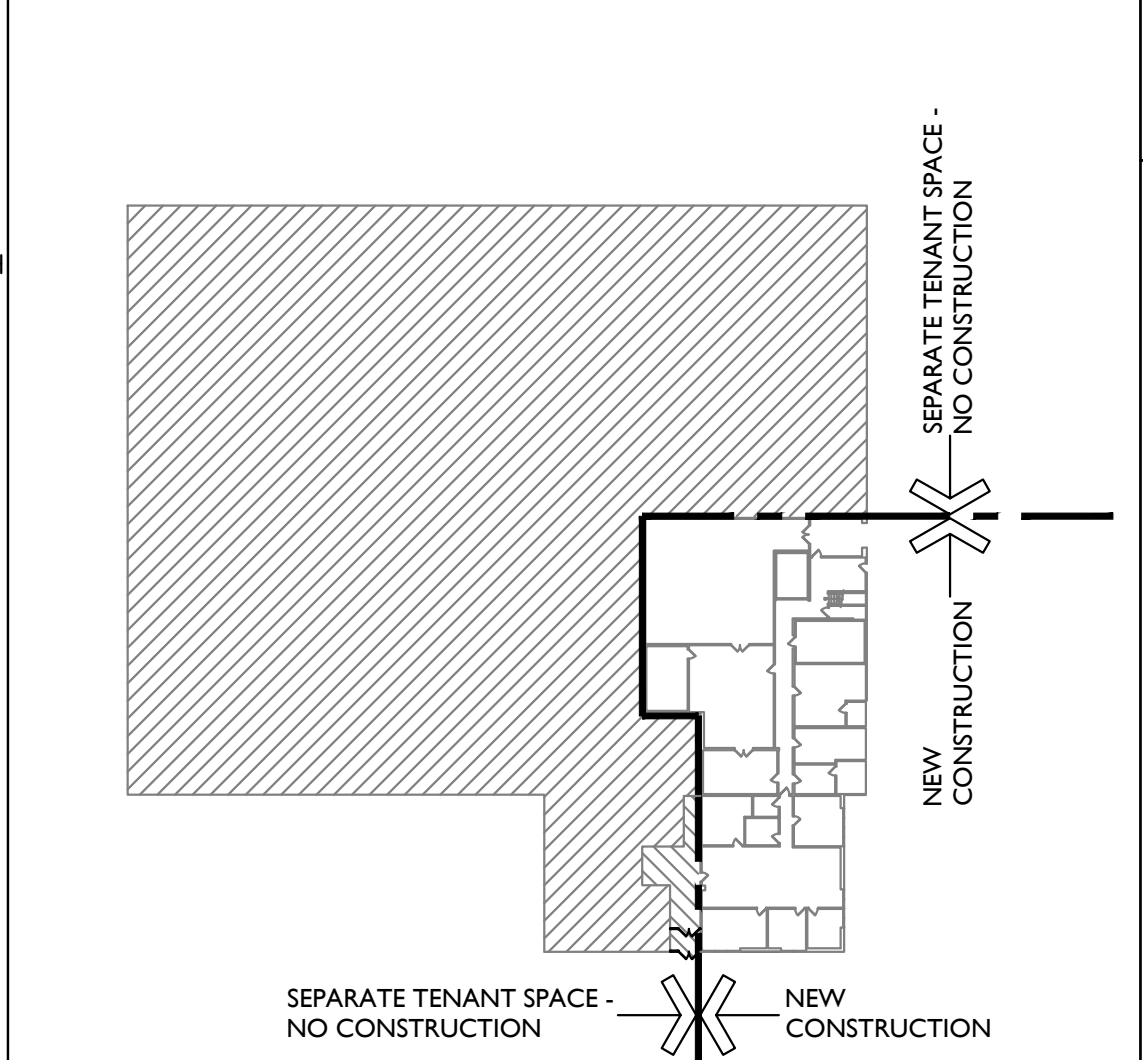
### GENERAL NOTES

- 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.
- DO NOT ALTER OR PENETRATE ANY EXISTING STRUCTURAL ELEMENTS, STRUCTURAL EXTERIOR WALL COMPONENTS, OR FIRE RATED WALLS.
- 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, 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.**
- NOT USED.
- 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.
- NOT USED.
- 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; PRE-FINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. IF PRE-FINISHED, 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.
- GENERAL CONTRACTOR SHALL SUPPLY POWER AND COORDINATION TO THE TENANT SUPPLIED SYSTEMS FURNITURE AND LABORATORY EQUIPMENT.
- GENERAL CONTRACTOR SHALL SUPPLY POWER AND CONDUITS WITH PULL-STRINGS FOR DATA AND TELEPHONE TO ALL POWER POLES FOR THE OWNER SUPPLIED WORKSTATIONS; THE DESIGN AND INSTALLATION OF THE DATA AND TELEPHONE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE TENANT. GENERAL CONTRACTOR TO PROVIDE CONDUIT WITH PULL-STRINGS TO ALL LOCATIONS RECEIVING DATA AND TELEPHONE.

### SITE LOCATION MAP



### LIMIT OF WORK PLAN



### PROJECT DIRECTORY

<b>OWNER:</b> ALPINE LLC 300 WARREN AVE PORTLAND, MAINE 04103 207-828-4650	<b>ARCHITECT:</b> GAWRON TURGEON ARCHITECTS 29 BLACK POINT ROAD SCARBOROUGH, MAINE 04074 207-883-6307	<b>STRUCTURAL ENGINEER:</b> M2 STRUCTURAL ENGINEERING 233 THORNBURY WAY WINDHAM, MAINE 04062 207-892-0983	<b>PLUMBING ENGINEER:</b> DESIGN / BUILD PROVIDED BY GENERAL CONTRACTOR
<b>GENERAL CONTRACTOR:</b> ALBAH CONSTRUCTION CO. INC. 10 ALEXANDER DRIVE CAPE ELIZABETH, MAINE 04107 207-831-9338	<b>MECHANICAL ENGINEER:</b> DESIGN / BUILD PROVIDED BY GENERAL CONTRACTOR	<b>ELECTRICAL ENGINEER:</b> DESIGN / BUILD PROVIDED BY GENERAL CONTRACTOR	<b>FIRE SUPPRESSION ENGINEER:</b> DESIGN / BUILD PROVIDED BY GENERAL CONTRACTOR