# CAPRICORN

13 RICE STREET PORTLAND, MAINE

## OFFICE RENOVATION

## DRAWING INDEX

| | | | 11.15.13 PRICING SET | 11.22.13 PRICING SET | 12.05.13 PRICING SET | | |
|---|---|---|---|---|---|---|---|
| GENERAL | G100 | TITLE SHEET & DRAWING INDEX | ● | ● | ● | | |
| | G101 | CODE REVIEW SUMMARY | ● | ● | ● | | |
| SITE/CIVIL | | | | | | | |
| LANDSCAPING | | | | | | | |
| STRUCTURAL | | | | | | | |
| ARCHITECTURAL | D101 | DEMOLITION FLOOR PLANS | ● | ● | ● | | |
| | A101 | GROUND FLOOR & MEZZANINE PLAN | ● | ● | ● | | |
| | A301 | GROUND FLOOR & MEZZANINE REFLECTED CEILING PLAN | ● | ● | ● | | |
| | A800 | DOOR SCHEDULE – DOOR & WINDOW TYPES & DETAILS | ● | ● | ● | | |
| | A941 | INTERIOR FINISH LEGEND & SCHEDULE | ● | ● | ● | | |
| MECH/ PLUMBING | | DESIGN / BUILD – PROVIDED BY GENERAL CONTRACTOR | | | | | |
| ELECTRICAL | | DESIGN / BUILD – PROVIDED BY GENERAL CONTRACTOR | | | | | |

## 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 | SQ | 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 | 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 | TOM | TOP OF MASONRY |
| CONTR | CONTRACTOR | MB | MARKER BOARD | TOW | TOP OF WALL |
| CT | CERAMIC TILE | MECH | MECHANICAL | TP | TOILET PAPER DISPENSER |
| DBL | DOUBLE | MFGR | MANUFACTURER | TYP | TYPICAL |
| DF | DRINKING FOUNTAIN | MIN | MINIMUM | UNO | UNLESS NOTED OTHERWISE |
| DIA | DIAMETER | MISC | MISCELLANEOUS | VB | VAPOR BARRIER |
| DIM | 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 | | | W | WEST |
| E | EAST | MTL | METAL | W/ | WITH |
| EA | EACH | N | NORTH | WC | WATER CLOSET |
| EF | EACH FACE | NA | NOT APPLICABLE | WD | WOOD |
| EJ | EXPANSION JOINT | NIC | NOT IN CONTACT | | |
| EL | ELEVATION | NO | NUMBER | | |
| ELEC | ELECTRICAL | NOM | NOMINAL | | |
| ELEV | ELEVATOR | NTS | NOT TO SCALE | | |
| EMHO | ELECTROMAGNETIC HOLD OPEN | OA | OVERALL | | |
| EQ | EQUAL | OC | ON CENTER | | |
| EW | EACH WAY | OD | OUTSIDE DIAMETER | | |
| EWC | ELECTRIC WATER COOLER | OPNG | OPENING | | |
| EXIT OR (E) | EXISTING | OPP | OPPOSITE | | |
| EXP | EXPANSION | OF | OUTSIDE FACE | | |
| EXT | EXTERIOR | P | PAINT | | |
| FD | FLOOR DRAIN | PTD | PAINTED | | |
| FDN | FOUNDATION | PL | PLATE | | |
| 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 | | | | |
| FL | FLOOR | PTN | PARTITION | | |
| FR | FIRE RATING | RD | ROOF DRAIN | | |
| FRMG | FRAMING | RE | REFER | | |
| FT | FEET (FOOT) | REF | REFRIGERATOR | | |
| FV | FIELD VERIFY | REINF | REINFORCED | | |
| FWC | FABRIC WALL COVERING | REQD | REQUIRED | | |
| G | GRANITE | RM | ROOM | | |
| GA | GAUGE | RO | ROUGH OPENING | | |

## LEGEND

- BUILDING SETION MARKER
- ACT1 / B'-0" — CEILING TAG
- 1 — COLUMN CENTER LINE
- DETAIL MARKER
- 101 — DOOR TAG
- EXTERIOR ELEVATION
- A1 / A920 — INTERIOR ELEVATION
- 200 HPD — PLANT TAG
- 1 — REVISION CLOUD WITH TAG
- ROOM / A101 — ROOM TAG
- SECTION MARKER
- W1 — WALL TYPE
- A — WINDOW TAG

## GENERAL NOTES

1. 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.

2. DO NOT ALTER OR PENETRATE ANY EXISTING STRUCTURAL ELEMENTS, STRUCTURAL EXTERIOR WALL COMPONENTS, OR FIRE RATED WALLS

3. THE LOCATIONS OF DOORS NOT DIMENSIONED SHALL BE 6 INCHES FROM ADJACENT WALL.

4. 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.

5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED & ALL CONNECTIONS TO BE STAINLESS STEEL.

6. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.

7. NOT USED

8. 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.

9. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.

10. NOT USED

11. 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.

12. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN LAVATORIES, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS.

13. 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.

14. 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.

15. 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.

16. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL INTERIOR FINISHES FOR ARCHITECT'S REVIEW.

17. 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.

18. GENERAL CONTRACTOR SHALL SUPPLY POWER AND COORDINATION TO THE TENANT SUPPLIED SYSTEMS FURNITURE AND LABORATORY EQUIPMENT.

19. 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


OWNER:
ALPINE LLC
380 WARREN AVE
PORTLAND, MAINE 04103
207–828–4650

ARCHITECT:
GAWRON TURGEON ARCHITECTS
29 BLACK POINT ROAD
SCARBOROUGH, MAINE 04074
207–883–6307

STRUCTURAL ENGINEER:
M2 STRUCTURAL ENGINEERING
233 THORNBURY WAY
WINDHAM, MAINE 04062
207–892–0983

PLUMBING ENGINEER:
DESIGN / BUILD
PROVIDED BY GENERAL CONTRACTOR

GENERAL CONTRACTOR:
ALBAIR CONSTRUCTION CO. INC.
10 ALEXANDER DRIVE
CAPE ELIZABETH, MAINE 04107
207–831–9338

MECHANICAL ENGINEER:
DESIGN / BUILD
PROVIDED BY GENERAL CONTRACTOR

ELECTRICAL ENGINEER:
DESIGN / BUILD
PROVIDED BY GENERAL CONTRACTOR

FIRE SUPRESSION ENGINEER:
DESIGN / BUILD
PROVIDED BY GENERAL CONTRACTOR


LICENSED ARCHITECT STANLEY W. GAWRON 1145 STATE OF MAINE


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Scarborough, Maine 04074
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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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