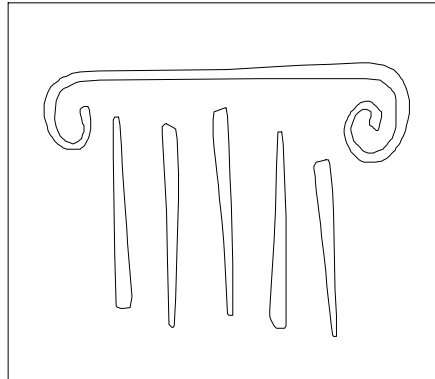


# BANKS OFFICE BUILDING

## 281 VERANDA STREET

### PORTLAND, MAINE



PORT CITY  
ARCHITECTURE

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## TYPICAL ABBREVIATIONS

4	AND	ELEC	ELECTRIC
ANG	ANGLE	ELEV	ELEVATION
@	AT	EMP	EMPLOYEE
ADA	AMERICAN DISABILITIES ACT	ENCL	ENCLOSE
ADJ	ADJUST OR ADJACENT	ENT	ENTRY or ENTRANCE
AFF	ABOVE FINISH FLOOR	EQ	EQUAL
ALUM	ALUMINUM	EQUIP	EQUIPMENT
ARCH	ARCHITECT OR ARCHITECTURAL	EUC	ELECTRIC WATER COOLER
AVG	AVERAGE	EXH	EXHAUST
BD	BOARD	EXIST	EXISTING
BLDG	BUILDING	EXP	EXPANSION
BLKG	BLOCKING	EXT	EXTERIOR
BM	BEAM	FBO	FURNISHED BY OWNER
BO	BOTTOM OF	FDN	FOUNDATION
C	CENTER LINE	FF	FINISH FLOOR
CAB	CABINET	FFE	FINISH FLOOR ELEVATION
CLG	CEILING	FIN	FINISH
CLR	CLEAR	FIXT	FIXTURE
CMU	CONCRETE MASONRY UNIT	FLG	FLOORING
CNTR	COUNTER	FLR	FLOOR
COL	COLUMN	FLUOR	FLUORESCENT
CONC	CONCRETE	FT	FOOT or FEET
CONT	CONTINUOUS	GA	GAUGE
COORD	COORDINATE	GALV	GALVANIZED
COR	CORNER	GC	GENERAL CONTRACTOR
CPT	CARPET	GL	GLASS
CW	COLD WATER	GWB	GYPSPUM WALL BOARD
DBL	DOUBLE	HGT	HEIGHT
DEG	DEGREE	HM	HOLLOW METAL
DHW	DOMESTIC HOT WATER	HORIZ	HORIZONTAL
DIA	DIAMETER	HR	HOUR
DIM	DIMENSION	HVAC	HEATING, VENTILATION & AIR CONDITION
DN	DOWN	IBC	INSTALLED BY CONTRACTOR
DR	DOOR	IN	INCHES
DS	DOWN SPOUT	INSUL	INSULATION
DW	DISH WASHER	INT	INTERIOR
DWG	DRAWING	JT	JOINT
E	EAST	LAM	LAMINATED
EA	EACH	LB	POUNDS
EJ	EXPANSION JOINT	LF	LINEAR FEET
LL	LIVE LOAD	RO	ROUGH OPENING
LWC	LIGHT WEIGHT CONCRETE	RM	ROOM
MAX	MAXIMUM	RTU	ROOF TOP UNIT
MECH	MECHANICAL	S	SOUTH
MFG	MANUFACTURE	SAT	SUSPENDED ACOUSTICAL TILE
MH	MAN HOLE	SCHED	SCHEDULE
MIL	MILLIMETER	SD	STORM DRAIN
MIN	MINIMUM	SECT	SECTION
MSB	MAIN SWITCH BOARD	SF	SQUARE FEET
MTD	MOUNTED	SM	SIMILAR
MTL	METAL	SP	SHELL PACKAGE
MW	MICROWAVE	SPEC	SPECIFICATIONS
N	NORTH	SS	STAINLESS STEEL
N/A	NOT APPLICABLE	SQ	SQUARE
NAT	NATURAL	STD	STANDARD
NIC	NOT IN CONTRACT	STL	STEEL
#	NUMBER	STRUC	STRUCTURAL
NTS	NOT TO SCALE	SUSP	SUSPENDED
OC	ON CENTER	SYMM	SYMMETRICAL
OH	OVER HEAD	T	THERMOSTAT
PAR	PARALLEL	T & B	TOP AND BOTTOM
P/C	PRECAST CONCRETE	TEL	TELEPHONE
PERF	PERFORATED	TGL	TEMPERED GLASS
PERP	PERPENDICULAR	THICK	THICKNESS
PL	PLATE	TI	TENANT IMPROVEMENTS
P-LAM	PLASTIC LAMINATE	T.O.	TOP OF
PLAS	PLASTER	TOJ	TOP OF JOIST
PLBG	PLUMBING	TOG	TOP OF STEEL
PLYWD	PLYWOOD	TYP	TYPICAL
PSI	POUNDS PER SQUARE INCH	UL	UNDERWRITERS LABORATORIES, INC
PT	PRESSURE TREATED	UNO	UNLESS NOTED OTHERWISE
PTD	PAINT	VB	VINYL BASE
QTY	QUANTITY	VCT	VINYL COMPOSITE TILE
R	RISER or RADIUS	VERT	VERTICAL
RAD	RADIUS	VIF	VERIFY IN FIELD
RCP	REFLECTED CEILING PLAN	W	WIDE or WEST
RD	ROOF DRAIN	WD	WOOD
REF	REFRIGERATOR	WC	WATER COOLER
REINF	REINFORCED	W/	WITH
REQD	REQUIRED	W/O	WITHOUT
		X	EXISTING

## LIST OF DRAWINGS

- T-1.01 TITLE SHEET (CODE INFO.)
- A5-1.01 SITE PLAN
- D-1.01 DEMOLITION PLANS
- A-1.01 FLOOR PLANS
- A-5.01 EXTERIOR ELEVATIONS

## LEGEND

- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- SHEET WHERE DETAIL IS TAKEN
- INDICATES BUILDING SECTION OR BUILDING ELEVATION
- BUILDING SECTION LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- SHEET WHERE BUILDING SECTION IS TAKEN
- INTERIOR ELEVATION NUMBER
- SHEET WHERE ELEVATION IS DRAWN
- ROOM NAME AND NUMBER
- KEYED NOTE
- DOOR NUMBER
- COLUMN GRID LINE
- ELEVATION TARGET
- WALL TYPE
- WINDOW TYPE

## GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER.)
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- ALL DOORS SHOULD HAVE ADA COMPLIANT LEVER HANDLES.

## RENOVATION GENERAL NOTES

- REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
- UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- ALL KNOW HAZARDOUS MATERIALS REMOVALS REQUIRED FOR THE SAFE IMPLEMENT OF THIS PROJECT HAVE BEEN REMOVED PRIOR TO THIS CONTRACT. IF ADDITIONAL SUSPECT MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OR TESTING AND / OR REMOVAL. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL FOR ADDITIONAL DEMOLITION REQUIREMENTS.

BANKS OFFICE BUILDING  
ADDITION AND RENOVATION  
281 VERANDA STREET  
PORTLAND, MAINE


#	DATE	DESCRIPTION
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### REVISIONS

Date Issued	10.05.01
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Project Number	07113
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Drawing Scale	NOT TO SCALE
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SHEET NAME  
TITLE SHEET

Drawn By	T-1.01
Checked By	