

PROJECT GENERAL NOTES

- 1. These notes are intended for general reference and information and to augment the Contract and Specification information provided under separate cover. Refer to those Specifications for detailed information and requirements.
2. All Work included in this Contract shall conform to all national, state, and local Codes, Ordinances and Agency requirements including, but not limited to: hazardous material removal, solid waste disposal, seismic design, and life-safety.
3. Definitions:
New: May be used to indicate items which shall be furnished and installed by this Contract. Typically used to ensure clarity between various components of the drawings. Not all items are labeled as "new" when it is obvious by other indication.
Existing: Existing building or site components which are in place at the start of Construction. Not all items are labeled as "existing" when it is obvious by other indication. Consult the Architect for clarification.
Repair: Restore to proper operating and aesthetic condition.
Restore: Bring back to former condition, by repairing or patching as required.
Patch: Restore to condition matching existing adjacent construction, surface texture and finish. After removal of building components as indicated, patch and prepare the remaining existing exposed surfaces to receive new work and finish, including but not limited to: level floors at wall removals; tooth-in new CMU at openings; piece-in new plaster backing and finish flush; piece in new ceiling suspension system.
N.I.C. (Not In Contract): Work which is not included in this Contract, but which may require Contractor coordination.
Remove: Dismantle and/or extract from the premises entirely. Dispose of off site unless noted otherwise.
Replace: Dismantle and/or extract from the premises entirely. Dispose of off site unless noted otherwise. Provide new material as indicated.
Damages: Existing building or site components, not scheduled for work, which are damaged. Such elements and components shall be replaced or restored to original condition by methods approved by the Architect.
Demolish: Dismantle and/or extract from the premises entirely. Dispose of off site unless noted otherwise.
Salvage: Remove and reinstall or remove and deliver to the Owner, as indicated. Salvaged components may be for limited reuse, to match existing conditions or to patch and repair as indicated.

4. It is the intent of the drawings and specifications to have the Contractor provide a complete, fully operational building. Provide all labor, materials and incidentals necessary to achieve this intent. Failure of the Drawings or Specifications to indicate each incidental shall not relieve the Contractor from providing the necessary items as part of this Contract. The Drawings show the design and layout, describe the quality level and construction techniques in a general sense only. All details are typical. What is shown in one condition applies to all other similar conditions, unless noted otherwise.

5. Verify the following items and report any discrepancies to the Architect prior to proceeding with Work, and proceed with the Work only after such discrepancies are resolved by the Architect:

- Existing conditions
The size and location of all existing utilities.
Discrepancies between or within the Contract Documents.
Unsuitable soils: report the location of all unsuitable soil materials below anticipated levels of footings or slabs prior to setting forms.
Mechanical, electrical and plumbing coordination having potential impact on ceiling heights or building appearance
Dimensional discrepancies.

6. Provide bond-outs, blocking, sleeves and pipes as required for all wall, floor, roof, and ceiling penetrations through structure. Coordinate installation of all structural, mechanical, plumbing and electrical components. Seal all penetrations in fire rated assemblies and smoke assemblies to conform to U.L. rated assemblies and all NFPA and IBC building Code requirements. All penetrations shall also comply with the acoustical assembly rating required for each wall or floor assembly. Refer to the Code Plans for specific Code references.

7. Mechanical, electrical and plumbing coordination: ceiling heights and duct sizes are given. Coordinate the Work to achieve the given visual and performance requirements, and the requirement of including mechanical, electrical and plumbing systems within the indicated space.

8. Do not penetrate structural beams, columns, or shear walls unless specifically detailed otherwise.

9. Coordinate the Work of all Subcontractors.

10. Provide work holes and access holes to install new systems in concealed spaces, as required or indicated.

DOOR AND WINDOW GENERAL NOTES

- 1. Unless noted otherwise, the location of doorframes shall be:
4' from adjacent wall to the hinge side in stud partitions.
Maintain a clear dimension of 1'-6" from all adjacent construction to the latch (pull) side of the door as indicated.
Maintain other clear dimensions in accordance with the latest version of the ADA Accessibility Guidelines (ADAAG).
See sheet A500.

2. Refer to Specifications for locations of Tempered, Wired, or Insulating Glass.

3. See also WALL GENERAL NOTES.

ROOF GENERAL NOTES

1. Protect all openings cut in the existing roof. Provide temporary roofing if work is to be unfinished during adverse weather conditions.

2. Provide flashing at all roof penetrations, whether shown on the roof plan or not, unless noted otherwise. Refer to Structural, Mechanical and electrical plans for number, location, and size of penetrations.

CEILING GENERAL NOTES

1. Ceiling plans do not show every fixture or component. Refer to electrical, plumbing, mechanical and structural drawings for extent of all ceiling penetrations and installations and coordinate prior to installation.

2. Prior to the installation of ceilings, allow for an above-ceiling inspection of components that will not be visible when the ceilings have been installed.

PLAN GENERAL NOTES

1. The Drawings use a system of keyed notes on plans, elevations and details. Instructions for specific components of the Work are keyed to the Drawings. Building systems (partitions, roof & foundation) are keyed to floor plans, wall sections, roof plan and other details as appropriate.

2. Work from given dimensions. In general, large-scale details take precedence over smaller scale plans, elevations and building sections. Notify the Architect of any dimensional discrepancies prior to commencing the Work, and do not begin work until such discrepancies are resolved by the Architect. Do not scale drawings. Dimensions indicated as "clear" shall be maintained in cases of discrepancy.

3. Dimensional Control:

- Exterior dimensions are from:
Centerline of column to outside face of masonry
Face of masonry to face of masonry
Face of concrete to face of concrete
Centerline of column to centerline of window opening
Masonry opening to masonry opening
Center line of column to face of masonry
Exterior face of sheathing to exterior face of sheathing
Interior dimensions are from:
Face of stud to face of stud
Face of masonry to face of masonry
Face of stud to face of masonry
Centerline column to face of stud or masonry
Existing dimensions are shown enclosed in square brackets [] and shall be verified.

4. Verify all existing conditions and dimensions and report any discrepancies to the Architect. Proceed with the work only after discrepancy has been resolved with the Architect.

5. Masonry Opening or Rough Opening dimensions indicated are nominal dimensions only. Coordinate all Masonry Openings or Rough Openings with actual window unit, doorframe, or curtain wall/storefront sizes and requirements.

6. Flooring and floor finishes shall be installed to a maximum differential of 1/16" between dissimilar materials. Provide transition strips or thresholds (1/2" maximum) of same material as flooring and/or as noted on the drawings.

7. Typical Details: All details shall be considered typical and are to be applied to similar conditions whether indicated or not. Specifically, but not limited to, the following details are typical throughout this project and apply in all cases unless specifically noted otherwise. Please note that these details may not be directly referenced from the plans or other details:

- Slabs at all floor drains shall be pitched toward the drain. See sheet A500.
All roof leaders, heat piping, sprinkler risers or miscellaneous piping shall be enclosed within the wall construction. See detail sheet A500.
See details sheet A505 for transitions and overlaps between Air Barrier, Metal Flashing and Wall (or roof) Membrane Flashings.
Unless noted otherwise, the location of doorframes shall be:
4' from adjacent wall to the hinge side in metal stud partitions.
Maintain a clear dimension of 1'-6" from all adjacent construction to the latch (pull) side of the door.
Maintain other clear dimensions in accordance with the latest version of the ADA Accessibility Guidelines (ADAAG).
See sheet A500.

WALL GENERAL NOTES

1. All partitions shall extend from sub-floor or slab to underside of floor or roof deck above, unless noted otherwise.

2. Install one bead of acoustical sealant under each layer of GWB at intersection with floor at each side of wall. Cover with wall base.

3. Install blocking behind all surface-applied fixtures, trim, grab bars, shelves, chair rails, picture rails, base moldings, tack or marker boards, window treatment, wall or base cabinets or counters, and miscellaneous accessories mounted on stud walls. See detail B3/A500.

4. Install moisture resistant GWB in toilets, showers, kitchens, wall areas within 8 feet of sinks, and other high humidity areas.

5. All exterior wood framing in contact with concrete or ground or exposed to the weather shall be pressure treated.

6. All stud framing is 2x6 unless noted otherwise.

7. All interior wood stud partitions are type (C52 / C60), unless noted otherwise.

8. Typical Details: All details shall be considered typical and are to be applied to similar conditions whether indicated or not. Specifically, but not limited to, the following details are typical throughout this project and apply in all cases unless specifically noted otherwise. Please note that these details may not be directly referenced from the plans or other details:

- All framing shall be fire stopped at each floor level.
See sheet A505 for transitions and overlaps between Air Barrier, Metal Flashing and Wall (or roof) Membrane Flashings.

INTERIOR GENERAL NOTES

1. All mounting heights and clearances at Unit A toilet rooms shall comply with the latest version of the ADA Accessibility Guidelines (ADAAG).

Barrier-Free clearances are given. These clear dimensions shall be maintained in cases of discrepancy.

All dimensions given for fixture and accessory locations are clear dimensions from finished surfaces, unless noted otherwise. Coordinate actual dimensions with wall construction and finishes.

Locate all controls, flush valves, shutoffs and similar items in accordance with the latest version of the ADA Accessibility Guidelines (ADAAG).

A range of mounting heights may be given for some items. Maintain a consistent mounting height, within the given range, throughout the Project, unless noted otherwise.

2. Install blocking behind all surface-applied fixtures, trim, grab bars, shelves, chair rails, picture rails, base moldings, window treatment, wall or base cabinets or counters, and miscellaneous accessories mounted on stud walls. See detail B3/A500.

3. Install transition strips between dissimilar flooring materials. See detail A1/A601.

4. All wood not indicated to be painted shall be natural finish (clear).

All grab bar components shall be able to withstand a horizontal load of 250lbs at any point.

VERTICAL CIRCULATION GENERAL NOTES

1. All handrail and guardrail components shall be able to withstand a horizontal load of 250 pounds at any point.

2. Guardrails shall not allow the passage of a 4-inch sphere between members.

3. All ramp, stair, ladder, alternating tread device, handrail and guardrail components shall comply with the applicable provisions of the latest version(s) IBC, NFPA 101, and the ADA.

ABBREVIATIONS

- AB ANCHOR BOLT
AB AIR BARRIER
AC AIR CONDITIONING
ADDL ADDITIONAL
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
AH AIR HANDLER
AIB AIR INFILTRATION BARRIER
ALT ALTERNATE
ALUM ALUMINUM
AOR AREA OF REFUGE
APPROX APPROXIMATE
ARCH ARCHITECT(URAL)
ARND AROUND
AWP ACOUSTICAL WALL PANEL
BD BOARD
BF BARRIER FREE
BIT BITUMINOUS
BLDG BUILDING
BLKG BLOCKING
BM BENCHMARK
BOT BOTTOM
BO BOTTOM OF
BRK BRICK
BRG BEARING
BSM BRICK SHELF
BSMT BASEMENT
C, CRS COURSE
CAB CABINET
CB CATCH BASIN
CC CENTER TO CENTER
CF CUBIC FOOT
CFMF COLD FORMED METAL FRAMING
CJ CONTROL JOINT
CL CENTERLINE
CLG CEILING
CLR CLEAR
CMT CERAMIC MOSAIC TILE
CMU CONCRETE MASONRY UNIT
CO CLEANOUT
COL COLUMN
CONC CONCRETE
CONC/COLORED CONCRETE CONTINUOUS OR CONTINUE
CONTR CONTRACTOR
CPT CARPET
CS COUNTERSINK
CSMT CASEMENT
CT CERAMIC TILE
CWT CERAMIC WALL TILE
CUH CABINET UNIT HEATER
CY CUBIC YARD
DBL DOUBLE
DC DISPLAY CASE
DEMO DEMOLISH, DEMOLITION
DF DRINKING FOUNTAIN
DIA, DIAM DIAMETER
DIM DIMENSION
DIV DIVISION
DMP DEMOUNTABLE PARTITION
DN DOWN
DR DOOR
DTL DETAIL
DWG DRAWING
DWR DRAWER
E EAST
EA EACH
EF EXHAUST FAN
EMHO ELECTRO MAGNETIC HOLD OPEN
EIFS EXTERIOR INSULATION FINISH SYSTEM
EJ EXPANSION JOINT
EL ELEVATION
REQ'D REQUIRED
EP EPOXY PAINT
ELEC ELECTRICAL
ELEV ELEVATOR
EMER EMERGENCY
ENCL ENCLOSED/ENCLOSURE
EQ EQUAL
EQUIP EQUIPMENT
EXH EXHAUST
EXIST EXISTING
EXT EXTERIOR
EW EYEWASH
EWC ELECTRIC WATER COOLER
FB FIRE BLANKET
FBO FURNISHED BY OWNER
FCS FLOOR COATING SYSTEM
FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER AND CABINET
FEE FINISHED FLOOR ELEVATION
FG FIBERGLASS
FHVC FIRE HOSE AND VALVE CABINET
FIN FINISH(ED)
FIN GR FINISH GRADE
FLR FLOORING
FNDN FOUNDATION
FP FIREPROOFING
FO FACE OF
FRMG FRAMING
FRP FIBER REINFORCED PLASTIC
FRT FIRE RETARDANT TREATED
FSR FLEXIBLE SHEET ROOFING
FT FOOT(FEET)
FTG FOOTING
FTR FIN TUBE RADIATION
FUR FURRED(ING)
FV FIELD VERIFY
FWC FABRIC WALL COVERING
GA GAUGE
GALV GALVANIZED
GB GRAB BAR
GFB GROUND FACE CMU
GL GLASS, GLAZING
GWB GYPSUM WALLBOARD
HARD HARDENER
HB HOSE BIBB
HC HOLLOW CORE
HD HEAD
HDO HIGH DENSITY OVERLAY
HDWD HARDWOOD
HDWR HARDWARE
HM HOLLOW METAL
HORIZ HORIZONTAL
HR HAND RAIL
HS HIGH SCHOOL
HT HEIGHT
HTG HEATING
HVAC HEATING/VENTILATION/AIR CONDITIONING
IBC INSTALLED BY CONTRACTOR
ID INSIDE DIAMETER
IN INCH (ES)
INCL INCLUDE (D), (ING)
INFO INFORMATION
INSUL INSULATED
INT INTERIOR
INV INVERT
JT JOINT
KIT KITCHEN

- C, CRS COURSE
CAB CABINET
CB CATCH BASIN
CC CENTER TO CENTER
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CFMF COLD FORMED METAL FRAMING
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INSUL INSULATED
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JT JOINT
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- LAB LABORATORY
LAM LAMINATE (D)
LAV LAVATORY
LB POUND (S)
LCC LEAD COATED COPPER
LF LINEAR FOOT
LH LEFT HAND
LOC'N LOCATION
LW LIGHTWEIGHT (CMU)
MAS MASONRY
MATL MATERIAL
MAX MAXIMUM
MC MEDICINE CABINET
MCWF MULTI COLOR WALL FINISH
MDO MEDIUM DENSITY OVERLAY
MECH MECHANICAL
MED MEDIUM
MF MEMBRANE FLASHING
MFR MANUFACTURER
MH MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
MLDGM MOLDING, MOLDING
MO MASONRY OPENING
MR MOISTURE RESISTANT
MRGB MOISTURE RESISTANT GYPSUM BOARD
MS MOP SINK
MSF METAL STUD FRAMING
MTL METAL
N NORTH
NA NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NRC NOISE REDUCTION COEFFICIENT
NTS NOT TO SCALE
O OVER
OC ON CENTER
OD OUTSIDE DIAMETER
OFS OVERFLOW SCUPPER
OP OPAQUE
OH OVERHEAD
OPH OPPOSITE HAND
OPENG OPENING
OPP OPPOSITE
OPS OPERABLE PANEL SYSTEM
P, PTD PAINT
PC PRECAST CONC.
PERF PERFORATED
PERIM PERIMETER
PRKG PARKING
PL PLATE
PLAM PLASTIC LAMINATE
PLYWD PLYWOOD
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT PRESSURE TREATED
PTD PAPER TOWEL DISPENSER
PTN PARTITION
PVC POLYVINYL CHLORIDE
PVMT PAVEMENT
PWDR POWDER ROOM
QR QUARTER ROUND
QT QUARRY TILE

- REF REFERENCE
REFRIG REFRIGERATOR
REQ'D REQUIRED
REV REVISION (S), REVISED
RL RAIN LEADER
RF RUBBER FLOOR
RH RIGHT HAND
RM ROOM
RO ROUGH OPENING
ROW RIGHT OF WAY
S SOUTH
SAT SUSPENDED ACOUSTICAL TILE
SC SOLID CORE
SCHED SCHEDULE
SD STORM DRAIN, SOAP DISPENSER
SECT SECTION
SF SQUARE FOOT
SGL SAFETY GLASS
SH SHOWER
SHT SHEET
SHTHG SHEATHING
SIMILAR SIMILAR
SLNT SEALANT
SNR SANITARY NAPKIN RECEPTOR
SP SPECIAL PAINT
SPEC SPECIFICATION
SPKR SPEAKER
SQ SQUARE
SS STAINLESS STEEL
STC SOUND TRANSMISSION CLASS STANDARD
STL STEEL
STOR STORAGE
STR STRUCTURAL
STRUCT STRUCTURE/STRUCTURAL
SUPT SUPPORT
SUSP SUSPENDED
SV SHEET VINYL

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- T TOILET
TB TOWEL BAR
TB TACKBOARD
T&G TONGUE AND GROOVE
TGL TEMPERED GLASS
THK THICK(NESS)
TO TOP OF
TP TOILET PARTITION
TPD TOILET PAPER DISPENSER
TV TELEVISION
TYP TYPICAL
UCR UNDER COUNTER REFRIGERATOR
UNO UNLESS NOTED OTHERWISE
VB VAPOR BARRIER/VINYL BASE
VC VALVE CABINET
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VPW VENEER PLYWOOD
VWC VINYL WALL COVERING
W WEST
W/ WITH
WC WATER CLOSET
WD WOOD
WGL WIRE GLASS
WH WATER HEATER
W/O WITHOUT
WS WATERSTOP
WPF WATERPROOF
WWM WELDED WIRE FABRIC
WMM WELDED WIRE MESH
YD YARD
ZCC ZINC-COATED COPPER

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LAM LAMINATE (D)
LAV LAVATORY
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TGL TEMPERED GLASS
THK THICK(NESS)
TO TOP OF
TP TOILET PARTITION
TPD TOILET PAPER DISPENSER
TV TELEVISION
TYP TYPICAL
UCR UNDER COUNTER REFRIGERATOR
UNO UNLESS NOTED OTHERWISE
VB VAPOR BARRIER/VINYL BASE
VC VALVE CABINET
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VPW VENEER PLYWOOD
VWC VINYL WALL COVERING
W WEST
W/ WITH
WC WATER CLOSET
WD WOOD
WGL WIRE GLASS
WH WATER HEATER
W/O WITHOUT
WS WATERSTOP
WPF WATERPROOF
WWM WELDED WIRE FABRIC
WMM WELDED WIRE MESH
YD YARD
ZCC ZINC-COATED COPPER

MATERIALS

- GRAVEL
CONCRETE MASONRY UNIT
BRICK
CONCRETE
SOIL
STEEL
WOOD FRAMING
WOOD BLOCKING
PLYWOOD
GYPSUM BOARD
BATT INSULATION
RIGID INSULATION
EXPANSION MATERIAL
FINISH WOOD

SYMBOLS

- PLUMBING FIXTURE
BARRIER FREE FIXTURE

Room name
101
ROOM NUMBER

- 101 DOOR NUMBER
1t WINDOW TYPE; LETTER DESIGNATES EXTERIOR
1t BORROWED LITE TYPES; DESIGNATED BY NUMBER

FLOOR LEVEL CHANGE
BUILDING SECTION
WALL SECTION

- 1 A101 DETAIL REFERENCE
1 A101 WALL OR ROOF TYPE

ELEVATION REFERENCE
ELEVATION REFERENCE

VERTICAL ELEVATION
COLUMN CENTERLINE

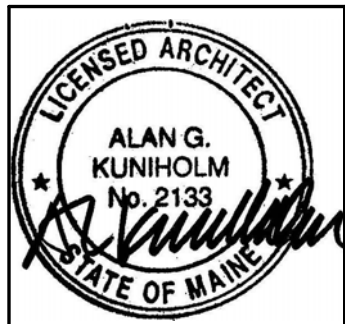
MATERIALS & SYMBOL LEGEND
1/4" = 1'-0"



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ADAMS SCHOOL REDEVELOPMENT
Portland, Maine



JOB NO.
08-056

DRWN. CHK
Checker

SCALE:
1/4" = 1'-0"

ISSUE
5 MARCH 2012

TITLE
GENERAL

SHEET
A001