

PROJECT GENERAL NOTES

- 1. These notes are intended for general reference and information and to augment the Contract and Specification information provided.
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 Contractor.
Existing: Existing building or site components which are in place at the start of Construction.
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.
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.
Replace: Dismantle and/or extract from the premises entirely.
Damage: Existing building or site components, not scheduled for work, which are damaged.
Demolish: Dismantle and/or extract from the premises entirely.
Salvage: Remove and reinstall or remove and deliver to the Owner, as indicated.
It is the intent of the drawings and specifications to have the Contractor provide a complete, fully operational building.

GENERAL PATCHING AND REPAIRING NOTES

- 1. Where new construction either infills or abuts existing construction, the finished faces shall align, and the surfaces shall be finished to match.
2. Patch and level existing floors to receive new finishes as indicated in the room finish schedule.
3. After removal of building components, any resulting holes shall be patched. Maintain existing fire- or smoke-ratings as indicated.
4. Fill CMU void with mortar or grout at all door jambs and masonry ties.
5. 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 CMU walls.
6. Install moisture resistant GWB in toilets, janitor's closets, showers, kitchens, wall areas within 8 feet of sinks, and other high humidity areas.
7. All exterior wood framing in contact with concrete or ground or exposed to the weather shall be pressure treated.
8. Not Used
9. All wood stud framing is (2x4), unless noted otherwise.
10. All interior wood stud partitions are type (CS2/C60), unless noted otherwise.
11. All CMU is 8", unless noted otherwise.
12. All interior CMU partitions are type AS3, unless noted otherwise.
13. New equipment mounted on existing walls: verify wall type prior to the work to determine appropriate type of anchor unless indicated otherwise.
14. Locate control joints in Masonry as shown, or if not shown, in accordance with ACI 530/ACI 530.1, unless noted otherwise.
15. Typical Details:
The following details are typical throughout this project and apply in all cases unless specifically noted otherwise.

DOOR AND WINDOW GENERAL NOTES

- 1. Fill all interior hollow metal frames adjacent to CMU with mortar. Fill all new exterior metal doorframes with grout.
2. Unless noted otherwise, the location of doorframes shall be:
8" from adjacent wall to the hinge side in CMU partitions.
4" from adjacent wall to the hinge side in metal stud partitions.
3. In masonry veneer, provide full-course slotted weep at 1'-4" on center at window louver and door heads, unless noted otherwise.
4. Refer to Specifications for locations of Tempered, Wired, or Insulating Glass, unless noted otherwise.
5. At door, window and louver openings in exterior walls with masonry veneer provide metal pan flashing at heads unless noted otherwise.
6. All windows with contiguous metal panel infills shall have the indicated fixed or operable frame in the translucent panels.
7. Provide metal rain hood at all exterior hollow metal frames.
8. See also TYPICAL WALL NOTES.

ROOF GENERAL NOTES

- 1. Provide walkway protection strips 2 feet wide fully around all roof top mechanical unit(s) and create a pathway 2 feet wide from roof access location(s).
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.

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.
2. Work from given dimensions.
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
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
4. Verify all existing conditions and dimensions and report any discrepancies to the Architect.
5. Masonry Openings or Rough Openings dimensions indicated are nominal dimensions only.
6. All new openings into existing CMU walls for mechanical or electrical penetrations shall receive a lintel.
7. Flooring and floor finishes shall be installed to a maximum differential of 1/16" between dissimilar materials.
8. Typical Details:
The following details are typical throughout this project and apply in all cases unless specifically noted otherwise.

CEILING GENERAL NOTES

- 1. Ceiling plans do not show every fixture or component.
2. Center grid layout in all rooms unless noted otherwise.
3. All components mounted in or below a suspended acoustic ceiling shall be centered in the ceiling tile or in the 2x2 portion of regular tiles.
4. 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.

INTERIOR GENERAL NOTES

- 1. All mounting heights and clearances at Toilet rooms and elsewhere shall comply with the latest version of the ADA Accessibility Guidelines (ADAG).
2. Barrier-Free clearances are given.
3. All dimensions given for future and accessory locations are clear dimensions from finished surfaces, unless noted otherwise.
4. Locate all controls, flush valves, shutoffs and similar items in accordance with the latest version of the ADA Accessibility Guidelines (ADAG).
5. A range of mounting heights may be given for some items.
6. 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.
7. Fill CMU solid with grout at 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 CMU walls.
8. Install coat hooks at doors and walls.
9. Install transition strips between dissimilar flooring materials.
10. All wood not indicated to be painted shall be natural finish (clear).
11. 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

Table listing abbreviations and their corresponding full names, such as AB ANCHOR BOLT, AC AIR CONDITIONING, ADJ ADJUSTABLE, etc.

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Table listing abbreviations and their corresponding full names, such as MAS MASONRY, MATL MATERIAL, MAX MAXIMUM, etc.



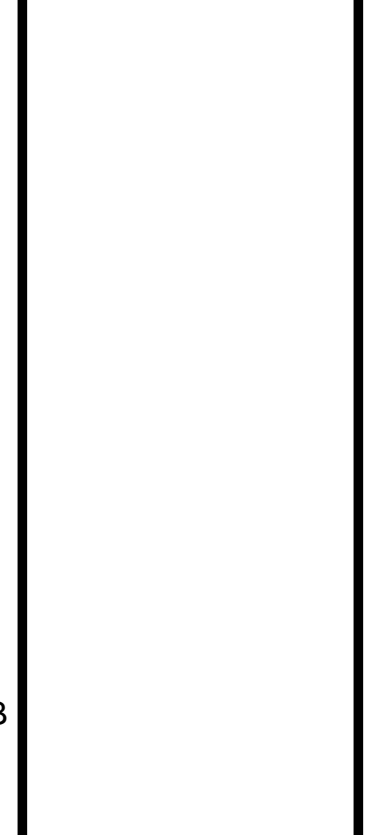
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