Ordinances and Agency requirements including, but not limited to: hazardous material removal, solid waste disposal, seismic design, and life-safety. 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.

All Work included in this Contract shall conform to all national, state, and local Codes,

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

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

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

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

Coordinate the Work of all Subcontractors.

10. Provide work holes and access holes to install new systems in concealed spaces,

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. Such patches shall be flush with adjacent surfaces and finished to match.

PLAN GENERAL NOTES

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.

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

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 Existing dimensions are shown enclosed in square brackets [] and shall be verified.

Proceed with the work only after discrepancy has been resolved with the Architect. 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. All new openings into existing CMU walls for mechanical or electrical penetrations shall receive a lintel. Refer to the structural plans for lintel type. Refer to Mechanical plans for number, location, and size of all penetrations.

Verify all existing conditions and dimensions and report any discrepancies to the Architect.

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.

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

All columns adjacent to or integral with exterior wall construction shall be enclosed within the wall construction unless noted otherwise. See detail x/xxxx and x/xxxx. All freestanding columns shall be wrapped. See detail **x/xxxx** and **x/xxxx**. Slabs at all floor drains shall be pitched toward the drain. See detail x/xxxx and x/xxxx. All GWB partitions intersecting masonry partitions, either new or existing, shall be finished

with a "J" bead and sealant. See detail x/xxxx. All new openings into existing masonry walls for either windows or doors shall be toothed in at the jambs. See detail x/xxxx.

All columns located adjacent to or integral with GWB partition or walls shall be enclosed within the wall construction. See detail x/xxxx. All columns located integral with CMU partitions or walls shall be enclosed within the wall construction unless noted otherwise. See detail x/xxxx. All columns located adjacent to CMU partitions shall be enclosed within the wall

construction. See detail **x/xxxx**. All roof leaders, heat piping, sprinkler risers or miscellaneous piping shall be enclosed within the wall construction. See detail **x/xxxx**. All existing openings in existing masonry walls shall be infilled. See detail **x/xxxx**.

All duct penetrations through floors shall be enclosed in a chase. See detail **x/xxxx** and All top-of-wall conditions shall be sealed to deck above as indicated on the systems sheet to maintain the required smoke-or fire-rating. See details x/xxxx-x/xxxx for top-of-wall conditions at intersections with structural members. Coordinate top of wall construction

See sheet \$\overline{A}\$500 for transitions and overlaps between Air Barrier, Metal Flashing and Wall (or roof) Membrane Flashings. 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 wood stud partitions. Maintain a <u>clear</u> dimension of 1'-6" from all adjacent construction to the latch (pull) side of Maintain other <u>clear</u> dimensions in accordance with the latest version of the ADA

See detail x/xxxx.

WALL GENERAL NOTES

Fill all CMU voids with mortar or grout at all door jambs and masonry ties. Refer to Structural Drawings for notes on masonry reinforcement.

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

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

4. 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.

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 x/xxxx. 6. Install moisture resistant GWB in toilets, janitor's closets, showers, kitchens, wall areas within 8 feet of sinks, and other high humidity areas.

All exterior wood framing in contact with concrete or ground or exposed to the weather shall be pressure treated. Not Used

9. All wood stud framing is (2x4), unless noted otherwise.

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

11. All CMU is 8", unless noted otherwise.

12. All interior CMU partitions are type **A53**, 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. Consult Architect for clarification if needed.

14. Locate control joints in Masonry as shown, or if not shown, in accordance with ACI 530/ACI 530.1, unless noted otherwise. See detail x/xxxx1.

15. Typical Details: 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

All cold-formed metal framing shall be fire stopped at each floor level. See detail x/xxxx. See details **x/xxxx-x/xxxx** for transitions and overlaps between Air Barrier, Metal Flashing and Wall (or roof) Membrane Flashings. See details x/xxxx-x/xxxx for transitions intersections within exterior metal siding system

DOOR AND WINDOW GENERAL NOTES

Fill all interior hollow metal frames adjacent to CMU with mortar. Fill all new exterior metal doorframes with grout. Coat inside of all hollow metal frames with asphalt emulsion.

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.

Maintain a <u>clear</u> dimension of 1'-6" from all adjacent construction to the latch (pull) side of the Maintain other clear dimensions in accordance with the latest version of the ADA Accessibility Guidelines (ADAAG)

See detail **x/xxxx**. In masonry veneer, provide full-course slotted weep at 1'-4" on center at window louver and door heads, unless noted otherwise. Center layout of weeps on the opening.

Refer to Specifications for locations of Tempered, Wired, or Insulating Glass, unless noted

At door, window and louver openings in exterior walls with masonry veneer provide metal pan flashing at heads unless noted otherwise. See detail **X/XXXX**.

6. All windows with contiguous metal panel infills shall have the indicated fixed or operable frame in the translucent panel. The metal panel portion shall have a fixed framing member of the same framing manufacturer of similar style that can be combined with similar units.

Provide metal rain hood at all exterior hollow metal frames. See detail x/xxxx.

See also TYPICAL WALL NOTES.

ROOF GENERAL NOTES

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

CEILING GENERAL NOTES

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. Center grid layout in all rooms unless noted otherwise.

All components mounted in or below a suspended acoustic ceiling shall be centered in the ceiling tile or in the 2x2 portion of tegular tiles. This shall include, but not be limited to, light fixtures, diffusers, speakers, and sprinkler heads.

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

All mounting heights and clearances at Toilet rooms and elsewhere shall comply with the latest version of the ADA Accessibility Guidelines (ADAAG).

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

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

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

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.

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 x/xxxx.

3. 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.

Install coat hooks at doors and walls. See detail x/xxxx.

5. Install transition strips between dissimilar flooring materials. See detail x/xxxx-x/xxxx.

6. All wood not indicated to be painted shall be natural finish (clear). 7. 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.

<u>ABBREIATIONS</u>

ARND AROUND

BIT BITUMINOUS

BLDG BUILDING

BLKG BLOCKING

вот воттом

BRG BEARING

BSMT BASEMENT

C, CRS COURSE

CAB CABINET

BRK

BM BENCHMARK

BOTTOM OF

CATCH BASIN

CENTER TO CENTER

CERAMIC MOSAIC TILE

CONTROL JOINT

CENTERLINE

CLEAR

DBL DOUBLE

DIM DIMENSION

DISPLAY CASE

DIA, DIAM DIAMETER

DEMO DEMOLISH, DEMOLITION

DRINKING FOUNTAIN

BRICK

B/S BRICK SHELF

ANCHOR BOLT AB AIR BARRIER AC AIR CONDITIONING ADDL ADDITIONAL ADJ ADJUSTABLE AFF ABOVE FINISHED FLOOR AH AIR HANDLER AIR INFILTRATION BARRIER ALT ALTERNATE ALUM ALUMINUM

MF MEMBRANE FLASHING MFR MANUFACTURER MH MANHOLE AOR AREA OF REFUGE **APPROXAPPROXIMATE** MIN MINIMUM MISC MISCELLANEOUS ARCH ARCHITECT(URAL) MLDG MOULDING, MOULDING AWP ACOUSTICAL WALL PANEL MO MASONRY OPENING MR MOISTURE RESISTANT BARRIER FREE MS MOP SINK

MAS MASONRY

MRGB MOISTURE RESISTANT GYPSUM BOARD MSF METAL STUD FRAMING MTL METAL

NOT APPLICABLE NOT IN CONTRACT NO NUMBER NOM NOMINAL NRC NOISE REDUCTION COEFFICIENT NTS NOT TO SCALE

ON CENTER **OUTSIDE DIAMETER** COLD FORMED METAL FRAMING **OVERFLOW SCUPPER** OP OPAQUE OH OVERHEAD OPH OPPOSITE HAND OPNG OPENING OPP OPPOSITE

CMU CONCRETE MASONRY UNIT OPS OPERABLE PANEL SYSTEM **CLEANOUT** COLUMN CONC CONCRETE PC PRECAST CONC. CONC/CCOLORED CONCRETE PERF PERFORATED CONT CONTINUOUS OR CONTINUE PERIM PERIMETER CONTR CONTRACTOR PRKG PARKING CARPET

COUNTERSINK PL PLATE CSMT CASEMENT PLAM PLASTIC LAMINATE **CERAMIC TILE** PLYWD PLYWOOD PSF POUNDS PER SQUARE FOOT CWT CERAMIC WALL TILE CABINET UNIT HEATER PSI POUNDS PER SQUARE INCH CY CUBIC YARD PRESSURE TREATED PTD PAPER TOWEL DISPENSER

> PVMT PAVEMENT QUARRY TILE

PTN PARTITION

PVC POLYVINYL CHLORIDE

DIVISION DMP DEMOUNTABLE PARTITION RE: REFERENCE DOOR REF REFRIGERATOR DETAIL REQ'D REQUIRED DRAWING

DRAWER EAST EACH EXHAUST FAN ROOM EMHO ELECTRO MAGNETIC HOLD OPEN ROW RIGHT OF WAY EIFS EXTERIOR INSULATION FINISH **EXPANSION JOINT**

ELEVATION EPOXY PAINT ELEC ELECTRICAL SCHED SCHEDULE ELEV ELEVATOR EMER EMERGENCY SECT SECTION ENCL ENCLOSED/ENCLOSURE SF SQUARE FOOT SGL SAFETY GLASS **EQUIP EQUIPMENT** EXH EXHAUST SHT SHEET SHTHG SHEATHING EXIST EXISTING

SIM SIMILAR EXT EXTERIOR **EYEWASH** SLNT SEALANT **EWC ELECTRIC WATER COOLER** FIRE BLANKET FURNISHED BY OWNER SPKR SPEAKER FLOOR COATING SYSTEM FLOOR DRAIN FIRE EXTINGUISHER

FIRE EXTINGUISHER AND CABINET FINISHED FLOOR ELEVATION FIBERGLASS FHVC FIRE HOSE AND VALVE CABINET FIN GR FINISH GRADE FLR FLOOR(ING) FNDN FOUNDATION

FRMG FRAME(ING) FRP FIBER REINFORCED PLASTIC FRT FIRE RETARDANT TREATED FLEXIBLE SHEET ROOFING FOOT(FEET) FOOTING FIN TUBE RADIATION FUR FURRED(ING) FIELD VERIFY FWC FABRIC WALL COVERING

GALV GALVINIZED GB GRAB BAR GFB GROUND FACE CMU GLASS, GLAZING GWB GYPSUM WALLBOARD

FP FIREPROOFING

FACE OF

HARD HARDENER **HOSE BIBB** HOLLOW CORE HDO HIGH DENSITY OVERLAY HDWD HARDWOOD HDWR HARDWARE HM HOLLOW METAI HORIZ HORIZONTAL

HAND RAIL HIGH SCHOOL HEIGHT HTG HEATING HVAC HEATING/VENTILATION/AIR **CONDITIONING** IBC INSTALLED BY CONTRACTOR

INSIDE DIAMETER INCH (ES) INCL INCLUDE (D), (ING) INFO INFORMATION INSUL INSULATED INTERIOR INV INVERT

JOINT KIT KITCHEN LAB LABORATORY LAM LAMINATE (D) LAV LAVATORY POUND (S) LEAD COATED COPPER LINEAR FOOT LH LEFT HAND

LW LIGHTWEIGHT (CMU)

LOC'N LOCATION

MATL MATERIAL MAX MAXIMUM MC MEDICINE CABINET MCWF MULTI COLOR WALL FINISH MDO MEDIUM DENSITY OVERLAY MECH MECHANICAL 49 DARTMOUTH STREET PORTLAND, MAINE 04101

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REV REVISION (S), REVISED RAIN LEADER RUBBER FLOOR RIGHT HAND RO ROUGH OPENING SAT SUSPENDED ACOUSTICAL TILE

SD STORM DRAIN, SOAP DISPENSER

SNR SANITARY NAPKIN RECEPTOR SP SPECIAL PAINT SPEC SPECIFICATION STAINLESS STEEL STC SOUND TRANSMISSION CLASS STD STANDARD

STL STEEL STOR STORAGE STRL STRUCTURAL STRUCTSTRUCTURE/STRUCTURAL SUPT SUPPORT SUSP SUSPENDED

SV SHEET VINYL TOWEL BAR **TACKBOARD** TONGUE AND GROOVE

THK THICK(NESS)

TO TOP OF

TOILET PARTITION TPD TOILET PAPER DISPENSER TV TELEVISION UCR UNDER COUNTER REFRIGERATOR UNO UNLESS NOTED OTHERWISE

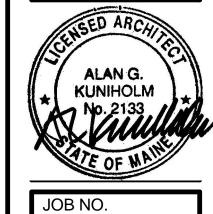
TEMPERED GLASS

VB VAPOR BARRIER/VINY BASE VALVE CABINET VCT VINYL COMPOSITION TILE VERT VERTICAL VPW VENEER PLYWOOD

VWC VINYL WALL COVERING WC WATER CLOSET WGL WIRE GLASS WH WATER HEATER W/O WITHOUT WS WATERSTOP WP WATERPROOF WWF WELDED WIRE FABRIC

YD YARD ZCC ZINC-COATED COPPER

WWM WELDED WIRE MESH



Checker

GENERAL NOTES