

GENERAL NOTES

1: DRAWING NOTES: CONTRACTOR TO FURNISH AND INSTALL ALL NOTED LABOR AND MATERIALS UNLESS OTHERWISE NOTED.

2: CODE COMPLIANCE: ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.

3: COORDINATION: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECTS ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION CLARIFICATION FROM THE ARCHITECT.

4: DISCREPANCIES & CLARIFICATIONS: THIS PROJECT INVOLVES THE FIT-UP OF AN EXISTING BUILDING. EXISTING DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED, MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECTS ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.

5: LAYOUT: UNLESS INDICATED OTHERWISE, CENTER WALL FRAMING AND PARTITION FRAMING ON COLUMN LINES. FLOOR PLAN DIMENSIONS ARE TO CENTER OF FRAMING, FACE OF CONCRETE, FACE OF CMU, OR FROM COLUMN CENTERLINES, UNLESS INDICATED OTHERWISE. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES UNLESS INDICATED OTHERWISE.

6: CENTERING: UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN OTHER BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED.

8: ACCESSIBILITY: ALL HANDICAPPED ACCESSIBLE BATHROOMS, GRAB BARS, AND DOOR OPENINGS SHALL MEET THE REQUIREMENTS OF TITLE 94-348, CHAPTER 5 OF THE MAINE HUMAN RIGHTS COMMISSION TITLE LATEST EDITION & UFAS 504 STANDARDS FOR ACCESSIBLE DESIGN.

10: WATER-RESISTANT GWB: INSTALL WATER-RESISTANT GYPSUM WALL BOARD IN ALL REST ROOMS & TOILET ROOMS OR AT ANY WALL WITH PLUMBING FIXTURES.

10A: HIGH IMPACT GWB: INSTALL HIGH IMPACT GYPSUM WALL BOARD IN ALL STAIRWELLS.

11: INTERIOR ELEVATIONS: INTERIOR ELEVATIONS MAY BE REVERSED FROM AND/OR SIMILAR TO ACTUAL CONDITIONS. SEE FLOOR PLANS FOR WINDOW AND DOOR QUANTITIES AND LOCATIONS, FOR CASEWORK LAYOUTS, AND FOR MONITOR LOCATIONS.

12: BUILDING INSULATION: PROVIDE AS INDICATED IN ACCORDANCE WITH WALL AND PARTITION TYPES.

14: PENETRATIONS AT STRUCTURAL MEMBERS: BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.

18: DAMAGED WORK: BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.

17: RATED CONSTRUCTION: PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT CHASES AND AT FLOORS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.

18: SHOP DRAWINGS AND SUBMITTALS: SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATIONS. SUBMITTALS REQUIRED INCLUDE, BUT ARE NOT LIMITED TO, SHOP DRAWINGS FOR ALL PREFABRICATED CONCRETE, STEEL, MILLWORK & SIGNAGE, SAMPLES OF ALL PROPOSED PAINTS, METALS, WALL COVERINGS, LAMINATES, SOLID SURFACE MATERIALS, CERAMIC TILE, AND HARDWARE. SUBMIT MANUFACTURERS' DATA FOR ALL LIGHTING SYSTEMS, AND HARDWARE. PROVIDE SUBMITTALS AND MATERIAL CUT SHEETS FOR ALL WALL AND CEILING MOUNTED ITEMS, FINISHES, ELECTRICAL DEVICES, AND SPRINKLER HEADS PRIOR TO ORDERING FOR REVIEW AND APPROVAL BY OWNER.

20: INTERIOR FINISHES: ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE-RATED AND ARE TO COMPLY WITH SECTION 920.8 BOCA (INTERIOR FLAME SPREAD).

21: ELECTRICAL DESIGN: REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.

22: WASTE REMOVAL: THE SUB TRADES SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES IF ON-SITE DUMPSTER OR TRASH COLLECTION IS AVAILABLE. COORDINATE SUCH DISPOSAL WITH CONSTRUCTION MANAGER.

23: LANDLORD COORDINATION: THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.

24: TEMPORARY FACILITIES: PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES, AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF A COMPLETE INSTALLATION.

25: FINAL CLEANING: EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN EACH SURFACE TO THE CONDITION EXPECTED IN A COMMERCIAL BUILDING CLEANING PROGRAM.

26: MANUFACTURERS INSTRUCTIONS: ALL MATERIALS & EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

27: GUARANTEE: GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME ON A CERTAIN ITEM.

28: ASBESTOS: ALL MATERIAL USED FOR THE CONSTRUCTION OF THIS PROJECT, WHETHER BUILDING MATERIALS OR APPURTENANCES, SHALL BE NON-ASBESTOS CONTAINING MATERIAL.

29: HAZARDOUS FUMES: THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL MATERIAL AND FINISHES SPECIFIED AND THEIR FABRICATION OR INSTALLATION WILL NOT RELEASE FUMES OR AROMAS DURING CONSTRUCTION WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL.

30: PEST CONTROL: SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS/RODENTS.

32: OWNER SUPPLIED EQUIPMENT: EQUIPMENT SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR: EQUIPMENT INFORMATION AND SPECIFICATIONS ARE TO BE THE MOST CURRENT AVAILABLE AT THE TIME OF DOCUMENTATION PREPARATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS (INCLUDING ELECTRICAL CIRCUIT REQUIREMENTS) OF EQUIPMENT TO BE SUPPLIED. THE GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS AS NOTED ON THE DRAWINGS. INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOT VOID WARRANTIES. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL OWNER SUPPLIED EQUIPMENT. THE GENERAL CONTRACTOR SHALL STORE EQUIPMENT IF REQUESTED BY THE OWNER UNTIL INSTALLATION. SEE DRAWINGS FOR OTHER OWNER SUPPLIED/GENERAL CONTRACTOR INSTALLED ITEMS.

33: FIRE PROTECTION NOTE: SPRINKLER HEADS, ALARM SYSTEM AND DETECTORS ARE TO BE LOCATED TO CONFORM WITH THE PROPOSED PLANS.

35: ACCESS PANELS: CONTRACTOR IS RESPONSIBLE FOR COORDINATING QUANTITY AND LOCATION OF ALL REQUIRED ACCESS PANELS FOR ALL MEP CONTROLS, CLEANOUTS, DAMPERS, PULL BOXES, ETC. PROVIDE OWNER WITH MARKED UP PLAN WHERE ACCESS PANELS ARE PROPOSED FOR APPROVAL PRIOR TO PROCUREMENT OR INSTALLATION. PROVIDE SPEC TO OWNER FOR REVIEW PRIOR TO PURCHASING.

36: EXISTING HAZARDOUS MATERIALS: ALL HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT ARE TO BE HANDLED, ENCAPSULATED, ABATED AND DISPOSED OF IN ACCORDANCE WITH ANY AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS AND REGULATIONS.

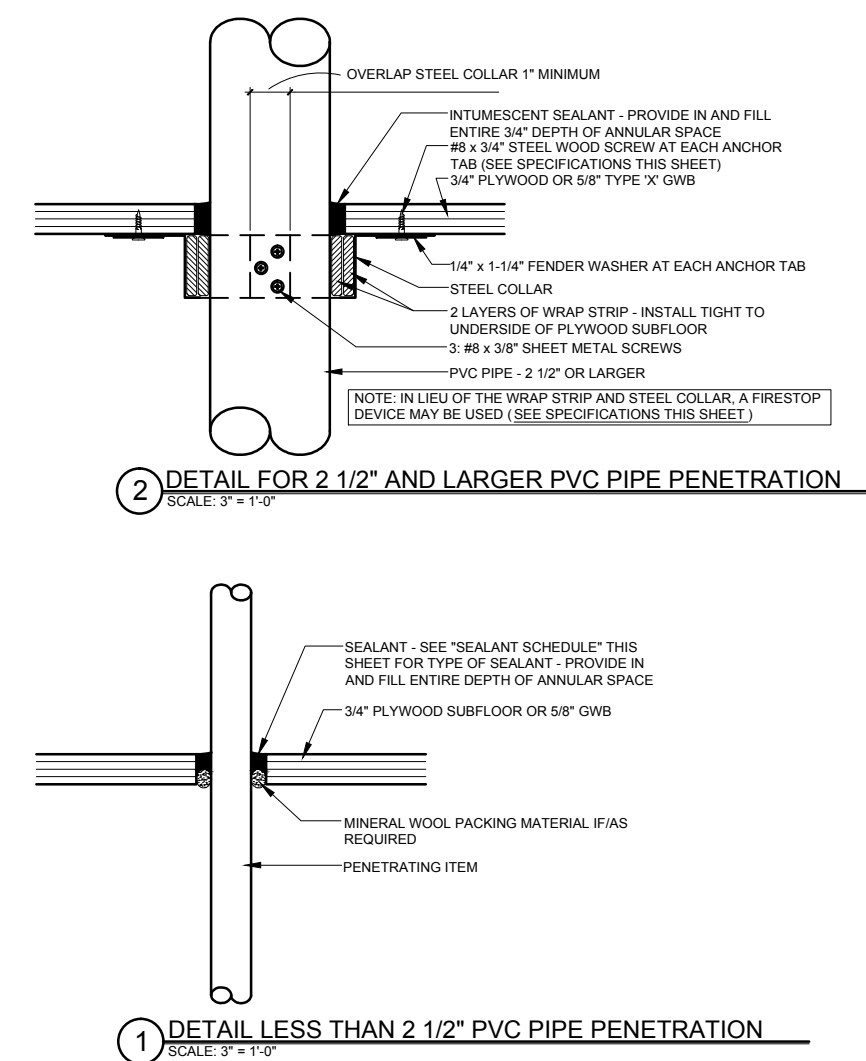
37: INDUSTRY STANDARDS: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS. STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- AAMA AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION
ACI AMERICAN CONCRETE INSTITUTE
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM AMERICAN SOCIETY FOR TESTS AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
AWS AMERICAN WELDING SOCIETY
IGMA INSULATING GLASS MANUFACTURERS ALLIANCE
NAAMM NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
NRCA NATIONAL ROOFING CONTRACTORS ASSOCIATION
NTCA NATIONAL TILE CONTRACTORS ASSOCIATION
SMACNA SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION
WDMA WINDOW AND DOOR MANUFACTURERS ASSOCIATION

ABBREVIATIONS

Table of abbreviations and their corresponding full names, organized in two columns (A-L and M-Z).

FIRESTOPPING DETAILS



SPECIFICATIONS

WRAP STRIP: 1/4" THICK x 1 1/2" MINIMUM WIDTH INTUMESCENT MATERIAL WITH PLASTIC FILM FACING BOTH SIDES. TEMPORARILY SECURE WITH MAKING TAPE. SPECIFIED TECHNOLOGIES INC. (STI) "SpecSeal RED Wrap Strip" OR "SpecSeal BLU Wrap Strip" OR EQUAL.

STEEL COLLAR: WRAP STRIP MANUFACTURER'S STEEL COLLAR, FABRICATED FROM .016 INCH THICK GALVANIZED SHEET STEEL, WIDTH TO MATCH WRAP STRIP (1 1/2" MINIMUM), WITH 1 INCH x 2 INCH ANCHOR TABS AND RETAINER TABS. ANCHOR TABS TO BE SYMMETRICALLY OPPOSED AROUND COLLAR. PROVIDE 3 TABS FOR 2 1/2" AND 3" PIPE, PROVIDE 4 TABS FOR 4" PIPE.

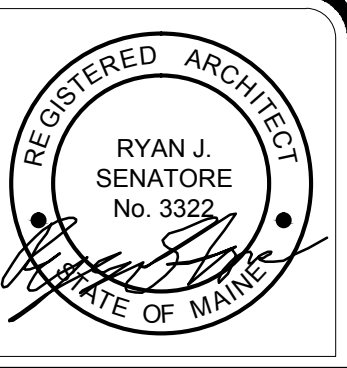
INTUMESCENT SEALANT: ONE-PART, INTUMESCENT, LATEX ELASTOMER TESTED TO ASTM E 814. MINIMUM EXPANSION OF 3x AT 1000°F. 3M "FIRE BARRIER SEALANT CP 25WB\*" OR EQUAL.

FIRESTOP SEALANT: SINGLE COMPONENT NONCOMBUSTIBLE FIRE RATED SEALANT TESTED TO ASTM E 814. TESTED TO 3000°F. "BOSS 138 FIRESTOP/DRAFT SEALANT" MANUFACTURED BY ACCUMETRIC, LLC., OR EQUAL.

SEALANT SCHEDULE: INTUMESCENT SEALANT: PROVIDE AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION FOR PENETRATING ITEMS INCLUDING BUT NOT LIMITED TO: PVC PIPE, ROOF LEADER PIPES, GAS PIPES & LINES, SPRINKLER PIPES, ELECTRICAL & COMMUNICATIONS CABLES & WIRES, AND ALARM SYSTEM WIRES. DO NOT USE INTUMESCENT SEALANT AT DOMESTIC HOT WATER OR HYDRONIC HEATING SYSTEM PIPES.

FIRESTOP SEALANT: PROVIDE AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION FOR PENETRATING ITEMS INCLUDING DOMESTIC HOT AND COLD WATER PIPES AND HYDRONIC HEATING SYSTEM PIPES.

NOTE: FOR LOCATIONS OF RATED CONSTRUCTION, SEE ARCHITECTURAL FLOOR PLANS AND SECTIONS.



© 2016 RYAN SENATORE ARCHITECTURE

3RD FLOOR RENOVATION
280 FORE STREET
PORTLAND, MAINE



RYAN SENATORE ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

DATE: 04 MARCH 2016

PROJECT No. 1607

DRAWN BY: RRT

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE: GENERAL NOTES AND ABBREVIATIONS

G1-0

DRAWING LEGEND

