



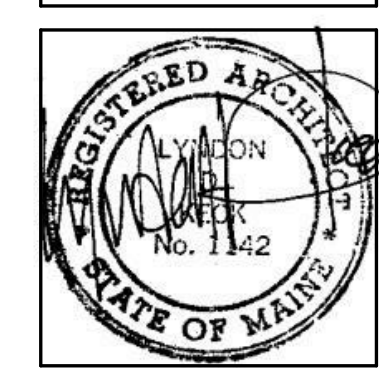
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Portland Public Schools' Downtown Project  
353 CUMBERLAND AVE., PORTLAND, MAINE 04101



JOB NO.  
14018

DRWN. CHK  
AJK

SCALE:  
As indicated

ISSUE  
BID DOCUMENTS  
MARCH 12, 2014

TITLE  
FIRST FLOOR  
PLAN

SHEET  
A100.A

**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 are keyed to floor plans 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 discrepancy.

- Dimensional Control:**
- 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
  - Existing dimensions are shown enclosed in square brackets [ ] and shall be verified.

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.

Masonry Opening or Rough Opening dimensions indicated are nominal dimensions only. Coordinate all Masonry Openings or Rough Openings with actual window unit or door frame requirements.

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.

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.

- 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 other details.
  - All GWB partitions intersecting masonry partitions, either new or existing, shall be finished with a "J" bead and sealant.
  - All new openings into existing masonry walls for either windows or doors shall be toothed in at the jambs.
  - All existing penetrations in existing masonry walls shall be infilled.
  - All duct penetrations through floors shall be enclosed in a chase.
  - 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 for top-of-wall conditions at intersections with structural members. Coordinate top of wall construction with framing plans.
  - Unless noted otherwise, the location of doorframes in metal stud partitions and CMU walls shall be 4" from finished face to the hinge side.
  - 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).

**WALL GENERAL NOTES**

All rated 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.

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.

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

All metal stud framing is 3-5/8", unless noted otherwise.

All existing walls to remain that are identified as a smoke partition are partition type B95 uno.

All Corridor walls are smoke partitions.

Extend all existing Corridor, Classroom, and Quiet Space partitions to the Second Floor slab per the interior partition details found on Sheet A001. Unless tagged differently on the plan, all other existing un-rated partitions are to remain open above the ckg (existing framing only - do not extend GWB or insulation) to facilitate the return air plenum. These un-rated existing partitions to remain open above the ckg are to be capped with plastic per details on sheet A001 to prevent insulation from being exposed in the plenum.

GC to confirm the continuity of all interior partitions at existing stairs, boiler room, tank room, elevator hoistway, and elevator machine room so as to ensure a 1 hour fire rating at each. Provide fire-sealant and infill of like construction as required.

No insulation shall be left exposed above the ceiling.

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.

**GENERAL PATCHING AND REPAIRING NOTES**

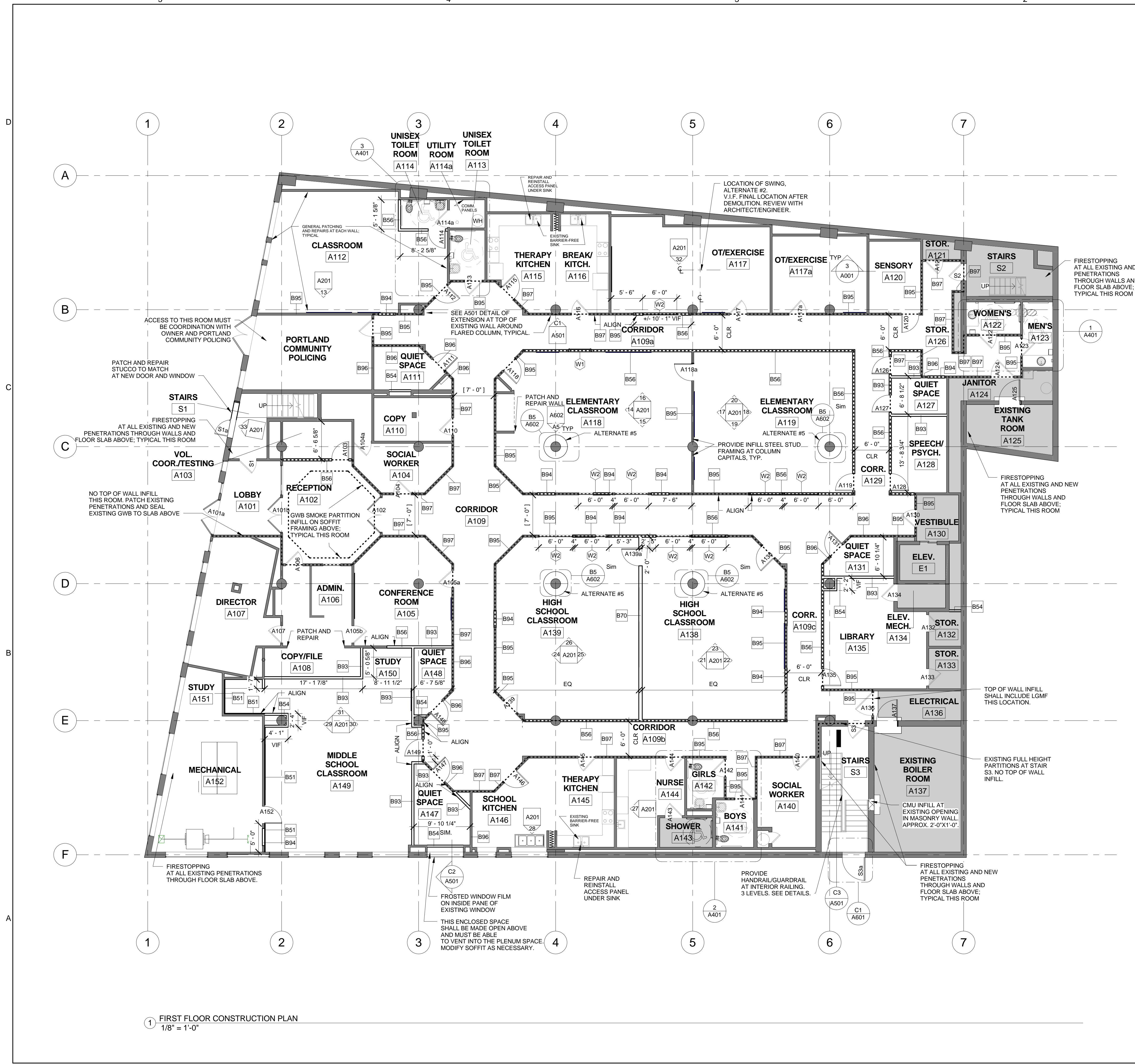
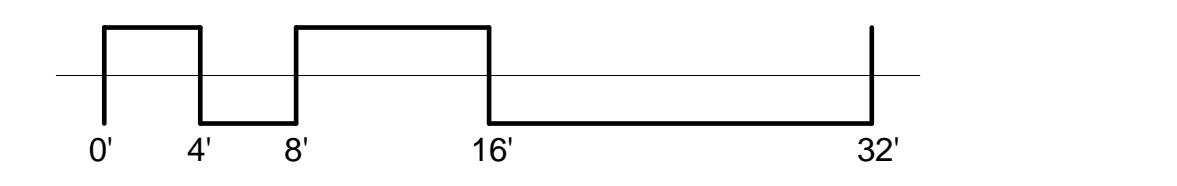
Where new construction either infills or abuts existing construction, the finished faces shall align, and the surfaces shall be finished to match.

Patch and level existing floors to receive new finishes as indicated in the room finish schedule.

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.

**LEGEND**

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- NOT-IN-SCOPE (CONFIRM WORK REQUIRED FOR ALL DOORS WITH DOOR SCHEDULE)
- SMOKE PARTITION



1 FIRST FLOOR CONSTRUCTION PLAN  
1/8" = 1'-0"