

GENERAL NOTES

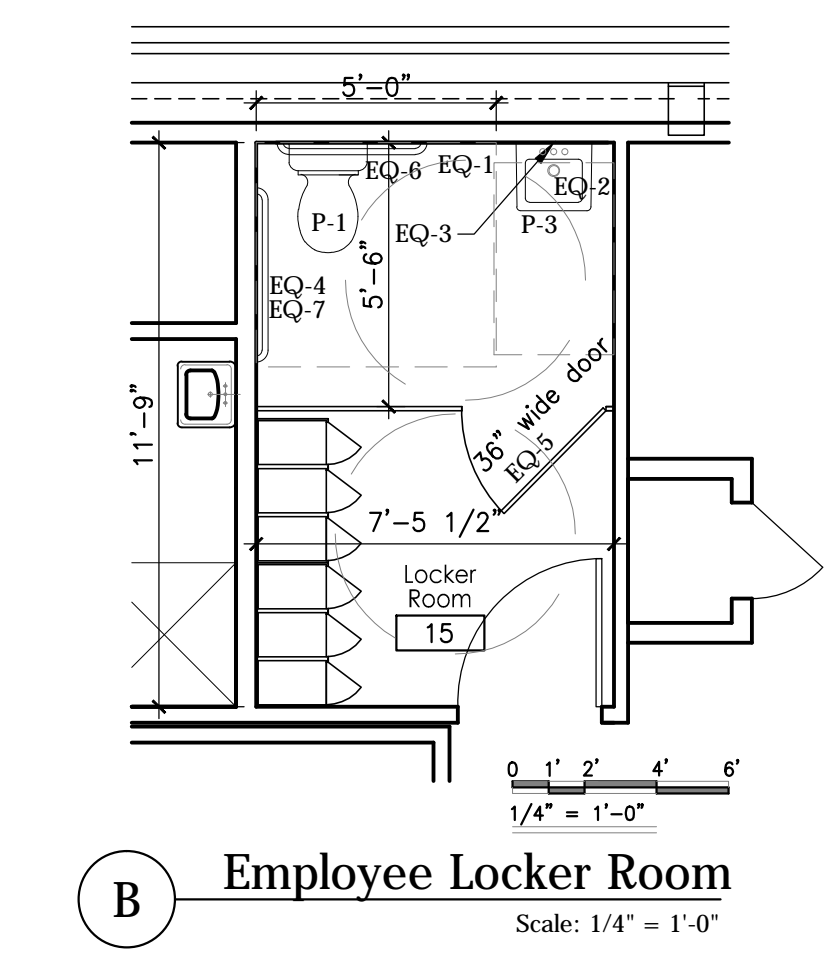
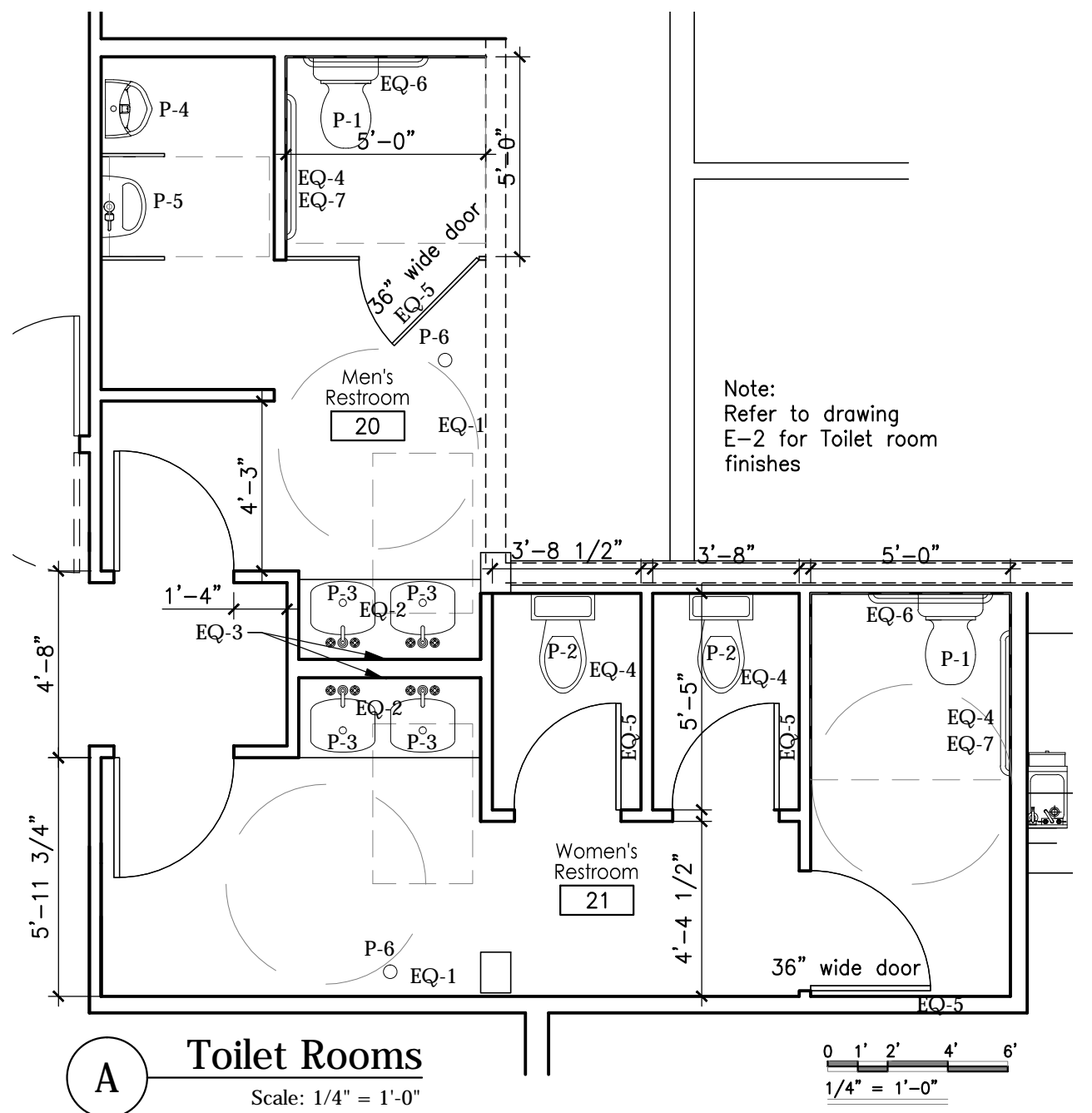
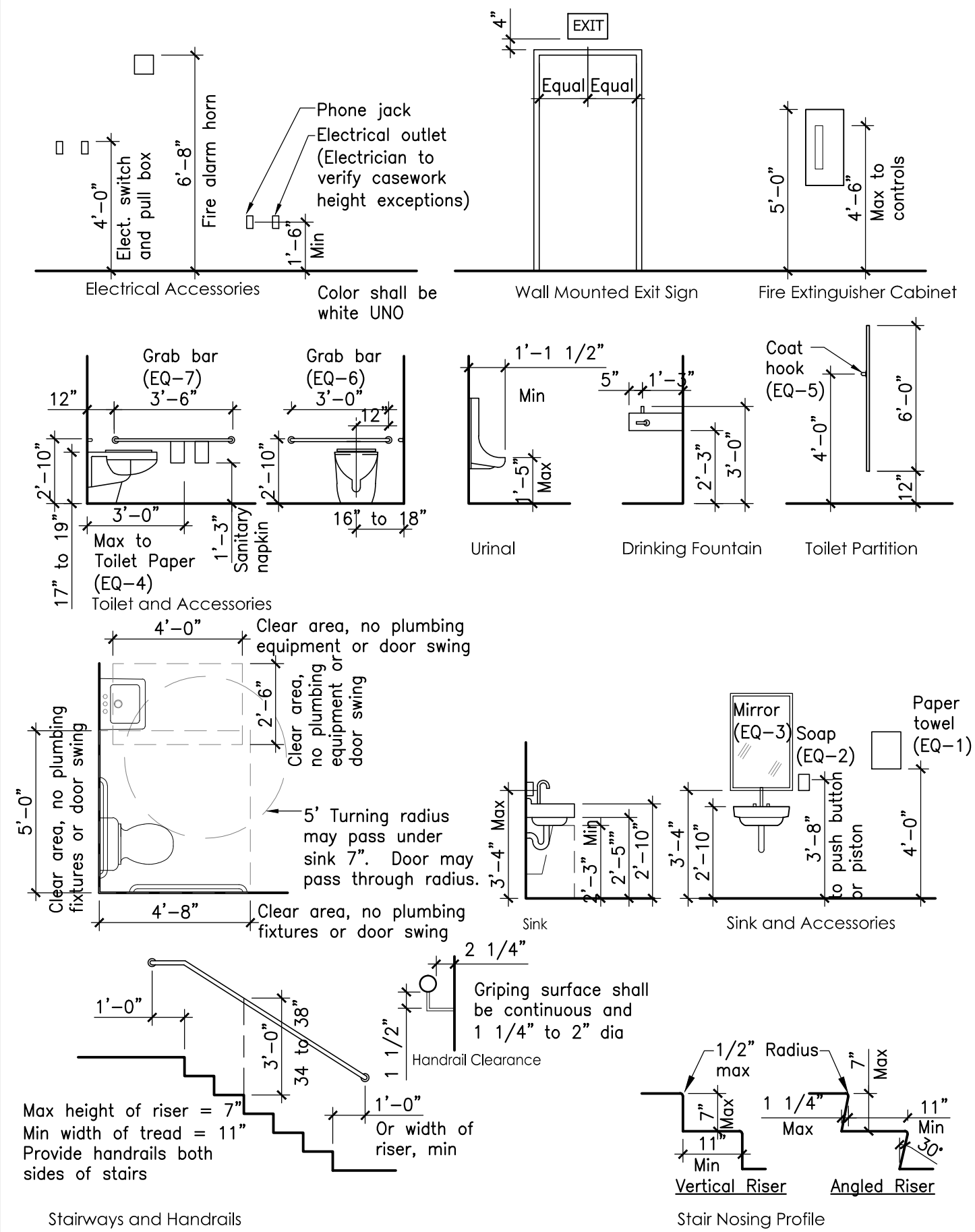
- All work included in these drawings and specifications shall conform to all state, national, and other codes and ordinances.
- The General Contractor shall be responsible for obtaining building permits and for payment of all fees and hook-ups.
- General contractor shall verify all dimensions and report any discrepancies to the architect before proceeding with work. Do not scale drawings, work from dimensions only.
- The General Contractor shall obtain approval from the owner for staging areas and hours of allowable work times.
- Provide appropriate reinforcing within partitions for support of all grab bars, shelving brackets, cabinets, door frames, water coolers, cubbies, fire extinguishers, lighting, and other wall mounted equipment or appliances indicated in documents.
- All doors shall be located a minimum of 3" (wall to frame) off adjoining stud walls, except where noted or dimensioned otherwise.
- All handicapped toilet rooms, grab bars, and door openings shall meet the requirements of ANSI 117.1 latest edition, and the American Disability Act (ADA) for handicapped accessibility.
- Provide ADA insulation under sinks at exposed pipes.
- All gypsum wall board within 3'-0" of plumbing fixtures shall be moisture resistant.
- Before penetrating or otherwise modifying joists, beams, or other structural members, consult with the Architect on maximum size and location of penetrations.
- Provide double studs at all door frames over 3'-0" wide.
- All penetrations through rated walls and floor/ceiling assemblies shall be firestopped by specific subcontractor requiring penetration.
- Location of every exit shall be clearly indicated by exit signs placed, if required, at an angle with the exit opening. Install directional signs to serve as guides form all portions of the corridor or floor.

APPLICABLE CODES

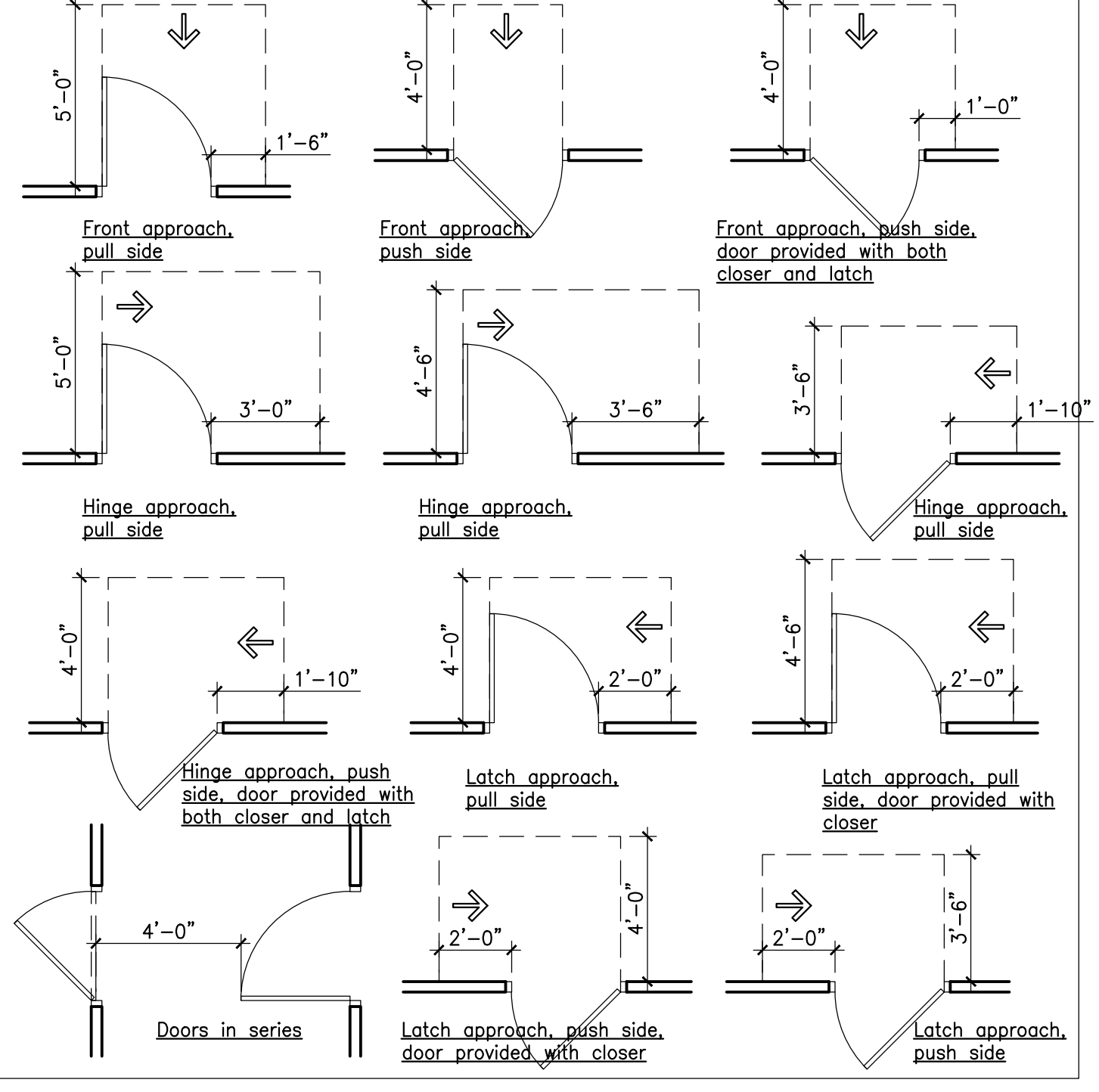
City of Portland Technical Manual
International Building Code, 2009
NFPA 101, Life Safety Code, 2006
Uniform Plumbing Code
NFPA 13 Sprinklers
ASHRAE 90.1 - 2007 Energy Standards for Buildings except Low-Rise Residential
ASHRA 62.1 - 2007 Ventilation for Acceptable Indoor Air Quality
2009 International Energy Conservation Code

Plumbing, Mechanical, Electrical, and Sprinkler system shall be design/build and shall meet all applicable codes.

STANDARD HEIGHTS AND CLEARANCES / TYPICAL BARRIER FREE REQUIREMENTS



MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

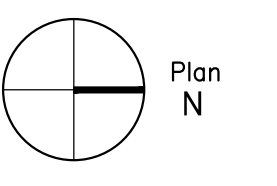


List of Drawings

- Reference Drawings
- R.1 General Notes, Details, Key Plan
- R.2 Code Analysis
- R.3 Code Review Plans
- R.4 Electrical Life Safety Plans
- A0.4 Wall Types
- A.1 Reference First Floor Plan (Hotel) Architecture / Interior Design
- A.0 First Floor Plan
- A.1 Ground Floor FF&E Plan
- A.2 Reflected Ceiling Plan
- A.3 Finish Plan
- A.4 Bar Elevations and Details
- A.5 Bathroom and Private Room Elev Foodservice Equipment Plans
- K.101 Equipment Schedule
- K.201 Equipment Layout
- K.301 Electrical Connection
- K.401 Plumbing Connection
- K.501 Special Conditions
- Kitchen Exhaust Hood
- K.1 Captive Aire
- K.2 Captive Aire

David Matero Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com



Consultants

Revisions

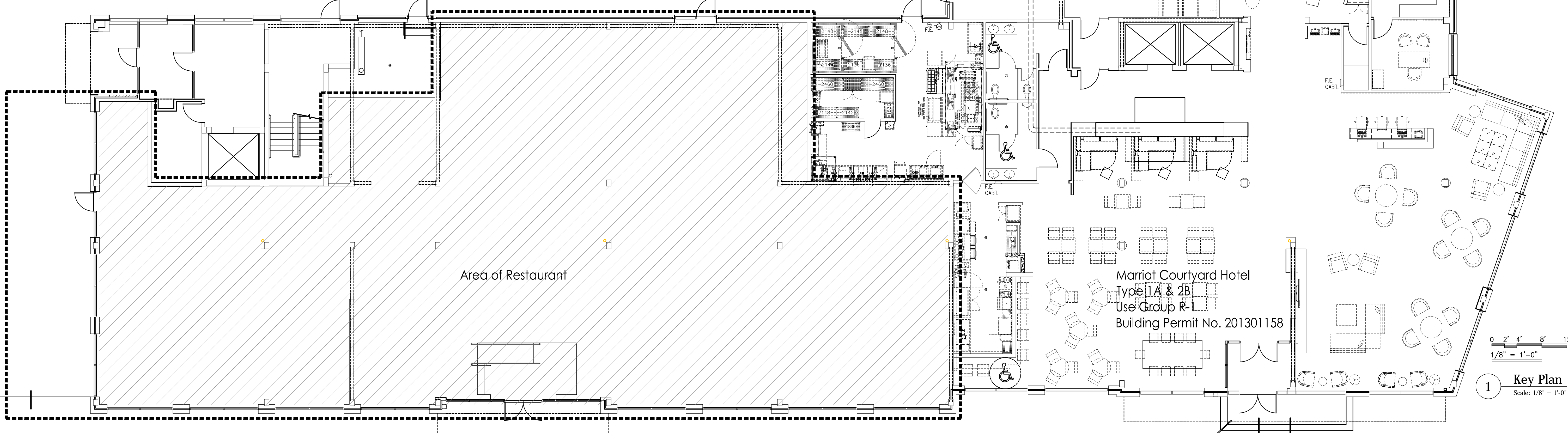
Equipment Schedule

EQ-1	Paper towel dispenser or Electric hand dryer
EQ-2	Soap dispenser
EQ-3	Mirror
EQ-4	Toilet paper holder
EQ-5	Coat hook provide one at each Toilet door and where noted
EQ-6	SS Grab bar, 36" long (1 1/4" to 1 1/2" O.D.)
EQ-7	SS Grab bar, 42" long (1 1/4" to 1 1/2" O.D.)

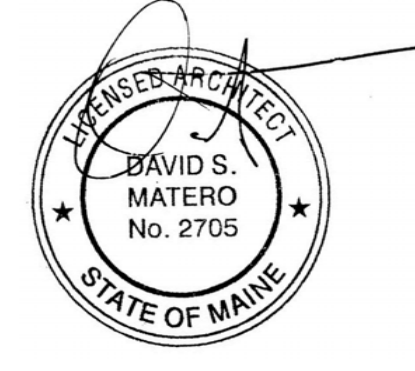
- Notes:**
- Refer to typical mounting height details, sheet R-1
 - Provide appropriate blocking in walls for all fixtures, partitions, and accessories
 - Toilet partition (if noted) height shall be 7'-0" a.f.f.
 - Install blocking behind Owner supplied equipment as well as GC supplied equipment
 - GC responsible for meeting ADA guidelines for handicap accessible mounting heights
 - Toilet partitions (if noted) shall be floor mounted and ceiling braced
 - Toilets shall be elongated style
 - Provide ADA insulation under sinks at exposed pipes
 - Provide silicone sealant at wall to backsplash and countertop

Plumbing Schedule

P-1	ADA compliant lavatory
P-2	Lavatory
P-3	ADA compliant countertop, sink and faucet. Provide ADA insulation under sinks at exposed pipes
P-4	Urinal
P-5	ADA compliant urinal
P-6	Floor Drain



TIQA
311 Commercial Street
Portland, Maine



Job Number: 14.000
Date: 09.30.14
Scale: As Noted
Drawing Title:

Gen. Notes, Details, and Key Plan

R.1
Issued for Permit