

UNIT MATRIX

Table with columns: UNIT, 1BR/1BA, 2BR/1BA, 2BR/2BA, 3BR/2BA, GUEST ROOM, TOTAL, UNIT AREA, GROSS SF PER FLOOR, NOTES. Rows include LL, 1st FL, 2nd FL, 3rd FL, and GRAND TOTALS.

NEW WORK NOTES

- 1. THE DRAWINGS WHICH COMPRISE THIS SET OF CONSTRUCTION DOCUMENTS ARE ADDRESSED TO THE GENERAL CONTRACTOR AND ARE CONSIDERED TO BE A SINGLE DOCUMENT. INFORMATION INCLUDED ON ONE SHEET SHALL BE AS BINDING AS IF INCLUDED ON ALL. REGARDLESS OF TRADE ASSIGNMENTS, WHERE A CONFLICT OCCURS WITHIN THESE CONSTRUCTION DOCUMENTS, THE MORE EXPENSIVE OR TIME CONSUMING REQUIREMENT SHALL GOVERN... 2. UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN, MATERIALS, EQUIPMENT, PRODUCTS, AND SYSTEMS FOR THIS PROJECT IN STRICT ACCORDANCE WITH THE MANUFACTURERS' LATEST PUBLISHED SPECIFICATIONS / RECOMMENDATIONS... 3. WHERE A DIMENSION IS SPECIFICALLY NOTED WITH A +/- DESIGNATION, THE DIMENSION IS TO BE CONTROLLED BY FIELD VERIFIED CONDITIONS...

PARTITION NOTES

- 1. FIRE AND SOUND RATED ASSEMBLIES SHALL RUN CONTINUOUS AROUND ROOMS INDICATED AND SHALL TAKE PRECEDENCE OVER ADJACENT AND/OR PERPENDICULAR WALLS. RATED WALL ASSEMBLIES SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE U.L., GYPSUM ASSOCIATION, OR OTHER LISTED ASSEMBLY... 2. THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF ALIGNING THE FACE OF GYPSUM BOARD AND/OR GYPSUM SHEATHING WHERE THE WALL THICKNESS VARIES DUE TO DIFFERENT PARTITION TYPES OR EXISTING CONDITIONS... 3. ALL FIRE AND/OR SMOKE BARRIER WALLS SHALL BE SEALED SMOKE-TIGHT (VIA PLASTER/FIRE-STOP SEALANT OVER CONT. BACKING ROD) AT THE ENTIRE PERIMETER (FLOOR, ROOF/DECK, WALLS)... 4. ALL FIRE AND/OR SMOKE BARRIER WALLS SHALL BE CONSTRUCTED CONT. THROUGH BUILDING SOFFITS, OVERHANGS AND ANY MISCELLANEOUS INTERSTITIAL SPACES (INCLUDING OTHER PARTITIONS), PROVIDE SEALING OF UTILITY PENETRATIONS OF SMOKE BARRIER WALLS...

CEILING NOTES

- 1. CONTRACTOR TO COORDINATE MOUNTING FLANGES OF ALL FIXTURES WITH CEILING TYPE TO RECEIVE FIXTURES... 2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL MPE WORK WITH HEIGHT AND TYPE OF CEILING FINISHES... 3. PROPOSED CEILING HEIGHTS INDICATED SHALL BE ACHIEVED. CONTRACTOR TO BEAR RESPONSIBILITY TO ADJUST AS NECESSARY TO ACCOMMODATE PROPOSED CEILING HEIGHTS AND PLAN LOCATIONS WHICH DIFFER FROM EXISTING CONDITIONS... 4. REFER TO FINISH PLANS FOR CEILING FINISH DESIGNATIONS. COORDINATE WITH MECH., ELEC., PLUMB., INTERIOR DESIGN, FOR SPECIFIC ACCESS PANEL LOCATIONS. NOT ALL ACCESS PANEL LOCATIONS ARE SHOWN ON PLANS.

EXISTING STAIR & ENTRY NOTES

- 1. WALLS, SAND AND REMOVE DAMAGED PLASTER. PARGE AND REPAIR SURFACE AS NECESSARY TO RECEIVE NEW FINISHES. PRIME AND PAINT AS NOTED IN FINISH SCHEDULE... 2. HISTORIC TRIM - SALVAGE EXISTING WOOD TRIM FOR REINSTALLATION. REFINISH SALVAGED TRIM FOR REINSTALLATION. PROVIDE NEW TRIM MOUNTED AT THE SAME ELEVATION AND IN THE SAME MANNER (IN KIND AND PROVIDE) AS NECESSARY TO INCORPORATE NEW WORK... 3. NON-HISTORIC CEILINGS AND UNDERSIDE OF STAIRS, SAND, PRIME, AND PAINT AS NOTED IN FINISH SCHEDULE... 4. WALL MOUNTED HARDWARE AND HANDRAILS: REMOVE AND SALVAGE WALL MOUNTED HANDRAILS AND HARDWARE FOR REFINISH AND REINSTALLATION. PRIME AND REPAINT OR REFINISH AS NOTED IN FINISH SCHEDULE...

WINDOW NOTES

- 1. SEE SHEET 8.02 FOR GENERAL WINDOW NOTES

DEMOLITION NOTES

- 1. EXISTING & DEMOLITION PLANS ARE PROVIDED AS ASSISTANCE TO G.C. BIDDING EFFORTS AND AS A GENERAL GUIDE TO DEMOLITION WORK. DEMOLITION PLANS ARE NOT MEANT TO CONTAIN A COMPLETE DESCRIPTION OF ALL MATERIAL TO BE REMOVED. PRIOR TO BIDDING THE G.C. MUST PERFORM AN INDEPENDENT SITE VISIT (TO BE COMPLETED BY G.C.) IN ORDER TO FIELD SURVEY AND THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND DEMOLITION EFFORTS REQUIRED BY THE SCOPE AND EXTENTS OF THE NEW WORK INDICATED... 2. PATCH AND REPAIR PARTITIONS, FLOORS AND CEILINGS WHERE EXISTING FINISHES HAVE BEEN DISTURBED OR INTERRUPTED DUE TO THE REMOVAL OF EXISTING CONTIGUOUS PARTITIONS, DOORS, WINDOWS, CASEWORK, OR STRUCTURAL, MECHANICAL, ELECTRICAL OR PLUMBING FIXTURE, ELEMENT, OR DEVICE, TO PROVIDE A SMOOTH MONOLITHIC FINISH TO MATCH ADJACENT SURFACE... 3. G.C. SHALL PREPARE AND SUBMIT A CONSTRUCTION PROTECTION PLAN OUTLINING VARIOUS METHODS OF PROTECTING BOTH EXISTING AND NEW CONSTRUCTION FROM THE ACTIVITIES OF CONSTRUCTION... 4. EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION. G.C. SHALL REPAIR/REPLACE EXISTING CONSTRUCTION WHICH IS DAMAGED DURING THE COURSE OF CONSTRUCTION AS A COMPONENT OF THE BASE CONTRACT... 5. THE OWNER HAS THE RIGHT OF FIRST REFUSAL ON ALL SALVAGED ITEMS... 6. "READY TO RECEIVE NEW FINISHES" SHALL REFER TO SURFACES WHICH ARE FREE OF DEFECTS, SMOOTH, AND FLAT ALSO AS STATED IN MANUFACTURER SUBSTRATE REQUIREMENTS AS LISTED IN MANUFACTURER'S LATEST PUBLISHED LITERATURE... AS A COMPONENT OF THE BASE BID, THE CONTRACTOR IS TO SCRAPE AND/OR LEVEL/INFILL SLABS AND SURFACES WITH SELF-LEVELLING UNDERLAYMENT, GROUT AND SAND / SKIM-COAT GYPSUM BD WALLS AS REQ'D TO PRODUCE THIS RESULT... 7. DO NOT PERFORM DEMOLITION WORK BEYOND THE SCOPE REQUIRED BY NEW WORK. G.C. SHALL COORDINATE WITH ARCHITECT AND TRADES FOR THE START OF CONSTRUCTION AND MAINTAIN ACTIVE COORDINATION OF DEMOLITION AND NEW WORK DURING CONSTRUCTION... 8. DEMOLISH AND REMOVE INTERIOR PARTITIONS AS INDICATED (TYPICALLY WITH DASHED LINES) IN PLANS AS NOTED IN DEMOLITION LEGENDS AND/OR IN THE PREPARATION OF NEW WORK... 9. REFER TO STRUCTURAL, INTERIOR DESIGN, LIGHTING DESIGN, ELECTRICAL, PLUMBING, AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION... 10. SEE DEMOLITION LEGEND FOR STANDARD INDICATIONS... 11. ALL EXISTING, NON-HISTORIC, WALL/CEILING MOUNTED EQUIPMENT THAT IS ABANDONED AND/OR NOT PART OF NEW WORK SHALL BE REMOVED... 12. TO SURVEY THE WORK OF FIRE PROTECTION ENCLOSURES AND SYSTEMS TO REMAIN. ALL CORRECTIVE MEASURES TAKEN TO THIS EFFECT ARE TO BE CONSIDERED PART OF THE BASE CONTRACT... 13. CORE DRILL AND REMOVE DEBRIS TO FACILITATE INSTALLATION OF NEW WORK. ADJUST LOCATIONS AS NECESSARY TO PROVIDE SMOOTH, FLAT SURFACE READY TO RECEIVE NEW FINISHES. COORDINATE LOCATIONS WITH FINISH PLAN... 14. REMOVE ALL MASTICS, ADHESIVES AND GROUTS FROM ALL SUBSTRATES FOLLOWING REMOVAL OF EXISTING FINISHES. CLEAN SUBSTRATE FIRST BY MANUFACTURER RECOMMENDED MEANS OR AS NECESSARY TO PROVIDE SMOOTH, FLAT SURFACE READY TO RECEIVE NEW FINISHES... 15. SALVAGE ALL WOOD TRIM FOR RE-USE. ALL MATERIAL MUST BE CATALOGUED AND STORED IN PROTECTED AREAS... 16. REMOVE ALL NON-TRIM MATERIALS FROM EXISTING WALLS TO REMAIN. REMOVE ALL MASTICS AND ADHESIVES FROM SURFACES TO REMAIN TO PROVIDE SMOOTH, FLAT SURFACE READY TO RECEIVE NEW FINISH... 17. G.C. TO REMOVE ALL EXISTING AND ABANDONED MECHANICAL, PLUMBING, AND ELECTRICAL, U.N.O. SEE PLANS FOR ELEMENTS TO REMAIN... 18. REMOVE EXISTING DOORS AND FRAMES AS INDICATED IN PLANS. ALL DOORS AND FRAMES ARE SUBJECT TO SALVAGE AND THUS, PROPER CARE MUST BE TAKEN IN THEIR REMOVAL... 19. SEE WINDOW SHEET FOR WINDOW REPLACEMENT AND/OR REHABILITATION... 20. ANY NECESSARY SHORING IS THE RESPONSIBILITY OF THE G.C. OR DESIGNATED SUBCONTRACTOR. ASSUMED BEARING LOCATIONS THROUGHOUT THE BUILDING ARE TO BE VERIFIED PRIOR TO ANY DEMOLITION OF MAJOR BUILDING COMPONENTS AND FINDINGS COMMUNICATED TO THE ARCHITECT AND ENGINEER... 21. AT ALL NEW MASONRY OPENINGS & AT NEW DOORS ETC.; MASONRY SHALL RETURN INTO OPENINGS, BE TOOTHED-IN WITH LIKE MATERIAL AND FINISHED TO PROVIDE CLEAN MASONRY OPENING FOR NEW WORK. G.C. TO COORDINATE ALL REQUIRED CUTTING OF EXISTING STRUCTURE FOR MECHANICAL EQUIPMENT WITH MEP CONTRACTOR... 22. REMOVE ALL MASONITE CHALKBOARD SURFACES THROUGHOUT. ORIGINAL SLATE CHALKBOARDS TO REMAIN IN AREAS AS INDICATED ON DEMO & NEW WORK PLANS.

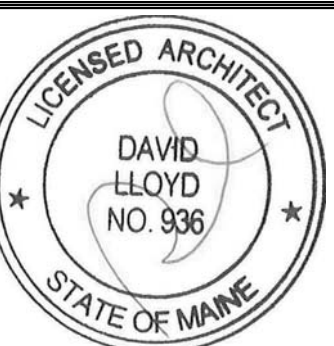
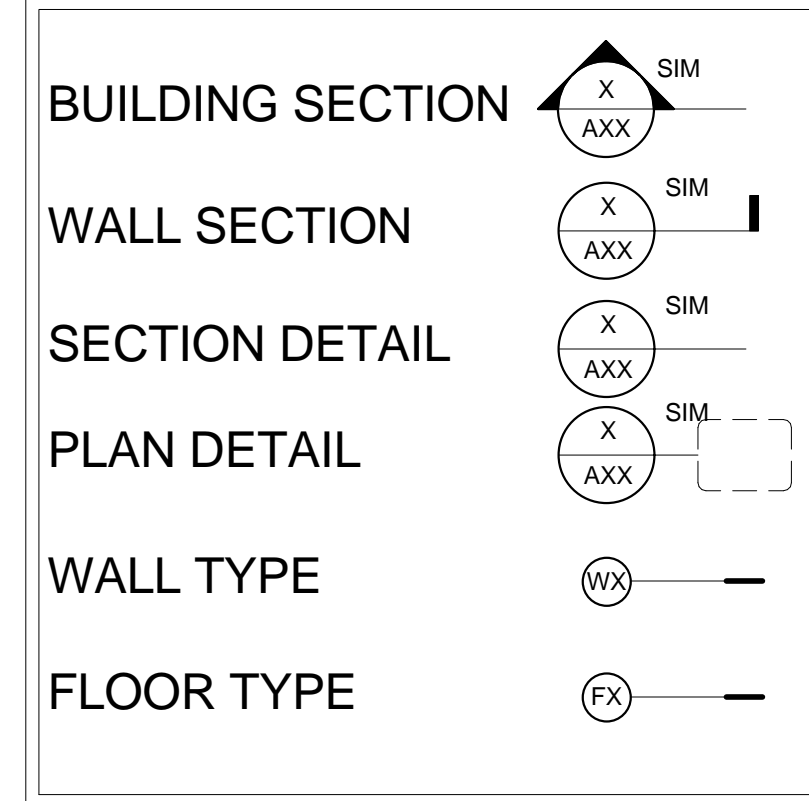
ACOUSTICAL NOTES

- 1. ELECTRICAL AND SERVICE OUTLETS FOR ADJACENT DWELLING UNITS ARE TO BE POSITIONED A MINIMUM OF 2 FEET APART AND IN SEPARATE STUD CAVITIES... 2. PARTITIONS ARE TO BE BUILT FULL HEIGHT FROM BUILDING FLOOR TO BUILDING STRUCTURE ABOVE; UNLESS OTHERWISE DETAILED IN SPECIFIC PARTITION TYPE... 3. PROVIDE CONTINUOUS ACOUSTICAL (NON-HARDENING) CAULKING BEADS ON EACH SIDE OF THE BOTTOM STUD RUNNER AT THE THREE WAY INTERSECTION BETWEEN THE RUNNER, FLOOR AND DRYWALL... 4. PROVIDE ACOUSTICAL CAULKING TO CLOSE GAPS BETWEEN SERVICE OUTLETS (ELECTRICAL, TELEPHONE, DATA, ETC.) AND DRYWALL. PROVIDE ACOUSTICAL SEALANT AT THE CONNECTION TO STRUCTURE ABOVE... 5. MULTIPLE LAYERS OF DRYWALL ARE TO BE APPLIED WITH STAGGERED JOINTS, U.N.O. PARTITIONS SHALL BE CUT AND SEALED AROUND ALL STRUCTURAL ELEMENTS WITH ACOUSTICAL SEALANT... 6. ALL PENETRATIONS LESS THAN 1'-6" WIDE ARE TO BE BETWEEN FULL HEIGHT STUDS, OTHERWISE STUDS ARE TO BE FULLY FRAMED AROUND PENETRATION MAINTAINING A NOMINAL 1" GAP AROUND THE PENETRATING ELEMENT... 7. ALL GAPS AROUND PENETRATIONS (PIPES, DUCTS, CONDUITS, ETC.) SHALL BE SEALED AS FOLLOWS. NOTE THAT ANY FIRE RATED ASSEMBLY CONSTRUCTION REQUIREMENTS SHALL TAKE PRECEDENCE OVER ACOUSTIC CONSIDERATIONS... 8. ACoustic considerations, -1" OR LESS GAP FILLED TIGHTLY WITH MINERAL WOOL INSULATION AND/OR FIRE SAFING. -GAPS LARGER THAN 1" FILLED WITH HEAVY-DENSITY PUTTY SUCH AS NELSON FSP, CLK SEALANT, J.M. CLIPPER "DUXSEAL", 3M "MOLDABLE PUTTY"... 9. JUNCTION BOXES IN FIRE RATED PARTITIONS ARE TO BE WRAPPED WITH "PUTTY PACKS"... 10. PROVIDE AND INSTALL ALL DETAILS AND MATERIALS AS REQUIRED BY DRYWALL MANUFACTURER TO ACHIEVE LABORATORY SOUND TRANSMISSION CLASS (STC) RATINGS INDICATED.

ABBREVIATIONS

Table of abbreviations and their meanings. Columns include: A, AMP, ADJ., ADJUSTABLE, A.F.F., ABOVE FINISHED FLOOR, AIC, SYMMETRICAL AMPERE, INTERRUPTING RATING, ALUM., ALUMINUM, ANOD., ANODIZED, B.C., BRICK COURSE, BOT., BOTTOM OF, BRKR, CIRCUIT BREAKER, C, CONDUIT, CKT, CIRCUIT, CT, CURRENT TRANSFORMER, CTR, CONTROL, CJ, CONTROL JOINT, CLG., CEILING, CH, COAT HOOK, CHASD, CASED OPENING, COMM., COMMUNICATION, CONC., CONCRETE, CORR., CORRIDOR, CONT., CONTINUOUS, CP, CENTER POINT, DBL., DOUBLE, DJ, DESIGN JOINT, DWGS, DRAWINGS, EXPAN, EXPANSION JOINT, EJ, ELEVATION, EL, ELECTRICAL, ELEC., ELECTRICAL, ELEV., ELEVATOR, EQ., EQUAL, E.T.R, EXISTING TO REMAIN, EXIST., EXISTING, (E), EXISTING, EC, EMPTY CONDUIT, ENCL., ENCLOSURE, FC, FOOTCANDLE, FIN., FINISH, FLR., FLOOR, F.R., FIRE RETARDANT, F. R.T., FIRE RETARDANT TREATED, GL, GLASS, G.B., GRAB BAR, GR., GROUND, GYP.BD, GYPSUM BOARD, GFCl, GROUND FAULT CIRCUIT INTERRUPTER (5 MILLIAMPER SENSITIVITY), GND, GROUND.

LEGEND:



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Revisions:

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GN1.1