UNIT	MATR	IX							
UNIT	1BR/1BA	2BR/1BA	2BR/2BA	3BR/2BA	GUEST ROOM	TOTAL	UNIT AREA	GROSS SF PER FLOOR	NOTES
LL									
01	-	-	-	1	-		1,473 SF		
02	1	-	-	-	-		1,009 SF		
TOTAL	1	-	-	1	-	2	2,482 SF	11,508 SF	
1st FL									
10	-	1	-	-	-		1,131 SF		
11	-	-	1	-	-		1,027 SF		
12	-	-	1	-	-		948 SF		
13	-	1	-	-	-		1,108 SF		
14	-	1	-	-	-		1,108 SF		
15	-	-	-	-	1		249 SF		NOT INCLUDED IN AREA OR COUNT TOTALS
16	-	-	-	-	1		253 SF		NOT INCLUDED IN AREA OR COUNT TOTALS
17	-	1	-	-	-		1,152 SF		
TOTAL	-	4	2	-	-	6	6,976 SF	11,428 SF	
2nd FL									
20	-	-	-	1	-		1,388 SF		
21	-	-	1	-	-		1,072 SF		
22	-	-	1	-	-		1,130 SF		
23	-	-	-	1	-		1,382 SF		
24	-	1	-	-	-		1,119 SF		
25	1	-	-	-	-		642 SF		
26	-	1	-	-	-		1,121 SF		
TOTAL	1	2	2	2	-	7	7,854 SF	11,428 SF	
3rd FL									
30	-	-	-	1	-		1,424 SF		
31	-	-	1	-	-		1,046 SF		
32	-	-	1	-	-		1,222 SF		
33	-	-	-	1	-		1,423 SF		
34	-	1	-	-	-		1,150 SF		
35	1	-	-	-	-		1,288 SF		
36	-	1	-	-	-		1,152 SF		
	1	2	2	2	-	7	8,705 SF	11,428 SF	
GRAND	3	8	7	3	1	22	26,017 SF	45,792 SF	

10. 11 12. 13. 14 17.

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GND

GROUND

#### **NEW WORK NOTES**

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. ANY DOUBT AS TO WHETHER ANY WORK IS WITHIN THE SCOPE OF THE CONTRACT SHALL BE RESOLVED IN FAVOR OF AN INTERPRETATION THAT THE WORK IS WITHIN THE SCOPE OF THE CONTRACT. IMMEDIATELY UPON DISCOVERY, NOTIFY THE ARCHITECT OF DOCUMENT CONFLICTS IN WRITING

UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN, MATERIALS, EQUIPMENT, PRODUCTS, AND SYSTEMS FOR THIS PROJECT IN STRICT ACCORDANCE WITH THE MANUFACTURERS' LATEST PUBLISHED SPECIFICATIONS / RECOMMENDATIONS.

WHERE A DIMENSIONS IS SPECIFICALLY NOTED WITH A +/- DESIGNATION, THE DIMENSION IS TO BE CONTROLLED BY FIELD VERIFIED CONDITIONS. NOTIFY THE ARCHITECT IMMEDIATELY UPON CONFIRMATION OF THE ACTUAL DIMENSION. NO REFERENCE OR DESIGNATION WITHIN THESE DOCUMENTS SHALL BE CONSIDERED TO ESTABLISH A CONSTRUCTION TOLERANCE. THE DIMENSIONS ARE PRECISE AS STATED. FIELD MEASURE DISTANCES AND CLEARANCES PRIOR TO COMMENCEMENT OF NEW WORK OR ORDERING OF MATERIALS, DEVIATIONS TO THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF WORK. WORK NOT IN COMPLIANCE WITH REQUIREMENTS OF THESE DRAWINGS WHICH IS CONSTRUCTED WITHOUT THE KNOWLEDGE AND APPROVAL OF THE ARCHITECT WILL BE REMOVE AT THE ARCHITECT'S DISCRETION AND THE CONTRACTOR'S EXPENSE. DO NOT SCALE OFF THE DRAWINGS

THE OWNER SHALL SECURE AND PAY FOR THE BUILDING PERMIT. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL OTHER PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE COMPLETION OF WORK ASSOCIATED WITH THE PROJECT. NOT USED

USE THE EXISTING BUILDING IN A MANNER WHICH WILL NOT DEFACE OR DAMAGE THE EXISTING FACILITIES IN ANY FASHION. SEE DIVISION 1 FOR ADDITIONAL RULES AND REGULATIONS. DAMAGE BY THE CONTRACTOR SHALL BE REPAIRED / REPLACED BY THE CONTRACTOR AS A COMPONENT OF THE CONTRACT. PROVIDE PROTECTIVE MATERIAL AS WARRANTED. NOT USED

USE ONLY THOSE ENTRANCES AND PARKING SPACES AS APPROVED BY LOCAL MUNICIPALITIES AND BY THE OWNER. MATERIAL DELIVERIES AND DEMOLITION/ TRASH SHALL BE TRANSPORTED DURING HOURS AND VIA ROUTES PRESENTED BY G.C., REVIEWED BY AND APPROVED BY THE OWNER/ARCHITECT. PROVIDE COMPREHENSIVE TRAFFIC MANAGEMENT PLAN FOR REVIEW AND THE LOCAL MUNICIPALITY/AHJ, PRIOR TO MOBILIZATION

DO NOT ALTER, LOAD OR PENETRATE THE EXISTING STRUCTURE IN A MANNER WHICH MIGHT COMPROMISE ITS INTEGRITY. G.C. HAS FULL RESPONSIBILITY FOR STRUCTURAL ANALYSIS OF ALL CONSTRUCTION LOADS AND PROPOSED PENETRATIONS

CONTRACTORS SHALL UTILIZE TEMPORARY RESTROOM FACILITIES PROVIDED BY THE G.C. OR GENERAL CONTRACTOR AND SHALL NOT UTILIZE EXISTING OR PROPOSED FACILITIES WITHIN OR ADJACENT TO THE PROJECT. PATCH AND REPAIR PARTITIONS, FLOOR OR CEILINGS WHERE EXISTING FINISHES HAVE BEEN DISTURBED

OR INTERRUPTED DUE TO REMOVAL OF EXISTING CONTIGUOUS PARTITIONS, DOORS, WINDOWS, CASEWORK OR MECHANICAL, ELECTRICAL, OR PLUMBING FIXTURE OR DEVICE, TO PROVIDE A SMOOTH MONOLITHIC FINISH TO MATCH ADJACENT SURFACES. COORDINATE WITH ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS.

WHERE REFERENCE IS MADE TO "BUILDING SYSTEMS", THIS SHALL INCLUDE MECHANICAL, ELECTRICAL, PLUMBING, HVAC, FIRE PROTECTION, TELEPHONE, SECURITY, TELECOM, AND FIRE ALARM / LIFE SAFETY COMPONENTS.

COORDINATE, DOCUMENT, SUBMIT AND OBTAIN REVIEW AND APPROVAL OF BUILDING SYSTEMS VIA COORDINATION DRAWINGS TO BE PROVIDED IN SCALABLE HARDLINE DRAWINGS BOTH PDF AND DIGITAL, PRIOR TO THE MANUFACTURE OF COMPONENTS.

COORDINATE MOUNTING / INSTALLATION OF LIGHTING FIXTURES, MECHANICAL DIFFUSERS, SPRINKLER HEADS, OTHER DEVICES AND CEILING HUNG OR MOUNTED FENESTRATION WITH TYPE OF CEILINGS TO BE PROVIDED. NOTIFY THE ARCHITECT OF OBSTRUCTIONS OF SPRINKLER HEADS OR LINE OF SIGHT TO EXIT SIGN PRIOR TO CONFLICT. PROVIDE HANGERS, SUPPORTS, SEISMIC STRUTS AND CLIPS, CUTOUTS, TRIM RINGS, AND EDGE TRIM AS REQUIRED FOR A COMPLETE INSTALLATION. CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED TO PRODUCE A COMPLETE FINISHED

PROJECT. FAILURE TO INCLUDE ITEMS INDICATED TO BE PROVIDED, THOUGH NOT DETAILED, SHALL NOT CONSTITUTE THE BASIS FOR A CHANGE ORDER. CONSTRUCT ALL PENETRATIONS THROUGH THE EXISTING FLOOR/ROOF SLABS AND THROUGH

NEW/EXISTING FIRE RATED PARTITIONS SHALL BE FIRESTOPPED PER U.L. LISTED DETAILS COMPLYING WITH APPLICABLE CODES AND LOCAL FIRE MARSHAL (AHJ) REQUIREMENTS. G.C. SHALL SELECT, PROVIDE AND INSTALL SUCH FIRE STOPPING SYSTEMS / DETAILS AND SHALL BE RESPONSIBLE FOR SOLICITING AND OBTAINING THE NECESSARY APPROVAL(S) FOR THE AHJ (AUTHORITY HAVING JURISDICTION).

WHERE DISSIMILAR METALS WOULD COME IN CONTACT WITH ONE ANOTHER, G.C. SHALL UTILIZE NEOPRENE GASKETS AND/OR WASHERS AS APPROPRIATE TO PREVENT GALVANIC CORROSION OF THE METALS OR FASTENERS . SUCH DISSIMILAR METALS INCLUDE BUT ARE NOT LIMITED TO COATED COPPER, STEEL, GALVANIZED STEEL, AND ALUMINUM. AT SUCH CONNECTIONS REQUIRING FASTENERS, STAINLESS STEEL FASTENERS WITH NEOPRENE WASHERS TO ISOLATE THE METALS SHALL BE USED, U.N.O. DIMENSIONS INCLUDED ARE TO FACE OF STUD OR CENTER OF COLUMN, UNLESS NOTED OTHERWISE. IN BATHROOMS, AND DOORS AND STAIRS, CLEAR DIMENSIONS ARE PROVIDED FOR FACE OF FINISH FOR UNOBSTRUCTED CLEARANCE.

DOOR JAMBS ARE TO BE TYPICALLY LOCATED 6" FROM ADJACENT WALL, OR CENTERED IN SPACE PROVIDED UNLESS NOTED OTHERWISE. SEE ACCESSIBILITY SHEET OR ADA CODE FOR ADDITIONAL DOOR CLEARANCES AND APPROACHES.

TOILETS ARE TO BE 18" FROM THE CENTER OF THE FIXTURE TO THE WALL FINISH FACE. ALL EXISTING WINDOWS ARE TO BE PROTECTED DURING CONSTRUCTION AND SHALL BE CLEANED AS PART OF FINAL CLEANING BY THE G.C.

ALL HOLES IN EXISTING SLAB CREATED IN DEMOLITION WORK SHALL BE FILLED WITH CONCRETE TO PROVIDE A SMOOTH MONOLITHIC SURFACE READY TO RECEIVE NEW FINISHES. NEW COREDRILL PENETRATIONS WILL BE REQUIRED BY THE SCOPE OF THE PROJECT. G.C. IS TO PROVIDE THE QUANTITY, SIZE AND LOCATION OF SUCH CORE DRILL HOLES AS WILL BE REQUIRED TO COMPLETE THE FULL SCOPE OF THIS PROJECT.

G.C. SHALL NEATLY BOX AND STORE ALL ATTIC STOCK MATERIALS IN A LOCATION TO BE PROVIDED BY THE OWNER. PRIOR TO CLOSEOUT, G.C. IS TO PROVIDE CLIMATE CONTROLLED STORAGE FOR MATERIALS UNTIL THE TIME OF DELIVERY.

EXISTING STAIRS - REPAIR ALL RAILINGS AND BALUSTERS. RE-ATTACH WITH NEW HARDWARE IN KIND WHERE EXISTING IS LOOSE OR FAILING. REPLACE ALL PARTS WHERE MISSING. REPLACE EXISTING GLASS IN KIND IN ALL WINDOWS TO BE RECONDITIONED

VERIFY DIMENSIONS OF ALL WINDOWS TO BE REPLACED PRIOR TO MANUFACTURE PROVIDE CURTAIN & ROD AT ALL TUB/SHOWERS.

#### **ABBREVIATIONS**

	AMPERE	HT.
ADJUS	TABLE	H.C.
	ABOVE FINISHED FLOOR	HM
	SYMMETRICAL AMPERE	HP
	INTERRUPTING RATING	HT
	ALUMINUM	INSUL
	ANODIZED	KS
	BRICK COURSE	KAIC
	BOTTOM OF	KVA
	CIRCUIT BREAKER	KW
	CONDUIT	LTS
	CIRCUIT	MACH
	CURRENT TRANSFORMER	MAX.
	CONTROL	MCB
	CONTROL JOINT	MECH.
	CEILING	MIN.
	COAT HOOK	MISC.
	CASED OPENING	M.O.
	COMMUNICATION	MR
	CONCRETE	MTD
	CORRIDOR	MTL
	CONTINUOUS	NO.
	CENTER POINT	NEC.
	DOUBLE	NOM.
	DESIGN JOINT	O.H.
	DRAWINGS	OHE.
	EXPANSION JOINT	O.C.
	ELEVATION	OF./CI.
	ELECTRICAL	
	ELEVATOR	OF./OI.
	EQUAL	
	EXISTING TO REMAIN	PART.
	EXISTING	PART. BD.
	EXISTING	PD.
	EMPTY CONDUIT	PLAM.
	ENCLOSURE	PL. LAM.
	FOOTCANDLE	PLASLAM
	FINISH	PLYWD.PL
	FLOOR	P.T.D.
	FIRE RETARDANT	PTD.
	FIRE RETARDANT TREATED	Ρ.
	GLASS	PL
	GRAB BAR	PNL, PANE
	GROMMET	PRI
).	GYPSUM BOARD	PWR
	GROUND FAULT CIRCUIT	
	INTERRUPTER (5 MILLIAMP	

HANDICAP HOLLOW META HORSE POWER HEATER INSULATION KNEE SPACE 1000 AIC KILOVOLT-AMPERES KILOWATTS LIGHTS MACHINE MAXIMUM MAIN CIRCUIT BARKER MECHANICAL MINIMUM MISCELLANEOUS MASONRY OPENINGS MIRROR MOUNTED METAL NUMBER NATIONAL ELECTRICAL CODE NOMINAL **OPPOSITE HAND** OVERHEAD ELECTRICAL ON CENTER OWNER FURNISHED/ CONTRACTOR INSTALLED OWNER FURNISHED /OWNER INSTALLED PARTITION PARTICLE BOARD PENCIL DRAWER PLASTIC LAMINATE PLASTIC LAMINATE PLASTIC LAMINATE WD.PLYWOOD PAPER TOWEL DISPENSER PAINTED POLE OR PHASE PLATE , PANEL CIRCUIT BREAKER PANELBOARD PRIMARY VOLUME POWER

HEIGHT

## **PARTITION NOTES**

- 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.
- 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. TRANSITIONS OF THE OPPOSITE SIDE OF THESE WALLS SHALL BE HIDDEN AT INTERSECTION OF OTHER PARTITIONS OR AT CORNERS SUCH THAT NO IRREGULARITY EXISTS IN THE SURFACE OF THE WALL. NOT USED
- 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). PROVIDE MINERAL WOOL INSULATION IN INTERSTITIAL SPACES BEHIND SEALANT AND BACKING ROD, INCLUDING FLOOR AND ROOF DECK FLUTES ABOVE METAL WALL CHANNELS AT TOP OF WALL
- 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.
- NOT USED NO GYPSUM BOARD SHALL EXCEED 16" WITHOUT FRAMING SUPPORT. ADDITIONAL SUPPORT WILL BE NECESSARY AT ALL OPENINGS AND FLOOR AND CEILING JOINTS.
- ALL GYPSUM WALL BOARD SHALL BE INSTALLED VERTICALLY IN SINGULAR CONTINUOUS PIECES WITH NO BUTTED END JOINTS. PARTITION DESIGNATION TAG SHALL ALWAYS TAKE PRECEDENCE OVER
- GRAPHIC REPRESENTATIONS UNLESS NOTED OTHERWISE, PARTITION DESIGNATION TAGS REPRESENT THE ENTIRE LENGTH OF PARTITION, REGARDLESS OF DIRECTION CHANGE, ON WHICH IT IS LOCATED.
- ALL PARTITIONS SHALL BE CONSTRUCTED PER THE GUIDELINES IN THE 11. ACOUSTICAL CONSTRUCTION NOTES. 12. METAL STUD CONTRACTOR SHALL BE, OR SHALL CONSULT WITH, A
- PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF MAINE. METAL STUD CONTRACTOR SHALL BEAR THE RESPONSIBILITY TO ENGINEER STUD GAUGES AND ATTACHMENT METHODS NECESSARY TO PROVIDE THE FRAMING IN THE CONFIGURATIONS INDICATED. MINIMUM STUD GAUGE IS 22GA. HOWEVER, ALL STUD GAUGES SHALL BE DETERMINED BY THE METAL STUD CONTRACTOR AND SHALL BE APPROPRIATE FOR THE APPLICATION. SUBMIT SIGNED AND SEALED (BY A PE IN THE STATE OF MAINE) FRAMING SHOP DRAWINGS FOR REVIEW FOR ALL LOAD BEARING METAL STUD
- CONSTRUCTIONS PRIOR TO PURCHASE AND MANUFACTURE. SALVAGE, CLEAN AND RESTORE ALL EXISTING WALL REGISTERS. PROVIDE 13. RECESSED INFILL AT ABANDONED MECHANICAL OPENING SUCH THAT WALL RATINGS ARE ACHIEVED AND THE REGISTER MAY BE RE-INSTALLED IN PLACE FLUSH WITH ORIGINAL LOCATION.

## **CEILING NOTES**

- CONTRACTOR TO COORDINATE MOUNTING FLANGES OF ALL FIXTURES WITH CEILING TYPE TO RECEIVE FIXTURES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL MPE WORK WITH HEIGHT AND TYPE OF CEILING FINISHES. 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. SUBMIT CONTRACTOR PREPARED SHOP DRAWINGS TO AHJ FOR APPROVAL PRIOR TO PERFORMING WORK. 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**

- WALLS: SAND AND REMOVE DAMAGED PLASTER. PARGE AND REPAIR SURFACE AS NECESSARY TO RECEIVE NEW FINISHES. PRIME AND PAINT AS NOTED IN FINISH SCHEDULE.
- RIM 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 PROFILE) AS NECESSARY TO INCORPORATE NEW WORK.
- NON-HISTORIC CEILINGS AND UNDERSIDE OF STAIRS: SAND, PRIME, AND PAINT AS NOTED IN FINISH SCHEDULE. 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, REINSTALL AT ORIGINAL LOCATION (PRIOR TO WORK). CENTER BALUSTRADE, STRINGERS AND MISCELLANEOUS WOOD
- ROFILES/METALS TO REMAIN; SAND AND PREPARE FOR REFINISH. PRIME AND REPAINT OR REFINISH AS NOTED IN FINISH SCHEDULE.

## WINDOW NOTES

ROOF DRAIN

RECEPTACLE

SOLID CORE WOOD

SOAP DISPENSER

SOLID SURFACE STAINLESS STEEL

STANDARDS

STRUCTURAL

SUSPENDED

SERVICE

SURFACE

TELEPHONE

SWITCH

TOP OF

TYPICAL TRANSFORMER

VOLTS

VOLTS A.C.

VESTIBULE

WIRFWAY

**VERIFY IN FIELD** 

WIDE OR WIRE

WORKING POINT

TELEPHONE

THERMOSTAT

SECONDARY VOLTAGE

(600 VOLTS OR LESS)

TEMPERED GLASS

TYPING STATION

TREATED WOOD

TRANSFORMER OR TRANSFER

UNDERGROUND ELECTRICAL

UNDERGROUND TELEPHONE

UNLESS NOTED OTHERWISE

**EXPLOSION PROOF(CLASS 1** 

DIVISION 1 GROUP D UNLESS NOTED)

UNDERWRITERS LABORATORIES

REQUIRED

REVERSED

ROOM

SIMILAR

STEEL

SEE SHEET 8.02 FOR GENERAL WINDOW NOTES

REACTOR CONTROL PANEL

# LEGEND:

**BUILDING SECTION** WALL SECTION SECTION DETAIL PLAN DETAIL WALL TYPE FLOOR TYPE

RCP RECEPT SCWD SD. SIM. S.S. SST STDS. STL. STRUCT SUSP. SEC. SVC SURF SW TELE. TEMP. GL T/O TS T.W. TYP. TEL TRANS. TSTAT UG, UGE UT, UGT U.L. U.N.O. VAC. VEST. V.I.F. W.P WW

RD.

REQD.

REV.

RM.

#### **DEMOLITION NOTES**

- 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 COMPLET 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 A EXTENTS OF THE NEW WORK INDICATED. CHANGE ORDERS FOR DEMOLITION WORK (WHETHER SHOWN OR NOT) SHALL NOT BE APPROVED WHERE DEMOLITION IS REQUIRED AS A FUNCTION OF WORK. 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, ELEMEN OR DEVICE, TO PROVIDE A SMOOTH MONOLITHIC FINISH TO MATCH ADJACENT SURFACE. COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- G.C. SHALL PREPARE AND SUBMIT A CONSTRUCTION PROTECTION PLAN OUTLINING VARIOUS METHODS PROTECTING BOTH EXISTING AND NEW CONSTRUCTION FROM THE ACTIVITIES OF CONSTRUCTION. CONSTRUCTION PROTECTION PLANS ARE TO ACCOMPANY PROJECT SCHEDULES AND ARE TO BE UPDATED AS THE PROJECT DEVELOPS, CONSTRUCTION PROTECTION PLANS ARE TO INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: DIVISION 1 REQUIREMENTS, DUST CONTROL, NOISE CONTROL, STAGI PROTECTION OF HISTORIC CONSTRUCTION (PLASTER & WINDOWS), TEMPORARY MOISTURE ENCLOSURES/PROTECTION, AND PROTECTION OF NEW WORK (MILLWORK, FLOORING, CEILINGS, AND DOORWAYS). PLANS ARE TO BE DISTRIBUTED AS REVISIONS OCCUR TO ALL TRADES FOR COORDINATION 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. THE OWNER HAS THE RIGHT OF FIRST REFUSAL ON ALL SALVAGED ITEMS. "READY TO RECEIVE NEW FINISHES" SHALL REFER TO SURFACES WHICH ARE FREE OF DEFECTS, SMOO AND FLAT ALSO AS STATED IN MANUFACTURER SUBSTRATE REQUIREMENTS AS LISTED IN MANUFACTURER'S LATEST PUBLISHED PRODUCT LITERATURE. AS A COMPONENT OF THE BASE BID, TH
- CONTRACTOR IS TO SCRAPE AND/OR LEVEL/INFILL SLABS AND SURFACES WITH SELF-LEVELING UNDERLAYMENT, GROUT AND SAND / SKIM-COAT GYPSUM BD WALLS AS REQ'D TO PRODUCE THIS RESI DO NOT PERFORM DEMOLITION WORK BEYOND THE SCOPE REQUIRED BY NEW WORK. G.C. SHALL COORDINATE SUCH EFFORTS PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN ACTIVE COORDINATION OF DEMOLITION AND NEW WORK DURING CONSTRUCTION.
- DEMOLISH AND REMOVE INTERIOR PARTITIONS AS INDICATED (TYPICALLY WITH DASHED LINES) IN PLAI AS NOTED IN DEMOLITION LEGENDS AND/OR IN THE PREPARATION OF NEW WORK. REFERENCE STRUCTURAL, INTERIOR DESIGN, LIGHTING DESIGN, ELECTRICAL, PLUMBING, AND
- MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION. SEE DEMOLITION LEGEND FOR STANDARD INDICATIONS.
- ALL EXISTING, NON-HISTORIC, WALL/CEILING MOUNTED EQUIPMENT THAT IS ABANDONED AND/OR NOT PART OF NEW WORK SHALL BE REMOVED.
- G.C. TO SURVEY THE WORK PRIOR TO DEMOLITION ACTIVITY AND PERFORM CORRECTIVE MEASURES A NECESSARY TO ENSURE INTEGRITY OF FIRE PROTECTION ENCLOSURES AND SYSTEMS TO REMAIN. AL CORRECTIVE MEASURES TAKEN TO THIS EFFECT ARE TO BE CONSIDERED PART OF THE BASE CONTRA CORE DRILL AND REMOVE DEBRIS TO FACILITATE INSTALLATION OF NEW WORK. ADJUST LOCATIONS AS 13. REQUIRED TO AVOID HITTING AND/OR CUTTING SLAB REINFORCING. COORDINATE EXTENTS WITH ARC MECH., ELEC., PLUMB, DRAWINGS,
- 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. COORDINATE LOCATIONS WITH FINISH PLAN.
- SALVAGE ALL WOOD TRIM FOR RE-USE. ALL MATERIAL MUST BE CATALOGUED AND STORED IN PROTEC 15. AREAS 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 NET G.C. TO REMOVE ALL EXISTING AND ABANDONED MECHANICAL, PLUMBING, AND ELECTRICAL, U.N.O. SEI
- PLANS FOR ELEMENTS TO REMAIN REMOVE EXISTING DOORS AND FRAMES AS INDICATED IN PLANS. ALL DOORS AND FRAMES ARE SUBJED TO SALVAGE AND THUS. PROPER CARE MUST BE TAKEN IN THEIR REMOVAL.
- SEE WINDOW SHEET FOR WINDOW REPLACEMENT AND/OR REHABILITATION. 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 AN ENGINEER
- AT ALL NEW MASONRY OPENINGS & AT NEW DOORS ETC.; MASONRY SHALL RETURN INTO OPENINGS, B FOOTHED-IN WITH LIKE MATERIAL AND FINISHED TO PROVIDE CLEAN MASONRY OPENING FOR NEW WO
- G.C. TO COORDINATE ALL REQUIRED CUTTING OF EXISTING STRUCTURE FOR MECHANICAL EQUIPMENT WITH MEP CONTRACTOR.
- REMOVE ALL MASONITE CHALKBOARD SURFACES THROUGHOUT. ORIGINAL SLATE CHALKBOARDS TO REMAIN IN AREAS AS INDICATED ON DEMO & NEW WORK PLANS.

### **ACOUSTICAL NOTES**

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





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	15 JAN 2014	As indicated		NATHAN CLIFFORD				CUNE SIR
N	GENERA	AL NOTES		SCHOOL	A architects		Developers	DAVI LLOY NO.9
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1				180 Falmouth Street Portland, Maine	(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM		Developers Collaborative Portland, ME 04101	100T *

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