

PROJECT GENERAL NOTES

- THESE GENERAL NOTES ARE INTENDED TO COMPLEMENT THE CONTRACT DOCUMENTS. REFER TO THE CONTRACT DOCUMENTS FOR DETAILED INFORMATION AND ADDITIONAL REQUIREMENTS.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS, OR LAWFUL ORDERS OF PUBLIC AUTHORITY. PROMPTLY REPORT ANY NONCONFORMITY DISCOVERED TO THE ARCHITECT.
- THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR AND TO PROVIDE A COMPLETE, FULLY OPERATIONAL BUILDING. PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS NECESSARY TO ACHIEVE THIS INTENT.
- FAILURE OF THE DRAWINGS OR SPECIFICATIONS TO INDICATE EACH INCIDENTAL SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE NECESSARY ITEMS AS PART OF THIS CONTRACT. THE DRAWINGS SHOW THE DESIGN, LOCATION, DESCRIBE THE QUALITY LEVEL AND CONSTRUCTION TECHNIQUES IN A GENERAL SENSE ONLY.
- ALL DETAILS ARE TYPICAL. WHAT IS SHOWN IN ONE CONDITION APPLIES TO ALL OTHER SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
- VERIFY THE FOLLOWING ITEMS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK, AND PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES ARE RESOLVED.
 - EXISTING CONDITIONS
 - WALLS, FLOORS, ROOFS, AND SUBSTRATES WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED.
 - SIZE AND CONDITION OF WINDOW, DOOR, LOUVER, AND OTHER OPENINGS WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED.
 - THE EXISTENCE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES, MECHANICAL AND ELECTRICAL SYSTEMS.
 - DISCREPANCIES BETWEEN OR WITHIN THE CONTRACT DOCUMENTS
 - UNSATURABLE SOILS: REPORT THE LOCATION OF ALL UNSUITABLE SOIL MATERIALS BELOW ANTICIPATED LEVELS OF FOOTINGS OR SLABS PRIOR TO SETTING FORMS.
 - MECHANICAL, ELECTRICAL AND PLUMBING WHICH IMPACT CEILING INSTALLATION HEIGHTS OR BUILDING THE APPEARANCE. DIMENSIONAL DISCREPANCIES.
- COORDINATE THE WORK OF ALL SUBCONTRACTORS.
- DO NOT PENETRATE STRUCTURAL BEAMS, COLUMNS, OR SHEAR WALLS UNLESS SPECIFICALLY DETAILED OTHERWISE.
- PROVIDE BOND-OUTS, BLOCKING, SLEEVES AND PIPES AS REQUIRED FOR ALL WALL, FLOOR, ROOF, AND CEILING PENETRATIONS.
 - MAINTAIN CONTINUITY OF FIRE RATED ASSEMBLIES AND SMOKE ASSEMBLIES. SEAL ALL PENETRATIONS TO CONFORM TO U.L. RATED ASSEMBLIES AND ALL NFPA AND IBC REQUIREMENTS. REFER TO THE CODE PLANS FOR ADDITIONAL CODE REFERENCES.
 - ALL PENETRATIONS SHALL COMPLY WITH THE ACOUSTICAL ASSEMBLY RATING REQUIRED FOR EACH WALL OR FLOOR ASSEMBLY.
- COORDINATE THE WORK TO ACHIEVE THE GIVEN VISUAL AND PERFORMANCE REQUIREMENTS OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS WITHIN THE INDICATED SPACE.
- PROVIDE WORK HOLES OR ADEQUATE ACCESS AS REQUIRED TO INSTALL NEW SYSTEMS IN CONCEALED SPACES.
- PRODUCTS SHALL BEAR U.L. CLASSIFICATION WHERE REQUIRED BY DESIGN. DO NOT REMOVE OR PAINT OVER U.L. CLASSIFICATIONS.
- DEFINITIONS:
 - NEW:** INDICATES ITEMS THAT SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACT. TYPICALLY USED TO ENSURE CLARITY BETWEEN VARIOUS COMPONENTS OF THE DRAWINGS. NOT ALL ITEMS ARE LABELED AS "NEW" WHEN IT IS OBVIOUS BY OTHER INDICATION.
 - EXISTING:** EXISTING BUILDING OR SITE COMPONENTS WHICH ARE IN PLACE AT THE START OF CONSTRUCTION. NOT ALL ITEMS ARE LABELED AS "EXISTING" WHEN IT IS OBVIOUS BY OTHER INDICATION.
 - REPAIR:** RESTORE TO SUITABLE OR APPROPRIATE OPERATING AND AESTHETIC CONDITION.
 - RESTORE:** BRING BACK TO FORMER CONDITION, BY REPAIRING OR PATCHING AS REQUIRED.
 - PATCH:** RESTORE TO CONDITION MATCHING EXISTING ADJACENT CONSTRUCTION, SURFACE TEXTURE AND FINISH. N.I.C. (NOT IN CONTRACT); WORK WHICH IS NOT INCLUDED IN THIS CONTRACT, BUT WHICH MAY REQUIRE CONTRACTOR COORDINATION.
 - REMOVE:** DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OFF OF THE SITE UNLESS NOTED OTHERWISE.
 - REPLACE:** DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OFF OF THE SITE UNLESS NOTED OTHERWISE. PROVIDE NEW MATERIAL AS INDICATED.
 - DAMAGES:** EXISTING BUILDING OR SITE COMPONENTS, NOT SCHEDULED FOR WORK, WHICH ARE DAMAGED. SUCH ELEMENTS AND COMPONENTS SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION BY METHODS APPROVED BY THE ARCHITECT.
 - DEMOLISH:** DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OFF OF THE SITE UNLESS NOTED OTHERWISE.
 - SALVAGE:** REMOVE AND REINSTALL OR REMOVE AND DELIVER TO THE OWNER, AS INDICATED. SALVAGED COMPONENTS MAY BE FOR LIMITED REUSE. TO MATCH EXISTING CONDITIONS OR TO PATCH AND REPAIR AS INDICATED.

GENERAL ARCHITECTURAL 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 (PARTITIONS, ROOF & FOUNDATION) ARE KEYED TO FLOOR PLANS, WALL SECTIONS, ROOF PLAN AND OTHER DETAILS AS APPROPRIATE.
- MAINTAIN MINIMUM MANEUVERING CLEARANCES AT DOORS IN COMPLIANCE WITH THE ADA ACCESSIBILITY GUIDELINES (ADAAG), INCLUDING BUT NOT LIMITED TO THE FOLLOWING EXCEPT FROM 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN:

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Push	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Push	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Push	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Push	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

¹ Add 12 inches (305 mm) if closer and latch are provided.
² Add 6 inches (150 mm) if closer and latch are provided.
³ Beyond hinge side.
⁴ Add 6 inches (150 mm) if closer is provided.
- ALL MOUNTING HEIGHTS AND CLEARANCES AT TOILET ROOMS AND ELSEWHERE SHALL COMPLY WITH THE LATEST VERSION OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
 - BARRIER-FREE CLEARANCES ARE GIVEN. THESE CLEAR DIMENSIONS SHALL BE MAINTAINED IN CASES OF DISCREPANCY.
 - ALL DIMENSIONS GIVEN FOR FIXTURE AND ACCESSORY LOCATIONS ARE CLEAR DIMENSIONS FROM FINISHED SURFACES, UNLESS NOTED OTHERWISE. COORDINATE ACTUAL DIMENSIONS WITH WALL CONSTRUCTION AND FINISHES.
 - LOCATE ALL CONTROLS, FLUSH VALVES, SHUT-OFFS AND SIMILAR ITEMS IN ACCORDANCE WITH THE LATEST VERSION OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
 - SOME ITEMS MAY INDICATE A RANGE IN MOUNTING HEIGHT. MAINTAIN A CONSISTENT MOUNTING HEIGHT, WITHIN THE GIVEN RANGE, THROUGHOUT THE PROJECT, UNLESS NOTED OTHERWISE.
- MAINTAIN CLEAR DIMENSIONS IN ACCORDANCE WITH THE LATEST VERSION OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
- ALL GRAB BAR COMPONENTS SHALL BE ABLE TO WITHSTAND A LOAD OF 250 LBS AT ANY POINT.
- 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.
- ALL EXPOSED WOOD NOT INDICATED TO BE PAINTED SHALL BE NATURAL FINISH (CLEAR).
- 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, BETWEEN DISSIMILAR FLOORING MATERIALS.
- PATCH AND LEVEL EXISTING SUBFLOORS TO RECEIVE NEW FLOOR FINISHES AS INDICATED IN THE ROOM FINISH SCHEDULE.
- ALL EXPOSED PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
- INSTALL 2 COAT HOOKS CENTERED ON THE INSIDE OF SINGLE USER TOILET ROOM DOORS, MOUNTED AT 48" AFF AND 60" AFF.

ROOF GENERAL NOTES

- PROTECT ALL OPENINGS OUT IN THE ROOF. PROVIDE TEMPORARY ROOFING IF WORK IS TO BE UNFINISHED DURING ADVERSE WEATHER CONDITIONS THROUGHOUT THE CONSTRUCTION PHASE.
- PROVIDE FLASHING AT ALL ROOF PENETRATIONS. PENETRATIONS MAY NOT BE INDICATED ON THE ROOF PLAN. REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS FOR NUMBER, LOCATION, AND SIZE OF PENETRATIONS.
- PROVIDE A 2 FEET WIDE WALKWAY WITH PROTECTION STRIPS ENTIRELY AROUND ALL ROOF TOP MECHANICAL UNITS AND CREATE A PROTECTION STRIP PATHWAY, 2 FEET WIDE, FROM THE ROOF ACCESS LOCATION(S) TO EACH MECHANICAL UNIT.
- PROTECT ROOFING MATERIALS FROM CONSTRUCTION OPERATIONS.
- PROVIDE CURBS AND PRESSURE TREATED WOOD BLOCKING AS REQUIRED FOR ALL ROOF MOUNTED EQUIPMENT, UNLESS NOTED OTHERWISE.
- COORDINATE LOCATION OF ROOF TOP EQUIPMENT TO PROVIDE SAFE ACCESS FOR SERVICE. PROVIDE FALL PROTECTION IN THE EVENT EQUIPMENT IS LOCATED WITHIN 10' OF ROOF EDGE AND PARAPET DOES NOT EXIST.

VERTICAL CIRCULATION GENERAL NOTES

- ALL HANDRAIL AND GUARDRAIL COMPONENTS SHALL BE ABLE TO WITHSTAND A HORIZONTAL LOAD OF 250 POUNDS AT ANY POINT.
- GUARDRAILS SHALL NOT ALLOW THE PASSAGE OF A 4-INCH SPHERE BETWEEN MEMBERS.
- ALL RAMP, STAIR, LADDER, ALTERNATING TREAD DEVICE, HANDRAIL AND GUARDRAIL COMPONENTS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE LATEST VERSION(S) IBC, NFPA 101, AND THE ADA.
 - GA GAUGE
 - GALV GALVANIZED
 - GRAB GRAB BAR
 - GFB GROUND FACE CMU
 - GL GLASS, GLAZING
 - GWB GYPSUM WALLBOARD
 - HARD HARDENER
 - HB HOSE BIBB
 - HC HOLLOW CORE
 - HD HEAD
 - HDO HIGH DENSITY OVERLAY
 - HDWD HARDWOOD
 - HDWR HARDWARE
 - HM HOLLOW METAL
 - HORIZ HORIZONTAL
 - HR HAND RAIL
 - HS HIGH SCHOOL
 - HT HEIGHT
 - HTG HEATING
 - HVAC HEATING/VENTILATION/AIR CONDITIONING
 - IBC INSTALLED BY CONTRACTOR
 - ID INSIDE DIAMETER
 - IN INCH (ES)
 - INCL INCLUDE (D), (ING)
 - INFO INFORMATION
 - INSUL INSULATED
 - INT INTERIOR
 - INV INVERT

ABBREVIATIONS

- AB ANCHOR BOLT
- AB AIR BARRIER
- AC AIR CONDITIONING
- ADDL ADDITIONAL
- ADJ ADJUSTABLE
- ADD AUTOMATIC DOOR OPERATOR
- AFF ABOVE FINISHED FLOOR
- AH AIR HANDLER
- AB AIR INFILTRATION BARRIER
- ALT ALTERNATE
- ALUM ALUMINUM
- AOR AREA OF REFUGE
- APPROX APPROXIMATE
- ARCH ARCHITECT (URAL)
- ARND AROUND
- ARB AIRBORER BARRIER
- AWP ACOUSTICAL WALL PANEL
- BD BOARD
- BF BARRIER FREE
- BIT BITUMINOUS
- BLDG BUILDING
- BLKG BLOCKING
- BM BENCHMARK
- BOT BOTTOM
- BO BOTTOM OF
- BRK BRICK
- BRG BEARING
- B/S BRICK SHELF
- BSMT BASEMENT
- C, CRS COURSE
- CAB CABINET
- CB CATCH BASIN
- CC CENTER TO CENTER
- CF CUBIC FOOT
- CFMF COLD FORMED METAL FRAMING
- CJ CONTROL JOINT
- CL CENTERLINE
- CLG CEILING
- CLR CLEAR
- CMT CERAMIC MOSAIC TILE
- CMU CONCRETE MASONRY UNIT
- CO CLEANOUT
- COL COLUMN
- CONC CONCRETE
- CONC/C COLORED CONCRETE
- CONT CONTINUOUS OR CONTINUE
- CONTR CONTRACTOR
- CPT CARPET
- CS COUNTERTOP
- CSMT CASEMENT
- CT CERAMIC TILE
- CWT CERAMIC WALL TILE
- CUH CABINET UNIT HEATER
- CY CUBIC YARD
- DBL DOUBLE
- DC DISPLAY CASE
- DEMO DEMOLISH, DEMOLITION
- DF DRINKING FOUNTAIN
- DIA, DIAM DIAMETER
- DN DIMENSION
- DYR DRYER
- DMP DEMOUNTABLE PARTITION
- DN DOWN
- DR DR
- DTL DETAIL
- DWG DRAWING
- DWR DRAWER
- E EAST
- EA EACH
- EF EXHAUST FAN
- EMHO ELECTRO MAGNETIC HOLD OPEN
- EIS EXTERIOR INSULATION FINISH SYSTEM
- EJ EXPANSION JOINT
- EL ELEVATION
- EP EPOXY PAINT
- ELC ELECTRICAL
- ELEV ELEVATOR
- EMER EMERGENCY
- ENCL ENCLOSED/ENCLOSURE
- EQ EQUAL
- EQUIP EQUIPMENT
- EXH EXHAUST
- EXIST EXISTING
- EXT EXTERIOR
- EY EYEWASH
- EW ELECTRIC WATER COOLER
- FB FIRE BLANKET
- FBO FURNISHED BY OWNER
- FCS FLOOR COATING SYSTEM
- FD FLOOR DRAIN
- FE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER AND CABINET
- FEE FINISHED FLOOR ELEVATION
- FG FIBERGLASS
- FHV FIRE HOSE AND VALVE CABINET (FINISHED)
- FIN FINISH GRADE
- FIN GR FLOOR(ING)
- FNDN FOUNDATION
- FR FIREPROOFING
- FO FACE OF
- FRMG FRAME(ING)
- FRP FIBER REINFORCED PLASTIC
- FRT FIRE RETARDANT TREATED
- F8R FLEXIBLE SHEET ROOFING
- FT FOOT(FEET)
- FTG FOOTING
- FTR FIN TUBE RADIATION
- FUR FURRED(ING)
- FV FIELD VERIFY
- FWC FABRIC WALL COVERING
- GA GAUGE
- GALV GALVANIZED
- GRAB GRAB BAR
- GFB GROUND FACE CMU
- GL GLASS, GLAZING
- GWB GYPSUM WALLBOARD
- HARD HARDENER
- HB HOSE BIBB
- HC HOLLOW CORE
- HD HEAD
- HDO HIGH DENSITY OVERLAY
- HDWD HARDWOOD
- HDWR HARDWARE
- HM HOLLOW METAL
- HORIZ HORIZONTAL
- HR HAND RAIL
- HS HIGH SCHOOL
- HT HEIGHT
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- HVAC HEATING/VENTILATION/AIR CONDITIONING
- IBC INSTALLED BY CONTRACTOR
- ID INSIDE DIAMETER
- IN INCH (ES)
- INCL INCLUDE (D), (ING)
- INFO INFORMATION
- INSUL INSULATED
- INT INTERIOR
- INV INVERT
- YD YARD
- ZCC ZINC-COATED COPPER

MATERIALS LEGEND

- GRAVEL
- CONCRETE MASONRY UNIT
- BRICK
- CONCRETE
- SOIL
- STEEL
- WOOD FRAMING
- WOOD BLOCKING
- GYPSUM BOARD
- PLYWOOD
- RIGID INSULATION
- BATT INSULATION
- ROOM TAG
- DOOR TAG
- WINDOW/GLAZING TAG
- WALL TAG
- SPECIALTY EQUIPMENT/ TOILET ACCESSORY TAG
- CASEWORK TAG
- DEMOLITION KEY NOTE
- BUILDING SECTION
- WALL SECTION
- PLAN OR SECTION DETAIL
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR LEVEL/VERTICAL ELEVATION
- COLUMN CENTERLINE
- SMOKE
- 1 HOUR FIRE RATED PARTITION
- 2 HOUR FIRE RATED PARTITION
- 1/2 HOUR FIRE RATED PARTITION

SYMBOLS

- Room name
- 150 SF
- DOOR TAG
- WINDOW/GLAZING TAG
- WALL TAG
- SPECIALTY EQUIPMENT/ TOILET ACCESSORY TAG
- CASEWORK TAG
- DEMOLITION KEY NOTE
- BUILDING SECTION
- WALL SECTION
- PLAN OR SECTION DETAIL
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR LEVEL/VERTICAL ELEVATION
- COLUMN CENTERLINE
- SMOKE
- 1 HOUR FIRE RATED PARTITION
- 2 HOUR FIRE RATED PARTITION
- 1/2 HOUR FIRE RATED PARTITION

FIRE RATINGS

- SMOKE
- 1 HOUR FIRE RATED PARTITION
- 2 HOUR FIRE RATED PARTITION
- 1/2 HOUR FIRE RATED PARTITION



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#	Date	Description
Revision Schedule		



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16064

DRWN: CHK
Author Checker

SCALE:

ISSUE:
Permit Set

June 16, 2017

TITLE:
General Notes &
Material Legend

SHEET

A001