2 2nd FLOOR
1/8" = 1'-0"

1 Level 2 - Floor Plan
1/8" = 1'-0"

PLAN GENERAL NOTES

1. 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.
2. DO NOT SCALE THE DRAWINGS.
3. DIMENSIONS INDICATED AS "CLEAR" SHALL BE MAINTAINED IN CASES OF DISCREPANCY.
4. UNLESS NOTED OTHERWISE, THE LOCATION OF DOOR FRAMES SHALL BE 4" FROM THE ADJACENT WALL STUDS TO THE HINGE SIDE OF THE ROUGH OPENING.
5. MASONRY OPENING OR ROUGH OPENING DIMENSIONS INDICATED ARE NOMINAL DIMENSIONS AND MAY NOT MATCH THE ACTUAL DIMENSIONS OF THE PRODUCT. COORDINATE ALL OPENINGS WITH THE ACTUAL WINDOW UNIT, DOORFRAME, CURTAIN WALL/STOREFRONT, OR LOUVER SIZES AND REQUIREMENTS.
6. **DIMENSIONAL CONTROL:**

   EXTERIOR DIMENSIONS ARE TO:
   - CENTERLINE OF COLUMN
   - FACE OF MASONRY
   - FACE OF STUD
   - FACE OF CONCRETE
   - CENTERLINE OF WINDOW OPENING
   - ROUGH OPENING
   - MASONRY OPENING

   INTERIOR DIMENSIONS ARE TO:
   - CENTERLINE OF COLUMN
   - FACE OF MASONRY
   - FACE OF STUD
   - FACE OF EXISTING FINISH MATERIAL

   EXISTING DIMENSIONS SHALL BE VERIFIED. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
7. **TYPICAL DETAIL NOTES:**
   - THE FOLLOWING NOTES ARE TYPICAL THROUGHOUT THIS PROJECT AND APPLY IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE. THESE NOTES AND ASSOCIATED DETAILS MAY NOT BE DIRECTLY REFERENCED ON THE DRAWINGS:
   - ALL COLUMNS ADJACENT TO OR INTEGRAL WITH EXTERIOR WALL CONSTRUCTION SHALL BE ENCLOSED WITHIN THE WALL CONSTRUCTION.
   - ALL COLUMNS LOCATED ADJACENT TO OR INTEGRAL WITH CMU OR GWB PARTITIONS SHALL BE ENCLOSED WITHIN THE WALL CONSTRUCTION.
   - ALL FREESTANDING COLUMNS SHALL BE ENCLOSED WITH GWB ON LGMF.
   - ALL GWB PARTITIONS INTERSECTING MASONRY PARTITIONS, EITHER NEW OR EXISTING, SHALL BE FINISHED WITH A "J" BEAD AND CONTINUOUS SEALANT.
   - ALL NEW OPENINGS FOR WINDOWS AND DOORS IN EXISTING MASONRY WALLS SHALL BE TOOTHED IN AT THE JAMBS.
   - ALL ROOF LEADERS, HEAT PIPING, SPRINKLER RISERS, PLUMBING VENTS, SANITARY PLUMBING OR MISCELLANEOUS PIPING SHALL BE ENCLOSED WITHIN THE WALL CONSTRUCTION.
   - ALL DUCT PENETRATIONS THROUGH FLOORS SHALL BE ENCLOSED IN A CHASE.

INTERIOR GENERAL NOTES

1. 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, shutoffs and similar items in accordance with the latest version of the ADA Accessibility Guidelines (ADAAG).
   - A range of mounting heights may be given for some items. Maintain a consistent mounting height, within the given range, throughout the Project, unless noted otherwise.
2. 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.
3. Fill CMU solid with grout at 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 CMU walls.
4. Install coat hooks at doors and walls.
5. Install transition strips between dissimilar flooring materials.
6. All wood not indicated to be painted shall be natural finish (clear).
7. All grab bar components shall be able to withstand a horizontal load of 250lbs at any point.

CEILING NOTES

1. CEILING PLANS DO NOT SHOW EVERY FIXTURE OR COMPONENT. REFER TO ELECTRICAL, PLUMBING, MECHANICAL AND STRUCTURAL DRAWINGS FOR EXTENT OF ALL CEILING PENETRATIONS AND INSTALLATIONS AND COORDINATE PRIOR TO INSTALLATION.
2. CENTER GRID LAYOUT IN ALL ROOMS UNLESS NOTED OTHERWISE.
3. ALL COMPONENTS MOUNTED IN OR BELOW A SUSPENDED ACOUSTIC CEILING SHALL BE CENTERED IN THE CEILING TILE OR IN THE 2X2 PORTION OF REGULAR CEILING TILES, UNLESS NOTED OTHERWISE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, LIGHT FIXTURES, DIFFUSERS, SPEAKERS, SMOKE DETECTORS, AND SPRINKLER HEADS.
4. PRIOR TO THE INSTALLATION OF CEILINGS, ALLOW FOR AN ABOVE-CEILING INSPECTION OF COMPONENTS THAT WILL NOT BE VISIBLE WHEN THE CEILINGS HAVE BEEN INSTALLED, INCLUDING INSPECTION OF FIRE, SMOKE, AND ACOUSTICAL SEPARATIONS.

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15 Lowell Street, Portland, Maine 04101

#	Date	Description
1	8/22/17	Door Schedule

Revision Schedule

REGISTERED ARCHITECT DAVID C. WEBSTER 923 STATE OF MAINE

JOB NO.
16064

DRWN: Author
CHK: Checker

SCALE:
1/8" = 1'0"

ISSUE:
Pricing Set

November 21, 2017

TITLE:
Level 2 - Floor Plan + RCP

SHEET
A102