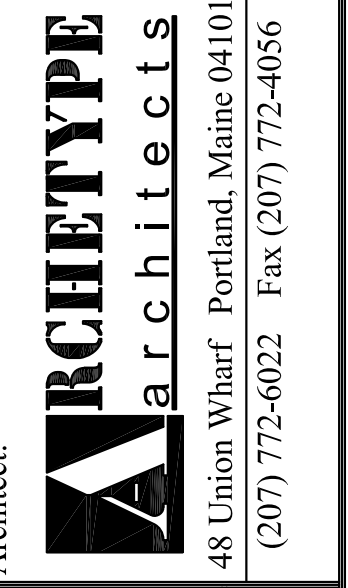


Prepared For:  
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Project:  
**THE INN AT DIAMOND COVE, LLC**  
 McKINLEY COURT  
 GREAT DIAMOND ISLAND, MAINE

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| Revisions: | Issued for Construction 03 Feb 14 |
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Date: 03 Feb 2014  
 Scale: N.T.S.  
**GENERAL NOTES**

**GN-1**

**DEMOLITION NOTES**

1. REMOVE ALL 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.
2. BLACK AREAS OF BRICK TO BE CLEANED WITH WATER AND GENTLE MEANS.

**ACOUSTICAL NOTES**

1. ELECTRICAL AND SERVICE OUTLETS FOR ADJACENT ROOMS 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.
6. PARTITIONS SHALL BE CUT AND SEALED AROUND ALL STRUCTURAL ELEMENTS WITH ACOUSTICAL SEALANT.
7. 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.
8. 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. -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.

**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. 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.
3. PROVIDE TILE BACKER BOARD (BASIS OF DESIGN: DUROCK) IN LIEU OF GYPSUM BOARD ON WALL SURFACES TO RECEIVE CERAMIC TILE AND IN WET AREAS.
4. 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.
5. 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.
6. THE GYPSUM BOARD GAP AT THE FLOOR SHALL NOT EXCEED ¼".
7. NO GYPSUM BOARD SHALL EXCEED 16" WITHOUT FRAMING SUPPORT. ADDITIONAL SUPPORT WILL BE NECESSARY AT ALL OPENINGS AND FLOOR AND CEILING JOINTS.
8. PARTITION DESIGNATION TAG SHALL ALWAYS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATIONS.
9. UNLESS NOTED OTHERWISE, PARTITION DESIGNATION TAGS REPRESENT THE ENTIRE LENGTH OF PARTITION, REGARDLESS OF DIRECTION CHANGE, ON WHICH IT IS LOCATED.
10. ALL PARTITIONS SHALL BE CONSTRUCTED PER THE GUIDELINES IN THE ACOUSTICAL CONSTRUCTION NOTES.
11. 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.

**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. SUBMIT CONTRACTOR PREPARED SHOP DRAWINGS TO AHJ FOR APPROVAL PRIOR TO PERFORMING WORK.
4. REFER TO FINISH PLANS FOR CEILING FINISH DESIGNATIONS.
5. COORDINATE WITH MECH., ELEC., PLUMB., INTERIOR DESIGN, FOR SPECIFIC ACCESS PANEL LOCATIONS. NOT ALL ACCESS PANEL LOCATIONS ARE SHOWN ON PLANS.

**NEW WORK NOTES**

1. 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.
2. 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.
3. PERFORM WORK IN STRICT CONFORMANCE WITH FEDERAL, STATE AND LOCAL CODES/ORDINANCES, AND OSHA REQUIREMENTS.
4. 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.
5. 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.
6. WHERE DISSIMILAR METALS WOULD COME IN CONTACT WITH ONE ANOTHER, CONTRACTOR 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.
7. 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.
8. 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.
9. TOILETS ARE TO BE 18" FROM THE CENTER OF THE FIXTURE TO THE WALL FINISH FACE.