FLOOR PLAN NOTES	
KEY	DESCRIPTION
1	RELOCATE LIGHT SWITCH
2	PATCH AND REPAIR WOOD FLOORING
3	PATCH AND REPAIR WALL. RE-INSTALL EXISTING WOOD BASE.
4	PROVIDE NEW ACCESS PANEL
5	REFINISH WOOD FLOORS
6	NEW DOOR. PATCH AND REPAIR WALLS BOTH SIDES. MODIFY TRIM AS SHOWN IN DETAILS. RE-INSTALL EXISTING WOOD BASE.

REFLECTED CEILING PLAN NOTES	
KEY	DESCRIPTION
1	PATCH AND REPAIR NAIL-UP CEILING TILES
2	NEW GWB CEILING TO MATCH EXISTING; PATCH AND REPAIR EXISTING
3	NEW 110 CFM CEILING MOUNTED FAN WITH A 6" ROUND DUCT AND WALL CAP. SIMILAR TO PANASONIC MODEL FV-11VQ5.
4	NEW SURFACE MOUNTED LIGHT

A4 LEVEL 1 - PLAN
1/4" = 1'-0"

A6 LEVEL 1 - RCP
1/4" = 1'-0"

FLOORING NOTES

PART 1 --- GENERAL

1.01 SUMMARY

A. THIS PROCEDURE INCLUDES GUIDANCE ON STRIPPING, STAINING AND REFINISHING FLOORS.

1.02 PROJECT/SITE CONDITIONS

A. EXISTING CONDITIONS: DETERMINE THAT SURFACES TO WHICHFINISHES ARE TO BE APPLIED ARE EVEN, SMOOTH, SOUND,CLEAN, DRY AND FREE FROM DEFECTS AFFECTING PROPER APPLICATION. CORRECT OR REPORT DEFECTIVE SURFACES TO OWNER AND ARCHITECT.

PART 3 --- EXECUTION

3.01 PREPARATION

A. SURFACE PREPARATION:

1. CAREFULLY REMOVE ANY FLOOR MOUNTED ELEMENTS AND STORE IN LOCATION SELECTED BY THE CONTRACTING OFFICER.
2. PROTECT FLOOR BORDERS FROM DAMAGE DURING SANDING AND OTHER FLOOR REFINISHING OPERATIONS.
3. MACHINE SAND THE WOOD FLOOR TO REMOVE STAINS, INDENTATIONS AND OLD FINISH.

NOTE: BELT AND ORBITAL SANDERS SHOULD ONLY BE USED BY EXPERIENCED PERSONNEL. THEY WORK VERY QUICKLY AND IT IS EASY TO DAMAGE THE WOOD SUBSTRATE IF THEY ARE NOT USED CAREFULLY.

A. SAND FLOOR IN DIRECTION OF WOOD GRAIN. REMOVE ONLY THE AMOUNT OF WOOD NECESSARY TO REMOVE OLD FINISH BUT NO MORE THAN 1/16" DEPTH.
B. USE HAND-HELD SANDERS AT EDGES OF FLOOR.
C. FINAL SANDING SHALL BE WITH 00 GRADE SANDPAPER.
D. VACUUM CLEAN, REMOVE SANDING DUSTED WITH TACK CLOTH, AND IMMEDIATELY APPLY STAIN FINISH.
E. DO NOT ALLOW TRAFFIC ON FLOOR UNTIL FINAL FINISHING IS COMPLETE.

3.02 ERECTION, INSTALLATION, APPLICATION

A. APPLY STAIN TO WOOD FLOOR TO OBTAIN A FINISH TO MATCH THE ORIGINAL.
B. APPLY FLOOR SEALER (TWO COATS) IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS, INCLUDING MACHINE BUFFING WITH STEEL WOOL AS RECOMMENDED BY THE MANUFACTURER.
C. REINSTALL FLOOR MOUNTED ACCESSORIES IN ORIGINAL LOCATIONS. PROTECT WOOD FLOORING DURING REINSTALLATION.

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: METAL STUD PARTITIONS: 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 MASONRY OPENINGS AND ROUGH OPENINGS WITH THE ACTUAL WINDOW UNIT, DOORFRAME, CURTAIN WALL/STOREFRONT, OR LOUVER SIZES AND REQUIREMENTS.
6. **DIMENSIONAL CONTROL:**

   INTERIOR DIMENSIONS ARE TO:
   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 METAL 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.
8. ALL WALL AND CEILING CRACKS TO BE REPAIRED.

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. 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.
3. SCRAPE, PATCH, AND PAINT ALL GWB/PLASTER CEILINGS.

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USM - ADA Upgrades
120 Bedford St. Portland, ME 04101

No.	Date	Description
Revision Schedule		

JOB NO. 080316

DRWN. CHK
Checker

SCALE:
1/4" = 1'-0"

ISSUE
11/17/17

TITLE
Level 1 - New Bathroom Plans

SHEET
A100