

PROJECT GENERAL NOTES

- These notes are intended for general reference and information and to augment the Contract and Specification information provided under separate cover. Refer to those Specifications for detailed information and requirements.
- All Work included in this Contract shall conform to all national, state, and local Codes, Ordinances and Agency requirements including, but not limited to: hazardous material removal, solid waste disposal, seismic design, and life-safety.
- Definitions:**
 - New:** May be used to indicate items which 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. Consult the Architect for clarification.
 - Repair:** Restore to proper operating and aesthetic condition.
 - Restore:** Bring back to former condition, by repairing or patching as required.
 - Patch:** Restore to condition matching 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 of off site unless noted otherwise.
 - Replace:** Dismantle and/or extract from the premises entirely. Dispose of off 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 of off 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.
- It is the intent of the drawings and specifications to have the Contractor 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 and layout, 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 by the Architect:
 - Existing conditions
 - The size and location of all existing utilities.
 - Discrepancies between or within the Contract Documents.
 - Unsuitable soils: report the location of all unsuitable soil materials below anticipated levels of footings or slabs prior to setting forms.
 - Mechanical, electrical and plumbing coordination having potential impact on ceiling heights or building appearance
 - Dimensional discrepancies.
- Provide bond-outs, blocking, sleeves and pipes as required for all wall, floor, roof, and ceiling penetrations through structure. Coordinate installation of all structural, mechanical, plumbing and electrical components. Seal all penetrations in fire rated assemblies and smoke assemblies to conform to U.L. rated assemblies and all NFPA and BOCA building Code requirements. All penetrations shall also comply with the acoustical assembly rating required for each wall or floor assembly. Refer to the Code Plans for specific Code references.
- Mechanical, electrical and plumbing coordination: ceiling heights and duct sizes are given. Coordinate the Work to achieve the given visual and performance requirements, and the requirement of including mechanical, electrical and plumbing systems within the indicated space.
- Do not penetrate structural beams, columns, or shear walls unless specifically detailed otherwise.
- Coordinate the Work of all Subcontractors.
- Provide work holes and access holes to install new systems in concealed spaces, as required or indicated.

GENERAL DEMOLITION AND REMOVAL NOTES

- The demolition drawings provide general coordination information only, and are schematic in nature. They do not identify all individual items to be removed. In instances where walls are indicated for removal, remove all doors, windows, and miscellaneous hardware, electrical and mechanical items contained within the wall. Remove any existing construction which logically is in the way of new construction or prohibits the new construction shown on the Architectural floor plans. **NOTE: Some demolition work is indicated on the Building Elevations.**
- Where existing CMU walls are scheduled for removal, remove the wall to 4 inches minimum below the existing slab. Infill the slab with concrete as indicated on the Structural drawings.
- Verify existing structural conditions prior to demolition or removals.
- Protect from damage and schedule any existing building components, which are exposed as a result of demolition or removals.
- Coordinate and weather all work in existing occupied portions of the building with the Owner.
- The Owner has conducted an asbestos survey and has conducted asbestos abatement. However, some asbestos-containing material may be encountered, and should be anticipated. The Contractor may discover miscellaneous undiscovered pieces of asbestos which need to be removed by the Owner's asbestos abatement Contractor. Notify the Architect and Owner immediately upon discovery of potentially asbestos containing material.
- Concrete slab removals may be required throughout the existing building and may not be shown on the demolition drawings. Coordinate the extent of slab removals with Structural, Mechanical and Electrical plans.
- Refer to Civil, Plumbing, Mechanical, Structural and Electrical plans for additional demolition information. Coordinate the information on drawings and shall report any discrepancies to the Architect prior to proceeding with the work.
- Removal of the materials as indicated shall be done without disturbing adjacent surfaces to remain or the current condition of the building elements.
- The Owner shall remove furniture and other movable and/or fixed equipment prior to new work in any area, except for mechanical, electrical or minor work not requiring the Owner to completely vacate the premises. Notify the Owner of schedule for new work and extent of Owner removals necessary.
- Remove all damaged and/or discarded building construction material from concealed spaces. Prior to closing or sealing off concealed spaces, the Contractor shall allow for an inspection of components which will not be visible when the spaces have been sealed.
- Cut trenches in existing concrete floors with no more than a 1:2 slope. Patch concrete to match adjacent thickness and finish prior to the installation of underlayment or new finishes.
- Provide metal cover plates at all abandoned electrical devices, finished to match wall.
- All demolition/removal debris is the property of the Contractor, unless noted otherwise.
- The Contractor may replace salvaged items with new and identical materials only with the Architect's prior approval.

PLAN GENERAL 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.
- 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. Do not scale drawings. Dimensions indicated as "clear" shall be maintained in cases of discrepancy.
- Dimensional Control:**
 - Exterior dimensions are from:
 - Centerline of column to outside face of masonry
 - Face of masonry to face of masonry
 - Face of concrete to face of concrete
 - Centerline of column to centerline of window opening
 - Masonry opening to masonry opening
 - Center line of column to face of masonry
 - Interior dimensions are from:
 - Face of stud to face of stud
 - Face of masonry to face of masonry
 - Face of stud to face of masonry
 - Centerline column to face of stud or masonry
 - Existing dimensions are shown enclosed in square brackets [] and shall be verified.
- Verify all existing conditions and dimensions and report any discrepancies to the Architect. Proceed with the work only after discrepancy has been resolved with the Architect.
- Masonry Opening or Rough Opening dimensions indicated are nominal dimensions only. Coordinate all Masonry Openings or Rough Openings with actual window unit, doorframe, or curtain wall/door frame sizes and requirements.
- All new openings into existing CMU walls for mechanical or electrical penetrations shall receive a lintel. Refer to the structural plans for lintel type. Refer to Mechanical plans for number, location, and size of all penetrations.
- 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.
- Typical Details:** The following details are typical throughout this project and apply in all cases unless specifically noted otherwise. Please note that these details may not be directly referenced from the plans or other details.
 - All cold-formed metal framing shall be fire stopped at each floor level.

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- 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.
- Typical Details:** The following details are typical throughout this project and apply in all cases unless specifically noted otherwise. Please note that these details may not be directly referenced from the plans or other details.
 - All GWB partitions intersecting masonry partitions, either new or existing, shall be finished with a "J" bead and sealant. See Sheet A002 for typical.
 - All new openings into existing masonry walls for either windows or doors shall be toothed in at the jambs. See Sheet A002 for typical.
 - All columns located adjacent to or integral with GWB partition or walls shall be enclosed within the wall construction. See Sheet A002 for typical.
 - All columns located integral with CMU partitions or walls shall be enclosed within the wall construction unless noted otherwise. See Sheet A002 for typical.
 - All columns located adjacent to CMU partitions shall be enclosed within the wall construction. See Sheet A002 for typical.
 - All duct penetrations through floors shall be enclosed in a chase.
 - All top-of-wall conditions shall be sealed to deck above as indicated on the systems sheet to maintain the required smoke- or fire-rating. See sheet A002 typical details for top-of-wall conditions at intersections with structural members. Coordinate top of wall construction with framing plans.
 - Unless noted otherwise, the location of doorframes shall be:
 - 8" from adjacent wall to the hinge side in CMU partitions.
 - 4" from adjacent wall to the hinge side in metal stud partitions.
 - Maintain a clear dimension of 1'-0" from all adjacent construction to the latch (pull) side of the door.
 - Maintain other clear dimensions in accordance with the latest version of the ADA Accessibility Guidelines (ADAAG).
 - See Sheet A002 for typical details.
- Refer to Specifications for locations of Tempered, Wired, or Insulating Glass, unless noted otherwise.
- See also TYPICAL WALL NOTES.

GENERAL PATCHING AND REPAIRING NOTES

- Where new construction either infills or abuts existing construction, the finished faces shall align, and the surfaces shall be finished to match.
- Patch and level existing floors to receive new finishes as indicated in the room finish schedule.
- After removal of building components, any resulting holes shall be patched. Maintain existing fire- or smoke-ratings as indicated. Such patches shall be flush with adjacent surfaces and finished to match.

WALL GENERAL NOTES

- Fill all CMU voids with mortar or grout at all door jambs and masonry ties. Refer to Structural Drawings for notes on masonry reinforcement.
- All partitions shall extend from sub-floor or slab to underside of floor or roof deck above, unless noted otherwise.
- Install one bead of acoustical sealant under each layer of GWB at intersection with floor at each side of wall. Cover with wall base.
- 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.
- 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. See detail Sheet A500.
- Install moisture resistant GWB in toilets, janitor's closets, showers, locker rooms, kitchens, darkrooms, wall areas within 8 feet of sinks, and other high humidity areas.
- All exterior wood framing in contact with concrete or ground or exposed to the weather shall be pressure treated.
- Verify all metal cold-formed metal framing and connection requirements with engineer of exterior framing system.
- All metal stud framing is 3-5/8", unless noted otherwise.
- All CMU is 7-5/8" (8" Nominal), unless noted otherwise.
- New equipment mounted on existing walls: verify wall type prior to the work to determine appropriate type of anchor unless indicated. Consult Architect for clarification if needed.
- Locate control joints in Masonry as shown, or if not shown, in accordance with ACI 530/ACI 530.1, unless noted otherwise.
- Typical Details:** The following details are typical throughout this project and apply in all cases unless specifically noted otherwise. Please note that these details may not be directly referenced from the plans or other details.
 - All cold-formed metal framing shall be fire stopped at each floor level.

DOOR AND WINDOW GENERAL NOTES

- Fill all interior hollow metal frames adjacent to CMU with mortar. Fill all new exterior metal doorframes with grout. Coat inside of all hollow metal frames with asphalt emulsion.
- Unless noted otherwise, the location of doorframes shall be:
 - 8" from adjacent wall to the hinge side in CMU partitions.
 - 4" from adjacent wall to the hinge side in metal stud partitions.
 - Maintain a clear dimension of 1'-0" from all adjacent construction to the latch (pull) side of the door.
 - Maintain other clear dimensions in accordance with the latest version of the ADA Accessibility Guidelines (ADAAG).
- Refer to Specifications for locations of Tempered, Wired, or Insulating Glass, unless noted otherwise.
- See also TYPICAL WALL NOTES.

CEILING GENERAL NOTES

- Structural 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.
- Center grid layout in all rooms unless noted otherwise.
- All components mounted in or below a suspended acoustic ceiling shall be centered in the ceiling tile or in the 2x2 portion of regular tiles. This shall include, but not be limited to, light fixtures, diffusers, speakers, and sprinkler heads.
- 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.

INTERIOR GENERAL NOTES

- 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.
- 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.
- 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.
- Install transition strips between dissimilar flooring materials.
- All wood not indicated to be painted shall be natural finish (clear).
- All grab bar components shall be able to withstand a horizontal load of 250lbs at any point.

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.

ABBREVIATIONS

AB	ANCHOR BOLT	MAS	MASONRY
AB	AIR BAR/STAKE	MAT	MATERIAL
AC	AIR CONDITIONING	MAX	MAXIMUM
ADDL	ADDITIONAL	MC	MEDICINE CABINET
AD	AIR DUCT	MULTI	MULTI COLOR WALL FINISH
ADO	AUTOMATIC DOOR OPERATOR	MDO	MEDIUM DENSITY OVERLAY
ADFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
AH	AIR HANDLER	MED	MEDIUM
AIB	AIR INFILTRATION BARRIER	MF	MEMBRANE FLASHING
AL	ALTERNATE	MFR	MANUFACTURER
ALUM	ALUMINUM	MH	MANHOLE
AOR	AREA OF REFUGES	MIN	MINIMUM
APPROX	APPROXIMATE	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL	MILDO	MOULDING, MOULDING
ARND	AROUND	MO	MASONRY OPENING
AWP	ARCHITECTURAL WALL PANEL	MR	MOISTURE RESISTANT
BD	BOARD	MRGB	MOISTURE RESISTANT GYPSUM BOARD
BF	BARRIER FREE	MRF	MOP SINK
BIT	BITUMINOUS	MSF	METAL STUD FRAMING
BLDG	BUILDING	MTL	METAL
BLKG	BLOCKING	N	NORTH
BM	BENCHMARK	NA	NOT APPLICABLE
BOT	BOTTOM	NIC	NOT IN CONTRACT
BO	BOTTOM OF	NO	NUMBER
BRK	BRICK	NOM	NOMINAL
BRG	BRICK BEARING	NRC	NOISE REDUCTION COEFFICIENT
B/S	BRICK SHELVE	NTS	NOT TO SCALE
BSMT	BASEMENT	O	OVER
C, CRS	CABINET	OC	ON CENTER
CAB	CATCH BASIN	OD	OUTSIDE DIAMETER
CB	CATCH TO CENTER	OF	OVERFLOW SCUPPER
CC	CENTER TO CENTER	OPAQE	OPaque
CF	CUBIC FEET	OP	OVERHEAD
CFMF	COLD FORMED METAL FRAMING	OPH	OPPOSITE HAND
CJ	CENTERLINE JOINT	OPNG	OPENING
CL	CENTERLINE	OPPS	OPPOSITE OPERABLE PANEL SYSTEM
CLG	CEILING	P, PTD	PAINT
CLR	CLEAR	PC	PRECAST CONC.
CMU	CONCRETE MASONRY UNIT	PERF	PERFORATED
CO	CLEANOUT	PERIM	PERIMETER
COL	COLUMN	PRKG	PARKING
CONC	CONCRETE	PLATE	PLATE
CONC/CONC	CONCRETE ON CONCRETE	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS OR CONTINUE	PLYWD	PLYWOOD
CONTR	CONTRACTOR	PPS	POUNDS PER SQUARE FOOT
CPT	COUNTERSINK	PSI	POUNDS PER SQUARE INCH
CS	CASING	PTD	PRESSURE TREATED
CSMT	CERAMIC TILE	PTD	PARTITION
CWT	CERAMIC WALL TILE	PTH	POLYURETHANE
CWH	CABINET UNIT HEATER	PVMT	PAVEMENT
CL	CUBIC YARD	QR	QUARTER ROUND
DBL	DOUBLE	QT	QUARRY TILE
DEMO	DEMOLISH CASE	RE:	REFERENCE
DEM	DEMOLISH, DEMOLITION	REF	REFRIGERATOR
DIA	DIAMETER	REQD	REQUIRED
DIAM	DIAMETER	REV	REVISION (S), REVISED
DIM	DIMENSION	RL	RAIN LEADER
DIVISION	DIVISION	RUB	RUBBER FLOOR
DMP	DEMOUNTABLE PARTITION	RH	RIGHT HAND
DN	DOWN	RM	ROOM
DR	DOOR	RO	ROUGH OPENING
DTL	DETAIL	ROW	RIGHT OF WAY
DWG	DRAWING	S	SOUTH
DWR	DRAWER	SAT	SUSPENDED ACOUSTICAL TILE
E	EAST	SC	SOLID CORE
EA	EACH	SCHED	SCHEDULE
EF	EXHAUST FAN	SD	STORM DRAIN, SOAP DISPENSER
EMHO	ELECTRO MAGNETIC HOLD OPEN	SECT	SECTION
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SF	SQUARE FOOT
EJ	EXPANSION JOINT	SGL	SAFETY GLASS
EL	ELEVATION	SH	SHOWER
ELEV	ELEVATOR	SHT	SHEET
ELEC	ELECTRICAL	SHTHG	SHEATHING
ELEV	ELEVATOR	SHR	SHOWER
EMER	EMERGENCY	SLNT	SEALANT
ENC	ENCLOSURE	SNR	SANITARY NAPKIN RECEPTOR
EQ	EQUAL	SP	SPECIAL PAINT
EQUIP	EQUIPMENT	SPEC	SPECIFICATION
EXH	EXHAUST	SPEAK	SPEAKER
EXIST	EXISTING	SQ	SQUARE
EXT	EXTERIOR	SS	STAINLESS STEEL
EW	EYEWASH	STD	STANDARD
EWC	ELECTRIC WATER COOLER	STL	STEEL
FB	FIRE BLANKET	STR	STORAGE
FBO	FURNISHED BY OWNER	STRCT	STRUCTURE/STRUCTURAL
FCS	FLOOR COATING SYSTEM	SUPRT	SUPPORT
FD	FLOOR DRAIN	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	SV	SHEET VINYL
FEC	FIRE EXTINGUISHER AND CABINET	T	TOILET
FFE	FINISHED FLOOR ELEVATION	TB	TOWEL BAR
FG	FIBERGLASS	TG	TONGUE AND GROOVE
FHVC	FIRE HOSE AND VALVE CABINET	TGL	TEMPERED GLASS
FIN	FINISHED	THK	THICKNESS
FIN GR	FINISH GRADE	TO	TOP OF
FLR	FLOORING	TP	TOILET PARTITION
FNON	FOUNDATION	TPD	TOILET PAPER DISPENSER
FR	FRAMING	TV	TELEVISION
FRMG	FRAMING	TYP	TYPICAL
FRP	FIBER REINFORCED PLASTIC	UCR	UNDER COUNTER REFRIGERATOR
FRT	FIRE RETARDANT TREATED	UNO	UNLESS NOTED OTHERWISE
FSR	FLEXIBLE SHEET ROOFING	VB	VAPOR BARRIER/VINYL BASE
FT	FOOT(FEET)	VC	VALVE CABINET
FTG	FOOTING	VERT	VERTICAL
FTR	FIN TUBE RADIATION	VWF	VENER PLYWOOD
FUR	FURREDDING	VWC	VINYL WALL COVERING
FV	FIELD VERIFY	W	WEST
PWC	FABRIC WALL COVERING	W/	WITH
GA	GAUGE	WC	WATER CLOSET
GALV	GALVANIZED	WD	WOOD
GB	GRAB BAR	WGL	WIRE GLASS
GFB	GROUND FACE CMU	WH	WATER HEATER
GL	GLASS, GLAZING	W/O	WITHOUT
GWB	GYPSUM WALLBOARD	WS	WATERSTOP
HARD	HARDENER	WP	WATERPROOF
HB	HOSE BIBB	WWF	WELDED WIRE FABRIC
HC	HOLLOW CORE	WWM	WELDED WIRE MESH
HDO	HIGH DENSITY OVERLAY	YD	YARD
HDWD	HARDWOOD	ZCC	ZINC-COATED COPPER
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		
INCH	INCH (ES)		
INCL	INCLUDE (D), (ING)		
INFO	INFORMATION		
INSUL	INSULATED		
INT	INTERIOR		
INV	INVERT		
JT	JOINT		
KIT	KITCHEN		
LAB	LABORATORY		
LAM	LAMINATE (D)		
LAV	LAVATORY		
LAV	LAVATORY		
LB	POUND (S)		
LCC	LEAD COATED COPPER		
LF	LINEAR FOOT		
LH	LEFT HAND		
LOC'N	LOCATION		
LW	LIGHTWEIGHT (CMU)		

MATERIALS LEGEND

	GRAVEL
	CONCRETE MASONRY UNIT
	BRICK
	CONCRETE
	SOIL
	STEEL
	WOOD FRAMING
	WOOD BLOCKING
	GYPSUM BOARD
	PLYWOOD
	RIGID INSULATION
	BATT INSULATION

SYMBOLS

	ROOM TAG		SPECIALTY EQUIPMENT, TOILET ACCESSORY TAG
	DOOR TAG		CASEWORK TAG
	WINDOW/GLAZING TAG		
	WALL TAG		
	BUILDING SECTION		
	WALL SECTION		
	PLAN OR SECTION DETAIL		
	EXTERIOR ELEVATION		
	INTERIOR ELEVATION		
	FLOOR LEVEL/VERTICAL ELEVATION		
	COLUMN CENTERLINE		

FIRE RATINGS

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

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