

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/storefront sizes and requirements.
- All new openings into existing CMU walls for mechanical or electrical penetrations shall receive a lintel.
- 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.

8. 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:

- Slabs at all floor drains shall be pitched toward the drain.
- All GWB partitions intersecting masonry partitions, either new or existing, shall be finished with a "J" bead and sealant.
- All new openings into existing masonry walls for either windows or doors shall be toothed in at the jambs.
- All columns located integral with CMU partitions or walls shall be enclosed within the wall construction unless noted otherwise.
- All roof leaders, heat piping, sprinkler risers or miscellaneous piping shall be enclosed within the wall construction.
- All existing openings in existing masonry walls shall be infilled.
- 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.
- 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'-6" 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).

WALL GENERAL NOTES

- Fill all CMU voids with mortar or grout at all door jambs and masonry ties.
- 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.
- Install moisture resistant GWB in toilets, janitor's closets, showers, locker rooms, kitchens, 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"/6"), unless noted otherwise.
- All interior metal stud partitions are type (B56/B70), unless noted otherwise.
- All CMU is 6", unless noted otherwise.
- All interior CMU partitions are type A52, unless noted otherwise.
- New equipment mounted on existing walls: verify wall type prior to the work to determine appropriate type of anchor unless indicated otherwise. 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.

15. 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'-6" 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 Door Schedule for locations of Tempered, Wired, or Insulating Glass, unless noted otherwise.
- At door, window, storefront and louver openings in exterior walls with masonry veneer provide metal pan flashing at heads unless noted otherwise.
- Provide lintels at new or modified door and window openings.

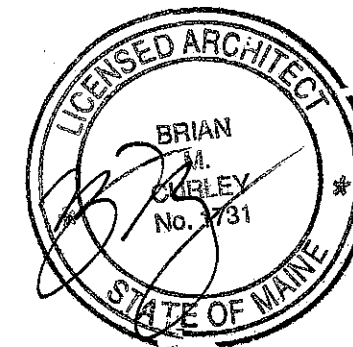
6. See also TYPICAL WALL NOTES.

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.

CEILING GENERAL NOTES

- Ceiling plans do not show every fixture or component. Confer with Mechanical, Electrical and Plumbing contractors regarding 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 tegular 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.
- Mechanical and life safety components are design/build. Equipment shown on the reflected ceiling plan is for general reference.



Ecomaine - Renovation of Office/Break Area
64 Blueberry Road, Portland, ME 04102

TITLE
GENERAL NOTES

JOB # 12122
DATE 05/06/13
SCALE

SHEET
A002

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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