Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/08/14

ABBREVIATIONS

AB	AIR BARRIER
AC	AIR CONDITIONING
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
AOR	AREA OF REFUGE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AWP	ACOUSTICAL WALL PANEL
BD	BOARD
BF	BARRIER FREE
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BO	BOTTOM OF
BRK	BRICK
BRG	BEARING
BSMT	BASEMENT
C, CRS	COURSE
CAB	CABINET
CC	CENTER TO CENTER
CFMF	COLD FORMED METAL FRAMING
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS OR CONTINUE
CONTR	CONTRACTOR
CPT	CARPET
CS	COUNTERSINK
CSMT	CASEMENT
CT	CERAMIC TILE
CWT	CERAMIC WALL TILE
CUH	CABINET UNIT HEATER
DBL	DOUBLE
DC	DISPLAY CASE
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DIA, DIAM	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DTL	DETAIL
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EF	EXHAUST FAN
EMHO	ELECTRO MAGNETIC HOLD OPEN
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EPOXY PAINT
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXT	EXTERIOR
EW	EYEWASH
EWC	ELECTRIC WATER COOLER
FB	FIRE BLANKET
FBO	FURNISHED BY OWNER
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER AND CABINET
FFE	FINISHED FLOOR ELEVATION
FG	FIBERGLASS
FHVC	FIRE HOSE AND VALVE CABINET
FIN	FINISH(ED)
FLR	FLOOR(ING)
FP	FIREPROOFING
FO	FACE OF
FRMG	FRAME(ING)
FRP	FIBER REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FSR	FLEXIBLE SHEET ROOFING
FT	FOOT(FEET)
FUR	FURRED(ING)
FV	FIELD VERIFY
FWC	FABRIC WALL COVERING
GA	GAUGE
GALV	GALVINIZED
GB	GRAB BAR
GL	GLASS, GLAZING
GWB	GYPSUM WALLBOARD
HD	HEAD
HDWD	HARDWOOD
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
IN	INCH (ES)
INCL	INCLUDE (D), (ING)
INFO	INFORMATION
INSUL	INSULATED
INT	INTERIOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE (D)
LAV	LAVATORY
LB	POUND (S)
LF	LINEAR FOOT
LH	LEFT HAND
LOC'N	LOCATION
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOULDING, MOULDING
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MSF	METAL STUD FRAMING
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OP	OPAQUE
OH	OVERHEAD
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
P, PTD	PAINT
PERF	PERFORATED
PERIM	PERIMETER
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
QR	QUARTER ROUND
QT	QUARRY TILE
RE:	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
REV	REVISION (S), REVISED
RL	RAIN LEADER
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE
SC	SOLID CORE
SC	SHEET CARPET
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT
SGL	SAFETY GLASS
SH	SHOWER
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SLNT	SEALANT
SNR	SANITARY NAPKIN RECEPTOR
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
STRUCT	STRUCTURE/STRUCTURAL
SUPT	SUPPORT
SUSP	SUSPENDED
SV	SHEET VINYL
T	TOILET
TB	TOWEL BAR
TB	TACKBOARD
TGL	TEMPERED GLASS
THK	THICK(NESS)
TO	TOP OF
TP	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
TYP	TYPICAL
UCR	UNDER COUNTER REFRIGERATOR
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER/VINY BASE
VC	VALVE CABINET
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WGL	WIRE GLASS
WH	WATER HEATER
W/O	WITHOUT
WP	WATERPROOF

MATERIALS

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

SYMBOLS

PLUMBING FIXTURE
BARRIER FREE FIXTURE
Room name — ROOM NUMBER
101 — DOOR NUMBER
1t — WINDOW TYPE; LETTER DESIGNATES EXTERIOR
1t — BORROWED LITE TYPES; DESIGNATED BY NUMBER
FLOOR LEVEL CHANGE
1 A101 SIM — BUILDING SECTION
1 A101 SIM — WALL SECTION
1 A101 SIM — DETAIL REFERENCE
1i — WALL OR ROOF TYPE
Ref 1 Ref 1 A101 1 Ref 1 Ref — ELEVATION REFERENCE
Name Elevation — VERTICAL ELEVATION
0 — COLUMN CENTERLINE

FIRE RATINGS

1/2 HOUR FIRE RATED PARTITION
1 HOUR FIRE RATED PARTITION
2 HOUR FIRE RATED PARTITION

PROJECT GENERAL NOTES

1. 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.

2. 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.

3. 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 existing adjacent construction, surface texture and finish. After removal of building components as indicated, patch and prepare the remaining existing exposed surfaces to receive new work and finish, including but not limited to: level floors at wall removals; tooth-in new CMU at openings; piece-in new plaster backing and finish flush; piece in new ceiling suspension system.
- **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

4. 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.

5. 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.
- Mechanical, electrical and plumbing coordination having potential impact on ceiling heights or building appearance
- Dimensional discrepancies.

6. 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.

7. 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.

8. Do not penetrate structural beams, columns, or shear walls unless specifically detailed otherwise.

9. Coordinate the Work of all Subcontractors.

10. Provide work holes and access holes to install new systems in concealed spaces, as required or indicated.

GENERAL DEMOLITION AND REMOVAL NOTES

1. 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.

2. Verify existing structural conditions prior to demolition or removals.

3. Protect from damage and weather any existing building components, which are exposed as a result of demolition or removals.

4. Coordinate and schedule all work in existing occupied portions of the building with the Owner.

5. 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 Mechanical and Electrical plans.

6. Refer to Plumbing, Mechanical, Structural and Electrical plans for additional demolition information. Coordinate the information on drawings and report any discrepancies to the Architect prior to proceeding with the work.

7. Removal of the materials as indicated shall be done without disturbing adjacent surfaces to remain or the current condition of the building elements.

8. 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.

9. 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.

10. Provide metal cover plates at all abandoned electrical devices, finished to match wall.

11. All demolition/removal debris is the property of the Contractor, unless noted otherwise.

12. The Contractor may replace salvaged items with new and identical materials only with the Architect's prior approval.

GENERAL PATCHING AND REPAIRING NOTES

1. Where new construction either infills or abuts existing construction, the finished faces shall align, and the surfaces shall be finished to match.

2. Patch and level existing floors to receive new finishes as indicated in the room finish schedule.

3. After removal of building components, any resulting holes shall be patched.

4. Maintain existing fire- or smoke-ratings as indicated.

5. Patches shall be flush with adjacent surfaces and finished to match.

1 INTERIOR PARTITIONS
1" = 1'-0"

PLAN GENERAL NOTES

1. 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.

2. 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.

3. Dimensional Control:
Interior dimensions are from:

- Face of stud to face of stud
- Face of stud to face of masonry
- Face of existing finish to face of stud
- Centerline column to face of stud or masonry

- **Existing** dimensions are shown enclosed in square brackets [ ] and shall be verified.

4. 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.

5. 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.

6. 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.
- All columns located adjacent to or integral with GWB partition or walls shall be enclosed within the wall construction.
- All roof leaders, heat piping, sprinkler risers or miscellaneous piping shall be enclosed within the wall construction.
- 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 details for top-of-wall conditions at intersections with structural members. Coordinate top of wall construction with existing structural framing.
- Unless noted otherwise, the location of doorframes shall be: 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).

SYSTEM NOTES

1. PROVIDE 1" MIN. CLEAR WHERE STRUCTURAL, MECHANICAL, OR ELECTRICAL ITEMS PENETRATE MASONRY WALLS. FILL VOIDS WITH FG BATT INSULATION AT NON-RATED WALLS AND FIRESTOPPING SYSTEM AT RATED WALLS.
2. INTERIOR METAL STUD PARTITIONS NOT OTHERWISE INDICATED ARE TYPE B56.
3. SMOKE PARTITIONS INDICATED ON PLANS SHALL COMPLY WITH NFPA 101. ALL PENETRATIONS SHALL BE PROTECTED BY A SYSTEM OR MATERIAL THAT IS CAPABLE OF LIMITING THE TRANSFER OF SMOKE. JOINTS MADE WITHIN OR AT THE PERIMETER OF SMOKE PARTITIONS SHALL BE PROTECTED WITH A JOINT SYSTEM THAT IS CAPABLE OF LIMITING THE TRANSFER OF SMOKE.
4. AT METAL STUD PARTITIONS, USE MOISTURE RESISTANT (MR) GWBWITHIN 8' OF SINKS, SHOWERS, AND OTHER AREAS THAT ARE SUSCEPTIBLE TO MOISTURE.

WALL GENERAL NOTES

1. All partitions shall extend from sub-floor or slab to underside of floor or roof deck above, unless noted otherwise.

2. Install one bead of acoustical sealant under each layer of GWB at intersection with floor at each side of wall. Cover with wall base.

3. Install blocking behind all surface-applied fixtures, trim, shelves, tack or marker boards, wall or base cabinets or counters, and miscellaneous accessories mounted on stud walls.

4. All interior metal stud partitions are type **B56**, unless noted otherwise.

5. 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.

2 MOUNTING HEIGHTS
1/4" = 1'-0"

MOUNTING HEIGHT GENERAL NOTES:

1. SEE MECHANICAL, ELECTRICAL, AND TECHNOLOGY DRAWINGS FOR SPECIFIC FIXTURE OR DEVICE LOCATION AND DESIGNATION AND ADDITIONAL MOUNTING REQUIREMENTS.
2. COORDINATE LOCATION OF ALL RECEPTACLES, FIXTURES OR DEVICES WITH INTERIOR ELEVATIONS AND CASEWORK LOCATIONS.
3. REFER TO MANUFACTURER'S INSTRUCTIONS FOR SPECIFIC ADA REQUIRED MOUNTING HEIGHTS AS APPLICABLE.

REV.	DESCRIPTION	DATE
1	REVISION #1	APRIL 25, 2014
0	ISSUED FOR CONSTRUCTION	APRIL 18, 2014

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Minor Interior Renovations at 196 Allen Avenue for
CASCO BAY HIGH SCHOOL
196 Allen Avenue, Portland Maine

REGISTERED ARCHITECT LYNDON CLARK No. 1342 STATE OF MAINE

JOB NO.
14036

DRWN. CHK
AHC

SCALE:
As indicated

ISSUE STATUS
CONSTRUCTION

ISSUE DATE
APRIL 18, 2014

TITLE
GENERAL NOTES & BUILDING SYSTEMS

SHEET
A001