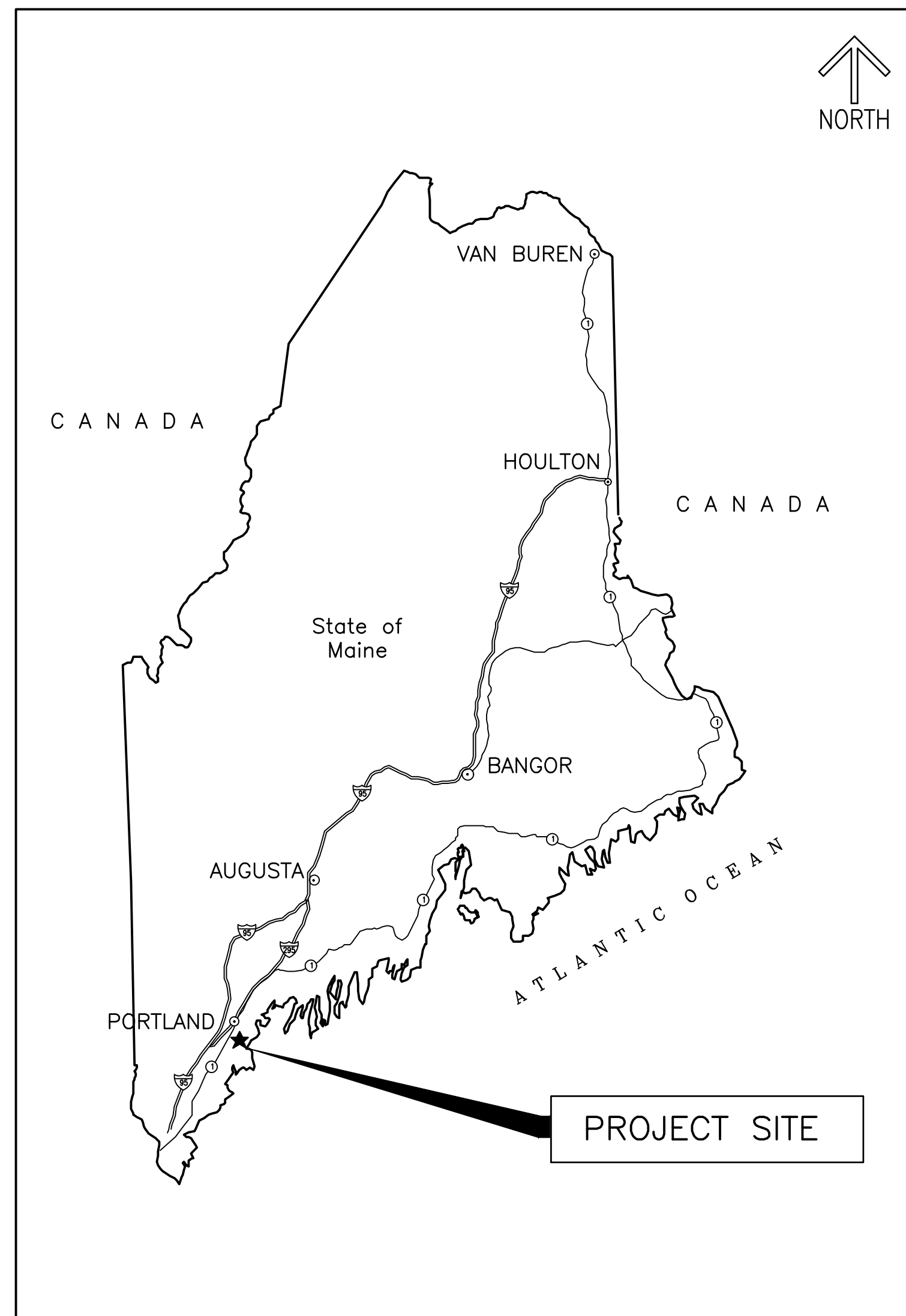


PORTLAND HOUSING AUTHORITY

Portland, Maine

ISSUED FOR BID

FRANKLIN TOWERS FIRE ALARM UPGRADE BUILD FIRE COMMAND CENTER



VICINITY MAP

SCALE: N.T.S.

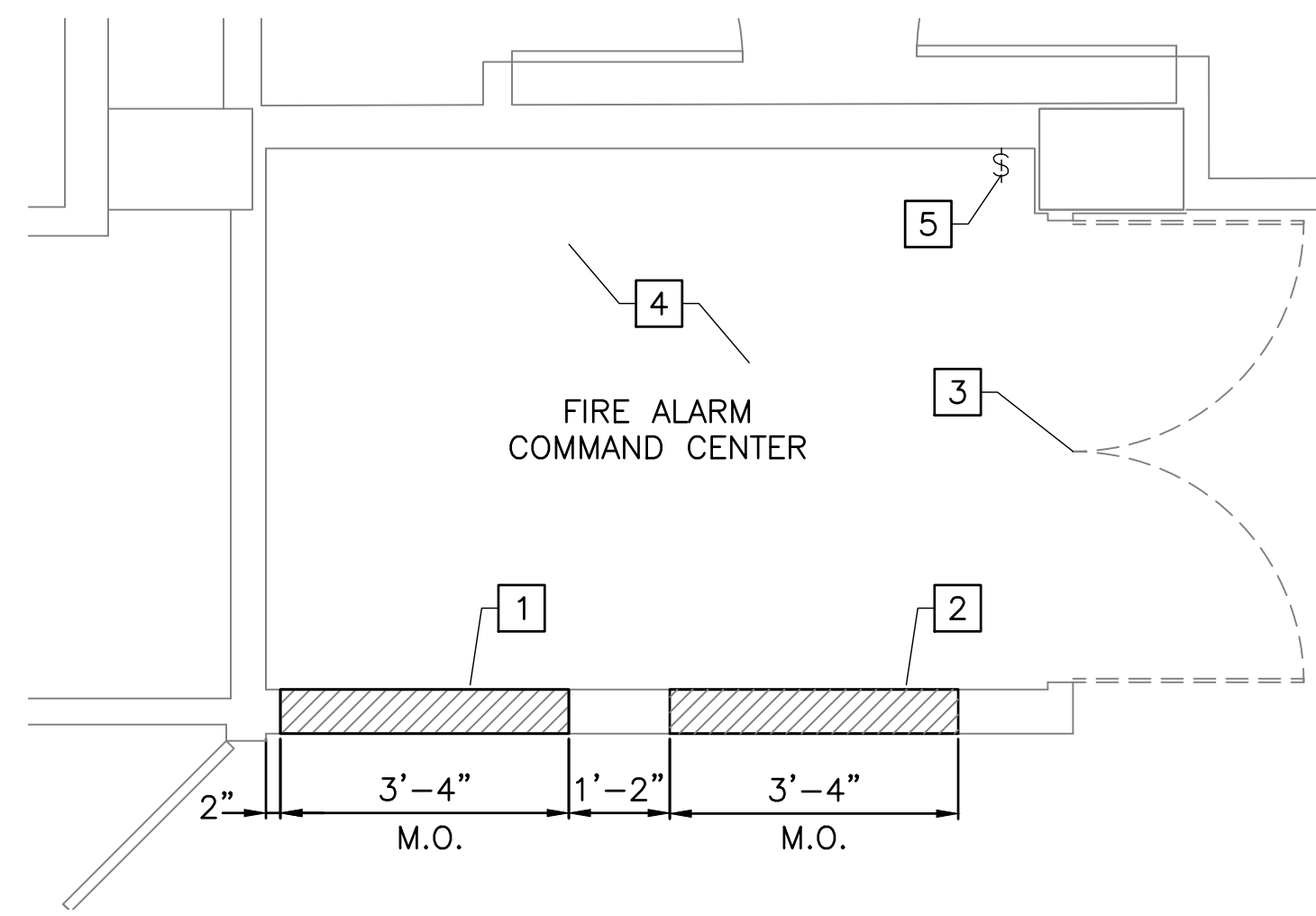
DRAWING INDEX		
DRAWING	TITLE	SHEET NUMBER
G-001	COVER SHEET	1
A-101	ARCHITECTURAL PART PLANS	2
A-102	MISC. DETAILS, SCHEDULES, AND WALL TYPES	3
M-401	MECHANICAL PART PLAN	4



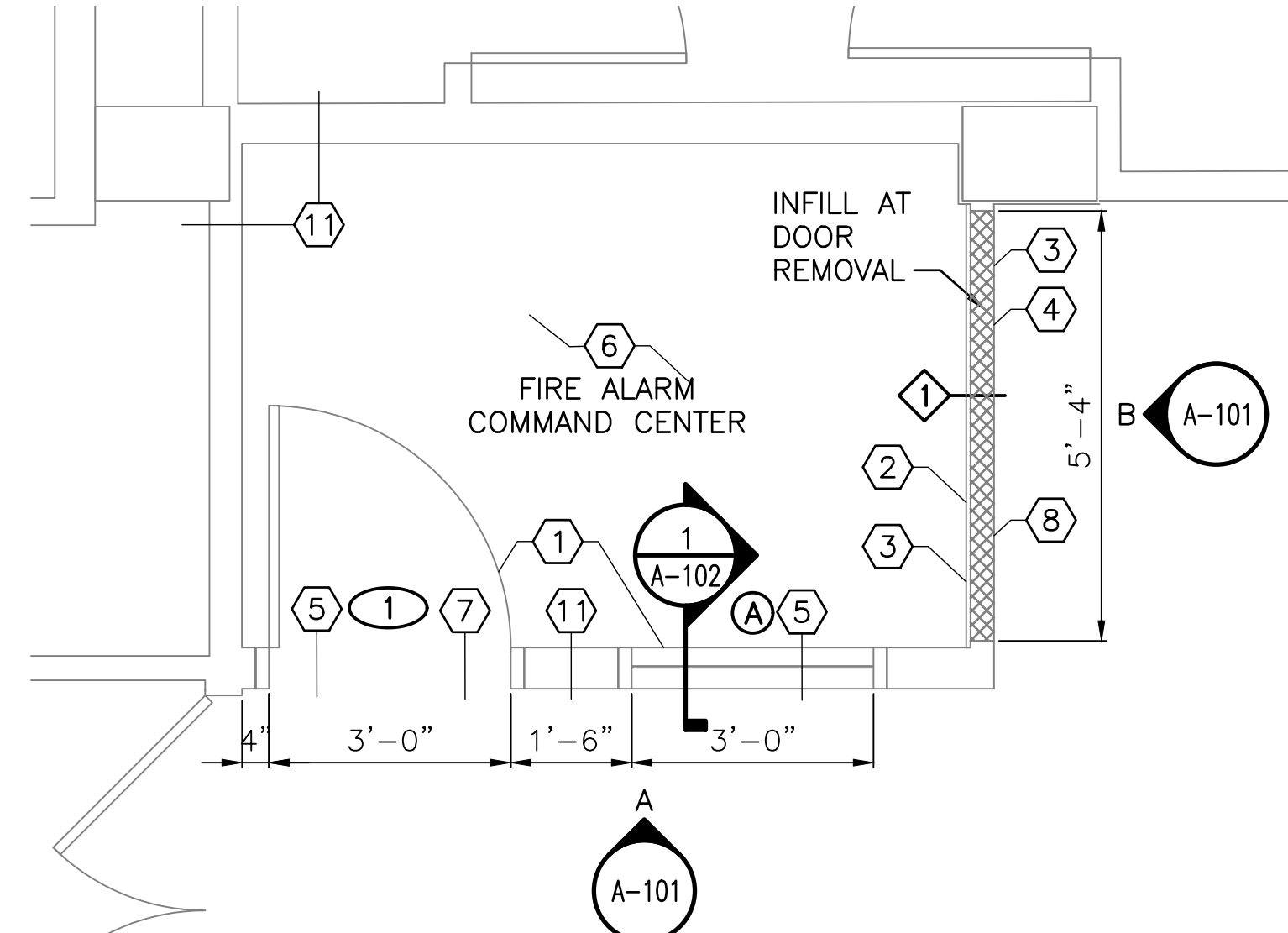
LOCATION MAP

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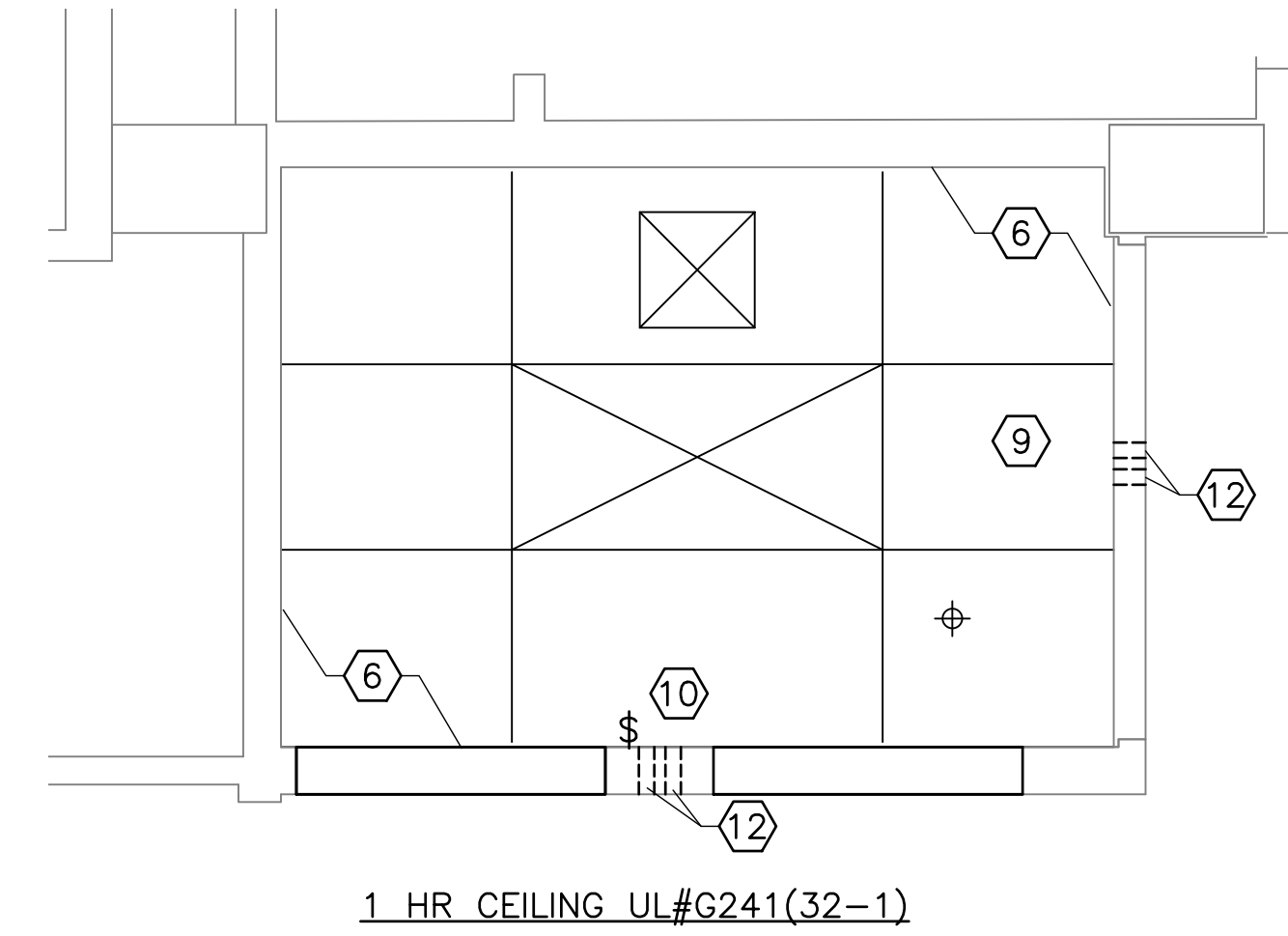
				PORTLAND HOUSING AUTHORITY PORTLAND, MAINE			
				FRANKLIN TOWERS - FIRE ALARM UPGRADE BUILD FIRE COMMAND CENTER			
				COVER SHEET			
0	ISSUED FOR BID	ERB	JMB	02/02/17			
REV	DESCRIPTION	DWN	APP	DATE			
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47A York Street Portland, Maine 04101 207.553.7753 colbycoengineering.com		DATE: 02/02/2017		218.016.001		G-001	
Colby Company engineering		DES BY: JMB		SHEET		1 OF 4	
		DWN BY: ERB					
		CKD BY: JMB					



1 PARTIAL FIRST FLOOR DEMOLITION PLAN
A-101 SCALE: 1/2" = 1'-0"



2 PARTIAL FIRST FLOOR PLAN
A-101 SCALE: 1/2" = 1'-0"



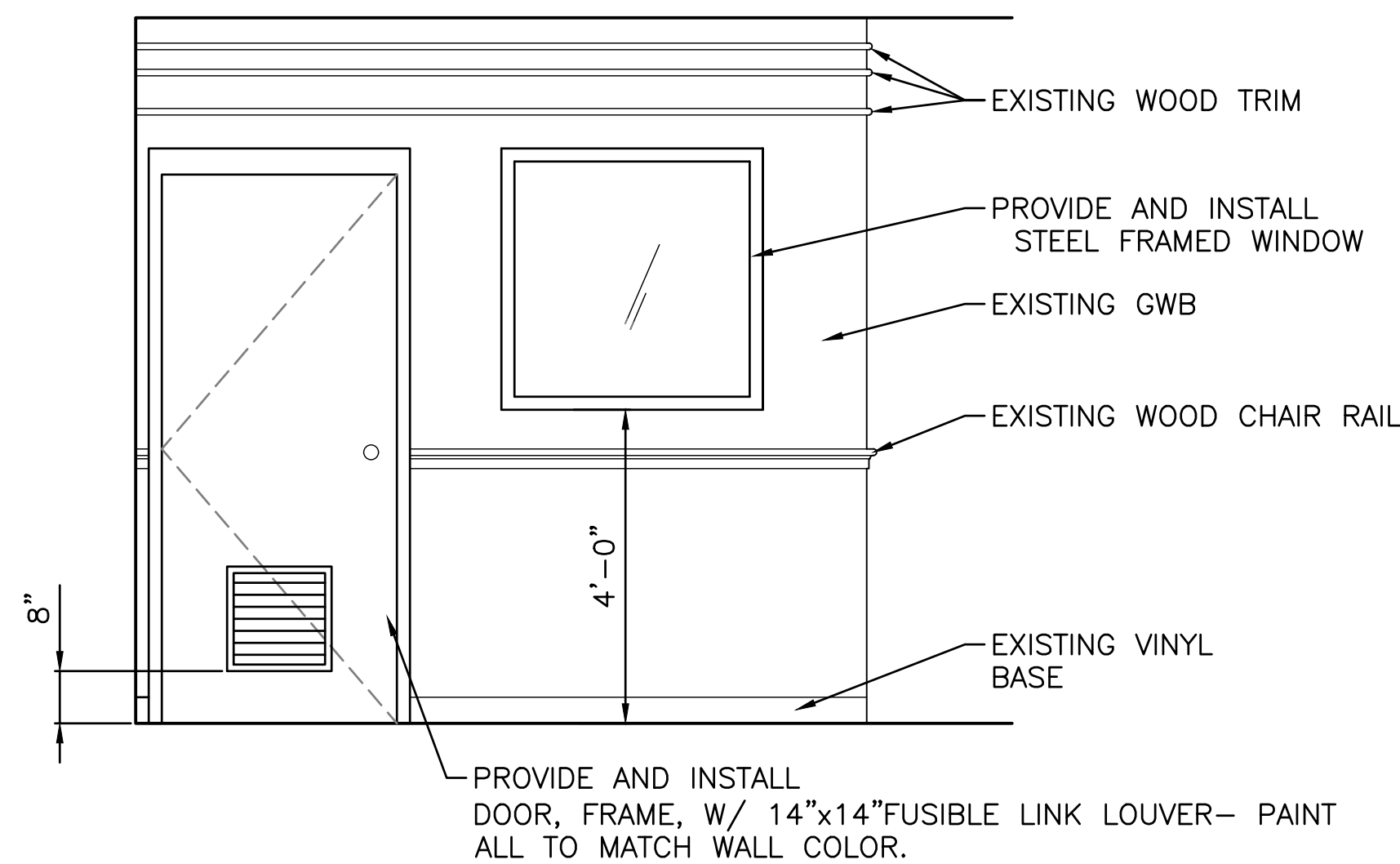
3 REFLECTED CEILING PLAN
A-101 SCALE: 1/2" = 1'-0"

DEMOLITION KEYED NOTES:

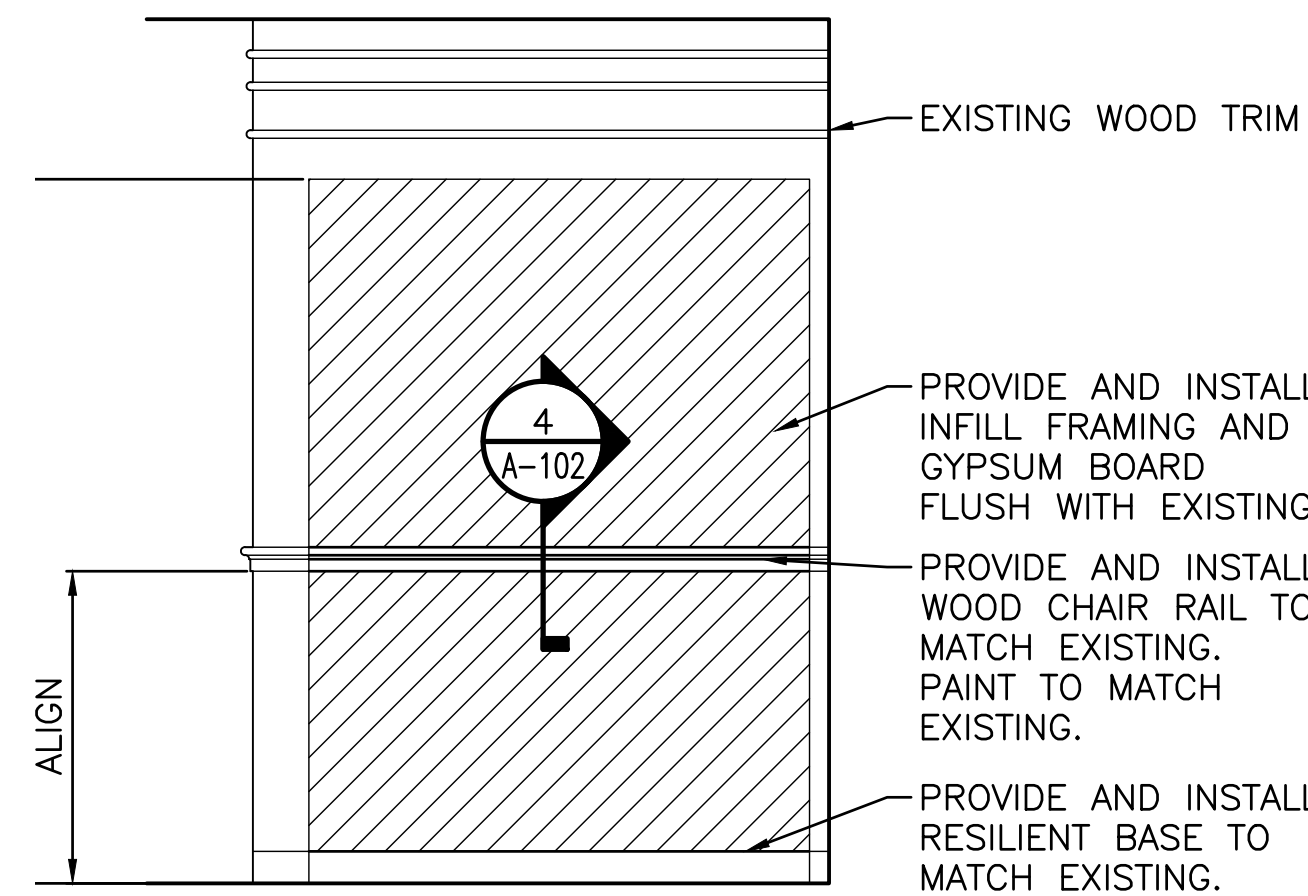
- 1 CUT DOOR OPENING IN EXISTING MASONRY CORE WALL. 3'-4" WIDE BY 7'-4" HIGH
- 2 CUT WINDOW OPENING IN EXISTING MASONRY CORE WALL. 3'-4" WIDE BY 3'-4" HIGH, SILL @ 4'-0" A.F.F.
- 3 REMOVE EXISTING HOLLOW METAL DOOR AND FRAME. SALVAGE HARDWARE AND RETURN TO OWNER.
- 4 REMOVE EXISTING ACT CEILING, GRID AND LIGHT FIXTURE.
- 5 REMOVE EXISTING LIGHT SWITCH FOR RELOCATION.

KEYED NOTES:

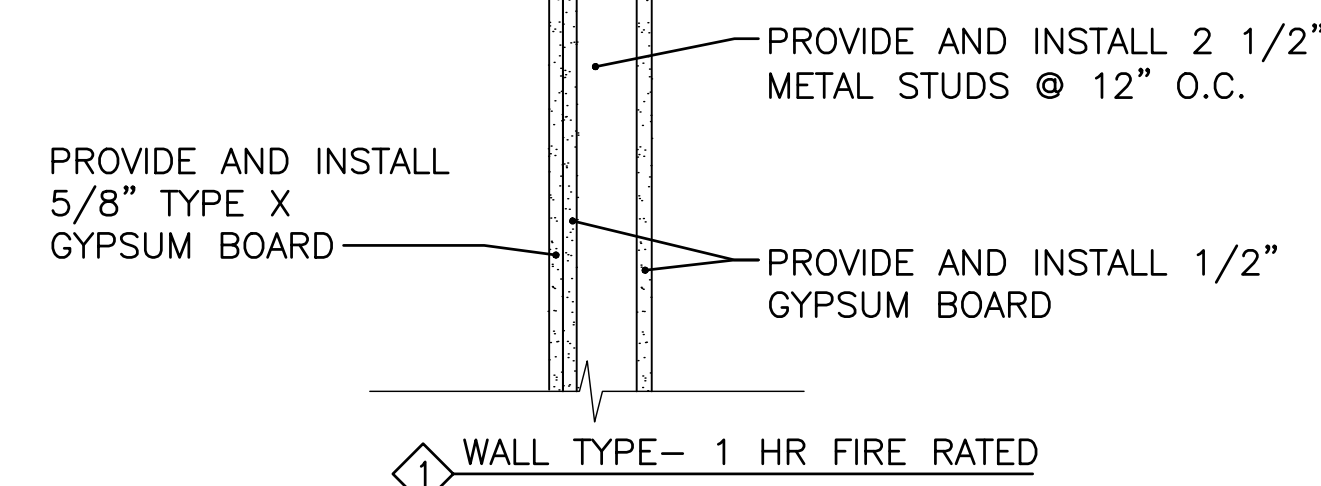
- 1 PROVIDE AND INSTALL DOOR, WINDOW, FRAMES, AND HARDWARE.
- 2 PROVIDE AND INSTALL (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD AT THIS WALL ONLY.
- 3 PROVIDE AND INSTALL WALL BASE TO MATCH EXISTING.
- 4 PROVIDE AND INSTALL WOOD CHAIR RAIL TO MATCH EXISTING. PAINT TO MATCH EXISTING.
- 5 PROVIDE AND INSTALL 3"x3"x 1/4" STEEL LINTEL PER DETAIL 1/A102. (4" MIN. BEARING- EACH END)
- 6 PROVIDE AND INSTALL FIRE-STOPPING SEALANT, FULL PERIMETER AND AT ALL PENETRATIONS OF ENTIRE ROOM
- 7 PROVIDE AND INSTALL LOUVER IN DOOR. SEE SHEET A-102
- 8 PROVIDE AND INSTALL 2 1/2" METAL STUDS @ 12" O.C. AND 1/2" GYPSUM BOARD ON BOTH SIDES TO MATCH EXISTING.
- 9 PROVIDE AND INSTALL 1HR. FIRE-RATED SUSPENDED ACOUSTICAL CEILING SYSTEM.
- 10 PROVIDE AND INSTALL RECESSED LIGHT SWITCH AND SURFACE MOUNTED LIGHT FIXTURE.
- 11 EXISTING WALL CONSTRUCTION IS 4" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES. PER 2009 IBC MATERIAL FIRE RATING, IT IS OUR UNDERSTANDING THAT THIS EXISTING WALL ASSEMBLY MEETS 1 HOUR FIRE RATING REQUIREMENTS. CONTRACTOR TO MAINTAIN OR EXCEED 1 HR. FIRE RATING FOR FULL PERIMETER OF ROOM.
- 12 PROVIDE AND INSTALL (2)- 2" DIA. METAL CONDUITS AT OR NEAR THE CONCRETE DECK, ABOVE THE SUSPENDED CEILING, FOR PASSAGE OF FIRE ALARM SYSTEM WIRING. PROVIDE AND INSTALL FIRE-STOPPING SEALANT WHEN ALL SERVICE LINES ARE IN PLACE.



A ELEVATION
A-101 SCALE: 1/2" = 1'-0"



B ELEVATION
A-101 SCALE: 1/2" = 1'-0"



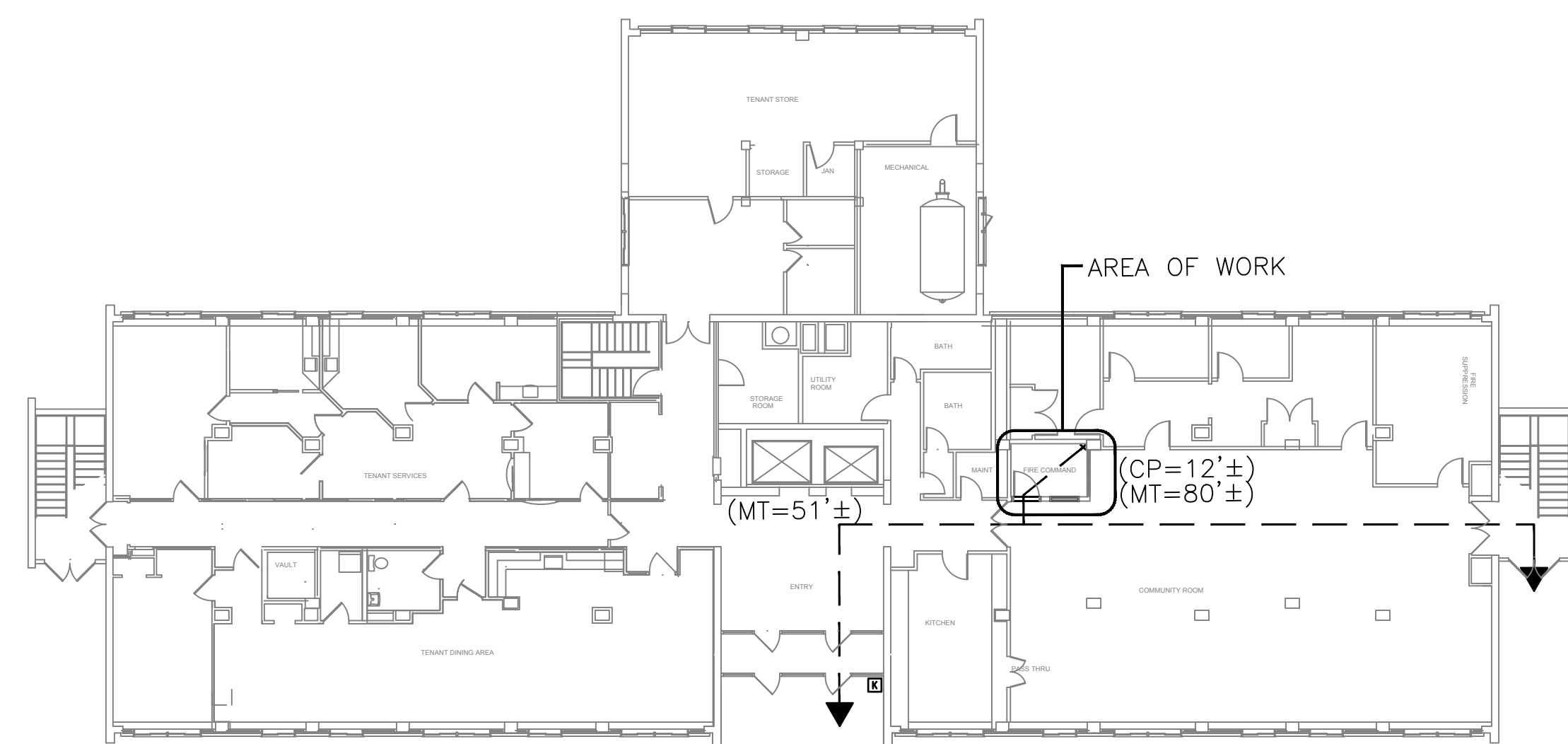
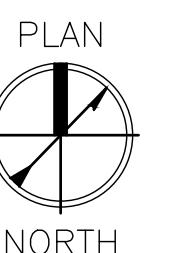
WALL TYPE- 1 HR FIRE RATED

GENERAL NOTES:

EXISTING VCT FLOOR TO REMAIN. CONTRACTOR TO PROTECT EXISTING FLOOR FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

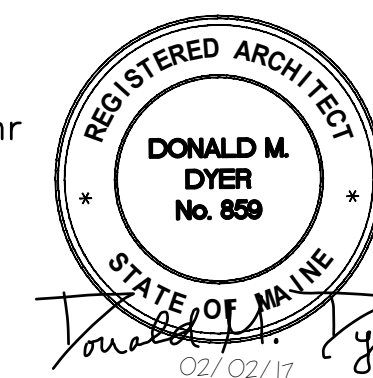
LEGEND

- ⊠ EXHAUST FAN
- ⊠ SURFACE MOUNTED FLUORESCENT LIGHT
- ⊗ WINDOW
- ⊗ DOOR
- ⊕ SPRINKLER HEAD
- ⊗ WALL TYPE
- CP COMMON PATH
- MT MAXIMUM TRAVEL DISTANCE



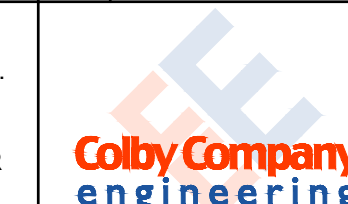
LIFE SAFETY PLAN-FIRST FLOOR LEVEL

SCOPE OF WORK: CONVERT STORAGE SPACE TO FIRE ALARM COMMAND CENTER
 OCCUPANCY USE GROUPS: UTILITY AND MISC. - GROUP U
 OCCUPANCY SEPARATION: N/A
 BUILDING CONSTRUCTION TYPE: TYPE (1A)
 BUILDING HEIGHT: 16 STORIES
 BUILDING AREA: FLOORS 1-11 = 9500 S.F., FLOORS 12-16 = 8200 S.F., BASEMENT = 9500 S.F.
 APPLICABLE CODES: IBC 2009, NFPA 101, NFPA 72
 BUILDING OCCUPANCY: UTILITY 300 SQ/FT PER OCCUPANT
 FIRE PROTECTION: SPRINKLER SYSTEM, APPROVED SUPERVISED FIRE ALARM SYSTEM
 RATINGS: EXTERIOR BEARING WALLS: 0 hr, INTERIOR NONBEARING WALLS AND PARTITIONS: 0 hr, FLOOR CONSTRUCTION: 0 hr, ROOF CONSTRUCTION: 0 hr
 LIFE SAFETY EXITS PROVIDED: FIRST FLOOR - 3 EXITS
 PATH OF TRAVEL REQUIREMENTS: DEAD END PROTECTED: 100', COMMON PATH PROTECTED: 100', MAXIMUM TRAVEL PROTECTED: 400'

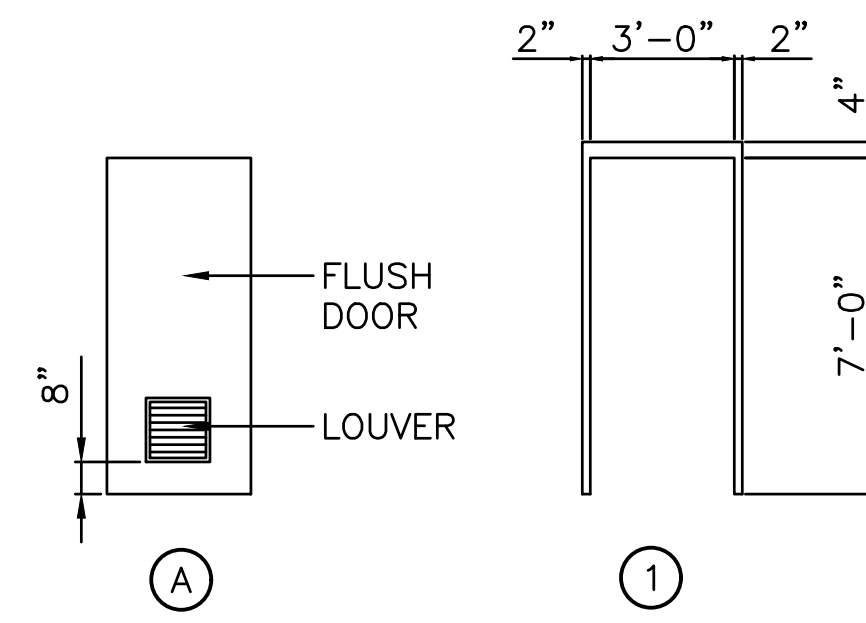


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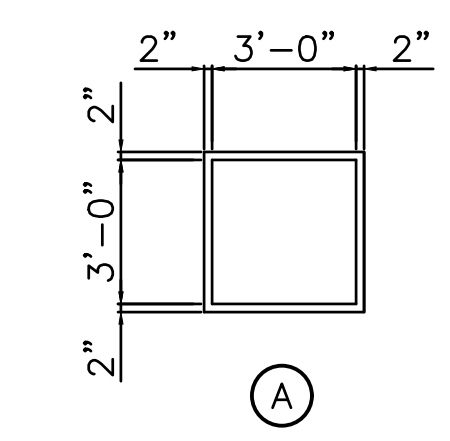
PORTLAND HOUSING AUTHORITY PORTLAND, MAINE			
FRANKLIN TOWERS - FIRE ALARM UPGRADE BUILD FIRE COMMAND CENTER			
ARCHITECTURAL, PLANS AND DETAILS			
0 ISSUED FOR BID	PDG	BLB	02/02/17
REV	DESCRIPTION	DWN	APP DATE
SIZE: ANSI D	DATE: 02/02/2017	PROJECT NO: 218.016.001	DRAWING NO: A-101
DES BY: PDG	DWN BY: PDG	SHEET: 1 OF 4	
CKD BY: BLB			



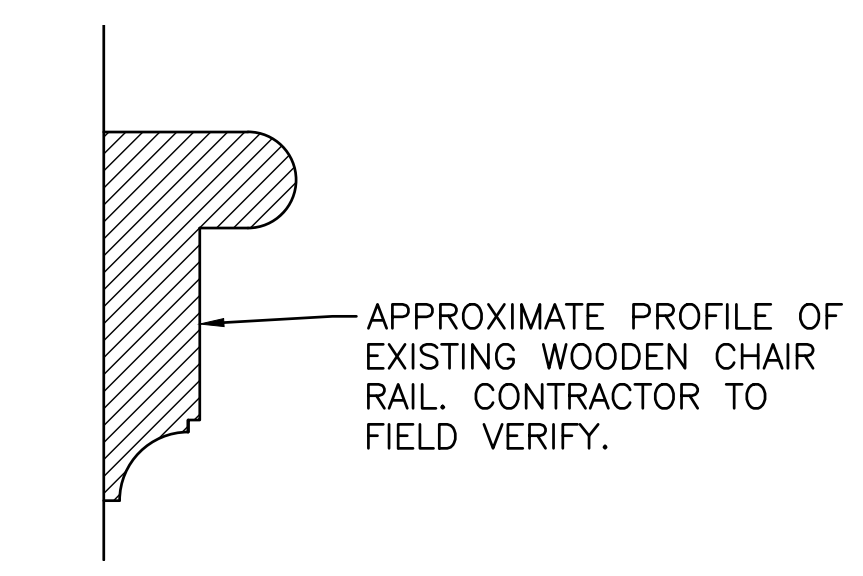
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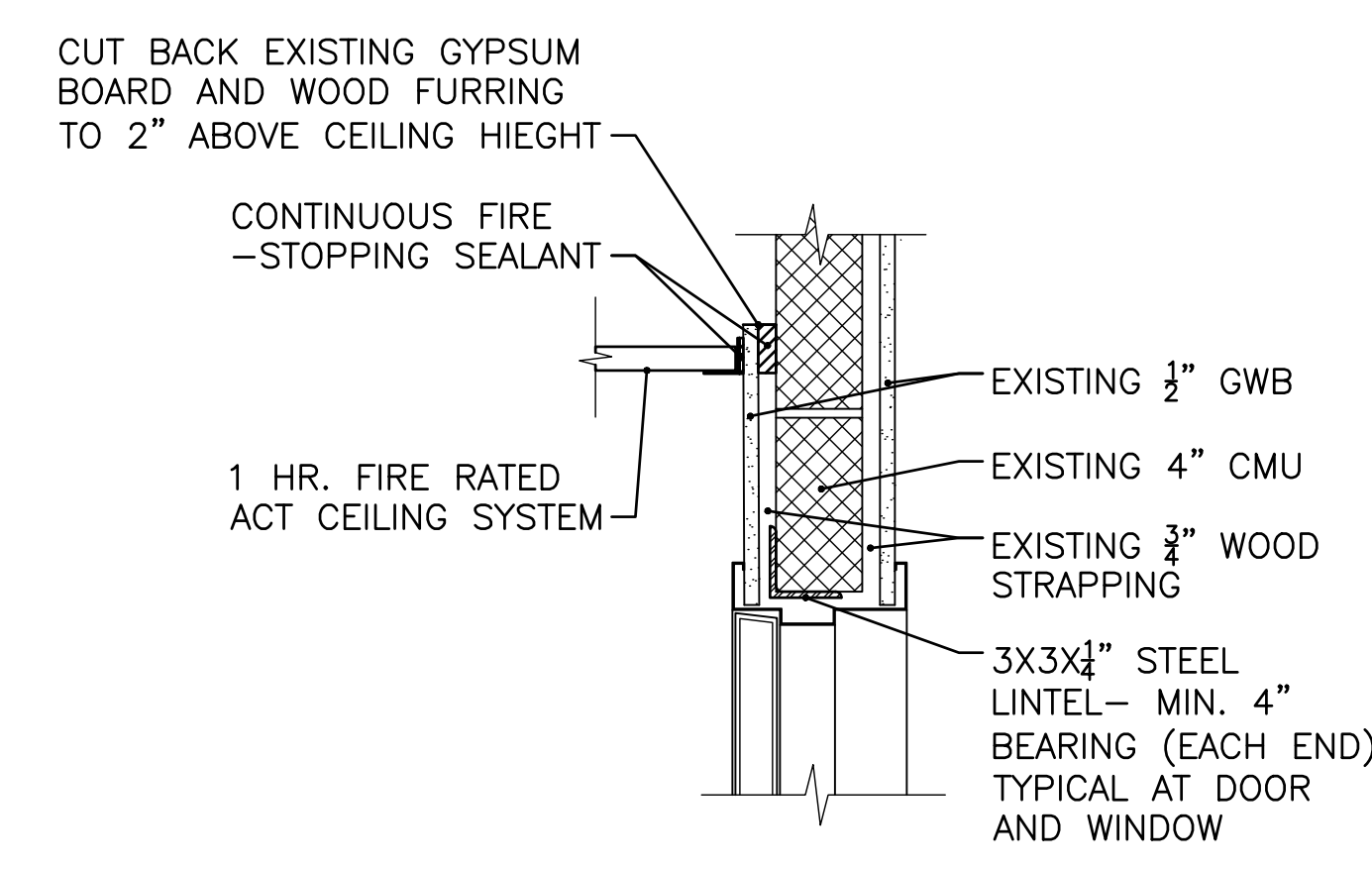
DOOR & FRAME TYPES



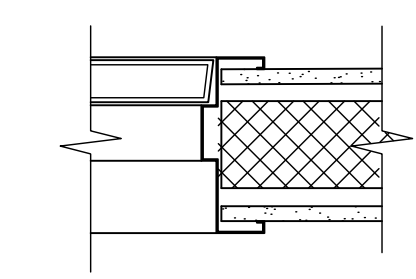
WINDOW TYPES



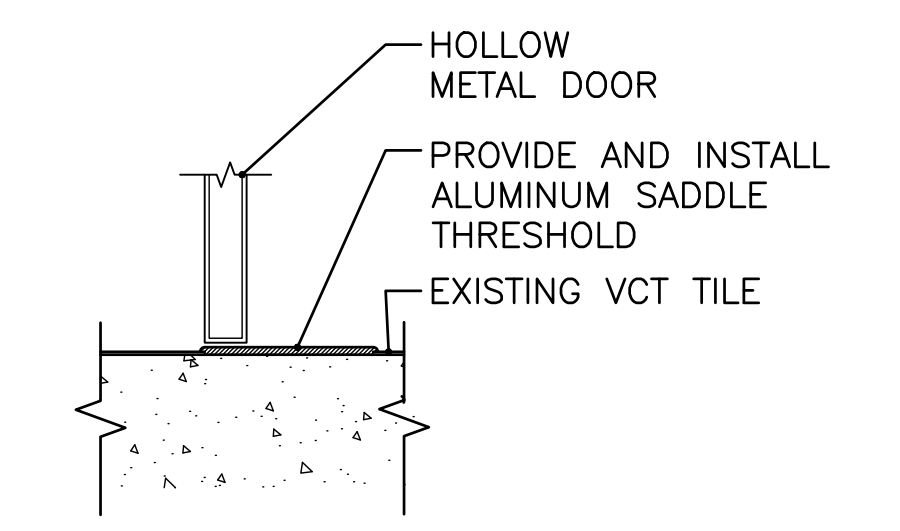
CHAIR RAIL DETAIL
A-102 SCALE: HALF SCALE



HEAD DETAIL
A-102 SCALE: 1/2" = 1'-0"



JAMB DETAIL
A-102 SCALE: 1/2" = 1'-0"



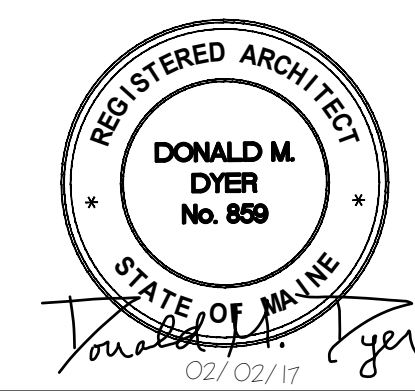
ELEVATION
A-102 SCALE: 1/2" = 1'-0"

WINDOW SCHEDULE						
TYPE	MATERIAL	OPERATION	SIZE WxH	DETAILS	FIRE RATING	GLASS
A	STEEL	FIXED	3'-0" X 3'-0"	1, 2/A102	1 HOUR	1/4" LAMINATED

DOOR & FRAME SCHEDULE											
DOOR #	DESCRIPTION:	SIZE WxH	THICKNESS	DOOR MATERIAL	DOOR TYPE	FIRE RATING	FRAME MATERIAL	FRAME TYPE	HDWR SET	DETAILS	REMARKS
1	FIRE ALARM COMMAND CENTER	3'-0" X 7'-0"	1 3/4"	HM	A	45 MIN.	STEEL	1	1	1,2,3/A102	14"x14" LOUVER

ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR	BASE	ALL WALLS	CEILING	CEILING HIEGHT	REMARKS
FIRE ALARM COMMAND CENTER	EXISTING VCT	RESILIENT	GYPSUM/ PAINT TO MATCH	2X4 ACT	8'-0"	FIRE RATED 1 HR CEILING

ABBREVIATIONS:
HM= HOLLOW METAL
ACT= ACOUSTICAL CEILING TILE
VCT= VINYL COMPOSITION TILE



PORTLAND HOUSING AUTHORITY PORTLAND, MAINE			
FRANKLIN TOWERS - FIRE ALARM UPGRADE BUILD FIRE COMMAND CENTER			
SCHEDULES AND DETAILS			
0	ISSUED FOR BID	PDG	BLB 02/02/17
REV	DESCRIPTION	DWN	APP DATE
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47A York Street Portland, Maine 04101 207.533.7753 colbycoengineering.com		PROJECT NO. 218.016.001	DRAWING NO. A-102
		SHEET 2 OF 4	

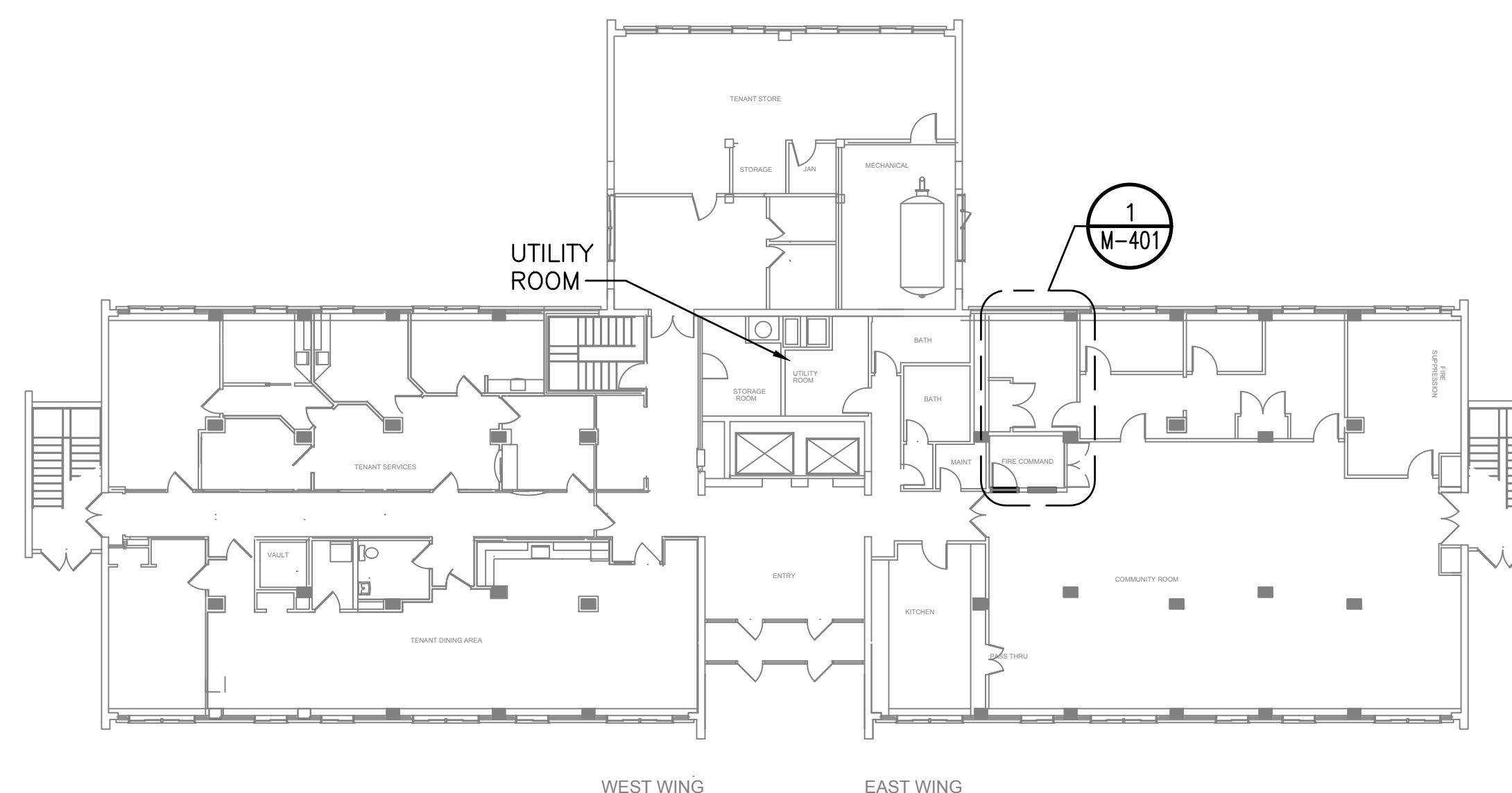
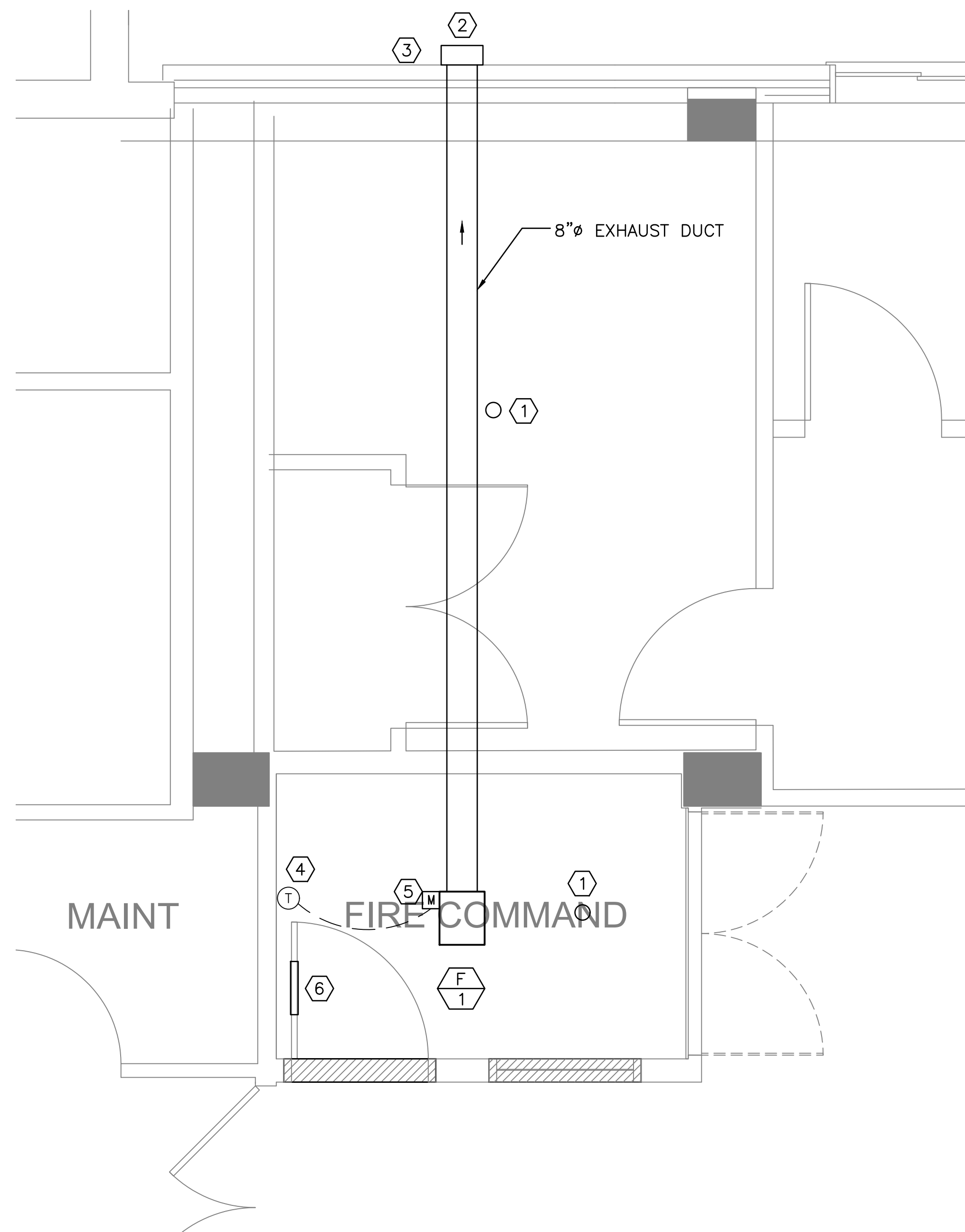
X:\218 Portland Housing Authority\218.016.001 - Franklin Tower Fire Alarm Upgrade\Drawings\Build Fire Command Center\Sheets\A-102.dwg - 2/6/2017 12:11 PM - JASON BEALLIEU

EXHAUST FAN SCHEDULE															
UNIT NO	LOCATION	SERVES	TYPE	CFM	EXT. SP (IN WG)	HP	MOTOR RPM	MOTOR TYPE	DRIVE	ELECTRICAL			CURB	MANUFACTURER AND MODEL	NOTES
										VOLTS	PHASE	HZ			
F-1	FIRE COMMAND CTR.	FIRE COMMAND CENTER	CEILING EXH.	200	0.375	0.08	900	STD	DIRECT	115	1	60	N/A	GREENHECK SP-A200	1,2

NOTES:
 1. PROVIDE FAN SPEED CONTROLLER.
 2. PROVIDE WEATHERHOOD WITH BACKDRAFT DAMPER AND BIRD SCREEN.

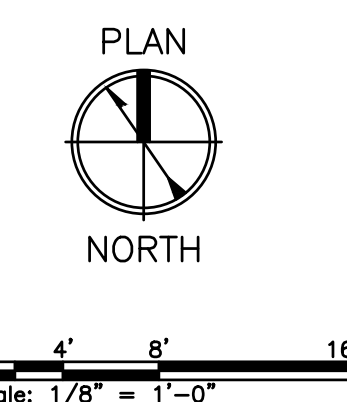
KEYED NOTES:

- ① EXISTING SPRINKLER HEAD.
- ② HOOD WITH BACKDRAFT DAMPER, CAPPED WITH BIRD SCREEN. PROVIDE AND INSTALL CONTINUOUS BACKER ROD AND SILICONE SEALANT.
- ③ VERIFY BACKUP WALL. IF CMU, OK AS IS. IF CONCRETE, OK AS IS. IF BRICK MASONRY, USE ANGLE 3x3x1/4x12".
- ④ ROOM THERMOSTAT FOR FAN CONTROL. FAN SHALL BE ENERGIZED WHEN TEMPERATURE EXCEEDS 80 F.
- ⑤ FAN SAFETY DISCONNECT. FEED NEW EXHAUST FAN FROM NEW 120-VOLT, 1-PHASE, 15-AMP BREAKER IN PANELBOARD 'B' IN UTILITY ROOM. PROVIDE (2) #12 AWG & (1) #12 GROUND IN EMT CONDUIT. PROVIDE LOCAL DISCONNECT TOGGLE SWITCH.
- ⑥ DOOR LOUVER WITH FIRE DAMPER, ANEMOSTAT FLDL-UL-SG2, 14" X 14", OR EQUIVALENT.

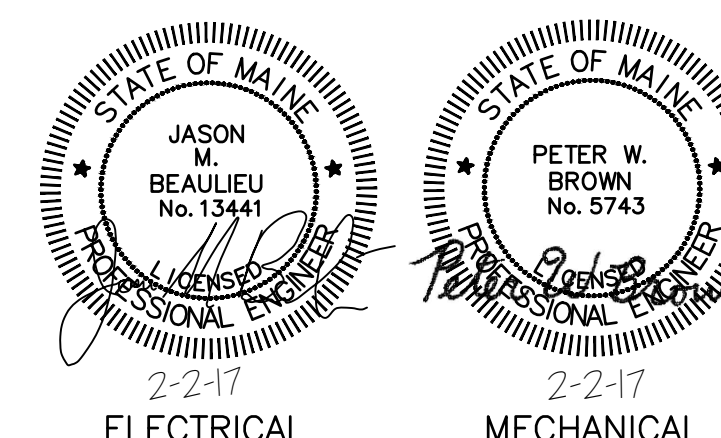


MECHANICAL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



① MECHANICAL PART PLAN
 M-401 SCALE: 1/2" = 1'-0"



				PORTLAND HOUSING AUTHORITY PORTLAND, MAINE			
				FRANKLIN TOWERS - FIRE ALARM UPGRADE BUILD FIRE COMMAND CENTER			
				MECHANICAL PART PLAN			
0	ISSUED FOR BID	JMB	JMB	02/02/17			
REV	DESCRIPTION	DWN	APP	DATE	SIZE:	PROJECT NO.	DRAWING NO.
					ANSI D	218.016.001	M-401
					DATE: 02/02/2017	SHEET	4 OF 4
					DWG BY: PWB		
					DWN BY: ERB		
					CKD BY: JMB		

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