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Project Title
**HARRIMAN
PORTLAND OFFICE**

PORTLAND, MAINE

HA Project No. **07215**

Key Plan

LEGEND

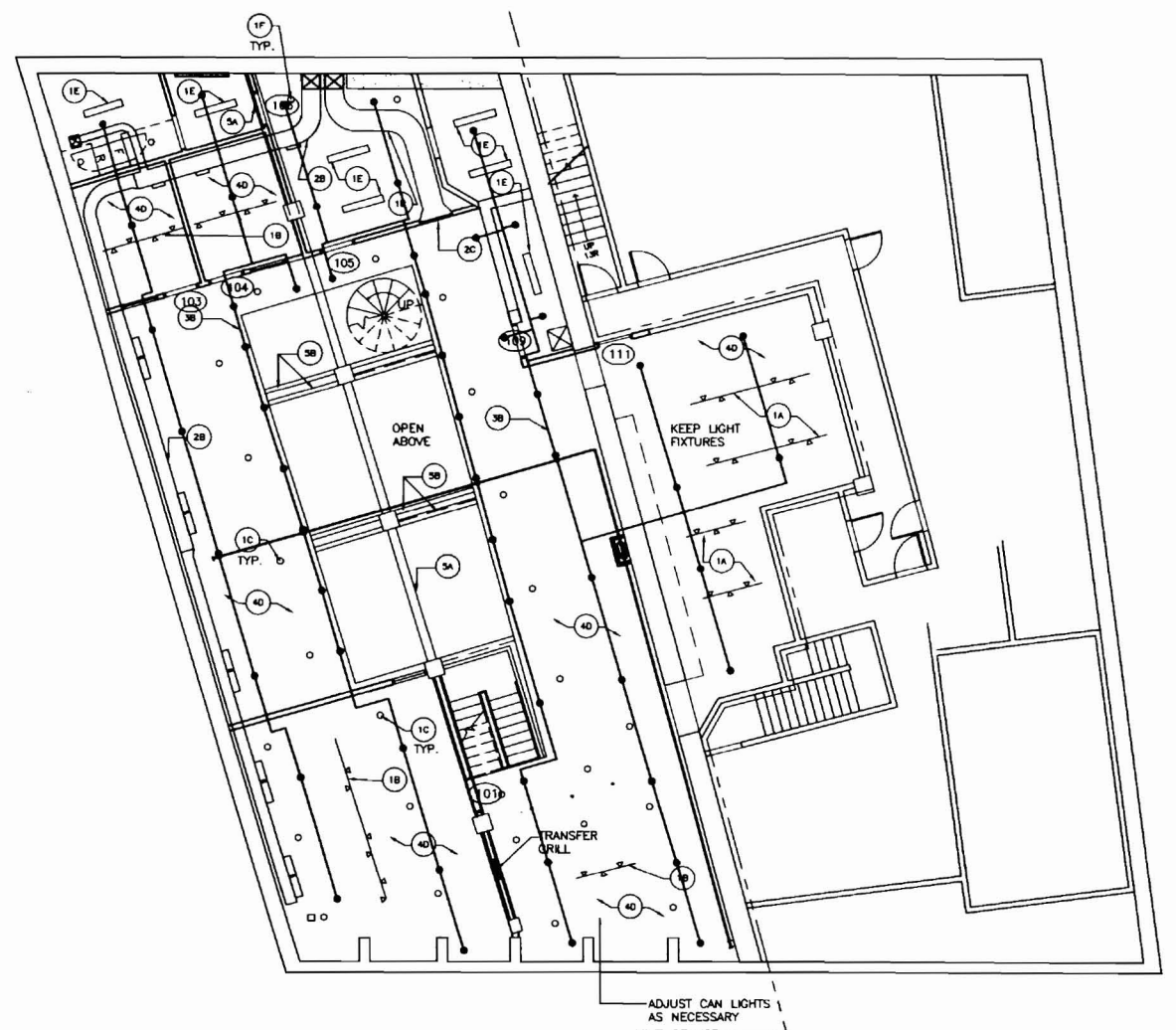
1/8" = 1'-0" 0 4' 8' 12' REF: -

C1

- 1A EXISTING TRACK FIXTURES UNMOVED
- 1B EXISTING TRACK FIXTURES RELOCATED
- 1C NEW FLUORESCENT CANS
- 1D NEW TRACK LIGHTING
- 1E NEW 4' FLUORESCENT 2 LAMP WRAP FIXTURE
- 2A EXISTING SUPPLY DUCT
- 2B NEW SUPPLY DUCT
- 2C NEW RETURN DUCT
- 3A EXISTING SPRINKLER
- 3B NEW SPRINKLER
- 3C DEMO SPRINKLER
- 4A NEW ACT CEILING
- 4B NEW GYP. CEILING
- 4C EXISTING CEILING REPAINTED
- 4D EXISTING EXPOSED JOIST CEILING



FIRST FLOOR
1/8" = 1'-0" 0 4' 8' 12' REF: - **A2**



BASEMENT
1/8" = 1'-0" 0 4' 8' 12' REF: - **A1**

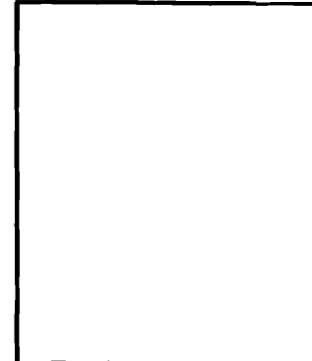
Work	01-10-08	FOR CONSTRUCTION
Issue Dates		

Drawing Status
FOR CONSTRUCTION

Drawing Title
REFLECTED CEILING PLAN

PA / PC *** Drawn By: ***
Drawing Number

A70.1



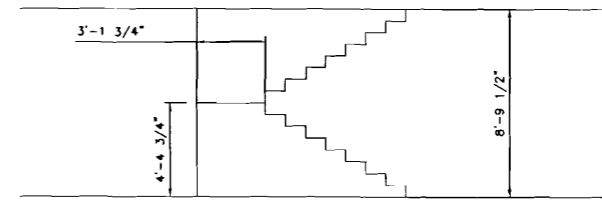
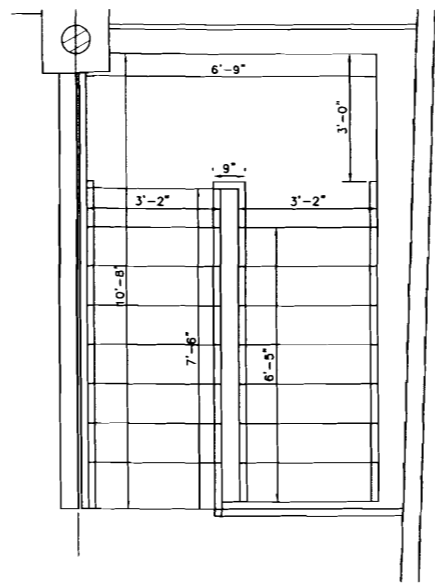
Mark	01-10-08	FOR CONSTRUCTION
Issue Dates		

Drawing Status
**FOR
CONSTRUCTION**

Drawing Title
**INTERIOR
ELEVATIONS**

PA / PE: *** Drawn By: ***

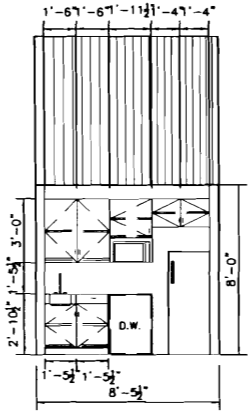
Drawing Number
A81.1



16 risers @ 6.593"
14 treads @ 11"

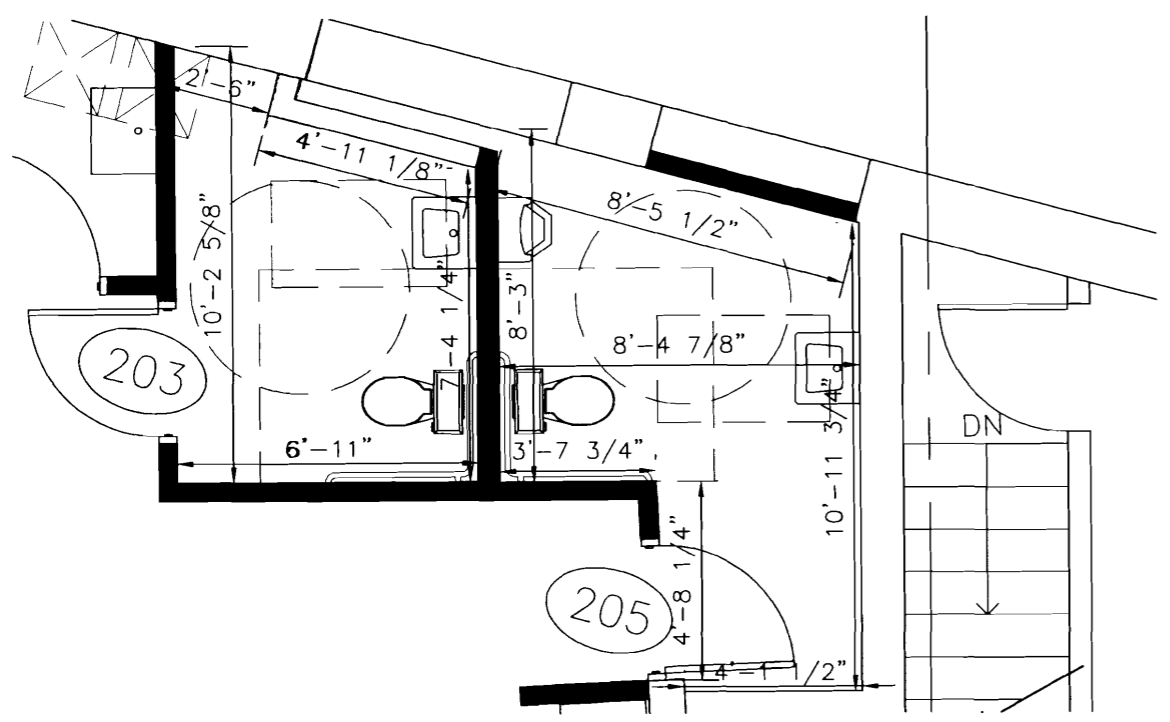
ENLARGED STAIR PLAN / STAIR DIAGRAM
1/2" = 1'-0" REF: -

C1



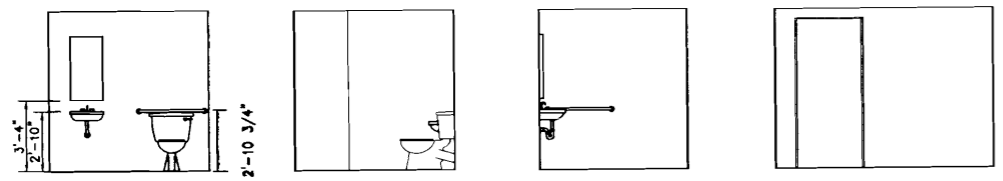
KITCHENETTE
1/4" = 1'-0" REF: -

B1



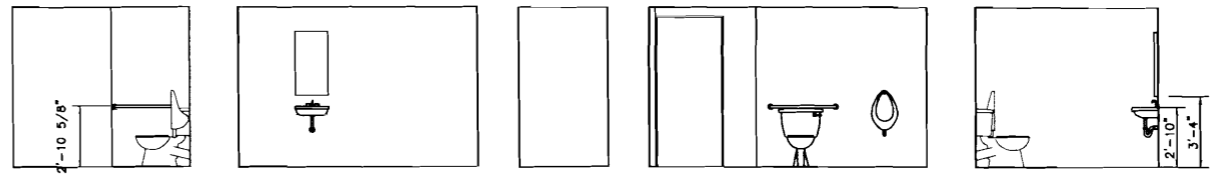
ENLARGED BATHROOM PLAN
1/2" = 1'-0" REF: -

B2



BATHROOM
1/4" = 1'-0" REF: -

A2



BATHROOM
1/4" = 1'-0" REF: -

A1

Project Title
**HARRIMAN
PORTLAND OFFICE**
PORTLAND, ME

HA Project No 07215

Key Plan

1-10-06 FOR CONSTRUCTION

Mark Date Description

Issue Dates

Drawing Status

**FOR
CONSTRUCTION**

Drawing Title

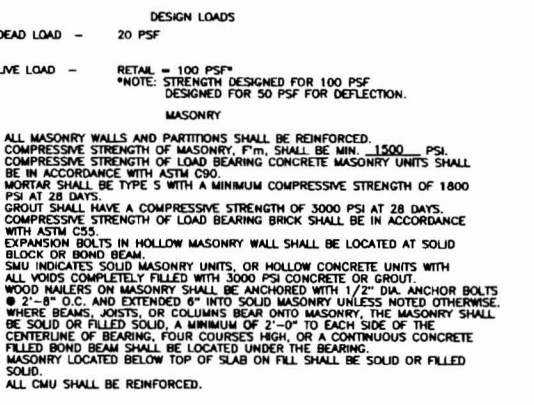
**FRAMING PLAN
& DETAILS**

PA / PE Drawn By: BMB

Drawing Number

S20.1

SECTION
3/4" = 1'-0" REF: S20.1 **C1**



- DESIGN LOADS**
- DEAD LOAD - 20 PSF
 - LIVE LOAD - RETAIL = 100 PSF
*NOTE: STRENGTH DESIGNED FOR 100 PSF DESIGNED FOR 50 PSF FOR DEFLECTION.
- MASONRY**
- ALL MASONRY WALLS AND PARTITIONS SHALL BE REINFORCED.
 - COMPRESSIVE STRENGTH OF MASONRY, F_m, SHALL BE MIN. 1500 PSI.
 - COMPRESSIVE STRENGTH OF LOAD BEARING CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C90.
 - MORTAR SHALL BE TYPE S WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.
 - SMU INDICATES SOLID MASONRY UNITS, OR HOLLOW CONCRETE UNITS WITH ALL VOIDS COMPLETELY FILLED WITH 3000 PSI CONCRETE OR GROUT.
 - COMPRESSIVE STRENGTH OF LOAD BEARING BRICK SHALL BE IN ACCORDANCE WITH ASTM C55.
 - EXPANSION BOLTS IN HOLLOW MASONRY WALL SHALL BE LOCATED AT SOLID BLOCK OR BOND BEAM.
 - SMU INDICATES SOLID MASONRY UNITS, OR HOLLOW CONCRETE UNITS WITH ALL VOIDS COMPLETELY FILLED WITH 3000 PSI CONCRETE OR GROUT.
 - WOOD NAILERS ON MASONRY SHALL BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS @ 2'-8" O.C. AND EXTENDED 6" INTO SOLID MASONRY UNLESS NOTED OTHERWISE.
 - WHERE BEAMS, JOISTS, OR COLUMNS BEAR ONTO MASONRY, THE MASONRY SHALL BE SOLID OR FILLED SOLID, A MINIMUM OF 2'-0" TO EACH SIDE OF THE CENTERLINE OF BEARING, FOUR COURSES HIGH, OR A CONTINUOUS CONCRETE FILLED BOND BEAM SHALL BE LOCATED UNDER THE BEARING.
 - MASONRY LOCATED BELOW TOP OF SLAB ON FILL SHALL BE SOLID OR FILLED SOLID.
 - ALL CMU SHALL BE REINFORCED.

WOOD FRAMING

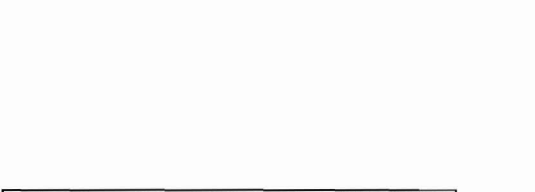
- ALL WOOD MARKED SPF OR NOT MARKED ON THE DRAWINGS ARE TO HAVE THE FOLLOWING MINIMUM ALLOWABLE WORKING STRESSES:
F_v = 70 PSI HORIZONTAL SHEAR STRESS
F_b = 675 PSI BENDING STRESS SINGLE MEMBER USE
E = 1,400,000 PSI MODULUS OF ELASTICITY
F_c = 1100 PSI COMPRESSION PARALLEL TO GRAIN
F_c = 425 PSI COMPRESSION PERPENDICULAR TO GRAIN
- VERIFY WITH ARCHITECTURAL DRAWINGS FOR LOCATION OF WOOD NAILERS ON MASONRY CONCRETE AND STEEL.
- VERIFY WITH MECHANICAL DRAWINGS THE LOCATION OF DUCTS, PIPING, ETC., THROUGH FLOOR AND ROOF CONSTRUCTION BEFORE SPACING JOISTS AND RAFTERS.
- TYPICAL BRIDGING REQUIRED SHALL BE 1" x 3" CROSS BRIDGING, SECURELY NAILED AND SPACED NOT GREATER THAN 8'-0" ON CENTERS, UNO.
- PARALLAM PSL BEAM TO BE LAMINATED VENEER FRAMING AS MANUFACTURED BY TRUSJOIST. F_b=3100 PSI (MIN), 2.0E
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE ATC TIMBER CONSTRUCTION MANUAL - LATEST EDITION, AND THE NFPA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2005 EDITION.
- INDIVIDUAL TIMBER FRAMING SHALL BE VISUALLY GRADED, MINIMUM NO.1 AND/2 SPRUCE-PINE-FIR KILN DRIED TO 19 PERCENT MAXIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- WOOD I-JOISTS (TJI), LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) SHALL BE AS SPECIFIED ON THE DRAWINGS.
- PRESSURE TREATED LUMBER SHALL BE USED FOR SILL MEMBERS, EXTERIOR EXPOSURE, OR WHERE SHOWN ON THE DRAWINGS. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH PRESERVATIVE.
- ALL PLYWOOD SHALL BE APA PERFORMANCE RATED. PROVIDE 1/2" THICK WALL SHEATHING AND 3/4" THICK ROOF SHEATHING. PLYWOOD SHALL BE NAILED TO THE FRAMING AS FOLLOWS (UNO):
ROOFS: 8D NAILS AT 6" ON EDGES AND 12" AT INTERMEDIATE SUPPORTS.
WALLS: 8D NAILS AT 6" ON EDGES AND 12" AT INTERMEDIATE SUPPORTS.
- FLOOR SHEATHING SHALL BE 3/4" APA PERFORMANCE RATED STURD-I-FLOOR TONGUE AND GROOVE PANELS. PLYWOOD SHALL BE GLUED/SCREWED TO FLOOR FRAMING AT 8" ON CENTER. BASE SHEETS SHALL BE CD-X.
- ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS AS A MINIMUM:
BEAMS: 2 - 10D NAILS AT 12" ON CENTER IN EACH PIECE.
COLUMNS: 10D NAILS AT 12" ON CENTER.
LVL'S: 2 ROWS OF 16D NAILS AT 12" ON CENTER.
- JOIST HANGERS, BEAM HANGERS, POST BASES, AND CAP PLATES SHALL BE AS INDICATED ON THE DRAWINGS AND MANUFACTURED BY SIMPSON COMPANY. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.

MISCELLANEOUS

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL REPORT ANY VARIATIONS FOUND AT SITE BEFORE PROCEEDING WITH THAT PART OF THE WORK.

DESIGN LOADS & GENERAL NOTES
NO SCALE REF: NA **A1**

SECTION
3/4" = 1'-0" REF: S20.1 **C2**



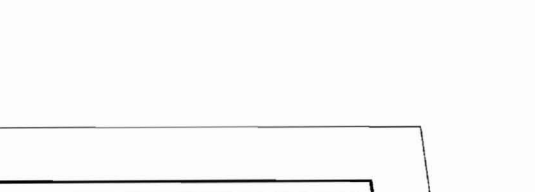
EXTERIOR BRICK VENEER LINTEL SCHEDULE

SPAN NOT TO EXCEED	SIZE	BEARING
12'-0"	BENT PL 8X5X3/8 (LLV)	8" MIN.
10'-0"	BENT PL 7X5X3/8 (LLV)	8" MIN.
8'-0"	BENT PL 6X5X3/8 (LLV)	8" MIN.
6'-0"	L5X5X3/8	8" MIN.

- NOTES:**
- LINTELS FOR EXTERIOR MASONRY SHALL BE HOT-DIPPED GALVANIZED.
 - LINTEL IS SIZED FOR 4" WIDTH OF MASONRY.

LINTEL SCHEDULE
NO SCALE REF: NA **B2**

SECTION
1/8" = 1'-0" REF: S20.1 **C3**

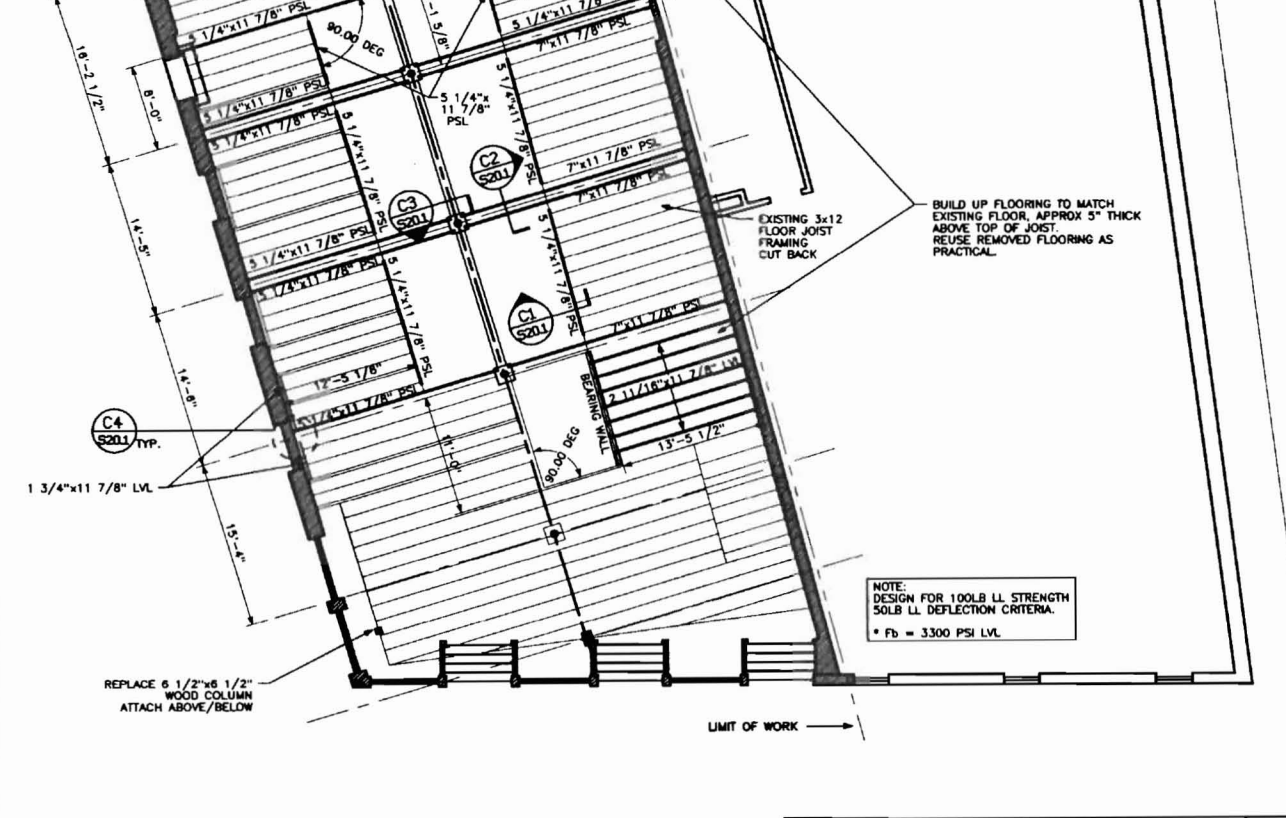


FRAMING PLAN
1/8" = 1'-0" REF: NA **A3**

BEAM BEARING ON BRICK
3/4" = 1'-0" REF: S20.1 **C4**



NOTE:
CONDITIONS TO BE VERIFIED BY ENGINEER UPON COMMENCEMENT OF BRICK REMOVAL.



FRAMING PLAN
1/8" = 1'-0" REF: NA **A3**

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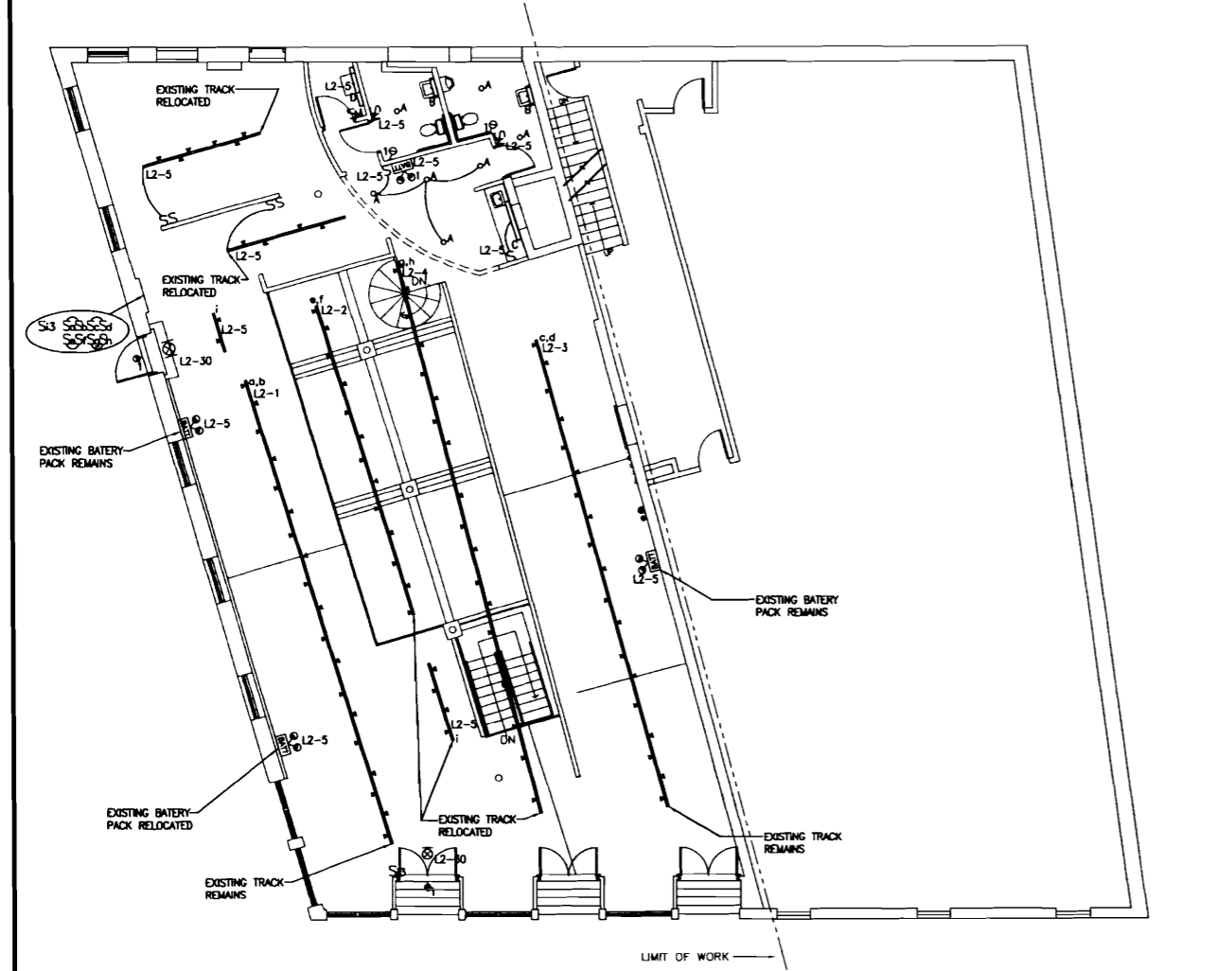
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PORTLAND OFFICE**

PORTLAND, MAINE

HA Project No. **07215**

Key Plan

LEGEND REF: - **B1**



FIRST FLOOR
1/8" = 1'-0" REF: - **E1**



BASEMENT
1/8" = 1'-0" REF: - **E2**

Mark	01-10-08	FOR CONSTRUCTION
Issue Dates		

Drawing Status
FOR CONSTRUCTION

Drawing Title
LIGHTING PLANS

PA / PE: WRH Drawn By: WRH

Drawing Number
E10.1

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Key Plan

LEGEND

REF: -

B1



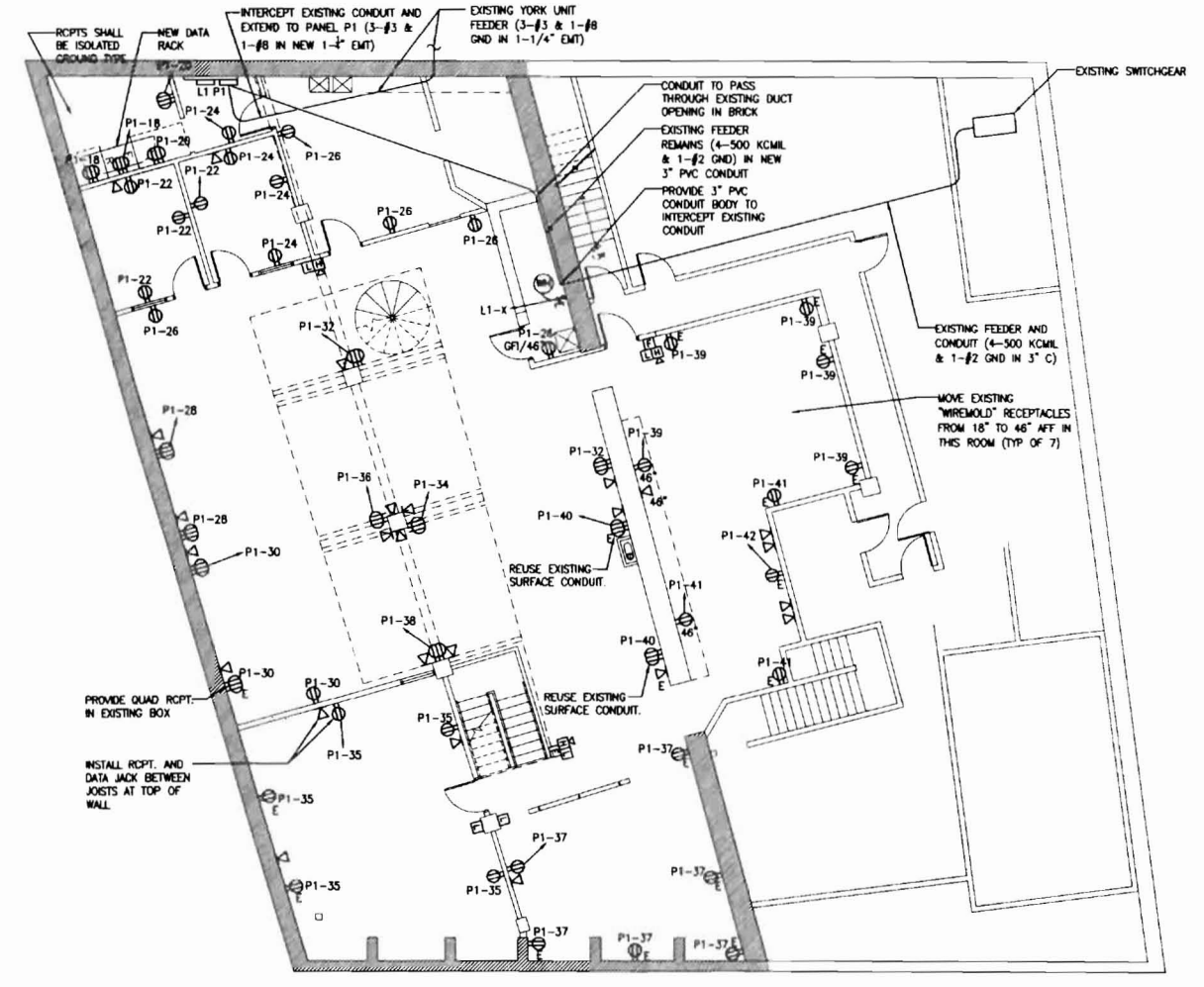
FIRST FLOOR

1/8" = 1'-0"

0 4' 8' 12'

REF: -

E3



BASEMENT

1/8" = 1'-0"

0 4' 8' 12'

REF: -

E4

Mark	01-10-08	FOR CONSTRUCTION
Issue Dates		

Drawing Status
FOR CONSTRUCTION

Drawing Title
POWER & SYSTEMS PLANS

PA / PE: WRH Drawn By: WRH

Drawing Number
E20.1