TEMPORARY & PERMANENT EROSION CONTROL

CONSTRUCTION PHASE

1. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGATATED CONDITION FOR A MXIMUM OF 14 DAYS FROM THE FINAL GRADING OF LOAM. LOAM WILL BE STOCK PILED FOR FUTURE USE AND PROTECTED FROM EROSION LOSSES BY MULCH AND FILTER FABRIC/ HAY BALE BARRIERS. THE LOCATION OF SUCH STOCKPILES SHALL BE DETERMINED BY THE CITY INSPECTOR AND THE PROJECT ENGINEER AT THE TIME OF THE CONSTRUCTION.

2. PRIOR TO CLEARING AND GRUBBING THE SITE, HAY BALES AND FILTER FABRIC WILL BE INSTALLED AND STAKED ACCROSS/ALONG POINTS OF CONCENTRATION AND/OR GRADES IN EXCESS OF 3 PERCENT AND AT THE INLETS OF ALL CATCH BASINS. BARRIERS SHALL FALLOW LIMITS OF CONSTRUCTION.

3. STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED FOR INGRESS AND EGRESS FROM THE PROJECT SITE PRIOR TO CONSTRUCTION.

4. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED BY SEPT. 15TH OF THE YEAR OF CONSTRUCTION, THEN ON THAT DATE THESE AREA WILL BE GRADED AND SMOOTHED, THEN SEEDED TO A WINTER COVER CROP OF RYE AT THE RATE OF 112 LBS/ACRE OR 3 LBS. 1,000 SQUARE FEET AND MULCHED AT THE RATE OF 70 LBS/1000 SQUARE FEET. THE RYE SEEDING WILL PROCEED BY AN APPLICATION OF 3 TONS OF LIME, AND 100 LBS. OF 10-10-10 FERTILIZER PER ACRE OR ITS EQUIVALENT. FINAL VEGATATION OF THE SITE SHALL NOT BE CONSIDERED COMPLETE UNTIL EACH DISTURBED AREA NOT TO BE PAVED OR TREATED WITH RIP-RAP HAS A VEGATIVE COVER OF AT LEAST 80% OF ITS SURFACE.

5. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. THE DISPOSAL OF POST SEEDING SEDIMENT, IF ANY , SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. TEMPORARY MULCH WILL BE ADDED TO ALL EXPOSED SOIL SURFACES WITHIN SEVEN (7) DAYS OR PRIOR TO ANY STORM EVENT.

VEGATATION PHASE

REVEGATATION MEASURES WILL BEGIN IMMEDIATELY UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED IN PARAGRAPH 4. ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED AND PREPARED FOR FINAL SEEDING AS FOLLOWS:

1. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.

2. IN LEAU OF SOIL TESTS, AGRICULTURAL LIMESTONE WILL BE SPREAD AT THE RATE OF THREE TONS PER ACRE. 10-20-20 FERTILIZER WILL FOLLOW AT A RATE OF 600 LBS. PER ACRE. THOSE TWO SOIL AMENDMENT WILL BE INCORPORATED IN THE SOIL PRIOR TO THE INSTALLATION OF PLANTINGS.

3. FOLLOWING SEED BED PREPARATION, THE LANDSCAPED AREAS SHALL BE PLANTED AS SHOWN ON THE LANDSCAPING PLANS. ALL OTHER AREA SHALL BE SEEDED WITH ROADSIDE MIXTURE #3 AS SPECIFIED IN MDOT 717.08.

4. ALL HAY BALE BARRIERS WILL REMAIN IN PLACE UNTIL SEEDINGS HAVE BECOME 75% ESTABLISHED AND THEN REMOVED WITH TEN DAYS.

GENERAL SITE PLAN NOTES:

4. ALL STREET INTERVENTIONS TO CONFORNM TO CITY OF PORTLAND STANDARDS.

5. LANDSCAPING SHALL MEET THE "ARBORICULTURE SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

6. THE ENTIRE SITE SHALL BE DEVELOPED AND /OR MAINTAINED AS DEPICTED ON THIS SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATION FROM THE APPROVED SITE, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LANDSCAPED AREAS, ACCEBS, SIZE LOCATION, AND SURFACING OF PARKING AREA, LOCATION AND SIZE OF BUILDINGS.

7. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLANDTECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICTAND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MARCH 1991 OR LATEST EDITION.

9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANYSITE EXCAVATION OR REGRADING.

10. A; DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES. (SEEABOVE)

11. PRIOR TO CONSTRUCTION A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESETATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME THE SITE/ BUILDING CONTRACTOR SHALL PROVIDE THREE, (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

EROSION CONTROL

FILTER BARRIER NOT TO SCALE

INSTALLATION

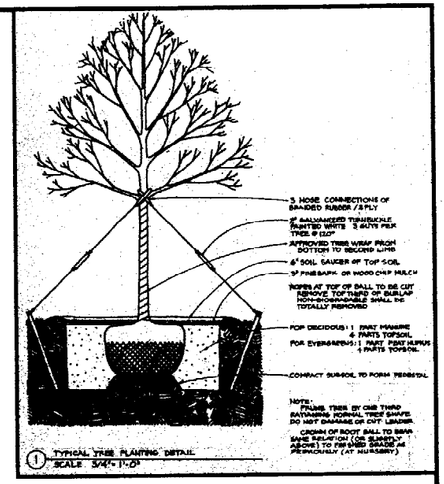
1. EXCAVATE 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER FABRIC

2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.

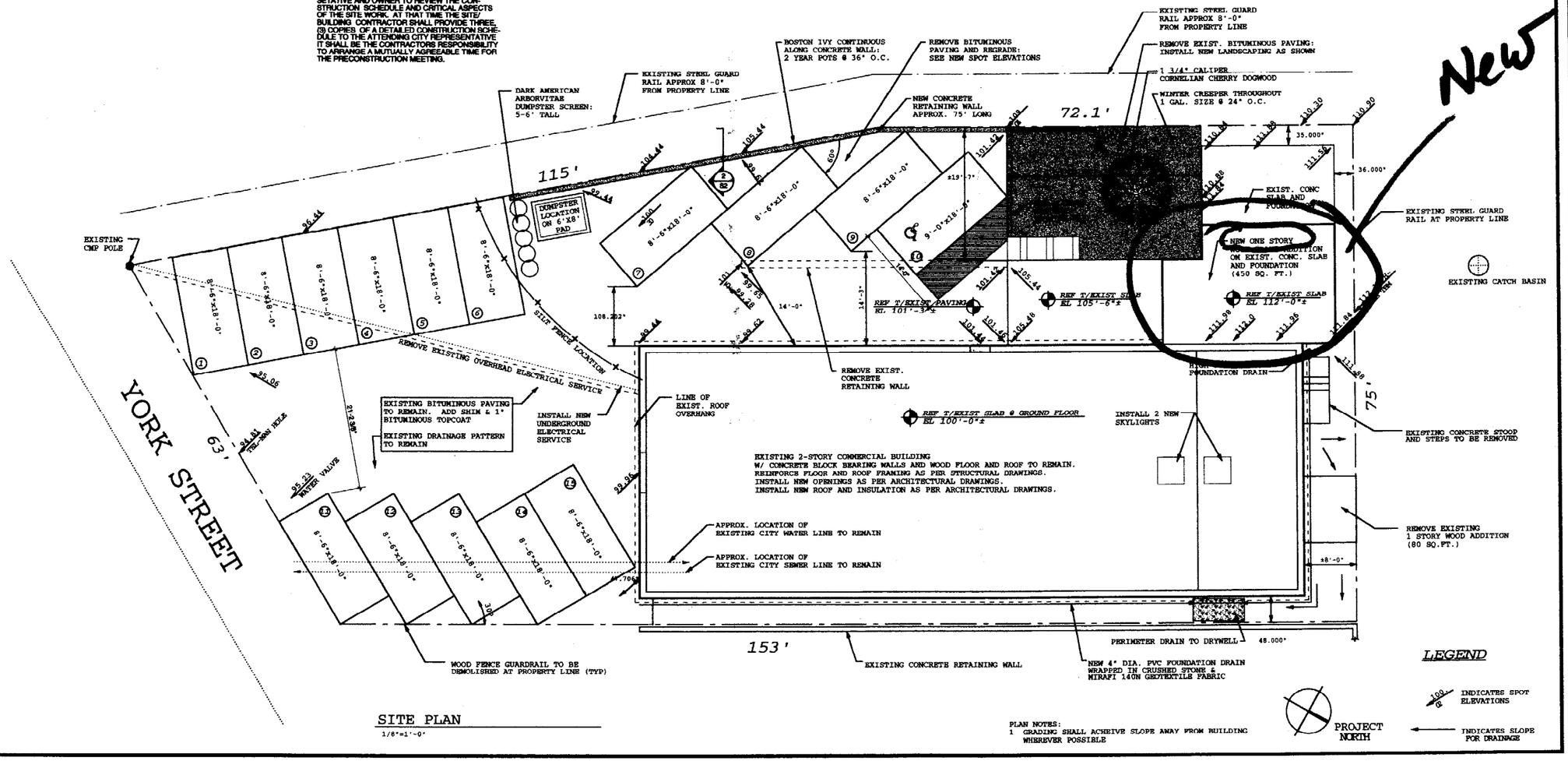
3. DRIVE POSTS INTO THE GROUND UNTIL APPROX 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN FABRIC SECTIONS AS SHOWN ABOVE.

4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.

5. BARRIER SHOULD BE MIRAFI SILT FENCE OR EQUAL.



1 TYPICAL TREE PLANTING DETAIL
SCALE 3/4"= 1'-0"



SITE PLAN
1/8"=1'-0"

PLAN NOTES:
1 GRADING SHALL ACHEIVE SLOPE AWAY FROM BUILDING WHEREVER POSSIBLE

ZONING ORDINANCE

ZONE: B-3: DOWNTOWN BUSINESS

USE: PROFESSIONAL OFFICES

SETBACKS: NONE

MIN. LOT SIZE: NONE

MIN. STREET FRONTAGE: 15 FEET
ACTUAL STREET FRONTAGE: 63 FEET

MIN. BUILDING HEIGHT: EXISTING/ N/A

MAX. BLDG HEIGHT: EXISTING/ 14 FEET

PARKING: 1/400 SF OFFICE SPACE.
61,605 SF/ 400SF = 16 SPACES REQ'D
15 SPACES PROVIDED ON SITE.

Scott Simons Architects
16 Franklin Street Art
Portland, Maine 04101
phone 207 772 4888
fax 207 888 4888

LICENSED ARCHITECT SCOTT R. SIMONS NO. 6234 STATE OF MAINE

PROJECT

75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

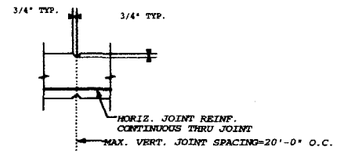
TITLE

SITE PLAN

STATUS:
CONTRACT DRAWINGS
PERMIT SUBMISSION

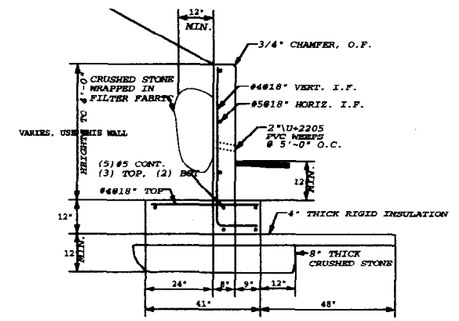
DATE: 04.08.03	△ REVISION /DATE:
SCALE: 1/8" = 1'-0	
PROJECT NO. 02034.00	
DRAWN BY: WHGG	2003 © Scott Simons Architects

DWG NO.
S1

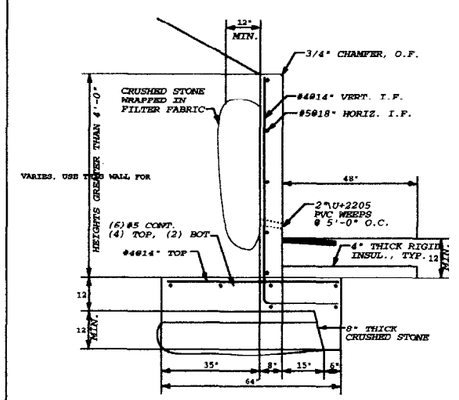


TYP RETAINING WALL
CONTROL JOINT 1"=1'-0"

3 / S2 SECTION 1"=1'-0"



2 / S2 SECTION 1/2"=1'-0"



1 / S2 SECTION 1/2"=1'-0"

ZONING ORDINANCE

ZONE: B-3: DOWNTOWN BUSINESS

USE: PROFESSIONAL OFFICES

SETBACKS: NONE

MIN. LOT SIZE: NONE

MIN. STREET FRONTAGE: 15 FEET
ACTUAL STREET FRONTAGE: 63 FEET

MIN. BUILDING HEIGHT: EXISTING/ N/A

MAX. BLDG HEIGHT: EXISTING/ 14 FEET

PARKING: 1/400 SF OFFICE SPACE.
61,605 SF/ 400SF = 16 SPACES REQ'D
15 SPACES PROVIDED ON SITE.

Scott Simons Architects
16 Franklin Street Ext
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4265

LICENSED ARCHITECT
SCOTT R. SIMONS
NO. 2004
STATE OF MAINE

PROJECT

75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

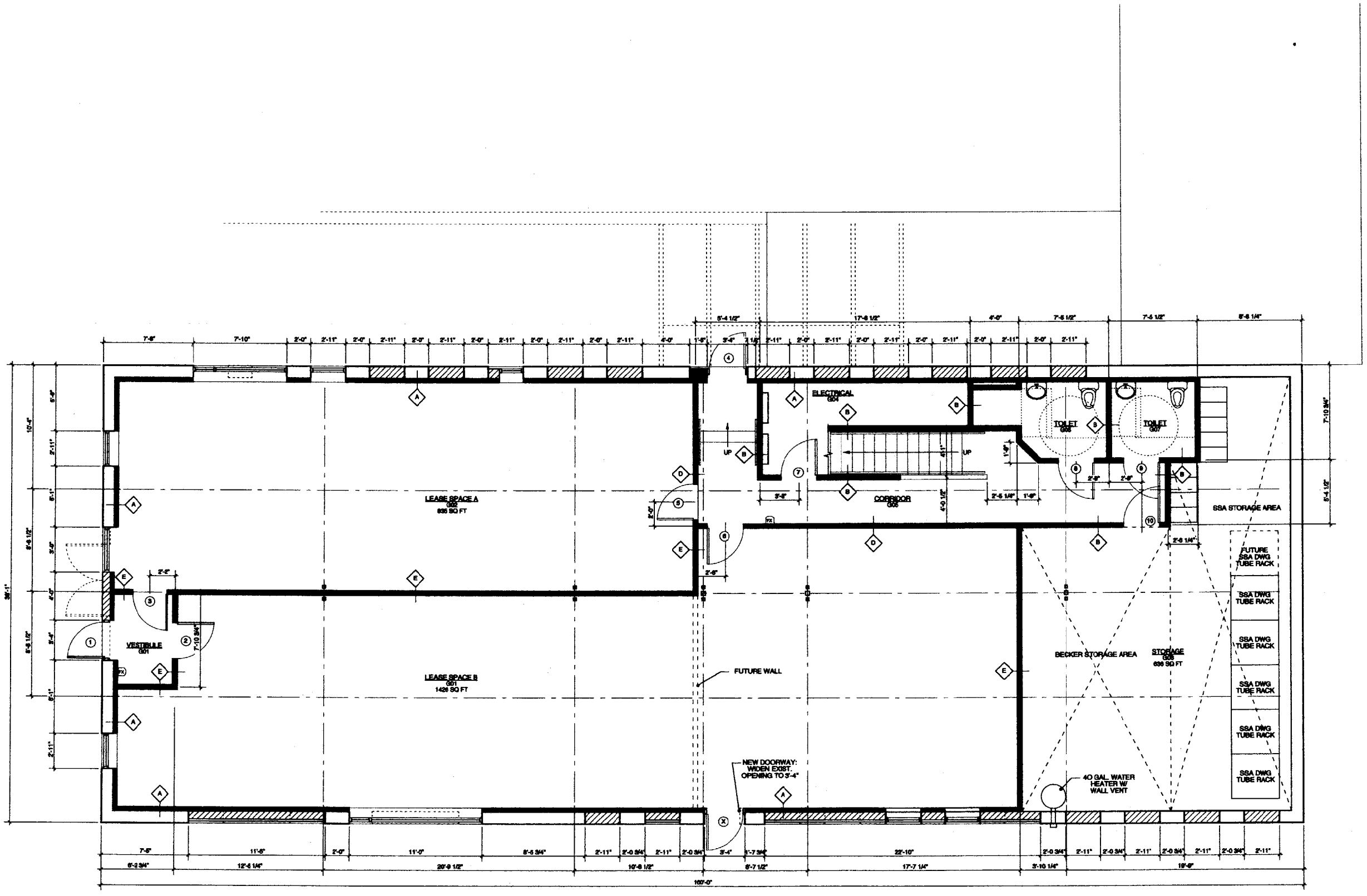
TITLE

SITE DETAILS

STATUS:
CONTRACT DRAWINGS
PERMIT SUBMISSION

DATE: 04.08.03	△ REVISION /DATE:
SCALE: 1/8" = 1'-0	
PROJECT NO. 03034.00	
DRAWN BY: WHOG	2003© Scott Simons Architects

DWG NO. **S2**



1 GROUND FLOOR PLAN

38 x 100 = 3,800

WALL TYPE SCHEDULE

- A — EXISTING CMU WALL; TYPAR BUILDING WRAP; 2X4 STUDS @ 16" O.C.; 3 1/2" BATT INSULATION; POLY VAPOR BARRIER; 1/2" PTD. GWB
- B — 1/2" PTD. GWB; 2X4 STUDS @ 16" O.C.; 1/2" PTD. GWB
- C — 5/8" PTD. GWB; 2X4 STUDS @ 16" O.C.; 5/8" PTD. GWB; 1 HOUR FIRE UL# 305
- D — 1/2" PTD. GWB; 2X4 STUDS @ 16" O.C.; 3 1/2" SOUND ATT. BATT; 1/2" PTD. GWB
- E — 5/8" PTD. GWB; 2X4 STUDS @ 16" O.C.; SOUND ATT. BATT; 5/8" PTD. GWB; 1 HOUR FIRE UL# 305

Scott Simons Architects
15 Franklin Street Art
Portland, Maine 04101
phone 207 772-4944
fax 207 828-4666

LICENSED ARCHITECT SCOTT R. SIMONS NO. 2034 STATE OF MAINE

PROJECT

75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

TITLE

GROUND FLOOR PLAN

STATUS:
CONTRACT DRAWINGS
PERMIT SUBMISSION

DATE: 04.08.03	REVISION /DATE:
SCALE: 1/8" = 1'-0	
PROJECT NO. 03004.00	
DRAWN BY: S. FRASER	2003© Scott Simons Architects

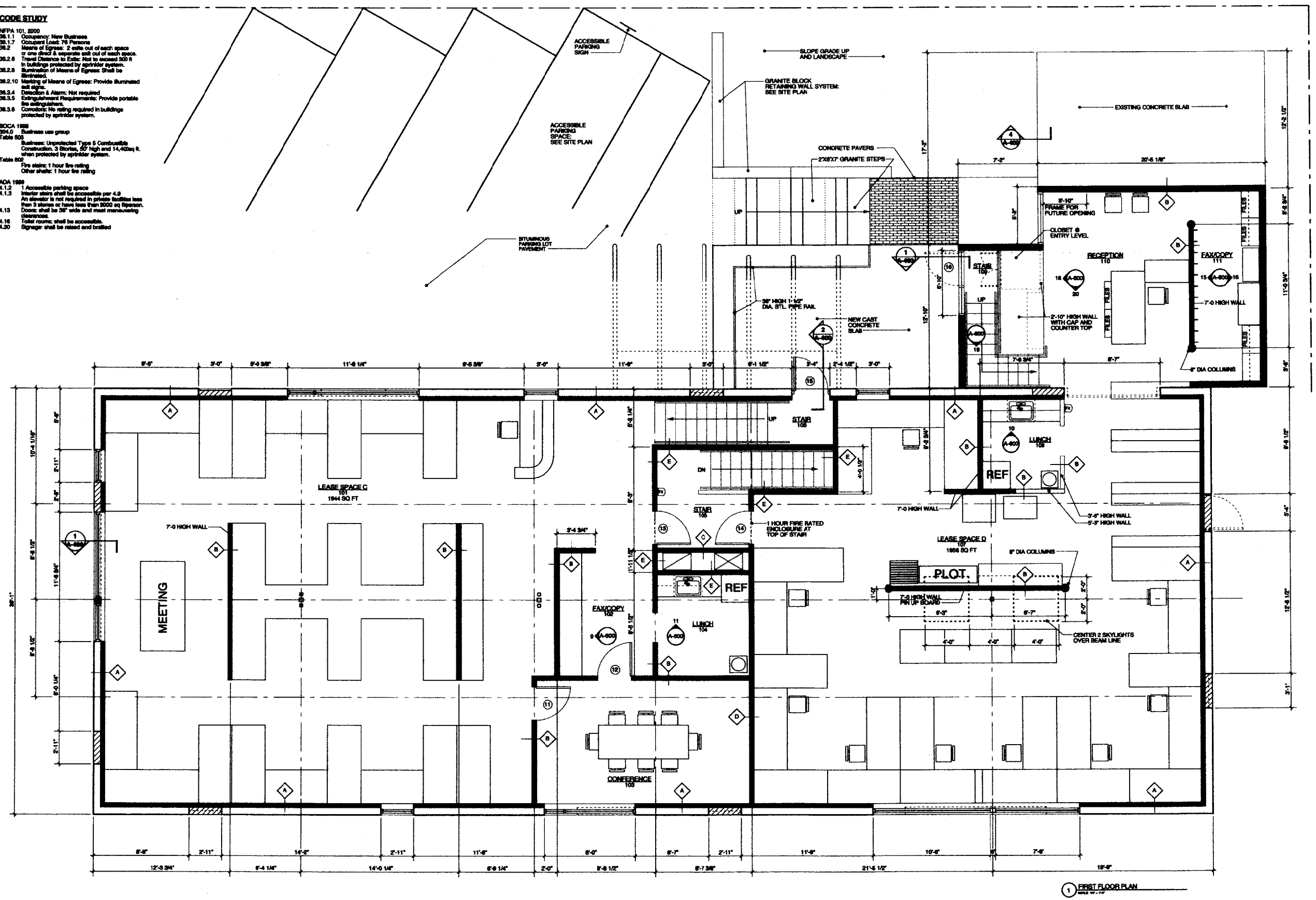
DWG NO.
A100

CODE STUDY

NFPA 101, 2000
38.1.1 Occupancy: New Business
38.1.7 Occupant Load: 76 Persons
38.2 Means of Egress: 2 exits out of each space or one direct & separate exit out of each space.
38.2.6 Travel Distance to Exits: Not to exceed 300 ft in buildings protected by sprinkler system.
38.2.8 Illumination of Means of Egress: Shall be illuminated.
38.2.10 Marking of Means of Egress: Provide illuminated exit signs.
38.3.4 Detection & Alarm: Not required
38.3.5 Extinguishment Requirements: Provide portable fire extinguishers.
38.3.6 Corridors: No rating required in buildings protected by sprinkler system.

BOCA 1999
304.0 Business use group
Table 503 Business: Unprotected Type 5 Combustible Construction, 3 Stories, 60' high and 14,400sq ft. when protected by sprinkler system.
Table 602 Fire stairs: 1 hour fire rating
Other shafts: 1 hour fire rating

ADA 1999
4.1.2 1 Accessible parking space
4.1.3 Interior stairs shall be accessible per 4.9
An elevator is not required in private facilities less than 3 stories or have less than 3000 sq ft/person.
4.13 Doors: shall be 36" wide and meet manuvering clearance.
4.16 Toilet rooms: shall be accessible.
4.30 Signage: shall be raised and brailled



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL TYPE SCHEDULE

- A — EXISTING CMU WALL TYPAR BUILDING WRAP 2X4 STUDS @ 16" O.C. 3 1/2" BATT INSULATION POLY VAPOR BARRIER 1/2" PTD. GWB
- B — 1/2" PTD. GWB 2X4 STUDS @ 16" O.C. 1/2" PTD. GWB
- C — 5/8" PTD. GWB 2X4 STUDS @ 16" O.C. 5/8" PTD. GWB 1 HOUR FIRE UL# 305
- D — 1/2" PTD. GWB 2X4 STUDS @ 16" O.C. 3 1/2" SOUND ATT. BATT 1/2" PTD. GWB
- E — 5/8" PTD. GWB 2X4 STUDS @ 16" O.C. SOUND ATT. BATT 5/8" PTD. GWB 1 HOUR FIRE UL# 305

Scott Simons Architects
16 Franklin Street Art
Portland, Maine 04101
phone 207 772 4886
fax 207 828 4886

LICENSED ARCHITECT SCOTT R. SIMONS NO. 2034 STATE OF MAINE

PROJECT
75 YORK STREET
PROFESSIONAL OFFICES

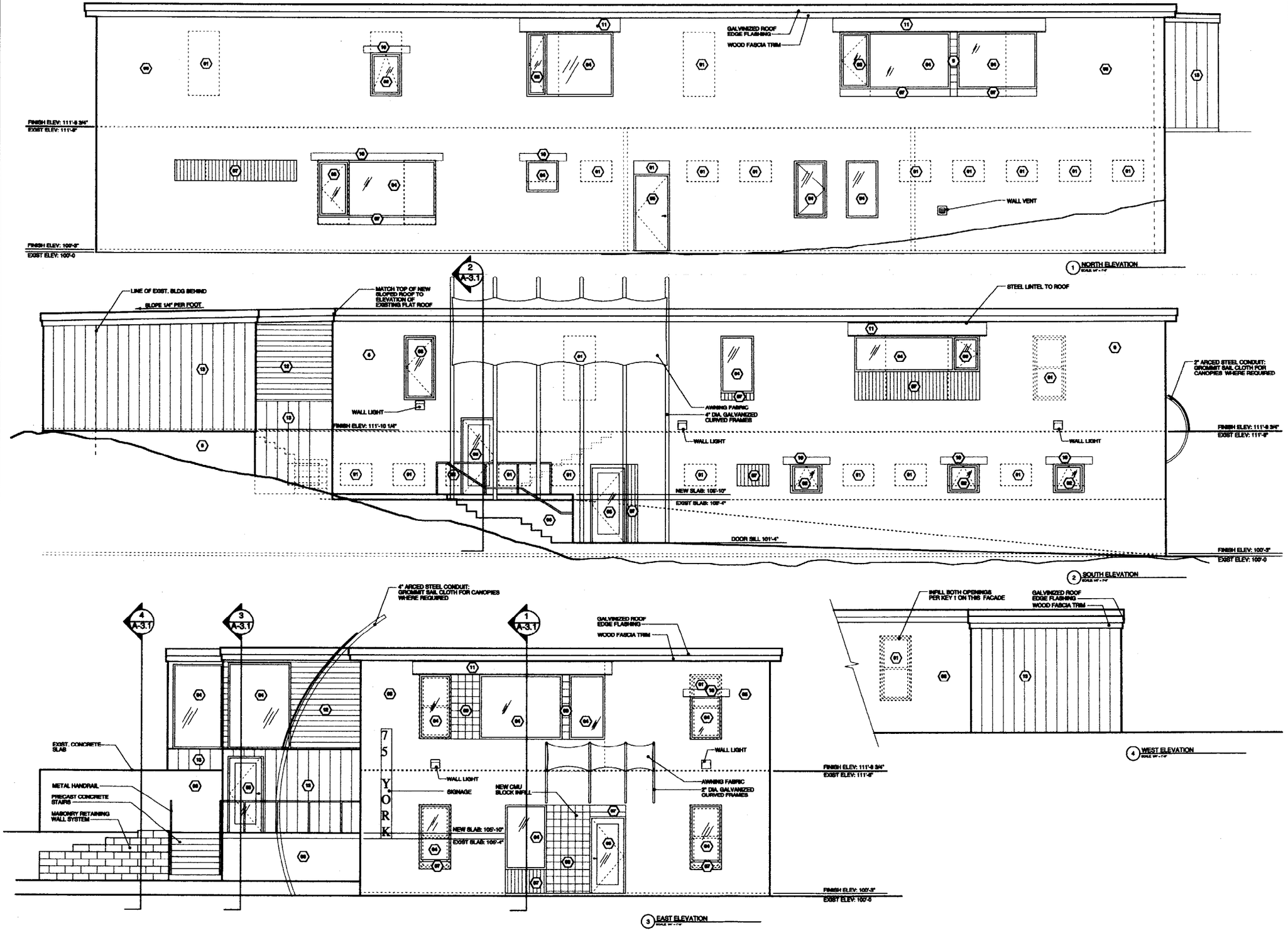
75 YORK STREET
PORTLAND, ME

TITLE
FIRST FLOOR PLAN

STATUS:
CONTRACT DRAWINGS
PERMIT SUBMISSION

DATE: 04.06.03	△ REVISION /DATE:
SCALE: 1/4" = 1'-0	
PROJECT NO. 02034.00	
DRAWN BY: S. FRASER	

DWG NO.
A101



WINDOW AND DOOR KEYED NOTES

01 REMOVE EXISTING INFILL; REPLACE W/ TEXTURED BLOCK TO MATCH

02 REMOVE INFILL OR CMU INSTALL AWNING WINDOW

03 REMOVE INFILL OR CMU INSTALL CASEMENT WINDOW

04 REMOVE INFILL OR CMU INSTALL FIXED STORMFRONT WINDOW

05 REMOVE INFILL OR CMU INSTALL STEEL ENTRY DOOR

06 EXISTING DECORATIVE CMU POINTED & PAINTED

07 INFILL OPENING WITH CMU BACKUP AND EXPOSED 1X6 WOOD PANEL

08 PAINTED EXPOSED CONCRETE WALL

09 INFILL WITH NEW 8 X 8 X 8 SCORED CONCRETE MASONRY UNITS

10 INSTALL NEW PRECAST CONCRETE LINTEL

11 INSTALL NEW 10" STEEL BEAM LINTEL

12 1 X 6 HORIZONTAL V-MATCH SIDING

13 8V CRIMP GALVALUM SIDING

Scott Simons Architects
16 Franklin Street Art
Portland, Maine 04101
phone 207 772 4666
fax 207 828 4666

LICENSED ARCHITECT
SCOTT R. SIMONS
NO. 2034
STATE OF MAINE

PROJECT

75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

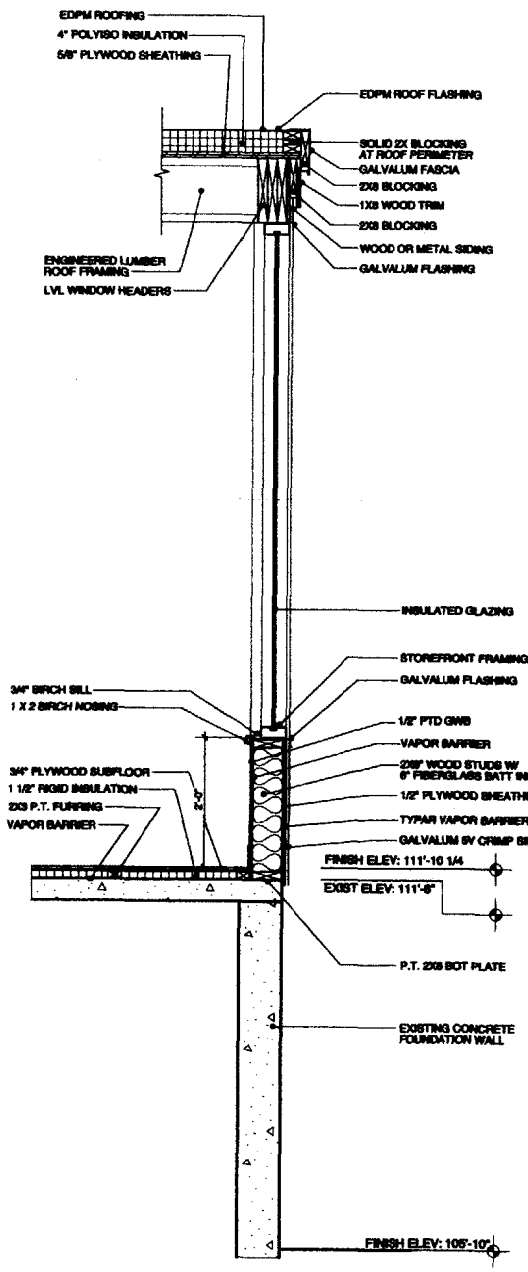
TITLE

ELEVATIONS

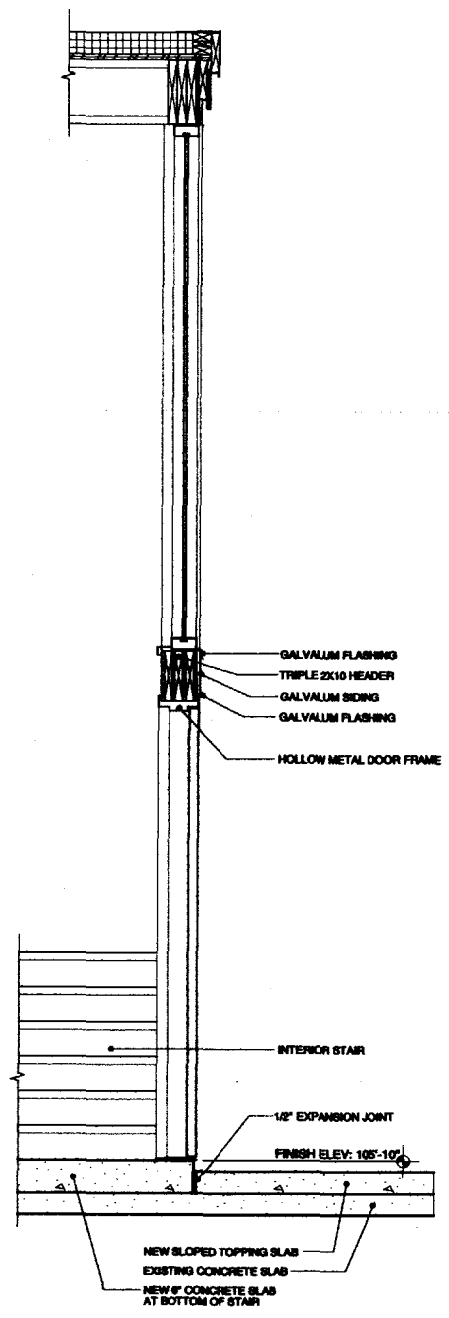
STATUS:
CONTRACT DRAWINGS
PERMIT SUBMISSION

DATE: 04.05.03	REVISION /DATE:
SCALE: 3/8" = 1'-0	
PROJECT NO. 03034.00	
DRAWN BY: S. FRASER	2003© Scott Simons Architects

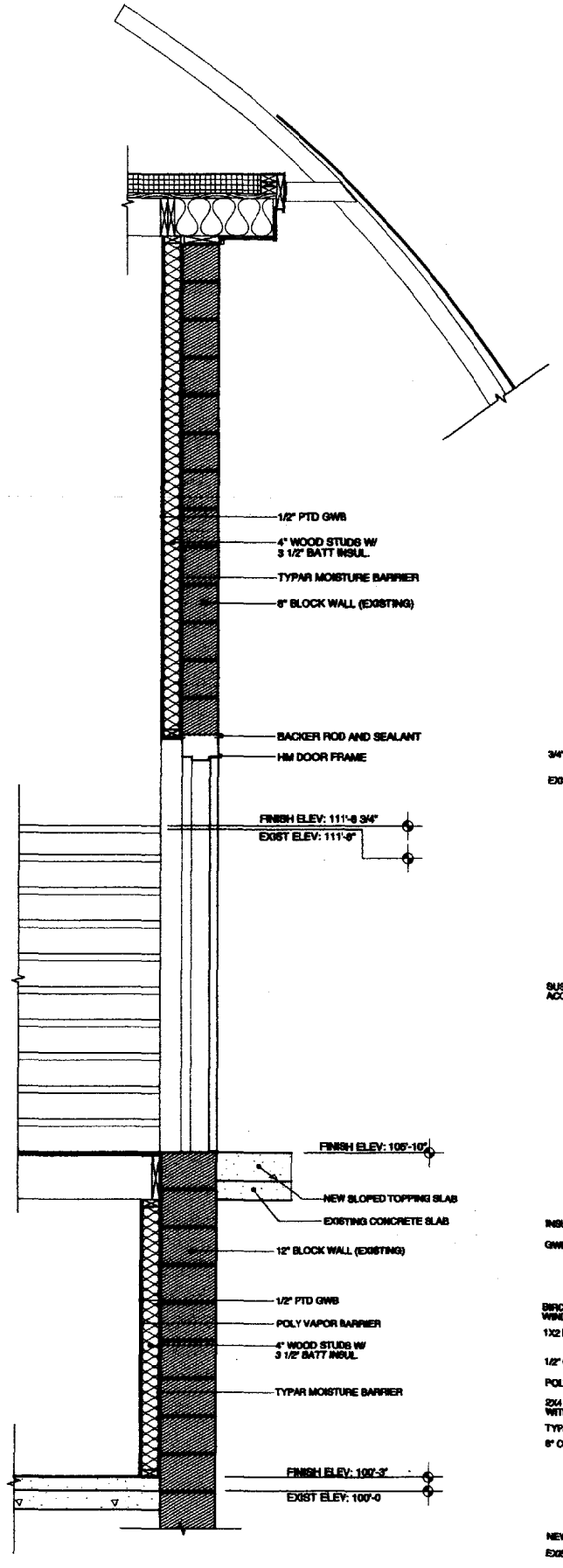
DWG NO. **A200**



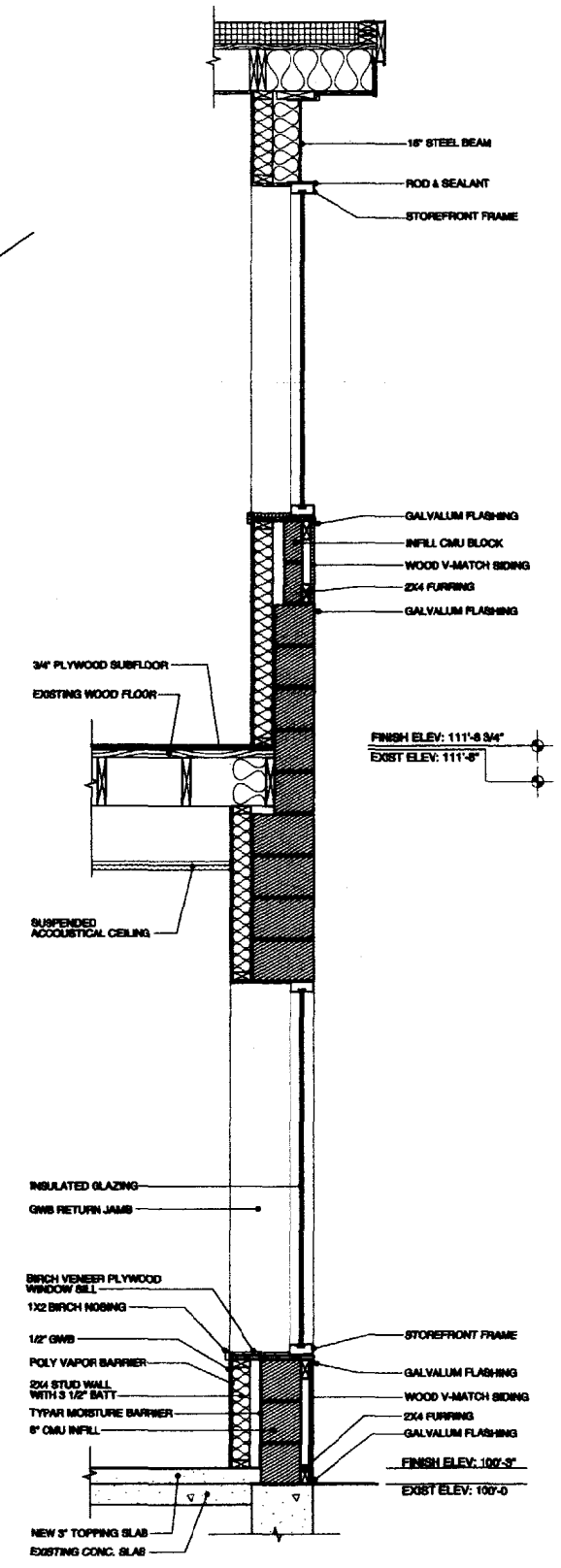
4 WALL SECTION: SSA CONFER.
SCALE: 3/4" = 1'-0"



3 WALL SECTION: SSA ENTRY
SCALE: 3/4" = 1'-0"



2 WALL SECTION: BECKER ENTRY
SCALE: 3/4" = 1'-0"



1 WALL SECTION: EAST ENTRY
SCALE: 3/4" = 1'-0"

Scott Simons Architects
16 Franklin Street Art
Portland, Maine 04101
phone 207 772 0886
fax 207 772 0886

LICENSED ARCHITECT
SCOTT R. SIMONS
No. 2034
STATE OF MAINE

PROJECT
75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

TITLE
WALL SECTIONS

STATUS:
CONTRACT DRAWINGS
PERMIT SUBMISSION

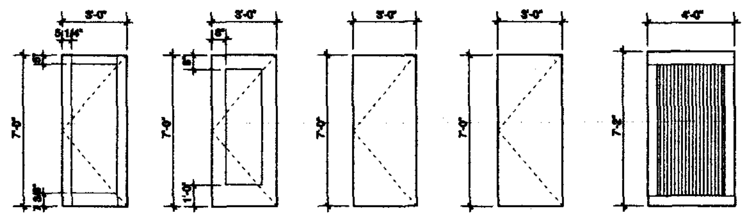
DATE: 04.08.05	△ REVISION /DATE:
SCALE: 3/8" = 1'-0	
PROJECT NO. 0303A.00	
DRAWN BY: S. FRASER	2005© Scott Simons Architects

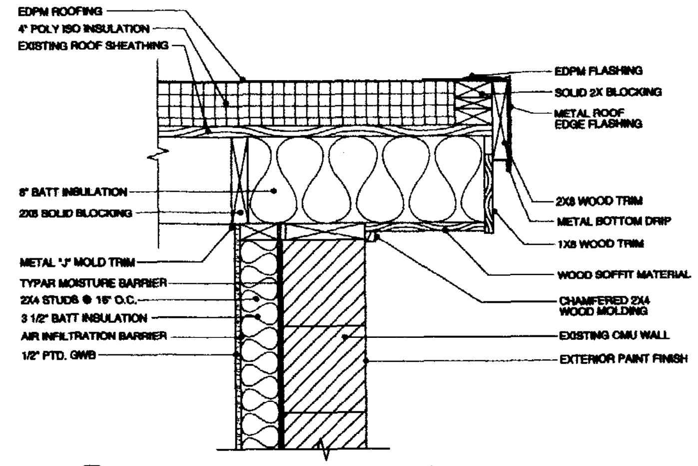
DWG NO.
A400

DOOR SCHEDULE

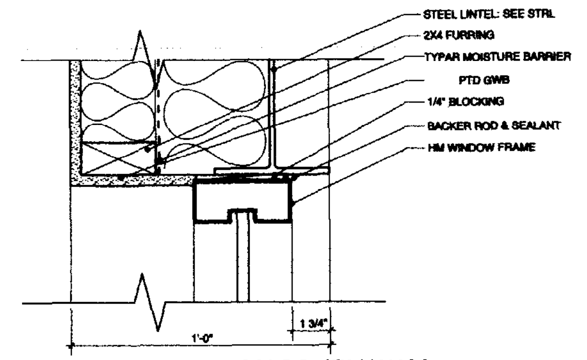
Door No.	Location	Style	Door Width	Door Height	Door Material	Door Thickness	Door Type	Frame Material	Frame Head	Frame Jamb	HW Type	Fire Label	Remarks
GROUND FLOOR													
1	G01	Glazed Entry	3'-0	7'-0"	Insul Stl	1 3/4"	A	H.M	SIM 9	SIM 9			Exterior W/ ADA Sill
2	G01	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	B	H.M	5/A600	4/A600		20 Min	1/4" Glazing/ Door Closer
3	G01	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	B	H.M	5/A600	4/A600		20 Min	1/4" Glazing/ Door Closer
4	G05	Entry	3'-0	7'-0"	Insul Stl	1 3/4"	C	H.M	7	SIM 7			
5	G05	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	D	H.M	5/A600	4/A600			
6	G05	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	D	H.M	5/A600	4/A600			
7	G04	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	D	H.M	5/A600	4/A600			
8	G06	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	D	H.M	5/A600	4/A600			
9	G07	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	D	H.M	5/A600	4/A600			
10	G08	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	D	H.M	5/A600	4/A600			
FIRST FLOOR													
11	103	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	D	H.M	5/A600	4/A600			
12	103	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	D	H.M	5/A600	4/A600			
13	105	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	D	H.M	5/A600	4/A600		60 Min	Door Closer
14	105	Flush Veneer	3'-0	7'-0"	Solid Core	1 3/4"	D	H.M	5/A600	4/A600		60 Min	Door Closer
15	108	Glazed Entry	3'-0	7'-0"	Insul Stl	1 3/4"	A	H.M	7	SIM 7			Exterior
16	109	Glazed Entry	3'-0	7'-0"	Insul Stl	1 3/4"	A	H.M	4	SIM 4			Exterior
17	112	Sliding Barn	4'-0	7'-2"	Wood	1 1/2"	E	Wood					BarnDoor Hardware

ALL HARDWARE SHALL BE ADA LEVER TYPE.

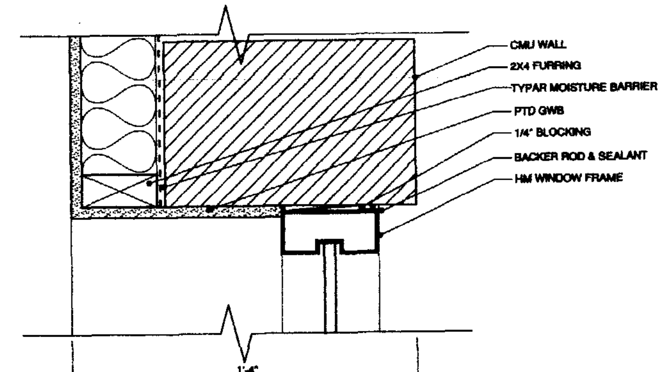




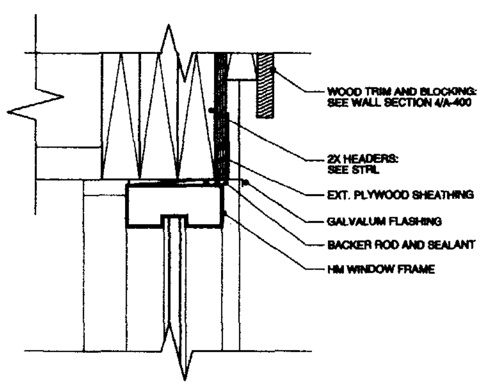
11 EAVE DETAIL @ CMU WALL
SCALE: 3" = 1'-0"



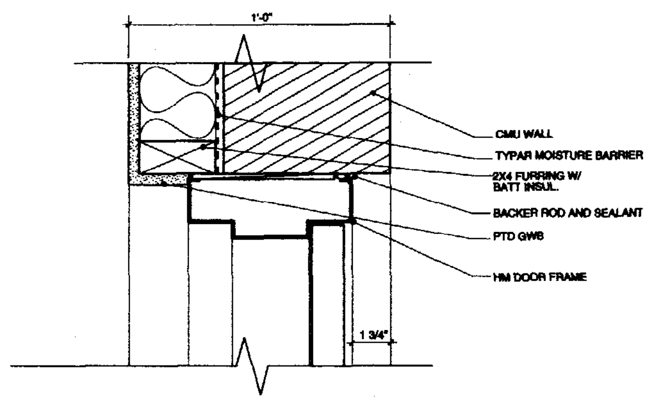
10 HEAD DETAIL @ 8" MASONRY WALL
SCALE: 3" = 1'-0"



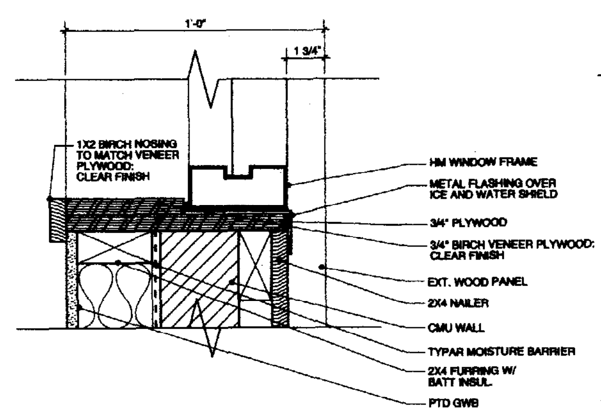
9 HEAD DETAIL @ 12" MASONRY WALL
SCALE: 3" = 1'-0"



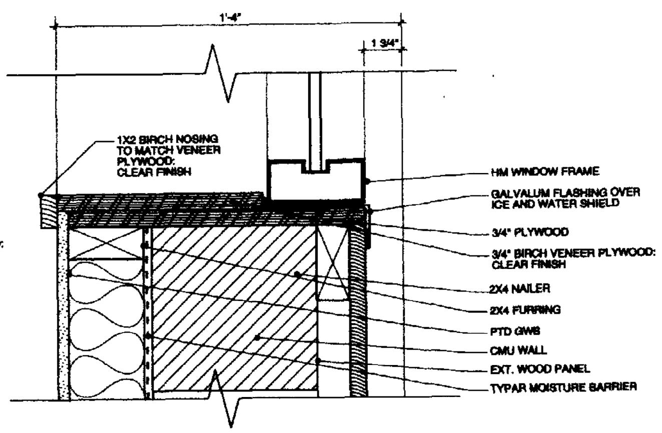
8 HEAD DETAIL @ STUD WALL
SCALE: 3" = 1'-0"



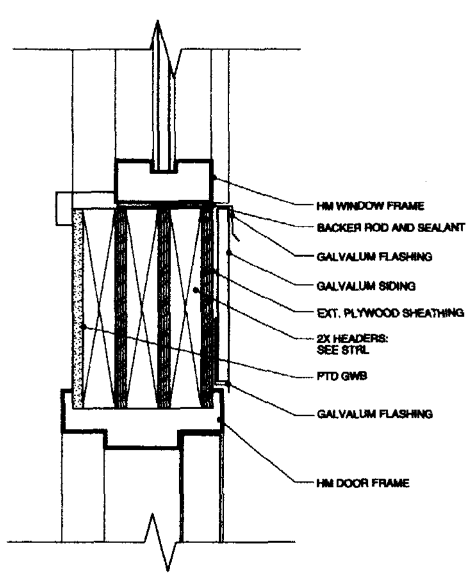
7 DOOR SILL @ MASONRY WALL
SCALE: 3" = 1'-0"



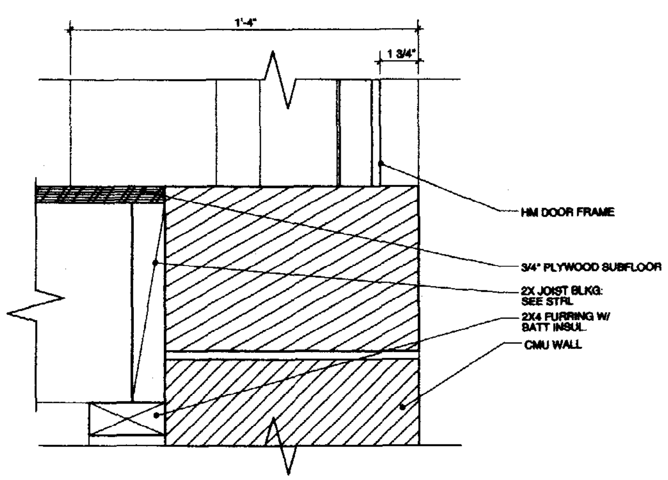
6 SILL DETAIL @ 8" MASONRY WALL
SCALE: 3" = 1'-0"



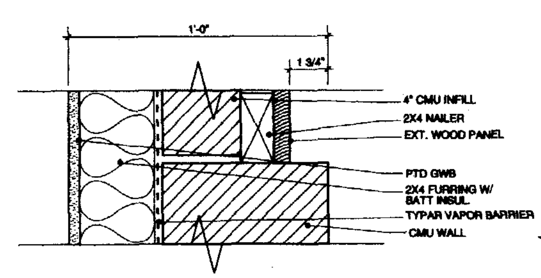
5 SILL DETAIL @ 12" MASONRY WALL
SCALE: 3" = 1'-0"



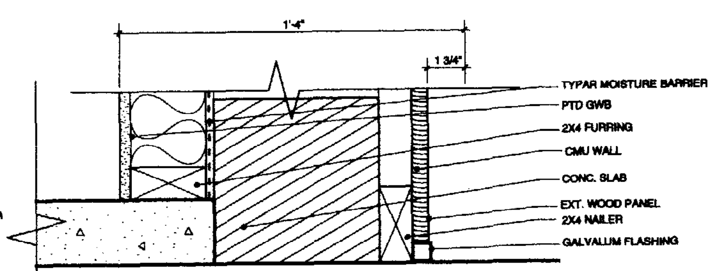
4 SILL DETAIL @ STUD WALL
SCALE: 3" = 1'-0"



3 DOOR SILL @ MASONRY WALL
SCALE: 3" = 1'-0"



2 SILL DETAIL @ 8" MASONRY WALL
SCALE: 3" = 1'-0"



1 WOOD PANEL @ SLAB
SCALE: 3" = 1'-0"

Scott Simons Architects
15 Franklin Street Art
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4666

SCOTT R. SIMONS NO. 2034 STATE OF MAINE LICENSED ARCHITECT

PROJECT

75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

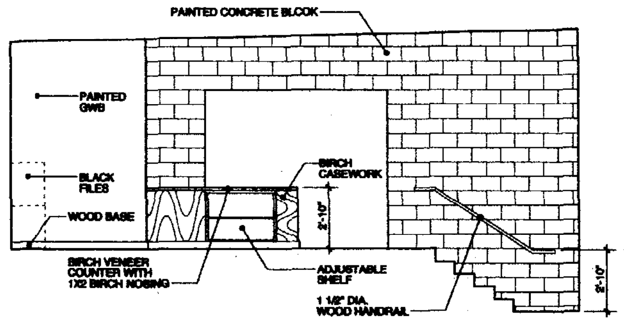
TITLE

WALL SECTION DETAIL AND SCHEDULES

STATUS: CONTRACT DRAWINGS PERMIT SUBMISSION

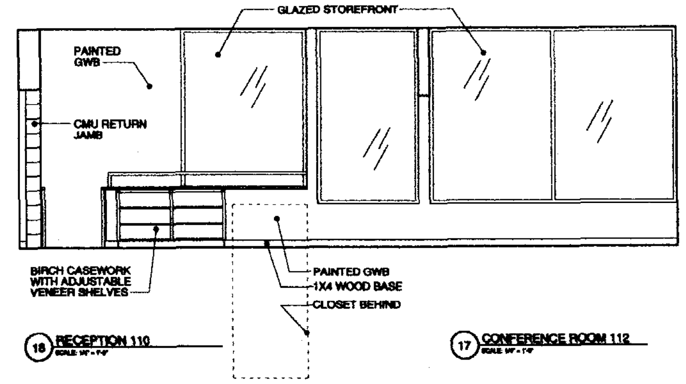
DATE: 04.08.03
SCALE: AS NOTED
PROJECT NO. 02034.00
DRAWN BY: WHG/JW SF
REVISION /DATE:

DWG NO. **A500**



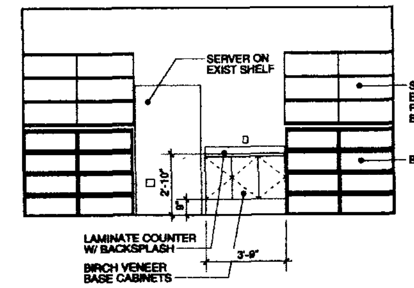
20 RECEPTION 110
SCALE: 1/4" = 1'-0"

19 ENTRY 109
SCALE: 1/4" = 1'-0"

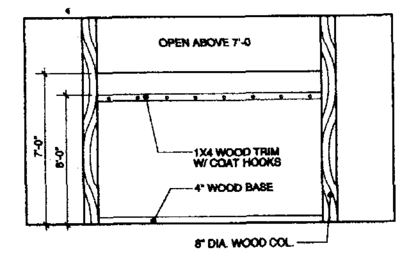


18 RECEPTION 110
SCALE: 1/4" = 1'-0"

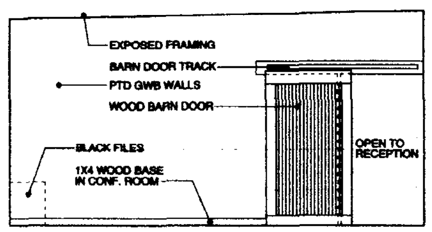
17 CONFERENCE ROOM 112
SCALE: 1/4" = 1'-0"



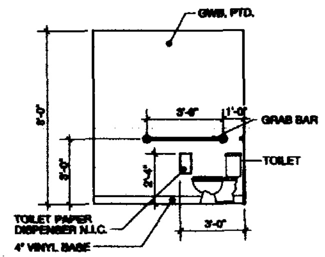
16 FAX/ COPY 111
SCALE: 1/4" = 1'-0"



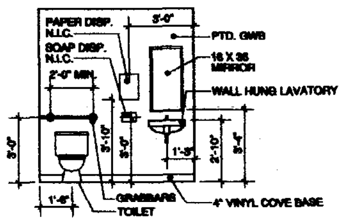
15 FAX/ COPY 111
SCALE: 1/4" = 1'-0"



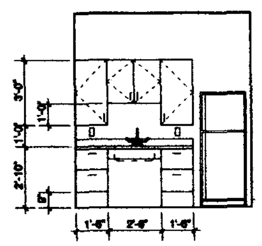
14 CONFERENCE ROOM 112
SCALE: 1/4" = 1'-0"



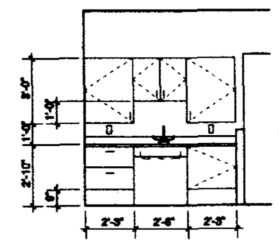
13 TYPICAL TOILET ELEV.
SCALE: 1/4" = 1'-0"



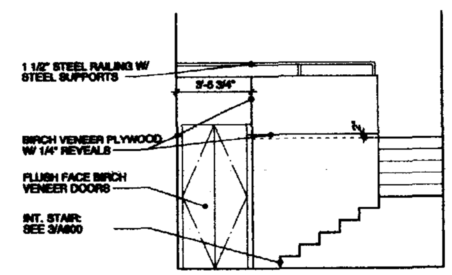
12 TYPICAL TOILET ELEV.
SCALE: 1/4" = 1'-0"



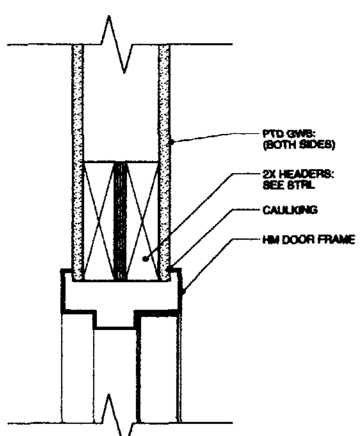
11 LUNCH RM 104 ELEV.
SCALE: 1/4" = 1'-0"



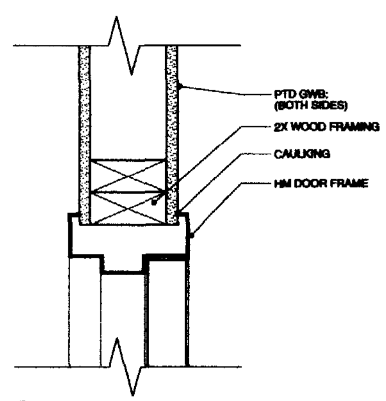
10 LUNCH RM 108 ELEV.
SCALE: 1/4" = 1'-0"



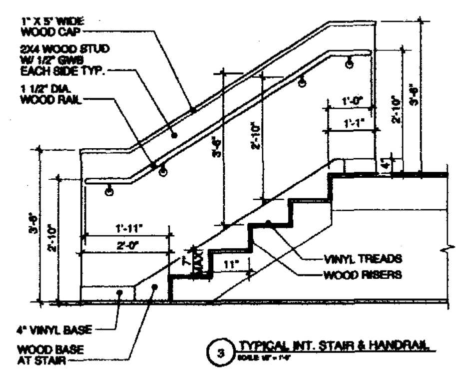
9 ENTRY RM 109 ELEV.
SCALE: 1/4" = 1'-0"



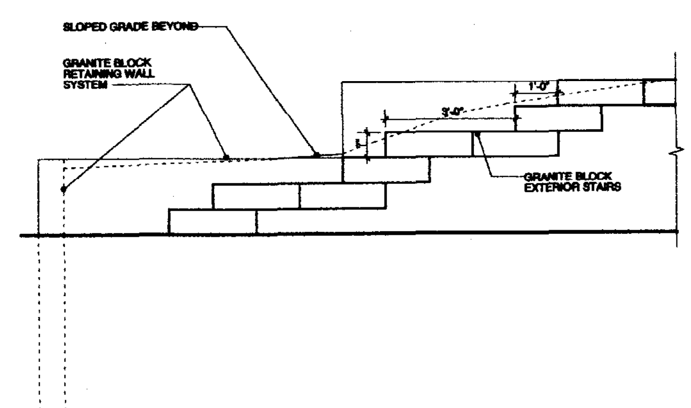
5 TYPICAL INTERIOR DOOR HEAD
SCALE: 3" = 1'-0"



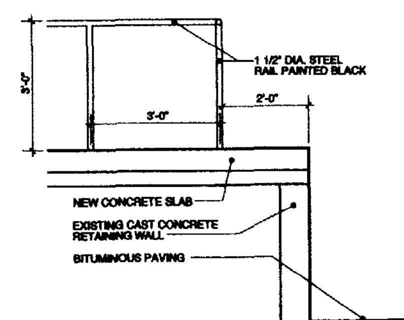
4 TYPICAL INTERIOR DOOR JAMB
SCALE: 3" = 1'-0"



3 TYPICAL INT. STAIR & HANDRAIL
SCALE: 1/2" = 1'-0"



2 EXTERIOR STAIR & RETAINING WALL
SCALE: 1/2" = 1'-0"



1 TYPICAL RAIL @ RETAINING WALL
SCALE: 1/2" = 1'-0"

Scott Simons Architects
18 Franklin Street Art
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4650

LICENSED ARCHITECT
SCOTT R. SIMONS
NO. 2034
STATE OF MAINE

PROJECT
75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

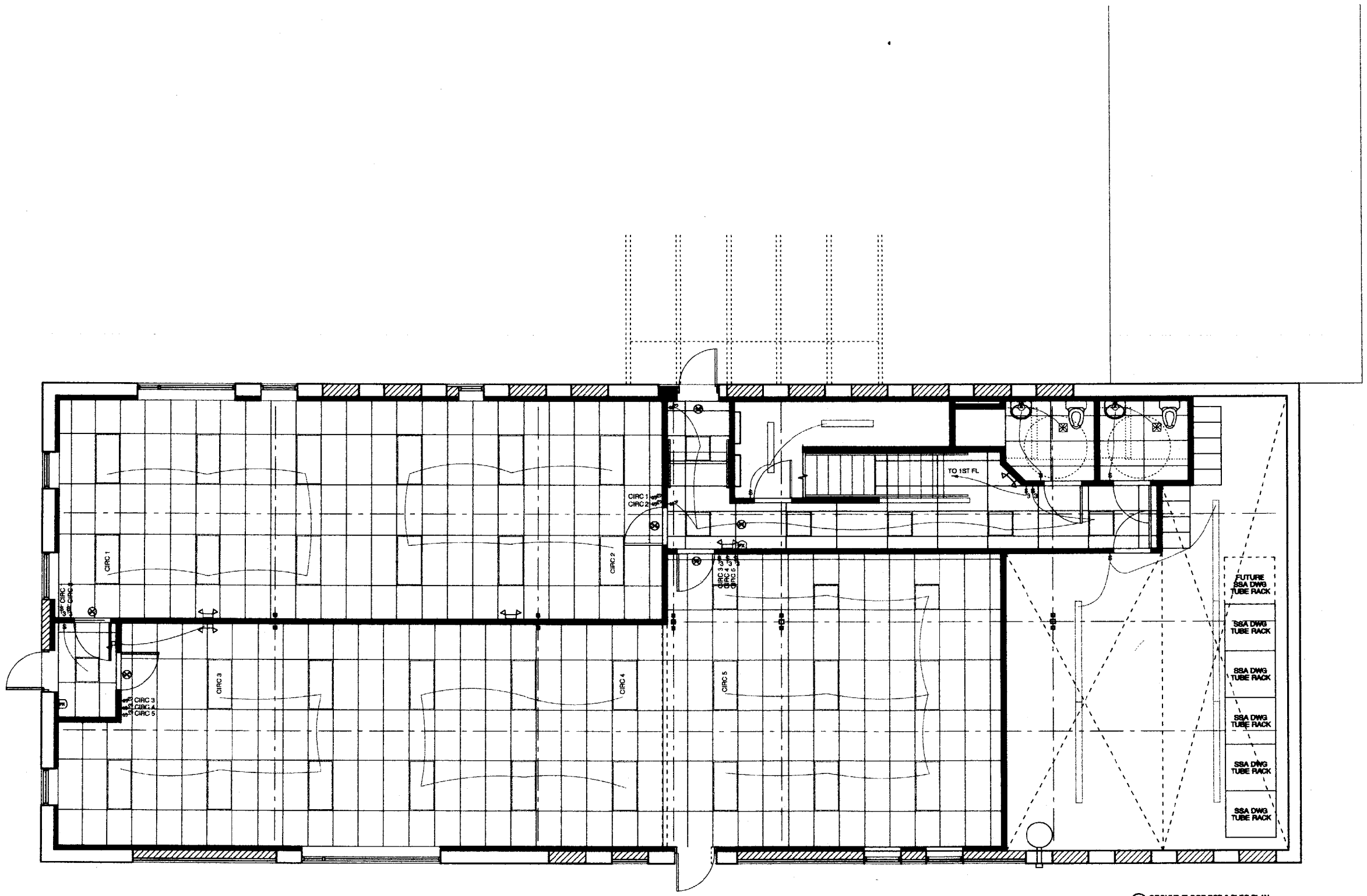
TITLE
INTERIOR ELEVATIONS AND DETAILS

STATUS:
CONTRACT DRAWINGS
PERMIT SUBMISSION

DATE: 04.08.03
SCALE: 1/4" = 1'-0"
PROJECT NO. 02034.00
DRAWN BY: [illegible]

△ REVISION /DATE:

DWG NO.
A600



5 GROUND FLOOR RCP & ELEC PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL KEY

- DUPLEX RECEPTACLE
- WH — EXTERIOR RECEPTACLE W/ GFI
- GFI — DUPLEX GFI RECEPTACLE
- TELEPHONE CAT 3
- DATA CAT 5E
- TV
- F — CEILING LIGHT FIXTURE
- B — WALL LIGHT FIXTURE
- SINGLE POLE SWITCH
- 3 — 3 POLE SWITCH
- DIM — DIMMER SWITCH
- ILLUMINATED EXIT SIGN
- EMERGENCY EXIT LIGHT WITH BATTERY UNIT
- 2X4 DROP-IN FLUORESCENT FIXTURE
- 2X2 DROP-IN FLUORESCENT FIXTURE
- PENDENT MTD FLUORESCENT FIXTURE
- EXPOSED 2 LAMP FLOURESCENT FIXTURE

Scott Simons Architects
16 Franklin Street Art
Portland, Maine 04101
phone 207 772 4566
fax 207 556 4566

LICENSED ARCHITECT
SCOTT R. SIMONS
NO. 2034
STATE OF MAINE

PROJECT

75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

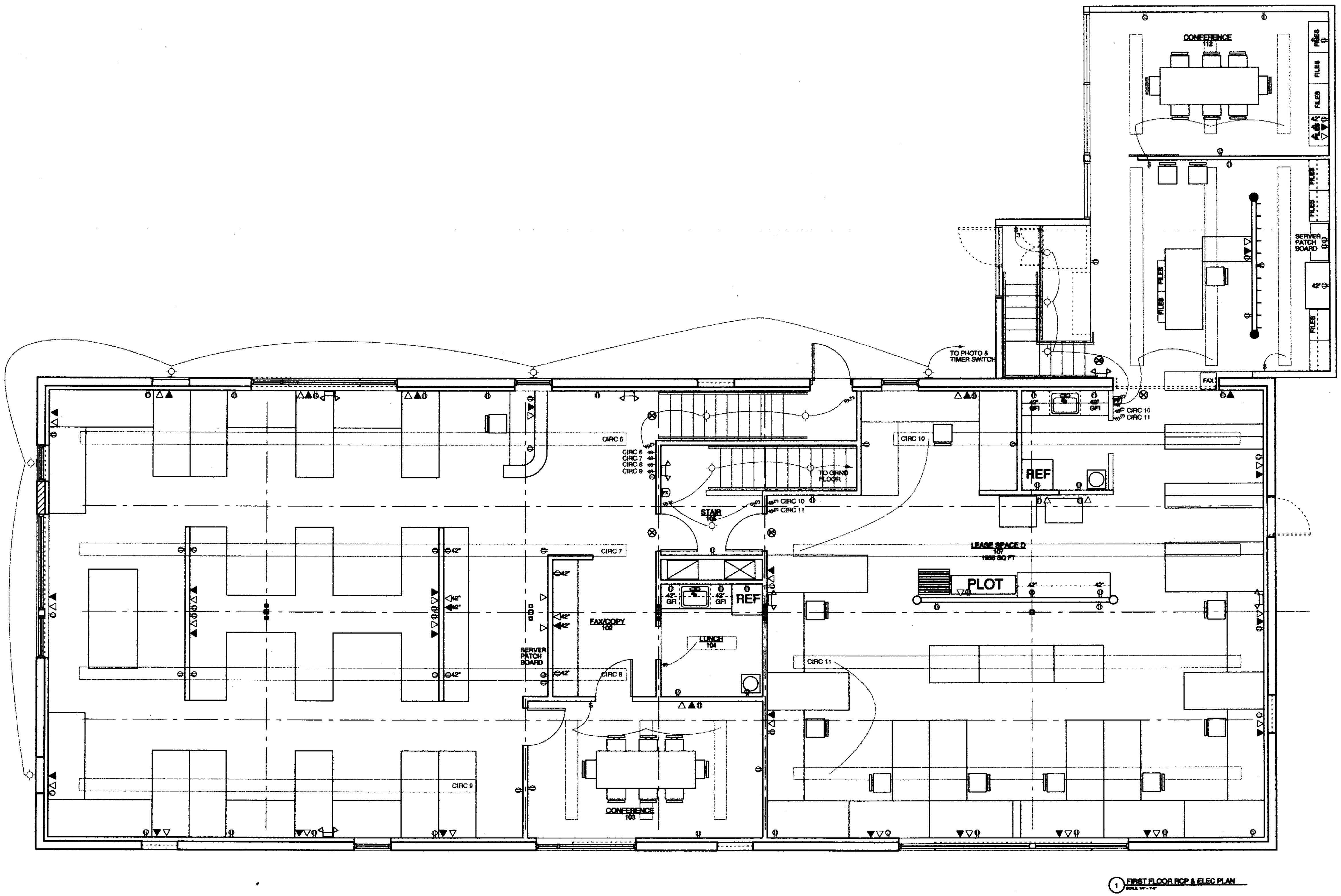
TITLE

GROUND FLOOR RCP & ELECTRICAL PLAN

STATUS:
CONTRACT DRAWINGS
PERMIT SUBMISSION

DATE: 04.08.05	△ REVISION /DATE:
SCALE: 1/4" = 1'-0	
PROJECT NO. 03034.00	
DRAWN BY: S. FRASER	2005 © Scott Simons Architects

DWG NO.
E100



1 FIRST FLOOR RCP & ELEC PLAN

ELECTRICAL KEY

- DUPLEX RECEPTACLE
- WH — EXTERIOR RECEPTACLE W/ GFI
- GFI — DUPLEX GFI RECEPTACLE
- TELEPHONE CAT 3
- DATA CAT 5E
- TV
- F — CEILING LIGHT FIXTURE
- B — WALL LIGHT FIXTURE
- $ — SINGLE POLE SWITCH
- $3 — 3 POLE SWITCH
- $DIM — DIMMER SWITCH
- ILLUMINATED EXIT SIGN
- EMERGENCY EXIT LIGHT WITH BATTERY UNIT
- 2X4 DROP-IN FLUORESCENT FIXTURE
- 2X2 DROP-IN FLUORESCENT FIXTURE
- PENDENT MTD FLUORESCENT FIXTURE
- EXPOSED 2 LAMP FLOURESCENT FIXTURE

Scott Simons Architects
15 Franklin Street Art
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

LICENSED ARCHITECT
SCOTT R. SIMONS
NO. 2034
STATE OF MAINE

PROJECT

75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

TITLE

FIRST FLOOR RCP & ELECTRICAL PLAN

STATUS: CONTRACT DRAWINGS
PERMIT SUBMISSION

DATE: 04.08.03
SCALE: 1/4" = 1'-0
PROJECT NO. 02034.00
DRAWN BY: S. FRASER

△ REVISION /DATE:

DWG NO. **E101**

GENERAL NOTES

1. THE FOLLOWING NOTES ARE INTENDED TO BE USED AS OUTLINED SPECIFICATIONS FOR THIS PROJECT. THE REFERENCED STANDARDS ARE CONSIDERED TO BE PART OF THE WORK.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE S- DRAWINGS IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
5. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE ENGINEER.
6. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN LOADS

1. BUILDING CODE: BOCA NATIONAL BUILDING CODE (1999)
   ASCE 7-95 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. DESIGN LIVE LOADS: FLOORS
   TYP SUPPORTED FLOOR: 50 PSF
3. DESIGN LIVE LOADS: ROOF
   GROUND SNOW LOAD (Pg): 60 PSF
   SNOW EXPOSURE FACTOR (Ce): 0.7
   SNOW LOAD IMPORTANCE FACTOR (I): 1.0
   FLAT ROOF SNOW LOAD (Pf): 42 PSF + DRIFT

FOUNDATION NOTES (SOIL SUPPORTED)

1. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE UNDISTURBED NATIVE SOILS.
2. PRESUMPTIVE BEARING CAPACITY 3,000 PSF.
3. COMPACTED STRUCTURAL FILL ADJACENT TO FOUNDATION WALLS SHALL BE A CLEAN SANDY GRAVEL OR GRAVELLY SAND. COMPACT FILL TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557. HAND OPERATED EQUIPMENT SHALL BE USED FOR COMPACTION ADJACENT TO FOUNDATION WALL.
4. PROVIDE 4-INCH PERFORATED PVC EXTERIOR FOUNDATION DRAINPIPE WHERE SHOWN ON THE DRAWINGS. PROVIDE POSITIVE GRAVITY FLOW TO OUTLET.
5. SOILS EXPOSED AT THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND. FOUNDATION EXCAVATIONS AND SHOULD BE ADEQUATELY PROTECTED FROM RAINFALL OR FREEZING CONDITIONS.
6. SLOPE FOOTING EXCAVATIONS AS REQUIRED FOR STABILITY AND SAFETY OR PROVIDE SHEETING OR SHORING IN ACCORDANCE WITH OSHA REQUIREMENTS.

CONCRETE NOTES

1. CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 - 95)," AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301-96)." THESE PUBLICATIONS ARE AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
2. CONCRETE MIX DESIGN:
   FOOTINGS AND INTERIOR SLABS:
   A. STRENGTH: 3000 PSI @28 DAYS
   B. AGGREGATE: 3/4"
   C. W/C RATIO: 0.55 MAX
   D. ENTRAPPED AIR: 3% MAX, 1% MIN
   E. SLUMP: 4" MAX
   EXTERIOR TOPPING SLABS
   A. STRENGTH: 4000PSI @28 DAYS
   B. AGGREGATE: 3/4"
   C. W/C RATIO: 0.45 MAX
   D. ENTRAINED AIR: 6% MAX, 4% MIN
   E. SLUMP: 4" MAX
   A. ADD AIR ENTRAING ADMIXTURE AT MANUFACTURER'S PRESCRIBED RATE TO RESULT IN CONCRETE AT POINT OF PLACEMENT HAVING THE ABOVE NOTED AIR CONTENTS.
   B. ADDITIONAL SLUMP MAY BE ACHIEVED BY THE ADDITION OF A MIDRANGE OR HIGH RANGE WATER REDUCING ADMIXTURE. MAXIMUM SLUMP AFTER ADDITION OF ADMIXTURE SHALL BE 8 INCHES.
3. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
4. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315, LATEST EDITION.
5. FIBER REINFORCEMENT SHALL BE TYPE III SYNTHETIC VIRGIN HOMOPOLYMER POLYPROPYLENE FIBERS CONFORMING TO ASTM C1116.
6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
7. ANCHOR BOLTS SHALL BE FIELD DRILLED EPOXY BOLTS WITH THREADED ROD COMPONENTS CONFORMING TO ASTM A36 UNLESS NOTED OTHERWISE ON DRAWINGS.
8. ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "S-STAR" 5000-PSI NON-SHRINK GROUT BY U.S. GROUT CORP.

MASONRY NOTES

1. ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530.1-95.
2. ALL CONCRETE MASONRY UNITS SHALL BE ASTM C90 GRADE N, TYPE I STANDARD WEIGHT BLOCKS INCLUDING STRETCHERS AND CORNER BLOCKS. MINIMUM PRISM STRENGTH OF BLOCK SHALL BE F'M = 1500 PSI IN 28 DAYS. MATCH EXISTING EXTERIOR FINISH WITH NEW BLOCKS, UNO.
3. MORTAR SHALL CONFORM TO ASTM SPECIFICATION C270, TYPE M OR S
4. GROUT SHALL CONFORM TO ASTM-C476
5. REINFORCING SHALL BE BILLET STEEL CONFORMING TO ASTM A615, GRADE 60
6. HORIZONTAL JOINT REINFORCING SHALL BE DUR-O-WAL TRUSS DESIGN, STANDARD CLASS MILL GALVANIZED WITH 3/16" DIAMETER SIDE RODS AND 9 GAUGE CROSS TIES, UNO. REINFORCING SHALL BE PLACED IN MASONRY WALLS AT EVERY SECOND BLOCK COURSE.
7. REPLACEMENT CONCRETE MASONRY UNITS SHALL BE TOOTHED INTO EXISTING CMU TO CREATE A RUNNING BOND UNLESS OTHERWISE NOTED. PROVIDE FULL MORTAR COVERAGE ON ALL WEBS AND FACE SHELLS. PROVIDE CORNER BLOCKS AND END BLOCKS TO FINISH ALL 90 DEGREE CORNERS AND OPENINGS WHERE SHOWN ON A- AND/OR S- DRAWINGS.
8. ALL NEW WALL PENETRATIONS SHALL RECEIVE A LINTEL AS SCHEDULED. SOME EXISTING LINTELS ARE TO BE REPLACED, SEE SCHEDULES & PLANS FOR ADDITIONAL REQUIREMENTS.
9. STANDARD LAP LENGTH OF GRADE 60 MASONRY REINFORCING BARS SHALL BE 48 BAR DIAMETERS.
10. GROUT CELLS BELOW NEW BEAM BEARINGS AS SHOWN ON DRAWINGS.
11. FIELD PENETRATIONS THROUGH BLOCK WALLS SHALL NOT BE MADE THROUGH BOND BEAMS, LINTELS OR GROUTED CELLS.
12. CAULKING SHALL BE A ONE-COMPONENT NON SAG "HORNFLEX" POLYSULFIDE POLYMER SEALANT (TT-S-0023-C) AS MANUFACTURED BY W.R. GRACE, OR APPROVED EQUAL APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
13. EXTERIOR BLOCK SURFACES SHALL BE CLEANED/STRIPED TO SOLID MATERIAL, PRIMED AND PAINTED PER THE SPECIFICATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS.

TIMBER NOTES

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL - LATEST EDITION, AND THE NF&PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2001 EDITION.
2. NEW INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED. MINIMUM GRADE NO1/NO2 SPRUCE-PINE-FIR KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. ENGINEERED WOOD PRODUCTS SHALL BE AS SPECIFIED ON THE DRAWINGS. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES. MANUFACTURER AND PRODUCT SHALL BE:

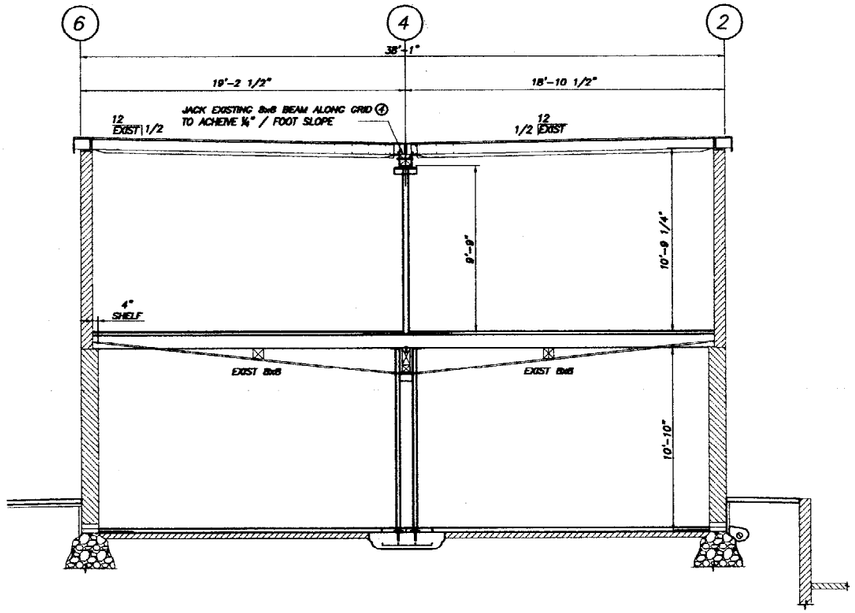
   TRUS-JOIST
   I-JOIST (TJI), PARALLAM (PSL), MICRO.LAM (LVL), TIMBERSTRAND (LSL)

   BOISE
   I-JOIST (BCI), VERSA.LAM (VL)
4. 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 CCA OR ACQ TO 0.4 #/CF IN ACCORDANCE WITH AWPA C-18.
5. ALL ROOF AND WALL SHEATHING FOR THE LOADING DOCK ADDITION SHALL BE APA PERFORMANCE-RATED. PROVIDE 5/8" THICK CD-X ROOF SHEATHING AND 7/16" THICK OSB WALL SHEATHING (U.N.O.). SHEATHING SHALL BE NAILED TO THE FRAMING AS FOLLOWS:

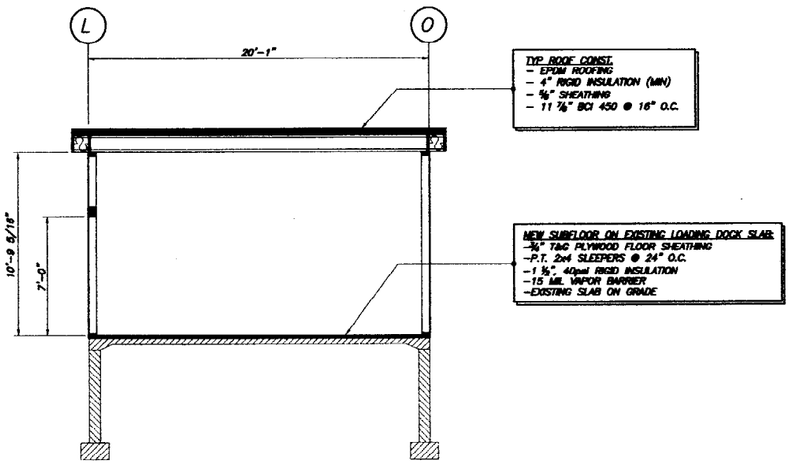
   TYPICAL PANEL FASTENING (U.N.O.)
   A. ROOFS: 8d NAILS AT 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.
   B. WALLS: 8d NAILS AT 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS.
6. FLOOR SHEATHING SHALL BE 3/4", APA RATED TONGUE & GROOVE PLYWOOD PANELS GLUE/SCREW TO FLOOR FRAMING AT 8" ON CENTER WITH 2" #8 WOOD SCREW WITH SELF-COUNTERSINKING HEAD.
7. ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS (FASTENING IN EACH PLY):

   UNIFORMLY LOADED BEAMS:
   BEAM DEPTH <16" - 2 ROWS OF 16d NAILS AT 12" O.C., STAGGERED
   BEAM DEPTH >=16" - 3 ROWS OF 16d NAILS AT 12" O.C., STAGGERED
   NOTE: SIDE LOADED BEAMS REQUIRE ADDITIONAL FASTENING. SEE DETAILS.

   COLUMNS:
   2-10d NAILS AT 12" O.C.
8. FASTENING NOT SPECIFIED SHALL CONFORM WITH BOCA TABLE 2305.2
9. ALL TIMBER CONNECTION HARDWARE (JOIST HANGERS, POST BASES, SHEARWALL HOLDOWNS, ETC) SHALL BE AS INDICATED ON THE DRAWINGS AND MANUFACTURED BY SIMPSON STRONG-TIE. ALL CONNECTION HARDWARE SHALL BE HOT-DIPPED GALVANIZED G-60 (U.N.O.). CONNECTION HARDWARE USED IN CONJUNCTION WITH PRESERVATIVE TREATMENT SHALL Z-MAX GALVANIZED. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.



BUILDING SECTION 1 (S3, S4)
1/4"=1'-0"



BUILDING SECTION 2 (S3, S4)
1/4"=1'-0"

NOT FOR CONSTRUCTION
ISSUED FOR PRICING
3/26/2003

WO 1030.00

BECKER
structural engineers, inc.
19 Commercial Street Tel 207-879-1838
Portland, ME 04101-4701 Fax 207-879-1822
info@beckerstructural.com www.beckerstructural.com

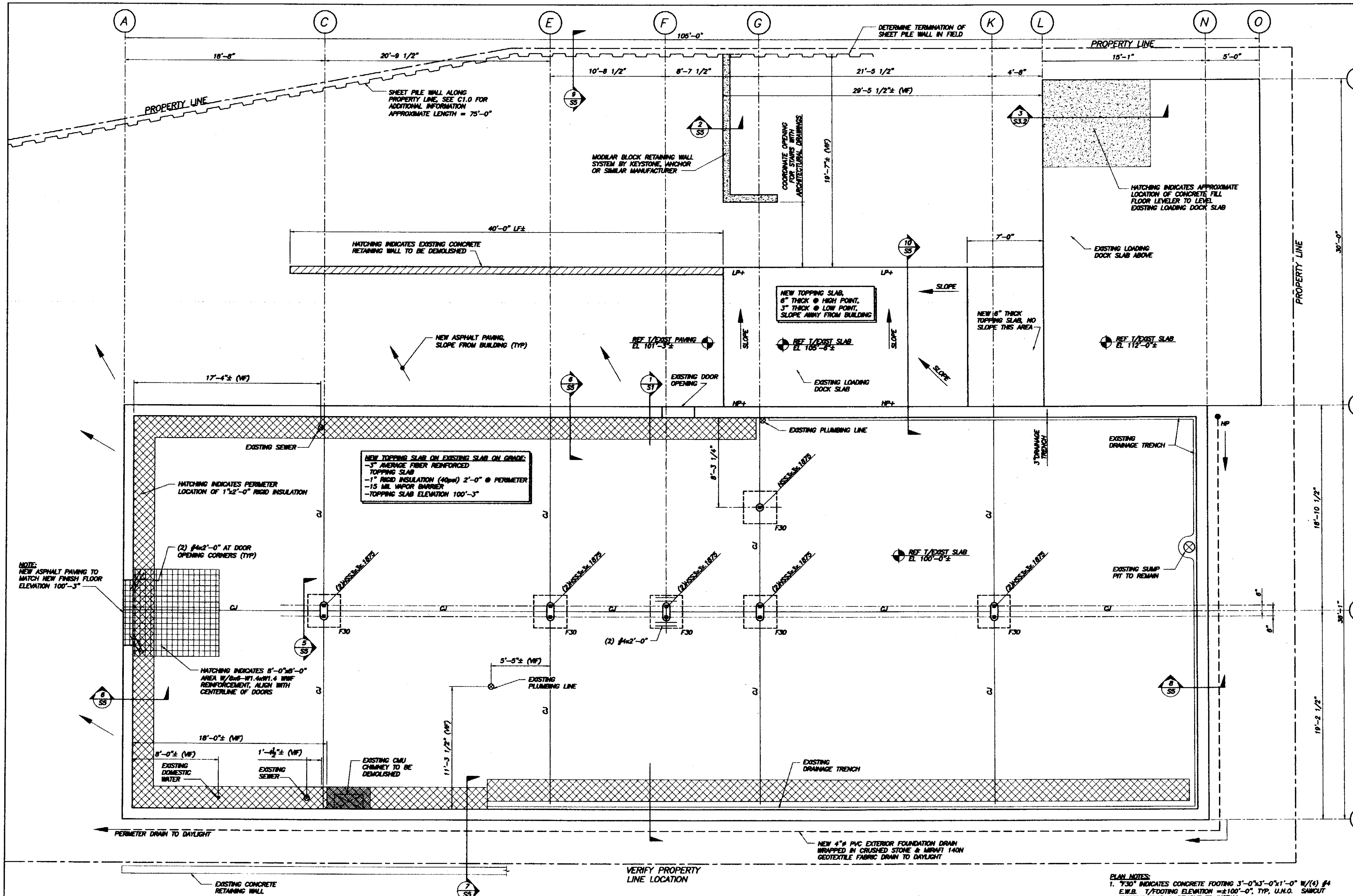
APPRO	DESCRIPTION	DATE	REV. NO

DESIGNED BY: EAR
DRAWN BY: MC
CHECKED BY: PBB
SCALE: NOTED
DATE: 03/26/03

PROJECT:
75 YORK STREET
PROFESSIONAL OFFICES
PORTLAND, MAINE

GENERAL NOTES
BUILDING SECTIONS

DRAWING NO.
S1



A
C
E
F
G
K
L
N
O
1
2
4
6
105'-0"
18'-8"
20'-9 1/2"
10'-8 1/2"
8'-7 1/2"
21'-5 1/2"
4'-8"
15'-1"
5'-0"
29'-5 1/2"± (VF)
19'-7"± (VF)
30'-0"
18'-10 1/2"
38'-1"
19'-2 1/2"
PROPERTY LINE
DETERMINE TERMINATION OF SHEET PILE WALL IN FIELD
SHEET PILE WALL ALONG PROPERTY LINE, SEE C1.0 FOR ADDITIONAL INFORMATION APPROXIMATE LENGTH = 75'-0"
MODULAR BLOCK RETAINING WALL SYSTEM BY KEYSTONE, ANCHOR OR SIMILAR MANUFACTURER
COORDINATE OPENING FOR STAIRS WITH ARCHITECTURAL DRAWINGS
HATCHING INDICATES APPROXIMATE LOCATION OF CONCRETE FILL FLOOR LEVELER TO LEVEL EXISTING LOADING DOCK SLAB
40'-0" LF±
HATCHING INDICATES EXISTING CONCRETE RETAINING WALL TO BE DEMOLISHED
7'-0"
EXISTING LOADING DOCK SLAB ABOVE
NEW TOPPING SLAB, 6" THICK @ HIGH POINT, 3" THICK @ LOW POINT, SLOPE AWAY FROM BUILDING
NEW 6" THICK TOPPING SLAB, NO SLOPE THIS AREA
SLOPE
LP+
HP+
NEW ASPHALT PAVING, SLOPE FROM BUILDING (TYP)
REF T/EXIST PAVING EL 101'-3"±
REF T/EXIST SLAB EL 105'-8"±
REF T/EXIST SLAB EL 112'-0"±
EXISTING LOADING DOCK SLAB
17'-4"± (VF)
EXISTING DOOR OPENING
EXISTING PLUMBING LINE
3'DRAINAGE TRENCH
EXISTING DRAINAGE TRENCH
EXISTING SEWER
NEW TOPPING SLAB ON EXISTING SLAB ON GRADE:
-3" AVERAGE FIBER REINFORCED TOPPING SLAB
-1" RIGID INSULATION (40psi) 2'-0" @ PERIMETER
-15 MIL VAPOR BARRIER
-TOPPING SLAB ELEVATION 100'-3"
HATCHING INDICATES PERIMETER LOCATION OF 1"x2'-0" RIGID INSULATION
8'-3 1/4"
(2)HSS3x3x.1875
F30
REF T/EXIST SLAB EL 100'-0"±
EXISTING SUMP PIT TO REMAIN
(2) #4x2'-0" AT DOOR OPENING CORNERS (TYP)
NOTE: NEW ASPHALT PAVING TO MATCH NEW FINISH FLOOR ELEVATION 100'-3"
CJ
6"
(2) #4x2'-0"
HATCHING INDICATES 8'-0"x8'-0" AREA W/6x6-W1.4xW1.4 WWF REINFORCEMENT, ALIGN WITH CENTERLINE OF DOORS
5'-5"± (VF)
EXISTING PLUMBING LINE
11'-3 1/2" (VF)
18'-0"± (VF)
8'-0"± (VF)
1'-4½"± (VF)
EXISTING DOMESTIC WATER
EXISTING SEWER
EXISTING CMU CHIMNEY TO BE DEMOLISHED
HP
PERIMETER DRAIN TO DAYLIGHT
NEW 4"ø PVC EXTERIOR FOUNDATION DRAIN WRAPPED IN CRUSHED STONE & MIRAFI 140N GEOTEXTILE FABRIC DRAIN TO DAYLIGHT
VERIFY PROPERTY LINE LOCATION
EXISTING CONCRETE RETAINING WALL

GROUND FLOOR / FOUNDATION PLAN

1/4"=1'-0"

PROJECT NORTH

PLAN NOTES:

1. "F30" INDICATES CONCRETE FOOTING 3'-0"x3'-0"x1'-0" W/(4) #4 E.W.B. T/FOOTING ELEVATION =±100'-0", TYP, U.N.O. SAWCUT EXISTING SLAB & REMOVE TO INSTALL.

NOT FOR CONSTRUCTION
ISSUED FOR PRICING
3/26/2003

WO 1030.00

BECKER
structural engineers, inc.
19 Commercial Street
Portland, ME 04101-4701
Tel 207-879-1838
Fax 207-879-1822
info@beckerstructural.com
www.beckerstructural.com

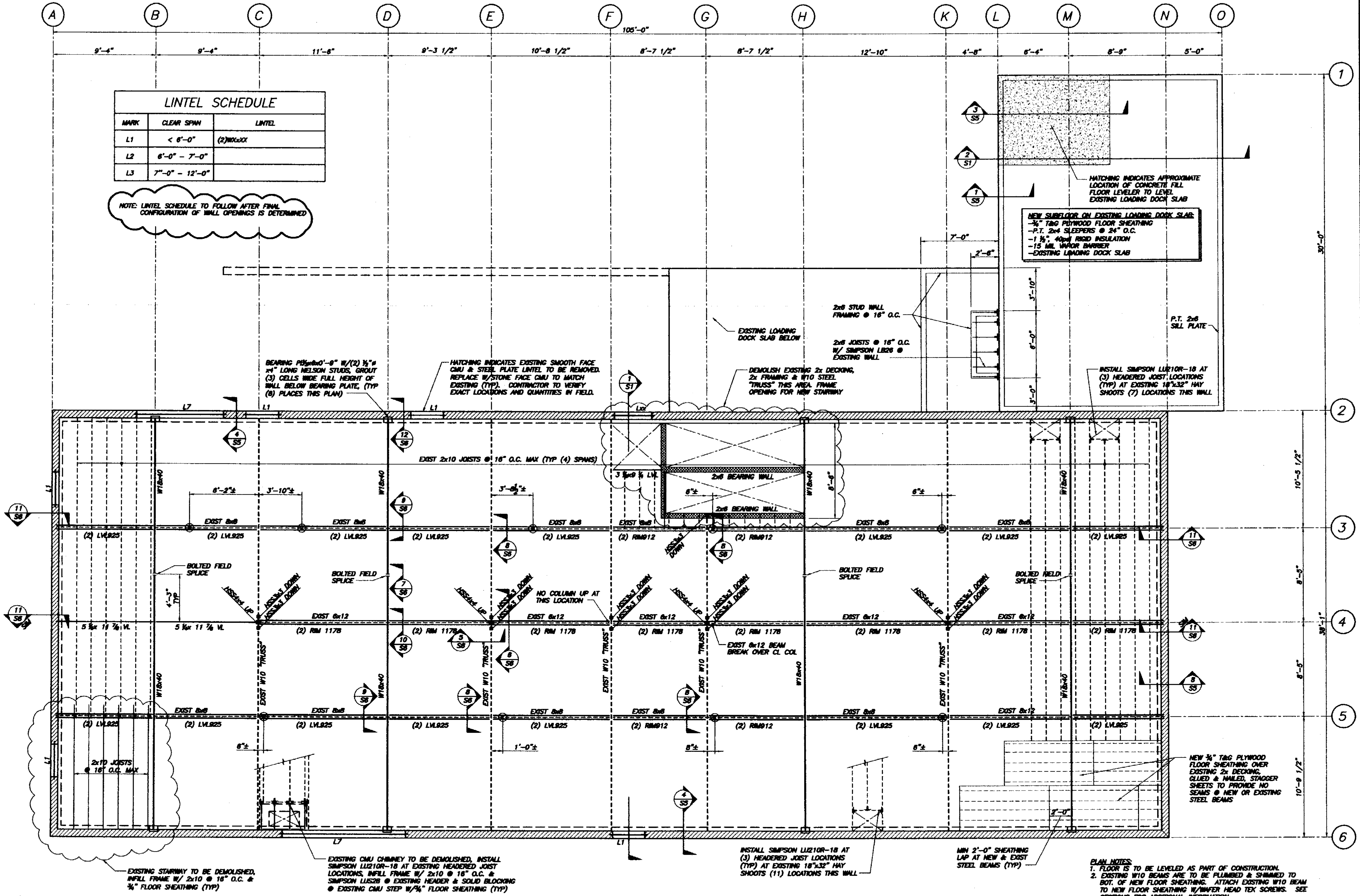
DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:	DATE:
EAR	MC	PBB	NOTED	03/28/03

REV. NO.	DATE	DESCRIPTION	APP'D

PROJECT: 75 YORK STREET
PROFESSIONAL OFFICES
PORTLAND, MAINE

GROUND FLOOR / FOUNDATION PLAN

DRAWING NO. S2


A
B
C
D
E
F
G
H
K
L
M
N
O
1
2
3
4
5
6
105'-0"
9'-4"
9'-4"
11'-6"
9'-3 1/2"
10'-8 1/2"
8'-7 1/2"
8'-7 1/2"
12'-10"
4'-8"
6'-4"
8'-9"
5'-0"
30'-0"
38'-1"
10'-5 1/2"
8'-5"
8'-5"
10'-9 1/2"
NOTE: LINTEL SCHEDULE TO FOLLOW AFTER FINAL CONFIGURATION OF WALL OPENINGS IS DETERMINED
HATCHING INDICATES APPROXIMATE LOCATION OF CONCRETE FILL FLOOR LEVELER TO LEVEL EXISTING LOADING DOCK SLAB
NEW SUBFLOOR ON EXISTING LOADING DOCK SLAB:
-¾" T&G PLYWOOD FLOOR SHEATHING
-P.T. 2x4 SLEEPERS @ 24" O.C.
-1 ½", 40psi RIGID INSULATION
-15 MIL VAPOR BARRIER
-EXISTING LOADING DOCK SLAB
P.T. 2x8 SILL PLATE
2x6 STUD WALL FRAMING @ 16" O.C.
2x6 JOISTS @ 16" O.C. W/ SIMPSON LU26 @ EXISTING WALL
EXISTING LOADING DOCK SLAB BELOW
DEMOLISH EXISTING 2x DECKING, 2x FRAMING & W10 STEEL "TRUSS" THIS AREA. FRAME OPENING FOR NEW STAIRWAY
INSTALL SIMPSON LU210R-18 AT (3) HEADERED JOIST LOCATIONS (TYP) AT EXISTING 18"x32" HAY SHOOTS (7) LOCATIONS THIS WALL
BEARING PL½x8x0'-9" W/(2) ½"ø x4" LONG NELSON STUDS, GROUT (3) CELLS WIDE FULL HEIGHT OF WALL BELOW BEARING PLATE. (TYP (8) PLACES THIS PLAN)
HATCHING INDICATES EXISTING SMOOTH FACE CMU & STEEL PLATE LINTEL TO BE REMOVED. REPLACE W/STONE FACE CMU TO MATCH EXISTING (TYP). CONTRACTOR TO VERIFY EXACT LOCATIONS AND QUANTITIES IN FIELD.
EXIST 2x10 JOISTS @ 16" O.C. MAX (TYP (4) SPANS)
2x6 BEARING WALL
EXIST 8x8
EXIST 8x12
(2) LVL925
(2) RIM912
(2) RIM 1178
W18x40
EXIST W10 "TRUSS"
HSS4x4 UP
HSS3x3 DOWN
BOLTED FIELD SPLICE
NO COLUMN UP AT THIS LOCATION
EXIST 8x12 BEAM BREAK OVER CL COL
5 ¼x 11 ⅞ VL
2x10 JOISTS @ 16" O.C. MAX
NEW ¾" T&G PLYWOOD FLOOR SHEATHING OVER EXISTING 2x DECKING, GLUED & NAILED, STAGGER SHEETS TO PROVIDE NO SEAMS @ NEW OR EXISTING STEEL BEAMS
EXISTING STAIRWAY TO BE DEMOLISHED, INFILL FRAME W/ 2x10 @ 16" O.C. & ¾" FLOOR SHEATHING (TYP)
EXISTING CMU CHIMNEY TO BE DEMOLISHED, INSTALL SIMPSON LU210R-18 AT EXISTING HEADERED JOIST LOCATIONS, INFILL FRAME W/ 2x10 @ 16" O.C. & SIMPSON LUS28 @ EXISTING HEADER & SOLID BLOCKING @ EXISTING CMU STEP W/¾" FLOOR SHEATHING (TYP)
INSTALL SIMPSON LU210R-18 AT (3) HEADERED JOIST LOCATIONS (TYP) AT EXISTING 18"x32" HAY SHOOTS (11) LOCATIONS THIS WALL
MIN 2'-0" SHEATHING LAP AT NEW & EXIST STEEL BEAMS (TYP)
PROJECT NORTH

LINTEL SCHEDULE

MARK	CLEAR SPAN	LINTEL
L1	< 6'-0"	(2)WXxXX
L2	6'-0" - 7'-0"	
L3	7'-0" - 12'-0"	

SECOND FLOOR FRAMING PLAN
1/4"=1'-0"

NOT FOR CONSTRUCTION
ISSUED FOR PRICING
3/26/2003

PLAN NOTES:
1. FLOOR IS TO BE LEVELED AS PART OF CONSTRUCTION.
2. EXISTING W10 BEAMS ARE TO BE PLUMBED & SHIMMED TO BOT. OF NEW FLOOR SHEATHING. ATTACH EXISTING W10 BEAM TO NEW FLOOR SHEATHING W/WAFER HEAD TEK SCREWS. SEE SECTIONS FOR ADDITIONAL INFORMATION.
3. "LVL925" INDICATES 1 ¾x9 ¼ LVL TO BE SISTERED, GLUED & NAILED TO EXISTING WOOD BEAMS. SEE SECTION FOR ADDITIONAL INFORMATION.
4. "RIM1178" INDICATED 1 ⅛x11 ⅞ RIM BOARD (VERSA RIM) TO BE SISTERED TO EXIST WOOD BEAMS. SEE SECTIONS FOR ADD'L INFORMATION.
5. ⊗ INDICATES SPLICE POINTS IN EXIST FLOOR BEAM.
6. "RIM912" INDICATED 1 ⅛x9 ½ RIM BOARD (VERSA RIM) TO BE SISTERED TO EXIST WOOD BEAMS. SEE SECTIONS FOR ADD'L INFORMATION.

WO 1030.00

BECKER
structural engineers, inc.
19 Commercial Street
Portland, ME 04101-4701
Tel 207-879-1838
Fax 207-879-1822
info@beckerstructural.com
www.beckerstructural.com

STATE OF MAINE — PAUL P. BECKER — 8884 — LICENSED PROFESSIONAL ENGINEER

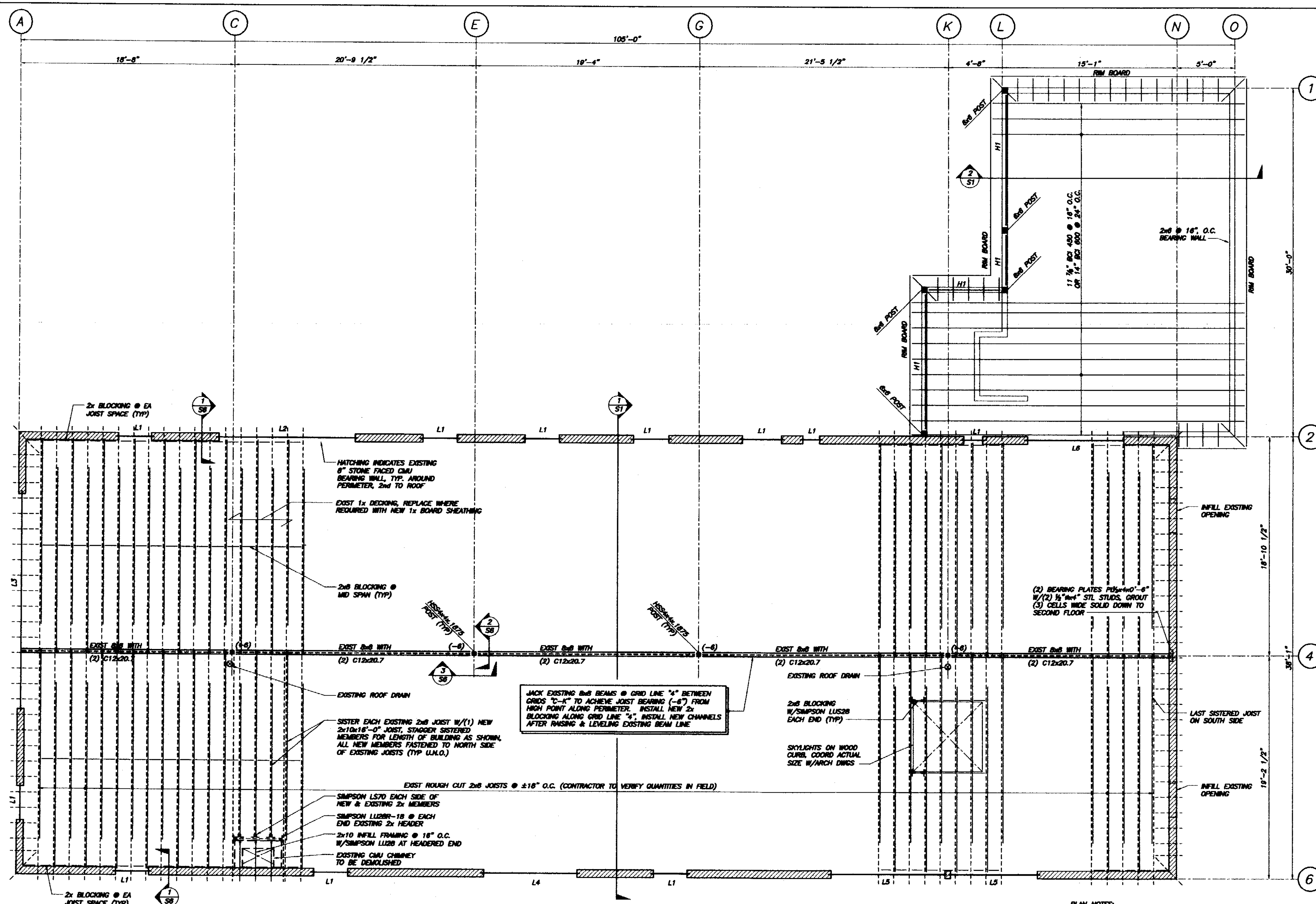
DESIGNED BY:	EAR
DRAWN BY:	MC
CHECKED BY:	PBB
SCALE:	NOTED
DATE:	03/26/03

REV. NO	DATE	DESCRIPTION	APPRD

PROJECT:
75 YORK STREET
PROFESSIONAL OFFICES
PORTLAND, MAINE

SECOND FLOOR FRAMING PLAN

DRAWING NO.
S3



PLAN NOTES:
1. JOIST BEARING ELEVATION AT PERIMETER = ±124'-0 (VIF) = HIGH POINT, AND IS REFERENCE ELEVATION FOR THIS PLAN. ELEVATIONS REFERENCED "(-6)" ARE TAKEN FROM THIS ELEVATION.
2. G.C. SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND COORDINATE THE STRUCTURAL STEEL FABRICATION SHOP DRAWINGS ACCORDINGLY.

ROOF FRAMING PLAN
1/4"=1'-0"

PROJECT NORTH

NOT FOR CONSTRUCTION
ISSUED FOR PRICING
3/26/2003

WO 1030.00

BECKER
structural engineers, inc.
19 Commercial Street
Portland, ME 04101-4701
info@beckerstructural.com
Tel 207-879-1838
Fax 207-879-1822
www.beckerstructural.com

STATE OF MAINE · PAUL B. BECKER · PROFESSIONAL ENGINEER

DESIGNED BY: EAR	REV. NO.	DATE	DESCRIPTION	APPRD
DRAWN BY: MC				
CHECKED BY: PBB				
SCALE: NOTED				
DATE: 03/26/03				

PROJECT: 75 YORK STREET PROFESSIONAL OFFICES PORTLAND, MAINE

ROOF FRAMING PLAN

DRAWING NO. **S4**