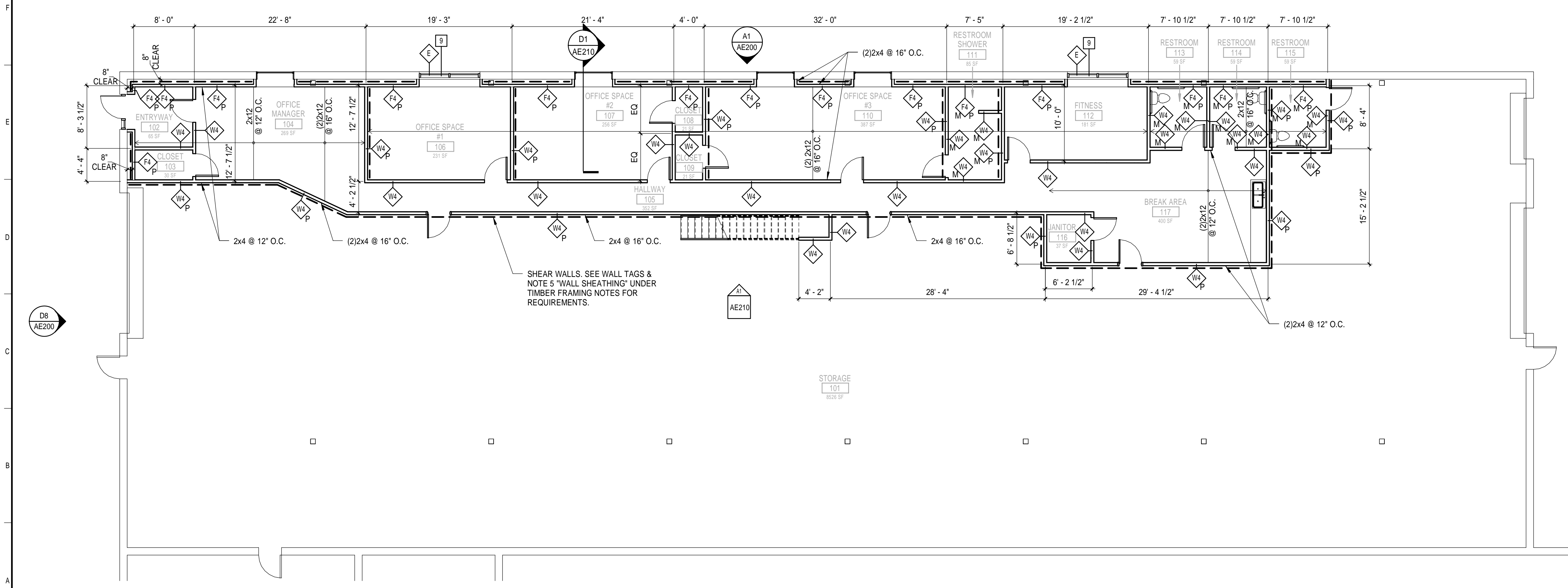


**F1 MEZZANINE - LAYOUT PLAN**  
1/8" = 1'-0"



**A1 FIRST FLOOR - LAYOUT PLAN**  
1/8" = 1'-0"

**PLAN NOTES:**

- SEE G-001 FOR GENERAL PROJECT NOTES, LEGENDS, ABBREVIATIONS, AND PARTITION TYPES.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING CODE COMPLIANCE PLANS AND NOTIFYING THE ARCHITECT OF CONFLICTS BETWEEN WHAT IS IN THE FIELD AND ON THE CODE DOCUMENTS.
- DIMENSIONS ARE FACE OF CONCRETE, FACE OF MASONRY AND CENTERLINE OF STUD, UNLESS NOTED OTHERWISE.
- DOOR JAMBS (HINGE SIDE) SHALL BE 6" FROM CORNER IN STUD PARTITIONS AND 8" FROM CORNER IN MASONRY PARTITIONS UNLESS NOTED OTHERWISE.
- REFER TO DETAILS FOR ADDITIONAL DIMENSIONING INFORMATION.
- REFER TO ENLARGED PLANS FOR PARTITION TYPES AND DIMENSIONS IN AREAS WHICH ARE DETAILED AT A LARGER SCALE.
- FURNITURE AND OWNER PROVIDED EQUIPMENT ARE INDICATED BY DASHED LINE TYPE.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF OWNER PROVIDED EQUIPMENT INCLUDING BUT NOT LIMITED TO DIMENSIONAL INFORMATION, AND MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS.
- NEW WALL (SEE WALL TAG 'E') TO MATCH EXISTING. TO BE INFILLED IN OPENING THAT REMAINS AFTER INSTALLING WINDOWS.

**STRUCTURE & FRAMING NOTES:**

- THIS DESIGN IS BASED ON THE FOLLOWING ASSUMPTION: EXISTING CONCRETE SLAB IS A MINIMUM OF 8" THICK SLAB ON GRADE.
- CONTRACTOR SHALL FIELD VERIFY THIS ABOVE ASSUMPTION PRIOR TO CONSTRUCTION. NOTIFY SMRT IF THE EXISTING SLAB IS DIFFERENT THAN ASSUMED. CONTINUOUS CONCRETE WALL FOOTINGS MIGHT BE REQUIRED.
- STUD WALLS TO BE 2x4 @ 16" O.C. U.N.O.
- ALL STUDS TO BE LOCATED DIRECTLY BELOW FLOOR JOISTS.

**TIMBER FRAMING NOTES:**

- INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED, MINIMUM GRADE NO.2 SPRUCE-PINE-FIR, U.N.O. MAXIMUM MOISTURE CONTENT SHALL BE 15% FOR MEMBERS W/ NOMINAL THICKNESS 2" OR LESS & 19% FOR THICKER MEMBERS.
- PRESSURE TREATED TIMBER SHALL BE USED FOR SILL MEMBERS AND WHERE SHOWN ON DRAWINGS. PRESSURE TREATED TIMBER SHALL BE SOUTHERN PINE #2.
- ENGINEERED LUMBER BEAMS SHALL BE "VERALAM" BY BOISE CASCADE. IN THE SIZE SHOWN ON THE DRAWINGS. UNITS BUILT UP WITH MULTIPLE PLIES SHALL BE INTERCONNECTED ACCORDING TO MANUFACTURER'S REQUIREMENTS.
- FLOOR SHEATHING SHALL BE 3/4" APA RATED SHEATHING, PANEL SPAN RATING 40/20, EXPOSURE 1, NAILED WITH MINIMUM OF 10d NAILS AT 4" O.C. AT FLOOR PERIMETER, AT 6" O.C. AT OTHER SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- WALL SHEATHING SHALL BE A MINIMUM 7/16" APA RATED SHEATHING FASTENED W/ 8d NAILS @ 6" O.C. AT SUPPORTED EDGES AND @ INTERMEDIATE FRAMING. VERTICAL EDGES SHALL ALIGN W/ STUD CENTERLINE. ALL EDGES SHALL BE SUPPORTED BY STUD OR 2x4 BLOCKING.
- END JOINTS FOR FLOOR AND WALL SHEATHING SHALL BE STAGGERED. LONG DIMENSION OF UN-CUT SHEATHING PANELS SHALL BE PERPENDICULAR TO SUPPORTS.
- THE QUANTITY AND SIZE OF FASTENERS CONNECTING WOOD FRAME MEMBERS SHALL BE NOT LESS THAN SPECIFIED IN IBC 2009 TABLE 2304.9.1 FASTENING SCHEDULE.
- ALL TOP PLATE SPLICES SHALL BE OVER A STUD OR HEADER, WITH A 4'-0" OVERLAP EACH WAY WITH SECOND TOP PLATE.

**DESIGN NOTES:**

- MEZZANINE IS DESIGNED TO COMPLY WITH THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE.
- BUILDING OCCUPANCY CATEGORY: II
- FLOOR LIVE LOADS: AS SHOWN ON THE DRAWINGS
- DEAD LOADS: ACUTAL WEIGHTS OF COMPONENTS PLUS 8PSF ALLOWANCE FOR MISCELLANEOUS HANGING ITEMS

144 Foss Street, P.O. Box 818  
Portland, Maine 04104  
Tel: (207) 772-3846  
Fax: (207) 772-1070  
www.smrtinc.com

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**B.H. MILLIKEN TENANT FIT-UP**  
235 PRESUMPSCOT STREET, PORTLAND, ME  
CURRENT ISSUE STATUS:

REV	DESCRIPTION	DATE

GRAPHIC SCALE:  
0' 1'

SCALE: As indicated  
PROJECT MANAGER: JLH  
JC/DRAWN BY: SHK  
A/E OF RECORD: JLH  
PROJECT NO: 16030  
SMRT FILE: AE110-16030  
DATE:  
SHEET TITLE:  
**LAYOUT & FRAMING PLANS**  
SHEET No.  
**AE110**  
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