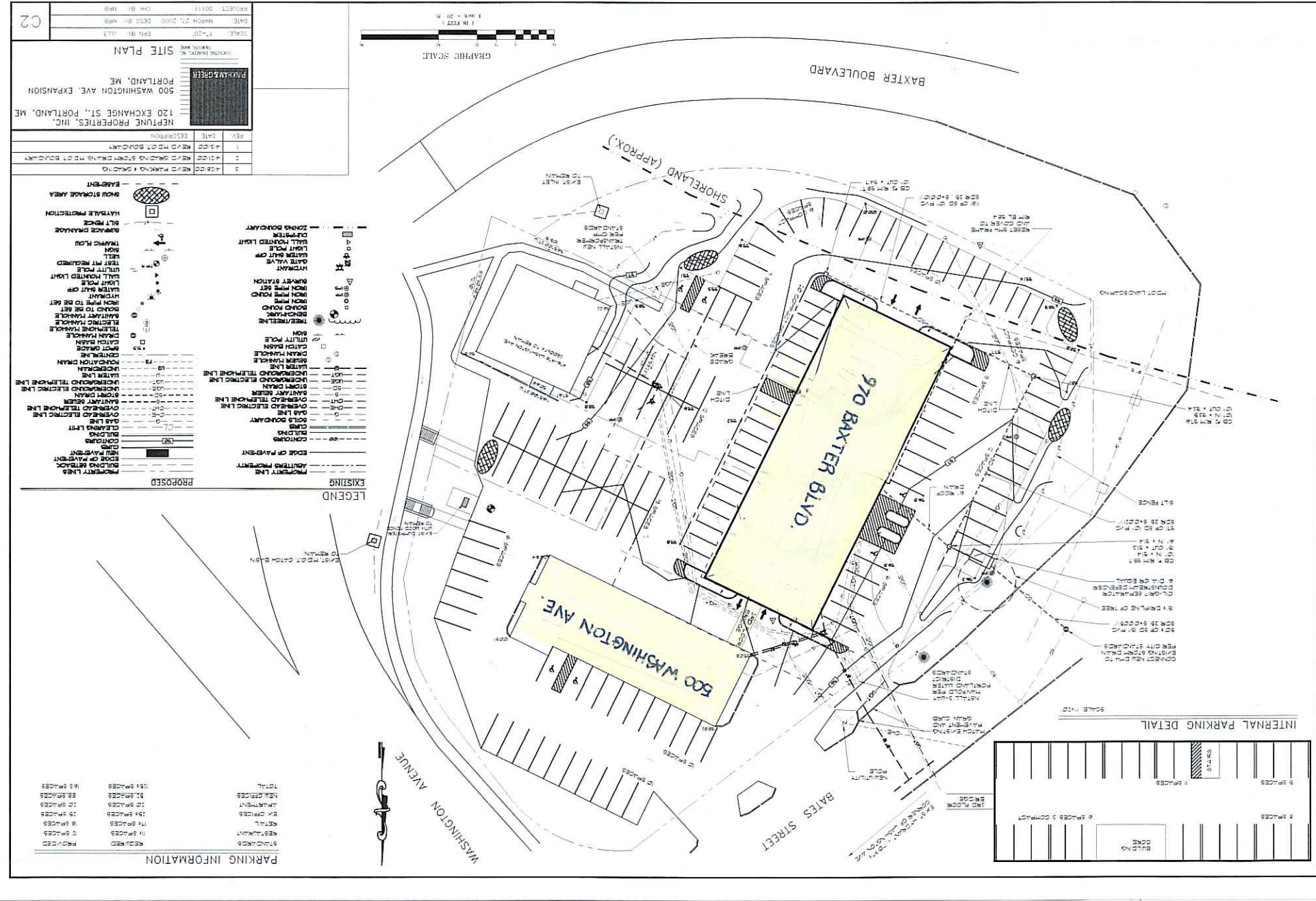


**GENERAL NOTES**

- PROJECT IS A REALIGNMENT OF EXISTING TENANT OCCUPIED SPACE AT 970 BAXTER BLVD. AND 500 WASHINGTON AVE.
- CONSTRUCTION WILL BE COMPLETED IN 3 PHASES WITH COMPLIANCE LETTER FROM THE CITY OF PORTLAND AND TENANT RELOCATION FOLLOWING EACH PHASE. DUE TO LIMITED TEMPORARY FACILITIES, PHASE 2 OR 3 CANNOT BEGIN UNTIL THE PRECEDING PHASE IS COMPLETE AND OCCUPIED. THE PHASES ARE AS FOLLOWS:  
 PHASE 1 - SOUTHERN 1/2 OF THE 3RD FLOOR OF 970 BAXTER BLVD. MARKED "EXPANSION SUITE" ON PLAN.  
 PHASE 2 - NORTHERN 1/2 OF THE 3RD FLOOR OF 970 BAXTER BLVD. MARKED "EXISTING HDR SUITE" ON PLAN.  
 NOTE: TEMPORARY BARRIERS BETWEEN PHASE 1 AND 2 WILL BE LOCATED AND CONSTRUCTED WITH TENANT COORDINATION.  
 PHASE 3 - 3RD FLOOR WASHINGTON AVE.
- ONLY NON-LOAD BEARING WALLS WILL BE REMOVED OR MODIFIED IN THE DEMOLITION PHASE. ALL STRUCTURAL ELEMENTS TO REMAIN UNALTERED.  
 SPRINKLER SYSTEM WILL REMAIN OPERATIONAL THROUGHOUT THE DURATION OF CONSTRUCTION.

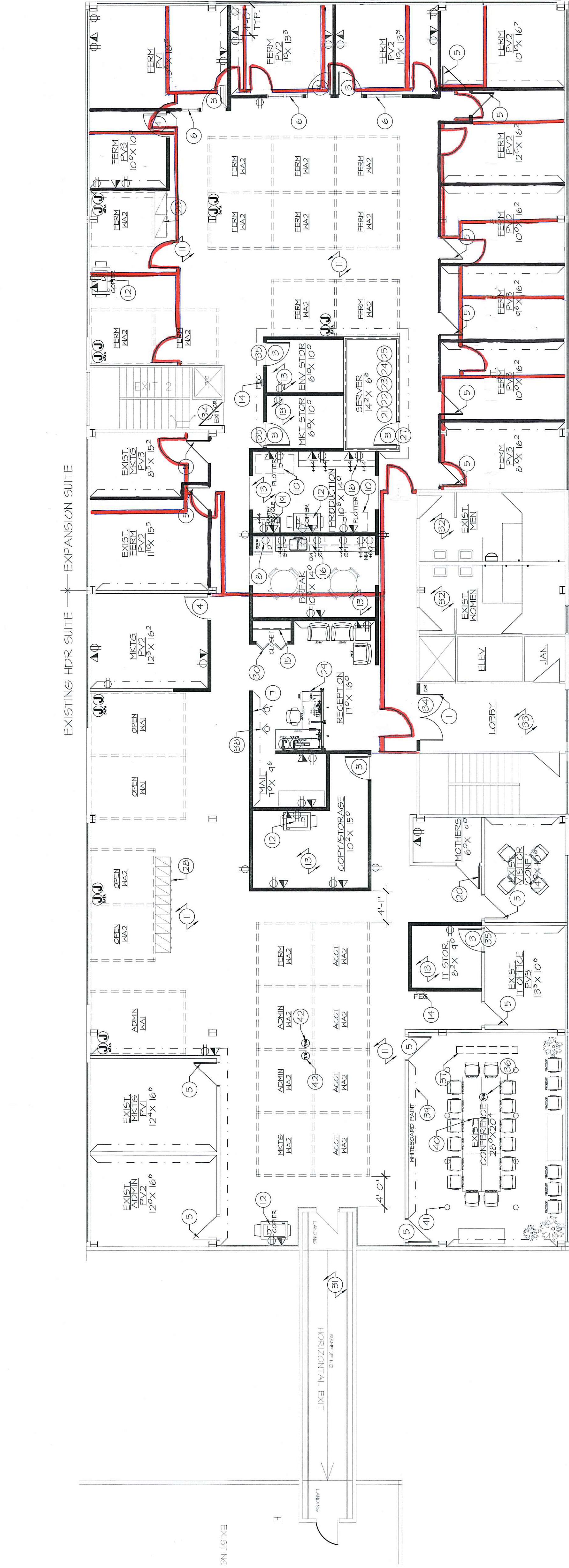
**A & M PARTNERS, INC.**  
 REAL ESTATE DEVELOPMENT MANAGEMENT  
 1000 KENNESAW STREET  
 SUITE 1000  
 PORTLAND, OREGON 97208  
 TEL: 503.773.0233  
 FAX: 503.773.0234  
 Email: adam@ampartners.com

**HDR PORTLAND ME  
 3RD FLOOR  
 970 BAXTER/500 WASHINGTON**



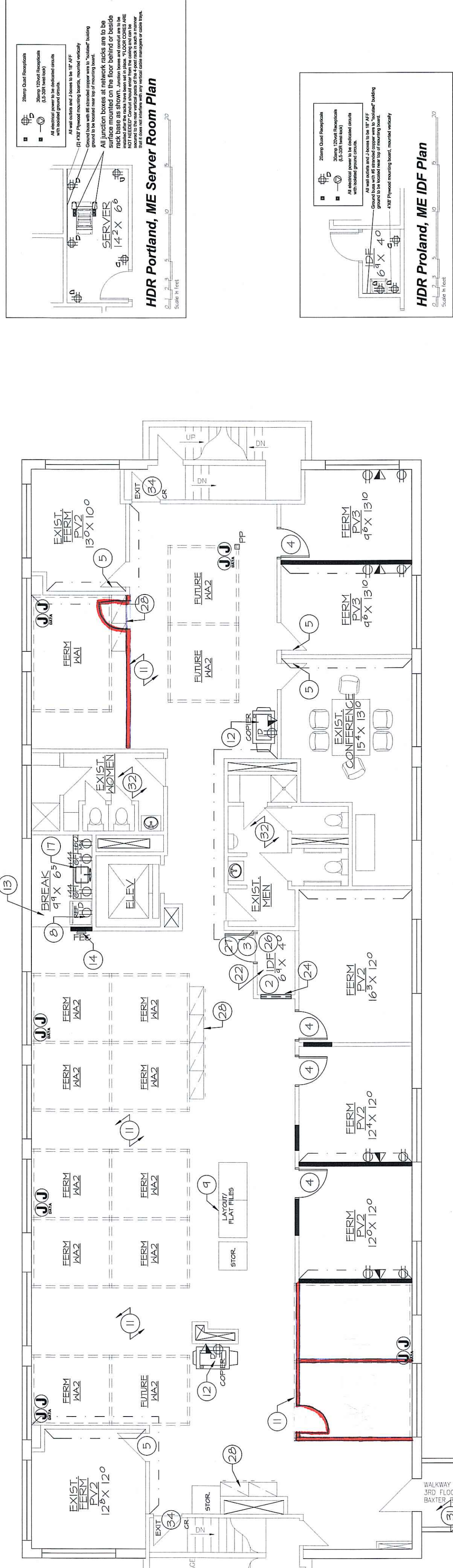
**LEGEND**

- EXISTING PARTITION TO REMAIN
- NEW INTERIOR PARTITION TO UNDERSIDE OF CEILING GRID.
- EXISTING PARTITION TO BE REMOVED
- NEW INTERIOR PARTITION TO STRUCTURE ABOVE WITH SOUND BATT INSULATION.
- EXIT SIGN
- SEMI-RECESSED FIRE EXTINGUISHER CABINET.
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN.
- NEW OR RELOCATED DOOR ASSEMBLY.
- MALL MOUNTED DUPLEX ELECTRICAL OUTLET
- MALL MOUNTED FOURPLEX ELECTRICAL OUTLET
- FLOOR MOUNTED COMBINATION DUPLEX/DATA ELECTRICAL OUTLET (A.B.S.)
- MALL MOUNTED DEDICATED ELECTRICAL OUTLET (A.B.S.)
- MALL MOUNTED COMBINATION TELEPHONE/DATA OUTLET (A.B.S.)
- JUNCTION BOX
- KEYNOTE SYMBOL. REFER TO KEYNOTES ON PLAN.
- NEW PL. FLUORESCENT DOWNLIGHT FIXTURE.
- NEW PL. FLUORESCENT MALL MASH FIXTURE.
- PROVIDE ACCENT OR SPECIALTY PAINT WHERE INDICATED, N.I.C.



**HDR PORTLAND ME- 3RD FLOOR 970 BAXTER PP-2**

SCALE: 1/8" = 1'-0" 9/12/12 9/13/15 USF  
 4/19/15 USF/43 EMPLOYEES (INCL. VISITOR CONF. RECEIPT)- 218 USF/ PERSON



**HDR PORTLAND ME- 3RD FLOOR 500 WASHINGTON PP-2**

SCALE: 1/8" = 1'-0" 9/12/12 4/19/15 USF  
 4/19/15 USF/22 EMPLOYEES - 181 USF/ PERSON

**FLOOR PLAN KEYNOTES**

- PROVIDE PAIR OF NEW 3'-0" WIDE X 8'-0" HIGH X 1/2" THICK TEMPERED GLASS HERCULITE DOORS. PROVIDE \$500 ALLOWANCE FOR PULLS EACH DOOR.
- EXISTING PARTITIONS, THIS ROOM TO REMAIN. PROVIDE PONY WALL PARTITION TO STRUCTURE ABOVE IF NOT EXISTING.
- PROVIDE NEW OR RELOCATED BUILDING STANDARD 3'-0" INTERIOR DOOR AND FRAME AND LEVER PASSAGE HARDWARE TO MATCH EXISTING.
- PROVIDE NEW OR RELOCATED BUILDING STANDARD 3'-0" INTERIOR DOOR AND FRAME AND LEVER PASSAGE HARDWARE TO MATCH EXISTING. DOOR TO RECEIVE CUT IN 1/4" TEMPERED GLASS VISION LIGHT (IF SOLID CORE); APPROXIMATELY 24" X 18" WITH WOOD STOPS. CONFIRM ACTUAL SIZE PRIOR TO START OF CONSTRUCTION.
- EXISTING DOOR TO RECEIVE CUT IN 1/4" TEMPERED GLASS VISION LIGHT (IF SOLID CORE); APPROXIMATELY 24" X 18" WITH WOOD STOPS. CONFIRM ACTUAL SIZE PRIOR TO START OF CONSTRUCTION.
- NEW LOCATION OF RELOCATED TEMPERED GLASS SIDELIGHT FROM DEVO. LOGO - N.I.C. GC TO PROVIDE BACKING IF REQUIRED.
- REF. - N.I.C.; PROVIDE WATERLINE.
- LAYOUT/FLAT FILES (N.I.C.)
- EQUIPMENT, N.I.C.
- SYSTEMS FURNITURE - N.I.C. PROVIDE MALL FEED OR FLOOR FEED AS INDICATED. PROVIDE ONE FEED PER SIX WORKSTATIONS.
- COPY/LOCATION (N.I.C.) CONFIRM POWER REQUIREMENTS AND CLEARANCES PRIOR TO CONSTRUCTION.
- PROVIDE HDR STANDARD MGT FLOORING AT THIS AREA. 3-COLOR PATTERN AT BREAK/PRODUCTION. SINGLE COLOR AT STORAGE.
- PROVIDE NEW OR RELOCATED BUILDING STANDARD FIRE EXTINGUISHER CABINET. INCREASE QUANTITY AS DICTATED BY LOCAL CODE.
- RECEPTION DESK - FURNITURE- N.I.C.
- REFER TO SEPARATE SERVER POKER PLAN. THIS PLAN IS PRELIMINARY. CONFIRM EXACT REQUIREMENTS AND OUTLET LOCATIONS PRIOR TO CONSTRUCTION.
- REFER TO SEPARATE IDF POWER PLAN. THIS PLAN IS PRELIMINARY. CONFIRM EXACT REQUIREMENTS AND OUTLET LOCATIONS PRIOR TO CONSTRUCTION.
- DOOR TO RECEIVE MECHANICAL RINGCODE LOCKSET WITH GLOSER.
- FILES (N.I.C.)
- PROVIDE 4" X 8" PAINTED FR. PLYWOOD THE BOARDS THIS ROOM. REFER TO SERVER ROOM/IDF PLANS.
- PROVIDE OCCUPANCY INDICATOR PRIVACY LOCK; COREIN RUBBERIN #122500 OR EQUAL.
- PROVIDE FIRE EXTINGUISHER USING DUPONT FE-36 EXTINGUISHER AGENT AT SERVER ROOM/IDF.
- PROVIDE STATIC DISSIPATIVE VGT AT THIS ROOM LOCATION.
- PROVIDE 24 HOUR SEPARATELY METERED HVAC SYSTEM (USE SELF CONTAINED UNIT WHEN POSSIBLE) AT SERVER ROOM (CEILING MOUNTED INSTALLATION PREFERRED. DO NOT LOCATE ABOVE SERVER EQUIPMENT). WITH HIGH TEMPERATURE SPRINKLER HEADS IF SPRINKLER SYSTEM IS IN PLACE. PROVIDE CONSTRUCTION.
- PROVIDE 2 TON A/C UNIT. CONFIRM ACTUAL TONNAGE PRIOR TO CONSTRUCTION.
- PROVIDE CUSTOM PLASTIC LAMINATE COUNTERTOP AT 34" A.F.F. WITH 3'-6" OPEN SECTION BELOW FOR WASTE/RECYCLE CONTAINERS-N.I.C. PROVIDE FINISHED PANEL AS REQUIRED.
- PROVIDE CLOSET ROD AND SHELF AT CLOSET.
- PROVIDE CUSTOM PLASTIC LAMINATE BASE CABINETS WITH COUNTERTOP AT 34" WITH DOUBLE 55" SINK. INST. HOT, COLD AND WARM WATER. PROVIDE ADA ADA HEIGHT DISHWASHER (CONFIRM FINISH PRIOR TO ORDER). PROVIDE 18" DEEP MICROWAVE SHELF (M.M.N.C.) PROVIDE 30" H X 14" D PLAS. LAM. UPPER CABINETS WHERE INDICATED.
- PROVIDE CUSTOM PLASTIC LAMINATE BASE CABINETS WITH COUNTERTOP AT 34" WITH SINGLE 55" SINK. INST. HOT, COLD AND WARM WATER. PROVIDE ADA ATTACHED DOORS AT SINK LOCATION. PROVIDE 18" DEEP MICROWAVE SHELF (M.M.N.I.C.) PROVIDE 30" H X 14" D PLAS. LAM. UPPER CABINETS WHERE INDICATED.
- PROVIDE CUSTOM PLASTIC LAMINATE 24" D BASE CABINETS WITH COUNTERTOP AT 34" WITH 30" WIDE 14" D PLAS. LAM. UPPER CABINETS ABOVE WHERE INDICATED. PROVIDE ONE DRAWER BANK PER SECTION.
- PROVIDE CUSTOM PLASTIC LAMINATE COUNTERTOP AT 34" A.F.F. WITH 3'-6" OPEN SECTION BELOW FOR WASTE/RECYCLE CONTAINERS-N.I.C. PROVIDE FINISHED PANEL AS REQUIRED.
- PROVIDE NEW 4'-0" WIDE BIFOLD DOORS WITH FRAME AND HARDWARE TO MATCH EXISTING.
- EXISTING WALKWAY BRIDGE. PROVIDE HDR STANDARD FINISHES AS REQUIRED.
- EXISTING RESTROOM/SHOWER ROOM TO REMAIN. NO WORK REQUIRED.
- EXISTING ELEVATOR LOBBY. PROVIDE NEW HDR STANDARD FINISHES AS REQUIRED.
- DOOR TO RECEIVE ELECTRIC STRIKE OR MAG LOCK. CARDREADER PROVIDED AND INSTALLED BY TENANT VENDOR. CONTRACTOR TO PROVIDE J-BOX, POKER, CLOSER AND ASSOCIATED CONDUIT.
- DOOR TO RECEIVE LOCKSET HARDWARE.
- PROVIDE FLUSH FLOOR ELECTRICAL DATA, TELEPHONE OUTLET, X-RAY SLAB AS REQUIRED. FLOOR BOX FOR AN E-TABLE SHOULD BE A 4" AFF. FLOOR BOX WITH THE 2" CONDUIT STUBBED UP BESIDE IT. IF NOT AN E-TABLE, IT WILL REQUIRE A 6" AFF. FLOOR BOX WITH A 6" CORE. DETERMINE PRIOR TO ORDER.
- PROVIDE RECESSED ELECTRIC WIDESCREEN PROJECTION SCREEN. DRAPER OR EQUAL "SIGNATURE V" 131" DIAGONAL. PROVIDE ADDITIONAL DROP LENGTH AS REQUIRED FOR CEILING HEIGHT; MODEL #100640 ON A SEPARATE SWITCH.
- PROVIDE (2) PL. FLUORESCENT MALL MASHER DOWNLIGHTS WITH DIMMING BALLAST ON A SEPARATE DIMMER SWITCH.
- PROVIDE "MINKY" WHITEBOARD PAINT THIS WALL. FULL HEIGHT TO 7'-0" A.F.F.; FULL WIDTH. PROVIDE MINIMUM LEVEL 5 DRYMALL FINISH PRIOR TO INSTALL.
- PROVIDE OUTLET ABOVE CEILING FOR CEILING MOUNTED PROJECTOR (N.I.C.) VERIFY LOCATION WITH TENANT.
- PROVIDE PL. FLUORESCENT DOWNLIGHTS AS INDICATED WITH DIMMING BALLAST AND DIMMER SWITCH. IN ADDITION TO BUILDING STANDARD LIGHT FIXTURES.

- PROVIDE FLUSH FLOOR ELECTRICAL, DATA, TELEPHONE BASE FEED EXPLANATIONS AS REQUIRED. PROVIDE EXPLANATIONS WHICH BEED SYSTEMS FURNITURE SHALL HAVE 1-1/2" MIN. INLET AND EXIT FOR DATA CABLING. NOTE- CONFIRM IF CONFERENCE TABLES ARE HARD WHEED, WHICH WILL REQUIRE A REVISED CORE DEVICE, PRIOR TO CONSTRUCTION.
- PROVIDE NEW 4'-0" WIDE BIFOLD DOORS WITH FRAME AND HARDWARE TO MATCH EXISTING.
- EXISTING WALKWAY BRIDGE. PROVIDE HDR STANDARD FINISHES AS REQUIRED.
- EXISTING RESTROOM/SHOWER ROOM TO REMAIN. NO WORK REQUIRED.
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- PROVIDE RECESSED ELECTRIC WIDESCREEN PROJECTION SCREEN. DRAPER OR EQUAL "SIGNATURE V" 131" DIAGONAL. PROVIDE ADDITIONAL DROP LENGTH AS REQUIRED FOR CEILING HEIGHT; MODEL #100640 ON A SEPARATE SWITCH.
- PROVIDE (2) PL. FLUORESCENT MALL MASHER DOWNLIGHTS WITH DIMMING BALLAST ON A SEPARATE DIMMER SWITCH.
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- PROVIDE OUTLET ABOVE CEILING FOR CEILING MOUNTED PROJECTOR (N.I.C.) VERIFY LOCATION WITH TENANT.
- PROVIDE PL. FLUORESCENT DOWNLIGHTS AS INDICATED WITH DIMMING BALLAST AND DIMMER SWITCH. IN ADDITION TO BUILDING STANDARD LIGHT FIXTURES.

NO.	DATE	SCALE	BY	CHKD.
1	9/12/12	1/8" = 1'-0"	AA	AA
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3	9/12/12	1/8" = 1'-0"	AA	AA
4	9/12/12	1/8" = 1'-0"	AA	AA
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