




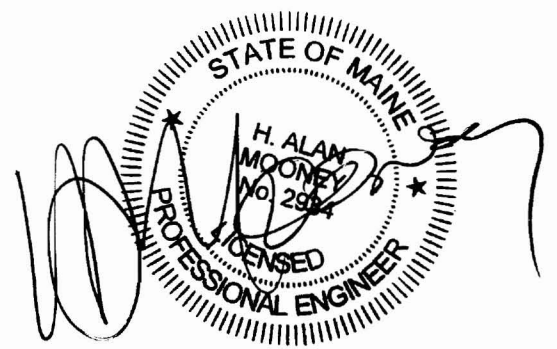


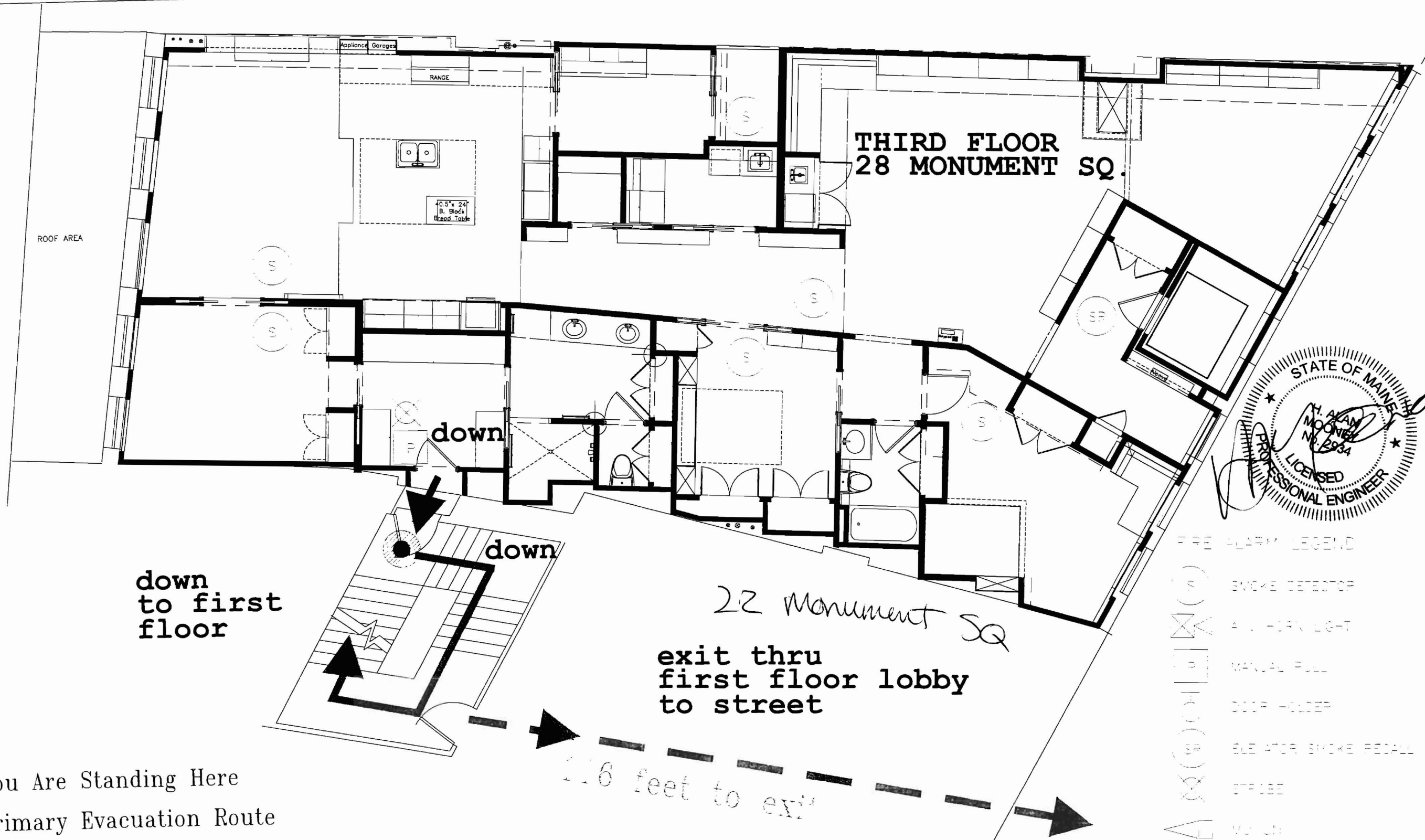
-  You Are Standing Here
-  Primary Evacuation Route
-  Secondary Evacuation Route
-  Exits
-  Emergency Lights






# SECOND FLOOR PLAN










- FIRE ALARM LEGEND
-  SMOKE DETECTOR
  -  FIRE HORN/LIGHT
  -  MANUAL PULL
  -  DOOR HOLDER
  -  ELEVATOR SMOKE RECALL
  -  STROBE
  -  MOTION

		CURRENT ISSUE STATUS: ISSUED FOR REVIEW 03-25-09	Emerson Clapp Building 28 Monument Square Portland, Maine Phase I Renovation	<b>CRITERIUM</b> <small>MECHANICAL ENGINEERS</small> 22 MONUMENT SQUARE TEL 207-775-1969 SUITE 300 800-922-1969 PORTLAND, ME 04101 FAX 207-775-4415	SHEET TITLE: SECOND FLOOR PLAN FIRE EXITS	SCALE: AS NOTED PROJECT MANAGER: HAM ENGINEER OF RECORD: HAM PROJECT No. -	DATE: 02-09-09 SHEET No. EG-3.1
--	--	---	---	---	---	---	---------------------------------------



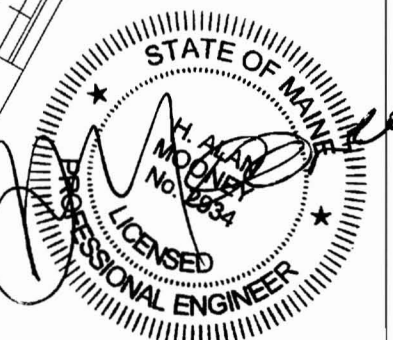
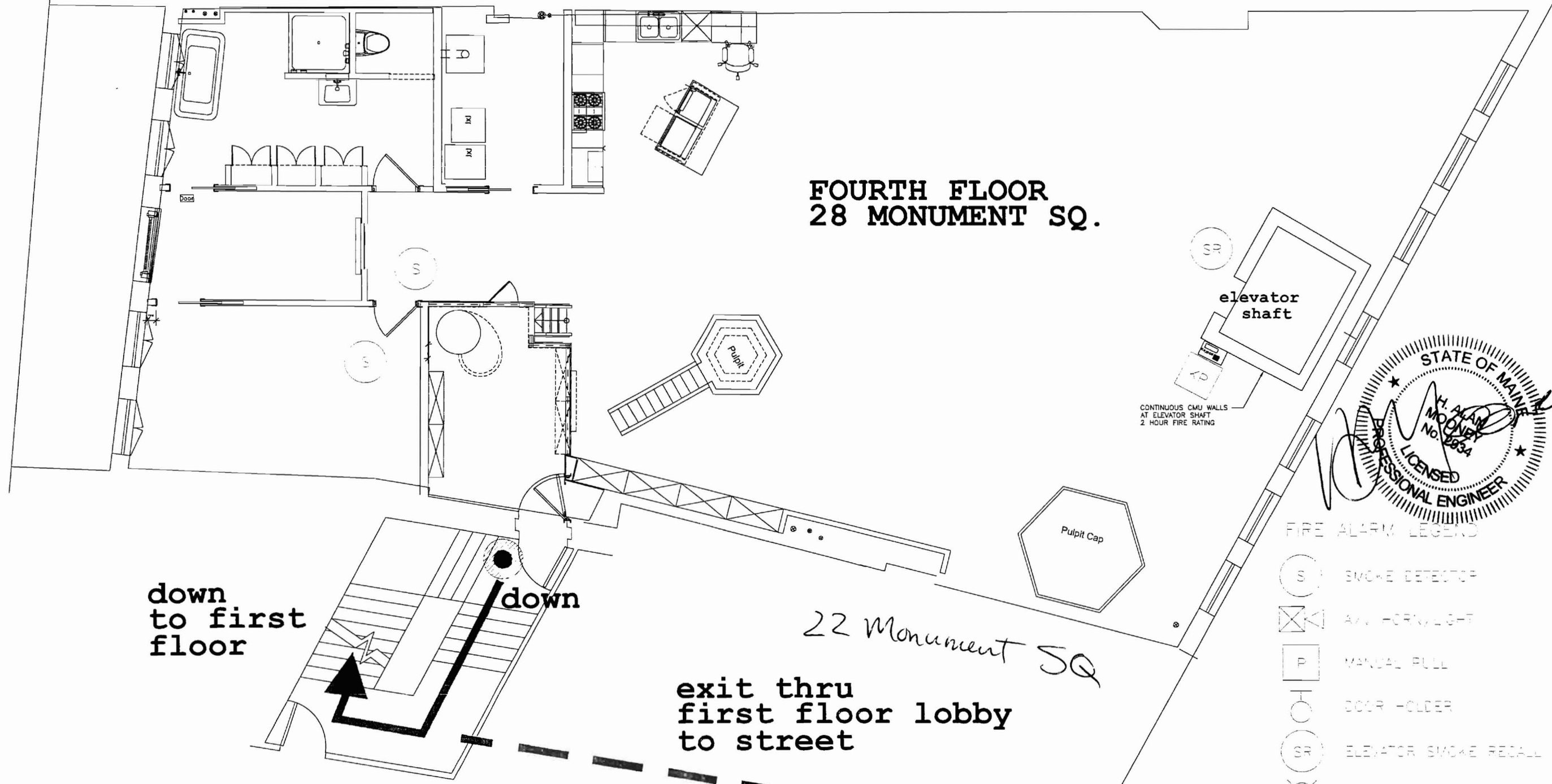
-  You Are Standing Here
-  Primary Evacuation Route
-  Secondary Evacuation Route
-  Exits
-  Emergency Lights

- FIRE ALARM LEGEND
-  SMOKE DETECTOR
  -  ALARM HORN LIGHT
  -  MANUAL PULL
  -  DOOR HOLD-OPEN
  -  ELEVATOR SMOKE RECALL
  -  STROBE
  -  VOICE UNIT

# THIRD FLOOR PLAN

	CURRENT ISSUE STATUS: ISSUED FOR REVIEW 03-25-09	Emerson Clapp Building 28 Monument Square Portland, Maine Phase I Renovation	<b>CRITERIUM</b> ENGINEERS 22 MONUMENT SQUARE TEL. 207-775-1969 SUITE 300 800-922-1969 PORTLAND, ME 04101 FAX 207-775-4415	SHEET TITLE: THIRD FLOOR PLAN FIRE EXITS	SCALE: AS NOTED PROJECT MANAGER: HAM ENGINEER OF RECORD: HAM PROJECT No. -	DATE: 02-09-09 SHEET No. EG-4.1
--	---	---	--	--	---	---------------------------------------

**FOURTH FLOOR  
28 MONUMENT SQ.**

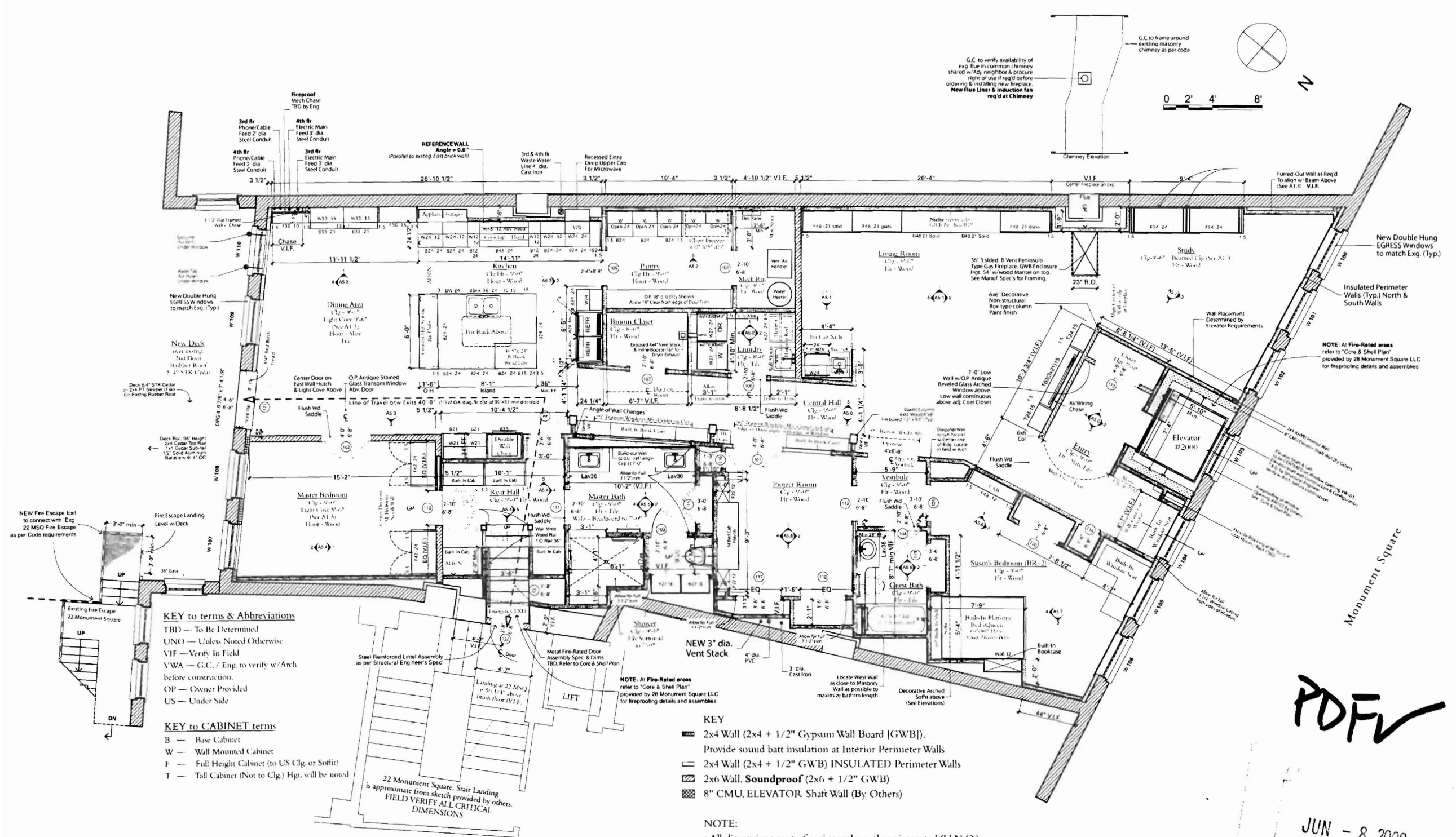


- FIRE ALARM LEGEND**
- (S) SMOKE DETECTOR
  - (X) A.V. HORN/LIGHT
  - (P) MANUAL PULL
  - (O) DOOR HOLDER
  - (SR) ELEVATOR SMOKE RECALL
  - (X) STROBE
  - (T) NOTCH
  - (KB) KEY PAD

- (●) You Are Standing Here
- (→) Primary Evacuation Route
- (- - - →) Secondary Evacuation Route
- (X) Exits
- (E) Emergency Lights

**FOURTH FLOOR PLAN**

		CURRENT ISSUE STATUS:	Emerson Clapp Building	<b>CRITERIUM</b> ENGINEERS 22 MONUMENT SQUARE TEL 207-775-1969 SUITE 300 PORTLAND, ME 04101 FAX 207-775-4415 800-922-1969	SHEET TITLE:	SCALE: AS NOTED	DATE: 01-08-09
		ISSUED FOR REVIEW 03-25-09	28 Monument Square Portland, Maine Phase I Renovation		FOURTH FLOOR PLAN FIRE EXITS	PROJECT MANAGER: HAM	SHEET No.
					ENGINEER OF RECORD: HAM		EG-5.1
					PROJECT No. -		



**KEY to terms & Abbreviations**

TBD — To Be Determined  
 UNO — Unless Noted Otherwise  
 VIF — Verify in Field  
 VVA — G.C. / Eng. to verify w/ Arch before construction.  
 OP — Owner Provided  
 US — Under Side

**KEY to CABINET terms**

B — Base Cabinet  
 W — Wall Mounted Cabinet  
 F — Full Height Cabinet (to US Clg. or Soffit)  
 T — Tall Cabinet (Not to Clg.) Hgt. will be noted

**1 Dimensioned Floor PLAN**  
 SCALE: 1/4" = 1'-0"



**KEY**

- 2x4 Wall (2x4 + 1/2" Gypsum Wall Board [GWB]). Provide sound batt insulation at Interior Perimeter Walls
- 2x4 Wall (2x4 + 1/2" GWB) INSULATED Perimeter Walls
- 2x6 Wall, **Soundproof** (2x6 + 1/2" GWB)
- 8" CMU, ELEVATOR Shaft Wall (By Others)

**NOTE:**

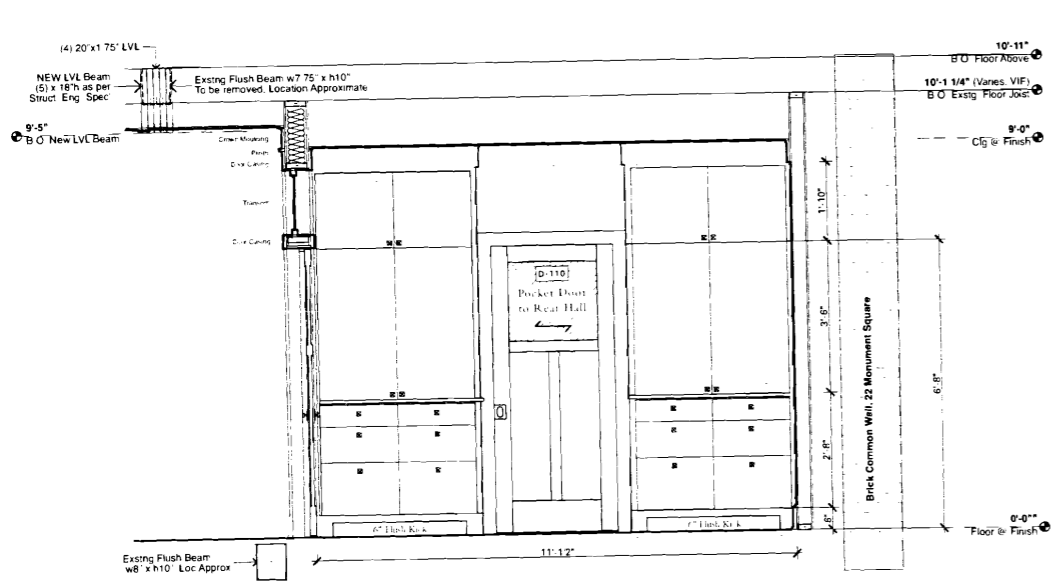
- All dimensions are to framing unless otherwise noted (U.N.O.)
- "F-F" indicates "finish to finish"
- Secondary Egress—Landing of 22 Monument Square is 56 1/4" above finish floor (V.I.F.)
- Interior Door/Window casing is 3/8" w (typ.) Where Door Casings meet corners allow for full 3/8" Casing + thickness of base moulding to locate door opening.
- Closet ceilings are 8'-0" (typ.) U.O.N.
- Continuous 3/4" Red Birch Wood floor throughout w/flush wood saddles typ. U.N.O. Sand & Finish in place
- FIRE-RATED AREAS refer to "Core & Shell Plan" provided by 28 Monument Square LLC for fireproofing details and assemblies.
- ALL appliances to be owner provided (O.P.)

**PDF**

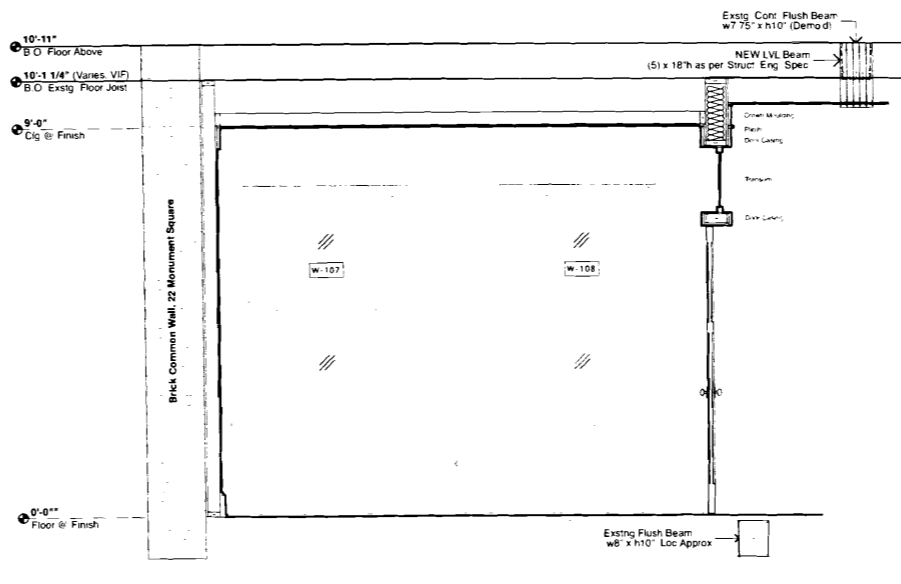
JUN - 8 2009

*Revision 2*

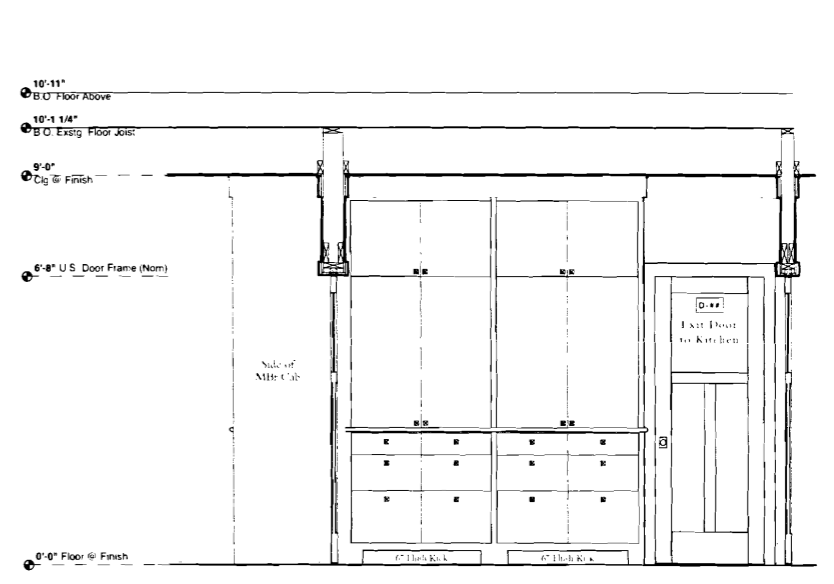




**1 Master Bedroom - NORTH Elevation**  
SCALE: 1/2" = 1'-0"



**2 Master Bedroom - SOUTH Elevation**  
SCALE: 1/2" = 1'-0"



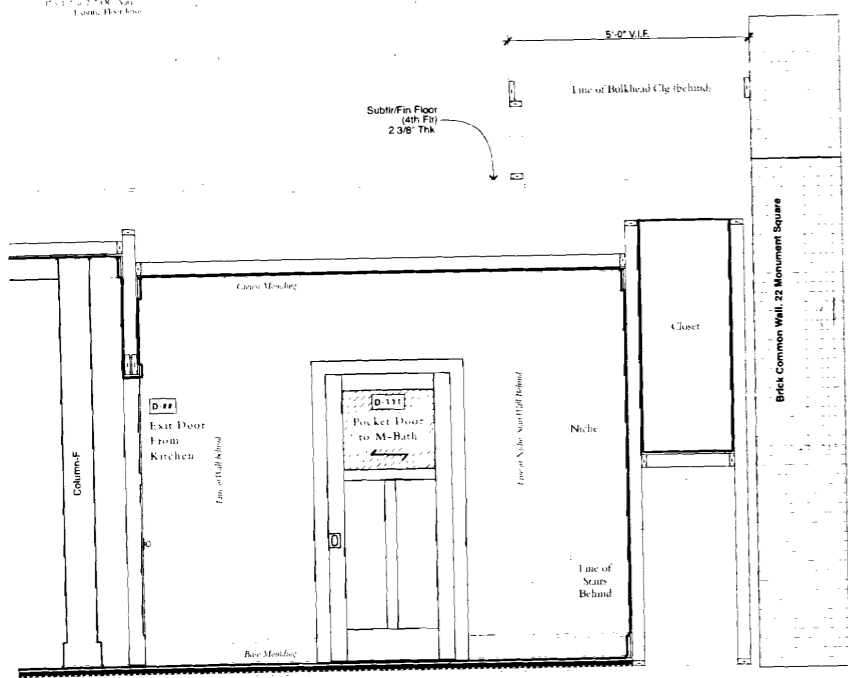
**3 Rear Hall - WEST Elevation**  
SCALE: 1/2" = 1'-0"

Floor Section Details  
Scale: 1 1/2" = 1'-0"

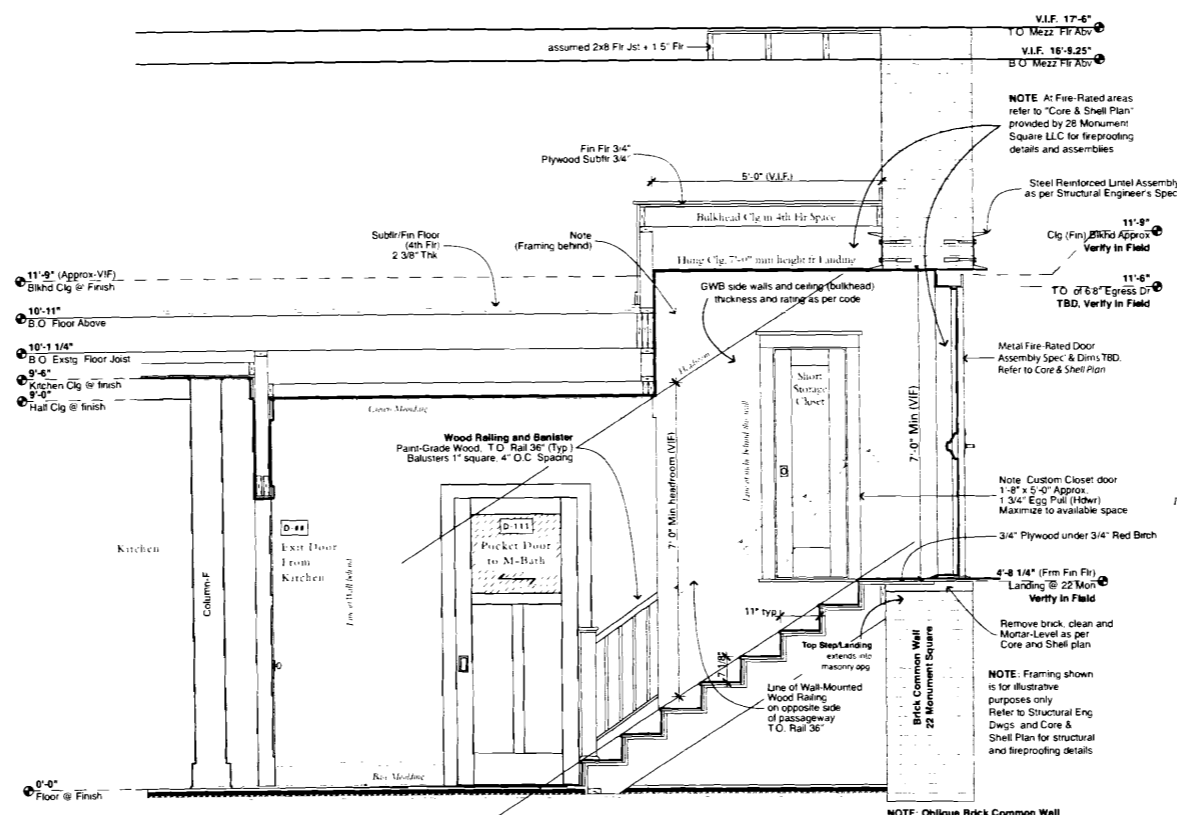
4th Flr Buildup



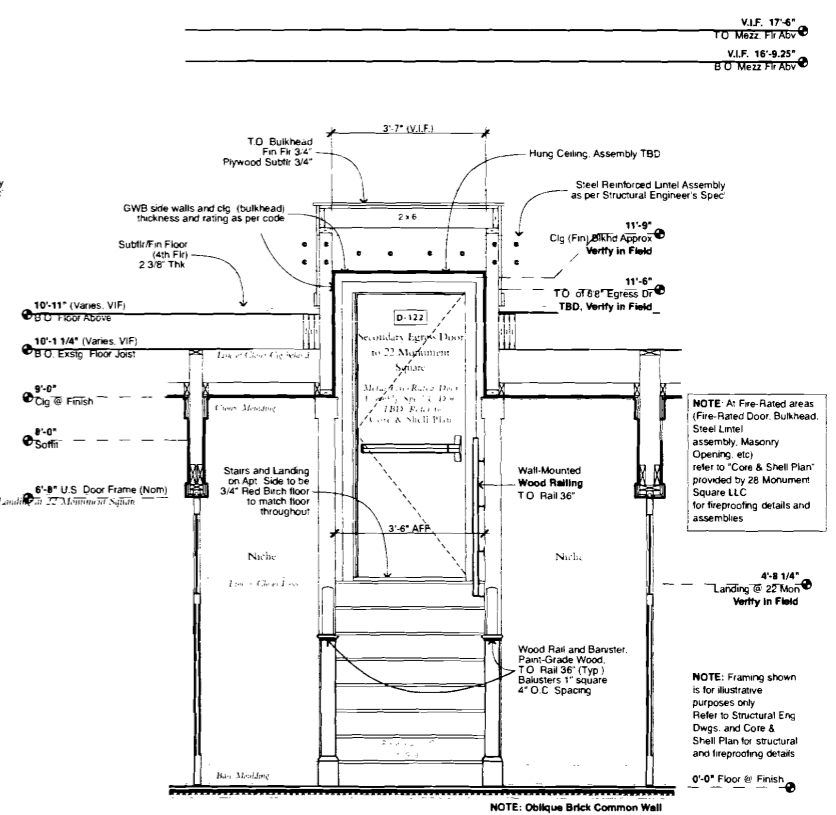
3rd Flr Buildup



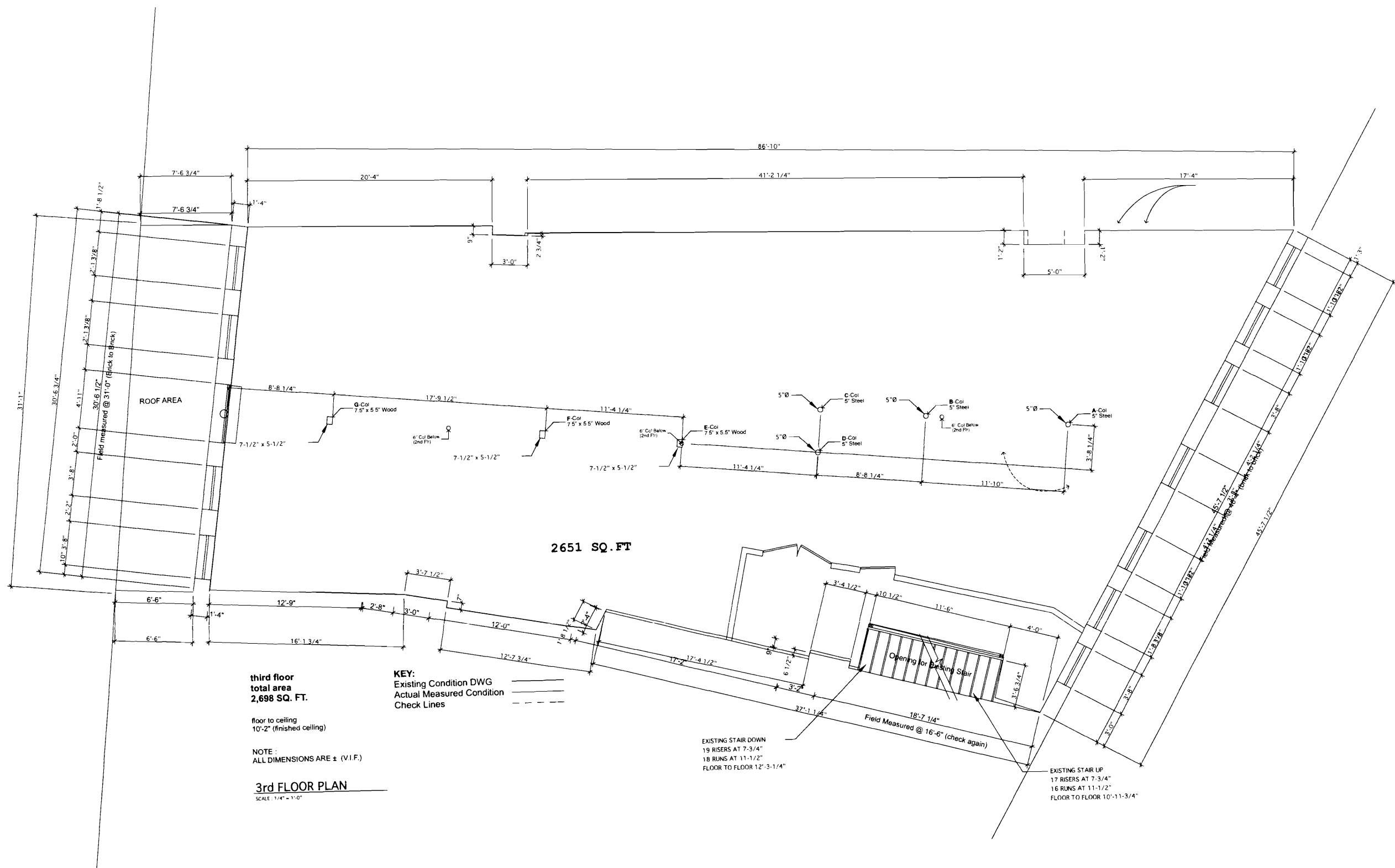
**4 Rear Hall - NORTH Elevation**  
SCALE: 1/2" = 1'-0"



**5 Rear Hall - Stair SECTION**  
SCALE: 1/2" = 1'-0"



**6 Rear Hall - EAST Elevation**  
SCALE: 1/2" = 1'-0"



third floor  
total area  
2,698 SQ. FT.

floor to ceiling  
10'-2" (finished ceiling)

NOTE:  
ALL DIMENSIONS ARE ± (V.I.F.)

3rd FLOOR PLAN  
SCALE: 1/4" = 1'-0"

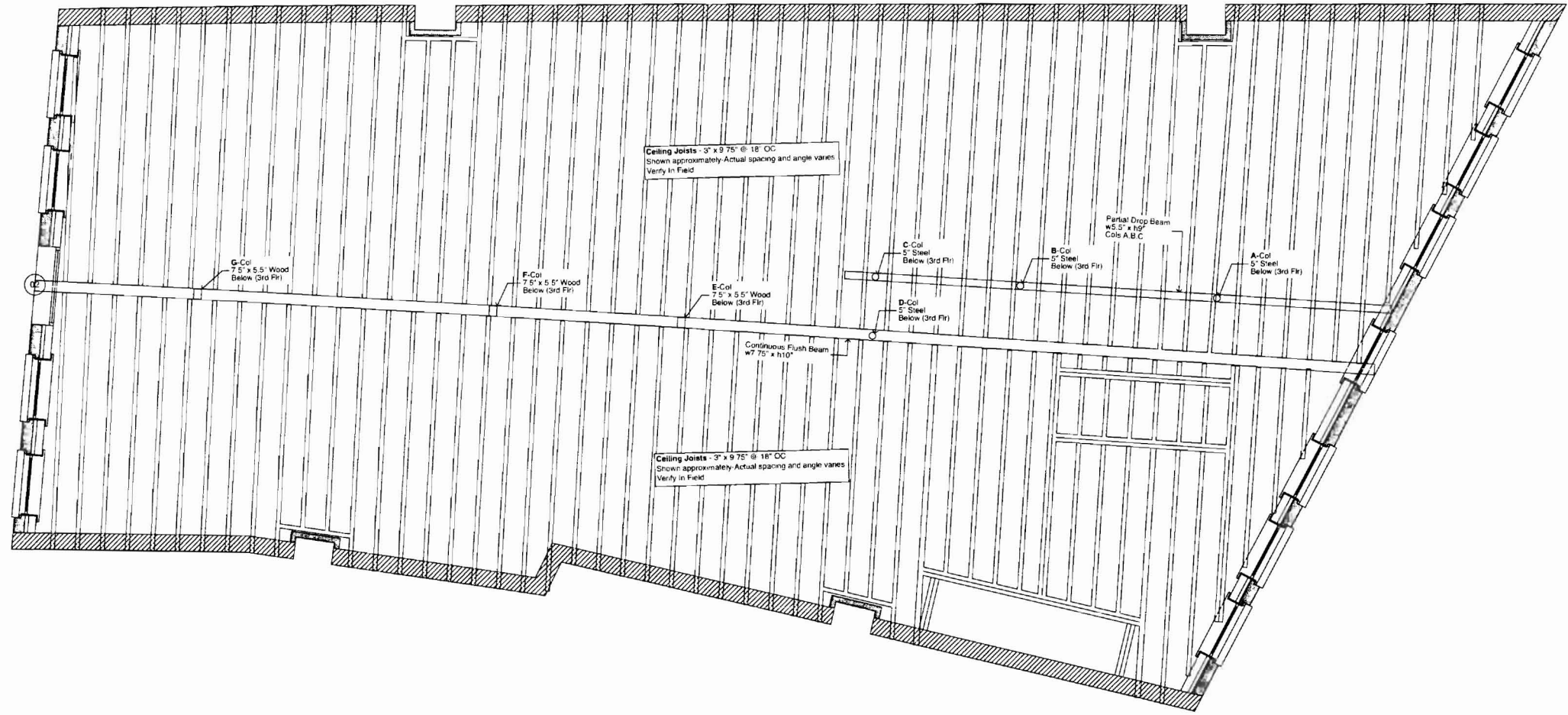
KEY:  
Existing Condition DWG ———  
Actual Measured Condition ———  
Check Lines - - - - -

EXISTING STAIR DOWN  
19 RISERS AT 7-3/4"  
18 RUNS AT 11-1/2"  
FLOOR TO FLOOR 12'-3-1/4"

EXISTING STAIR UP  
17 RISERS AT 7-3/4"  
16 RUNS AT 11-1/2"  
FLOOR TO FLOOR 10'-11-3/4"



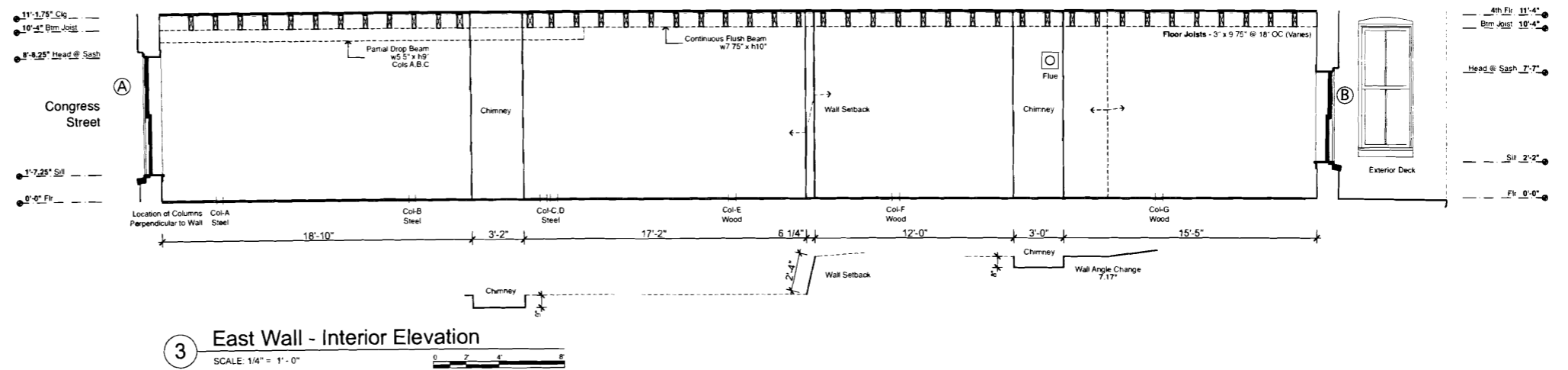
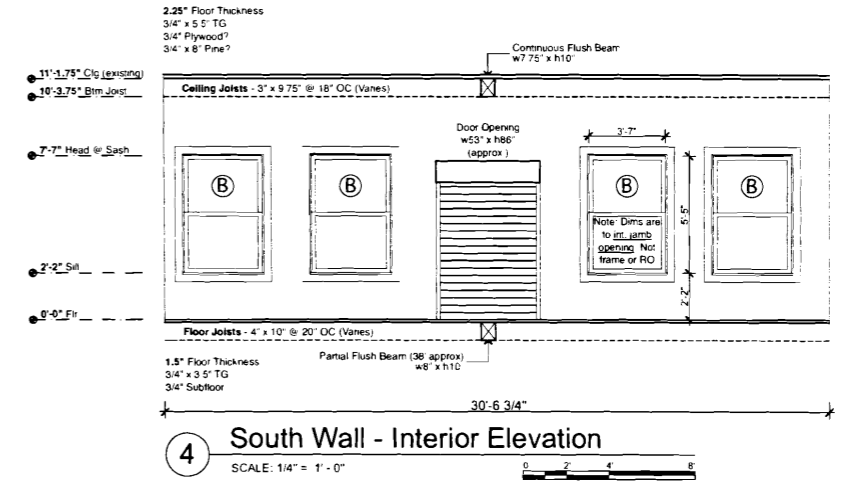
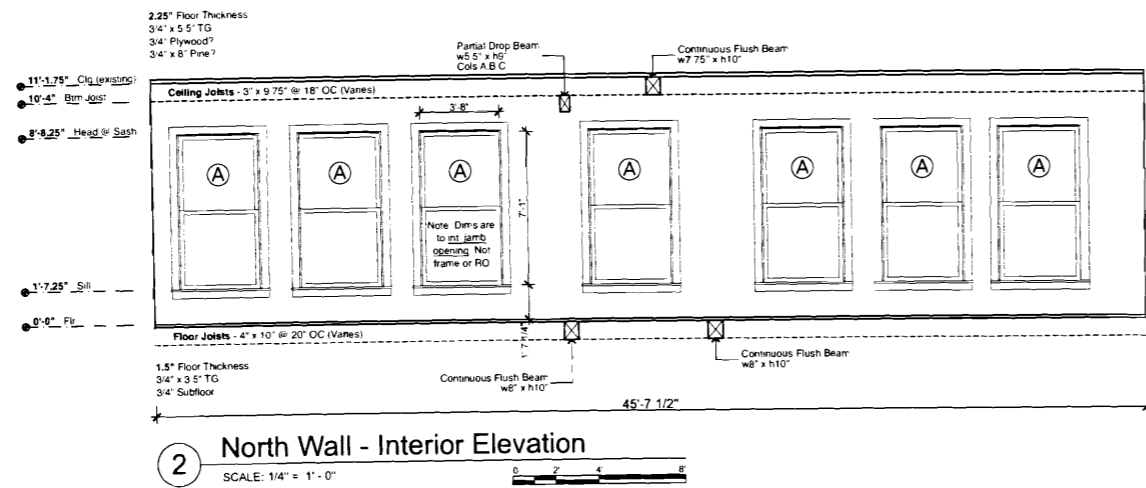
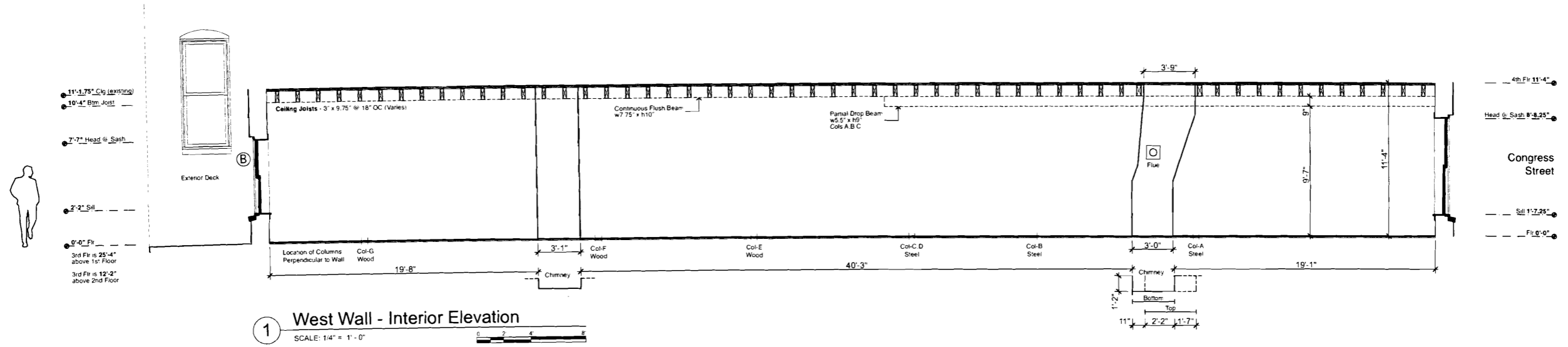




NOTE:  
Joist Locations are approximate. Verify in Field

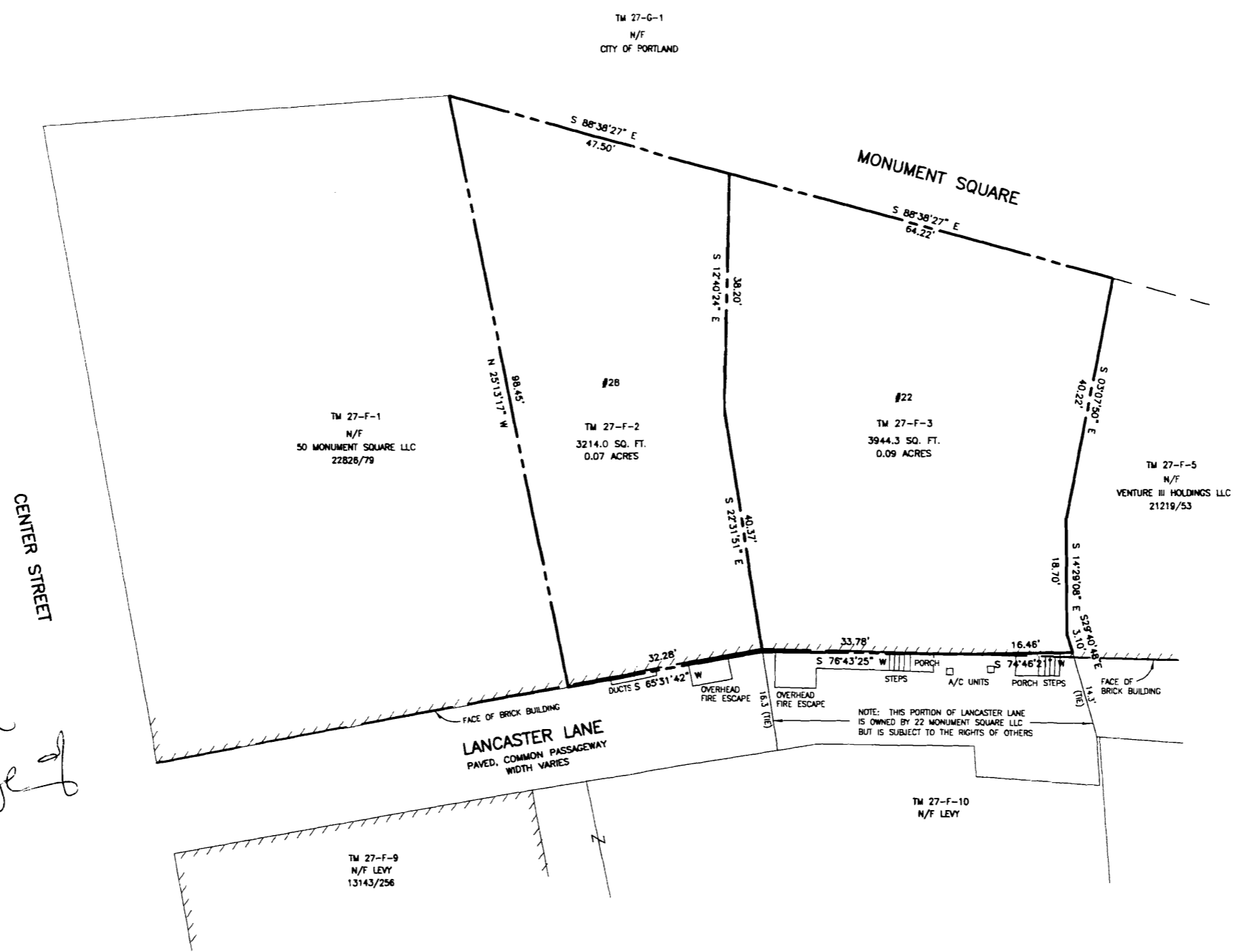
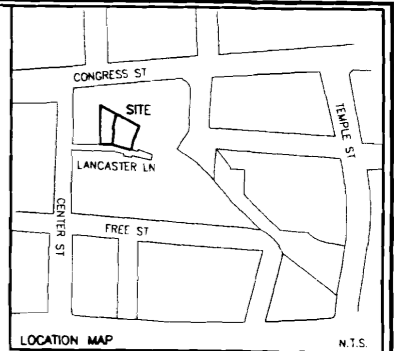
**4th Floor-FLOOR FRAMING**

SCALE: 1/4"=1'-0"





*Cad. map*



*B-3 Zone  
Does not require  
parking for change of  
uses*

DEC 17 2007

**PLAN REFERENCES:**

1. "PLAN OF LAND IN PORTLAND, MAINE FOR S & J CORPORATION" DATED OCTOBER 14, 1975 BY OWEN HASKELL, INC.
2. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CASCO DEVELOPMENT ASSOCIATES" DATED DECEMBER 19, 1983 BY H.I. & E.C. JORDAN.
3. "PLAN OF LAND IN PORTLAND, MAINE OWNED BY P.P. BAXTER" DATED MARCH 1927 BY E.C. JORDAN & CO.
4. "PLAN OF PROPERTY AT NO. 28 MONUMENT SQUARE" SURVEYED BY H.I. JORDAN, C.M.L. ENGINEER DATE AUGUST 1941.
5. "LAND TITLE SURVEY AT #28 MONUMENT SQUARE, PORTLAND, MAINE MADE FOR JEFFREY COHEN" DATED JANUARY 4, 2005 BY OWEN HASKELL, INC.
6. CITY OF PORTLAND'S ASSESSOR'S MAPS.

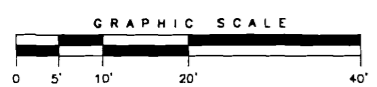
**NOTES:**

1. OWNERS OF RECORD ARE JOHN B. COHEN, (TM 27-F-2), 22201/297, AND 22 MONUMENT SQUARE, LLC, (TM 27-F-3) 14991/22, CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED ON PLAN REFERENCE 1.
3. STREET LINES ARE BASED ON PLAN REFERENCES AND FIELD LOCATIONS.
4. SUBJECT PROPERTY IS SHOWN AS LOT S 2 AND 3, BLOCK F, ON MAP 27 OF THE CITY OF PORTLAND'S ASSESSOR'S MAPS.

**CERTIFICATION:**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

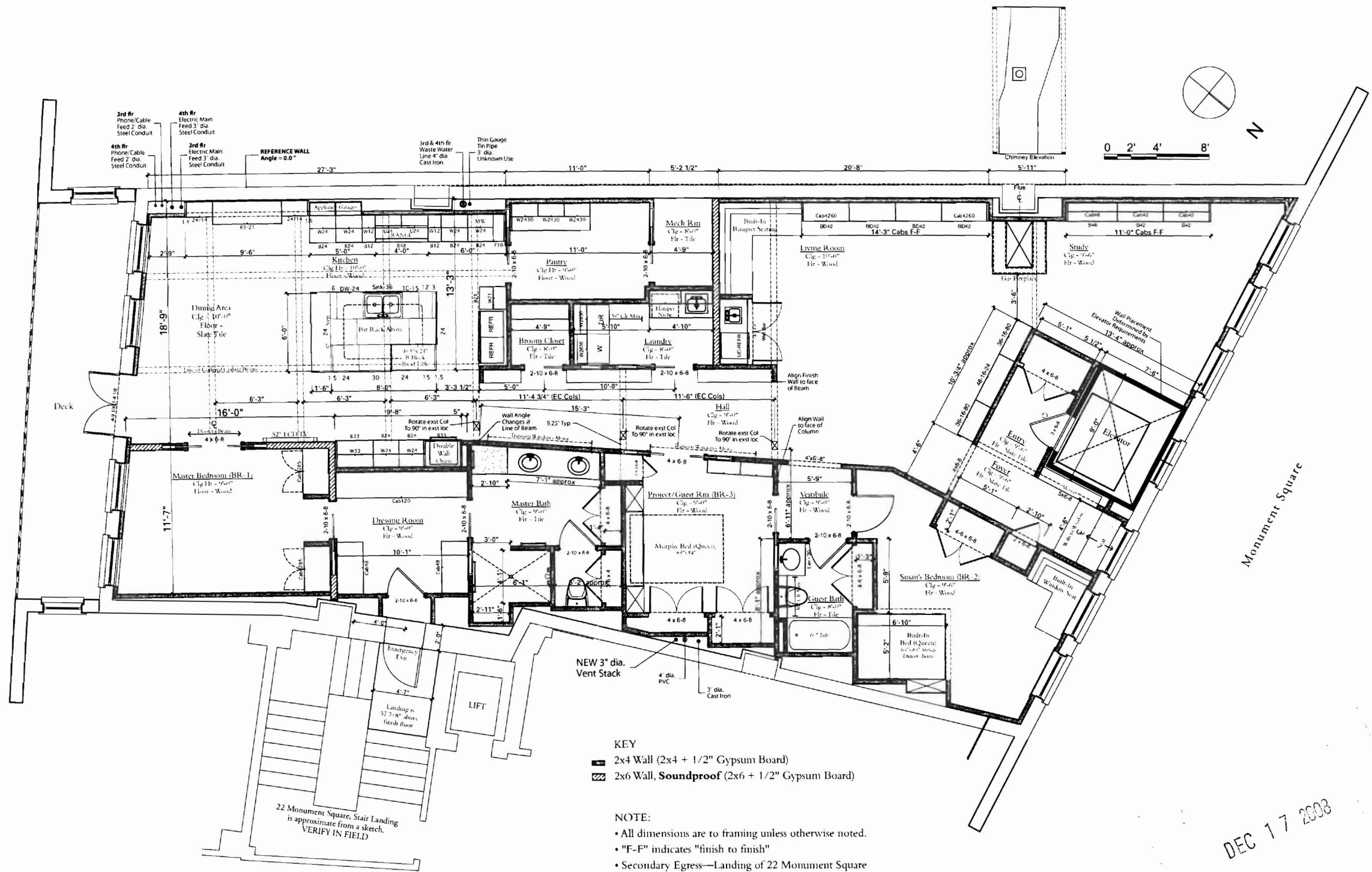
DATE \_\_\_\_\_ JOE M. WALKER, PLS NO. 2338



**BOUNDARY SURVEY**  
AT  
**#22 AND #28 MONUMENT SQUARE**  
PORTLAND, MAINE  
MADE FOR  
**CRITERIUM ENGINEERS**  
22 MONUMENT SQ., SUIT 600, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
18 CASCO ST., PORTLAND, ME 04101 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drwn By	JMW	Date		Job No.	
Trace By	JLW		JAN. 25, 2007		2007-009P
Check By	JMW	Scale			Drwg. No.
Book No.	1050		1" = 10'		1

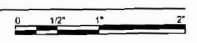


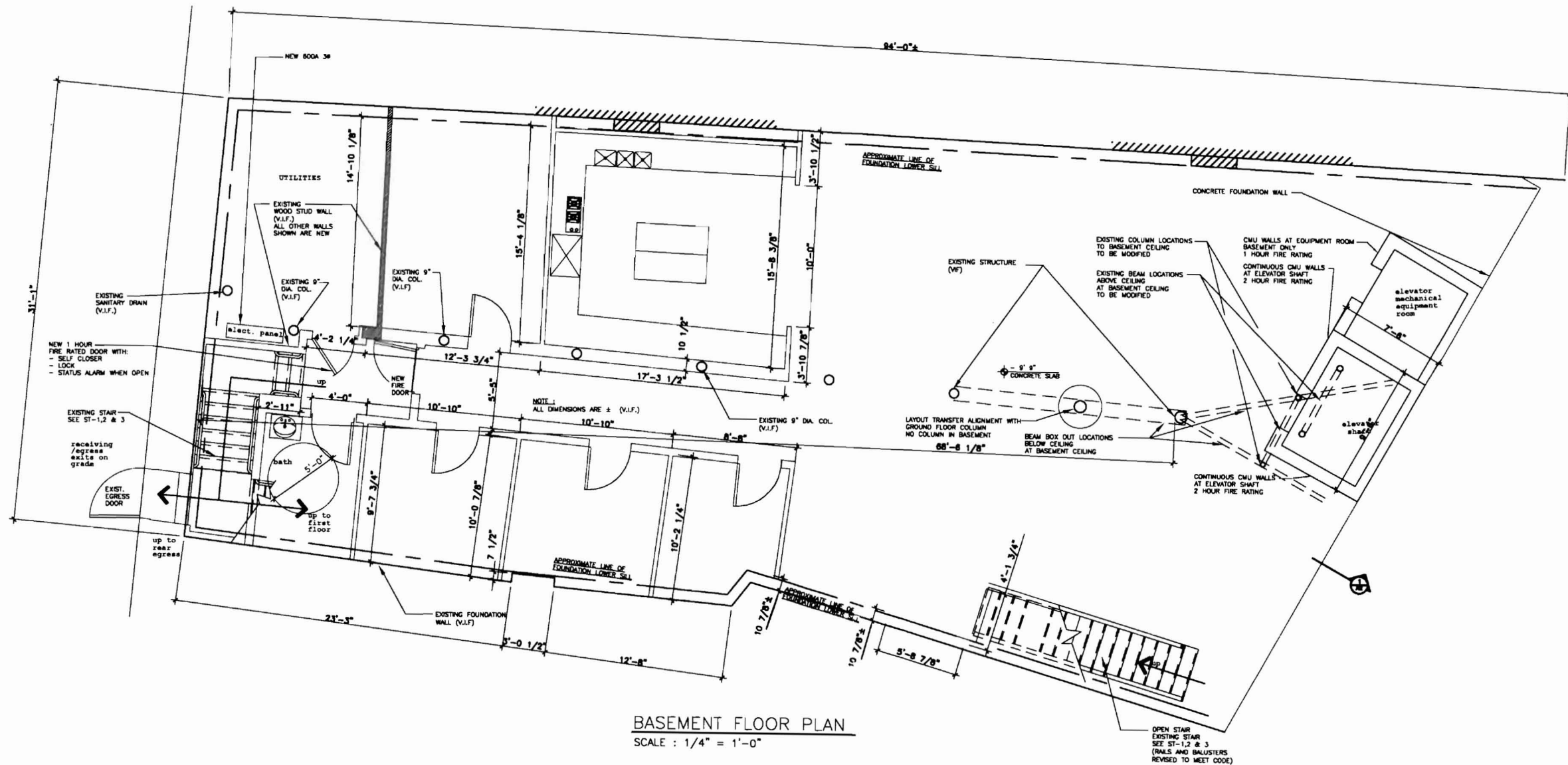
- KEY**
- 2x4 Wall (2x4 + 1/2" Gypsum Board)
  - 2x6 Wall, **Soundproof** (2x6 + 1/2" Gypsum Board)

- NOTE:**
- All dimensions are to framing unless otherwise noted.
  - "F-F" indicates "finish to finish"
  - Secondary Egress—Landing of 22 Monument Square is 57 7/8" above finish floor.
  - Interior Door/Window casing is 3.5" w (typ.)
  - Closet ceilings are 8'-0" (typ.)
  - (3) Existing structural columns are to be rotated to 90° as indicated

DEC 17 2008

1 Dimensioned Floor PLAN  
SCALE: 1/4" = 1'-0"

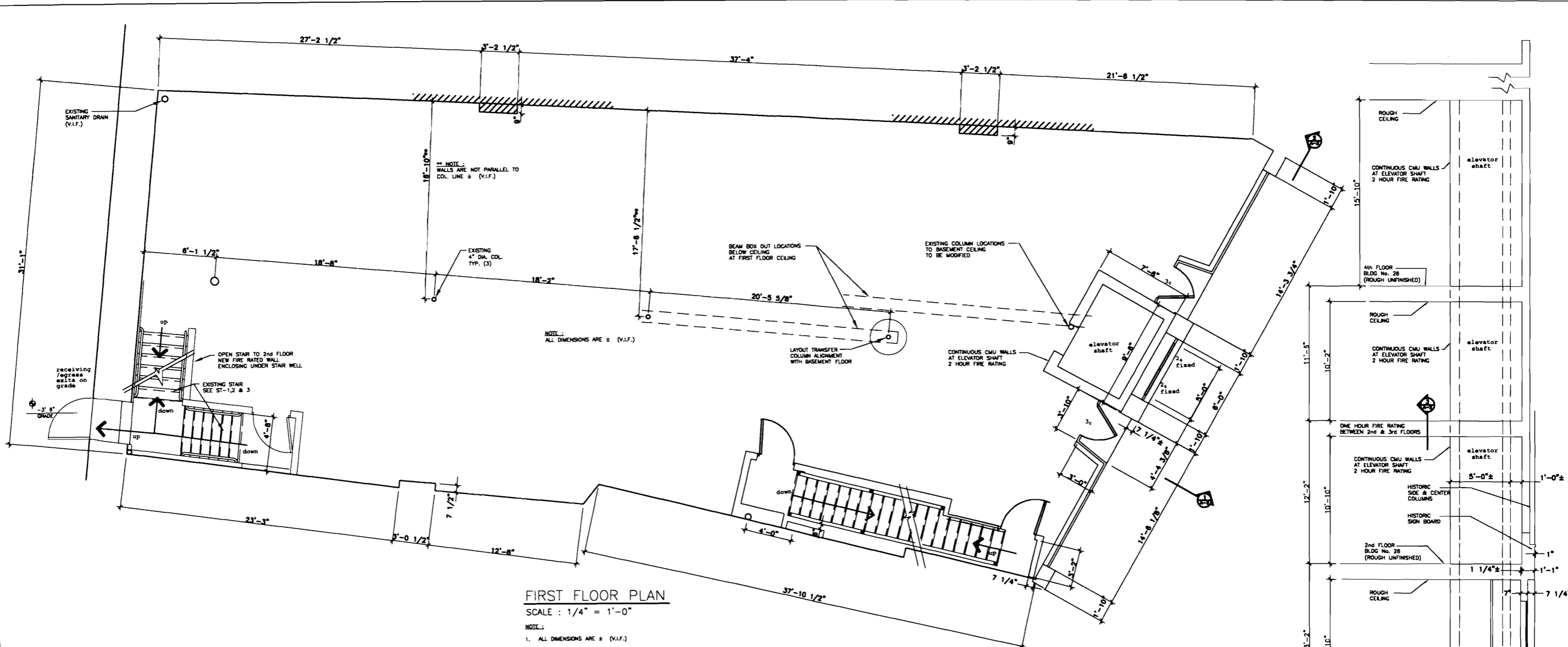




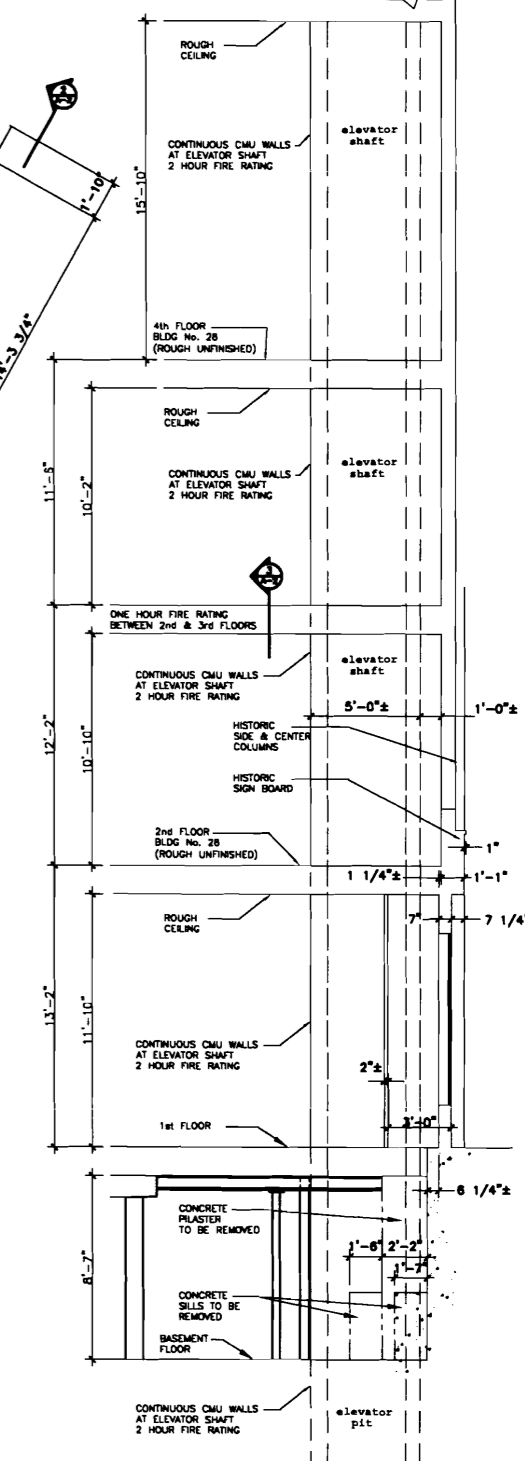
**BASEMENT FLOOR PLAN**  
SCALE : 1/4" = 1'-0"

APR 15 2009

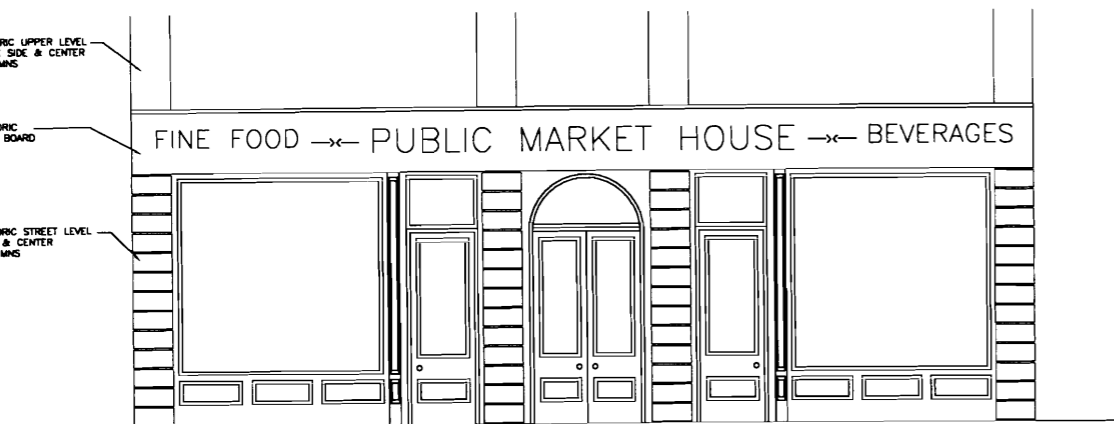
		<p>CURRENT ISSUE STATUS: ISSUED FOR REVIEW 03-25-09</p>	<p>Emerson Clapp Building 28 Monument Square Portland, Maine Phase I Renovation</p>	<p><b>CRITERIUM ENGINEERS</b> 22 MONUMENT SQUARE TEL 207-775-1969 SUITE 300 800-922-1969 PORTLAND, ME 04101 FAX 207-775-4415</p>	<p>SHEET TITLE: <b>BASEMENT PLAN</b></p>	<p>SCALE: AS NOTED PROJECT MANAGER: <b>HAM</b> ENGINEER OF RECORD: <b>HAM</b> PROJECT No. -</p>	<p>DATE: 01-08-09 SHEET No. <b>A-1</b></p>
--	--	---	---	--	--	---	--



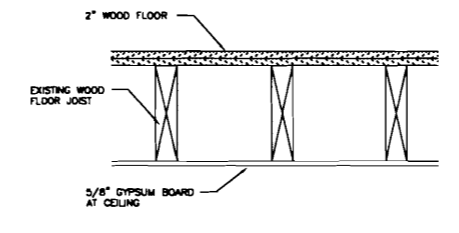
**FIRST FLOOR PLAN**  
 SCALE : 1/4" = 1'-0"  
 NOTE:  
 1. ALL DIMENSIONS ARE ± (V.I.F.)



**1 FRONT WALL SECTION**  
 SCALE : 1/4" = 1'-0"  
 NOTE:  
 1. ALL DIMENSIONS ARE ± (V.I.F.)

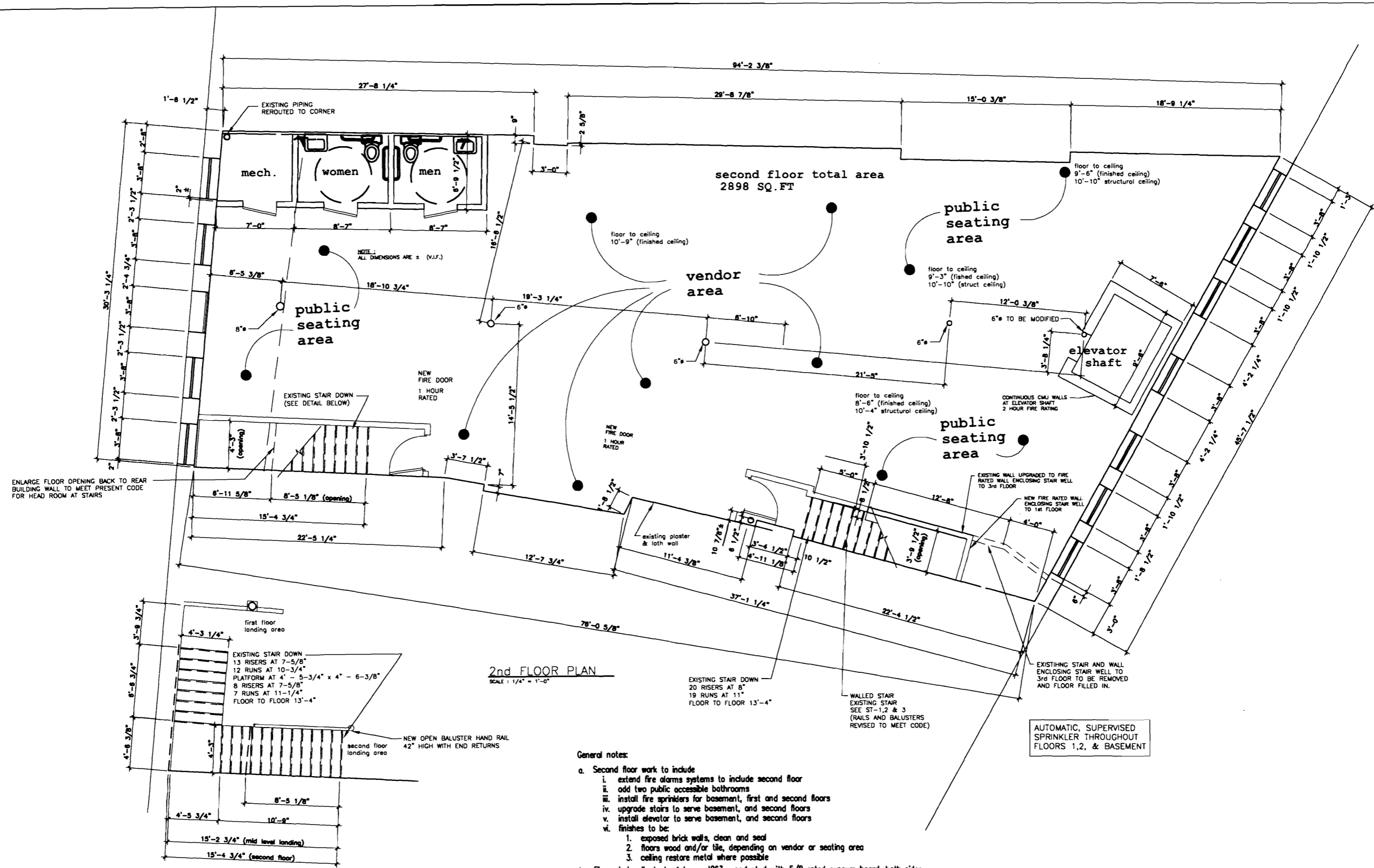


**2 HISTORIC FRONT WALL ELEVATION**  
 SCALE : 1/4" = 1'-0"  
 NOTE:  
 1. ALL DIMENSIONS ARE ± (V.I.F.)



**3 FLOOR SECTION BETWEEN 2nd & 3rd ONE HOUR FIRE RATING**  
 SCALE : 1" = 1'-0"  
 NOTE:  
 1. ALL DIMENSIONS ARE ± (V.I.F.)

CURRENT ISSUE STATUS: ISSUED FOR REVIEW 03-25-09		Emerson Clapp Building 28 Monument Square Portland, Maine Phase I Renovation	<b>CRITERUM</b> 22 MONUMENT SQUARE TEL 207-775-1969 SUITE 300 800-922-1989 PORTLAND, ME 04101 FAX 207-775-4415	SHEET TITLE: STREET LEVEL PLAN, SECTION & ELEVATION BUILDING FRONT	SCALE: AS NOTED PROJECT MANAGER: HAM ENGINEER OF RECORD: HAM PROJECT No. -	DATE: 01-08-09 SHEET No. A-2
---	--	---	---	--	---	------------------------------------



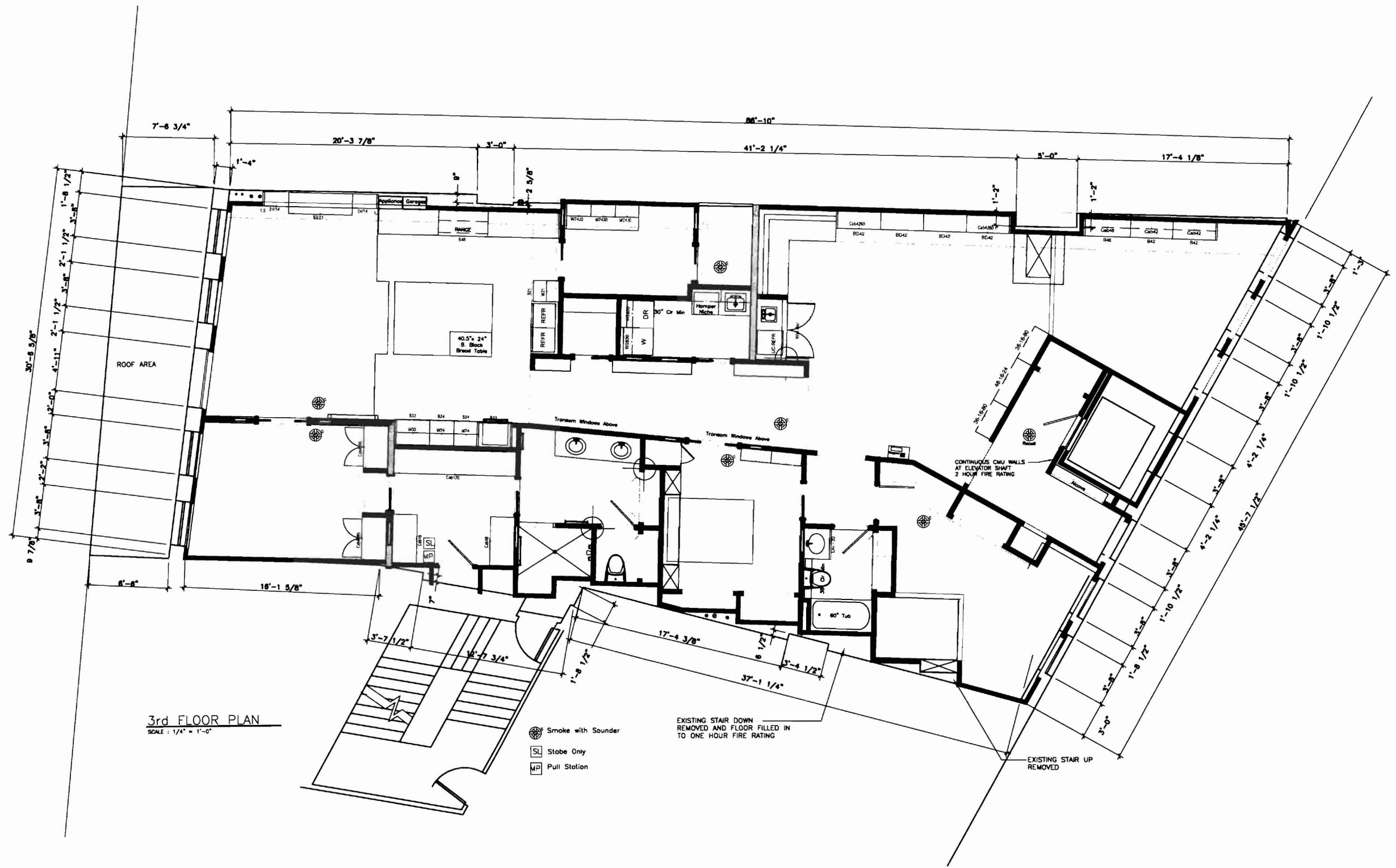
CURRENT ISSUE STATUS:  
ISSUED FOR REVIEW 03-25-09

Emerson Clapp Building  
28 Monument Square  
Portland, Maine  
Phase I Renovation

**CRITERUM**  
22 MONUMENT SQUARE TEL 207-775-1969  
SUITE 300 800-922-1969  
PORTLAND, ME 04101 FAX 207-775-4415

SHEET TITLE:  
SECOND FLOOR PLAN

SCALE: AS NOTED  
PROJECT MANAGER: HAM  
ENGINEER OF RECORD: HAM  
PROJECT No. -  
DATE: 01-08-09  
SHEET No.  
A-3



3rd FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- Smoke with Sounder
- Stobe Only
- Pull Station

EXISTING STAIR DOWN  
REMOVED AND FLOOR FILLED IN  
TO ONE HOUR FIRE RATING

EXISTING STAIR UP  
REMOVED

*Dodge*

CURRENT ISSUE STATUS:  
ISSUED FOR REVIEW 03-25-09

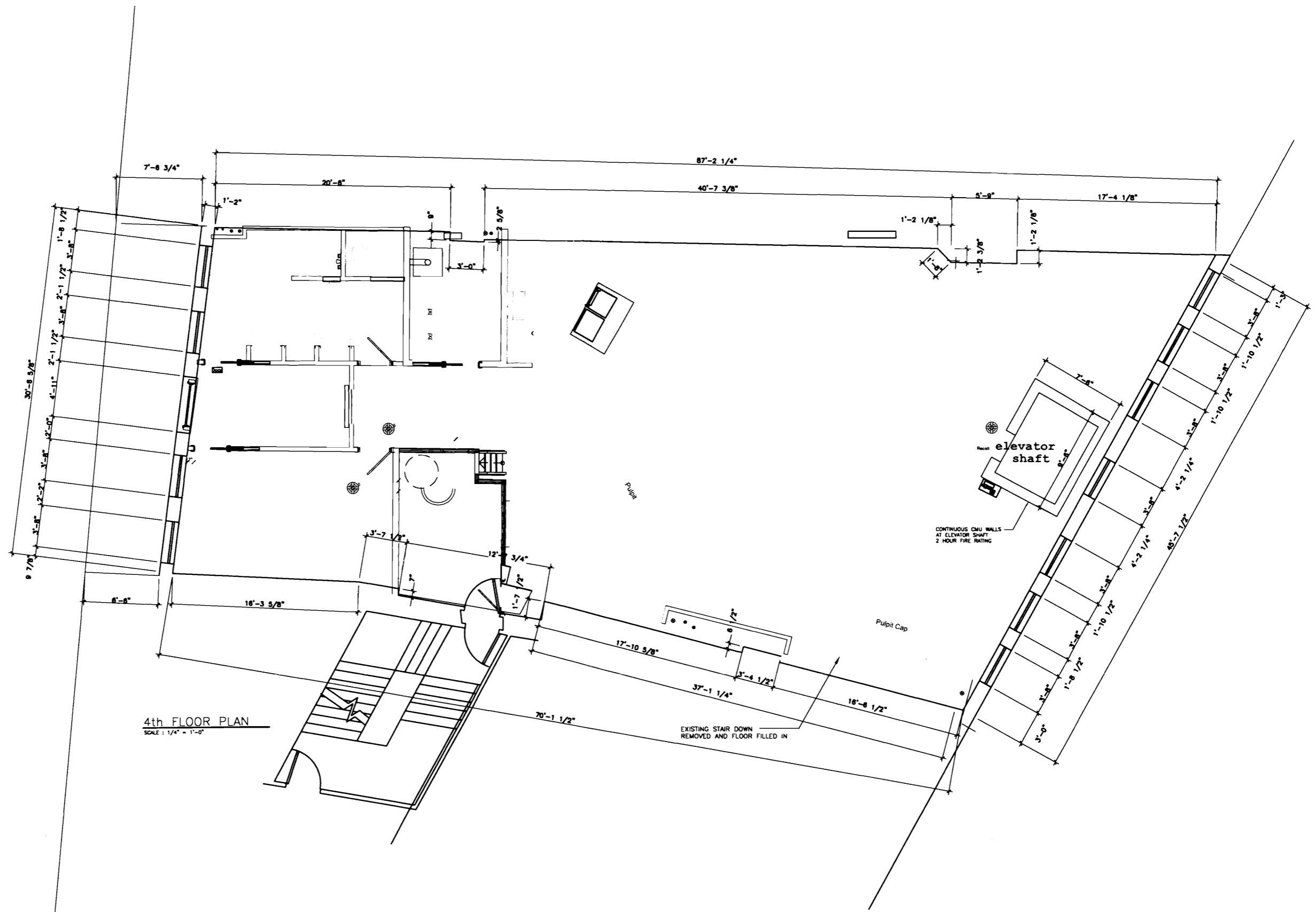
Emerson Clapp Building  
28 Monument Square  
Portland, Maine  
Phase I Renovation

**CRITERIUM**  
22 MONUMENT SQUARE TEL 207-775-1969  
SUITE 300 800-922-1969  
PORTLAND, ME 04101 FAX 207-775-4415

SHEET TITLE:  
THIRD FLOOR  
PLAN

SCALE: AS NOTED	DATE: 01-08-09
PROJECT MANAGER: HAM	SHEET No.
ENGINEER OF RECORD: HAM	
PROJECT No. -	A-4





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

CURRENT ISSUE STATUS:

ISSUED FOR REVIEW 03-25-09

Emerson Clapp Building

28 Monument Square  
Portland, Maine  
Phase I Renovation

**CRITERUM**  
22 MONUMENT SQUARE TEL 207-775-1969  
SUITE 300 800-922-1969  
PORTLAND, ME 04101 FAX 207-775-4415

SHEET TITLE:

FOURTH FLOOR  
PLAN

SCALE: AS NOTED

PROJECT MANAGER: HAM

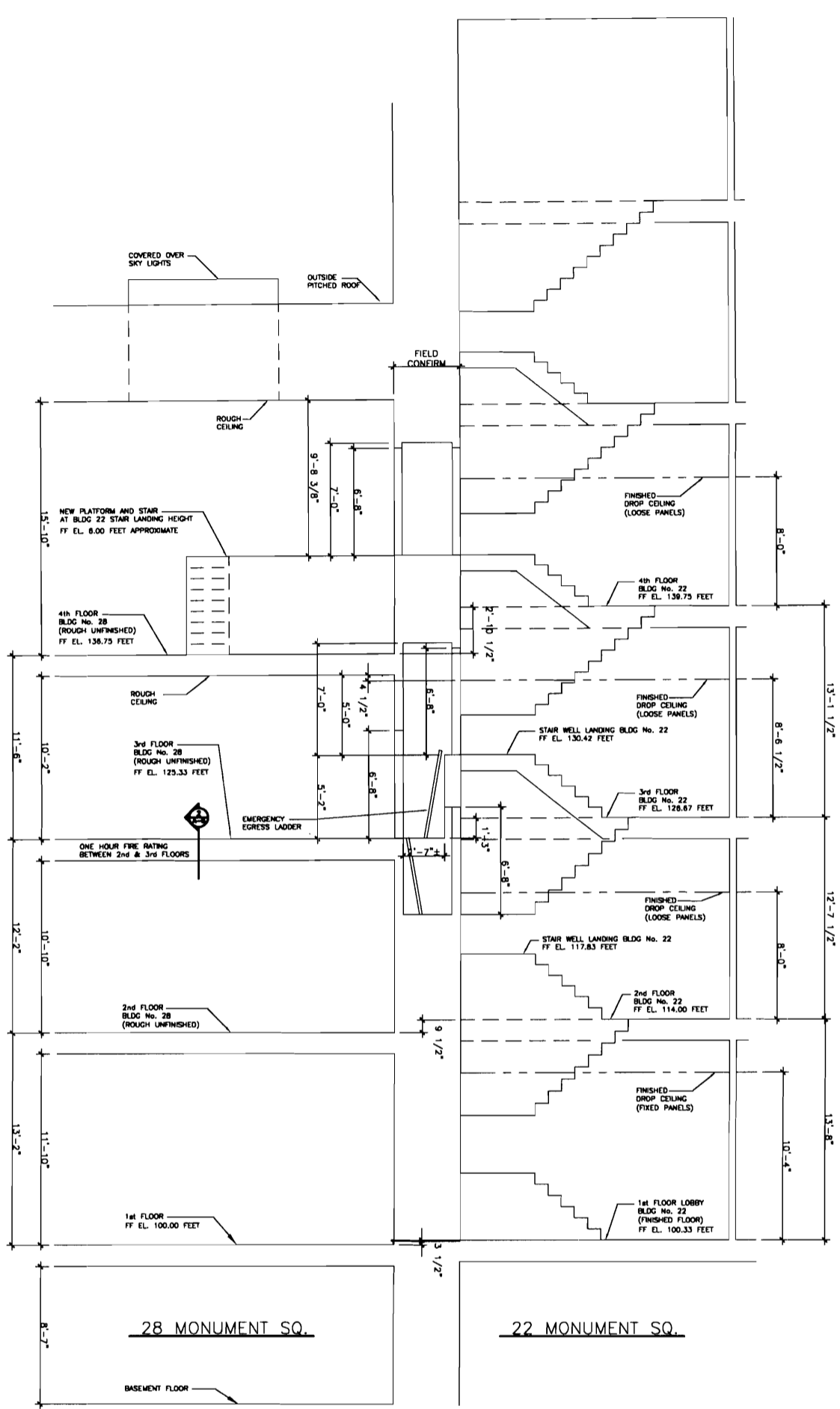
ENGINEER OF RECORD: HAM

PROJECT No. -

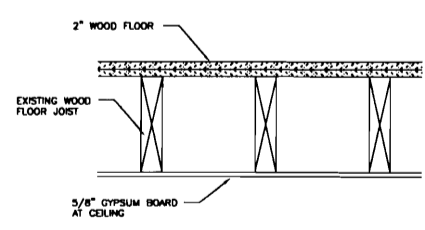
DATE: 01-08-09

SHEET No.

A-5



**1** BUILDING SECTION - 22 & 28 MONUMENT SQ.  
 A-1 SCALE: 1/4" = 1'-0"  
 THRU  
 A-5



**2** FLOOR SECTION BETWEEN 2nd & 3rd  
 ONE HOUR FIRE RATING  
 A-6 SCALE: 1" = 1'-0"

NOTE:  
 1. ALL DIMENSIONS ARE ± (N.I.F.)

CURRENT ISSUE STATUS: ISSUED FOR REVIEW 03-25-09		Emerson Clapp Building 28 Monument Square Portland, Maine Phase 1 Renovation		<b>CRITERIUM</b> 22 MONUMENT SQUARE SUITE 300 PORTLAND, ME 04101 TEL: 207-775-1989 800-923-1989 FAX: 207-775-4415	
SCALE: AS NOTED	PROJECT MANAGER: HMM	ENGINEER OF RECORD: HMM	PROJECT No. -	SHEET TITLE: 28 & 22 MONUMENT SQ. BLDG'S SECTION VIEWS	DATE: 01-08-09 SHEET No. A-6