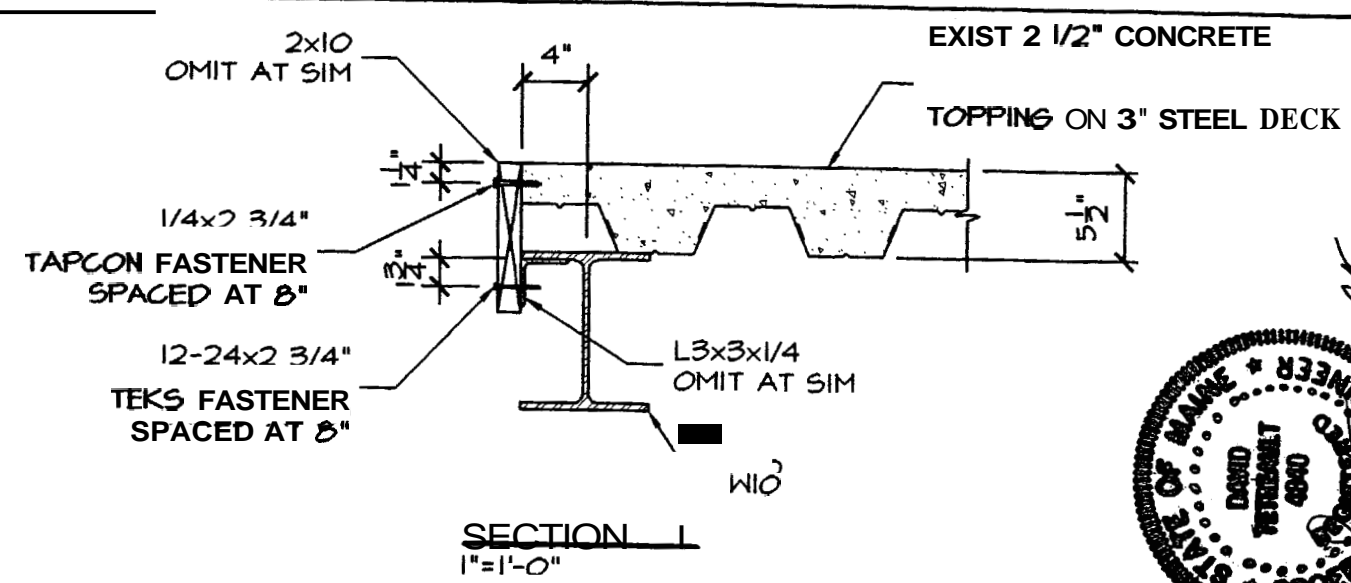
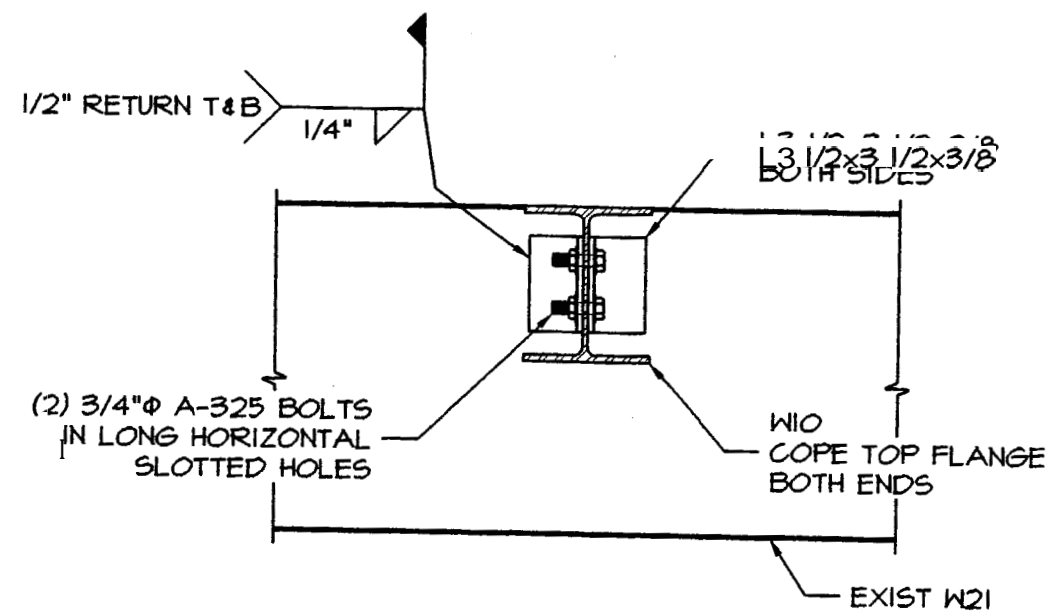
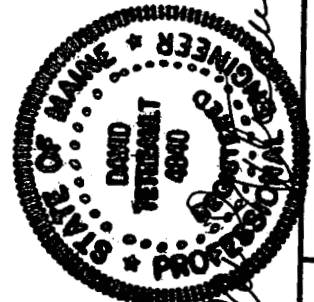


PARTIAL 3RD FLOOR FRAMING PLAN
1/4"=1'-0"



SECTION 1
1"=1'-0"

ALL FASTENERS BY ITW/BUILDEX OR APPROVED ALTERNATE



SECTION 2
1"=1'-0"

SLAB NOT SHOWN
SEE SECTION 1 FOR BLOCKING



100 MIDDLE STREET
BUILDING B
THIRD FLOOR STAIR OPENING

S1

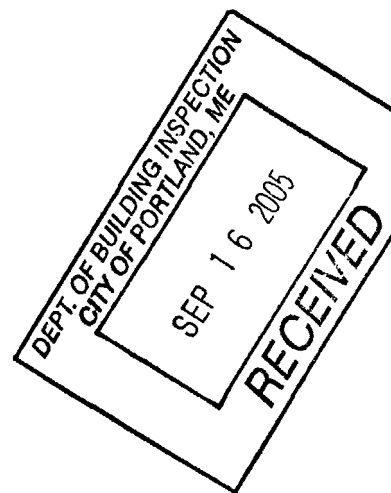
revision number	
date	09/13/06

TOWER B

100 MIDDLE STREET PORTLAND, ME

INTERIOR RENOVATIONS

PARTIAL FLOOR 2
PARTIAL FLOOR 3



TOWER B ASSOCIATES
C/O MIDDLE STREET MANAGEMENT
100 Middle Street
Portland, Maine
(207) - 780-1680

DRAWING LIST

TITLE SHEET

A-201 EXIST 2nd FLOOR EXISTING CONDITIONS
A-201 DEMO 2nd FLOOR DEMOLITION PLAN
A-202 2nd FLOOR PLAN
A-203 2nd FLOOR REFLECTED CEILING PLAN
A-204 2nd FLOOR INTERIOR ELEVATIONS
A-205 2nd FLOOR FINISHES PLAN

A-301 EXIST 3rd FLOOR EXISTING CONDITIONS
A-307 DEMO 3rd FLOOR DEMOLITION PLAN
A-302 3rd FLOOR PLAN
A-303 3rd FLOOR REFLECTED CEILING PLAN
A-304 3rd FLOOR INTERIOR ELEVATIONS
A-305 3rd FLOOR FINISHES PLAN

1 OF 2 Reference Drawing- EXISTING MILLWORK DETAILS
2 OF 2 Reference Drawing- EXISTING MILLWORK DETAILS

PROJECT NOTES

- During the bidding or pricing, the contractor shall visit the site and acquaint him/herself with all conditions relating to the construction and completion of the project and the employment of labor thereon. Failure to do so will not relieve the contractor of his/her obligations to furnish all equipment, materials, labor, and services necessary to carry out the provisions of the contract. Contractor must consult with Middle Street Management Project Manager for any and all directions.
- Drawings and specifications in this package are intended for assistance and guidance. Exact dimensions and elevations shall be governed by actual conditions at the site and shall be checked by the contractor. Field verify all dimensions and requirements. Report all discrepancies or omissions to Project Manager.
- All primary entrances to the site, to the building, path of travel to suite, sanitary facilities, signage, and other applicable areas shall be accessible to the physically handicapped per the current IBC, ADA and other governing codes and regulations.
- The contractor shall provide any special barricading and maintain any required lights, warning and directional signs and other protections near and about the site of the renovation work as may be required by local authorities having jurisdiction, and by any other necessary means protect any surrounding adjacent sites, structures, properties and servicing utilities, and shall maintain all safety measures until directed to remove them by appropriate parties.
- Furnish and pay for all H.V.A.C. permits. Provide all labor, materials and services to alter existing or install new, for a complete operate heating, ventilating and air conditioning system. Provide the above in accordance with all applicable codes, ordinances, and requirements of the servicing utility, and functions shown on drawings and as required for the completion of work. Submit shop drawings for approval and as-built drawings upon completion of the work.
- Furnish and pay for all electrical permits. Electrical work shall consist of a complete wiring system including meter loop panel (bonded) outlets, wall switches, and installation of lighting fixtures, lamps, bells, appliances, fans and like accessories as indicated on the drawings and required for the completion of the work. Submit shop drawings for approval and as-built drawings upon completion of the work. Match building standard cover plates.
- Furnish and pay for all plumbing permits. Plumbing work shall consist of a complete system including service connections, drain waste and vent lines, hot and cold water lines, and gas lines if indicated on the drawings. The system shall meet the requirements of all governing codes and regulations. Contractor shall coordinate all necessary information between plumbing, millwork and electrical subcontractors. Submit shop drawings for approval and as-built drawings upon completion of the work.
- Alter fire-alarm system as necessitated by new partitions, doors and ceilings. Design shall be adequate for intended use and must conform to governing codes and regulations. Test all systems as required by all governing codes and regulations prior to applying for certificate of occupancy. Match building standard head.
- Equipment, fixtures, materials and labor necessary for completion of the work shall be provided. Such items shall be of type and quality suitable for the services required, and shall be comparable to adjoining or similar items in the building.
- Where size, capacity, model, style, or other pertinent information is not indicated on the drawings, furnish equipment, fixtures or material of size, quality, and utility which will meet applicable code requirements and which will adequately service the various building facilities as required.
- All installation methods and procedures shall match existing building standards unless noted otherwise.
- Existing electrical to remain unless otherwise noted. See plan for new requirements.
- Telephone requirements to be determined by Project Manager.
- Light fixtures to be supported by approved method to structure above, independent of grid. All local codes and ordinances apply. Re-rune existing light fixtures to accommodate new layout where possible. New light fixtures to match building standard.
- Existing light switches to remain, unless otherwise noted.
- Replace all ceiling tiles as noted or required by Project Manager.
- Clean up is required on a daily basis and final clean up is required to prepare space for occupancy.
- Replace, repair, or add new window treatments where required by demolition or new construction using building standards, unless otherwise noted.
- Prior to application of paint, all surfaces are to be properly prepared, taped, and textured, using building standard finish. All transitions between materials are to be smooth.
- Paint all access plates, panel boxes, etc. to match adjacent painted surface, unless otherwise noted. Contractor to provide additional touch-up paint to the Project Manager.
- Contractor shall provide and install specified reduction strip at all doors where carpet and resilient flooring meet, unless otherwise noted.
- Floor covering in closets shall be the same as that of the space onto which the closet door opens unless otherwise noted.
- Fill, patch, or grind smooth all areas where floor is not level or true prior to flooring installation. Repair and prepare any damage to subfloor to insure proper installation of new materials.
- Provide and install specified carpet base for all carpeted areas, unless otherwise noted.
- Exit doors shall be operable from the inside without use of a key or any special knowledge or effort.
- Exit signs shall be posted above each required exit doorway and wherever otherwise required to clearly indicated direction of egress.
- Noted To Proceed.
- Contractor shall not commence construction without complete construction drawings with the latest issue date as determined by the Project Manager.
- Contractor shall provide a construction schedule to the Project Supervisor prior to the start of construction.

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e-mail: Mike@hkta.com

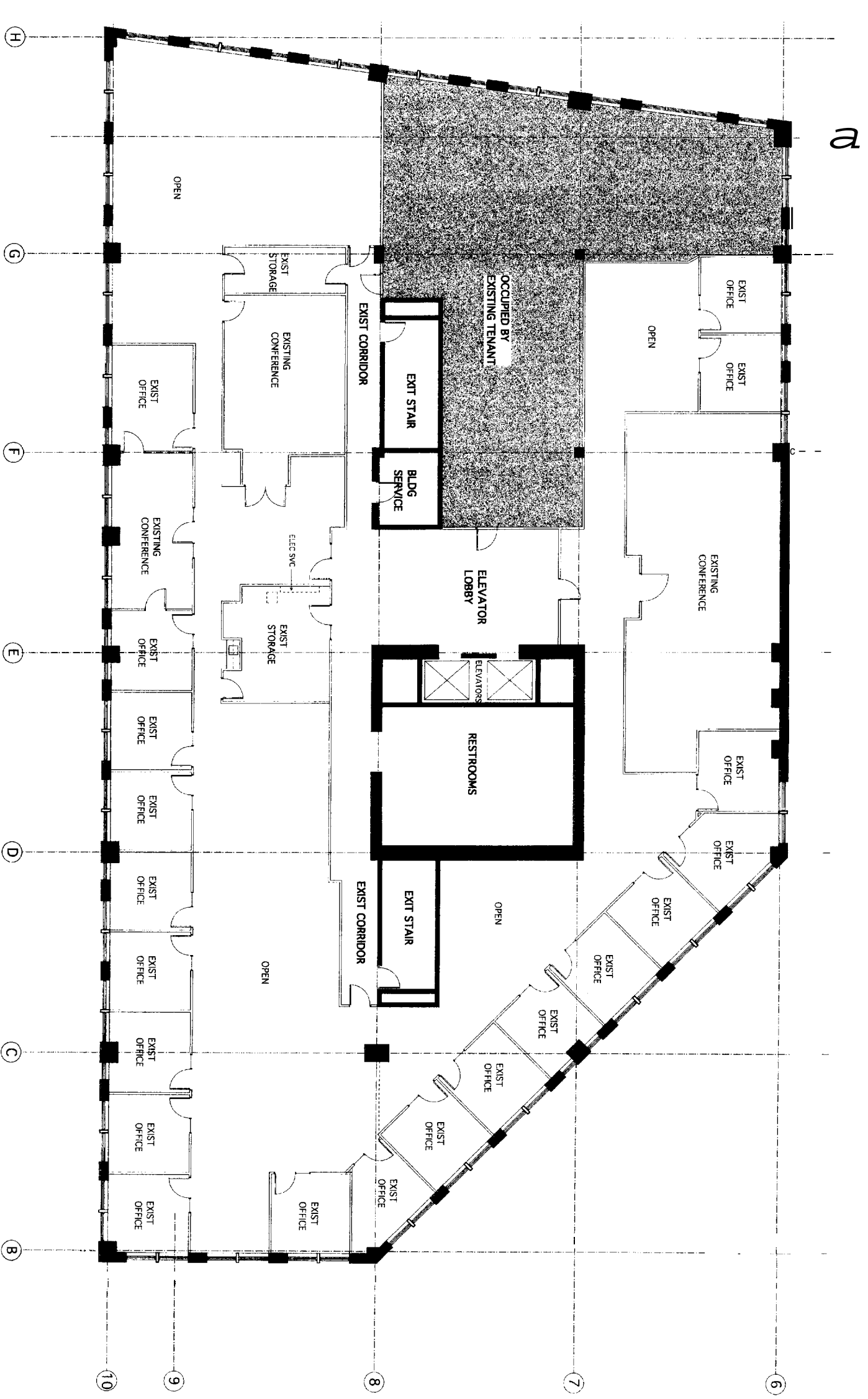


DATE: 7/20/05
REVISIONS:
8/5/05 Permit Set
8/10/05 Permit Set
8/24/05 Final

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DRAWING NO.

TITLE



1 SECOND FLOOR EXISTING PLAN
 1/8" = 1'-0"

NOTE: 2ND FLOOR IS UNOCCUPIED WITH EXCEPTION OF AREA SHOWN.

MIDDLE STREET MANAGEMENT
SECOND FLOOR EXISTING PLAN
 100 Middle Street Portland, Maine



HKTA / architects, inc.
 4 Milk Street
 Portland, Maine 04101
 HKTA / architects
 phone: 207.274.9128 x016
 e-mail: hkta@aol.com

DATE: 7/20/05
 REVISIONS:
 8/5/05 Permit Set
 8/10/05 Permit Set
 8/24/05 Final

DRG NO./G. NO.
12201
 EXISTING

DEEP TOP RUNNER CHANNEL FOR DEFLECTION/SLIP CONNECTION

DOOR SCHEDULE

FRAME SCHEDULE

HARDWARE

DOOR KEY

GLASS

UNDERSIDE OF DECK
RUN GMB TO 1/4" FROM UNDERSIDE OF DECK,
BOTH SIDES. PROVIDE ACOUSTIC SEALANT @
TOP OF GMB
SLIP SPACE @ TOP OF STUDS, TYP.
FINISHED CEILING HEIGHT VARIES
5/8" GMB, BOTH SIDES.
TYPE "X" AT TYPE 2 WALL

3 5/8" METAL STUDS @ 16" O.C.
ACQUST INSULATION RUN FULL HEIGHT TO
DECK FOR ACOUSTIC SEPARATION

EXISTING DOORS TO BE REFINISHED WITH CHERRY STAIN

NEW DOORS TO BE BUILDING STANDARD SOLID CORE 3'0"X7'0" CHERRY FINISH WITH 60 MIN FIRE LABEL

4'0"X7'0" PAINTED WOOD BI-FOLD

3'0"X7'0" PAINTED WOOD BI-FOLD

INTERIOR VESTIBULE DOORS TO BE EQUIPPED WITH ENTRANCE SECURITY SYSTEM COORDINATE WITH BUILDING MANAGEMENT. SEE INTERIOR ELEVATIONS.

DOOR TO BE EQUIPPED WITH SECURITY ACCESS SYSTEM. COORDINATE WITH BUILDING MANAGEMENT

ENTRANCE DOOR. SEE INTERIOR ELEVATIONS

EXISTING DOOR FRAME

WOOD INTERIOR FRAMING SYSTEM WHERE SHOWN

PAINTED METAL FRAME TO MATCH BUILDING STANDARD WHERE SHOWN

PAINTED METAL FRAME TO MATCH BUILDING STANDARD WITH 60 MIN FIRE LABEL

SEE INTERIOR ELEVATIONS FOR WOOD TRIM DETAIL

INTERIOR VESTIBULE DOORS TO BE EQUIPPED WITH ENTRANCE SECURITY SYSTEM. COORDINATE WITH BUILDING MANAGEMENT. SEE INTERIOR ELEVATIONS.

DOOR TO BE EQUIPPED WITH SECURITY ACCESS SYSTEM. COORDINATE WITH BUILDING MANAGEMENT

ENTRANCE DOOR. SEE INTERIOR ELEVATIONS

HARDWARE QUALITY AND FINISH TO MATCH EXISTING IN PLACE HARDWARE TO REMAIN ON FLOOR 2 & 3

BY FOLD HARDWARE FINISH TO MATCH DOOR HARDWARE FINISH INCLUDING TRACK, HINGES AND PULLS.

SECURITY ACCESS SYSTEM TO BE PROVIDED ON INTERIOR VESTIBULE DOORS. COORDINATE WITH BUILDING MANAGEMENT.

PROVIDE CODE ACCEPTABLE EXIT HARDWARE WHERE REQUIRED.

PROVIDE DOOR STOPS AND SLICERS FOR ALL NEW DOORS.

EXISTING DOOR IN WOOD WINDOW SYSTEM

NEW DOOR IN WOOD WINDOW SYSTEM (SEE INTERIOR ELEVATIONS).

NEW DOOR IN WITH BUILDING STANDARD METAL FRAME. SEE SCHEDULE FOR DOOR FIRE RATING.

NEW BI-FOLD DOOR

GLASS IN RATED PARTITIONS TO BE WIRE GLASS

GLASS IN NON RATED INTERIOR PARTITIONS TO BE SAFETY GLAZING

BASE MOLDING, WOOD OR VINYL.
SEE FIN SCHEDULE
ACOUST SEALANT (SEE SPEC) AT JOINT, BOTH SIDES UNDER WALLBOARD 1/4" GAP TYP

1 PARTITION TYPE 1 - NOT RATED

2 PARTITION TYPE 2 - 1 HR RATED - UL DESIGN NO. U465

FINISH SCHEDULE

CARPET #1 CROSSLEY 30367 (See also 02673 Lathwork with Utespan backing UNLESS NOTED OTHERWISE

CARPET #2 WITH BOBBER CARPET #2 TRILUS 30366-0267 Lathwork with Utespan backing UNLESS NOTED OTHERWISE

211 | 212 | 231 | 236 | 240 | 241

204 VCT1 WITH VINYL BASE

VCT2 WITH WOOD BASE

WHERE CARPET IS INSTALLED PROVIDE WOOD BASE TO MATCH EXISTING INSTALLATION. WHERE EXISTING WOOD BASE IS TO BE REMOVED FOR NEW CONSTRUCTION, SALVAGE WOOD BASE FOR REUSE AT NEW LOCATIONS. WHERE WOOD NEW FINISH, SAND AND REPAIR AS NECESSARY FOR PROVIDE NEW APPLICATION OF CLEAR WOOD FINISH ON ALL WOOD BASE INCLUDING EXISTING TO REMAIN, RELOCATED AND NEW BASE.

PAINT SCHEDULE

PAINT #1 POLYURETHANE ENamel UNLESS NOTED OTHERWISE

PAINT #2 ACQUST COLOR (.....) WHERE SHOWN.

FINISH SCHEDULE EXISTING WOODWORK

DOORS & FRAMES, SEE DOOR SCHEDULE

WOOD BASE, SEE FINISH SCHEDULE

WOOD TRIM, SEE FINISH SCHEDULE

WOOD PANELING, SEE FINISH SCHEDULE

WOOD FINISH OVER ALL STAIR RISERS, BLANKETS, TO REMAIN

FINISH SCHEDULE NEW MILLWORK

COUNTERS AND CABINETS, PLANK WITH COLOR SELECTED BY BUILDING MANAGEMENT. SEE FINISH SCHEDULE FOR FINISH MANAGEMENT. SEE FINISH SCHEDULE FOR FINISH MANAGEMENT. SEE FINISH SCHEDULE FOR FINISH MANAGEMENT.

ALL SPACES TO RECEIVE NEW PAINT PER SCHEDULE.

ALL EXISTING VINYL WALL PAPER TO BE REMOVED AND SURFACE REPAIRED FOR NEW PAINT. PROVIDE "SEM COAT" ON SURFACES WHICH ARE DAMAGED BY REMOVAL OF WALL PAPER. REPAIR ALL WALLS DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION.

GENERAL NOTES:

1. WHERE EXISTING FINISHES ARE DAMAGED BY DEMOLITION, PATCH AND REPAIR AS NECESSARY TO MATCH EXISTING CONDITIONS. WHERE VINYL WALL PAPER IS REMOVED, PROVIDE "SEM COAT" FINISH FOR SMOOTH SURFACE PRIOR TO APPLICATION OF WALL FINISH.

2. PROVIDE CEILING, FLOORING AND PAINT TO MATCH BUILDING STANDARD UNLESS NOTED OTHERWISE. VERIFY MATERIALS AND COLORS WITH BUILDING MANAGEMENT REQUIREMENTS.

3. WHERE NEW WALLS DISRUPT EXISTING FINISHES (CEILING, FLOORS, ETC) DISMANTLE AND REWORK EXISTING FINISHES AROUND NEW WALLS. DO NOT CONSTRUCT WALLS ON EXISTING CARPET.

4. WHERE ALIGNMENT OF WALLS WITH EXISTING IS REQUIRED, FINISH SURFACE IS TO ALIGN WITH SEAMLESS TRANSITION.

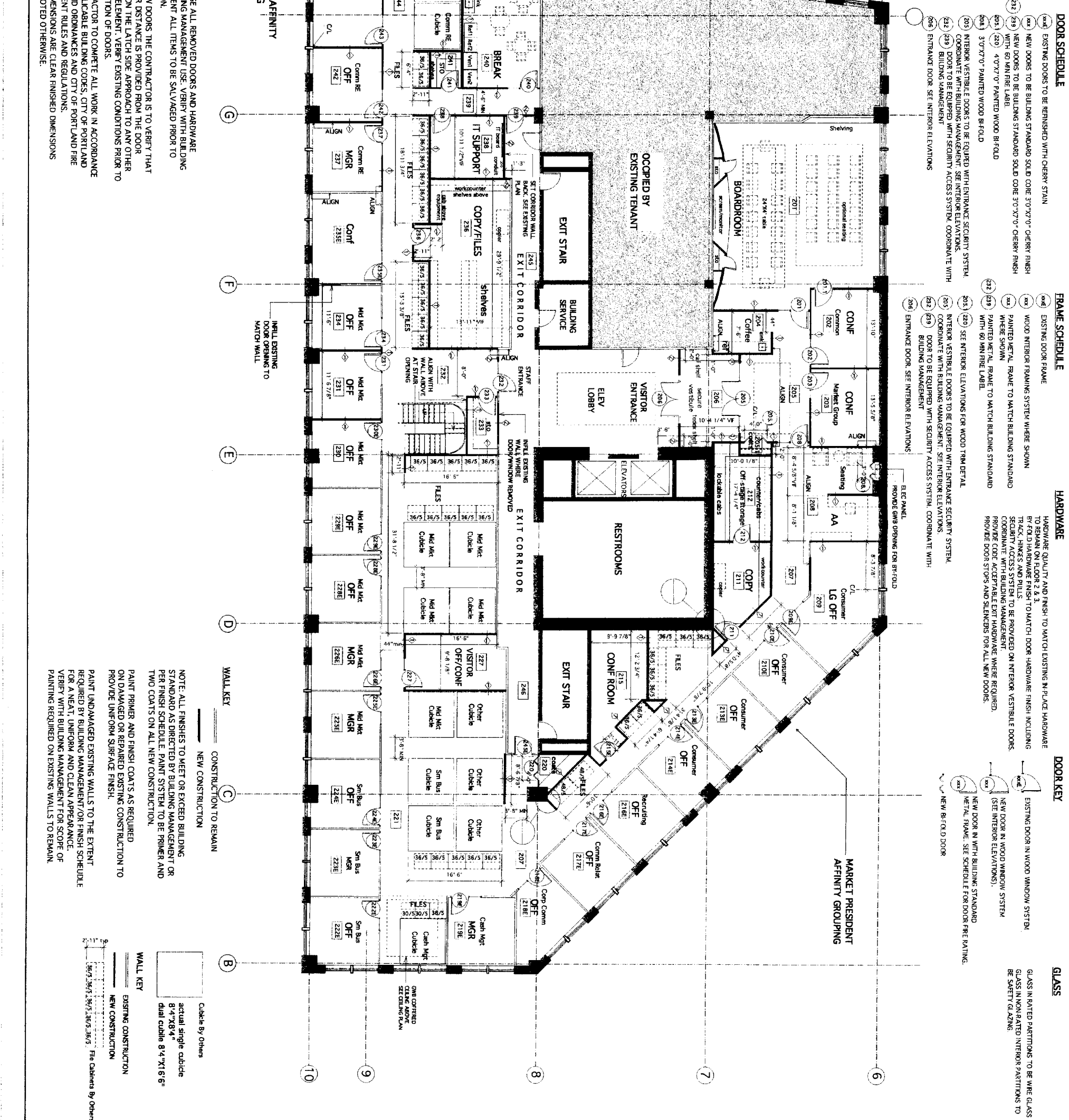
5. SALVAGE ALL REMOVED DOORS AND HARDWARE FOR BUILDING MANAGEMENT USE. VERIFY WITH BUILDING MANAGEMENT ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION.

6. ON NEW DOORS THE CONTRACTOR IS TO VERIFY THAT 12" CLEAR DISTANCE IS PROVIDED FROM THE DOOR BUILDING ELEMENT. VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION OF DOORS.

7. CONTRACTOR TO COMPLETE ALL WORK IN ACCORDANCE WITH APPLICABLE BUILDING CODES, CITY OF PORTLAND CODES AND ORDINANCES AND CITY OF PORTLAND DEPARTMENT RULES AND REGULATIONS.

8. ALL DIMENSIONS ARE CLEAR FINISHED DIMENSIONS UNLESS NOTED OTHERWISE.

1 SECOND FLOOR PLAN
7'-20" 1/8" = 1"=0"



WALL KEY

NEW CONSTRUCTION

CONSTRUCTION TO REMAIN

NOTE: ALL FINISHES TO MEET OR EXCEED BUILDING STANDARD AS DIRECTED BY BUILDING MANAGEMENT OR PER FINISH SCHEDULE. PAINT SYSTEM TO BE PRIMER AND TWO COATS ON ALL NEW CONSTRUCTION.

PAINT PRIMER AND FINISH COATS AS REQUIRED ON DAMAGED OR REPAIRED EXISTING CONSTRUCTION TO PROVIDE UNIFORM SURFACE FINISH.

PAINT UNDAMAGED EXISTING WALLS TO THE EXTENT REQUIRED BY BUILDING MANAGEMENT FOR FINISH SCHEDULE FOR A NEAT, UNIFORM AND CLEAN APPEARANCE. VERIFY WITH BUILDING MANAGEMENT FOR SCOPE OF PAINTING REQUIRED ON EXISTING WALLS TO REMAIN.

WALL KEY

Cubicle By Others

actual single cubicle 8'-4"X8'-4"

dual cubicle 8'-4"X7'-6"

WALL KEY

NEW CONSTRUCTION

EXISTING CONSTRUCTION

Fire Cabinets By Others

MIDDLE STREET MANAGEMENT

SECOND FLOOR LAYOUT

100 Middle Street Portland, Maine

HKTA / architects, inc.
4 Milk Street
Portland, Maine 04101

HKTA / architects

phone: 207.774.6016
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DATE: 2/23/05
REVISIONS:
DATE: 4/5/05
5/11/05 CD
7/20/05 CD
8/10/05 Permit Set
8/15/05 Print Set
8/24/05 Final

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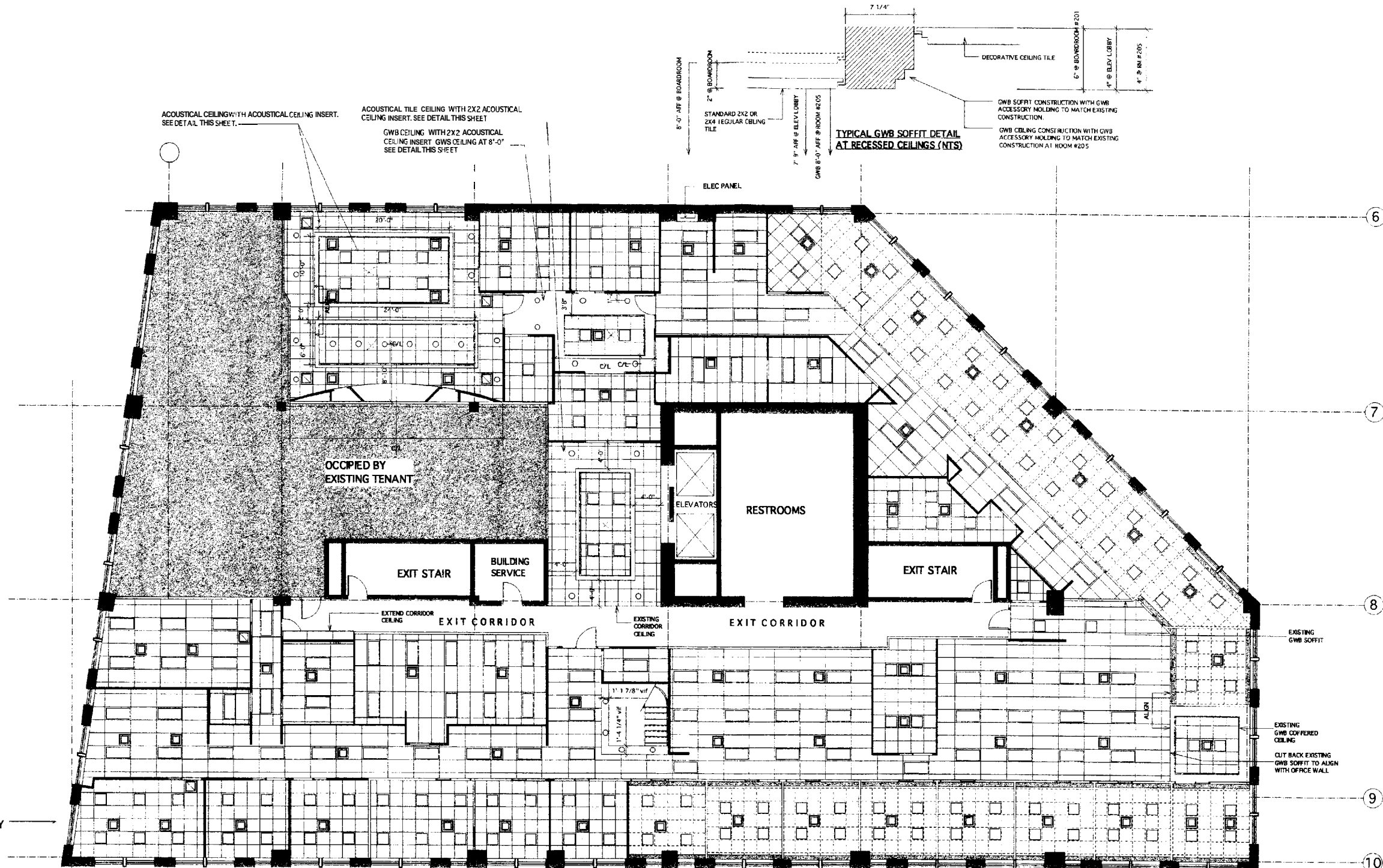
A-202

MIDDLE STREET MANAGEMENT
SECOND FLOOR LAYOUT
 100 Middle Street
 Portland, Maine

DATE: 2/23/05
 REVISIONS:
 DATE: 4/5/05
 5/1/05
 7/20/05 CD
 8/5/05 Permit Set
 8/10/05 Permit Set
 8/15/05 Set
 8/22/05 Boardroom
 8/24/05 Final
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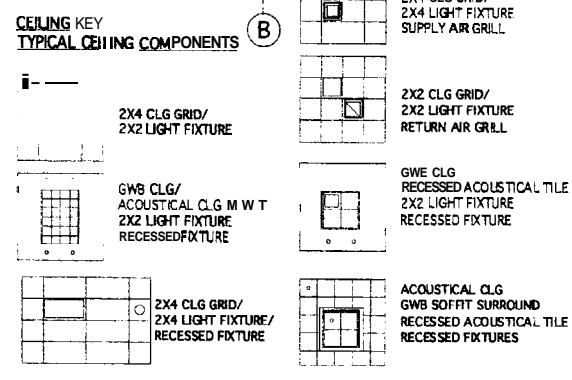
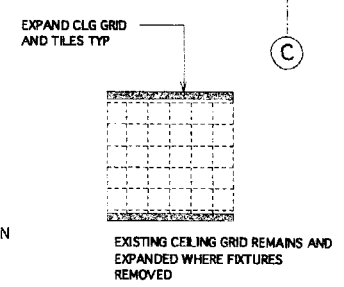
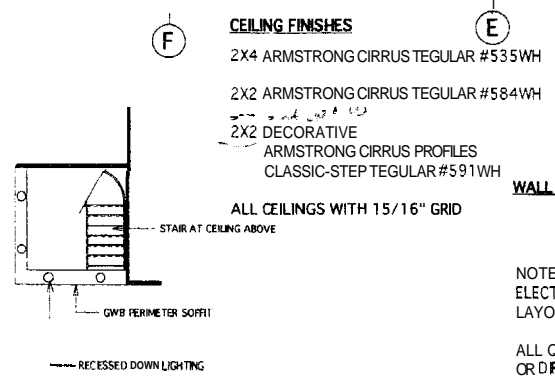
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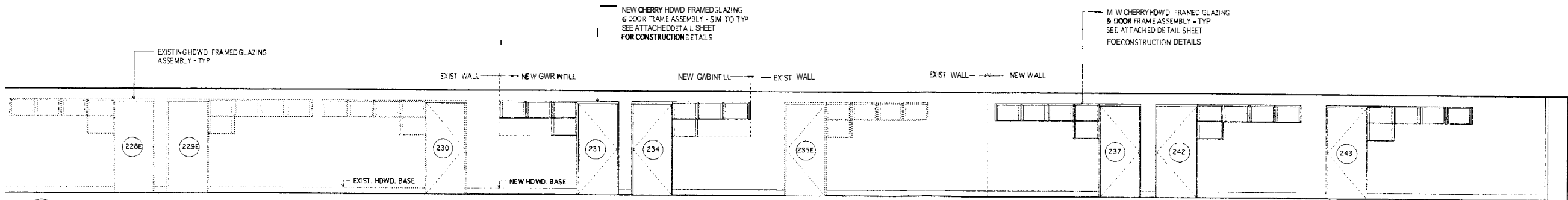
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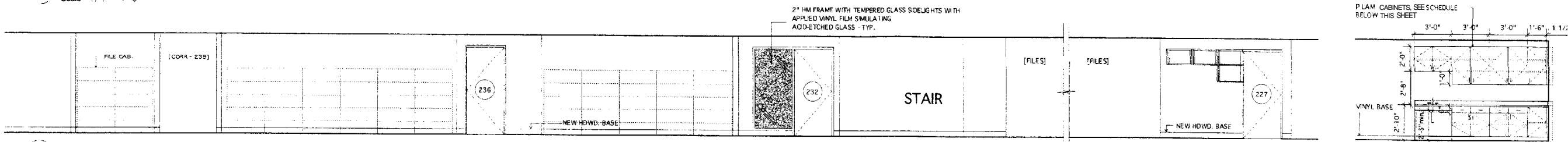
1 SECOND FLOOR REFLECTED CLG PLAN
 1/8" = 1'-0"

- GENERAL NOTES:**
- SEE FINISH SCHEDULE FOR GRID TYPE AND TILE DESIGN.
 - COORDINATE WITH DESIGN/BUILDING ELECTRICAL CONTRACTOR FOR FIXTURE TYPES AND LAYOUT.
 - ALL CEILING MOUNTED ITEMS TO BE LOCATED IN CENTER OF TILE WHERE POSSIBLE.
 - WHERE EXISTING GRIDS ARE EXPANDED START WITH FULL TILE AT END OF EXISTING AREA IF LAST TILE IS LESS THAN FULL.
 - CEILING HEIGHT IN OFFICES TO MATCH EXISTING HEIGHT IN OFFICES.
 - CEILING HEIGHT OPEN AREAS TO MATCH EXISTING HEIGHT OF ACOUSTICAL TILE CEILINGS, GWB SOFFITS TO MATCH HEIGHT OF EXISTING GWB ELEMENTS.
 - CEILING HEIGHT IN CONFERENCE ROOMS AND SUPPORT SPACES TO BE 8'-0" UNLESS NOTED OTHERWISE.
 - WHERE BATT INSULATION HAS BEEN INSTALLED ABOVE CEILINGS FOR SOUND CONTROL, REPLACE BATT INSULATION AFTER INSTALLATION OF NEW CEILINGS.



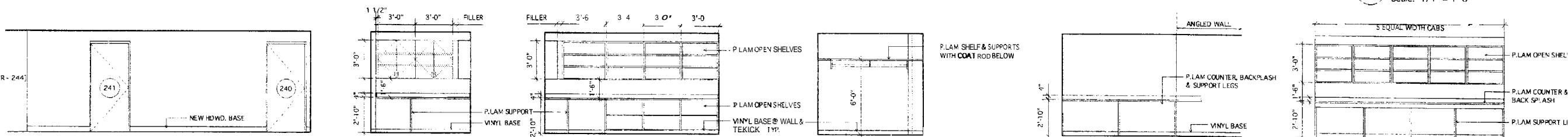


1 PARTIAL ELEV. - CORRIDOR - 244
Scale: 1/4" = 1'-0"



2 PARTIAL ELEV. - CORRIDOR - 244 & 221
Scale: 1/4" = 1'-0"

3 PARTIAL ELEV. - BREAK ROOM - 240
Scale: 1/4" = 1'-0"



4 PARTIAL ELEV. - CORRIDOR - 239
Scale: 1/4" = 1'-0"

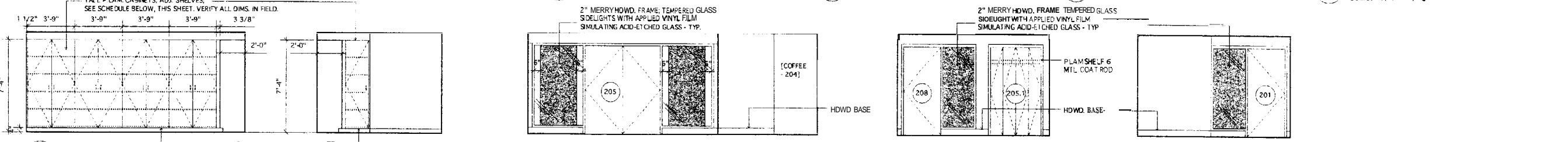
5 PARTIAL ELEV. COPY / FILES - 236
Scale: 1/4" = 1'-0"

6 COPY / FILES - 236
Scale: 1/4" = 1'-0"

7 COATS - 220
Scale: 1/4" = 1'-0"

8 COPY - 211
Scale: 1/4" = 1'-0"

9 OFF STAGE STORAGE - 212
Scale: 1/4" = 1'-0"



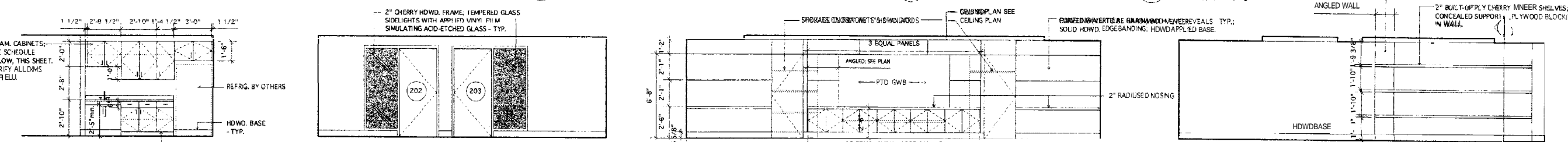
10 OFF STAGE STORAGE - 212
Scale: 1/4" = 1'-0"

11 OFF STAGE STORAGE - 212
Scale: 1/4" = 1'-0"

12 VISITOR LOBBY - 205
Scale: 1/4" = 1'-0"

13 VISITOR LOBBY - 205
Scale: 1/4" = 1'-0"

14 VISITOR LOBBY - 205
Scale: 1/4" = 1'-0"

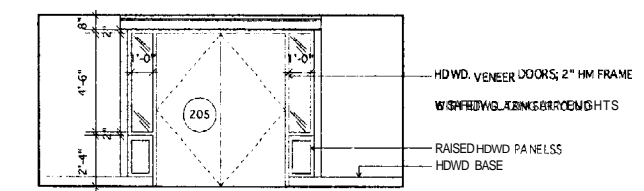


15 COFFEE - 204
Scale: 1/4" = 1'-0"

16 VISITOR LOBBY - 205
Scale: 1/4" = 1'-0"

17 BOARDROOM - 201
Scale: 1/4" = 1'-0"

18 BOARDROOM - 201
Scale: 1/4" = 1'-0"



19 VISITOR ENTRANCE (AS VIEWED FROM ELEVATOR LOBBY)
Scale: 1/4" = 1'-0"

FINISHES

GENERAL NOTES:

1. MATCH EXISTING W O R FRAME AND WOOD BASE DETAILS & WOOD SPECIES. SEE ATTACHED DETAIL SHEET DESCRIBING CONSTRUCTION DETAILS FOR EXISTING WOODWORK.
2. SEE ATTACHED SUPPLEMENTAL DETAIL SHEET FOR USE IN MATCHING EXISTING DETAILS OF DOOR/SIDELIGHT FRAMING SYSTEM & TYP. HWWD. BASE.
3. ALL SPACES, UNLESS OTHERWISE NOTED, SHALL HAVE CHERRY HARDWOOD BASE TO MATCH EXISTING BASE.

SCHEDULE OF MATERIALS:

WALLS:

- GEN. WALL FINISH: ZOLATONE #ZL-00223G (WATERBASE) [TYPICAL U.O.N.] TO MATCH ARCHITECT'S SAMPLE
- PAINT ACCENT COLOR (MATCH) ICI PAINTS #1444 FRENCH SILVER [AT EXTERIOR WALLS IN THE FOLLOWING ROOMS - 201, 202, 203, 208, 209, 301E.]

CASEWORK:

- PLASTIC LAMINATE 1: FORMICA #7018-58 NAVY GRAFIX, HIGH PRESSURE (CABINET EXTERIORS)
- PLASTIC LAMINATE 2: FORMICA #507-58 FOLKSTONE GRAFIX, POSTFORMABLE (COUNTERTOPS & BACK SPLASHES)
- MELAMINE ADJUSTABLE SHELVES & CABINET INTERIORS (SUBMIT COLOR SELECTOR FOR REVIEW & SELECTION BY OWNER AND ARCHITECT)
- HARDWARE: FULL EXTENSION ZINC-PLATED GLIDES BY GRASS 6200 OR EQUAL
- ADJ. SHELF STANDARDS & SUPPORTS K&V 256 SERIES
- DOOR/DRAWER PULLS: 4" WIRE PULLS, ALUM, 8mm DIA.
- METAL COUNTER SUPPORTS: BY RAKKS (OR EQUAL); COLOR - WHITE
- WALL BRACKETS: KNAPE & VOGT OR EQUAL; COLOR: WHITE

CASEWORK DETAILS

- 1) COUNTERTOPS & BACK SPLASHES: 1-1/4" POSTFORMED, BULLNOSE EDGE, COUNTERTOP: 4" HIGH SQUARE SELF-EDGED BACK SPLASH (UON).
- 2) HIGH-PRESSURE LAMINATE CABINET EXTERIOR;
- 3) MELAMINE CABINET INTERIOR;
- 4) ALL SHELVING SHALL BE ADJUSTABLE
- 5) EURO-STYLE HINGES TYP.
- 6) 2MM W/C EDGE BANDING ON P.LAM. DRAWER & DOOR FRONTS
- 7) HARDWOOD SHALL BE CHERRY, GRADE & FINISH TO MATCH EXISTING
- 8) ALL EXPOSED HARDWARE FINISHES SHALL BE SATIN-CHROMIUM PLATED, OR SATIN SS.

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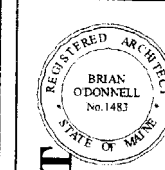


MIDDLE STREET MANAGEMENT
SECOND FLOOR SPACE PLANNING
Portland, Maine
100 Middle Street

DATE: 2/24/05
REVISIONS:
DATE: 8/15/05 CD
8/25/05

DRAWING NO.

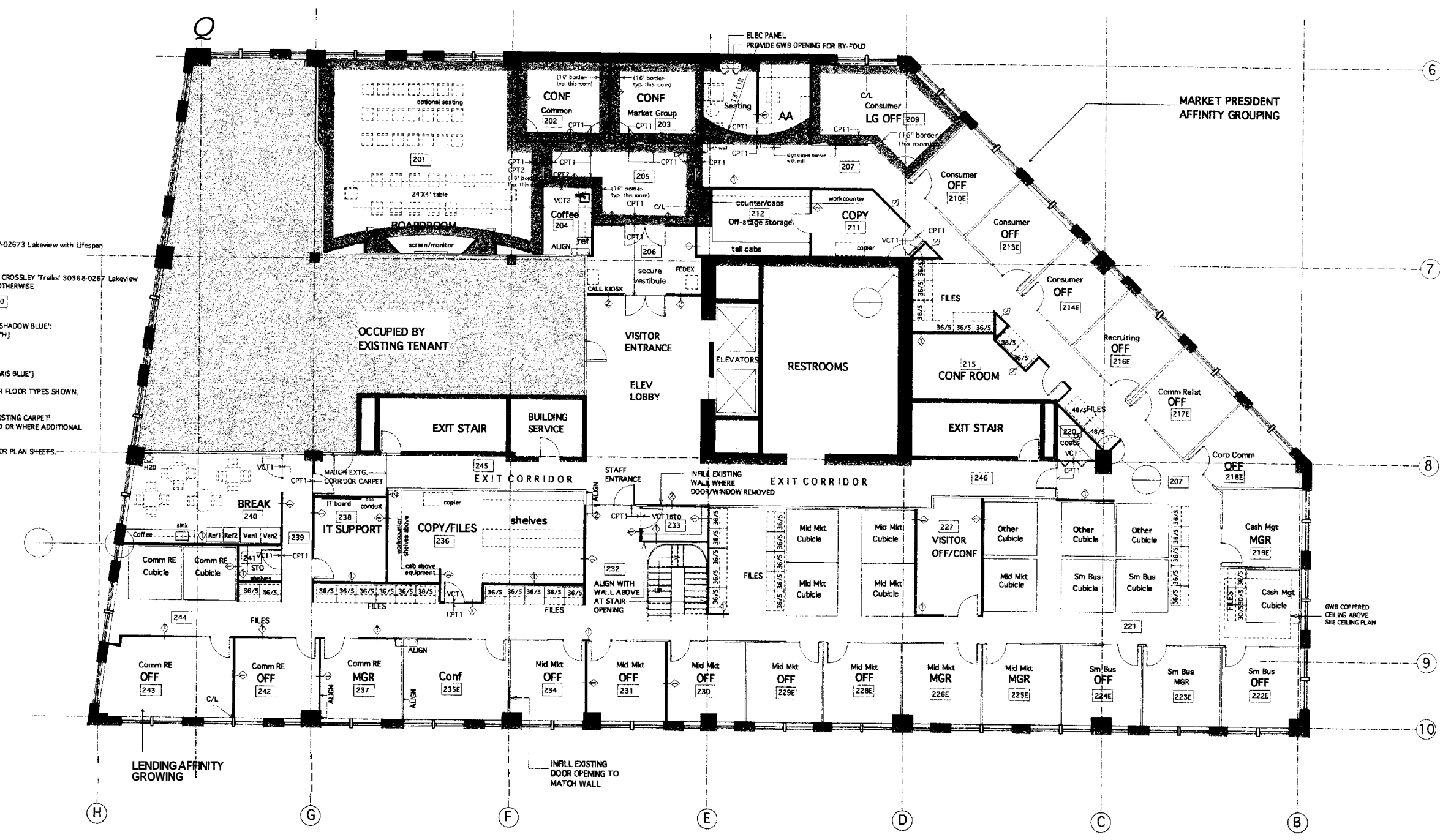
A-204



MIDDLE STREET MANAGEMENT
SECOND FLOOR LAYOUT
 100 Middle Street Portland, Maine

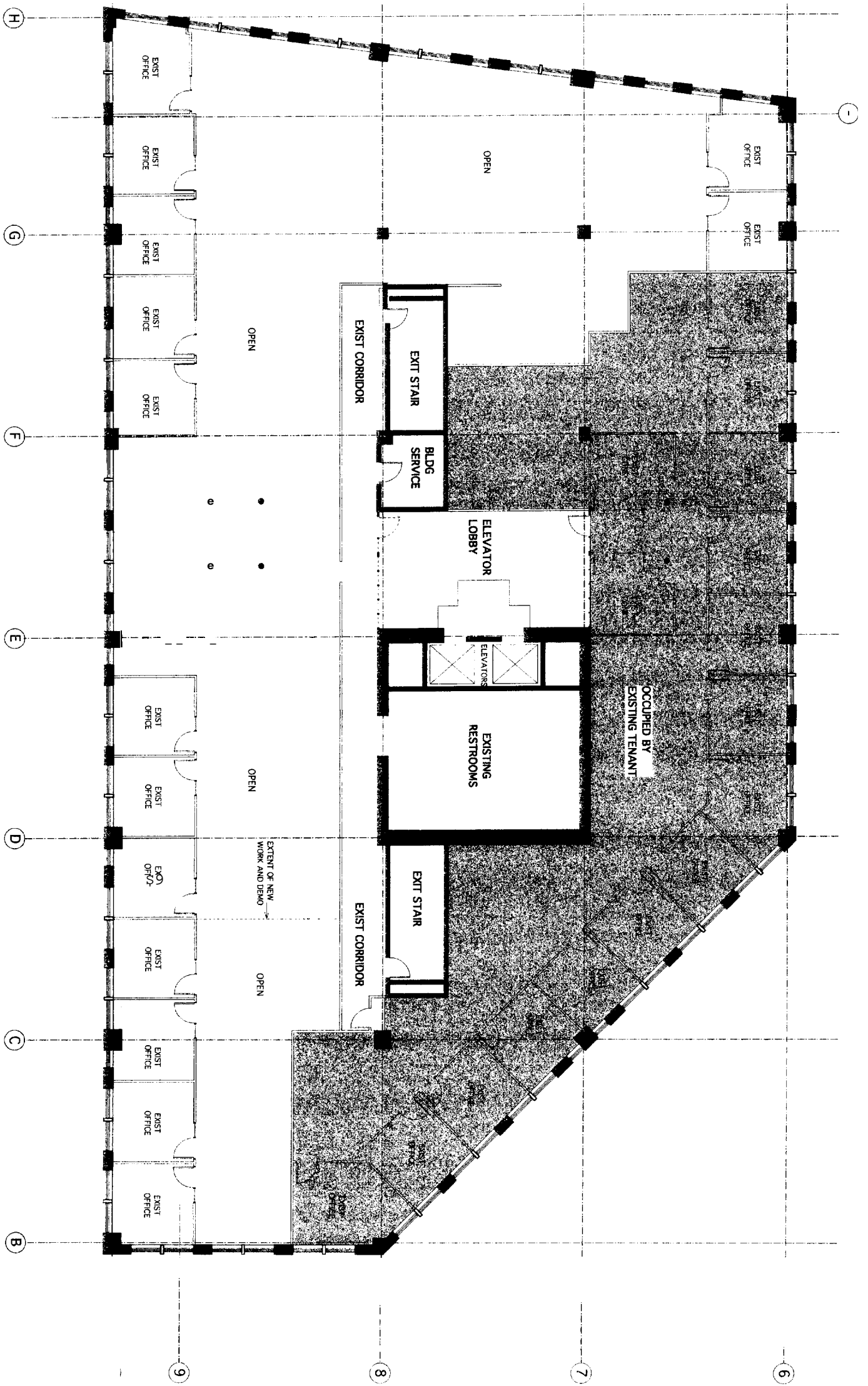
DATE: 8/23/06
 REVISIONS:
 DATE:
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DRAWING NO.
A-205
 FLOOR FINISHES



- FINISH SCHEDULE**
- 1000 CARPET #1 CROSSLEY 30367 'Gazabo'-02673 Lakeview with Lifespan backing UNLESS NOTED OTHERWISE
 - 201 CARPET #1 WITH BORDER CARPET #2 - CROSSLEY 'Trellis' 30368-0267 Lakeview with Lifespan backing UNLESS NOTED OTHERWISE
 - 211 VCT1 WITH VINYL BASE [ARMSTRONG IMP. TEXTURE #51807 'SHADOW BLUE'; JOHNSONITE BASE: #21 PLATINUM - 4"]
 - 204 VCT2 WITH WOOD BASE [ARMSTRONG ARTEFACTS #57214 'PARIS BLUE']
 - * TRANSITION STRIPS - JOHNSONITE VINYL FOR FLOOR TYPES SHOWN, COLOR: 'PEWTER'.
 - * SEE NOTE IN EXIT CORRIDORS TO 'MATCH EXISTING CARPET' WHERE EXISTING CARPET HAS BEEN DISTURBED OR WHERE ADDITIONAL PRODUCT IS NEEDED TO INFILL AT NEW WORK.
 - * WOOD BASE: SEE FINISH SCHEDULE ON FLOOR PLAN SHEETS.

1 SECOND FLOOR PLAN
 A-205 1/8" = 1'-0"



1 THIRD FLOOR EXISTING PLAN
 A-301 1/8" = 1'-0"

NOTE: 2ND FLOOR IS UNOCCUPIED WITH EXCEPTION OF AREA SHOWN.

MIDDLE STREET MANAGEMENT
 THIRD FLOOR PARTIAL RENOVATION
 100 Middle Street Portland, Maine



HKTA / architects inc
 4 Milk Street
 Portland, Maine 04101
HKTA / architects
 phone 207.774.0016
 fax 207.774.9128
 e mail hktu@aol.com

DATE: 7/20/05
 REVISIONS:
 8/5/05 Permit Set
 8/10/05 Permit Set
 8/24/05 Final

DRAWING NO.

A-301
 EXISTING

DEEP TOP RUNNER CHANNEL FOR DEFLECTION/SLIP CONNECTION

UNDERSIDE OF DECK RUN GWB TO 1/4" FROM UNDERSIDE OF DECK. BOTH SIDES. PROVIDE ACOUST SEALANT @ TOP OF GWB

FINISHED CEILING HEIGHT VARIES 5/8" GWB, BOTH SIDES. TYPE "X" AT TYPE 2 WALL

3 5/8" METAL STUDS @ 16" O.C. ACOUST INSULATION RUN FULL HEIGHT TO DECK FOR ACOUSTIC SEPARATION

BASE MOLDING, WOOD OR VINYL. SEE FIN SCHEDULE

ACOUST SEALANT (SEE SPEC) AT JOINT, BOTH SIDES UNDER WALLBOARD 1/4" GAP TYP

PARTITION TYPE 1 - NOT RATED

PARTITION TYPE 2 - 1 HR RATED - UL DESIGN NO. U465

DOOR SCHEDULE

EXISTING DOORS TO BE RENISHED WITH CHERRY STAIN

NEW DOORS TO BE BUILDING STANDARD SOLID CORE 3'0"X7'0" CHERRY FINISH

NEW DOORS TO BE BUILDING STANDARD SOLID CORE 3'0"X7'0" CHERRY FINISH WITH 60 MIN FIRE LABEL

4'0"X7'0" PAINTED WOOD BI-FOLD

INTERIOR VESTIBULE DOORS TO BE EQUIPPED WITH ENTRANCE SECURITY SYSTEM

COORDINATE WITH BUILDING MANAGEMENT. SEE INTERIOR ELEVATIONS.

ENTRANCE DOOR SEE INTERIOR ELEVATIONS

FRAME SCHEDULE

EXISTING DOOR FRAME

WOOD INTERIOR FRAMING SYSTEM WHERE SHOWN

PAINTED METAL FRAME TO MATCH BUILDING STANDARD WHERE SHOWN

PAINTED METAL FRAME TO MATCH BUILDING STANDARD WITH 60 MIN FIRE LABEL

SEE INTERIOR ELEVATIONS FOR WOOD TRIM DETAIL

INTERIOR VESTIBULE DOORS TO BE EQUIPPED WITH ENTRANCE SECURITY SYSTEM.

COORDINATE WITH BUILDING MANAGEMENT. SEE INTERIOR ELEVATIONS.

ENTRANCE DOOR SEE INTERIOR ELEVATIONS

HARDWARE

HARDWARE QUALITY AND FINISH TO MATCH EXISTING IN PLACE HARDWARE TO REMAIN ON FLOOR 2 & 3

BY FOLD HARDWARE FINISH TO MATCH DOOR HARDWARE FINISH INCLUDING TRACK, HINGES AND PULLS

SECURITY ACCESS SYSTEM TO BE PROVIDED ON INTERIOR VESTIBULE DOORS. PROVIDE CODE ACCEPTABLE EXIT HARDWARE WHERE REQUIRED. PROVIDE DOOR STOPS AND SILENCERS FOR ALL NEW DOORS.

DOOR KEY

EXISTING DOOR IN WOOD WINDOW SYSTEM

NEW DOOR IN WOOD WINDOW SYSTEM (SEE INTERIOR ELEVATIONS)

NEW DOOR IN WITH BUILDING STANDARD METAL FRAME. SEE SCHEDULE FOR DOOR FIRE RATING.

GLASS

GLASS IN RATED PARTITIONS TO BE WIRE GLASS

GLASS IN NON RATED INTERIOR PARTITIONS TO BE SWEETLY GLAZING.

FINISH SCHEDULE

CABINET #1 CROSSLEY 30367 Granite 02673 Lakerock

WOOD LAMINATE #20 OTHERWISE

CABINET #1 WITH BONDOR CABINET #2 TRIBLIS 30368-02673 Lakerock

WALL LINEN/PAINT UNLESS NOTED OTHERWISE

VCT WITH VINYL BASE

PAINT SCHEDULE

PAINT #1 ZOLATONE #2-02236 UNLESS NOTED OTHERWISE

PAINT #2 ACCENT COLOR (WHERE SHOWN)

FINISH SCHEDULE EXISTING WOODWORK

DOORS & CABINETS: SEE DOOR SCHEDULE

WOOD BASE: SEE FINISH SCHEDULE

WOOD WINDOW SILL, SAND AND FINISH WITH CHERRY WOOD STAIN TO MATCH RENISHED DOORS. PROVIDE CLEAR WOOD FINISH OVER ALL STAIN.

INTERIOR BLANK STYLITE TO REMAIN

FINISH SCHEDULE NEW MILLWORK

CABINETS AND CABINETS: PLUM WITH COLOR AS SELECTED BY BUILDING MANAGEMENT. COORDINATE WITH BUILDING MANAGEMENT FOR COUNTER REQUIREMENTS FOR FINISHES. SEE INTERIOR ELEVATIONS FOR COUNTER AND CABINET LAYOUT.

SHELVING: PLUM WITH COLOR SELECTED BY BUILDING MANAGEMENT. SEE INTERIOR ELEVATIONS FOR SHELVING LAYOUT. PROVIDE SHELF AND COAT ROD AT DESIGNATED COAT CLOSETS

NOTES:

ALL SPACES TO RECEIVE NEW PAINT PER SCHEDULE.

ALL EXISTING VINYL WALL PAPER TO BE REMOVED AND SURFACE PREPARED FOR NEW PAINT. PROVIDE "SEM COAT" ON SURFACES WHICH ARE DAMAGED BY REMOVAL OF WALL PAPER. REPAIR ALL WALLS DAMAGED BY DEMOLITION OR NEW CONSTRUCTION.

GENERAL NOTES:

1. WHERE EXISTING FINISHES ARE DAMAGED BY DEMOLITION, PATCH AND REPAIR AS NECESSARY TO MATCH EXISTING CONDITIONS. WHERE VINYL WALL PAPER IS REMOVED, PROVIDE "SEM COAT" FINISH FOR SMOOTH SURFACE PRIOR TO APPLICATION OF WALL FINISH.

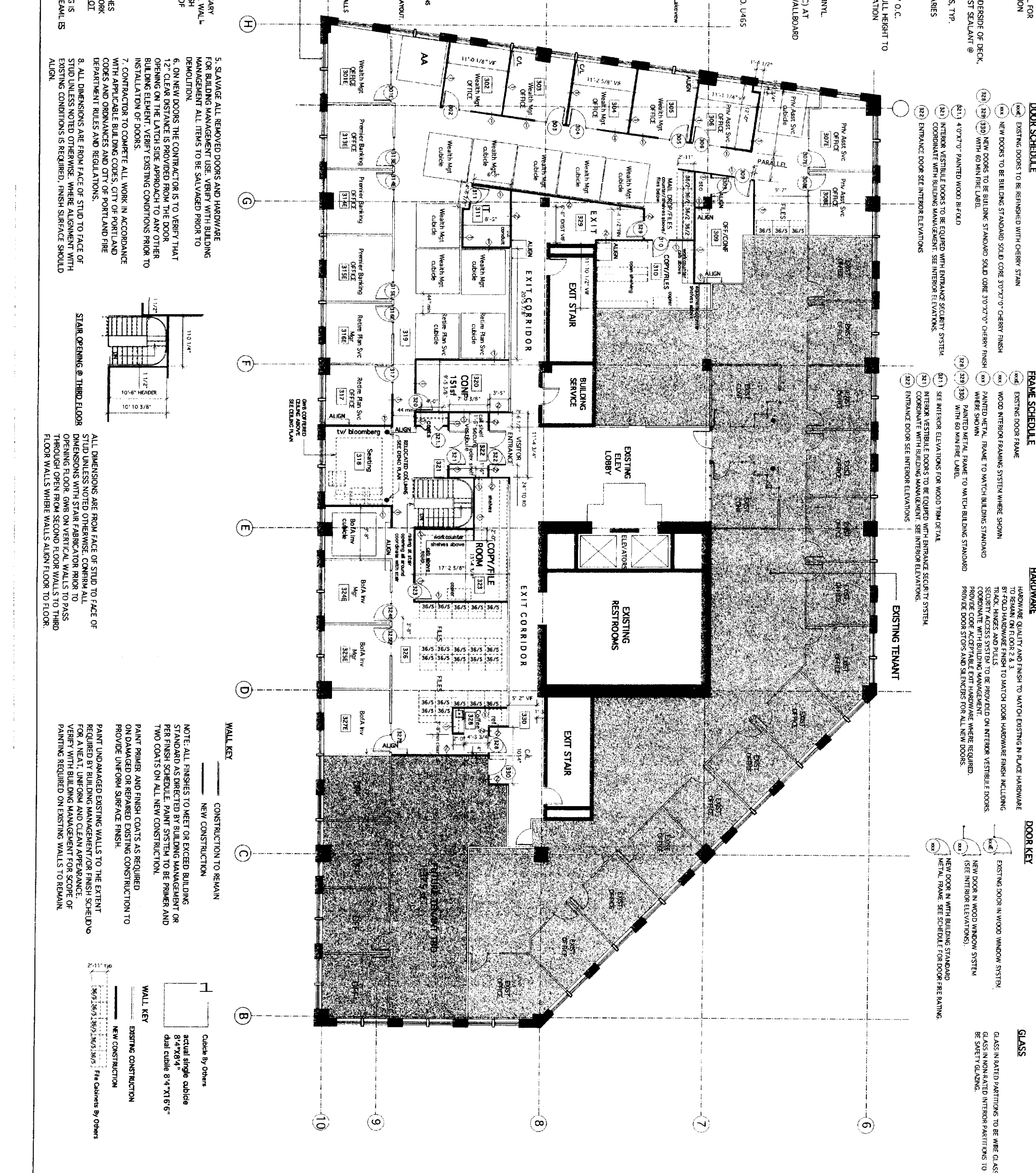
2. PROVIDE CEILING, FLOORING AND PAINT TO MATCH BUILDING STANDARD UNLESS NOTED OTHERWISE. VERIFY MATERIALS AND COLORS WITH BUILDING MANAGEMENT REQUIREMENTS. SEE FINISH SCHEDULE

3. WHERE NEW WALLS DISRUPT EXISTING FINISHES (CEILING, FLOOR, ETC) DISMANTLE AND REWORK EXISTING FINISHES AROUND NEW WALLS. DO NOT CONSTRUCT WALLS ON EXISTING CARPET.

4. WHERE ALIGNMENT OF WALLS WITH EXISTING IS REQUIRED, FINISH SURFACE IS TO ALIGN WITH SEAL LINE TRANSITION.

WEALTH AFFINITY GROUPING

1/8" = 1'-0"



STAIN OPENING @ THIRD FLOOR

ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE. CONFIRM ALL DIMENSIONS WITH STAIR FABRICATOR PRIOR TO OPENING FLOOR, GWB ON VERTICAL WALLS TO PASS THROUGH OPEN FROM SECOND FLOOR WALLS TO THIRD FLOOR WALLS WHERE WALLS ALIGN FLOOR TO FLOOR.



WALL KEY

CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

WALL KEY

Cubicle By Others

actual single cubicle 8'-4"X6'-4"

dual cubicle 8'-4"X11'-6"

NEW CONSTRUCTION

EXISTING CONSTRUCTION

DATE: 2/4/05
 REVISIONS:
 DATE: 4/5/05
 5: 11/05 CD
 7: 02/05 CD
 81: 05/05 Permit Set
 81: 07/05 Permit
 81: 07/05 Permit
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MIDDLE STREET MANAGEMENT

THIRD FLOOR LAYOUT

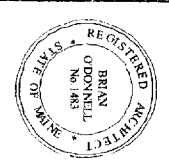
100 Middle Street Portland, Maine

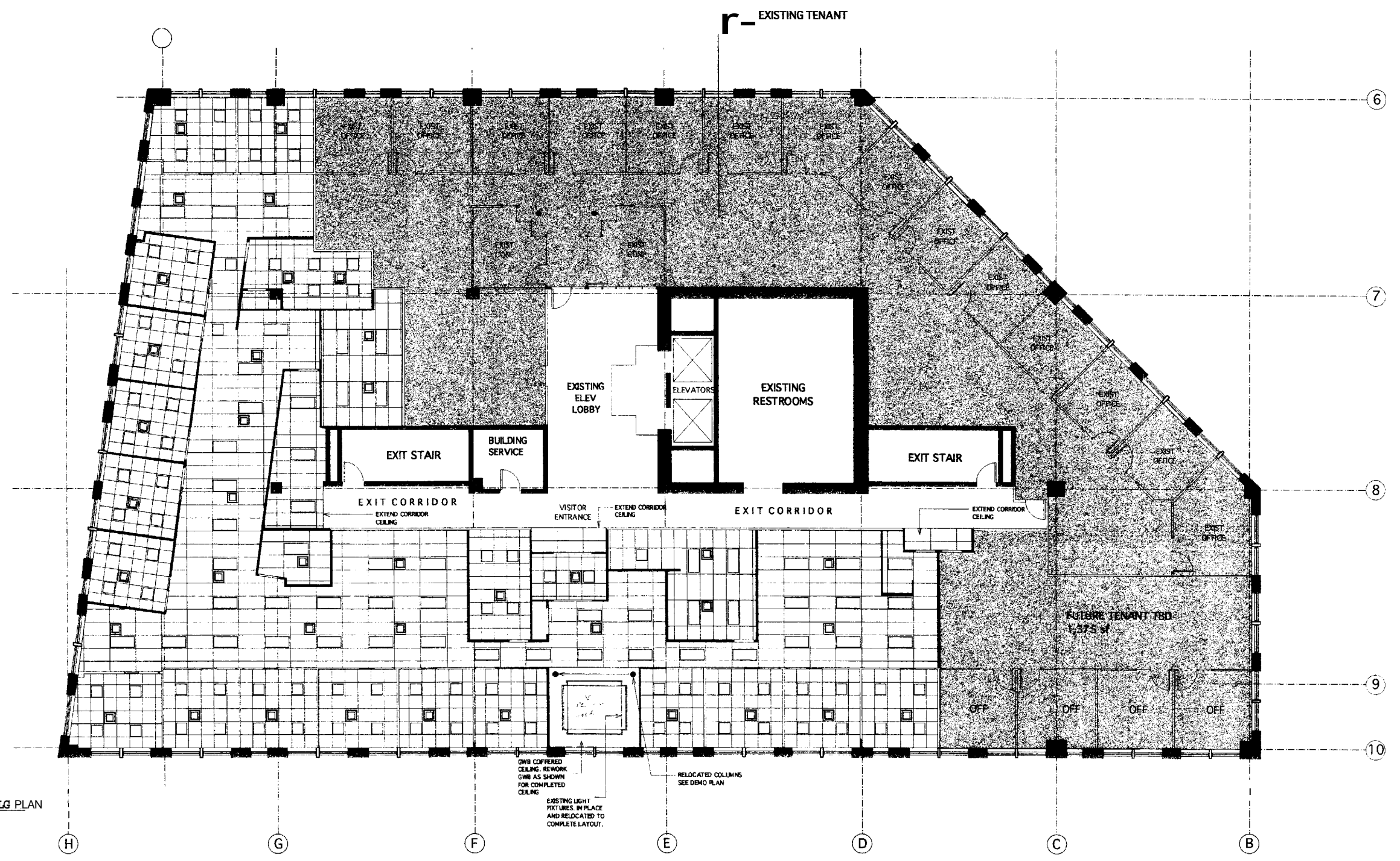
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 4 Milk Street
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 e-mail hkta@aol.com

DRAWING NO. **A-302**





1 THIRD FLOOR REFLECTED CLG PLAN
 A-303 1/8" = 1'-0"

- GENERAL NOTES**
1. SEE FINISH SCHEDULE FOR GRID TYPE AND TILE DESIGN.
 2. COORDINATE WITH DESIGN/BUILDING ELECTRICAL CONTRACTOR FOR FIXTURE TYPES AND LAYOUT.
 3. ALL CEILING MOUNTED ITEMS TO BE LOCATED IN CENTER OF TILE WHERE POSSIBLE.
 4. WHERE EXISTING GRIDS ARE EXPANDED START WITH FULL TILE AT END OF EXISTING AREA IF LAST TILE IS LESS THAN FULL.
 5. CEILING HEIGHT IN OFFICES TO MATCH EXISTING HEIGHT IN OFFICES.
 6. CEILING HEIGHT OPEN AREAS TO MATCH EXISTING HEIGHT OF ACOUSTICAL TILE CEILINGS. GWB SOFFITS TO MATCH HEIGHT OF EXISTING GWB ELEMENTS.
 7. CEILING HEIGHT IN CONFERENCE ROOMS AND SUPPORT SPACES TO BE 8'-0" UNLESS NOTED OTHERWISE.

8. WHERE BATT INSULATION HAS BEEN MISTALLED ABOVE CEILINGS FOR SOUND CONTROL. REPLACE BATT INSULATION AFTER INSTALLATION OF NEW CEILINGS.

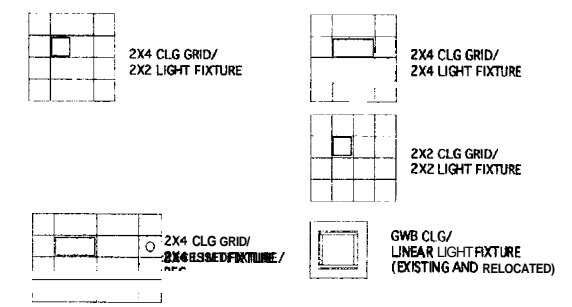
GWB COFFERED CEILING. REWORK GWB AS SHOWN FOR COMPLETED CEILING.
 EXISTING LIGHT FIXTURES, IN PLACE AND RELOCATED TO COMPLETE LAYOUT.
 RELOCATED COLLUMNS SEE DEMO PLAN

WALL KEY
 ——— CONSTRUCTION TO REMAIN
 ——— NEW CONSTRUCTION

NOTE: ALL FIXTURE LOCATIONS TO BE VERIFIED BY ELECTRICAL DESIGN/BUILD CONTRACTOR. FIXTURE LAYOUT ON CEILING GRID IS FOR ILLUSTRATION ONLY.

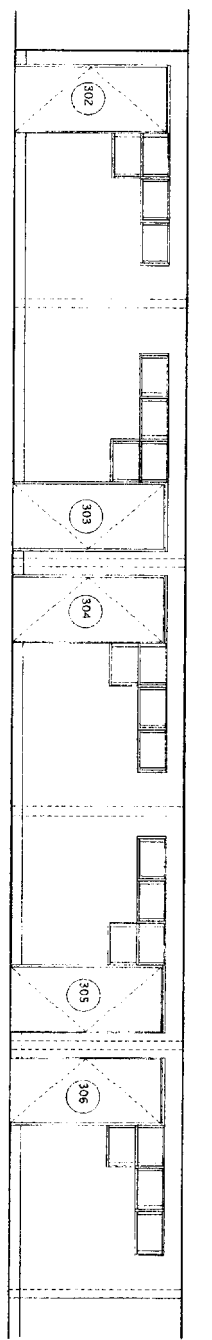
ALL QUESTIONS ABOUT PROPOSED CEILING LAYOUT/GRID SIZE OR DIRECTION TO BE COORDINATED WITH BUILDING MANAGEMENT PRIOR TO ANY MODIFICATIONS.

CEILING KEY

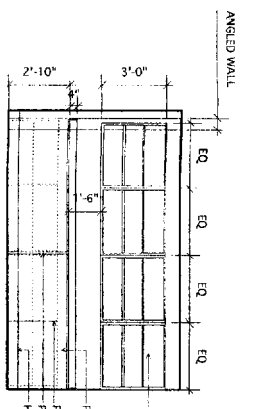


DATE: 2/24/05
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 5/11/05
 7/20/05 CD
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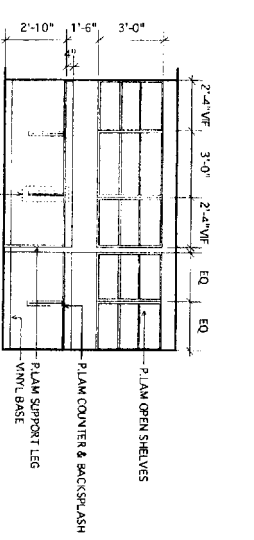
DRAWING NO.
A-303



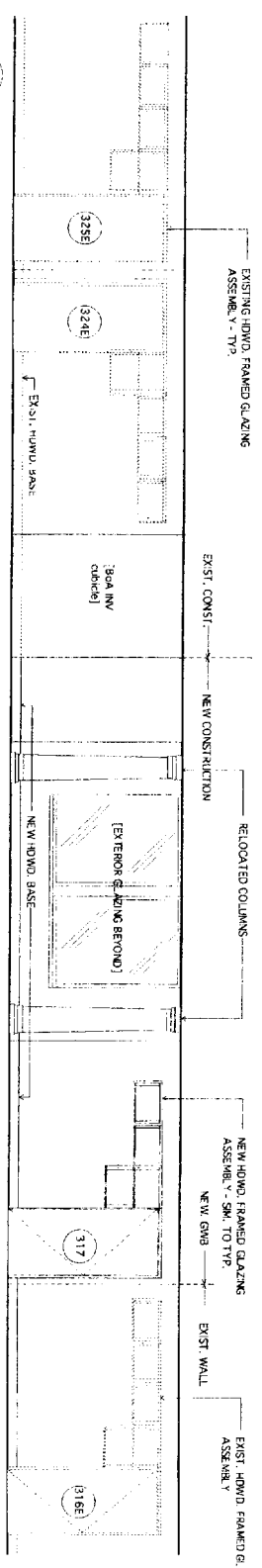
1 CORRIDOR (WEALTH MGT) - 319
Scale: 1/4" = 1'-0"



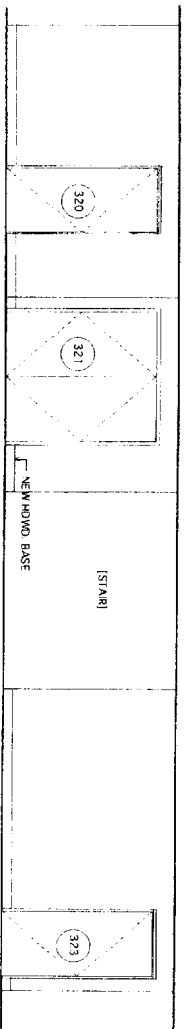
2 MAIL DROP / FILES - 319
Scale: 1/4" = 1'-0"



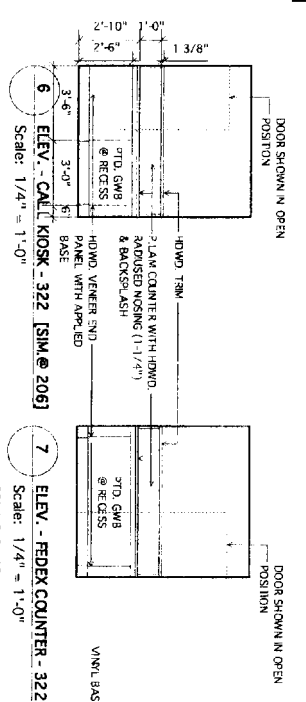
3 COPY / FILES - 310
Scale: 1/4" = 1'-0"



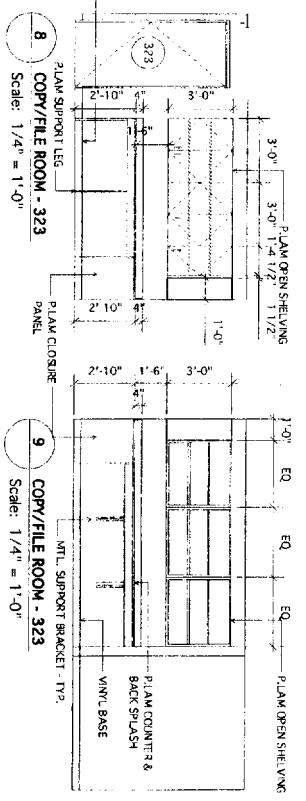
4 PARTIAL ELEV. - CORRIDOR -
Scale: 1/4" = 1'-0"



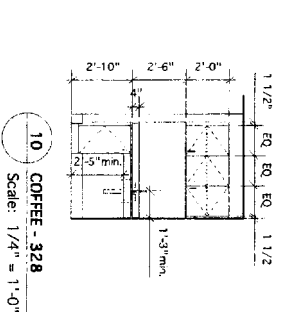
5 PARTIAL ELEV. - CORRIDOR - 321
Scale: 1/4" = 1'-0"



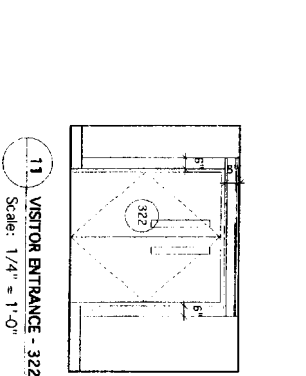
6 ELEV. - CALL KIOSK - 322 [SIM @ 206]
Scale: 1/4" = 1'-0"



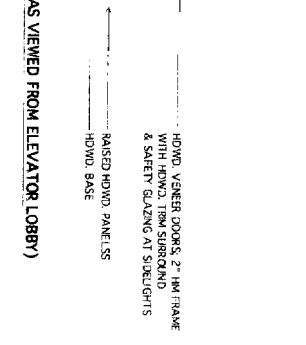
7 ELEV. - FEDEX COUNTER - 322
Scale: 1/4" = 1'-0"



8 COPY/FILE ROOM - 323
Scale: 1/4" = 1'-0"



9 COPY/FILE ROOM - 323
Scale: 1/4" = 1'-0"



10 COFFEE - 328
Scale: 1/4" = 1'-0"



11 VISITOR ENTRANCE - 322 (AS VIEWED FROM ELEVATOR LOBBY)
Scale: 1/4" = 1'-0"

FINISHES

GENERAL NOTES:

1. MATCH EXISTING DOOR FRAME AND WOOD BASE DETAILS & WOOD SPECIES. SEE ATTACHED DETAIL SHEET DESCRIBING CONSTRUCTION DETAILS FOR EXISTING WOODWORK.
2. SEE ATTACHED SUPPLEMENTAL DETAIL SHEET FOR USE IN MATCHING EXISTING DETAILS OF DOOR/SIDE-LIGHT FRAMING SYSTEM & TYP. HWWD. BASE.
3. ALL SPACES, UNLN, SHALL HAVE CHERRY HARDWOOD BASE TO MATCH EXISTING BASE.

SCHEDULE OF FINISHES

WALLS:

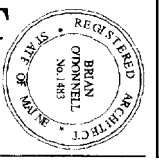
- GEN. WALL FINISH: ZOLATONE #ZL-002236 (WATERBASE) [TYPICAL, U.O.N.] TO MATCH ARCHITECT'S SAMPLE
- PAINT ACCENT COLOR: (MATCH) ICI PAINTS #1444 FRENCH SILVER [AT EXTERIOR WALLS IN THE FOLLOWING ROOMS - 201, 202, 203, 208, 209, 301E.]

CASEWORK:

- PLASTIC LAMINATE 1: FORMICA #2018-58 NAVY GRAPHX, HIGH PRESSURE (CABINET EXTERIORS)
- PLASTIC LAMINATE 2: FORMICA #507-58 FOLKSTONE GRAPHX, POSTFORMABLE (COUNTERS & BACK SPLASHES)
- MELAMINE ADJUSTABLE SHELVES & CABINET INTERIORS: (SUBMIT COLOR SELECTOR FOR REVIEW & SELECTION BY OWNER AND ARCHITECT)
- HARDWARE: FULL EXTENSION ZINC-PLATED GLIDES BY GRASS 6200 OR EQUAL
- ADJ. SHELF STANDARDS & SUPPORTS: K&V 256 SERIES
- DOOR/DRAWER PULLS: 4" WIRE PULLS, ALUM. 8mm DIA.
- METAL COUNTER SUPPORTS: BY BAKKS (OR EQUAL); COLOR - WHITE
- WALL BRACKETS: KNAPE & VOGT OR EQUAL; COLOR - WHITE

CASEWORK DETAILS:

- 1) COUNTERTOPS & BACK SPLASHES: 1-1/4" POSTFORMED, BULLNOSE EDGE.
- 2) HIGH-PRESSURE LAMINATE SELF-EDGED BACK SPLASH (UON).
- 3) MELAMINE CABINET INTERIOR.
- 4) ALL SHELVING SHALL BE ADJUSTABLE
- 5) EURO-STYLE HINGES TYP.
- 6) 2MM PVC EDGEBANDING ON PLAM DRAWER & DOOR FRONTS
- 7) HARDWOOD SHALL BE CHERRY, GRADE & FINISH TO MATCH EXISTING
- 8) ALL EXPOSED HARDWARE FINISHES SHALL BE SATIN-CHROMIUM PLATED, OR SATIN SS.



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MIDDLE STREET MANAGEMENT
THIRD FLOOR SPACE PLANNING
100 Middle Street Portland, Maine

DATE: 2/24/05
REVISIONS:
DATE: 8/15/05 C
8/25/05

DRAWING NO.
A-304



MIDDLE STREET MANAGEMENT
THIRD FLOOR LAYOUT
100 Middle Street
Portland, Maine

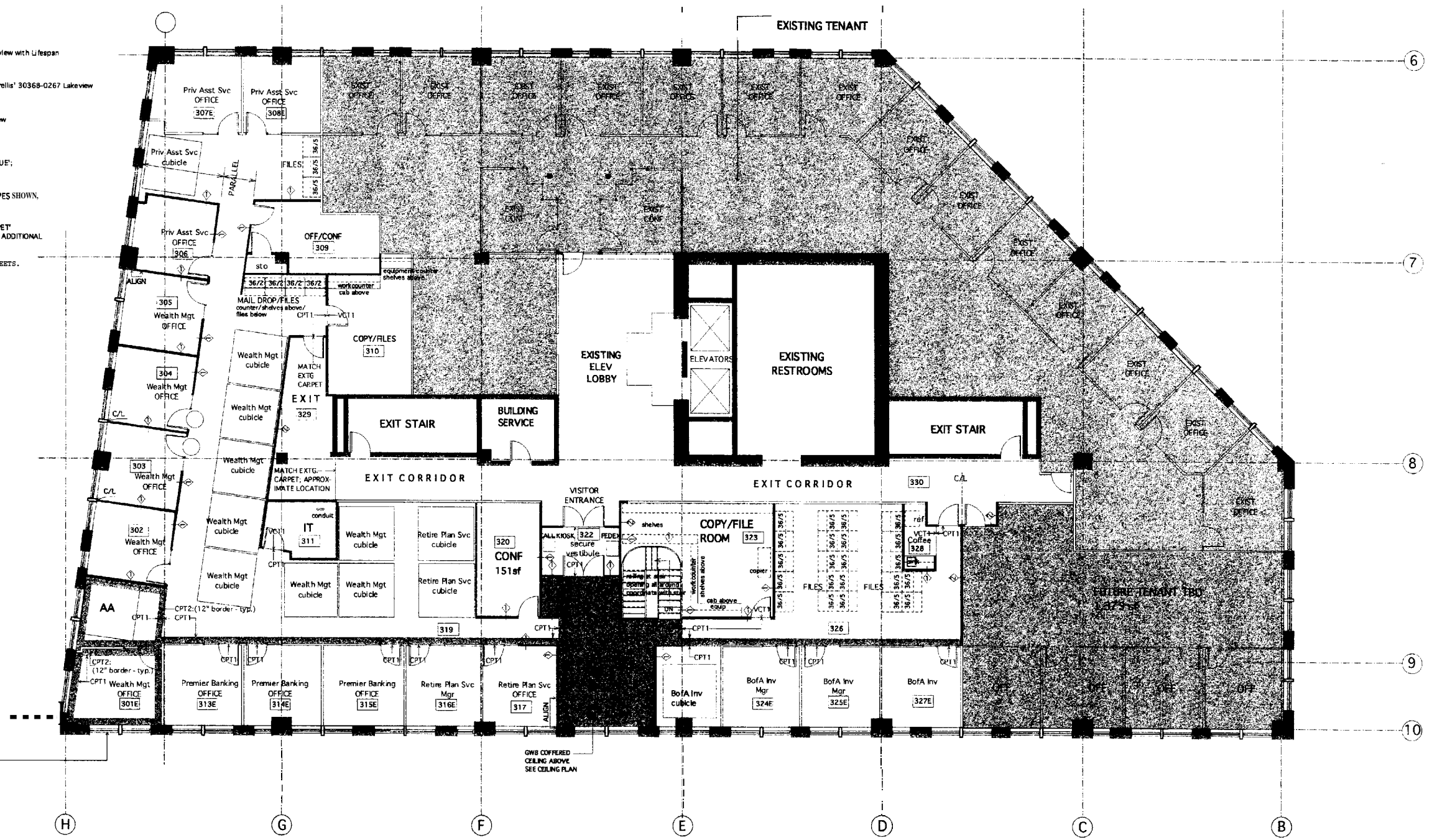
ATE: 8/24/05
EVISIONS
ATE

005 HKTA / architects inc

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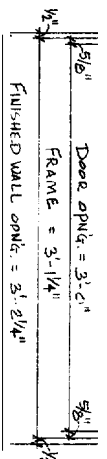
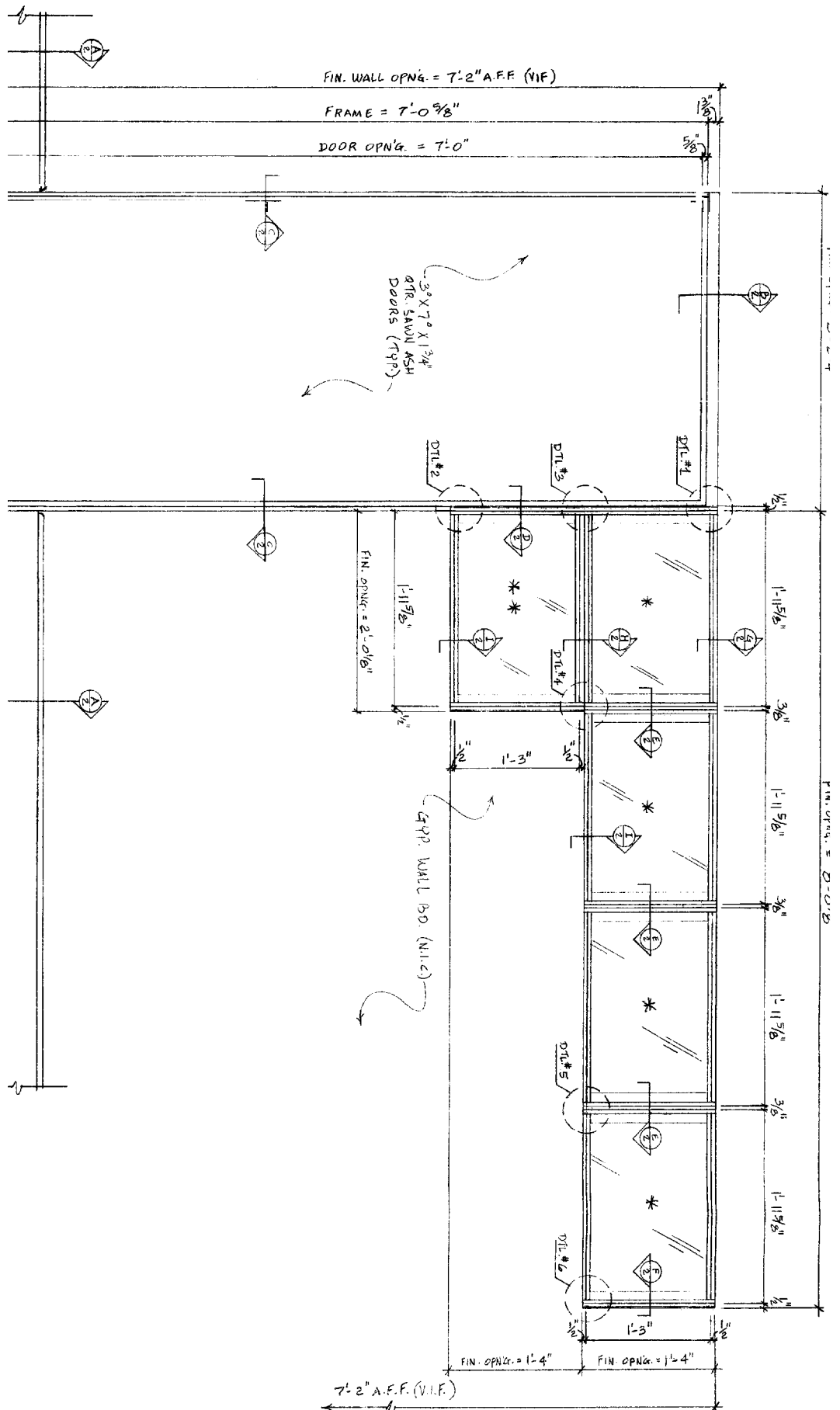
A-305
FLOOR FINISHES

- FINISH SCHEDULE**
- xxx CARPET #1 CROSSLEY 30367 Gazebo-02673 Lakeview with Lifespan backing UNLESS NOTED OTHERWISE
 - 301E 319 326
 - 318 321 CARPET #1 WITH BORDER CARPET #2 CROSSLEY 'Trellis' 30368-0267 Lakeview with Lifespan backing
 - 310 311 323 328** CARPET #2 CROSSLEY 'Trellis' 30368-0267 Lakeview with Lifespan backing
 - VCT1 WITH VINYL BASE
[ARMSTRONG IMP. TEXTURE #51807 'SHADOW BLUE'; JOHNSONITE BASE: #21 PLATINUM - 4"]
(*ROOM #328 SHALL HAVE WOOD BASE)
 - TRANSITION STRIPS - JOHNSONITE VINYL FOR FLOOR TYPES SHOWN, COLOR: 'PEWTER'.
 - SEE NOTE IN EXIT CORRIDORS TO 'MATCH EXISTING CARPET' WHERE EXISTING CARPET HAS BEEN DISTURBED OR WHERE ADDITIONAL PRODUCT IS NEEDED TO INFILL AT NEW WORK.
 - WOOD BASE: SEE FINISH SCHEDULE ON FLOOR PLAN SHEETS.

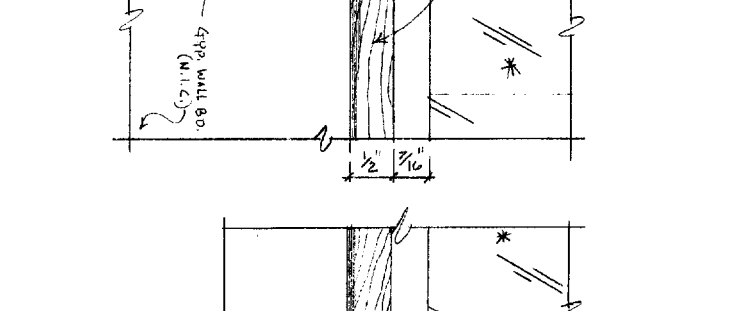
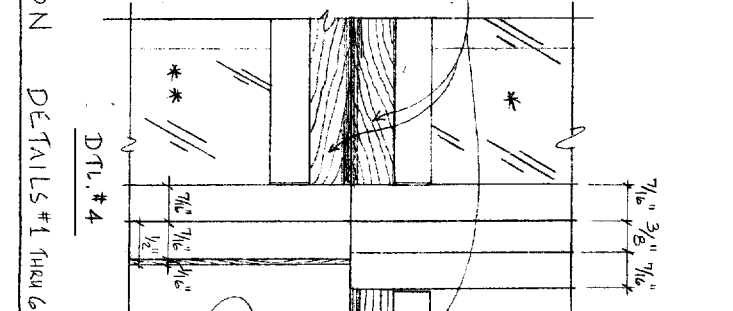
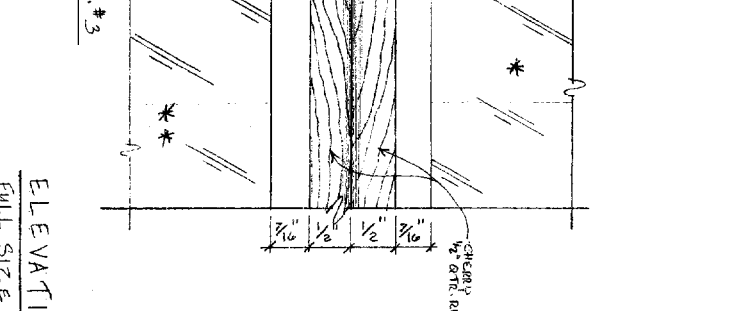
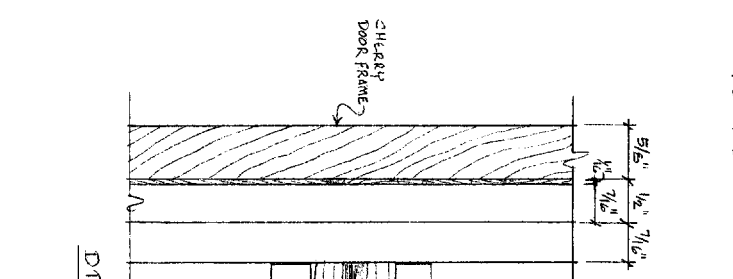
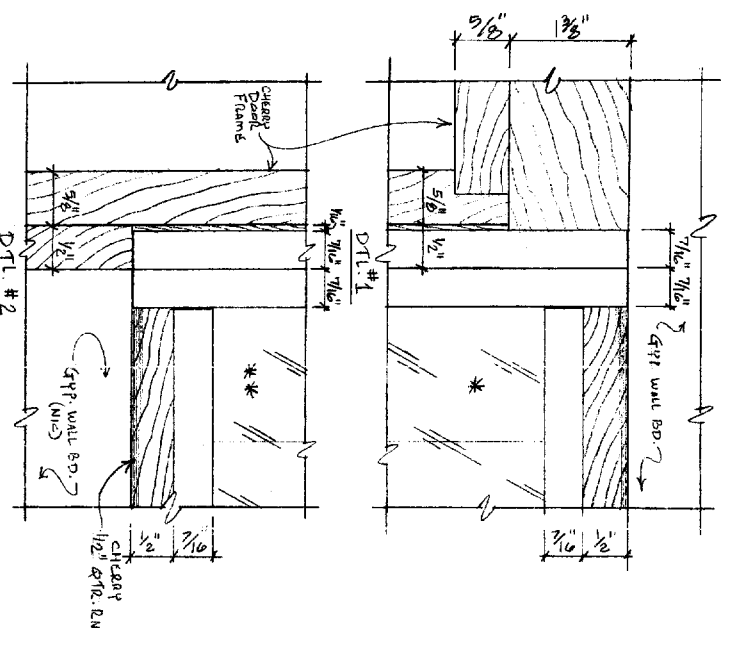


THIRD FLOOR PLAN
A-305
1/8" = 1'-0"

WEALTH AFFINITY GROUPING



ELEVATION - VIEWED FROM INSIDE OF OFFICE
1 1/2" = 1'-0"

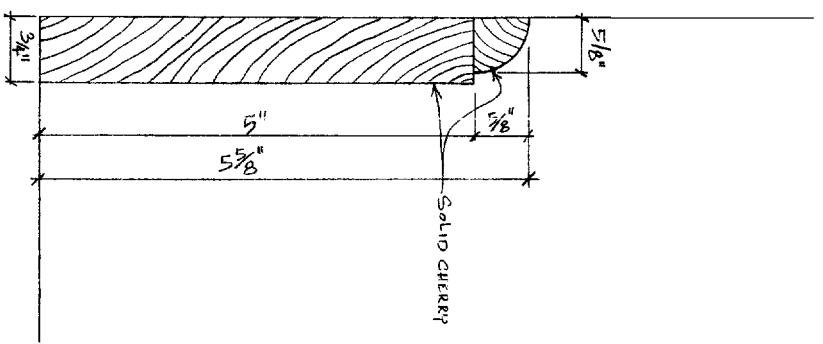


ELEVATION DETAILS #1 THRU 6
FULL SIZE

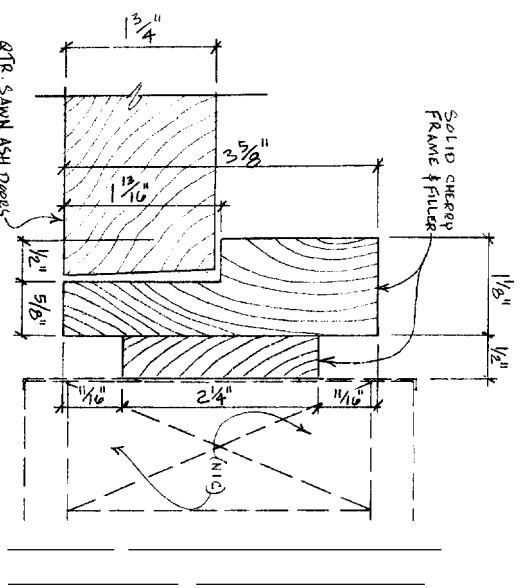
GENERAL NOTES:
 • ALL CHERRY TO HAVE CLEAR SATIN FINISH AS PER APPROVED SAMPLE
 • ALL OTR. SANDY ASH DOORS TO HAVE CLEAR SATIN FINISH

LEGEND:
 N.I.C. = NOT IN CONTACT
 V.I.F. = VERIFY IN FIELD
 * = 1/8" TEMP. GLASS (CLEAR)
 ** = 1/8" TEMP. GLASS (TO BE SANDBLASTED ON INNER FACE)

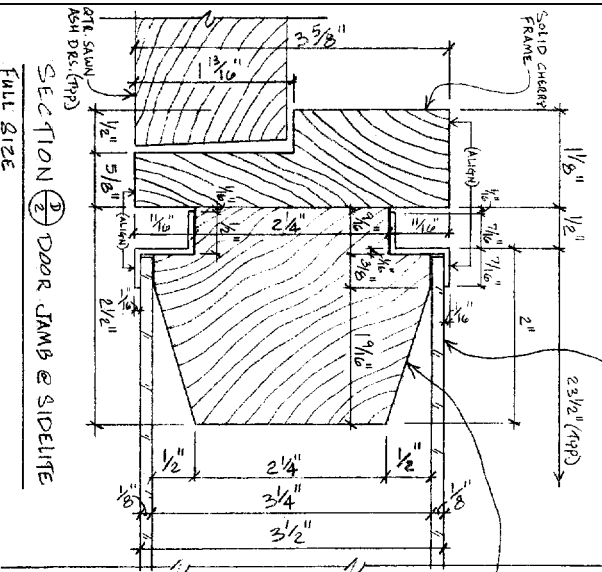
PRECISION MILLWORK INC.
 800 JOHN ROBERTS ROAD SOUTH PORTLAND, MAINE 04106
 (207) 781-5497 FAX (207) 781-4274
 DATE: 9/17/98
 DRAWN BY: S.M.
 CHECKED BY: BAKER, NEWMAN & NEYES
 PORTLAND, ME.
 MILLWORK DETAILS 1 of 2



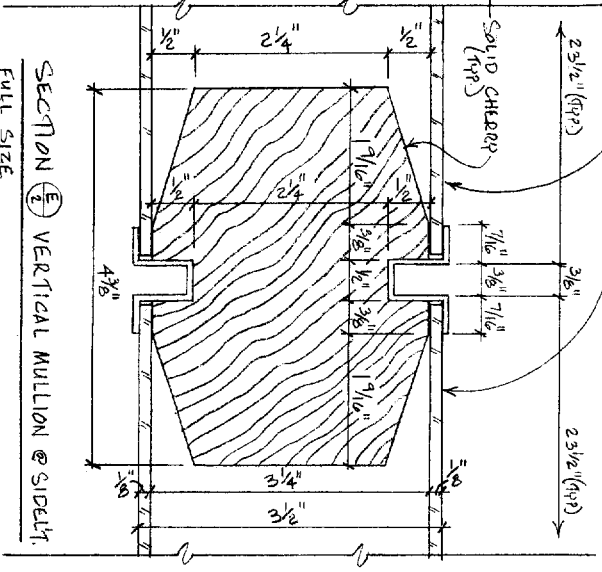
SECTION A BASE BOARD
 FULL SIZE
 TYPICAL @ OFFICE AREAS
 & OPEN AREAS
 (NOT @ STORAGE AREA)



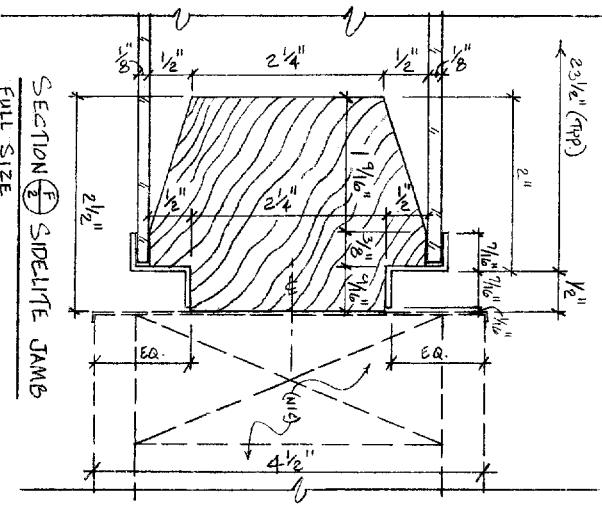
SECTION C DOOR JAMB @ FULL SIZE



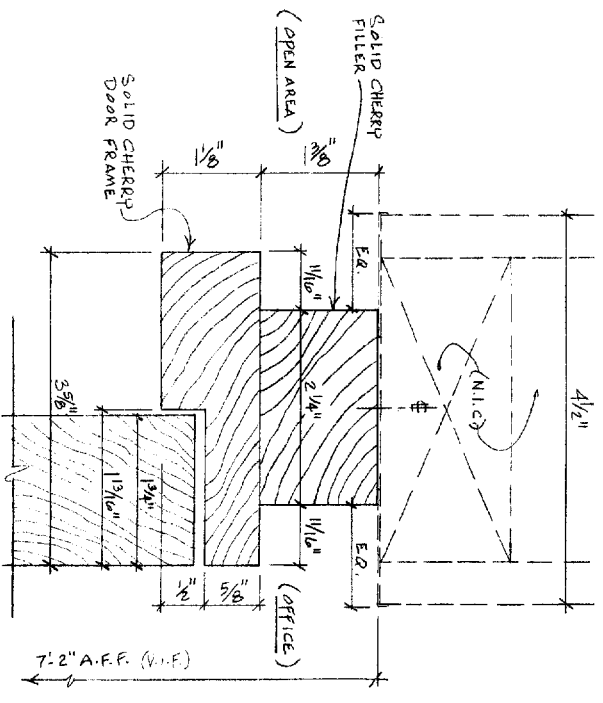
SECTION D DOOR JAMB & SIDELITE FULL SIZE



SECTION E VERTICAL MULLION @ SIDELITE FULL SIZE

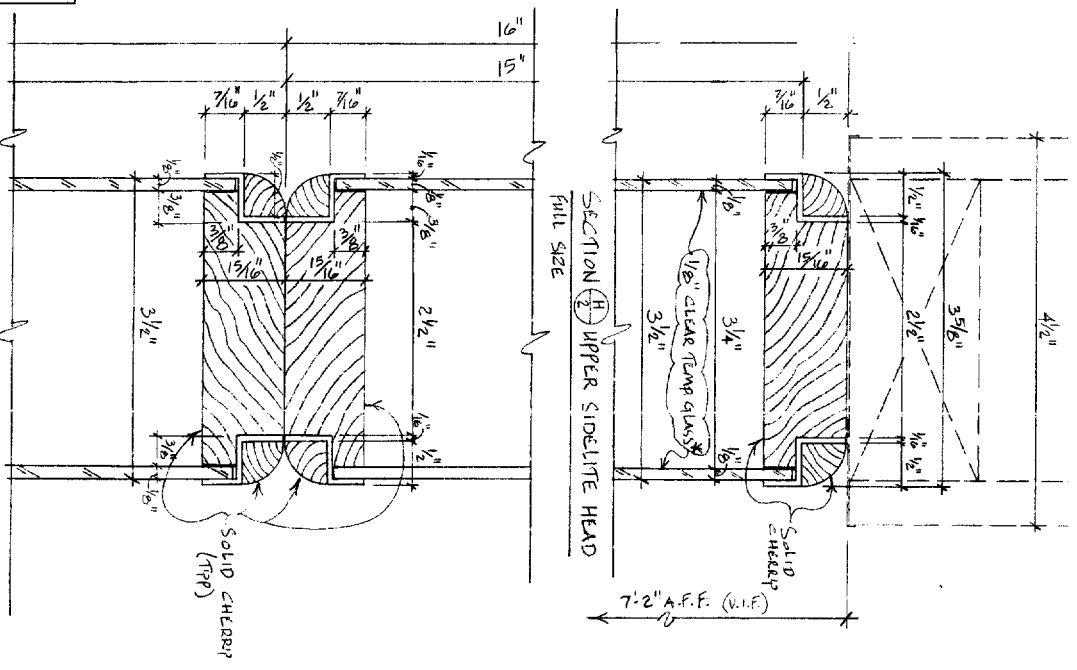


SECTION F SIDELITE JAMB FULL SIZE

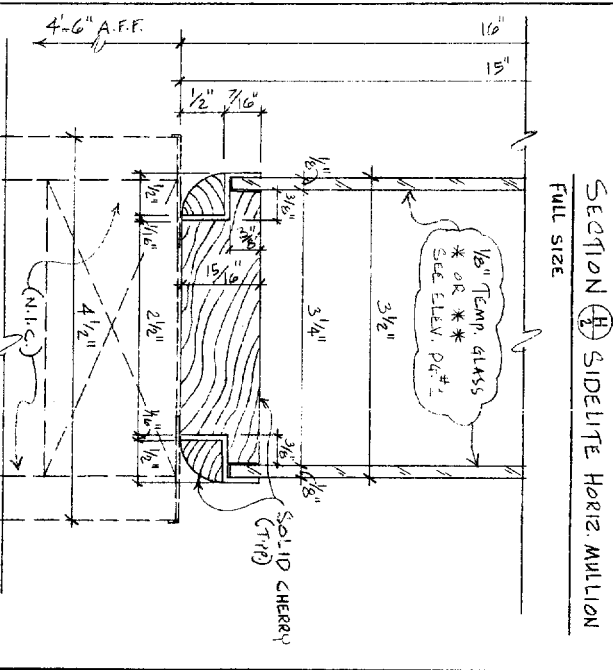


SECTION G HEAD @ DOOR FRAME FULL SIZE

GENERAL NOTE:
 ALL CHERRY TO HAVE CLEAR SATIN FINISH AS PER APPROVED SAMPLE



SECTION H UPPER SIDELITE HEAD FULL SIZE



SECTION I SIDELITE HORIZ. MULLION FULL SIZE

SECTION J SIDELITE SILL FULL SIZE

LEGEND

N.I.C. = NOT IN CONTRACT

V.I.F. = VERTICAL FINISH IN FIELD

** = 1/2" Temp. Glass (Clear)

*** = 1/2" Temp. Glass (to be SAND BLECTED ON INFIELD)

PRECISION MILLWORK INC.
 200 JOHN ROBERTS ROAD SOUTH PORTLAND, MAINE 04106
 (603) 781-3447 FAX (603) 781-0474

DESIGNED BY AS SHOWN
 DATE 9/17/98
 DRAWN BY S.M.
 CHECKED BY
 BAKER, NEUMAN & NORPES
 PORTLAND, ME

**HVAC & PLUMBING ALTERATIONS
SECOND & THIRD FLOOR TENANT FIT-UP - WEST TOWER
100 MIDDLE STREET
PORTLAND, MAINE
MIDDLE STREET MANAGEMENT**

**ISSUED FOR BID
SEPTEMBER 12, 2005**

A E I PROJECT NO. 05083

INDEX OF DRAWINGS

COVER SHEET

P-000 MECHANICAL & PLUMBING LEGEND
P-100 2ND & 3RD FL PLUMBING PLANS
MD-100 2ND FL MECHANICAL DEMO PLAN
MD-101 2ND FL MECHANICAL DEMO PLAN
MH-100 2ND FL MECHANICAL PLAN
MH-101 3RD FL MECHANICAL PLAN
MH-500 MECHANICAL SCHEDULES AND DETAIL

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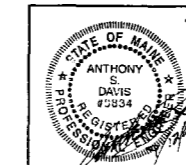


allied *engineering, inc.*
FULL SERVICE CONSULTING ENGINEERS

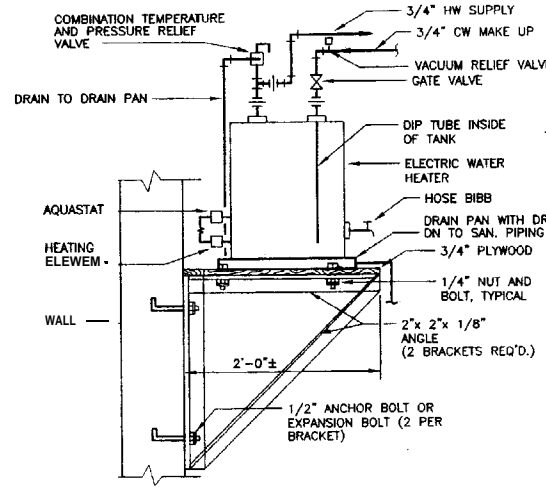
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Telephone No 207-854-8126 • Fax No 207-854-0603
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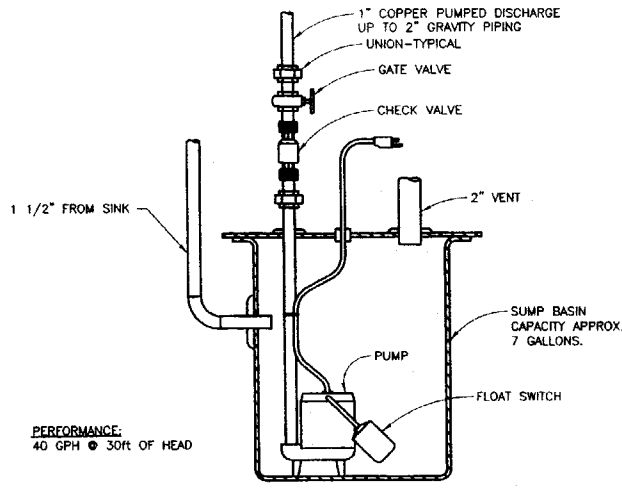
ALLIED PROJECT #04054



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NOTE: N.S.P.C. 10.16.7 REQUIRES: WHERE A HOT WATER STORAGE TANK OR INDIRECT WATER HEATER IS LOCATED AT AN ELEVATION ABOVE THE FIXTURE OUTLETS IN THE SYSTEM A VACUUM RELIEF VALVE SHALL BE INSTALLED ON THE STORAGE TANK.



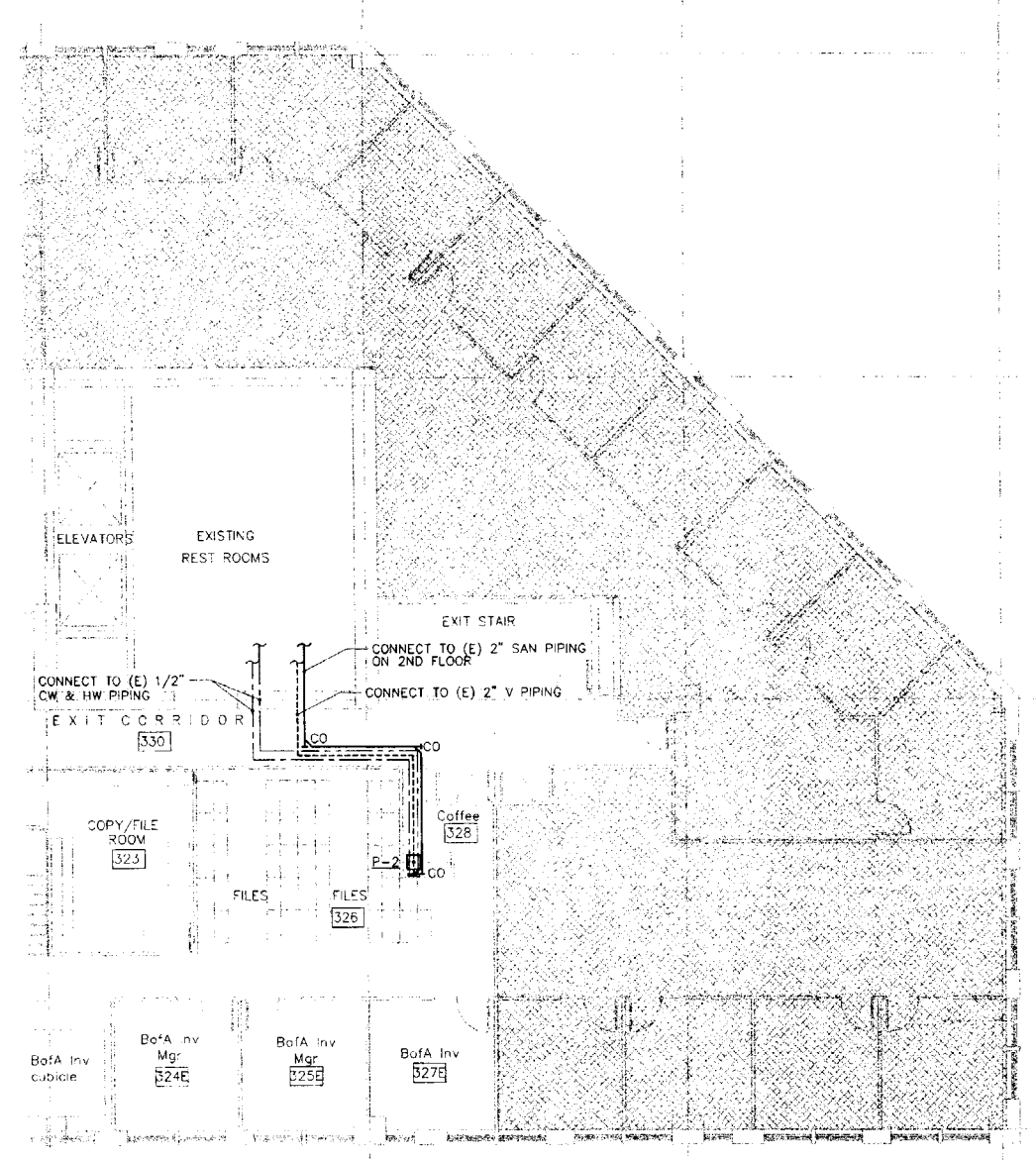
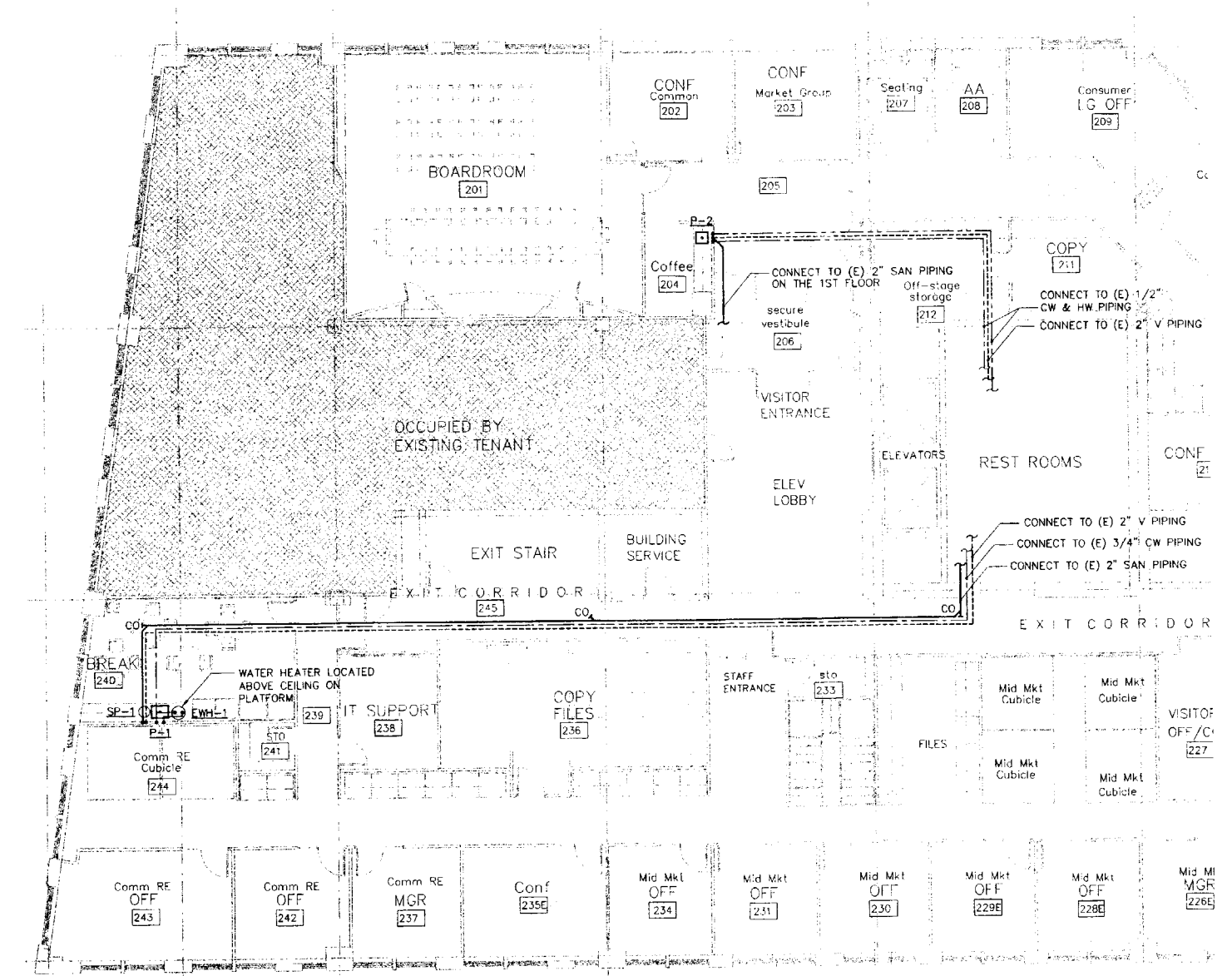
PERFORMANCE:
 40 GPH @ 30FT OF HEAD

TAG	DESCRIPTION	BRANCH SIZES			
		CW	HW	V	W
P-1	BREAK ROOM SINK	1/2"	1/2"	1 1/2"	2"
P-2	BAR SINK	1/2"	1/2"	1 1/2"	2"
SP-1	SINK PUMP	-	-	2"	1"

D1 DETAIL ~ WALL MOUNTED ELECTRIC WATER HEATER
 NONE

D3 DETAIL ~ SINK PUMP
 NONE

D4 PLUMBING FIXTURE SCHEDULE
 NONE

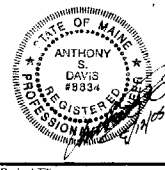


A1 PLUMBING PART PLAN - SECOND FLOOR
 1/8" = 1'-0"

A4 PLUMBING PART PLAN - THIRD FLOOR
 1/8" = 1'-0"

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MIDDLE STREET MANAGEMENT
 SECOND & THIRD FLOOR
 TENANT FIT-UP - WEST TOWER
 100 MIDDLE STREET, PORTLAND, MAINE

sub/Revision
 project ID
 AD File Name 05083P.Dwg
 drawn By SCL
 checked By ASD
 site Date: 8-12-05
 lot Date: 8-12-05
 reviewed by ASD
 designed by SCL
 submitted By
 drawing Code
 sheet Title
 2ND & 3RD FLOOR
 PLUMBING PLANS
 SCHEDULES & DETAILS
 drawing No.

P-100