

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 070116

Please Read Application And Notes, If Any, Attached

This is to certify that MIDDLE STREET OFFICE TOWER B ASSOCIATES/Middle Stre

has permission to Interior renovations and a new stairwell on 2nd floor

AT 100 MIDDLE ST CBL 029 E026001

PERMIT ISSUED	
MAR 8 2007	
CITY OF PORTLAND	

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is latched or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. Craig Caser  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

Janine Boule 3/7/07  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

\_\_\_\_\_ 20 07

Received from Middle Management LLC

Location of Work 100 North St

Cost of Construction \$ 210,000.00

Permit Fee \$ 3750.00

Building (IL) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_\_\_

CBL: 20 E 026

Check #: 1014

Total Collected \$ 3750.00

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

~~Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection~~

   If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

   **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

William J. M.A.  
Signature of Applicant/Designee

\_\_\_\_\_  
Date 3.8.07

[Signature]  
Signature of Inspections Official

\_\_\_\_\_  
Date

CBL: 29 E 26

Building Permit #: 070116

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0116	Issue Date:	CBL: 029 E026001
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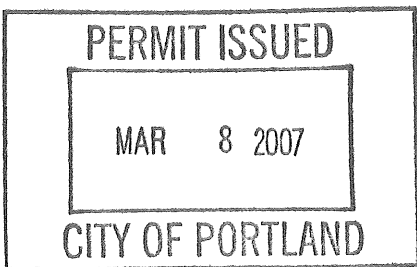
Location of Construction: 100 MIDDLE ST	Owner Name: MIDDLE STREET OFFICE TOWE	Owner Address: 100 MIDDLE ST	Phone:
Business Name:	Contractor Name: Middle Street Management	Contractor Address: 100 Middle Street Portland	Phone 2077801680
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Commercial / Office	Proposed Use: Commercial / Office interior renovations and a new interior stairwell <i>Fourth floor - Tower B</i>	Permit Fee: \$3,950.00	Cost of Work: \$392,300.00	CEO District: 1
Proposed Project Description: Interior renovations and a new stairwell <i>"Benstein Shur"</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>IBC-2003</i> Signature: <i>[Signature]</i> 3/7/07	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: dmartin	Date Applied For: 02/02/2007	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>2/5/07</i> <i>AM</i>	Date:	Date: <i>AM</i>



## CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0116	Date Applied For: 02/02/2007	CBL: 029 E026001
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Location of Construction: 100 MIDDLE ST	Owner Name: MIDDLE STREET OFFICE TOWE	Owner Address: 100 MIDDLE ST	Phone:
Business Name:	Contractor Name: Middle Street Management	Contractor Address: 100 Middle Street Portland	Phone (207) 780-1680
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Office interior renovations and a new interior stairwell - fourth floor only (Phase I) of Tower B	Proposed Project Description: Interior renovations and a new stairwell - "Bernstein Shur"
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/05/2007

**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/07/2007

**Note:** **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 02/05/2007

**Note:** **Ok to Issue:**

- 1) Compliance letters are required for the Fire Alarm and Sprinkler systems
- 2) All construction shall comply with NFPA 101.

**Comments:**

3/7/2007-jmb: Spoke with Bill McHugh, he confirmed the work under this permit will be for the 4th floor fitup only and the communicating stair, ok to issue.

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

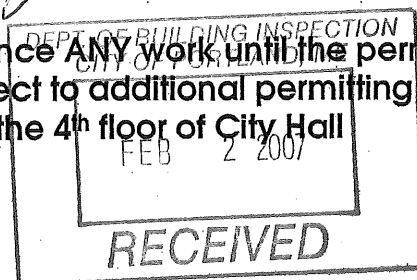
Location/Address of Construction: <u>100 MIDDLE STREET - WEST TOWER 4TH FLOOR</u>		
Total Square Footage of Proposed Structure <u>7,000 S.F.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>029 E-026 -001</u>	Owner: <u>MIDDLE STREET TOWER B ASSOCIATES, L.P.</u>	Telephone: <u>(207)-780-1680 EXT#3</u>
Lessee/Buyer's Name (If Applicable) <u>BERNSTEIN, SHUR, SAWYER + NELSON</u>	Applicant name, address & telephone: <u>MIDDLE STREET MANAGEMENT, LLC 100 MIDDLE STREET PORTLAND, MAINE 207-780-1680</u>	Cost Of Work: \$ <u>392,360</u> Fee: \$ <u>8200 + 3950</u>
Current use: <u>OFFICES</u> <span style="float: right;">EXT#3</span>		
If the location is currently vacant, what was prior use: <u>OFFICES - UNUM</u>		
Approximately how long has it been vacant: <u>5 MONTHS</u>		
Proposed use: <u>OFFICES - Bernstein Shur</u>		
Project description: <u>REDESIGN EXISTING OFFICES TO NEW LAYOUT - ADD INTERIOR SPIRUELL</u>		
Contractor's name, address & telephone: <u>MIDDLE STREET MANAGEMENT, LLC 100 MIDDLE STREET (207)-780-1680 EXT#3</u>		
Who should we contact when the permit is ready: <u>BILL MCHUGH</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE:</b> <u>(207) 780-1680 EXT#3</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: <u>William J. McHugh</u>	Date: <u>1/31/07</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**





# Accessibility Building Code Certificate

Designer: HKTA/architects

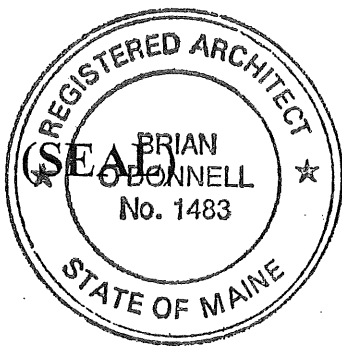
Address of Project: 4th Floor 100 Middle Street Portland, Maine

Nature of Project: Interior Office Renovations

\_\_\_\_\_

\_\_\_\_\_

To the best of my knowledge and belief  
 The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: *Brian O'Donnell*

Title: ARCHITECT

Firm: HKTA/architects

Address: 482 Congress Street Suite 200  
Portland, Maine 04101

Phone: 774-6016

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design

Date: February 1, 2007

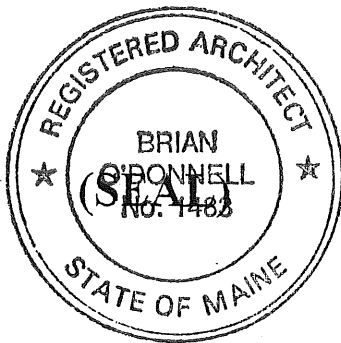
From: HKTA/architects

To the best of my knowledge and belief  
These plans and / or specifications covering construction work on:

4th Floor 100 Middle Street Tower B

Portland, Maine

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: *Brian O'Bonnell*

Title: Architect

Firm: HKTA/architects

Address: 482 Congress St. Suite 200

Portland, Maine 04101

Phone: 774-6016

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

## Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant and the project architect.
- Proposed use of structure (NFPA and IBC classification)\* 2003 IBC - Business Group B
- Square footage of proposed structure (total and per story) 2003 NFPA 101 - Existing Business
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

## Fire Department Requirements

Applicant: Middle Street Management, LLC – Bill McHugh  
100 Middle Street  
Portland, Maine 04101 (207) 780-1680 ext#3

Architect: HKTA Architects – Brian O'Donnell  
482 Congress Street  
Portland, Maine 04101 (207) 774-6016

Use Of Structure: 2003 IBC-Business Group B, 2003 NFPA 101- Existing Business

Square foot of retrofit: 7,000

Fire Protection: The building is fully sprinklered, the floor decks are sprayed with fire proofing,

and the property has a fire alarm system, an EST3 (Edwards Systems  
Tecnology)

That is connected directly to the Fire Department. This system was  
upgraded from a

Gamewell flex 500 system in May, 2006. The building does have a fire  
pump, as well

as well as smoke and flow detection devices throughout.

The egress fire resistant rating is 90 minutes. The distant from the most remote point to egress is 45 feet.

Fire extinguishers will be placed after receipt of the final office furniture layout to insure proper positioning.

Locations of both exit signs and emergency lighting are displayed on the lighting layout plan.

The elevators will accommodate an 80"x24" stretcher.

Revision/Issue Memo	Description
06/06	
2	

Issue/Revision	Revision/Issue Memo
Project ID	2006018
CAD File Name	BShur-CD-plans
Drawn By	
Checked By	
Issue Date	7/23/06
Plot Date	9/5/06
Reviewed by	
Designed by	bod
Submitted By	
Drawing Code	Sheet-Floor Plan-1
Sheet Title	Sheet-Ref Ceiling Plan-1

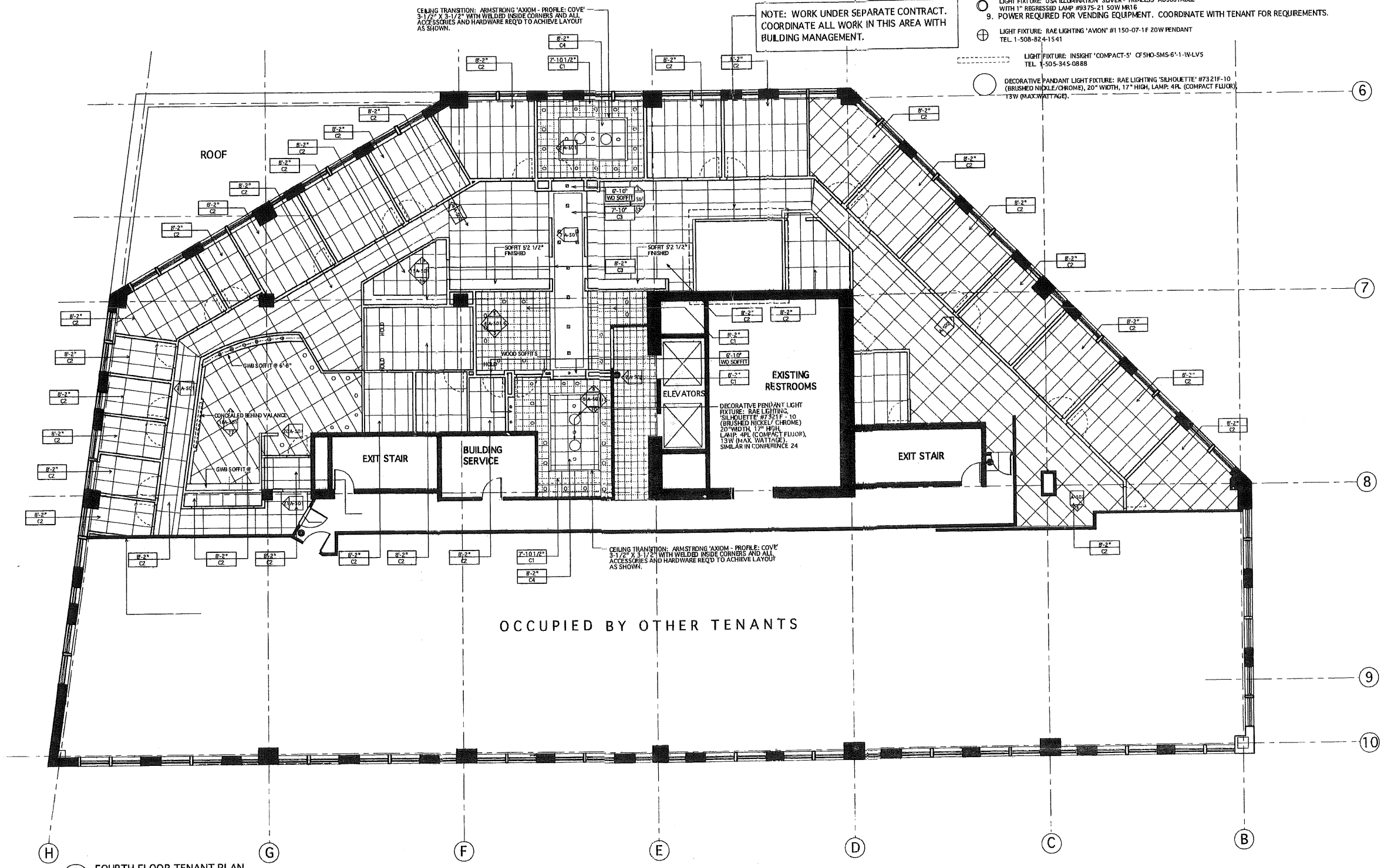
- CEILING**
- C1 ARMSTRONG 'CIRRUS PROFILE/CLASSIC STEP' #626 (SCORED) 24"x24"x3/4"; 15/16" GRID FACE 'PRELUDE'
  - C2 ARMSTRONG 'CORTEGA TEGULAR' #703 24"x48"x5/8"; 15/16" GRID FACE 'PRELUDE'
  - C1 PAINTED GWB
  - C1 ARMSTRONG 'CIRRUS PROFILE/CLASSIC STEP' #591 24"x24"x3/4"; 15/16" GRID FACE 'PRELUDE'

- LEGEND**
- 2'-0" x 4'-0" SUSPENDED ACOUSTICAL CBLING TILE
  - 8'-0" ACousty CEILING HEIGHT CEILING MATERIAL
  - LIGHT FIXTURE: PATHWAY LIGHTING PRODUCTS 'COVENTRY SERIES' LIGHT SQUARES 450H-LWS-HWH (RECESSED) TEL 1-800-342-0582
  - LIGHT FIXTURE: PRESCOLITE 6" HORIZONTAL TRIPLE QUAD OPEN DOWNLIGHT #CFT6-3-2-HBB-STF-602H-B2-4 WITH 32 WATT LAMP
  - LIGHT FIXTURE: USA ILLUMINATION 'SLIVER - TRIMLESS' ADJUSTABLE WITH 1" REGRESSED LAMP #9375-21 50W MR16
  - 9. POWER REQUIRED FOR VENDING EQUIPMENT. COORDINATE WITH TENANT FOR REQUIREMENTS.
  - ⊕ LIGHT FIXTURE: RAE LIGHTING 'AVON' #1 150-07-1F 20W PENDANT TEL 1-508-824-1541
  - LIGHT FIXTURE: INSIGHT 'COMPACT-5' CF5HO-SMS-6-1-1-W-LV5 TEL 1-505-345-0888
  - DECORATIVE PENDANT LIGHT FIXTURE: RAE LIGHTING 'SILHOUETTE' #7321F-10 (BRUSHED NICKLE/CHROME), 20" WIDTH, 17" HIGH, LAMP: 4PL (COMPACT FLUOR), 13W (MAX WATTAGE).

**GENERAL NOTES:**

1. AVOID INTILUSION OF HVAC EQUIPMENT AND SPRINKLER SYST BAS INTO GWB CBLING IN CORRIDOR 6 - #442 IF POSSIBLE.
2. CEILING HEIGHT IS CONSISTENT WITH EXISTING CONDITIONS. NOTIFY BUILDING MANAGEMENT OF ANY DISCREPANCIES.

**NOTE: WORK UNDER SEPARATE CONTRACT. COORDINATE ALL WORK IN THIS AREA WITH BUILDING MANAGEMENT.**



1 FOURTH FLOOR TENANT PLAN  
 A-401 Scale: 1/8" = 1'-0"

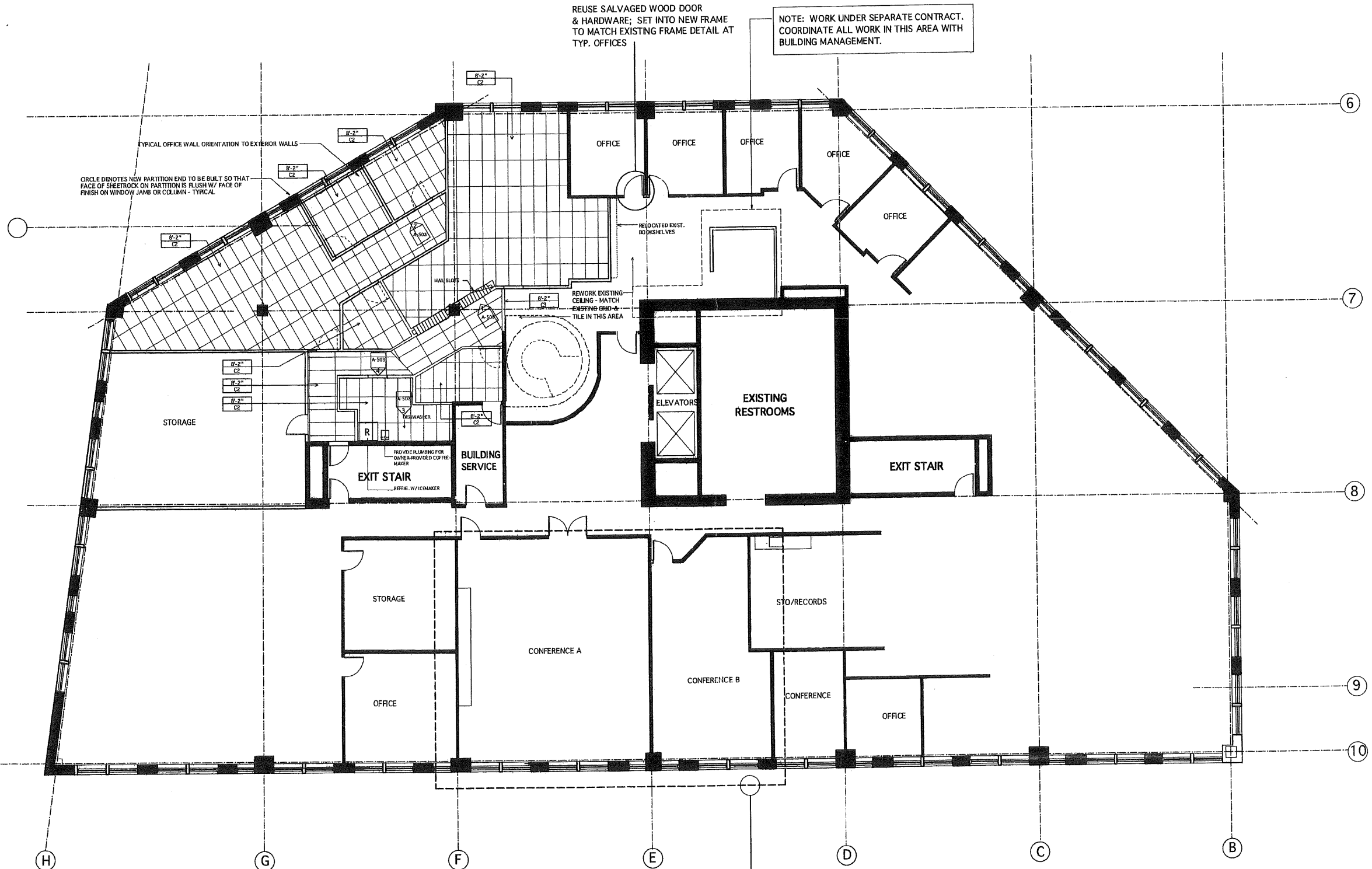
1 FOURTH FLOOR REFL CLG PLAN  
 A-103 Scale: 1/8" = 1'-0"

**PHASE I**

**GENERAL NOTES:**  
 1. CEILING HEIGHT IS CONSISTENT WITH EXISTING CONDITIONS. NOTIFY BUILDING MANAGEMENT OF ANY DISCREPANCIES.

**LEGEND**  
 2'-0" x 4'-0" SUSPENDED ACOUSTICAL CEILING TILE  
 8'-2" CEILING HEIGHT  
 ADJUST CEILING MATERIAL

**CEILING**  
 C1 ARMSTRONG 'CIRRIUS PROFILE/CLASSIC STEP' #626 (SCORED) 24"x24"x3/4"; 15/16" GRID FACE 'PRELUDE'  
 C2 ARMSTRONG 'CORTEGA REGULAR' #703 24"x48"x5/8"; 15/16" GRID FACE 'PRELUDE'  
 C1 PAINTED GWB  
 C1 ARMSTRONG 'CIRRIUS PROFILE/CLASSIC STEP' #591 24"x24"x3/4"; 15/16" GRID FACE 'PRELUDE'



REUSE SALVAGED WOOD DOOR & HARDWARE; SET INTO NEW FRAME TO MATCH EXISTING FRAME DETAIL AT TYP. OFFICES

NOTE: WORK UNDER SEPARATE CONTRACT. COORDINATE ALL WORK IN THIS AREA WITH BUILDING MANAGEMENT.

TYPICAL OFFICE WALL ORIENTATION TO EXTERIOR WALLS  
 CIRCLE DENOTES NEW PARTITION END TO BE BUILT SO THAT FACE OF SHEETROCK ON PARTITION IS FLUSH W/ FACE OF FINISH ON WINDOW JAMB OR COLUMN - TYPICAL

**ALTERNATE #1:**  
 WORK SHALL INCLUDE NEW CEILING GRID AND TILE IN CONFERENCE A; PAINT ON WALLS IN CONFERENCE B; NEW LIGHTING TO MATCH BUILDING STANDARD IN CONFERENCE A; AND NEW CARPET IN CONFERENCE B AS DESCRIBED IN INTERIOR FINISH SCHEDULE.

1 FIFTH FLOOR REFL CLG PLAN  
 A-104 Scale: 1/8" = 1'-0"

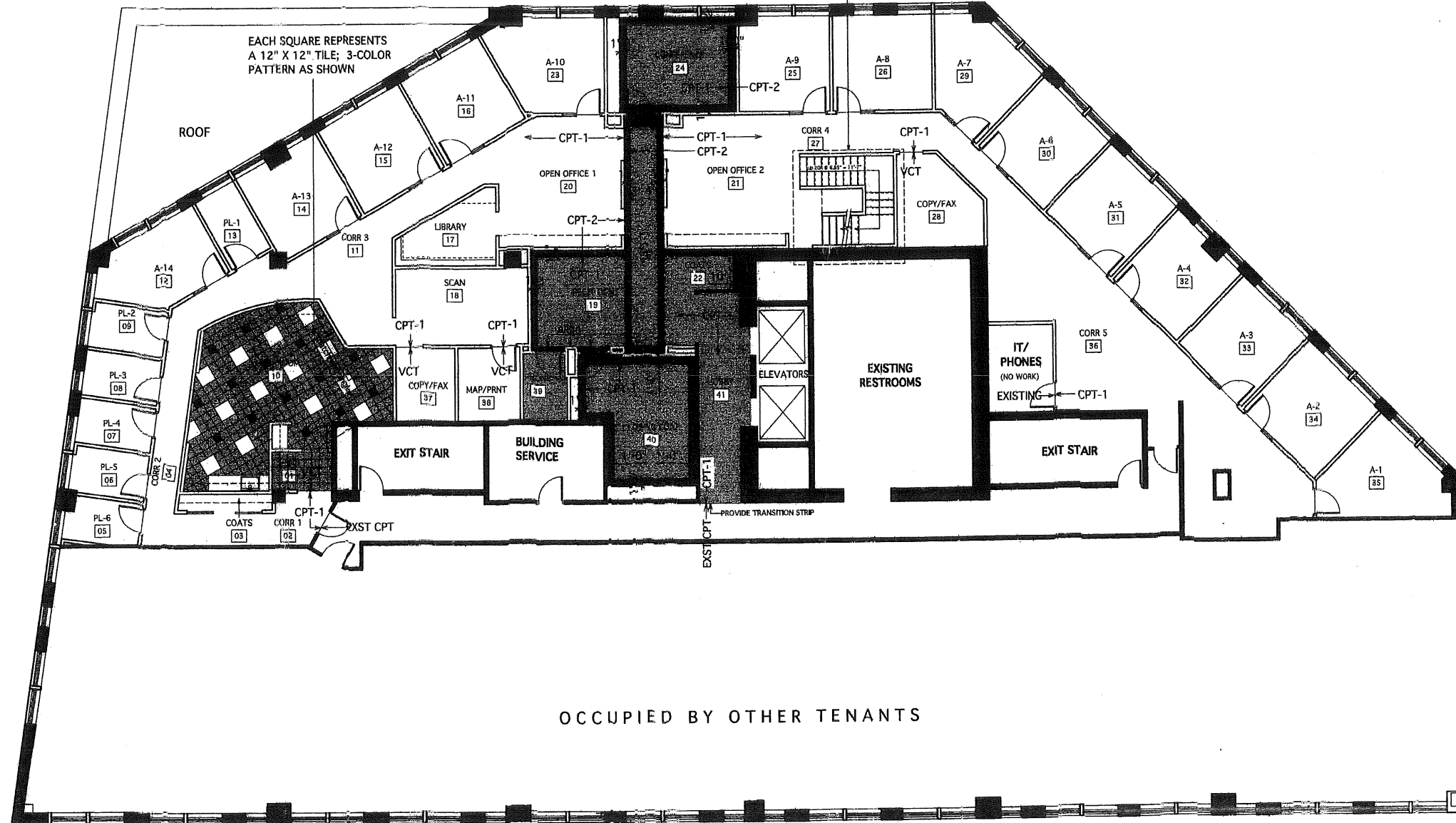
**PHASE II**



**GENERAL NOTE:**

INSTALLER TO PROVIDE VINYL REDUCER OR TRANSITION STRIPS AS REQUIRED, BY: JOHNSONITE; COLOR: HUNTER GREEN

NOTE: WORK UNDER SEPARATE CONTRACT. COORDINATE ALL WORK IN THIS AREA WITH BUILDING MANAGEMENT.



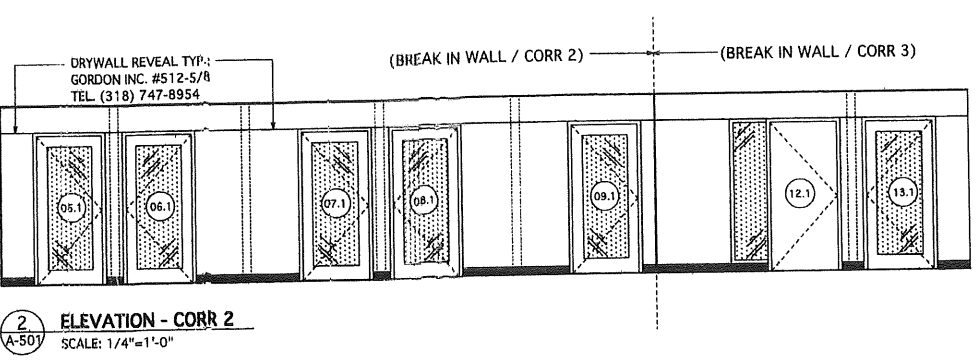
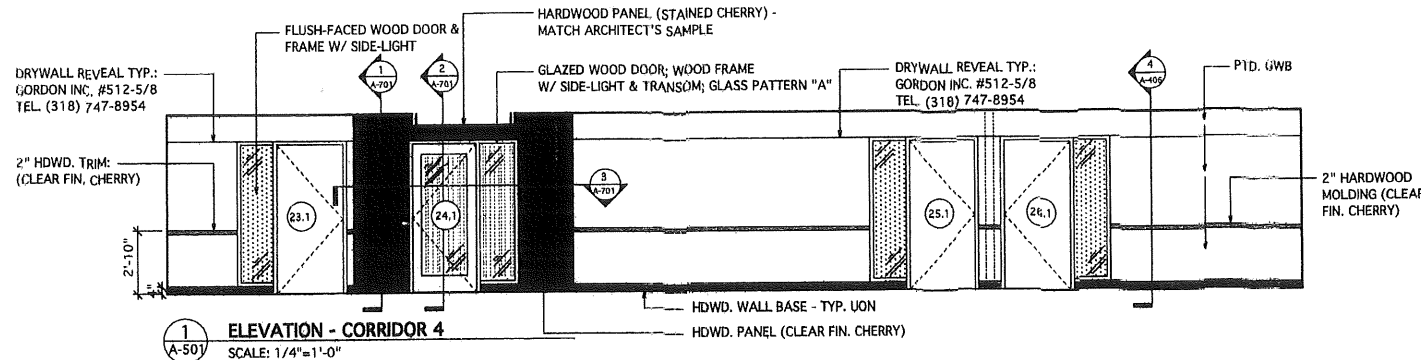
1 FOURTH FLOOR FLOOR PATTERN PLAN  
A-201 Scale: 1/8" = 1'-0"

Design Firm  
 HKTA / architects  
 407 Congress Street, Suite 700  
 Portland, Maine 04101  
 phone: 207.774.6916  
 fax: 207.774.9128  
 e-mail: hkta@hkta.com

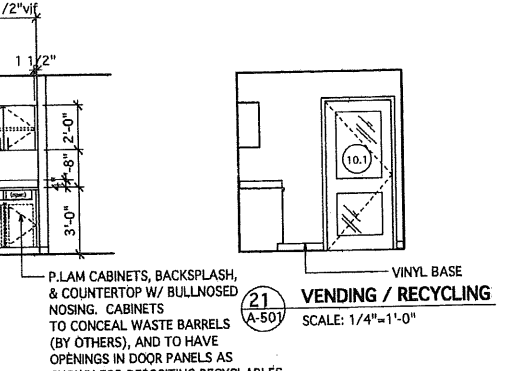
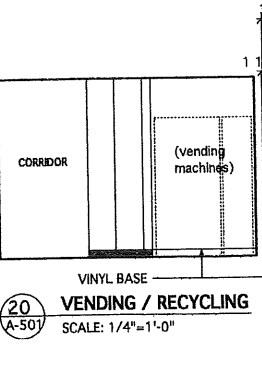
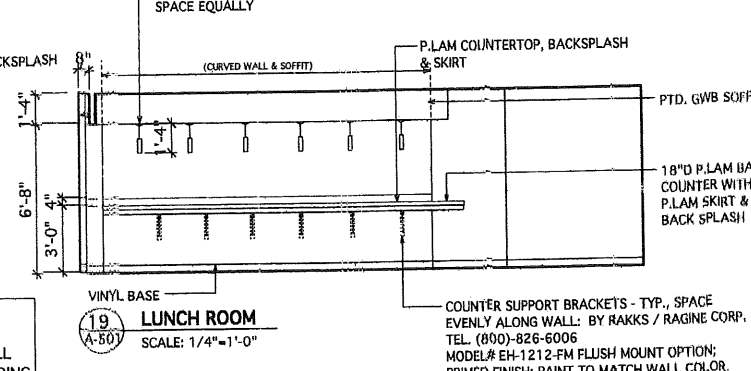
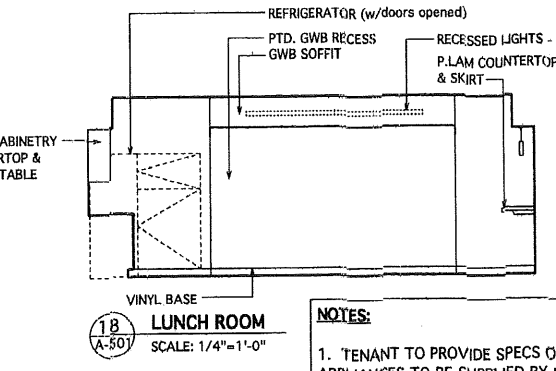
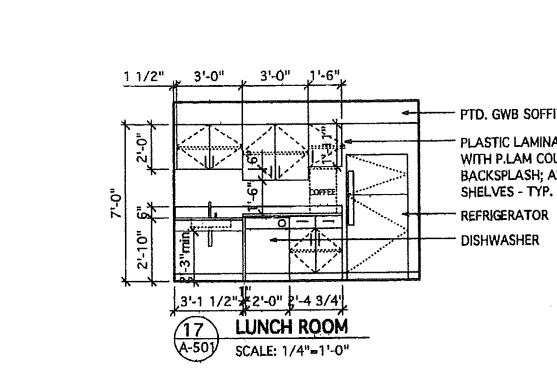
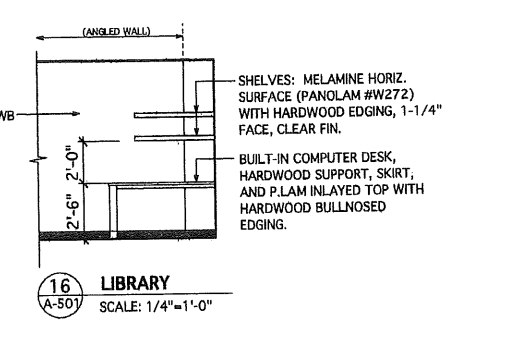
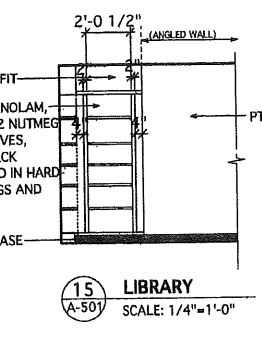
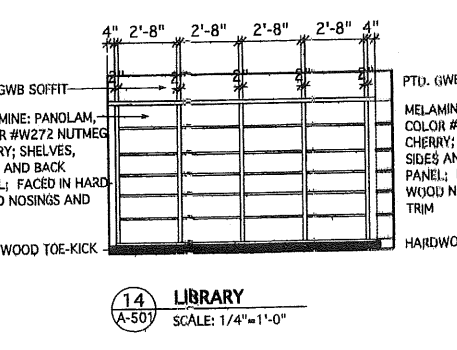
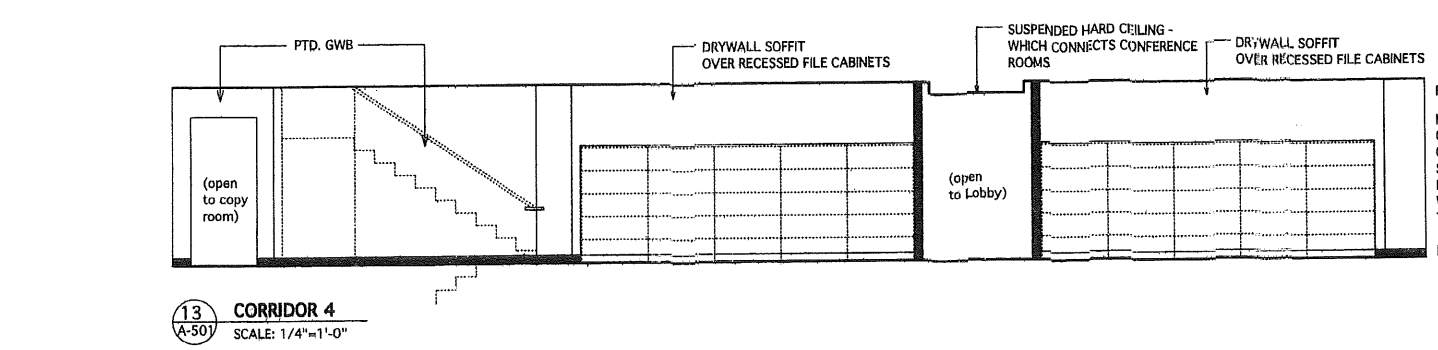
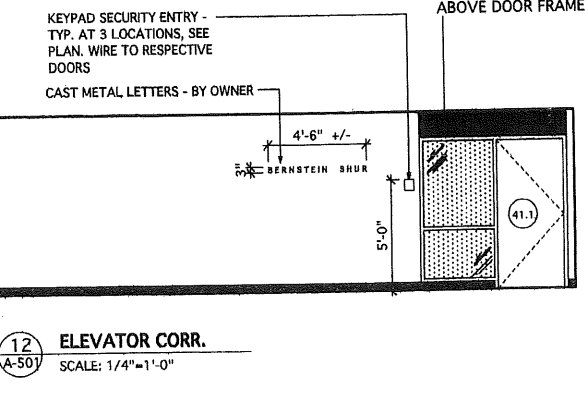
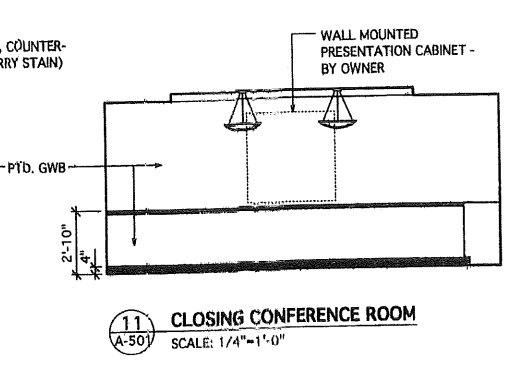
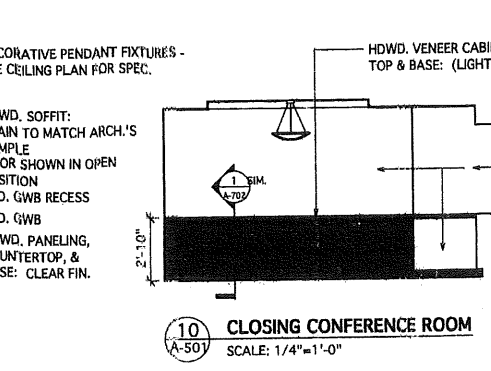
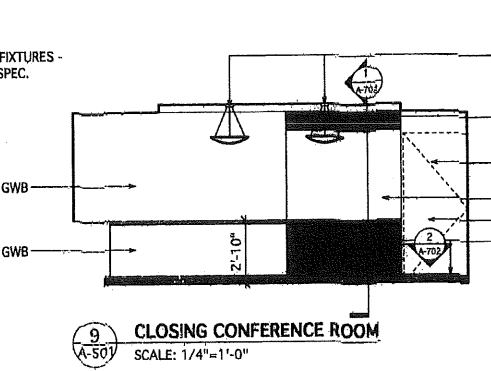
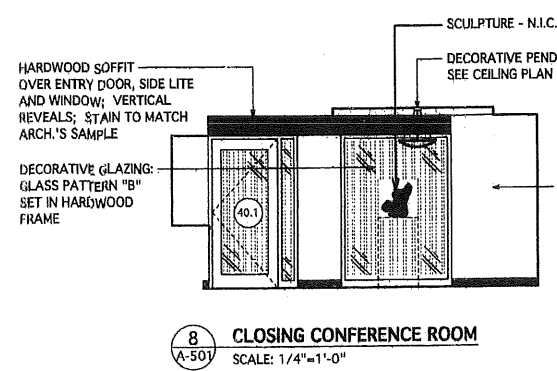
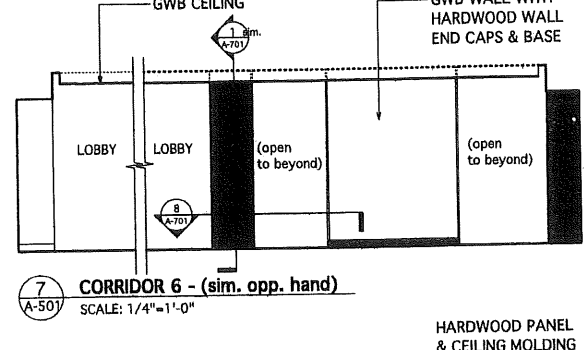
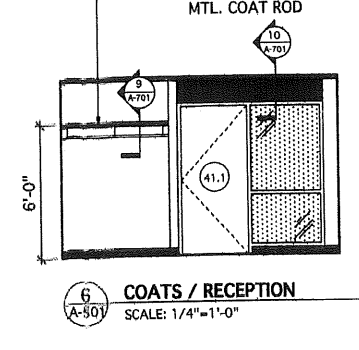
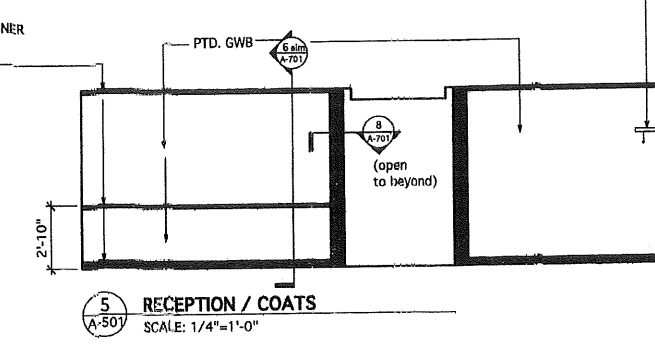
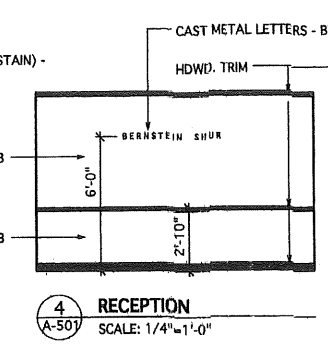
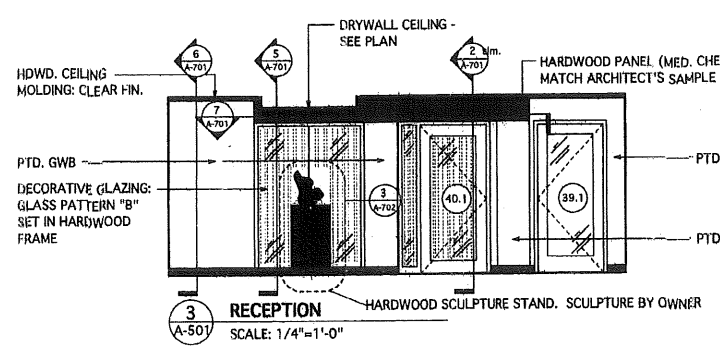
Consultant  
 REGISTERED ARCHITECT  
 BRIAN O'DONNELL  
 No. 1483  
 STATE OF MAINE

Project Title  
 BERNSTEIN SHUR  
 Fourth & Fifth Floor Tenant Improvements  
 100 Middle Street • Portland • Maine

Issue/Revision	Description
Project ID	2006018.00
CAD File Name	Bernstein Shur CD
Drawn By	pva
Checked By	bod
Issue Date	9/8/06
Plot Date	9/8/06
Reviewed by	bod
Designed by	pva
Submitted By	
Drawing Code	Floor Patts
Sheet Title	FLOOR PATTERNS
Drawing No.	A-201



**NOTES:**  
1. PROVIDE SHOP DRAWINGS FOR MILL-WORK AND CASEWORK



**NOTES:**  
1. TENANT TO PROVIDE SPECS ON ALL APPLIANCES TO BE SUPPLIED BY BUILDING MANAGEMENT

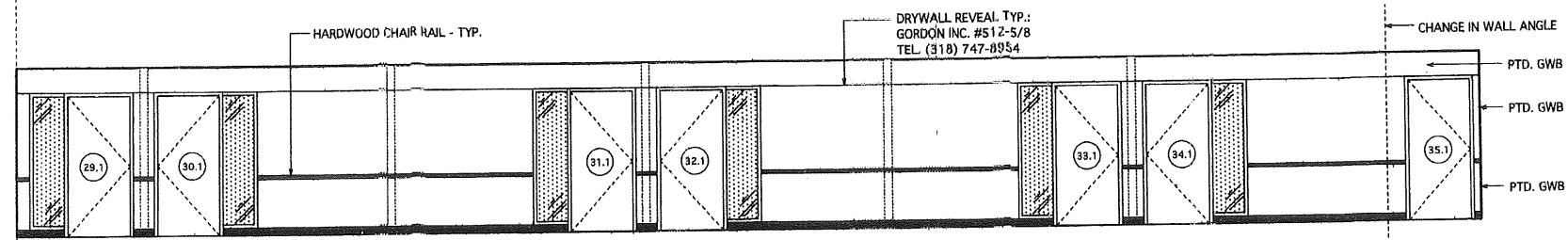
Design Firm  
HKTA / architects  
482 Congress Street, Suite 200  
Portland, Maine 04101  
phone: 207-774-6316  
fax: 207-774-3128  
e-mail: hktad@aol.com

Consultant  
BRIAN O'DONNELL  
No. 1483  
REGISTERED ARCHITECT  
STATE OF MAINE

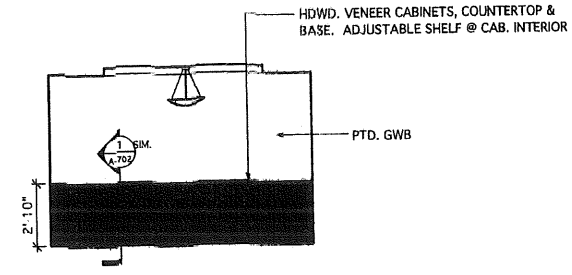
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BERNSTEIN SHUR  
Fourth & Fifth Floor Tenant Improvements  
100 Middle Street • Portland • Maine

Issue/Revision	Date	Description
Project ID	2006018.00	
CAD File Name	Bernstein Shur GD	
Drawn By	pva	
Checked By	bod	
Issue Date	9/8/06	
Plot Date	9/8/06	
Reviewed by	bod	
Designed by	pva	
Submitted by		
Drawing Code	Elevations	
Sheet Title	INTERIOR ELEVATIONS	
Drawing No.	A-501	

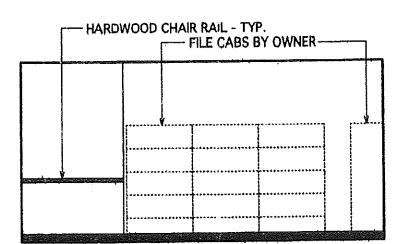
**NOTES:**  
 1. PROVIDE SHOP DRAWINGS FOR MILL-WORK AND CASEWORK



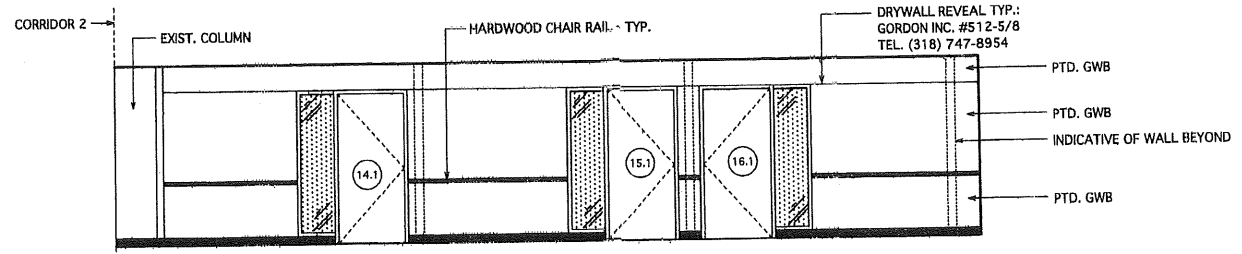
1 CORRIDOR 5  
 A-502 SCALE: 1/4"=1'-0"



2 CLOSING CONFERENCE ROOM  
 A-502 SCALE: 1/4"=1'-0"



3 CORRIDOR 5  
 A-502 SCALE: 1/4"=1'-0"



4 CORRIDOR 3  
 A-502 SCALE: 1/4"=1'-0"

**GENERAL NOTES:**

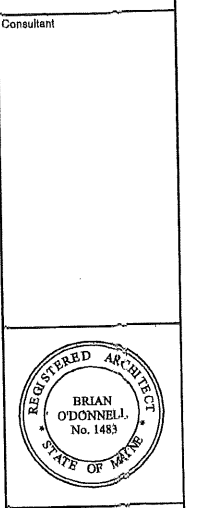
- ALL SPACES, UON, SHALL HAVE AMERICAN CHERRY HARDWOOD BASE, TRIM, DOORS, FRAMES, CHAIR-RAIL; CLEAR SEMI-GLOSS FINISH, EXCEPT AT HARDWOOD SOFFITS ABOVE DOORS AND WINDOWS AT CONFERENCE [24], CLOSING CONFERENCE ROOM [40], RECEPTION [19] AND ELEV. LOBBY [41] WHERE THE HARDWARE SHALL BE STAINED TO MATCH ARCHITECT'S SAMPLE, AND FINISHED WITH A SEMI-GLOSS FINISH.

**SCHEDULE OF MATERIALS:**

- CASEWORK:**
- HARDWOOD VENEER CABINETS - AM. CHERRY, PLAIN SLICED, CLEAR FIN. (U.O.N.) @ CONF #424, CLOSING CONF #440
  - PLASTIC LAMINATE 1: BY NEVAMAR, HIGH PRESSURE LAMINATE (CABINET EXTERIORS); COLOR T.B.D., FROM FULL-RANGE OF OFFERINGS
  - PLASTIC LAMINATE 2: BY NEVAMAR, POST-FORMABLE (COUNTERTOPS & BACKSPLASHES); COLOR T.B.D., FROM FULL-RANGE OF OFFERINGS
  - MELAMINE ADJUSTABLE SHELVES & CABINET INTERIORS: BY PANOLAM; COLOR T.B.D., FROM FULL-RANGE OF OFFERINGS
  - HARDWARE: FULL EXTENSION ZINC-PLATED GLIDES BY GRASS 6200 OR EQUAL
  - ADJ. SHELF STANDARDS & SUPPORTS: K&V 256 SERIES
  - DOOR/DRAWER PULLS: HAFELE #117-31-230 / STEEL HANDLE, CHROME POLISHED FINISH
  - METAL COUNTER SUPPORTS: BY RAKKS / RANGINE CORP., #EH-1212-FM; FINISH - FACTORY PRIMED (TO BE PAINTED COLOR OF WALL) TEL. (800)-826-6006

- CASEWORK DETAILS:**
- COUNTERTOPS & BACK SPLASHES: 1-1/4" POSTFORMED, BULLNOSED-EDGE, COUNTERTOP; 4" HIGH SQUARE SELF-EDGED BACK SPLASH (UON) @ LUNCHROOM
  - HIGH-PRESSURE LAMINATE CABINET EXTERIOR;
  - MELAMINE CABINET INTERIOR; COLOR: WHITE - U.O.N.
  - ALL SHELVING SHALL BE ADJUSTABLE
  - EURO-STYLE HINGES TYP.
  - 2MM PVC EDGEBANDING ON P.LAM DRAWER & CABINET DOOR FRONTS
  - WHERE NOTED, HARDWOOD & HARDWOOD VENEER SHALL BE AMERICAN CHERRY, CLEAR FINISHED - U.O.N.
  - ALL EXPOSED HARDWARE FINISHES SHALL BE SATIN-CHROMIUM PLATED, OR SATIN SS.

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 Fax: 207-774-9328  
 e-mail: hkta@hkta.com

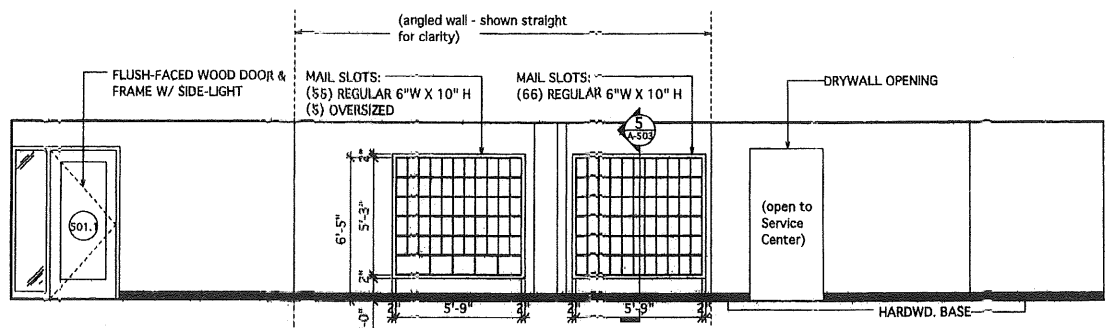


Project Title  
**BERNSTEIN SHUR**  
 Fourth & Fifth Floor Tenant Improvements  
 100 Middle Street • Portland • Maine

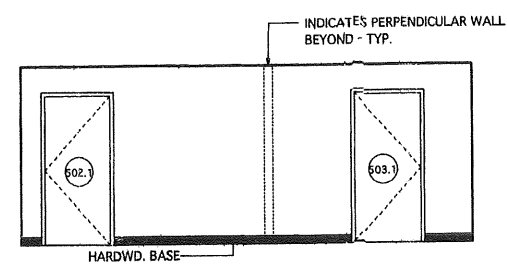
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CAD File Name	Bernstein Shur CD		
Drawn By	pva		
Checked By	bod		
Issue Date	10/6/06		
Plot Date	10/6/06		
Reviewed by	bod		
Designed by	pva		
Submitted By			
Drawing Code	Elevations		
Sheet Title	INTERIOR ELEVATIONS		
Drawing No.	A-502		

Issue/Revision	Description	Date	Mark
Project ID	2008018.00		
CAD File Name	Bernstein Shur CD		
Drawn By	pva		
Checked By	bod		
Issue Date	9/8/08		
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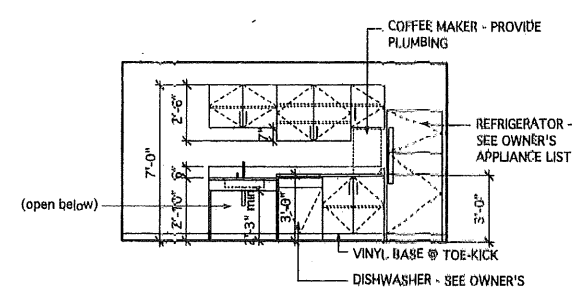
**NOTES:**  
 1. PROVIDE SHOP DRAWINGS FOR MILL-WORK AND CASEWORK



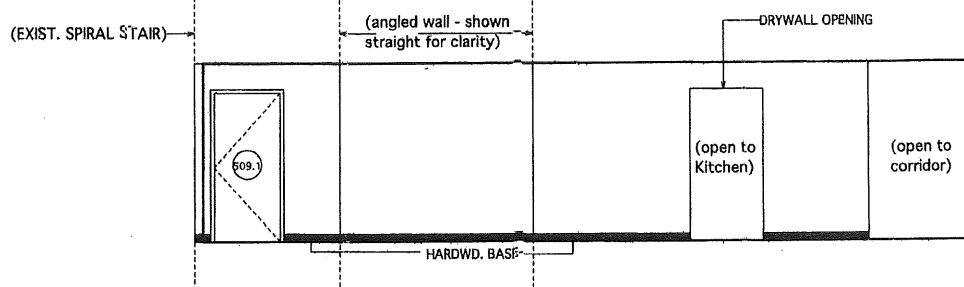
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 SCALE: 1/4"=1'-0"



**2 ELEVATION - CORRIDOR**  
 SCALE: 1/4"=1'-0"



**3 ELEVATION - KITCHEN**  
 SCALE: 1/4"=1'-0"



**4 ELEVATION - CORRIDOR**  
 SCALE: 1/4"=1'-0"

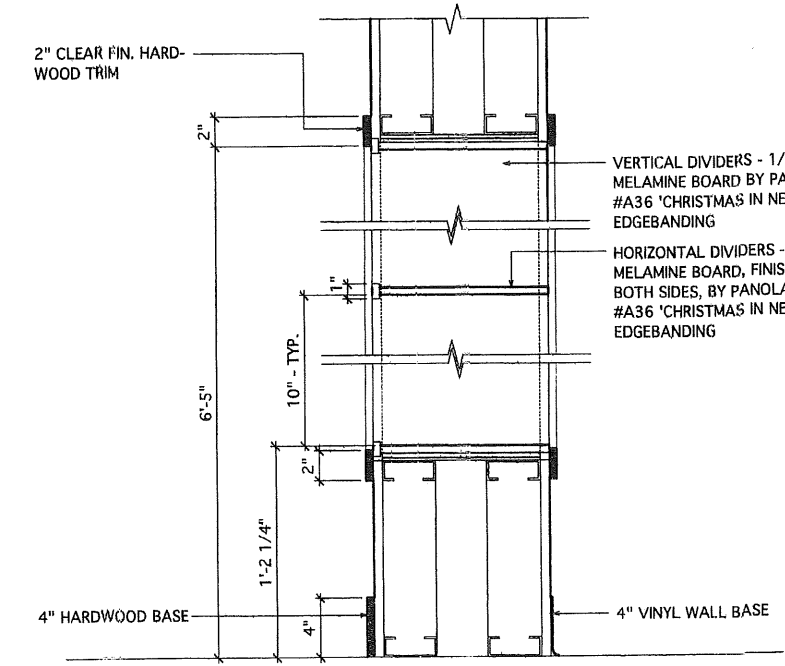
**NOTES:**  
 1. TENANT TO PROVIDE SPECS ON ALL APPLIANCES TO BE SUPPLIED BY BUILDING MANAGEMENT

**GENERAL NOTES:**

- ALL SPACES, UON, SHALL HAVE OAK HARDWOOD BASE, TRIM, DOORS, & FRAMES; CLEAR FINISH, TO MATCH SHEEN, GRAIN & COLOR OF EXISTING HARDWOOD ON TENANT FLOOR.

**SCHEDULE OF MATERIALS:**

- CASEWORK:**
- PLASTIC LAMINATE 1: BY NEVAMAR, HIGH PRESSURE LAMINATE (CABINET EXTERIORS); COLOR T.B.D., FROM FULL-RANGE OF OFFERINGS
  - PLASTIC LAMINATE 2: BY NEVAMAR, POST-FORMABLE (COUNTERTOPS & BACKSPLASHES); COLOR T.B.D., FROM FULL-RANGE OF OFFERINGS
  - MELAMINE ADJUSTABLE SHELVES & CABINET INTERIORS: BY PANOLAM; COLOR: T.B.D., FROM FULL-RANGE OF OFFERINGS
  - MELAMINE MAIL SLOTS: BY PANOLAM; COLOR: #A36 CHRISTMAS IN NY.
  - HARDWARE: FULL EXTENSION ZINC-PLATED GLIDES BY GRASS 6200 OR EQUAL
  - ADJ. SHELF STANDARDS & SUPPORTS: K&V 256 SERIES
  - DOOR/DRAWER PULLS: HAFELE #117-31-230 / STEEL HANDLE, CHROME POLISHED FINISH
  - METAL COUNTER SUPPORTS: BY RAKKS / RANGINE CORP., #EH-1212-FM; FINISH - FACTORY PRIMED (TO BE PAINTED COLOR OF WALL) TEL. (800)-826-6006
- CASEWORK DETAILS:**
- COUNTERTOPS & BACK SPLASHES: 1-1/4" POSTFORMED, BULLNOSED-EDGE, COUNTERTOP; 4" HIGH SQUARE SELF-EDGED BACK SPLASH (UON) @ LUNCHROOM
  - HIGH-PRESSURE LAMINATE CABINET EXTERIOR;
  - MELAMINE CABINET INTERIOR; COLOR: WHITE - U.O.N.
  - ALL SHELVING SHALL BE ADJUSTABLE
  - EURO-STYLE HINGES TYP.
  - 2MM PVC EDGE BANDING ON P.LAM DRAWER & CABINET DOOR FRONTS
  - WHERE NOTED, HARDWOOD & HARDWOOD VENEER SHALL BE AMERICAN CHERRY, CLEAR FINISHED - U.O.N.
  - ALL EXPOSED HARDWARE FINISHES SHALL BE SATIN-CHROMIUM PLATED, OR SATIN SS.
  - MAIL SLOTS TO BE 1/2" PLYWOOD, SCORED TO ACCEPT 1/8" THICK MASONITE PANEL DIVIDERS, PRIMED AND PAINTED. ALL SURFACES SHALL BE PRIMED AND PAINTED, COLOR: T.B.D.



**5 VERTICAL SECTION THROUGH MAIL SLOTS**  
 SCALE: 2"=1'-0"

# BERNSTEIN SHUR

## FOURTH & FIFTH FLOOR TENANT IMPROVEMENTS

100 Middle Street • Portland, Maine

### 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 direction.
- 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 on a design / build basis by Building Management, to alter existing or install new, for a complete operable heating, ventilating and air conditioning system. Provide the above in accordance with all applicable codes, ordinances, and requirements of the servicing utility as required for the completion of work. Provide as-built drawings upon completion of the work.
- Furnish and pay for all electrical permits. Electrical work shall be provided on a design / build basis by Building Management, and shall consist of a complete wiring system including meter loop panel board(s) outlets, wall switches, and installation of lighting fixtures, lamps, bells, appliances, ADA devices, fans and like accessories as required for the completion of the work. Provide as-built drawings upon completion of the work. Match building standard cover plates. (Owner to provide list of appliances to be supplied by Building Management).
- Furnish and pay for all plumbing permits. Plumbing work shall be provided on a design / build basis by Building Management, and 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, installation of all fixtures. 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. (Owner to provide list of appliances to be supplied by Building Management).
- Alter sprinkler system as necessitated by new partitions, floors 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 shall be reconfigured to suit new plan, and shall be provided on a design/build basis by Building Management.
- 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. Relocate existing light fixtures to accommodate new layout where possible. New light fixtures to match building standard. Fixture layout shall be provided on a design / build basis by Building Management.
- Existing light switches shall be relocated to suit new construction.
- Replace all ceiling tiles and grid as noted or required by Building Management.
- 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 Building Management.
- 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 installations. 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.
- Notice To Proceed: Contractor shall not commence construction without complete construction drawings with the latest issue date as determined by the Building Management.
- Contractor shall provide a construction schedule to the Building Management prior to the start of construction.

HKTA / architects

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Tel: (207) - 774 - 6016  
Fax: (207) 774 - 9128

### DRAWING LIST:

#### TITLE SHEET

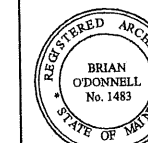
- |       |   |
|-------|---|
| D-001 | 4th Floor - Demo                            |
| D-002 | 5th Floor Accounting - Demo                 |
| A-101 | 4th Floor Tenant Plan                       |
| A-102 | 5th Floor Plan                              |
| A-103 | Fourth Floor - Reflected Ceiling Plan       |
| A-104 | Fifth Floor - Reflected Ceiling Plan        |
| A-201 | Floor Patterns                              |
| A-501 | 4th Floor - Interior Elevations             |
| A-502 | 4th Floor - Interior Elevations             |
| A-503 | 5th Floor - Interior Elevations             |
| A-601 | Schedules: Doors, Frames, Interior Finishes |
| A-701 | Details - p.1                               |
| A-702 | Details - p.2                               |

September 6, 2006

# CONSTRUCTION DOCUMENTS

HKTA / architects  
482 Congress Street Suite 200  
Portland, Maine 04101  
Phone: 207-774-6016  
Fax: 207-774-9128  
Email: hkta@hkta.com

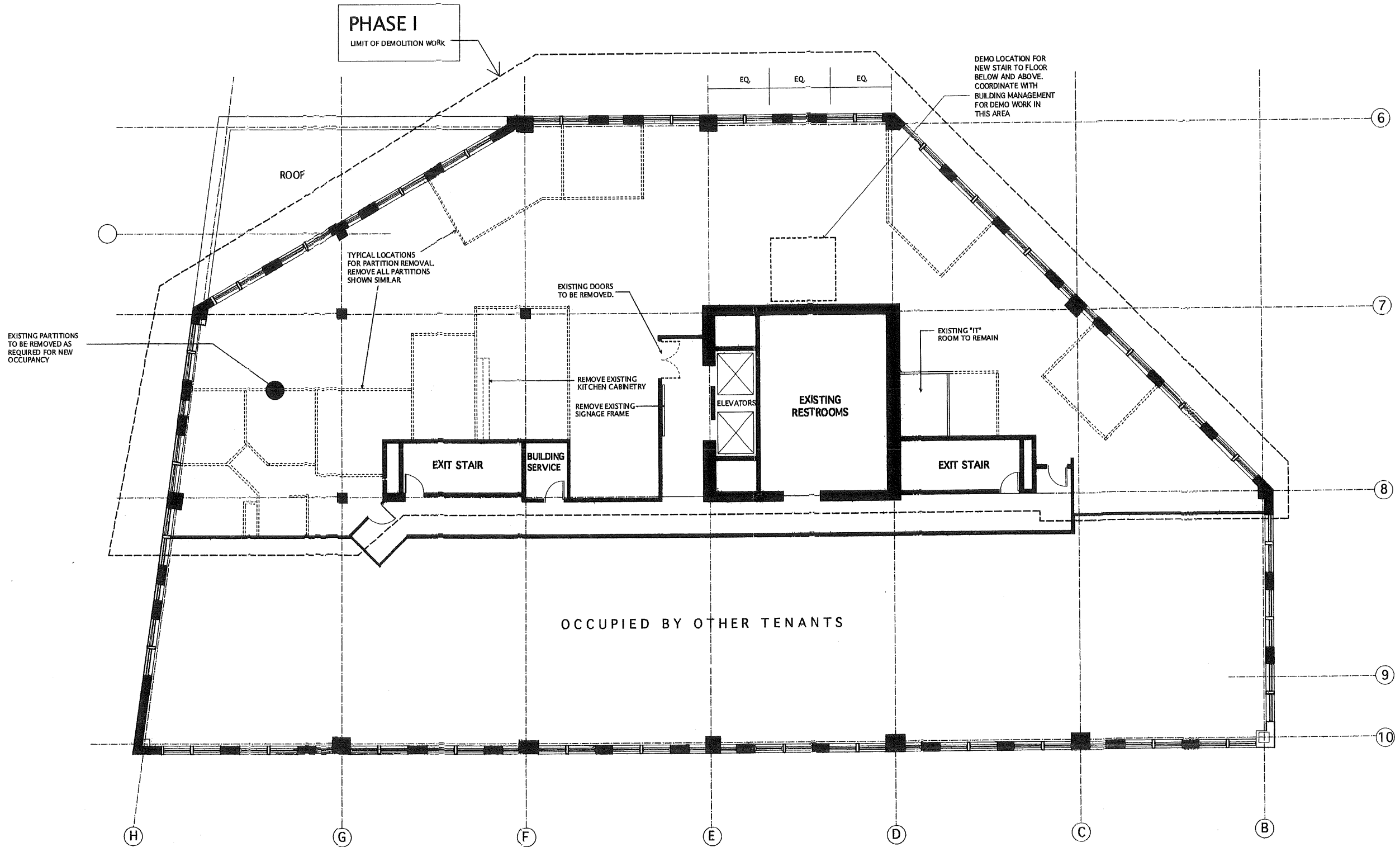
Consultant



Project Title

BERNSTEIN SHUR  
Fourth & Fifth Floor Tenant Improvements  
100 Middle Street • Portland • Maine

Description	Date	Mark
Issue/Revision		
Project ID	2006018.00	
CAU File Name	Bernstein Shur CD	
Drawn By	pva	
Checked By	bcd	
Issue Date	9/6/06	
Plot Date	9/6/06	
Reviewed by	bcd	
Designed by	pva	
Submitted by		
Drawing Code	Title	
Sheet Title	TITLE SHEET	
Drawing No.	TITLE	



1 FOURTH FLOOR DEMO  
 D-001 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

COORDINATE ALL REMOVALS WITH PROPOSED CONSTRUCTION PLANS FOR NEW TENANT OCCUPANCY. BUILDING MANAGEMENT TO PROVIDE NEW CONSTRUCTION PLANS.

1. REMOVE ALL EXISTING PARTITIONS AND DOORS AS NOTED.
2. REMOVE ALL EXISTING CEILINGS.
3. REMOVE ALL EXISTING CARPETING AND VCT AND VINYL BASE.
4. REMOVE ALL EXISTING ELECTRICAL NOT REQUIRED FOR NEW WORK.
5. REMOVE OR RELOCATE ALL PLUMBING NOT REQUIRED FOR NEW WORK.
6. EXISTING IT\* ROOM TO REMAIN.
7. COORDINATE WITH MIDDLE STREET MANAGEMENT FOR ALL SALVAGE REQUIREMENTS
8. MECHANICAL, SPRINKLER AND ELECTRICAL WORK WILL BE PERFORMED ON A DESIGN/BUILD BASIS. FOR ALL QUESTIONS OR CONFLICTS WITH EXISTING MECHANICAL OR ELECTRICAL SYSTEMS, CONTACT MIDDLE STREET MANAGEMENT FOR COORDINATION WITH DESIGN/BUILD CONTRACTORS.

HKTA / architects, inc.  
 4565 S.W.  
 Portland, Maine 04101  
 phone: 207.774.6006  
 fax: 207.774.9128  
 e-mail: hktai@aol.com



**BERNSTEIN SHUR**  
 FOURTH FLOOR OCCUPANCY  
 100 Middle Street  
 Portland, Maine

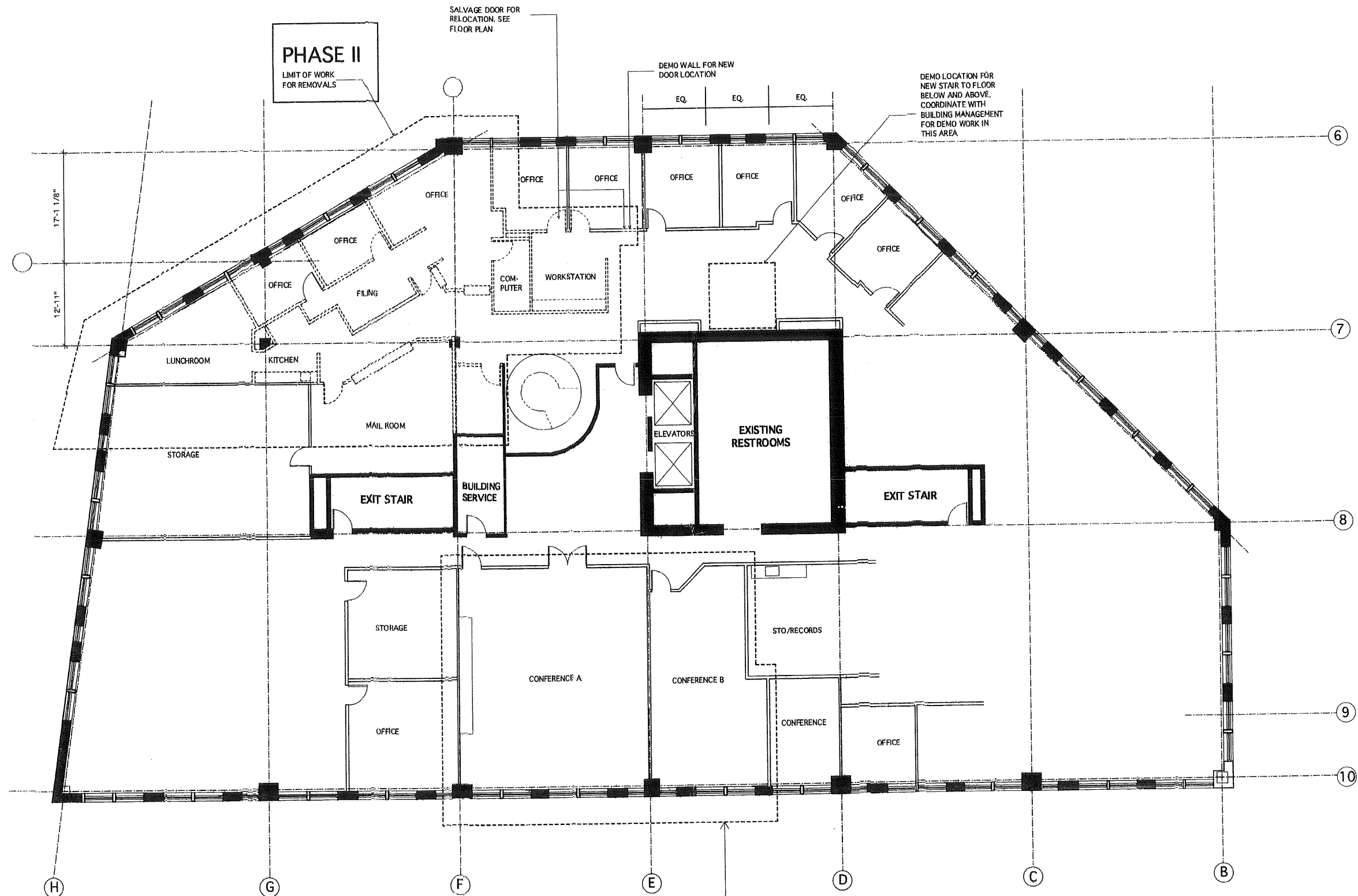
DATE: 9/7/06  
 REVISIONS:  
 DATE:

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DRAWING NO.

**D-001**





1 FIFTH FLOOR ACCOUNTING DEMO  
 D-002 1/8" = 1'-0"

**GENERAL DEMOLITION NOTES:**

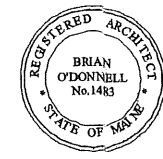
COORDINATE ALL REMOVALS WITH PROPOSED CONSTRUCTION PLANS FOR NEW TENANT OCCUPANCY. BUILDING MANAGEMENT TO PROVIDE NEW CONSTRUCTION PLANS.

1. REMOVE ALL EXISTING PARTITIONS AND DOORS AS NOTED.
2. REMOVE ALL EXISTING CEILINGS.
3. REMOVE ALL EXISTING CARPETING AND VCT AND VINYL BASE.
4. REMOVE ALL EXISTING ELECTRICAL NOT REQUIRED FOR NEW WORK.
5. REMOVE OR RELOCATE ALL PLUMBING NOT REQUIRED FOR NEW WORK.
6. COORDINATE WITH MIDDLE STREET MANAGEMENT FOR SALVAGE REQUIREMENTS.
7. MECHANICAL SPRINKLER AND ELECTRICAL WORK WILL BE PERFORMED ON A DESIGN/BUILD BASIS. FOR ALL QUESTIONS OR CONFLICTS WITH EXISTING MECHANICAL OR ELECTRICAL SYSTEMS, CONTACT MIDDLE STREET MANAGEMENT FOR COORDINATION WITH DESIGN/BUILD CONTRACTORS.

**ALTERNATE #1**

DEMOLITION REQUIRED UNDER ALTERNATE #1  
 REMOVE ALL EXISTING CEILING SYSTEMS AND LIGHTING IN CONFERENCE A. REMOVE CARPETING IN CONFERENCE B. COORDINATE WITH BUILDING MANAGEMENT FOR NEW WORK IN THIS AREA.

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 Portland, Maine 04101  
**HKTA / architects**  
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 fax: 207.774.5123  
 e-mail: hkta@aol.com



**BERNSTEIN SHUR**  
**FIFTH FLOOR OCCUPANCY**  
 100 Middle Street  
 Portland, Maine

DATE: 9/7/06  
 REVISIONS:  
 DATE:

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DRAWING NO.  
**D-002**



Project Title  
**BERNSTEIN SHUR**  
**Fourth & Fifth Floor Tenant Improvements**  
 100 Middle Street  
 Portland, Maine

Revision/Issue Memo	Description

Date	Mark
9/8/06	

Issue/Revision	Revision/Issue Memo
1	

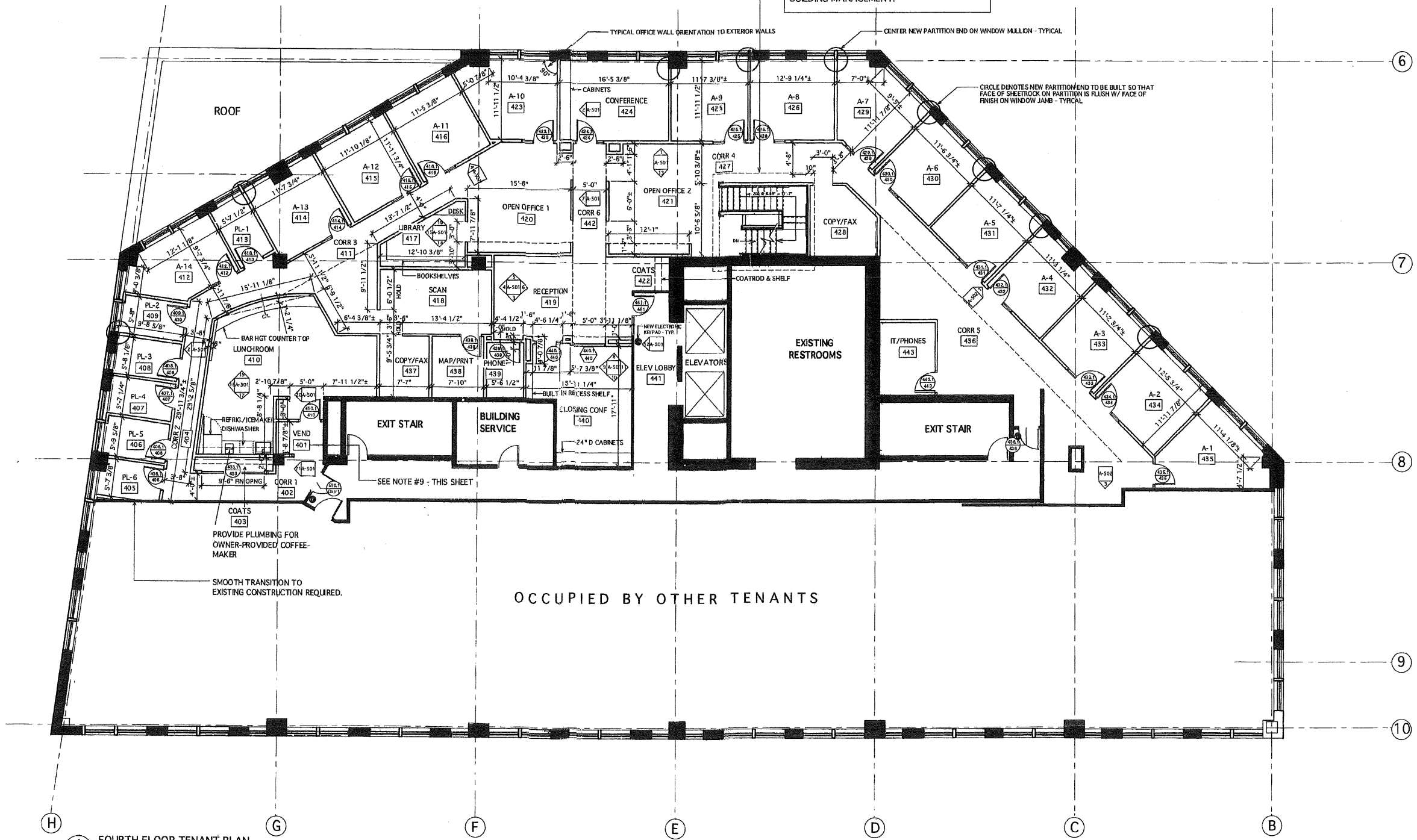
Sheet-Floor Plan-1

Drawing No.

**A-101**

- GENERAL NOTES**
- TENANT SEPARATION WALLS ARE EXISTING. INTERIOR PARTITIONS WITHIN TENANT SPACE SHOWN ARE 3/8" METAL STUD W/ ONE LAYER 5/8" GWB ON EACH SIDE FOR TOTAL PARTITION THICKNESS OF 4 7/8" UNLESS DIMENSIONED OTHERWISE.
  - FILL ALL NEW PARTITIONS W/ ACOUSTIC BATT INSULATION TO FILL CAVITY WIDTH. CAULK AT TOP & BOTTOM WITH ACOUSTIC SEALANT EACH SIDE OF STUD TRACK.
  - WALL DIMENSIONS ON PLAN ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
  - ALL INTERIOR DOOR ROUGH OPENINGS ARE TO BE FRAMED 4" FROM NEAREST ADJACENT WALL ON HINGE SIDE UNLESS DIMENSIONED OTHERWISE.
  - INTERIOR WALLS SHALL BE CONSTRUCTED FULL HEIGHT TO UNDERSIDE OF STRUCTURE ABOVE.
  - FINISHED FLOOR SLABS SHALL BE LEVELED TO A TOLERANCE OF 1/8" SLOPE IN 12 FEET. THE CONTRACTOR SHALL IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO THE ARCHITECT PRIOR TO COMMENCING WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANES. THE CONTRACTOR IS RESPONSIBLE TO LEVEL FLOOR TO MEET ACCEPTABLE TOLERANCE.
  - PARTITIONS SHOWN TO ALIGN WITH THE FACE OF EXISTING CONSTRUCTION OR NEW PARTITIONS SHOULD ALIGN FINISHED FACE TO FINISHED FACE. LAMINATE ADDITIONAL LAYER OF SHEETROCK FROM NEW TO EXISTING CONSTRUCTION AS REQUIRED TO PRODUCE FLUSH APPEARANCE WITH NO VISIBLE JOINTS.
  - DIMENSIONS INDICATED TO BE "HOLD" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE PROCEEDING.
  - POWER REQUIRED FOR VENDING EQUIPMENT. COORDINATE WITH TENANT FOR REQUIREMENTS.

NOTE: WORK UNDER SEPARATE CONTRACT. COORDINATE ALL WORK IN THIS AREA WITH BUILDING MANAGEMENT.



1 FOURTH FLOOR TENANT PLAN  
 A-401 Scale: 1/8" = 1'-0"

1 FOURTH FLOOR TENANT PLAN  
 A-101 Scale: 1/8" = 1'-0"

**PHASE I**



Revision/Issue Memo	Description
9/8/08	

Issue/Revision	Revision/Issue Memo	Date	Mark
1			

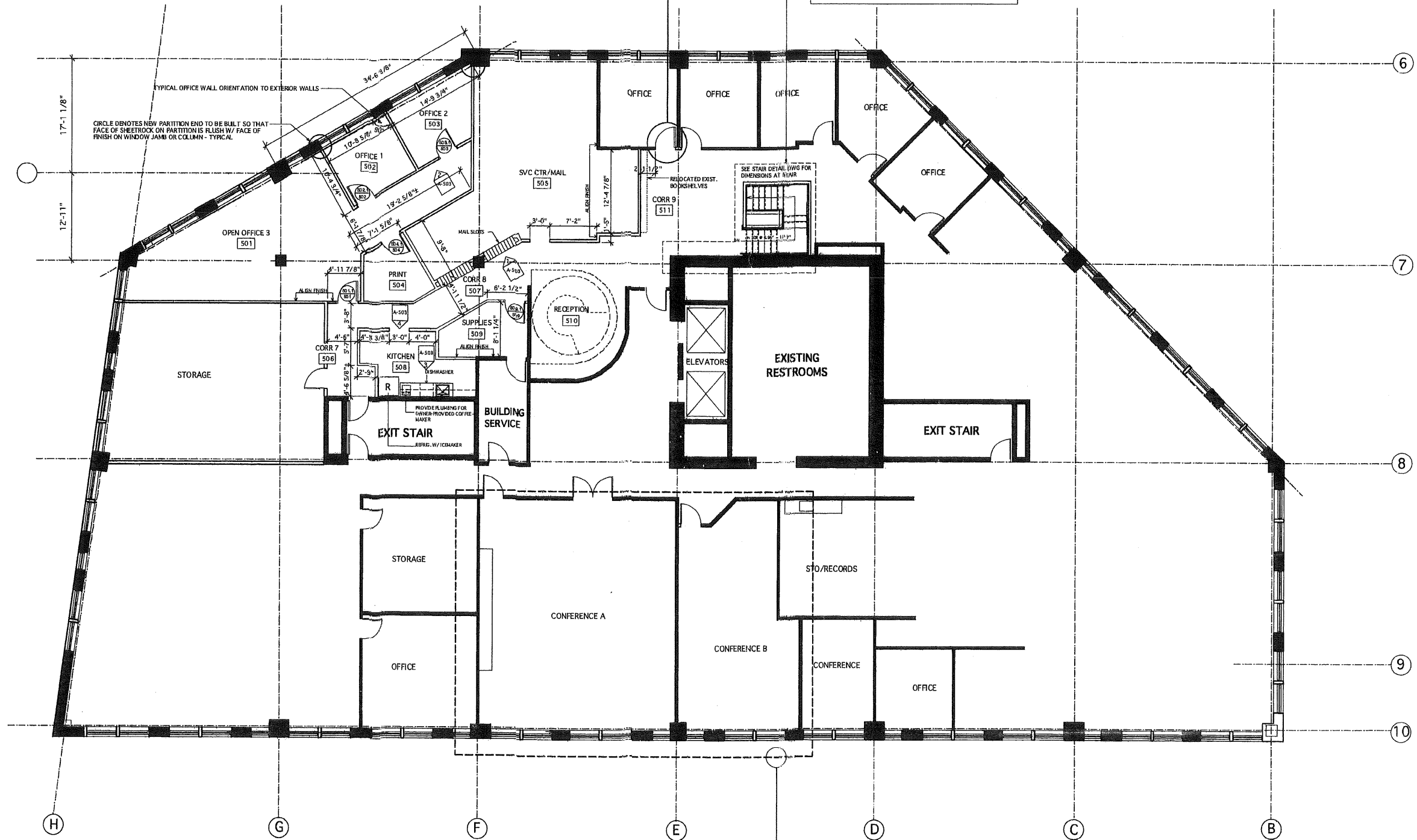
Project ID	2008018
CAD File Name	BShur-00-plans
Drawn By	
Checked By	
Issue Date	7/23/08
Plot Date	9/8/08
Reviewed by	
Designed by	bod
Submitted By	
Drawing Code	Sheet-Floor Plan 2
Sheet Title	

- GENERAL NOTES**
- TENANT SEPARATION WALLS ARE EXISTING. INTERIOR PARTITIONS WITHIN TENANT SPACE SHOWN ARE 3/8" METAL STUD W/ ONE LAYER 5/8" GWB ON EACH SIDE FOR TOTAL PARTITION THICKNESS OF 4 7/8" UNLESS DIMENSIONED OTHERWISE.
  - FILL ALL NEW PARTITIONS W/ ACOUSTIC BATT INSULATION TO FILL CAVITY WIDTH. CAULK AT TOP & BOTTOM WITH ACOUSTIC SEALANT EACH SIDE OF STUD TRACK.
  - WALL DIMENSIONS ON PLAN ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
  - ALL INTERIOR DOOR ROUGH OPENINGS ARE TO BE FRAMED 4" FROM NEAREST ADJACENT WALL ON HINGE SIDE UNLESS DIMENSIONED OTHERWISE.
  - INTERIOR WALLS SHALL BE CONSTRUCTED FULL HEIGHT TO UNDERSIDE OF STRUCTURE ABOVE.
  - FINISHED FLOOR SLABS SHALL BE LEVELED TO A TOLERANCE OF 1/8" SLOPE IN 12 FEET. THE CONTRACTOR SHALL IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO THE ARCHITECT PRIOR TO COMMENCING WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANES. THE CONTRACTOR IS RESPONSIBLE TO LEVEL FLOOR TO MEET ACCEPTABLE TOLERANCE.
  - PARTITIONS SHOWN TO ALIGN WITH THE FACE OF EXISTING CONSTRUCTION OR NEW PARTITIONS SHOULD ALIGN FINISHED FACE TO FINISHED FACE. LAMINATE ADDITIONAL LAYER OF SHEETROCK FROM NEW TO EXISTING CONSTRUCTION AS REQUIRED TO PRODUCE FLUSH APPEARANCE WITH NO VISIBLE JOINTS.
  - DIMENSIONS INDICATED TO BE "HOLD" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE PROCEEDING.
  - POWER REQUIRED FOR VENDING EQUIPMENT. COORDINATE WITH TENANT FOR REQUIREMENTS.

**GENERAL NOTE:**  
 WOOD SPECIES USED ON THIS FLOOR SHALL BE OAK TO MATCH EXISTING.

REUSE SALVAGED WOOD DOOR & HARDWARE; SET INTO NEW FRAME TO MATCH EXISTING FRAME DETAIL AT TYP. OFFICES

NOTE: WORK UNDER SEPARATE CONTRACT. COORDINATE ALL WORK IN THIS AREA WITH BUILDING MANAGEMENT.



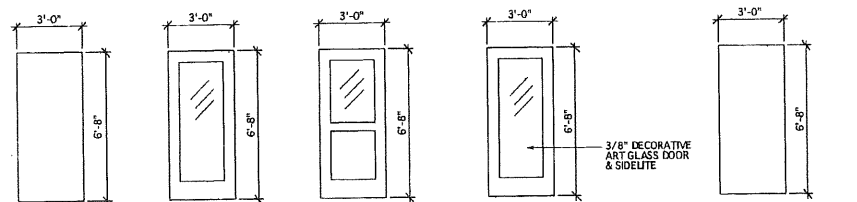
**ALTERNATE #1:**  
 WORK SHALL INCLUDE NEW CEILING GRID AND TILE IN CONFERENCE A; PAINT ON WALLS IN CONFERENCE B; NEW LIGHTING TO MATCH BUILDING STANDARD IN CONFERENCE A; AND NEW CARPET IN CONFERENCE B AS DESCRIBED IN INTERIOR FINISH SCHEDULE.

1 FIFTH FLOOR TENANT PLAN  
 A-102 Scale: 1/8" = 1'-0"

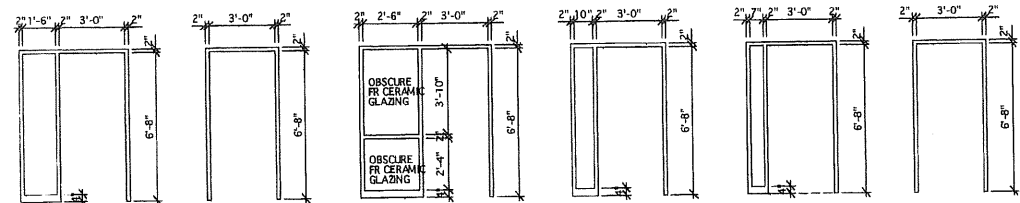
**PHASE II**

DOOR NOTES

- DOOR HARDWARE TO MATCH TENANT'S EXISTING TYPE & FINISH
- DOORS BY HARRISFIELD DOOR SYSTEMS, INC.
- DOORS & FRAMES ON 4TH FLOOR TO BE AMER. CHERRY, PLAN SUCED
- DOORS & FRAMES ON 5TH FLOOR TO BE OAK VENEER QUARTERSAWN, CLEAR FINISH, TO MATCH EXISTING DOORS & FRAMES ON TENANT FLOOR
- PROVIDE DOOR BUMPERS/STOPS, FLOOR TYPE; DOOR SILENCERS TYP.

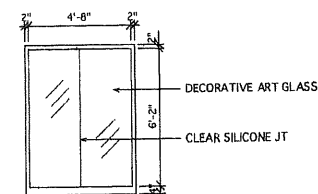


A) WOOD FLUSH FACE PREFINISHED  
 B) WOOD GLAZED PREFINISHED SAFETY GLASS  
 C) WOOD GLAZED PREFINISHED SAFETY GLASS  
 D) WOOD DECORATIVE ART GLASS 3/8\"/>



1) WOOD 2) WOOD 3) WOOD 45 MIN FIRE RATED WOOD FRAME & GLASS ASSEMBLY BY EGGERS OR TECHNICAL GLASS PRODUCTS HARDWOOD SERIES 4) WOOD 5) WOOD 6) HM 45 MIN FIRE RATED

DOOR TYPES, FRAME TYPES



1) WOOD

WINDOW TYPES

DOOR SCHEDULE															
DOOR ID	Location	Type	SIZE	Width	Height	Thk	Matl	Glazing	FRAME	Jamb	Head	FIRE	HRDWR	GENERAL	Remarks
402.1	402	E	3'-0"	6'-8"	1 3/4"	WD			6	HM		45 min			Electronic key pad
403.1	403	A	(3x) 3'-2"	6'-8"	1 3/4"	WD			2	WD					Finished drywall opening
405.1	405	B	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	2	WD						Glass pattern B
406.1	406	B	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	2	WD						Glass pattern B
407.1	407	B	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	2	WD						Glass pattern B
408.1	408	B	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	2	WD						Glass pattern B
409.1	409	B	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	2	WD						Glass pattern B
410.1	410	C	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	2	WD						Door to be lockable; Glass pattern B
412.1	412	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	2	WD						Glass pattern B
413.1	413	B	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
414.1	414	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
415.1	415	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
416.1	416	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
423.1	423	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern A
424.1	424	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	4	WD						Glass pattern B
425.1	425	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
426.1	426	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
429.1	429	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
430.1	430	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
431.1	431	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
432.1	432	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
433.1	433	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
434.1	434	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	1	WD						Glass pattern B
435.1	435	A	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	2	WD						Glass pattern B
436.1	436	E	3'-0"	6'-8"	1 3/4"	WD		6	HM			45 min			Electronic key pad
438.1	438	A	3'-0"	6'-8"	1 3/4"	WD		2	WD						Decorative art glass at door
439.1	439	B	3'-0"	6'-8"	1 3/4"	WD	3/8" laminated	2	WD						Decorative art glass door & sidelite; Glass pattern A
440.1	440	D	3'-0"	6'-8"	1 3/4"	WD	Ceramic glass	3	WD			45 min			Electronic keypad security access
441.1	441	E	3'-0"	6'-8"	1 3/4"	WD		2	WD						Clear glass
443.1	443	A	3'-0"	6'-8"	1 3/4"	WD		4	WD						Clear glass
501.1	501	B	3'-0"	6'-8"	1 3/4"	WD	1/4" safety	2	WD						
502.1	502	A	3'-0"	6'-8"	1 3/4"	WD		2	WD						
503.1	503	A	3'-0"	6'-8"	1 3/4"	WD		2	WD						
504.1	504	A	3'-0"	6'-8"	1 3/4"	WD		2	WD						
509.1	509	A	3'-0"	6'-8"	1 3/4"	WD		2	WD						

WINDOW SCHEDULE													
WINDOW ID	Location	Type	SIZE	Width	Height	Rough Opening	Masonry Opening	DETAILS	Jamb	Head	GENERAL	Accessories	Remarks
440.1	440	1	5'-0"	6'-8"									Laminated decorative art glass

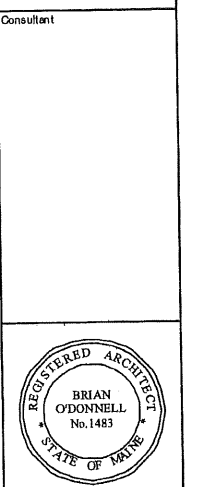
ROOM FINISH SCHEDULE

ROOM	Name	Floor	BASE	WALLS	CEILING	GENERAL	Remarks	
401	VEND	VCT	VB	P1	P1	C2	8'-0"	
402	CONR 1	CPT1	WD2	P1	P1	C2	8'-2"	
403	COATS	CPT1	WD2	P1	P1	C2	8'-2"	
404	CONR 2	CPT1	WD2	P1	P1	C2	8'-2"	
405	P1-6	CPT2	WD2	P1	P1	C2	8'-2"	
406	P1-5	CPT2	WD2	P1	P1	C2	8'-2"	
407	P1-4	CPT2	WD2	P1	P1	C2	8'-2"	
408	P1-3	CPT2	WD2	P1	P1	C2	8'-2"	
409	P1-2	CPT2	WD2	P1	P1	C2	8'-2"	
410	LUNCHROOM	VCT	VB	P3	P3	C2	8'-2"	
411	CONR 3	CPT1	WD2	P1/P2	P1/P2	C2	8'-2"	
412	A-14	CPT2	WD2	P1	P1	C2	8'-2"	
413	P1-1	CPT2	WD2	P1	P1	C2	8'-2"	
414	A-13	CPT2	WD2	P1	P1	C2	8'-2"	
415	A-12	CPT2	WD2	P1	P1	C2	8'-2"	
416	A-11	CPT2	WD2	P1	P1	C2	8'-2"	
417	LIBRARY	CPT1	WD2	P1	P1	C2	8'-2"	
418	SCAN	CPT1	WD2	P1	P1	C2	8'-2"	
419	RECEPTION	CPT1/2	WD2	P1/P2	P1/P2	C1/C3	7'-10"	
420	OPEN OFFICE 1	CPT1	WD2	P1	P1	C2	8'-2"	
421	OPEN OFFICE 2	CPT1	WD2	P1	P1	C2	8'-2"	
422	COATS	CPT1/2	WD2	P1	P1	C1	8'-2"	
423	A-10	CPT2	WD2	P1	P1	C2	8'-2"	
424	CONFERENCE	CPT1/2	WD2	-	-	C1/C4	8'-2"	
425	A-9	CPT2	WD2	P1	P1	C2	8'-2"	
426	A-8	CPT2	WD2	P1	P1	C2	8'-2"	
427	CONR 4	CPT1	WD2	P1/P2	P1/P2	C2	8'-2"	
428	COPY/FAX	VCT	VB	P1	P1	C2	8'-2"	
429	A-7	CPT2	WD2	P1	P1	C2	8'-2"	
430	A-6	CPT2	WD2	P1	P1	C2	8'-2"	
431	A-5	CPT2	WD2	P1	P1	C2	8'-2"	
432	A-4	CPT2	WD2	P1	P1	C2	8'-2"	
433	A-3	CPT2	WD2	P1	P1	C2	8'-2"	
434	A-2	CPT2	WD2	P1	P1	C2	8'-2"	
435	A-1	CPT2	WD2	P1/P2	P1/P2	C2	8'-2"	
436	CONR 5	CPT1	WD2	P1/P2	P1/P2	C2	8'-2"	
437	COPY/FAX	VCT	VB	P1	P1	C2	8'-2"	
438	MAP/PRINT	VCT	VB	P1	P1	C2	8'-2"	
439	PHONE	CPT1	WD2	P1	P1	C1	8'-2"	
440	CLOSING CONF	CPT1/2	WD2	P1	P1	C1	8'-2"	
441	ELEV LOBBY	CPT1	WD2	P1	P1	C3	8'-2"	
442	CONR 6	CPT1/2	WD2	P1/P2	P1/P2	C3	8'-2"	
443	IT/PHONES	-	Paint	Paint	Paint	-	8'-0"	
501	OPEN OFFICE 3	CPT1	WD2	P1	P1	C2	8'-2"	
502	OFFICE 1	CPT2	WD2	P1	P1	C2	8'-2"	
503	OFFICE 2	CPT2	WD2	P1	P1	C2	8'-2"	
504	PRINT	VCT	VB	P1	P1	C2	8'-2"	
505	SVC_CTR/MAIL	CPT1	VB	P1	P1	C2	8'-2"	
506	CONR 7	CPT1	WD2	P1/P2	P1/P2	C2	8'-2"	
507	CONR 8	CPT1	WD2	P1/P2	P1/P2	C2	8'-2"	
508	KITCHEN	VCT	VB	P1	P1	C2	8'-2"	
509	SUPPLIES	VCT	VB	P1	P1	C2	8'-2"	
510	RECEPTION	CPT1/2	WD2	P1/P2	P1/P2	C1	8'-2"	
511	CONR 9	CPT1	WD2	-	P1	P1/P2	C2	8'-2"

CONF A	-	-	-	-	-	-	C1	ADD ALTERNATE #1.
CONF B	CPT1/2	-	P3	P3	P3	P3	-	ADD ALTERNATE #1. - 16" BORDER OF CPT2

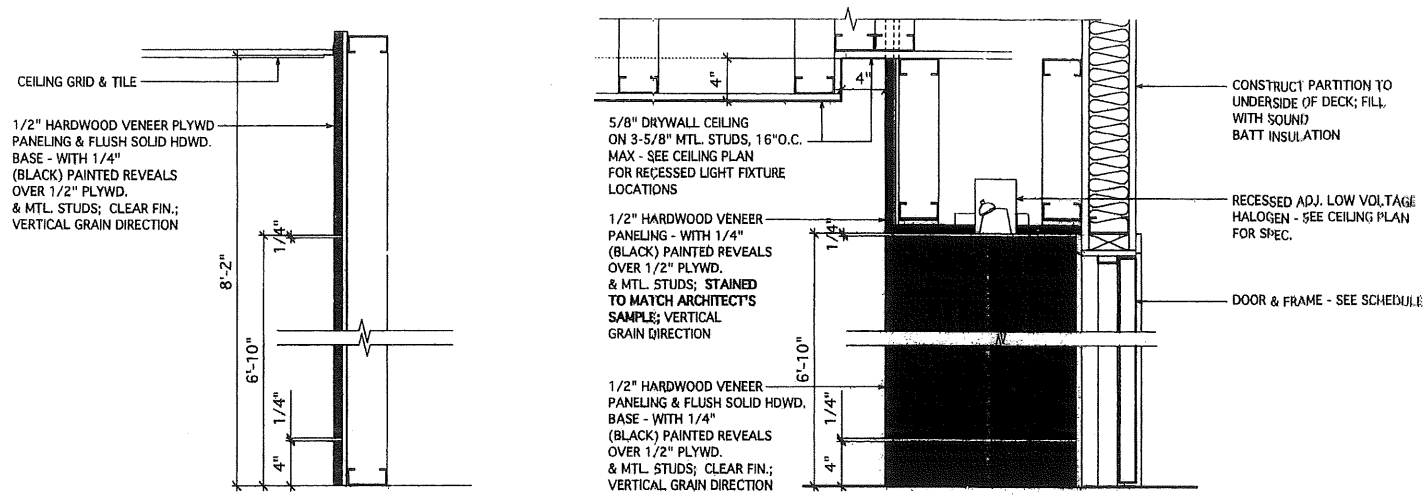
NOTE: CARPET @ STAIRS ON THIRD, FOURTH & FIFTH FLOORS TO BE CPT1

HKTA / architects, inc.  
 402 Commercial Center, Suite 200  
 Portland, Maine 04101  
 Phone: 207.774.0005  
 Fax: 207.772.8220  
 www.hkta.com

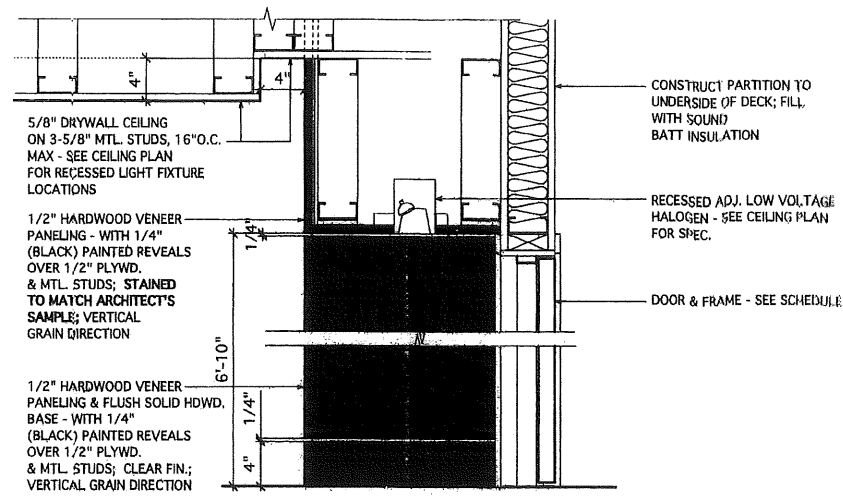


Project Title  
**BERNSTEIN SHUR**  
 Fourth & Fifth Floor Tenant Improvements  
 100 Middle Street  
 Portland, Maine

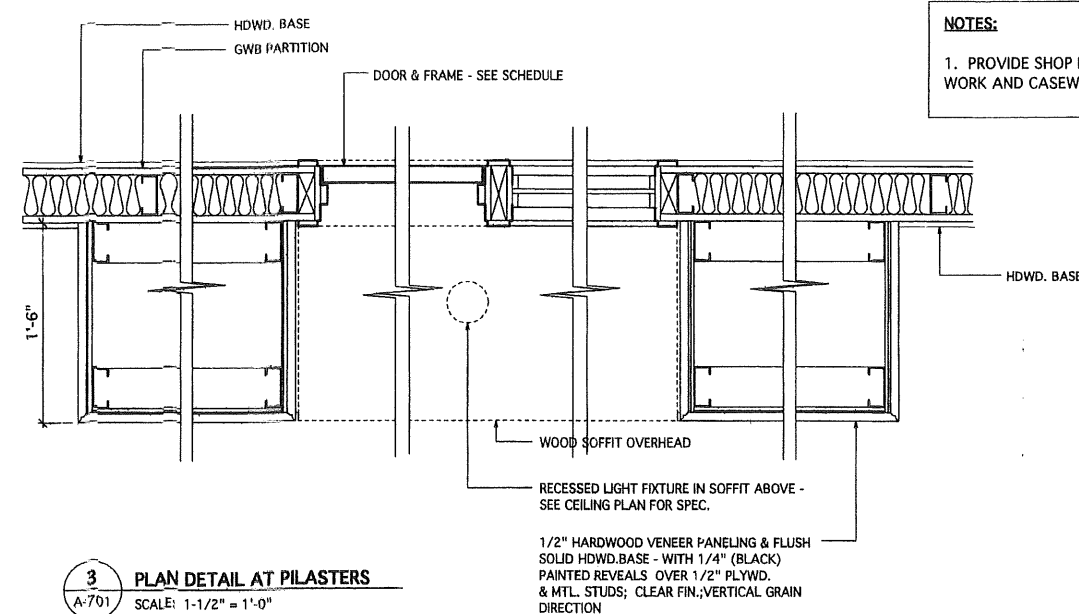
Revision/Issue Memo	Description
9/8/06	Date
cu	Mark
Issue/Revision	Revision/Issue Memo
Project ID	2006018
CAD File Name	BShur_CD-plans
Drawn By	bob
Checked By	bob
Issue Date	7/23/06
Plot Date	9/8/06
Reviewed by	bob
Designed by	bob
Submitted by	bob
Drawing Code	Sheet-Floor Plan-1
Sheet Title	Sheet-Arch Schedule/Dt-1
Sheet-Arch Schedule/Dt-1	Schedules
Door Details	
Drawing No.	<b>A-601</b>



**1** DETAIL AT HARDWOOD VENEER PILASTER  
A-701 SCALE: 1-1/2" = 1'-0"

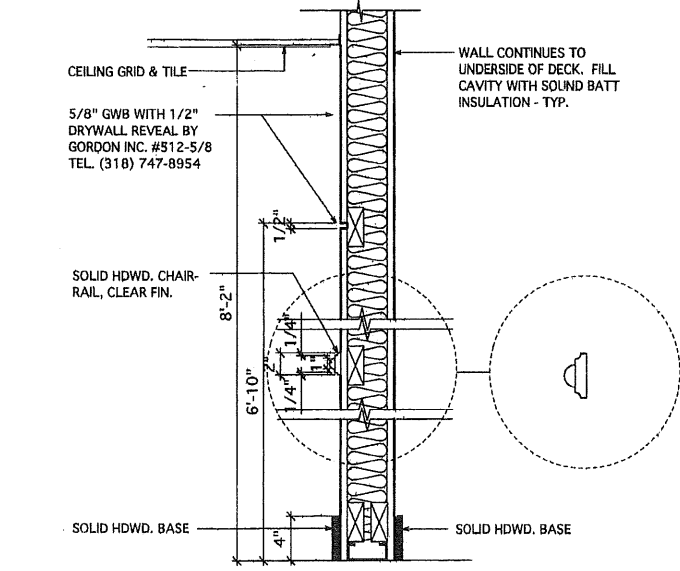


**2** DETAIL AT HARDWOOD SOFFIT  
A-701 SCALE: 1-1/2" = 1'-0"

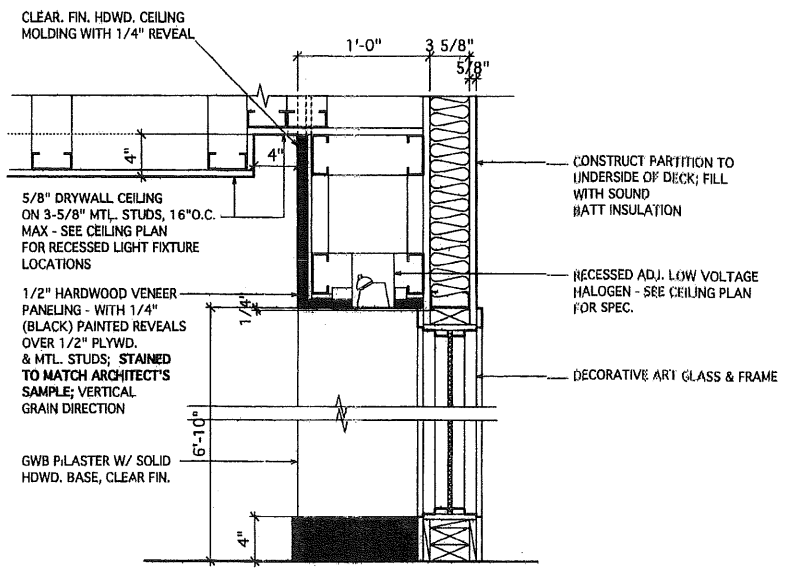


**3** PLAN DETAIL AT PILASTERS  
A-701 SCALE: 1-1/2" = 1'-0"

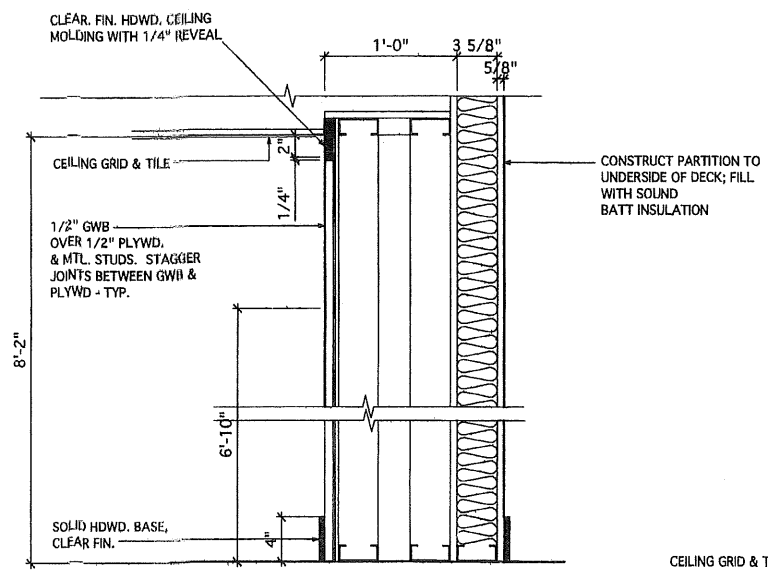
**NOTES:**  
1. PROVIDE SHOP DRAWINGS FOR MILL-WORK AND CASEWORK



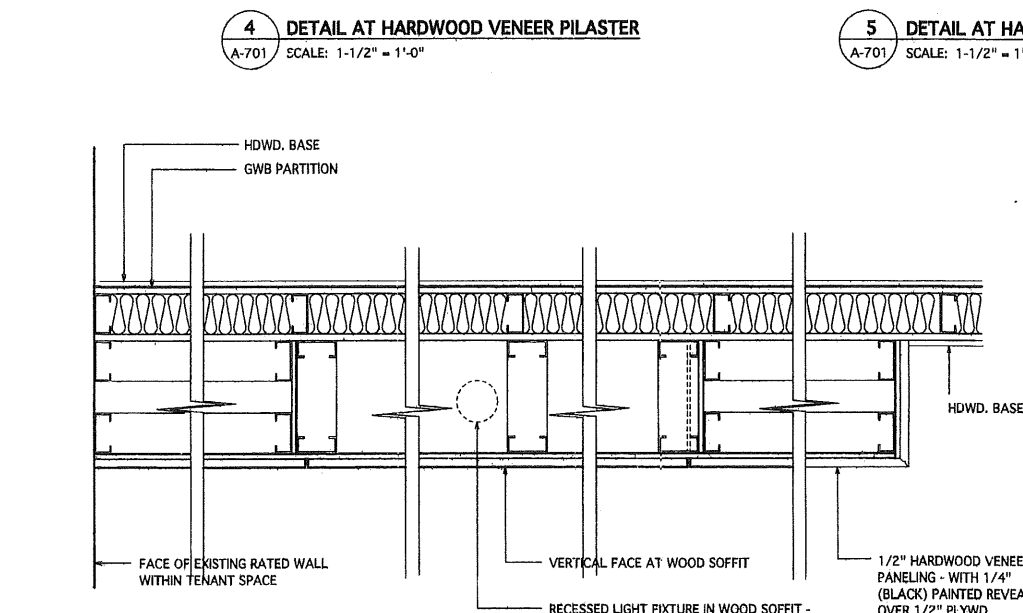
**4** DETAIL AT HARDWOOD VENEER PILASTER  
A-701 SCALE: 1-1/2" = 1'-0"



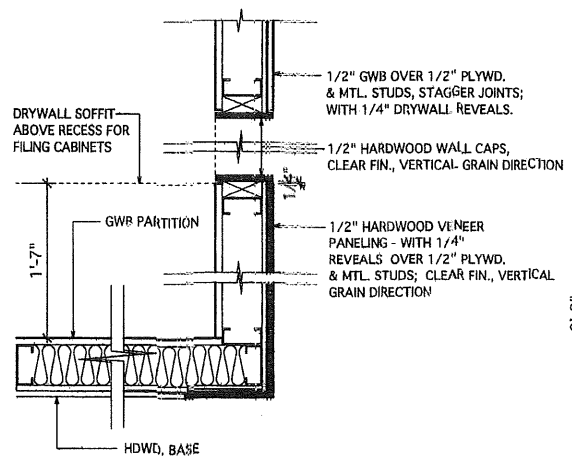
**5** DETAIL AT HARDWOOD SOFFIT  
A-701 SCALE: 1-1/2" = 1'-0"



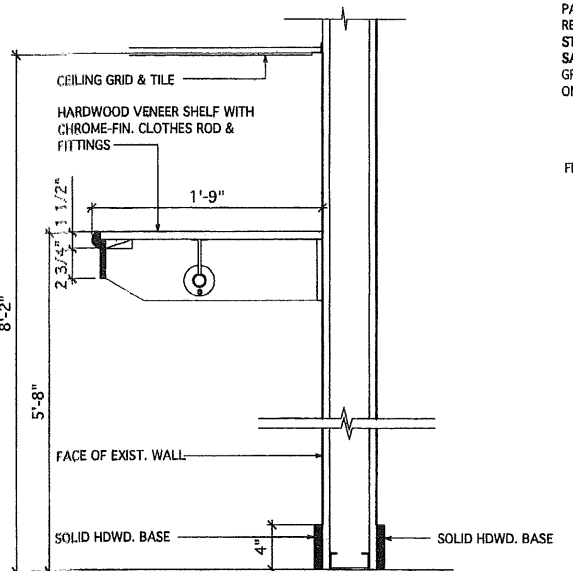
**6** DETAIL AT HARDWOOD SOFFIT  
A-701 SCALE: 1-1/2" = 1'-0"



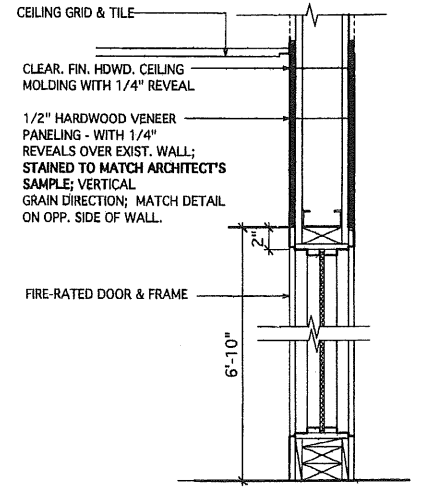
**7** PLAN DETAIL AT WOOD SOFFIT  
A-701 SCALE: 1-1/2" = 1'-0"



**8** PLAN DETAIL AT WOOD SOFFIT  
A-701 SCALE: 1-1/2" = 1'-0"



**9** SECTION DETAIL AT COAT SHELF  
A-701 SCALE: 1-1/2" = 1'-0"



**10** DETAIL ABOVE SUITE ENTRY DOOR  
A-701 SCALE: 1-1/2" = 1'-0"

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Consultant



Project Title

**BERNSTEIN SHUR**  
Fourth & Fifth Floor Tenant Improvements  
100 Middle Street • Portland • Maine

Description

Mark	Date

Issue/Revision	
Project ID	2006018.00
CAD File Name	Bernstein Shur CD
Drawn By	pva
Checked By	bod
Issue Date	9/8/08
Plot Date	9/8/08
Reviewed by	bod
Designed by	pva
Submitted By	
Drawing Code	Details
Sheet Title	










DETAILS-1

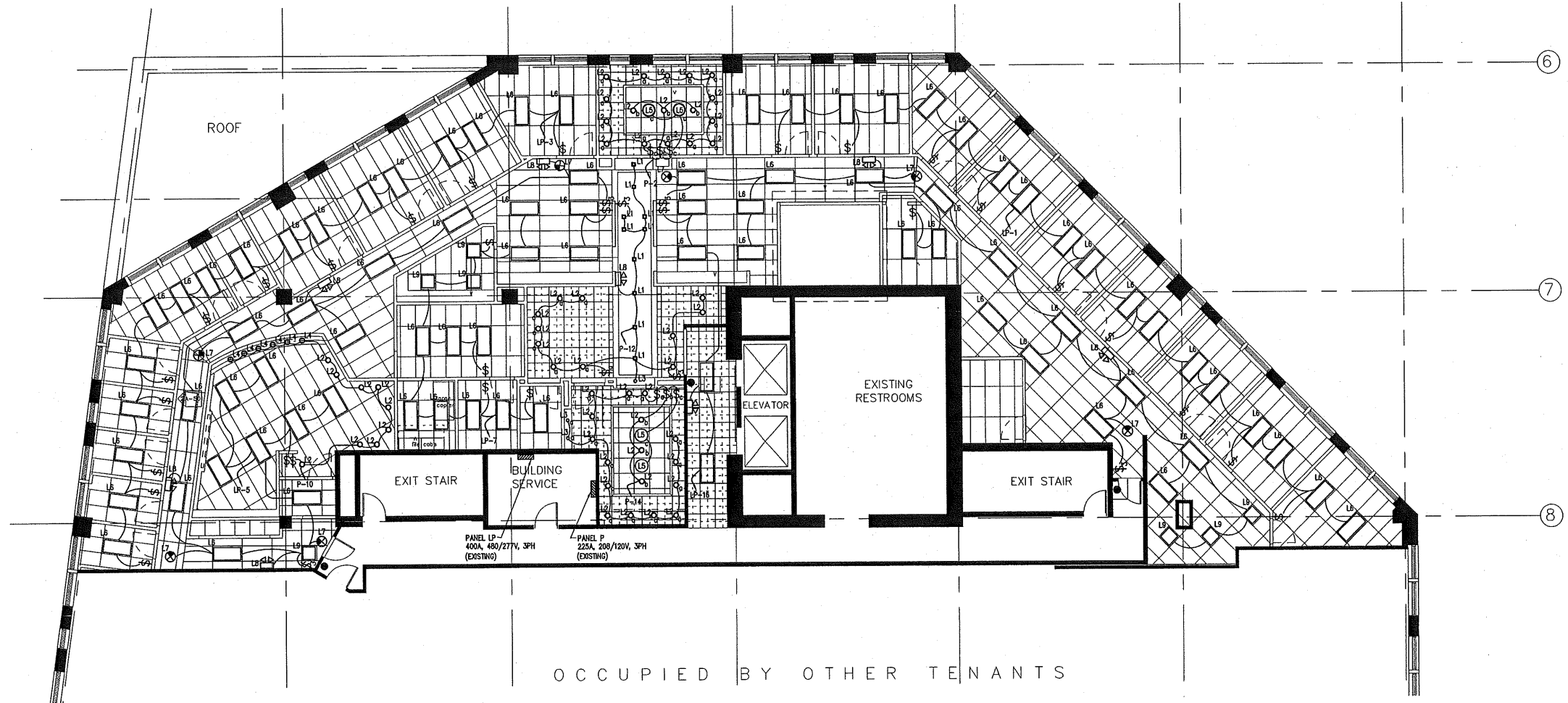
Drawing No.

**A-701**



**LIGHT FIXTURE LEGEND**

- L1  LIGHT FIXTURE: PATHWAY LIGHTING PRODUCTS 'COVENTRY SERIES' LIGHT SQUARES #SQH-1W3-MWH-120 VOLT (RECESSED) TEL. 1-800-342-0592
- L2  LIGHT FIXTURE: PRESCOLITE 6" HORIZONTAL TRIPLE QUAD OPEN DOWNLIGHT #OFT6-32-HEB-STF-602H-B24 WITH 32 WATT LAMP-120 VOLT
- L3  LIGHT FIXTURE: USA ILLUMINATION 'SLIVER - TRIMLESS' ADJUSTABLE WITH 1" REGRESSED LAMP #375-21 50W MR16- 120 VOLT
- L4  LIGHT FIXTURE: RAE LIGHTING 'AYON' #1150-07-1F 20W 120 VOLT PENDANT TEL. 1-508-824-1541
- L5  DECORATIVE PENDANT LIGHT FIXTURE: RAE LIGHTING 'SILHOUETTE' #7321F-10 120 VOLT (BRUSHED NICKLE/CHROME), 20" WIDTH, 17" HIGH, LAMP: 4PL (COMPACT FLUOR), 13W (MAX.WATTAGE).
- L6  2' X 4' FLUORESCENT RECESSED TROFFER. 3 32W T8 LAMPS, 1 ELECTRONIC BALLAST. 277 VOLT. LITHONIA #2GT8-332-A12-277, 1/3
- L7  EMERGENCY BATTERY UNIT WITH 2 HEADS, 120/277 VOLT LITHONIA #ELM2-120/277V
- L8  SELF POWERED EXIT SIGN WITH LED LAMPS, 120/277 VOLT LITHONIA #LESWIR-120/277, EL N
- L9  2' X 2' FLUORESCENT RECESSED TROFFER. 2 31W T8 U LAMPS, 1 ELECTRONIC BALLAST. 277 VOLT. LITHONIA #2GT8-2U31-A12-277-1/2



**FOURTH FLOOR LIGHTING PLAN**  
SCALE: 1/8" = 1'-0"



**AWM engineering, inc.**  
CONSULTING ENGINEERS  
Mechanical \* Electrical \* Environmental \* Construction Management  
88 State Street Gorham, Maine 04038  
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**REVISIONS**

NO.	DATE	DESCRIPTION
1		

FOURTH FLOOR LIGHTING PLAN

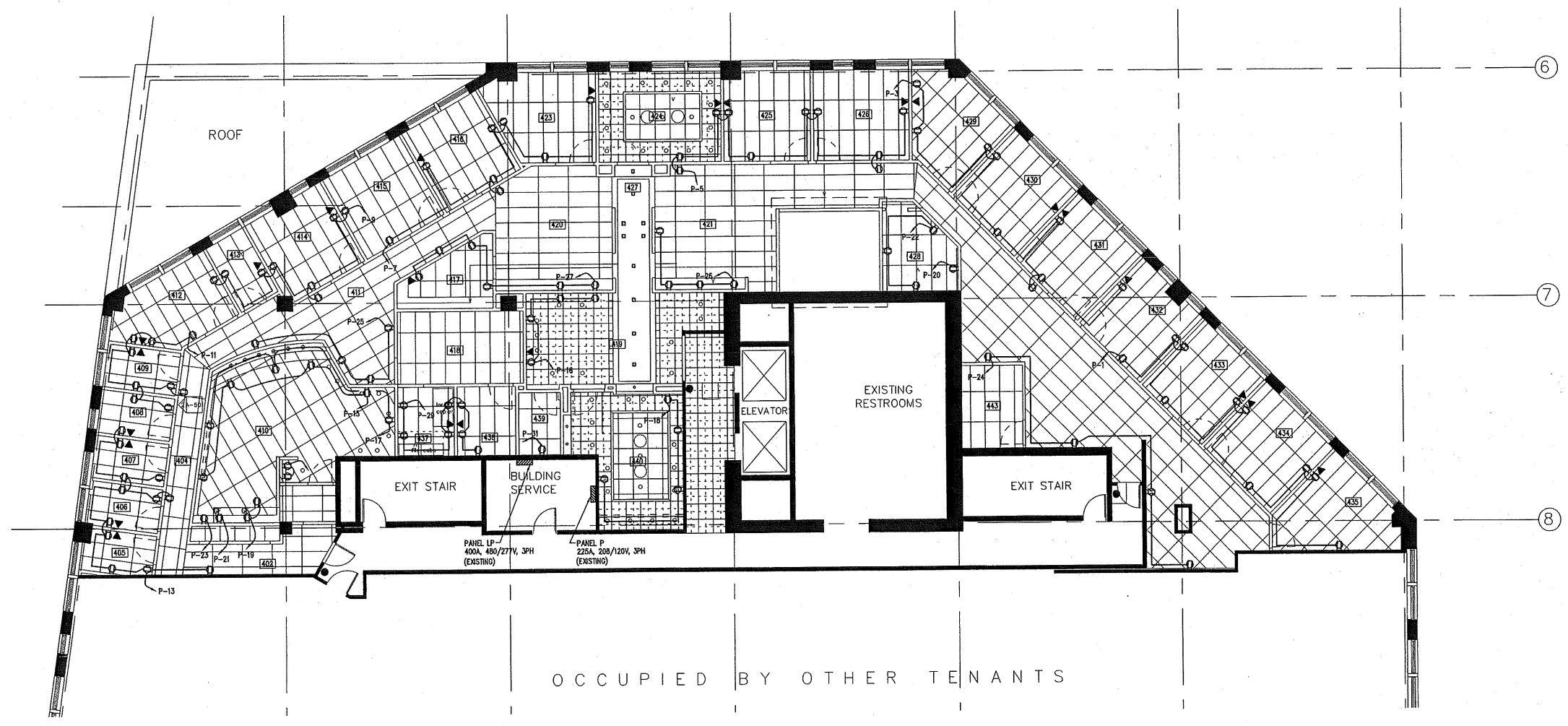
BERNSTEIN SHUR  
PROJECT MANAGER  
SCALE: AS NOTED DRAWN BY: ELH CHECKED BY: AWM DATE: 1/31/07

PROJ. PICKRELL 01

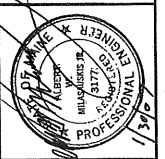
**E-1**

### ELECTRICAL LEGEND

- PANELBOARD-EXISTING
- HOMERUN-2#12,1#12G UNLESS NOTED OTHERWISE
- ⊕ DUPLEX RECEPTACLE - 20A, 125V  
-MOUNT WITH CENTERLINE 18" AFF UNO
- ⊕ GF GFCI TYPE DUPLEX RECEPTACLE  
-MOUNT WITH CENTERLINE 8" ABOVE COUNTERTOP
- ⊕ SINGLE POLE
- ⊕ ⊕ ⊕ ⊕ THREE WAY, FOUR WAY
- ▲ DATA AND COMMUNICATION CONNECTION BY  
COMMUNICATIONS CONTRACTOR.  
SHOWN FOR COORDINATION PURPOSES ONLY



**FOURTH FLOOR POWER PLAN**  
SCALE: 1/8" = 1'-0"



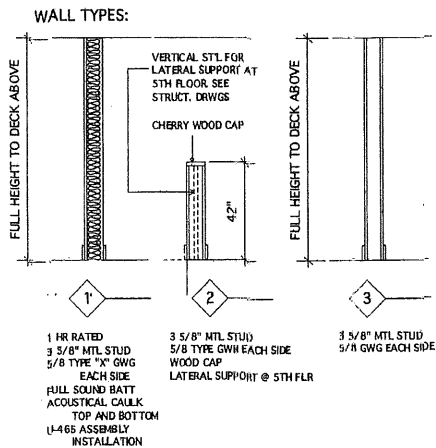
**AWM engineering, inc.**  
CONSULTING ENGINEERS  
Mechanical \* Electrical \* Environmental \* Construction Management  
88 State Street Gorham, Maine 04038  
Telephone: (207)839-2167 \* E-mail: stu@awmeng.com

REVISIONS	
NO.	DESCRIPTION
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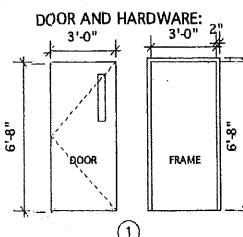
FOURTH FLOOR POWER PLAN  
BERNSTEIN SHUR  
PROJECT MANAGER  
SCALE: AS NOTED DRAWN BY: ELH CHECKED BY: AWM DATE: 1/31/07



- GENERAL NOTES:**
1. ALL WORK ASSOCIATED WITH THE INSTALLATION OF NEW STAIR TO BE COMPLETED AS PART OF THIS WORK.
  2. WORK INCLUDES: CUTTING AND PATCHING OF EXISTING WALLS, FLOORS AND CEILINGS AS REQUIRED FOR INSTALLATION OF STAIR.
  3. ALL NEW FINISHES TO BE PROVIDED INCLUDING PATCHING, REPAIRING OR REPLACING EXISTING FINISHES WHERE REMOVED OR DAMAGED BY STAIR INSTALLATION. FINISHES INCLUDE: FLOOR CARPETING, FLOOR BASE, WALL PAINTING AND TRIM AND CEILING GRIDS AND TILES.



WALL NOTES: PROVIDE NECESSARY WOOD BLOCKING FOR HANDRAIL ATTACHMENT AT STAIRS



CHERRY VENEER DOOR WITH 4X25 LITE DOOR FINISH TO MATCH DOORS ON THIS FLOOR  
 1 1/2" UL RATED DOOR  
 1 1/2" UL RATED HOLLOW METAL FRAME (PAINTED)  
 HARDWARE TO MATCH EXISTING HARDWARE ON THIS FLOOR  
 PROVIDE DOOR CLOSER  
 PROVIDE AUTOMATIC HOLD OPEN FOR THIS DOOR CONNECTED TO THE FIRE ALARM SYSTEM FOR AUTO CLOSE

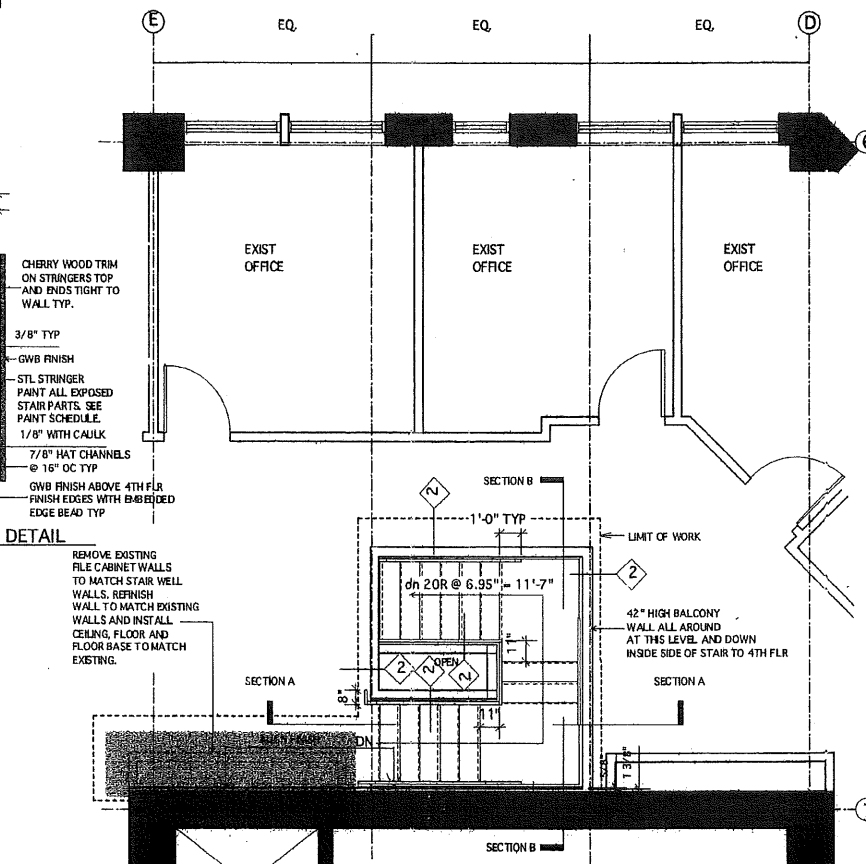
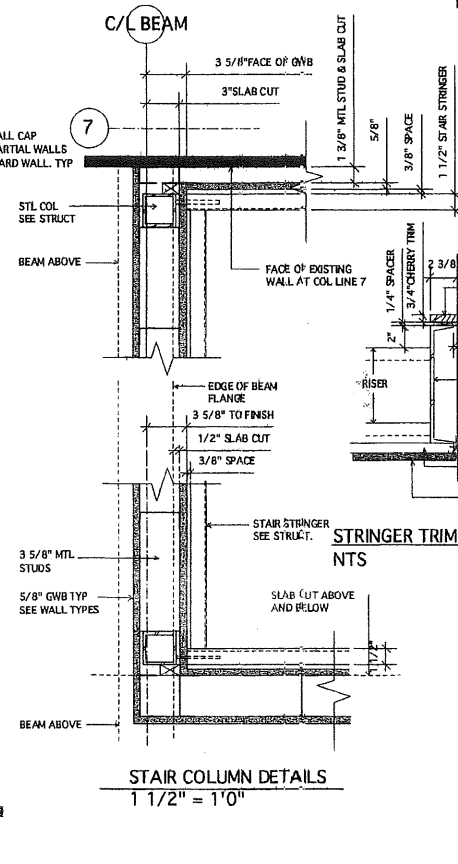
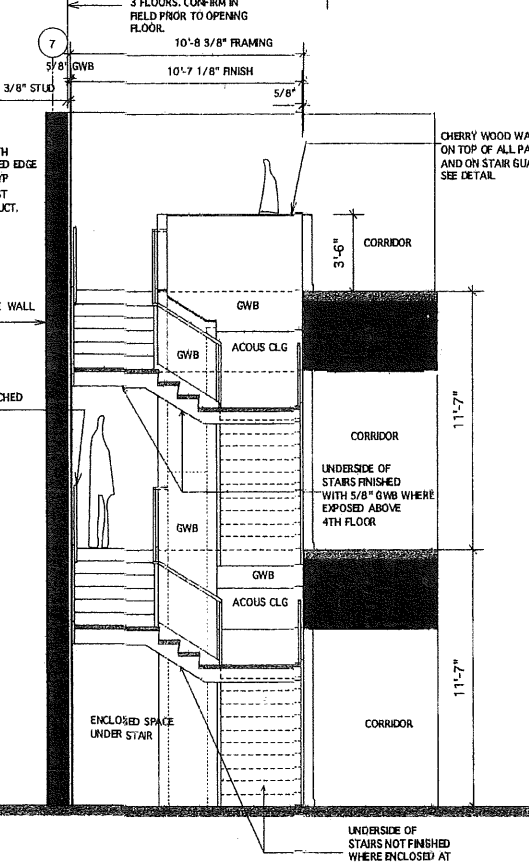
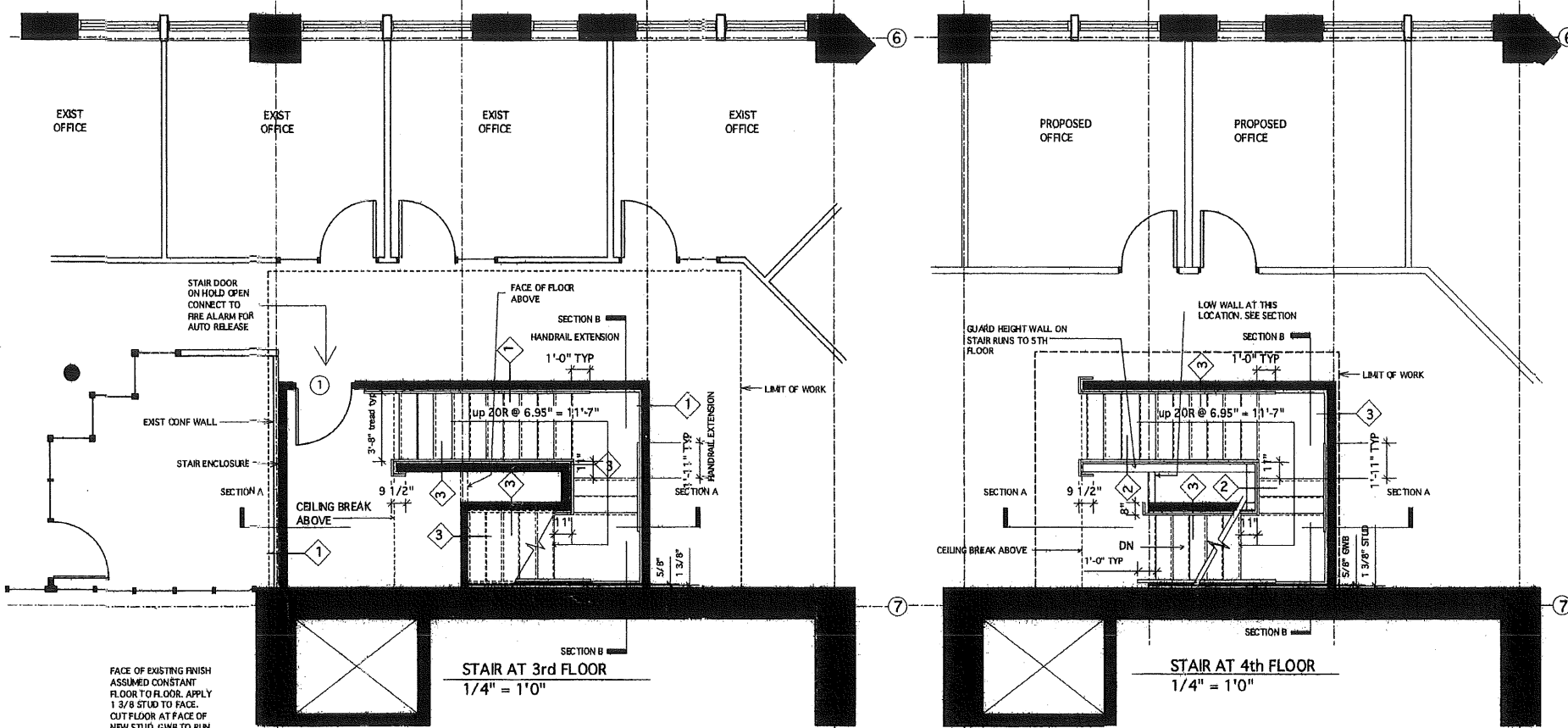
**FINISHES:**

FLOOR AND STAIR TREADS	BASE	WALL AND UNDERSTAIR	CEILING
3RD FLOOR CARPET	WOOD	PAINT	ACOUSTIC TILE
4TH FLOOR CARPET	WOOD	PAINT	ACOUSTIC TILE
5TH FLOOR CARPET	WOOD	PAINT	ACOUSTIC TILE

NOTE: ALL WOOD TO BE CHERRY TO MATCH NEW 4TH FLOOR CONSTRUCTION.

**GENERAL NOTE FOR FINISHES:**  
 PAINT: STAIR STRINGERS - SHERWIN WMS #6201 "THUNDEROUS" SEMI-GLOSS  
 WALLS - SHERWIN WMS #175 "SAGE" EGG SHELL  
 WOOD BASE/WOOD CAP/HANDRAILS - SHERWIN WMS CLEAR SEMI-GLOSS  
 UNDERSIDE OF STAIR STRINGERS - SHERWIN WMS CEILING WHITE  
 CARPET: STAIR TREADS & RISERS - MANNINGTON "SORATA" COLON & BROOKSIDE MOSS (BIMD)  
 ACOUS CLG 3RD FLOOR - ARMASTRONG "CORTEGA" TEGULAR #703  
 4TH FLOOR - ARMASTRONG "CORTEGA" TEGULAR #703

**GENERAL NOTE FOR CEILING:**  
 CEILING GRID SHOWN FOR INFORMATION ONLY  
 INSTALLER TO COORDINATE WITH EXISTING CEILING LAYOUT FOR REMOVAL AND INSTALLATION OF CEILING COMPONENTS AT 3RD FLOOR CEILING  
 INSTALLER TO PROVIDE MATCHING CEILING TILE AND GRID IF NEW COMPONENTS ARE REQUIRED FOR A FINISHED INSTALLATION  
 INSTALLER TO MATCH PROPOSED NEW CEILING SYSTEM AT 4TH FLOOR



**STAIR SECTION A**  
 1/4" = 1'0"

**GENERAL NOTE FOR HANDRAILS:**  
 HANDRAILS SHOWN FOR INFORMATION ONLY  
 FABRICATOR OF HANDRAILS TO COORDINATE WITH STAIR FAB DRAWINGS AND PROVIDE LAYOUT DRAWING FOR REVIEW AND APPROVAL

**STAIR SECTION B**  
 1/4" = 1'0"

**STAIR AT 5th FLOOR**  
 1/4" = 1'0"

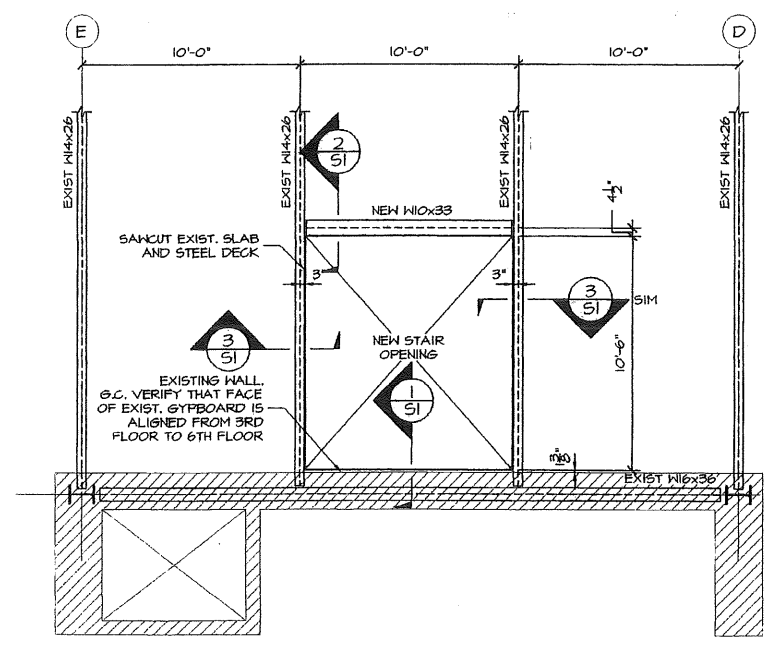
IKZA Architects, Inc.  
 4 Main Street  
 Portland, Maine 04101  
**IKZA Architects**  
 Phone: 207.774.6016  
 Fax: 207.774.9128  
 e-mail: ikza@ikza.com

REGISTERED ARCHITECT  
 BRIAN O'DONNELL  
 MEMBER  
 STATE OF MAINE

**MIDDLE STREET MANAGEMENT - TOWER B**  
**INTERNAL STAIR CONNECTING 3rd, 4th and 5th FLOORS FOR BERNSTEIN SHUR**  
 100 Middle Street  
 Portland, Maine

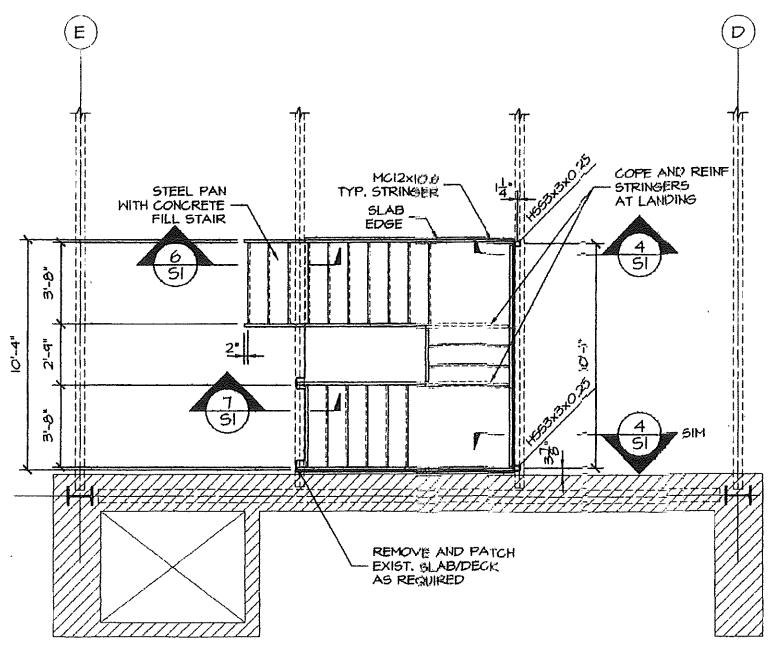
DATE: 9/8/06  
 REVISIONS:  
 DATE:

DRAWING NO.  
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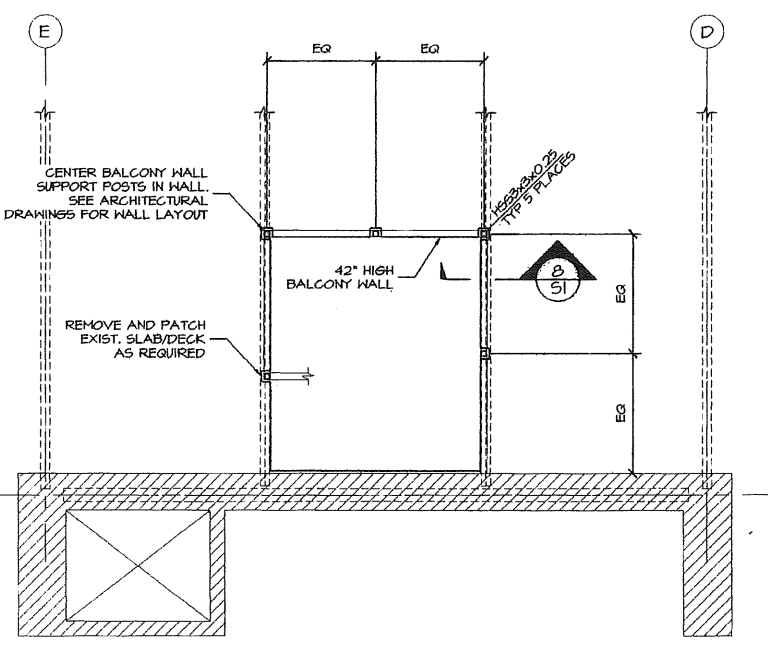
**4TH & 5TH FLOOR SLAB OPENING PLAN**  
1/4"=1'-0"

6.C MUST VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION OF STAIRS.

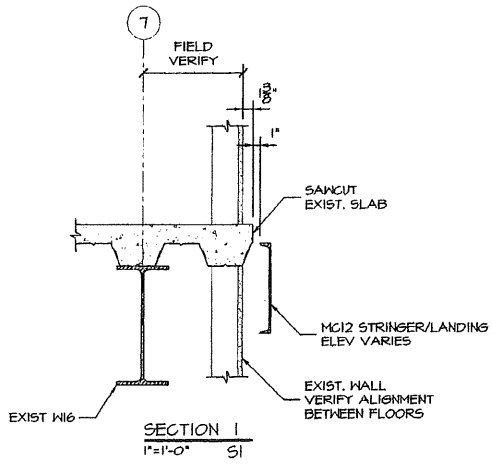


**4TH & 5TH FLOOR STAIR FRAMING PLAN**  
1/4"=1'-0"

PROVIDE 1/4" CLOSURE PLATES AT ALL EXPOSED ENDS OF STRINGERS.  
GRIND SMOOTH ALL EXPOSED WELDS ON STAIRS AND LANDINGS.

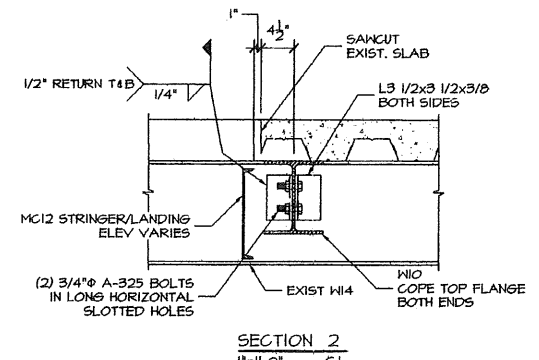


**5TH FLOOR BALCONY WALL SUPPORT PLAN**  
1/4"=1'-0"



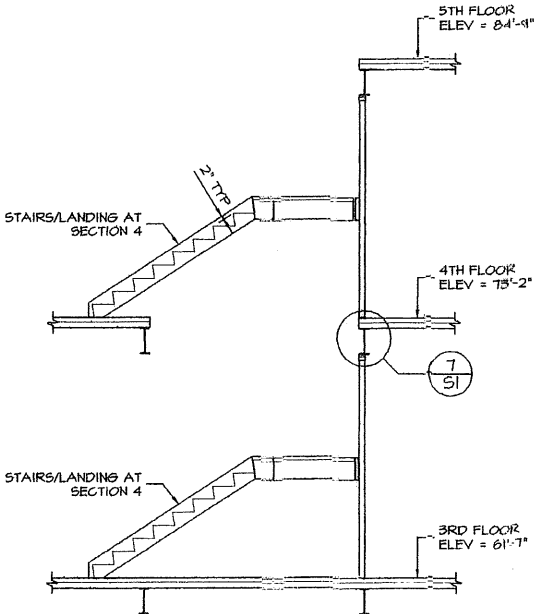
**SECTION 1**  
1"=1'-0" S1

SEE ARCHITECTURAL DRAWINGS FOR NEW HALL AND STAIR INFORMATION



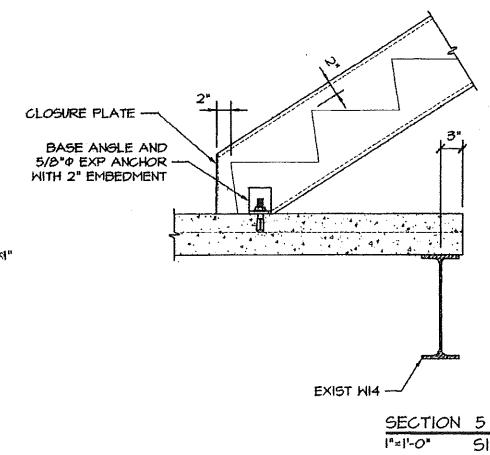
**SECTION 2**  
1"=1'-0" S1

SEE ARCHITECTURAL DRAWINGS FOR NEW HALL AND STAIR INFORMATION

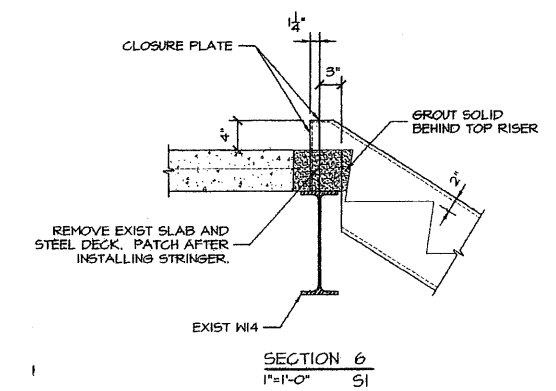


**SECTION 4**  
1/4"=1'-0"

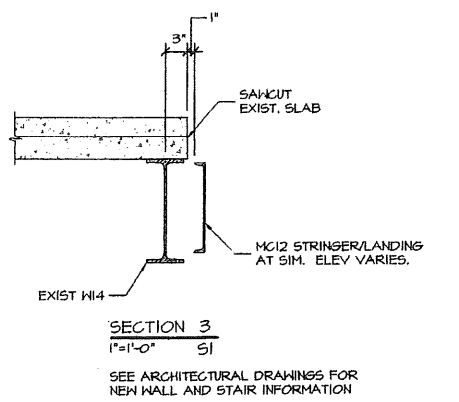
STAIR/LANDING OPPOSITE HAND AT SIM.  
SEE ARCHITECTURAL DRAWINGS FOR STAIR/LANDING LAYOUT.



**SECTION 5**  
1"=1'-0" S1

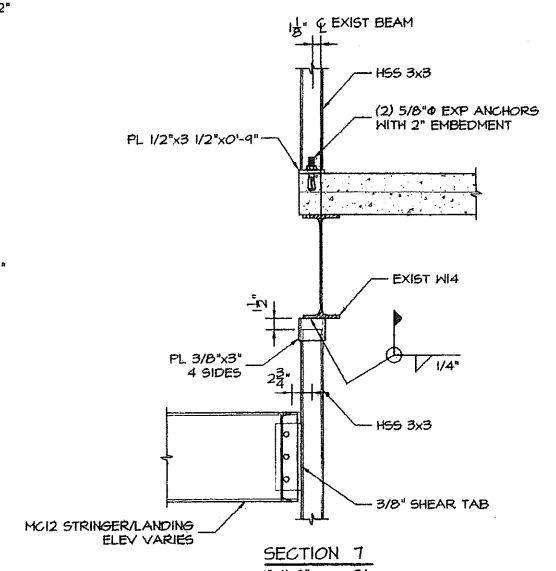


**SECTION 6**  
1"=1'-0" S1



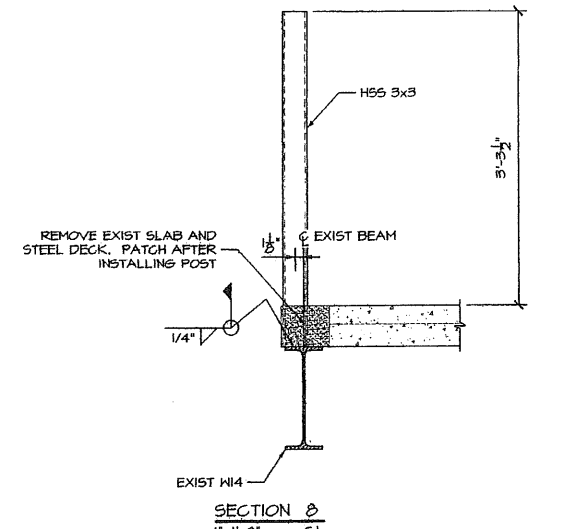
**SECTION 3**  
1"=1'-0" S1

SEE ARCHITECTURAL DRAWINGS FOR NEW HALL AND STAIR INFORMATION



**SECTION 7**  
1"=1'-0" S1

SEE ARCHITECTURAL DRAWINGS FOR NEW HALL AND STAIR INFORMATION



**SECTION 8**  
1"=1'-0" S1

FASTEN BALCONY HALL STUDS TO BOTH FACES OF POST WITH 1/4" TEK SCREENS SPACED AT 8".  
SEE ARCHITECTURAL DRAWINGS FOR NEW HALL AND STAIR INFORMATION



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MIDDLE STREET MANAGEMENT - TOWER B  
INTERNAL STAIR CONNECTING 3rd, 4th and 5th FLOORS  
100 Middle Street  
Portland, Maine

DATE: 09/08/08  
REVISIONS:  
DATE:

DRAWING NO.  
**S-1**