

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Permit Number: 030112

Please Read Application And Notes, If Any, Attached

PERMIT

Olympia Equity Investors Iv / Payton Maine Corp.

This is to certify that

Interior tenant fit-up on 2nd fl

has permission to

85 Commercial St

AT

029 K001001

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 altered or closed-in. 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. *[Signature]*

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0112	Issue Date:	CBL: 029 K001001
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Location of Construction: 85 Commercial St	Owner Name: Olympia Equity Investors Iv Llc	Owner Address: 50 Monument Sq 2nd Floor	Phone:
Business Name: Council on International Education	Contractor Name: Payton Maine Corp.	Contractor Address: 75 Market Street Portland	Phone: 2077727222
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Vacant office space on 4th floor	Proposed Use: Office Space with four new office spaces on 4th floor	Permit Fee: \$499.00	Cost of Work: \$68,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: JC
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Proposed Project Description:
Interior tenant fit-up on 4th floor

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg
Date Applied For: 02/14/2003

Zoning Approval

- 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

Shoreland *NA*

Wetland *Separate permits required for my new signage*

Flood Zone

Subdivision

Site Plan

Maj Minor MM

Date: *02/18/03*

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Any exterior work requires a sign review. AP approved

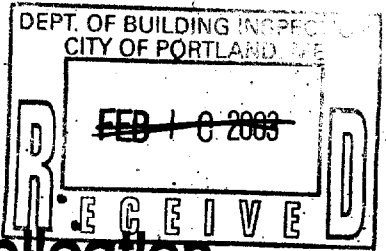
Date: _____

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 _____

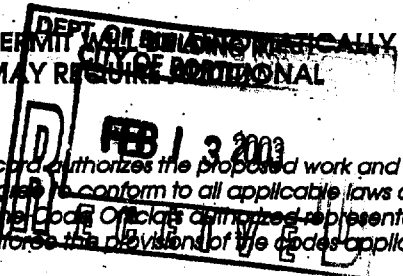


All Purpose Building Permit Application

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>79-85 COMMERCIAL ST. 3RD FLOOR</u>		
Total Square Footage of Proposed Structure <u>EXISTING</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> Block# <u>K</u> Lot# <u>001</u>	Owner: <u>LESSOR: RSN</u> <u>79-85 COMMERCIAL ST.</u> <u>4TH FLOOR</u>	Telephone:
Lessee/Buyer's Name (if Applicable) <u>COUNCIL ON INTERNATIONAL EDUCATIONAL EXCHANGE</u>	Applicant name, address & telephone: <u>PAYTON MAINE CORP.</u> <u>GEOFF MITCHELL 50 INDUSTRIAL PARKRD.</u> <u>772-7222 SALO, ME 04072</u>	Cost Of Work: \$ <u>60,000</u> Fee: \$ <u>499.00</u>
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>OFFICE SPACE</u>		
Approximately how long has it been vacant: <u>FEW MONTHS</u>		
Proposed use: <u>OFFICE SPACE (4) NEW OFFICES, (1) NEW ELEC PANEL,</u> Project description: <u>STAMPED ELEC DWG. TO BE SUBMITTED BY ELEC CONTRACTOR, NEW LIGHTING & TEL/DATA</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>GEOFF MITCHELL</u>		
Mailing address: <u>PAYTON MAINE CORP.</u> <u>50 INDUSTRIAL PARKRD.</u> <u>SALO, ME 04072</u>		
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. PHONE: <u>772-7222</u> <i>call</i>		

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 has authorized 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 local officials designated 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>[Signature]</u>	Date: <u>2/10/03</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



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: MCMAHON ARCHITECTS

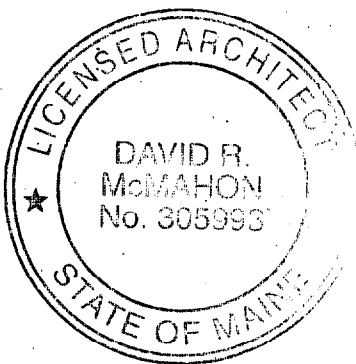
Address of Project 79-85 COMMERCIAL ST. PORTLAND, MAINE

Nature of Project INTERIOR RENOVATION

Date 06 FEB 03

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)



Signature *David R. McMahon*

Title PRESIDENT

Firm MCMAHON ARCHITECTS

Address 535 ALBANY STREET

BOSTON, MA 02118

Telephone 617.482.5353



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: McMAHON ARCHITECTS
535 ALBANY ST. BOSTON, MA 02118

DATE: 06 FEB 03

Job Name: CIEE - COUNCIL ON INTERNATIONAL EDUCATIONAL EXCHANGE

Address of Construction: 79-85 COMMERCIAL ST. PORTLAND, ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year _____ Use Group Classification(s) BUSINESS

Type of Construction _____ Bldg. Height _____ Bldg. Sq. Footage _____

Seismic Zone _____ Group Class _____

Roof Snow Load Per Sq. Ft. _____ Dead Load Per Sq. Ft. _____

Basic Wind Speed (mph) _____ Effective Velocity Pressure Per Sq. Ft. _____

Floor Live Load Per Sq. Ft. _____

Structure has full sprinkler system? Yes No _____ Alarm System? Yes No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department.

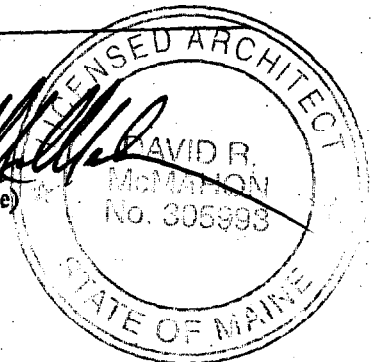
Is structure being considered unlimited area building: Yes _____ No _____

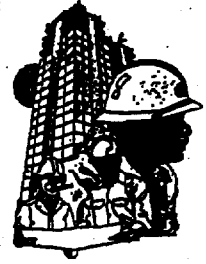
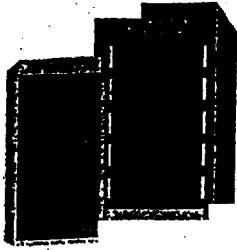
If mixed use, what subsection of 313 is being considered _____

List Occupant loading for each room or space, designed into this Project.

BUILDING
FIT-OUT

(Designer's Stamp & Signature)





**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: PAYTON MAINE CORP.

RE: Certificate of Design

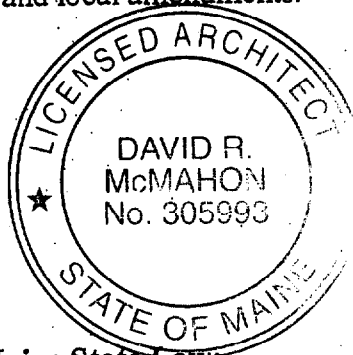
DATE: 2/10/03

These plans and/or specifications covering construction work on:

79 - 85 COMMERCIAL STREET 3RD FLOOR
PORTLAND, ME

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.

(SEAL)



Signature [Handwritten Signature]

Title PRESIDENT

Firm McMAHON ARCHITECTS

Address 535 ALBANY STREET
BOSTON, MA 02118

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



Monday, February 10, 2003

ATTN: PERMITTING DIVISION

RE: General
Document Number GEN-0001
CIEE - Portland, ME

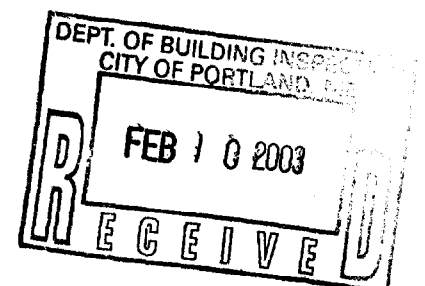
The attached building permit application is for the office fit out for the 3rd floor of 79-85 Commercial Street. The access to the space is from the new entrance on Custom House Way. The scope of work includes adding a conference room, copy room, one office, and expanding an existing IT room. New lighting and office furniture will be installed. A couple of sprinkler heads will be relocated to facilitate the construction of new walls; coverage will be maintained. HVAC scope is minimal and includes the addition of one VAV to provide an extra zone of heating/cooling. The 4th floor tenant RSN will be subletting the space to Council on International Educational Exchange.

Enclosed for review is a full set of stamped drawings along with a reduced set. Any questions regarding the construction should be directed to Geoff Mitchell at 772-7222.

Respectfully,

A handwritten signature in cursive script, appearing to read "Geoff Mitchell".

Geoff Mitchell
Project Manager



Payton Maine Corp.
56 Industrial Park Road Saco ME 04072
TEL 207.772.7222 FAX 207.772.0975

Boston Massachusetts Saco Maine



OLYMPIA EQUITY INVESTORS

February 11, 2003

Mr. Geoff Mitchell
Payton Maine Corp.
56 Industrial Park Road
Saco, ME 04072

50 Monument Square
Floor 2
Portland, ME 04101

RE: Olympia Equity Investors IV, LLC

Dear Geoff:

We are in receipt of one set of architectural plans, issued for permit, dated 2-07-03 and prepared by MaMahon Architects Inc., which arrived this afternoon, for my review and approval.

We have reviewed the proposed plans and authorize the work as specifically detailed in the above noted documents. Please be advised that any revisions in plans or specifications should be again reviewed and approved by Olympia Equity Investors IV, LLC (Owner) as may be required during the build out of the third floor.

Thank you,

James H. Brady

Olympia Management Corp, managing member for
Olympia Equity Investors IV, LLC

CC: McMahan Architects Inc. - Jennifer Peters
Resort Sports Network - Jeff Dumais

CODE SUMMARY

BUILDING CODE: 1984 BOCA
 ELECTRICAL CODE: 1999 NATIONAL ELECTRICAL CODE
 MECHANICAL CODE: NA
 PLUMBING CODE: NA
 HANDICAP CODE: MAINE HUMAN RIGHTS ACT/ AMERICANS WITH DISABILITIES ACT

CONSTRUCTION TYPE:

GENERAL NOTES - NEW WORK

1. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATION AND LAYOUT OF ALL EXISTING COLUMNS OR STRUCTURES THAT PROTRUDE INTO THE AFFECTED SPACE PRIOR TO THE START OF NEW WORK ACTIVITIES. A FIELD SKETCH SHALL BE SUBMITTED TO THE ARCHITECT IMMEDIATELY FOLLOWING THE COMPLETION OF DEMOLITION ACTIVITIES AND PRIOR TO ORDERING OR INSTALLING NEW WORK.
2. ALL DIMENSIONS INDICATED ARE TO FINISHED FACE OF PARTITIONS, CEILINGS AND SOFFITS UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY McMAHON ARCHITECTS OF ANY DIMENSION DISCREPANCIES.
3. DO NOT SCALE THESE DOCUMENTS. THE PRINTING PROCESS WILL DISTORT SCALE.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL OWNER SUPPLIED MATERIALS WITH THE MANUFACTURER AND OR BUILDING MANAGEMENT. REFER TO THE "RESPONSIBILITY SCHEDULE" FOR BREAKDOWN OF RESPONSIBILITY.
5. ALL HVAC BALANCING SHALL BE DONE BY A CERTIFIED BALANCING CONTRACTOR.
6. ALL ELECTRICAL WIRING SHALL BE DONE BY LICENSED ELECTRICIAN. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL 24 VOLT CONTROL WIRING. COORDINATE WITH ENGINEERING.

ARCHITECTURAL SYMBOLS LEGEND

	DOOR TAG		ROOM FINISH TAG
	REVISION TAG		EXIST WALL/PARTITION TO REMAIN. REPAIR AS REQUIRED TO INSURE INTEGRITY OF CONSTRUCTION.
	SECTION/DETAIL TAG		NEW PARTITION REFER TO PARTITION TYPES FOR CONSTRUCTION.
	ELEVATION TAG		NEW DOOR, FRAME AND CASING.
	WINDOW TAG		EXIST DOOR, FRAME AND CASING TO BE REMAIN UNLESS OTHERWISE NOTED.
	PARTITION TYPE		EXIST DOOR, FRAME AND CASING TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
	FINISH TAG		
	KEYNOTE		
	ELEVATION MARKER		

TELEPHONE AND DATA SPECIFICATIONS

1. ALL MATERIALS AND INSTALLATION WILL MEET OR EXCEED NATIONAL ELECTRICAL CODE STANDARDS AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY CODES THAT APPLY. IN ADDITION, ALL MATERIALS AND INSTALLATION WILL MEET OR EXCEED STANDARDS AND PROCEDURES SPECIFIED BY THE BUILDING MANAGEMENT AND WILL MEET OR EXCEED EIA/TIA 568, EIA/TIA 569, EIA/TIA/TSB 40 AND TSB-67 CATEGORY 5 COMMUNICATIONS STANDARDS.
2. VISIBLE CHECKS FOR WORKMANSHIP WILL BE PERFORMED, AND ALL CONNECTIONS WILL BE TESTED FOR SHORTS, OPENS, CORRECT POLARITY, CORRECT PAIR ORDER AND CONTINUITY USING A 100 MHP LAN CABLE TESTER. IF DAMAGED CABLE INSULATION IS SUSPECTED A TEST FOR HIGH IMPEDANCE BETWEEN PAIRS AND GROUND WILL BE PERFORMED USING AN OHMMETER ON HIGH RESISTANCE RANGE.
3. EACH LOCATION OF A COMM OUTLET IS DESIGNATED ON THE PLANS. THE TERMS: COMM OUTLET, DATA DROP AND VOICE DROP ARE DEFINED BELOW.
4. A DOUBLE GANGED PLASTER RING WITH A PULL STRING IS TO BE INSTALLED WHERE A WALL TYPE COMM OUTLET IS SHOWN. A ROUNDED BUSHING IS TO BE INSTALLED IN THE OPENING IN THE WALL TOP TRACK WHERE THE WIRES ARE TO BE PULLED.
5. ALL CABLES MUST BE ROUTED SO THAT NO SINGLE CABLE IS LONGER THAN 250 FEET FROM THE COMM ROOM PATCH PANEL TERMINATION TO COMM OUTLET TERMINATION.
6. EACH CABLE WILL BE INSTALLED SUCH THAT THERE IS NO BEND RADIUS SMALLER THAN ONE INCH.
7. A "COMM OUTLET" IS A GROUP OF COMM COMPONENTS AT A WALL OR FLOOR LOCATION WHERE THE USER COMMUNICATION DEVICES, SUCH AS A COMPUTER, PHONE, PRINTER, FAX OR COMBINATION, IS CONNECTED TO OFFICE COMMUNICATION SERVICES. EACH COMM OUTLET IS A COMBINATION OF "DATA DROPS" AND/OR "VOICE DROPS." A COMM OUTLET SYMBOL IS USED ON THE PLANS TO DESIGNATE THE REQUIRED LOCATION OF THE COMM OUTLET. A COMM OUTLET SYMBOL IS ANNOTATED WITH "D/V" TO DESIGNATE THE REQUIRED NUMBER AND COMBINATION OF "DATA DROPS" AND "VOICE DROPS" FOR A PARTICULAR COMM OUTLET. FOR EXAMPLE: A "2D/1V" NOTED WITH THE COMM OUTLET SYMBOL INDICATES A COMM OUTLET REQUIRING 2 "DATA DROPS" AND 1 "VOICE DROP." REFER TO DETAIL FOR WALL TYPE COMM OUTLET LAYOUT AND FOR FLOOR MONUMENT TYPE COMM OUTLET.

GENERAL CONDITIONS

1. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL BE DONE IN STRICT ACCORDANCE W/ THE RULES & REGULATIONS OF THE BUILDING MANAGEMENT OFFICE & ALL APPLICABLE STATE, LOCAL & FEDERAL CODES & REGULATIONS. REFER TO THE PROPERTY MANAGEMENT CONSTRUCTION RULES & REGULATIONS FOR ADDITIONAL INFORMATION.
2. THE GENERAL CONTRACTOR SHALL DIRECT ALL CORRESPONDENCE REGARDING THIS PROJECT TO McMAHON ARCHITECTS. McMAHON ARCHITECTS WILL COORDINATE THE DISPERSION OF ALL INFORMATION TO THE APPLICABLE PARTIES INCLUDING THE OWNER AND PROPERTY MANAGEMENT.
3. UNLESS OTHERWISE SPECIFICALLY NOTED IN THE RESPONSIBILITY SCHEDULE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SCOPE OF MATERIALS AND LABOR AS REQUIRED TO COMPLETE THE CONSTRUCTION AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRICT ADHERENCE TO THE PROJECT SCHEDULE AS PROVIDED IN THE CONSTRUCTION DOCUMENT PACKAGE. THIS INCLUDES THE RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH OVERTIME THAT MAY BE REQUIRED TO COMPLETE THE PROJECT ON SCHEDULE. THE SCHEDULE MAY ONLY BE ALTERED WITH WRITTEN APPROVAL FROM THE OWNER.
5. ANY DISCREPANCIES, ERRORS OR OMISSIONS DISCOVERED IN THE CONSTRUCTION DOCUMENT PACKAGE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF McMAHON ARCHITECTS PRIOR TO PROCEEDING WITH RELATED WORK. McMAHON ARCHITECTS WILL PROVIDE THE CONTRACTOR WITH A FIELD CLARIFICATION OR CHANGE ORDER TO ADDRESS THE ISSUE AS WELL AS MAKING ANY NECESSARY CHANGES TO THE PROJECT SCHEDULE.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING ALL MATERIALS PROVIDED BY OUTSIDE VENDORS TO THE JOB SITE. ALL DELIVERIES SHALL BE INSPECTED TO CONFIRM THE ACCURACY AND GENERAL CONDITIONS OF THE DELIVERY. ALL DELIVERY SLIPS ARE TO BE COPIED AND PROVIDED TO THE ARCHITECT AND TENANT UPON RECEIPT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
7. THERE WILL BE NO SUBSTITUTION OF MATERIALS OR ALTERATION OF SCOPE UNLESS FIRST APPROVED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH ANY CHANGES NOT DOCUMENTED BY A WRITTEN FIELD CLARIFICATION OR CHANGE ORDER. ANY VARIANCE FROM THE CONSTRUCTION DOCUMENT SET WILL BE RECTIFIED AT THE DISCRETION OF THE OWNER AND COST OF THE GENERAL CONTRACTOR.
8. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PERMITS WITH THE OWNER'S REPRESENTATIVE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL SUB-CONTRACTOR PERMITS AND FEES AS REQUIRED TO MEET THE REQUIREMENTS OF THE BUILDING DEPARTMENT.

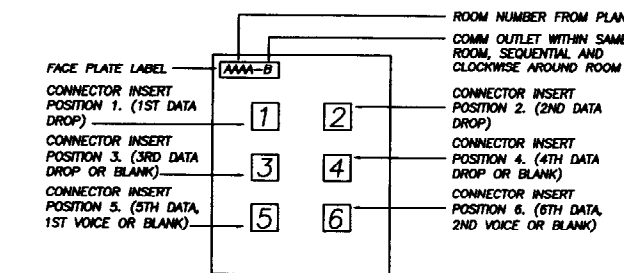
GENERAL NOTES - FIRE PROTECTION

1. ALL WORK ASSOCIATED WITH THE TENANT FIRE PROTECTION SYSTEM SHALL BE DONE BY A FIRE PROTECTION CONTRACTOR APPROVED BY THE PROPERTY MANAGER.
2. THE SCOPE OF WORK FOR THIS PROJECT INVOLVES THE RENOVATION OF AN EXISTING OFFICE SPACE. THERE WILL BE NO NEW SPRINKLER HEADS ADDED TO THE SPACE. EXISTING HEADS WILL BE REPLACED AND RELOCATED TO PROVIDE THE REQUIRED COVERAGE. REFER TO ENGINEERING DRAWINGS FOR FINAL SPRINKLER LAYOUT.
3. PROVIDE FIRE STOPPING AROUND ALL MECHANICAL SYSTEM PIPES, DUCTS, RACEWAYS AND CABLES PENETRATING SMOKE AND FIRE RATED BARRIERS.
4. INSTALLATION OF FIRE STOPPING SHALL BE PERFORMED BY AN APPLICATOR/INSTALLER QUALIFIED AND TRAINED BY THE MANUFACTURER. INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DETAILED INSTALLATION PROCEDURES.
5. COORDINATE WITH THE MECHANICAL, ELECTRICAL AND ALL OTHER TRADES TO ASSURE THAT ALL PIPE, CONDUIT, CABLE, DUCTS AND OTHER ITEMS WHICH PENETRATE SMOKE AND FIRE-RATED CONSTRUCTION HAVE BEEN PERMANENTLY INSTALLED PRIOR TO INSTALLATION OF FIRESTOPS. SCHEDULE AND SEQUENCE THE WORK TO ASSURE THAT PARTITIONS AND OTHER CONSTRUCTION WHICH WOULD CONCEAL PENETRATIONS ARE NOT ERECTED PRIOR TO THE INSTALLATION OF FIRESTOPS.
6. FIRE STOP SHALL BE STI SPECSEAL S100 OR SPECSEAL PUTTY. REFER TO ENGINEERING DRAWINGS FOR DETAILS.

TELE. AND DATA FACE PLATE - NOT APPLICABLE FOR THIS LOCATION

1. FOR WALL TYPE OUTLETS: EACH "VOICE DROP" CALLED FOR CONSISTS OF TWO "VOICE JACKS" IN THE COMM OUTLET CONNECTED BY A SINGLE "VOICE DROP" CABLE TO A USER DESIGNATED PUNCH BLOCKS IN THE COMM ROOM. TERMINATE THE ONCE VOICE DROP CABLE IN A SPLIT PAIR CONFIGURATION IN THE COMM OUTLET.
2. COMMUNICATION COMPONENTS: (ITEM QUANTITY AS REQUIRED TO SUPPORT THE QUANTITY OF COMM OUTLETS UNLESS NOTED OTHERWISE IN THE ITEM DESCRIPTION. COMM CONTRACTOR TO SUPPLY, NO SUBSTITUTIONS ALLOWED UNLESS PREVIOUSLY APPROVED.

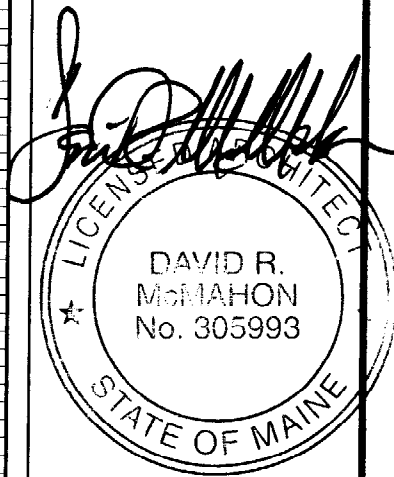
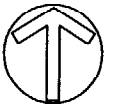
- A. WALL OUTLET = 6-POSITION DOUBLE GANGED FACE PLATE (OFFICE WHITE)
- B. DATA JACK = 8-POSITION, CATEGORY 5 (1568B) (OFFICE WHITE)
- C. VOICE JACK = 6-POSITION, CATEGORY 3 (USOC, RJ-25) (TELCO IVORY)
- D. SNAP IN CONNECTORS = (BLANKS) (OFFICE WHITE)
- E. DATA DROP CABLE: UTP CATEGORY LEVEL 5 (+), 24 AWG, 4 PAIR PLENUM RATED CABLE, BLUE IN COLOR.
- F. VOICE DROP CABLE: UTP CATEGORY LEVEL 5 (+), 24 AWG, 4 PAIR PLENUM RATED CABLE, YELLOW IN COLOR.



SCHEDULE OF RESPONSIBILITY

ITEM	TENANT		G.C.		BLDG. MANAGEMENT		OTHER		EXIST	N/A	NOTES
	PROV	INST	PROV	INST	PROV	INST	PROV	INST			
DIVISION 1 - GENERAL CONDITIONS											
00700 GENERAL CONDITIONS			•	•							
01010 SUMMARY OF WORK											
01030 ALTERNATES											
01040 CUTTING AND PATCHING			•	•							MISC. FLOOR PATCHING, PATCHING AT ALL EXISTING FLOOR PENETRATIONS
01060 REGULATORY REQUIREMENTS			•	•							PERMIT TO BE APPLIED AND PAID FOR BY THE GENERAL CONTRACTOR
01300 SUBMITTALS			•	•							ELECTRICAL EQUIP, MECHANICAL AND FIRE PROTECTION
01500 TEMPORARY FACILITIES AND CONTROLS			•	•							
• TEMPORARY LIGHTING			•	•							AS REQUIRED TO MAINTAIN SAFE WORKING ENVIRONMENT
• TEMPORARY UTILITIES (MECH/ELEC)			•	•							AS REQUIRED TO MAINTAIN SAFE WORKING ENVIRONMENT
• TEMPORARY BARRICADES			•	•							AS REQUIRED TO MAINTAIN SAFE WORKING ENVIRONMENT
• TEMPORARY PHONE/FAX			•	•							SITE PHONE AND FAX ARE REQUIRED
01700 PROJECT CLOSEOUT			•	•							CLIENT TO PERFORM FINAL REVIEW
01710 CLEAN-UP			•	•							GENERAL CONTRACTOR IS TO PERFORM FINAL CLEANING
DIVISION 2 - SITE WORK											
02070 SELECTIVE DEMOLITION			•	•							DEMO ALL EXISTING ABANDONED WALLS, HVAC, ELEC.
• DEMOLITION			•	•							REMOVAL OF MATERIALS IS TO BE COORDINATED WITH BUILDING MANAGEMENT
• DUMPSTERS			•	•							
DIVISION 3 - CONCRETE											
03300 CONCRETE											
DIVISION 4 - MASONRY											
03400 MASONRY			•	•							
DIVISION 5 - METALS											
05500 MISCELLANEOUS METALS			•	•							
05800 EXPANSION JOINTS											
DIVISION 6 - CARPENTRY											
06100 ROUGH CARPENTRY			•	•							
06200 FINISH CARPENTRY			•	•							
DIVISION 7 - THERMAL AND MOISTURE PROTECTION											
07100 WATERPROOFING			•	•							
07200 INSULATION			•	•							REPAIR OR REPLACE ANY EXISTING MISSING OR DAMAGED FIRE INSULATION
07250 FIRE STOPPING			•	•							REPAIR OR REPLACE ANY EXISTING MISSING OR DAMAGED FIRE STOPPING
07900 JOINT SEALANT			•	•							
DIVISION 8 - DOORS AND WINDOWS											
08100 METAL DOORS AND FRAMES			•	•							REFER TO SCHEDULE DRAWING A-1
08200 WOOD DOORS AND FRAMES			•	•							REFER TO SCHEDULE DRAWING A-1
08300 SPECIAL DOORS			•	•							
08352 ACCESS PANELS			•	•							
08700 FINISH HARDWARE			•	•							GC TO PROVIDE AND INSTALL ALL REQUIRED DOOR HARDWARE
08800 GLAZING			•	•							
08900 GLAZED CURTAIN WALLS			•	•							
DIVISION 9 - FINISHES											
09110 LIGHT GAUGE METAL FRAMING			•	•							3 5/8" METAL STUD FRAMING
09120 CEILING SUSPENSION SYSTEMS			•	•							
09250 GYPSUM DRYWALL			•	•							5/8" GWB - REFER TO DETAILS DRAWING A-9
09500 WALL COVERING			•	•							
09510 ACOUSTICAL CEILING SYSTEM			•	•							
09600 FLOORING			•	•							
• VCT			•	•							
• TILE			•	•							
09900 PAINTING			•	•							
DIVISION 10 - SPECIALTIES											
10000 GRAPHICS			•	•							TBD, PROVIDE \$750 ALLOWANCE
10440 SIGNAGE			•	•							CORRIDOR SIGNAGE PROVIDED AND INSTALLED BY PROPERTY OWNER
10520 FIRE EXTINGUISHERS			•	•							
10800 TOILET ACCESSORIES			•	•							
DIVISION 11 - EQUIPMENT											
NOT USED											
DIVISION 12 - FURNISHINGS											
12000 SYSTEMS FURNITURE			•	•							
DIVISION 13 - SPECIAL CONSTRUCTION											
NOT USED											
DIVISION 14 - CONVEYING SYSTEMS											
NOT USED											
DIVISION 15 - MECHANICAL											
15000 HVAC SYSTEM			•	•							G.C. TO PROVIDE & INSTALL/COORDINATE REQUIREMENTS W/ BLDG MANAGEMENT.
15000 SMOKE EXHAUST SYSTEM			•	•							
15000 SPRINKLER SYSTEM			•	•							RELOCATE HEADS AS REQUIRED
15000 THERMOSTATS AND CONTROLS			•	•							
15300 FIRE PROTECTION SYSTEM			•	•							
15400 PLUMBING SYSTEMS			•	•							
DIVISION 16 - ELECTRICAL											
16000 TEL/DATA CABLING AND COMM OUTLETS			•	•							ALL T/D CABLING, TERMINATIONS AND TESTING BY TENANT
16000 EXTERNAL COMM CONNECTION			•	•							
16000 COMM ROOM EQUIPMENT (RACKS, PATCH PANELS HARDWARE)			•	•							
16000 PANELS AND TRANSFORMERS			•	•							
16505 LIGHTING			•	•							

NOTES:



ISSUE	DESCRIPTION	DATE
ISSUE #	ISSUE FOR PERMIT	07/28/03

M McMahon Architects Inc.
 535 Albany Street
 Boston, MA 02118
 P 617.482.5353
 F 617.482.3288

JOB TITLE:

CIEE- Council on International Educational Exchange
 79-85 Commercial Street
 3rd Floor
 Portland, Maine

SCALE: N/A
 DRAWN: jau
 JOB NO.: 23-2003

SHEET TITLE:

SCHEDULES & GENERAL NOTES

00700 GENERAL CONDITIONS**1. General Requirements:**

a. The Contractor is to give his personal superintendence and direction to the work and is to furnish all transportation, labor, materials, apparatus, scaffolding and all utensils needed for the performance meaning of these specifications and plans.

2. Permits, Licenses and Liabilities: The Contractor shall give to the proper authorities all notices relating to his work, obtain permits as required and all licenses, carry satisfactory compensation and public liability, Social Security Insurance and property damage and be liable for any accidents from either contracts, his subcontractors, or extra work done under his charge.

3. Extras: Charges for extra work done by the Contractor will not be honored unless the work and the amount are agreed to by the Tenant (Council for International Educational Exchange) in writing before the work is done, based upon unit pricing. All correspondence including, but not limited to, requests for substitution and change orders must be directed to the Architect for review and distribution.

4. Inspections: As required by code, each Contractor and each Subcontractor shall obtain required inspection of that portion of work.

5. Release of Liens: The Contractor shall provide Contractor's affidavit of payment of Debts and Claims in form of Release of Liens Affidavit with each requisition representing with Contractor's Company, Material Suppliers and Subcontractors along with Affidavits of Warranty.

6. Insurance and Identification: The Contractor and all Sub-Contractors shall provide, as a minimum, the insurance coverage described below and shall deliver to the Client Certificates of Insurance before commencing work. The required insurance shall be maintained through the duration of the work.

a. Worker's Compensation with statutory limits, and Employer's Liability Insurance with limits of not less than \$100,000.

b. General liability Insurance with limits of not less than \$1,000,000 combined single limit for bodily injury and property damage, including personal injury, Contractual Liability coverage specifically endorsed to cover the indemnity provisions contained herein, and Contractor's Protective Liability coverage.

c. Motor Vehicle Liability Insurance with limits of not less than \$250,000 per person, \$500,000 per accident for bodily injury and \$100,000 for property damage.

d. These insurance certificates shall name Landlord (Owner) and Tenant (Client) as additional insureds for the full amount of insurance.

Hold Harmless Agreement: The Contractor agrees to indemnify and hold harmless the Landlord (Property Owner), the Management Company, the Tenant (The Clark Company) and the Architect (McMahon Architects, Inc.), their agents and employees from and against any and all liability or damage arising from injuries to persons or damage to property occasioned by any act or omission of the Contractor, his Sub-Contractors, agents, or employees, including any and all expense, legal or otherwise, which may be incurred in the defense of any claim, settlement or suit.

01010 GENERAL**1. Definitions:**

a. Landlord: **RM Property Management, 121 Middle Street, Portland, ME 04101**
 b. Tenant / Client: Council for International Educational Exchange, Copley Tower Floor 2, Boston, MA 02199
 c. Architect: McMahon Architects Inc., 535 Albany Street, Boston MA 02118

2. Building Occupancy: The building in which this project is to be constructed is occupied and will remain occupied for the duration of the work. Take all necessary precautions to ensure the safety of the occupants. Give adequate prior notice to the Landlord and the Tenant prior to disconnecting or interrupting any building services.

3. Coordination with work by others: Coordinate the work of this Contract with work to be performed separately by the Landlord and Tenant in order to facilitate timely completion of the entire project.

4. Existing Utilities: Do not shut off services to the building or other tenants, including but not limited to HVAC, water, fire safety systems, and electrical service, without obtaining prior permission and giving adequate notice to the Landlord and Tenant. Obtain permission from Landlord, Tenant and, if necessary, from utility company.

5. Schedule of Values: Coordinate with Tenant.

6. Applications for Payment: Submit applications monthly on AIA form G702/G703. Provide all supporting documentation including, without limitation, waivers of lien or other evidence that payments to subcontractors and suppliers are current.

7. Contractor is responsible for all patching, painting, and repair of all existing partitions, floors, and ceiling unless otherwise indicated in the specifications or construction documents.

01045 CUTTING AND PATCHING

1. Perform cutting, fitting and patching required to complete the Work and make its several parts fit together properly; to uncover portions of the Work to provide for installation of ill-timed work; to remove and replace defective work; to remove and replace work not conforming to requirements of Contract Documents; or to penetrate construction for installation of piping and electrical conduit.

2. Do not cut structural members for any reason.

3. Do not damage other work. Leave surfaces in proper condition to receive repairs.

4. After uncovering work, inspect existing conditions and immediately report to McMahon Architects, Inc. and the Client, in writing, unsatisfactory or questionable conditions, which may affect the installation of products or the performance of the Work. Do not proceed with the work until McMahon Architects, Inc. has provided further instructions.

5. Refinish entire surfaces as necessary to provide an even finish to match adjacent finishes. For continuous surfaces, refinish to nearest intersection; for an assembly, refinish the entire unit.

6. Repair or replace all materials or finishes, whether existing or installed under this contract, which are damaged by the work of this contract. Each trade or subcontractor shall pay for repair or replacement of items damaged by that trade.

01060 REGULATORY REQUIREMENTS**1. Codes and Standards:**

a. Where references are made on Drawings or in Specification to codes, they shall be considered an integral part of Contract Documents as though reproduced therein. Nothing contained in the Contract Documents shall be so construed as to be in conflict with any law, by-law, or regulation of the municipal, State, Federal or other authorities having jurisdiction.

Perform work in compliance with all State, Local or Federal regulations governing the work of this contract. State Building Code is minimum requirement. Where Specifications and Drawings exceed Code requirements, Specifications and Drawings shall take precedence.

01300 SUBMITTALS

1. Product data, shop drawings, and samples to be submitted for McMahon Architects, Inc. review are called out elsewhere in these notes. McMahon Architects, Inc. and the Project Engineer will review required submittals for conformance with the design concept and with other information given in the Contract Documents. **NO** substitutions shall be allowed without the prior written approval of the Architect and the Owner.

2. If the Contractor and Sub-contractors have ideas as to a more cost-effective approach for the construction of any of the parts of this project, that maintain the integrity of the design, they should submit them to McMahon Architects, Inc. and the Client for consideration.

3. Notify the Architect and the Client, in writing, at time of submission, of any deviation for the Contract Documents.

01500 TEMPORARY FACILITIES AND CONTROLS

1. Enclosure: During construction, enclose the work area with suitable barriers to contain dust and construction debris, and to prevent unauthorized entry. Coordinate temporary barrier with the building management.

2. Electrical Service and Lighting: Provide temporary distribution circuits and wiring; provide temporary lighting as necessary for construction and adequate to permit McMahon Architects, Inc. or the Tenant/Client to judge the quality of the finished work.

3. HVAC: If building ventilation system is in operation during construction, provide temporary filters in front of each exhaust register. Replace filters when Work is finished.

4. Security: Take responsibility for security of the work area. Lock up the work area at end of each day's work.

5. Barricades and signs: Place suitable barricades and post signs as required to direct people around the work area and to warn them of hazards.

6. Cleaning: Clean the Work daily to keep the Work, and adjacent areas free from accumulation of waste materials, rubbish and debris resulting from construction operations. Comply with applicable codes, ordinances, regulations and anti-pollution laws. Disposal can not be performed after 8:00 a.m. and before 6:00 p.m. unless otherwise indicated. Coordinate disposal with the Landlord and the Client.

01630 PRODUCTS

1. Furnish only products that are intended and recommended by the manufacturer for use under the project conditions.

2. For products specified by name and manufacturer, furnish named product, or submit a written request for substitution.

3. When proposing a substitution for a named product, provide sufficient information to enable McMahon Architects, Inc. to make a comparison of the proposed product with the product specified. Contractor shall be responsible for all coordination required to integrate the substituted product with the rest of the work, and shall bear any incidental costs (such as additional cutting, patching, fitting, or matching, or modifications to adjacent work) arising from the substitution.

01700 PROJECT CLOSEOUT**1. Substantial Completion:**

a. When Contractor considers work substantially complete, he shall notify the Architect, the Client.

b. Contractor shall list items to be completed or corrected.

c. Within five business days of notification of substantial completion, the Client and McMahon Architects, Inc. shall inspect Work to determine status on completion and submit a punch list reporting any incomplete or unacceptable items to Contractor.

d. Contractor shall remedy deficiencies in Work and re-notify all within ten business days of receipt of punch-list.

2. Inspections: Contractor and Subcontractor(s) shall obtain certificates of inspection including plumbing, mechanical, and electrical and obtain a Certificate of Occupancy.

3. Final Inspection:

a. The Client shall inspect Work and report status to Contractor.

4. Re-inspection Fees: Should the Tenant/Client and/or Architect be required to perform re-inspection due to failure of Work to comply with claims of status of completion made by Contractor.

a. Client will deduct amount of such compensation from final payment to Contractor.

5. Prior to submitting final application for payment, complete the following:

a. Dismantle and remove temporary facilities from the site, including temporary lighting in the ceilings.

b. Place maintenance stock and salvaged materials into storage as directed by Tenant. Remove surplus materials and debris and legally dispose of them.

c. Assemble in a loose-leaf binder maintenance and operating information for new equipment and finishes installed, and turn it over to the Client. Include all engineering as-built plans for plumbing, mechanical and electrical systems.

d. Assemble warranties for new equipment and products and give these to McMahon Architects, Inc. for transmittal to the Client.

01710 CLEANING**1. Final Cleaning:**

a. Prior to final cleaning, remove all tools, surplus materials, equipment, scraps, debris and waste.

b. Remove all traces or splashed material from adjacent surfaces.

c. Remove all paint droppings, spots, stains and dirt from finished surfaces.

d. Clean both sides of interior glass.

e. Vacuum carpets.

f. Clean glass and frames at exterior wall.

g. For surfaces requiring routine application of buffed polish, apply the polish recommended by the manufacturer of the material being polished.

h. If Client must bring in another cleaner to clean premises prior to occupancy, Contractor shall pay for the cleaning as a deduction from the final payment.

02070 SELECTIVE DEMOLITION

1. The extent of demolition work is, in general, indicated on the drawings, but not every item to be removed or demolished can be shown. Coordinate demolition with the construction work so that all interference with the new work is removed and so that construction, structure, substrates, etc. which remain are in suitable condition to receive the new work. Contractor will assume the costs for all "unforeseen" conditions if not indicated to McMahon Architects, Inc., the Client and the Building Manager prior to demolition/construction.

2. Protect existing materials and finishes that are to remain from unnecessary damage during demolition. Pay particular attention to protection of window and doorjamb, light fixtures, doors and hardware, bathroom areas, if any, finish floors, furnishings, and areas outside the limits of work.

3. Leave demolition area clean and ready for new construction. Legally dispose of debris and demolished material not scheduled for reuse. (Dump certificates are required to be provided to the Landlord's Agent.)

4. Prepare surfaces for installation of new work as follows:

a. Where flooring is removed, remove completely, including adhesives, grinding down if necessary to prepare subfloor for new finish. Fill cracks wider than 1/16 inch.

b. Pull nails, fasteners and adhesives which remain after removal of installed items. Remove loth, strapping and other substructures and supports associated with items to be removed.

c. Disconnect and remove all existing electrical fixtures, including lighting fixtures, switches, outlets, etc. except those explicitly noted to remain. Remove conduit and all wiring in walls, ceiling, etc. not required for installation of new work.

d. Remove plumbing piping and cap off at floor, wall surface, or origin, unless it is specifically indicated to remain to serve new fixtures or equipment.

e. Patch and paint hole left by removal of fixtures, switches, receptacles, and the like, unless the damaged surface is also scheduled for demolition.

05800 METALS - EXPANSION JOINTS

Clean and renovate any expansion joint covers to be serviceable. If irreparable damage has occurred by these Works or from previous Work replace the existing covers with new to match existing building standard.

06100 ROUGH CARPENTRY

1. Provide supports and fasteners of appropriate type and strength to hold the work securely in place under anticipated conditions of exposure and use. Where supports and fasteners are shown, provide the type indicated, of appropriate size and strength.

2. Provide blocking for support of wall mounted items such as shelving, counters, signs and fixtures, and standing and running trim; do not depend on drywall for support. Coordinate all blocking requirements with key plan and furniture plan as provided in construction documents package.

06400 CASEWORK**1. Submittals Required:**

a. Shop drawings for all items of architectural woodwork and casework, showing plans, sections, elevations, and details of joinery.

2. Materials:

a. Plam: As scheduled in Finish Schedule.

3. Fabrication:

a. Fabricate casework in accordance with AIA "Premium Grade" standards.

b. Fabricate tops in accordance with AIA "Premium Grade" standards. Provide laminate backer sheet on underside.

4. "Natural" Wood Finishes:

a. Spray-applied conversion varnish: Stain, seal, sand, and finish with two topcoats of Sherwin-Williams Conversion varnish finish, sanding lightly between coats. Do not fill. Match McMahon Architects' sample.

b. Finish to an even color, coverage, and gloss.

5. Installation:

a. Condition wood materials to prevailing humidity conditions before installing.

b. Standing and running trim: Keep number of joints to a minimum; use full-length pieces wherever possible. Scarf end-to-end joints and stagger joints in adjacent members. Cape trim at return and miter corners to produce tight-fitting joints with full surface contact.

c. Casework: Anchor securely to blocking. Provide matching scribe pieces where necessary to finish runs.

d. Scribe and cutwork to fit adjoining work closely. Refinish cut surfaces in prefinished items.

e. At countertops with sinks, seal around plumbing fixtures and around perimeter of countertop using clear sanitary silicone sealant.

07200 INSULATION

1. Provide sound attenuation batts within all partition cavities as noted on Partition Types

2. Materials:

Item: Sound Attenuation Batts /MW or approved equal

Finish: N/A

Manufacturer: Owens Corning

Supplier: To be determined by Contractor

Specifications: To match existing products on site

08100 DOORS AND FRAMES

1. Door frames: Tenant Standard, Hollow Metal knocked down as specified on drawing set.

2. Doors: Solid Core oak natural finished door as indicated on drawing set.

3. Installation: Allow wood doors to become acclimated before hanging. In fitting for width, trim equally from both sides. Do not trim top or bottom rails more than 1 inch. Require painter to seal tops, bottoms, and edges of doors immediately after doors have been fitted.

4. Specialty Doors: Glass entry as indicated on drawing set.

5. Refer to Drawings for Hardware Specifications

6. Location and Quantity: Refer to Drawing Set

7. Keying to be coordinated with Tenant and Building Owners locksmith.

08800 GLASS

Item: 7/16" TEMPERED GLASS

Finish: Clear

Manufacturer: Virginia Glass and Mirror OR approved equal.

Supplier: To be determined by Owner

Specifications: Per Manufacturer

09120 CEILING SUSPENSION SYSTEMS

1. Comply with the following industry standards:

a. Steel studs, runner, and furring standard: ASTM C-654

b. Installation of steel framing: ASTM C-754

c. Application and finishing of gypsum board: ASTM C-840

2. Comply with manufacturer's installation instructions and recommendations that apply to project conditions.

3. Design metal supports systems to limit deflection to L/175. Use min. 20 gauge galvanized steel studs; space studs 16 inches on center unless otherwise noted. Provide additional bracing or "kickers" above ceiling wherever shown or required for proper support or of partitions or rigidity of soffits.

4. Fire-rated assemblies: Provide materials, accessories and application procedures which have been listed by UL or tested in accordance with ASTM E 119 for the type of construction shown. When patching new or existing partitions, maintain the integrity of fire-rated assemblies.

5. Tolerances: Install gypsum wallboard and gypsum board ceilings flat to a tolerance of 1/8 inch in 4 feet and 3/16 inch in 8 feet (in any direction), plumb or level, true to location in plan, and with offset between adjacent boards not exceeding 1/16 inch.

6. Metal Trim: Apply galvanized steel trim to external corners and exposed edges of gypsum drywall. Form control joints with back-to-back L-beads at maximum intervals of 30 feet at locations approved by McMahon Architects, Inc. Provide all required expansion trim at expansion joints.

7. Tape joints in drywall and finish joints and cover fasteners and metal trim with three coats of joint compound, sanding between coats. (If not required for fire rating, second and third coats may be omitted where drywall is concealed above ceiling.) After first coat of joint compound is applied to drywall, return and patch or refinish as deemed necessary by McMahon Architects, Inc. to obtain a uniform and smooth appearance.

8. Provide and install all required access panels in gypsum drywall where require for access to new electrical and mechanical controls if required. Locate as directed by Landlord.

9. Coordination: Coordinate the location of diffusers, grilles, sprinkler heads and other ceiling mounted devices. Coordinate location of work above ceiling. If it is not possible to install ceiling grids or ceiling mounted devices as shown, notify McMahon Architects, Inc. at once, and wait for further instructions for McMahon Architects, Inc. before proceeding.

10. Installation:

a. Layout ceiling grids to match location of previous grid and ceiling heights shown of reflected ceiling plan to minimize relocation of sprinkler heads. If not otherwise shown, layout acoustical ceilings so that they are centered in both directions within space or area.

11. Install ceiling suspension systems to comply with ASTM C-636. Secure directly to structure; do not suspend from ducts, pipes or other non-structural items.

09250 GYPSUM DRYWALL

1. Comply with the following industry standards:

a. Steel studs, runner, and furring standard: ASTM C-654

b. Installation of steel framing: ASTM C-754

c. Application and finishing of gypsum board: ASTM C-840

2. Comply with manufacturer's installation instructions and recommendations that apply to project conditions.

3. Design metal supports systems to limit deflection to L/175. Use min. 20 gauge galvanized steel studs; space studs 16 inches on center unless otherwise noted. Provide additional bracing or "kickers" above ceiling wherever shown or required for proper support or of partitions or rigidity of soffits.

4. Fire-rated assemblies: Provide materials, accessories and application procedures which have been listed by UL or tested in accordance with ASTM E 119 for the type of construction shown. When patching new or existing partitions, maintain the integrity of fire-rated assemblies.

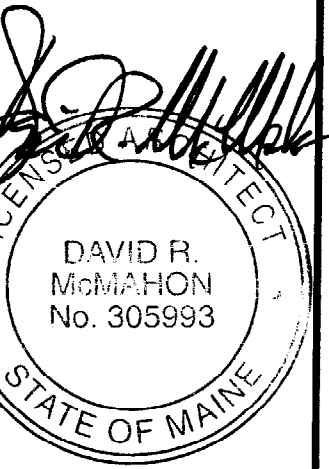
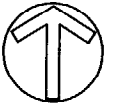
5. Tolerances: Install gypsum wallboard and gypsum board ceilings flat to a tolerance of 1/8 inch in 4 feet and 3/16 inch in 8 feet (in any direction), plumb or level, true to location in plan, and with offset between adjacent boards not exceeding 1/16 inch.

6. Metal Trim: Apply galvanized steel trim to external corners and exposed edges of gypsum drywall. Form control joints with back-to-back L-beads at maximum intervals of 30 feet at locations approved by McMahon Architects, Inc. Provide all required expansion trim at expansion joints.

7. Tape joints in drywall and finish joints and cover fasteners and metal trim with three coats of joint compound, sanding between coats. (If not required for fire rating, second and third coats may be omitted where drywall is concealed above ceiling.) After first coat of joint compound is applied to drywall, return and patch or refinish as deemed necessary by McMahon Architects, Inc. to obtain a uniform and smooth appearance.

8. Provide and install all required access panels in gypsum drywall where require for access to new electrical and mechanical controls if required. Locate as directed by Landlord.

9. Return air plenum: Install fusible link dampers. Coordinate with HVAC Contractor.

NOTES:

ISSUE	DESCRIPTION	DATE
ISSUE 0	ISSUE FOR PERMIT	07/26/05

McMahon Architects Inc.
 535 Albany Street
 Boston, MA 02118
 P 617.482.5355
 F 617.482.3288

JOB TITLE:
CIEE- Council on International Educational Exchange
79-85 Commercial Street
3rd Floor
Portland, Maine
SCALE: N/A
DRAWN: Jau
JOB NO.: 23-2003

SHEET TITLE:
SPECIFICATIONS

09500 ACOUSTICAL CEILING

1. Coordination: Coordinate the location of diffusers, grilles, sprinkler heads and other ceiling mounted devices. Coordinate location of work above ceiling. If it is not possible to install ceiling grids or ceiling mounted devices as shown, notify McMahon Architects, Inc. at once, and wait for further instructions for McMahon Architects, Inc. before proceeding.
2. Installation:
 - a. Layout ceiling grids to match location of previous grid and ceiling heights shown of reflected ceiling plan to minimize relocation of sprinkler heads. If not otherwise shown, layout acoustical ceilings so that they are centered in both directions within space or area.
 - b. Center fixtures and diffusers within a ceiling panel, unless otherwise noted.
 - c. Install ceiling suspension systems to comply with ASTM C-636. Secure directly to structure; do not suspend from ducts, pipes or other non-structural items.
 - d. Align directionally patterned panels with pattern all in same direction.

09600 FLOORING

1. Products: Refer to the Finish Schedule on construction documents.
2. Examine the sub-floor and the conditions under which the flooring is to be installed and notify McMahon Architects, Inc. in writing of conditions detrimental to the proper completion of the work or to the life of the flooring to be installed. Do not begin installation until installer finds the substrate acceptable. General Contractor is responsible for all floor fees not covered by flooring contractor. General Contractor to coordinate.
3. Leveling: Fill minor depressions, cracks, and holes with latex underlayment so there is no visible waviness and floor is flat to 1/8 inch under a 10 foot straightedge. Vacuum floor just before beginning installation.
4. Resilient flooring: Install using waterproof adhesive recommended by flooring manufacturer. Balance tiles in each room or area, unless other pattern is shown on drawings. Protect all flooring from traffic during the remainder of the construction period.
5. Carpet: Install carpet pad underneath all carpeted areas. Maintain direction of pattern and texture and lay of pile in contiguous areas. Within any one room or area, use carpet from only one dye lot; also conspicuous color difference in the opinion of McMahon Architects, Inc., between dye-lots in adjacent areas will not be acceptable. Run carpet to centerline under doors. Provide cutouts as required. Comply with additional recommendations of the Carpet and Rug Institute. Carpet must be installed in sequence as provided by the carpet manufacturer.
6. Resilient Base: Install throughout. Apply to all walls, columns, pilasters, casework and other permanent fixtures. Use preformed or corners and miter inside corners. Installed base shall lie flat to wall. General Contractor is responsible for the correct installation of base on all walls and must coordinate trades to insure flat clean installation of all base materials.

09900 PAINTING NOTES

1. Remove all hardware, accessories, fixtures and similar items before beginning work. Reinstall after completion of painting work.
2. Prior to painting complete all spackling and patching of drywall surfaces required. Caulk gaps at changes of material (such as drywall to wood or metal frame), at both new and existing work, to provide a smooth surface for painting. Use paintable latex-acrylic sealant.
3. Store, mix and apply paints in strict conformance with paint manufacturer's recommendations.
4. Painting: Apply one coat of primer and two topcoats. Paint surfaces behind moveable equipment and furniture same as adjacent surfaces. Paint access panels and electric load center covers to match surrounding surfaces. Paint wood backboards with paint to match surrounding wall. Paint exposed piping, hangers, and ductwork.
5. Touch-up where necessary all stained windowsills and doors.
6. Painter is responsible for all "touch-ups", repainting required after carpet, base, millwork, or furniture installation.
7. Wall Covering/Graphics: Prime drywall surfaces to receive wall coverings with one coat of non-pigmented oil-based primer. Locate seams away from corners and keep plumb; match patterns if applicable; overlap seams prior to razor cutting. Brush and roll to remove bubbles. Remove excess adhesive promptly from washable wallcovering; for fabrics which cannot be washed, allow to dry and then brush clean.
8. Turn excess paint and wallcovering over to Client for maintenance stock. Seal paint cans tightly, wipe clean so that label is readable, and clearly label with color. Neatly roll and wrap wall covering and clearly label with name of manufacturer, pattern and color.

15300 FIRE PROTECTION

1. Submittals: Contractor and Sprinkler Contractor shall provide a design-build engineered fire protection drawing and specifications. Submit plan and specifications to Client and McMahon Architects, Inc. for approval.
2. The work to be completed under this contract includes the furnishing of all necessary labor, materials, scaffolding, equipment and tools for the complete construction and installation of the sprinkler work, all as described hereinafter and shown and indicated on the drawings, and set forth in these applications.
3. All work and materials are to comply in every respect with the State Building Code, and such applicable building laws and regulations are to be considered as part of these specifications.
4. The Fire Protection (Sprinkler) subcontractor is to give all requisite notices, file all requisite plans relating to his work with the proper authorities and is to secure all permits and pay all fees for same. If any work is performed and changes are necessary to conform to the ordinances, these changes shall be made at the Fire Protection subcontractor's expense.

15400 PLUMBING AND HEATING

1. Submittals: General and HVAC Contractor shall provide a design-build engineered plan and specification. Plan and specification shall be submitted to the Tenant and McMahon Architects, Inc. for approval.
2. Codes and Standards: Perform all mechanical and plumbing work in full compliance with applicable codes and regulations.
3. Separate HVAC from surrounding premises and tie into building system.
4. Plumbing Products, if any: Submit catalog cuts to McMahon Architects, Inc. and Landlord for approval. Contractor to contact Landlord regarding location of wet column.

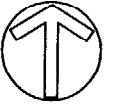
16000 ELECTRICAL

1. Perform electrical work in full compliance with applicable codes and regulations. Use only U.L. listed equipment and components.
2. It is the intent of the specification and drawings that the electrical system shall be furnished and installed complete. Electrical Contractor shall provide conduit, wire, boxes, equipment, devices and materials usually furnished in connection with similar work, whether specifically mentioned or not. Examine available power supply and panel boards and provide additional circuits or new panel boards if the present service is inadequate to support new work of this Contract.
3. Switches, Outlets & Cover plates: White on white. Coordinate color of all plates with Tel/Computer Cabling Contractor plates for both trades to match.
4. Provide emergency lighting equipment and exit signs that comply with applicable codes.
5. Mount electrical, telephone and data communications outlets 1'-6" A.F.F. to centerline, unless otherwise noted. Offset back-to-back outlets to allow clearance. For groups of cover plates, gang where appropriate or set cover plates 1" apart maximum.
6. Cabling above ceiling to be plenum rated Teflon coated.
7. Remove all unnecessary wiring throughout ceiling plenum. Contractor to verify removal of all existing cabling in writing to McMahon Architects, Inc. and Tenant.

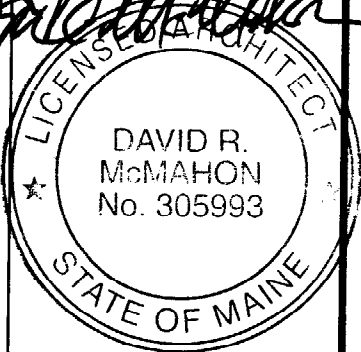
16505 SPECIALTY LIGHTING

1. Perform electrical work in full compliance with applicable codes and regulations. Use only U.L. listed equipment and components. It is the intent of the specification and drawings that the electrical fixtures shall be furnished and installed complete. Electrical Contractor shall provide conduit, wire, boxes, equipment, devices and materials usually furnished in connection with similar work, whether specifically mentioned or not. Examine available power supply and panel boards and provide additional circuits or new panel boards if the present service is inadequate to support new work of this Contract.
2. Materials: Refer to the attached cut sheets for each fixture specification. Refer to the Architectural Reflected Ceiling Plan for location and quantity. **FIXTURE DELIVERY AND INSTALLATION IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.**

NOTES:



David R. McMahon



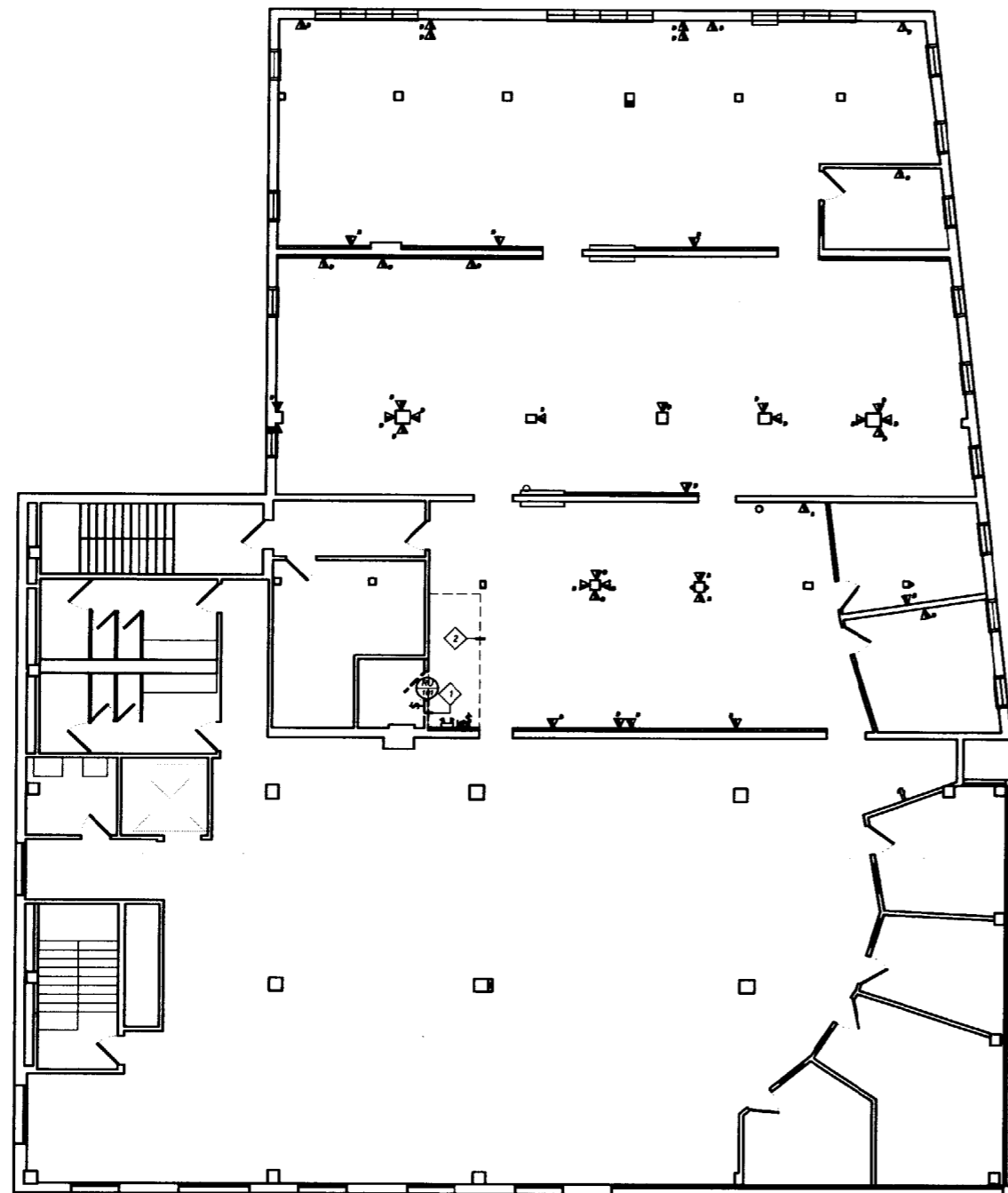
ISSUE	DESCRIPTION	DATE
ISSUE A	ISSUE FOR PERMIT	07/20/03

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SCALE: N/A
DRAWN: jau
JOB NO.: 23-2003

SHEET TITLE:
 SPECIFICATIONS



DEMOLITION - KEYNOTE PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES - FLOOR PLAN

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2. PRIOR TO THE INITIATION OF ANY DEMOLITION OR NEW CONSTRUCTION, THE GENERAL CONTRACTOR SHALL MEET WITH THE BUILDING MANAGER TO ESTABLISH THE PROCEDURE FOR REMOVING DEBRIS FROM THE PROJECT SITE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS TO MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT.
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4. REFER TO THE DIMENSION PLANS FOR DIMENSIONS AND REFERENCE TAGS. DIMENSIONS ARE TO FINISHED FACE OF PARTITION UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ORDERING OR INSTALLING NEW MATERIALS OR EQUIPMENT. THE GENERAL CONTRACTOR SHALL NOTIFY McMAHON ARCHITECTS, INC. OF ANY DIMENSIONAL DISCREPANCIES. **DO NOT SCALE THESE DRAWINGS. PRINTING PROCESS WITH DISTORT SCALE.**
5. UPON COMPLETION OF DEMOLITION, GENERAL CONTRACTOR SHALL PERFORM A FIELD SURVEY TO CONFIRM ALL DIMENSIONS AS INDICATED ON THE NEW CONSTRUCTION PLANS. THIS SURVEY SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND SIGN-OFF AND COORDINATION WITH SCOPE OF NEW CONSTRUCTION.
6. CARE IS TO BE TAKEN NOT TO DISTURB OR DEMOLISH ANY EXISTING WORK TO REMAIN OR WHICH MAY AFFECT THE USE OR OPERATION OF ANY OTHER TENANT OR SPACE. ANY SUCH DAMAGE OR REMOVAL OF MATERIALS IS TO BE REPORTED TO THE ARCHITECT AND BUILDING MANAGER AND SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE SOLE COST OF THE GENERAL CONTRACTOR.
7. DEMOLISH COMPLETELY TO SOURCE ALL EXISTING TELEPHONE AND DATA CABLING, SWITCHES, HUBS, OUTLETS AND EQUIPMENT AS NOTED IN THE CONSTRUCTION DOCUMENTS.
8. DEMOLISH COMPLETELY ALL EXISTING LIGHTING FIXTURES, HANGING MECHANISMS, CONDUIT AND WIRING TO THE SOURCE, JUNCTION BOXES, EMERGENCY LIGHTING, EXIT SIGNS AND TRANSFORMERS AS NOTED IN THE CONSTRUCTION DOCUMENTS. REMOVE COMPLETELY ALL OUTLETS AND ELECTRICAL PANELS AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

DEMOLITION KEYNOTES - FLOOR PLAN

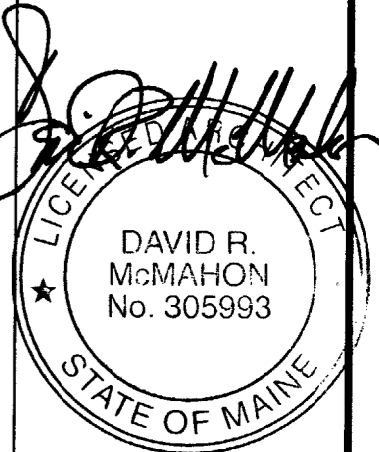
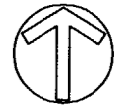
THE DEMOLITION KEY NOTES BELOW ARE TO PROVIDE THE GENERAL CONTRACTOR WITH A GENERAL OVERVIEW OF THE SCOPE OF DEMOLITION WORK. THESE SYMBOLS DO NOT REPRESENT THE ENTIRE SCOPE OF DEMOLITION THAT WILL BE REQUIRED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE AS-BUILT CONDITIONS AS WELL AS THE SCOPE OF NEW CONSTRUCTION TO DETERMINE THE COMPLETE SCOPE OF REQUIRED DEMOLITION.

- ① - EXISTING WALL TO BE DEMOLISHED
- ② - EXISTING CARPET TO BE REMOVED. PREP FLOOR FOR NEW FINISH.

DEMOLITION LEGEND - FLOOR PLAN

- Ⓡ (D) EXISTING DOOR TO BE REMOVED AND CAREFULLY STORED FOR REUSE
- Ⓡ (E) EXISTING EMERGENCY LIGHT TO BE REMOVED AND CAREFULLY STORED FOR REUSE
- ∇ (D) EXISTING TEL/DATA OUTLET TO BE DEMOLISHED. (TEL/DATA VENDOR TO DETERMINE REUSE IF POSSIBLE OF CABLING) REF. A4 FOR SCOPE OF NEW TEL/DATA
- Ⓡ (E) EXISTING EXIT TO BE REMOVED AND CAREFULLY STORED FOR REUSE

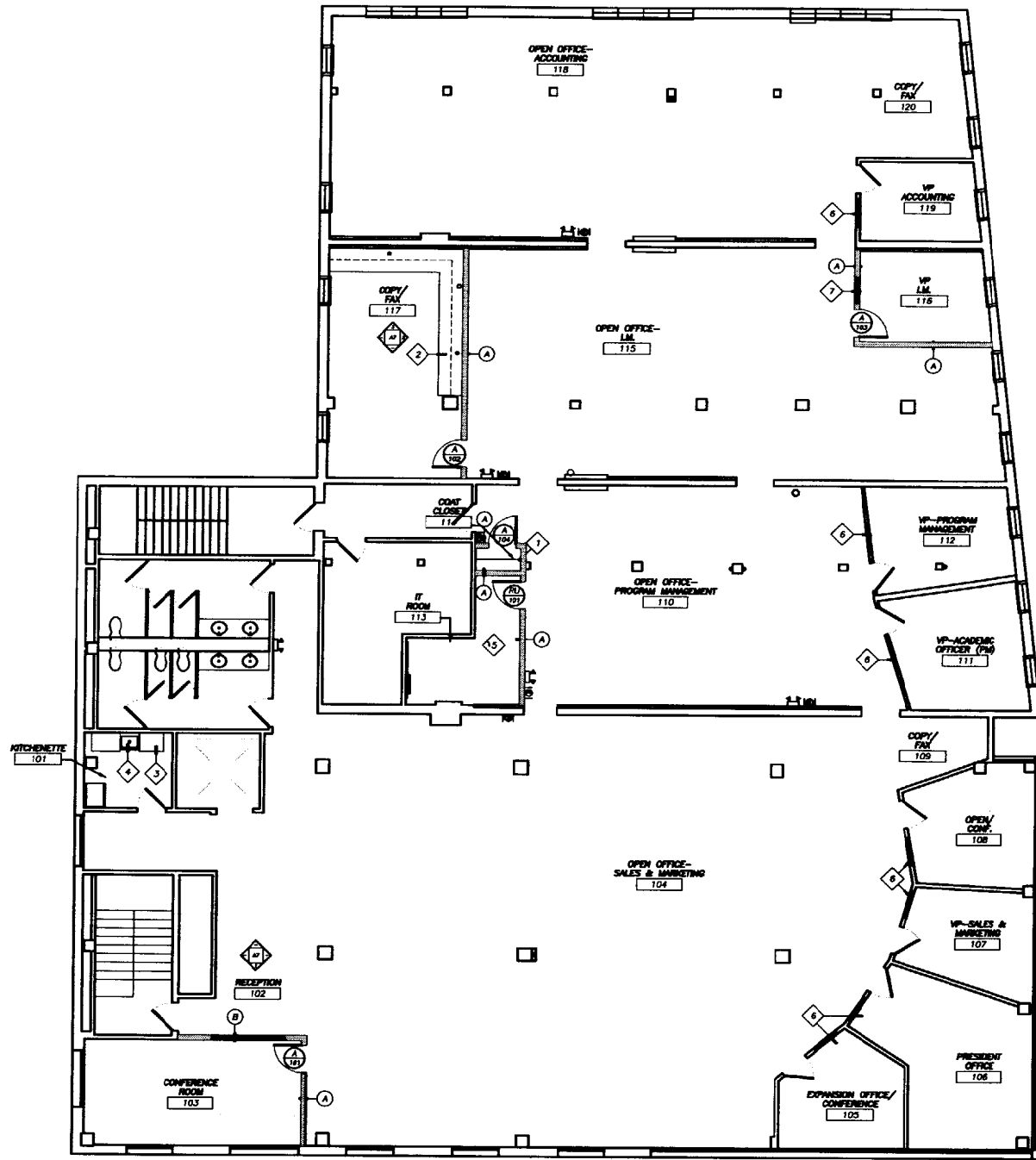
NOTES:



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DRAWN: jau
JOB NO.: 23-2003
SHEET TITLE:
DEMOLITION - KEYNOTE PLAN



NEW CONSTRUCTION - KEYNOTE PLAN
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION GENERAL NOTES - FLOOR PLAN

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5. NEW PAINT AND VINYL BASE @ NEW CONSTRUCTION ONLY-TO MATCH ADJACENT.

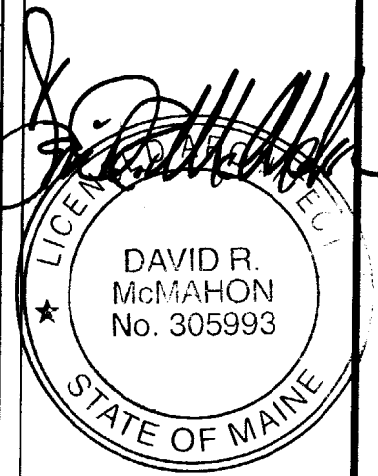
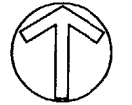
NEW CONSTRUCTION KEYNOTES & SYMBOLS - FLOOR PLAN

- REFER TO DWG A0 FOR PARTITION DETAILS.
- (A) FULL HEIGHT INTERIOR PARTITION - TYPICAL 2 1/2" STEEL STUDS TO EXTEND TO UPPER DECK. (1) LAYER OF 5/8" GWB TO EXTEND FROM FINISHED FLOOR TO UPPER DECK EACH FACE. FILL WITH INSULATION.
 - (B) GLAZED CURTAINWALL - TYPICAL 1/4" (7"-10" W) TEMPERED CLEAR GLASS SET IN STAINLESS STEEL GLAZING CHANNEL TOP AND BOTTOM WITH POLISHED VERTICAL EDGES. HEAD HEIGHT TO ALIGN WITH TOP OF DOOR FRAME.
 - (1) COAT ROD @ 18" DEEP PLAIN SHELF TO BE MOUNTED AT 68" AFF.
 - (4) NEW STAINLESS STEEL SINK PROVIDE SLOPED PLAIN FACE AT NEW SINK LOCATION SPEC: ELKAY LRAD2522 (WF) LK 4123 FAUCET SET
 - (2) 30" DEEP PLAIN COUNTER @ 34" AFF OPEN BELOW W/INTERMEDIATE SUPPORTS @ 36" OC MAX. PROVIDE & INSTALL BLACK PLASTIC GROMMETS AS INDICATED W/ ADJUSTABLE SHELF ON STANDARDS ABOVE. SPEC: COUNTERTOP-NEWMAR "EARTHSCAPE TEXTURED" (PEG-0011) SUPPORTS & SHELVES-NEWMAR "STRONG TEXTURED" (S-6-827)
 - (5) NEW VCT & BASE TO MATCH ADJACENT
 - (6) REPAIR & REPAINT EXISTING WINDOW FRAMES/SASHES. (SEMI-GLOSS BLACK)
 - (3) NEW PLAIN COUNTER FOR EXISTING BASE CABINETS. 24" X 1 1/2" SQUARE EDGE COUNTER. 4" BACKSPLASH. SPEC: NEWMAR "EARTHSCAPE-TEXTURED" (PEG-0011) EXISTING CABINETS TO REMAIN.
 - (7) NEW GLASS SIDELIGHT TO MATCH EXISTING
- RELOCATED EMERGENCY LIGHT
RELOCATED EXIT SIGN

NEW CONSTRUCTION DOOR SCHEDULE - FLOOR PLAN

SYMBOL	DOOR	FRAME	HARDWARE				NOTES
			ROOM #	SET #	ROOM #	SET #	
(RU/101)	REUSED DOOR	NEW PAINTED HOLLOW METAL FRAME					
(A/101)	NEW 3'-0" DOOR	NEW PAINTED HOLLOW METAL FRAME					MATCH EXISTING STANDARD HARDWARE TO BE BRUSHED STAINLESS STEEL. PROVIDE OFFICE FUNCTION LOCK

NOTES:



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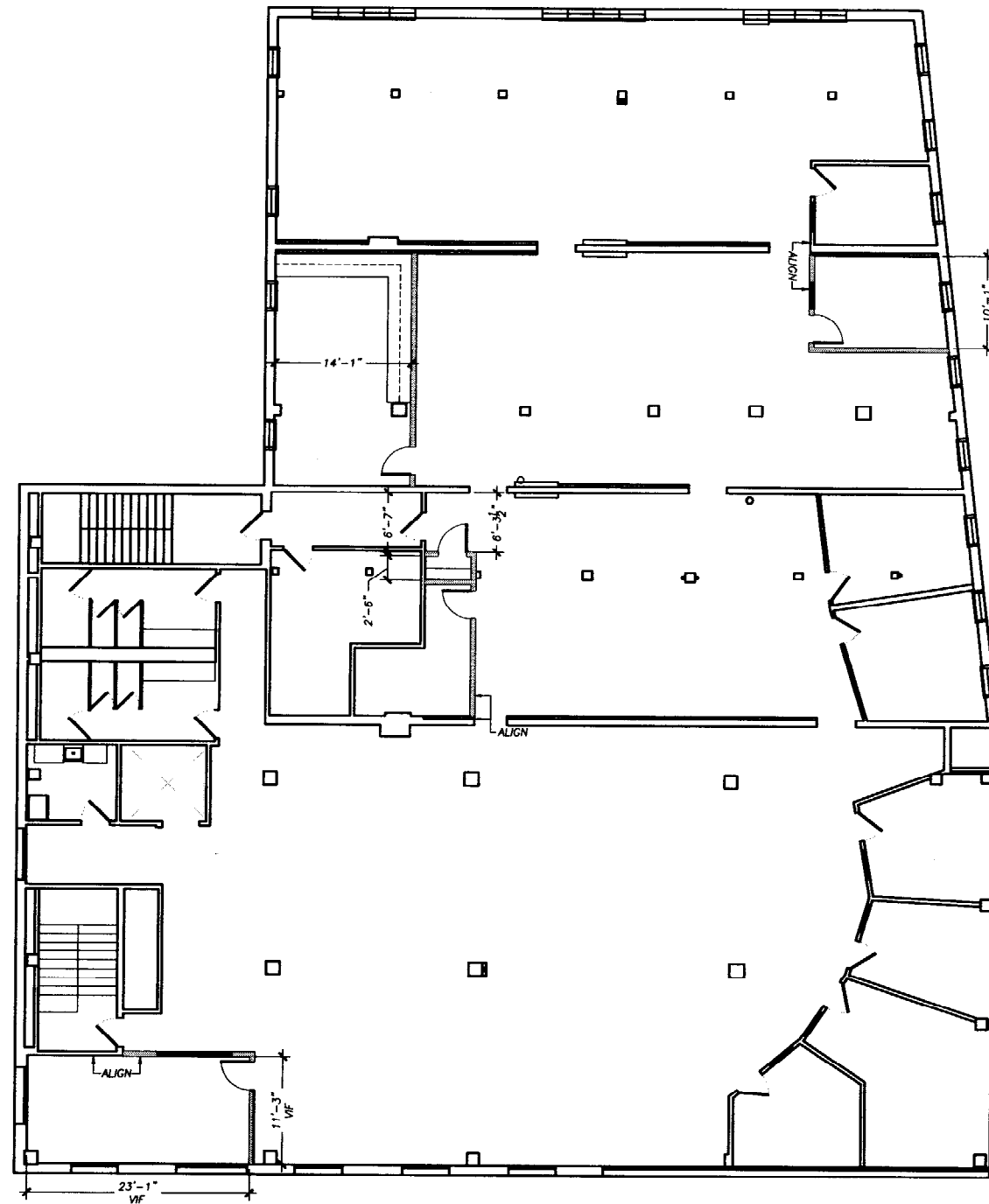
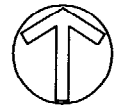
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SHEET TITLE:
NEW CONSTRUCTION-KEYNOTE PLAN

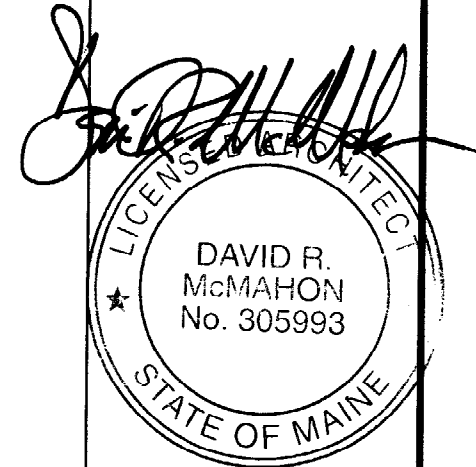
NEW CONSTRUCTION GENERAL NOTES - DIMENSION PLAN

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NOTES:



NEW CONSTRUCTION - DIMENSION PLAN
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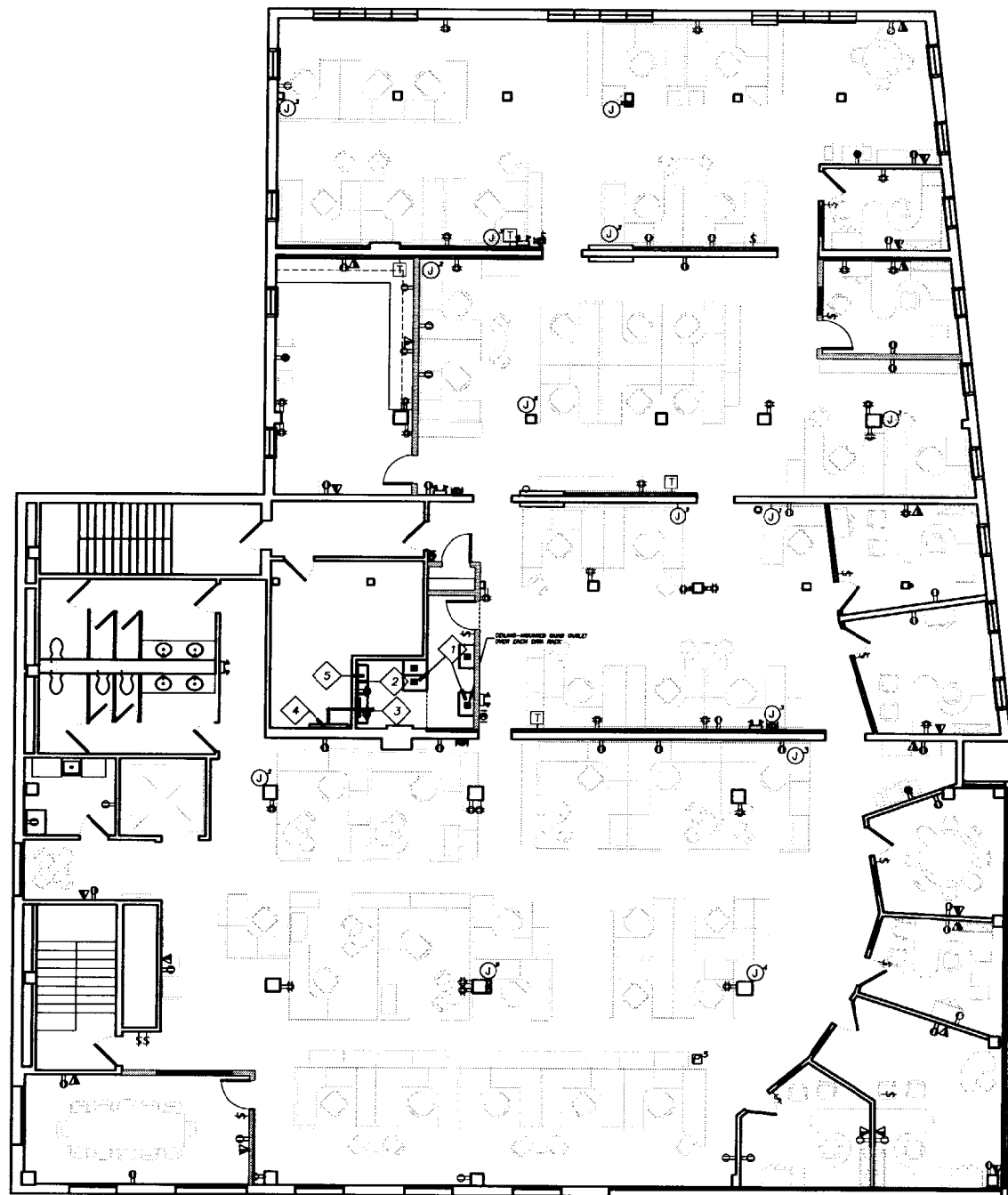
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DRAWN: jau
JOB NO.: 23-2003

SHEET TITLE:
 NEW CONSTRUCTION - DIMENSION PLAN



1
64
NEW CONSTRUCTION - POWER PLAN (FURNITURE SHOWN FOR INFORMATION ONLY)
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION GENERAL NOTES - POWER PLAN

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5. REFER TO THE EQUIPMENT PLANS FOR EQUIPMENT SPECIFICATIONS AND POWER REQUIREMENTS. THE GENERAL CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS WITH THE MANUFACTURER'S SPECIFICATIONS.
6. UNLESS NOTED OTHERWISE THE TEL/ELEC/DATA PLAN INDICATES NEW OUTLETS ONLY. THE GENERAL CONTRACTOR SHALL COORDINATE ON SITE THE LOCATIONS OF ALL ITEMS EXISTING TO REMAIN AND/OR TO BE DEMOLISHED.
7. ALL OUTLETS SHALL BE INSTALLED AT 18" AFF AND CENTERED HORIZONTALLY WITHIN WALL SECTION UNLESS NOTED OTHERWISE. NUMBERS INDICATED NEXT TO SPECIFIC SYMBOLS REFER TO THE HEIGHT ABOVE FINISHED FLOOR.
8. THE TEL/ELEC/DATA COVERS SHALL MATCH IN COLOR. STANDARD = WHITE ON WHITE.

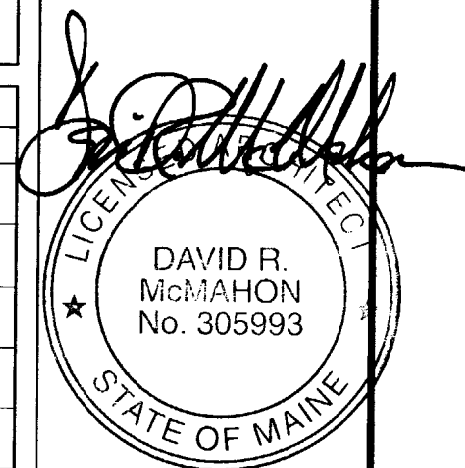
NEW CONSTRUCTION LEGEND - POWER PLAN

SYMBOL	TYPE	NOTES
⊕	NEW WALL MOUNTED DUPLEX OUTLET WITH COVER PLATE.	
⊕	NEW WALL MOUNTED 20AMP DEDICATED DUPLEX OUTLET WITH COVER PLATE.	
⊕	NEW WALL MOUNTED QUADRUPLUX OUTLET WITH COVER PLATE.	
⊕	NEW WALL MOUNTED DEDICATED QUADRUPLUX OUTLET WITH COVER PLATE.	
⊕	EXISTING WALL MOUNTED DUPLEX OUTLET	
▽	NEW WALL MOUNTED TELEPHONE / DATA OUTLET WITH (1) PULL STRING.	2 DATA / 1 VOICE
▽ DATA	NEW WALL MOUNTED CABLE TELEVISION OUTLET W/ COVER PLATE. CABLING SHALL BE PROVIDED BY CABLE/SATELITE TV VENDOR, G.C. TO COORDINATE.	
⊕	NEW WALL MOUNTED SWITCH WITH COVER PLATE.	OWNER SUPPLIED FURNITURE SYSTEMS UP TO (4) 20amp CIRCUITS. POWER AND TEL/DATA AT BELTING. (F) INDICATES QUANTITY OF WORKSTATIONS FED FROM 10AMP CONNECTION. COORDINATE WITH SYSTEMS FURNITURE INSTALLATION UNGS. NOTE: TEL/DATA/ELEC TO BE RUN IN CONDUIT OR BOX TERMINATED @ SYSTEMS FURN. JUNCTION BOX @ MASONRY WALLS & COLUMNS AS REQUIRED.
⊕ (F)	ELEC= EXTERNAL ENTRY DIRECT CONNECT 4 CIRCUIT - 0 WIRE. TEL/DATA= (2) DATA (1) VOICE PER WORKSTATION UNLESS OTHERWISE NOTED.	
P (F)	POWER POLE	
T	THERMOSTAT	THERMOSTATS TO REMAIN IN CURRENT LOCATION, BUT TO BE REPLACED WITH PROGRAMMABLE THERMOSTATS WITH LOCKABLE COVERS.

NEW CONSTRUCTION KEYNOTES - POWER PLAN

- 1 6' DATA RACKS WITH LADDER RACK ABOVE. EXACT SPECIFICATION TO BE VERIFIED WITH TEL/DATA VENDOR. (MFR: QUADRARACK 50120-X15, 4 SOLID HEAVY DUTY SHELVES P/N 16351X13, 12 VENTED HEAVY DUTY SHELVES P/N 18350X19). G.C. TO COORDINATE ELECTRICAL REQUIREMENTS WITH SPECIFICATION PROVIDED BY TENANT.
- 2 EXISTING PLYWOOD BACK PANEL FOR ELECTRICAL/TEL/DATA.
- 3 EXISTING COMMUNICATIONS PANEL TO BE REUSED.
- 4 NEW ELECTRICAL PANEL PROVIDE POWER TO OWNER SUPPLIED EQUIP.
- 5 PHONE SYSTEM EQUIPMENT PROVIDED BY TENANT

NOTES:



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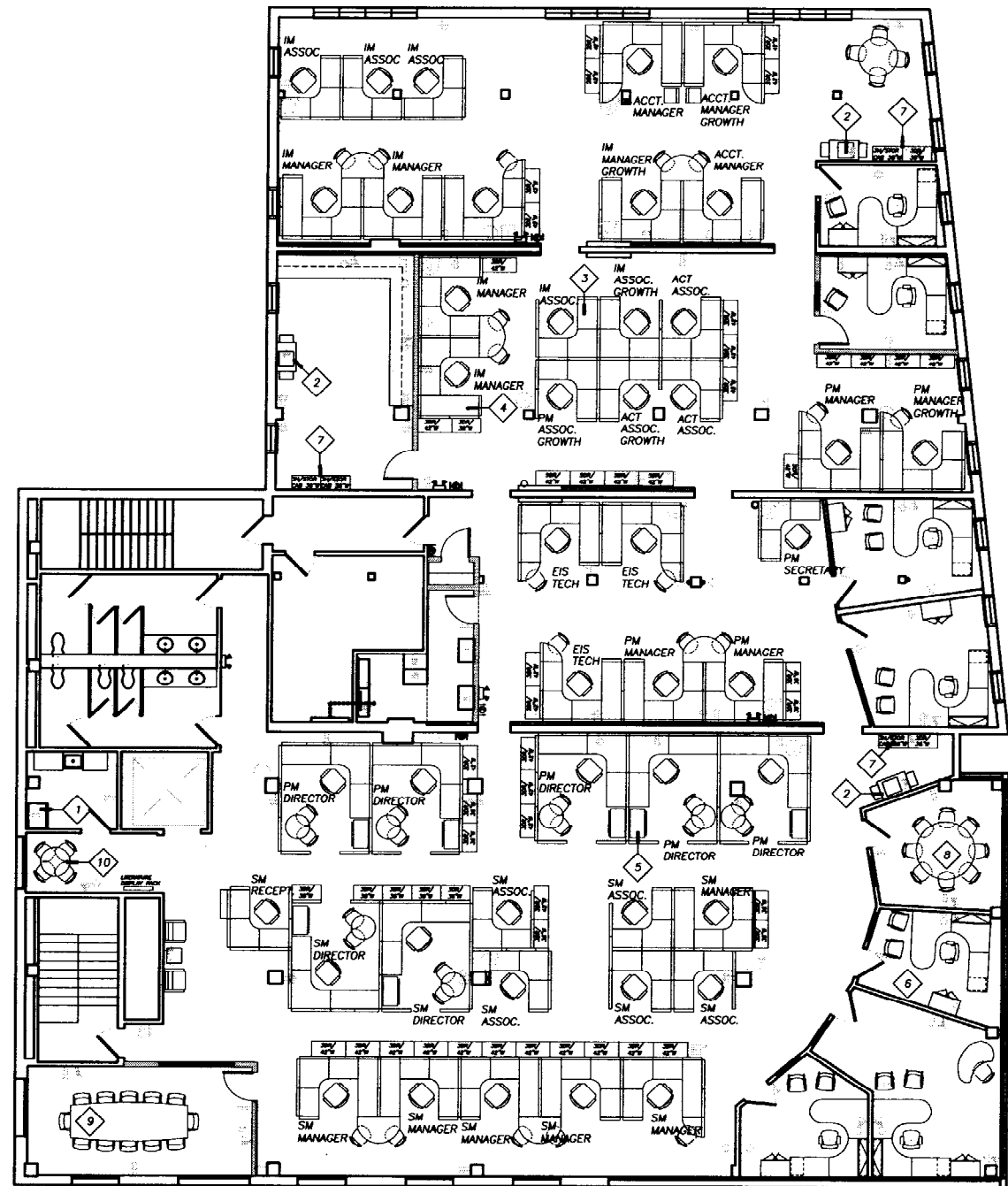
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NEW CONSTRUCTION - POWER PLAN



ACCOUNTING

INFORMATION MANAGEMENT

PROGRAM MANAGEMENT

SALES & MARKETING

1 NEW CONSTRUCTION - EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"

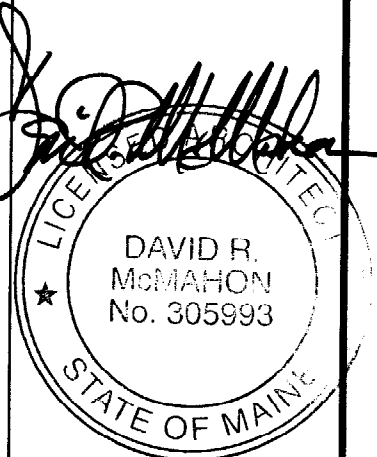
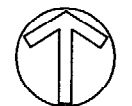
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5. THE FURNITURE LAYOUT SHOWN IS FOR INFORMATION ONLY. ALL FURNITURE SHALL BE PROVIDED BY THE OWNER/TENANT UNLESS NOTED OTHERWISE.
6. ALL EQUIPMENT, APPLIANCES, PLUMBING FIXTURES AND ALL ASSOCIATED ASSEMBLIES SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL COORDINATE ALL POWER, ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE MANUFACTURERS SPECIFICATIONS. REFER TO THE POWER PLAN FOR ADDITIONAL INFORMATION AND COORDINATION.
7. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL BLOCKING/FRAMING REQUIRED TO ACCOMMODATE THE INSTALLATION OF THE SPECIFIED EQUIPMENT. COORDINATE ALL REQUIREMENTS WITH THE MANUFACTURERS SPECIFICATIONS AND THE OWNERS/TENANTS FURNITURE PACKAGE.

NEW CONSTRUCTION KEYNOTES - EQUIPMENT PLAN

- 1 - REFRIGERATOR PROVIDED AND INSTALLED BY TENANT
- 2 - COPY MACHINE TO BE PROVIDED AND INSTALLED BY TENANT
- 3 - TYPICAL 6'x6' ASSOCIATE WORKSTATION
- 4 - TYPICAL 6'x8' MANAGER WORKSTATION
- 5 - TYPICAL 10'x12' DIRECTOR WORKSTATION
- 6 - TYPICAL WOOD OFFICE FURNITURE
- 7 - (2) 36" W FILES/STOR CABS WITH PLAM TOPS
- 8 - CONFERENCE TABLE SIZE: 6' DIAM
- 9 - CONFERENCE TABLE SIZE: 3'-4" X 12'
- 10 - LUNCH TABLE SIZE: 36" DIAM.

NOTES:



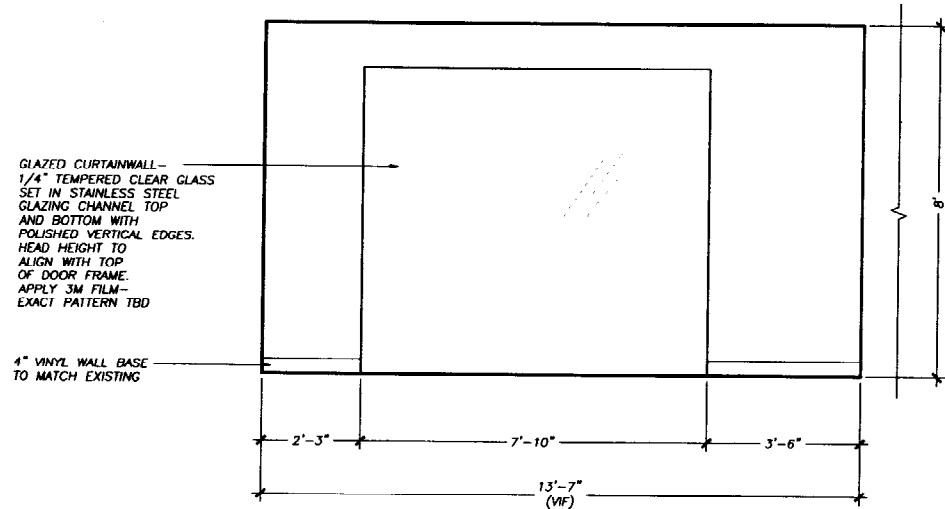
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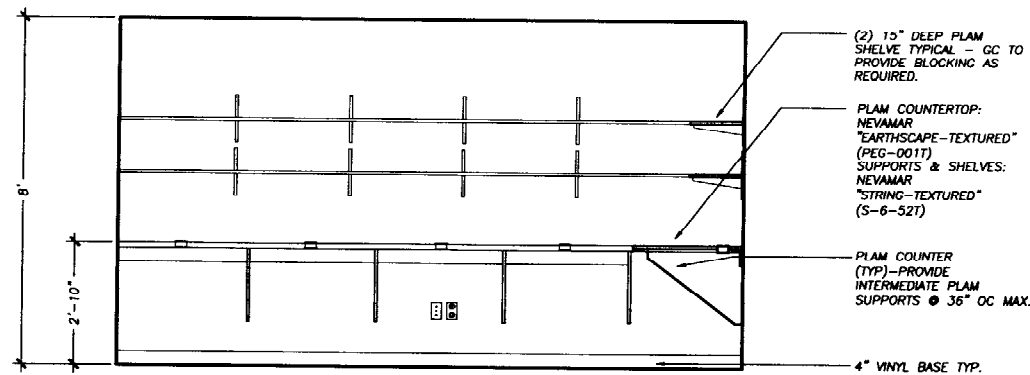
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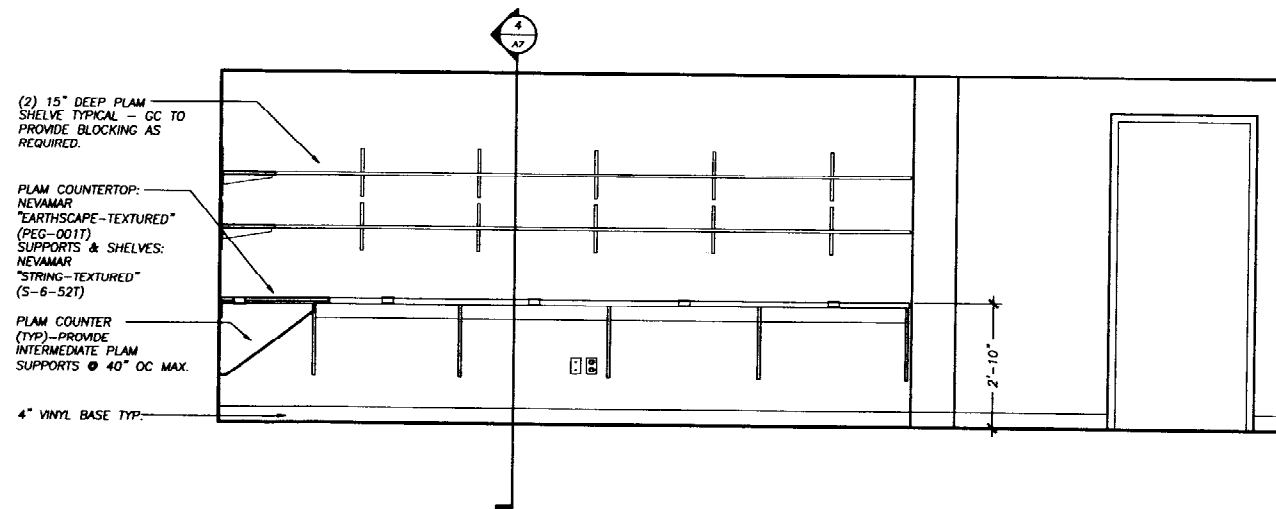
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 NEW CONSTRUCTION - EQUIPMENT PLAN



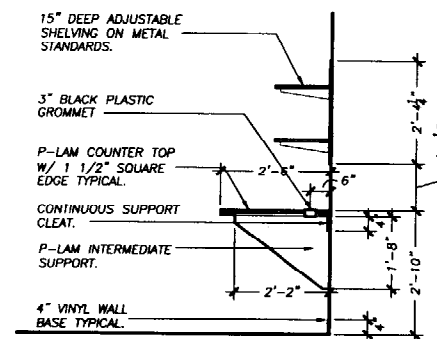
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SCALE: 1/2" = 1'-0"



2 ELEVATION-COPY/FAX MILLWORK
SCALE: 1/2" = 1'-0"

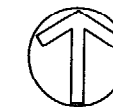


3 ELEVATION-COPY/FAX MILLWORK
SCALE: 1/2" = 1'-0"



4 SECTION-MILLWORK
SCALE: 1/2" = 1'-0"

NOTES:



David R. McMahon
 LIC. ARCHITECT
 DAVID R. McMAHON
 No. 305993
 STATE OF MAINE

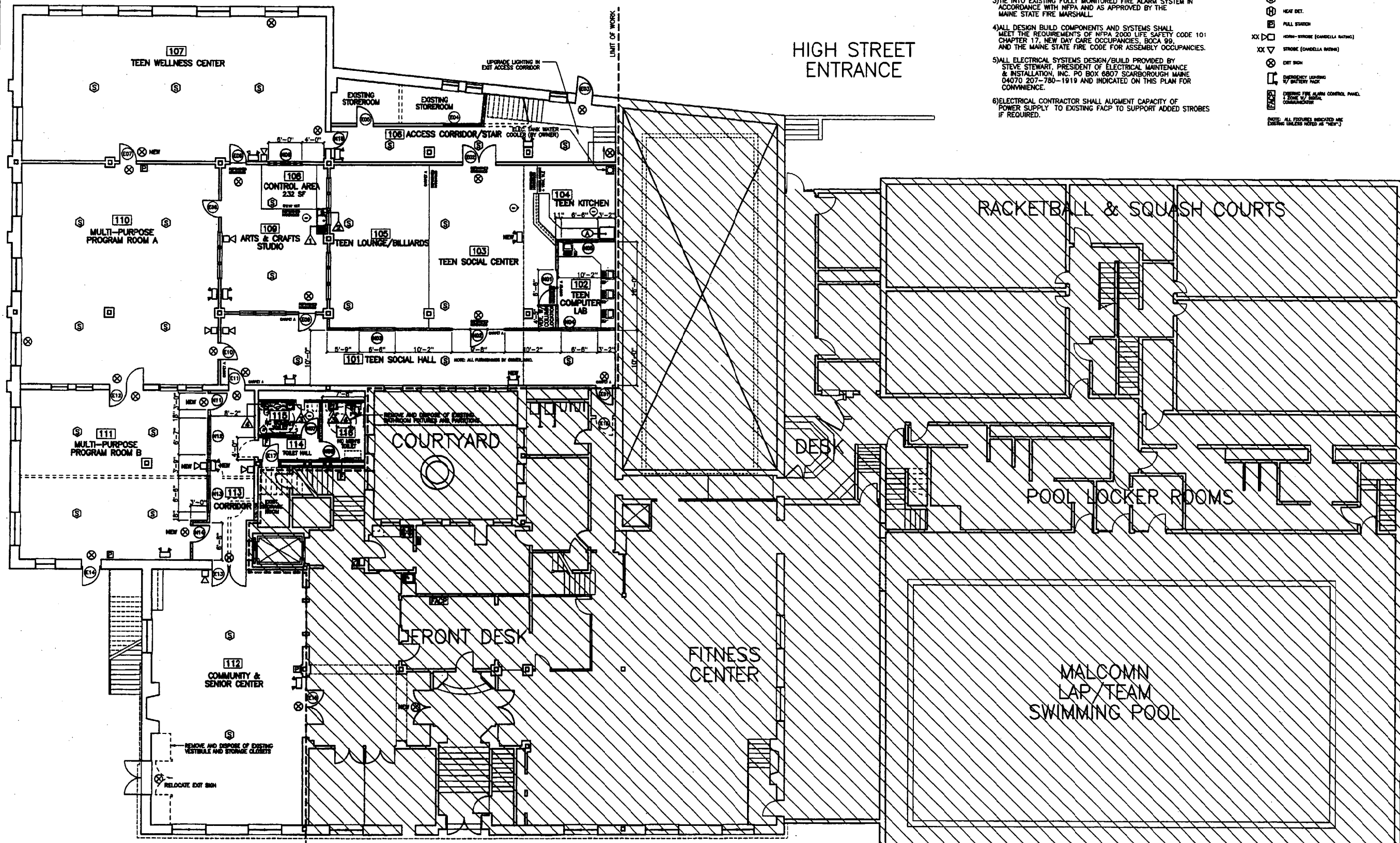
ISSUE	DESCRIPTION	DATE
ISSUE #	ISSUE FOR PERMIT	07/2003

M McMahon Architects Inc.
 535 Albany Street
 Boston, MA 02118
 P 617.482.5393
 F 617.482.3288

JOB TITLE:
 CIEE- Council on International Educational Exchange
 79-85 Commercial Street
 3rd Floor
 Portland, Maine

SCALE: As Noted
DRAWN: jau
JOB NO.: 23-2003

SHEET TITLE:
 NEW CONSTRUCTION - ELEVATIONS



- NOTES:
- 1) MECHANICAL, PLUMBING, AND ELECTRICAL DESIGN BY DESIGN/BUILD CONTRACTOR. FIXTURES AND EQUIPMENT INDICATED ON THIS PLAN FOR REVIEW AND PERMITTING ONLY.
 - 2) PROVIDE EMERGENCY LIGHTING IN ACCORDANCE WITH SECTION 7-8 OF NFPA 101 AND AS APPROVED BY THE STATE FIRE MARSHALL AND LOCAL FIRE CHIEF.
 - 3) TIE INTO EXISTING FULLY MONITORED FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA AND AS APPROVED BY THE MAINE STATE FIRE MARSHALL.
 - 4) ALL DESIGN BUILD COMPONENTS AND SYSTEMS SHALL MEET THE REQUIREMENTS OF NFPA 2000 LIFE SAFETY CODE 101 CHAPTER 17, NEW DAY CARE OCCUPANCIES; BOCA 99, AND THE MAINE STATE FIRE CODE FOR ASSEMBLY OCCUPANCIES.
 - 5) ALL ELECTRICAL SYSTEMS DESIGN/BUILD PROVIDED BY STEVE STEWART, PRESIDENT OF ELECTRICAL MAINTENANCE & INSTALLATION, INC. PO BOX 6807 SCARBOROUGH MAINE 04070 207-780-1919 AND INDICATED ON THIS PLAN FOR CONVIENIENCE.
 - 6) ELECTRICAL CONTRACTOR SHALL AUGMENT CAPACITY OF POWER SUPPLY TO EXISTING FACP TO SUPPORT ADDED STROBES IF REQUIRED.

- SYMBOL LEGEND
- ⊕ SMOKE DET.
 - ⊕ HEAT DET.
 - ⊕ FULL STROBE
 - XX ⊕ HORN-STROBE (CANDRELLA MATHCO)
 - XX ⊕ STROBE (CANDRELLA MATHCO)
 - ⊕ DET SIGN
 - ⊕ EMERGENCY LIGHTING BY BUYER'S PAGE
 - ⊕ EXISTING FIRE ALARM CONTROL PANEL 1 LINE BY BUYER, CONTRACTOR
- NOTE: ALL FIXTURES INDICATED ARE SHOWN UNLESS NOTED AS "NEW".

FIRST FLOOR RENOVATION PLAN
SCALE: 1/8" = 1'-0"

CWS
CWS Architects
Architects,
Value Planning
& Design
454 Cumberland Avenue
Portland, ME 04101
Phone: (207) 774-4444
Fax: (207) 774-4016
www.CWSarch.com

Owner:
CUMBERLAND COUNTY YMCA
70 Forest Avenue Portland, Maine 04101
(207) 894-1111

Contractor:
WRIGHT-RYAN CONSTRUCTION, INC.
10 Danforth Street Portland, ME 04101
(207) 775-8825

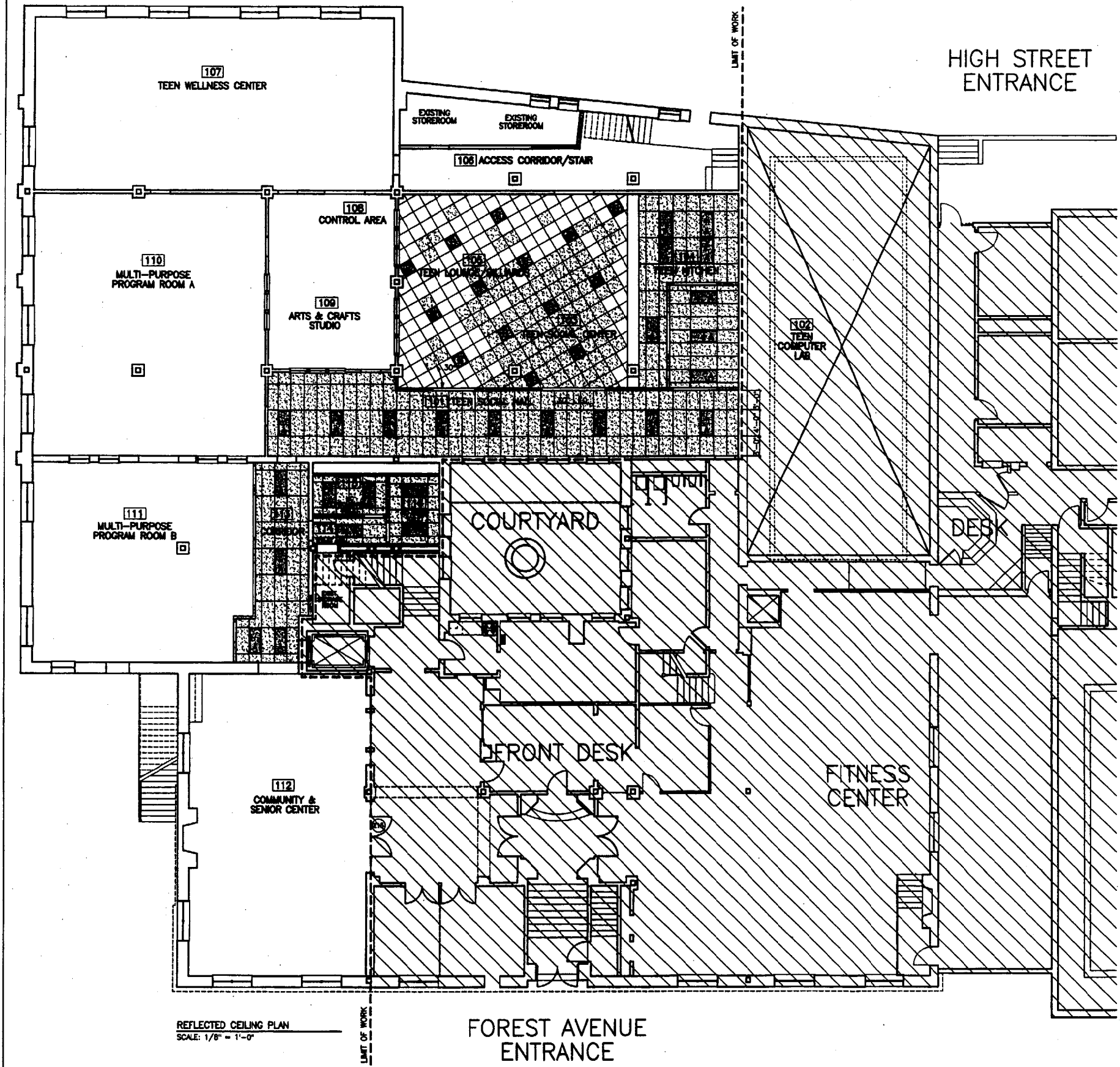
CUMBERLAND COUNTY YMCA TEEN CENTER RENOVATIONS
GREATER PORTLAND YMCA
70 FOREST AVENUE PORTLAND, MAINE

Project No: 02-YSC

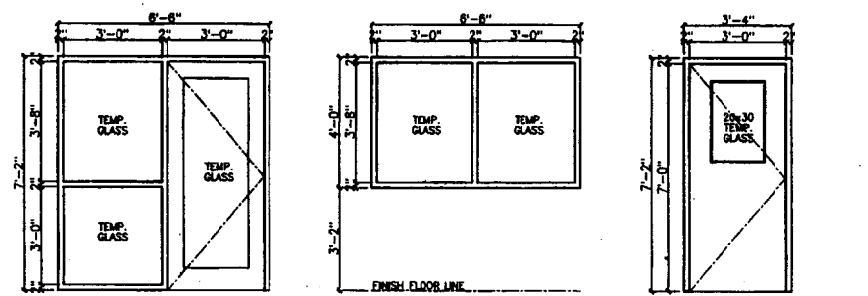
Drawing Title:
FIRST FLOOR RENOVATION PLAN

Scale: 1/8" = 1'-0"
Date: PERMIT 12/27/02
Revisions:
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Drawing Number:
A1.1



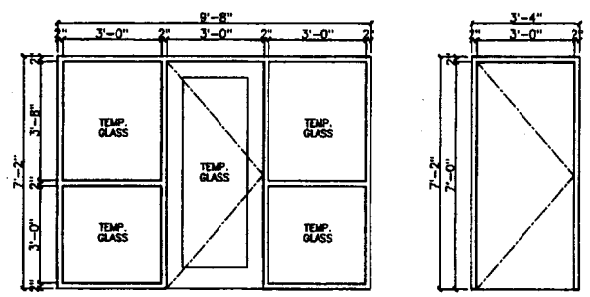
REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



DOOR/FRAME TYPE "A"
ALUM. DOOR & FRAME

DOOR/FRAME TYPE "B"
ALUM. FRAME

DOOR/FRAME TYPE "C"
K/D STEEL FRAME &
SC WOOD DOOR



DOOR/FRAME TYPE "D"
ALUM. DOOR & FRAME

DOOR/FRAME TYPE "E"
K/D STEEL FRAME &
SC WOOD DOOR

NEW DOOR AND GLAZED WALL OPENINGS SCHEDULE
SCALE: 3/8" = 1'-0"

CWS
CWS Architects
Arquitectura
Value Planning
& Design
454 Cumberland Avenue
Portland, ME 04101
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Fax: (207)774-1010
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Owner:
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70 Forest Avenue Portland, Maine 04101
(207) 874-88

Contractor:
WRIGHT-RYAN CONSTRUCTION, INC.
11 Dunbar Street Portland, ME 04101
(207) 775-8825

CUMBERLAND COUNTY YMCA
TEEN CENTER RENOVATIONS
GREATER PORTLAND YMCA
70 FOREST AVENUE PORTLAND, MAINE
Project No: 02-YSC

Drawing Title:
REFLECTED CEILING PLAN/SCHEDULES
Scale: AS NOTED
Date: PERMIT 12/27/02
Revisions:
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▲
▲
▲
▲
▲

Drawing Number:
A1.2