

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

Please Read  
Application And  
Notes, If Any,  
Attached

BU...TION

PERMIT

Permit Number: 101177  
**PERMIT ISSUED**

This is to certify that OLYMPIA EQUITY INVESTMENTS IV LLC is Developing  
has permission to tenant renovations of the 2nd fl  
AT 7 CUSTOM HOUSE ST CR 029 K001001

OCT 20

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 lathed or otherwise red-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. CAPT. R. A. HANCOCK  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

James Banks 10/20/10  
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: 10-1177	Issue Date:	CBI: 029 K001001
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Location of Construction: 7 CUSTOM HOUSE ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone:
Business Name:	Contractor Name: Olympia Development	Contractor Address: 280 Fore Street Suite 202 Portland	Phone: 2072320887
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office	Proposed Use: Commercial Office - tenant renovations of the 2nd floor <i>for The 'Beacon Group'</i>	Permit Fee: \$1,020.00	Cost of Work: \$100,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: B Type: 4 Heavy timber IBC-2003	

Proposed Project Description: tenant renovations of the 2nd floor	Signature: <i>(KL)</i>	Signature: <i>AMB 10/24/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>within → but 2nd floor</i>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 09/17/2010	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	<p><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<p><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in District of Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	<p><i>all with conditions</i></p> <p>Date: <i>9/28/10</i></p>	<p><i>with</i></p> <p><i>any exterior work requires A separate review &amp; approval</i></p> <p>Date:</p>	

**PERMIT ISSUED**

20  
City of Portland

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

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

Permit No: 10-1177	Date Applied For: 09/17/2010	CBL: 029 K001001
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Location of Construction: 7 CUSTOM HOUSE ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone:
Business Name:	Contractor Name: Olympia Development	Contractor Address: 280 Fore Street Suite 202 Portland	Phone: (207) 232-0887
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Office - tenant renovations of the 2nd floor for "the Beacon Group"	Proposed Project Description: tenant renovations of the 2nd floor
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuekel      Approval Date: 09/28/2010

Note: Ok to Issue:

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage.
- 3) 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: 10/20/2010

Note: Ok to Issue:

- 1) As built plans for the plumbing and electrical work shall be submitted by the completion of this phase.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire      Status: Approved with Conditions      Reviewer: Capt Keith Gautreau      Approval Date: 10/01/2010

Note: Ok to Issue:

- 1) No means of egress shall be affected by this renovation
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) All means of egress to remain accessible at all times
- 4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 6) All construction shall comply with City Code Chapter 10.
- 7) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

**PERMIT ISSUED**

OCT 20

City of Portland

**Comments:**

10/20/2010-jmb: Spoke to Dave @ Foreside Architects to inform we have not adopted the IBC 2006 and when we will be going to the

<b>Location of Construction:</b> 7 CUSTOM HOUSE ST	<b>Owner Name:</b> OLYMPIA EQUITY INVESTORS	<b>Owner Address:</b> 280 FORE ST STE 202	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Olympia Development	<b>Contractor Address:</b> 280 Fore Street Suite 202 Portland	<b>Phone</b> (207) 232-0887
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	
2009 code.			

PERMIT ISSUED

OCT 20

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  **X**   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  **X**   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**PERMIT ISSUED**

**OCT 20**

**City of Portland**



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

9.17 2010

Received from

*Olympia Equity -  
Custom Sheds*

Address of Work

Kind of Construction

Building Use

Permit Fee

Site Fee

Certificate of Occupancy Fee:

Total \$ 30

Plumbing (U)

P

(S)

Electrical (U)

Gas (U) (M)

Gen.

95.10

*Owes \$90*

Check #:

401

Total Collected \$ 930

No work is  
Please keep

started until permit issued.  
Keep receipt for your records.

Taken by:

*[Signature]*

Applicant's Copy  
Office Copy  
Permit Copy



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

9.20 2010

Received from

Description of Work

Olympic  
 725 Main Street

Cost of Construction \$

Building Fee \$

Permit Fee \$

Site Fee \$

Certificate of Occupancy Fee \$

Total

90

Building (L)

Plumbing (S)

Electrical (Z)

Site Plan (U)

95.6

Check #:

402

Total Collected \$

90

No work is to be started until permit issued.  
 Please keep this receipt for your records.

Taken by:

[Signature]

Applicant's Copy

Office Copy

Permit Copy



# General 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>7 CUSTOM HOUSE ST, 2ND FLOOR, PORTLAND ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>10,500</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>K</u> Lot# <u>1</u>	Applicant * <u>must be owner</u> , Lessee or Buyer* Name <u>Olympia Equity Investors IV</u> Address <u>PO Box 508</u> City, State & Zip <u>Portland ME 04112</u>	Telephone: <u>207 874 9990</u>
Lessee/DBA (If Applicable) <u>Beacon Group</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>100,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>930</u>
Current legal use (i.e. single family) <u>COMMERCIAL OFFICE</u>	<b>RECEIVED</b>	
If vacant, what was the previous use?		
Proposed Specific use: <u>COMMERCIAL OFFICE</u>	Is property part of a subdivision? _____ If yes, please name _____	
Project description: <u>TENANT FITOUT OF THE SECOND FLOOR</u>	SEP 17 2010 Dept. of Building Inspections City of Portland Maine	
Contractor's name: <u>THE OLYMPIA COMPANIES</u>		
Address: <u>PO BOX 508</u>		
City, State & Zip: <u>PORTLAND ME 04112</u>		Telephone: <u>207 874 9990</u>
Who should we contact when the permit is ready: <u>MIKE ZIMMERMAN</u>		Telephone: <u>207 232 0900</u>
Mailing address: <u>PO BOX 508, PORTLAND ME 04112</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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.

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: [Signature] Date: 9/17/10

This is not a permit; you may not commence ANY work until the permit is issue





# Certificate of Design Application

From Designer:

FORESIDE ARCHITECTS / MARK J. BURNES

Date:

SEPT. 17, 2010

Job Name:

BEACON GROUP RENOVATIONS (INTERIORS)

Address of Construction:

7 CUSTOMS HOUSE STREET, PORTLAND  
SECOND FLOOR

## 2003 International Building Code

Construction project was designed to the building code criteria listed below.

Building Code & Year IBC 2006 Use Group Classification (§) BUSINESS

Type of Construction TYPE IV - HEAVY TIMBER

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NO

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (1603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

- \_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)
- \_\_\_\_\_ Basic wind speed (1809.3)
- \_\_\_\_\_ Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)
- \_\_\_\_\_ Wind exposure category (1609.4)
- \_\_\_\_\_ Internal pressure coefficient (ASCE 7)
- \_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- \_\_\_\_\_ Main force wind pressures (1603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

- \_\_\_\_\_ Design option utilized (1614.1)
- \_\_\_\_\_ Seismic use group ("Category")
- \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_I$  (1615.1)
- \_\_\_\_\_ Site class (1615.1.5)

- \_\_\_\_\_ Live load reduction
- \_\_\_\_\_ Roof ~~live~~ loads (1603.1.2, 1607.11)
- \_\_\_\_\_ Roof snow loads (1603.7.3, 1608)
- \_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)
- \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- \_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)
- \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)
- \_\_\_\_\_ Seismic design category (1616.3)
- \_\_\_\_\_ Basic seismic force resisting system (1617.4.2)
- \_\_\_\_\_ Response modification coefficient,  $R$  and deflection amplification factor  $C_d$  (1617.6.2)
- \_\_\_\_\_ Analysis procedure (1616.6, 1617.5)
- \_\_\_\_\_ Design base shear (1617.4, 1617.5.3)

### Flood loads (1803.1.6, 1612)

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

### Other loads

- \_\_\_\_\_ Concentrated loads (1607.4)
- \_\_\_\_\_ Partition loads (1607.5)
- \_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



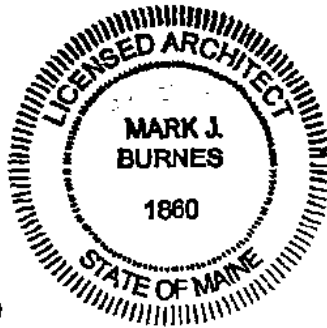
# Accessibility Building Code Certificate

Designer: FORESIDE ARCHITECTS / MARK BURNES


Address of Project: 7 CUSTOMS HOUSE STREET, PORTLAND

Nature of Project: INTERIOR RENOVATIONS  
(TENANT FIT-OUT)  
SECOND FLOOR

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.



(SEAL)

Signature: 

Title: PRESIDENT

Firm: FORESIDE ARCHITECTS, LLC

Address: 281 VERANDA STREET  
PORTLAND, ME 04103

Phone: (207) 781-3344

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:

SEPTEMBER 15, 2010

From:

FORESIDE ARCHITECTS, LLC

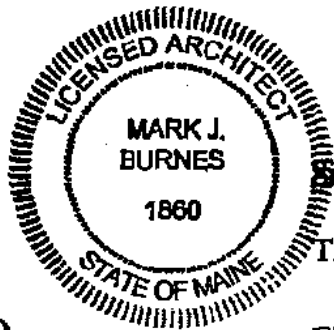
These plans and / or specifications covering construction work on:

BEACON GROUP (TENANT FIT-OUT) RENOVATIONS

7 CUSTOMS HOUSE STREET, PORTLAND

SECOND FLOOR

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



(SEAL)

Signature:

[Handwritten Signature]

Title:

PRESIDENT

Firm:

FORESIDE ARCHITECTS, LLC

Address:

281 VERANDA STREET

PORTLAND, ME 04103

Phone:

(207) 781-3344

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)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)

*Design - build to be submitted on completion*

- 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

*N/A* Elevators shall be sized to fit an 80" x 24" stretcher. *Existing structure*

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.**



# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout. *Design Build - to be submitted on completion*
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review *None required*
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

7 Custom House St  
2<sup>nd</sup> Floor

**Tenant Improvement Project – Project Description**

**Project Team**

<b>Party</b>	<b>Address</b>	<b>Contact</b>
<b>Project Site</b>	7 Custom House St 2 <sup>nd</sup> Floor Portland ME 04101	
<b>Construction Manager:</b>	The Olympia Companies PO Box 508 Portland ME 04112	Mike Zimmerman Project Manager 207 232 0900 <a href="mailto:mzimmerman@theolympiacompanies.com">mzimmerman@theolympiacompanies.com</a>
<b>Lessee:</b>	The Beacon Group	Craig Belanger Senior Vice President (207) 553-7602
<b>Architect:</b>	Forside Architects	Dave Shanks 207 781 3344
<b>Building owner (Applicant):</b>	Olympia Equity Investors IV, LLC PO Box 508 Portland ME 04112	Daniel J Flaherty Managing Director 208 874 9990 <a href="mailto:dflaherty@theolympiacompanies.com">dflaherty@theolympiacompanies.com</a>

**Project Scope**

Project Scope will include:

- Installation of new drywall partitions and as per supplied drawings.
- Reconfiguration of existing fire suppression system in line with code requirements.
- Reconfiguration of existing HVAC diffusers and light fixtures to co-ordinate with new layout.
- Relocation of existing and installation of new power outlets to co-ordinate with new layout.
- Reconfiguration of telephone/data cabling throughout the space.
- New finishes: carpet and paint throughout the space.
- No structural work.
- No work to the building envelope.
- No site work.



Older building  
where work is being  
done

# THE BEACON GROUP

## PORTLAND, MAINE

LANDLORD / GENERAL CONTRACTOR,

THE OLYMPIA COMPANIES  
7 CUSTOM HOUSE ST.  
PORTLAND, ME 04101

TEL. 207-874-9990

ARCHITECT:

FORESIDE ARCHITECTS, LLC  
281 VERANDA ST  
PORTLAND, ME 04103

TEL. 207-781-3344

MECHANICAL / ELECTRICAL  
ENGINEERS:

TO CONTRACT DIRECTLY WITH  
OWNER/SUBCONTRACTORS AS  
DESIGN/BUILD, EXCLUSIVE OF  
ARCHITECT AND STRUCTURAL  
ENGINEER

ARCHITECT,

FORESIDE ARCHITECTS, LLC

OWNER:  
THE OLYMPIA COMPANIES

CONTRACTOR,

THE OLYMPIA COMPANIES

### LIST OF DRAWINGS

#### TITLESHEET AND PROJECT STANDARDS

G-1	TITLE SHEET
G-2	WALL TYPES/NOTES/ABBREVIATIONS/SYMBOLS
G-3	ACCESSIBILITY STANDARDS

#### ARCHITECTURAL DRAWINGS

A0.0	LIFE SAFETY FLOOR PLAN
A0.1	REMOVALS PLAN
A1.1	FLOOR PLAN
A6.0	DOOR & FINISH SCHEDULES

RECEIVED

SEP 17 2010

Dept. of Building Inspections  
City of Portland Maine

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REUSE OR REPRODUCTION OF THE CONTENTS OF  
THIS DOCUMENT IS NOT PERMITTED WITHOUT  
WRITTEN PERMISSION OF FORESIDE ARCHITECTS

#### GENERAL NOTES

1. REMOVE ANY DEFICIENCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DEFICIENCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION OF WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE REPAIRED OR RESETO TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.
3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO, THE LATEST EDITIONS OF THE 2006 IBC, NFPA AND AIA.
4. ALL FINISH CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. THIS INCLUDES DELIVERY, PRE-FINISHES, DIMENSIONAL AND MATERIALS.
5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING CLARIFICATION.
6. DEMOLITION REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT REPAIR/REPLACEMENT OF THE FOLLOWING: REMOVAL OF ALL MATERIALS OBTAINED AND NOT INTENDED FOR REUSE AND REMOVAL AND RECONSTRUCTION, CAPPING, FRAMING OR DEMOLITION OF ALL WORK. HEAVY AND EXISTING NOT USED IN THE NEW WORK.
7. THE PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT E, ASBESTOS.
8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO THE COMMENCEMENT OF THE WORK.
9. WHENEVER A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN CORRECTIVE.
10. PROJECT CLOSURE: SUBMIT SPECIFIC WARRANTIES, PERFORMANCE BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATES AND SNAAP DOCUMENTS.
11. CONSTRUCTION SHALL BE MARKED TO SHOW UP, REPAIR AND RESTORE MARKED EXPOSED SURFACES.
12. THE LOCATION OF ALL DOORWAYS NOT DIMENSIONED SHALL BE 2' FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
13. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
14. INDUAL ROOMS SHALL BE MARKED WITH AN ENTRY, EXIT, FIRE EXITS, FIRE RATES, SMOKE SENSORS, CHAIR FALLS, PICTURE RAILS AND BASE MOLDING.
15. IF TWO CONFLICTING CODES OR DETAILS EXIST IN THE DRAWING SET OR ASSOCIATED SPECIFICATIONS, THE CONTRACTOR SHALL USE THE ARCHITECT'S CHOICE TO DETERMINE THE MOST STRINGENT OR DETAIL APPLIED AT NO ADDITIONAL COST.

#### REVISIONS:



FORESIDE  
ARCHITECTS  
LLC

P O Box 66736 Phone: 207-781-3344  
Falmouth, Maine 04105 Fax 207-781-4774  
Online @ foresidearchitects.com

Project Status:

Issue For Permit

Project Number:

TBG 0010

Project Title:

THE BEACON GROUP  
7 Customs House, 2nd Floor  
Portland, Maine, 04101

Drawing Name:

CONSULTANTS & SHEET LAYOUTS

Scale:  
N.P.S.

SHEET

Date:

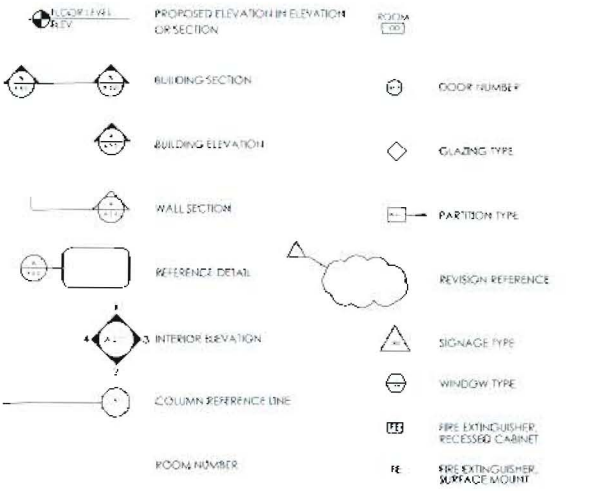
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ARCHITECTURAL SYMBOLS



ARCHITECTURAL ABBREVIATIONS

<b>A</b>	ABV Above	GA Gage	G	GD Grid	R	RA Radus
ABF Above Finished Floor	GB Glass	GR Grading	HD Handicapped	RD Radus	RIB Resilient Inset	RSL Slab
AC Access Panel	GC Glass Clazing	GO Gypsum Wallboard	HW Hardwood	RSM Resilient Metal	RST Resilient Stud	RWM Recessed Window Mount
AC-GLS Acoustical Glass	GM Glass Masonry Unit		HVAC Heating/Ventilating/Air Conditioning	RWB Resilient Wallboard	RVA Resilient Vane	RYS Resilient Yarn
AD Aluminum	GR Grade, Grading		H Height	RF Radiant Floor	RZ Right Against	
AD-C Aluminum Curtain Wall	GWB Gypsum Wallboard		HPT High Point	RI Resilient Inset	RI Resilient Inset	
AD-D Adhesive			HC Hollow Core	RIS Riser	RIS Riser	
AD-PL Adhesive Panel			HM Hollow Metal	RIS-R Riser - Rough	RIS-R Riser - Rough	
AD-U Adjustable			HR Hose Bibb	RD Rough Opening	RD-RD Recessed Door	
AD-UC Adjustable Curtain			HRT High Point	RSD Sanitary Napkin Dispenser	RSD Sanitary Napkin Dispenser	
A/C Air Conditioning			HRC Hollow Core	RSE Sanitary Napkin Dispenser	RSE Sanitary Napkin Dispenser	
ALT Alternate			HRR Hollow Metal	SEC Schedule	SEC Schedule	
AMP Aluminum Metal Panel			HS Hose	SH Sheet	SH Sheet	
ANC Anchor Anchorage			AUG Automatic Average	SIM Similar	SIM Similar	
ANOD Anodized			APPROX Approximate	SOC Sash On Glead	SOC Sash On Glead	
ARCH Architect			ASCH Aluminum Sash/Storm	SOD Sash Dispenser	SOD Sash Dispenser	
AD Area Drain			AD Aluminum Storefront Area Drain	SOF Sound Transmission Class	SOF Sound Transmission Class	
				SPEC Specification (V)	SPEC Specification (V)	
				STD Standard	STD Standard	
				T Tackboard	T Tackboard	
				T-1 Telephone	T-1 Telephone	
				T-2 Telephone	T-2 Telephone	
				T-3 Telephone	T-3 Telephone	
				T-4 Telephone	T-4 Telephone	
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				T-10 Telephone	T-10 Telephone	

INTERIOR WALL TYPES

CFI - ONE LAYER 5/8" TYPE 'X' GWB FASTENED TO 2 1/2" METAL STUDS @ 18" O.C. TO DECK ABOVE

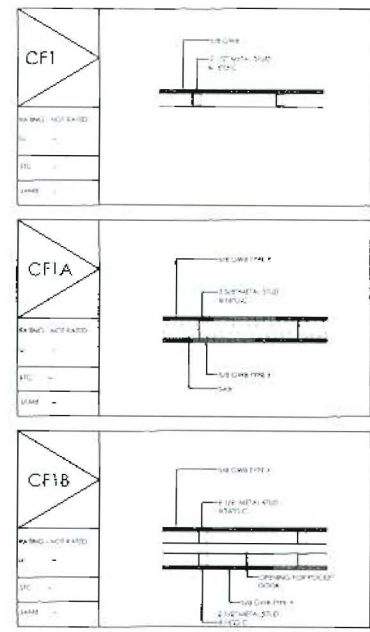
CFIA - ONE LAYER 5/8" TYPE 'X' GWB EACH SIDE FASTENED TO 3 5/8" METAL STUDS @ 18" O.C. ON ONE SIDE WITH GAP FOR POCKET DOOR AND ONE LAYER 5/8" TYPE 'X' GWB FASTENED TO 2 1/2" METAL STUDS @ 18" O.C. ON OTHER SIDE TO DECK ABOVE

RATED WALL SYSTEMS ARE TO EXTEND TO RATED FLOOR/CEILING ASSEMBLY OR ROOF/CEILING ASSEMBLY ABOVE TO FORM A COMPLETE RATED ENCLOSURE. FIRE/SMOKE SEAL ALL PENETRATIONS AS REQUIRED.

PARTITION TYPE DESIGNATIONS REFER TO THE FOLLOWING WALL CONSTRUCTION SYSTEMS.

CF SERIES = COLD-FORMED METAL STUD CONSTRUCTION

WALL PARTITION TYPES



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GENERAL NOTES

1. REFER TO DRAWINGS TO THE ARCHITECT CONTRACTOR SHALL PROTECT WORK IN OTHER AREAS AFTER REVISIONS HAVE BEEN RECEIVED BY THE ARCHITECT
2. THE BUILDING IS CONSTRUCTION WHICH WILL BE BUILT BY NEW WORK AND MODIFICATION OF WHICH MAY BE DEMANDED BY THE CONTRACTOR OR THE SUBCONTRACTOR SHALL BE REPLACED OR MODIFIED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT
3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE RELEVANT EDITIONS OF THE 2009 IBC, IBCA, AND IBCA
4. ALL DOORING CONDITIONS ARE TO BE PROVIDED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS CLARIFICATION
5. DRAWINGS ARE NOT TO BE SEALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONNECTIONS BEFORE COMMUNICATION
6. SEVERAL REQUIREMENTS FOR REMOVAL AND RECONSTRUCTION OF THE FOLLOWING: REPAIR AND/OR REPLACE AND RECONSTRUCTION. REPAIR AND/OR REPLACE AND RECONSTRUCTION. REPAIR AND/OR REPLACE AND RECONSTRUCTION. REPAIR AND/OR REPLACE AND RECONSTRUCTION.
7. THE PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY TYPE OR AMOUNT
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF WORK
9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.
10. PROJECT CLOSEOUT SHALL INCLUDE ALL DEFECTS, REPAIRS, REPLACEMENTS AND TAKEAWAYS.
11. THE LOCATION OF ALL DOORWAYS SHALL BE INDICATED BY A 1/4" DIA. DIMENSION LINE UNLESS OTHERWISE NOTED
12. ALL PARTITIONS SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE RELEVANT EDITIONS OF THE 2009 IBC, IBCA, AND IBCA
13. ALL METAL FINISHING SHALL BE PERFORMED BY THE CONTRACTOR. PROVIDE ALL SURFACE FINISHES, INCLUDING BUT NOT LIMITED TO PRIMER, FINISHES, COATINGS, AND FINISHES.
14. IF TWO CONTRACTING GROUPS OR DETAILS OBTAIN THE DRAWINGS OF OR ANY PORTION THEREOF SHALL BE THE ARCHITECT'S CHOICE TO DECIDE WHICH CONTRACTOR OR DETAIL APPLIES AT NO ADDITIONAL COST

REVISIONS

NO	DESCRIPTION
1	
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Project Status	
Issue For Permit	
Project Number	
TBG 0910	

Project Title  
 THE BEACON GROUP  
 7 Custom House, 2nd Floor  
 Portland, Maine, 04101

Drawing Name  
 WALL TYPES / FLOOR-CEILING ASSEMBLY  
 PLAN NOTES / ABBREVIATIONS AND SYMBOLS

Scale	SHEET
N/A	
Date	G.2
	09/11/10

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**GENERAL NOTES:**

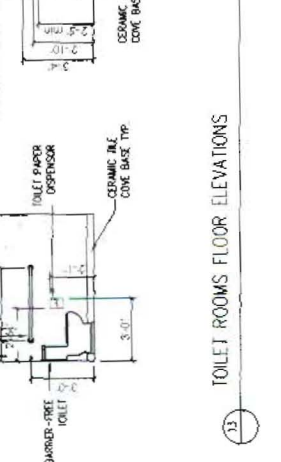
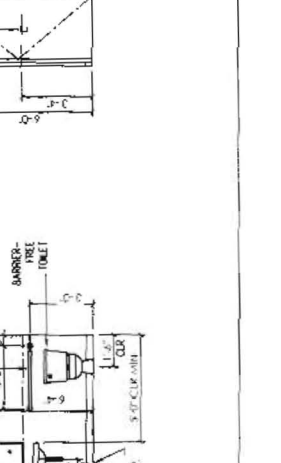
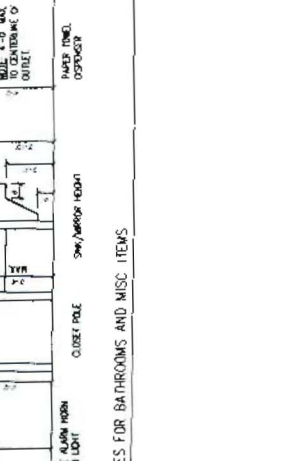
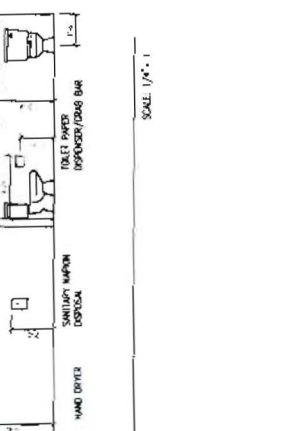
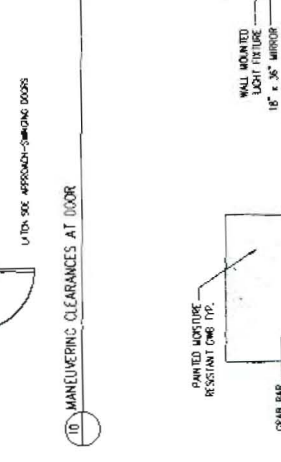
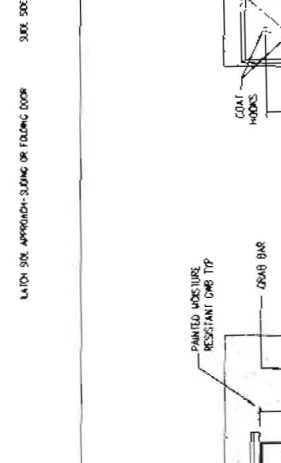
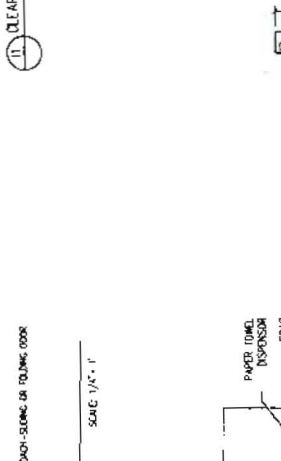
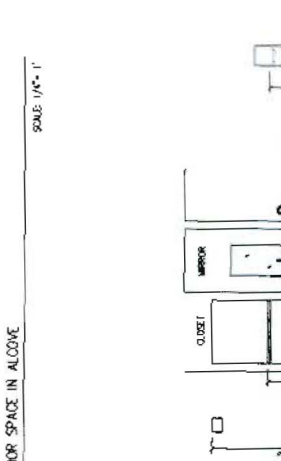
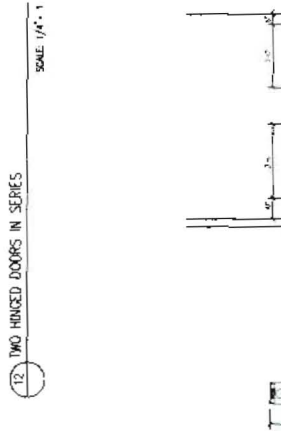
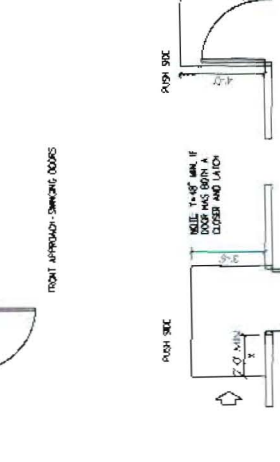
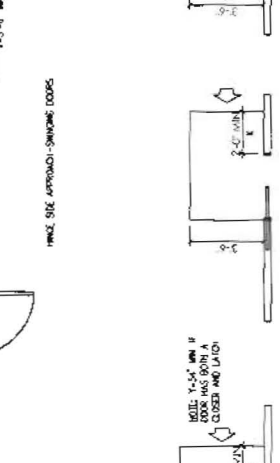
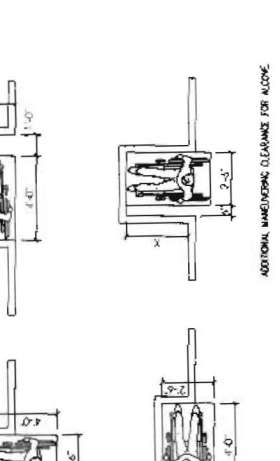
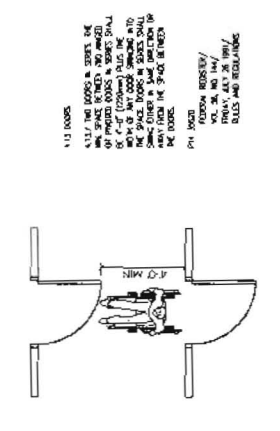
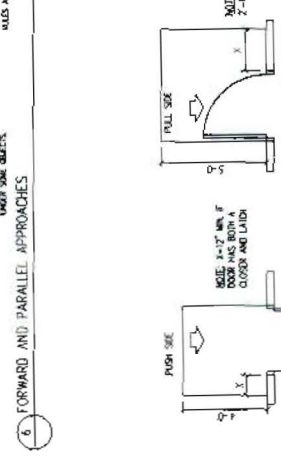
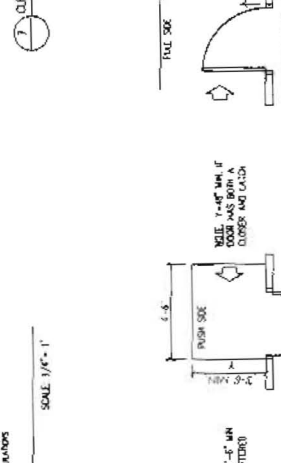
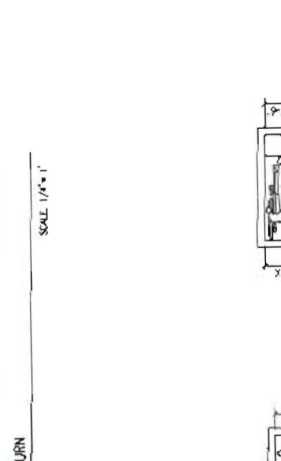
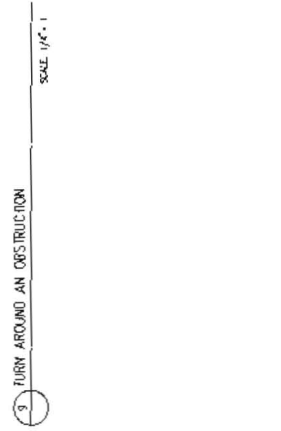
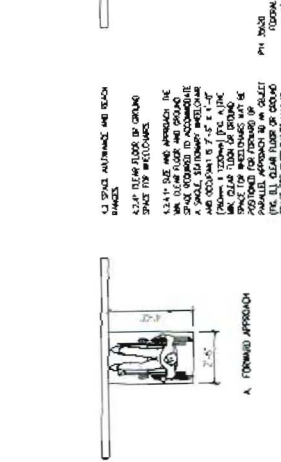
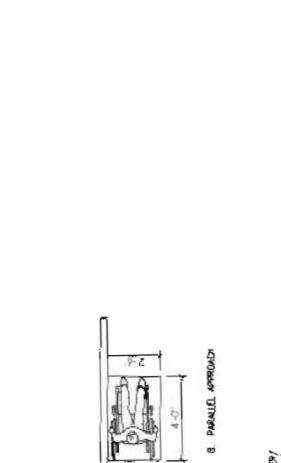
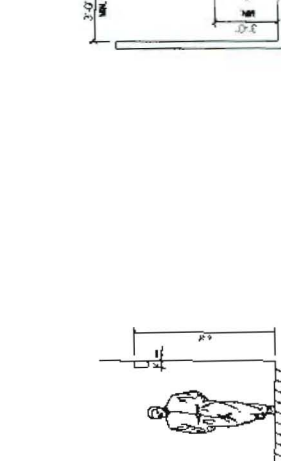
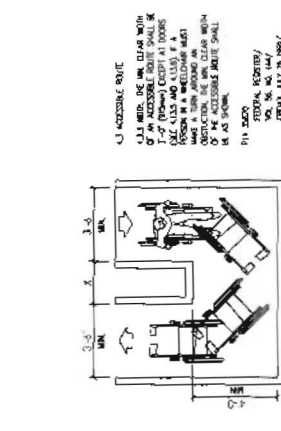
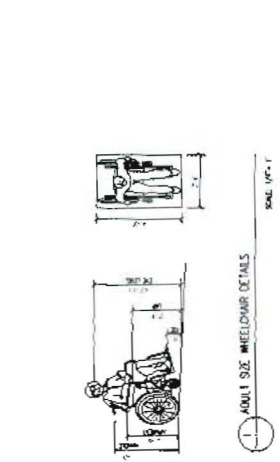
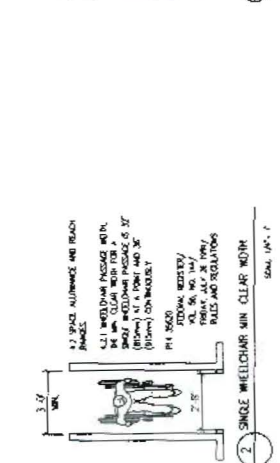
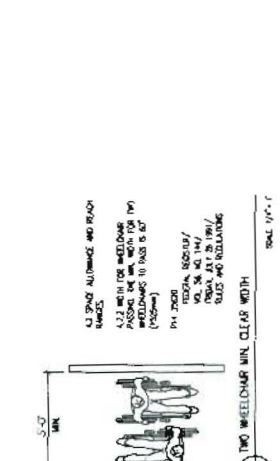
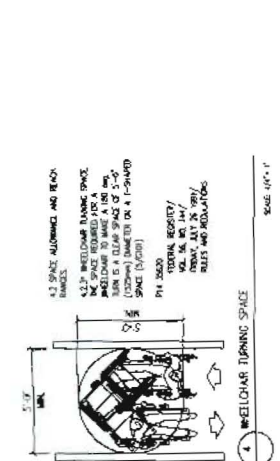
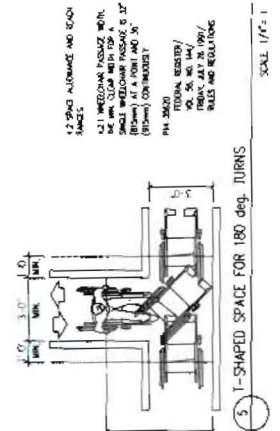
1. REFER TO THE CONTRACT DOCUMENTS FOR ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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**FOR ESIDE ARCHITECTS LLC**  
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 Falmouth, Maine 04105 Fax: 207-781-4774  
 Online @ forsidearchitects.com

Project Status: Issue For Permit  
 Project Number: TBG 0910

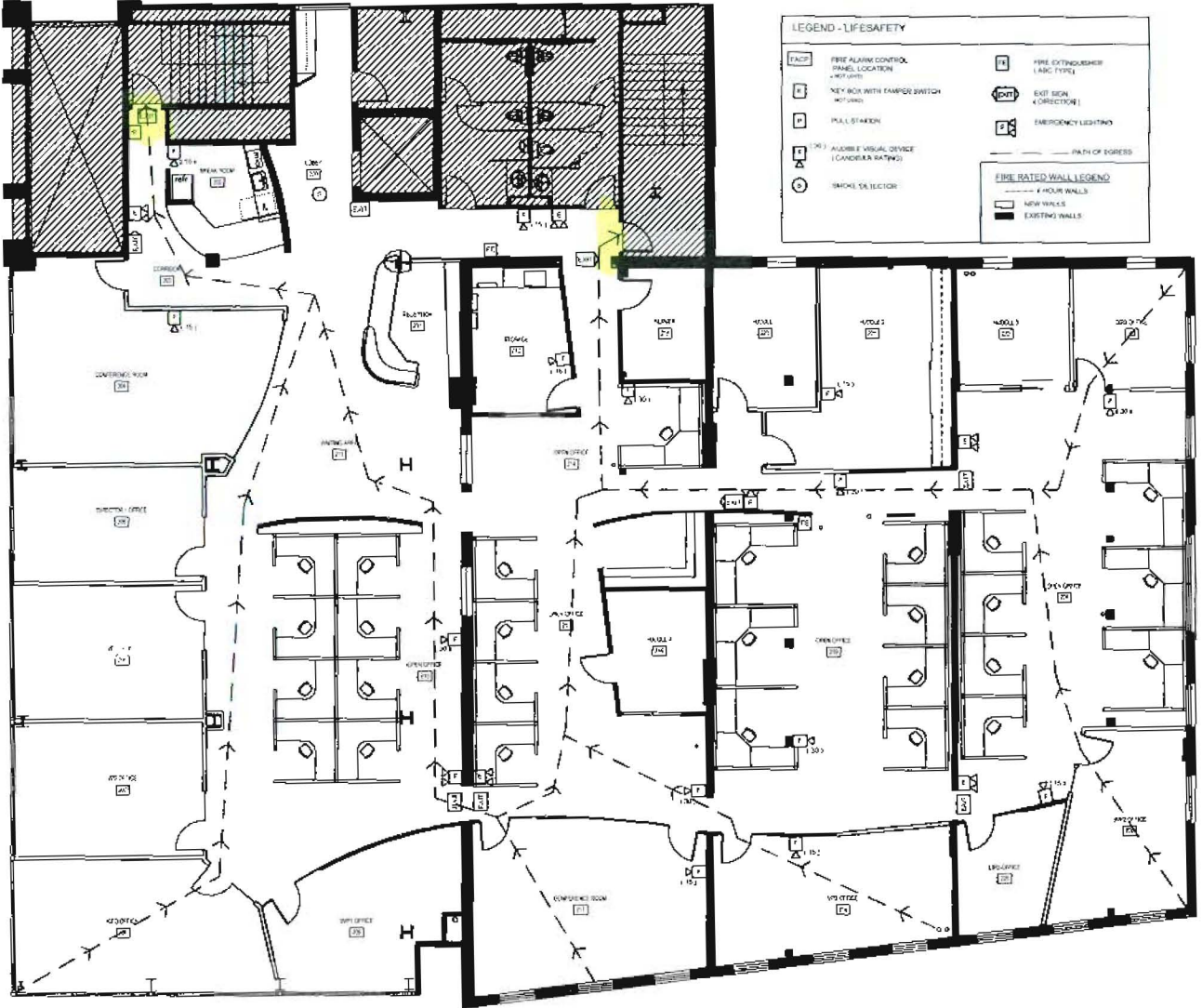
THE BEACON GROUP  
 7 Customs House, 2nd Floor  
 Portland, Maine, 04103

Drawing Name: ACCESSIBILITY STANDARDS  
 SHEET: G.3  
 Scale: 1/4" = 1'-0"  
 Date: 05/15/10



TOILET ROOMS FLOOR ELEVATIONS  
 SCALE: 1/4" = 1'-0"





1 CODE REVIEW PLAN

2006 NFPA: CODE DATA	
OCCUPANT LOAD - FLOOR AREA (TOTAL (FLOOR SPECIFIC) BUILDING AREA LESS STORAGE AREAS)	10,656 SF TOTAL
OCCUPANT LOAD - BUSINESS USE	BUSINESS USE = 100 SF / OCCUPANT = 101 OCCUPANTS
USE GROUP CLASSIFICATION	BUSINESS USE
TYPE OF CONSTRUCTION	UNPROTECTED TYPE IV (000)
TOTAL BUILDING AREA	50,000 SF TOTAL
BUILDING HEIGHT	FIVE STORES
FIRE SUPPRESSION	SUPERVISED FIRE SUPPRESSION PROVIDED
CONNECTION @ ADJACENT TENANTS	0 HR
STAIR ENCLOSURES	1 HR
SHAFTS	1 HR
EXIT ACCESS CORRIDORS	1 HR
INTERIOR LOAD BEARING WALLS	1 HR
STRUCTURAL MEMBER SUPPORTING FLOORS AND ROOF	HT
FLOOR CONSTRUCTION	HT
ROOF CONSTRUCTION	HT
FIRE EXTINGUISHERS	LOCATIONS TO BE VERIFIED IN FIELD BY FIRE CHIEF PRIOR TO INSTALLATION
ARRANGEMENT OF MEANS OF EGRESS	
DEAD END CORRIDORS	NOT TO EXCEED 50 FT
COMMON PATH OF TRAVEL	NOT TO EXCEED 75 FT
CORRIDOR WIDTH	44 INCHES MIN
FLAME SPREAD RATINGS	
INTERIOR FINISH REQUIREMENTS	
REQUIRED VERTICAL EXITS	CLASS A OR CLASS B
CORRIDORS PROVIDING EXIT ACCESS	CLASS A OR CLASS B
ROOMS OR ENCLOSED SPACES	CLASS A OR CLASS B
INTERIOR FLOOR FINISH REQUIREMENTS	
REQUIRED VERTICAL EXITS	CLASS I OR CLASS II
CORRIDORS PROVIDING EXIT ACCESS	CLASS I OR CLASS II
ROOMS OR ENCLOSED SPACES	CLASS I OR CLASS II
GENERAL NOTES:	1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS AND FIRE DAMPERS AS REQUIRED. 2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES AND REQUIREMENTS, ACCESSIBILITY PER A.D.A.A.G.

IBC 2006: CODE DATA	
USE GROUP CLASSIFICATION	BUSINESS GROUP "B"
TYPE OF CONSTRUCTION	TYPE IV III
FLOOR AREA	10,656
TABLE 503 BUILDING AREA LIMITATION-SF	36,000 SF
506.3 AUTOMATIC SPRINKLER SYSTEM (INCREASE 2006)	72,000 SF
ALLOWABLE BUILDING AREA PER FLOOR - SF	72,000 SF
BUILDING HEIGHT	FIVE STORES
FIRE SUPPRESSION	FULLY SUPERVISED FIRE SUPPRESSION
CONNECTOR BETWEEN ADJACENT TENANTS	0 HR
SHAFTS	1 HR
EXIT ACCESS CORRIDORS	1 HR
INTERIOR LOAD BEARING WALLS	1 HR
STRUCTURAL MEMBER SUPPORTING WALLS	1 HR
FLOOR CONSTRUCTION	HT
ROOF CONSTRUCTION	HT
FIRE EXTINGUISHERS	LOCATIONS TO BE VERIFIED IN FIELD BY FIRE CHIEF PRIOR TO INSTALLATION
FLAME SPREAD RATINGS	
REQUIRED VERTICAL EXITS	CLASS A OR CLASS B
CORRIDORS PROVIDING EXIT ACCESS	CLASS A OR CLASS B
ROOMS OR ENCLOSED SPACES	CLASS A OR CLASS B
INTERIOR FLOOR FINISH REQUIREMENTS	CLASS A OR CLASS B
CORRIDORS PROVIDING EXIT ACCESS	CLASS I OR CLASS II
ROOMS OR ENCLOSED SPACES	CLASS I OR CLASS II
GENERAL NOTES:	1. ALL PENETRATIONS OF FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH PROPER APPROVED MATERIALS AND FIRE DAMPERS. 2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES, ORDINANCES AND REQUIREMENTS, ACCESSIBILITY PER A.D.A.A.G.

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- GENERAL NOTES:**
- REPORT AN INTERFERENCE TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
  - EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION WORK SHALL BE DEMOLISHED BY THE CONTRACTOR OR ANY SUBCONTRACTOR. SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.
  - THE BUILDING SHALL BE CONSTRUCTED TO CONFORM TO ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE LATEST EDITIONS OF THE 2006 IBC, NFPA AND ANSI.
  - ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRES CLARIFICATION.
  - DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRES CLARIFICATION.
  - DEMOLITION REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS DEMOLISHED NOT INTENDED FOR RE-USE AND REMOVAL AND RECONNECTION, CAPPING, TERMINATION OR DISCONNECTION OF ALL WIRING, HEATING AND PLUMBING NOT USED IN THE NEW WORK.
  - THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT "X" ASBESTOS.
  - THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO COMMENCING THE WORK.
  - WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.
  - AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIGN OFF DOCUMENTS.
  - COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. SOLID-WASTE, REPAIR AND RESTORE HARBOR EXPOSED FINISHES.
  - THE LOCATION OF ALL DOORFRAMES NOT DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
  - ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
  - INSTALL BUILDING BEHIND ALL SURFACE APPLIED FINISHES FROM CHAIR BAILS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.
  - IF TWO CONFLICTING COND. OR DETAILS EXIST IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS, IT SHALL BE THE ARCHITECT'S CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES AT NO ADDITIONAL COST.

**REVISIONS**



281 VERANDA ST Phone 207-781-3344  
 PORTLAND, MAINE 04103 Fax 207-699-5564  
 Online @ foresidearchitects.com

Project Status: Issue For Permit  
 Project Number: TBG 0910

Project Title: THE BEACON GROUP  
 7 Customs House, 2nd Floor  
 Portland, Maine, 04101

Drawing Name: Building Life Safety Floor Plan

Scale: 1/8"=1'-0"  
 SHEET: A-0.0  
 Date: 09/20/10

**RECEIVED**  
 SEP 22 2010

Dept. of Building Inspections  
 City of Portland Maine

PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION



HATCHED AREAS ARE N.I.C.



**REMOVALS KEYED NOTES**

- ① REMOVE EXISTING GLASS DOORS AND HINGES SALVAGE FOR REUSE
- ② REMOVE EXISTING GLASS PANELS SALVAGE FOR REUSE
- ③ EXISTING CENTER GLASS PANEL TO REMAIN IN PLACE
- ④ REMOVE PARTITION AS SHOWN REPAIR, PATCH & PAINT ADJACENT SURFACES AS REQUIRED
- ⑤ REMOVE POCKET DOOR, TRACK AND ALL ASSOCIATED HARDWARE SALVAGE FOR REUSE
- ⑥ REMOVE WOOD AND GLASS DOUBLE DOORS & FRAME SALVAGE FOR REUSE
- ⑦ REMOVE DOOR AND FRAME SALVAGE FOR REUSE

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- GENERAL NOTES:**
1. REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
  2. EXISTING AND NEW COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPAIRED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.
  3. THE BUILDING SHALL BE CONSTRUCTED IN CONFORMANCE WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE LATEST EDITIONS OF THE 2009 IBC, MEPA AND ANG.
  4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.
  5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING CLARIFICATION.
  6. DEMOLITION REQUIRES SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS OBTAINED NOT INTENDED FOR REUSE, AND REMOVAL AND RECONSTRUCTION OF ALL WEIRD, HEAVY AND FLAMING NOT USED IN THE NEW WORK.
  7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF PRODUCT, BE ABSENT.
  8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO COMMENCING THE WORK.
  9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT SPECIFICATIONS. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.
  10. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT. REPAIR, REFINISH AND RESTORE MARKED FINISHES.
  11. THE LOCATION OF ALL DOORFRAMES (NOT DIMENSIONED) SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
  12. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
  13. INSTALL BLOCKING BEHIND WALL SURFACE APPLIED FINISHES, TRIM CORNICES, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.
  14. IF TWO CONFLICTING COND. OR DETAILS EXIST IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS IT SHALL BE THE ARCHITECT'S CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES AT NO ADDITIONAL COST.

**REVISIONS**



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Project Status:	
Issue For Permit:	
Project Number:	

Project Title:  
 THE BEACON GROUP  
 7 Customs House, 2nd Floor  
 Portland, Maine 04101

Drawing Name:  
 Existing / Demolition  
 Building Floor Plans

Scale: 3/16"=1'-0"	SHEET
Date: 09/16/10	A-1.0

1 REMOVALS PLAN  
 3/16" = 1'-0"

PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION



HATCHED AREAS ARE N.I.C.

No Removals  
EXISTING COND.



**FLOOR PLAN KEYED NOTES**

- 1 INSTALL SALVAGED GLASS DOOR WHERE SHOWN
- 2 INSTALL 2'-11 3/4" SALVAGED GLASS PANELS WHERE SHOWN
- 3 INSTALL SALVAGED POCKET DOOR, TRACK AND ALL ASSOCIATED HARDWARE
- 4 INSTALL SALVAGED WOOD AND GLASS DOORS IN NEW FRAME
- 5 INSTALL SALVAGED DOOR AND FRAME
- 6 INSTALL 1'-10" SALVAGED GLASS PANEL WHERE SHOWN
- 7 INSTALL 2'-8" SALVAGED GLASS PANEL WHERE SHOWN
- 8 WRAP COLUMN AS TIGHTLY AS POSSIBLE WITH 2 1/2" METAL STUDS AND ONE LAYER OF 5/8" TYPE X GWB ON THREE SIDES

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- GENERAL NOTES:**
1. REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
  2. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DISCREPANCIES WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPAIRED OR RESTORED TO THE ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE ARCHITECT.
  3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE LATEST EDITIONS OF THE 2006 IBC, NFPA AND ANSI.
  4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.
  5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS REQUIRING ELABORATION.
  6. DEMOLITION REQUIRES SELECTIVE REMOVAL AND SURROUNDING OFF-SITE DISPOSAL OF THE FOLLOWING: REMOVAL OF ALL MATERIALS DEMOLISHED NOT INTENDED FOR REUSE AND REMOVAL AND RECONNECTION, CAPPING, TERMINATION OR DISCONNECTION OF ALL WIRING, HEATING AND PLUMBING NOT USED IN THE NEW WORK.
  7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY KIND PERIODICALLY AS REQUIRED.
  8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO COMMENCING THE WORK.
  9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN AGREEMENT.
  10. AT PROJECT CLOSEOUT, SUBMIT SPECIFIC WARRANTIES, WORKMANSHIP BONDS, MAINTENANCE AGREEMENTS, FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS.
  11. COMPLETE FINAL CLEANUP AT PROJECT CLOSEOUT INCLUDING REPAIR AND RESTORE DAMAGED EXPOSED FINISHES.
  12. THE LOCATION OF ALL DOOR FRAME SIZES DIMENSIONED SHALL BE 4" FROM ADJACENT WALLS UNLESS OTHERWISE INDICATED.
  13. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF SUPPORTING STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
  14. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FEATURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS AND BASE MOLDINGS.
  15. IF TWO CONFLICTING CONDITIONS DETAIL SHOWN IN THIS DRAWING SET OR ASSOCIATED SPECIFICATIONS SHALL BE THE ARCHITECT'S CHOICE TO DECIDE WHICH CONDITION OR DETAIL APPLIES AT THE ADDITIONAL COST.

**REVISIONS:**



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Project Status: Issue For Permit  
 Project Number: TBG 0910

Project Title: THE BEACON GROUP  
 7 Customs House, 2nd Floor  
 Portland, Maine, 04101

Drawing Name: Building Floor Plans

Scale: 3/16" = 1'-0" SHEET: A-1.1

PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION

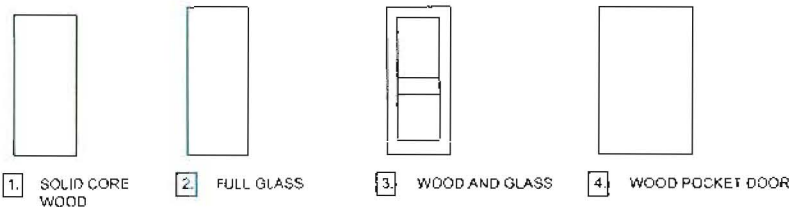
Date: 03/15/10

1 FLOOR PLAN  
 3/16" = 1'-0"

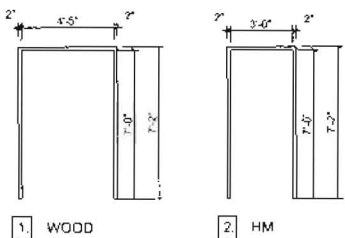


# DOOR AND FRAME SCHEDULE

MARK	DOOR				FRAME				FIRE RATING LABEL	HARDWARE		NOTES		
	SIZE			MATL	EL	LOUVER		DETAIL			SET NO		KEYSIDE RM NO	
	WD	HGT	THK			WD	HGT	MATL		EL				WD
204	3'-0"	7'-0"	1 3/4"	WD	1.	-	-	-	HM.	2.	3'-4"	7'-2"	-	G.C. TO COORDINATE W/ OWNER REQUIREMENTS
205	3'-0"	7'-0"	3/4"	GL	2.	FULL	-	-	-	-	-	-	-	SALVAGED GLASS DOOR TO BE INSTALLED IN GWB CASED OPENING
206	3'-0"	7'-0"	3/4"	GL	2.	FULL	-	-	-	-	-	-	-	SALVAGED GLASS DOOR TO BE INSTALLED IN GWB CASED OPENING
207	3'-0"	7'-0"	3/4"	GL	2.	FULL	-	-	-	-	-	-	-	SALVAGED GLASS DOOR TO BE INSTALLED IN GWB CASED OPENING
208	3'-0"	7'-0"	3/4"	GL	2.	FULL	-	-	-	-	-	-	-	SALVAGED GLASS DOOR TO BE INSTALLED IN GWB CASED OPENING
209	EXISTING DOOR TO REMAIN													
212	EXISTING DOOR TO REMAIN													
213	EXISTING DOOR TO REMAIN													
216	EXISTING DOOR TO REMAIN													
217A	EXISTING DOOR TO REMAIN													
217B	EXISTING DOOR TO REMAIN													
218	EXISTING DOOR TO REMAIN													
220	3'-0"	7'-0"	1 3/4"	WD	3.	Y	-	-	HM.	2.	3'-4"	7'-2"	-	SALVAGED WOOD & GLASS DOOR TO BE INSTALLED IN NEW HM FRAME
221	3'-0"	7'-0"	1 3/4"	WD	3.	Y	-	-	HM.	2.	3'-4"	7'-2"	-	SALVAGED WOOD & GLASS DOOR TO BE INSTALLED IN NEW HM FRAME
222	4'-5"	7'-0"	1 3/4"	WD	4.	-	-	-	WD.	1.	4'-5"	7'-0"	-	SALVAGED POCKET DOOR TO BE INSTALLED IN NEW WOOD FRAME
223	3'-0"	7'-0"	1 3/4"	WD	1.	-	-	-	HM.	2.	3'-4"	7'-2"	-	
225	EXISTING DOOR TO REMAIN													
226	3'-0"	7'-0"	1 3/4"	WD	1.	-	-	-	HM.	2.	3'-4"	7'-2"	-	SALVAGED WOOD DOOR & HM FRAME



## DOOR TYPES



## FRAME TYPES

## FINISH LEGEND:

- CPT = DIRECT GLUE CARPET - TO BE SELECTED
- VWB = VINYL WALL BASE - JOHNSONITE 4" COVE BASE, COLOR TO BE DETERMINED
- P 1 = PAINT ONE COAT PRIME AND TWO FINISH, \*REFER TO NOTE - COLOR TO BE CHOSEN BY OWNER/ TENANT\*

# ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR	WALLS				CEILING		NOTES
			N	S	E	W	MATL	HEIGHT	
200	LOBBY	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
201	RECEPTION	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
202	BREAK ROOM	EXISTING TO REMAIN	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
203	CORRIDOR	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
204	CONFERENCE ROOM	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
205	DIR1 OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
206	VP1 OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
207	VP2 OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
208	CEO OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
209	SVP1 OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
210	OPEN OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
211	WAITING AREA	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
212	STORAGE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
213	SERVER	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
214	OPEN OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
215	OPEN OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
216	HUDDLE 4	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
217	CONFERENCE ROOM	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
218	VP3 OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
219	OPEN OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
220	HUDDLE 1	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
221	HUDDLE 2	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
222	HUDDLE 3	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
223	DISPLAY AREA	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
224	OPEN OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
225	DIR2 OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	
226	SVP2 OFFICE	CPT/VWB	P1	P1	P1	P1	EXISTING TO REMAIN	EXISTING TO REMAIN	

## FINISH NOTES:

- ALL FINAL FLOOR FINISHES ARE TO BE CHOSEN BY OWNER / TENANT. FLOOR FINISH TRANSITIONS FROM ONE MATERIAL TYPE TO ANOTHER SHALL BE ACCOMPLISHED WITH COMPATIBLE VINYL COMPONENTS, VERTICAL SEPARATION ON ADJACENT SURFACES SHALL NOT EXCEED 1/4"
- PAINT COLORS SHALL BE AS CHOSEN BY THE OWNER AND/OR TENANT AS SELECTED FROM CURRENTSHERWIN-WILLIAMS, BENJAMIN MOORE AND CABOT STAINS CURRENT CATALOGS
- ALL METAL COMPONENTS OF STAIRS LADDERS AND MISCELLANEOUS METAL COMPONENTS, SHALL BE PREPPED AND PAINTED OR REPAINTED. COLORS SHALL BE CHOSEN BY OWNER/ TENANT
- ALL CASEWORK SHALL BE FACTORY PREPPED AND PAINTED. COLORS SHALL BE CHOSEN FOR MANUFACTURERS STANDARD COLOR PALETTE
- ALL TRIM (WOOD AND METAL DOOR FRAMES) SHALL RECEIVE P2 PAINT, COLOR TO BE CHOSEN. REFER TO MANUFACTURER SPECIFICATIONS FOR CORRECT APPLICATION AND OPTIONS

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- EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.
- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE LATEST EDITIONS OF THE IBC, IRC, IFB AND IMLC.
- ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.
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- IF TWO CONFLICTING CONDITIONS EXIST IN THIS DRAWING SET FOR ASSOCIATED SPECIFICATIONS IT SHALL BE THE ARCHITECT'S CHOICE TO DECIDE WHICH CONDITION OR CONDITION APPLIES AT AN ADDITIONAL COST.

### REVISIONS:



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Project Status:

Issue For Permit

Project Number:

TBC 0919

Project Title:

THE BEACON GROUP  
7 Customs House, 2nd Floor  
Portland, Maine, 04101

Drawing Name:

DOOR AND FINISH SCHEDULES

Scale:

1/8" = 1'-0"

Date:

09/16/10

SHEET:

A-6.0