

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 021395

This is to certify that Portland Regency Inc /Appl  
has permission to Interior Renovations to Lower level to include Bar, Wet Room, Lobby, Day Spa and Health Club  
AT 20 Milk St 029 R001001

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 laid out or closed-in.  
**HEAR 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]* 12/31/0  
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: 02-1395	Issue Date:	CBL: 029 R001001
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Location of Construction: 20 Milk St	Owner Name: Portland Regency Inc	Owner Address: 20 Milk St	Phone: 774-4200
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Portland Regency Hotel	Proposed Use: Portland Regency Hotel	Permit Fee: \$2,123.00	Cost of Work: \$300,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-1 Type: 3A 12/31/02 Signature: [Signature]	

Proposed Project Description:  
Interior Renovations to Lower Level to include Banquet Room, Lobby, Day Spa and Health Club

Signature: [Signature] Signature: [Signature]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gad	Date Applied For: 12/20/2002	<b>Zoning Approval</b>
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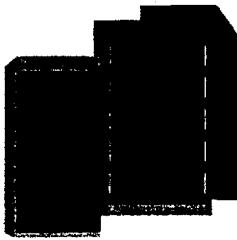
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>previous permit</i></p> <p><input type="checkbox"/> Wetland # 02-1395</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>use already determined under previous permit</i></p> <p>Date: <i>permitted</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>any exterior work requires a separate review</i></p> <p>Date: _____</p>
	<p><i>OL [Signature]</i></p>		

**CERTIFICATION**

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

\_\_\_\_\_  
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



**CITY OF PORTLAND  
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:** MARK MUELLER ARCHITECTS

**RE:** Certificate of Design

**DATE:** DEC. 20, 2002

These plans and/or specifications covering construction work on:

INTERNAL RENOVATIONS OF THE PORTLAND REGENCY HOTEL

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 *Carl J. Miller*

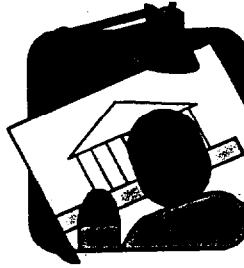
Title ARCHITECT

Firm MARK MUELLER ARCHITECTS

Address 100 COMMERCIAL SQ. #207  
PORTLAND 04101

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.



# 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:** MARK MUELLER ARCHITECTS

**DATE:** DEC. 20, 2002

**Job Name:** Portland Recovery Hotel

**Address of Construction:** 20 MILL ST. PORTLAND, ME, 04101

## THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year 1999 Use Group Classification(s) R-1

Type of Construction 3A Bldg. Height 50' Bldg. Sq. Footage 90,000 SF.

Seismic Zone N/A Group Class N/A

Roof Snow Load Per Sq. Ft. N/A Dead Load Per Sq. Ft. N/A

Basic Wind Speed (mph) N/A Effective Velocity Pressure Per Sq. Ft. N/A

Floor Live Load Per Sq. Ft. 100psf max. WORK IS LOCATED AT AN EXISTING CONC. FLOOR SLAB IN THE BASEMENT

Structure has full sprinkler system? Yes X No      Alarm System? Yes X No     

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department. (STRUCTURE IS EXISTING)

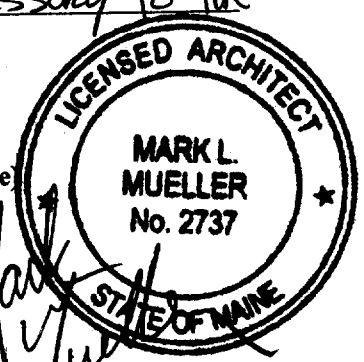
Is structure being considered unlimited area building: Yes      No X

If mixed use, what subsection of 313 is being considered ALL USES ARE NECESSARY TO THE R-1 (HOTEL) USE

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

ASSEMBLY LOBBIES 100psf  
HOTEL ROOMS 50psf  
PSH 6/07/2K CORRIDORS 100psf  
CYMNASIA 100psf

(Designers Stamp & Signature)



*Handwritten signature of Mark L. Mueller*



# City of Portland, Maine

389 Congress St., Rm 315  
Portland, ME 04101

## ACCESSIBILITY CERTIFICATE

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

**FROM:** MARK MUELLER ARCHITECTS

**RE:** Certificate of Design, HANDICAP ACCESSIBILITY

**DATE:** DEC. 20, 2002

These plans and/or specifications covering construction work on:

INTERIOR RENOVATIONS IN THE LOWER LEVEL  
BASEMENT OF THE PORTLAND PENNAC HOTEL

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)

Signature [Handwritten Signature]

Title ARCHITECT

Firm MARK MUELLER ARCHITECTS

Address 100 COMMERCIAL ST.  
#207  
PORTLAND 04101

02-1395

# 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>20 MILK ST. PORTLAND</u>		
Total Square Footage of Proposed Structure <u>EXISTING STRUCTURE</u>	Square Footage of Lot <u>24,300 ± S.F.</u> <u>APPROX. AREA OF RENOVATION - 9000 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>R</u> Lot# <u>1</u>	Owner: <u>PORTLAND REVENUE HOTEL, Inc.</u>	Telephone: <u>774-4200</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MARK WENZEL ARCHITECTS</u> <u>100 COMMERCIAL ST. #207</u> <u>774-9057</u>	Cost Of Work: \$ <u>300,000.00</u> Fee: \$ <u>2123.00</u>
Current use: <u>HOTEL</u> FAX <u>774-9057</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>HOTEL</u>		
Project description: <u>LOWER LEVEL INTERIOR RENOVATIONS INCLUDING A NEW BANQUET ROOM, LOBBIES, DAY SPA &amp; HEALTH CLUB.</u>		
Contractor's name, address & telephone: <u>BY OWNER 20 MILK ST, PORTLAND</u>		
Who should we contact when the permit is ready: <u>JEFF BENNETT, FACILITIES MANAGER</u>		
Mailing address: <u>20 MILK ST.</u> <u>PORTLAND, ME 04101</u> <u>call @ THE HOTEL</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>774-4200</u> <u>XX call</u>		

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

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





Signature of applicant: <u>[Signature]</u>	Date: <u>Dec. 19, 2002</u>
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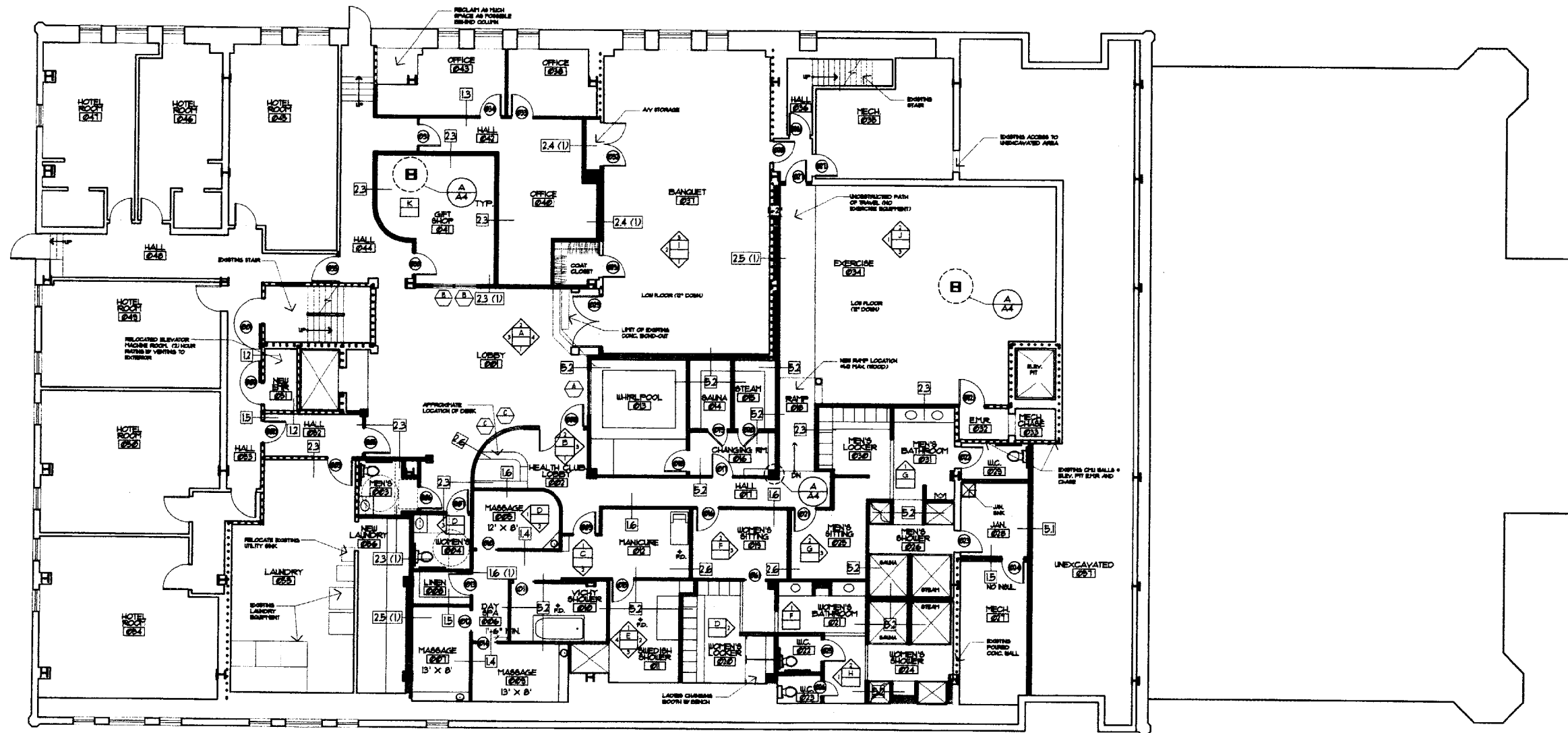
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

**GENERAL NOTES**

1. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF BOCA, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
2. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
3. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
4. ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
5. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN RECYCLE/TRASH, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.
6. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
7. INSTALL U.L. FIRE-STOPPING SEALANT/SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
8. FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING PENETRATIONS. CAULK JOINTS.
9. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.

**LEGEND:**

	EXISTING WALL TO REMAIN
	PROPOSED GULLB. WALL
	PROPOSED FIRE RATED WALL
	PROPOSED NEW CMU WALL



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



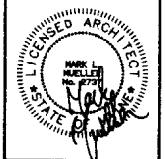
**MARK  
MUELLER  
ARCHITECTS**  
A.I.A.  
100 Commercial Street  
Suite 207  
Portland, Maine 04101  
Phone/Fax 207.774.9057  
Email: mm.arch@comcast.net

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MARK MUELLER ARCHITECTS

RENOVATION OF  
**THE REGENCY HOTEL**  
MILK STREET  
PORTLAND, MAINE

DATE	REVISED
Dec 20 2002	
PROJECT	REGENCY
DRAWN BY	BJR
CHECK BY	MLM

**A-1**



**MARK  
MUELLER  
ARCHITECTS**  
A.I.A.  
100 Commercial Street  
Suite 207  
Portland, Maine 04101  
Phone/Fax 207.774.9057  
Email: mm.arch@ron.com

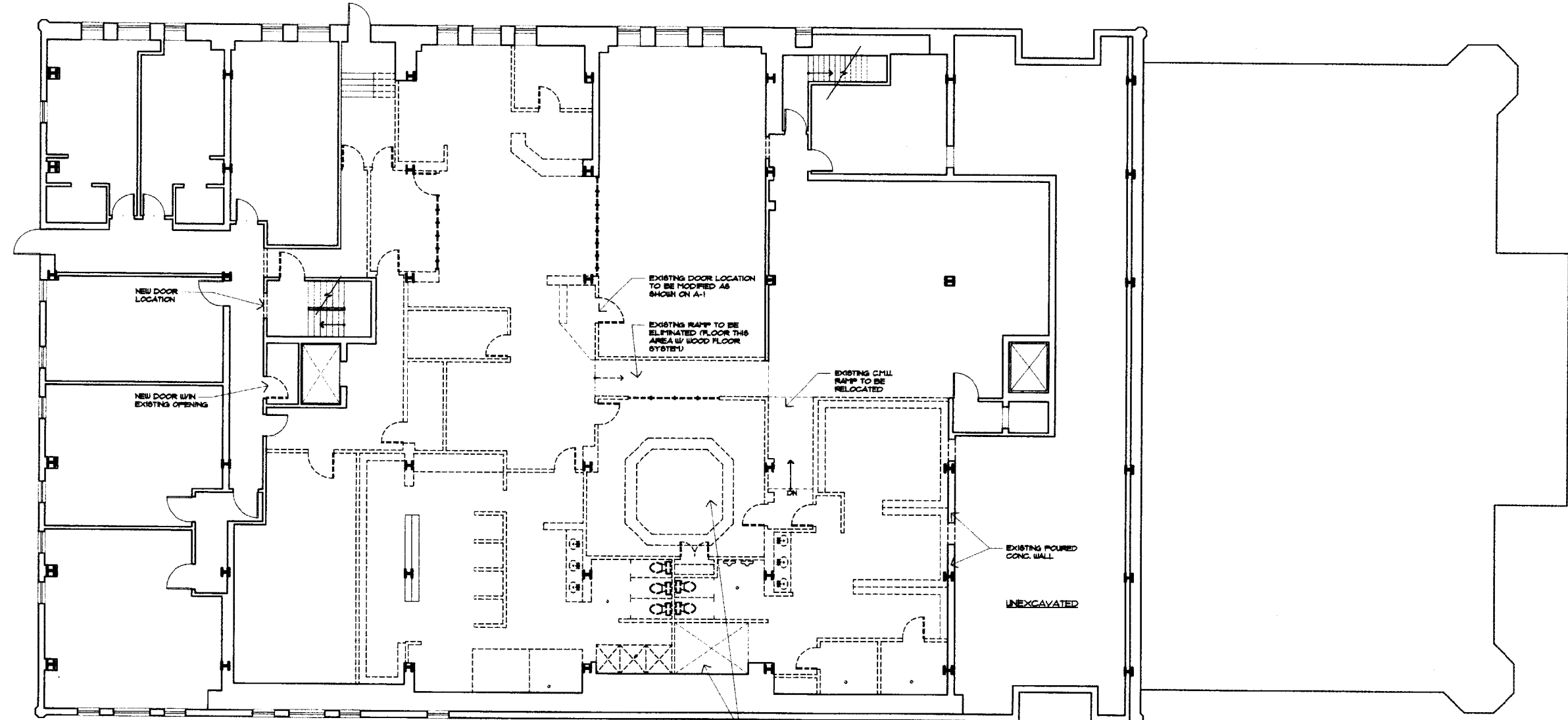
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MARK MUELLER ARCHITECTS

RENOVATION OF:  
**THE REGENCY HOTEL**  
MILK STREET  
PORTLAND, MAINE

REVISIONS	DATE
	06/20/2002
PROJECT	REGENCY
DRAWN BY	B.M.
CHECK BY	M.M.

**A-2**

**LEGEND:**  
 ———— EXISTING WALL TO REMAIN  
 - - - - - WALL OR FIXTURE TO BE REMOVED



REMOVE EXISTING CONC. & HOT TUB AND BACKERS TO CREATE NEW FLUSH FLOOR

**NOTE:**  
All existing gypsum drywall as fire protection on beams and columns shall remain (or be replaced as part of the new construction)

**1 DEMO PLAN**  
SCALE: 1/8" = 1'-0"





**MARK MUELLER ARCHITECTS**  
A.I.A.  
100 Commercial Street  
Suite 207  
Portland, Maine 04101  
Phone/Fax 207.774.9057  
Email: mm.arch@rcn.com

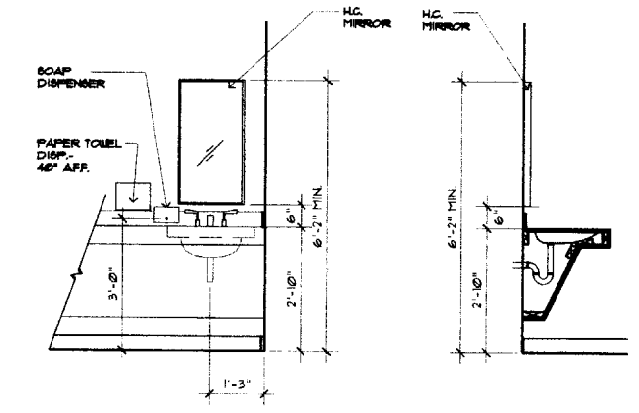
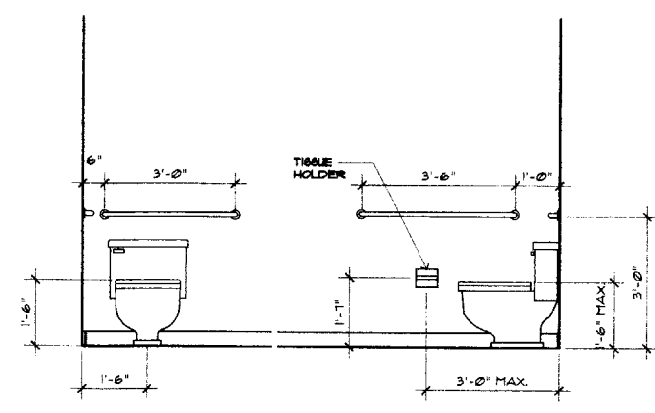
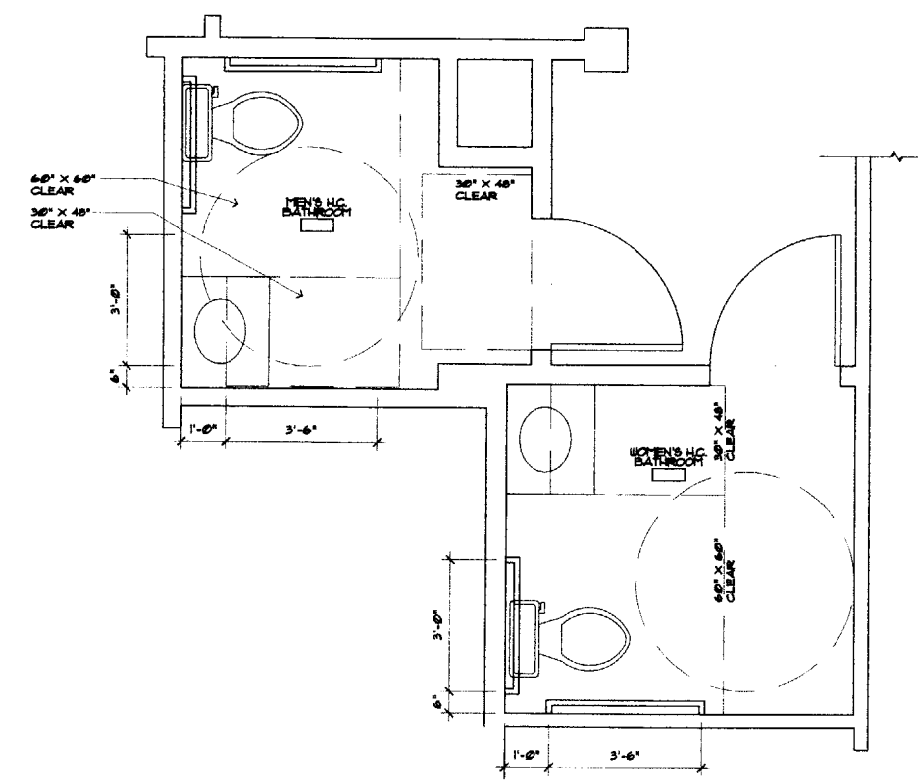
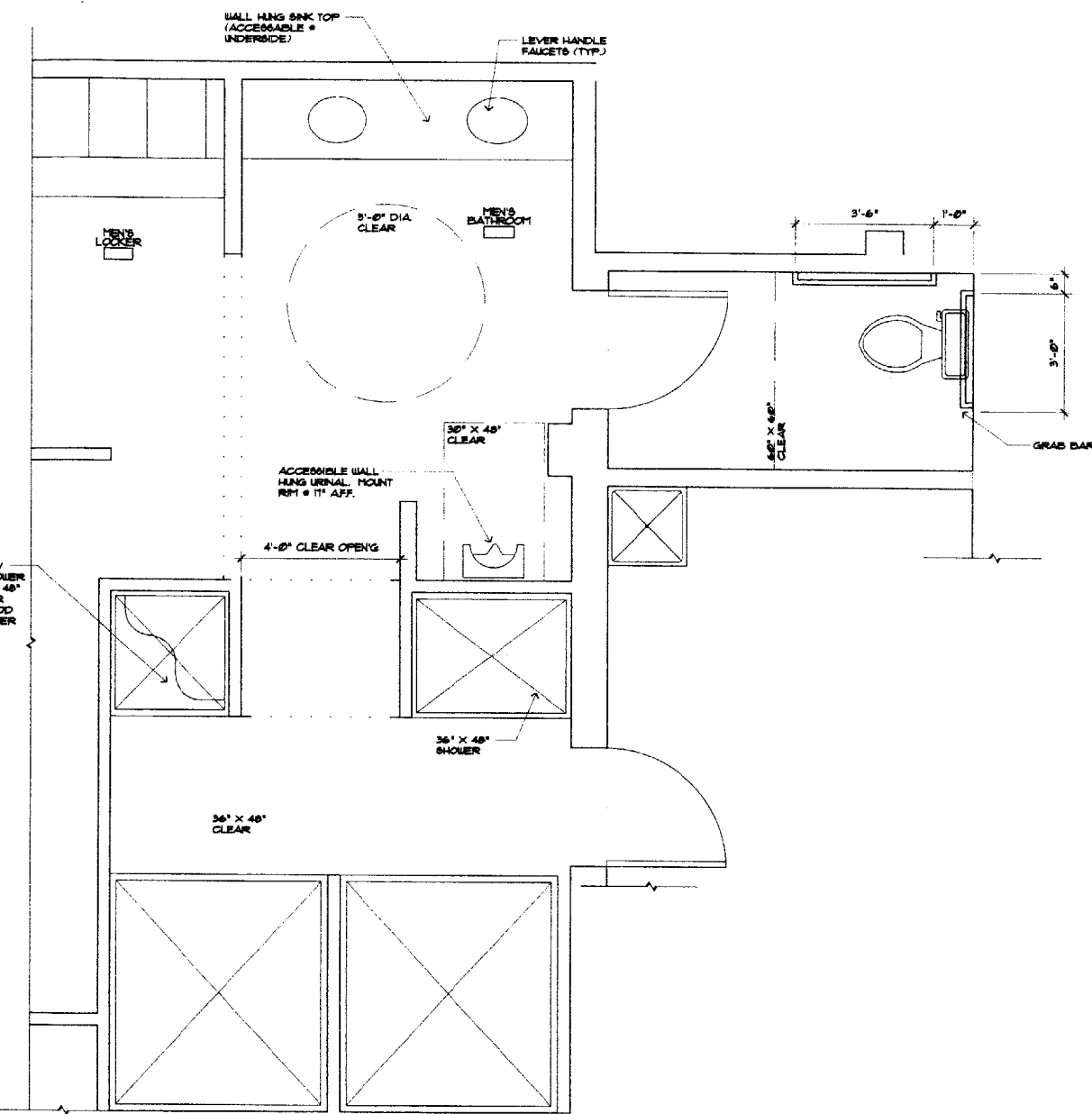
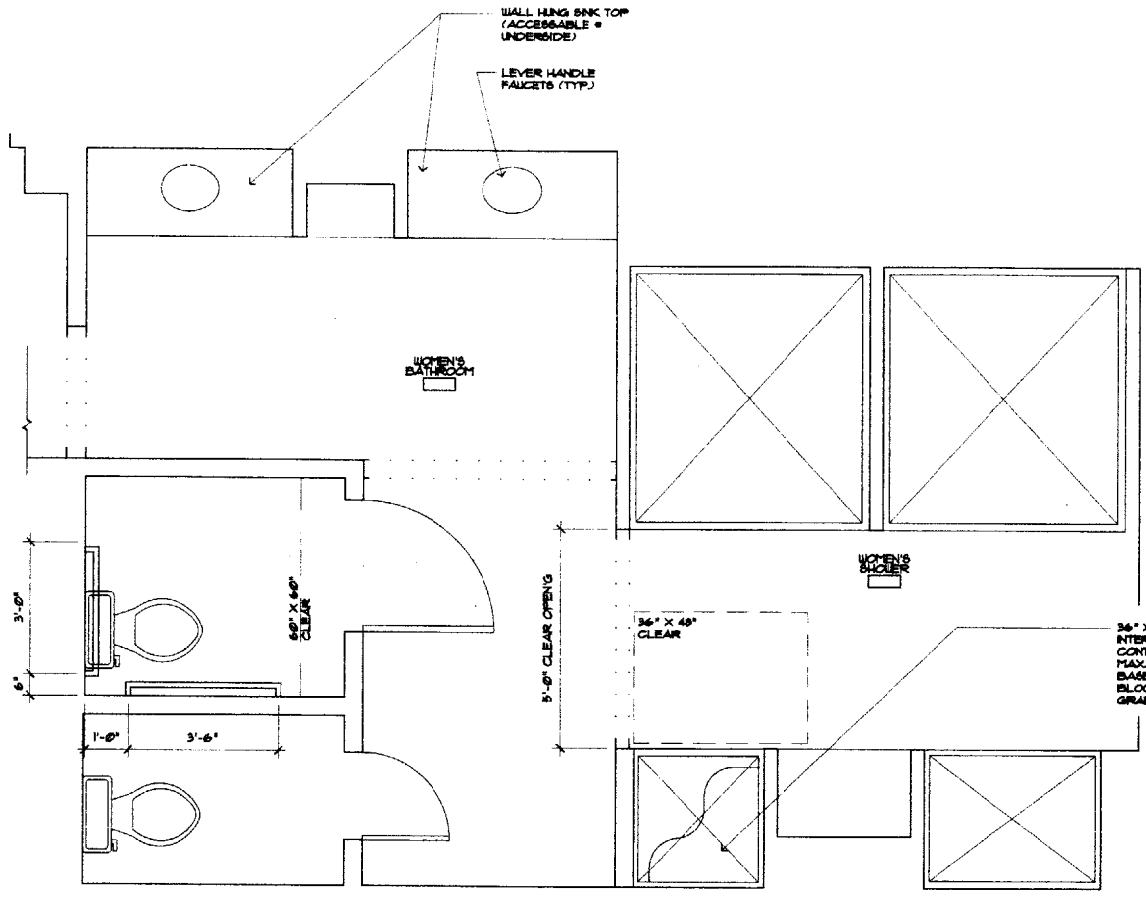
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MARK MUELLER ARCHITECTS

RENOVATION OF  
**THE REGENCY HOTEL**  
MILK STREET  
PORTLAND, MAINE

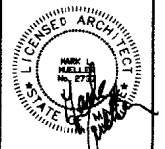
DOOR AND WINDOW SCHEDULES, HALL TYPES, ENLARGED  
H.C. BATHROOM PLANS AND ELEVATIONS

REVISIONS  
DATE  
Dec 20 2002  
PROJECT  
REGENCY  
DRAWN BY  
MB  
CHECK BY  
MLM

**A-3**



**3 H.C. BATHROOM ELEVATIONS**  
SCALE: 1/2" = 1'-0"



**MARK  
MUELLER  
ARCHITECTS**  
A.I.A.

100 Commercial Street  
Suite 207  
Portland, Maine 04101  
Phone/Fax 207.774.9057  
Email: mm.arch@rcti.com

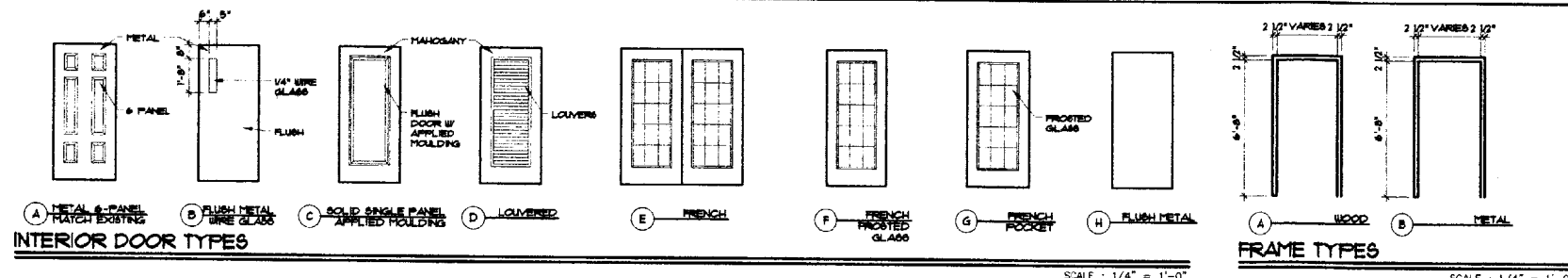
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MARK MUELLER ARCHITECTS

RENOVATION OF:  
**THE REGENCY HOTEL**  
MILK STREET  
PORTLAND, MAINE

DOOR AND WINDOW SCHEDULES, WALL TYPES

DATE: Dec 20, 2012  
PROJECT: REGENCY  
DRAWN BY: B.B.  
CHECK BY: M.M.

**A-4**

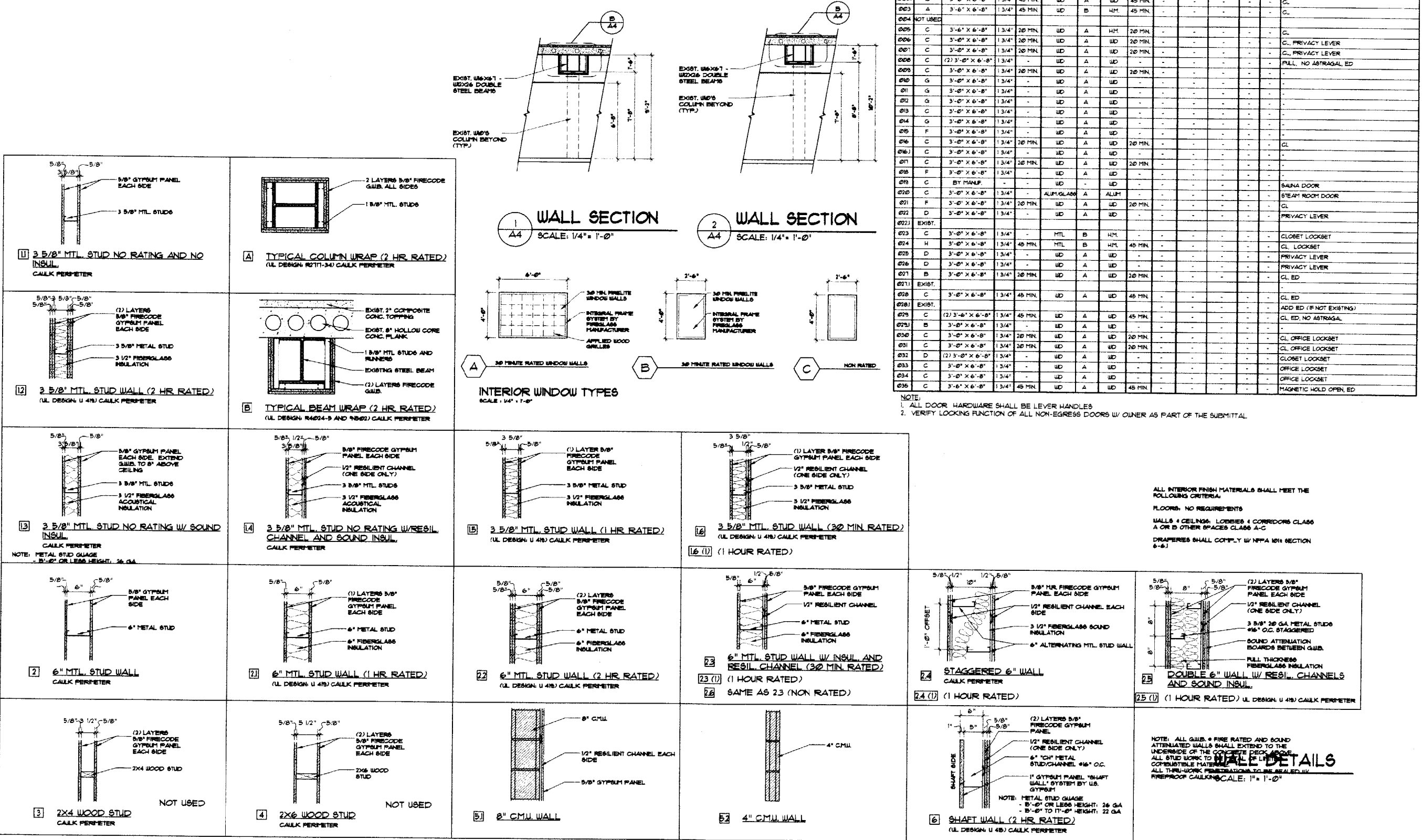


DOOR SCHEDULE ABBREVIATIONS													
EXT	EXTERIOR	MAS	MASONITE	FR	FAIR	CL	CLOSER	FR	FIRE RATED	SC	SOLID CORE	ED	EXIT DEVICE
DR	DOOR	MC	MINERAL CORE	SL	SIDE LITE	BC	BOLT CORE	HL	HOLLOW LEAD	SL	SIDE LITE	ED	EXIT DEVICE
HC	HOLLOW CORE	MN	MUTE	HL	HOLLOW LEAD	HL	HOLLOW LEAD	HL	HOLLOW LEAD	HL	HOLLOW LEAD	HL	HOLLOW LEAD
HM	HOLLOW METAL	MTL	METAL	MTL	METAL	MTL	METAL	MTL	METAL	MTL	METAL	MTL	METAL
INS	INSULATED	N/C	NOT IN CONTRACT	INS	INSULATED	N/C	NOT IN CONTRACT	INS	INSULATED	N/C	NOT IN CONTRACT	INS	INSULATED
LL	LEAD LINED	NO	NUMBER	LL	LEAD LINED	NO	NUMBER	LL	LEAD LINED	NO	NUMBER	LL	LEAD LINED

DOORS												FRAMES			THRESHOLD		REMARKS
NO.	TYPE	SIZE	THK.	F.R.	MAT.	TYPE	MAT.	F.R.	DETAILS	MAT.	DETAIL	BILL	HT.				
												HEAD	JAMB				
1ST FLOOR																	
001	B	3'-0" x 7'-0"	1 3/4"	30 MIN	UD	B	HPL	30 MIN	-	-	-	-	-	EXISTING CMU WALL, CL ED			
002	A	3'-0" x 6'-8"	1 3/4"	30 MIN	UD	A	HPL	30 MIN	-	-	-	-	-	MATCH EXISTING, CL ED			
003	B	3'-0" x 6'-8"	1 3/4"	45 MIN	UD	A	UD	45 MIN	-	-	-	-	-	CL			
004	A	3'-6" x 6'-8"	1 3/4"	45 MIN	UD	B	HM	45 MIN	-	-	-	-	-	CL			
005	C	3'-6" x 6'-8"	1 3/4"	20 MIN	UD	A	HM	20 MIN	-	-	-	-	-	CL			
006	C	3'-0" x 6'-8"	1 3/4"	20 MIN	UD	A	UD	20 MIN	-	-	-	-	-	CL, PRIVACY LEVER			
007	C	3'-0" x 6'-8"	1 3/4"	20 MIN	UD	A	UD	20 MIN	-	-	-	-	-	CL, PRIVACY LEVER			
008	C	(2) 3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	FULL, NO ASTRAGAL ED			
009	C	3'-0" x 6'-8"	1 3/4"	20 MIN	UD	A	UD	20 MIN	-	-	-	-	-	-			
010	G	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	-			
011	G	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	-			
012	G	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	-			
013	C	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	-			
014	G	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	-			
015	F	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	-			
016	C	3'-0" x 6'-8"	1 3/4"	20 MIN	UD	A	UD	20 MIN	-	-	-	-	-	CL			
016J	C	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	-			
017	C	3'-0" x 6'-8"	1 3/4"	20 MIN	UD	A	UD	20 MIN	-	-	-	-	-	-			
018	F	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	-			
019	C	BY MANUF.	-	-	UD	A	UD	-	-	-	-	-	-	-			
020	C	3'-0" x 6'-8"	1 3/4"	-	ALUM GLASS	A	ALUM	-	-	-	-	-	-	BALNA DOOR			
021	F	3'-0" x 6'-8"	1 3/4"	20 MIN	UD	A	UD	20 MIN	-	-	-	-	-	STEAM ROOM DOOR			
022	D	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	CL			
023	EXIST.	-	-	-	-	-	-	-	-	-	-	-	-	PRIVACY LEVER			
023	C	3'-0" x 6'-8"	1 3/4"	-	MTL	B	HPL	-	-	-	-	-	-	-			
024	H	3'-0" x 6'-8"	1 3/4"	45 MIN	MTL	B	HPL	45 MIN	-	-	-	-	-	CLOSET LOCKSET			
025	D	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	CL LOCKSET			
026	D	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	PRIVACY LEVER			
027	B	3'-0" x 6'-8"	1 3/4"	20 MIN	UD	A	UD	20 MIN	-	-	-	-	-	PRIVACY LEVER			
027J	EXIST.	-	-	-	-	-	-	-	-	-	-	-	-	CL ED			
028	C	3'-0" x 6'-8"	1 3/4"	45 MIN	UD	A	UD	45 MIN	-	-	-	-	-	CL ED			
028J	EXIST.	-	-	-	-	-	-	-	-	-	-	-	-	ADD ED (IF NOT EXISTING)			
029	C	(2) 3'-0" x 6'-8"	1 3/4"	45 MIN	UD	A	UD	45 MIN	-	-	-	-	-	CL ED, NO ASTRAGA.			
029J	B	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	-			
030	C	3'-0" x 6'-8"	1 3/4"	20 MIN	UD	A	UD	20 MIN	-	-	-	-	-	CL OFFICE LOCKSET			
031	C	3'-0" x 6'-8"	1 3/4"	20 MIN	UD	A	UD	20 MIN	-	-	-	-	-	CL OFFICE LOCKSET			
032	D	(2) 3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	CLOSET LOCKSET			
033	C	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	OFFICE LOCKSET			
034	C	3'-0" x 6'-8"	1 3/4"	-	UD	A	UD	-	-	-	-	-	-	OFFICE LOCKSET			
035	C	3'-6" x 6'-8"	1 3/4"	45 MIN	UD	A	UD	45 MIN	-	-	-	-	-	MAGNETIC HOLD OPEN ED			

NOTE:  
1. ALL DOOR HARDWARE SHALL BE LEVER HANDLES  
2. VERIFY LOCKING FUNCTION OF ALL NON-EGRESS DOORS W/ OWNER AS PART OF THE SUBMITTAL

ALL INTERIOR FINISH MATERIALS SHALL MEET THE FOLLOWING CRITERIA:  
FLOORS: NO REQUIREMENTS  
WALLS & CEILINGS: LOBBIES & CORRIDORS CLASS A OR B OTHER SPACES CLASS A-C  
DRAPERIES SHALL COMPLY W/ NFPA 101A SECTION 6-4.1



NOTE: ALL GWS, FIRE RATED AND SOUND ATTENUATED WALLS SHALL EXTEND TO THE UNDERSIDE OF THE CONCRETE DECK ABOVE. ALL STUD WORK TO BE MADE OF UNFINISHED COMBUSTIBLE MATERIALS TO BE SEALED W/ FIREPROOF CAULKING. SCALE: 1/4" = 1'-0"



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



**MARK  
MUELLER  
ARCHITECTS**

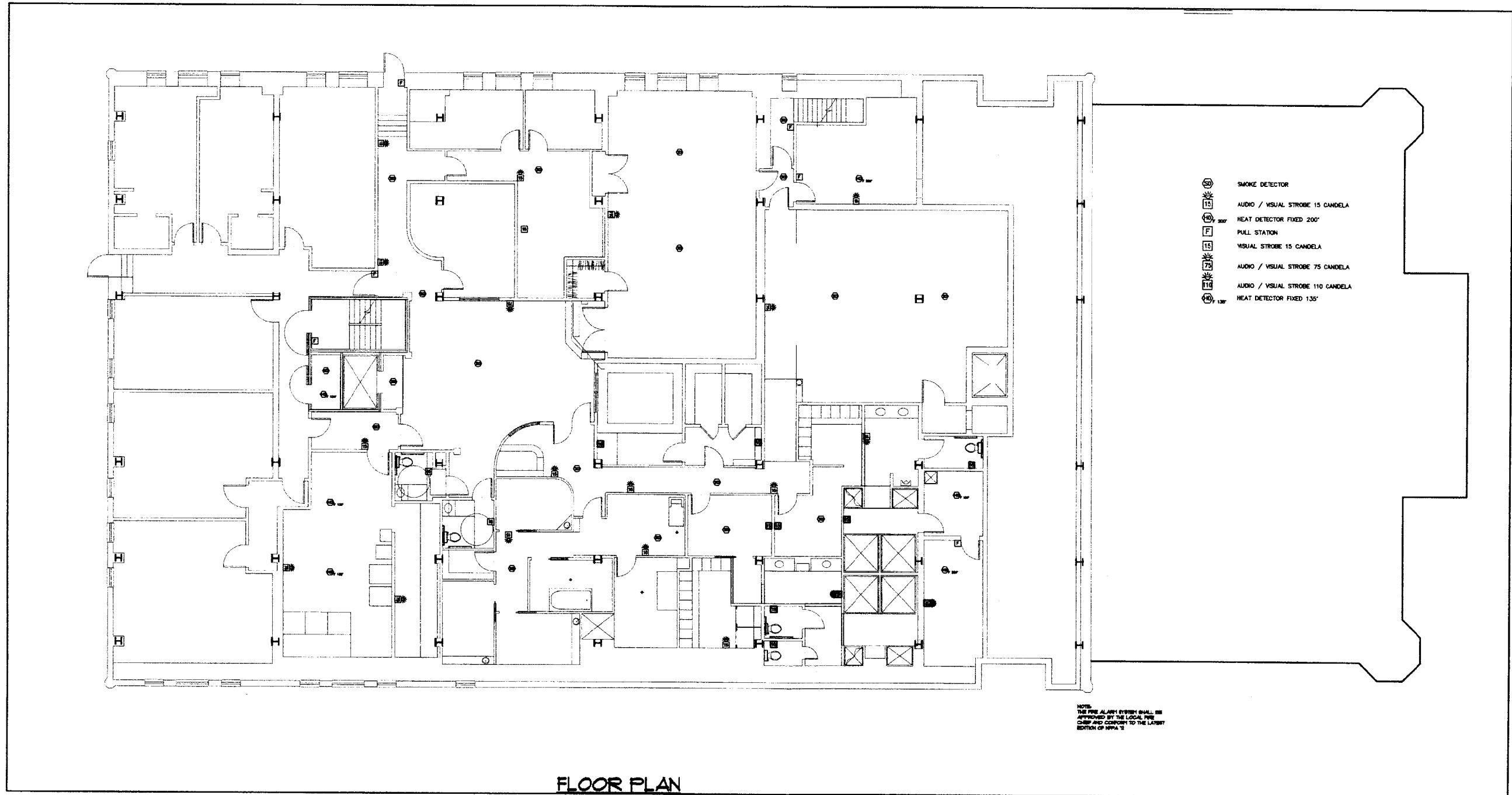
A.I.A.  
100 Commercial Street  
Suite 207  
Portland, Maine 04101  
Phone/Fax: 207.774.9057  
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RENOVATION OF:  
**THE REGENCY HOTEL**  
MILK STREET  
PORTLAND, MAINE

REFLECTED CEILING PLAN

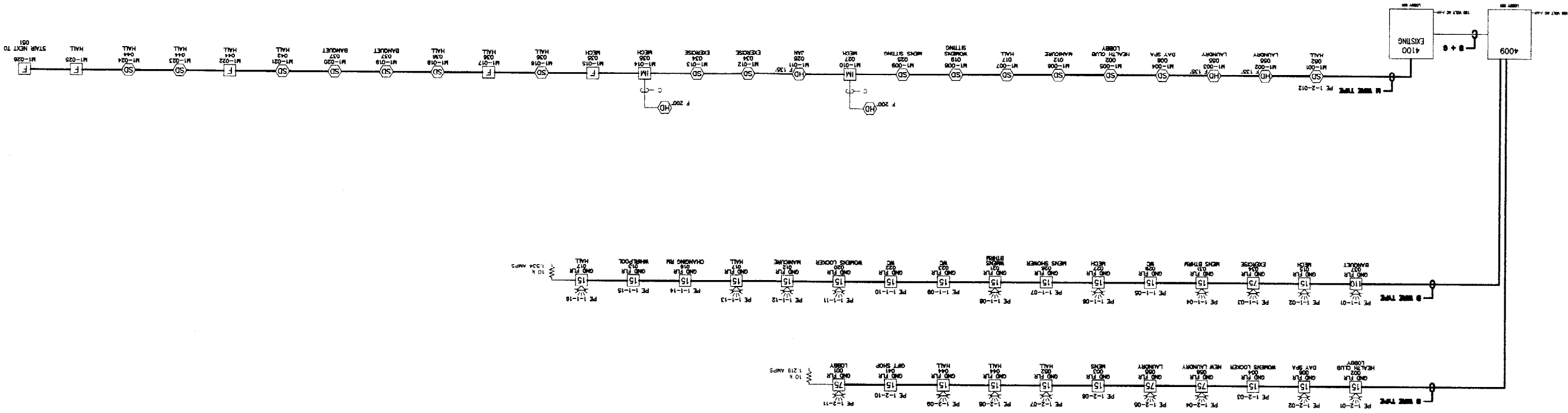
REVISIONS  
DATE  
DW: 20.2002  
PROJECT  
REGENCY  
DRAWN BY  
M.M.  
CHECK BY  
M.M.



**FIRE ALARM WIRE LIST (POWER LIMITED)**

B	VISUAL/SIGNAL CIRCUIT - 2 CONDUCTOR 14 AWG SOLID CONDUIT ONLY: THIN BSCC S1402N10 AREA=0.0340 SQ. INCH PLENUM RATED: FPLP	CONDUIT SIZE 1/2"	CONDUCTOR AREA 0.12 SQ INCH * 1-1/2"	CONDUIT SIZE 2"	CONDUCTOR AREA 0.34 SQ INCH * 1-1/2"
C	AUXILIARY POWER CIRCUIT - 2 CONDUCTOR 14 AWG SOLID NON- PLENUM RATED: FPLP BSCC S1402N21 AREA=0.0308 SQ. INCH CONDUIT ONLY: THIN	CONDUIT SIZE 1/2"	CONDUCTOR AREA 0.12 SQ INCH * 1-1/2"	CONDUIT SIZE 2"	CONDUCTOR AREA 0.34 SQ INCH * 1-1/2"
G	GROUND WIRE (BOND WIRE) - 1 CONDUCTOR 12 AWG SOLID NON- PLENUM RATED: FPLP CONDUIT ONLY: THIN BSCC S1201N10 AREA=0.0165 SQ. INCH CONDUIT ONLY: THIN	CONDUIT SIZE 1/2"	CONDUCTOR AREA 0.21 SQ INCH * 1-1/2"	CONDUIT SIZE 2"	CONDUCTOR AREA 0.80 SQ INCH * 1-1/2"
M	MAPNET/DNET CIRCUIT - 1 PAIR 18 AWG TWISTED OVERALL SHIELD NON- PLENUM RATED: FPLP BSCC S1802S19 AREA=0.0320 SQ. INCH CONDUIT ONLY: THIN	CONDUIT SIZE 1/2"	CONDUCTOR AREA 0.34 SQ INCH * 1-1/2"	CONDUIT SIZE 2"	CONDUCTOR AREA 1.34 SQ INCH * 1-1/2"

CONTACT YOUR LOCAL SIMPLEXGRINNELL OFFICE FOR ANY CABLE SUBSTITUTIONS



**SYMBOLS LIST**

15	HORN-STROBE UNIT 15 cd CURRENT VALUES CALCULATED AT 18 V DC 18V=086 AMPS	15	STROBE UNIT 15 cd CURRENT VALUES CALCULATED AT 18 V DC 18V=086 AMPS
75	HORN-STROBE UNIT 75 cd CURRENT VALUES CALCULATED AT 18 V DC 18V=196 AMPS	IM	RELAY SUPERVISE MODULE 4090-9001
110	HORN-STROBE UNIT 110 cd CURRENT VALUES CALCULATED AT 18 V DC 18V=248 AMPS	F	MANUAL PULL STATION 4099-9001
		SD	SMOKE DETECTOR 4098-9714
		HD	HEAT DETECTOR 200' FIXED 4098-9614

**SYSTEM NOTES**

1. ALL WIRING MUST BE FREE OF GROUNDS, SHORTS AND OPENS
2. ONLY SYSTEM WIRING CAN BE RUN IN THE SYSTEM'S CONDUIT
3. DO NOT CONNECT AC POWER UNTIL SYSTEM HAS BEEN CHECKED BY AN AUTHORIZED SIMPLEX TECHNICAL REPRESENTATIVE
4. CONTRACTOR SHALL VERIFY THAT WIRE TYPE AND SIZE MEET STATE AND LOCAL CODE REQUIREMENTS

**tyco Fire & Security SimplexGrinnell**

20 THOMAS DRIVE  
WESTBROOK, ME 04092  
SALES: 207-424-4440  
SERVICE: 207-424-4440  
FAX: 207-424-2398

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NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: M. CLOUTIER DATE: 11-05-02

APPROVED BY: S. SPEARIN DATE: 11-05-02

PROJECT NUMBER: 147401651

SHEET TITLE: THE REGENCY HOTEL RISER DIAGRAM

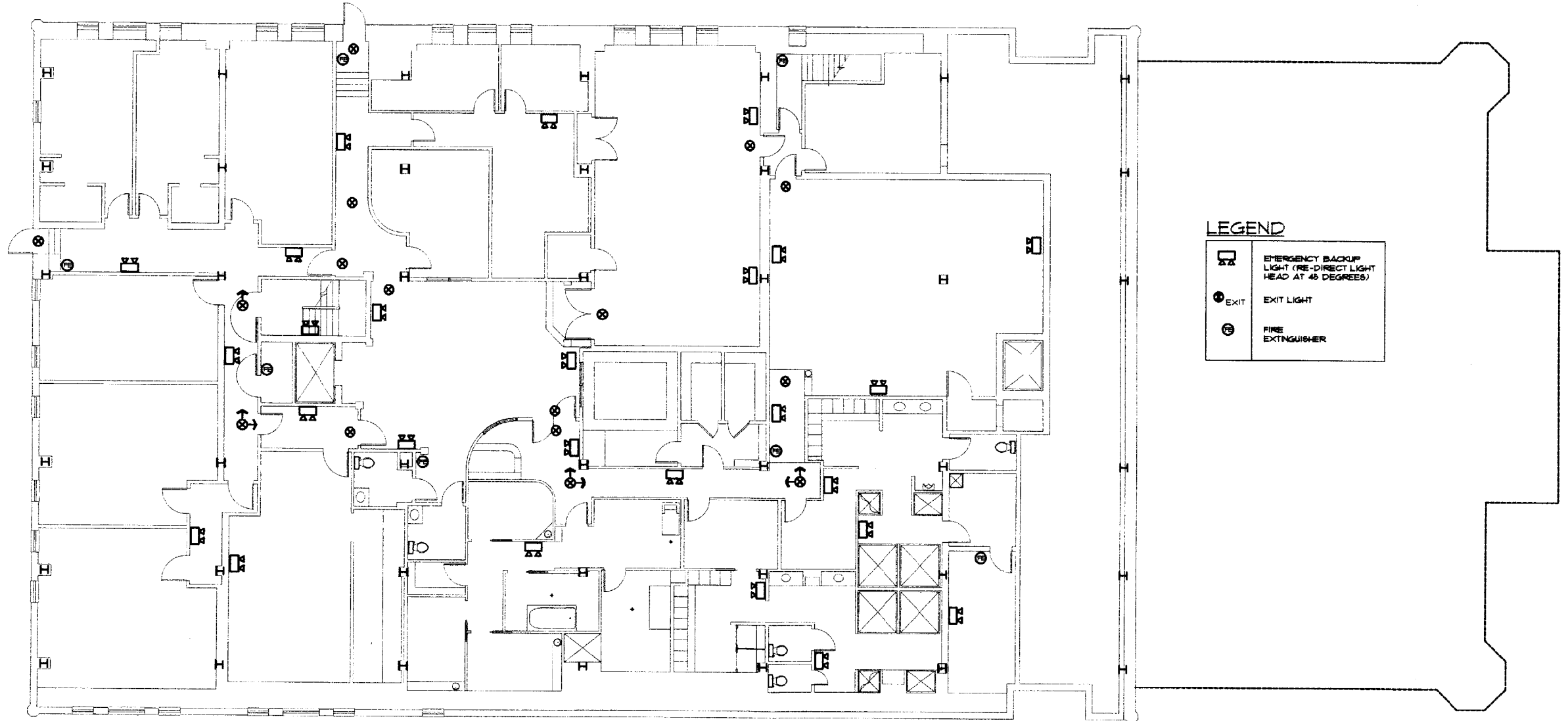
SHEET NUMBER: 1



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RENOVATION OF:  
**THE REGENCY HOTEL**  
MILK STREET  
PORTLAND, MAINE



**LEGEND**

	EMERGENCY BACKUP LIGHT (RE-DIRECT LIGHT HEAD AT 45 DEGREES)
	EXIT LIGHT
	FIRE EXTINGUISHER

**LIFE SAFETY PLAN II**  
SCALE: 1/8" = 1'-0"

**LIFE SAFETY PLAN**

DATE	ONE 25 2002
PROJECT	REGENCY
DRAWN BY	B.B.
CHECKED BY	M.M.

**LS-2**

ROOM	ROOM NAMES	FLOOR	WALLS				CEILING		HT	NOTES
			BASE	NORTH	SOUTH	EAST	WEST	MATERIAL		
001	Lobby	CPT A,B	WB	WD-1A,WC-1	WD-1A,WC-1	WD-1A,WC-1	WD-1A,WC-1	GWB/WD	varies	coffered clg.
002	Spa Lobby	WD-A,T-2	WB	WD-2A,WC-3A	WD-2A,WC-3A	WD-2A,WC-3A	WD-2A,WC-3A	GWB	8'-0"	T-2:4x6 inset
003	Men's Room	T-1	WB	WC-2	WC-2	WC-2	WC-2	ACT-1	7'-6"	floor pattern
004	Women's Room	T-1	WB	WC-2	WC-2	WC-2	WC-2	ACT-1	7'-6"	floor pattern
005	Massage	CPT-D	WB	WC-5,PT-2	WC-5,PT-2	WC-5,PT-2	WC-5,PT-2	bamboo	7'-6"	
006	Day Spa corridor	WD-A,T-3B	WB	WC-4, PT-1	WC-4, PT-1	WC-4, PT-1	WC-4, PT-1	ACT-1,2	8'-0"	T-3B: 2 pieces
007	Massage	CPT-D	WB	WC-5,PT-2	WC-5,PT-2	WC-5,PT-2	WC-5,PT-2	bamboo	7'-6"	
008	Linen	VCT	VWB	PT-3	PT-3	PT-3	PT-3	ACT-3	7'-6"	
009	Massage	CPT-D	WB	WC-5,PT-2	WC-5,PT-2	WC-5,PT-2	WC-5,PT-2	bamboo	7'-6"	
010	Hydrotherapy	T-4A	TB-1	T-4B,T-5	T-4B,T-5	T-4B,T-5	T-4B,T-5	GWB	7'-6"	wet area
011	Swedish Shower	T-4A,T-6	TB-1	T-4B,T-5	T-4B,T-5	T-4B,T-5	T-4B,T-5	GWB	7'-6"	wet area
012	Manicure/pedicure	WD-A, T-2	WB	WD-2A,PT-1	WD-2A,PT-1	WD-2A,PT-1	WD-2A,PT-1	ACT-1	7'-6"	T-2: 4x8 section
013	Whirlpool	T-4A, T-7	T-7	T-7	T-7	T-7	T-7	GWB	8'-0"	
014	Sauna	na	na	na	na	na	na	na	na	
015	Steam	T-8	T-8	T-8	T-8	T-8	T-8	T-8	7'-6"	
016	Changing Room	T-4A	TB	PT-2	PT-2	PT-2	PT-2	ACT-1	7'-6"	
017	Hall	WD-A,T-3A	WB	fountain	WC-4, PT-1	WC-4, PT-1	WC-4, PT-1	ACT-1.2	8'-0"	T-3A: 3 pieces
018	Ramp	CPT-F	WB	PT-1	PT-1	PT-1	PT-1	ACT-1	varies	
019	Women's sitting	CPT-G	WB2	WD-1B,WC-7	WD-1B,WC-7	WD-1B,WC-7	WD-1B,WC-7	GWB	7'-6"	
020	Women's locker	CPT-G	WB2	WD-1B,WC-7	WD-1B,WC-7	WD-1B,WC-7	WD-1B,WC-7	GWB	7'-6"	
021	Women's bathroom	T-4A	TB	WC-7	WC-7	WC-7	WC-7	GWB	7'-6"	
022	W.C.	T-4A	TB	WC-7	WC-7	WC-7	WC-7	GWB	7'-6"	
023	W.C.	T-4A	TB	WC-7	WC-7	WC-7	WC-7	GWB	7'-6"	
024	Women's shower	T-4A,T-8	TB	T-5,T-4B,WC-7	na	T-8	T-8	GWB	7'-6"	
025	Men's sitting	CPT-G	WB-2	WD-1B,WC-2	WD-1B,WC-2	WD-1B,WC-2	WD-1B,WC-2	GWB	7'-6"	
026	Men's Shower	T-4A, T-8	TB	T-5,T-4B,WC-2	T-5,T-4B,WC-2	T-8	T-8	GWB	7'-6"	
027	Mechanical	VCT	VWB	PT-3	PT-3	PT-3	PT-3	ACT-3	7'-6"	
028	Janitor	VCT	VWB	PT-3	PT-3	PT-3	PT-3	ACT-3	7'-6"	

INTERIOR RESOURCES  
Interior Design  
Mark Mueller Architects





ROOM	ROOM NAMES	FLOOR	WALLS				CEILING			NOTES
			BASE	NORTH	SOUTH	EAST	WEST	MATERIAL	HT	
029	W.C.	T-4A	TB	WC-2	WC-2	WC-2	WC-2	GWB	7'-6"	
030	Men's Locker	CPT-G	WB-2	WD-1B,WC-2	WD-1B,WC-2	WD-1B,WC-2	WD-1B,WC-2	GWB	7'-6"	
031	Men's Bathroom	T-4A	TB	WC-2	WC-2	WC-2	WC-2	GWB	7'-6"	
032	EMR	CONC	VWB	PT-3	PT-3	PT-3	PT-3	ACT-3	7'-6"	
033	Mechanical Chase	CONC	na	na	na	na	na	na	na	
034	Exercize	CPT-F	WB-2	WD-1B,WC-6	WD-1B,WC-6	WD-1B,WC-6	WD-1B,WC-6	ACT-1,2	varies	7'-6" - 8'-0"
035	Mechanical	VCT	VWB	PT-3	PT-3	PT-3	PT-3	ACT-3	7'-6"	
036	Hall	CPT-A	WB-2	WC-6	WC-6	WC-6	WC-6	ACT-1	varies	paint stairs
037	Banquet	CPT-E	WB-2	WD-1A, WC-8	WD-1A, WC-8	WD-1A, WC-8	WD-1A, WC-8	GWB/WD	varies	coffered cig. to 10'
038	Office	CPT-C	VWB	WC-9	WC-9	WC-9	WC-9	ACT-3	7'-6"	
039	Open Work Area	CPT-C	VWB	WC-9	WC-9	WC-9	WC-9	ACT-3	7'-6"	
040	Office	CPT-C	VWB	WC-9	WC-9	WC-9	WC-9	ACT-3	7'-6"	
041	Gift Shop	CPT-C	VWB	WC-9	WC-9	WC-9	WC-9	ACT-1	7'-6"	
042	Hall	CPT-C	VWB	WC-9	WC-9	WC-9	WC-9	ACT-3	7'-6"	
043	Office	CPT-C	VWB	WC-9	WC-9	WC-9	WC-9	ACT-3	7'-6"	
044	Hall	CPT-A	WB	WD-1A,WC-1	WD-1A,WC-1	WD-1A,WC-1	WD-1A,WC-1	GWB	varies	mat at entry
045	Guest Room	exist						<b>LEGEND</b>		
046	Guest Room	exist						CONC	CONCRETE	
047	Guest Room	exist						CPT	CARPET	
048	Hall	exist						GWB	GYPSUM WALL BOARD	
049	Guest Room	exist						PT	PAINT	
050	Guest Room	exist						WC	WALLCOVERING	
051	New EMR							WD	WOOD	
052	Hall	exist						VWB	VINYL WALL BASE	
053	Hall	exist						TB	TILE BASE	
054	Guest Room	exist						WB	WOOD BASE	
055	Laundry	exist						ACT	ACOUSTICAL CEILING TILE	
056	New Laundry	VCT	VWB	PT-3	PT-3	PT-3				
057	Unexcavated									

INTERIOR RESOURCES  
Interior Design  
Mark Mueller Architects

**12/18/02**

**Portland Regency Hotel  
SPA SPECS**

**FLOORING**

**Carpet**

CPT A Bloomsburg Berkshire/Briarwood # V673-7  
CPT B Prestige Mills Empress royal court color: red # 050/01  
CPT C J&J Confetti color: King of the Road # 2615/9109  
CPT D Karastan Jewel Cave color: Peridot # KC101/428  
CPT E Brinton Axminster Marquis  
pattern: marquis color: intense black # 9/25400  
border: # 9/25396  
CPT F J&J Counterpart color: odds and ends # 2680/2719  
CPT G Karastan DACCA color: Bogra # 30719/89187  
MAT Mats Inc. Berber Burgundy # 61

**Tile**

T-1 Royal MOSA Global 12" x 12" & 6" x 6" # 75050V or # 75030V  
T-2 Riverstone Classics color: BRENTA 12" x 12"  
T-3A Royal MOSA Xtreme metallic 18"x 18" # 311 V 4545  
T-3B Royal MOSA Xtreme glass 18"x 18" # 301 V 4545  
T-4A Crossville VS80 PO Corsican Crème 20"x20"  
T-4B Crossville VS80 PO Corsican Crème 14"x14"  
T-4C Crossville VS80 PO Corsican Crème 14"x 24"  
T-4D Crossville chair rail Cream # VSSTC 0114  
T-5 Stone Source VENETO glass tiles color: # L-734 Celestis 2"x 2"  
T-6 BISAZZA glass mosaics pattern: giava  
T-7 BISAZZA glass mosaics pattern: costa smeralda  
T-8 BISAZZA glass mosaics pattern: malva

**Wood**

WD-A HAWA Bamboo

**Vinyl**

VCT-1 Armstrong Imperial Texture Standard Excelon color: ash gray # 51925  
VCT-2 Armstrong Imperial Texture Standard Excelon color: opal # 51865

**Thresholds:** to be made from Corian Seashell (E)

**12/18/02**  
**Portland Regency Hotel**  
**SPA SPECS**

**WALLS**  
**Wallcovering**

WC-1	Evans & Brown Torcello color: Baroque pearl # T121-30
WC-2	deNovo Abriel color: pongee # DN2-ABR-13
WC-3A	deNovo Gallica color: aqua # DN2-GLA-16
WC-3B	deNovo Gallica texture color: aqua # DN2-GLT-16
WC-4	Maharam Linear color: wheat # 396590-003
WC-5	Seabrook Johns Manville Duracoustic # WF01-A60
WC-6	VERSA Tangier color: jacket # A46-515
WC-7	deNovo Balsa fern color: frosted glass # DN2-BSF-17
WC-8	fabric: Kravet Baxley – 9 (fireproofed)
WC-9	COMMAND – Internet Type I vinyl # CM41-8021

**Wood**

WD-1A	Mahogany paneling - see detail 1A
WD-1B	Mahogany paneling - see detail 1B
WD-2A	Birch paneling

**Paint**

PT-1	Illuminations # ZFX-F1543
PT-2	Illuminations # ZFX-GB537
PT-3	Benjamin Moore satin finish color: TBD

**12/18/02**  
**Portland Regency Hotel**  
**SPA SPECS**

**BASE**

WB Wood base – custom birch  
WB II Wood base – custom mahogany  
VWB Vinyl wall base – Johnsonite 4” black  
TB Tile base: Crossville cove base Corsican Crème VS80 3” x 14”

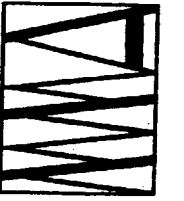
**Ceilings**

ACT-1 Acoustical tile ceiling 2’ x 2’  
USG Mars ClimaPlus FLB panel w/ fineline 1/8 grid  
ACT-2 4’ x 4’ dome - mfg. TBD  
ACT-3 2’ x 4’ acoustical tile

**NOTES:**

- 1) Xtreme tile accent – inset into bamboo flooring
- 2) Thresholds located where noted on plan

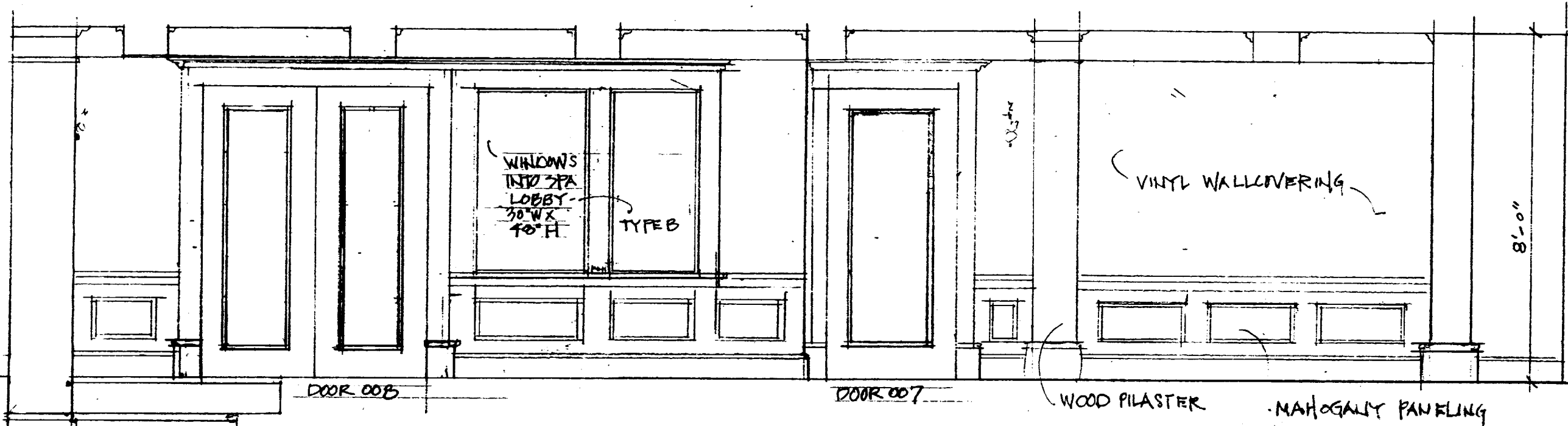
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12/10/02



The Portland Regency Hotel  
Lower Level Renovations  
LOBBY  
ELEVATIONS



A-1



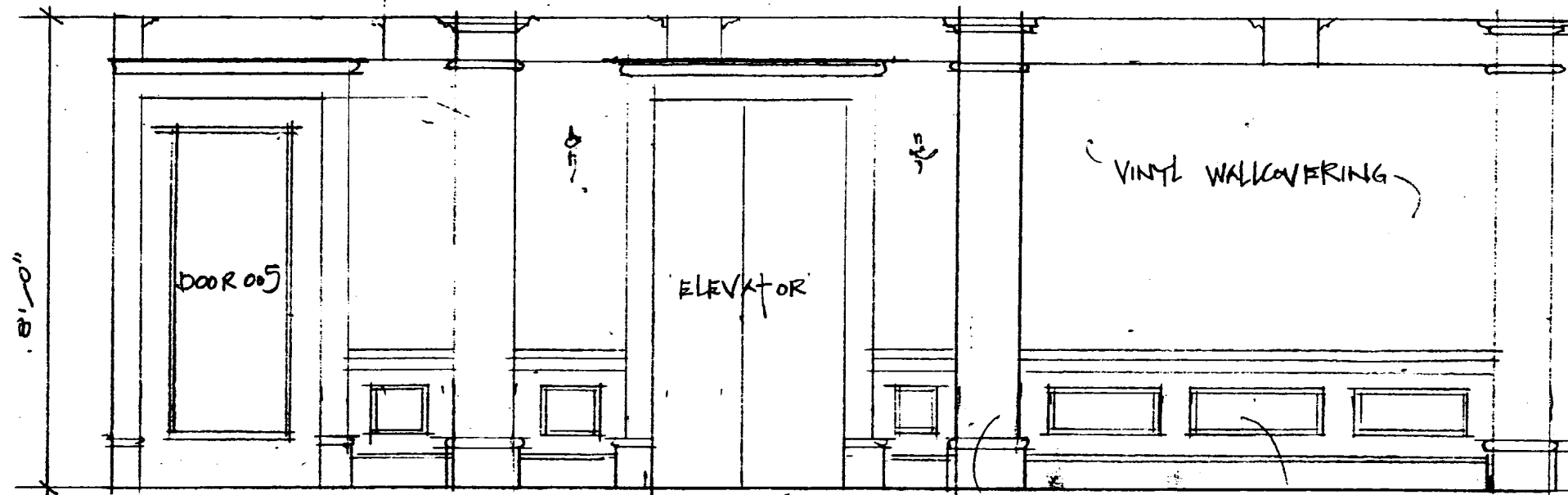
1 LOBBY 001



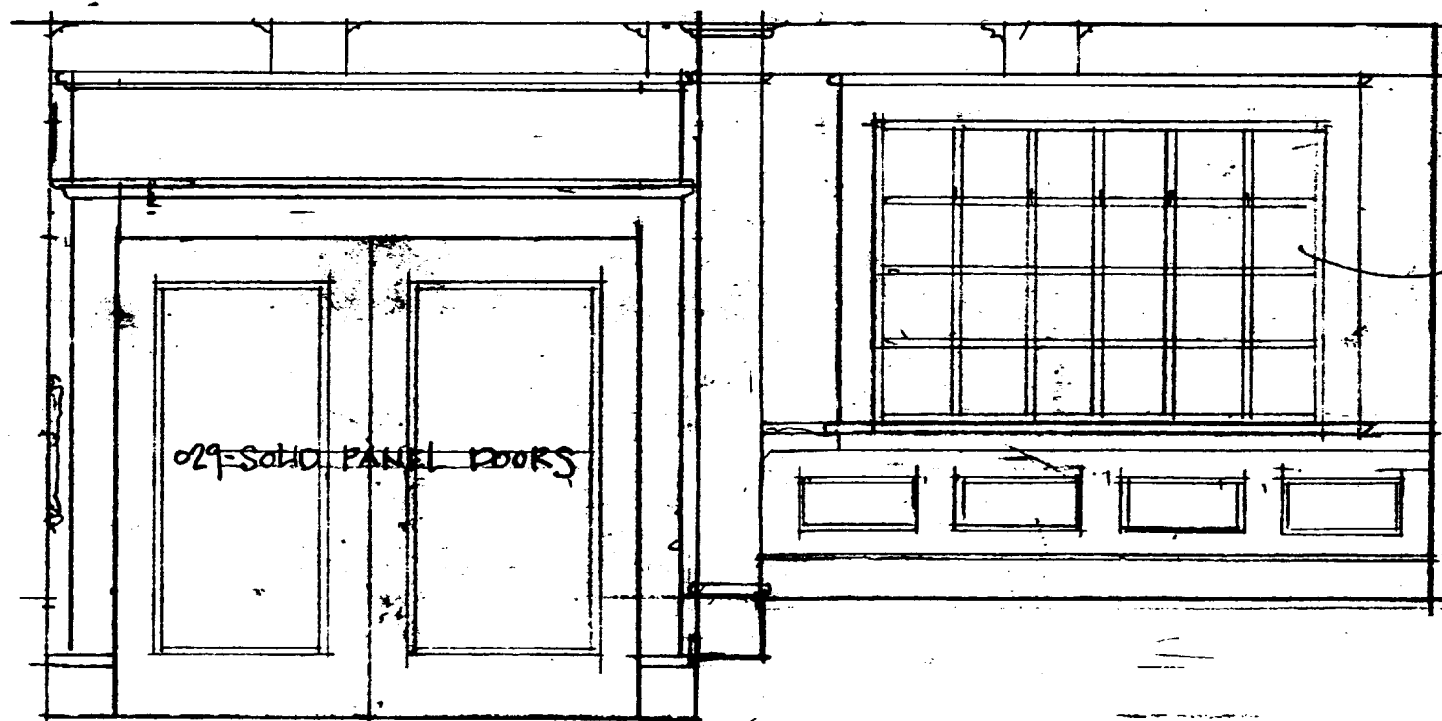
2 LOBBY 002

NOTES:

- ALL WINDOWS INTO LOBBY ARE FIRELIGHT GLASS
- ALL WOOD PANELING IN LOBBY IS TREATED W/FIRE RETARDENT CLEAR FINISH

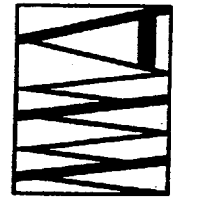


③ LOBBY - 001



④ LOBBY - 001

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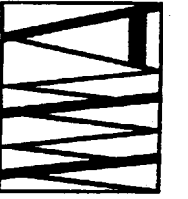


The Portland Regency Hotel  
 Lower Level Renovations  
 LOBBY  
 ELEVATIONS



A-2

SCALE: 3/8"=1'-0"  
DATE: 12/5/02  
REVISIONS:  
12/10/02



The Portland Regency Hotel

Lower Level Renovations

SPA LOBBY

ELEVATIONS



B

ILLUMINATED DOME

ILLUMINATIONS

VINYL WALLCOVERING

GLASS SHELVES

RIVERSTONE  
SLAB  
TOP

RECEPTION DESK

DOOR TYPE F # 016

8'-0"

7'-6"

① SPA LOBBY .002

DOOR TYPE C # 009

ILLUMINATIONS

WINDOW  
TYPE P  
FIRELIGHT  
GLASS

DOOR TYPE C

VINYL WALLCOVERING

FOUNTAIN

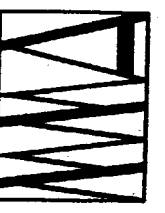
GRANITE  
SLAB

② SPA LOBBY .002

DOOR # 008

③ SPA LOBBY .002

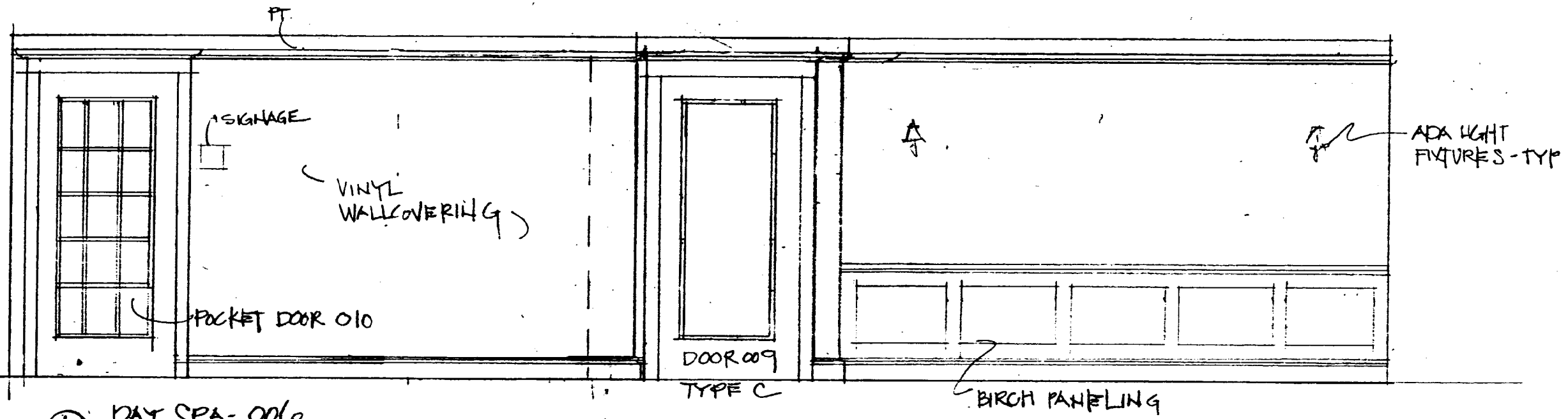
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12/10/02



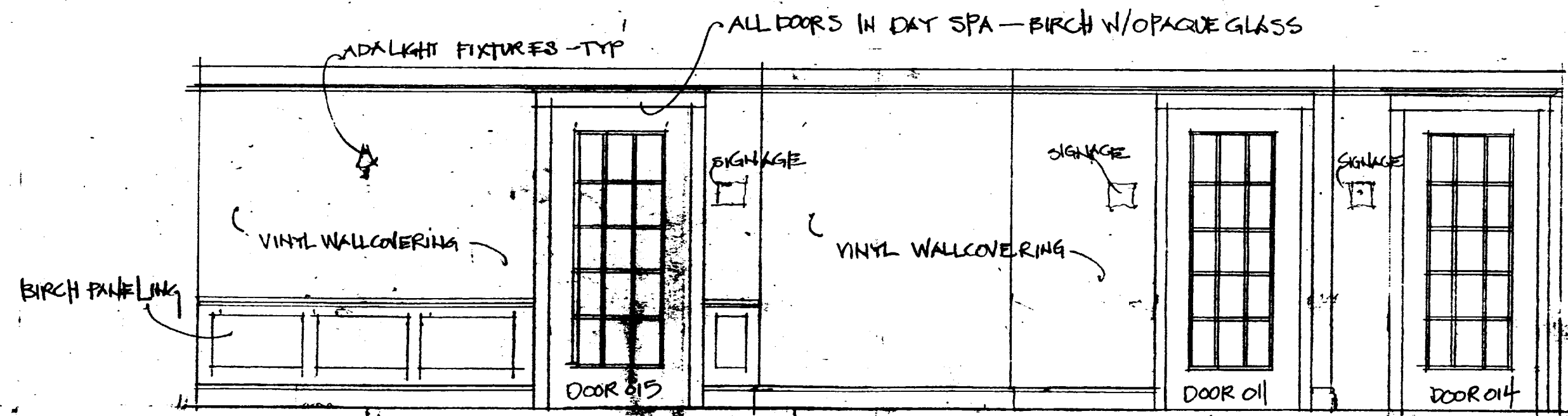
The Portland Regency Hotel  
Lower Level Renovations  
ELEVATIONS



C



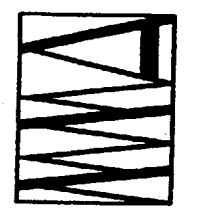
① DAY SPA - 006



② DAY SPA - 006



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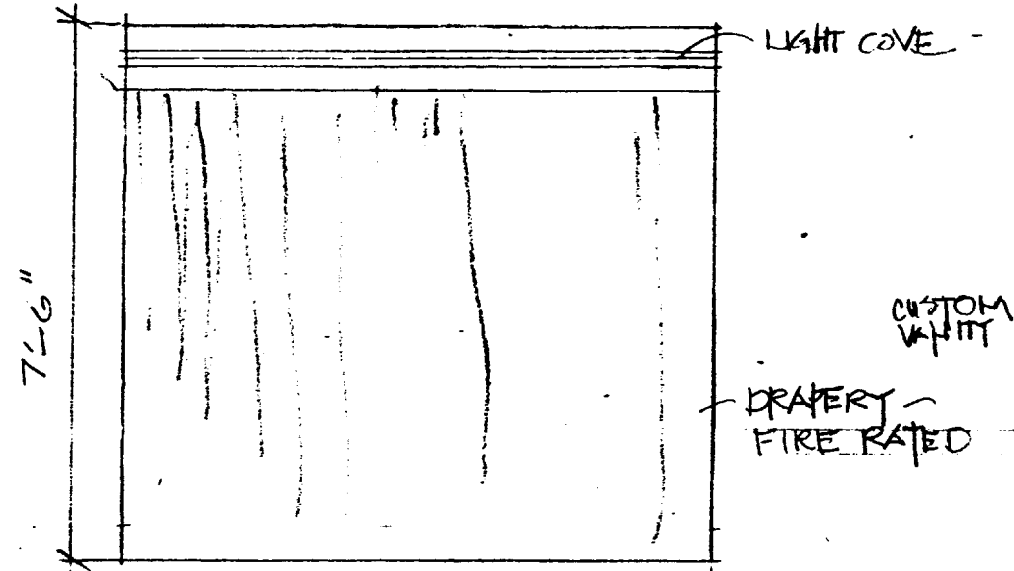


The Portland Regency Hotel  
Lower Level Renovations  
ELEVATIONS

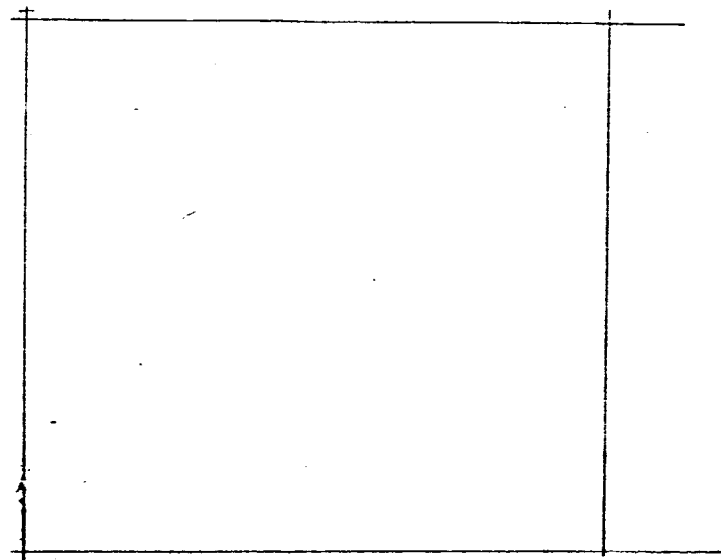


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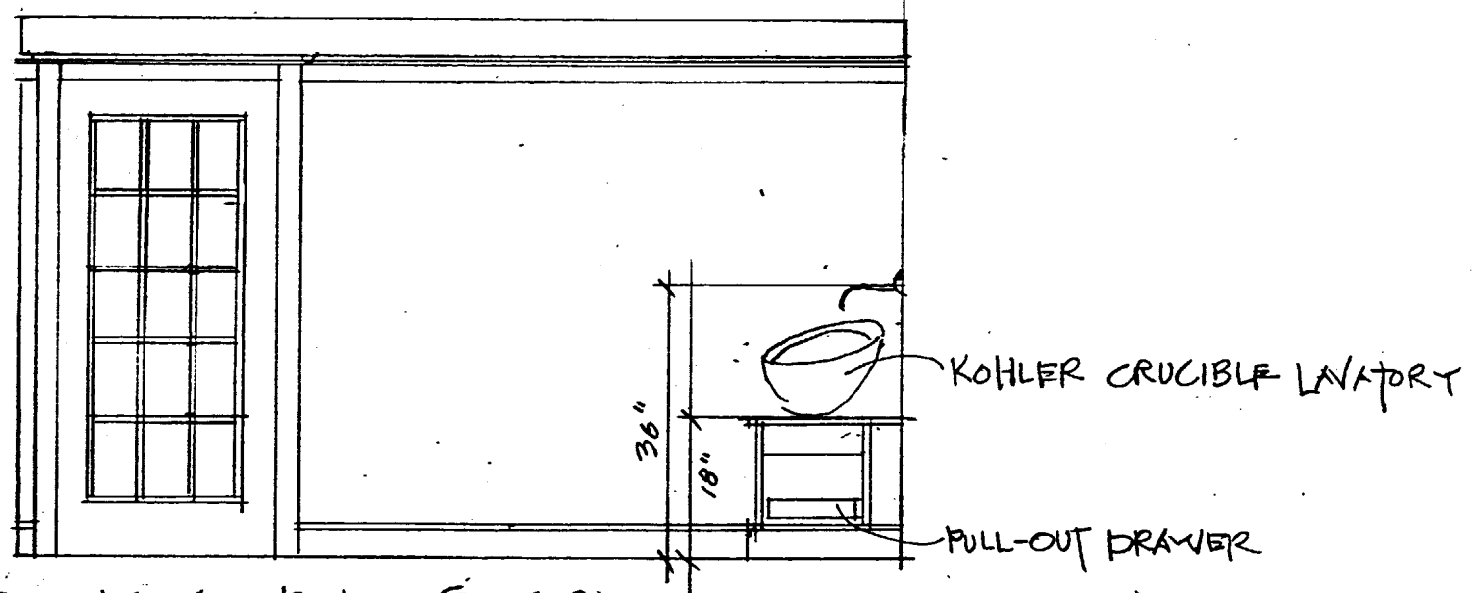
- NOTES
- KOHLER VESSELS CRUCIBLE LAVATORY # K-2271
  - CURVED SPOUT K-T196 WALL MT.



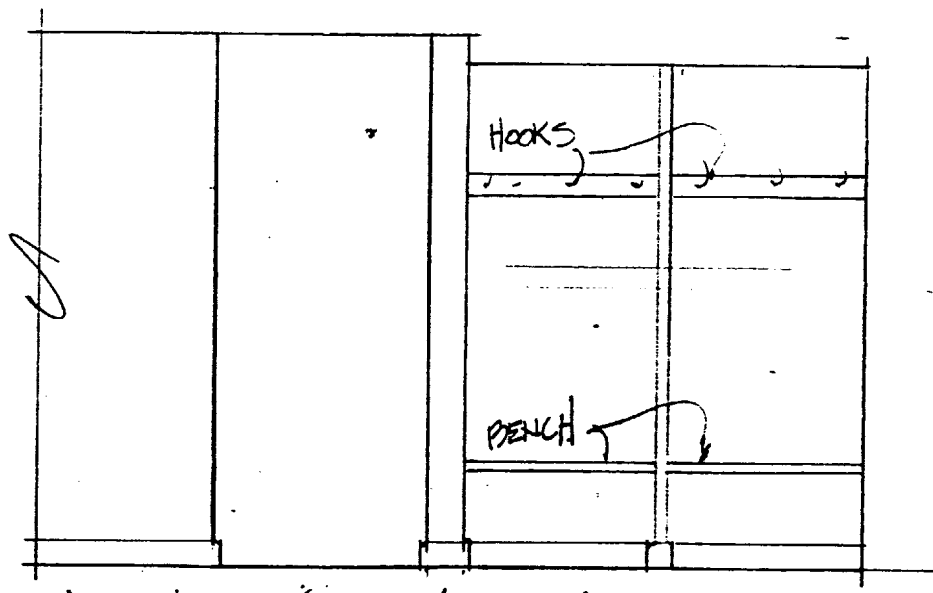
1 MASSAGE RM 005 (TYP)



3 WOMEN'S HC BATH 004

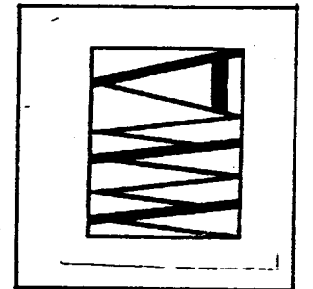


2 MASSAGE RM 005 - TYP.

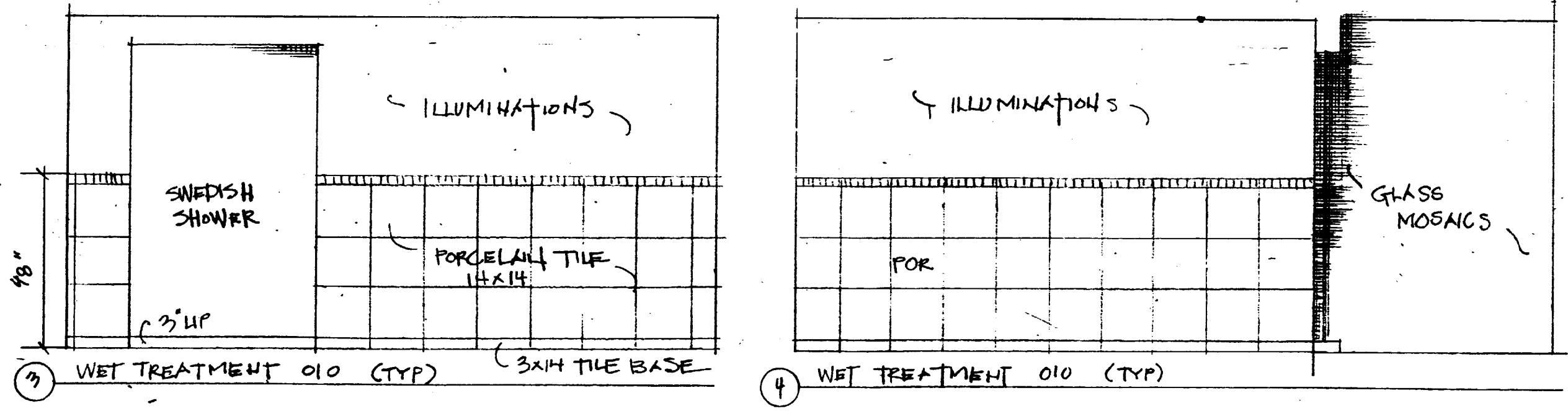
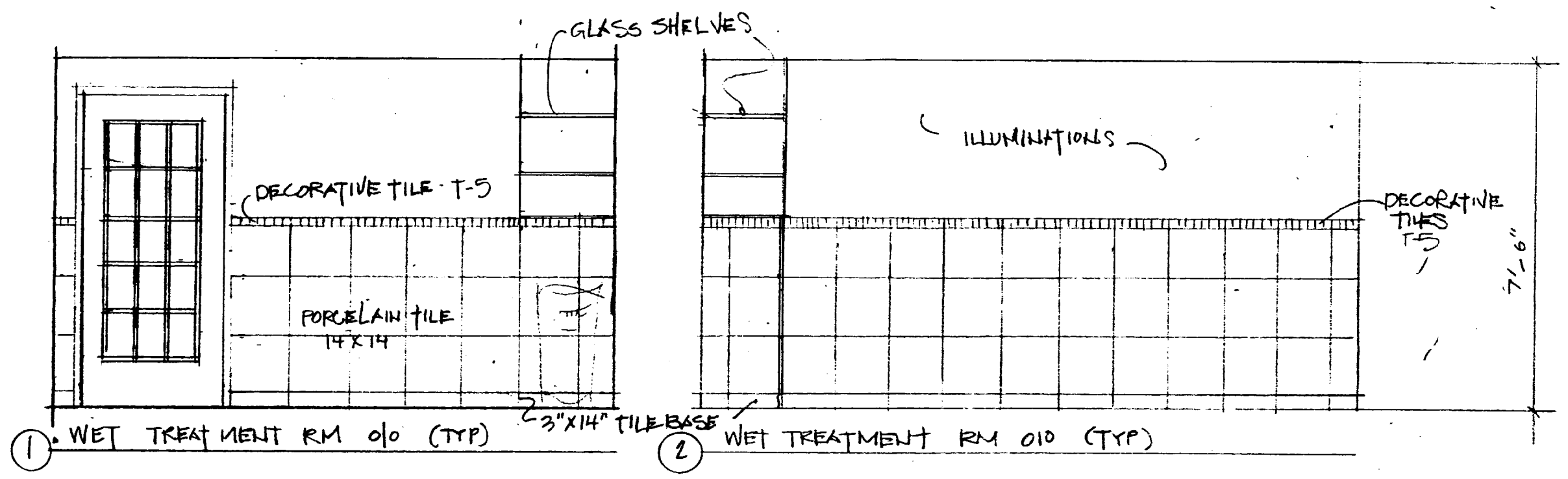
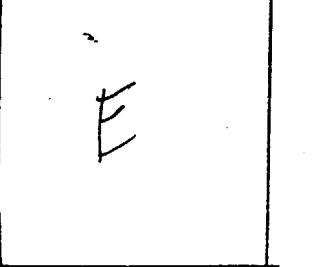
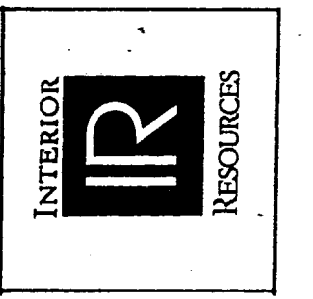


4 WOMEN'S LOCKER RM CHANGING AREA

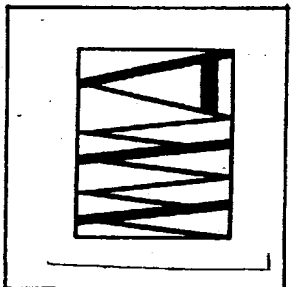
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 12/18/02



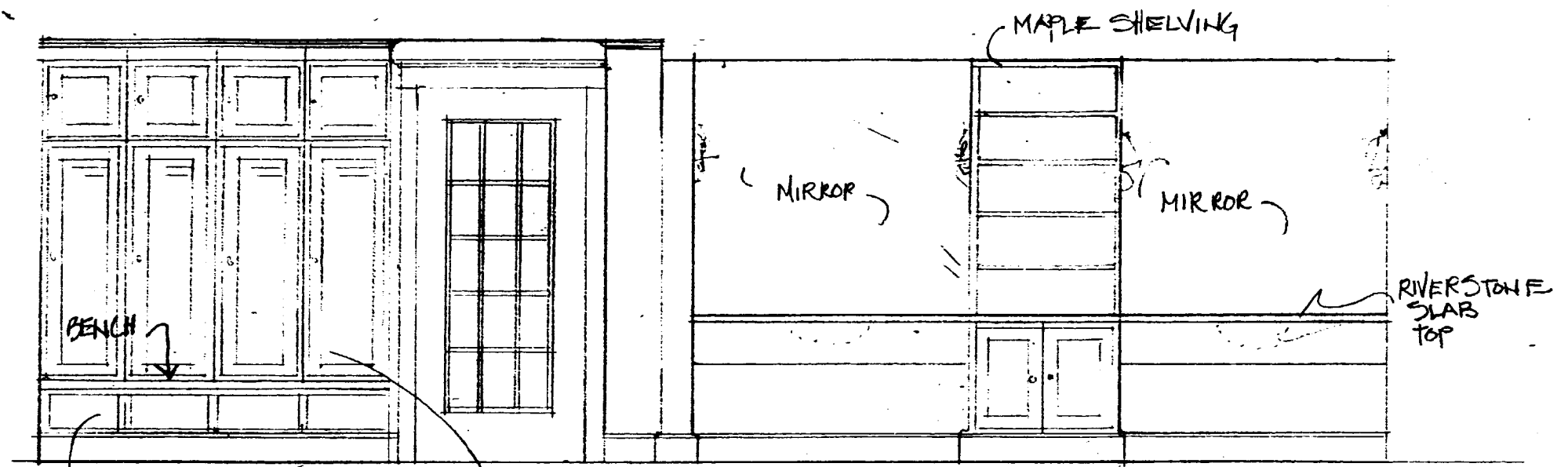
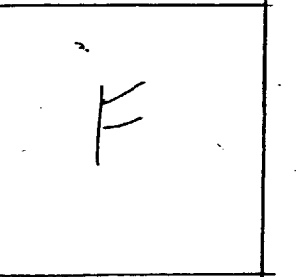
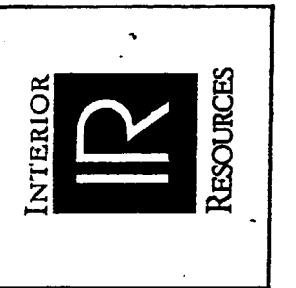
The Portland Regency Hotel  
 Lower Level Renovations  
 SPA - WET TREATMENT RM  
 ELEVATIONS



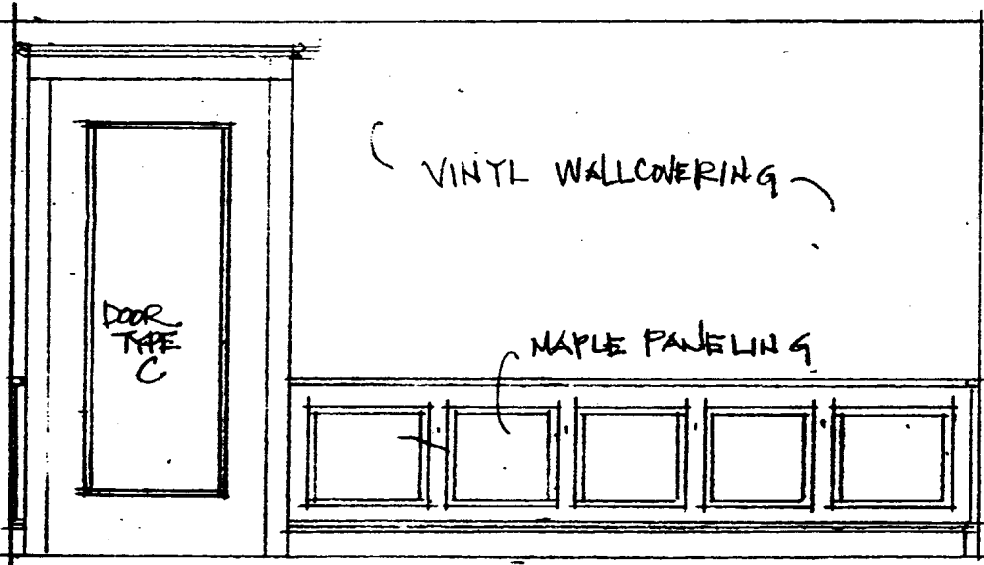
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DATE: 12/5/02  
REVISIONS:  
12/18/02



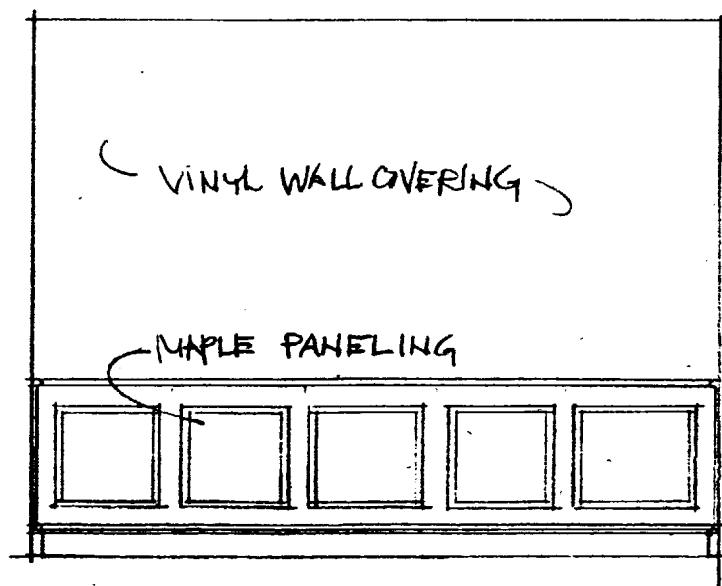
The Portland Regency Hotel  
Lower Level Renovations  
WOMEN'S LOCKER AREA  
ELEVATIONS



1 WOMEN'S LOCKER ROOM  
BENCH  
SHOE/BOOT SHELF  
MAPLE LOCKERS

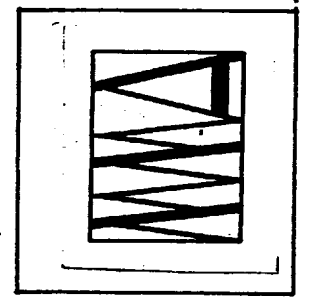


2 WOMEN'S SITTING RM  
DOOR TYPE C  
VINYL WALLCOVERING  
MAPLE PANELING

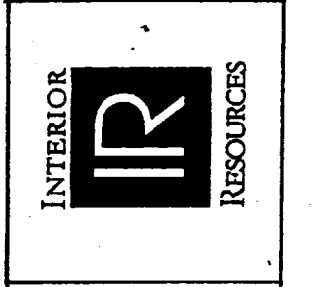


3 WOMEN'S SITTING RM  
VINYL WALLCOVERING  
MAPLE PANELING

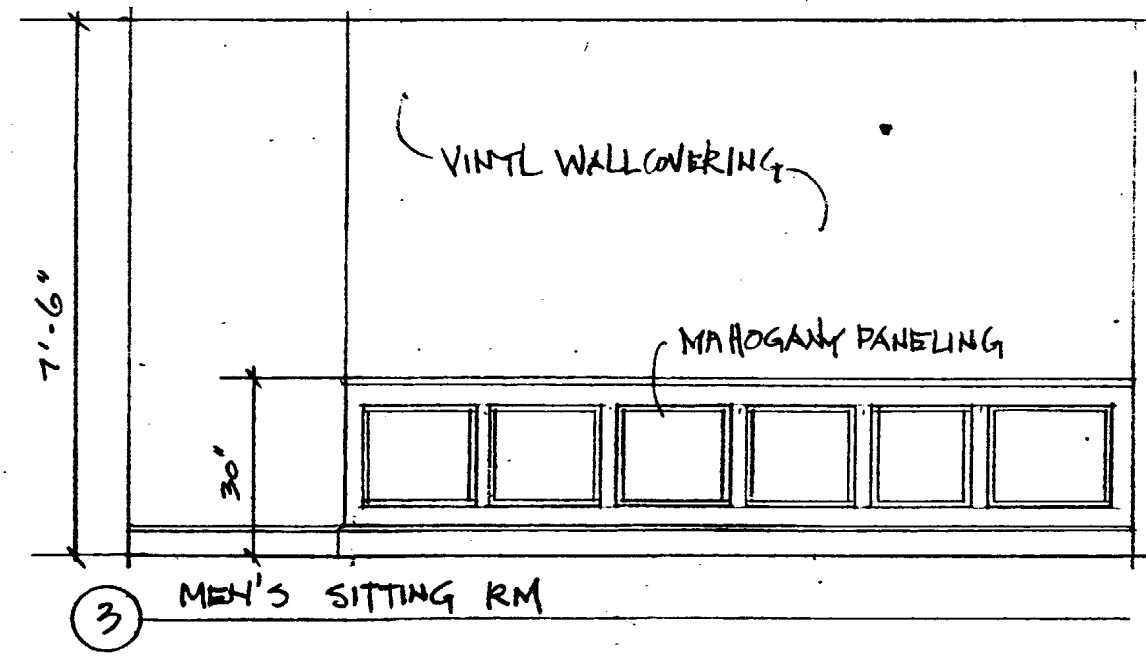
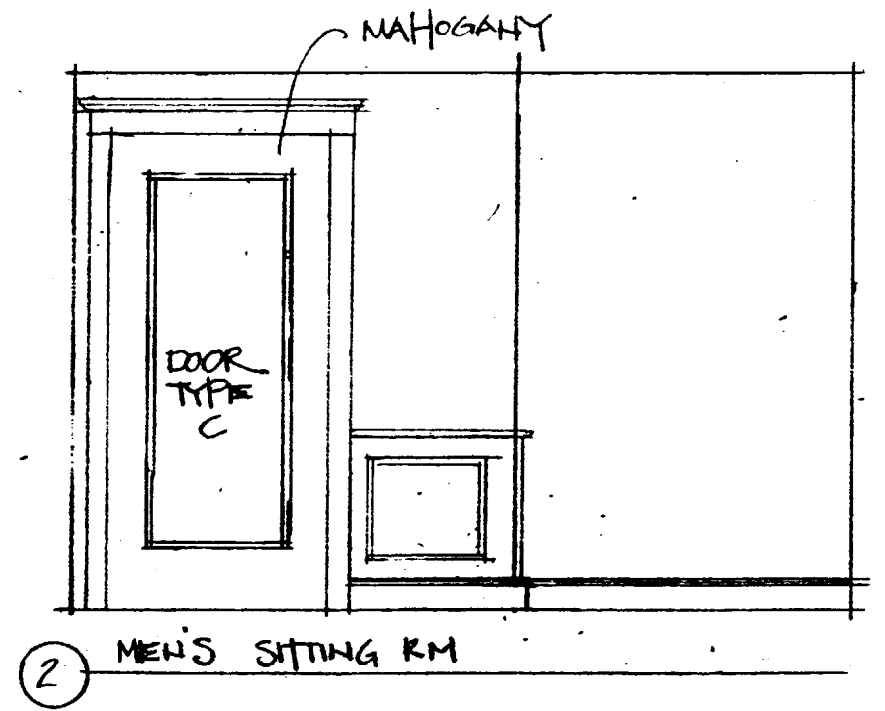
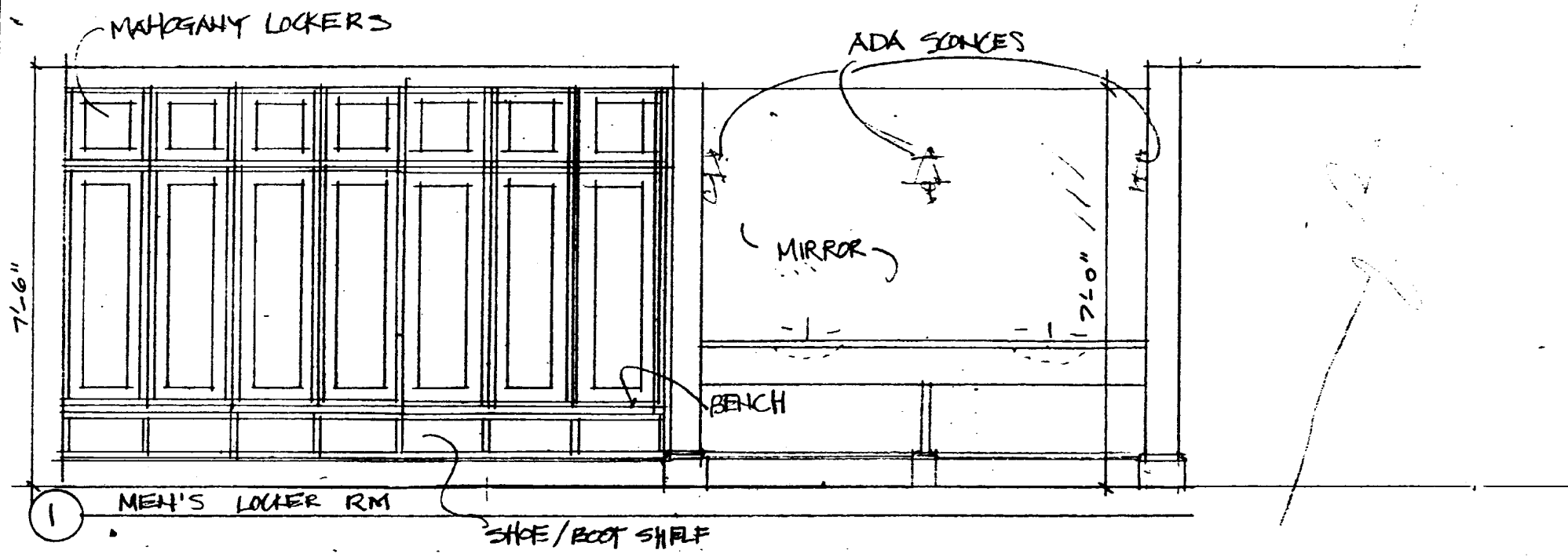
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REVISIONS  
12/10/02



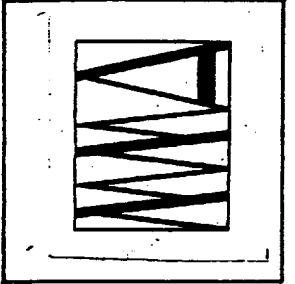
The Portland Regency Hotel  
Lower Level Renovations  
MEN'S LOCKER AREA  
ELEVATIONS



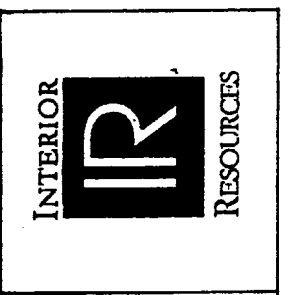
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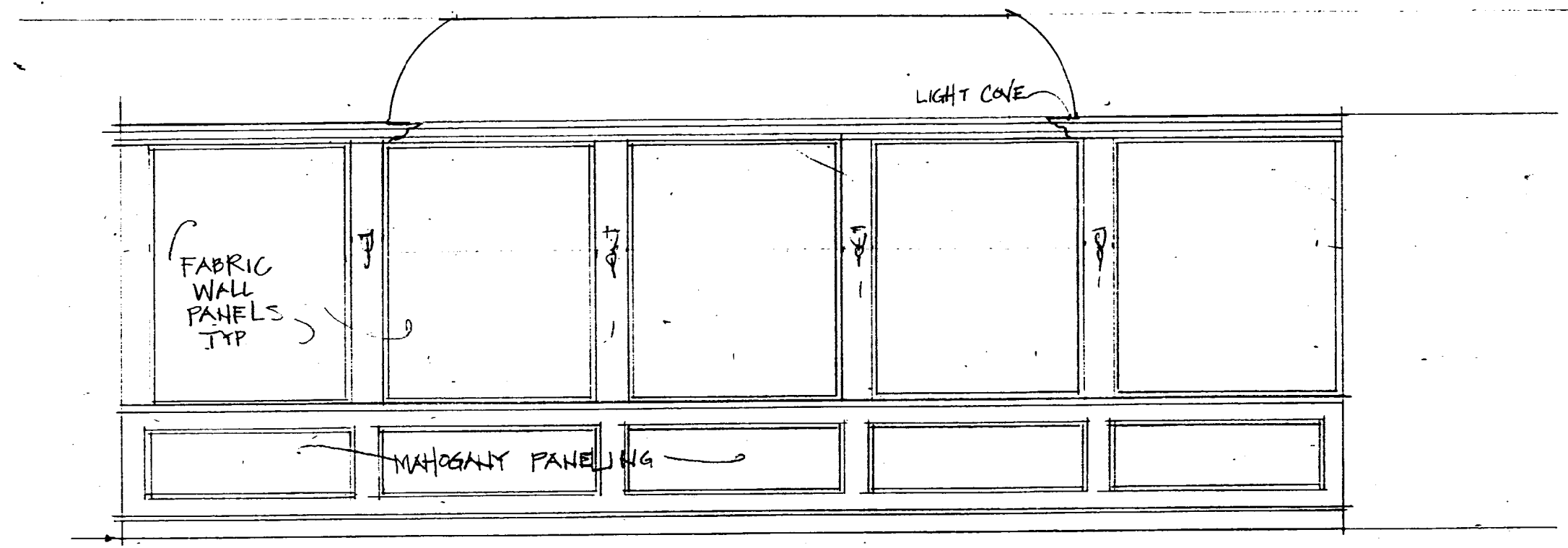
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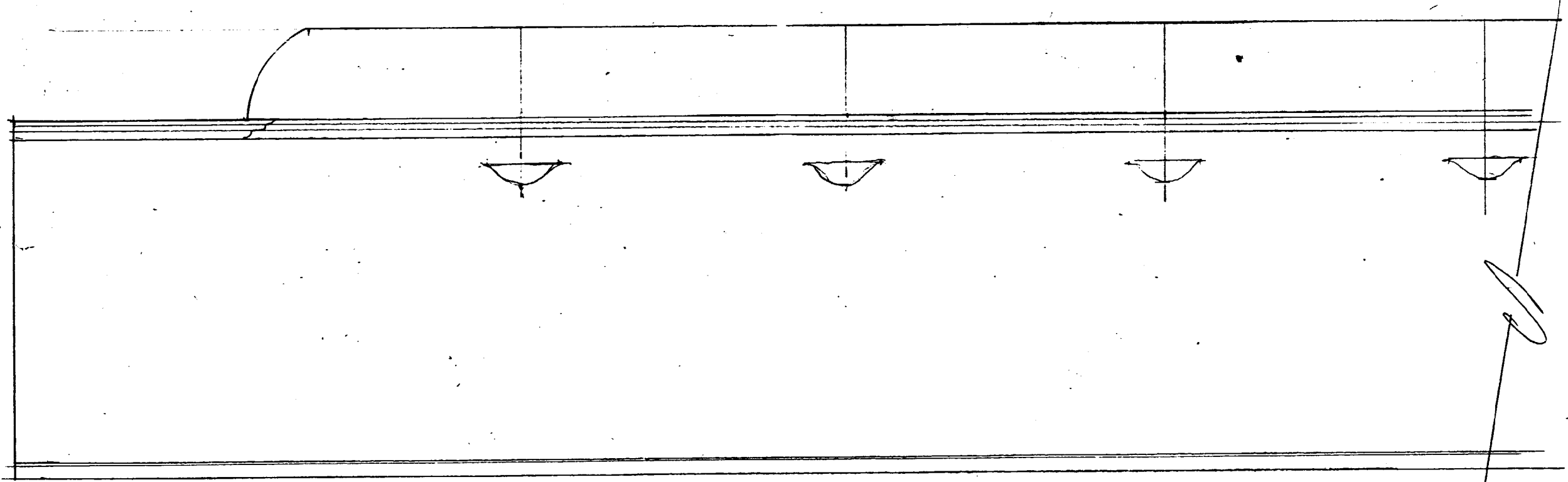
The Portland Regency Hotel  
Lower Level Renovations  
ELEVATIONS



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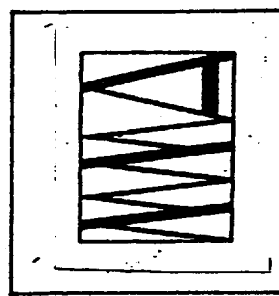


1 BANQUET ROOM

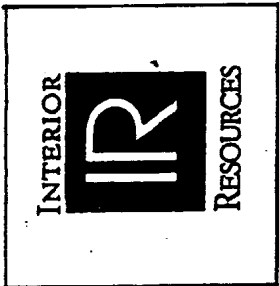


2 BANQUET ROOM

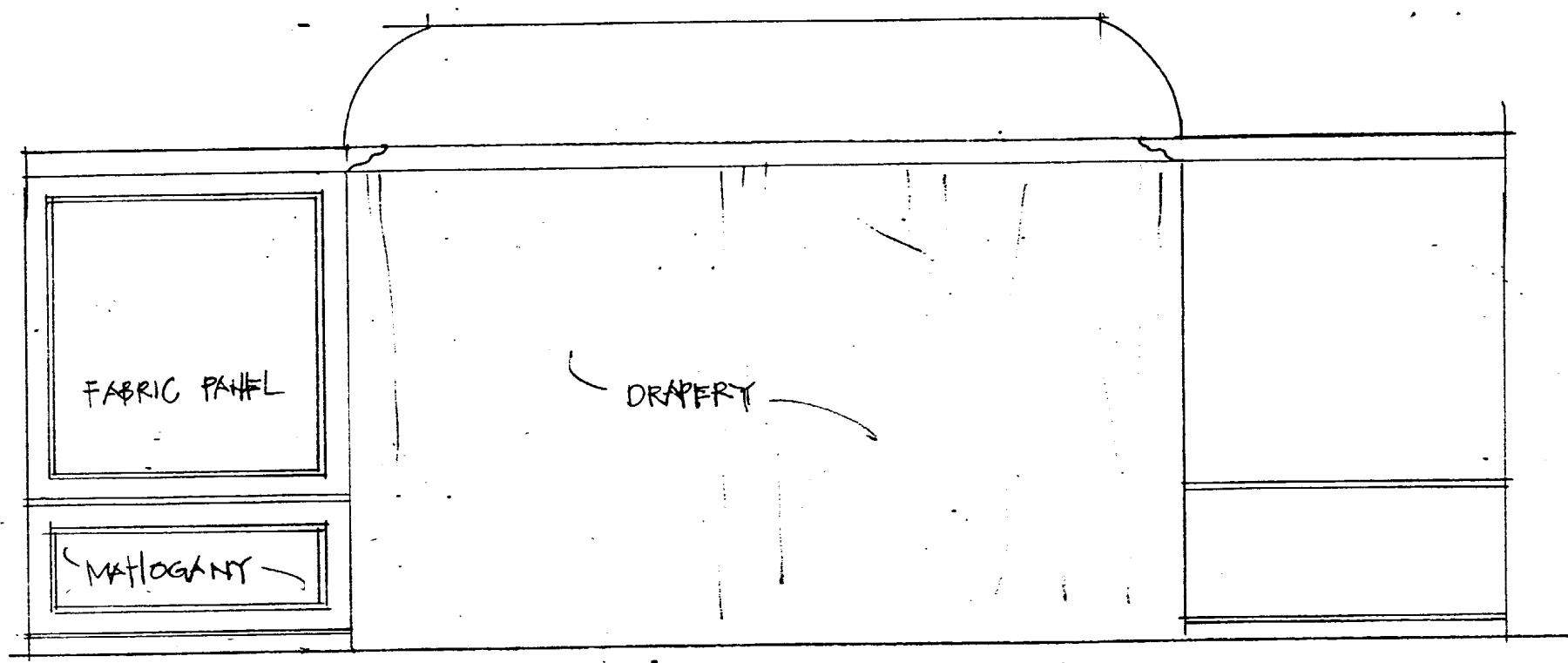
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The Portland Regency Hotel  
Lower Level Renovations  
ELEVATIONS



I-2



3 BALQUET ROOM