

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that THE PORTLAND REGENCY, INC

Located At 20 MILK ST

Job ID: 2011-10-2406-ALTCOMM

CBL: 029-R-001-001

has permission to Install 2 roof top dormers over the existing roof, each side, renovations on 3rd & 4th floors 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 11/2/11

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

100 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-10-2406-ALTCOMM	Date Applied: 10/5/2011	CBL: 029- R-001-001	
Location of Construction: 20 MILK ST	Owner Name: The Portland Regency, INC.	Owner Address: 42 Market ST PORTLAND, ME 04101	Phone: 774-1000
Business Name: The Portland Regency Hotel	Contractor Name: TBD	Contractor Address: Mark Mueller Architects	Phone: 774-9057
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG Alterations	Zone: B-3
Past Use: Hotel	Proposed Use: Same: Hotel - to add two roof top dormers on existing roof - one on Market & one on Silver	Cost of Work: \$1090,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-1 Type: 3A IB 2009 Signature: <i>[Signature]</i>
Proposed Project Description: 2 roof top dormers over the existing roof		Pedestrian Activities District (P.A.D.) 11/2/11	

Permit Taken By: Lannie	Zoning Approval		
<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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan - see exemption <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK 10/6/11</i>	Zoning Appeal <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 Date:	Historic Preservation <i>within</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions - see attached <input type="checkbox"/> Denied Date: <i>10/11/11</i> <i>D. Andrews</i>
	CERTIFICATION		

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

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Greg Mitchell

Job ID: 2011-10-2406-ALTCOMM

Located At: 20 MILK ST

CBL: 029- R-001-001

Conditions of Approval:

Fire

1. All construction shall comply with City Code Chapter 10.
2. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
3. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
4. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
5. Carbon Monoxide detection is required per NFPA 720.
6. A separate Suppression System Permit is required for sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
9. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
10. Any cutting and welding done will require a Hot Work Permit from Fire Department.
11. A single source supplier should be used for all through penetrations.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Interior renovation of commercial properties requires inspection for hazardous materials and, if found, removal by a licensed contractor per the State of Maine DEP guidelines, FMI, www.maine.gov/dep/rwm/asbestos/pdf/asbinspecforminstructions.pdf
3. A statement of special inspections shall be submitted for review prior to the commencement of structural work. This shall include inspections for Sprayed Fire Resistant Materials.
4. Special inspection reports shall be submitted to this office on a periodic basis. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
5. 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.

Job ID: 2011-10-2406-ALTCOMM

Located At: 20 MILK ST

CBL: 029- R-001-001

Historic

1. All construction details and finishes to be consistent with the plans reviewed and approved by the Historic Preservation Board on 9/21/11, see attached copy of HP Board's approval letter, which lists outstanding conditions of approval.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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 Inspections 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.**
1. Close In Elec/Plmb/Frame prior to insulate or gyp
 2. Final Inspection

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

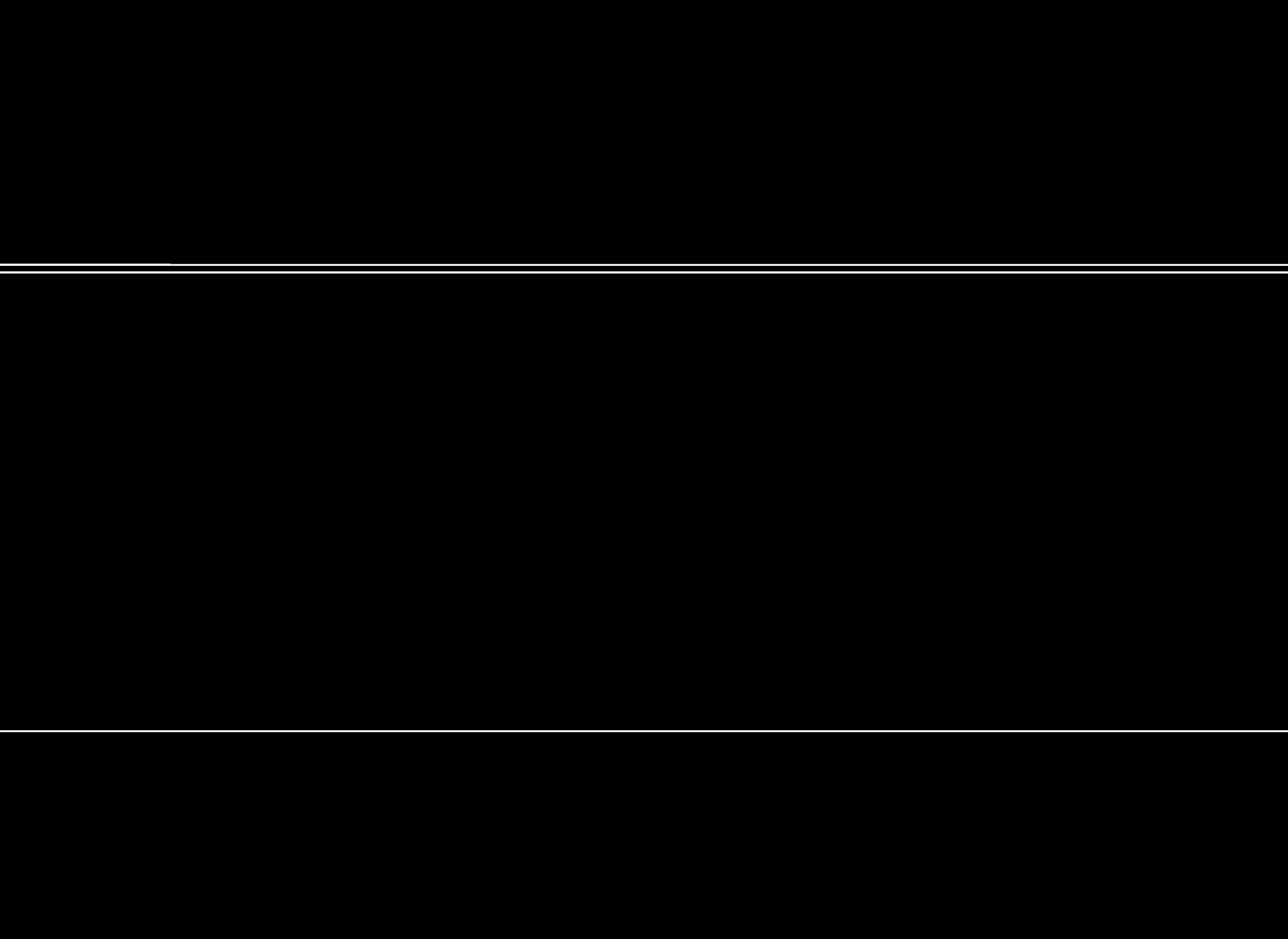
IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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: THE PORTLAND REGENCY HOTEL - 20 MILK STREET		
Total Square Footage of Proposed Structure 3,000 SF (AREA OF WORK)	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 029 R001 001	Owner: PORTLAND REGENCY, INC. 42 MARKET STREET PORTLAND, MAINE 04101	Telephone: 207.774.1000
Lessee/Buyer's Name (If Applicable) THE PORTLAND REGENCY HOTEL 20 MILK STREET PORTLAND, MAINE 04101	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. - SUITE 205 PORTLAND, MAINE 04101	Cost Of Work: \$ <u>1,090,000.00</u>





PORTLAND REGENCY HOTEL
20 MILK STREET
ROOF TOP ADDITION

- NOT FOR CONSTRUCTION -
 PERMIT SET: OCTOBER 03, 2011



**MARK
 MUELLER
 ARCHITECTS**

A.I.A.
 100 Commercial Street
 Suite 205
 Portland, Maine 04101
 Phone/Fax 207.774.9057
 Email: rfm@muellerarchitects.com

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 MARK MUELLER ARCHITECTS

RENOVATION & ADDITION:
**PORTLAND REGENCY
 DORMER ADDITION**
 20 MILK STREET - PORTLAND, MAINE

TITLE SHEET

01 OF 24

T-1.0

PERSON
 DATE: 10/24/2011
 PROJECT
 DRAWN BY
 MFP
 CHECK BY
 ALM

PROJECT DIRECTORY

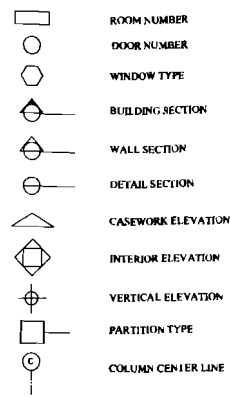
OWNER PORTLAND REGENCY, INC
42 MARKET STREET
PORTLAND, MAINE 04101

ARCHITECT MARK MUELLER ARCHITECTS
100 COMMERCIAL STREET
SUITE #207
PORTLAND, MAINE 04101
P: 207.774.9057
F: 207.773.3851
E-MAIL: mark@mmarchitects.com

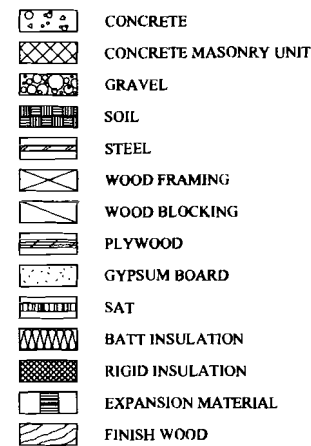
STRUCTURAL ENGINEER L&L STRUCTURAL ENGINEERING
6 Q STREET
SOUTH PORTLAND, MAINE 04106
P: 207.767.4830

CONSTRUCTION MANAGER T.B.D.

SYMBOLS



MATERIALS



DRAWING INDEX

T-1.0 GENERAL ARCHITECTURAL INFORMATION, ABBREVIATIONS, SYMBOL LEGEND

L-1.0 SITE PLAN - EXISTING

STRUCTURAL DRAWINGS

S1.0 -
S1.1 -
S1.2 -
S1.3 -
S1.4 -
S2.1 -
S2.2 -

ARCHITECTURAL DRAWINGS

EC-1.0 EXISTING DEMO FLOOR PLANS
EC-1.1 EXISTING DEMO FLOOR PLANS
EC-2.0 EXISTING DEMO ELEVATIONS
EC-2.1 EXISTING DEMO ELEVATIONS
A-1.0 PROPOSED THIRD FLOOR PLAN
A-1.1 PROPOSED FOURTH FLOOR PLAN
A-1.2 ENLARGED 3RD FLOOR PLANS
A-1.3 ENLARGED 3RD FLOOR PLANS
A-1.4 ENLARGED 4TH FLOOR PLANS
A-1.5 ENLARGED 4TH FLOOR PLANS
A-1.6 ROOF PLAN
A-1.7 SCHEDULES & WALL DETAILS
A-2.0 ELEVATIONS
A-2.1 ELEVATIONS
A-2.2 ENLARGED SILVER ST. ELEVATIONS
A-2.3 ENLARGED MARKET ST. ELEVATIONS
A-2.4 ENLARGED FORE ST. ELEVATIONS
A-3.0 BUILDING SECTIONS
A-3.1 BUILDING SECTIONS
A-3.2 BUILDING SECTIONS

ELECTRICAL DRAWINGS

E1 -

MECHANICAL DRAWINGS

M1 -

ABBREVIATIONS

AB	ANCHOR BOLT ABOVE FINISH FLOOR	FDKB	FIRE DEPARTMENT KEY BOX	MAX	MAXIMUM	S	SOUTH
ALUM	ALUMINUM	FDN	FOUNDATION	MECH	MECHANICAL	SAT	SUSPENDED ACoustICAL TILE CEILING
BRK	BRICK	FX	FIRE EXTINGUISHER	MFR	MANUFACTURER	SC	SHOWER CURTAIN
BT	BUTYUM	FFE	FINISH FLOOR ELEVATION	MIN	MINIMUM	SD	SOAP DISPENSER
CL	CENTER TO CENTER	FIN	FINISH	MISC	MISCELLANEOUS	SCHED	SCHEDULE
CLG	CEILING	FIN FL OR FF	FINISH FLOOR OR FINISH FLOOR GRADE	MRGB	MOISTURE RESISTANT GYPSUM BOARD	SECT	SECTION
CONC	CONCRETE	FL	FLOOR	MTL	METAL	SHT	SHEET
CONT	CONTINUOUS	FR	FIRE RATING	N	NORTH	SIM	SIMILAR
DBL	DOUBLE	FRMG	FRAMING	NA	NOT APPLICABLE	SN	SANITARY NAPkin DISPOSAL
DA	DIAMETER	FT	FEET (FEET)	NO	NUMBER	SQ	SQUARE
DM	DIMENSION	FV	FIELD VERIFY	NTS	NOT TO SCALE	STD	STANDARD
DNA	DOES NOT APPLY	GA	GALVAZE	OA	OVERALL	STL	STEEL
DTL	DETAIL	GALV	GALVANIZED	OC	ON CENTER	STRUCT	STRUCTURAL SHEET VINYL
DWG	DRAWING	GB	GRAB BARS	OD	OUTSIDE DIAMETER	SV	SHEET VINYL
E	EAST	GC	GENERAL CONTRACTOR	OPNG	OPENING	T	TEMPERED (GLASS)
EA	EACH	GWB	GYPSUM WALL BOARD	OPP	OPPOSITE	THK	THICKNESS
EF	EACH FACE	HC	HANDICAP	REF	REFER	TOB	TOP OF BEAM
EL	ELEVATION	HM	HOLLOW METAL	REINF	REINFORCED	TOP	TOP OF MASONRY
ELEC	ELECTRICAL	HORZ	HORIZONTAL	REQD	REQUIRED	TP	TOP OF WALL
ELLY	ELEVATOR	HL	HEADLINE	RM	ROOM	TPUN	TOP OF UNIFORM
EJO	ELECTRO-MAGNETIC HOLD OPEN	IF	INSIDE FACE	RO	ROUGH OPENING	ITP	TOP OF INSULATION
ETR	EXISTING TO REMAIN	IN	INSULATION	RE	REFER	VB	VAPOR BARRIER
EQ	EQUAL	INT	INTERIOR	REF	REFER	VCT	VINYL COMPOSITION TILE
EW	EACH WAY	JNT	JOINT	REIN	REINFORCED	VERT	VERTICAL
EXT	EXTERIOR	JNT OR JT	JOINT OR JOINT	REQD	REQUIRED	W	WEST
		LOC	LOCATION	RM	ROOM	W/	WITH
				RO	ROUGH OPENING	WC	WATER CLOSET
						WD	WOOD

GENERAL NOTES

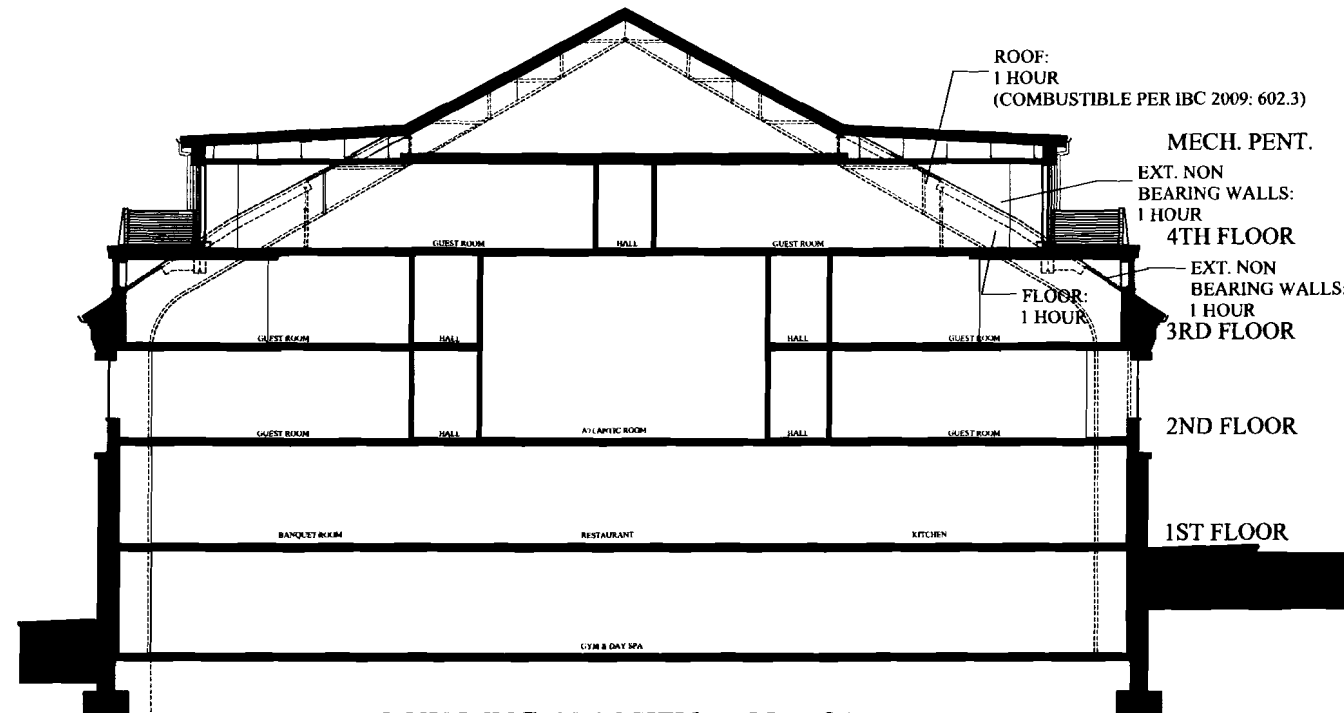
- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
- ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN RECYCLE/TRASH, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.
- ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
- INSTALL U.L. FIRE-STOPPING SEALANT/SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
- CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT. UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
- REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL IS THE RESPONSIBILITY OF THE OWNER.
- ALL WINDOWS IN SLEEPING ROOMS SHALL BE EGRESS WINDOWS MEETING THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS: 22" WIDE - 24" HIGH - 5.7 S.F.
- ALL WINDOWS WITHIN 60" HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TEMPERED. ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED. ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.
- BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, LAUNDRY & MECH. ROOM WALLS & VENT PIPES.
- BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT &/OR ENGINEER PRIOR TO WORK.
- ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.
- ALL FIRE PROTECTION, GYPSUM DRY WALL &/OR FIRE SPRAY ON STRUCTURAL MEMBERS, INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/CEILING ASSEMBLIES SHALL NOT BE REMOVED. ANY/ALL EXISTING FIRE PROTECTION REMOVED SHALL BE REPLACE WITH EQUAL FIRE RATING.

PROJECT NOTES

- SCOPE OF WORK SHALL INCLUDE THE CONSTRUCTION OF NEW ROOF ADDITIONS ON THE THIRD AND FOURTH FLOOR, BOTH SIDES OF THE BUILDING. THE ADDITIONS SHALL BE ROOF DORMERS.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND HISTORIC PRESERVATION PERMITS. THE CITY OF PORTLAND HAS APPROVED AN ADMINISTRATIVE AUTHORIZATION WAIVER. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING STREET CLOSINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A WEATHER TIGHT SHELL, INCLUDING ALL EXTERIOR FINISHES. WORK SHALL ALSO INCLUDE:
 - NFPA 13 SPRINKLER SYSTEMS PER THE NEW FLOOR PLANS.
 - MECHANICAL SYSTEMS (HVAC)
 - ELECTRICAL SYSTEMS
 - PLUMBING SYSTEMS
 MECHANICAL/ELECTRICAL INSTALLATIONS ARE TO BE PERFORMED ON A DESIGN-BUILD BASIS. ALL SYSTEMS SHALL BE ENGINEERED AND CERTIFIED BY A STATE OF MAINE PROFESSIONAL ENGINEER.
- THE FIRE ALARM SYSTEM IN AREAS OF NEW WORK ONLY SHALL BE INVENTORIED AND INSTALLED ACCORDINGLY TO MEET THE NEW CITY OF PORTLAND ORDINANCE.
- ALL EXITING AND EGRESS PATHS, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS SHALL BE OPERATIONAL DURING CONSTRUCTION. ANY CONFLICTS SHALL BE AUTHORIZED PRIOR TO SHUT-DOWN BY THE CITY OF PORTLAND.
- THE INTERIORS SHALL BE BUILT-OUT BY THE OWNER.

CODE NOTES

- IBC 2009: TABLE 503 - ALLOWABLE BUILDING HEIGHTS & AREAS:
R-1, TYPE 3A, 4 STORIES & 24,000 SF W/SPRINKLER INCREASE ALLOWS 5 STORIES & 72,000 SF
- IBC 2009: 602 - CONSTRUCTION CLASSIFICATION:
TYPE 3A CLASSIFICATION, SEE TABLE BELOW
- IBC 2009: 704.2 - COLUMN PROTECTION:
ALL COLUMNS MUST HAVE INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES FOR THE FULL COLUMN LENGTH INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS
- IBC 2009: 704.3 - PROTECTION OF THE PRIMARY STRUCTURAL FRAME & OTHER COLUMNS:
INDIVIDUAL ENCASEMENT OF BEAMS ARE NOT REQUIRED PER DESIGN, PROTECTION BY ASSEMBLY
- IBC 2009: 704.4 - PROTECTION OF SECONDARY MEMBERS:
PROTECTION AS REQUIRED (1 HR WITH HORIZONTAL U.L. ASSEMBLY)
- IBC 2009: 705.8 - MAX. AREA OF EXT. WALL OPENINGS BASE ON FIRE SEPERATION DISTANCE & DEGREE OF OPENING PROTECTION:
SEPERATION DISTANCE (23'-0") 20' > 25', UNPROTECTED OPENINGS, SPRINKLERED, ALLOWABLE AREA = NO LIMIT



OCCUPANT LOAD	127 PEOPLE
USE GROUP CLASSIFICATION	HOTEL - NON TRANSIENT
TYPE OF CONSTRUCTION	3(21) - PROTECTED
TOTAL AREA OF WORK	3,000 S.F.
ACTUAL BUILDING AREA	15,000 S.F. FLOOR (+/- 82,000 BUILDING TOTAL)
BUILDING HEIGHT	5 STORIES
BUILDING HEIGHT LIMITATION - STORES	NONE
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE	N/A
FIRE SUPPRESSION	YES - PER NFPA 11
EXIT ACCESS FIRE RATINGS	
FIRE WALLS	1 HR
PARTY WALLS / GUEST ROOMS	EXISTING TO REMAIN
STAIR ENCLOSURES	EXISTING TO REMAIN
SHAFTS	EXISTING TO REMAIN
EXIT ACCESS CORRIDORS	0 HR
FIRE PROTECTION OF STRUCTURE	
COLUMNS	1 HR
BEAMS, GIRDERS, TRUSSES & ARCHES	1 HR
LOAD BEARING WALLS - EXTERIOR	2 HR
LOAD BEARING WALLS - INTERIOR	1 HR
NON-LOAD BEARING WALLS - EXTERIOR	0 HR
NON-LOAD BEARING WALLS - INTERIOR	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR
GENERAL NOTES - OCCUPANT LOAD	
EXISTING: 42,000 SF / 200 SF/PERSON = 210 PEOPLE	
NEW WORK: 3,000 SF / 200 SF/PERSON = 15 PEOPLE	
TOTAL OCCUPANT LOAD = 425 PEOPLE (INCREASE)	
INTERIOR FINISHES	
WALLS & CEILINGS: CLASS A, B, OR C	
FLOORS: CLASS 1 OR 2	
F.F.E. SHALL MEET NFPA 705 & 701	

OCCUPANT LOAD	127 PEOPLE
USE GROUP CLASSIFICATION	R-1 (HOTEL - NON TRANSIENT)
TYPE OF CONSTRUCTION	3A
TOTAL AREA OF WORK	3,000 S.F.
ACTUAL BUILDING AREA	15,000 S.F. FLOOR (+/- 82,000 BUILDING TOTAL)
BUILDING HEIGHT	5 STORIES
BUILDING AREA LIMITATION - SQ. FT. (TABLE 503)	24,000 S.F.
BUILDING HEIGHT LIMITATION - STORES (TABLE 503)	4 STORIES
STREET FRONTAGE INCREASE (50%) - SQ. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT.	72,000 S.F.
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE (1 STORY)	5 STORIES
FIRE SUPPRESSION	YES - PER NFPA 11
EXIT ACCESS FIRE RATINGS	
FIRE WALLS	0 HR
PARTY WALLS / GUEST ROOMS	1 HR
STAIR ENCLOSURES	EXISTING TO REMAIN
SHAFTS	EXISTING TO REMAIN
EXIT ACCESS CORRIDORS	0 HR
FIRE PROTECTION OF STRUCTURE	
PRIMARY STRUCTURAL FRAME	1 HR
LOAD BEARING WALLS - EXTERIOR	2 HR
LOAD BEARING WALLS - INTERIOR	1 HR
NON-LOAD BEARING WALLS - EXTERIOR	0 HR
NON-LOAD BEARING WALLS - INTERIOR	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR
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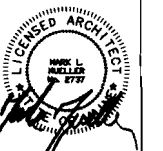
BUILDING CLASSIFICATION: 3A
- NOT FOR CONSTRUCTION - PERMIT SET: OCTOBER 03, 2011

RENOVATION & ADDITION:
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

GENERAL NOTES

DATE	02/24/2011
PROJECT	
SCALE	1/8" = 1'-0"
DRAWN BY	MPF
CHECK BY	
SCALE	

T-1.1

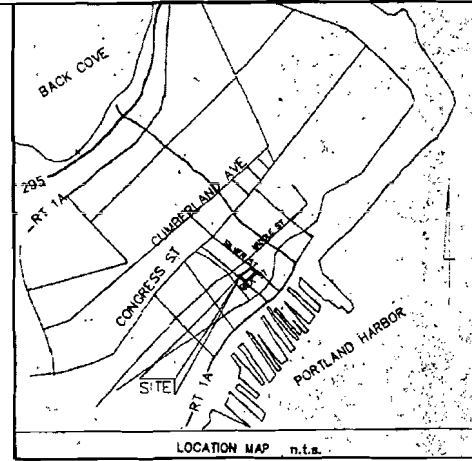


**MARK
MUELLER
ARCHITECTS**
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100 Commercial Street
Suite 205
Portland, Maine 04101
Phone/Fax 207.774.9057
Email:
m@muellerarchitects.com

02/19/2011
MARK MUELLER ARCHITECTS

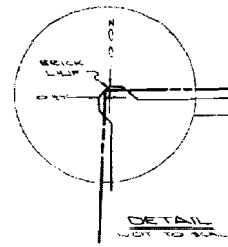
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

RENOVATION & ADDITION:

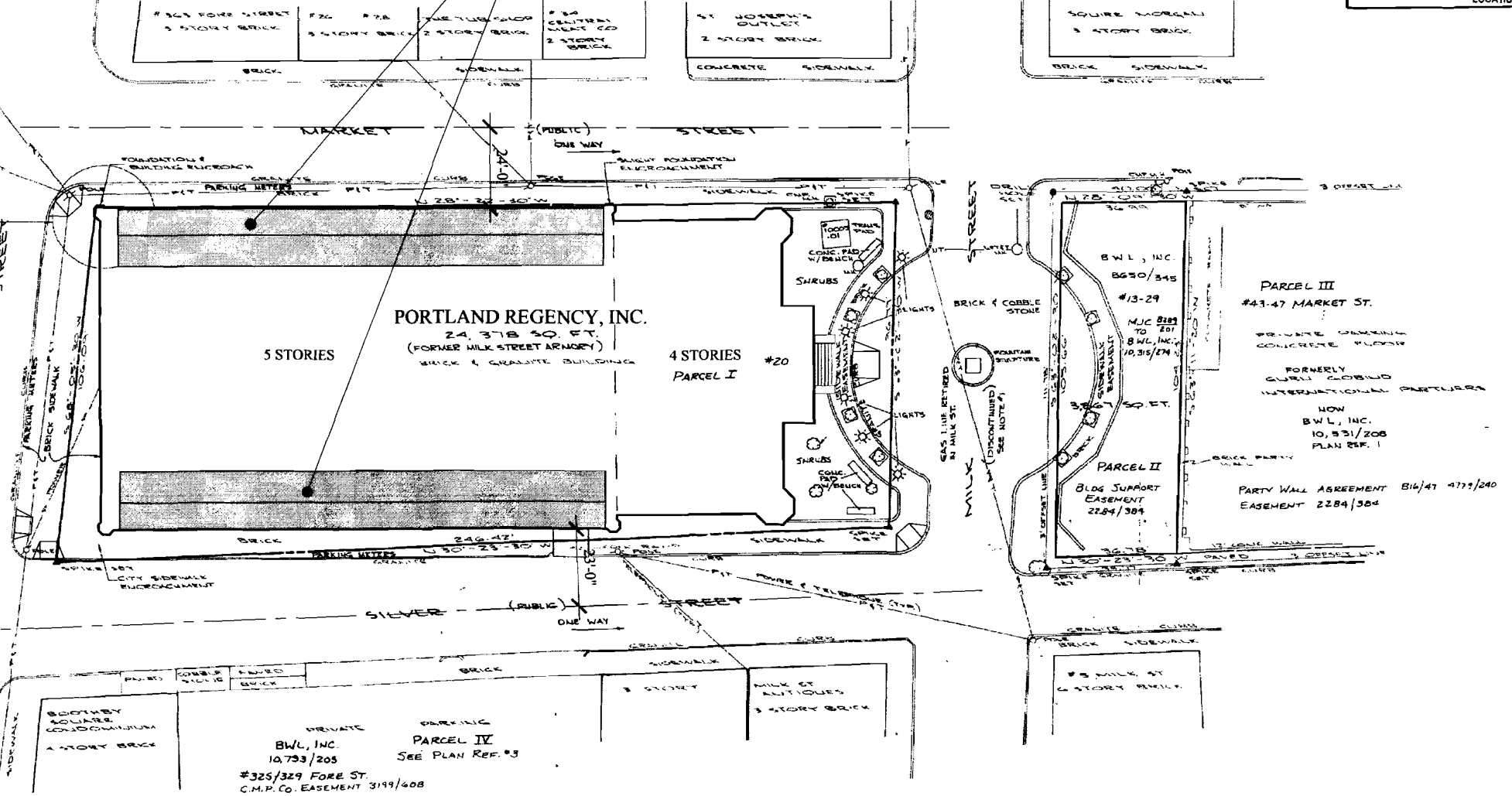


**NOTE:
EXISTING 'ADA' COMPIANT CURB
CUTS TO REMAIN AS SHOWN**

**NOTE:
- PROPOSED WORK @ 3RD & 4TH
FLOOR ONLY
- LIMIT OF WORK AREA AS SHOWN,
NO FOOTPRINT EXPANSION**



DETAIL
NOT TO SCALE



NOTE:
1/ BY ORDER OF THE CITY COUNCIL ON AUG. 6, 1984, IN THE CITY OF PORTLAND RECORDS, VOLUME 101, PAGE 241, MILK STREET WAS DISCONTINUED BETWEEN MARKET AND SILVER ST. ON PETITION OF TEAK ASSOCIATES, THE DISCONTINUANCE WAS FOR HIGHWAY PURPOSES WITHOUT RETENTION OF A PUBLIC EASEMENT. THE ORDER BECAME EFFECTIVE ON NOVEMBER 01, 1984

- PLAN REFERENCES:**
- 1/ BOUNDARY & EXISTING CONDITIONS SURVEY ON MARKET STREET FOR SMART BY OWEN HASKELL, INC. DATED OCT. 26, 1975.
 - 2/ PLAN OF OLD PORT REGENCY HOTEL FOR MILK STREET ASSOCIATES BY OWEN HASKELL, INC. DATED APRIL 1984 REVISED THROUGH 12/15/86 RECORDED IN PLAN BOOK 152, PAGE 4
 - 3/ PLAN FOR GENDRON & COMPANY ON FORE, PEARL & SILVER STREETS BY OWEN HASKELL, INC. DATED JUNE 6, 1988.

I HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND CITIZEN'S BANK NEW HAMPSHIRE THAT THE SURVEY OF THE "MILK STREET ARCADE" SHOWN HEREON WAS DONE ON THE GROUND AS PER RECORD DESCRIPTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR A LAND SURVEY CONDITION II.

DATE 3-5-98
JOHN P. R. CYR, PLS #307



**PLAN OF PORTLAND REGENCY HOTEL
LAND TITLE SURVEY
PORTLAND, MAINE**

FOR
BWL, INC.
20 MILK ST. PORTLAND, MAINE

Owen Haskell, Inc. Civil Engineers South Portland, Maine		Land Surveyors	
		Drawn By: O.S.P.	Date: MARCH 4, 1998
Trace By: M.M.M.		Scale: 1" = 20'	
Check By: S.S.S.		Drwg. No.:	
Blk No. 279			

SITE PLAN
02 OF 24

DEMOLITION NOTES:

1. ALL WALLS AS SHOWN TO BE REMOVED G.C. TO FIELD VERIFY & REPORT ANY DISCREPANCIES OR LOAD BEARING WALLS TO THE ARCHITECT
2. ELECTRICAL POWER TO THE BUILDING SHALL BE DISCONNECTED PRIOR TO DEMOLITION WORK. VERIFY WATER SHUT-OFF W/ BUILDING OWNER/ P.W.D. FIRE ALARM SYSTEMS & SPRINKLER SYSTEM TO REMAIN FULLY OPERATIONAL DURING DEMOLITION.
3. ALL DEMOLITION SHALL BE REMOVED FROM SITE DAILY.
4. REMOVE EXISTING FINISHED CEILINGS & FINISH FLOORING. INCLUDING ALL UNDERLAYMENTS, SUB-FLOORS TO REMAIN
5. ALL FIRE PROTECTION, GYPSUM DRYWALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS, INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED.
6. REMOVE EXISTING ASPHALT ROOF SHINGLES.
7. DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE VERIFIED IN FIELD.
8. G.C. TO VERIFY WITH 'DIG SAFE' PRIOR TO ANY SITE WORK.
9. FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.
10. EXISTING MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS TO BE REMOVED PARTIALLY AS REQUIRED
11. TEMPORARILY BRACE ALL WALLS, FLOOR & ROOF DURING & AFTER DEMOLITION
12. COORDINATE EXISTING PERIMETER WALL LOCATIONS TO BE MODIFIED PER NEW WINDOW LOCATIONS.
13. ALL HAZARDOUS MATERIALS SHALL BE REMOVED BY NEW OSHA STANDARDS.
14. TEMPORARY SHORING & BRACING BY G.C.
15. G.C. TO COORDINATE INTERIOR FINISHES WITH OWNER

WALL LEGEND

EXISTING WALL	—————
NEW WALL	=====
FIRE RATED WALL	-----
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED	- - - - -

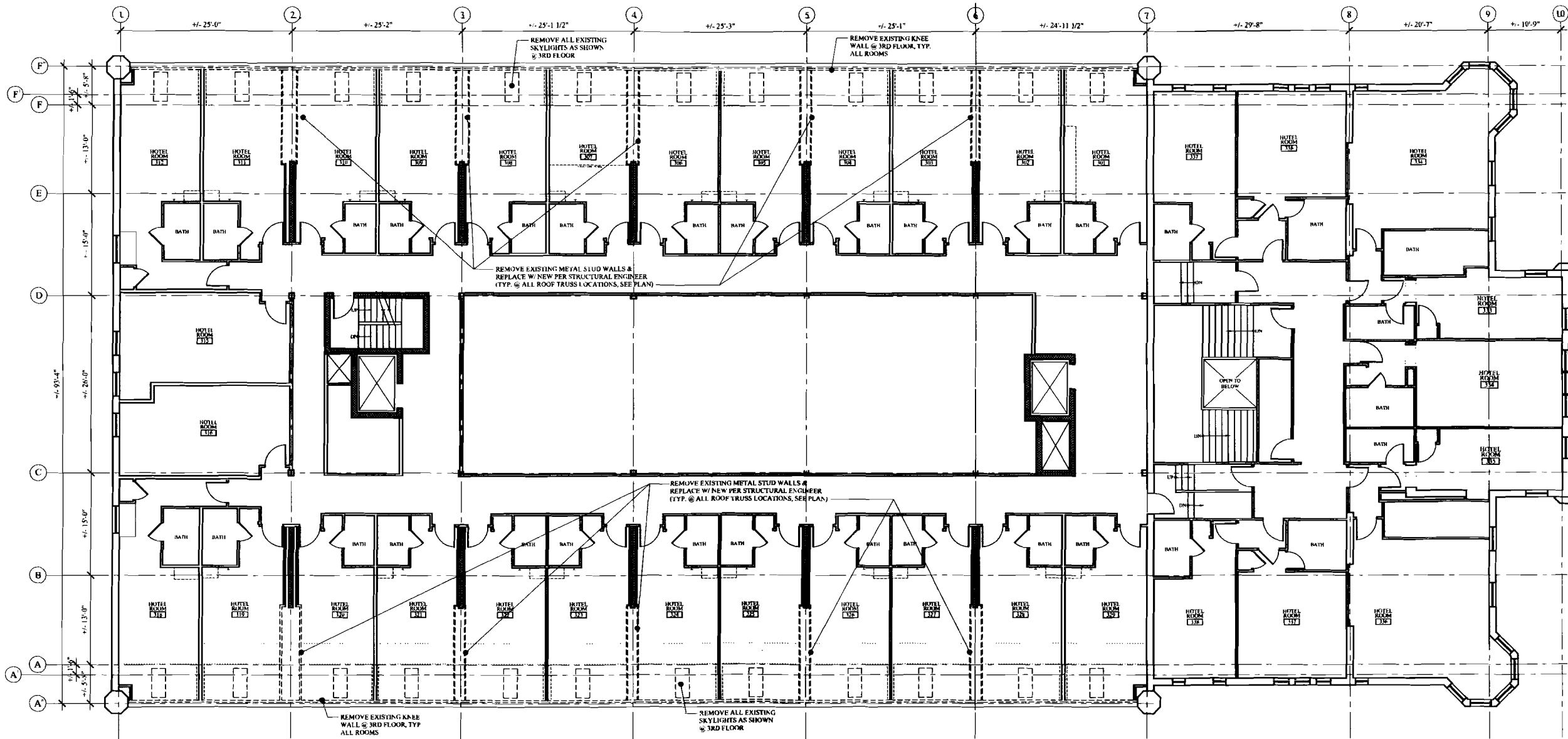


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RENOVATION & ADDITION:
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE



EXISTING 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

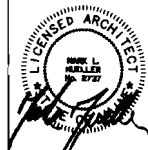
EXISTING FLOOR PLAN

04 OF 24

- NOT FOR CONSTRUCTION -
PERMIT SET: OCTOBER 03, 2011

EC-1.0

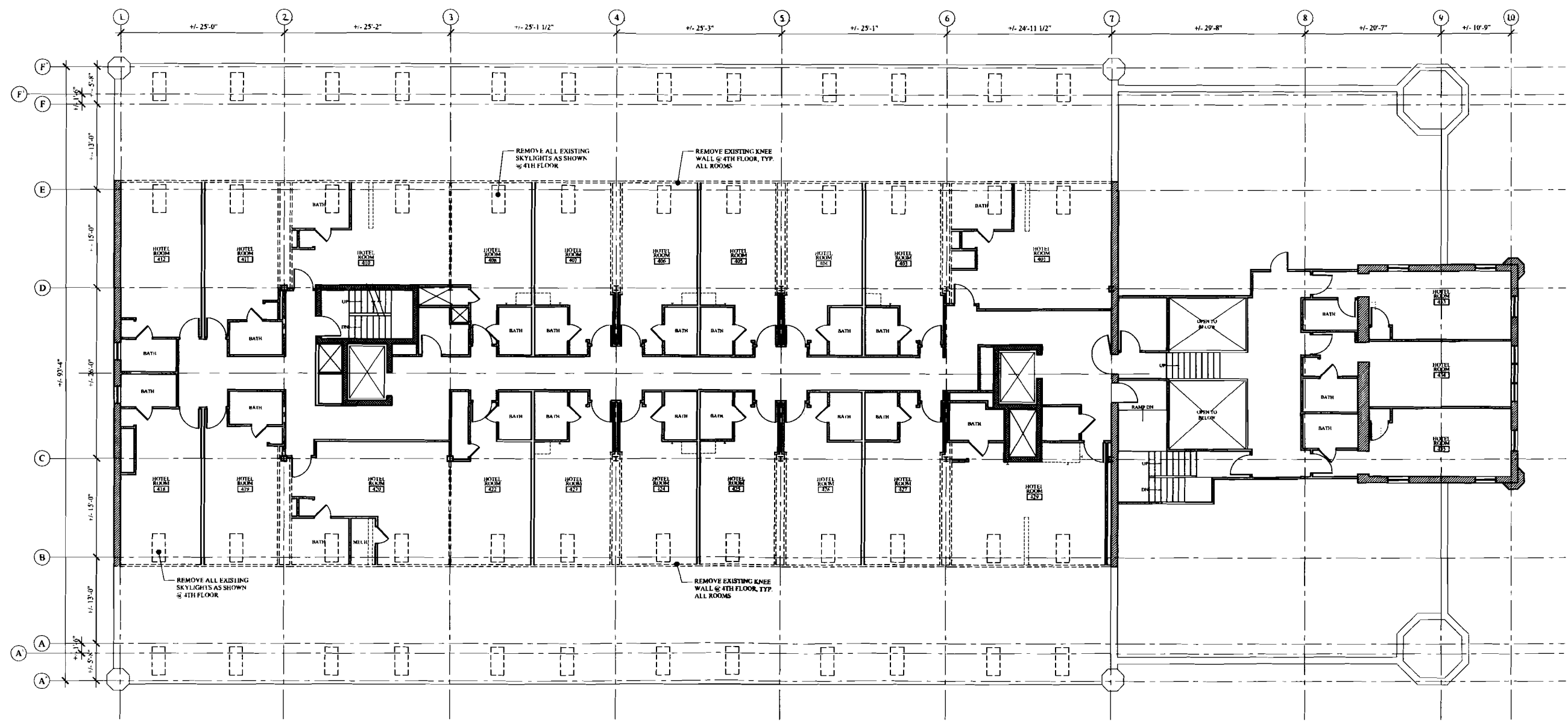
WALL LEGEND	
EXISTING WALL	————
NEW WALL	=====
FIRE RATED WALL	—————
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED	-----



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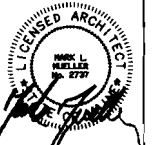
RENOVATION & ADDITION:
PORTLAND REGENCY DORMER ADDITION
20 MILK STREET - PORTLAND, MAINE



EXISTING 4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING FLOOR PLAN	
DATE	05/19/2011
PROJECT	130 E. FREEMAN
DRAWN BY	MBP
CHECK BY	MJM

- NOT FOR CONSTRUCTION -
PERMIT SET: OCTOBER 03, 2011

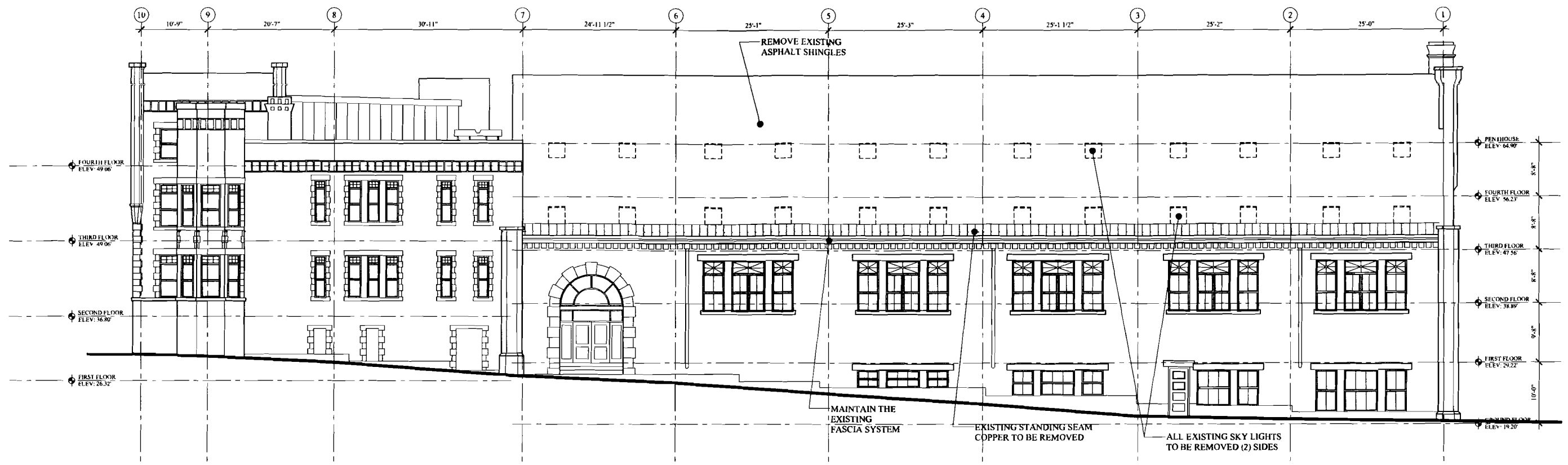


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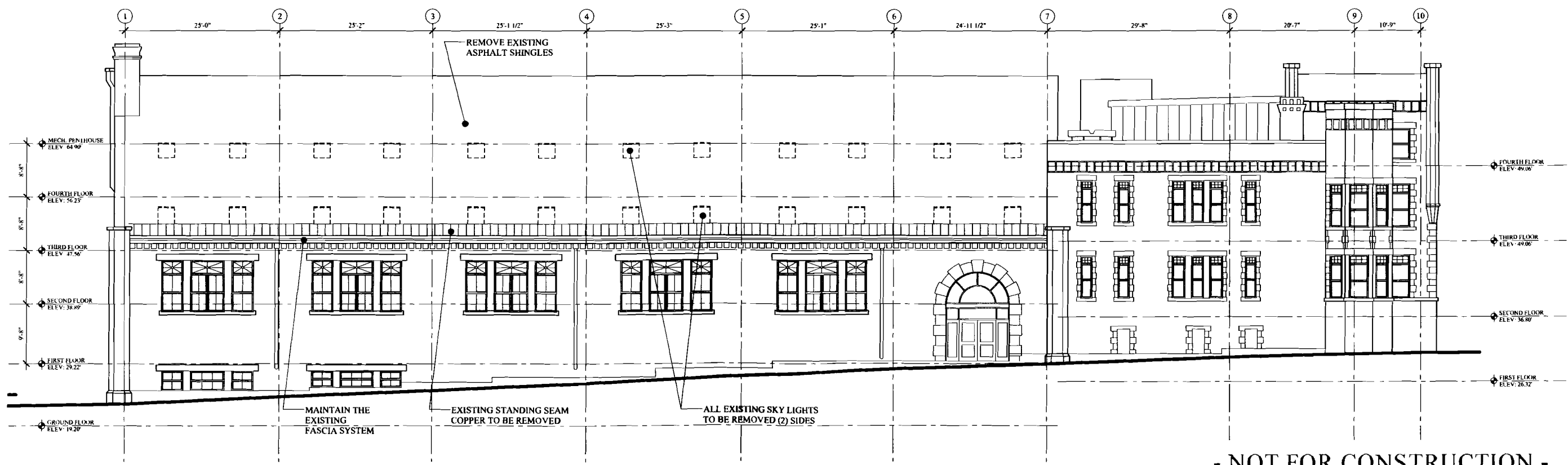
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RENOVATION & ADDITION:
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20 MILK STREET - PORTLAND, MAINE



EXISTING MARKET STREET ELEVATION
SCALE: 1/8" = 1'-0"

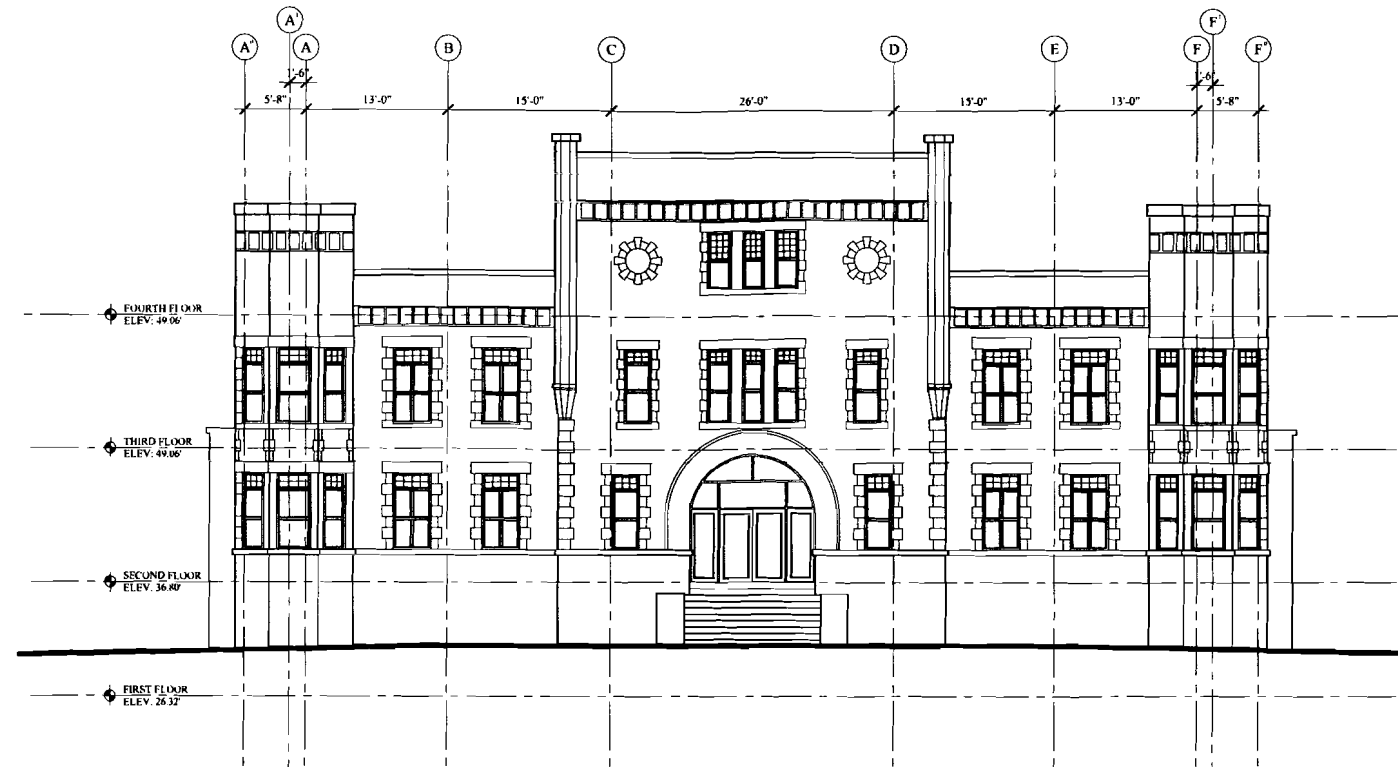


EXISTING SILVER STREET ELEVATION
SCALE: 1/8" = 1'-0"

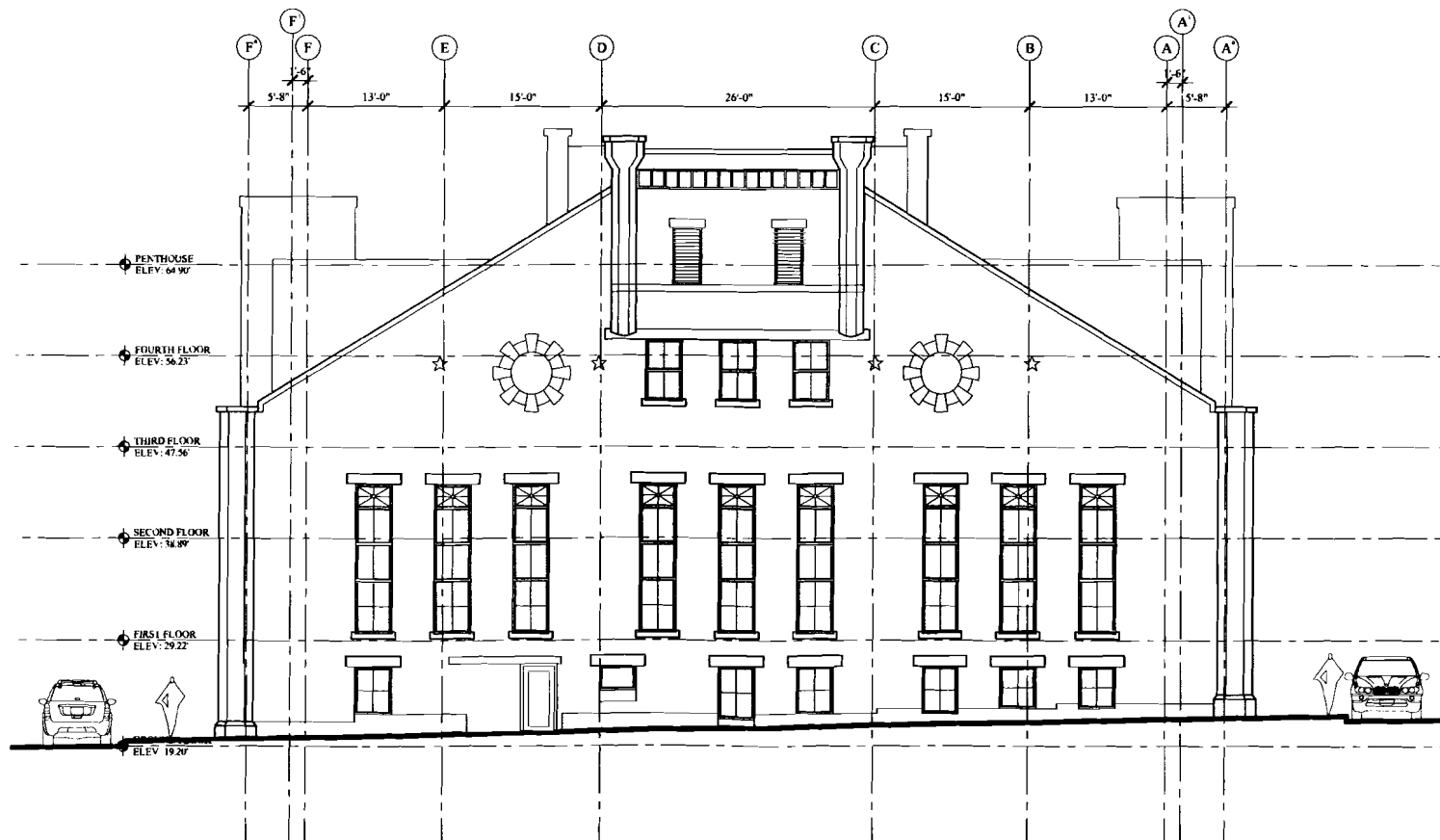
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PERMIT SET: OCTOBER 03, 2011

EXISTING ELEVATIONS
DATE: 02/24/2011
PROJECT: 2011-018
DRAWN BY: MHP
CHECKED BY: MHP

06 OF 24
EC-2.0

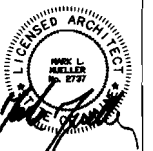


EXISTING MILK STREET ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING FORE STREET ELEVATION
SCALE: 1/8" = 1'-0"

- NOT FOR CONSTRUCTION -
PERMIT SET: OCTOBER 03, 2011



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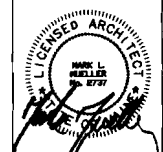
RENOVATION & ADDITION:
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

EXISTING ELEVATIONS

REVISION	DATE
	02/24/2011
PROJECT	
DRAWN BY	
CHECKED BY	
DATE	

WALL LEGEND

EXISTING WALL	
NEW WALL	
FIRE RATED WALL	
1 HOUR	
2 HOUR	
EXISTING WALL TO BE REMOVED	

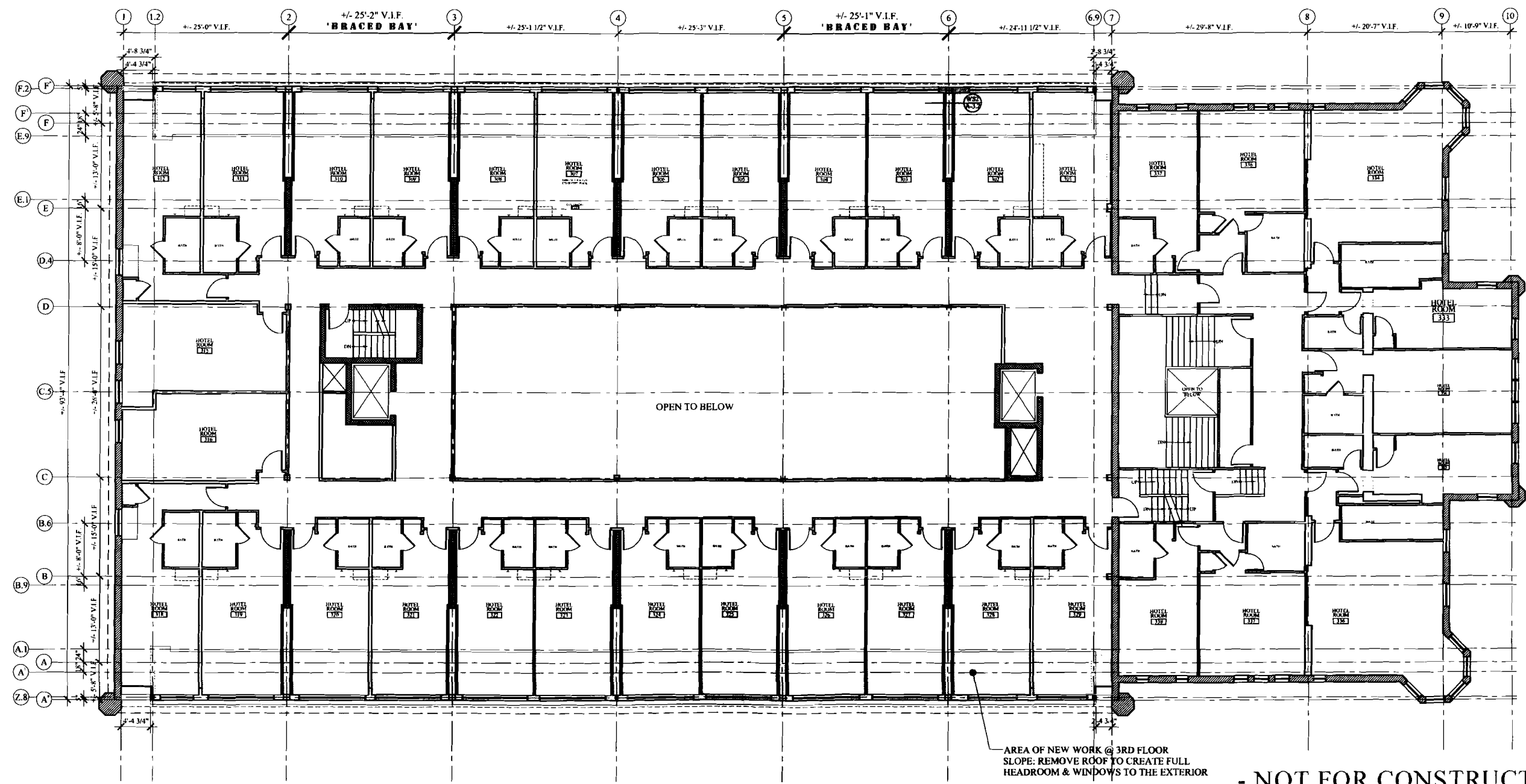


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RENOVATION & ADDITION:
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DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE



AREA OF NEW WORK @ 3RD FLOOR
SLOPE: REMOVE ROOF TO CREATE FULL
HEADROOM & WINDOWS TO THE EXTERIOR

PROPOSED 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

- NOT FOR CONSTRUCTION -
PERMIT SET: OCTOBER 03, 2011

PROPOSED FLOOR PLAN

08 OF 24

A-1.0

WALL LEGEND

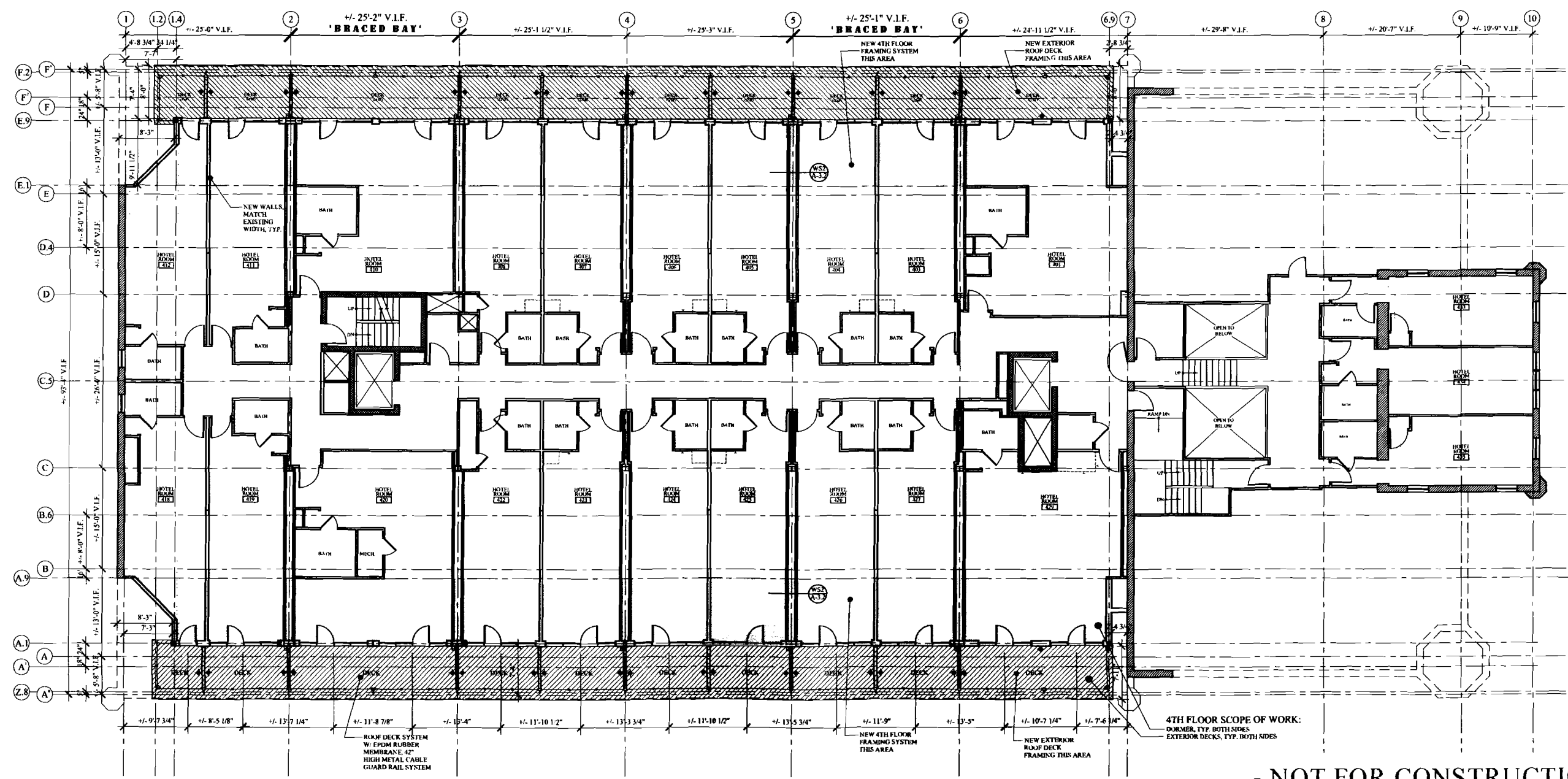
EXISTING WALL	
NEW WALL	
FIRE RATED WALL	
1 HOUR	
2 HOUR	
EXISTING WALL TO BE REMOVED	



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RENOVATION & ADDITION:
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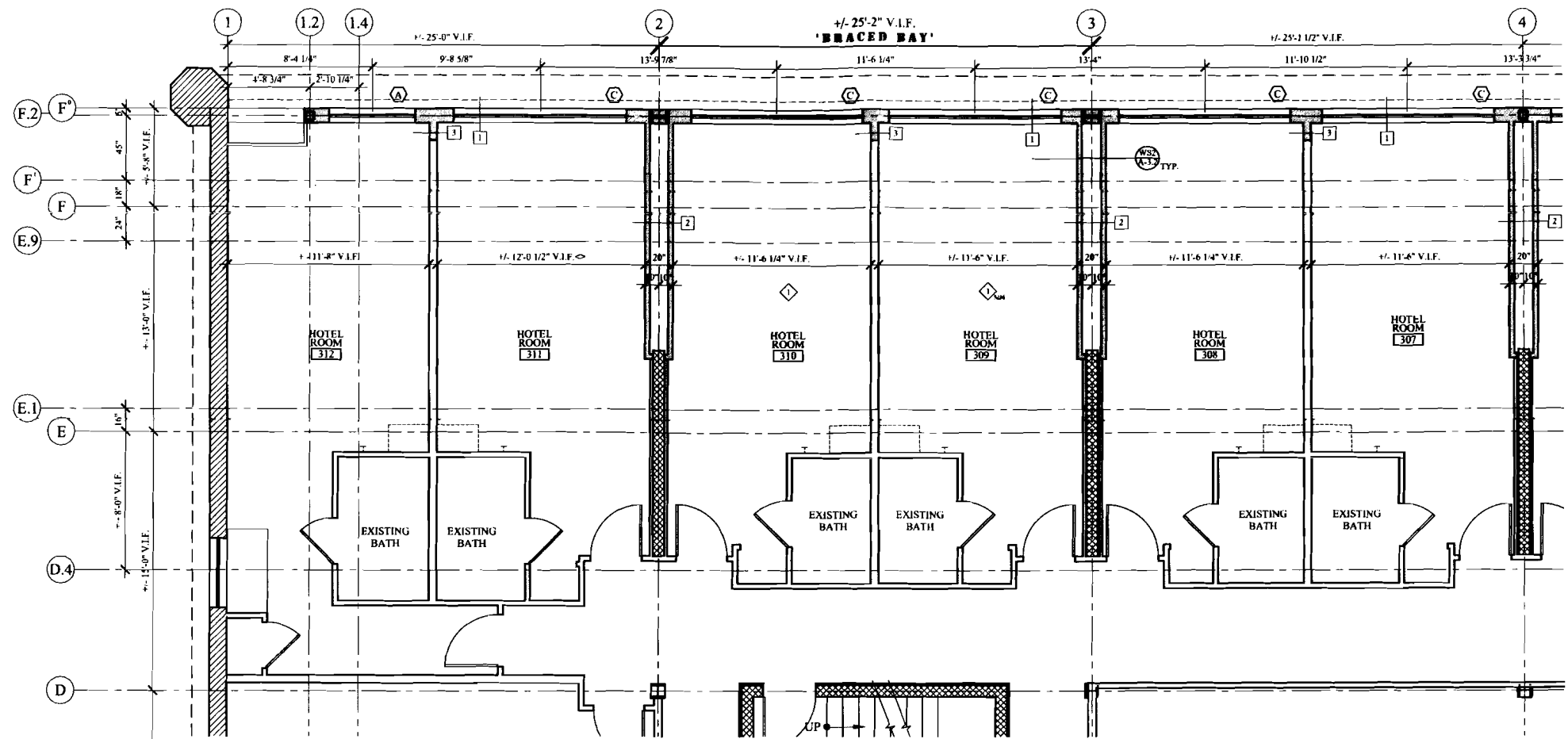
PROPOSED 4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

- NOT FOR CONSTRUCTION -
PERMIT SET: OCTOBER 03, 2011

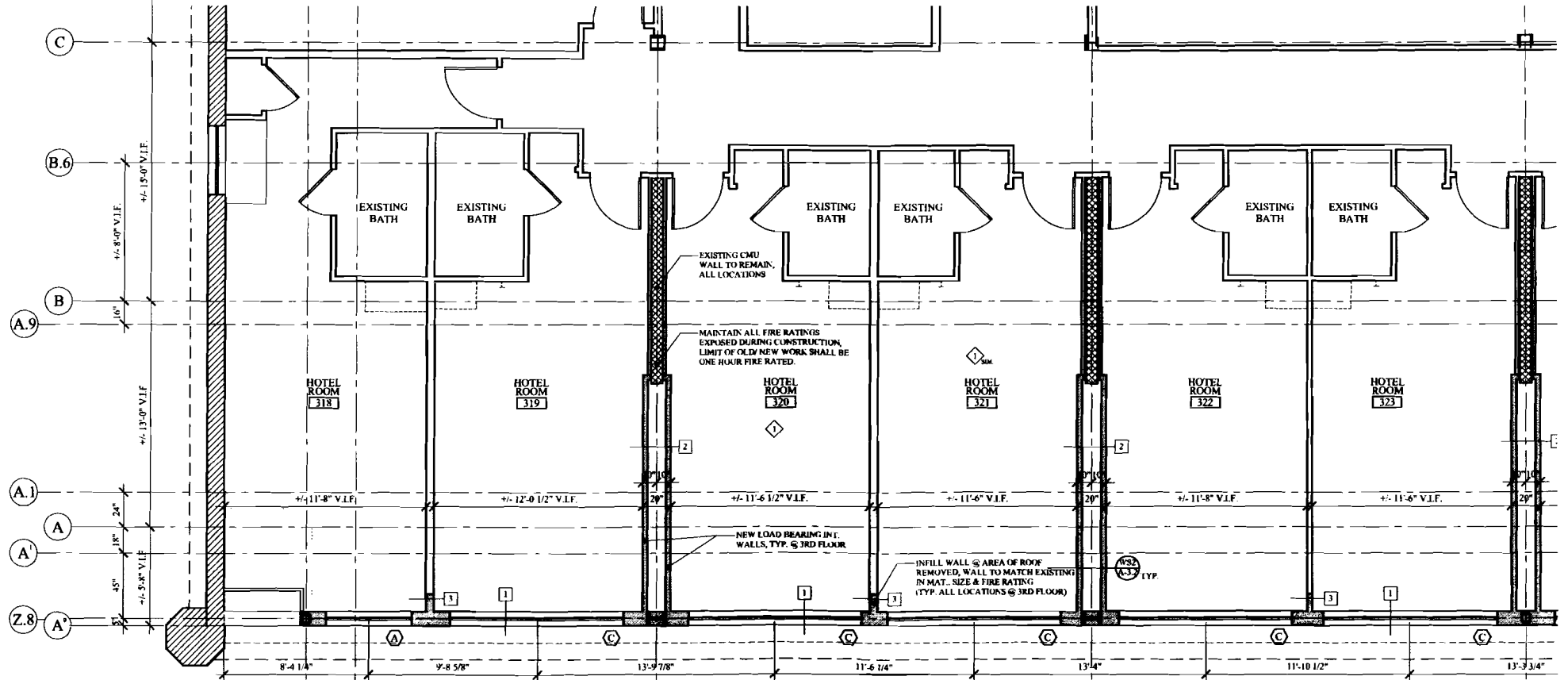
PROPOSED FLOOR PLAN

10 OF 24
REVISED
DATE: 02-24-2011
PROJECT: 1316 PRDM
DRAWN BY: MHP
CHECK BY: MHP

A-1.1



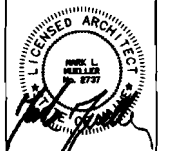
3RD FLOOR ENLARGED MARKET STREET PLAN (1 - 4)
SCALE: 1/4" = 1'-0"



3RD FLOOR ENLARGED SILVER STREET PLAN (1 - 4)
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL	—
NEW WALL	—
FIRE RATED WALL	—
1 HOUR	—
2 HOUR	—
EXISTING WALL TO BE REMOVED	---



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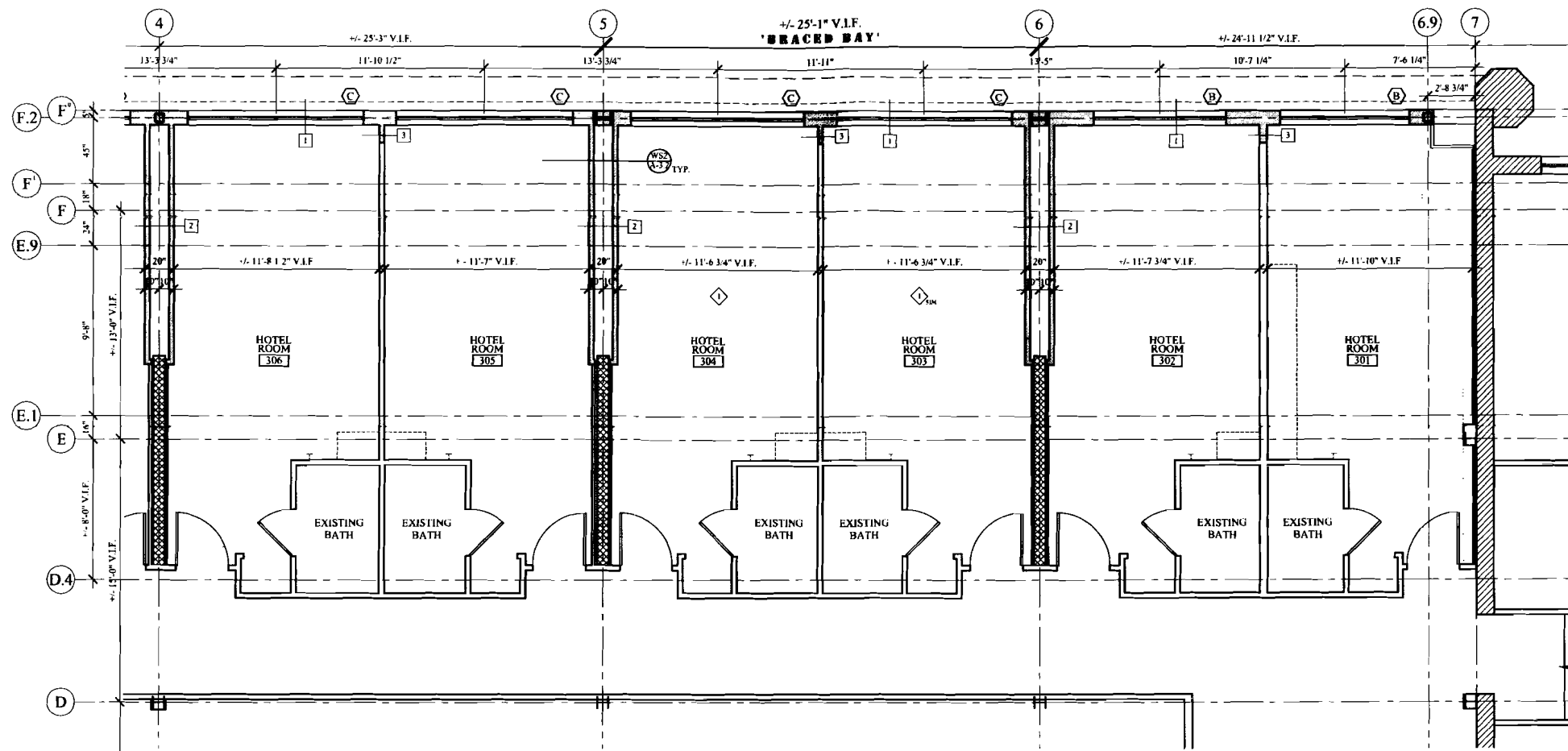
RENOVATION & ADDITION:
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

ENLARGED FLOOR PLANS
DATE: 03/24/2011
PROJECT: 130 E. PREM
DRAWN BY: MFP
CHECK BY: MFP

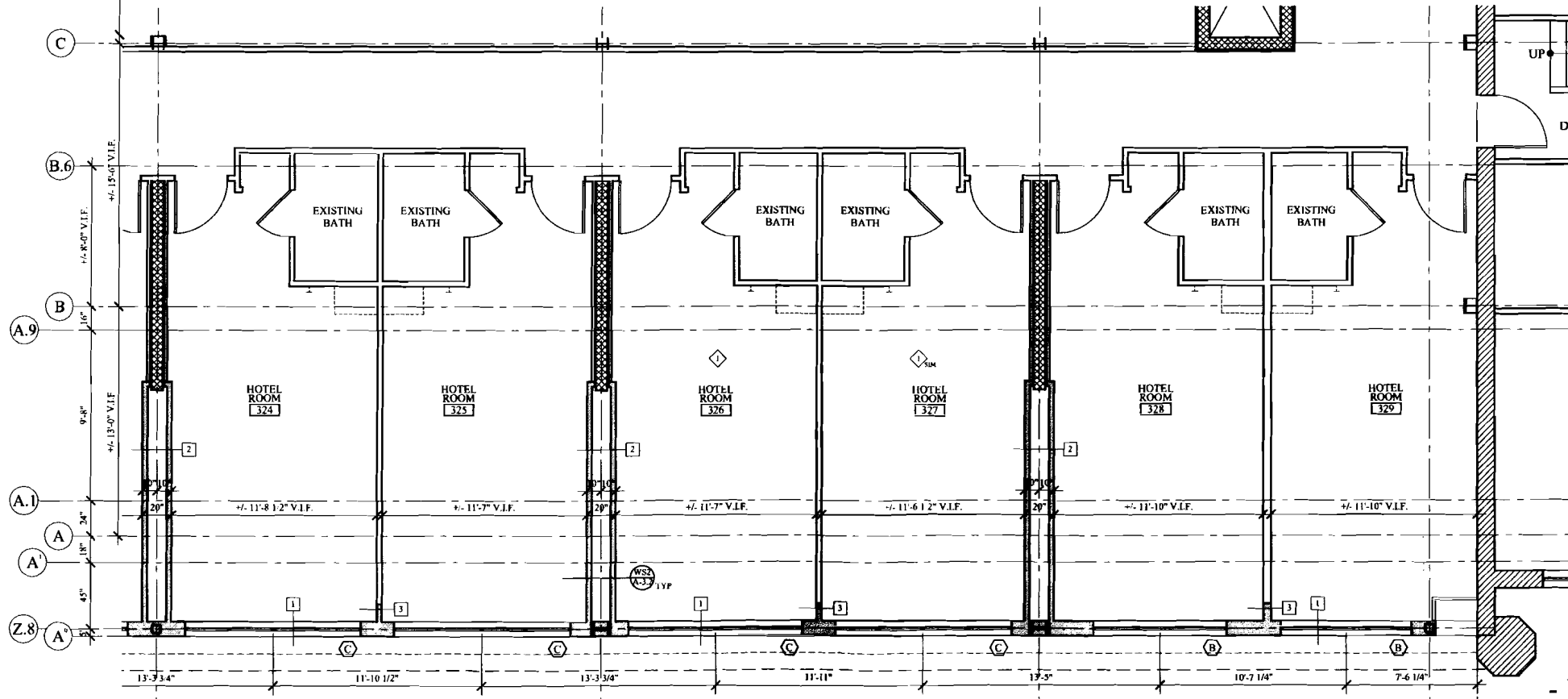
10 OF 24

- NOT FOR CONSTRUCTION -
PERMIT SET: OCTOBER 03, 2011

A-1.2



3RD FLOOR ENLARGED MARKET STREET PLAN (4 - 7)
SCALE: 1/4" = 1'-0"



3RD FLOOR ENLARGED SILVER STREET PLAN (4 - 7)
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL	(Solid line)
NEW WALL	(Dashed line)
FIRE RATED WALL	(Line with dots)
1 HOUR	(Line with 1 dot)
2 HOUR	(Line with 2 dots)
EXISTING WALL TO BE REMOVED	(Dotted line)



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RENOVATION & ADDITION:
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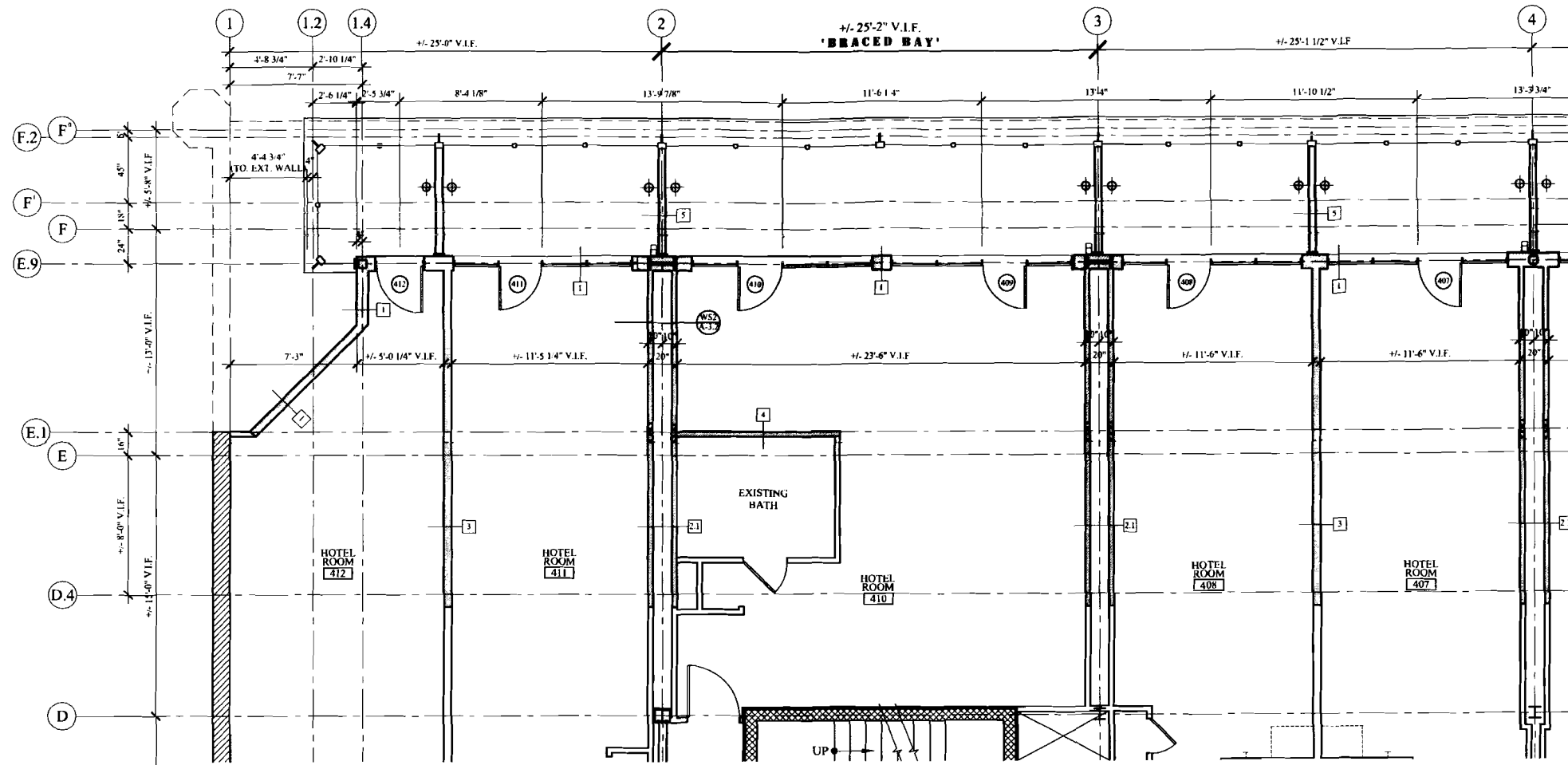
ENLARGED FLOOR PLANS

DATE	12/24/2011
PROJECT	3RD FL. PREM.
DRAWN BY	MBP
CHECK BY	MBP

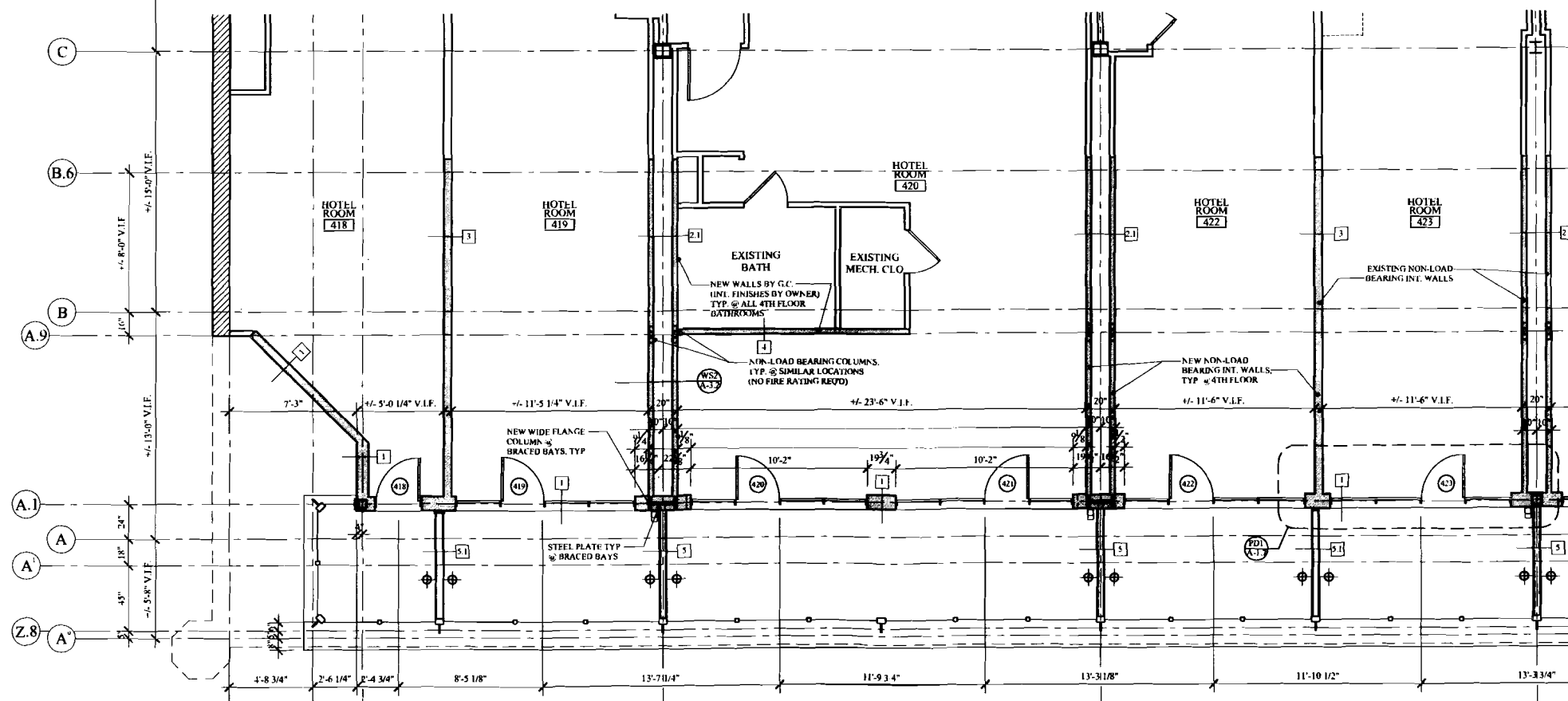
11 OF 24

- NOT FOR CONSTRUCTION -
PERMIT SET: OCTOBER 03, 2011

A-1.3



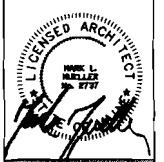
4TH FLOOR ENLARGED MARKET STREET PLAN (1 - 4)
SCALE: 1/4" = 1'-0"



4TH FLOOR ENLARGED SILVER STREET PLAN (1 - 4)
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL	—————
NEW WALL	—————
FIRE RATED WALL	—————
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED	- - - - -



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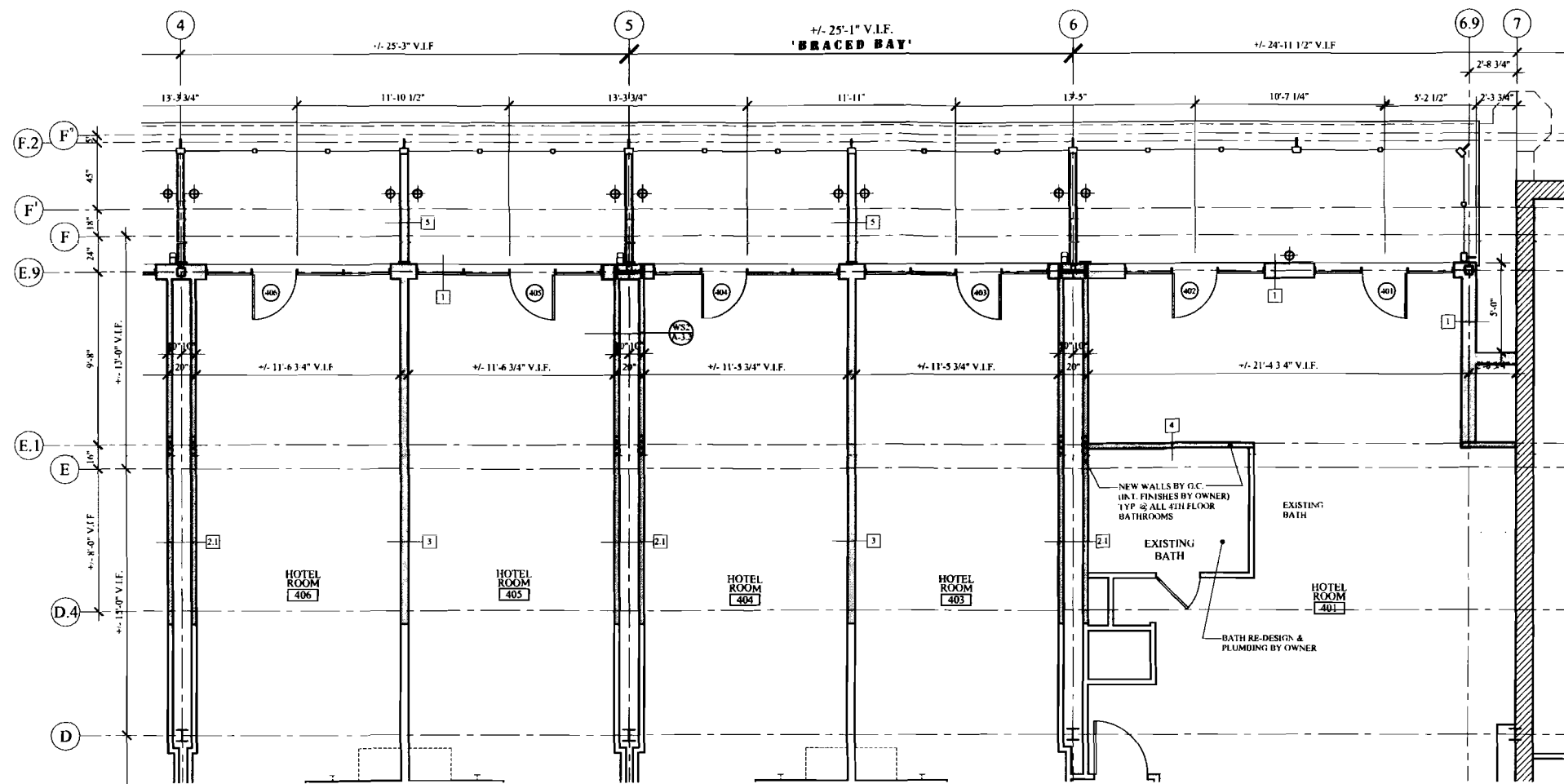
RENOVATION & ADDITION:
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

ENLARGED FLOOR PLANS
DATE: 02-24-2011
PROJECT: 1011.FRM
DRAWN BY: MHP
CHECK BY: MAM

12 OF 24

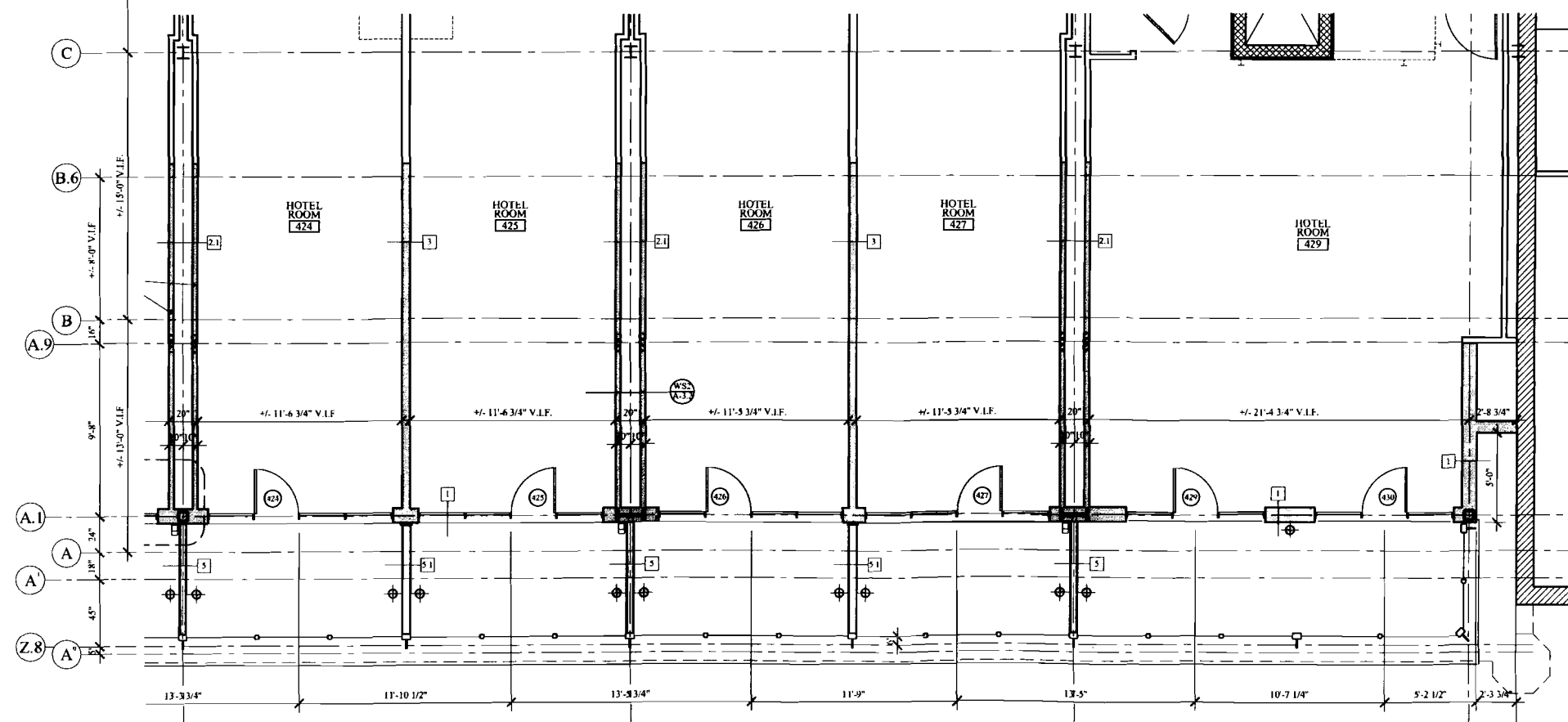
- NOT FOR CONSTRUCTION -
PERMIT SET: OCTOBER 03, 2011

A-1.4



4TH FLOOR ENLARGED MARKET STREET PLAN (4 - 7)

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

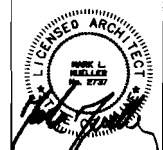


4TH FLOOR ENLARGED SILVER STREET PLAN (4 - 7)

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

WALL LEGEND

EXISTING WALL	---
NEW WALL	—
FIRE RATED WALL	—
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED	- - - - -



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PORTLAND REGENCY DORMER ADDITION
 20 MILK STREET - PORTLAND, MAINE

RENOVATION & ADDITION

ENLARGED FLOOR PLANS

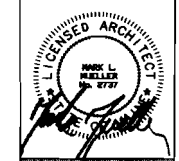
13 OF 24

- NOT FOR CONSTRUCTION -
 PERMIT SET: OCTOBER 03, 2011

A-1.5

WALL LEGEND

EXISTING WALL	=====
NEW WALL	=====
FIRE-RATED WALL	=====
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED	-----



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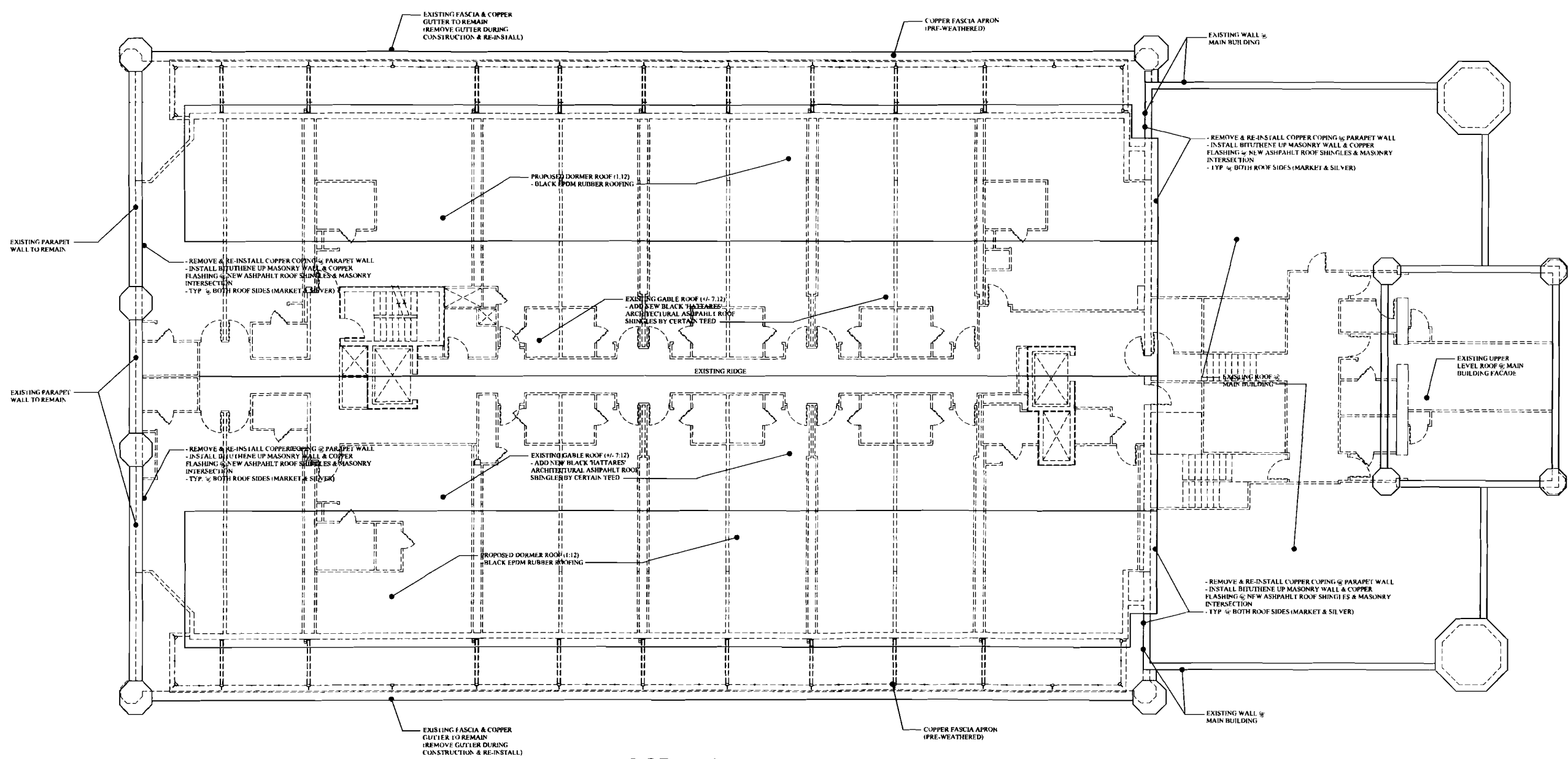
PORTLAND REGENCY DORMER ADDITION
 20 MILK STREET - PORTLAND, MAINE

RENOVATION & ADDITION

ROOF PLAN

14 OF 24

A-1.6



ROOF PLAN
 SCALE: 1/8" = 1'-0"

- NOT FOR CONSTRUCTION -
 PERMIT SET: OCTOBER 03, 2011

DOOR AND FRAME SCHEDULE

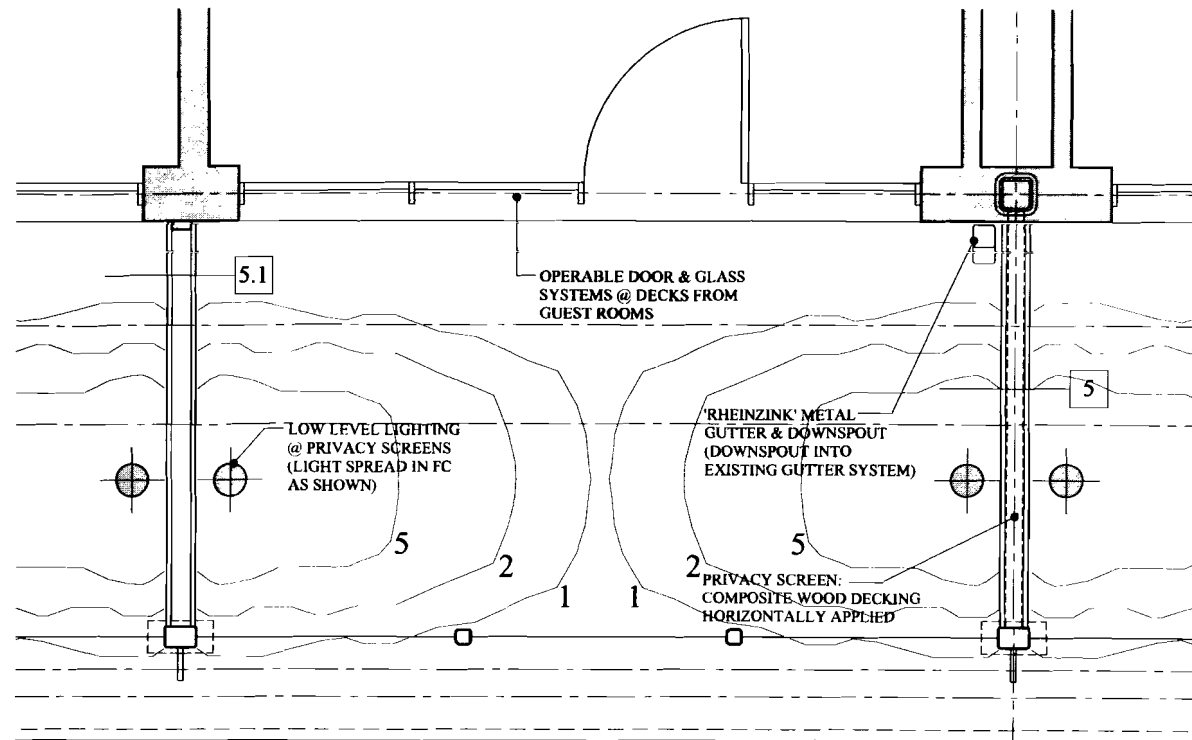
MARK	TYPE	MAN.	DOOR SIZE			MATL	GLAZING	FRAME		FIRE RATING LABEL	NOTES
			WD	HGT	THK			MATL	TYPE		
401	--	--	7'-6"	7'-2"	1 3/4"	--	--	--	--	--	--
402	--	--	7'-6"	7'-2"	1 3/4"	--	--	--	--	--	--
403	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
404	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
405	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
406	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
407	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
408	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
409	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
410	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
411	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
412	--	--	2'-6"	7'-2"	1 3/8"	WOOD	--	WOOD	--	--	--
418	--	--	2'-6"	7'-2"	1 3/8"	WOOD	--	WOOD	--	--	--
419	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
420	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
421	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
422	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
423	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
424	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
425	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
426	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
427	--	--	10'-0"	7'-2"	1 3/4"	--	--	--	--	--	--
428	--	--	7'-6"	7'-2"	1 3/4"	--	--	--	--	--	--
429	--	--	7'-6"	7'-2"	1 3/4"	--	--	--	--	--	--

EXTERIOR WINDOW SCHEDULE

NO.	TYPE	MANUFACTURER	CATALOG NO.	REMARKS
A	AWNING	MARVIN	CUAWN3032-2	FACTORY MULL
B	AWNING	MARVIN	CUAWN3032-3	FACTORY MULL
C	AWNING	MARVIN	CUAWN3032-4	FACTORY MULL

NOTES:

- ALL WINDOWS & DOORS SHALL BE MARVIN CLAD OR PELLA ARCHITECT SERIES
- COLOR:
INTERIOR: PRE-FINISHED PINE, PAINTED WHITE
EXTERIOR: COASTAL APPLICATION FINISH - STANDARD COLOR
- GRILLS:
PATTERN: NONE
- JAMBS:
4 1/2" DEPTH
EXTENSION: NONE
- GLAZING:
ADVANCED LOW-E GLASS W/ ARGON, CARDINAL GLASS VLT @ UNIT CENTER 70%
- CASINGS:
INTERIOR: NO CASING
EXTERIOR: NO CASING
- SCREENS: NONE
- HARDWARE:
COASTAL HARDWARE
SATIN NICKEL - VERIFY W/ OWNER
STYLE T.B.D. BY OWNER
- G.C. TO VERIFY WINDOW R.O. W/ WINDOW SUBMITTAL PRIOR TO CONSTRUCTION.
- G.C. SHALL SUBMIT WINDOW SPECIFICATIONS FOR APPROVAL PRIOR TO ORDER.
- WARRANTY 10 YEAR NON-PRORATED



ENLARGED PLAN DETAIL

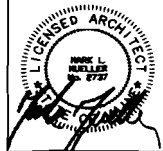
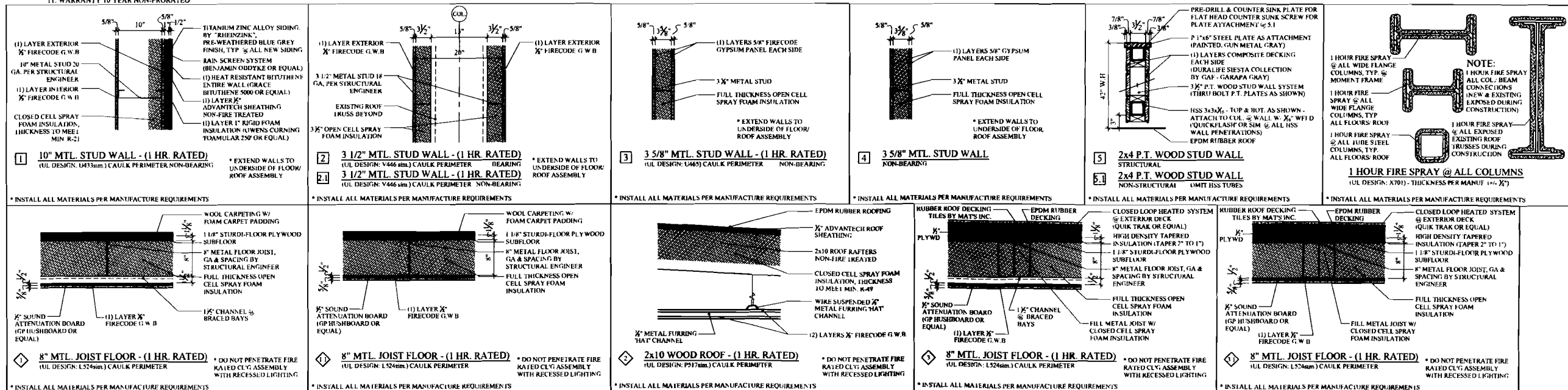
SCALE: 3/4"=1'-0"

IBC 2009: 704.2 - COLUMN PROTECTION:
ALL COLUMNS MUST HAVE INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES FOR THE FULL COLUMN LENGTH INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS

IBC 2009: 704.3 - PROTECTION OF THE PRIMARY STRUCTURAL FRAME & OTHER COLUMNS:
INDIVIDUAL ENCASEMENT OF BEAMS ARE NOT REQUIRED PER DESIGN, PROTECTION BY ASSEMBLY

IBC 2009: 704.4 - PROTECTION OF SECONDARY MEMBERS:
PROTECTION AS REQUIRED (1 HR WITH HORIZONTAL U.L. ASSEMBLY)

ALL FIRE PROTECTION, GYPSUM DRYWALL & OR FIRESPRAY ON STRUCTURAL MEMBERS, INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/CEILING ASSEMBLIES SHALL NOT BE REMOVED. ANY ALL EXISTING FIRE PROTECTION REMOVED SHALL BE REPLACE WITH EQUAL FIRE RATING



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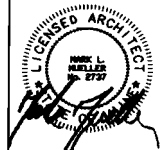
RENOVATION & ADDITION:
PORTLAND REGENCY DORMER ADDITION
20 MILK STREET - PORTLAND, MAINE

SCHEDULE & WALL ASSEMBLIES

15 OF 24

A-1.7

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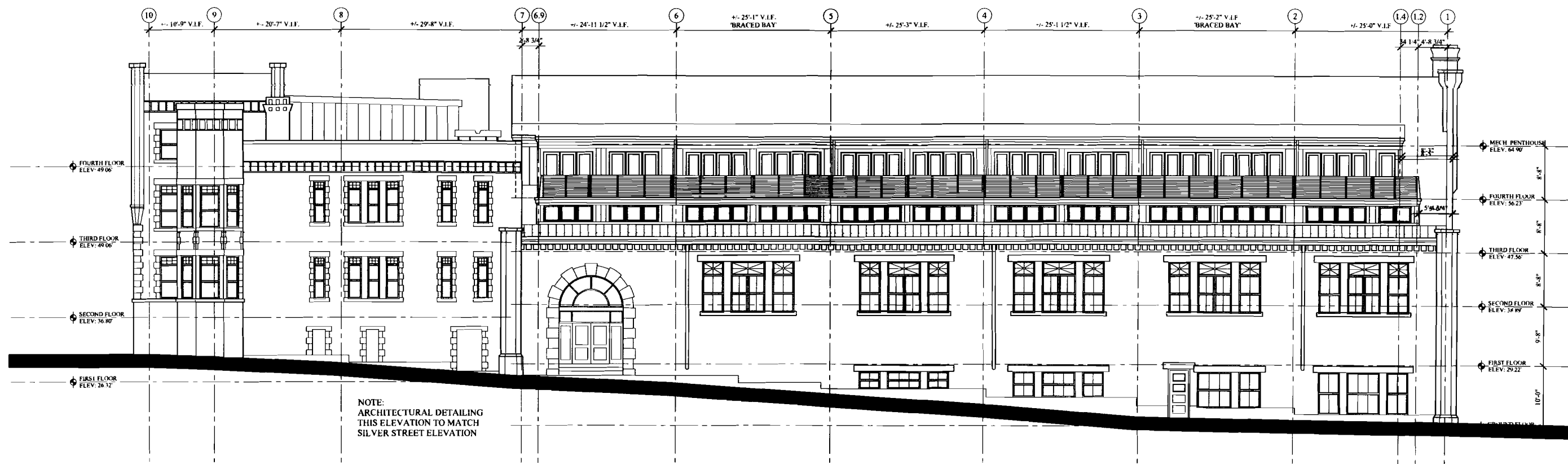
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DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

RENOVATION & ADDITION

PROPOSED ELEVATION

16 OF 24

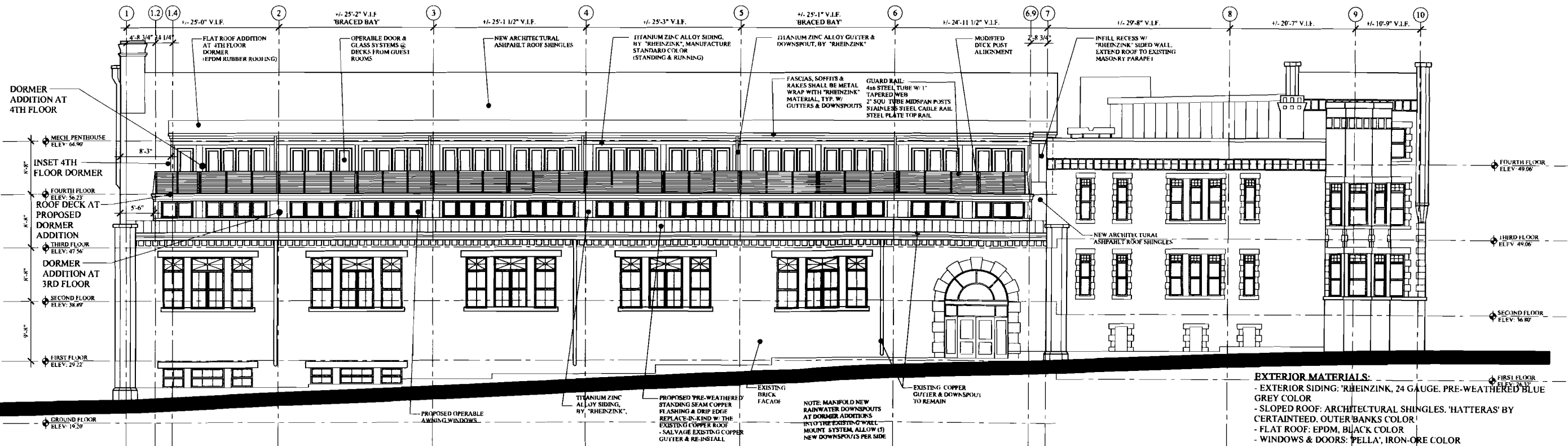
A-2.0



MARKET STREET ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
ARCHITECTURAL DETAILING
THIS ELEVATION TO MATCH
SILVER STREET ELEVATION

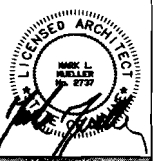


SILVER STREET ELEVATION

SCALE: 1/8" = 1'-0"

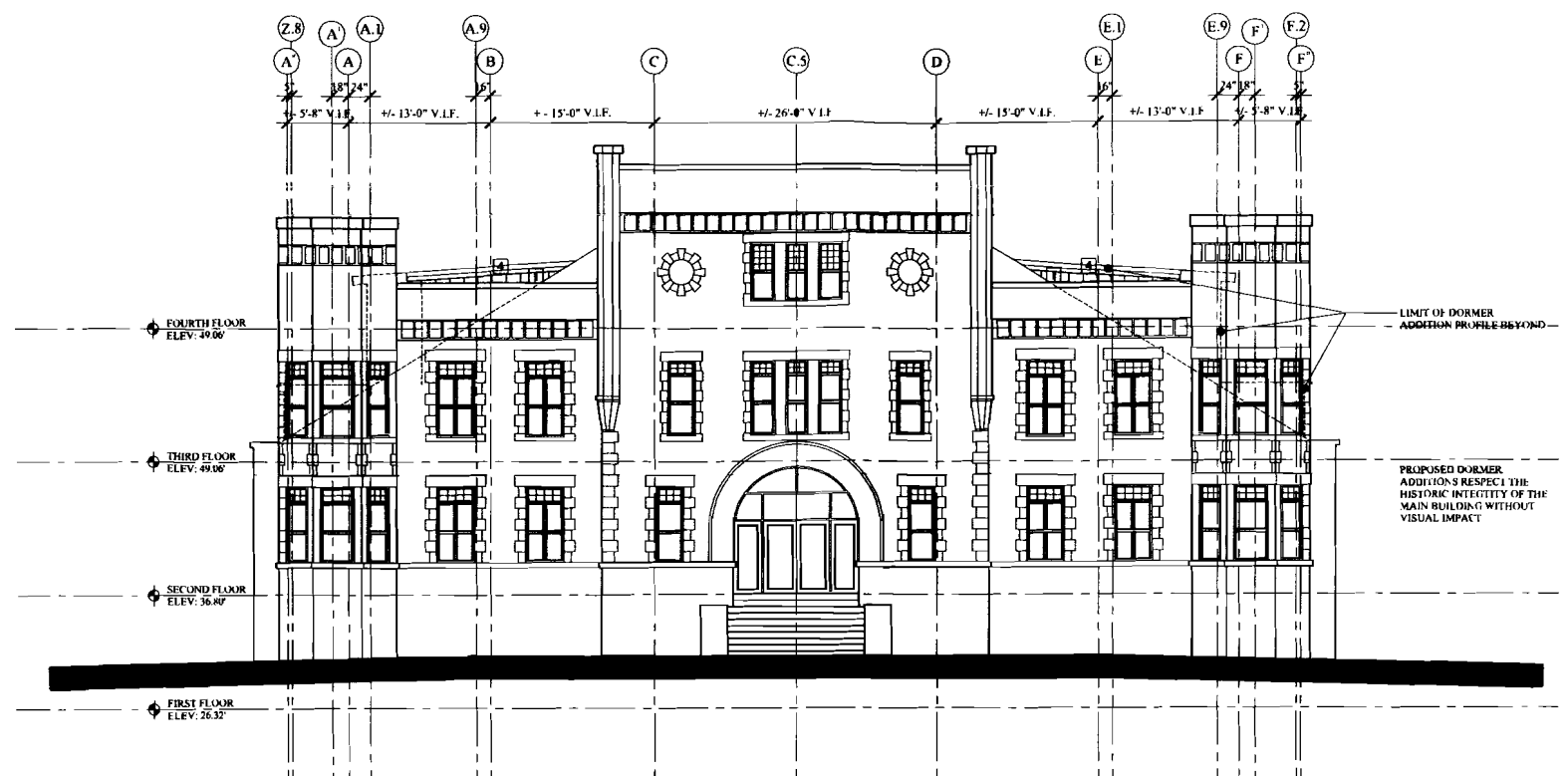
- EXTERIOR MATERIALS:**
- EXTERIOR SIDING: 'RHEINZINK', 24 GAUGE, PRE-WEATHERED BLUE GREY COLOR
 - SLOPED ROOF: ARCHITECTURAL SHINGLES, 'HATTERAS' BY CERTAINTED, OUTER BANKS COLOR
 - FLAT ROOF: EPDM, BLACK COLOR
 - WINDOWS & DOORS: 'VELLA', IRON-ORE COLOR
 - COPPER APORN FASCIA: 1" STANDING SEAM, PRE-WEATHERED FINISH
 - GUARD RAIL: STEEL POSTS WITH STAINLESS STEEL CABLE RAIL
 - EXTERIOR DECK LIGHT: 'BK LIGHTING', LOW VOLTAGE DOWN LIGHT, ALUMINUM COLOR

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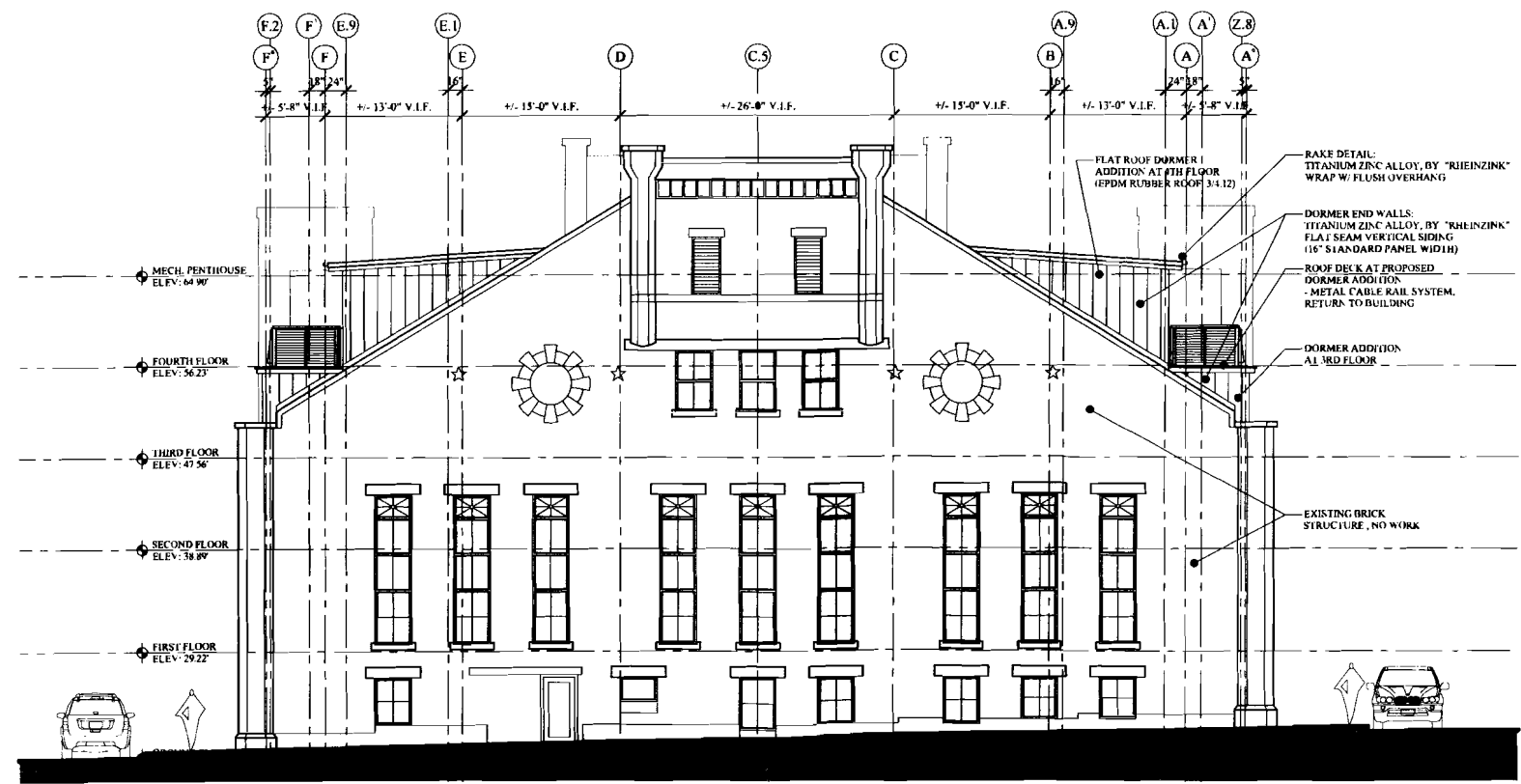


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MILK STREET ELEVATION
SCALE: 1/8" = 1'-0"



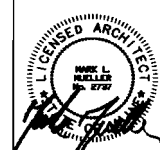
FORE STREET ELEVATION
SCALE: 1/8" = 1'-0"

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RENOVATION & ADDITION:
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

PROPOSED ELEVATION

DATE	08/24/2011
PROJECT	1301 PRGM
DRAWN BY	MP
CHECK BY	ML

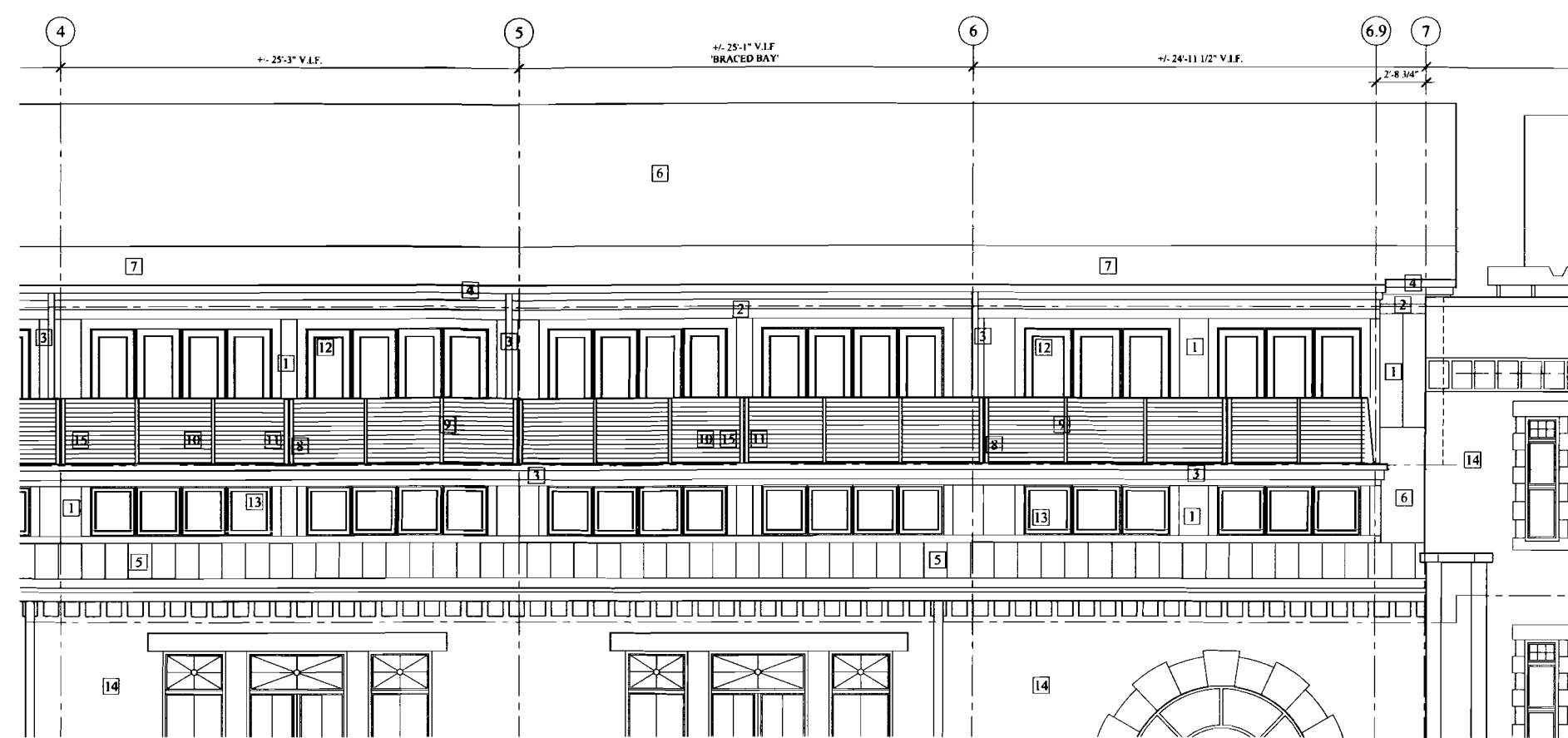


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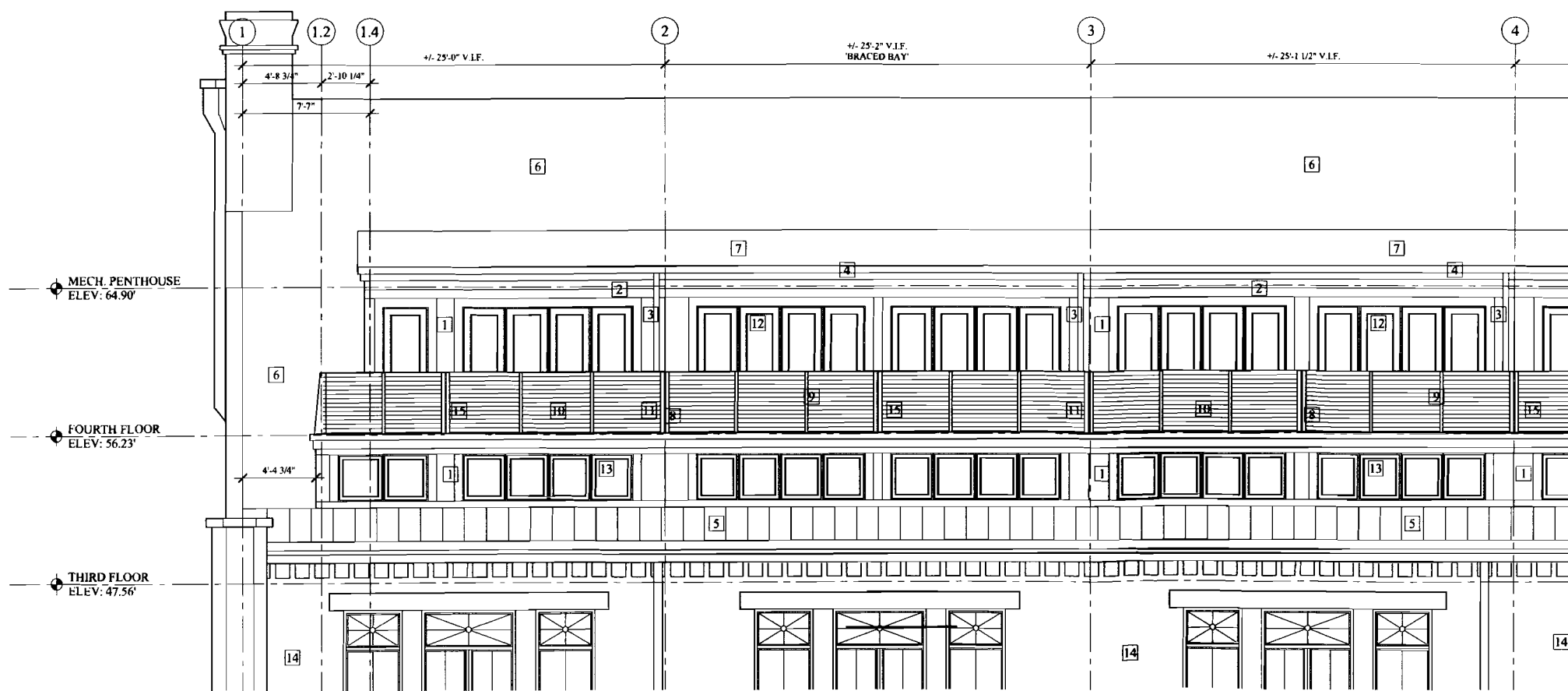
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RENOVATION & ADDITION:
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20 MILK STREET - PORTLAND, MAINE



ENLARGED SILVER STREET ELEVATION (4 - 7)
SCALE: 1/4" = 1'-0"



ENLARGED SILVER STREET ELEVATION (1 - 4)
SCALE: 1/4" = 1'-0"

- 1 RHEINZINK TITANIUM ZINC ALLOY SIDING: PRE-WEATHERED BLUE GRAY COLOR VERTICAL APPLICATION (+/- 17" PANEL WIDTHS)
- 2 RHEINZINK TITANIUM ZINC ALLOY SIDING: PRE-WEATHERED BLUE GRAY COLOR HORIZONTAL APPLICATION (+/- 17" PANEL WIDTHS)
- 3 RHEINZINK TITANIUM ZINC ALLOY GUTTER & DOWN SPOUT: PRE-WEATHERED BLUE GRAY COLOR
- 4 FASCIA, SOFFITS & RAKES: RHEINZINK METAL WRAP: PRE-WEATHERED BLUE GRAY COLOR
- 5 PRE-WEATHERED STANDING SEAM COPPER (1" HIGH SEAMS)
- 6 NEW ARCHITECTURAL ASPHALT ROOF SHINGLES: HATTERAS SERIES BY CERTIANTEED - 'OUTER BANKS' FINISH
- 7 EPDM RUBBER ROOFING
- 8 PAINTED 4x6 1" SHAPE STEEL POST & 1" TOP RAIL PLATE (SEE DETAIL WS3/A-3.2) PAINT GUN METAL GRAY
- 9 PAINTED 3x3 STEEL INTERMEDIATE POST PAINT GUN METAL GRAY
- 10 S.S. CABLE RAIL SYSTEM: BY ATLANTIS RAIL SYSTEMS
- 11 EXTERIOR DECK LIGHT: SEE PLANS FOR LOCATIONS BK LIGHTING 'BRICK STAR', LOW VOLTAGE DOWN LIGHT, ALUMINUM COLOR, 35W
- 12 NEW OPERABLE DOOR & GLASS SYSTEM:
- 13 NEW OPERABLE AWNING WINDOWS:
- 14 EXISTING BRICK FACADE
- 15 COMPOSITE DECKING EACH SIDE: DURALIFE SIESTA COLLECTION BY GAF - GARAPA GRAY

MECH. PENTHOUSE
ELEV: 64.90'

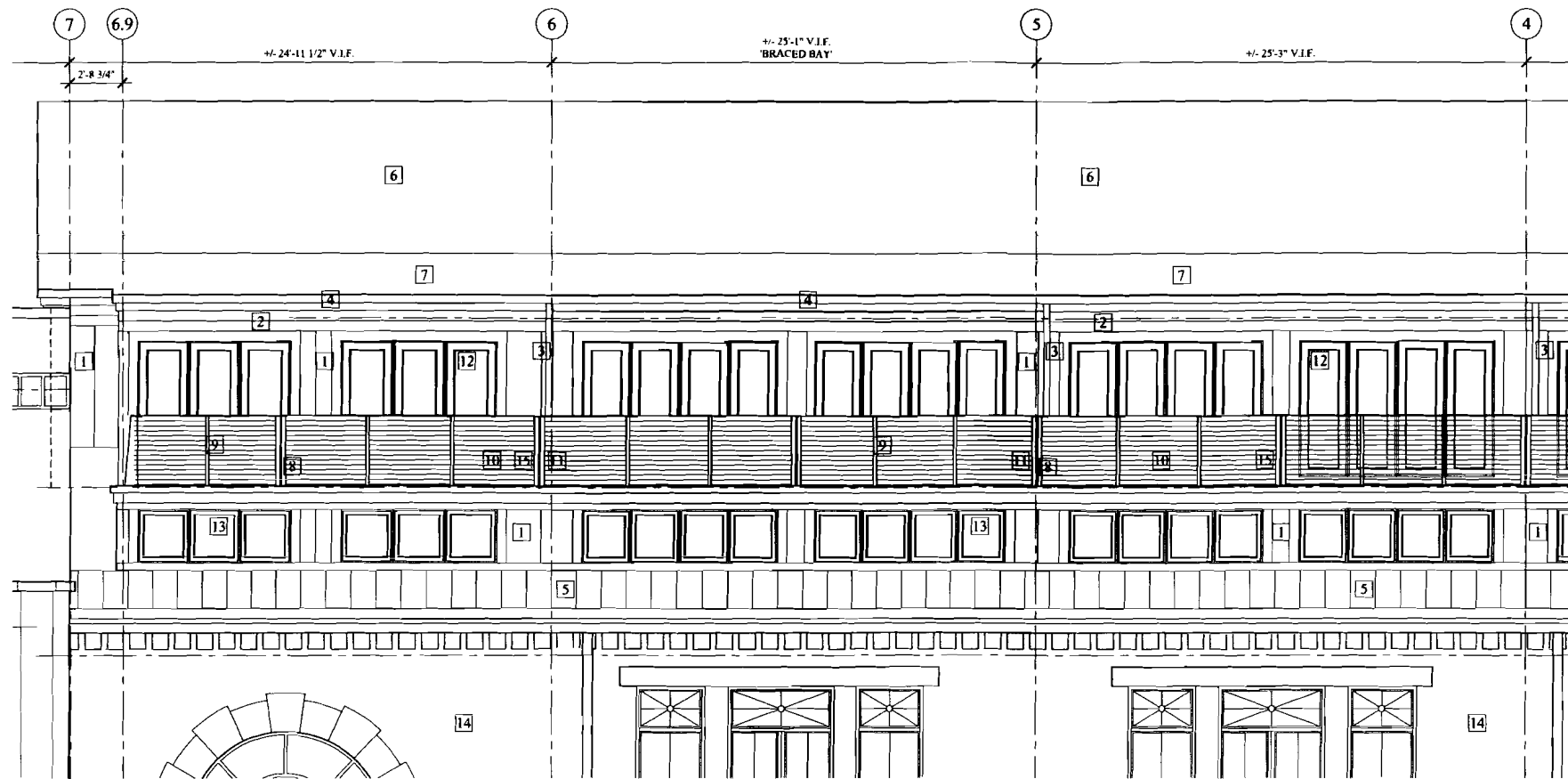
FOURTH FLOOR
ELEV: 56.23'

THIRD FLOOR
ELEV: 47.56'

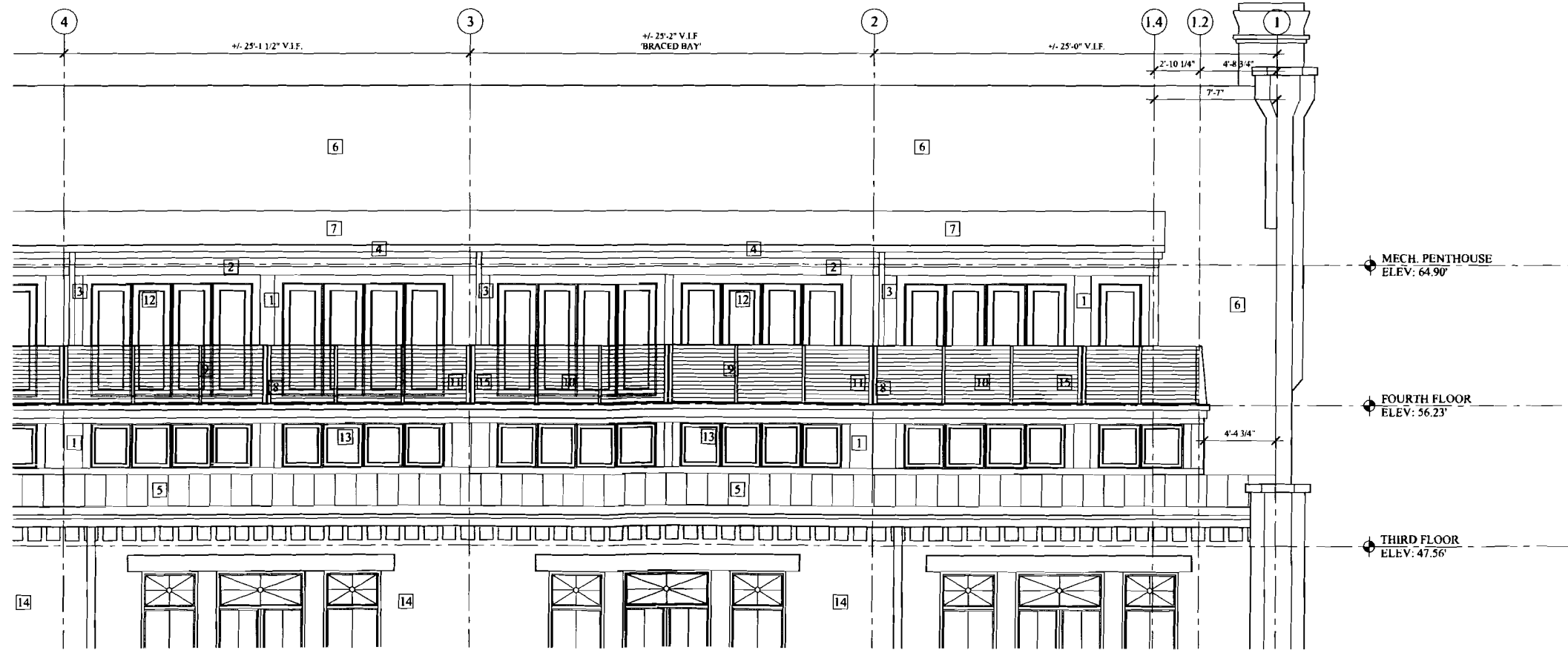
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ENLARGED ELEVATION
18 OF 24
DATE: 02/24/2011
PROJECT: 13711 PERM
DRAWN BY: MFP
CHECKED BY: MAM

A-2.2

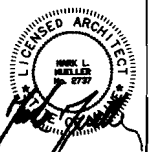


ENLARGED MARKET STREET ELEVATION (4 - 7)
SCALE: 1/4" = 1'-0"



ENLARGED MARKET STREET ELEVATION (1 - 4)
SCALE: 1/4" = 1'-0"

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RENOVATION & ADDITION:
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

ENLARGED ELEVATION

09 OF 24

A-2.3



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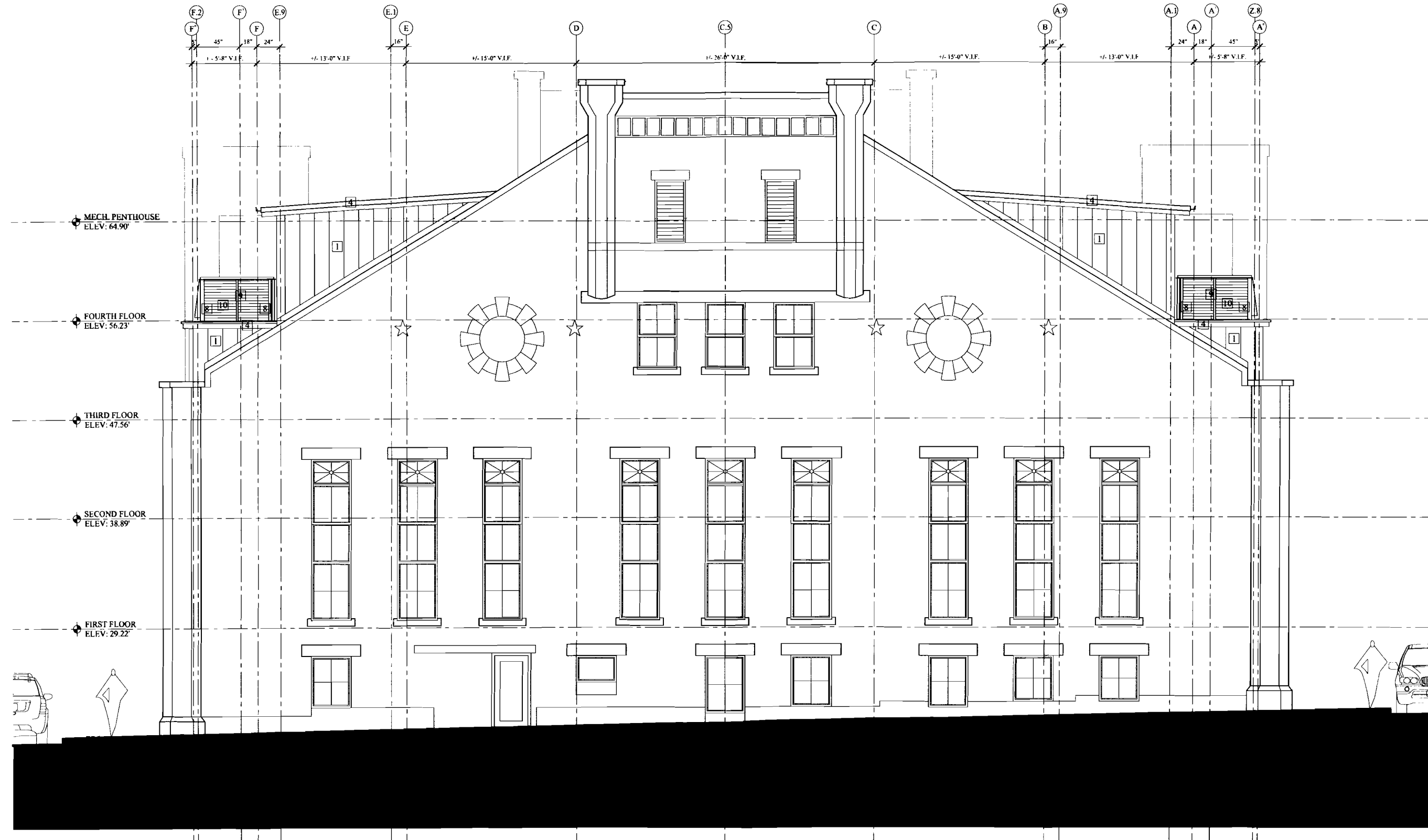
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RENOVATION & ADDITION:
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

ENLARGED ELEVATION

20 OF 24
DATE: 02-28-2011
PROJECT: 100 L. FROM
DRAWN BY: MJP
CHECK BY: MAM

A-2.4



ENLARGED FORE STREET ELEVATION
SCALE: 1/4" = 1'-0"

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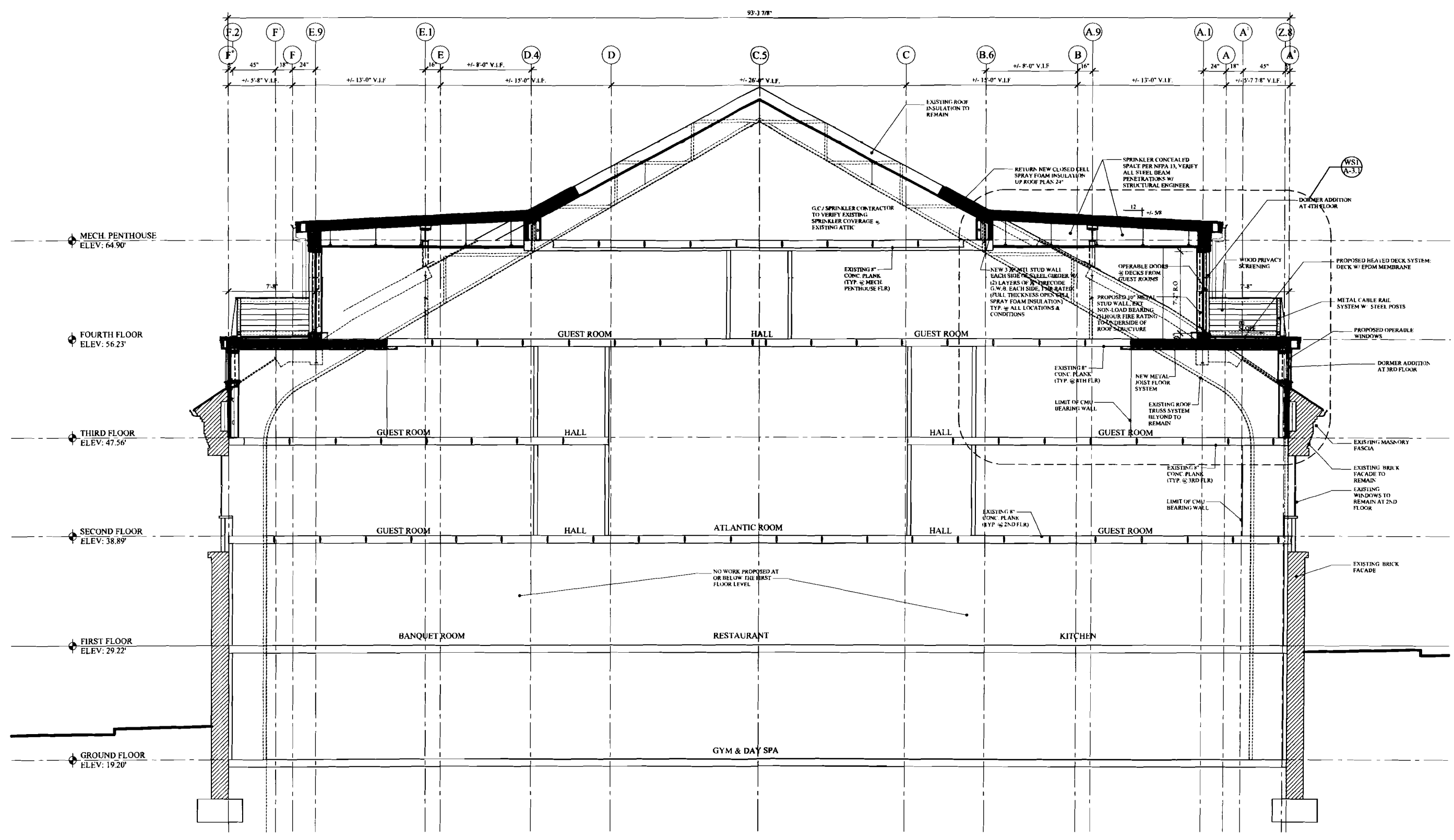
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

RENOVATION & ADDITION:

BUILDING SECTIONS

21 OF 24

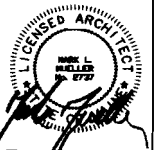
A-3.0



A-1 BUILDING SECTION
A-1.0 SCALE: 1/4" = 1'-0"

NOTE:
ALL DETAILS & NOTES SHOWN
ARE TYPICAL FOR MARKET &
SILVER STREET DORMERS

- NOT FOR CONSTRUCTION -
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20 MILK STREET - PORTLAND, MAINE

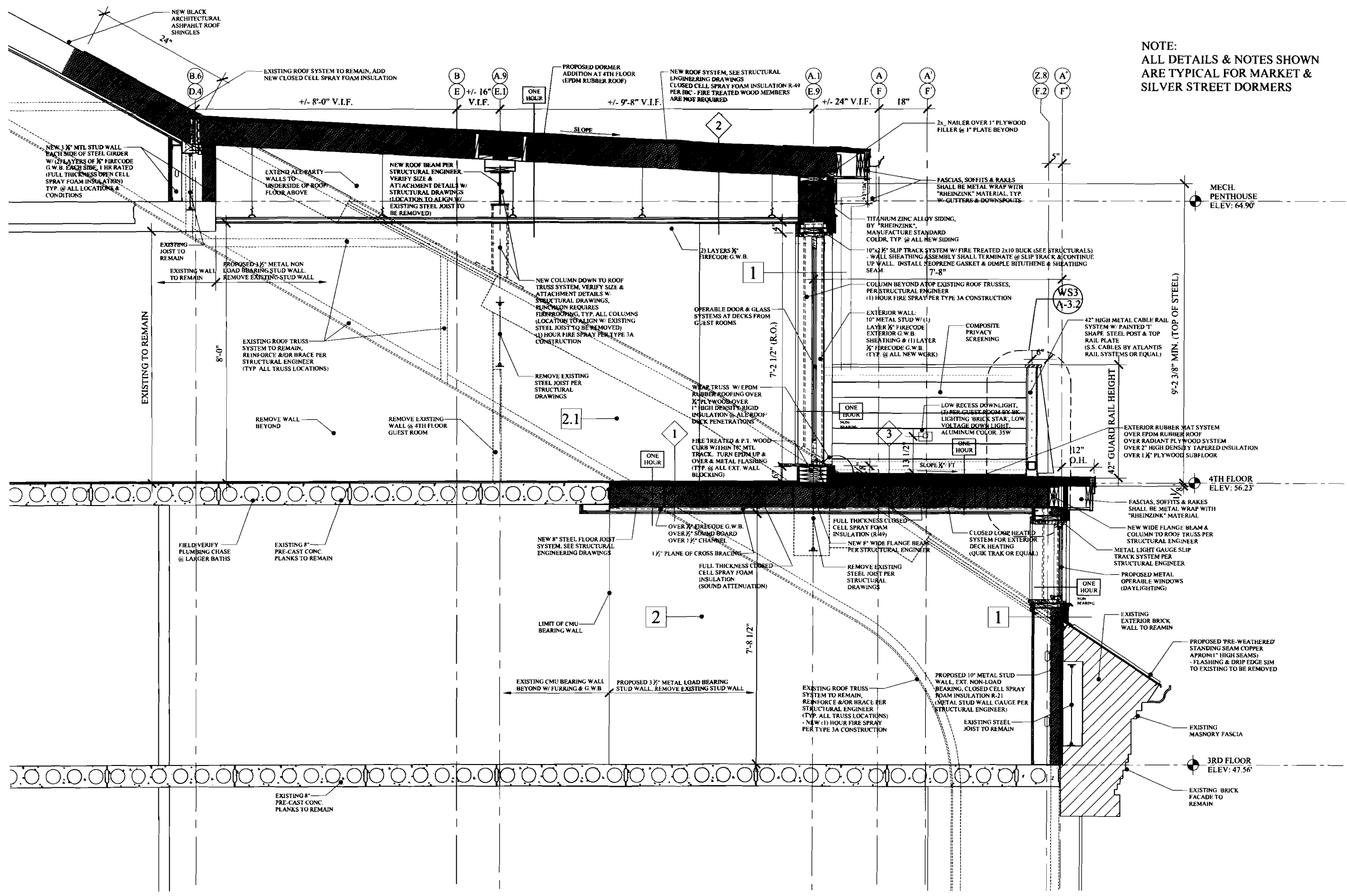
RENOVATION & ADDITION:

BUILDING SECTIONS

22 OF 24

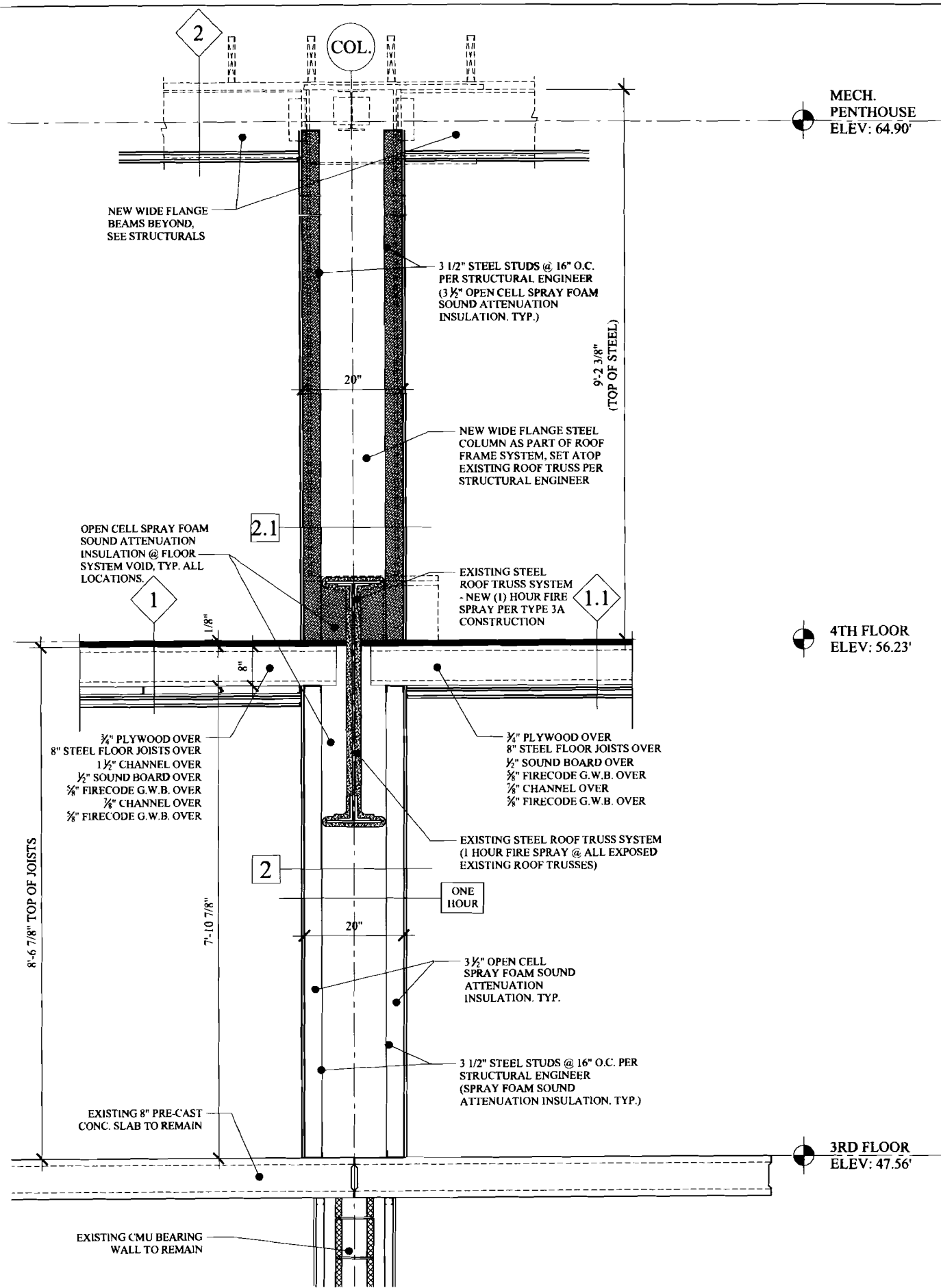
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NOTE:
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ARE TYPICAL FOR MARKET &
SILVER STREET DORMERS

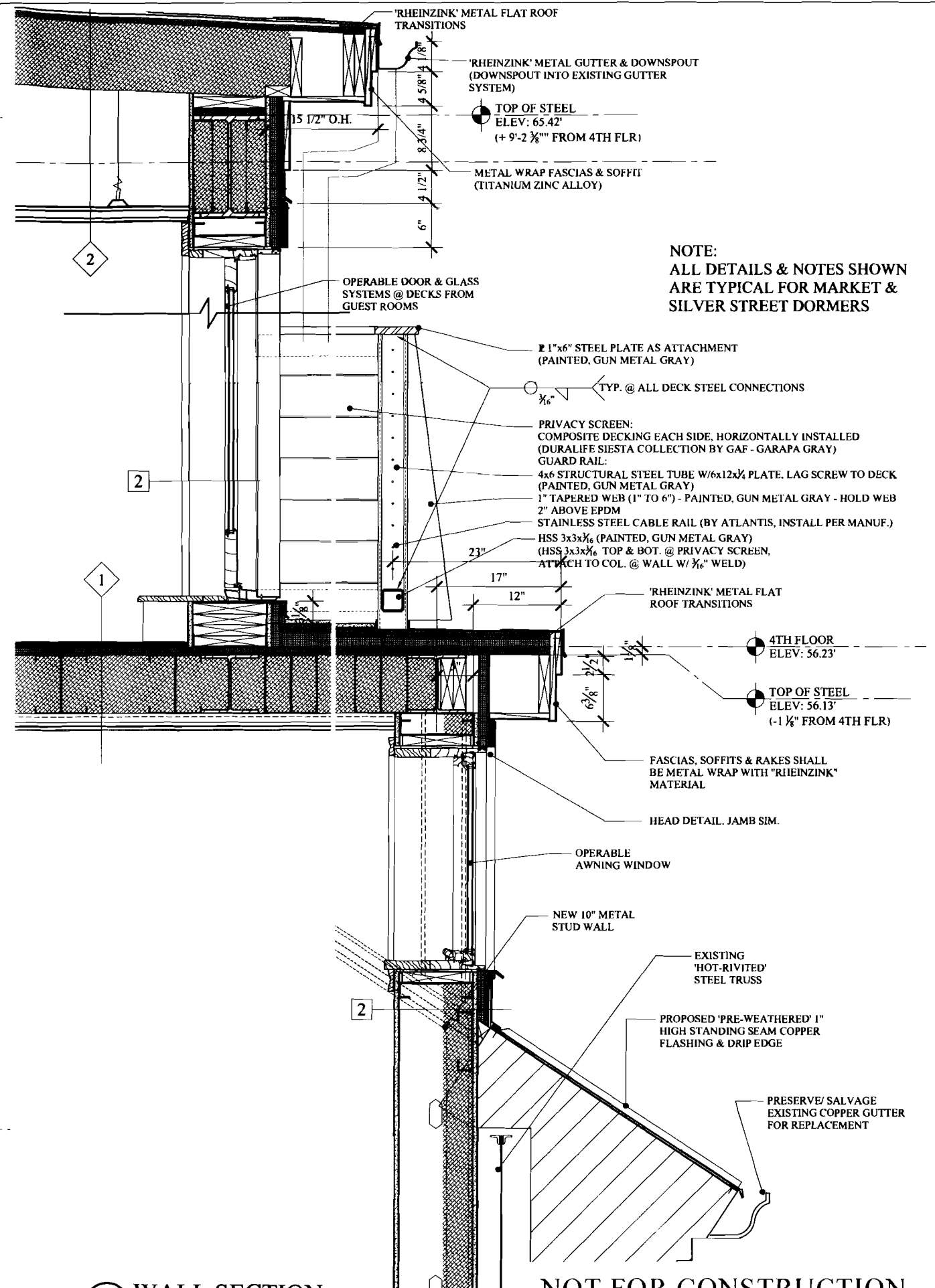


WSI BUILDING SECTION
A-3.0 SCALE: 3/4" = 1'-0"

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WS2 BUILDING SECTION
A-1.0 SCALE: 1" = 1'-0"



WS3 WALL SECTION
A-1.0 SCALE: 1" = 1'-0"

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REGISTERED ARCHITECT
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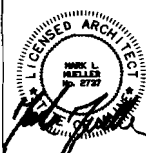
RENOVATION & ADDITION:
PORTLAND REGENCY DORMER ADDITION
20 MILK STREET - PORTLAND, MAINE

BUILDING SECTIONS

DATE	02/24/2011
PROJECT	'10 E. PEAK
DRAWN BY	MMP
CHECK BY	MMP

23 OF 24

A-3.2



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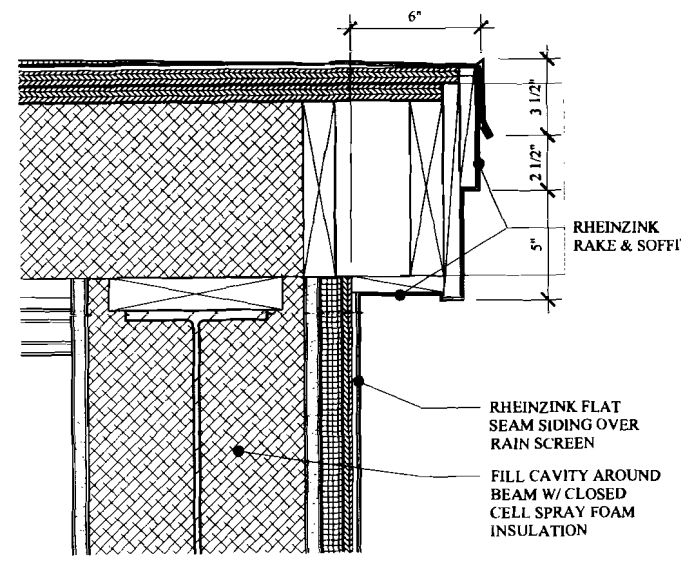
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**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

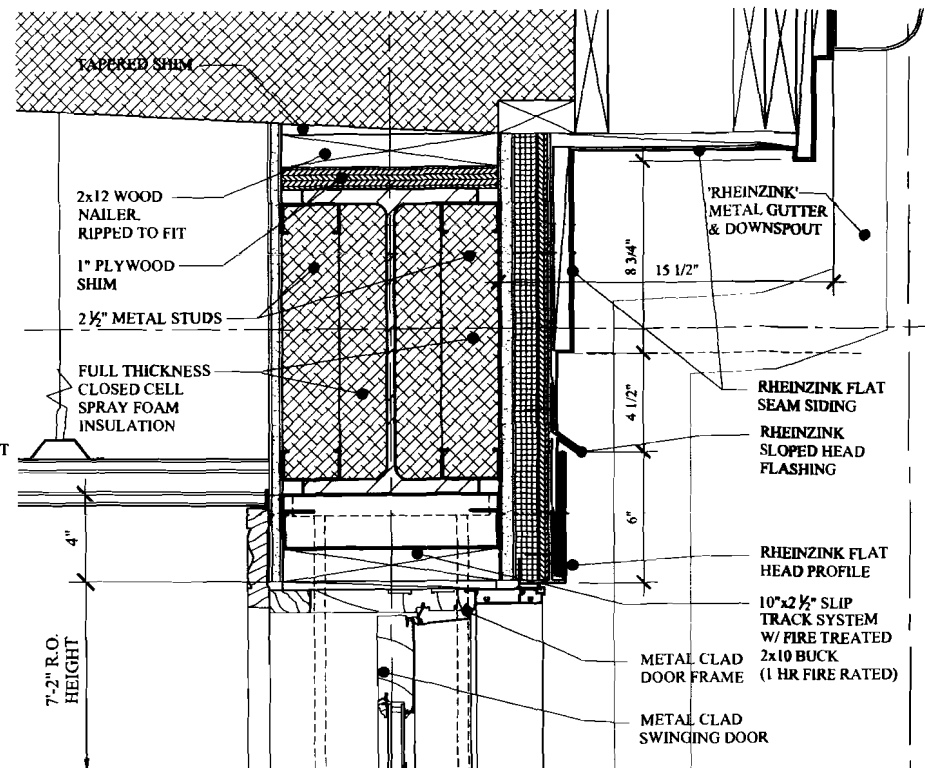
BUILDING SECTIONS

24 OF 24

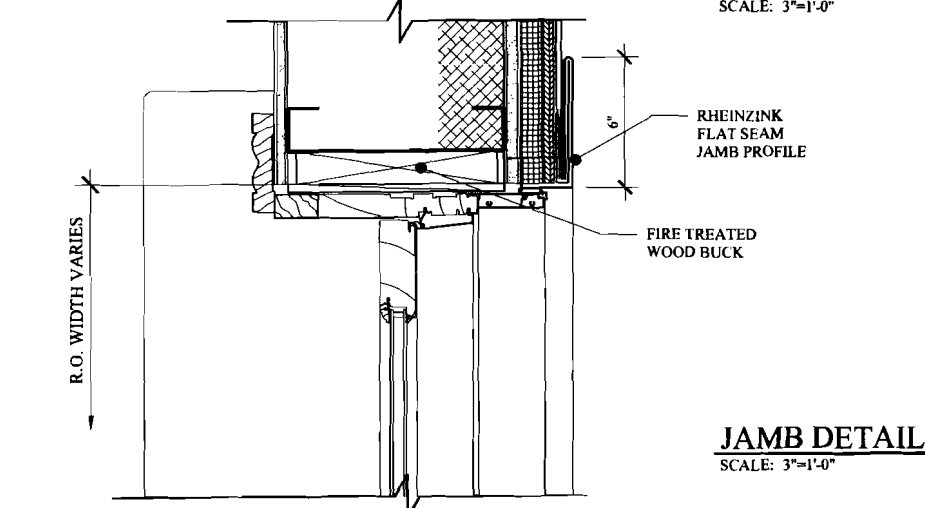
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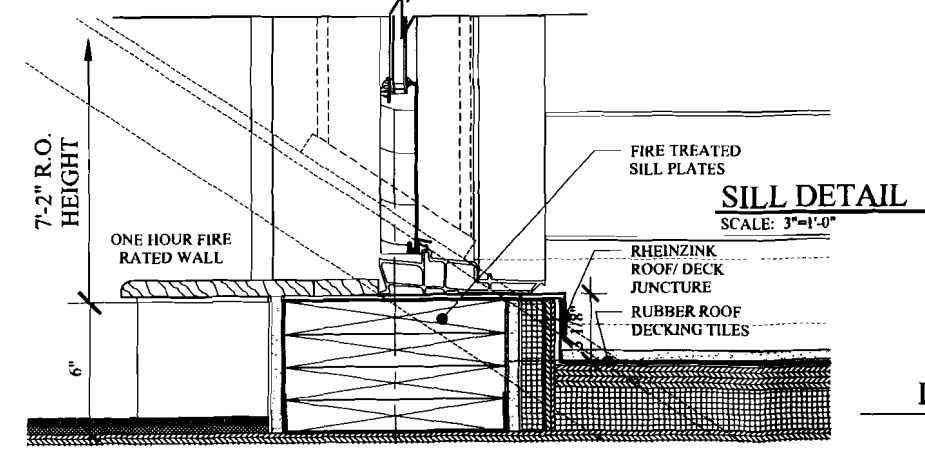
RAKE DETAIL
SCALE: 3"=1'-0"



HEAD DETAIL
SCALE: 3"=1'-0" DOOR

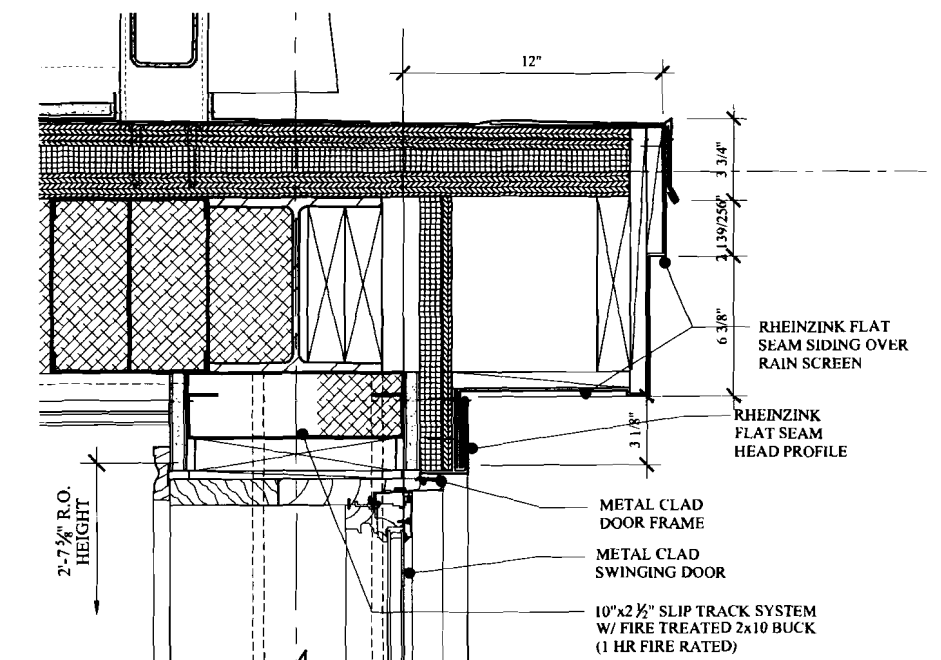


JAMB DETAIL
SCALE: 3"=1'-0" DOOR

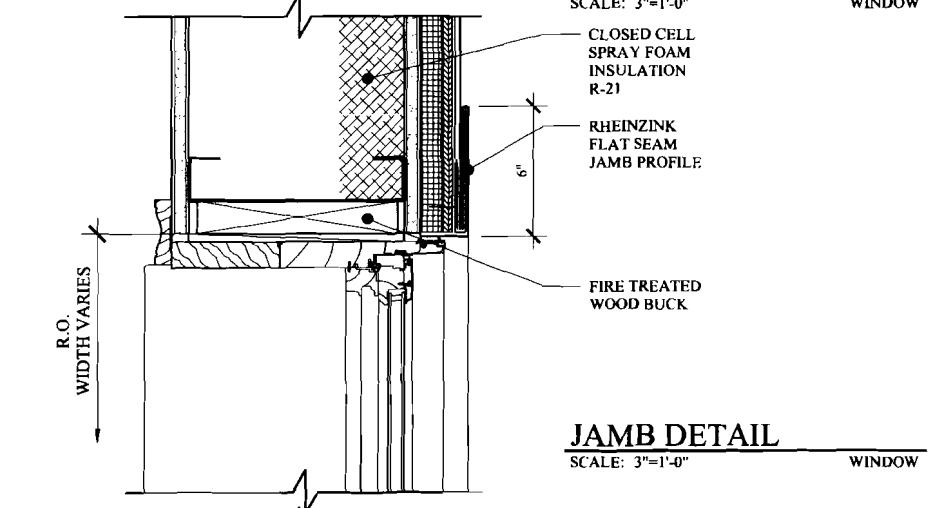


SILL DETAIL
SCALE: 3"=1'-0" DOOR

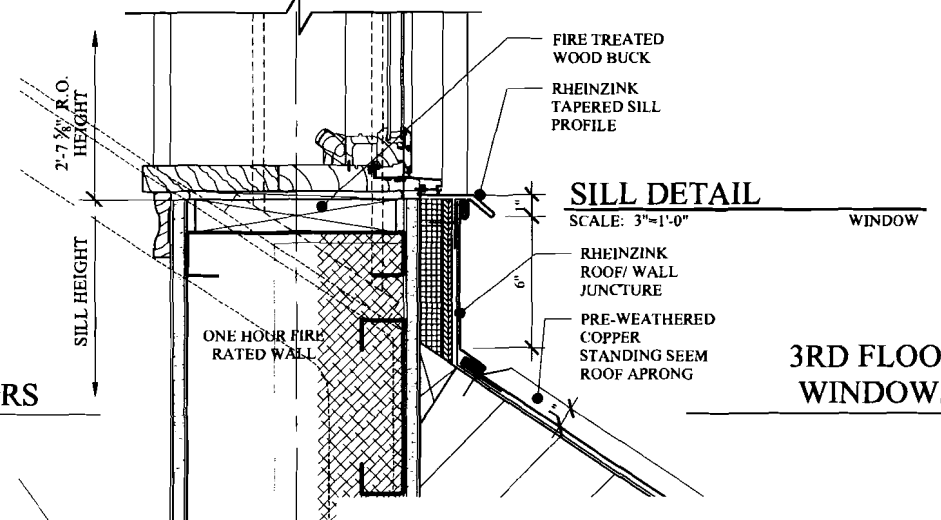
4TH FLOOR
INSWING DOORS



HEAD DETAIL
SCALE: 3"=1'-0" WINDOW



JAMB DETAIL
SCALE: 3"=1'-0" WINDOW



SILL DETAIL
SCALE: 3"=1'-0" WINDOW

3RD FLOOR
WINDOWS

NOTE:
ALL DETAILS & NOTES SHOWN
ARE TYPICAL FOR MARKET &
SILVER STREET DORMERS

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GENERAL NOTES:

- The notes on the drawings are not intended to replace specifications, in addition to general notes. See specifications for requirements.
- Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult openings, chases, inserts, registers, sleeves, depressions, and other details not shown on structural drawings.
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
- Do not scale plans.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturers written instructions.
- The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

- Building code: IBC (2009) International Building Code.
- Design Live Loads:
 - Roof 45 psf + drift
 - Dwelling Unit Floors 40 psf
- Design wind loads are based on exposure C using 100 mph basic wind speed.
- Seismic Design per IBC 2009.

STRUCTURAL STEEL NOTES:

- Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Ninth edition.
- Structural steel:
 - a) Structural steel shall conform to ASTM A-36.
 - b) Structural tubing shall conform to ASTM A-500 GR-B
 - c) Structural pipe shall conform to ASTM A-53, TYPE E OR S
- Design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.
- Field connections shall be bolted using 3/4" diameter ASTM A325 high strength bolts except where field welding is indicated on the drawings.
- All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E70XX.

MASONRY NOTES:

- All hollow load bearing concrete masonry units shall be ASTM C90 grade N, type I standard weight standard blocks including stretchers & corner blocks unless noted otherwise.
- All load bearing concrete masonry units shall conform ASTM C90 grade N, type I standard weight standard blocks including stretchers & corner blocks.
- Masonry prism strength (f'm) shall be 1,500 psi.
- Mortar shall conform to ASTM Specification C270, type M or S.
- Concrete masonry units shall be laid in running bond.
- Wall penetrations shall be coordinated with the Architect, Owners and vendors/designers.
- Provide joint reinforcing per drawings & specifications in all concrete masonry unit construction.
- All masonry reinforcement shall be spliced 48 bar diameters.
- Reinforcing bars shall conform to ASTM A615 grade 60 deformed bars and shall be detailed, fabricated and placed in accordance with ACI 315-Latest Edition.
- Masonry walls which support structural members shall have cells grouted solid full height under bearing with 2-#6 minimum vertical reinforcing bar in each cell UNO on plan.
- Bond beams shall be filled with grout capable of achieving 3000 psi compressive strength at 28 days. Reinforcing shall be supported prior to placing concrete to provide a minimum 1/2" clearance around all bars.
- Cells of masonry units containing vertical reinforcing shall be filled with grout. Unless otherwise noted. Maximum grout lift without cleanouts and inspection shall be 4'-0". Support all vertical bars in units as shown on the drawings.
- Provide steel lintels for all masonry openings unless cmu lintel is indicated. Refer to lintel schedule for lintel sizes. All lintels used in exterior masonry walls shall be hot dipped galvanized.

TIMBER FRAMING:

- All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) - latest edition.
- Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
- Pressure treated lumber shall be used where wood is in contact with ground, concrete or masonry. Timber shall be southern yellow pine treated with CCA to 0.4 #/CF in accordance with AWPA C-18.
- Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
- Provide Simpson HZ.5 hurricane anchors where timber framing and/or trusses bear on bearing wall and beams.
- Noiling not specified shall conform with IBC 2003.
- Provide 1/2" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate. Lap sheathing 1'-0" minimum over existing structure (where applicable).
- Provide 3/8" thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
- Provide 1 1/2" thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6" o.c. at panel edges and intermediate.

LIGHT GAGE METAL FRAMING:

- Acceptable light gage Manufacturer: See Specifications
- The extent of the work for the exterior metal stud wall system is detailed on the Architectural drawings. These notes shall be worked in conjunction with those drawings and the specifications.
- The following specifications and publications shall be followed.
 - a) American iron and steel institute cold form design manual, specification for the design of cold form steel structural members - latest edition.
 - b) American society for testing and materials (ASTM).
 - c) American institute of steel construction Manual of Steel Construction - 9TH Edition.
- Fabrication of light gage steel shall conform with requirements of ASTM A446 with the following minimum yield points (Fy):
 - a) 16 gage. and heavier - Fy = 50,000 psi (Grade D)
 - b) 18 gage. - Fy = 33,000 Psi (Grade A)
 - c) 20 gage. - Fy = 33,000 PSI (Grade A)
- Manufacturer of studs, runners, tracks and other framing members shall comply with ASTM C955.
- Framing components and accessories shall be galvanized per ASTM A525 minimum G60 coating.
- Screws and other attachment devices shall have a protective coating equivalent to cadmium or zinc plating and shall comply with ASTM A165 Type NS. Self tapping screws shall be of the minimum diameter as indicated on the design drawings for each specific attachment detail. Penetration through joined materials shall not be less than three exposed threads.
- Standard steel shapes, plates, etc. shall conform to the material and finish specifications under Division 5.

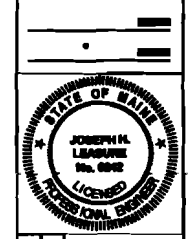
EXTERIOR CURTAIN WALLS:

- Provide channel shaped studs, joists, runners, tracks, blocking, clip angles, shoes, reinforcements, fasteners and other accessories recommended by the manufacturer for a complete framing system.
- The exterior stud framing subcontractor shall submit shop drawings and design calculations as specified in the previous mentioned specifications and publications. These drawings shall illustrate the design of the steel stud exterior wall framing and sheathing including steel lintels and all necessary structural steel stiffening and bracing.
- The exterior wall system shall be designed for a maximum allowable deflection, either horizontal or vertical, of 1/360 of the span in inches measured from point of attachment to structural steel or concrete including effect of studs only, not sheathing board or facing material. Refer to specifications for interior partition design criteria.
- The design wind pressure shall be as indicated in the specifications.
- Securely anchor studs in track to floor construction and overhead structure. Provide slip joints where nonbearing vertical studs meet floor or roof structural members allow for 1/2" of vertical live load deflection at slip joints. Do not install steel studs until all dead load has been applied to the structure.
- Frame all openings larger than two feet with a minimum of double studs or as determined by the design submitted.
- Welding of framing components will be permitted only where indicated on structural drawings or as approved by the Engineer of Record.
- Field cutting of holes in steel framing members shall not be permitted.
- Touch up all steel bared by welding with zinc rich paint.
- Splices of axially loaded members shall not be permitted.
- Wire tying of members is not permitted.
- Complete bearing on supports shall be maintained for studs in axially loaded assemblies.

ABBREVIATIONS

- AT
- CONT. CONTINUOUS
- COL. COLUMN
- EXIST. EXISTING
- TYP. TYPICAL
- T/FLOOR TOP OF FLOOR
- STL STEEL
- U.O.N. UNLESS OTHERWISE NOTED
- V.I.F. VERIFY IN FIELD
- O.C. ON CENTER
- MC MOMENT CONNECTION
- WP WORK POINT
- F.R FIRE RETARDANT
- O.H. OPPOSITE HAND

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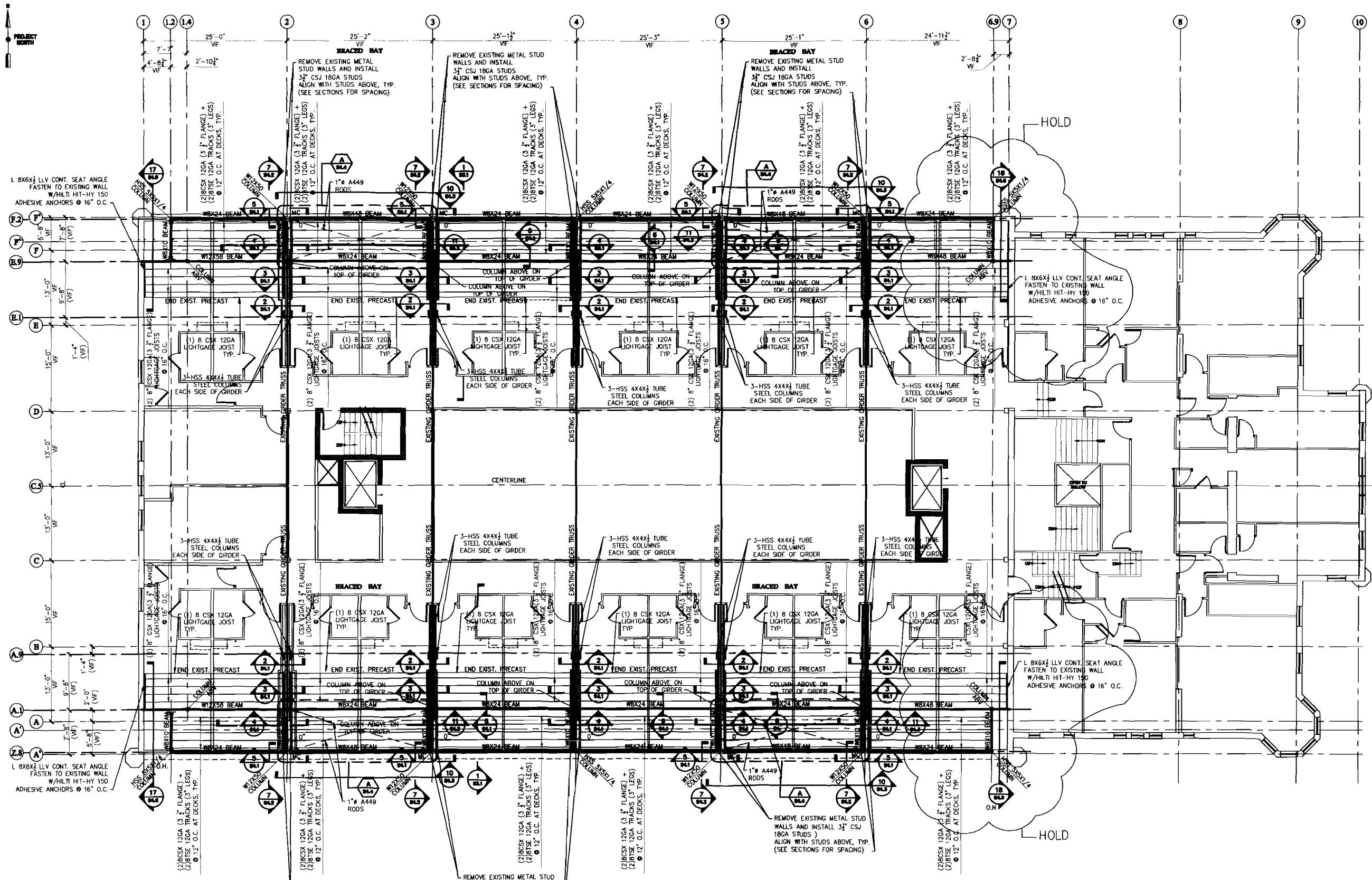
designed by: JLL
 drawn by: JLL
 checked by: JLL
 scale: AS NOTED
 date: 10/23/11
 plot date: 10/23/11
 project #: 2011-079

PORTLAND REGENCY
 DORMER ADDITION
 PORTLAND, MAINE
 GENERAL NOTES

NOT FOR CONSTRUCTION

S1.1

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L 8X6X1/2 LLV CONT. SEAT ANGLE FASTEN TO EXISTING WALL W/HILTI HIT-HY 150 ADHESIVE ANCHORS @ 16" O.C.

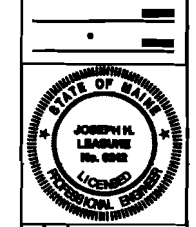
L 8X6X1/2 LLV CONT. SEAT ANGLE FASTEN TO EXISTING WALL W/HILTI HIT-HY 150 ADHESIVE ANCHORS @ 16" O.C.

FOURTH FLOOR FRAMING PLAN
10-10

NOTES:
1. TOP OF STEEL ELEVATION = 56'-0" (TYP. U.O.N. ± XX'-XX")

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FAX: (207) 799-5432



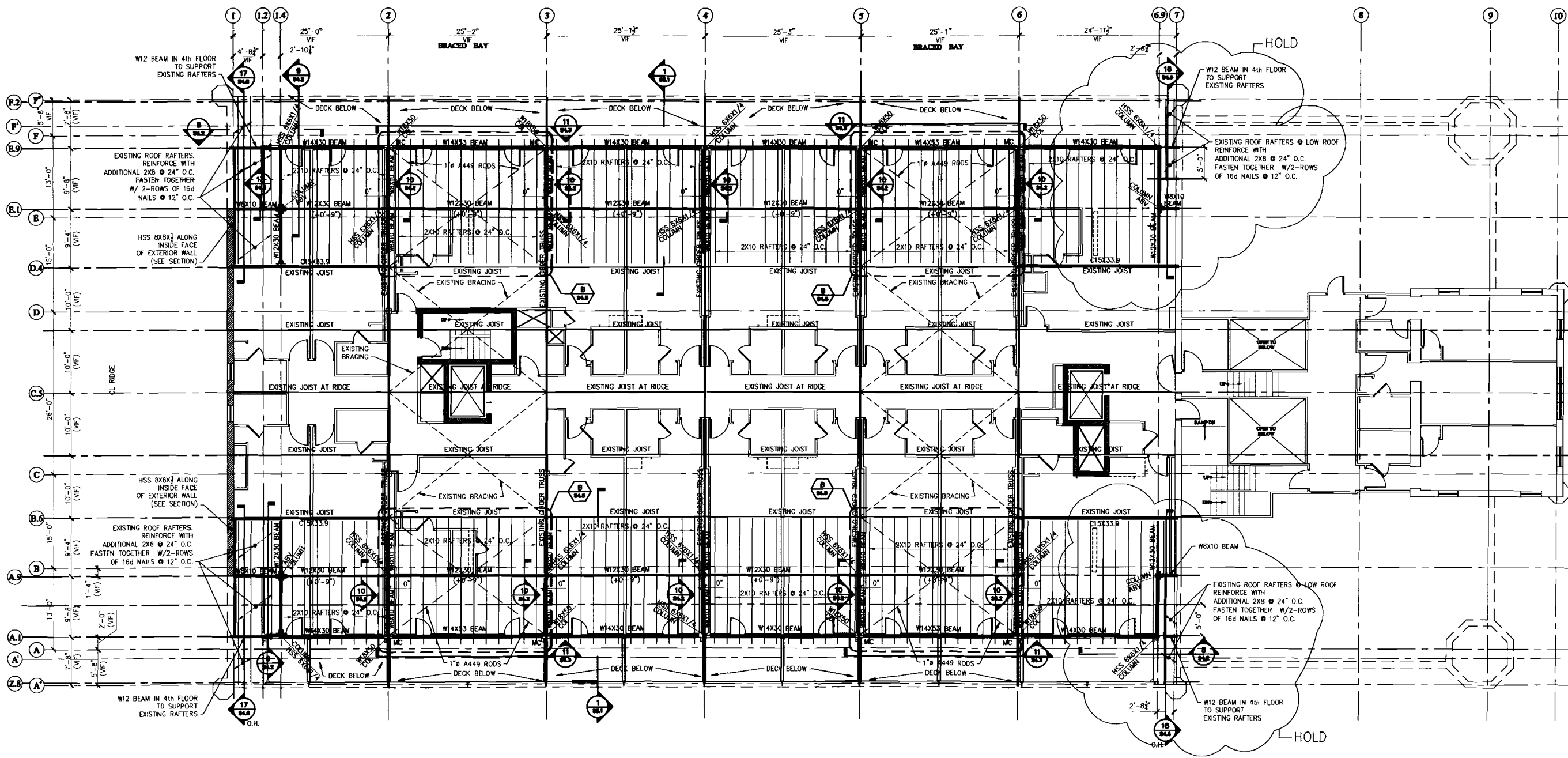
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A	10/23/11	ISSUED FOR PERMIT ONLY

designed by: JAL
checked by: JAL
scale: AS NOTED
date: 10/23/11
plot date: 10/23/11
project #: 2011-079

PORTLAND REGENCY
DORMER ADDITION
PORTLAND, MAINE
PARTIAL FOURTH FLOOR FRAMING PLAN

S2.1

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ROOF FRAMING PLAN

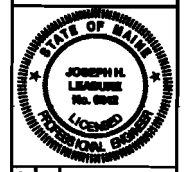
WF - 100

NOTES:

- 1. TOP OF STEEL ELEVATION = 65'-1" (TYP. U.O.N. ± XX'-XX")

NOT FOR CONSTRUCTION

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
PHONE: (207) 767-4830
FAX: (207) 799-5432



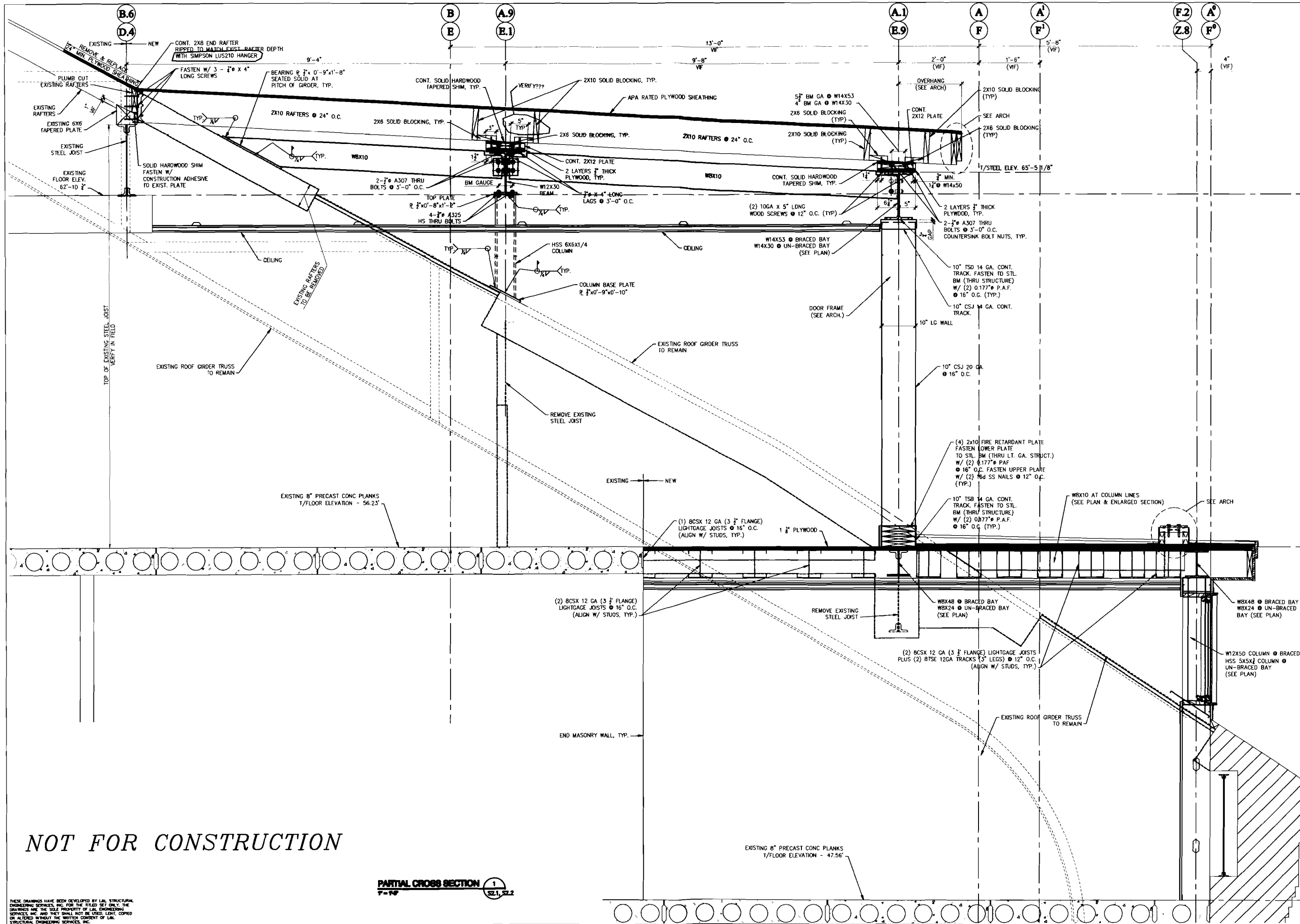
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designed by: LAI
 drawn by: LAI
 checked by: JHL
 scale AS NOTED
 date: 10/2/11
 plot date: 10/2/11
 project #: 2011-079

PORTLAND REGENCY
PORTLAND, MAINE
PARTIAL ROOF FRAMING PLAN

S2.2

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PARTIAL CROSS SECTION
1
SZ.1, SZ.2

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L & L STRUCTURAL
ENGINEERING SERVICES, INC.
PHONE: (207) 767-4830
FAX: (207) 769-5432

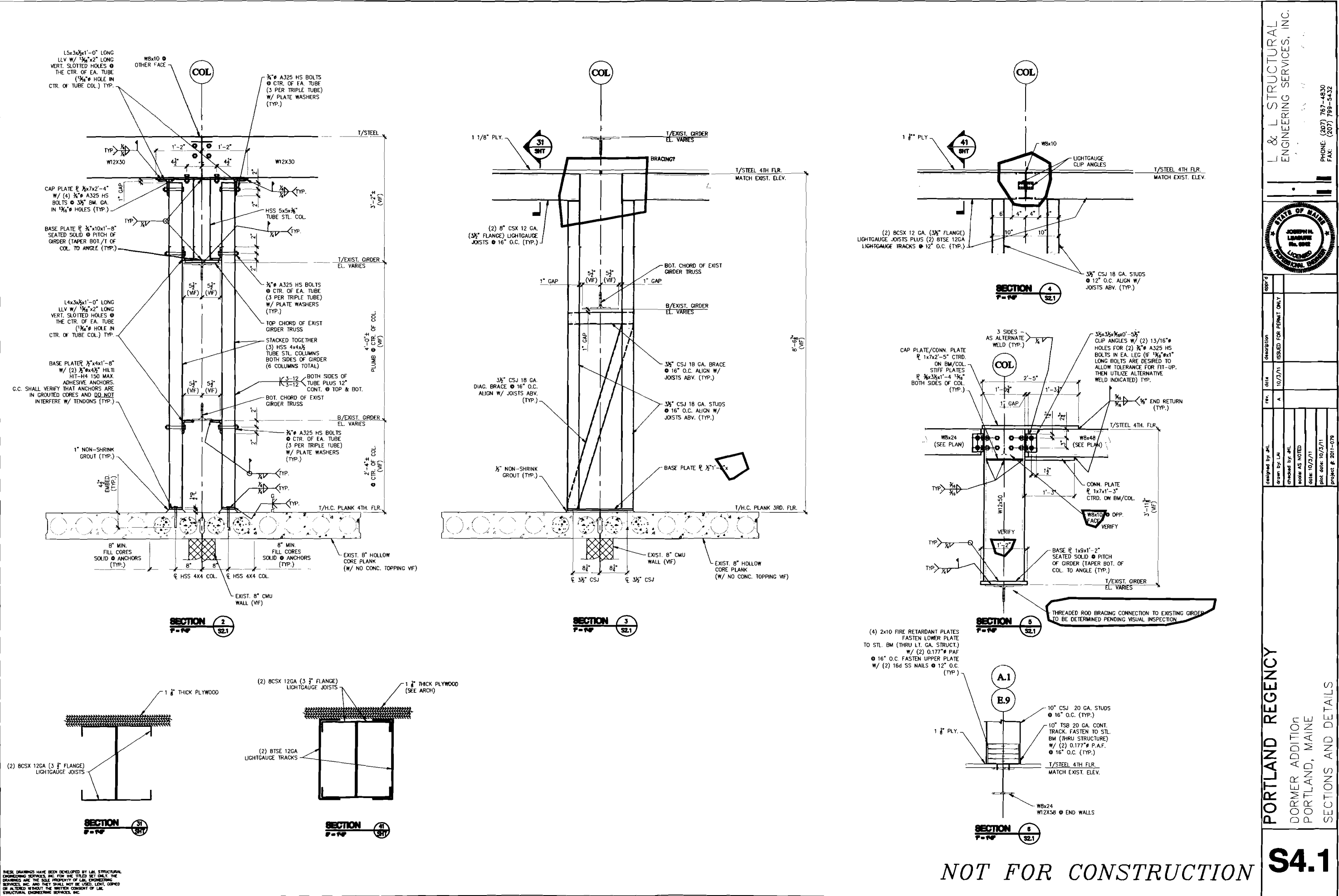


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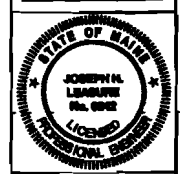
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 drawn by: LAL
 checked by: JHL
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 date: 10/3/11
 plot date: 10/3/11
 project #: 2011-079

PORTLAND REGENCY
DORMER ADDITION
PORTLAND, MAINE
PARTIAL SECTION A

S3.1



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rev.	date	description	copy
A	10/2/11	ISSUED FOR PERMIT ONLY	

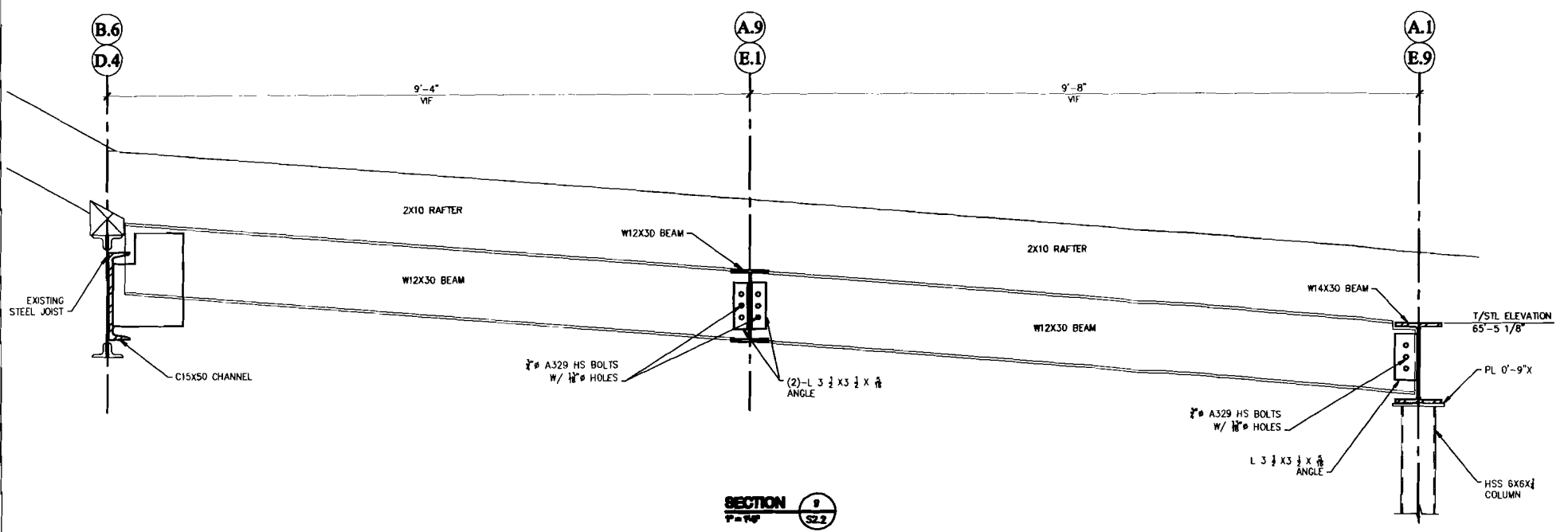
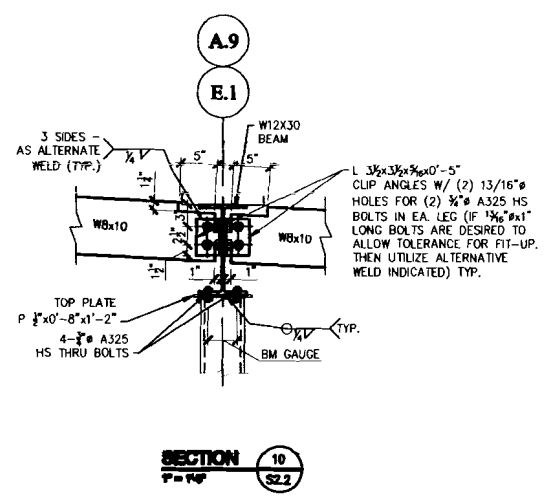
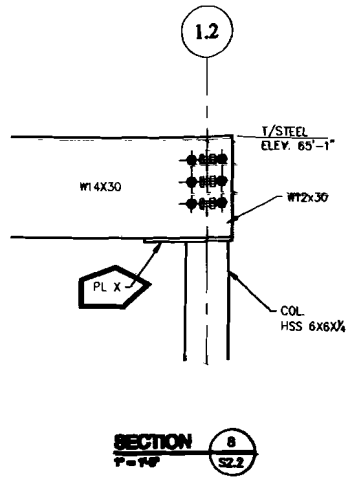
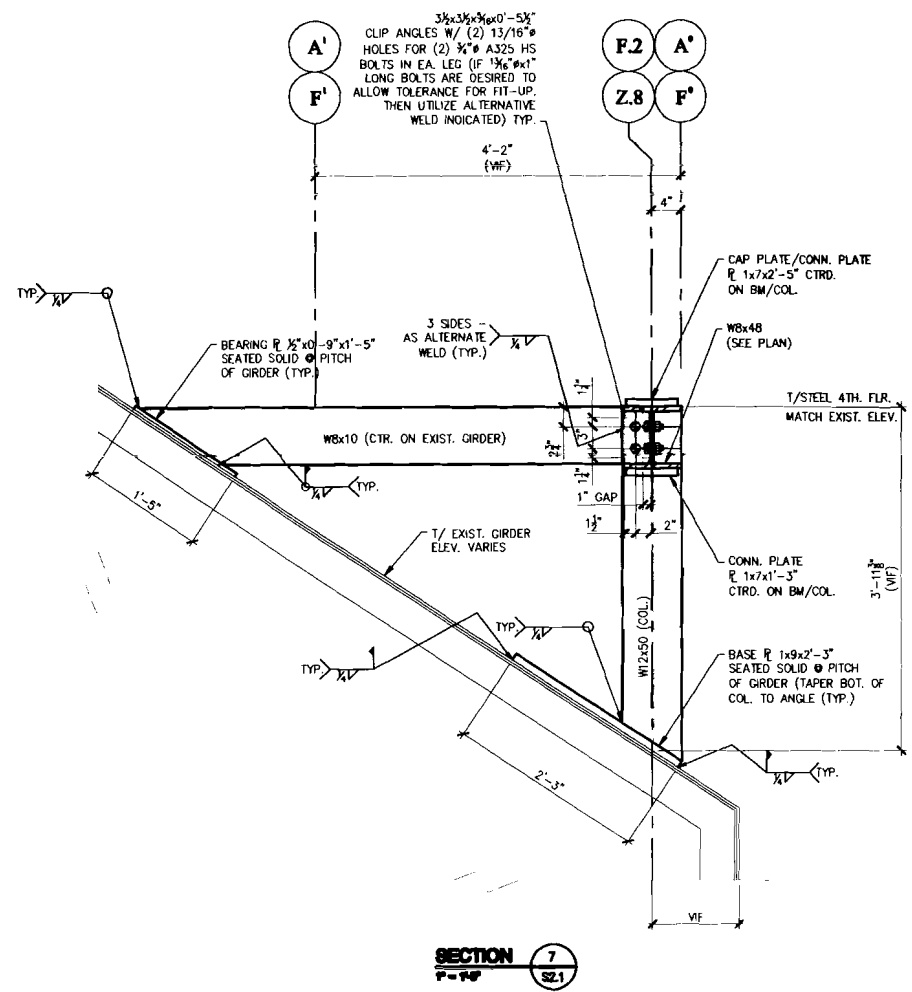
designed by: JLL	checked by: JLL	date: 10/2/11	plot date: 10/2/11	project #: 2011-079
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PORTLAND REGENCY
DORMER ADDITION
PORTLAND, MAINE
SECTIONS AND DETAILS

S4.1

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 PHONE: (207) 767-4830
 FAX: (207) 799-5432

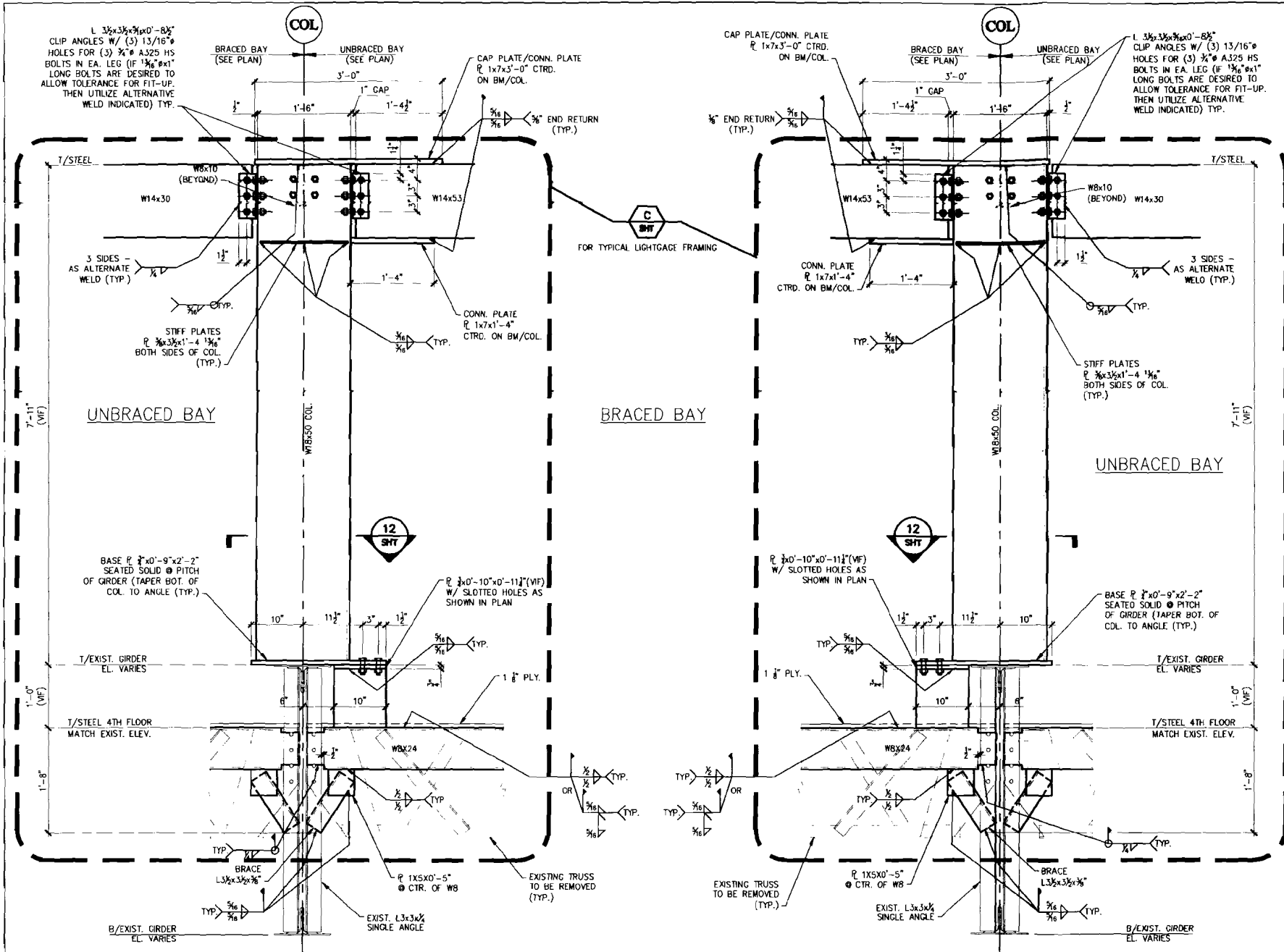


REV.	DATE	DESCRIPTION
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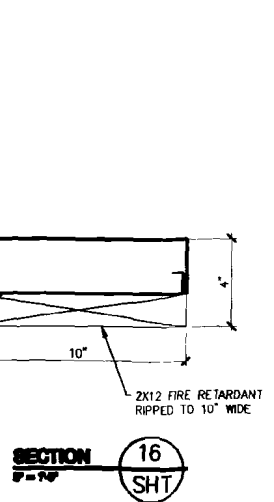
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 checked by: JAL
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 project #: 2011-079

PORTLAND REGENCY
 DORMER ADDITION
 PORTLAND, MAINE
 SECTIONS AND DETAILS

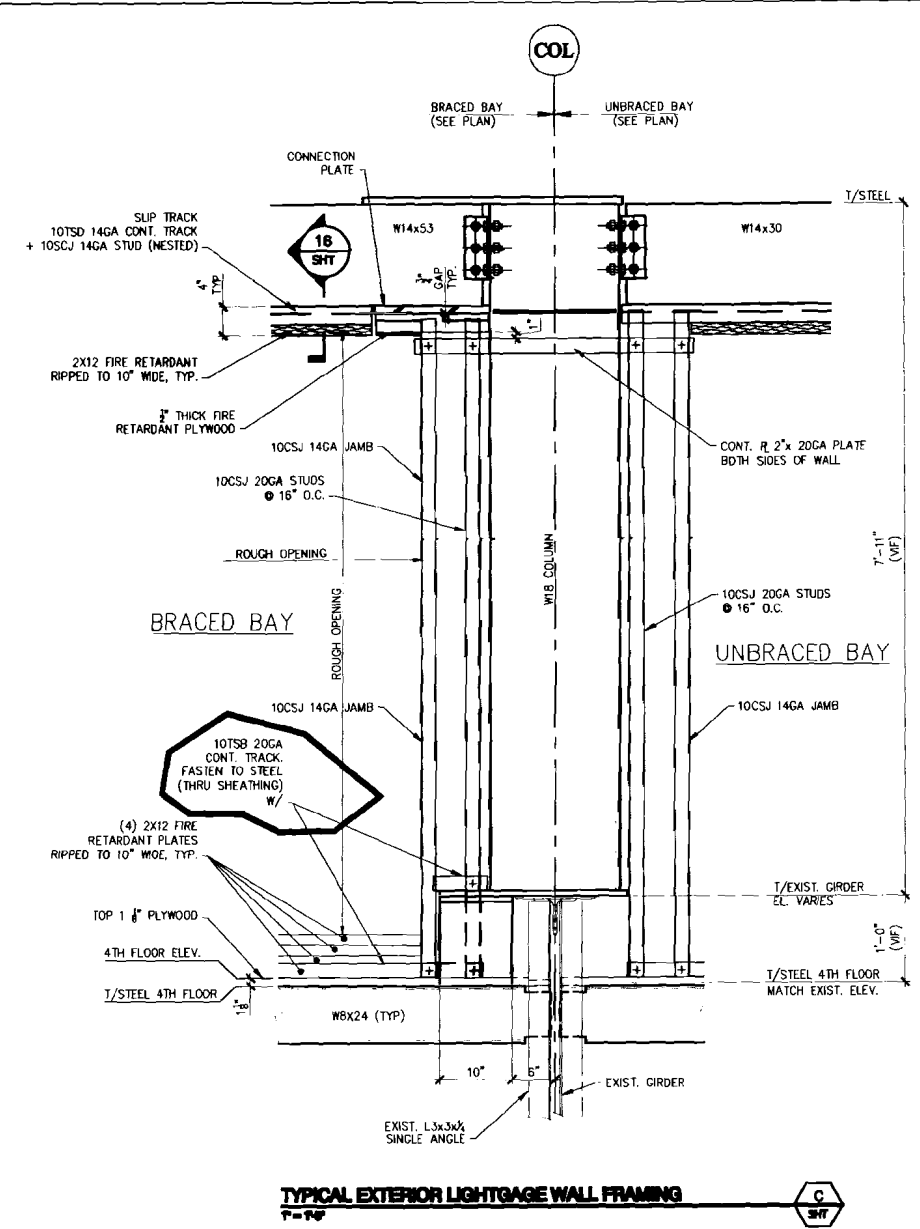
S4.2



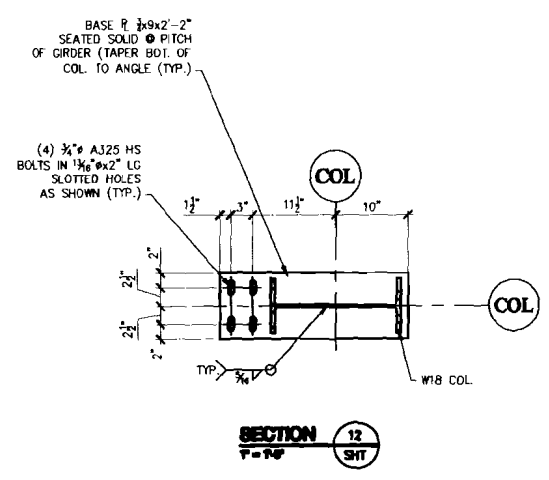
SECTION 11
T=10'



SECTION 16
T=10'



TYPICAL EXTERIOR LIGHTGAGE WALL FRAMING
T=10'



SECTION 12
T=10'

THESE DRAWINGS HAVE BEEN DEVELOPED BY L&L STRUCTURAL ENGINEERING SERVICES, INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF L&L ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE USED, LOANED, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF L&L STRUCTURAL ENGINEERING SERVICES, INC.

PORTLAND REGENCY
 DORMER ADDITION
 PORTLAND, MAINE
 SECTIONS AND DETAILS
S4.3

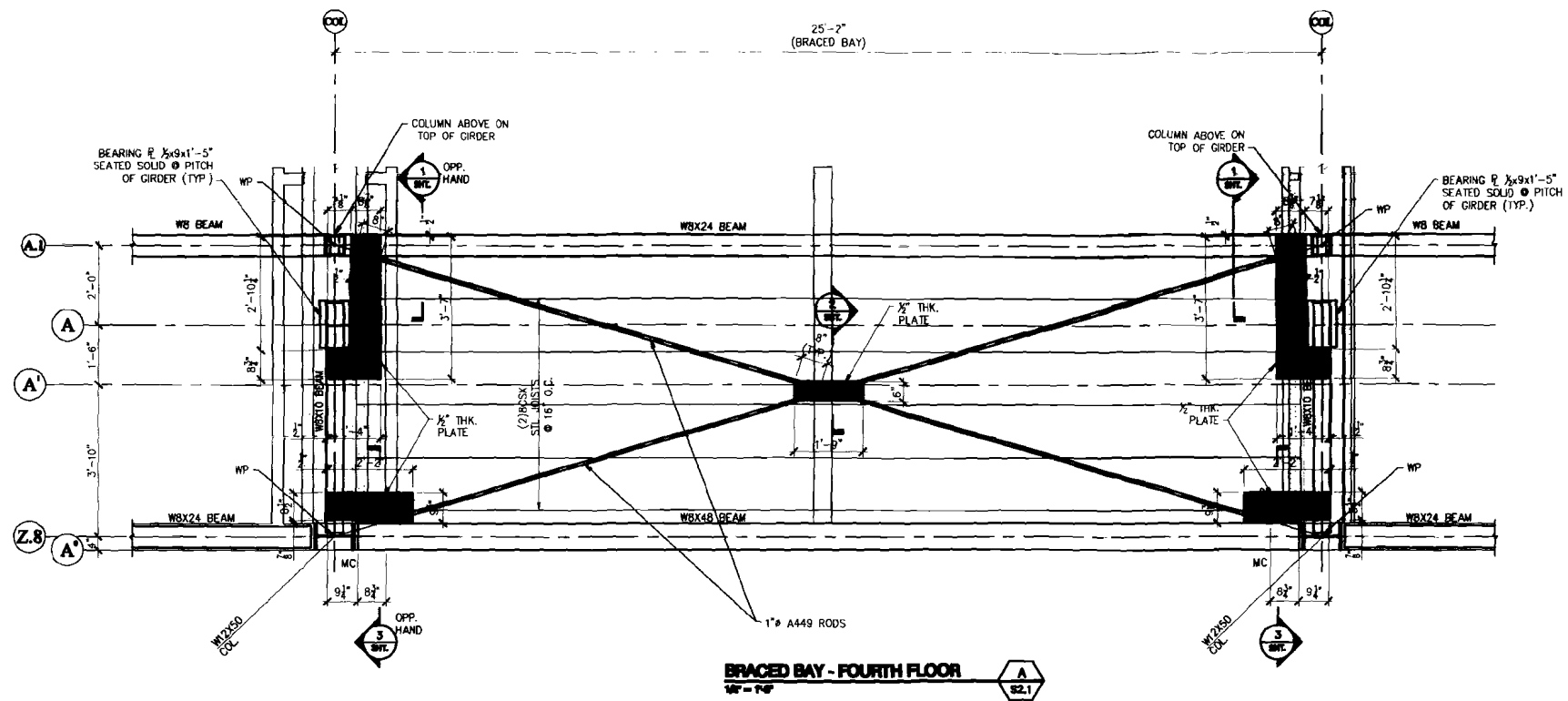
L & L STRUCTURAL ENGINEERING SERVICES, INC.
 JOSEPH N. LEAUME
 LICENSED PROFESSIONAL ENGINEER
 STATE OF MAINE
 No. 6982
 LICENSED PROFESSIONAL ENGINEER

App'd	Rev.	Date	Description
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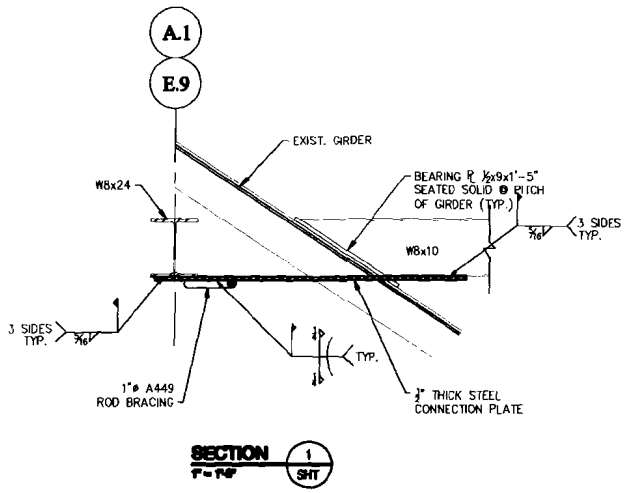
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 Drawn by: LAL
 Checked by: JHL
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 Plot Date: 10/2/11
 Project #: 2011-079

PHONE: (207) 767-4830
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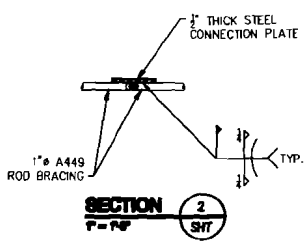
NOT FOR CONSTRUCTION



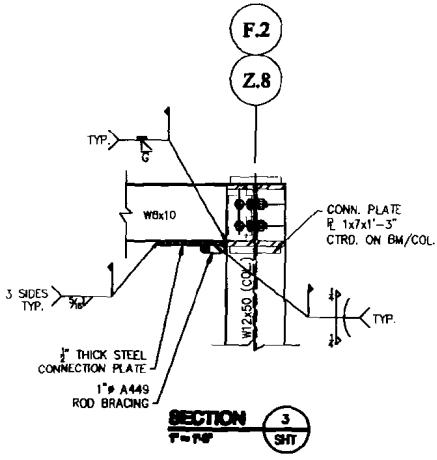
BRACED BAY - FOURTH FLOOR
 1/2" = 1'-0"



SECTION 1
 1/2" = 1'-0"

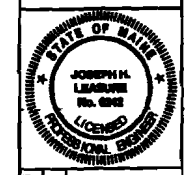


SECTION 2
 1/2" = 1'-0"



SECTION 3
 1/2" = 1'-0"

L & L STRUCTURAL
 ENGINEERING SERVICES, INC.
 PHONE: (207) 767-4830
 FAX: (207) 799-5432



rev.	date	description
A	10/2/11	ISSUED FOR PERMIT ONLY

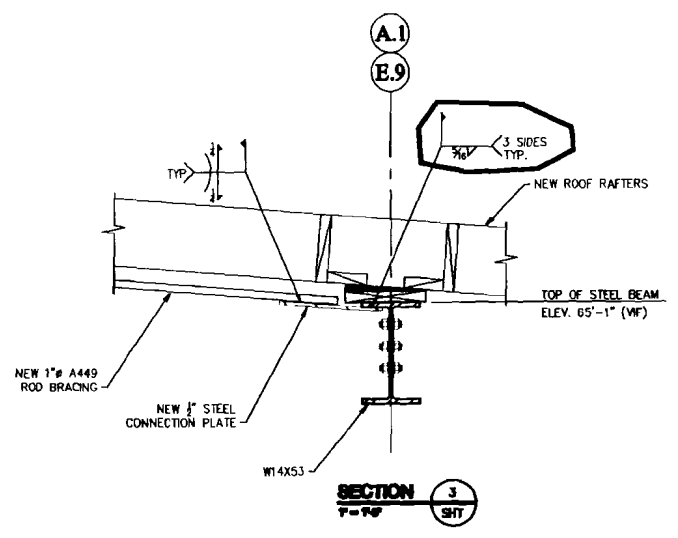
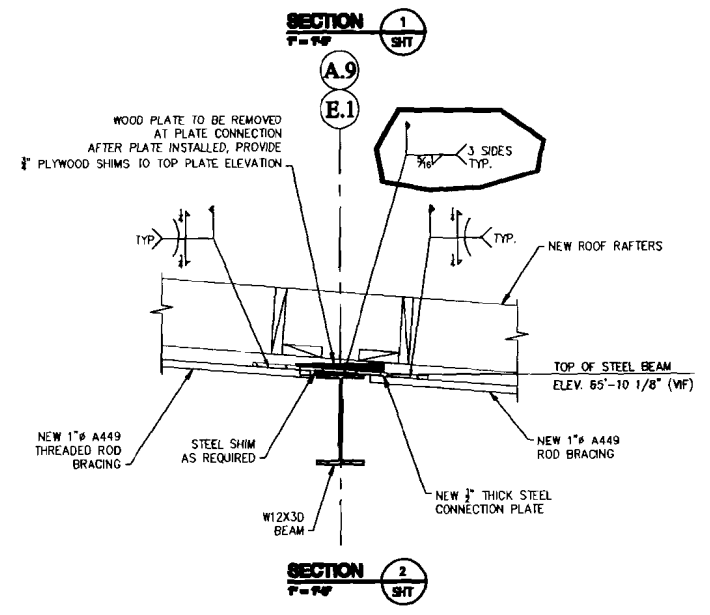
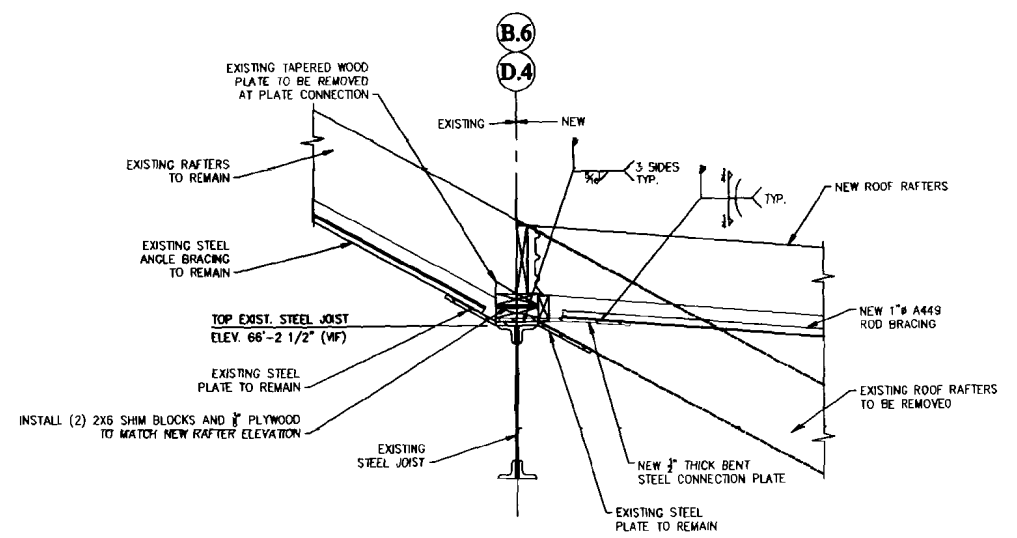
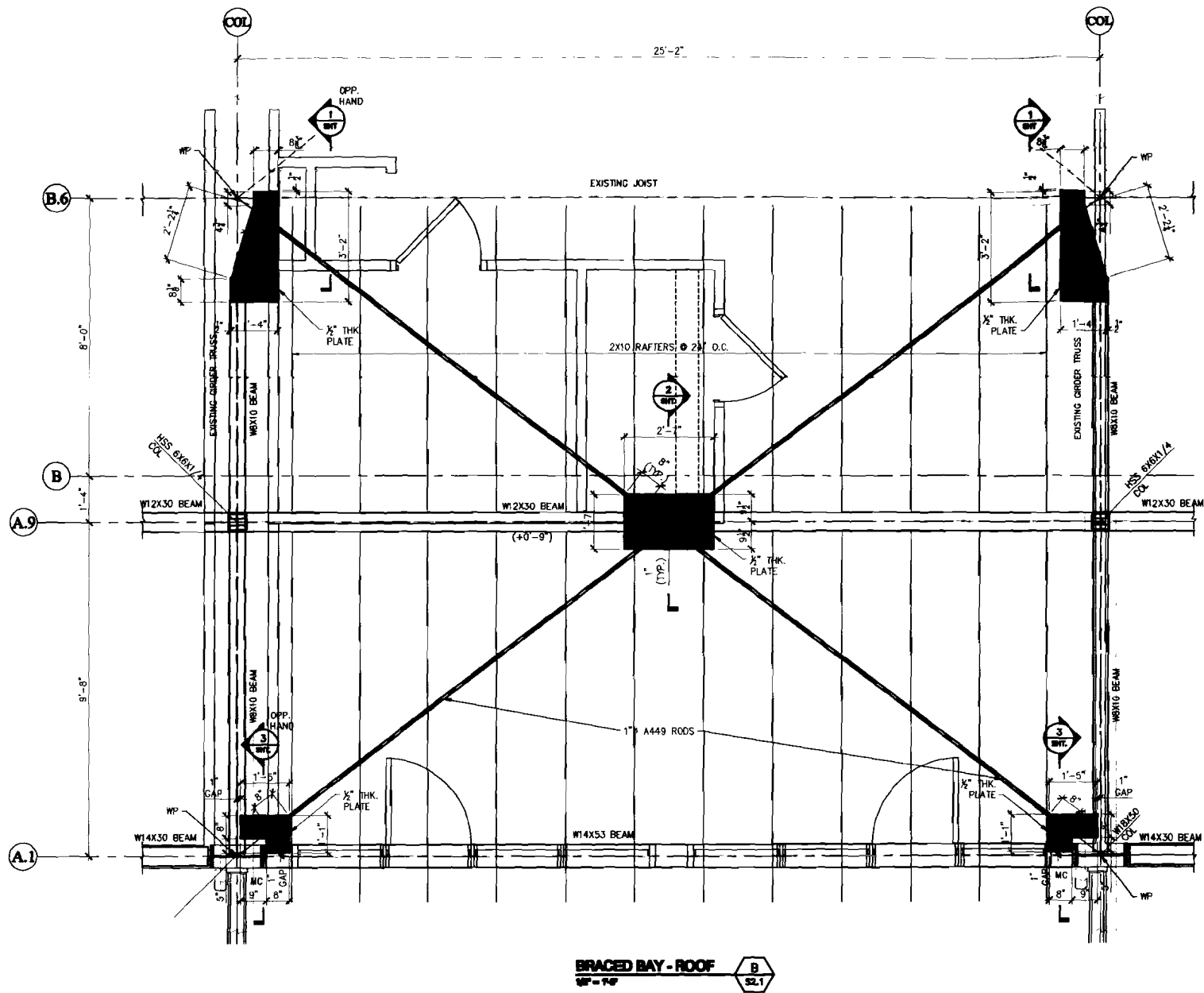
designed by: JHL
 drawn by: LAL
 checked by: JHL
 scale: AS NOTED
 date: 10/2/11
 plot date: 10/2/11
 project #: 2011-079

PORTLAND REGENCY
 DORMER ADDITION
 PORTLAND, MAINE
 SECTIONS AND DETAILS

S4.4

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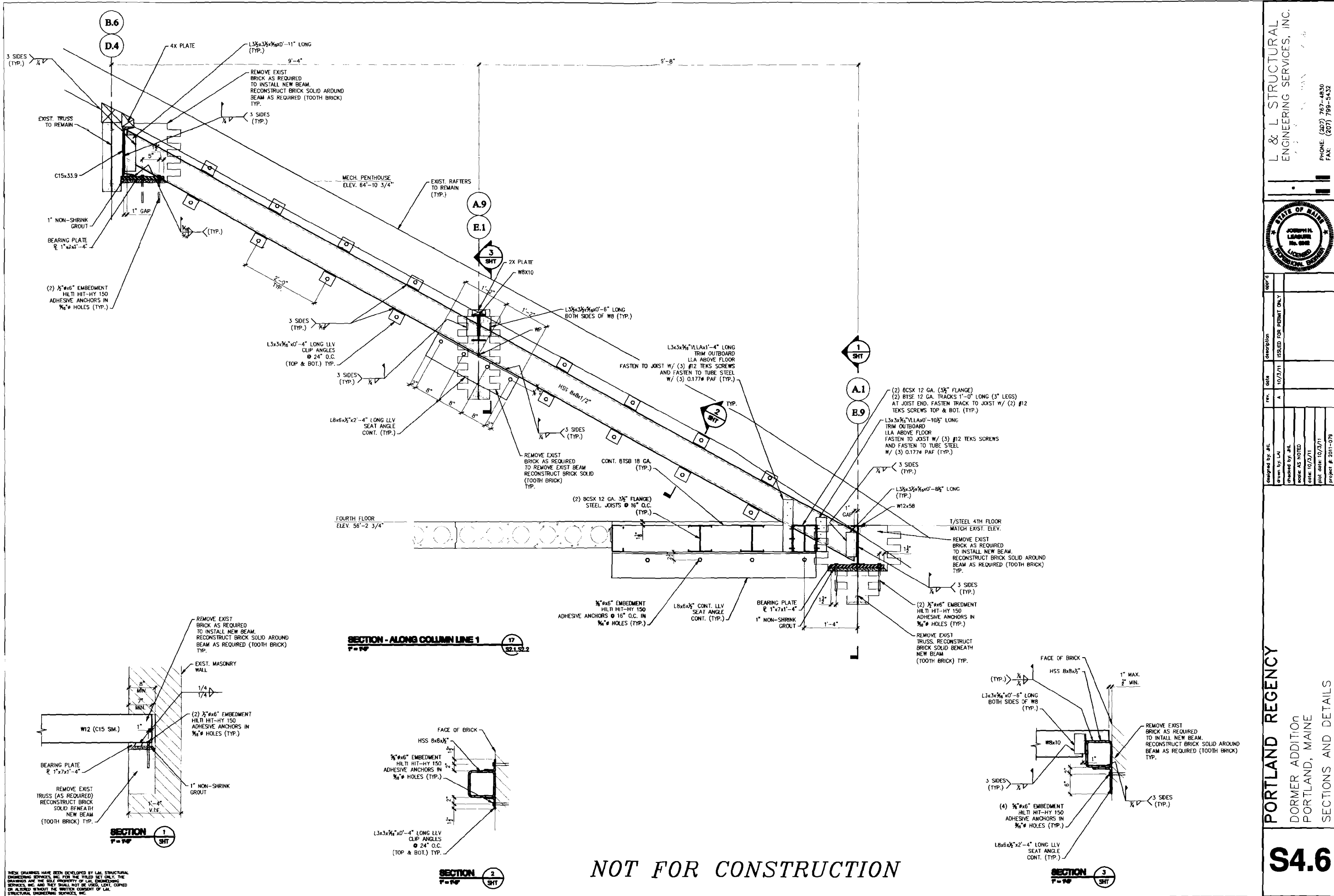
THESE DRAWINGS HAVE BEEN DEVELOPED BY L&L STRUCTURAL ENGINEERING SERVICES, INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF L&L STRUCTURAL ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE LOANED, REPRODUCED OR ALTERED WITHOUT THE WRITTEN CONSENT OF L&L STRUCTURAL ENGINEERING SERVICES, INC.

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
PHONE: (207) 767-4830
FAX: (207) 799-5432

REV.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	DATE AS NOTED	DATE	PROJECT #
A	10/23/11	ISSUED FOR PERMIT ONLY	LM	AK	AS NOTED	10/23/11	2011-079

PORTLAND REGENCY
DORMER ADDITION
PORTLAND, MAINE
SECTIONS AND DETAILS

S4.5



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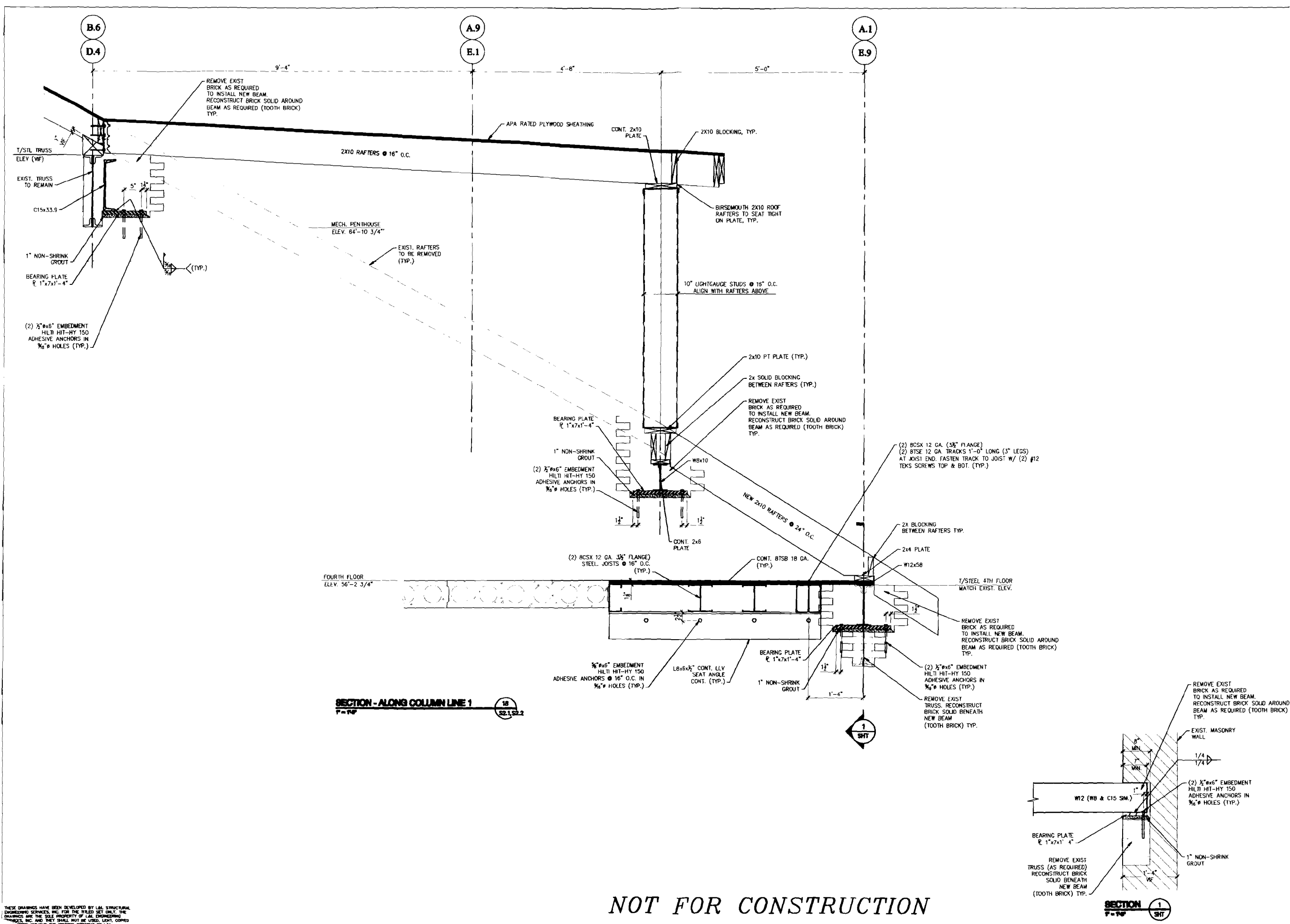
L & L STRUCTURAL ENGINEERING SERVICES, INC.
 STATE OF MAINE
 JOSEPH H. LEAHUE
 No. 098
 LICENSED PROFESSIONAL ENGINEER

PORTLAND REGENCY
 DORMER ADDITION
 PORTLAND, MAINE

S4.6

SECTIONS AND DETAILS

PHONE: (207) 767-4830
 FAX: (207) 799-5432



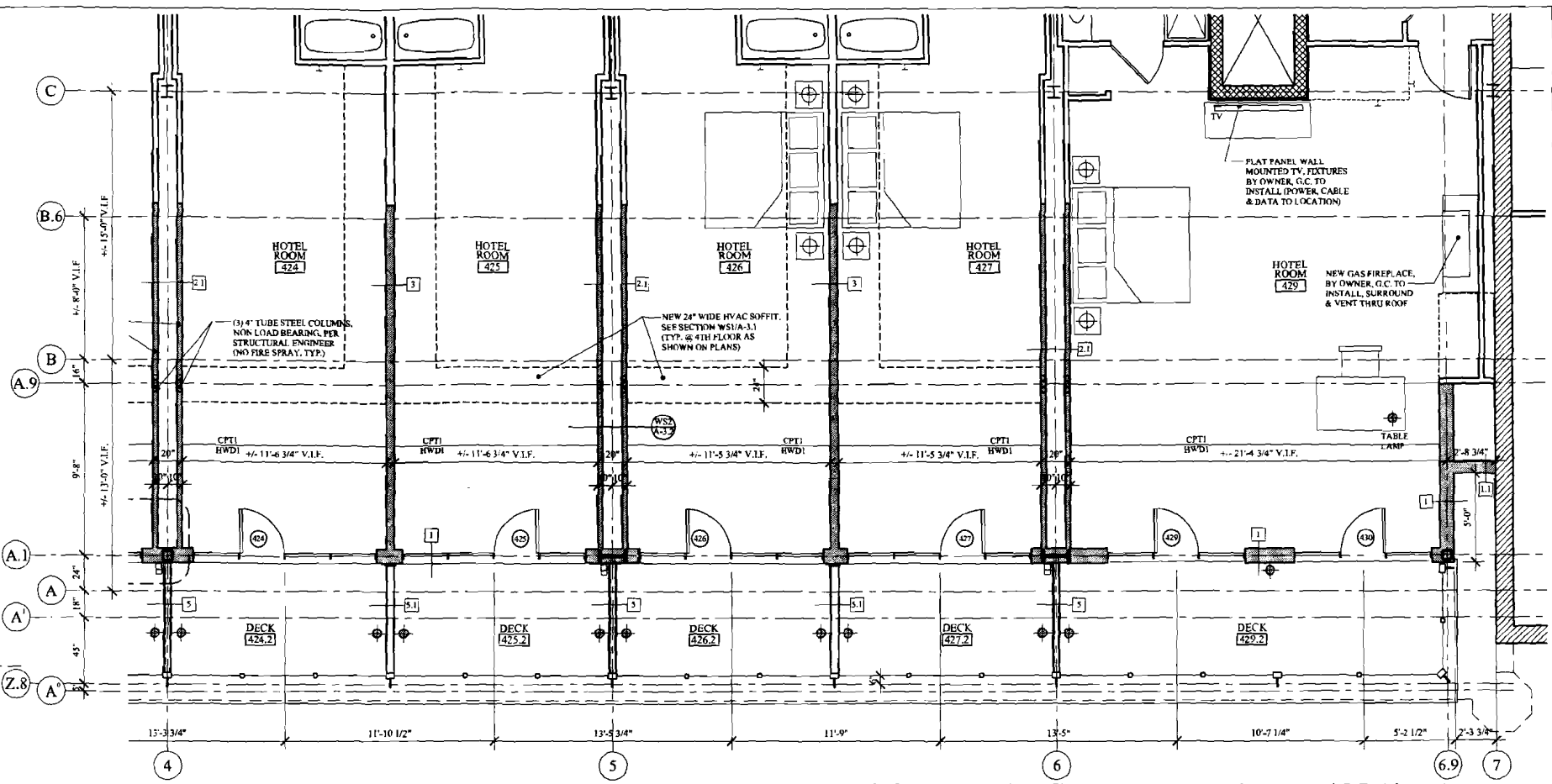
NOT FOR CONSTRUCTION

L & L STRUCTURAL
 ENGINEERING SERVICES, INC.
 STATE OF MAINE
 JOSEPH H. LAMURE
 No. 698
 LICENSED PROFESSIONAL ENGINEER
 designed by: JLL
 drawn by: JLL
 checked by: JLL
 scale: AS NOTED
 date: 10/23/11
 plot date: 10/23/11
 project #: 2011-079
 PORTLAND REGENCY
 DORMER ADDITION
 PORTLAND, MAINE
 SECTIONS AND DETAILS
S4.7

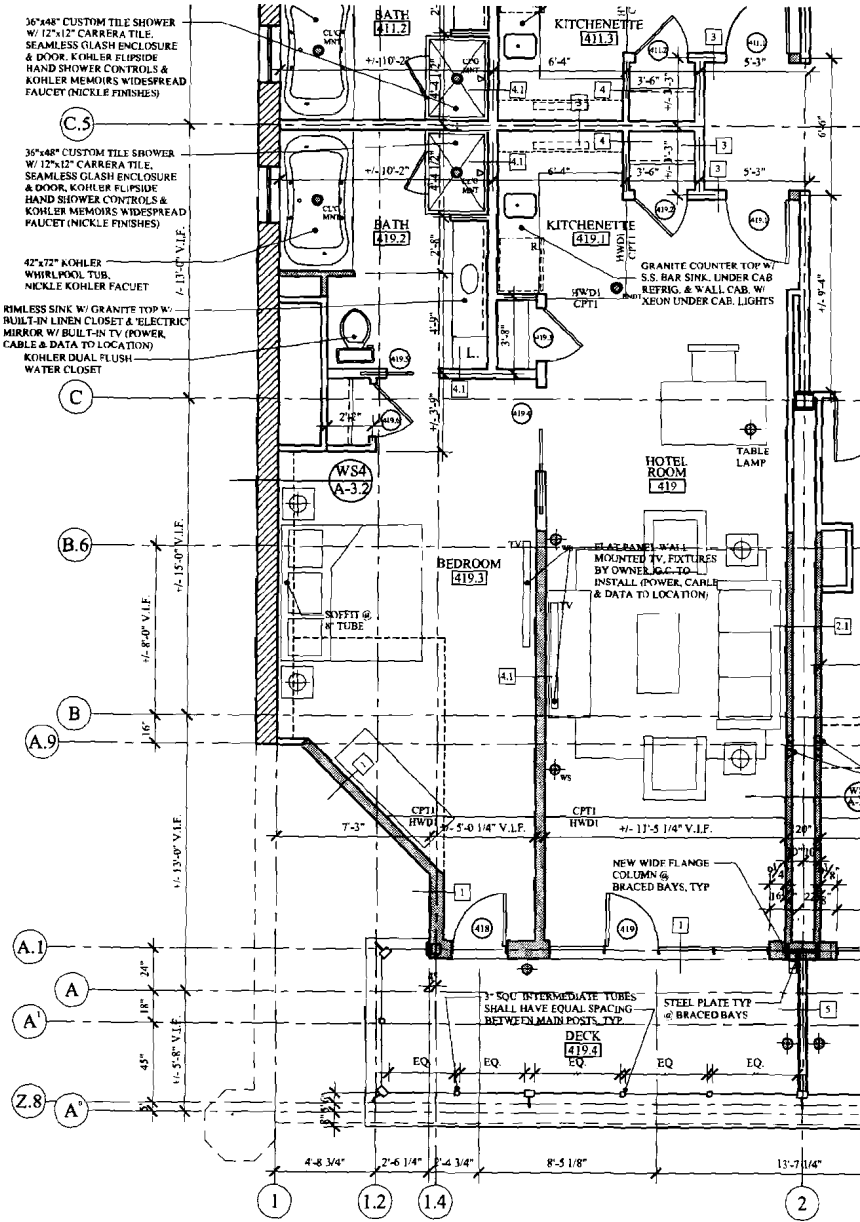
THESE DRAWINGS HAVE BEEN DEVELOPED BY L&L STRUCTURAL ENGINEERING SERVICES, INC. FOR THE FILED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF L&L ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE LOANED, COPIED, REPRODUCED, OR IN ANY MANNER BE USED WITHOUT THE WRITTEN CONSENT OF L&L ENGINEERING SERVICES, INC.

WALL LEGEND

EXISTING WALL	
NEW WALL	
FIRE RATED WALL	
1 HOUR	
2 HOUR	
EXISTING WALL TO BE REMOVED	

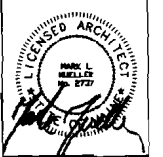


4TH FLOOR ENLARGED SILVER ST. PLAN (4 - 7)
SCALE: 1/4" = 1'-0"



4TH FLOOR ENLARGED SILVER ST. PLAN (1 - 4)
SCALE: 1/4" = 1'-0"

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 Dept. of Building Inspections
 City of Portland Maine



MARK MUELLER ARCHITECTS A.I.A.
 100 Commercial Street
 Suite 205
 Portland, Maine 04101
 Phone/Fax 207-774-9057
 Email: mllmuellerarchitects.com

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 www.muellerarchitects.com

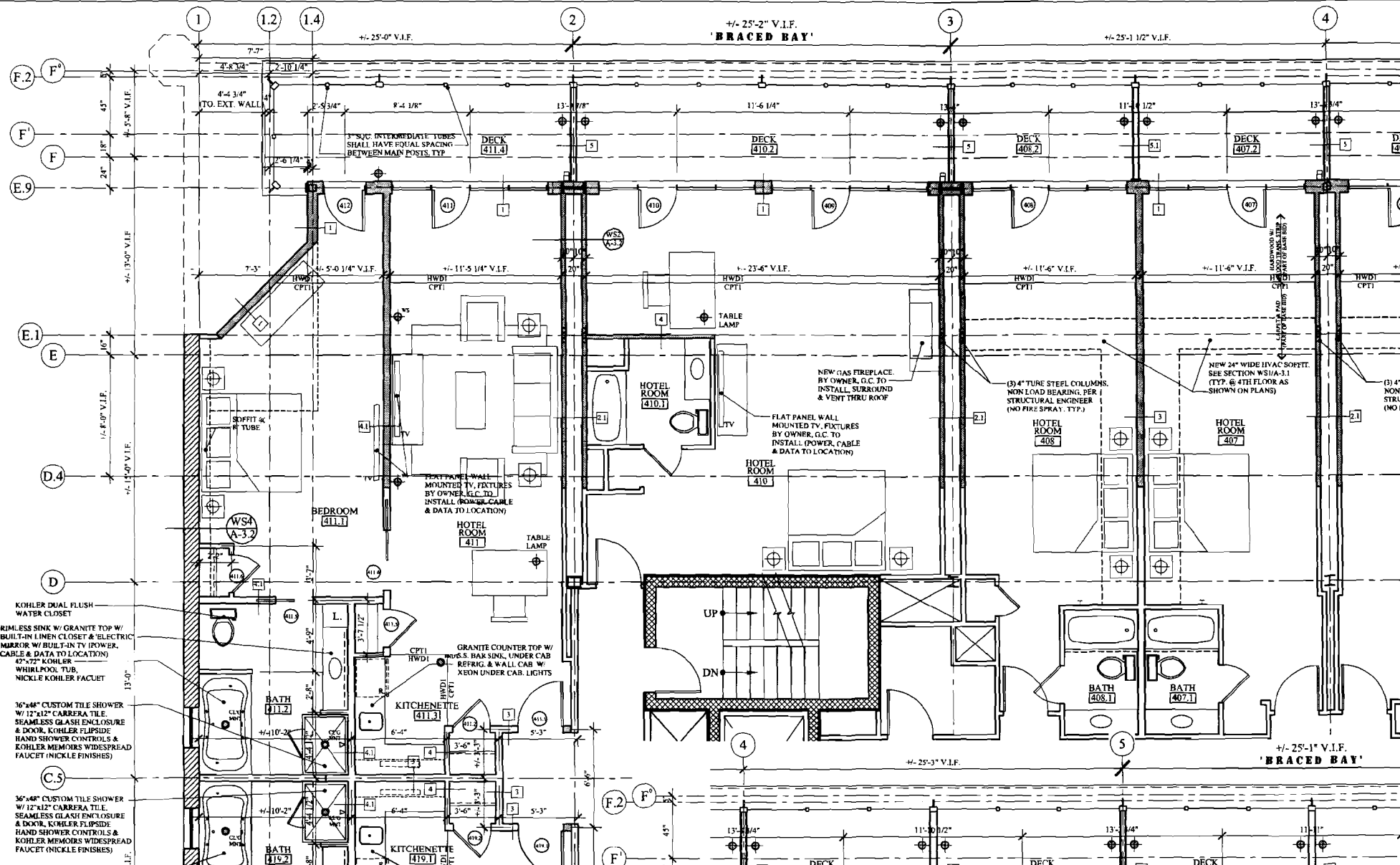
RENOVATION & ADDITION:
PORTLAND REGENCY DORMER ADDITION
 20 MILK STREET - PORTLAND, MAINE

ENLARGED FLOOR PLANS

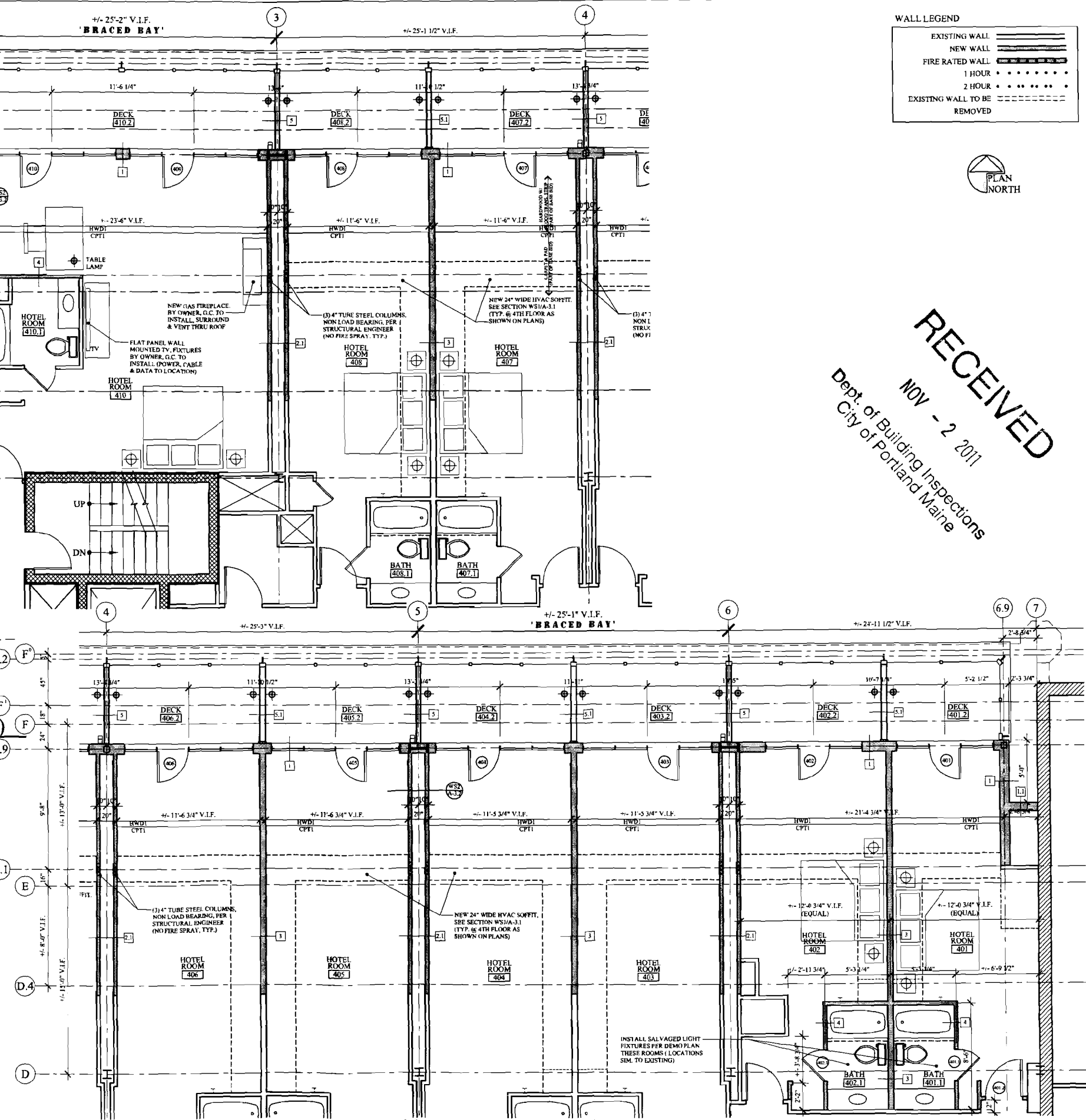
12 OF 25

A-1.4

CONSTRUCTION SET: OCTOBER 31, 2011



4TH FLOOR ENLARGED MARKET ST. PLAN (1 - 4)
SCALE: 1/4" = 1'-0"



4TH FLOOR ENLARGED MARKET ST. PLAN (4 - 7)
SCALE: 1/4" = 1'-0"

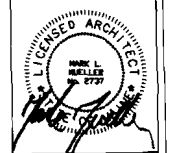
CONSTRUCTION SET: OCTOBER 31, 2011

WALL LEGEND

EXISTING WALL	—————
NEW WALL	—————
FIRE RATED WALL	—————
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED	- - - - -



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A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone/Fax 207.774.9057
Email: rmmueller@architects.com

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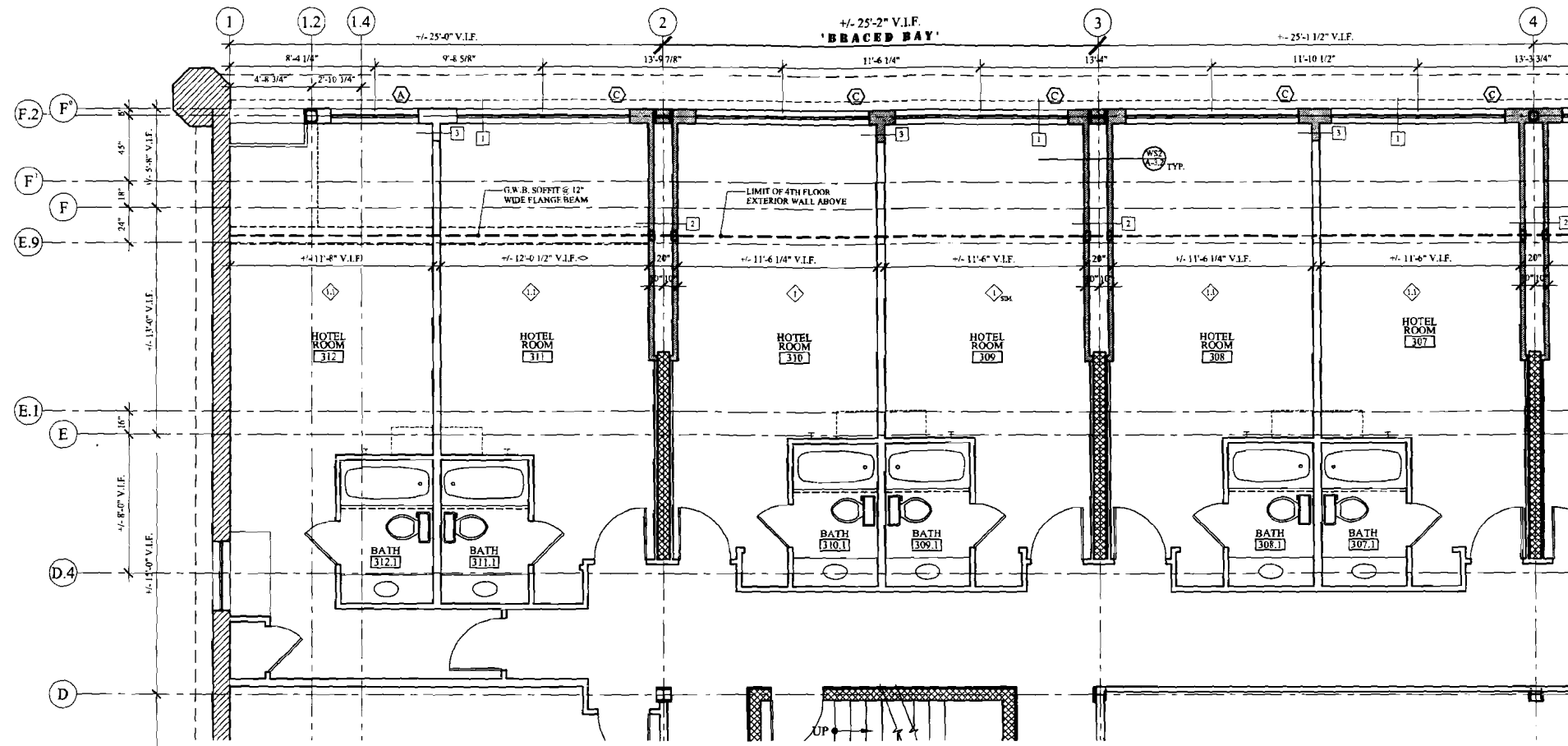
PORTLAND REGENCY DORMER ADDITION
20 MILK STREET - PORTLAND, MAINE

RENOVATION & ADDITION:

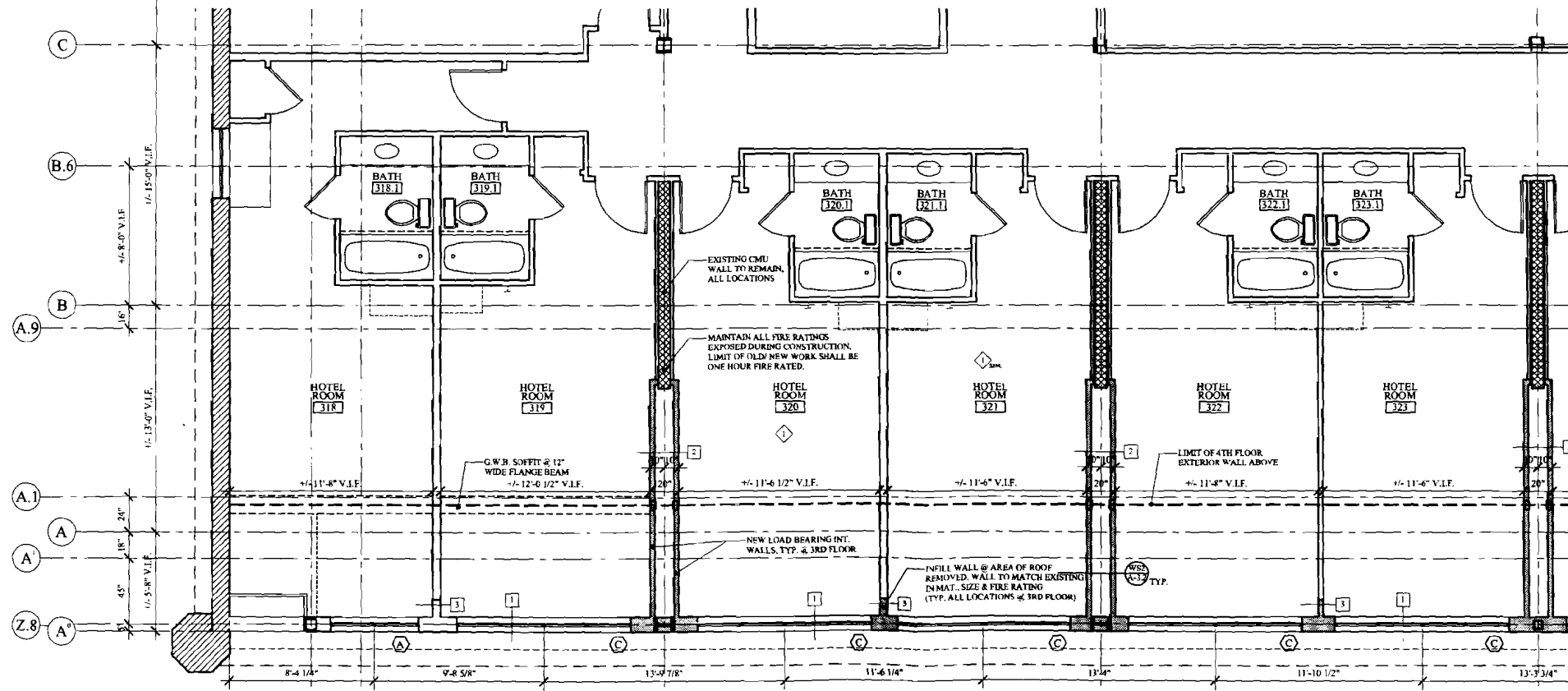
ENLARGED FLOOR PLANS

13 OF 25

A-1.5



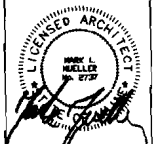
3RD FLOOR ENLARGED MARKET STREET PLAN (1 - 4)
SCALE: 1/4" = 1'-0"



3RD FLOOR ENLARGED SILVER STREET PLAN (1 - 4)
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL	---
NEW WALL	=====
FIRE RATED WALL	-----
1 HOUR
2 HOUR
EXISTING WALL TO BE REMOVED	-----



MARK MUELLER ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone/Fax 207.774.8057
Email: rfm@muellerarchitects.com

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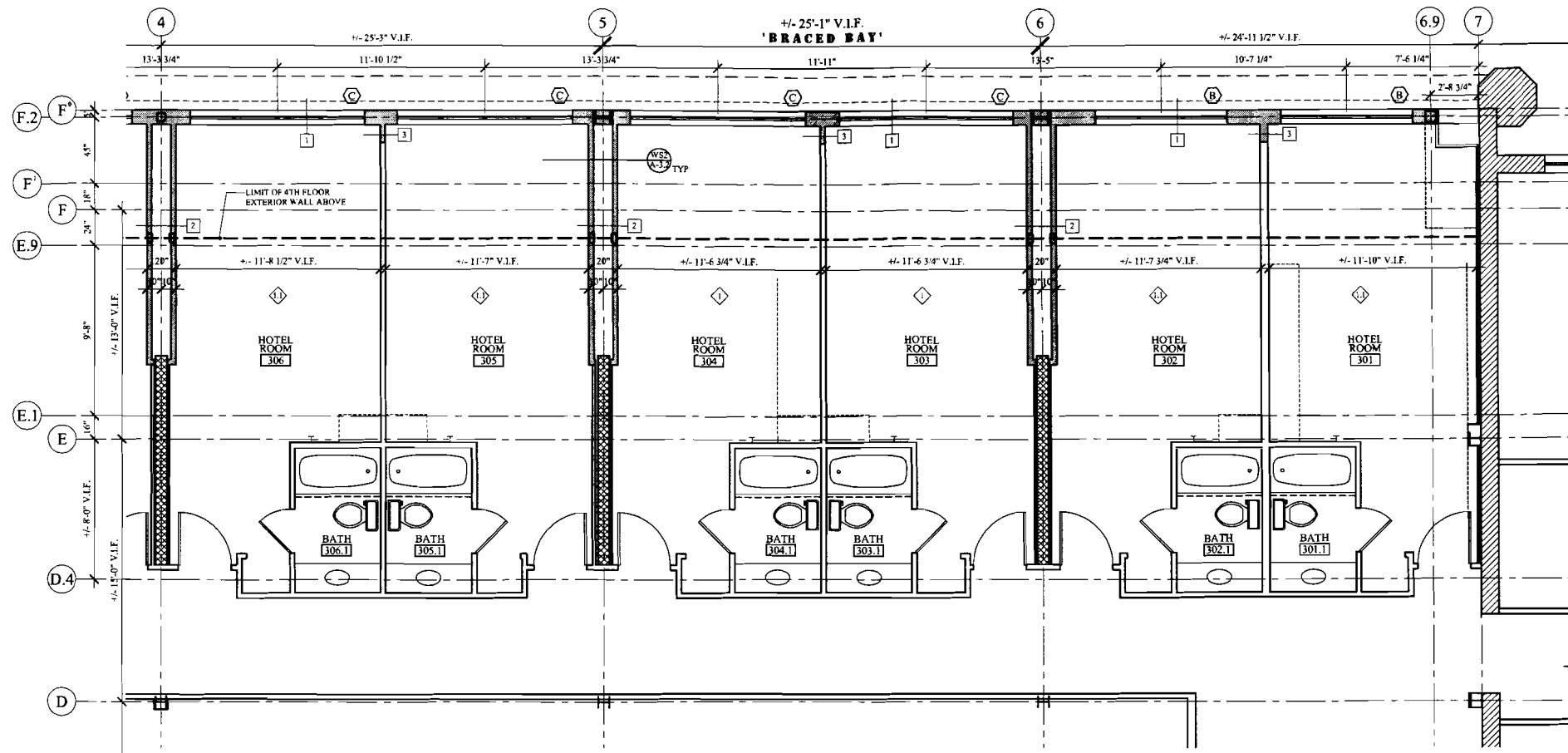
RENOVATION & ADDITION:
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

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City of Portland Maine

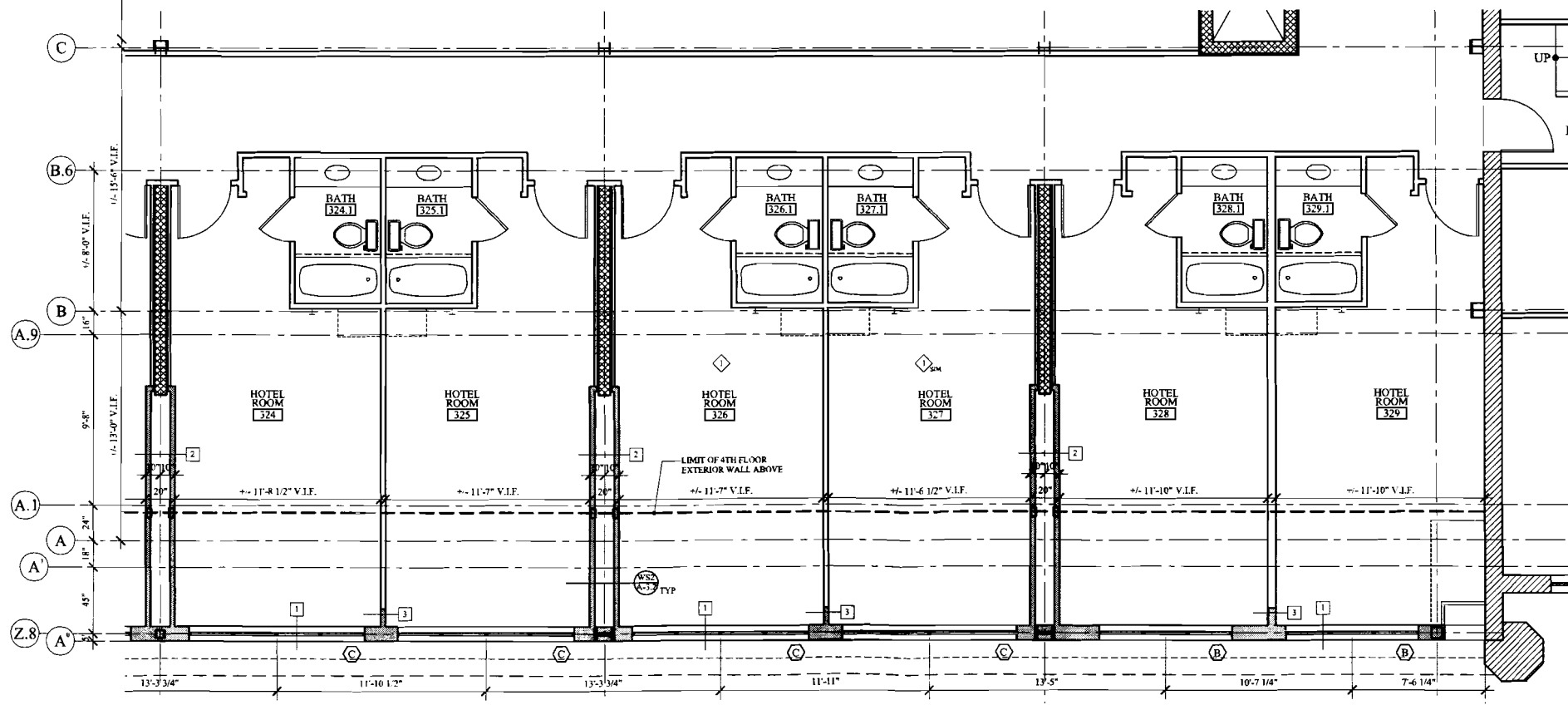
ENLARGED FLOOR PLANS
10 OF 25
DRAWN BY: MFP
CHECKED BY: MFP

CONSTRUCTION SET: OCTOBER 31, 2011

A-1.2



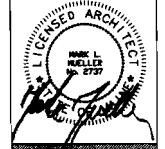
3RD FLOOR ENLARGED MARKET STREET PLAN (4 - 7)
SCALE: 1/4" = 1'-0"



3RD FLOOR ENLARGED SILVER STREET PLAN (4 - 7)
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL	
NEW WALL	
FIRE RATED WALL	
1 HOUR	
2 HOUR	
EXISTING WALL TO BE REMOVED	



**MARK
MUELLER
ARCHITECTS**
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100 Commercial Street
Suite 205
Portland, Maine 04101
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RENOVATION & ADDITION:
**PORTLAND REGENCY
DORMER ADDITION**
20 MILK STREET - PORTLAND, MAINE

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City of Portland, Maine

ENLARGED FLOOR PLANS

DATE	02/28/2011
PROJECT	130 E. PROM
DRAWN BY	MBP
CHECK BY	MBP

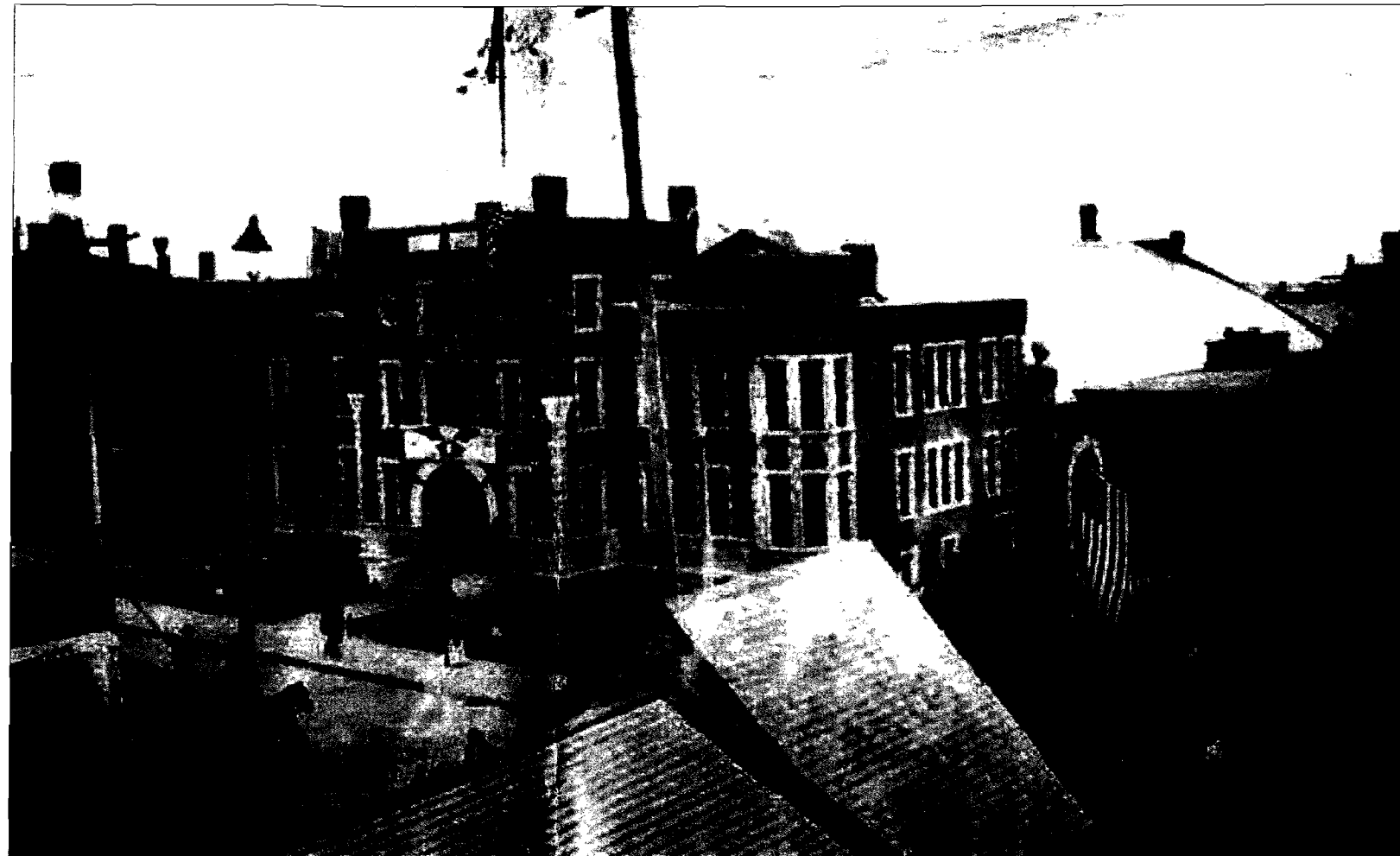
11 OF 25

CONSTRUCTION SET: OCTOBER 31, 2011

A-1.3

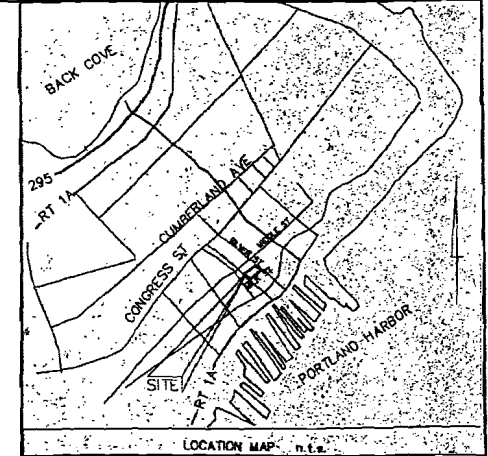
Portland Regency

Hotel & Day Spa



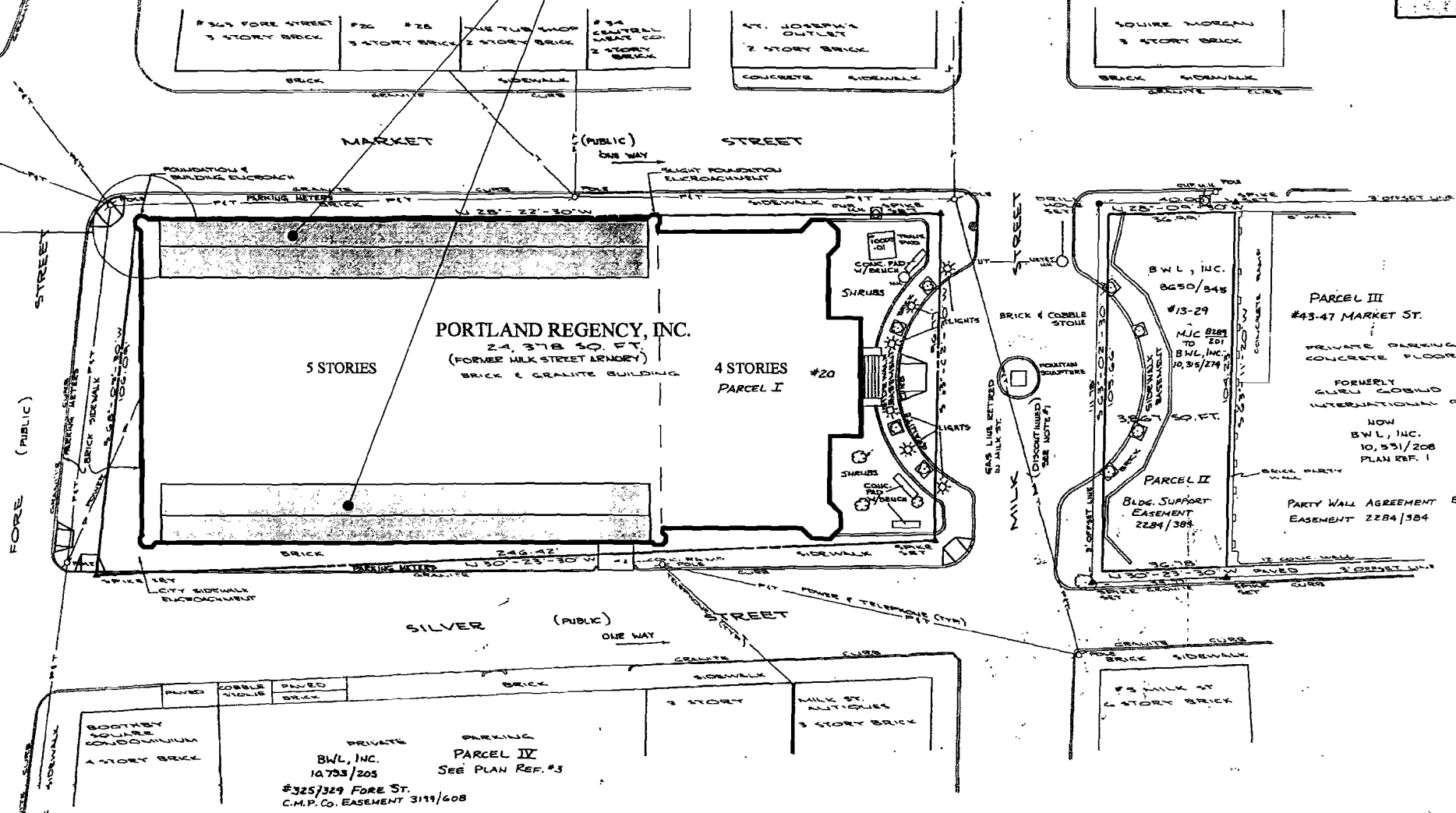
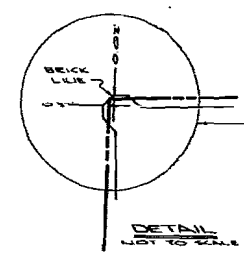
EARLY UNDATED PHOTO WITH MILK
STREET AS A PARADE GROUND

PORTLAND REGENCY HOTEL
20 MILK STREET
ROOF TOP ADDITION



NOTE:
EXISTING 'ADA' COMPIANT CURB CUTS TO REMAIN AS SHOWN

NOTE:
- PROPOSED WORK @ 3RD & 4TH FLOOR ONLY
- LIMIT OF WORK AREA AS SHOWN, NO FOOTPRINT EXPANSION



NOTE:
BY ORDER OF THE CITY COUNCIL ON AUG. 6, 1984, IN THE CITY OF PORTLAND RECORDS, VOLUME 101, PAGE 241, MILK STREET WAS DISCONTINUED BETWEEN MARKET AND SILVER ST. ON PETITION OF TEAK ASSOCIATES, THE DISCONTINUANCE WAS FOR HIGHWAY PURPOSES WITHOUT RETENTION OF A PUBLIC EASEMENT. THE ORDER BECAME EFFECTIVE ON NOVEMBER 01, 1984

- PLAN REFERENCES:**
- 1/ "BOUNDARY & EXISTING CONDITIONS SURVEY ON MARKET STREET FOR SURT" BY OWEN HASKELL, INC. DATED OCT. 26, 1995.
 - 2/ "PLAN OF OLD FORT REGENCY HOTEL FOR MILK STREET ASSOCIATES" BY OWEN HASKELL, INC. DATED APRIL 1984 REVISED THROUGH 12/19/86 RECORDED IN PLAN BOOK 152, PAGE 4.
 - 3/ "PLAN FOR GENDRON & COMPANY ON FORE, PEARL & SILVER STREETS BY OWEN HASKELL, INC. DATED JUNE 6, 1988.

I HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND CITIZEN'S BANK NEW HAMPSHIRE THAT THE SURVEY OF THE "MILK STREET ARCADE" SHOWN HEREON WAS DONE ON THE GROUND AS PER RECORD DESCRIPTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR A LAND TITLE SURVEY CONDITION II.



PLAN OF PORTLAND REGENCY HOTEL LAND TITLE SURVEY		
PORTLAND, MAINE		
FOR B.W.L., INC. 20 MILK ST. PORTLAND, MAINE		
Owen Haskell, Inc.		
Civil Engineers	South Portland, Maine	Land Surveyors
Drawn By D.S.P.	Date	Job No.
Trace By M.M.W.	MARCH 4, 1998	98022
Check By S.S.S.	Scale	Fig. No.
Bk No 279	1" = 20'	L-1.0



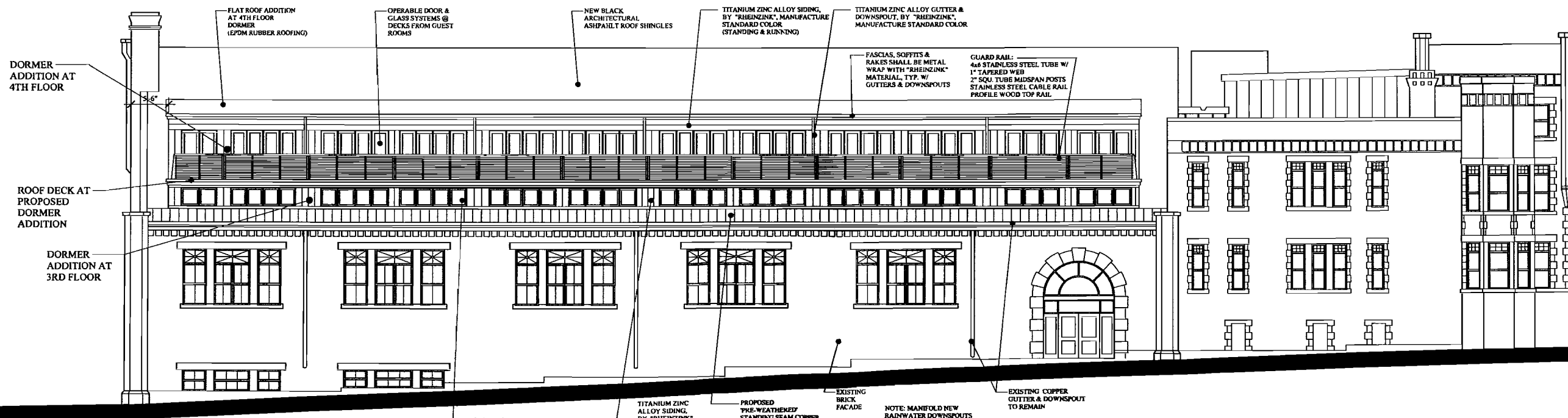
PROPOSED



NOTE:
ARCHITECTURAL DETAILING
THIS ELEVATION TO MATCH
SILVER STREET ELEVATION

MARKET STREET ELEVATION

SCALE: 1/8"=1'-0"



DORMER
ADDITION AT
4TH FLOOR

FLAT ROOF ADDITION
AT 4TH FLOOR
DORMER
(EPDM RUBBER ROOFING)

OPERABLE DOOR &
GLASS SYSTEMS @
DECKS FROM GUEST
ROOMS

NEW BLACK
ARCHITECTURAL
ASHPALT ROOF SHINGLES

TITANIUM ZINC ALLOY SIDING,
BY "RHEINZINK", MANUFACTURE
STANDARD COLOR
(STANDING & RUNNING)

TITANIUM ZINC ALLOY GUTTER &
DOWNSPOUT, BY "RHEINZINK",
MANUFACTURE STANDARD COLOR

FASCIAS, SOFFITS &
RAKES SHALL BE METAL
WRAP WITH "RHEINZINK"
MATERIAL, TYP. W/
GUTTERS & DOWNSPOUTS

GUARD RAIL:
4x4 STAINLESS STEEL TUBE W/
1" TAPERED WEB
2" SQ. TUBE MIDSPAN POSTS
STAINLESS STEEL CABLE RAIL
PROFILE WOOD TOP RAIL

ROOF DECK AT
PROPOSED
DORMER
ADDITION

DORMER
ADDITION AT
3RD FLOOR

PROPOSED OPERABLE
AWNING WINDOWS

TITANIUM ZINC
ALLOY SIDING,
BY "RHEINZINK",
MANUFACTURE
STANDARD COLOR

PROPOSED
PRE-WEATHERED
STANDING SEAM COPPER
FLASHING & DRIP EDGE
REPLACE-IN-KIND W/ THE
EXISTING COPPER ROOF

EXISTING
BRICK
FACADE

NOTE: MANIFOLD NEW
RAINWATER DOWNSPOUTS
AT DORMER ADDITIONS
INTO THE EXISTING WALL
MOUNT SYSTEM, ALLOW (5)
NEW DOWNSPOUTS PER SIDE

EXISTING COPPER
GUTTER & DOWNSPOUT
TO REMAIN

SILVER STREET ELEVATION

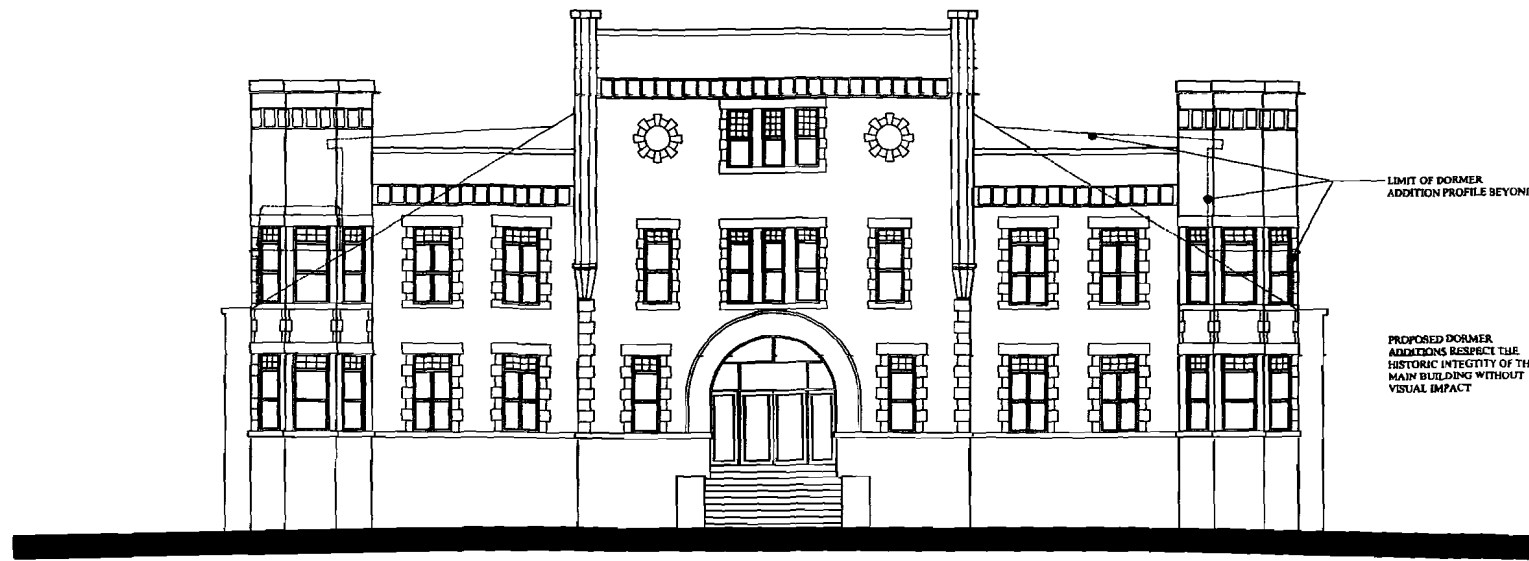
SCALE: 1/8"=1'-0"

PROPOSED



MARK
MUELLER
ARCHITECTS

HP-2.0



MILK STREET ELEVATION

SCALE: 1/8"=1'-0"



FORE STREET ELEVATION

SCALE: 1/8"=1'-0"

PROPOSED

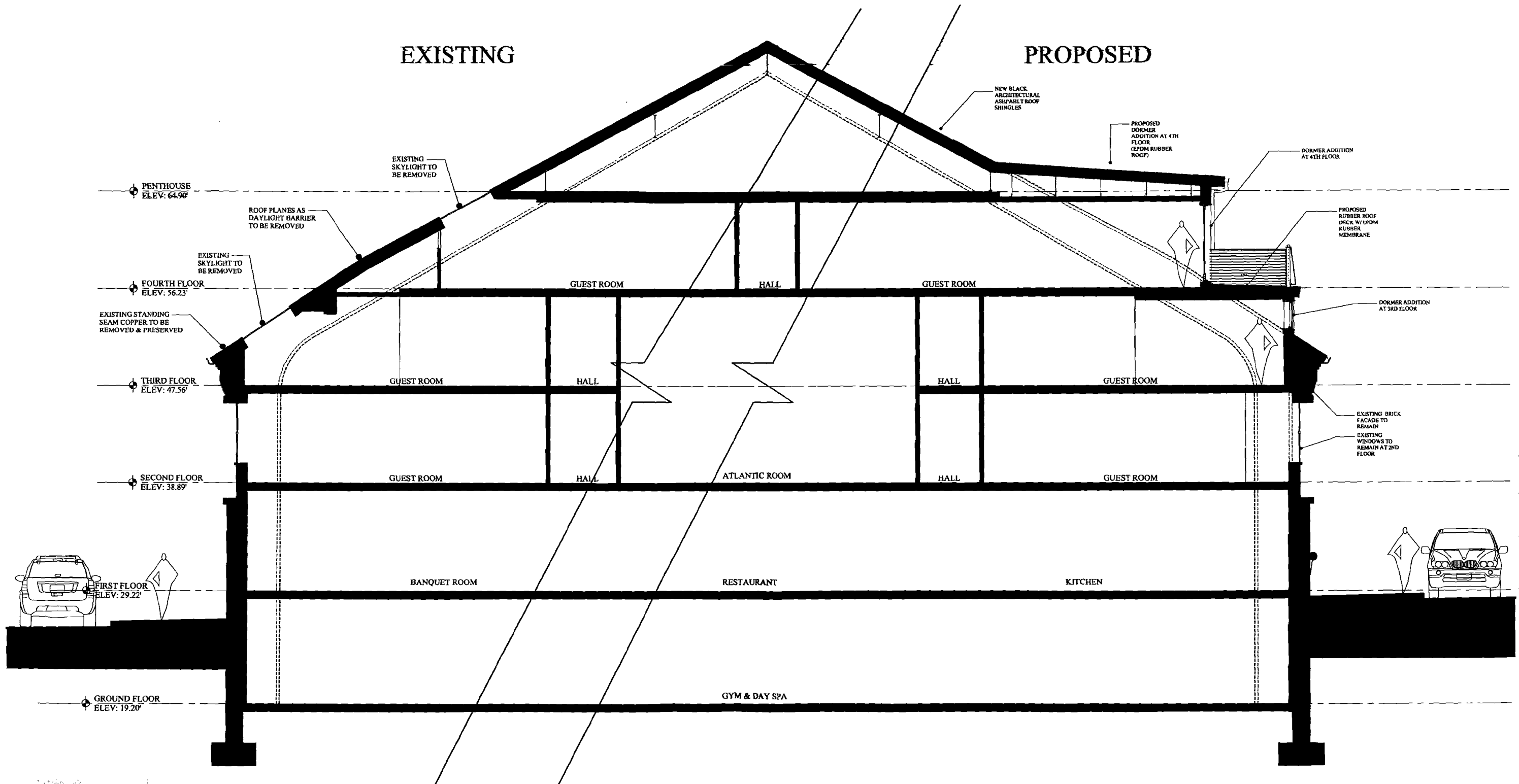
HP-2.1



M A B K
MUELLER
ARCHITECTS

EXISTING

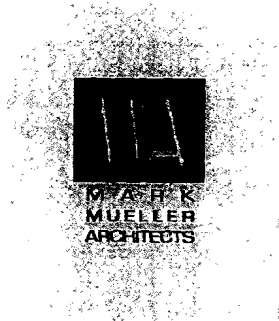
PROPOSED

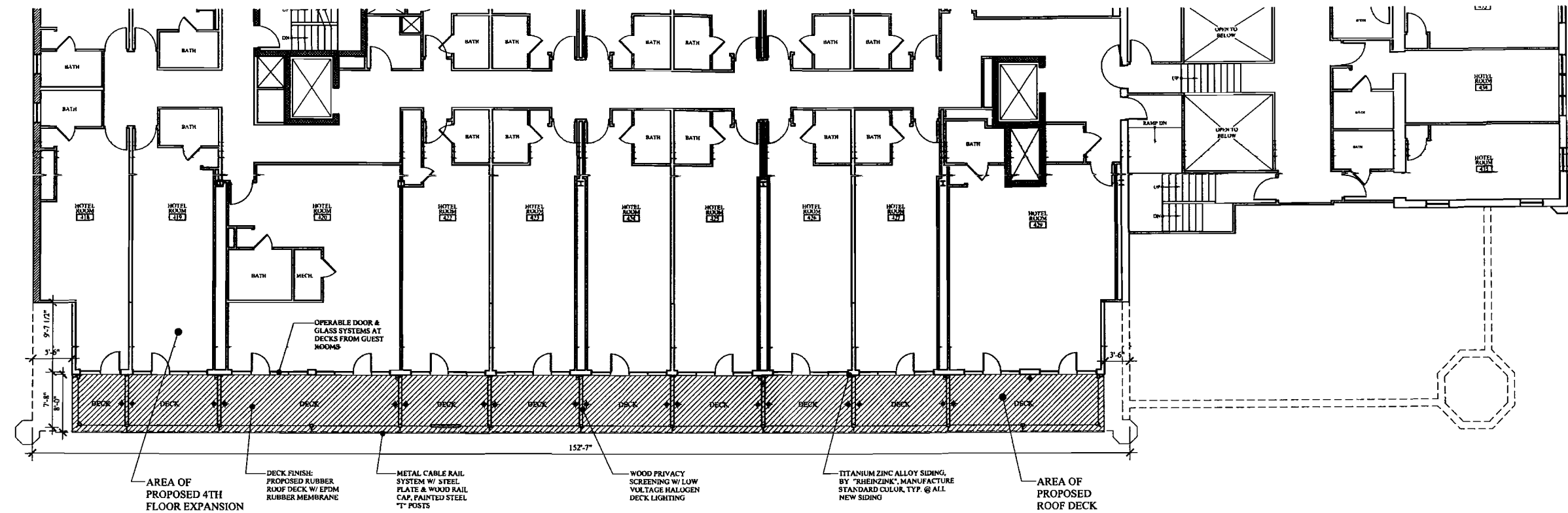


SCHEMATIC BUILDING SECTION
 SCALE: 1/4"=1'-0"

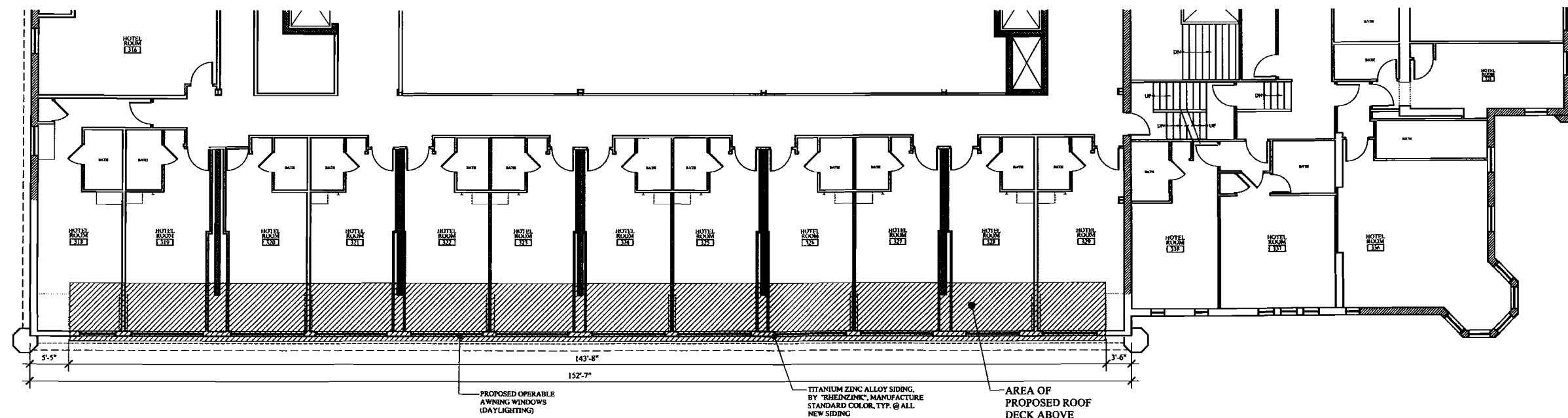
PROPOSED

HP-2.2





PROPOSED PARTIAL 4TH FLOOR PLAN
 SCALE: 1/8"=1'-0"
 (SILVER ST. SHOWN - MARKET ST. TO MIRROR)

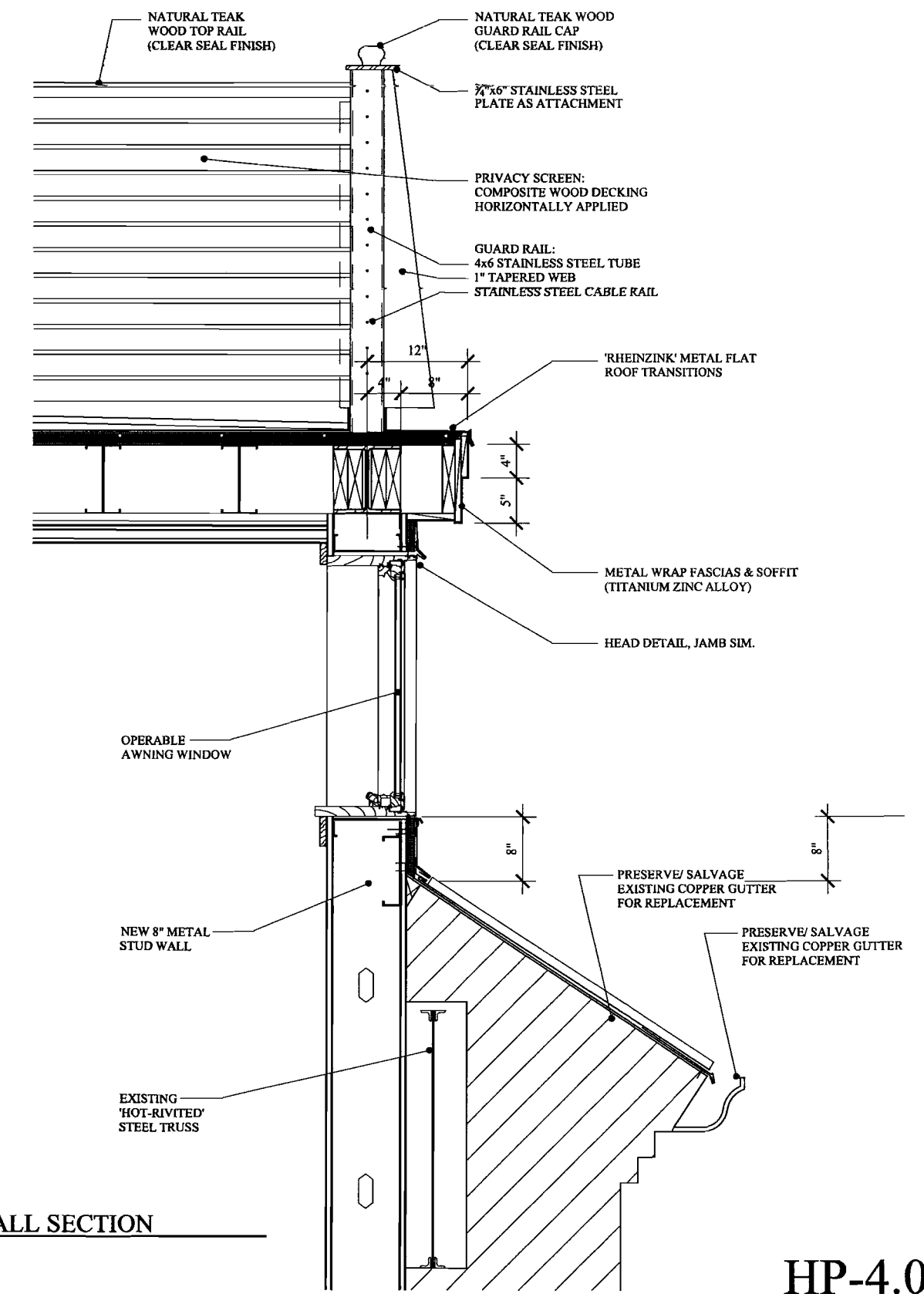


PROPOSED PARTIAL 3RD FLOOR PLAN
 SCALE: 1/8"=1'-0"
 (SILVER ST. SHOWN - MARKET ST. TO MIRROR)

FLAT

EINZINK' METAL
 TTER & DOWNSPOUT
 WNSPOUT INTO
 STING GUTTER SYSTEM)

ITAL WRAP
 SCIAS & SOFFIT
 TANIUM ZINC
 LOY)

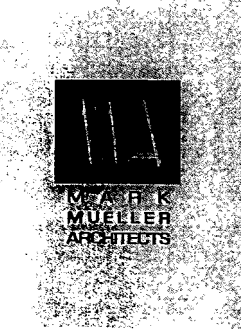


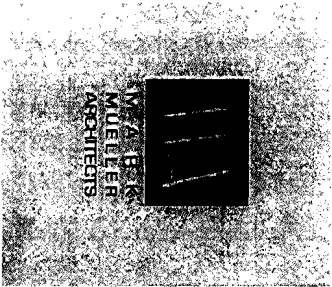
PARTIAL WALL SECTION
 SCALE: 1/12"=1'-0"

PROPOSED

HP-3.0

HP-4.0





SILVER STREET P

