# PORTLAND REGENCY - HOTEL RENOVATION

20 MILK STREET PORTLAND, MAINE

CONSTRUCTION DRAWINGS

OCTOBER 15, 2018

ARCHITECT

RYAN SENATORE ARCHITECTURE

565 CONGRESS STREET, SUITE 304, PORTLAND, MAINE 04101 207-650-6414

### **DRAWING LIST**

### SHEET NUMBER

GENERAL NOTES, ABBREVIATIONS, AND LEGENDS

CODE REVIEW PLANS

### **DEMOLITION**

FIRST FLOOR DEMOLITION PLAN SECOND FLOOR DEMOLITION PLAN THIRD FLOOR DEMOLITION PLAN FOURTH FLOOR DEMOLITION PLAN

WALL AND FLOOR ASSEMBLIES

FIRST FLOOR PLAN SECOND FLOOR PLAN

THIRD FLOOR PLAN FOURTH FLOOR PLAN

FIRST FLOOR REFLECTED CEILING PLAN

SECOND FLOOR REFLECTED CEILING PLAN THIRD FLOOR REFLECTED CEILING PLAN

FOURTH FLOOR REFLECTED CEILING PLAN

A3-0 A3-1 SECTION VIEW SECTION VIEW

A3-2 SECTION VIEW

INTERIOR ELEVATIONS INTERIOR ELEVATIONS INTERIOR ELEVATIONS

A4-3 INTERIOR ELEVATIONS

A5-0 DETAILS

STAIR DETAILS

DOOR AND WINDOW SCHEDULES

### STRUCTURAL

GENERAL NOTES, ETC. SECOND FLOOR FRAMING PLAN

THIRD FLOOR FRAMING PLAN FOURTH FLOOR FRAMING PLAN

DETAILS



Structural Integrity, Inc.

PORTLAND, ME 04101

DATE: NOVEMBER 26, 2018 PROJECT No. DRAWN BY:

SCALE:

GENERAL NOTES, ABBREVIATIONS, AND LEGENDS

**G**0-

GENERAL NOTES CONTRACTOR TO FURNISH AND INSTALL ALL NOTED LABOR AND THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ANY BUILDING PERMITS REQUIRED AND CARRY ANY INSURANCE MATERIALS UNLESS OTHERWISE NOTED. COVERAGES REQUIRED. 2: CODE COMPLIANCE: 20: INTERIOR FINISHES: ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION. FIRE-RATED AND ARE TO COMPLY WITH IBC CHAPTER-8 (INTERIOR FLAME SPREAD). 3: COORDINATION: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE 21: ELECTRICAL DESIGN: REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN 22: WASTE REMOVAL: THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH THE GENERAL CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES. ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECTS ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH 23: LANDLORD COORDINATION: CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH THE GENERAL CONTRACTOR MUST COORDINATE WITH THE RELATED WORK WITHOUT A WRITTEN RESOLUTION BUILDING OWNER ALL ACTIVITIES INCLUDING BUT NOT LIMITED CLARIFICATION FROM THE ARCHITECT. TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL BE MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE RESPONSIBLE FOR PROVIDING MATERIALS AND SYSTEMS SHOWN WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING IN THE CONSTRUCTION DOCUMENTS REGARDLESS OF WHERE THE INFORMATION IS LOCATED. WHERE COMPONENTS OF A SYSTEM MANAGEMENT. SYSTEM ARE INDICATED THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS 24: TEMPORARY FACILITIES: PROVIDE ALL TEMPORARY FACILITIES AND SERVICES. NECESSARY TO COMPLETE THE SYSTEM. CONSTRUCTION AND SUPPORT FACILITIES, AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING 4: DISCREPANCIES & CLARIFICATIONS: THIS PROJECT INVOLVES THE FIT-UP OF AN EXISTING BUILDING. CONSTRUCTION FOR THE DURATION OF A COMPLETE INSTALLATION. EXISTING DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED, MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND 25: FINAL CLEANING: EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR CLEAN EACH SURFACE TO THE CONDITION EXPECTED IN A TO BRING TO THE ARCHITECTS ATTENTION, IN WRITING, ANY COMMERCIAL BUILDING CLEANING PROGRAM. DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH **26: MANUFACTURERS INSTRUCTIONS:** RELATED WORK WITHOUT A WRITTEN RESOLUTION OR ALL MATERIALS & EQUIPMENT SHALL BE INSTALLED CLARIFICATION FROM THE ARCHITECT. ACCORDING TO MANUFACTURER'S SPECIFICATIONS. 5: LAYOUT: 27: GUARANTEE: UNLESS INDICATED OTHERWISE, CENTER WALL FRAMING AND PARTITION FRAMING ON COLUMN LINES. FLOOR PLAN GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE DIMENSIONS ARE TO CENTER OF FRAMING, FACE OF CONCRETE, GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A FACE OF CMU, OR FROM COLUMN CENTERLINES, UNLESS LONGER PERIOD OF TIME ON A CERTAIN ITEM. INDICATED OTHERWISE. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES UNLESS INDICATED OTHERWISE ALL MATERIAL USED FOR THE CONSTRUCTION OF THIS UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS PROJECT, WHETHER BUILDING MATERIALS OR APPURTENANCES, SHALL BE NON-ASBESTOS CONTAINING WITHIN OR BETWEEN OTHER BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS MATERIAL THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED 29: HAZARDOUS FUMES: THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL 7: SYMMETRY: MATERIAL AND FINISHES SPECIFIED AND THEIR FABRICATION WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT OR INSTALLATION WILL NOT RELEASE FUMES OR AROMAS SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE DURING CONSTRUCTION WHICH MAY BE A HAZARD OR APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY NUISANCE TO PERSONNEL PRECLUDE SUCH APPLICATION. 8: ACCESSIBILITY: 30: PEST CONTROL: SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND ALL HANDICAPPED ACCESSIBLE BATHROOMS, GRAB BARS, AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING DOOR OPENINGS SHALL MEET THE REQUIREMENTS OF TITLE INSECTS/RODENTS. 94-348, CHAPTER 5 OF THE MAINE HUMAN RIGHTS COMMISION TITLE LATEST EDITION & THE DEPARTMENT OF JUSTICE ADA 31. EXPOSED UTILITIES: STANDARDS FOR ACCESSIBLE DESIGN. ALL EXPOSED UTILITY WIRES AND PIPES (ELECTRICAL, PLUMBING, ETC.) SHALL BE INSTALLED IN A WAY THAT DOES 9: DRAWING SCALES: NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED WALLS, AND CEILING AREAS. THEY SHALL BE INSTALLED A ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS MINIMUM OF 6" OFF FLOORS AND 1" OFF WALLS, CEILINGS AND ADJACENT PIPES. SINCE SOME ITEMS MAY NOT BE TO SCALE. 10: WATER-RESISTANT GWB: 32. OWNER SUPPLIED EQUIPMENT: EQUIPMENT SUPPLIED BY THE OWNER AND INSTALLED BY THE INSTALL WATER-RESISTANT GYPSUM WALL BOARD IN ALL REST ROOMS & TOILET ROOMS OR AT ANY WALL WITH PLUMBING GENERAL CONTRACTOR:I EQUIPMENT INFORMATION AND SPECIFICATIONS ARE TO BE FIXTURES. THE MOST CURRENT AVAILABLE AT THE TIME OF 10A: HIGH IMPACT GWB: DOCUMENTATION PREPARATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER THE INSTALL HIGH IMPACT GYPSUM WALL BOARD IN ALL STAIRWELLS EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS (INCLUDING ELECTRICAL CIRCUIT REQUIREMENTS) OF EQUIPMENT TO BE SUPPLIED. THE INTERIOR ELEVATIONS MAY BE REVERSED FROM AND/OR SIMILAR GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ACTUAL CONDITIONS. SEE FLOOR PLANS FOR WINDOW AND AS NOTED ON THE DRAWINGS, INSTALL THE SET UP IN DOOR QUANTITIES AND LOCATIONS, FOR CASEWORK LAYOUTS, WORKING ORDER, CHECK WARRANTIES, TEST AND NOT VOID AND FOR MONITOR LOCATIONS. WARRANTIES. THE GENERAL CONTRACTOR SHALL 12: BUILDING INSULATION: COORDINATE WITH THE OWNER DELIVERY, STORAGE AND PROVIDE AS INDICATED IN WALL SECTIONS AND IN ACCORDANCE INSTALLATION OF ALL OWNER SUPPLIED EQUIPMENT. THE GENERAL CONTRACTOR SHALL STORE EQUIPMENT IF WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND OTHER DRAWINGS. FOR CLARITY, INSULATION MAY NOT BE REQUESTED BY THE OWNER UNTIL INSTALLATION. SEE SHOWN IN SOME CASES, EVEN IF IT IS TO BE PROVIDED. DRAWINGS FOR OTHER OWNER SUPPLIED/GENERAL

13: BLOCKING:

STUD WALLS.

15: DAMAGED WORK:

THE ARCHITECT.

18: SHOP DRAWINGS:

AND HARDWARE.

17: RATED CONSTRUCTION:

INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES

14: PENETRATIONS AT STRUCTURAL MEMBERS:

MEMBERS, CONSULT WITH THE ARCHITECT.

TO MEET THE APPROVAL OF THE ARCHITECT.

TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES,

CHAIR RAILS, PICTURE RAILS, GRAB BARS, BASE MOLDINGS, AND

AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON

BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL

BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW

WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE

AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING. DO NOT PROCEED WITH WORK UNTIL THE

DISCREPANCY HAS BEEN RESOLVED TO THE SATISFACTION OF

PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS

RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL

COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH

TO FABRICATIONS. SUBMITTALS REQUIRED INCLUDE, BUT ARE

NOT LIMITED TO, SHOP DRAWINGS FOR ALL PREFABRICATED

CONCRETE, STEEL, MILLWORK & SIGNAGE, SAMPLES OF ALL

PROPOSED PAINTS, METALS, WALL COVERINGS, LAMINATES, SOLID SURFACE MATERIALS, CERAMIC TILE, AND HARDWARE.

SUBMIT MANUFACTURERS' DATA FOR ALL LIGHTING SYSTEMS,

SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE

RATED CONSTRUCTION AROUND AND BETWEEN SPACES.

SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.

ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH

GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE

REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR

CONTRACTOR INSTALLED ITEMS. 33: FIRE PROTECTION NOTE: EXISTING SPRINKLERHEADS, ALARM SYSTEM AND DETECTORS ARE TO BE MODIFIED TO CONFORM. WITH THE PROPOSED PLAN. COORDINATE WITH THE ARCHITECT, ANY MODIFICATION OR LOCATIONS WHERE EXISTING SYSTEMS ARE AFFECTED BY THE NEW DESIGN. 34: SOILS AT FOOTINGS: REPORT THE LOCATION OF ALL UNSUITABLE SOILS AND

MATERIALS BELOW ANTICIPATED LEVEL OF FOOTING TO THE ARCHITECT PRIOR TO THE SETTING OF FORMS. 35: ACCESS PANELS: CONTRACTOR IS RESPONSIBLE FOR COORDINATING QUANTITY

AND LOCATION OF ALL REQUIRED ACCESS PANELS FOR ALL MEP CONTROLS, CLEANOUTS, DAMPERS, PULL BOXES, ETC. **36: EXISTING HAZARDOUS MATERIALS** VERIFY THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ALL HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT ARE TO BE HANDLED. ENCAPSULATED, ABATED AND DISPOSED OF IN ACCORDANCE

WITH ANY AND ALL FEDERAL, STATE AND LOCAL

REQUIREMENTS AND REGULATIONS.

**37: INDUSTRY STANDARDS:** ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS. STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

**AAMA** AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCATION AMERICAN CONCRETE INSTITUTE INCLUDING AT CHASES AND AT FLOORS, TO MAINTAIN COMPLETE AMERICAN NATIONAL STANDARDS INSTITUTE ANSI **ASTM** AMERICAN SOCIETY FOR TESTS AND MATERIALS ARCHITECTURAL WOODWORK INSTITUTE "CUSTOM GRADE" SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR AMERICAN WELDING SOCIETY

> IGMA INSULATING GLASS MANUFACTURERS ALLIANCE NAAMM NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS NRCA NATIONAL ROOFING CONTRACTORS ASSOCIATION NTCA NATIONAL TILE CONTRACTORS ASSOCIATION **SMACNA** SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION **WDMA** WINDOW AND DOOR MANUFACTURERS ASSOCIATION

**ABBREVIATIONS** LAB LAM **LABORATORY** ACOUSTICAL CEILING TILE **LAMINATED** AMERICANS WITH DISABILITIES ACT ADAAG CCESSIBILITY'S GUIDELINES LEAD COATED COPPER ABOVE FINISHED FLOOR AIR-HANDLING UNIT AL ARCH AWP MATERIAL MAXIMUM ARCHITECT/ARCHITECTURAL ACOUSTIC WALL PANEL MEDIUM-DENSITY OVERLAY MEMBRANE BLDG BLKG BSMT BTWN BO MANUFACTURER BLOCKING BASEMENT BETWEEN BY OTHERS MISCELL ANEOUS MASONRY OPENING MOUNTED COURSE (MASONRY) MARKER BOARD CORNER GUARD COAT HOOK NOT IN CONTACT NOMINAL DIMENSION NOT TO SCALE ONCRETE MASONRY UNIT CONC COND CONN CONST CONT CORR CT CONCRETE
CONDITION
CONNECT/CONNECTION
CONSTRUCTION OFF OPNG OPP OPP H OSB OZ ONTINUOUS ORIENTED STRAND BOARD CÜH CABINET UNIT HEATER PURCHASED BY OWNER INSTALLED BY PBOIBC DRINKING FOUNTAIN CONTRACTOR PRECAST DIMENSION DOWN DOOR PLASTIC LAMINATE PRE FAB PREFABRICATE DRY STAND PIPE POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PTD PTN PVC PWD PT PERF POLYVINYL CHLORIDE ENTRANCE PRESSURE TREATED PERFORATED QUARRY TILE EXPANSION BOLT XPANSION JOINT THYLENE PROPYLENE DIENE MONOMER R RISER/RADIUS ELECTRIC WATER COOLER **FAHRENHEIT** REFLECTED CEILING PLAN FLAT BAR FIRE EXTINGUISHER AND CABINET REINFORCING BAR REFRIGERATOR FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FEC FTWD FIN FIRE TREATED WOOD REQUIRED RESILIENT ROUGH OPENING FACE OF CONCRETE RIGHT OF WAY FIRE SUPPRESSION SYSTEM QUARE FEET FIRER REINFORCED GYPSUM SPECIFICATION FIN TUBE RADIATION SQUARE STAINLESS STEEL SOUND TRANSMISSION CLASS STANDARD GALVANIZED GRAB BAR TRUCTURE/STRUCTURAL SENERAL CONTRACTOR SUSPENSION ROUND-FAULT INTERRUPTER GLASS/GLAZING/GLAZED LUE-LAMINATED WOOD SYPSUM WALL BOARD TOP OF DECK HOLLOW METAL TOP OF CONCRETE HORSE POWER/HIGH POINT/HEAT PUMP **HOT WATER** UNDERWRITERS LABORATORIES, INC. HVAC HEATING VENTILATION AIR CONDITIONING UNIT VENTILATOR INSIDE DIMENSION/INSIDE DIAMETER INCHES VINYL COMPOSITION TILE VERIFY IN FIELD

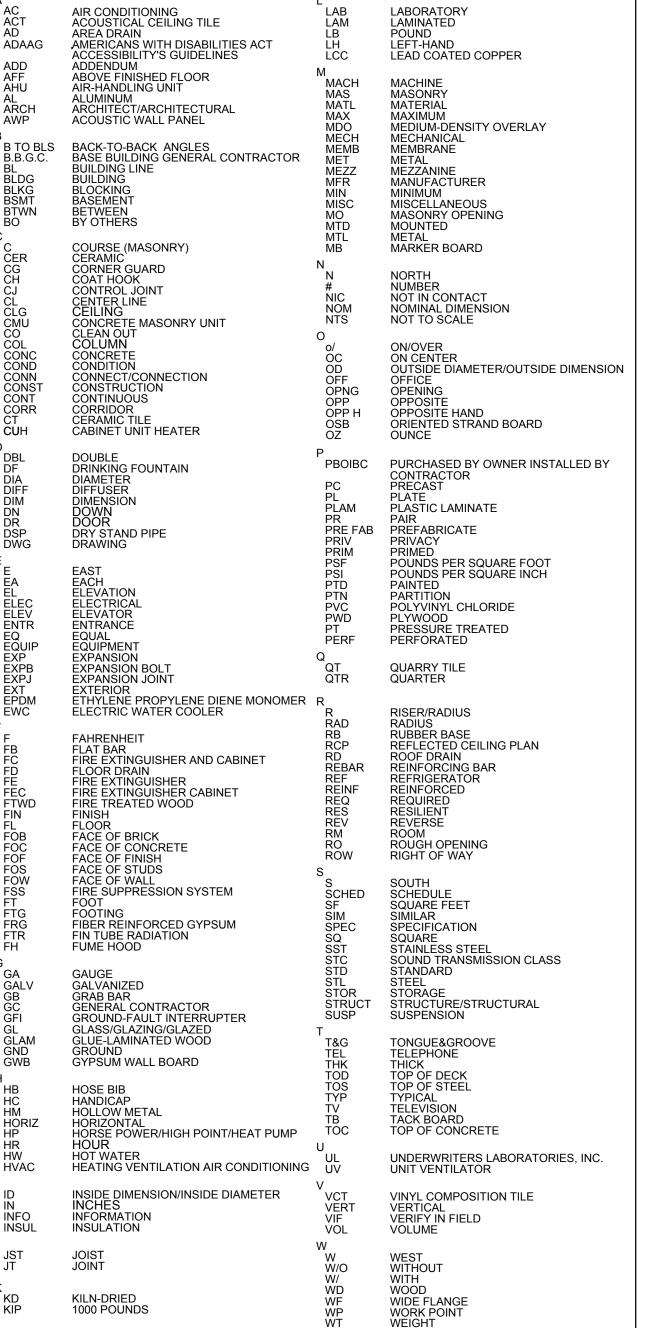
WOOD - ROUGH

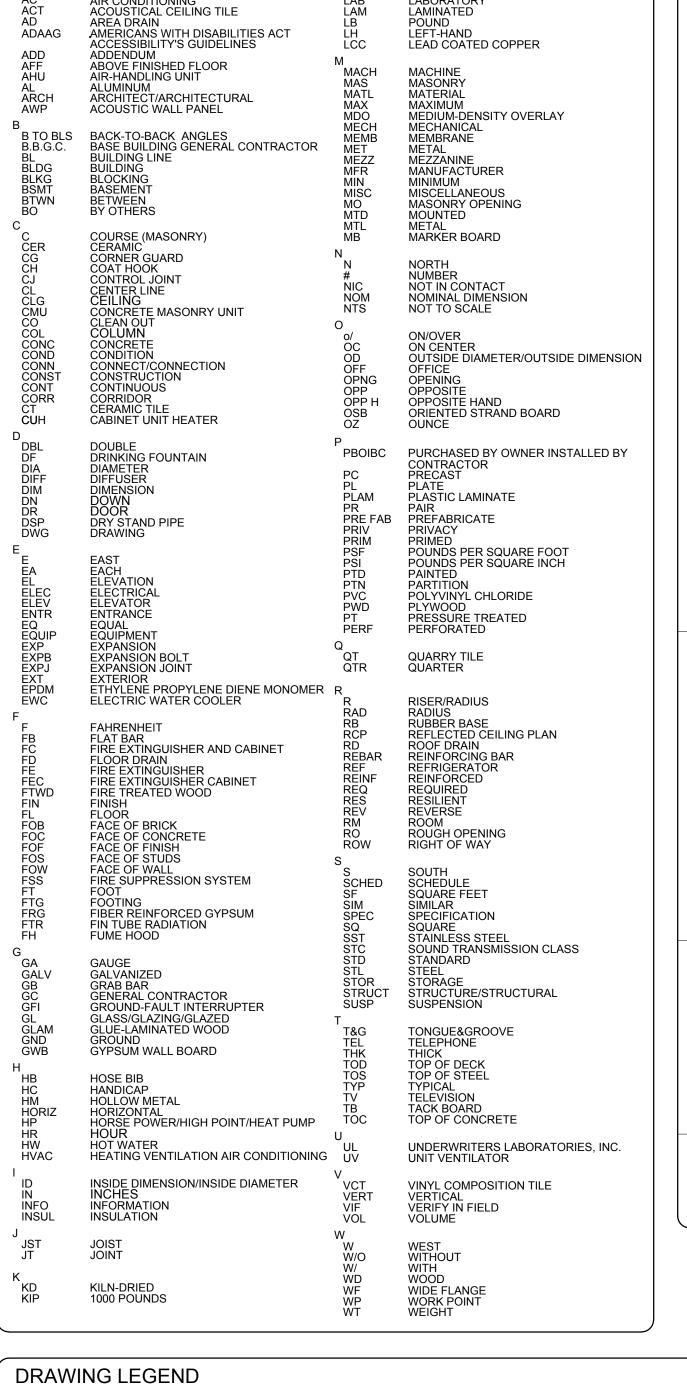
GYPSUM BOARD

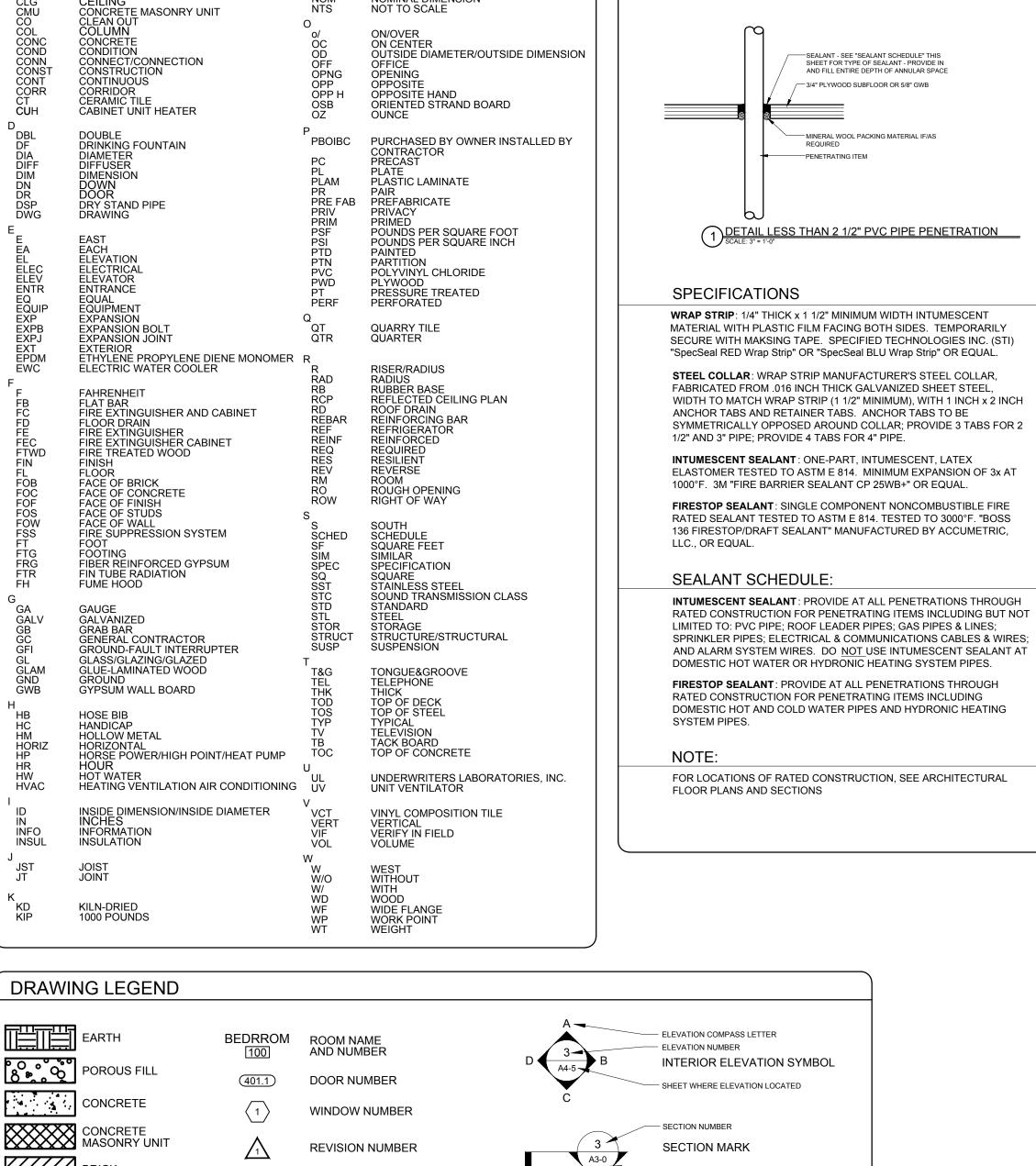
CELLULOSE INSULATION

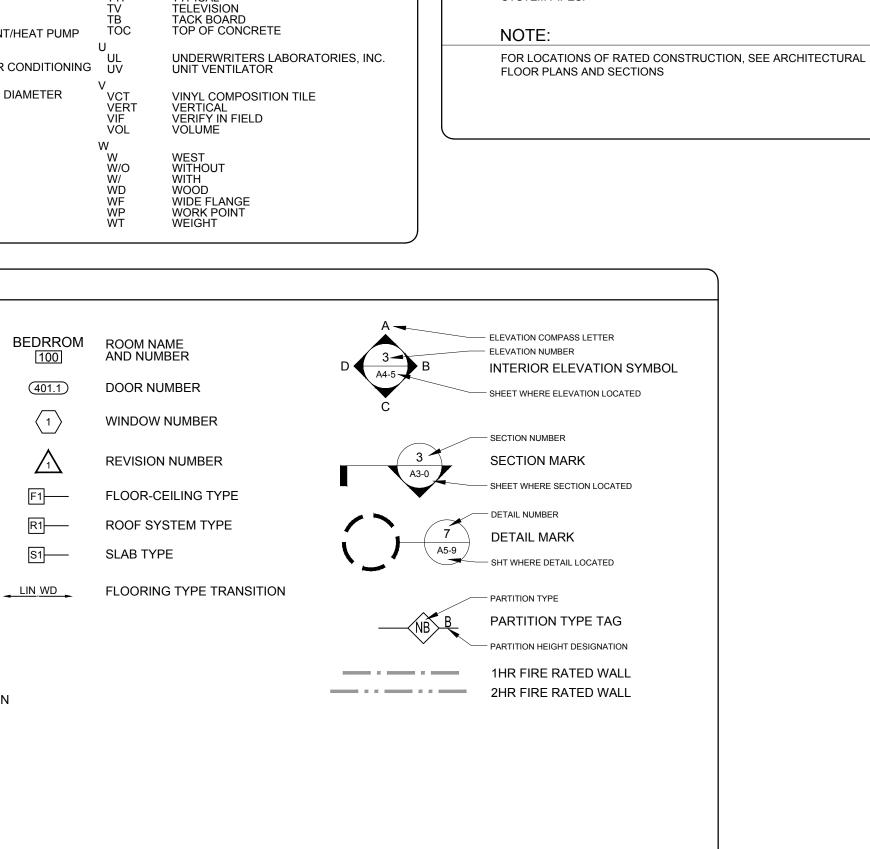
RIGID INSULATION

BATT INSULATION









FIRESTOPPING DETAILS

OVERLAP STEEL COLLAR 1" MINIMUM

STEEL COLLAR

DETAIL FOR 2 1/2" AND LARGER PVC PIPE PENETRATION

— SEALANT - SEE "SEALANT SCHEDULE" THIS SHEET FOR TYPE OF SEALANT - PROVIDE IN AND FILL ENTIRE DEPTH OF ANNULAR SPACE

---- 3/4" PLYWOOD SUBFLOOR OR 5/8" GWB

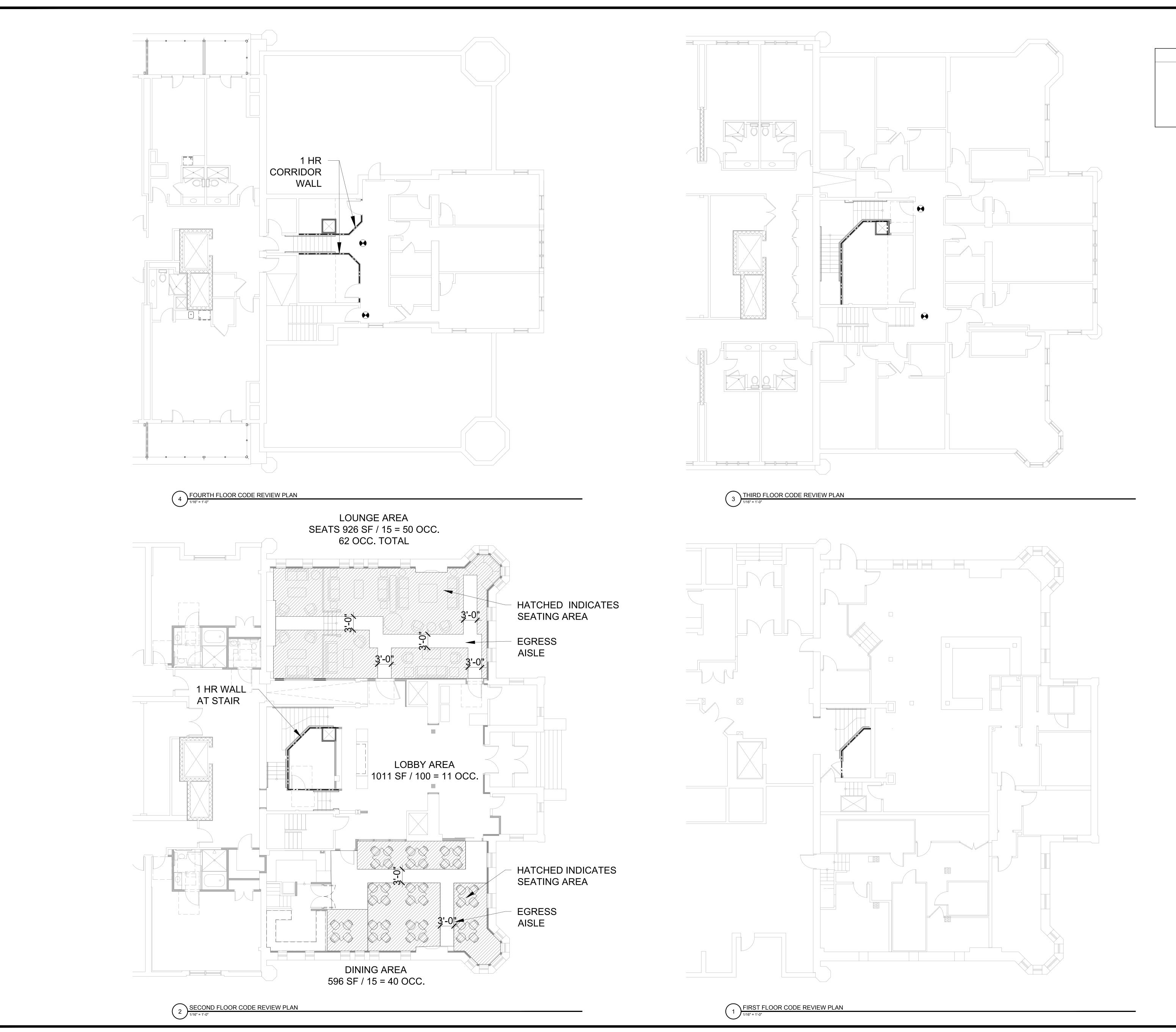
MINERAL WOOL PACKING MATERIAL IF/AS REQUIRED

PENETRATING ITEM

3: #8 x 3/8" SHEET METAL SCREWS

NOTE: IN LIEU OF THE WRAP STRIP AND STEEL COLLAR, A FIRESTOP DEVICE MAY BE USED (SEE SPECIFICATIONS THIS SHEET)

PVC PIPE - 2 1/2" OR LARGER



CODE REVIEW LEGEND

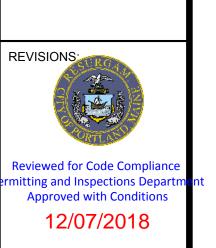
2 HOUR SEPARATION 1 HOUR SEPARATION

FIRE EXTINGUSHER

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REGENC

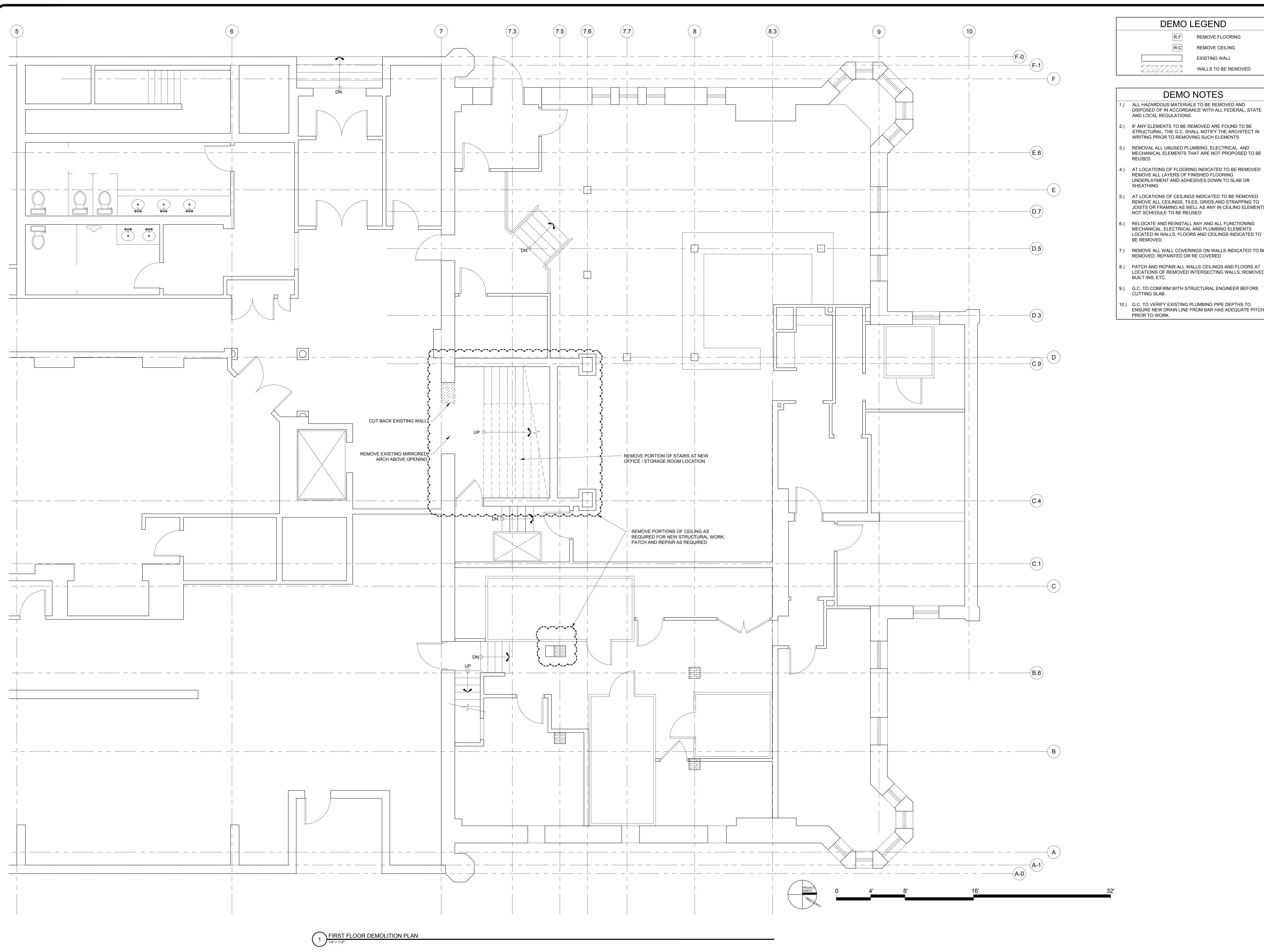
RYAN SENATORE ARCHITECTURE 565 CONGRESS STREET PORTLAND, MAINE 04101 207-650-6414 senatorearchitecture.com CONSULTANTS: STRUCTURAL: Structural Integrity, Inc. 77 Oak Street PORTLAND, ME 04101 207-774-4614



DATE: NOVEMBER 26, 2018 PROJECT No.

SCALE: CODE REVIEW PLANS

G1-0



REMOVE FLOORING

REMOVE CEILING **EXISTING WALL** 

- 1.) ALL HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE
- 2.) IF ANY ELEMENTS TO BE REMOVED ARE FOUND TO BE STRUCTURAL, THE G.C. SHALL NOTIFY THE ARCHITECT IN
- 3.) REMOVAL ALL UNUSED PLUMBING, ELECTRICAL, AND MECHANICAL ELEMENTS THAT ARE NOT PROPOSED TO BE
- 4.) AT LOCATIONS OF FLOORING INDICATED TO BE REMOVED
- UNDERLAYMENT AND ADHESIVES DOWN TO SLAB OR
- JOISTS OR FRAMING AS WELL AS ANY IN CEILING ELEMENTS RELOCATE AND REINSTALL ANY AND ALL FUNCTIONING
- 7.) REMOVE ALL WALL COVERINGS ON WALLS INDICATED TO BE
- 8.) PATCH AND REPAIR ALL WALLS CEILINGS AND FLOORS AT LOCATIONS OF REMOVED INTERSECTING WALLS, REMOVED
- 9.) G.C. TO CONFIRM WITH STRUCTURAL ENGINEER BEFORE
- ENSURE NEW DRAIN LINE FROM BAR HAS ADEQUATE PITCH,

SENATORE No. 3322

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CONSULTANTS:

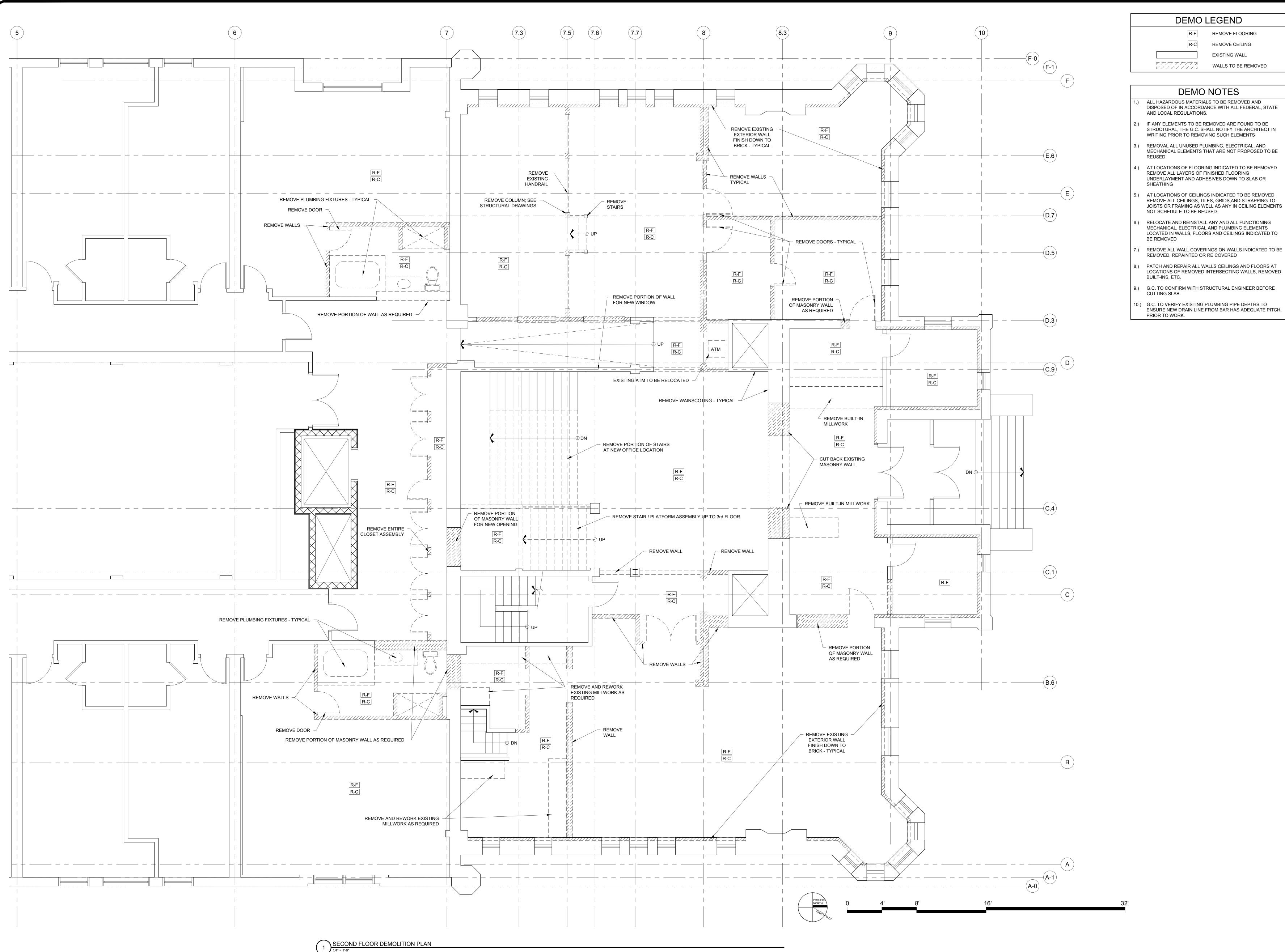
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12/07/2018

DATE: NOVEMBER 26, 2018

FIRST FLOOR DEMOLITION

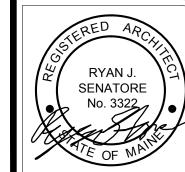




REMOVE CEILING

**EXISTING WALL** WALLS TO BE REMOVED

- 1.) ALL HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE
- 2.) IF ANY ELEMENTS TO BE REMOVED ARE FOUND TO BE STRUCTURAL, THE G.C. SHALL NOTIFY THE ARCHITECT IN
- REMOVAL ALL UNUSED PLUMBING, ELECTRICAL, AND MECHANICAL ELEMENTS THAT ARE NOT PROPOSED TO BE
- AT LOCATIONS OF FLOORING INDICATED TO BE REMOVED REMOVE ALL LAYERS OF FINISHED FLOORING
- 5.) AT LOCATIONS OF CEILINGS INDICATED TO BE REMOVED REMOVE ALL CEILINGS, TILES, GRIDS, AND STRAPPING TO
- RELOCATE AND REINSTALL ANY AND ALL FUNCTIONING MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS LOCATED IN WALLS, FLOORS AND CEILINGS INDICATED TO
- REMOVE ALL WALL COVERINGS ON WALLS INDICATED TO BE
- LOCATIONS OF REMOVED INTERSECTING WALLS, REMOVED
- 10.) G.C. TO VERIFY EXISTING PLUMBING PIPE DEPTHS TO ENSURE NEW DRAIN LINE FROM BAR HAS ADEQUATE PITCH,



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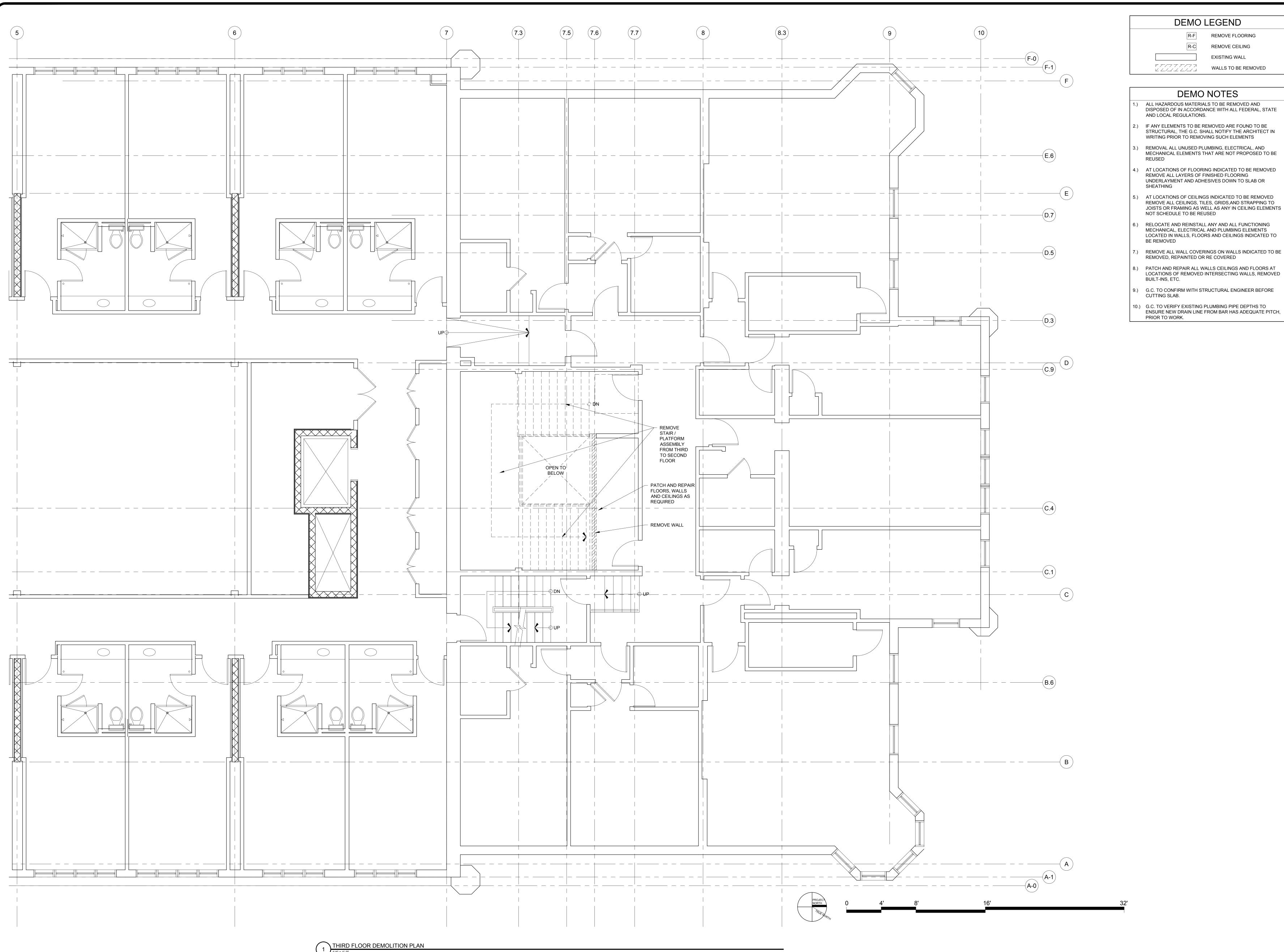
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tting and Inspections Dep Approved with Conditions 12/07/2018

DATE: NOVEMBER 26, 2018

SCALE:

SECOND FLOOR DEMOLITION PLAN



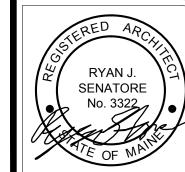
### **DEMO LEGEND**

REMOVE FLOORING REMOVE CEILING

**EXISTING WALL** WALLS TO BE REMOVED

### **DEMO NOTES**

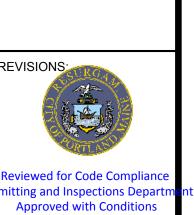
- 1.) ALL HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE
- 2.) IF ANY ELEMENTS TO BE REMOVED ARE FOUND TO BE STRUCTURAL, THE G.C. SHALL NOTIFY THE ARCHITECT IN
- .) REMOVAL ALL UNUSED PLUMBING, ELECTRICAL, AND MECHANICAL ELEMENTS THAT ARE NOT PROPOSED TO BE
- 4.) AT LOCATIONS OF FLOORING INDICATED TO BE REMOVED REMOVE ALL LAYERS OF FINISHED FLOORING
- UNDERLAYMENT AND ADHESIVES DOWN TO SLAB OR
- NOT SCHEDULE TO BE REUSED RELOCATE AND REINSTALL ANY AND ALL FUNCTIONING MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS
- 7.) REMOVE ALL WALL COVERINGS ON WALLS INDICATED TO BE
- 8.) PATCH AND REPAIR ALL WALLS CEILINGS AND FLOORS AT LOCATIONS OF REMOVED INTERSECTING WALLS, REMOVED
- 10.) G.C. TO VERIFY EXISTING PLUMBING PIPE DEPTHS TO ENSURE NEW DRAIN LINE FROM BAR HAS ADEQUATE PITCH,



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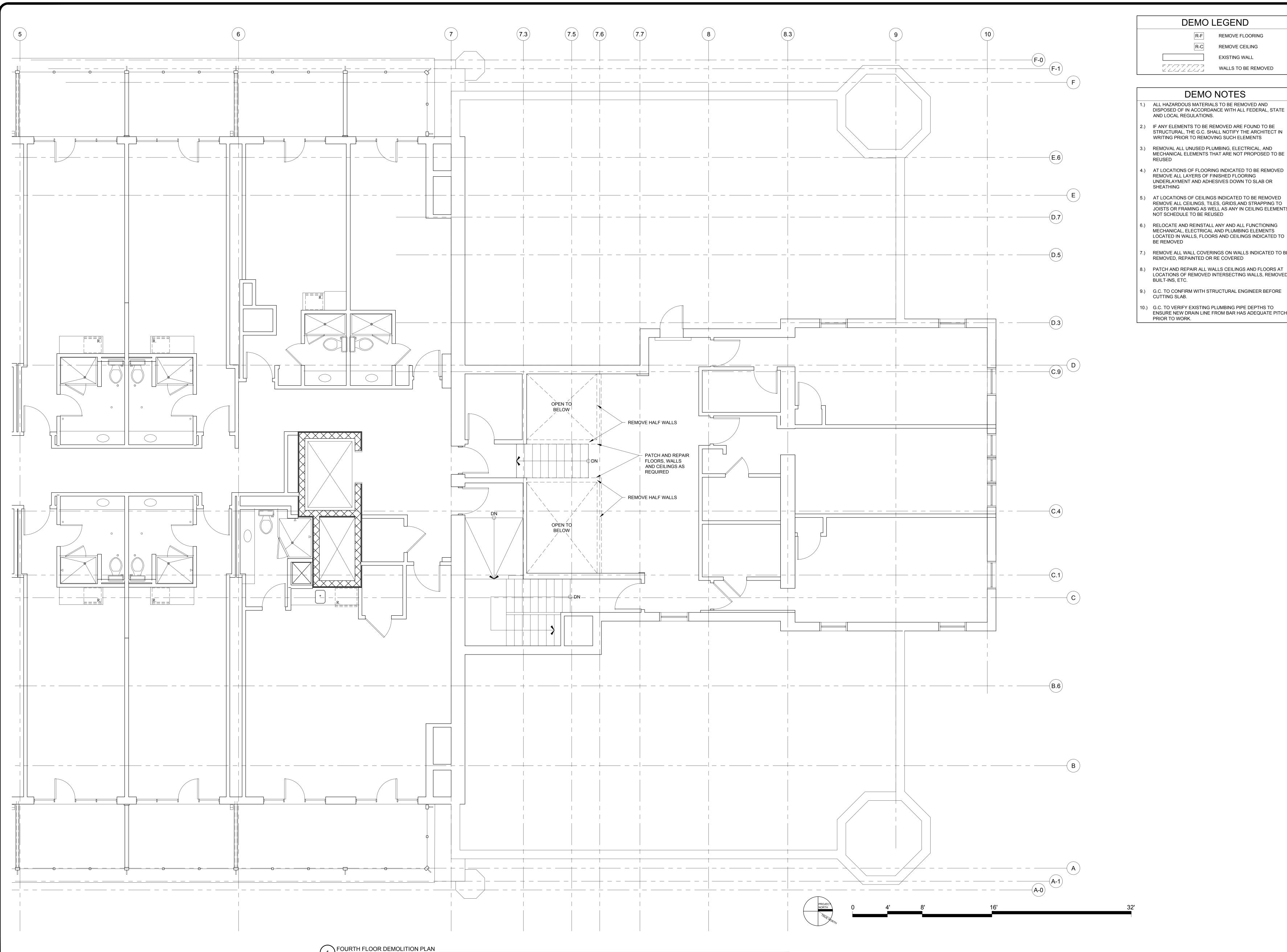


12/07/2018

DATE: NOVEMBER 26, 2018

THIRD FLOOR

DEMOLITION



### **DEMO LEGEND**

REMOVE CEILING **EXISTING WALL** WALLS TO BE REMOVED 

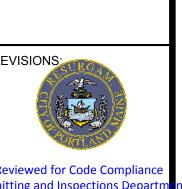
REMOVE FLOORING

- 1.) ALL HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE
- 2.) IF ANY ELEMENTS TO BE REMOVED ARE FOUND TO BE STRUCTURAL, THE G.C. SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO REMOVING SUCH ELEMENTS
- 3.) REMOVAL ALL UNUSED PLUMBING, ELECTRICAL, AND MECHANICAL ELEMENTS THAT ARE NOT PROPOSED TO BE
- 4.) AT LOCATIONS OF FLOORING INDICATED TO BE REMOVED REMOVE ALL LAYERS OF FINISHED FLOORING
- UNDERLAYMENT AND ADHESIVES DOWN TO SLAB OR SHEATHING
- JOISTS OR FRAMING AS WELL AS ANY IN CEILING ELEMENTS NOT SCHEDULE TO BE REUSED RELOCATE AND REINSTALL ANY AND ALL FUNCTIONING MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS
- 7.) REMOVE ALL WALL COVERINGS ON WALLS INDICATED TO BE REMOVED, REPAINTED OR RE COVERED
- LOCATIONS OF REMOVED INTERSECTING WALLS, REMOVED BUILT-INS, ETC.
- 9.) G.C. TO CONFIRM WITH STRUCTURAL ENGINEER BEFORE CUTTING SLAB.
- 10.) G.C. TO VERIFY EXISTING PLUMBING PIPE DEPTHS TO ENSURE NEW DRAIN LINE FROM BAR HAS ADEQUATE PITCH,



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Approved with Condition 12/07/2018

DATE: NOVEMBER 26, 2018

FOURTH FLOOR

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CONSULTANTS:

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REVISIONS:
4-18

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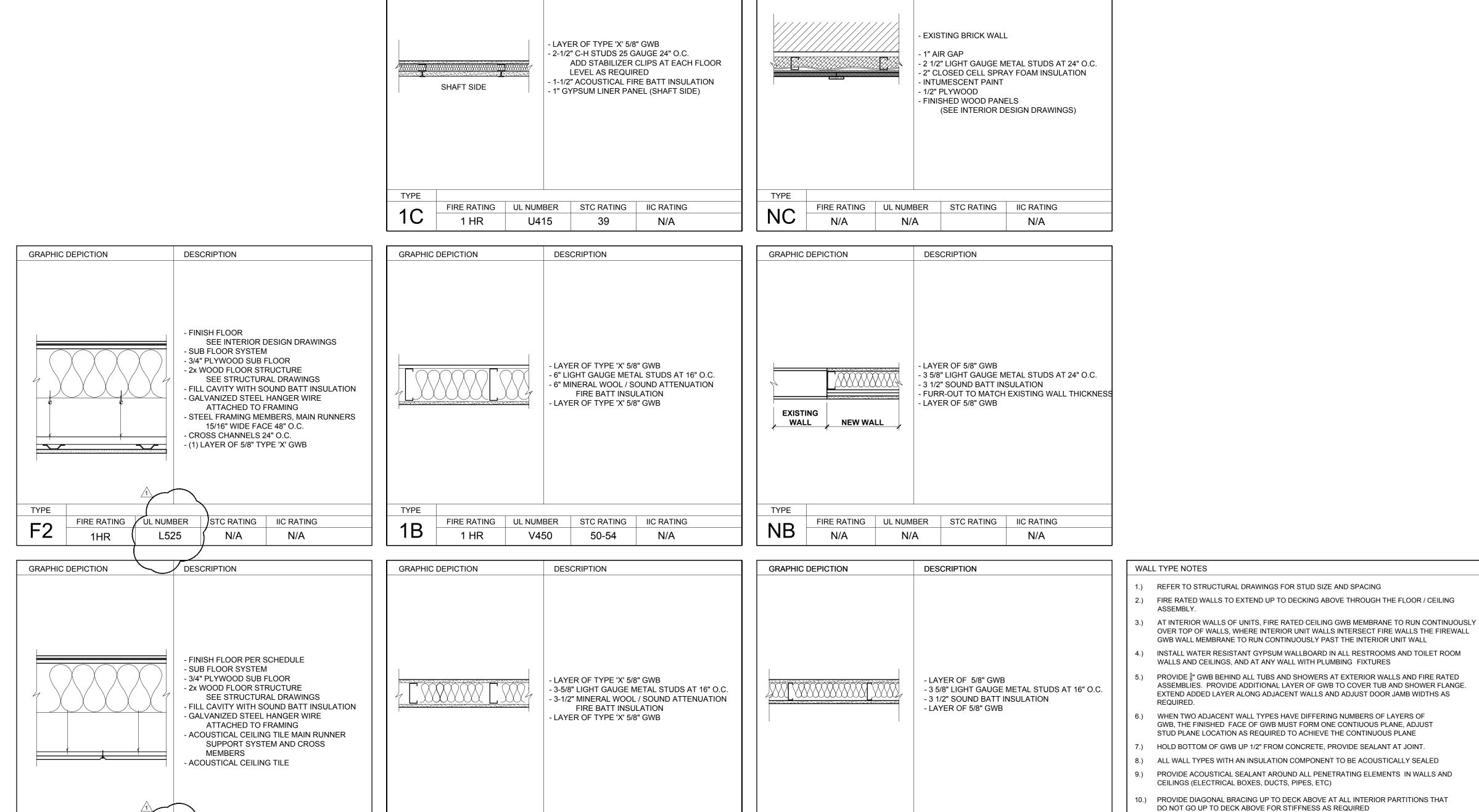
Approved with Conditions 12/07/2018

DATE: NOVEMBER 26, 2018
PROJECT No. 1789
DRAWN BY: JPF
CHECKED BY: RJS

DRAWN BY: JPI
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
WALLAND

WALL AND FLOOR ASSEMBLIES

4.0



FIRE RATING UL NUMBER STC RATING IIC RATING

50-54

V450

DESCRIPTION

GRAPHIC DEPICTION

DESCRIPTION

FIRE RATING UL NUMBER STC RATING IIC RATING

N/A

GRAPHIC DEPICTION

TYPE

FIRE RATING

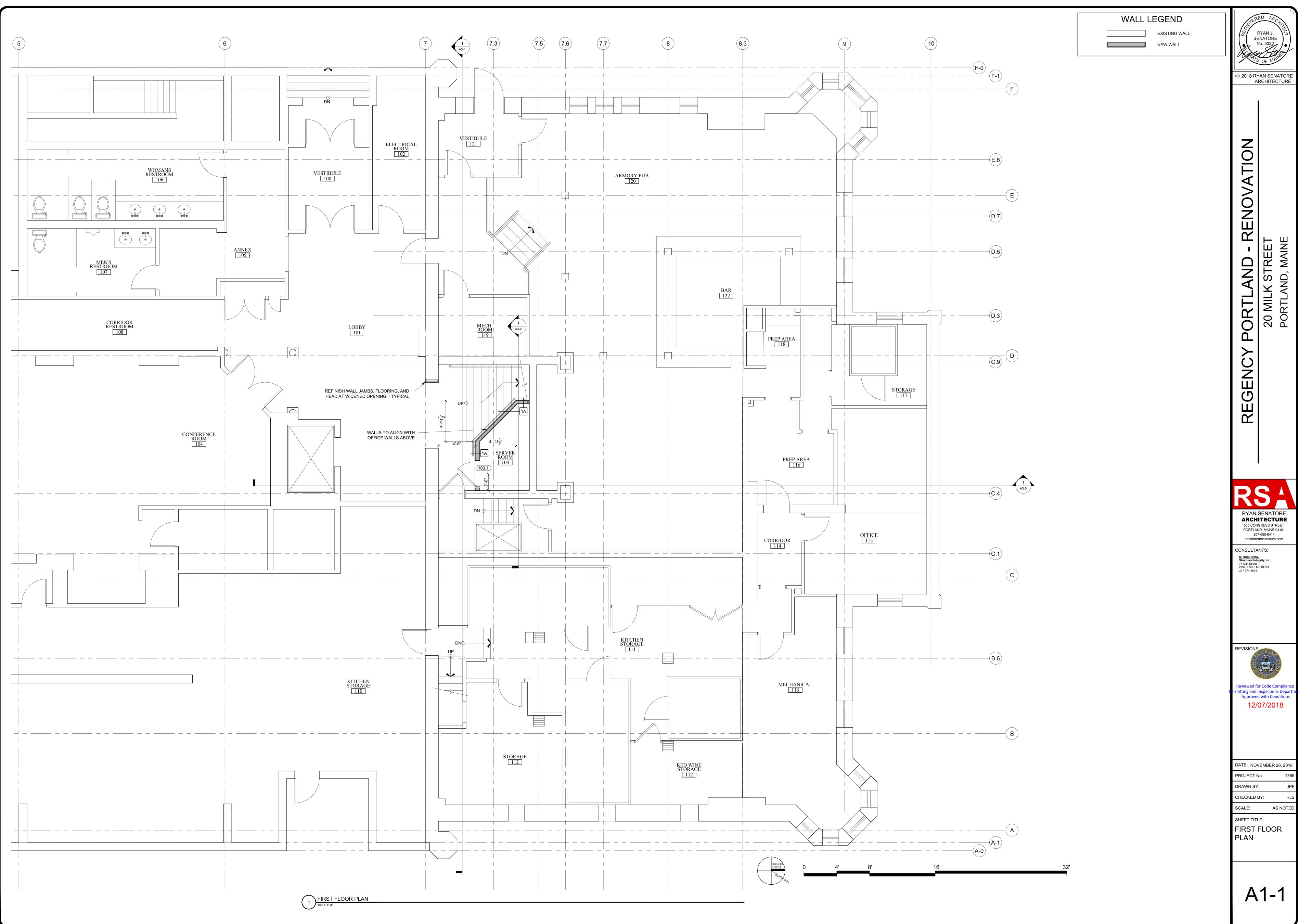
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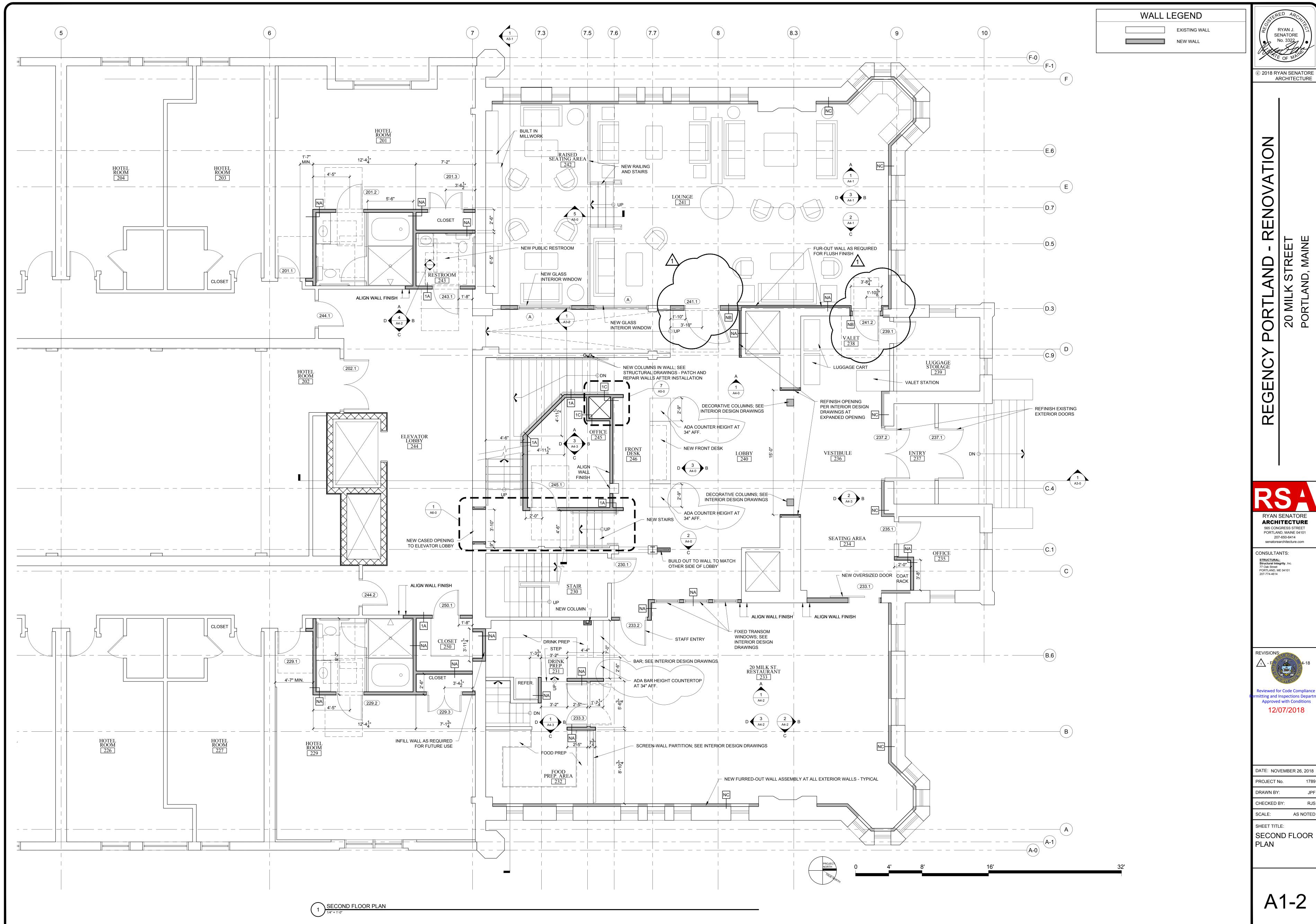
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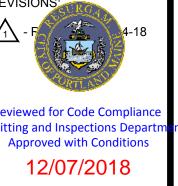
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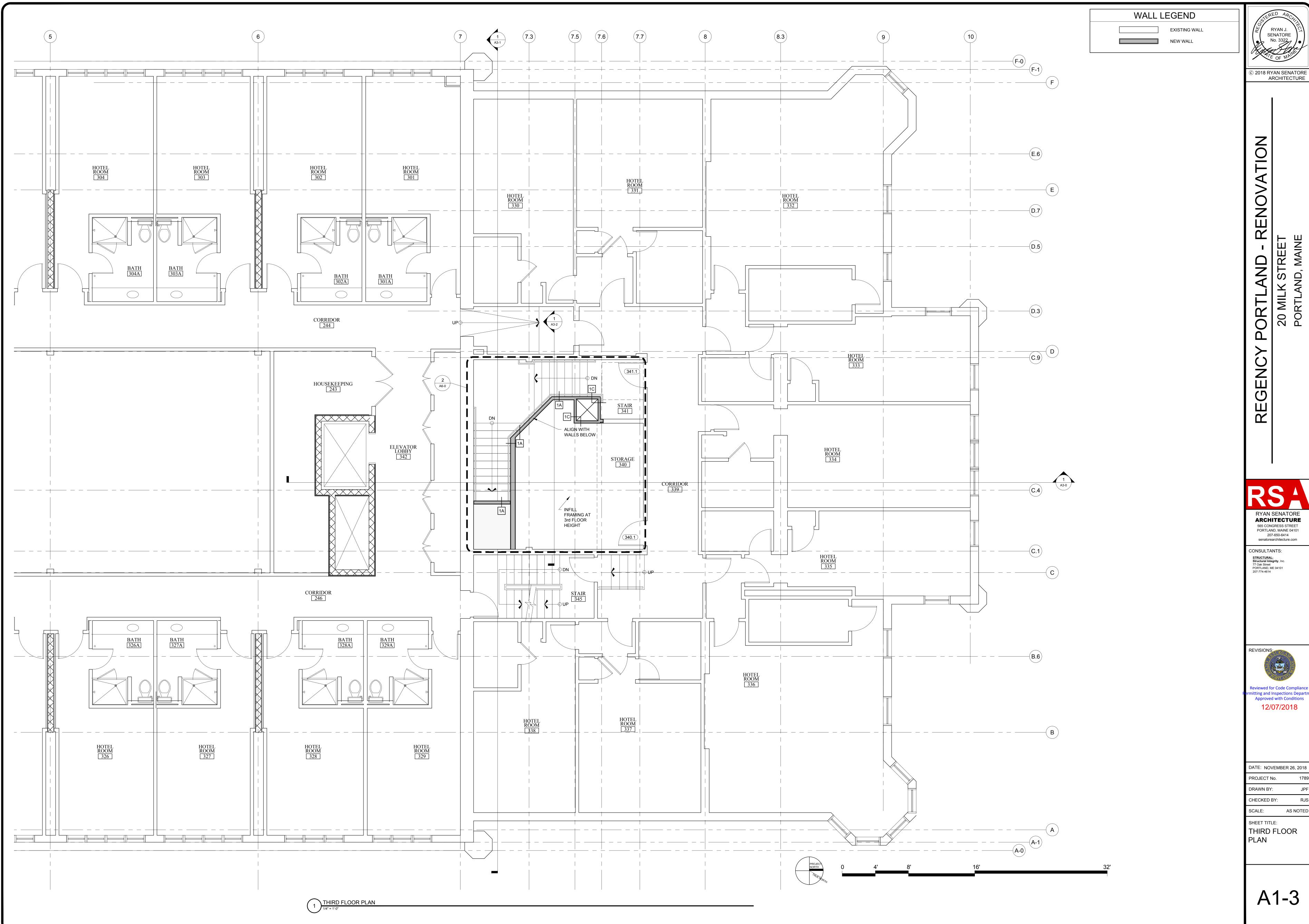
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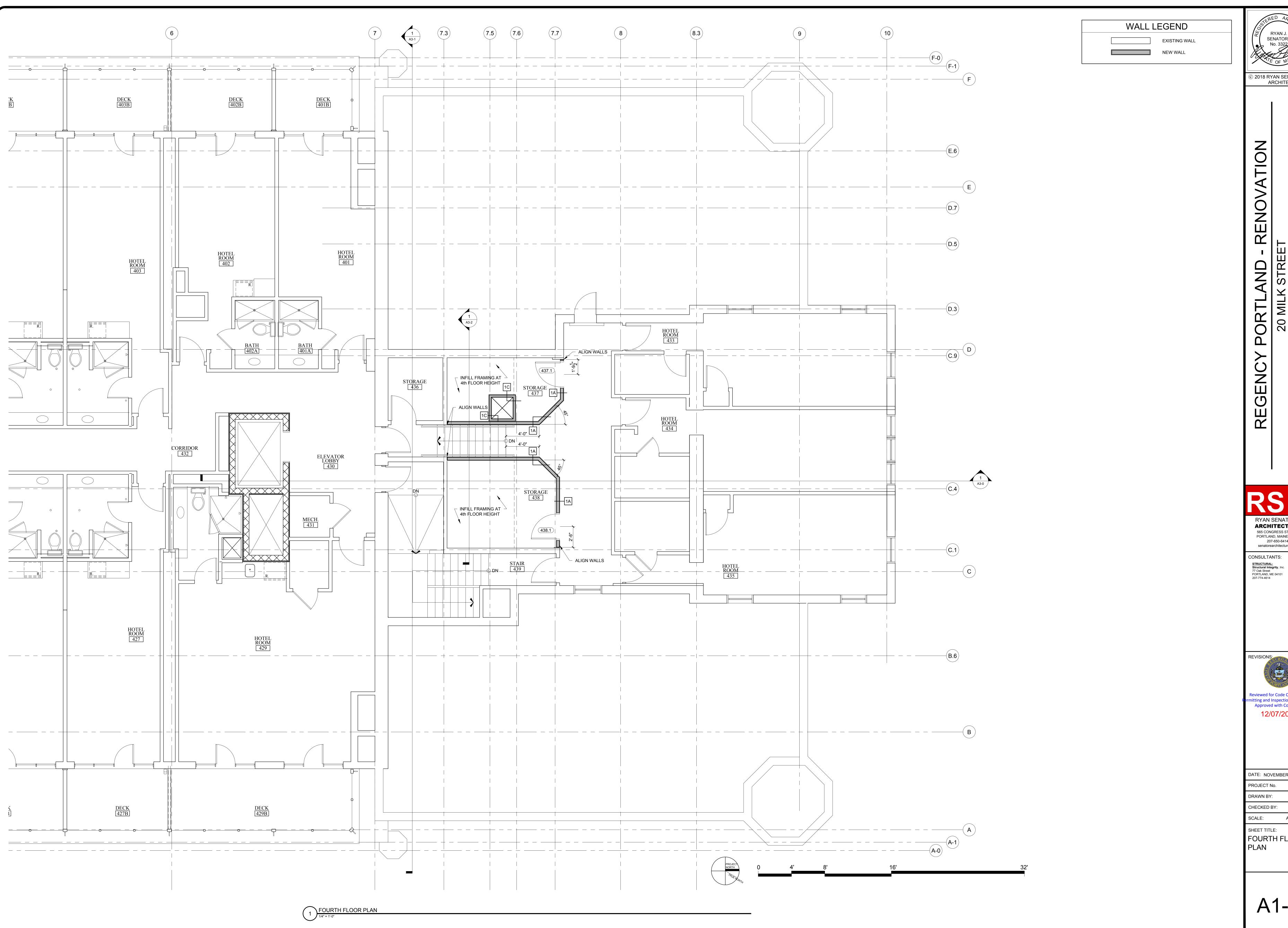




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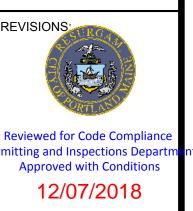
DATE: NOVEMBER 26, 2018



RYAN J. SENATORE No. 3322

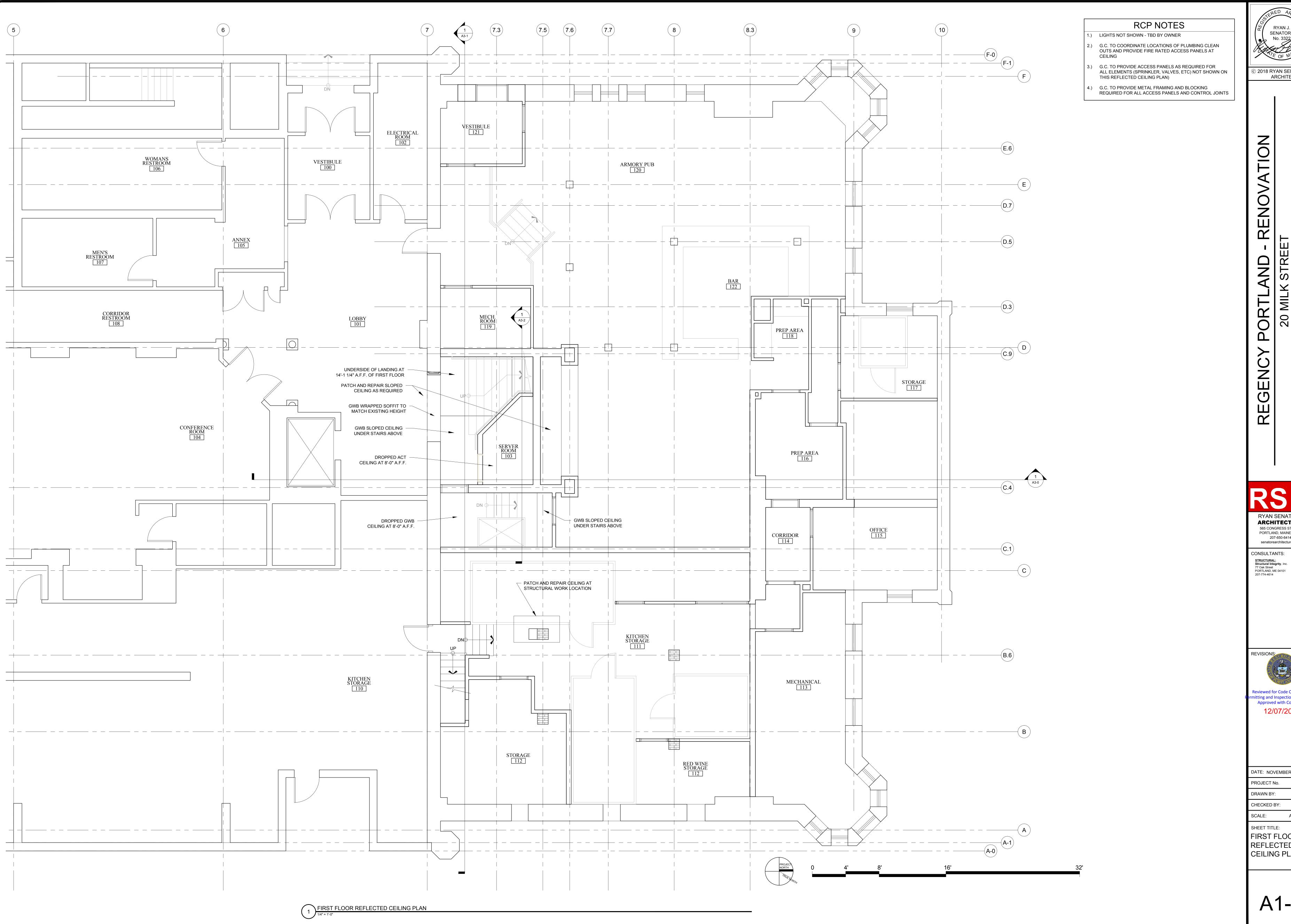
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DATE: NOVEMBER 26, 2018 PROJECT No.

FOURTH FLOOR

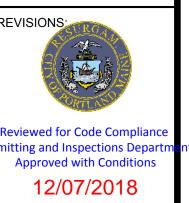




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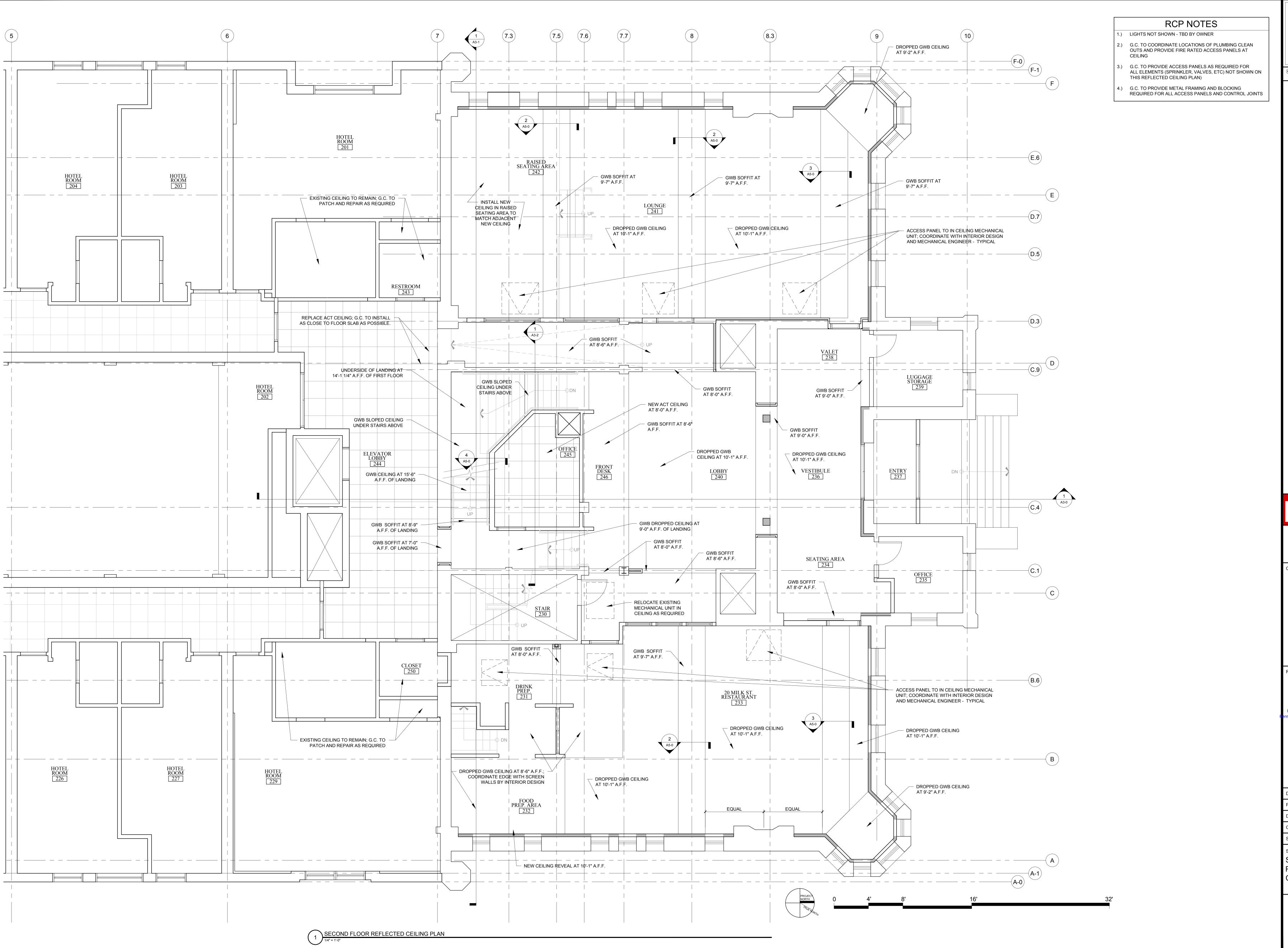
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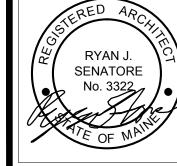


DATE: NOVEMBER 26, 2018 PROJECT No. DRAWN BY:

FIRST FLOOR REFLECTED

**CEILING PLAN** 



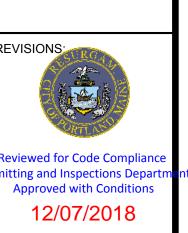


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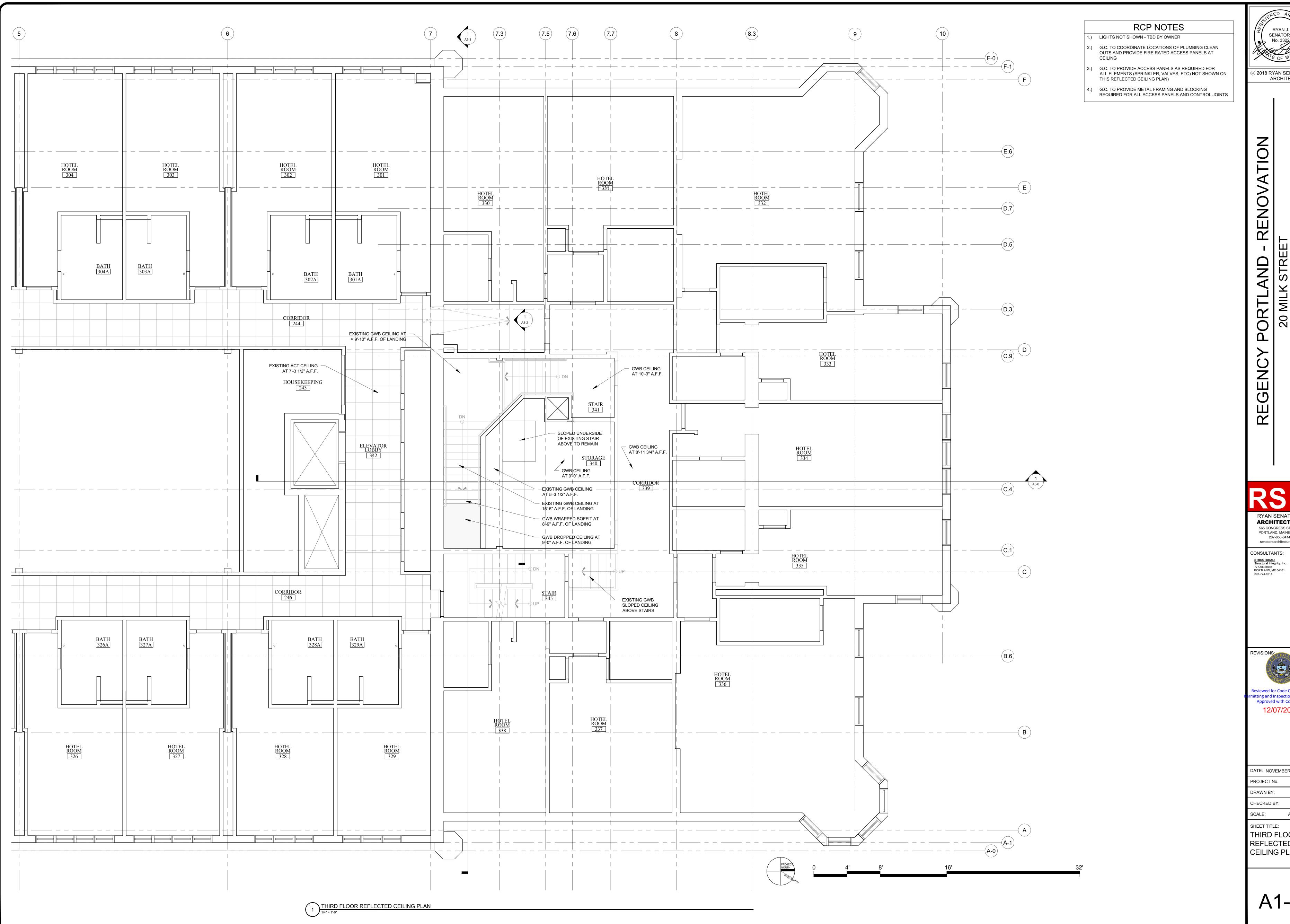
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RYAN SENATORE **ARCHITECTURE** 565 CONGRESS STREET PORTLAND, MAINE 04101 207-650-6414 senatorearchitecture.com CONSULTANTS: STRUCTURAL: Structural Integrity, Inc. 77 Oak Street PORTLAND, ME 04101 207-774-4614



DATE: NOVEMBER 26, 2018 PROJECT No. DRAWN BY: SCALE:

SHEET TITLE: SECOND FLOOR REFLECTED **CEILING PLAN** 





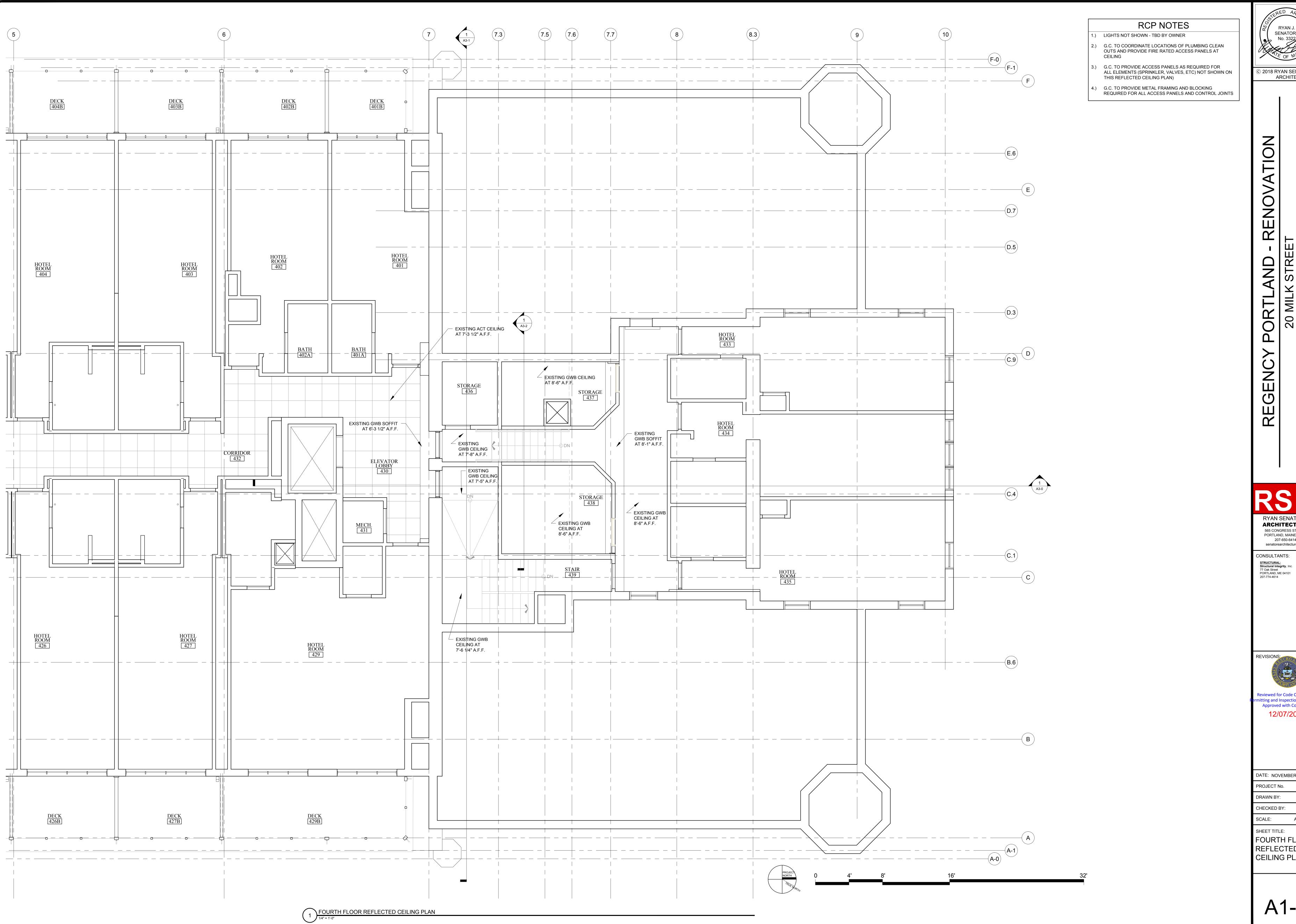
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DATE: NOVEMBER 26, 2018 PROJECT No.

SHEET TITLE:

THIRD FLOOR REFLECTED **CEILING PLAN** 



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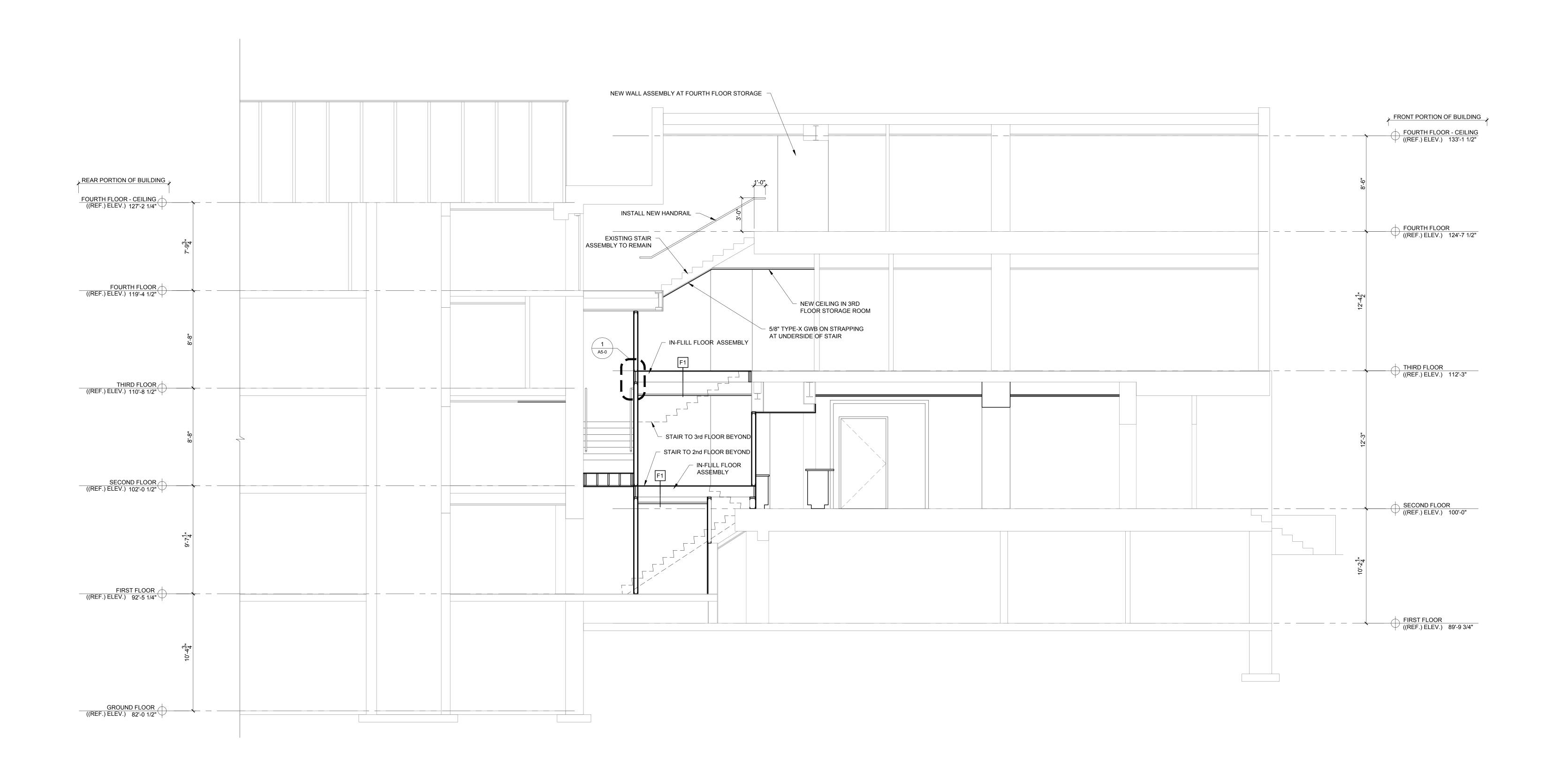
DATE: NOVEMBER 26, 2018 PROJECT No.

FOURTH FLOOR REFLECTED **CEILING PLAN** 

12/07/2018

SCALE: ASSISTED SHEET TITLE: SECTIONS

A3-0

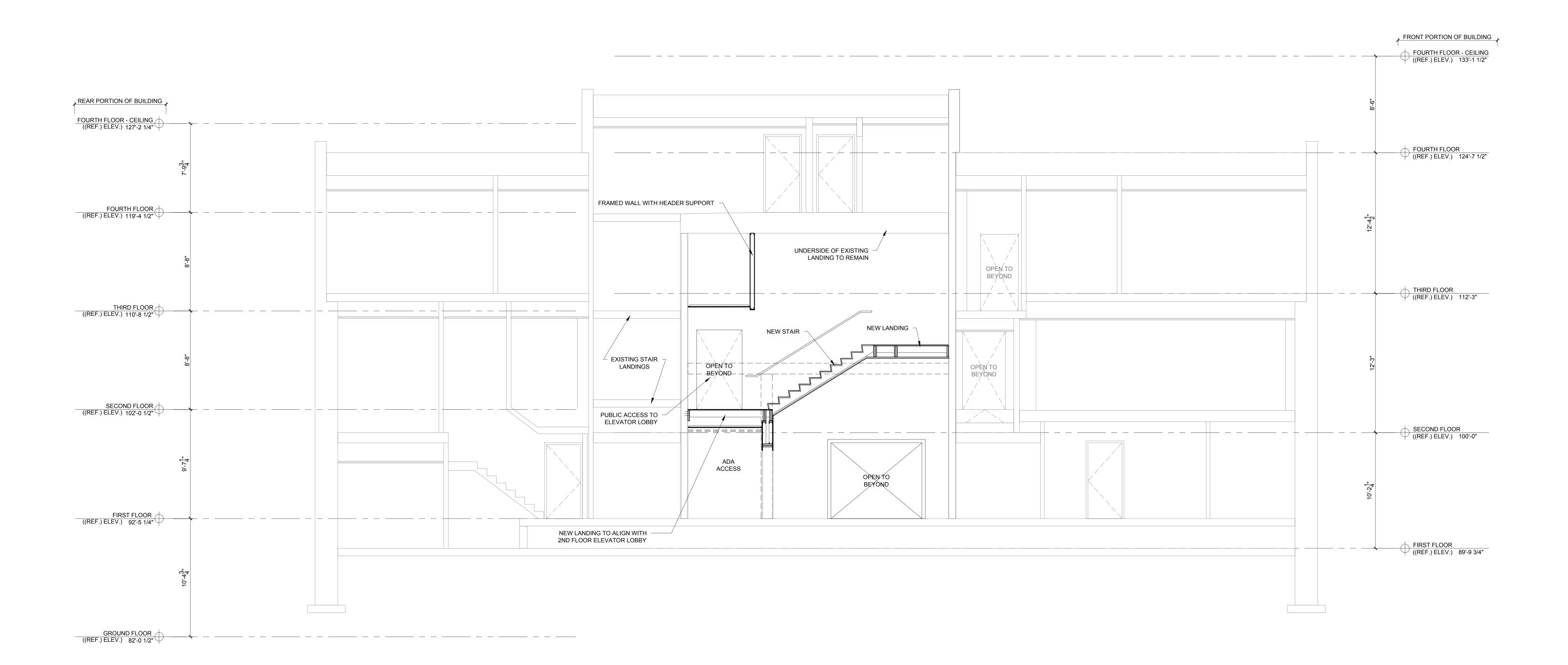


1 FIRST FLOOR PLAN
1/4" = 1'-0"

12/07/2018

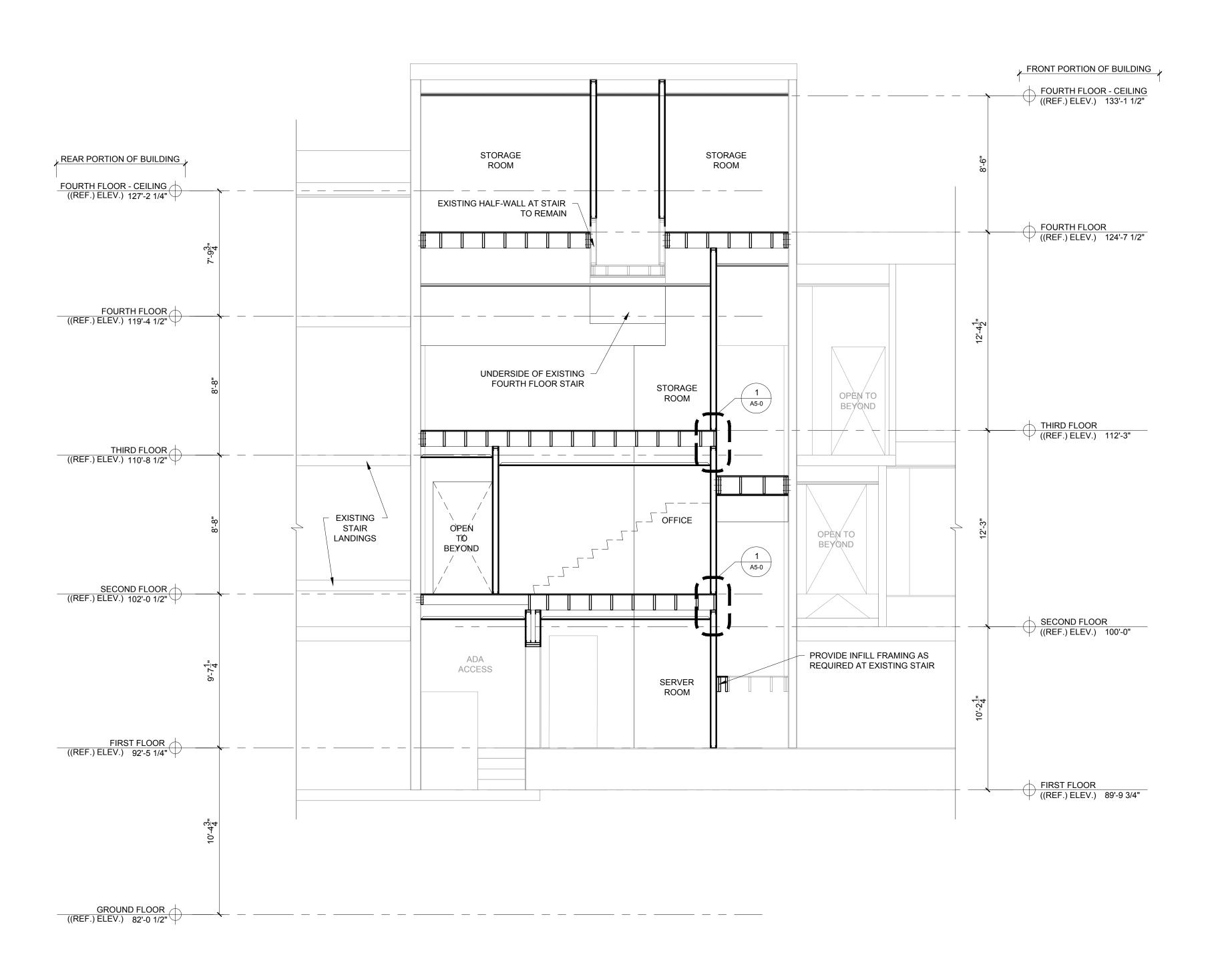
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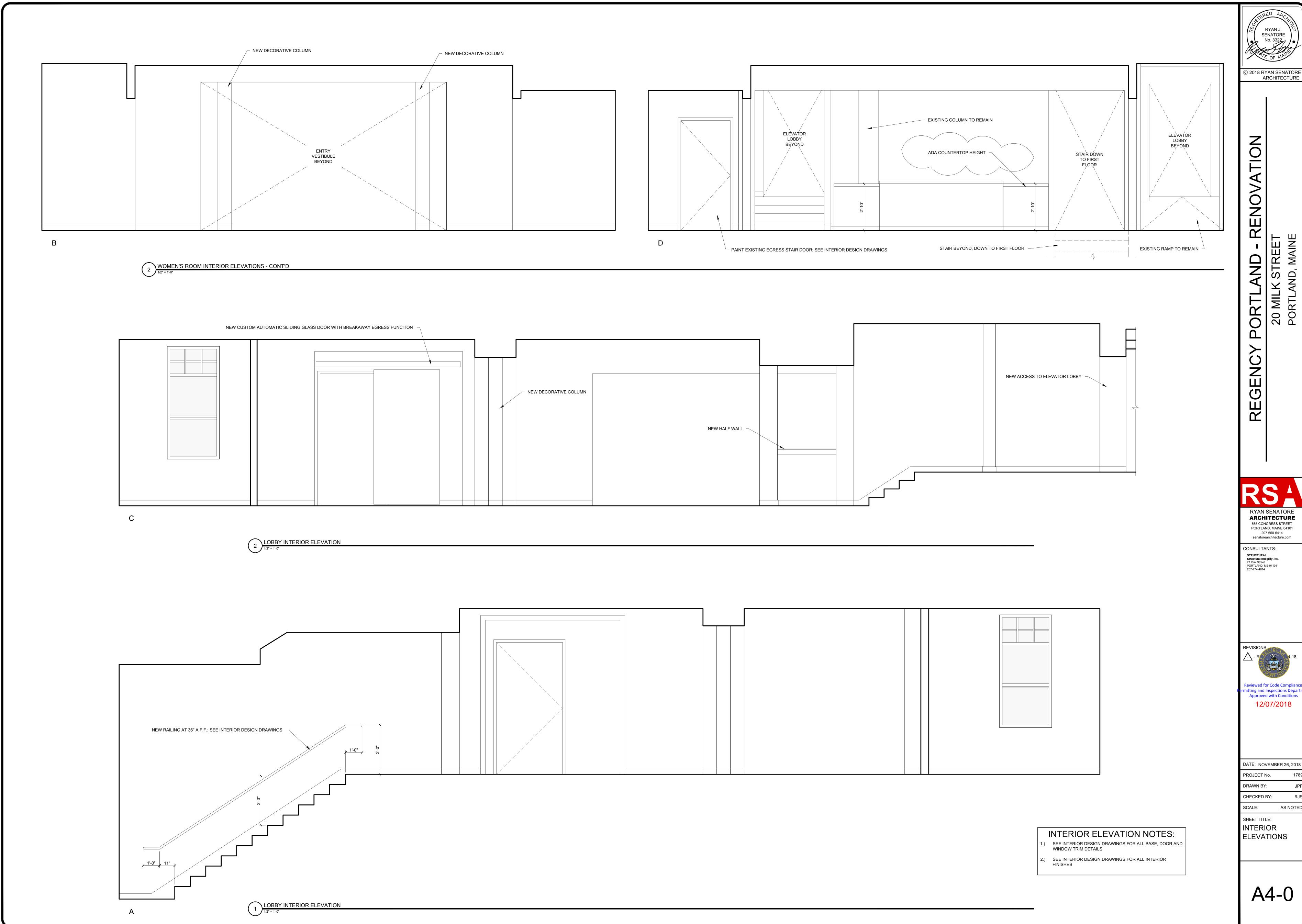
SHEET TITLE:
SECTIONS



SHEET TITLE:
SECTIONS

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SCALE:

SHEET TITLE: INTERIOR **ELEVATIONS** 

A4-0

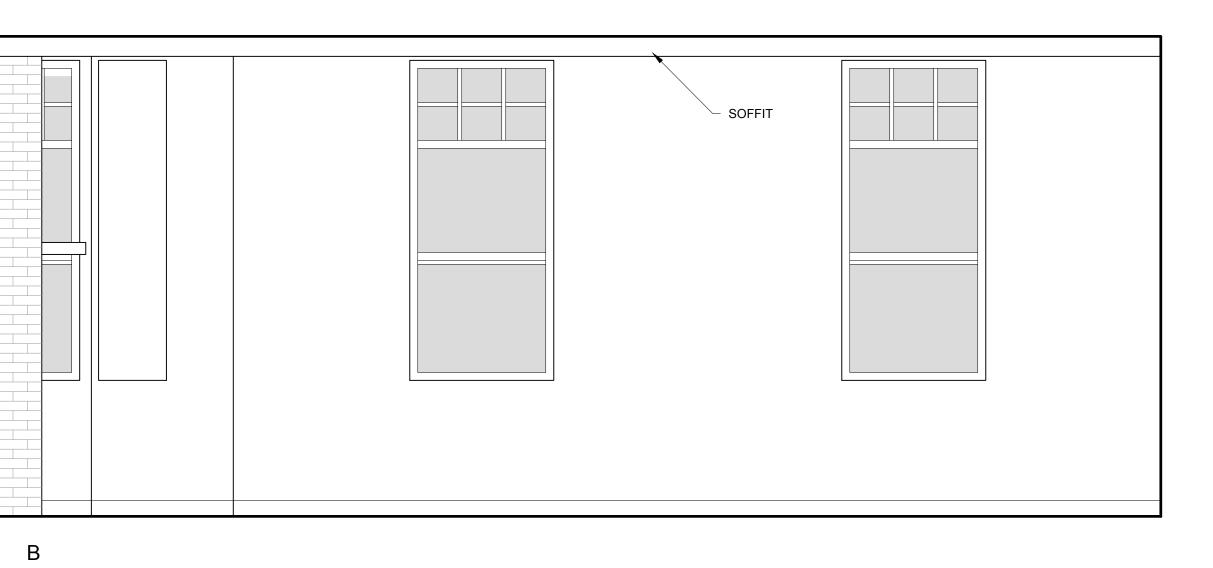
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RYAN SENATORE **ARCHITECTURE** 565 CONGRESS STREET PORTLAND, MAINE 04101 207-650-6414 senatorearchitecture.com CONSULTANTS: STRUCTURAL: Structural Integrity, Inc. 77 Oak Street PORTLAND, ME 04101 207-774-4614

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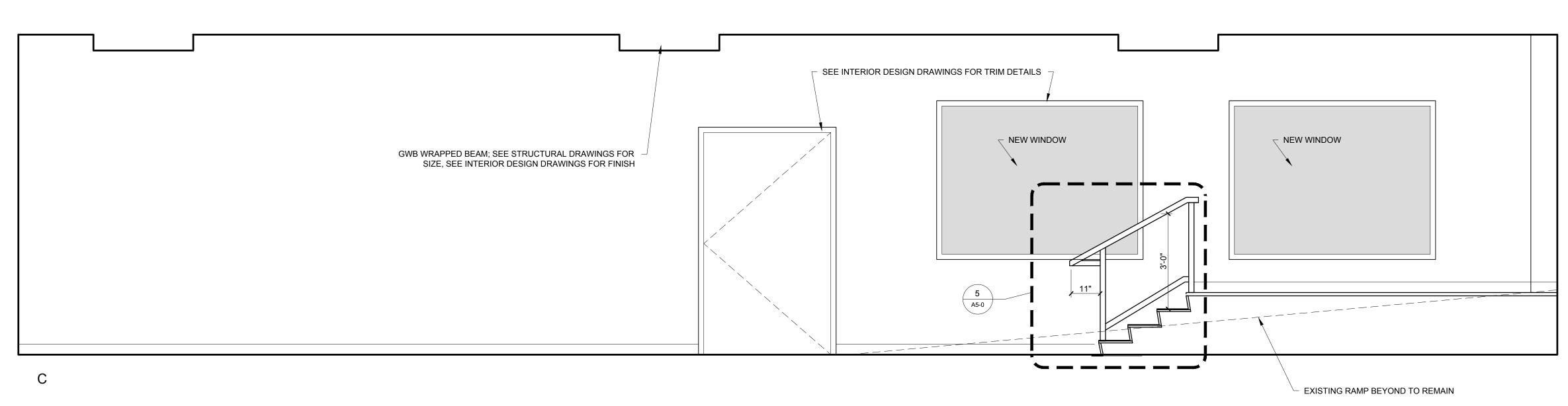
DATE: NOVEMBER 26, 2018 PROJECT No. DRAWN BY: SCALE:

SHEET TITLE: INTERIOR **ELEVATIONS** 



WHISKEY BAR INTERIOR ELEVATION - CONT'D

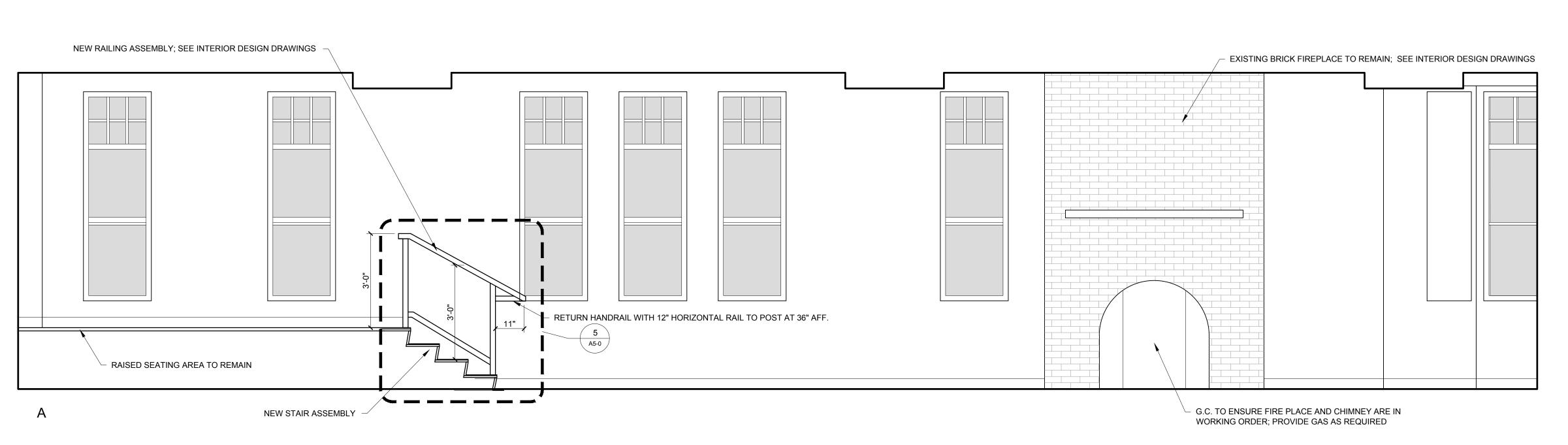
INTERIOR ELEVATION NOTES: .) SEE INTERIOR DESIGN DRAWINGS FOR ALL BASE, DOOR AND WINDOW TRIM DETAILS 2.) SEE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR



PILASTERS BEYOND

NEW RAILING ASSEMBLY; SEE INTERIOR DESIGN DRAWINGS -

WHISKEY BAR INTERIOR ELEVATION - CONT'D



WHISKEY BAR INTERIOR ELEVATION

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SHEET TITLE: INTERIOR **ELEVATIONS** 

WALL MOUNTED LIGHTING TBD BY OWNER — ADA GRAB BARS WALL MOUNTED MIRROR — ADA GRAB BARS SOAP DISPENSER 5'-0" CLEAR ADA COMPLIANT COUNTER ASSEMBLY REFLECTIVE SURFACE G.C. TO PROVIDE SOLID BLOCKING AT ALL TOWEL / GRAB BARS AND HUNG SHELVING LOCATIONS - TYPICAL PADDED INSULATION — JACKET ON ALL EXPOSED PIPING BELOW LAVATORY FLOOR MOUNTED ADA TOILET  $-\!\!\!-\!\!\!\!-$ WALL BASE;TBD BY OWNER

OPEN TO DRINK BAR BEYOND \INTERIOR DESIGN DRAWINGS

RESTAURANT INTERIOR ELEVATION - CONT'D

PUBLIC RESTROOM INTERIOR ELEVATION

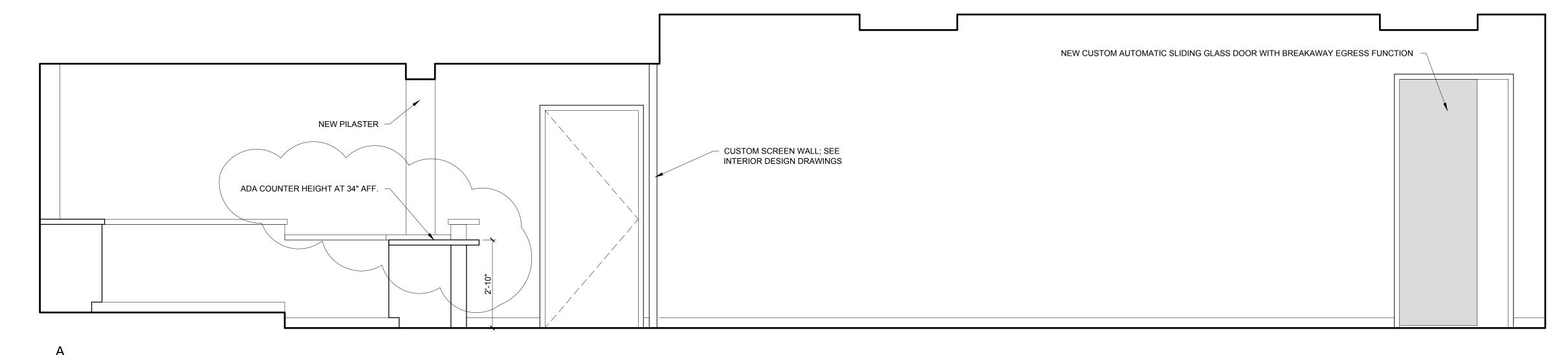
EXISTING EXTERIOR WINDOWS TO REMAIN -

- EXISTING BRICK FIREPLACE TO REMAIN; SEE INTERIOR DESIGN DRAWINGS EXISTING EXTERIOR WINDOWS TO REMAIN -NEW MILLWORK SCREEN WALL; SEE INTERIOR DESIGN DRAWINGS G.C. TO ENSURE FIRE PLACE AND CHIMNEY ARE IN WORKING ORDER; PROVIDE GAS AS REQUIRED

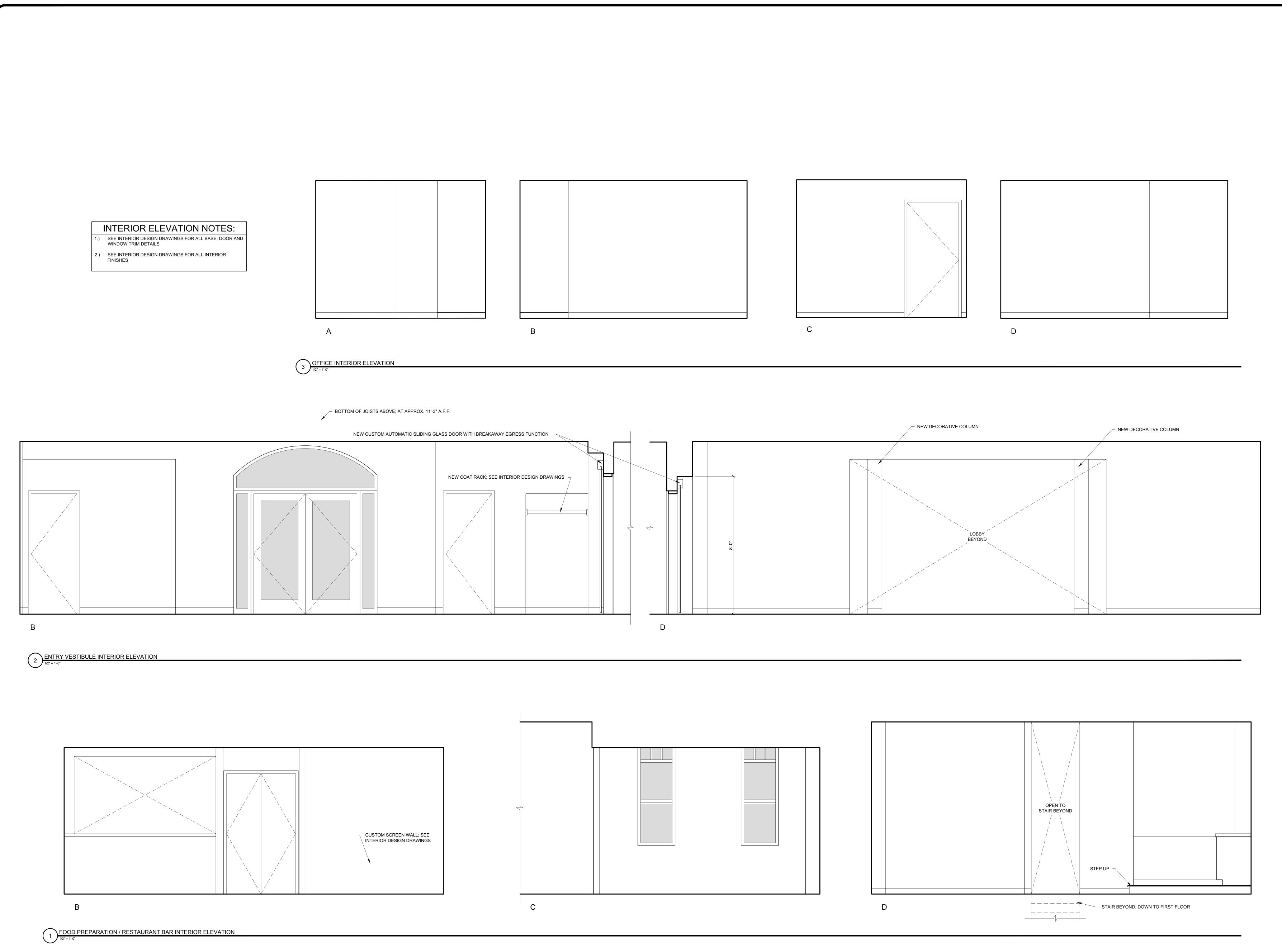
RESTAURANT INTERIOR ELEVATION - CONT'D

## **INTERIOR ELEVATION NOTES:**

- SEE INTERIOR DESIGN DRAWINGS FOR ALL BASE, DOOR AND WINDOW TRIM DETAILS
- SEE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES



RESTAURANT INTERIOR ELEVATION



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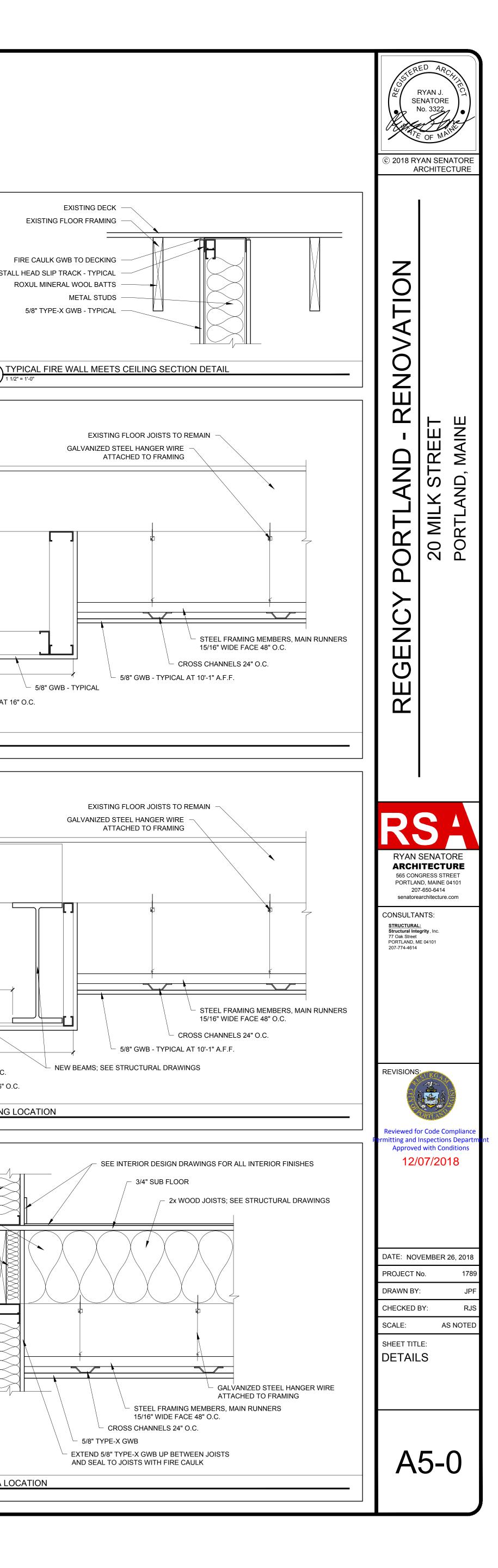
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SHEET TITLE: INTERIOR **ELEVATIONS** 



EXISTING DECK -

METAL STUDS

GALVANIZED STEEL HANGER WIRE

GALVANIZED STEEL HANGER WIRE -ATTACHED TO FRAMING

ATTACHED TO FRAMING

EXISTING FLOOR FRAMING

FIRE CAULK GWB TO DECKING

ROXUL MINERAL WOOL BATTS

─ 5/8" GWB - TYPICAL

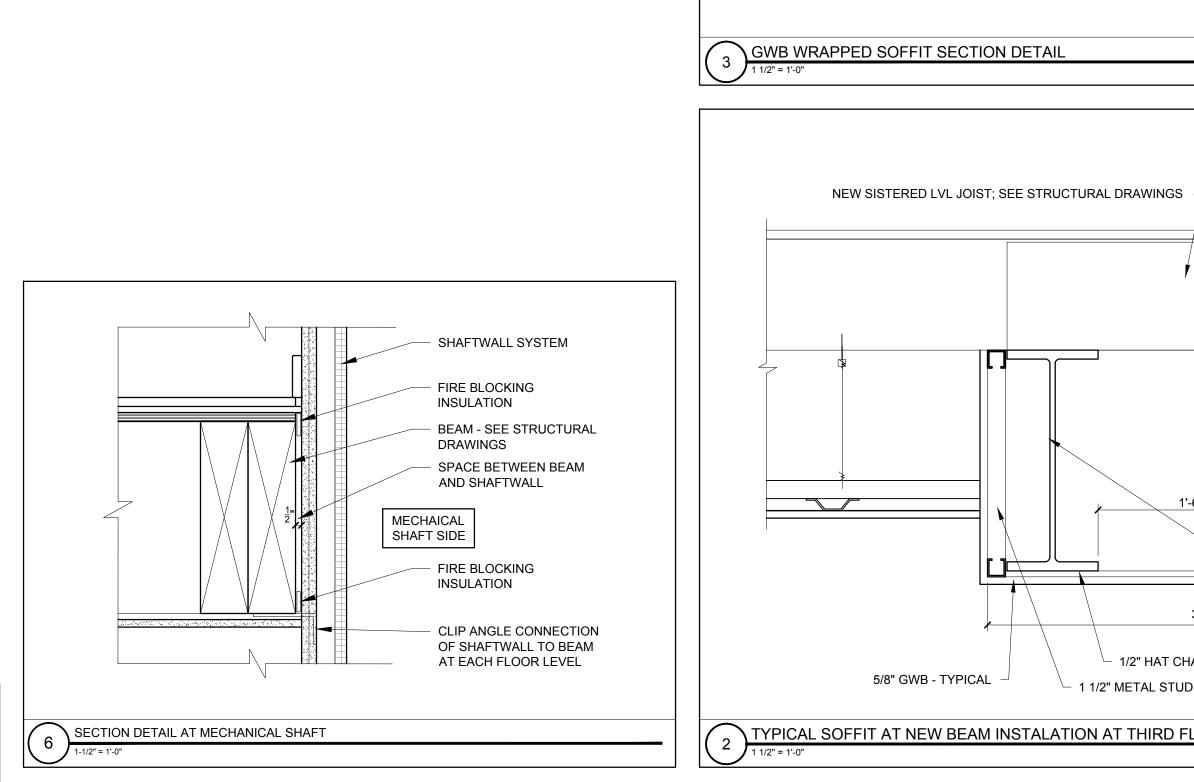
3 5/8" METAL STUD SUPPORT AT 16" O.C.

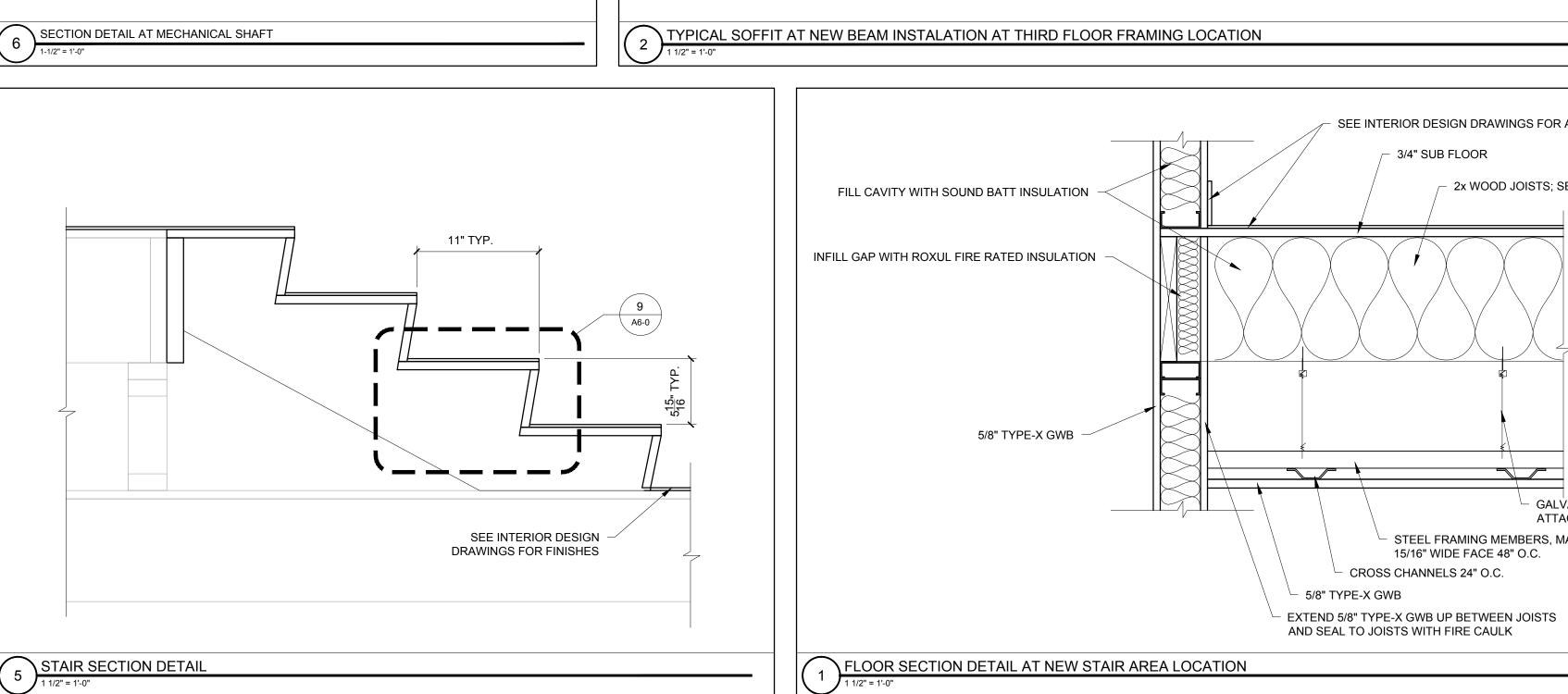
1/2" HAT CHANNEL AT 16" O.C.

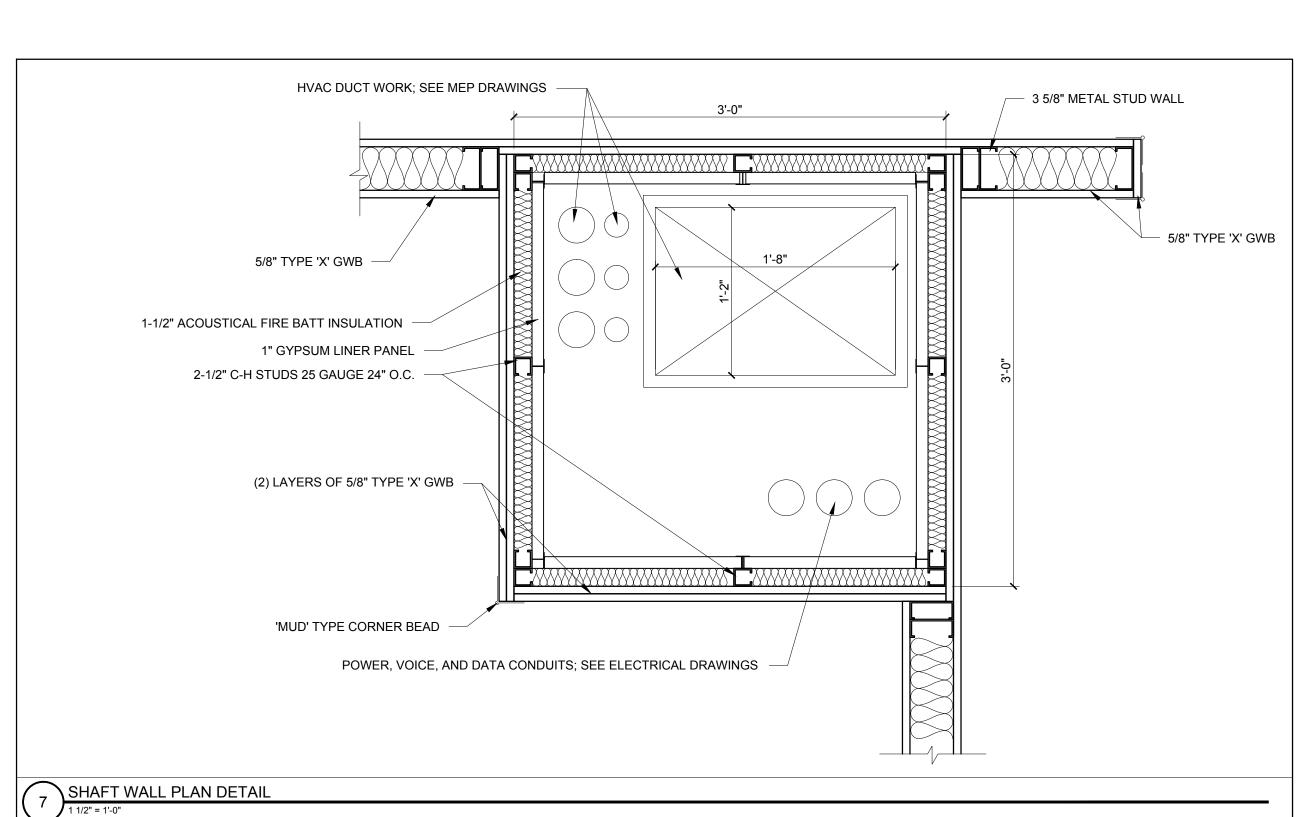
1 1/2" METAL STUD SUPPORT AT 16" O.C.

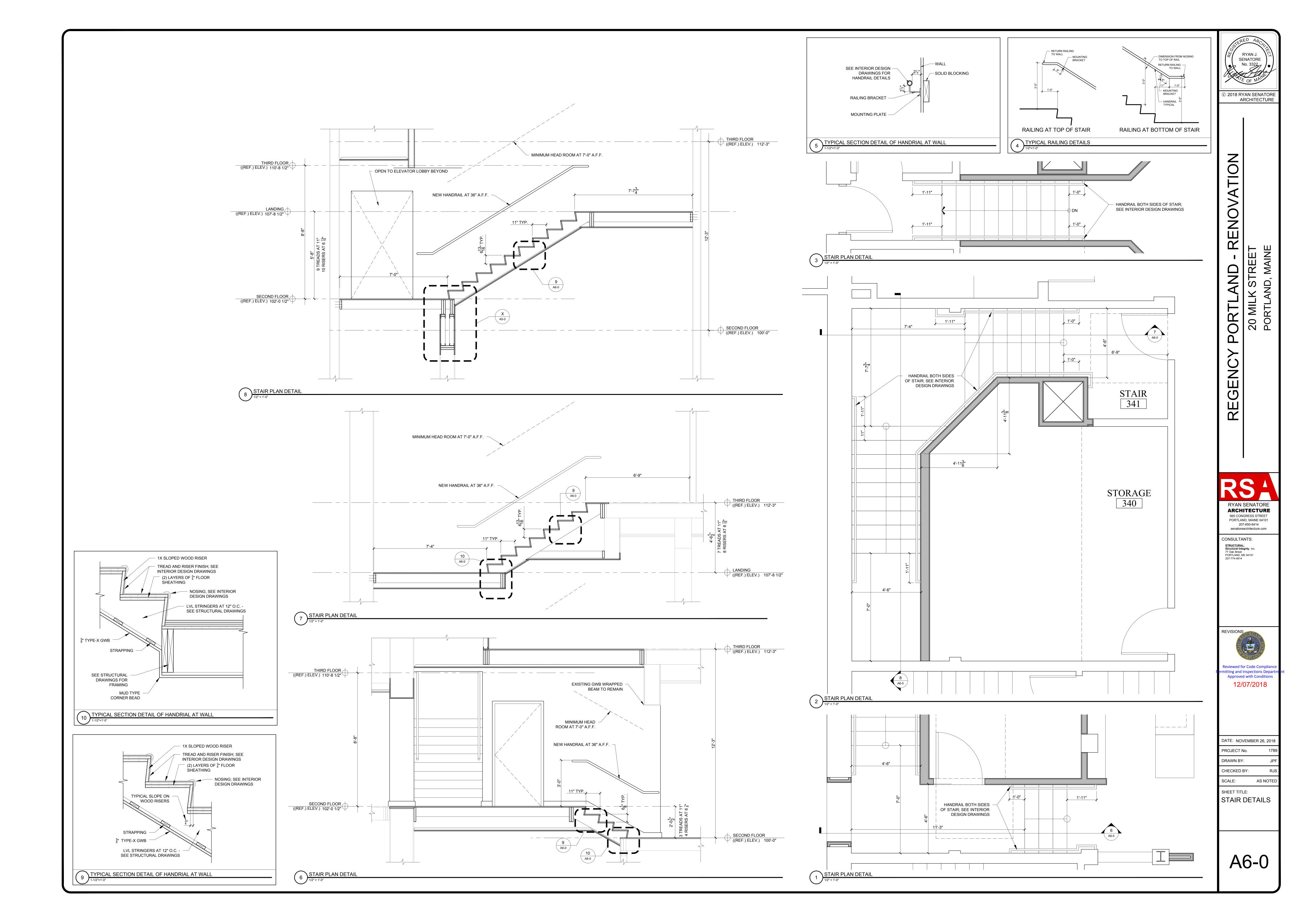
5/8" TYPE-X GWB - TYPICAL -

INSTALL HEAD SLIP TRACK - TYPICAL









0 MILK ORTLAN

RENOVATION

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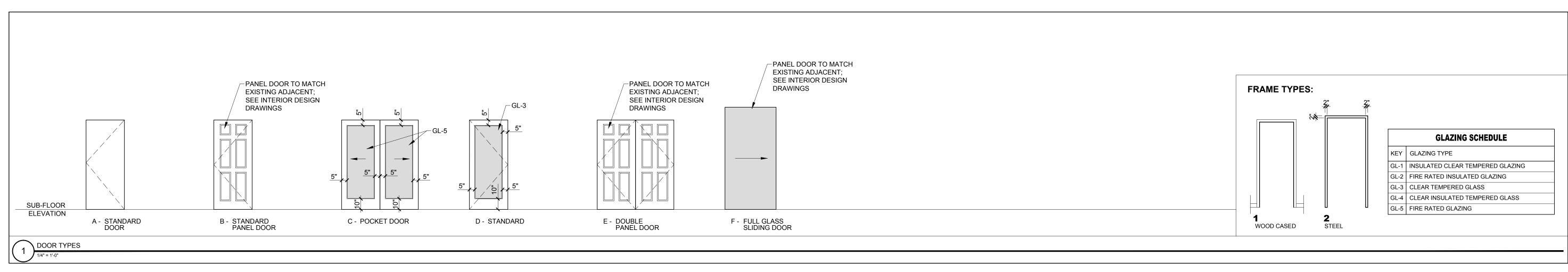
STRUCTURAL: Structural Integrity, Inc. 77 Oak Street PORTLAND, ME 04101 207-774-4614

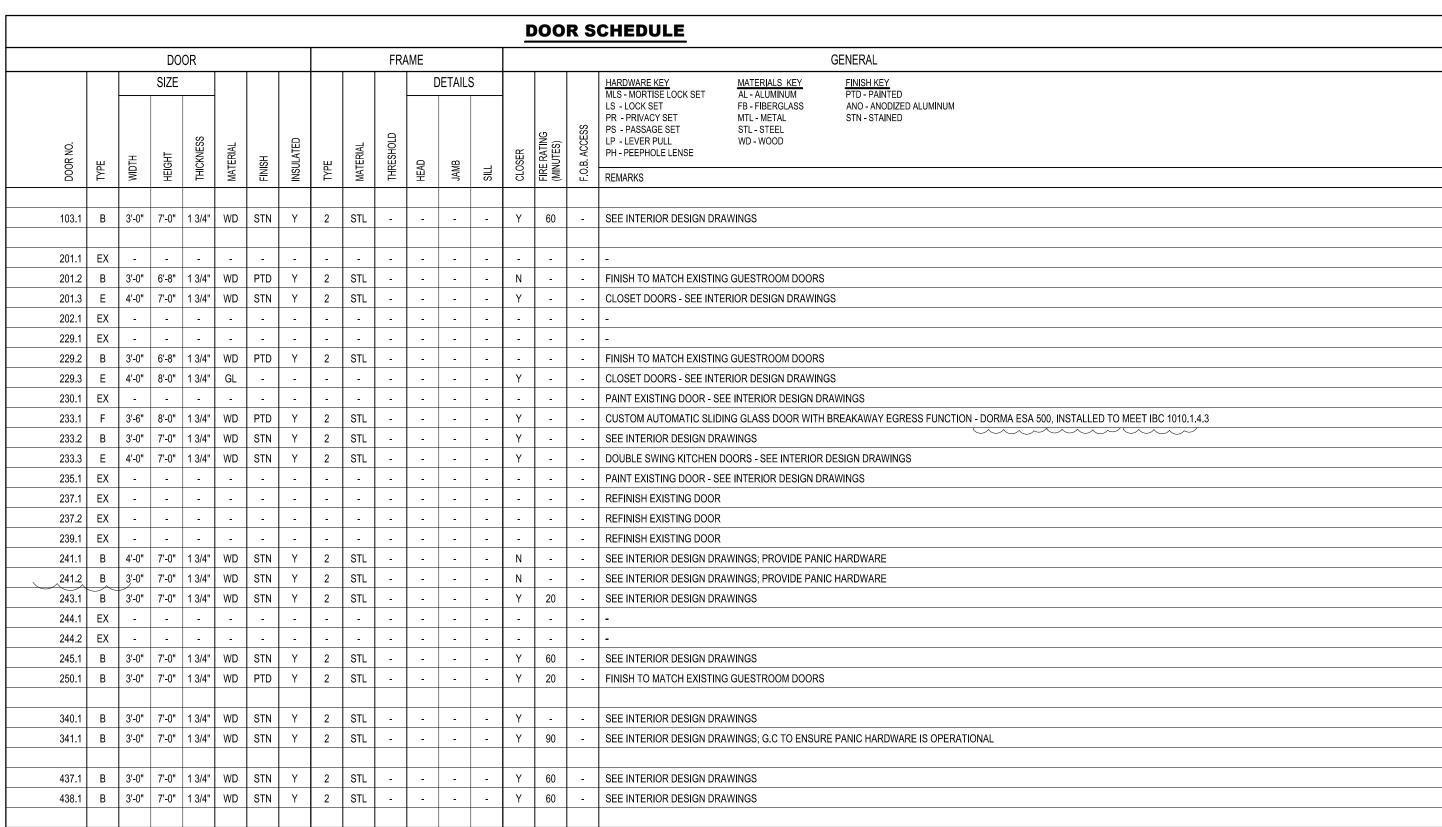
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itting and Inspections Depa Approved with Conditions 12/07/2018

DATE: NOVEMBER 26, 2018 PROJECT No. DRAWN BY: CHECKED BY:

SCALE: AS NOTED SHEET TITLE: DOOR AND WINDOW SCHEDULES





DOOR NOTES:

1.) ALL EXTERIOR GLAZING TO BE LOW-E ARGON FILLED INSULATED GLAZING UNITS

2.) FRAME ALL OPENINGS WITH ELEVATIONS 3.) SEAL EXTERIOR DOORS TO ROUGH OPENING WITH LOW EXPANDING FOAM INSULATION - SEE DETAILS

4.) ALL DOOR HARDWARE TO BE 'LEVER' TYPE

5.) ALL EXTERIOR DOORS TO BE WEATHER STRIPPED

6.) ALL STEEL DOORS TO BE FLAT CASED TO RECEIVE APPLIED WOOD TRIM

FLAT CASED STEEL DOOR JAMB └─ WOOD TRIM; SEE INTERIOR DESIGN DRAWINGS TYPICAL FLAT CASED DOOR JAMB PLAN DETAIL (UNLESS OTHERWISE NOTED)

6'-6" 2" 2" 6'-2"	WINDOW SCHEDULE LEGI
	T = TEMPERED GLASS
	FG = FIBERGLASS
	AL = ALUMINUM
	DH = DOUBLE HUNG
	AW = AWNING
	LV = LOUVER
ρ Qu	F = FIXED
R N A FIXED STOREFRONT	GL = GLIDER
A) TIALD STORLI RONT	

WINDOW SCHEDULE	WINDO
ROUGH * ROUGH * OPENING (WXH) VIF (SPENING (WXH) VIF (WXH) VIF (SPENING (WXH) VIF (WXH) VIF (SPENING (WXH) VIF	1.) COC 2.) ALL
A STORE 6'-6" x 5'-0"  A STORE 6'-6" x 5'-0"	2.) PRO 3.) FULI
	4.) CON 5.) ALL
	6.) ALL 7.) FRA
	8.) SEA

NDOW NOTES:

COORDINATE AND ADJUST ROUGH OPENING DIMENSIONS TO ACCOMMODATE SILL PAN FLASHING SYSTEM

) ALL WINDOW UNITS AND MULTI-WINDOW UNIT COMBINATIONS TO MEET OR EXCEED DP-50 RATINGS FOR BOTH STRUCTURAL AND WATER PROVIDE MULL REINFORCING AT ALL MULTI-UNIT WINDOWS AS REQUIRED TO ACHIEVE DP-50 RATING, WITH INSTALLATION BRACKETS

) FULL SCREENS ALL OPENINGS

CONTRACTOR TO VERIFY THAT ALL EGRESS OPENINGS MEET EGRESS REQUIREMENTS ) ALL GLAZING LOCATED WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED GLASS

) ALL EXTERIOR GLAZING TO BE INSULATED

FRAME ALL OPENINGS WITH ELEVATIONS

.) SEAL WINDOW TO ROUGH OPENING WITH LOW EXPANDING FOAMINSULATION - SEE DETAILS

**Regency Hotel Renovation** 

20 Milk Street Portland, ME

> **DESIGN LOADS**: International Building Code; IBC 2015 Edition, except as noted Occupancy Category, Table 1604.5

60 psf (used for drifting calculations) Ground Snow, Flat Roof Snow, Snow Exposure Factor Ce Table 1608.3.1 Snow importance Factor, Is Table 1604.5 Snow Thermal Factor, Ct Table 1608.3.2 1.0 Floors: Residential Corridors & Public Spaces 100 psf 100 psf Restaurant 125 psf Storage

SHOP DRAWINGS:

Construction Documents are copyrighted and shall not be copied for use as erection plans or shop details.

Use of SI Inc.'s electronic files as base for shop drawings requires prior approval by SI Inc, signed release of liability by subcontractor,

payment of an administration fee of \$100 per drawing sheet to SI Inc, and deletion of SI Inc's name and Logo from all sheets so used.

The General Contractor and his subcontractors shall submit in writing any requests to modify the plans or specifications. All shop and erection drawings shall be checked and stamped by the General Contractor prior to submission for Engineer's review.

Submittals not reviewed by the contract submittals will be returned without review. Furnish one (1) reproducible and two (2) prints of shop and erection drawings to the Structural Engineer for review prior to fabrication for cold-form metal framing (also with design calculations stamped by a Maine-licensed PE), and steel shop drawings.

Submit in a timely manner to permit ten (10) working days for review. Shop drawings submitted for review do not constitute "in writing" unless specific suggested changes are clearly marked. In any event, such changes by means of the shop drawing submittal process become the responsibility of the one initiating such change.

FIELD VERIFICATION OF EXISTING CONDITIONS:

Contractor shall thoroughly inspect and survey existing structure to verify conditions that affect the work shown on the drawings. Contractor shall report any variations or discrepancies to the Architect before proceeding.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:

The structural drawings illustrate the completed structure with elements in their final positions, properly supported and braced.

These construction documents contain typical and representative details to assist the contractor. Details shown apply at all similar conditions unless otherwise indicated.

Although due diligence has been applied to make the drawings as complete as possible, not every detail is illustrated, nor is every exceptional condition addressed.

All proprietary connections shall be installed in accordance with the manufacturers' recommendations. All work shall be accomplished in a workmanlike manner and in accordance with the applicable code and local ordinances.

The general contractor is responsible for coordination of all work, including layout and dimension verification, materials coordination,

shop drawing review, and the work of subcontractors. Any discrepancies or omissions discovered in the course of the work shall be immediately reported to the architect for resolution.

Continuation of work without notification of discrepancies relieves the architect and engineer from all consequences. Unless otherwise specifically indicated, the drawings do not describe methods of construction.

The contractor, in the proper sequence, shall perform or supervise all work necessary to achieve the final completed structure, and to protect the structure, workmen, and others during construction.

Such work shall include, but not be limited to, bracing, shoring for construction equipment, shoring for excavation, formwork, scaffolding, safety devices and programs of all kinds, support and bracing for cranes and other erection equipment.

Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored, unless adequate bracing is provided.

Temporary bracing shall remain in place until all floors, walls, roofs and any other supporting elements are in place. The architect and engineer bear no responsibility for the above items, and observation visits to the site do not in any way include

### STRUCTURAL STEEL:

Structural steel shall be detailed, fabricated, and erected in accordance with latest AISC Specifications, and Code of Standard Practice. Structural steel wide flange beams shall conform to ASTM A992.

Angles, channel, and plate shall be ASTM A36 UNO HSS tube steel shall be ASTM A500 GR.B

Except as noted, framed beam connections shall be bearing-type with 3/4" diameter, snug tight, A325-N bolts, detailed in conformance with Part 4, Tables II and III, for 0.6 times the allowable uniform loads tabulated in Part 2 of the AISC Manual, 9th Edition. Install bolts in accordance with AISC "Specification for Structural Joints Using ASTM A325 or A490 Bolts".

All beams shall have full depth web stiffeners each side of webs above and below columns –typ. Anchor rods shall conform to ASTM F1554, Grade 55), with weldability supplement S1.

Headed anchor studs (HAS) shall be attached to structural steel with equipment approved by the stud manufacturer according to the stud manufacturer's recommendations. Welding shall be done by a certified welder in accordance with AISC and AWS specifications and recommendations using E70-

electrodes. Where not specifically noted, minimum weld shall be 3/16" fillet by length of contact edge. All post-installed anchors shall have current National Evaluation Report, and shall be installed in accordance with the manufacturer's

requirements. Expansion anchors shall be approved "wedge" type unless specifically noted to be "sleeve" type.

Chemical anchors shall be approved epoxy or similar adhesive type and shall have current National Evaluation Report. Where base material is not solid, approved screen tubes shall be used.

Grout beneath column base and beam-bearing plates shall be

minimum 28-day compressive strength of 7,500 psi, approved pre-bagged, non-metallic, non-gaseous, bleed free,

non-shrink, when tested in accordance with ASTM C1107 Grade B or C at a flow cone fluid consistency of 20 to 30 seconds

### STRUCTURAL WOOD FRAMING:

In-Grade Base Values have been used for design.

2x framing shall be Spruce-Pine-Fir S4S No. 2 and better unless noted. All lumber shall be 19% maximum moisture content, unless noted.

Solid timber beams and posts shall be Douglas Fir-Larch No. 1 Studs shall be Spruce-Pine-Fir S4S No. 2 and better.

Top and bottom plates shall be Spruce-Pine-Fir S4S No. 2 and better. Wood in contact with concrete shall be pressure-treated Spruce-Pine-Fir S4S No. 2 or Southern Yellow Pine.

Conventional light framing shall comply with IBC Section 2308.

Except as noted otherwise, minimum nailing shall be provided as specified in IBC Table 2304.9.1 "Fastening Schedule." ALL PLYWOOD SHEATHING SHALL BE OSB SHEATHING AND SHALL BE APA GRADED WITH PANEL

IDENTIFICATION INDEX, THICKNESS, AND NAILING AS NOTED ON THE DRAWINGS, Nail wall sheathing with 8d commons at 4" o.c. at panel edges, and 12" o.c. at intermediate framing except as noted.

SHEATH ALL EXTERIOR WALLS. SHEATH INTERIOR WALLS AS SHOWN ON THE DRAWINGS. BLOCK AND NAIL ALL EDGES BETWEEN STUDS. Sheathing shall be continuous from bottom plate to top plate. Cut in "L" and "T" shapes around openings. Lap sheathing over rim

joists min. 4" at all floors to tie upper and lower stud walls together. Minimum height of sheathing panels shall be 16" to assure that plates are tied to studs.

Minimum 3-8d per stud and nail plates with "edge nail" spacing. Sole plate at all perimeter walls and at designated shear walls shall be nailed as for braced panels with 3-16d x 3 1/2" long box nails (coated or deformed shank) per 16". 12d nails are not acceptable.

Provide solid blocking between joists under jamb studs of openings. Pre-engineered, prefabricated trusses shall be designed for the fabricator by a Professional Engineer Registered in the State of

construction, and shall comply with Code Requirements. Truss to truss connections specified shall be by truss supplier, unless specifically noted on the drawings.

Lower chord of gable end trusses shall be anchored to wall plate with framing anchors at 4'-0 spacing and laterally braced to roof framing at 8'-0 spacing.

Truss supplier shall specify all floor and roof truss bracing and bridging. All roof rafters, joists, trusses, and beams shall be anchored to supports with metal framing anchors.

Light gage framing anchors shown or required, shall be Simpson "Strong Tie" or equal Code approved connectors and installed with

the number and type of nails recommended by the manufacturer to develop the rated capacity. Note that heavy-duty hangers and skewed hangers may not be stocked locally and require special order from the factory.

All beams and trusses shall be braced against rotation at points of bearing. Unless otherwise indicated, install two lengths of solid blocking x joist depth x 12 inches long in floor framing under column loads. Columns must have a continuous load path to foundation.

Lead holes for lag screws shall be drilled in accordance with Table 6.23 of the AITC Timber Construction Manual, 3rd edition.

STRUCTURAL MASONRY:

Design is based on Unit Strength Method

MSJC, Section SC-1.4 B.2. Compressive strength of masonry assembly used for design is 1500 psi, based on net-bedded area.

Hollow load-bearing concrete masonry (CMU) shall be medium-weight units conforming to ASTM C90,

Grade N1, minimum compressive strength 1,900 psi based on average net area. Mortar shall be Type S conforming to ASTM C270.

Masonry cement shall not be used. Provide full shoved mortar in all head and bed joints.

Admixtures shall not be added for any reason unless approved by the Architect. Except for lintels, bond beam units shall be produced from standard vertically voided units with pre-cut knockout cross walls.

Grout used in masonry walls and block cells shall be: coarse grout, as defined by ASTM C476, with a minimum cube strength = 2,000 psi.

3000 psi concrete using 3/8" diameter aggregate. placed by vibrating unless an approved self consolidating mix is used Lifts shall not exceed five feet in height

If grout pour height exceeds 5 feet, clean-out holes shall be provided. Space continuous horizontal joint reinforcing at 16" maximum in all CMU walls. Joint reinforcing shall be welded type with 9 gage side-wires and 9 gage trussed or ladder cross wires.

Reinforcing bars shall be as for reinforced concrete except as noted. At splices, lap bars 48 diameters. Provide reinforced grouted vertical cells

at corners, ends of walls, jambs of openings, each side of vertical control joints, and at spacing shown on drawings. Reinforcement shall be secured against displacement prior to grouting

by wire bar locators or other suitable devices at intervals not exceeding 200 bar diameters or 10 feet. Where noted on the drawings,

provide clearance between masonry and structural elements, or wrap steel with polyethylene film.

Provide vertical control joints in all masonry walls as located on architectural drawings or

at 25'-0 maximum spacing. at both jambs of openings wider than six feet.

Submit for review Certificates for materials used in masonry construction indicating compliance with the contract documents

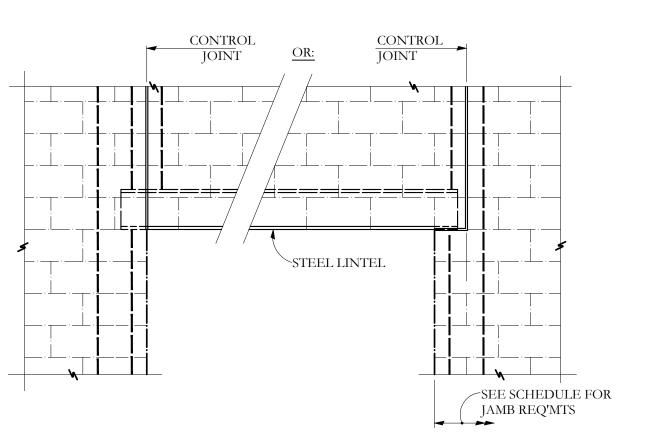
Special Inspection is required by design. See Special Inspection Notes.

MSJC Level 1 Quality Assurance, MSJC Table 1.14.2 Prism and grout tests will be required prior to the start of masonry work shall consist of five (5) masonry prisms.

Test specimens shall be made by the masons, at the direction of the owner's representative, with materials and techniques currently being used in the wall. Specimens shall be protected and field cured for 48 hours before being transported to a testing agency.

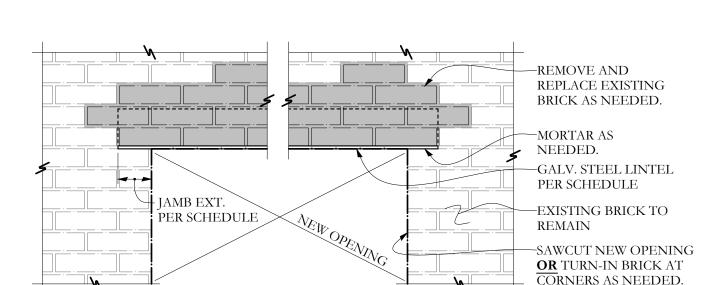
The testing agent will be hired by the owner and shall be responsible for laboratory care and curing of specimens, testing, and reporting results to the owner, contractor, architect, and engineer in accordance with ASTM E447-92

Loose lintels shall be either precast concrete or structural steel angles per typical detail this sheet. Submit shop drawings for review. See plans for non-standard lintel requirements.



OPENING SIZE	LINTEL SIZE	GROUTED JAMB WIDTH
LESS THAN 4'-0	L 3-1/2" x 3-1/2" x 1/4"	8"
4'-0" TO 5'-4"	L 5" x 3-1/2" x 1/4"	8"
5'-5" TO 6'-6"	L 6" x 3-1/2" x 5/16"	1'-4"

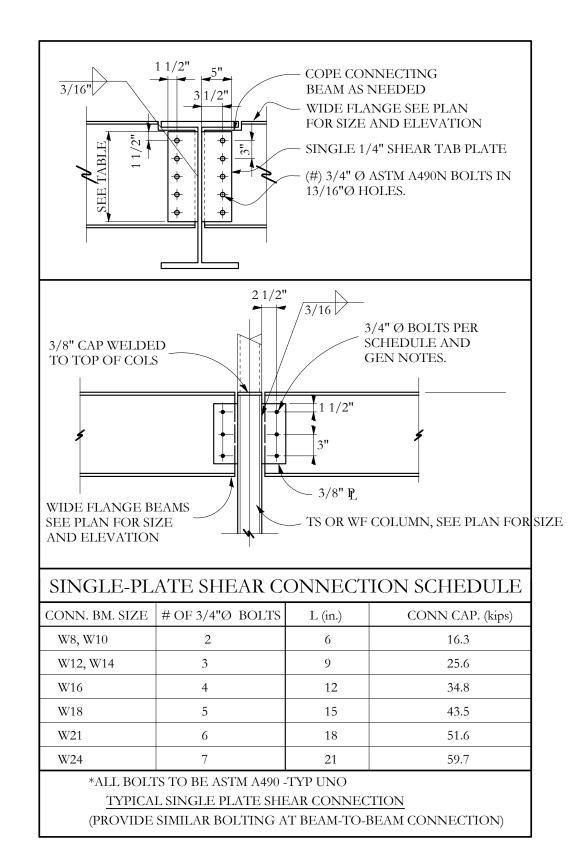
TYPICAL LOOSE LINTEL INSTALLATION



OPENING SIZE*	LINTEL PER WYTHE	JAMB EXTENSION
LESS THAN 4'-0	L3 1/2x 3 1/2x 1/4	4"
4'-1 TO 5'-4	L5x 3 1/2 x 1/4	4"
5'-5 TO 6'-6	L6x 3 1/2 x 5/16"	8"

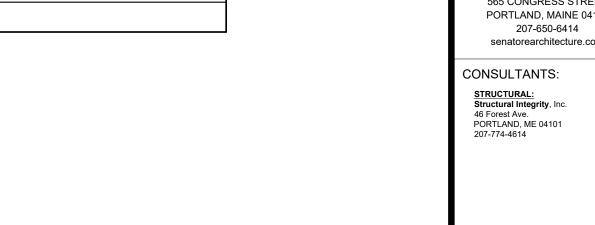
\*\* ALL TEMPORARY SHORING BY G.C. -TYP.

NEW LINTEL INSTALLATION IN EXISTING BRICK



AB	Anchor Rod (Bolt)	EF	Each Face	MACH	Machine	SC	Slip Critical
ADDL	Additional	EJ	Expansion Joint	MASY	Masonry	SCH	Schedule
ADJ	Adjustable	ELEV	Elevation	MATL	Material	SDST	Self Drilling Self Tapping
AFF	Above Finished Floor	ELEC	Electric (Electrical)	MAX	Maximum	SECT	Section
ALT	Alternate	ENGR	Engineer	MB	Machine bolt	SF	Square Feet
AMT	Amount	EQ	Equal	MECH	Mechanical	SHT	Sheet
ANCH	Anchor, Anchorage	EQUIP	Equipment	MEZZ	Mezzanine	SHTG	Sheathing
APPROX	Approximate	EQUIV	Equivalent	MFR	Manufacture, -er, -ed	SIM	Similar
ARCH	Architect, -ural	ES	Each Side	MIN	Minimum	SLH	Short Leg Horizontal
ATR	All Thread Rod	EST	Estimate	ML	Microllam	SLV	Short Leg Vertical
AVG	Average	E-W	East to West		(Trus-joist brand LVL)	SOG	Slab on Grade
ВС	Bottom of Concrete	EXC	Excavate	МО	Masonry Opening	SP	Spaces
BL	Brick Ledge	EXP	Expansion	MTL	Metal	SPEC	Specifications
BLK	Block	EXT	Exterior	NF	Near Face	SQ	Square
BLKG	Blocking	FND	Foundation	NIC	Not In Contract	ST	Snug Tight
BM	Beam	FF	Far Face, Finished Floor	NS	Near Side	STD	Standard
ВОТ	Bottom	F-F	Face to Face	N-S	North to South	STIFF	Stiffener
BRG	Bearing	FIG	Figure Figure	NTS	North to South  Not to Scale	STL	Steel
BW	Bottom of Wall	FL	Flush	OCJ	OSHA Column Joist		Structure, -al
CB	Counterbore	FLG	Flange	OD	Outside Diameter	SUPT	Support
<del>СБ</del> CF	Cunterpore Cubic Foot	FLR	Floor	OF	Outside Diameter Outside Face	SY	· ·
				<b>-</b>			Square Yard Symmetrical
CG	Center of Gravity	FO	Face of	ОН	Opposite Hand	SYM	1
CIP	Cast in Place	FP	Full Penetration	OPNG	Opening	T&B	Top and Bottom
CJ	Construction Joint (Control Joint)	FS	Far Side	OPP	Opposite	T&G	Tongue and Groove
	` ,	FTG	Footing	OSB	Oriented Strand Board	ТВ	Top of Beam
CLG	Ceiling	GA	Gage (Gauge)	PAF	Powder Actuated Fast'n	TC	Top of Concrete
CLR	Clear	GALV	Galvanized	PC	Precast	TD	Top of Deck
CM	Construction Manager	GC	General Contractor	PCF	Pounds Per Cubic Foot	THD	Thread
	(Management)	GEN	General	PEN	Penetration	THK	Thick, -ness
CMU	Concrete Masonry Unit	GL	Glue laminated (Glulam)	PERP	Perpendicular	TJ	Top of Joist
COL	Column	GND	Ground	PL	Property Line	TL	Total Load
COM	Common	GR	Grade	PLF	Pounds per Linear Foot	TPG	Topping
COMB	Combination	GT	Girder Truss	PNL	Panel	TRANS	Transverse
CONC	Concrete	GYP BD	Gypsum Board	PP	Panel Point	TW	Top of Wall
CONN	Connection	HAS	Headed Anchor Stud	PS	Prestressed	TYP	Typical
CONT	Continue (Continuous)	HORIZ	Horizontal	PSF	Pounds per Square Foot	ULT	Ultimate
COORD	Coordinate, -tion	НТ	Height	PSI	Pounds per Square Inch	UNO	Unless Noted Otherwi
CS	Countersink	ID	Inside Diameter	PSL	Parallel Strand Lumber	VERT	Vertical
CTR	Center	IF	Inside Face		(generic term)	VIF	Verify in Field
CY	Cubic Yard	INT	Interior (Intermediate)	PT (1)	Post Tensioned	WA	Wedge Anchor
DAB	Deformed Anchor Bar	JB	Joist Bearing	PT (2)	Pressure Treated	WP	Work Point
DET	Detail	JST	Joist	PTN	Partition	WT	Weight
DEV	Develop	JT	Joint	PWD	Plywood	WWF	Welded Wire Fabric
DIAG	Diagonal	K	Kip (1,000 lbs.)	QTY	Quantity	XS	Extra Strong
DIAG DIM	Dimension	LD	Load	R	Radius	XSECT	Cross-section
DIM DL	Dimension  Dead Load	LL	Live Load	RE		XXS	Double Extra Strong
					Reference (refer to)	AAS	Double Extra Sirong
DN DD	Down	LLH	Long Leg Horizontal	RECT	Rectangle	(E)	Existing
DP	Drilled Pier	LLV	Long Leg Vertical	REINF	Reinforce, -ed, -ing	(E)	Existing
DT	Double Tee	LOC	Location	REQ	Required	(N)	New
DWG	Drawing	LSL	Laminated Strand	_ `	Requirement	(R)	Remove
DWL	Dowel		Lumber (generic term)	RET	Retaining		
EA	Each	LT	Light	RM	Room		
ECC	Eccentric	LVL	Laminated Veneer	RMO	Rough Masonry Opening		
E-E	End to End	1	Lumber (generic term)	RO	Rough Opening	1	

Structural Drawing Index			
S1.0	General Notes, Etc.		
S1.1	Second Floor Framing Plan		
S1.2	Third Floor Framing Plan		
S1.3	Fourth Floor Framing Plan		
S2.1	Details		





10/11/201 PROJECT No. DRAWN BY:





SI # 18-0109

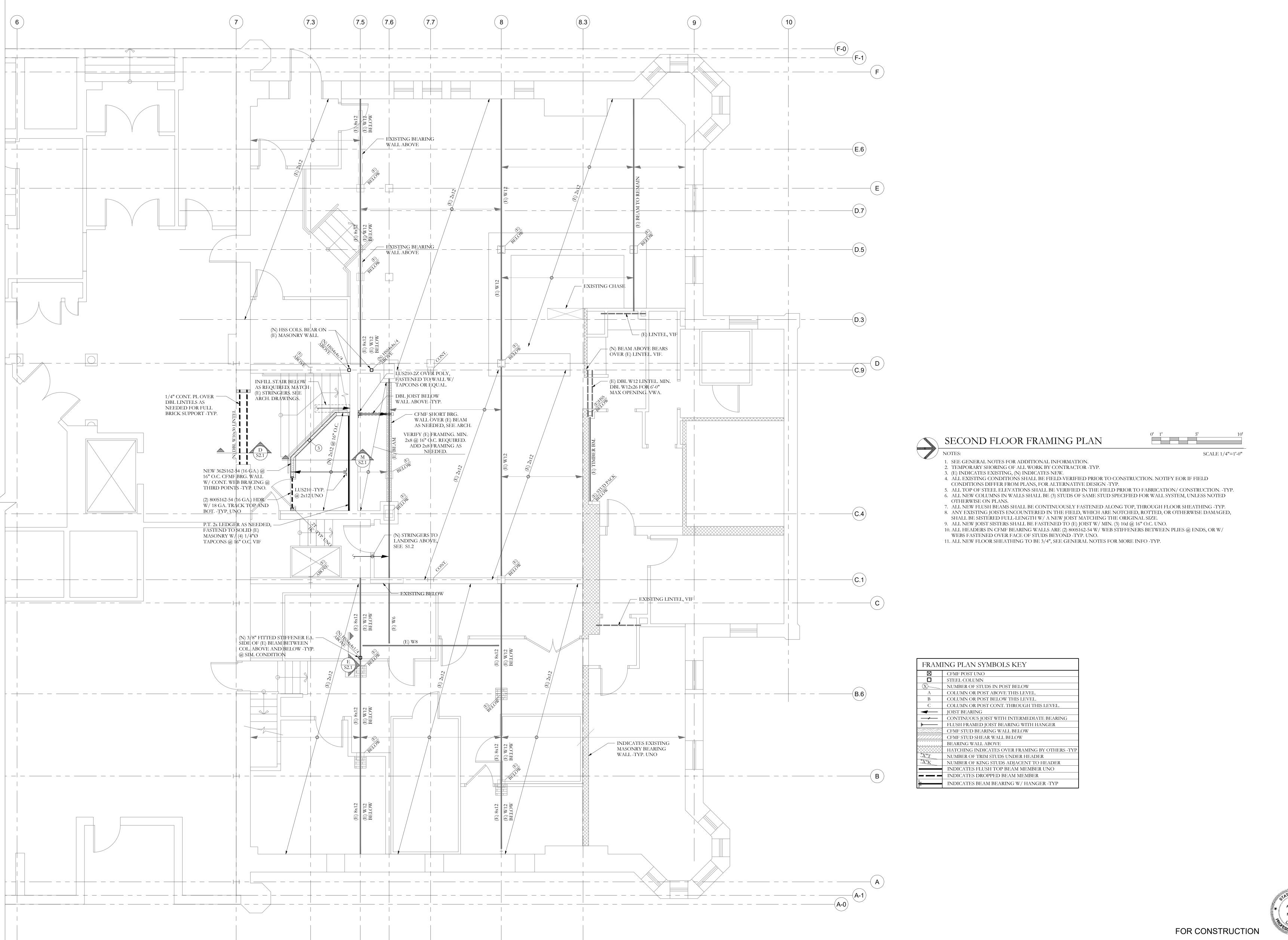
RYAN SENATORE **ARCHITECTURE** 565 CONGRESS STREET PORTLAND, MAINE 04101 senatorearchitecture.com

2018 RYAN SENATORE

Ш

ARCHITECTURE





- RENOVATION

20 MILK STREET PORTLAND, MAINE

RYAN SENATORE
ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

STRUCTURAL:
Structural Integrity, Inc.
46 Forest Ave.
PORTLAND, ME 04101
207-774-4614



DATE:	10/11/2018
PROJECT No.	
DRAWN BY:	JMS
CHECKED BY:	AC
SCALE:	AS NOTED
SHEET TITLE:	

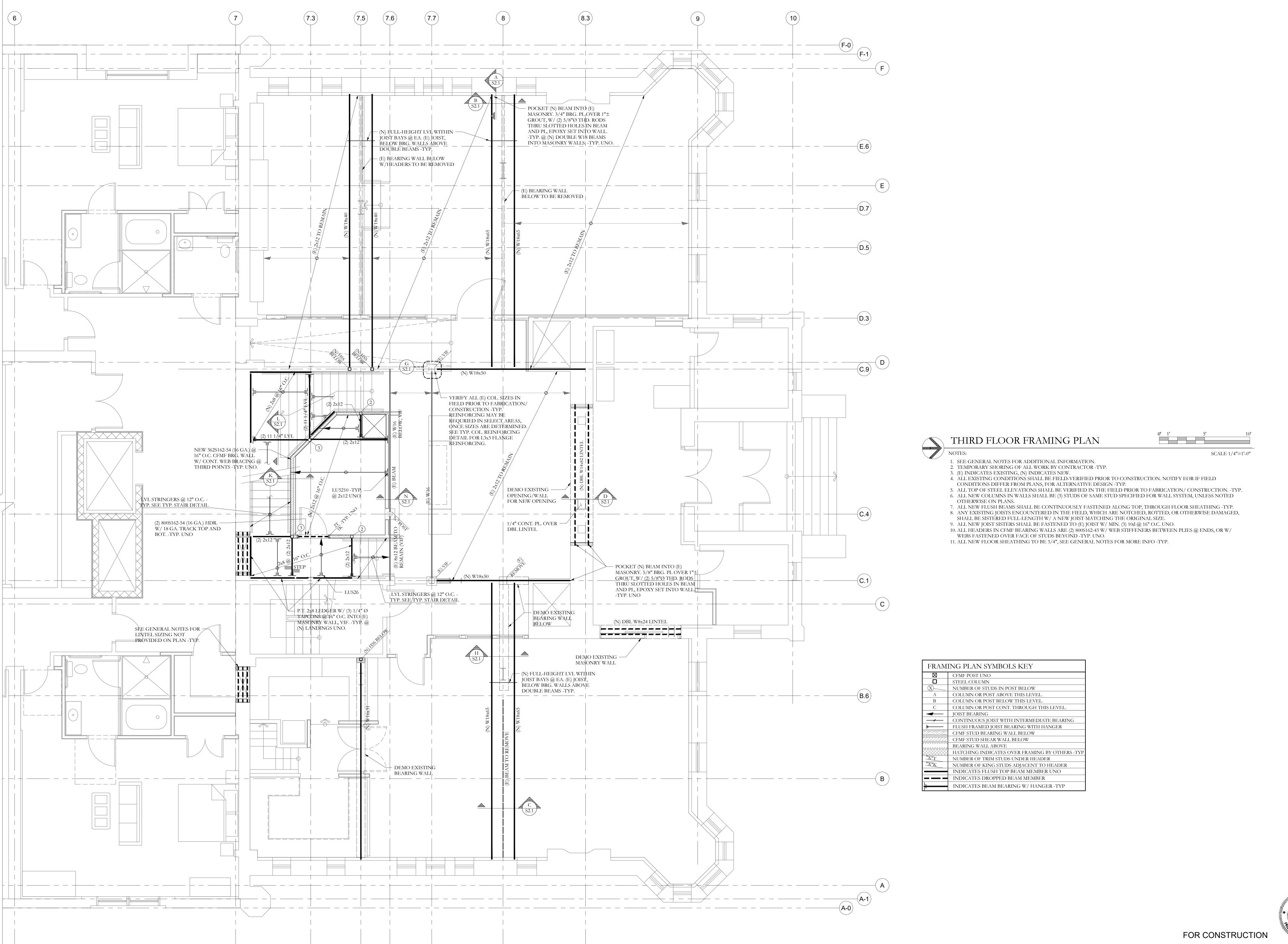
SECOND FLOOF FRAMING PLAN

CENSED STATE OF STATE



SI # 18-0109

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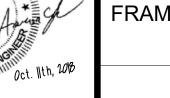
RYAN SENATORE **ARCHITECTURE** 565 CONGRESS STREET PORTLAND, MAINE 04101 207-650-6414 senatorearchitecture.com

CONSULTANTS: STRUCTURAL: Structural Integrity, Inc. 46 Forest Ave. PORTLAND, ME 04101 207-774-4614



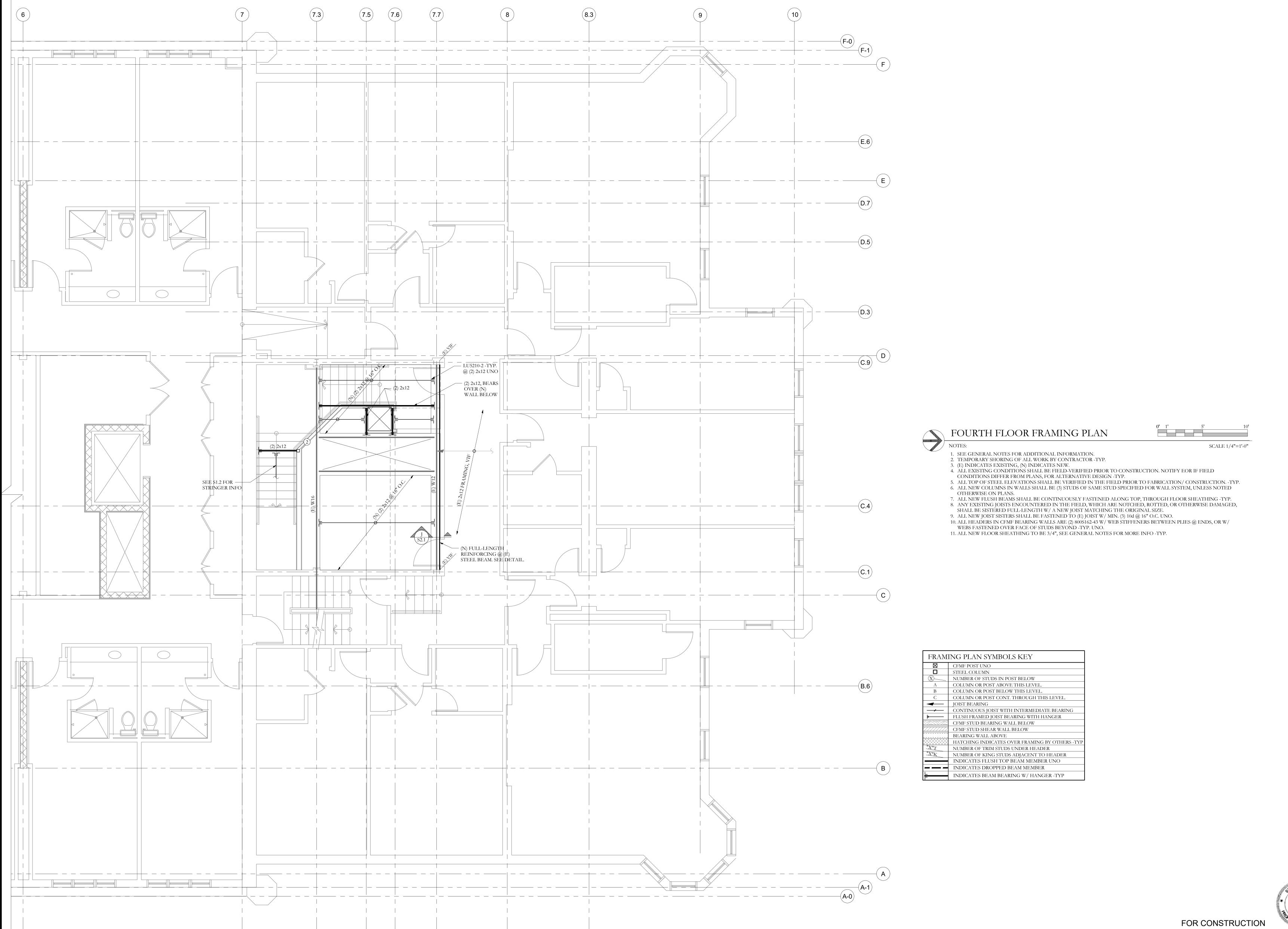
DATE:	10/11/2018
PROJECT No.	
DRAWN BY:	JMS
CHECKED BY:	AC
SCALE:	AS NOTED
SHEET TITLE:	







SI # 18-0109



**ARCHITECTURE** 565 CONGRESS STREET PORTLAND, MAINE 04101 207-650-6414 senatorearchitecture.com

CONSULTANTS:

STRUCTURAL: Structural Integrity, Inc. 46 Forest Ave. PORTLAND, ME 04101 207-774-4614



12/07/2018

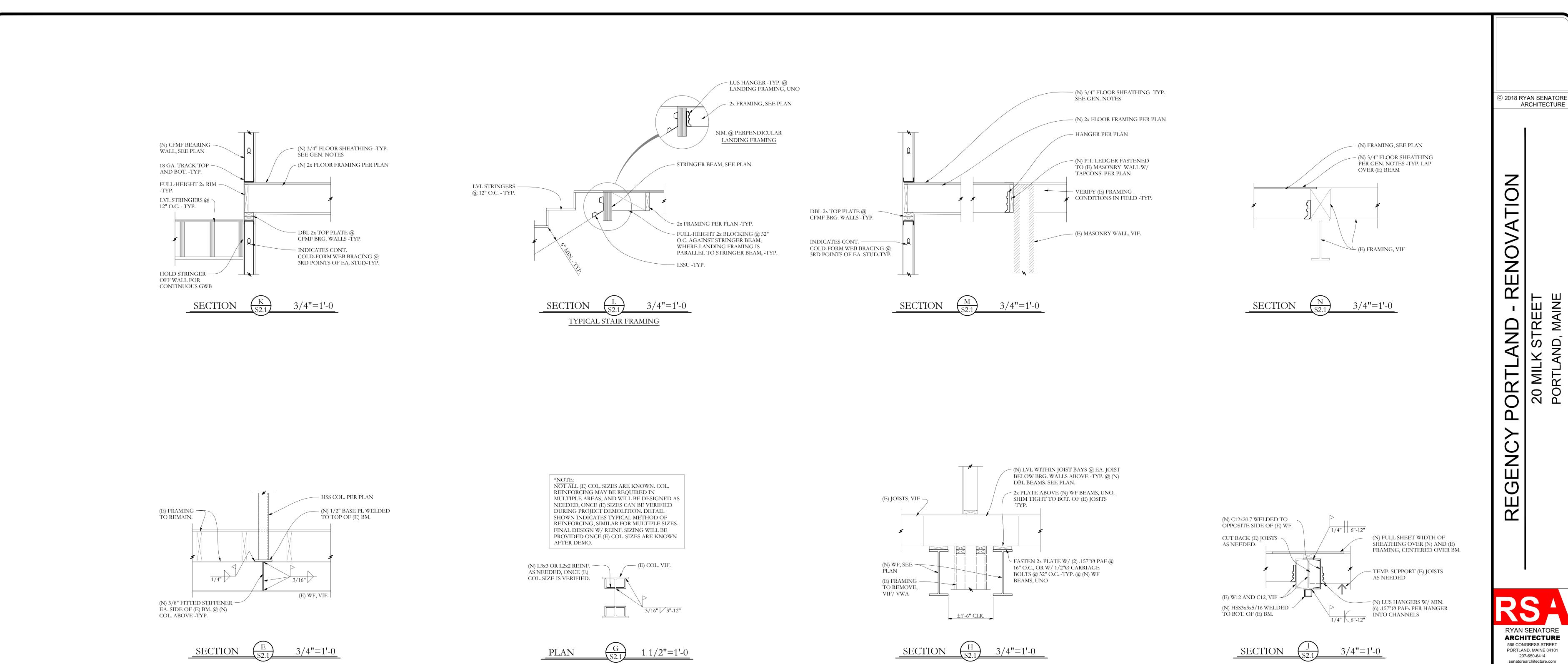
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PROJECT No.	
DRAWN BY:	JMS
CHECKED BY:	ACJ
SCALE:	AS NOTED
SHEET TITLE:	

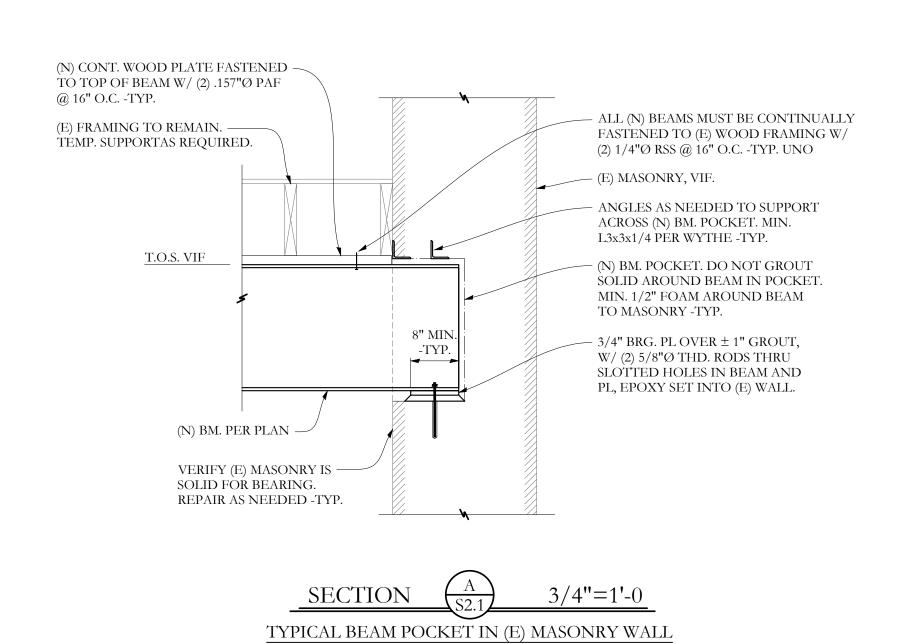


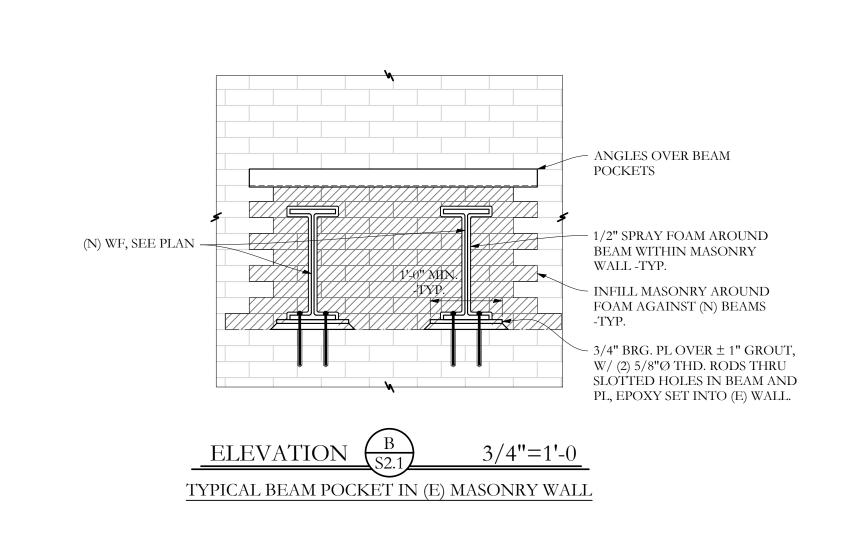


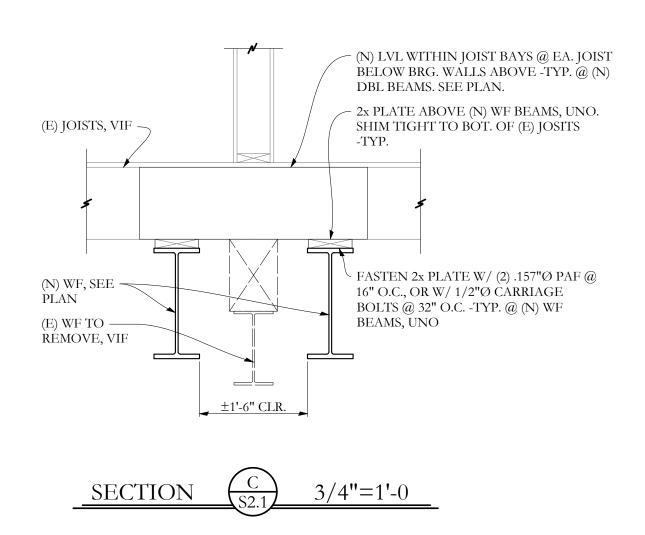
SI # 18-0109

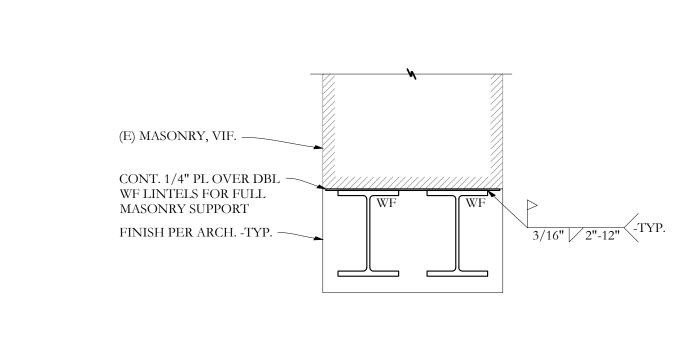


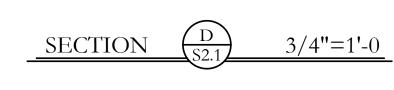




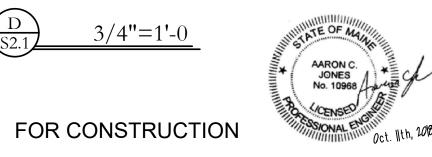








SI # 18-0109



46 Forest Avenue Portland, ME, 04101 p. 207-774-4614 f. 866-793-7835 www.structuralinteg.com BUILD WITH CONFIDENCE © 2018 Aaron C. Jones, PE

SCALE: SHEET TITLE: DETAILS

PROJECT No.

DRAWN BY:

CONSULTANTS:

STRUCTURAL: Structural Integrity, Inc. 46 Forest Ave. PORTLAND, ME 04101 207-774-4614

Reviewed for Code Complian

mitting and Inspections Dep

Approved with Condition

12/07/2018

10/11/2018

AS NOTED



Date Prepared: 11/27/2018

#### Structural Statement of Special Inspections

**Reviewed for Code Compliance** Permitting and Inspections Department **Approved with Conditions** 

12/07/2018

Project: Regency Portland - Renovation

Location:

20 Milk St. Portland, ME

Owner:

Portland Regency, Inc.

This Statement of Special Inspections encompass the following discipline: Structural

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of approved agencies to be retained for conducting these inspections and tests.

The approved agencies shall keep records of all Structural inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Structural Registered Design Professional in Responsible Charge (SRDP). Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Structural Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Structural Registered Design Professional in Responsible Charge at an interval determined by BCO.

A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted to the BCO prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: Upon:	request of the Buildin	g Official	
Prepared by:			TE OF MANUAL
Aaron C. Jones, P.E.			Will Street Street
(type or print name of the Structural Re Professional in Responsible Charge)	gistered Design	<del></del> /	AARON C. JONES No. 10968
Aaron Ch		11/15/2018	CENSE
Signature		Date	Design Professional Seal
			Design Froiessional Seal
Owner's Authorization:	1010	Building Code Office	cial's Acceptance:
Signature	71 /20/1 C Date	Signature	Date

**Date Prepared: 11/15/2018** 

### Structural Statement of Special Inspections



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

12/07/2018

Project: Regency Portland - Renovation

20 Milk St. Portland, ME

Owner:

Location:

This Statement of Special Inspections encompass the following discipline: Structural

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of approved agencies to be retained for conducting these inspections and tests.

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Interim Report Frequency: Upon reque	est of the Building	Official	
Prepared by:			ATE OF MAN
Aaron C. Jones, P.E.			Me Simon
(type or print name of the Structural Register Professional in Responsible Charge)	ered Design	_	AARON C. JONES No. 10968
Signature Signature		11/15/2018 Date	CENSED OF
			Design Professional Seal
Owner's Authorization:		Building Code Official's	Acceptance:
Signature	Date	Signature	Date

**Date Prepared: 11/15/2018** 

List of Agents

### Structural Statement of Special Inspections (Continued)



**Reviewed for Code Compliance** Permitting and Inspections Department **Approved with Conditions** 

Project:	Regency Portland - Renova	tion	12/07/2018
Location:	20 Milk St. Portland, ME		
Owner:			
This Statemen	t of Special Inspections encom	pass the following discipline: Structural	
(Note: Stateme	nt of Special Inspections for a	other disciplines may be included under a s	angrata covar)
		y Assurance Plan includes the following build	
Tills Statement		y Assurance I fan includes the following bunc	mig systems.
	Soils and Foundations Cast-in-Place Concrete Precast Concrete System Masonry Systems Structural Steel		
$\boxtimes$	Wood Construction	☐ Special Cases	
	pection Agencies	Firm	Address, Telephone, e-mail
	nspector (SI 1)		
2. Special I	nspector (SI 2)		
3. Testing A	Agency (TA 1)		
4. Testing A	Agency (TA 2)		
5. Other (O	1)		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and <u>not</u> by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Project: Regency Portland - Renovation Date Prepared: 11/15/2018



### Structural Statement of Special Inspections (Continued)

**Reviewed for Code Compliance** Permitting and Inspections Department **Approved with Conditions** 

### Final Report of Special Inspections

Note that all Agent's Final	Reports must be rec	ceived prior to iss	suance.	12/07/2018
Project: Regency Po	ortland - Renovation			
Location: 20 Milk St.	Portland, ME			
Owner:				
Owner's Address:				
Architect of Record:	Ryan Senatore		Ryan Ser	natore Architecture
	(name)		(firm)	
Structural Registered Des		A C. I	_	Company of Index sides
Professional in Responsit	ble Charge.	Aaron C. Jones (name)	8	Structural Integrity (firm)
		(name)		(jum)
	spections submitted			d for this project, and itemized in Il discovered discrepancies have
Interim reports submitted preport.	orior to this final repo	ort form a basis f	or and are to be consid	dered an integral part of this final
Respectfully submitted,				
(Type or print name)				
(Firm Name)				
Signature			Date	
				Licensed Professional Seal

**Date Prepared: 11/15/2018** 

Project:



### Structural Statement of Special Inspections (Continued)

Regency Portland - Renovation

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

12/07/2018

### Special Inspector's/Agent's Final Report

Agent:			
•	(name)	(firm)	
Designation:			
designated for this Insp	mation, knowledge and beli ector/Agent in the Statement repancies have been reporte	nt of Special Inspections submitted	sting required for this project, and d for permit, have been performed
Interim reports submitte report.	ed prior to this final report fo	rm a basis for and are to be cons	idered an integral part of this final
Respectfully submitted Special Inspector or A			
(Type or print name)			
Signature		Date	Licensed Professional Seal or
			Certification Number

Date Prepared: 11/15/2018

#### Structural Schedule of Special Inspections

**Qualifications of Inspectors and Testing Technicians** 



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The qualifications of all personnel performing Special Inspection and testing activities are subject to the appropriate 18 Building Official. The credentials of all Inspectors and testing technicians shall be provided to the Special Inspector for NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM their records. STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.

#### **Key for Minimum Qualifications of Inspection Agents:**

When the Registered Design Professional in Responsible Charge or Special Inspector of Record deems it appropriate that the individual performing a stipulated test or inspection have a specific certification, license or experience as indicated below, such requirement shall be listed below and shall be clearly identified within the schedule under the Agent Qualification Designation.

PE/SE Structural Engineer – a licensed SE or PE specializing in the design of building structures PE/GE Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations EIT Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering

examination

#### **Experienced Testing Technician**

Experienced Testing Technician - An Experienced Testing Technician with a minimum 5 years **ETT** 

experience with the stipulated test or inspection

#### **American Concrete Institute (ACI) Certification**

ACI-CFTT Concrete Field Testing Technician - Grade 1 **ACI-CCI** Concrete Construction Inspector

Laboratory Testing Technician - Grade 1&2 **ACI-LTT** 

Strength Testing Technician **ACI-STT** 

#### **American Welding Society (AWS) Certification**

AWS-CWI Certified Welding Inspector Certified Structural Steel Inspector AWS/AISC-SSI

#### American Society of Non-Destructive Testing (ASNT) Certification

**ASNT** Non-Destructive Testing Technician - Level II or III.

#### International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

#### National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician - Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV

**NICET-GET** Geotechnical Engineering Technician - Levels I, II, III & IV

Other			

Project: Regency Portland - Renovation Date Prepared: 11/15/2018



VERIFICATION AND INSPECTION  IBC Section 1705.2  AISC 360-16 SPECIFICATIONS AND CODES Chapter N	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	Permi <b>kusa</b> nd Ins QUALARISATION <sub>V</sub> 12/07	pect <b>idasi</b> bepa /i <b>0PMBlaffi5D</b> s <mark>7/2018</mark>
Material verification of high-strength bolts, nuts and washers:						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	Applicable ASTM material specifications; AISC 335, Section A3.4; AISC LRFD, Section A3.3		PE/SE or EIT	
b. Manufacturer's certificate of compliance required.	Y	S			PE/SE or EIT	
Prior to bolting, the following inspection tasks and verifications ll be carried out:						
a. Verify the manufacturer's certifications for the fastener materials, the fasteners are marked in accordance with ASTM requirements, and that the correct fasteners are selected for the joint details.	Y	S	Applicable ASTM material specifications; AISC 335, Section A3.4; AISC LRFD, Section A3.3			
b. Verify that the correct bolting procedure is used for the joint detail.	Y	Р				
c. Examine the preparation of holes and faying surfaces.	Y	Р				
d. Verify that bolts, nuts, washers, etc. are kept in protected storage.	Y	S				
nspection of high-strength bolting						
a. Bearing-type connections.	Y	P	AISC LRFD Section M2.5 IBC Sect 1704.3.3		AWS/AISC-SSI	
Material verification of structural steel (IBC Sect 1705.2):						
<ul> <li>a. Identification markings to conform to ASTM standards specified in the approved construction documents.</li> </ul>	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4		PE/SE or EIT	
b. Manufacturers' certified mill test reports.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4		PE/SE or EIT	
Material verification of weld filler materials:						
a. Identification markings to conform to AWS specification in the approved construction documents.	Y	S	AISC, ASD, Section A3.6; AISC LRFD, Section A3.5		PE/SE or EIT	
b. Manufacturer's certificate of compliance required.	Y	S			PE/SE or EIT	
Submit current AWS D1.1 welder certificate for all field welders o will be welding on this project.  Inspection of weld preparation:	Y	S	AWS D1.1		PE/SE or EIT	
Observe joint preparations, dimensions, cleanliness, tacking, and backing type and fit for groove welds	Y	P			PE/SE or EIT	
<ul> <li>Verify the proper configuration and finish of access holes.</li> </ul>	Y	P			PE/SE or EIT	

### Project: Regency Portland - Renovation Date Prepared: 11/15/2018

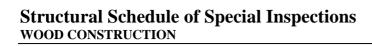


8. Inspection of structural steel welding (IBC 1704.3.1):				Reviewed for Gode Compliance
<ul> <li>a. Verify that the environmental conditions (wind speed, precipitation, and temperature) are within the allowable limits.</li> </ul>	Y	P		Permitting and Inspections Department Approved with Conditions
e. Single-pass fillet welds< 5/16"	Y	P	AWS D1.1	AWS-¶\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
g. No welding is done over cracked tack welds.	Y	P		
9. Inspection after welding:				
a. Verify that welds are properly cleaned.	Y	P		PE/SE or EIT
b. Verify size, length, and location of the welds.	Y	P		PE/SE or EIT
<ul> <li>c. Verify that the welds meet visual acceptance criteria (crack prohibition, weld/base metal fusion, crater cross section, weld profile, weld size, undercut, porosity).</li> </ul>	Y	P		PE/SE or EIT
d. Locate and examine any arc strikes.	Y	P		PE/SE or EIT
e. Visually inspect the <i>k</i> -area for cracks within 3" (75 mm) of welds of doubler plates, continuity plates, or stiffeners performed in the <i>k</i> -area.	Y	P		PE/SE or EIT
f. After rolled heavy shapes and built-up heavy shapes are welded, visually inspect the weld access hole for cracks.	Y	P		PE/SE or EIT
g. Verify that backing and weld tabs are removed.	Y	P		PE/SE or EIT
10. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:				
a. Details such as bracing and stiffening.	Y	P		PE/SE or EIT
b. Member locations.	Y	P	<b>1</b>	PE/SE or EIT
c. Application of joint details at each connection.	Y	P	7	PE/SE or EIT

## Structural Schedule of Special Inspection Services FABRICATION AND IMPLEMENTATION PROCEDURES – STRUCTURAL STEEL

VERIFICATION AND INSPECTION  IBC Section 1705.2.1	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
Fabrications Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.  -OR-  2. AISC Certification	Y	S	Fabricator shall submit one of the two qualifications		PE/SE or EIT	
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.	Y	S	IBC 1704.2.2		PE/SE or EIT	

Project: Regency Portland - Renovation Date Prepared: 11/15/2018





**Reviewed for Code Compliance** Permitting and Inspections Department

\_ Approved with Conditions

						Approved with Col	iuitio
VERIFICATION AND INSPECTION	Y/N	EXTENT:	COMMENTS	<b>AGENT</b>	AGENT	TASK	
		CONTINUOUS,			QUALIFICATION	cpMr(0=7=/b2()	18
IBC Section 1705.5		PERIODIC,				12/01/20	. •
		SUBMITTAL,					
		OR NONE					
2. Load Tests for Joist Hangers: Provide evidence of							
manufacturer's load test in accordance with ASTM D1761			IBC 1715				
including the vertical load bearing capacity, torsional	Y	S	[submit ICBO		PE/SE or EIT		
moment capacity, and deflection characteristics when there			reports]				
is no calculated procedure recognized by the code		1					

**Date Prepared: 11/15/2018** 



### Quality Assurance Plan – Seismic and Wind - N/A

Reviewed for Code Compliance

Permitting and Inspections Department

Approved with Conditions

QUALITY ASSURANCE FOR SEISMIC RESISTANCE CHECK LIST [IBC 1705.12] 12/07/2018

FOR SEIS	MIC DES	SIGN CATEGORY C	OR HIGHER:		
uctural:					
		resisting systems			
		ames and associated con	_		
		Frames and associated co		_	
		CMU Concrete		☐ Diaphragms: ☐ Floor ☐ Roof	
Other	r:				
<b>UALIT</b>	Y ASS	<b>URANCE FOI</b>	R WIND RESIS	STANCE CHECK LIST [IBC 1705.	11]
		re Category	N/A		
* * * * * * * * * * * * * * * * * * * *		20 0000801	1012		
	<u> </u>	1			
	NOT APPLICABLE				
NOT REQUIRED	₽ B		0.77.1.7.7.77.1.0		
	[C			SURANCE PLAN REQUIREMENTS	
	T		(A Quality Assura	nce Plan is required where indicated below)	
NOT REQ	NOT				
Z <b>H</b>	2 4				
п п	$\boxtimes$			the 3-second-gust basic wind speed is 120 mi	les per hour
		(mph) (52.8 m/sec	or greater.	1 4 2 1 11 11	110 1
	$\boxtimes$	(49 <i>m/sec</i> ) or great	Categories C and D,	, where the 3-second-gust basic wind speed is	s 110 mpn
		(49 m/sec) of great	ICI.		
repared b	ov:			Building Code Official's Acceptance:	
	. , .			= manage code criteria s ricceptance.	
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/farco	~ (	ha	11/15/2018		
ignature	/		Date	Signature	Date
0					

Date Prepared: 11/15/2018

### Contractor's Statement of Responsibility



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

12/07/2018

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Project: Regency Portland - Renovation
Contractor's Name:
Address:
License No.:
Description of designated building systems and components included in the Statement of Responsibility
Contractor's Acknowledgment of Special Requirements
I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan.
I hereby acknowledge that quality control will be exercised to obtain conformance with the construction documents approved by the Building Official.
Signature Date



#### Portland, Maine



Yes. Life's good here. Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

12/07/2018

#### Permitting and Inspections Department Michael A. Russell, MS, Director

## Certificate of Accessible Building Compliance

Project Name: The Regency Renovation	Project Address: 20 Milk Street
Project Name:	Project Address:
Classification: Title II (State/Local Government	Title III (Public Accommodation/Commercial Facility)
<ul><li>New Building</li><li>Americans with Disabilities Act (ADA)</li><li>Maine Human Rights Act (MHRA)</li></ul>	
☐ Barrier Free Certification (\$75,000+ scope of State Fire Marshal Plan Review Approval	of work)
Alteration/Addition     Existing Building Completion date:	
☐ Original Building: ☐ Addition(s)/Alteration(s):	
Americans with Disabilities Act (ADA)  Path of Travel  Yes  No  Maine Human Rights Act (MHRA)	
<ul><li>□ Exceeds 75% of existing building replaceme</li><li>□ Barrier Free Certification (\$75,000+ scope of State Fire Marshal Plan Review Approval</li></ul>	
Occupancy Change/Existing Facility  New Ownership – Readily Achievable Barrier Re	moval:
Residential  Americans with Disabilities Act (ADA)	
Fair Housing Act (4+ units, first occupancy)	
<ul> <li>Maine Human Rights Act (MHRA)</li> <li>□ Covered Multifamily Dwelling (4+ units)</li> <li>□ Public Housing (20+ units)</li> <li>□ Uniform Federal Accessibility Standards (UFAS)</li> <li>□ None, explain:</li> </ul>	
Contact Information:	
Design Professional	Owner:
Signature (This is a legal document and your electronic signature is considered a legal signature per Maine state law.)	Signature (This is a legal document and your electronic signature is considered a legal signature per Maine state law.)
Name: Ryan Senatore	Michael Ciancetto
Address: 500 Congress St	Name: Michael Ciancette
	Address: 20 Milk Street
Portland, Maine 04101	
Portland, Maine 04101 Phone: 207-747-5159	Portland, Maine 04101  Phone: (207) 774-4200

389 Congress Street/Portland, Maine 04101/ http://portlandmaine.gov/tel: (207) 874-8703/fax: (207) 874-8716





#### STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY OFFICE OF STATE FIRE MARSHAL 45 COMMERCE DR STE 1 AUGUSTA, ME 04333-0001



**Reviewed for Code Compliance** Permitting and Inspections Department **Approved with Conditions** 

12/07/2018

#### **Barrier Free Permit**

No. 25769

In accordance with the provisions of M.S.R.A. Title 25, Section 2448-A and Title 5, Section 4594-F, the project listed below has been review for compliance with MHRA and ADA. This plan has NOT been reviewed by the State Fire Marshal's office for compliance with M.R.S.A. Title 25, Section 2452. No departure from application form/pans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

#### Each permit issued shall be displayed at the site of construction.

**Building:** 

THE REGENCY HOTEL - RENOVATION

Location:

20 MILK ST, PORTLAND, ME 04101-4128

Owner:

THE REGENCY

Owner Address:

20 MILK ST, PORTLAND, ME 04101-4128

Occupancy Type: Hotel/Dormitories

Secondary Use:

Use Layout: Single Use Supervised Sprinkler System Monitored Fire Alarm System

Reviewed for Barrier Free Compliance Only

Construction Mode: Renovation Unprotected Ordinary: Type III (200)

Final Number of Stories: 5

Permit Date:

10/10/2018

**Expiration Date:** 

04/09/2019

COMMISSIONER OF PUBLIC SAFETY

John E Morus