

PORTLAND REGENCY - HOTEL RENOVATION

20 MILK STREET
PORTLAND, MAINE

CONSTRUCTION DRAWINGS

OCTOBER 15, 2018

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AD1-2	SECOND FLOOR DEMOLITION PLAN
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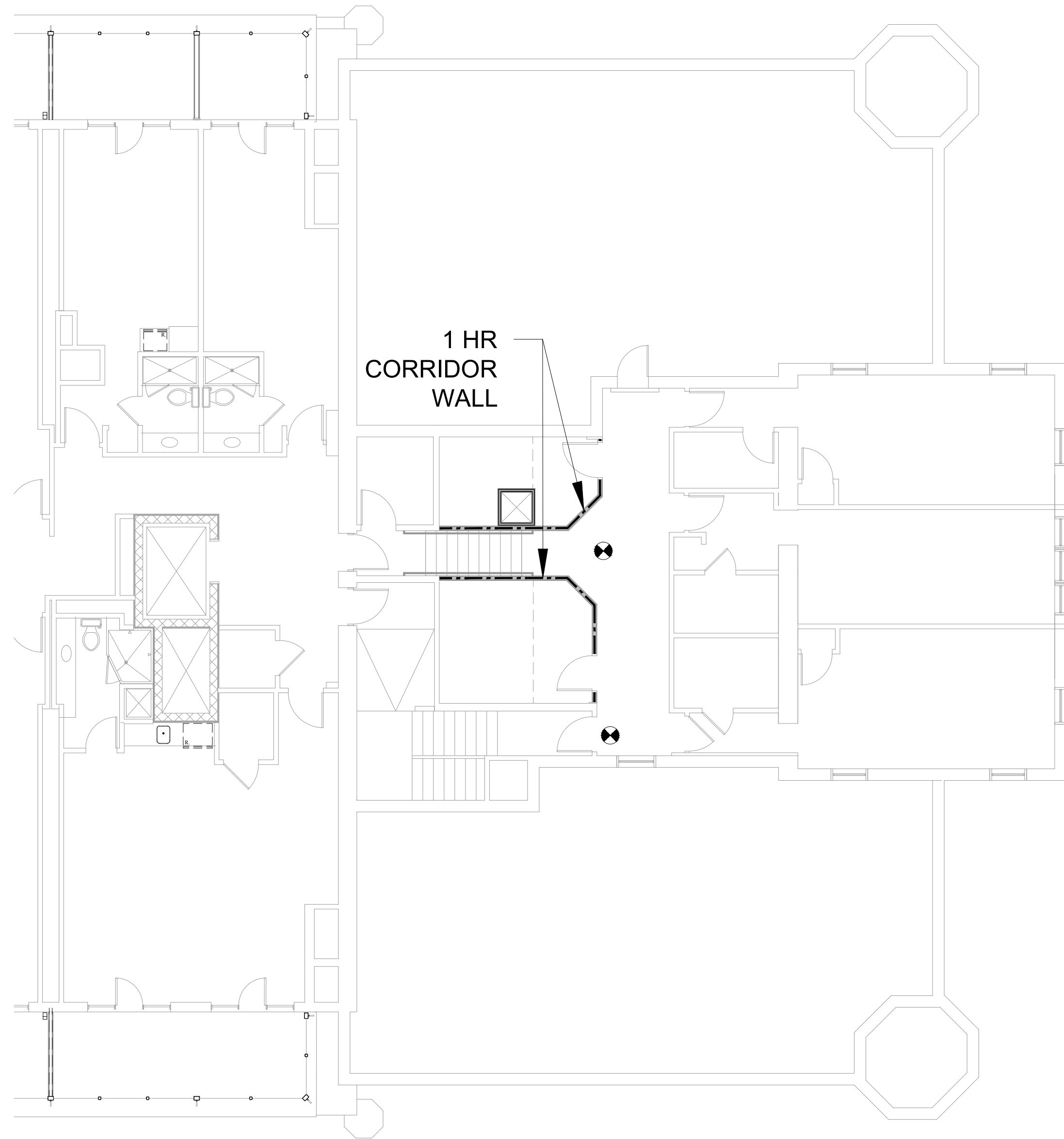


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12/07/2018

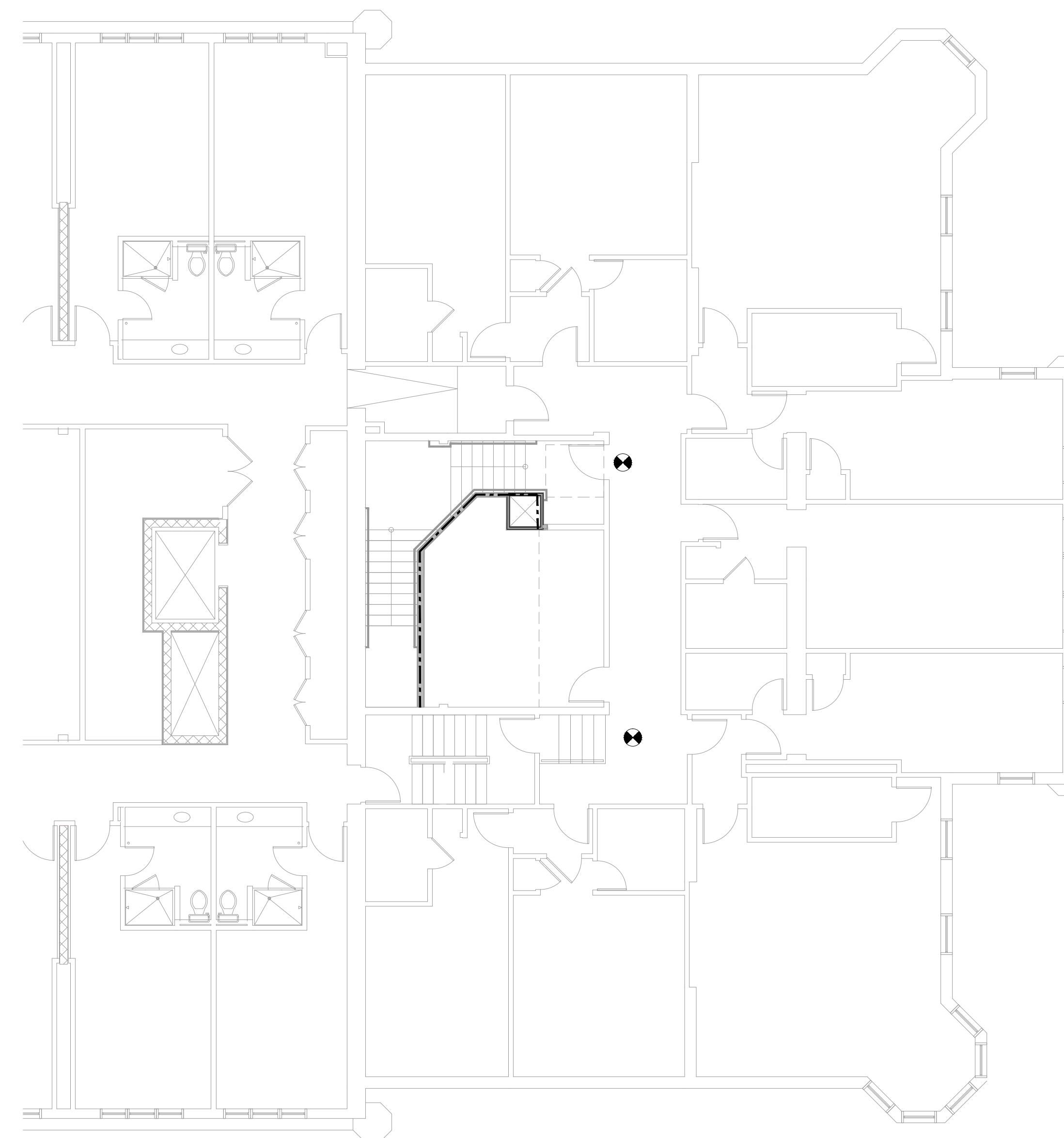
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RYAN SENATORE **ARCHITECTURE**

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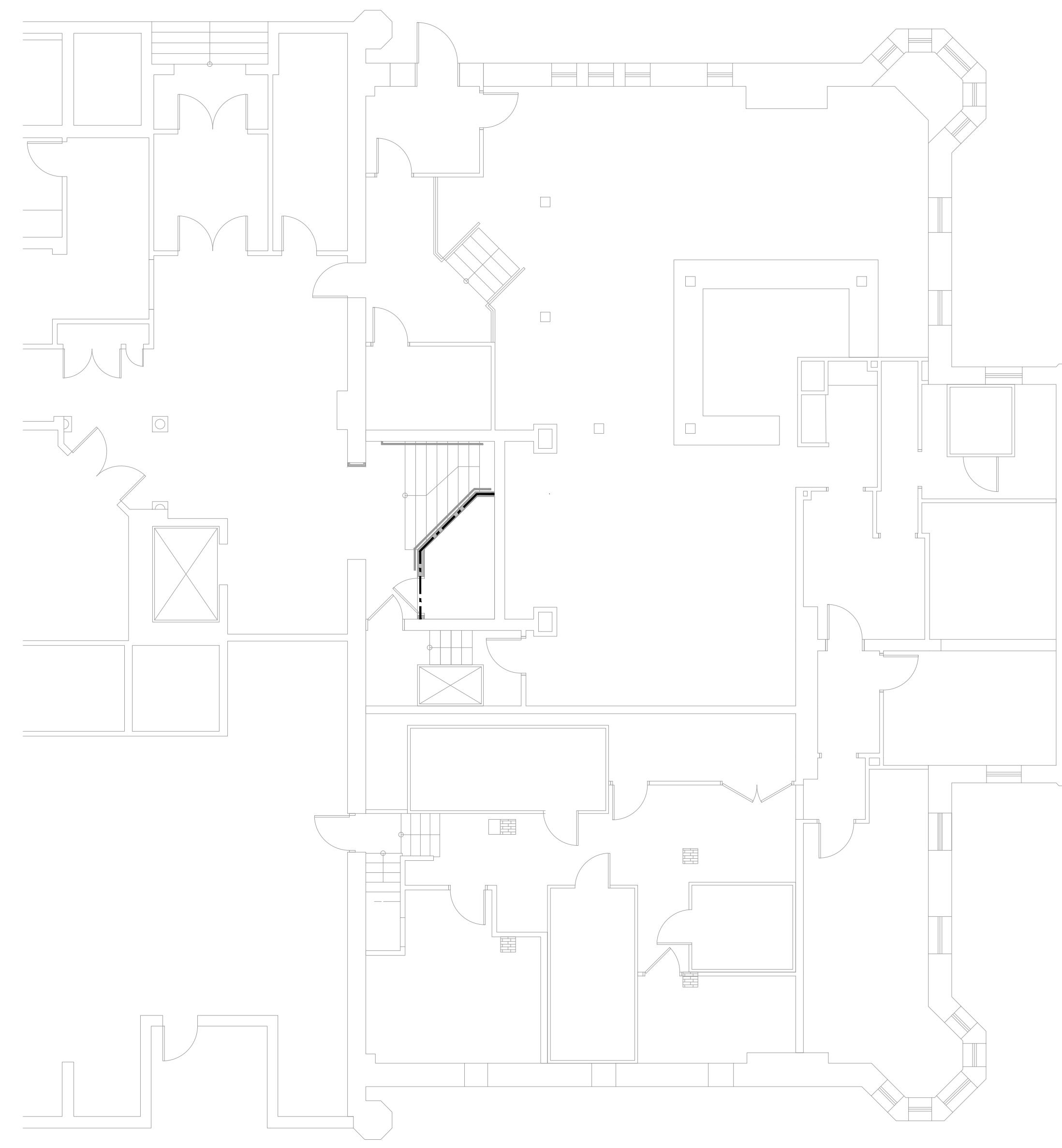
4 FOURTH FLOOR CODE REVIEW PLAN
1/16" = 1'-0"



3 THIRD FLOOR CODE REVIEW PLAN
1/16" = 1'-0"



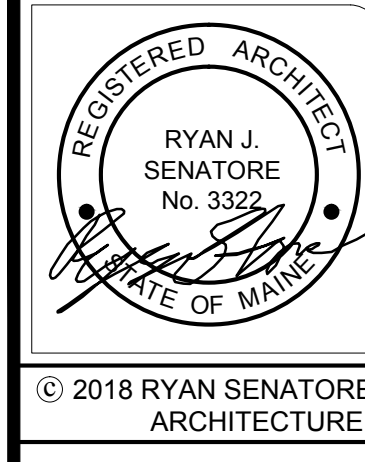
2 SECOND FLOOR CODE REVIEW PLAN
1/16" = 1'-0"



1 FIRST FLOOR CODE REVIEW PLAN
1/16" = 1'-0"

CODE REVIEW LEGEND

	2 HOUR SEPARATION
	1 HOUR SEPARATION
	EXIT SIGN
	FIRE EXTINGUISHER



REGENCY PORTLAND - RENOVATION
20 MILK STREET
PORTLAND, MAINE



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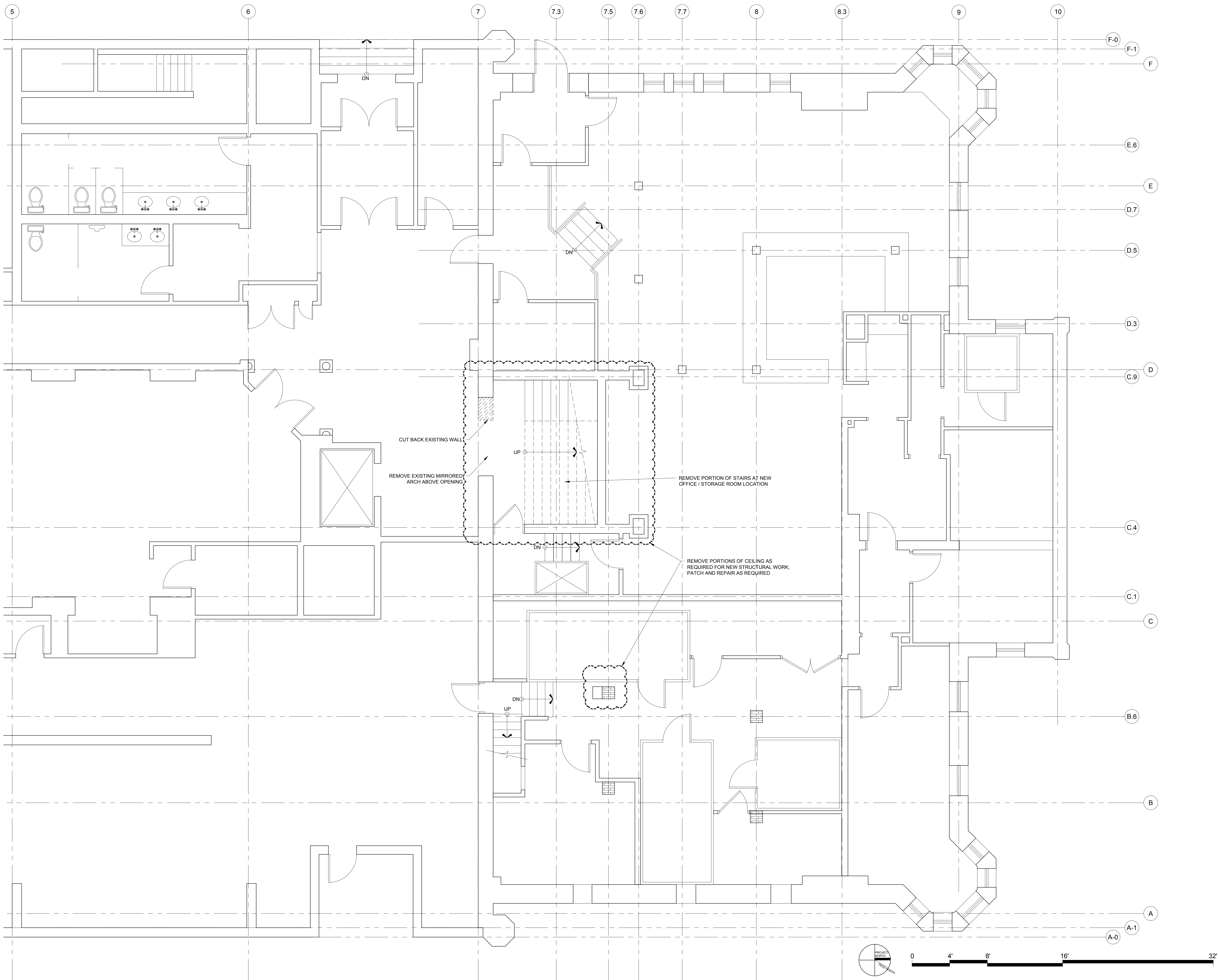
REVISIONS

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

SHEET TITLE:
CODE REVIEW PLANS

G1-0



DEMO LEGEND	
[R-F]	REMOVE FLOORING
[R-C]	REMOVE CEILING
[Solid Line]	EXISTING WALL
[Hatched Area]	WALLS TO BE REMOVED

- DEMO NOTES**
- 1.) ALL HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - 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.) REMOVE ALL UNUSED PLUMBING, ELECTRICAL, AND MECHANICAL ELEMENTS THAT ARE NOT PROPOSED TO BE REUSED
 - 4.) AT LOCATIONS OF FLOORING INDICATED TO BE REMOVED REMOVE ALL LAYERS OF FINISHED FLOORING UNDERLAYMENT AND ADHESIVES DOWN TO SLAB OR SHEATHING
 - 5.) AT LOCATIONS OF CEILINGS INDICATED TO BE REMOVED REMOVE ALL CEILINGS, TILES, GRIDS, AND STRAPPING TO JOISTS OR FRAMING AS WELL AS ANY IN CEILING ELEMENTS NOT SCHEDULED TO BE REUSED
 - 6.) RELOCATE AND REINSTALL ANY AND ALL FUNCTIONING MECHANICAL, ELECTRICAL, AND PLUMBING ELEMENTS LOCATED IN WALLS, FLOORS AND CEILINGS INDICATED TO BE REMOVED
 - 7.) REMOVE ALL WALL COVERINGS ON WALLS INDICATED TO BE REMOVED, REPAINTED OR RE COVERED
 - 8.) PATCH AND REPAIR ALL WALLS CEILINGS AND FLOORS AT 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, PRIOR TO WORK.

1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



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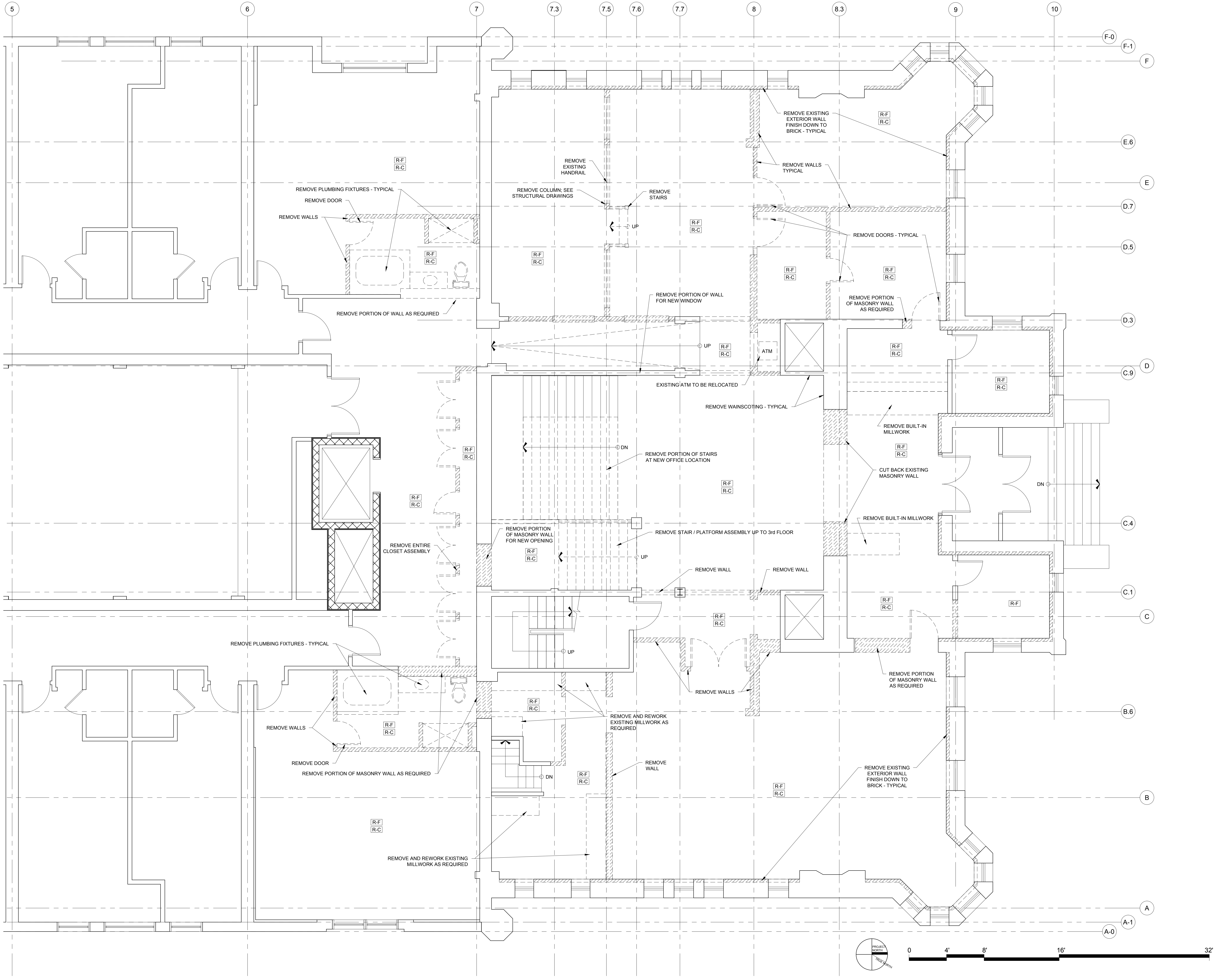


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SHEET TITLE:
FIRST FLOOR
DEMOLITION
PLAN

AD1-1

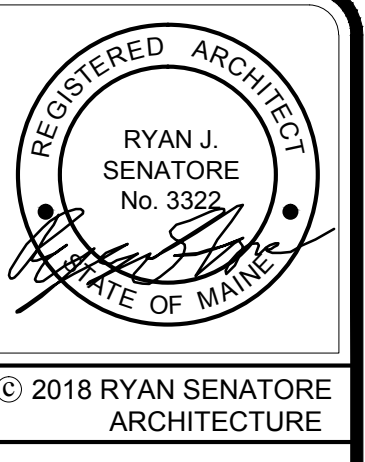


DEMO LEGEND

[R.F.]	REMOVE FLOORING
[R.C.]	REMOVE CEILING
[Hatched Box]	EXISTING WALL
[Diagonal Hatched Box]	WALLS TO BE REMOVED

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 - 4.) AT LOCATIONS OF FLOORING INDICATED TO BE REMOVED REMOVE ALL LAYERS OF FINISHED FLOORING UNDERLAYMENT AND ADHESIVES DOWN TO SLAB OR SHEATHING
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1 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"



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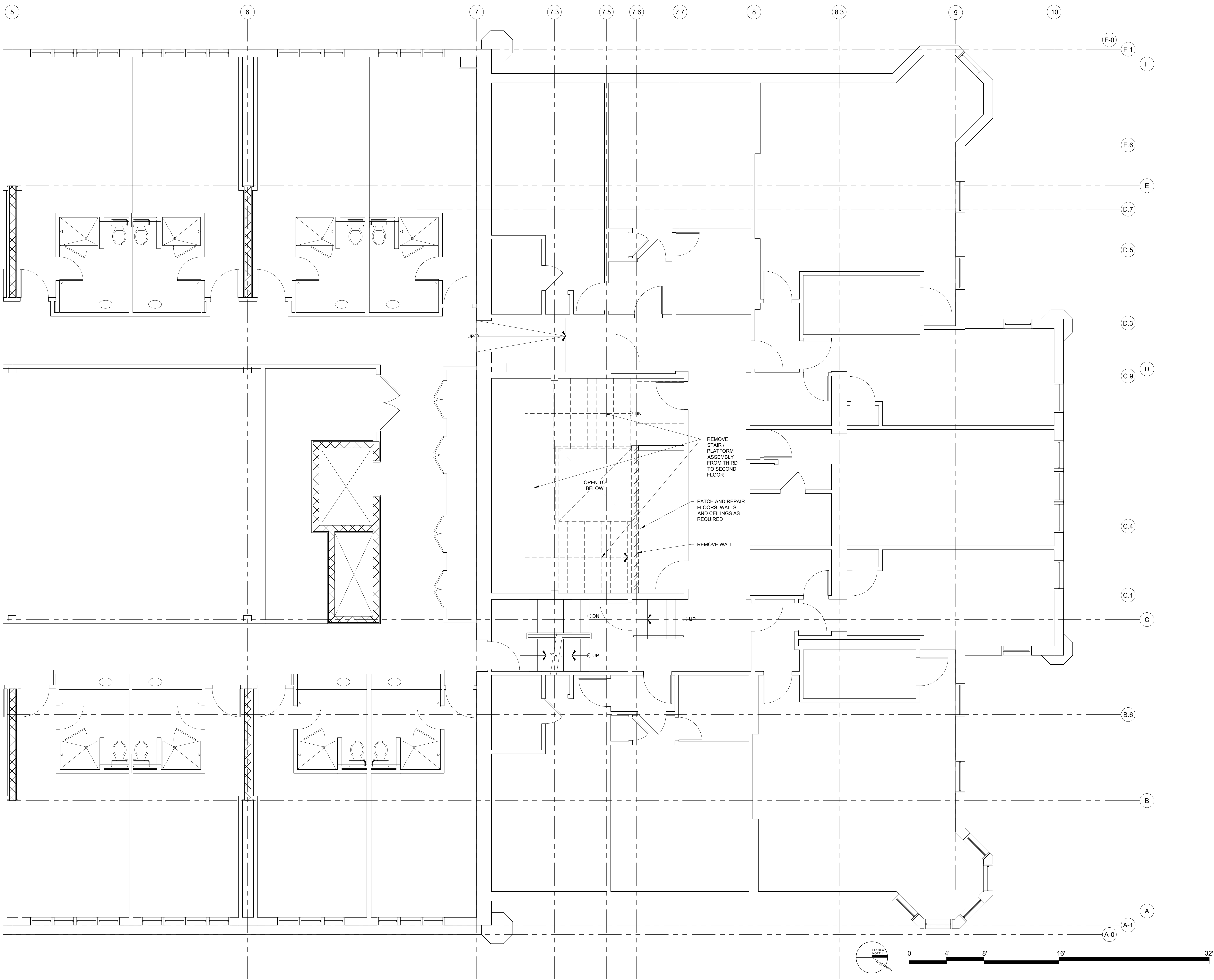


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SHEET TITLE:
SECOND FLOOR
DEMOLITION
PLAN

AD1-2



DEMO LEGEND	
[Symbol]	R-F REMOVE FLOORING
[Symbol]	R-C REMOVE CEILING
[Symbol]	EXISTING WALL
[Symbol]	WALLS TO BE REMOVED

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1 THIRD FLOOR DEMOLITION PLAN
1/8" = 1'-0"



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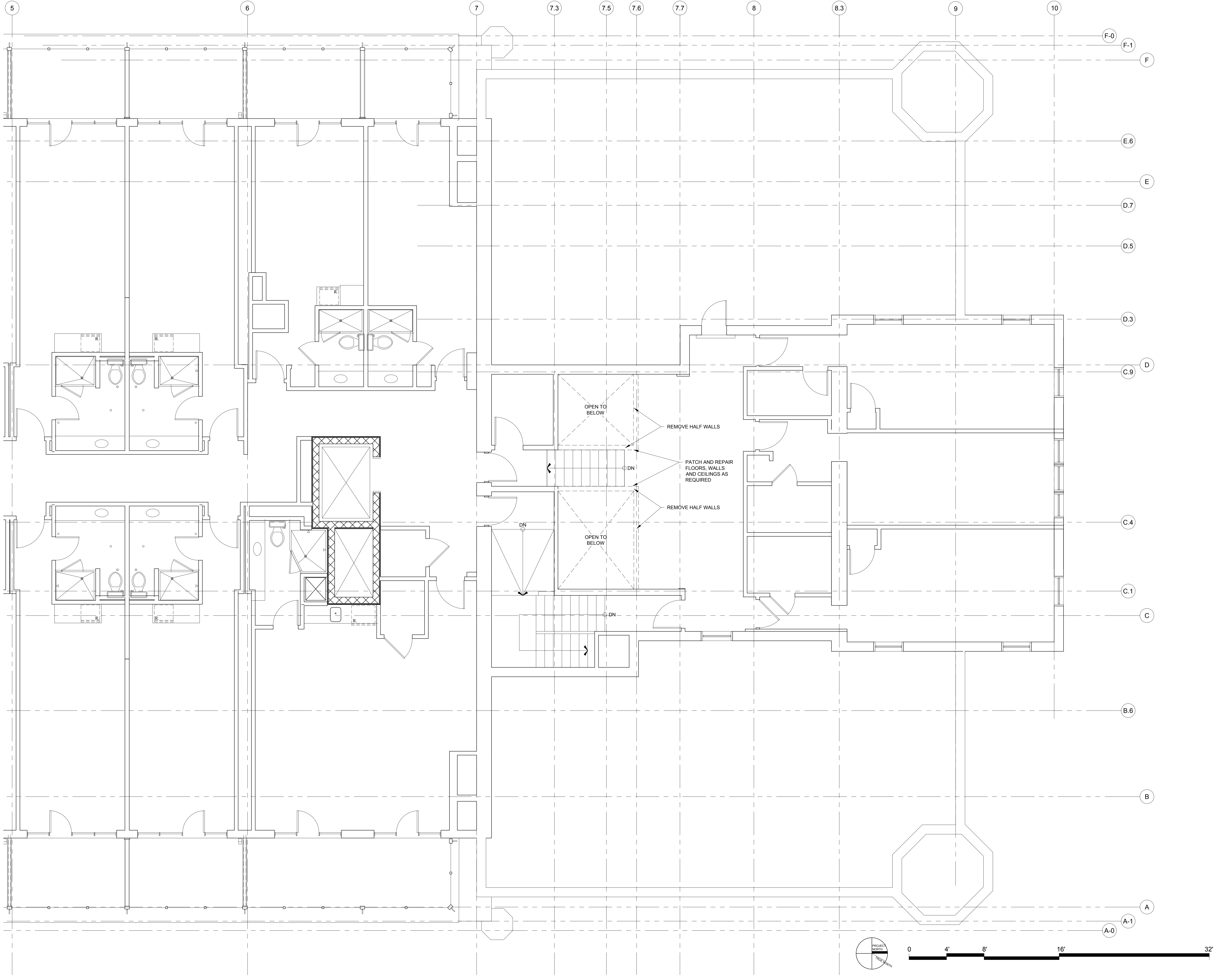


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SHEET TITLE:
THIRD FLOOR
DEMOLITION
PLAN

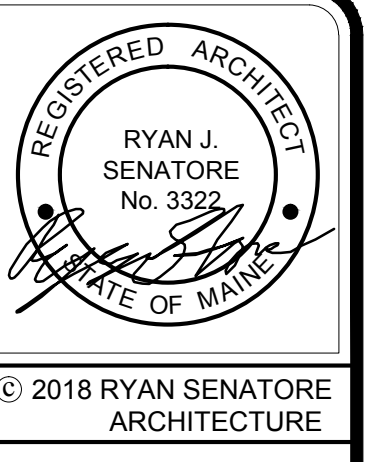
AD1-3



DEMO LEGEND

	REMOVE FLOORING
	REMOVE CEILING
	EXISTING WALL
	WALLS TO BE REMOVED

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REVISIONS

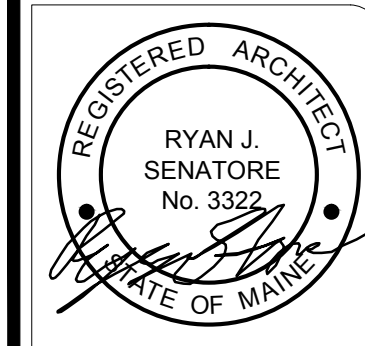
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SHEET TITLE:
FOURTH FLOOR DEMOLITION PLAN

AD1-4

1 FOURTH FLOOR DEMOLITION PLAN
 1/4" = 1'-0"



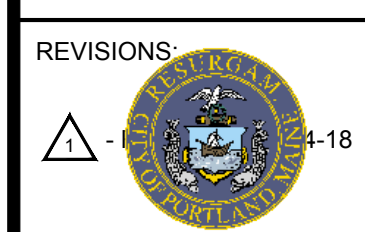
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SHEET TITLE:
WALL AND FLOOR ASSEMBLIES

A0-1

GRAPHIC DEPICTION		DESCRIPTION			
		- LAYER OF TYPE 'X' 5/8" GWB - 2-1/2" C-H STUDS 25 GAUGE 24" O.C. - ADD STABILIZER CLIPS AT EACH FLOOR LEVEL AS REQUIRED - 1-1/2" ACOUSTICAL FIRE BATT INSULATION - 1" GYPSUM LINER PANEL (SHAFT SIDE)			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
1C	1 HR	U415	39	N/A	

GRAPHIC DEPICTION		DESCRIPTION			
		- EXISTING BRICK WALL - 1" AIR GAP - 2 1/2" LIGHT GAUGE METAL STUDS AT 24" O.C. - 2" CLOSED CELL SPRAY FOAM INSULATION - INTUMESCENT PAINT - 1/2" PLYWOOD - FINISHED WOOD PANELS (SEE INTERIOR DESIGN DRAWINGS)			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NC	N/A	N/A		N/A	

GRAPHIC DEPICTION		DESCRIPTION			
		- FINISH FLOOR - SUB FLOOR SYSTEM - 3/4" PLYWOOD SUB FLOOR - 2x WOOD FLOOR STRUCTURE - FILL CAVITY WITH SOUND BATT INSULATION - GALVANIZED STEEL HANGER WIRE ATTACHED TO FRAMING - STEEL FRAMING MEMBERS, MAIN RUNNERS - 15/16" WIDE FACE 48" O.C. - CROSS CHANNELS 24" O.C. - (1) LAYER OF 5/8" TYPE 'X' GWB			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
F2	1HR	L525	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION			
		- LAYER OF TYPE 'X' 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 16" O.C. - 6" MINERAL WOOL / SOUND ATTENUATION FIRE BATT INSULATION - LAYER OF TYPE 'X' 5/8" GWB			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
1B	1 HR	V450	50-54	N/A	

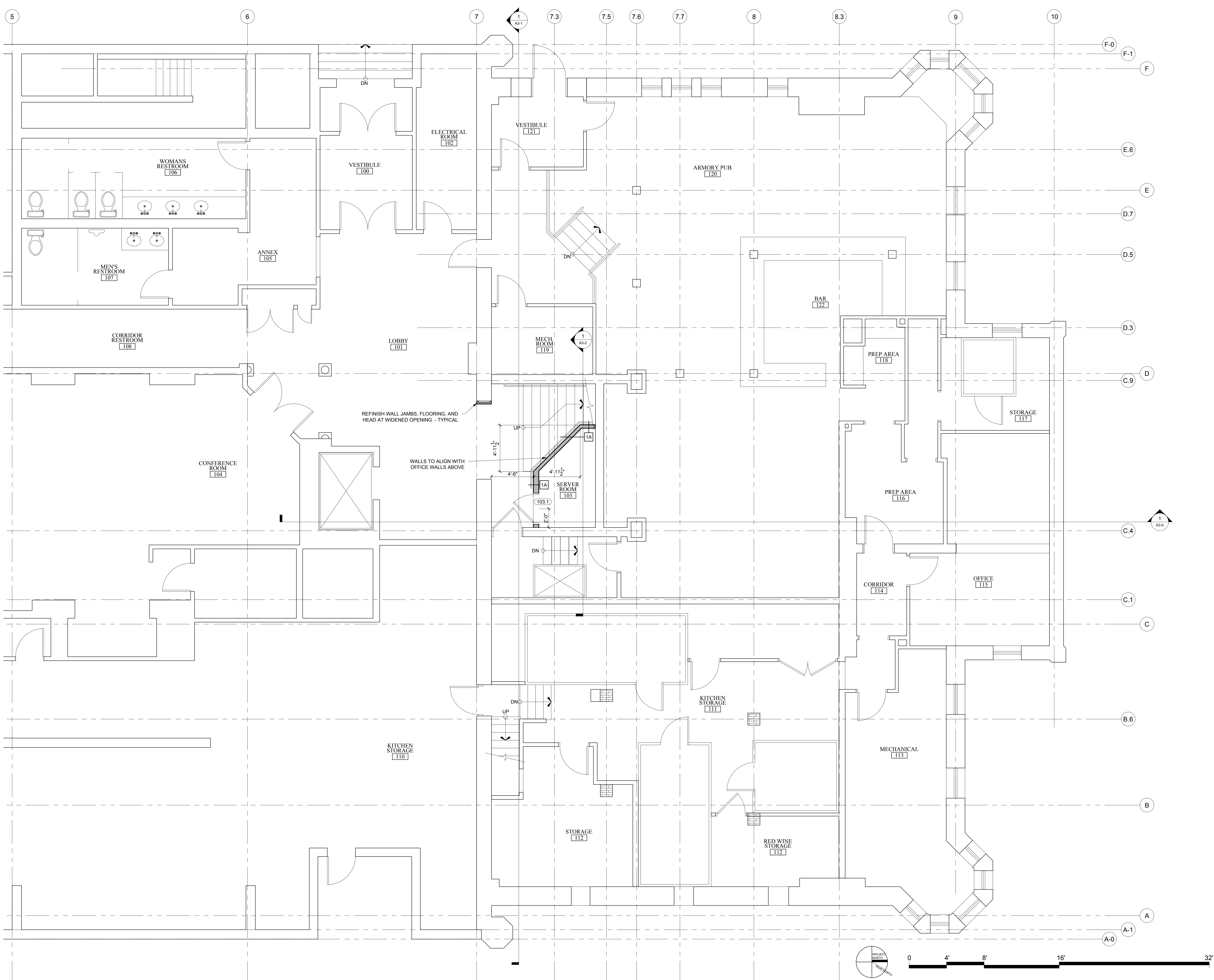
GRAPHIC DEPICTION		DESCRIPTION			
		- LAYER OF 5/8" GWB - 3 5/8" LIGHT GAUGE METAL STUDS AT 24" O.C. - 3 1/2" SOUND BATT INSULATION - FURR-OUT TO MATCH EXISTING WALL THICKNESS - LAYER OF 5/8" GWB			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NB	N/A	N/A		N/A	

GRAPHIC DEPICTION		DESCRIPTION			
		- FINISH FLOOR PER SCHEDULE - SUB FLOOR SYSTEM - 3/4" PLYWOOD SUB FLOOR - 2x WOOD FLOOR STRUCTURE - FILL CAVITY WITH SOUND BATT INSULATION - GALVANIZED STEEL HANGER WIRE ATTACHED TO FRAMING - ACOUSTICAL CEILING TILE MAIN RUNNER SUPPORT SYSTEM AND CROSS MEMBERS - ACOUSTICAL CEILING TILE			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
F1	1HR	L210	N/A	N/A	

GRAPHIC DEPICTION		DESCRIPTION			
		- LAYER OF TYPE 'X' 5/8" GWB - 3-5/8" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3-1/2" MINERAL WOOL / SOUND ATTENUATION FIRE BATT INSULATION - LAYER OF TYPE 'X' 5/8" GWB			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
1A	1 HR	V450	50-54	N/A	

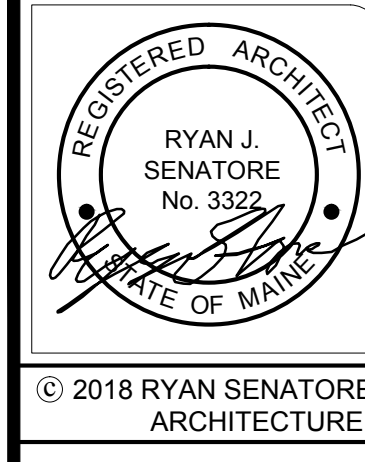
GRAPHIC DEPICTION		DESCRIPTION			
		- LAYER OF 5/8" GWB - 3 5/8" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB			
TYPE	FIRE RATING	UL NUMBER	STC RATING	IIC RATING	
NA	N/A	N/A		N/A	

- WALL TYPE NOTES**
- REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING
 - FIRE RATED WALLS TO EXTEND UP TO DECKING ABOVE THROUGH THE FLOOR / CEILING ASSEMBLY.
 - AT INTERIOR WALLS OF UNITS, FIRE RATED CEILING GWB MEMBRANE TO RUN CONTINUOUSLY OVER TOP OF WALLS, WHERE INTERIOR UNIT WALLS INTERSECT FIRE WALLS THE FIREWALL GWB WALL MEMBRANE TO RUN CONTINUOUSLY PAST THE INTERIOR UNIT WALL.
 - INSTALL WATER RESISTANT GYPSUM WALLBOARD IN ALL RESTROOMS AND TOILET ROOM WALLS AND CEILINGS, AND AT ANY WALL WITH PLUMBING FIXTURES
 - PROVIDE 1" GWB BEHIND ALL TUBS AND SHOWERS AT EXTERIOR WALLS AND FIRE RATED ASSEMBLIES. PROVIDE ADDITIONAL LAYER OF GWB TO COVER TUB AND SHOWER FLANGE. EXTEND ADDED LAYER ALONG ADJACENT WALLS AND ADJUST DOOR JAMB WIDTHS AS REQUIRED.
 - WHEN TWO ADJACENT WALL TYPES HAVE DIFFERING NUMBERS OF LAYERS OF GWB, THE FINISHED FACE OF GWB MUST FORM ONE CONTINUOUS PLANE. ADJUST STUD PLANE LOCATION AS REQUIRED TO ACHIEVE THE CONTINUOUS PLANE.
 - HOLD BOTTOM OF GWB UP 1/2" FROM CONCRETE. PROVIDE SEALANT AT JOINT.
 - ALL WALL TYPES WITH AN INSULATION COMPONENT TO BE ACOUSTICALLY SEALED.
 - PROVIDE ACOUSTICAL SEALANT AROUND ALL PENETRATING ELEMENTS IN WALLS AND CEILINGS (ELECTRICAL BOXES, DUCTS, PIPES, ETC)
 - PROVIDE DIAGONAL BRACING UP TO DECK ABOVE AT ALL INTERIOR PARTITIONS THAT DO NOT GO UP TO DECK ABOVE FOR STIFFNESS AS REQUIRED



WALL LEGEND

	EXISTING WALL
	NEW WALL



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SHEET TITLE:
FIRST FLOOR PLAN

A1-1

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



WALL LEGEND

EXISTING WALL

NEW WALL

REGISTERED ARCHITECT

RYAN J. SENATORE
No. 3322
STATE OF MAINE

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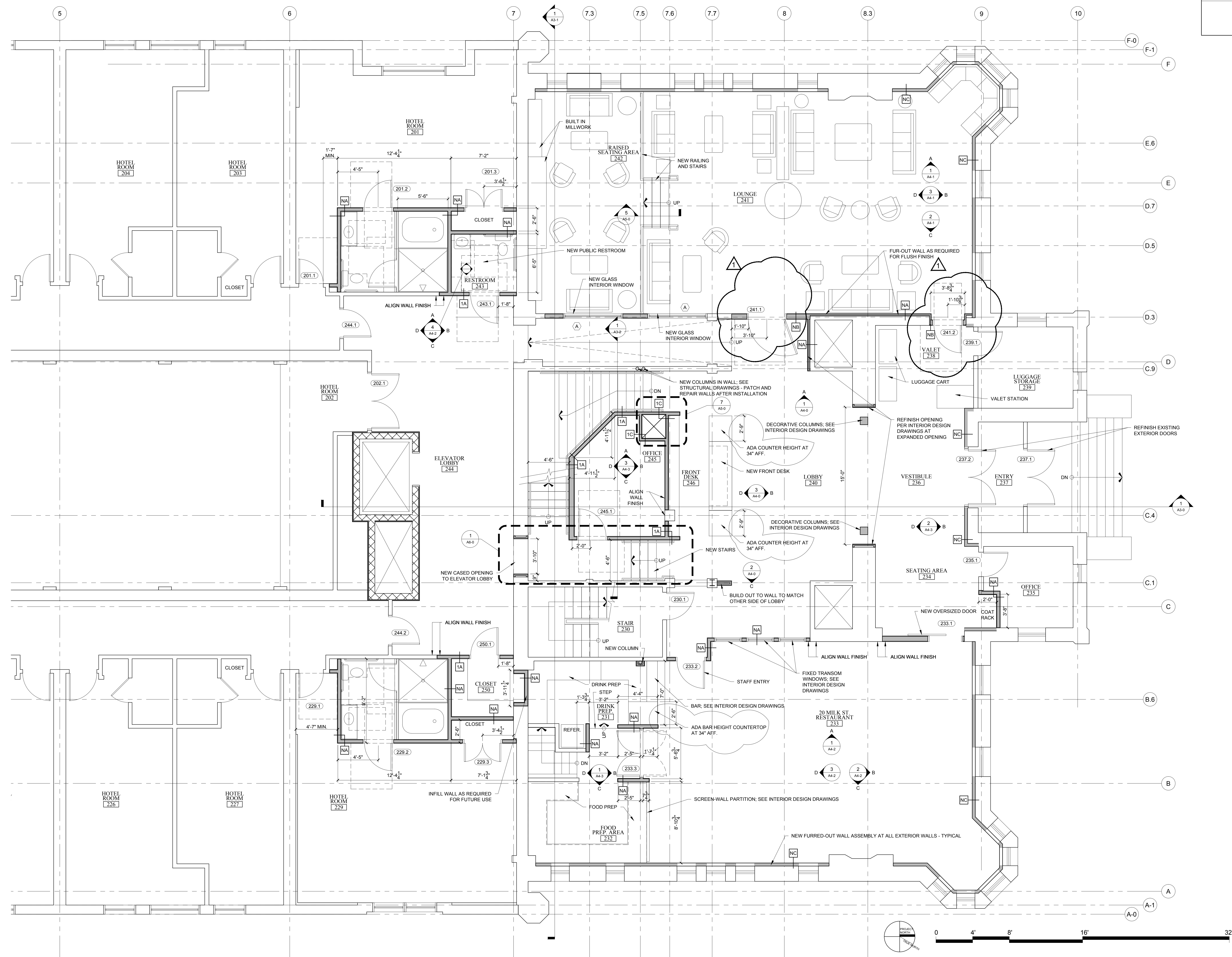


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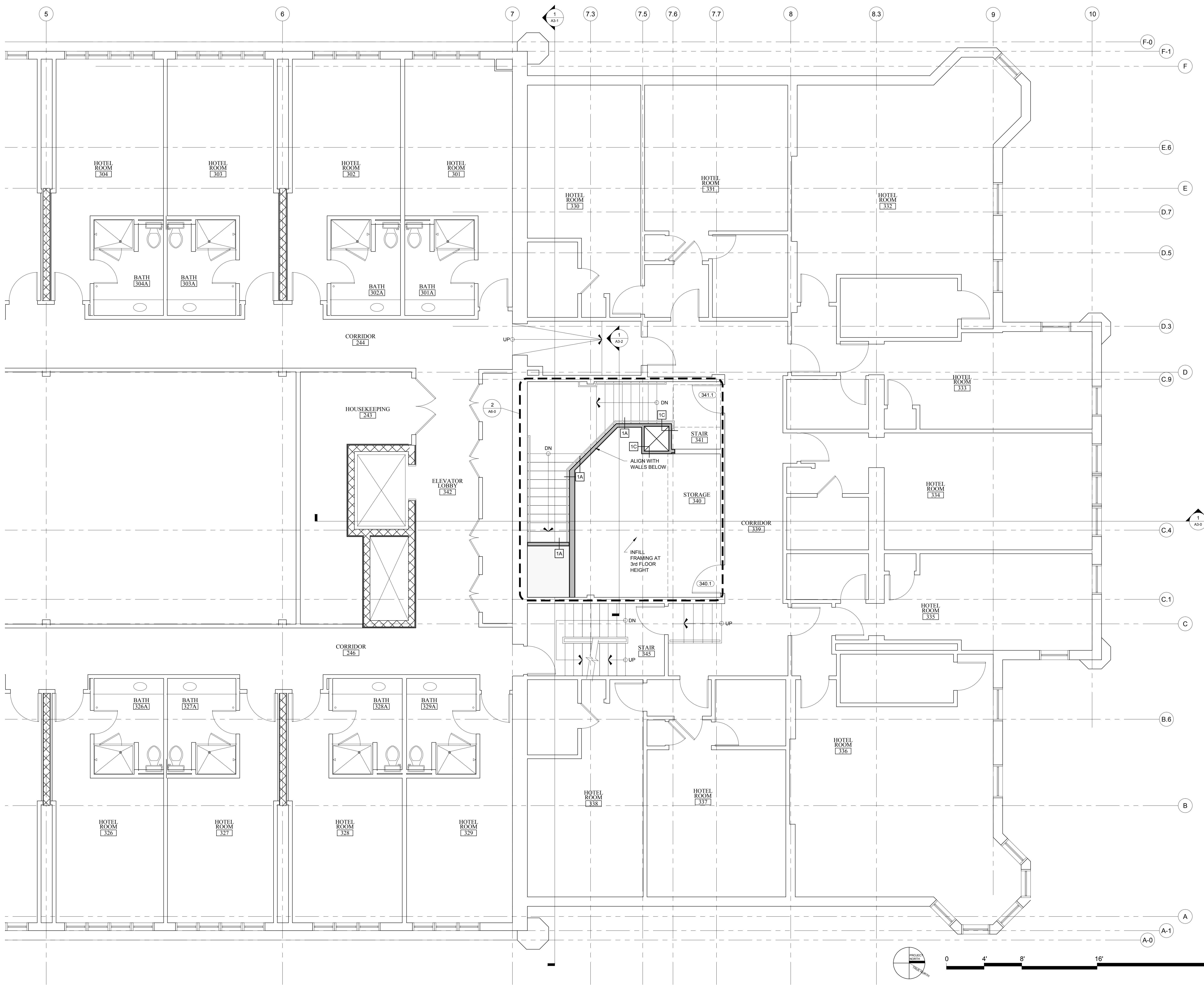
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SHEET TITLE:
SECOND FLOOR PLAN

A1-2



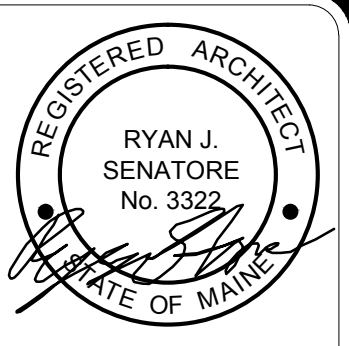
1 SECOND FLOOR PLAN
1/8" = 1'-0"



WALL LEGEND

— EXISTING WALL

— NEW WALL



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CONSULTANTS:
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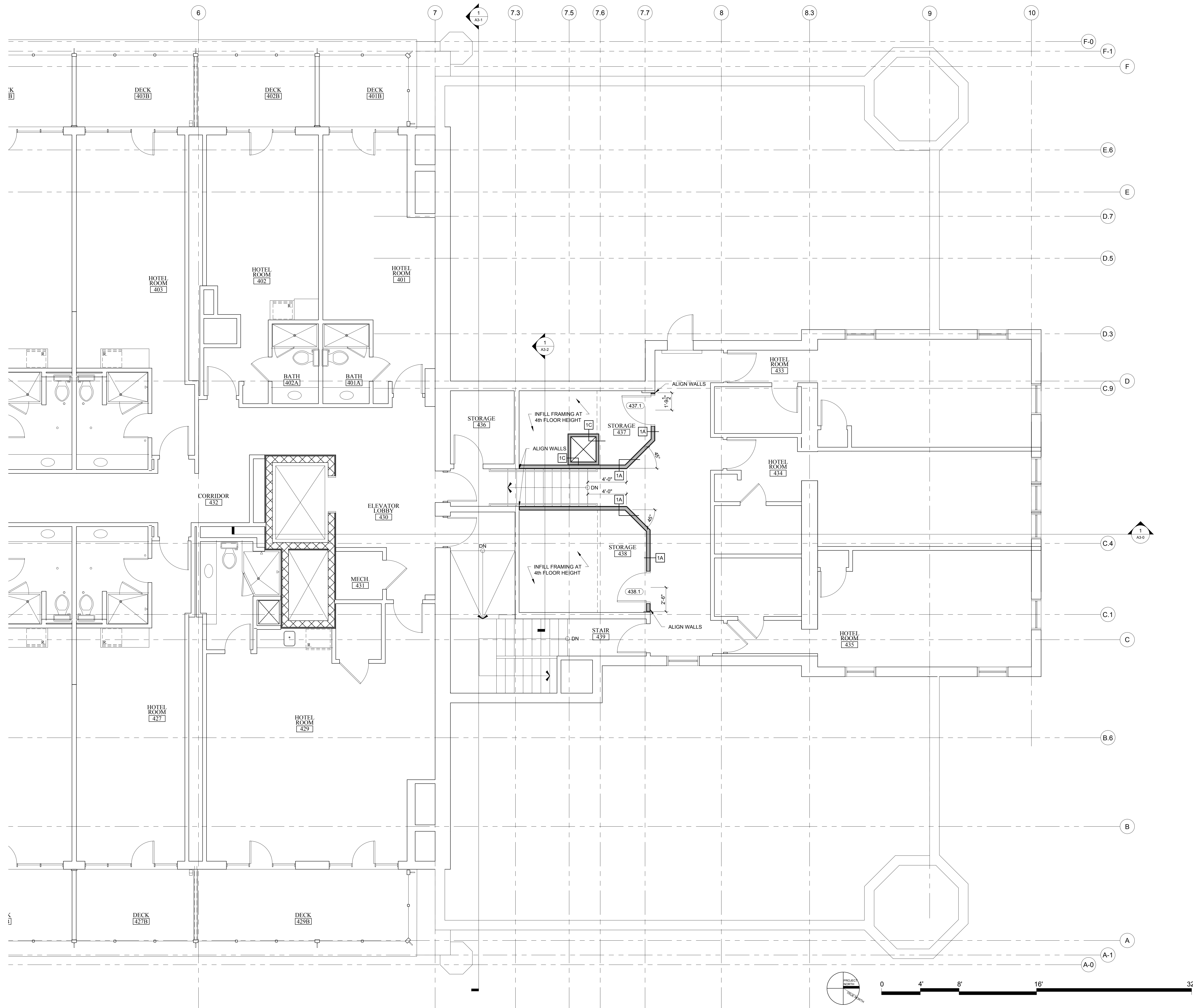
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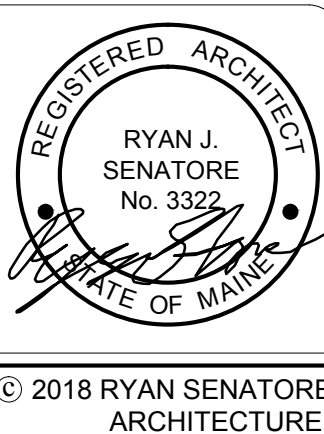
SHEET TITLE:
THIRD FLOOR PLAN

A1-3

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



WALL LEGEND	
	EXISTING WALL
	NEW WALL



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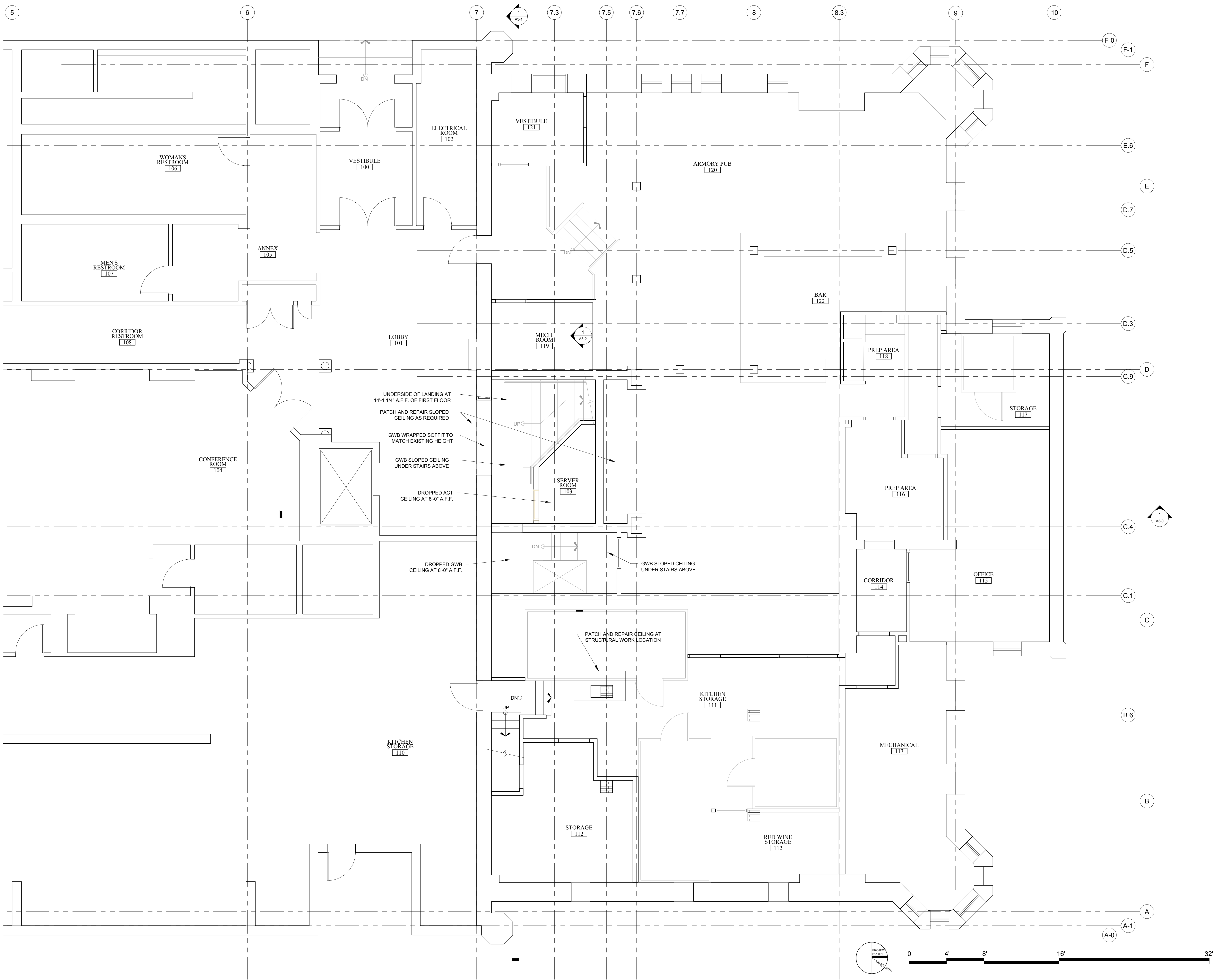
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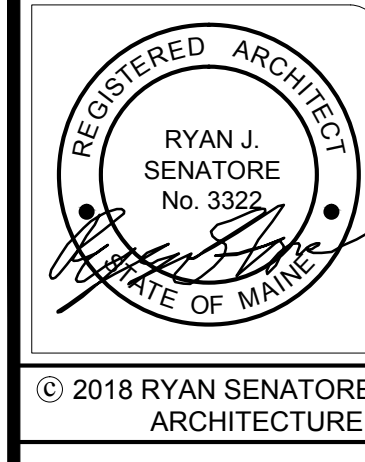
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SHEET TITLE:
FOURTH FLOOR PLAN

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



- RCP NOTES**
- 1.) LIGHTS NOT SHOWN - TBD BY OWNER
 - 2.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS AND PROVIDE FIRE RATED ACCESS PANELS AT CEILING
 - 3.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN
 - 4.) G.C. TO PROVIDE METAL FRAMING AND BLOCKING REQUIRED FOR ALL ACCESS PANELS AND CONTROL JOINTS

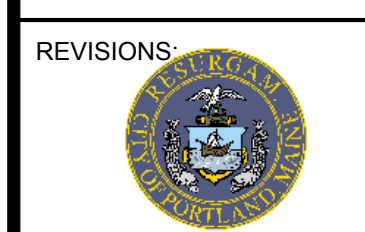


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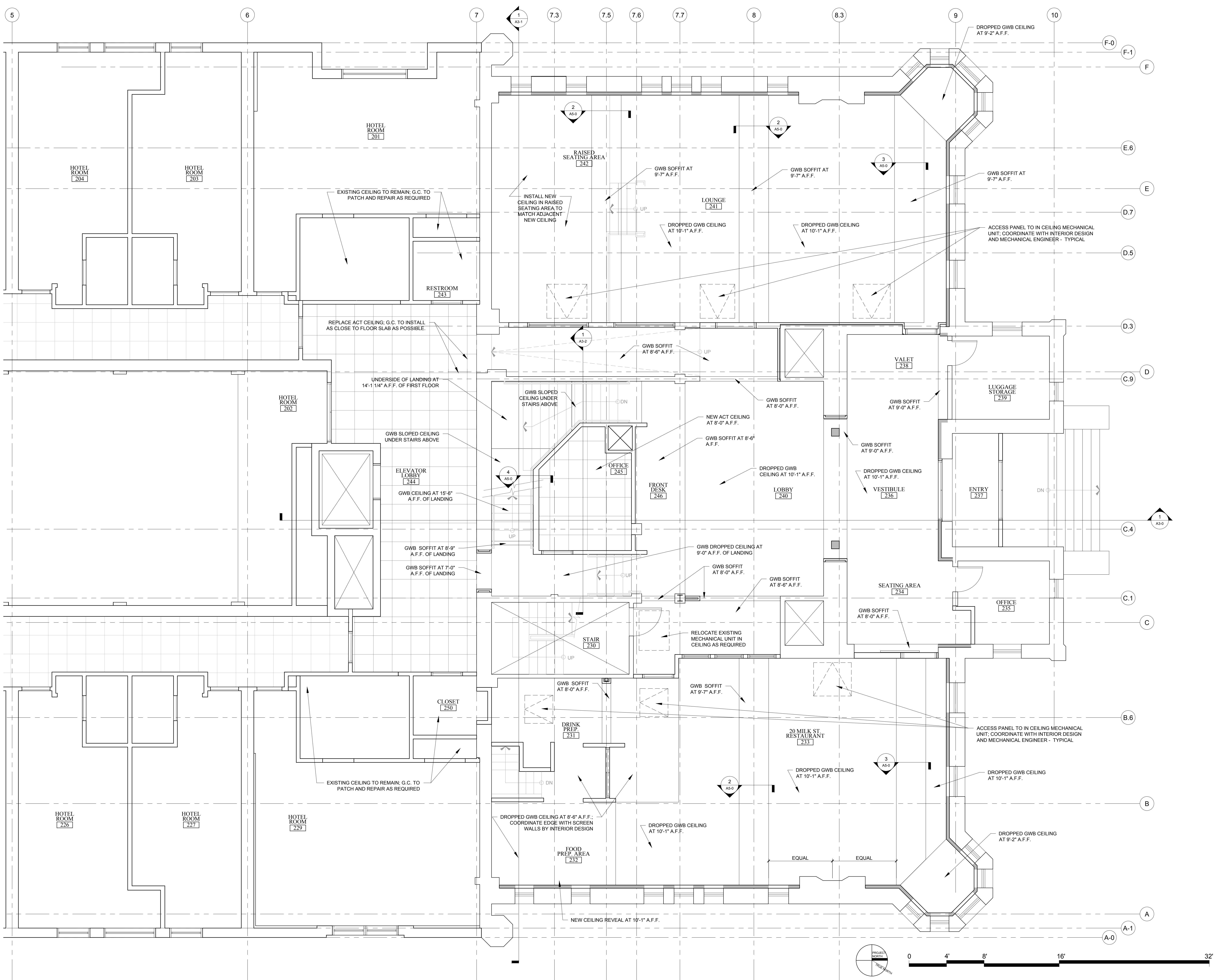
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SHEET TITLE:
FIRST FLOOR REFLECTED CEILING PLAN

A1-5

1 FIRST FLOOR REFLECTED CEILING PLAN
 1/8" = 1'-0"



- RCP NOTES**
- 1.) LIGHTS NOT SHOWN - TBD BY OWNER
 - 2.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS AND PROVIDE FIRE RATED ACCESS PANELS AT CEILING
 - 3.) G.C. TO PROVIDE ACCESS PANELS AS REQUIRED FOR ALL ELEMENTS (SPRINKLER, VALVES, ETC) NOT SHOWN ON THIS REFLECTED CEILING PLAN
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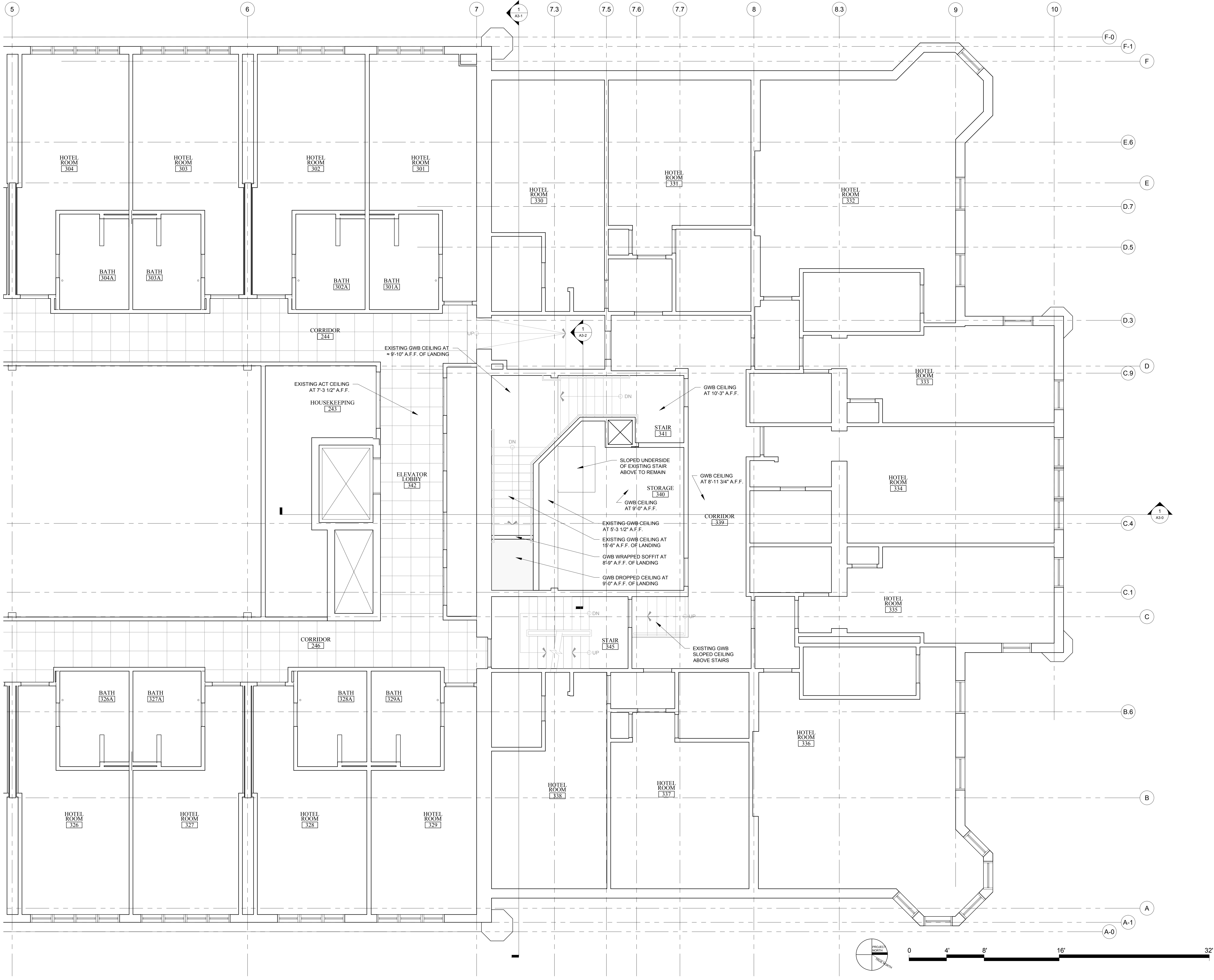
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SHEET TITLE:
SECOND FLOOR REFLECTED CEILING PLAN

A1-6

1 SECOND FLOOR REFLECTED CEILING PLAN
 1/8" = 1'-0"





- RCP NOTES**
- 1.) LIGHTS NOT SHOWN - TBD BY OWNER
 - 2.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS AND PROVIDE FIRE RATED ACCESS PANELS AT CEILING
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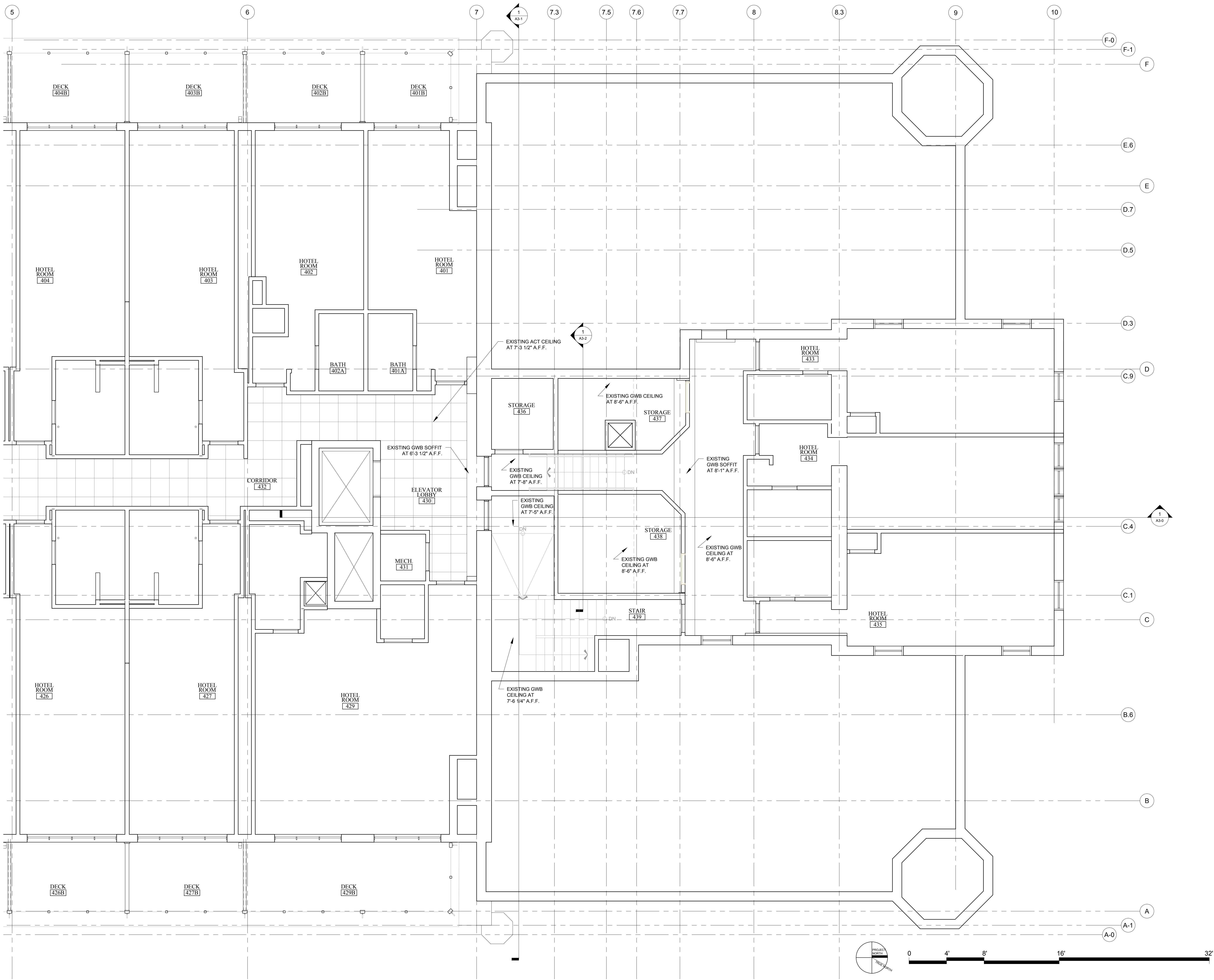
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 SCALE: AS NOTED

SHEET TITLE:
THIRD FLOOR REFLECTED CEILING PLAN

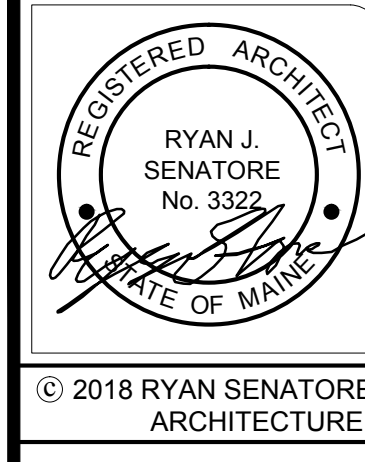
A1-7

1 THIRD FLOOR REFLECTED CEILING PLAN
 1/8" = 1'-0"





- RCP NOTES**
- 1.) LIGHTS NOT SHOWN - TBD BY OWNER
 - 2.) G.C. TO COORDINATE LOCATIONS OF PLUMBING CLEAN OUTS AND PROVIDE FIRE RATED ACCESS PANELS AT CEILING
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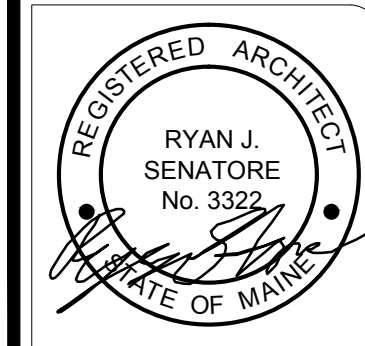
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SHEET TITLE:
FOURTH FLOOR REFLECTED CEILING PLAN

A1-8

1 FOURTH FLOOR REFLECTED CEILING PLAN
 1/8" = 1'-0"





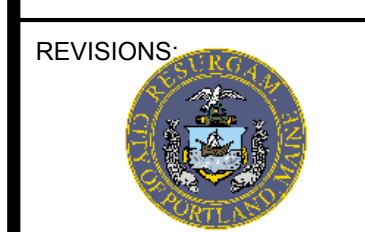
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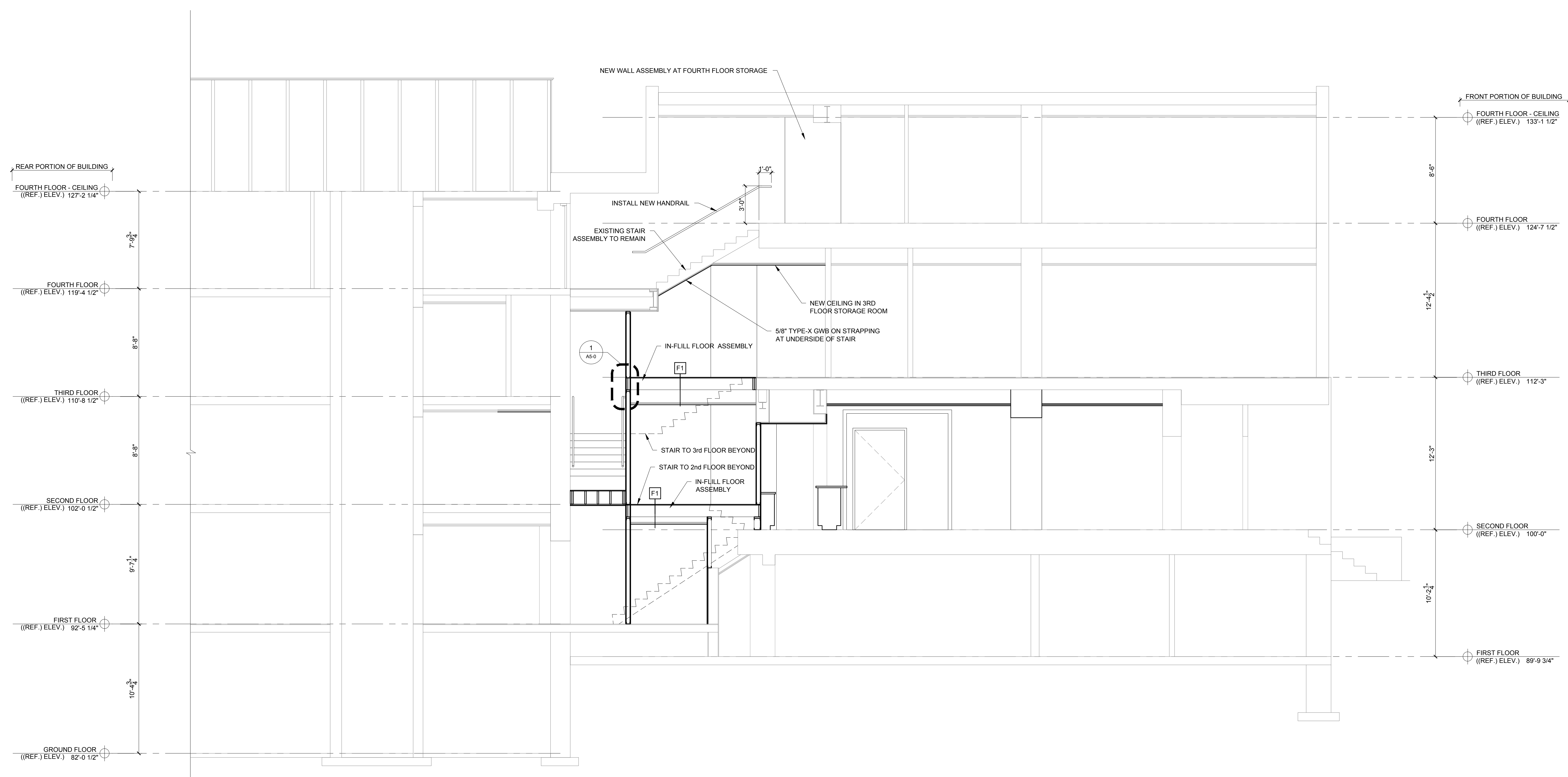
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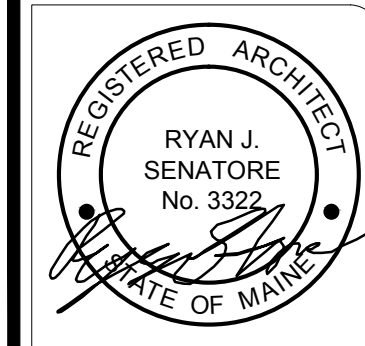
SCALE: AS NOTED

SHEET TITLE:
SECTIONS

A3-0



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



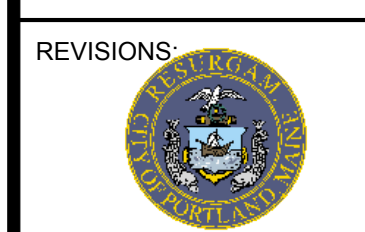
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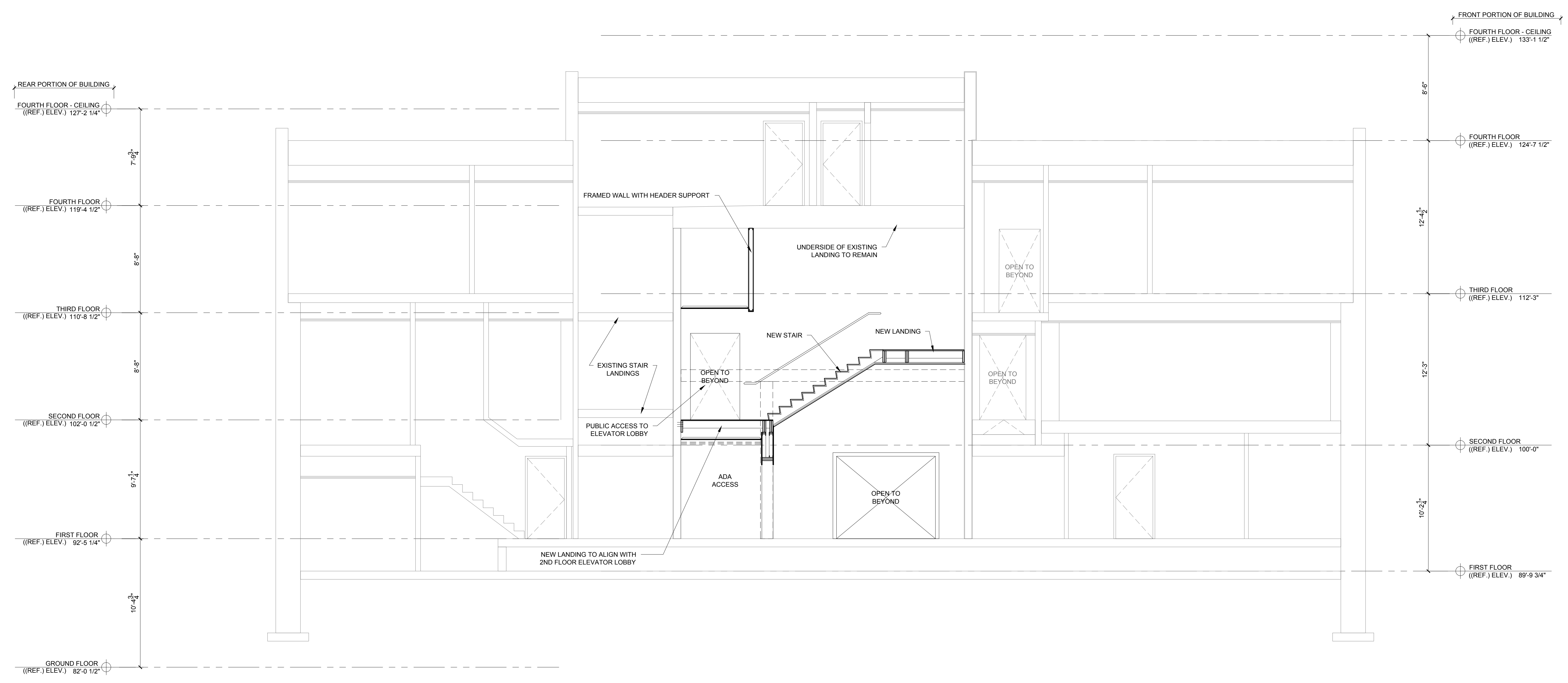
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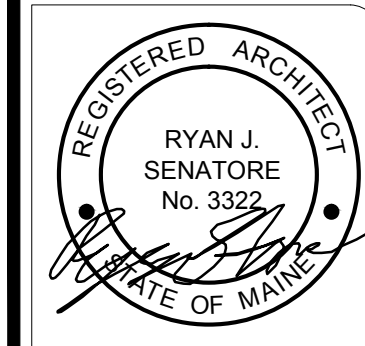
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SHEET TITLE:
SECTIONS

A3-1



1 SECTION VIEW
1/4" = 1'-0"



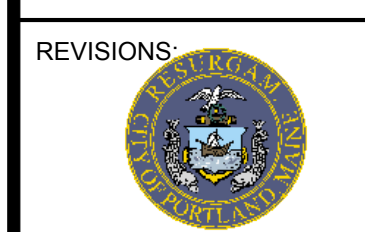
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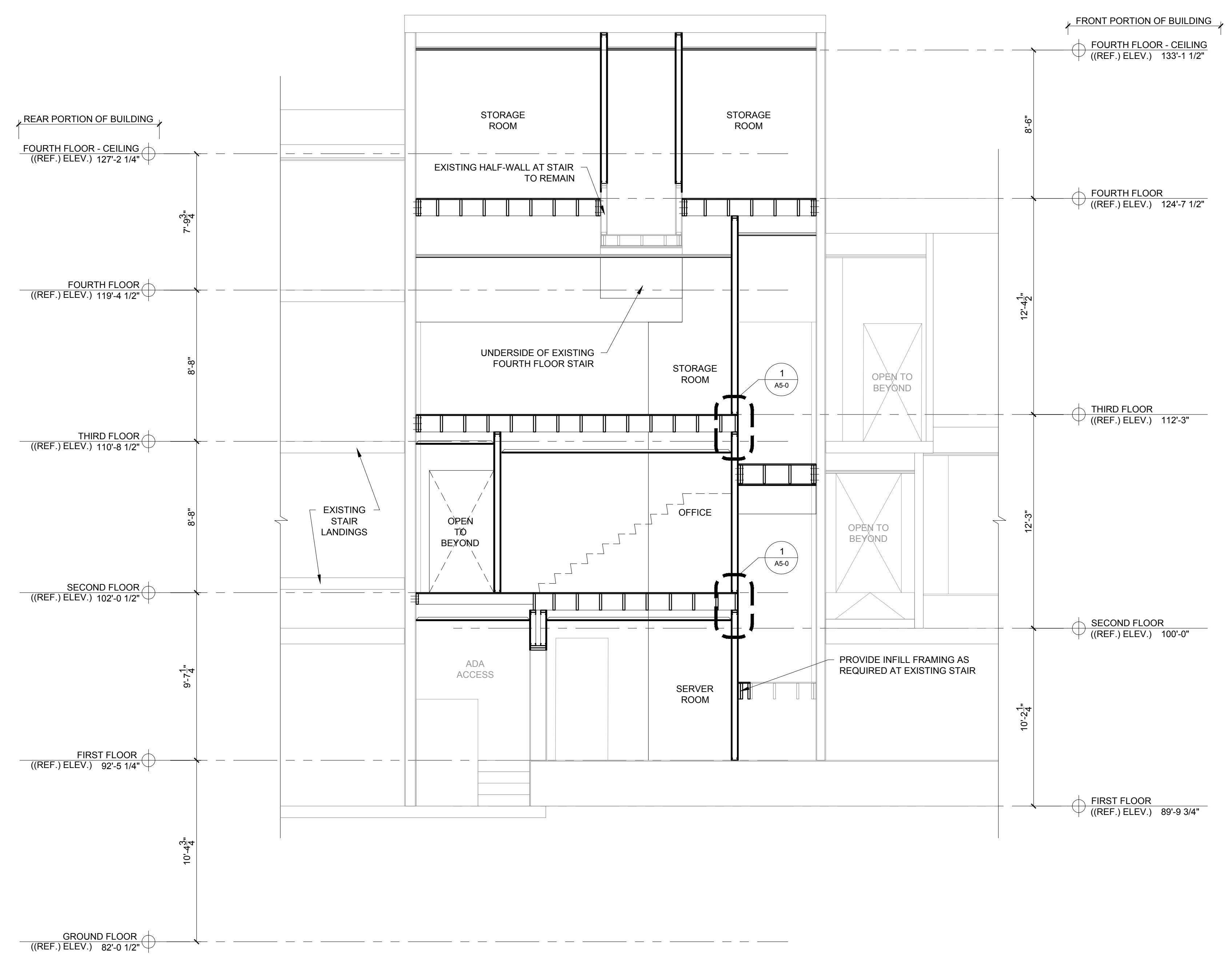
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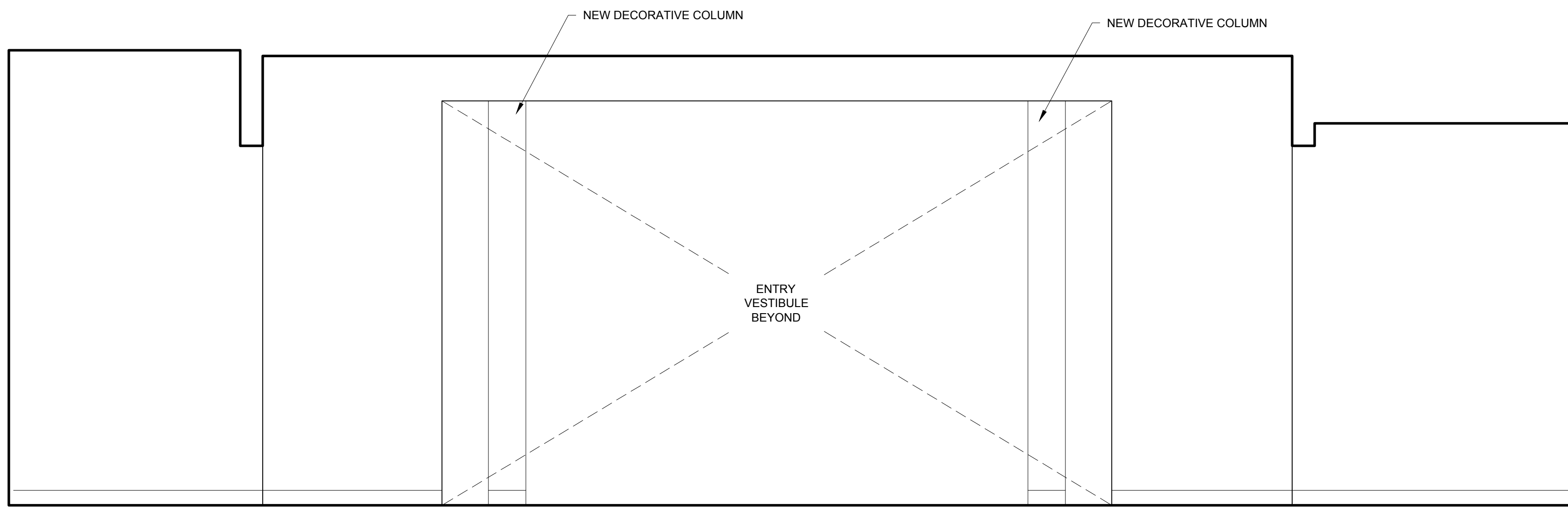
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SECTIONS

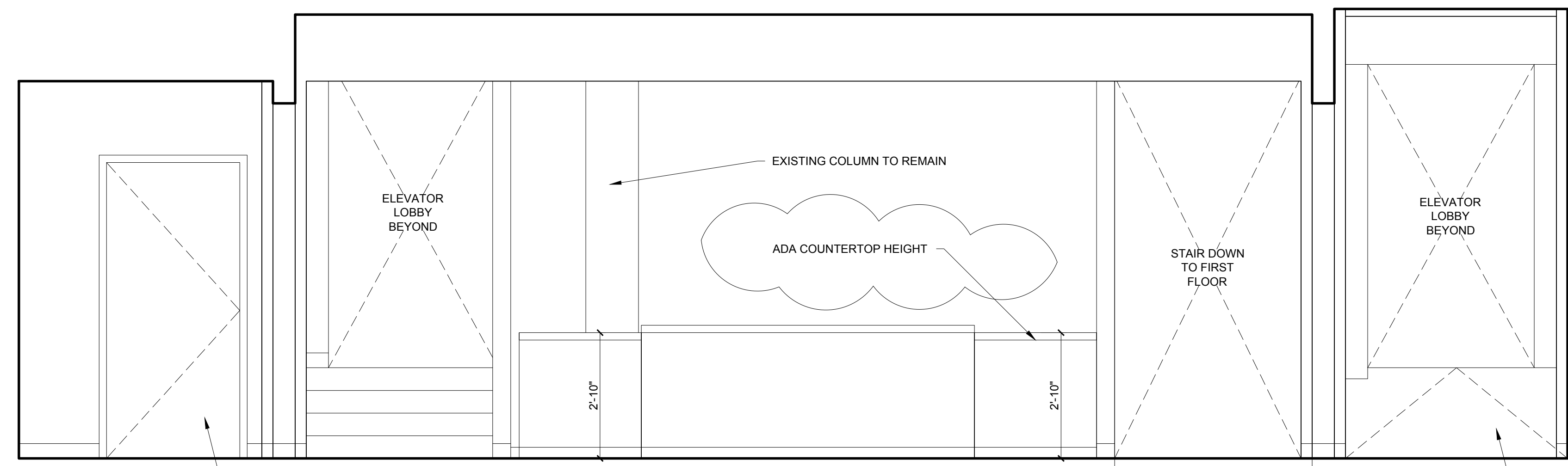
A3-2



1 SECTION VIEW
1/4" = 1'-0"

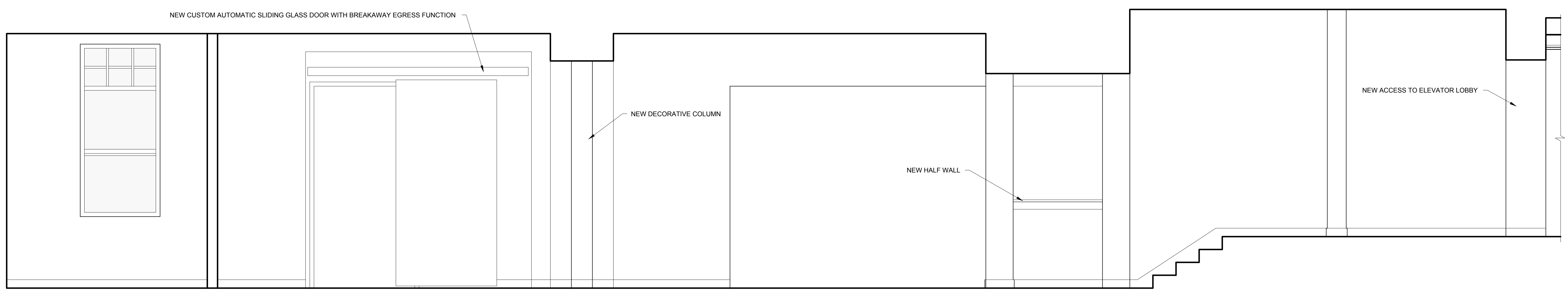


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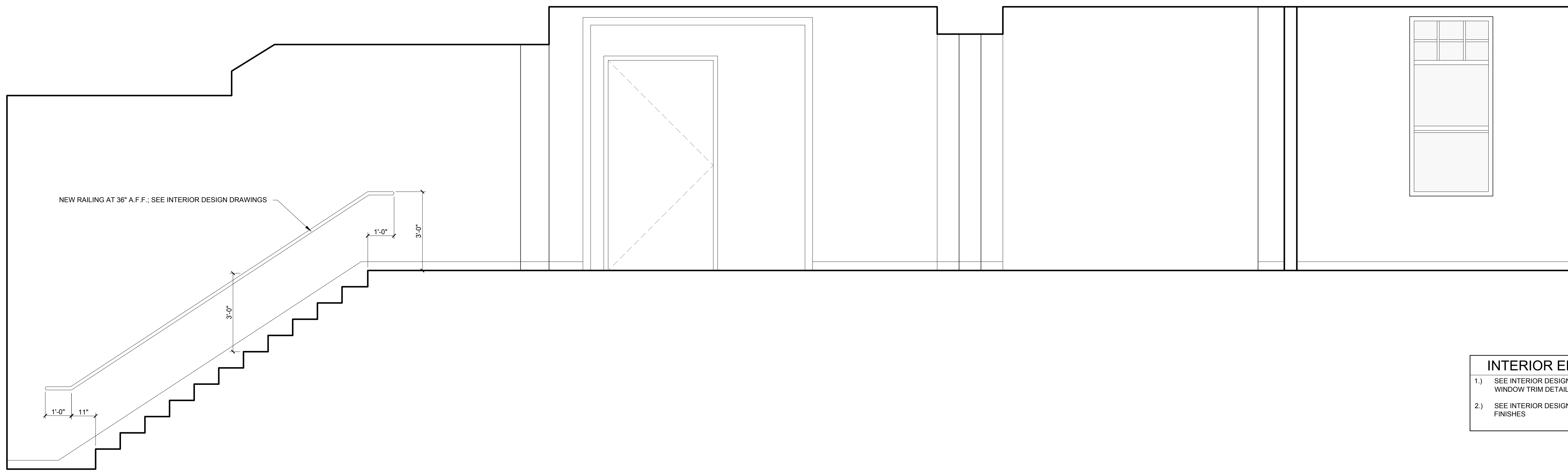
D

2 WOMEN'S ROOM INTERIOR ELEVATIONS - CONT'D
 1/2" = 1'-0"



C

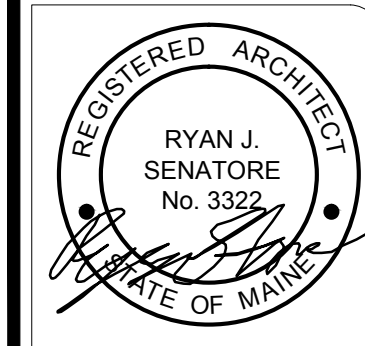
2 LOBBY INTERIOR ELEVATION
 1/2" = 1'-0"



A

1 LOBBY INTERIOR ELEVATION
 1/2" = 1'-0"

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



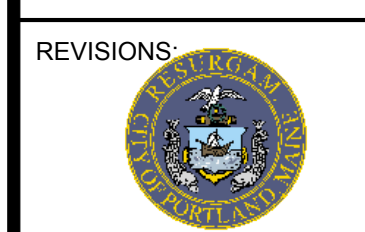
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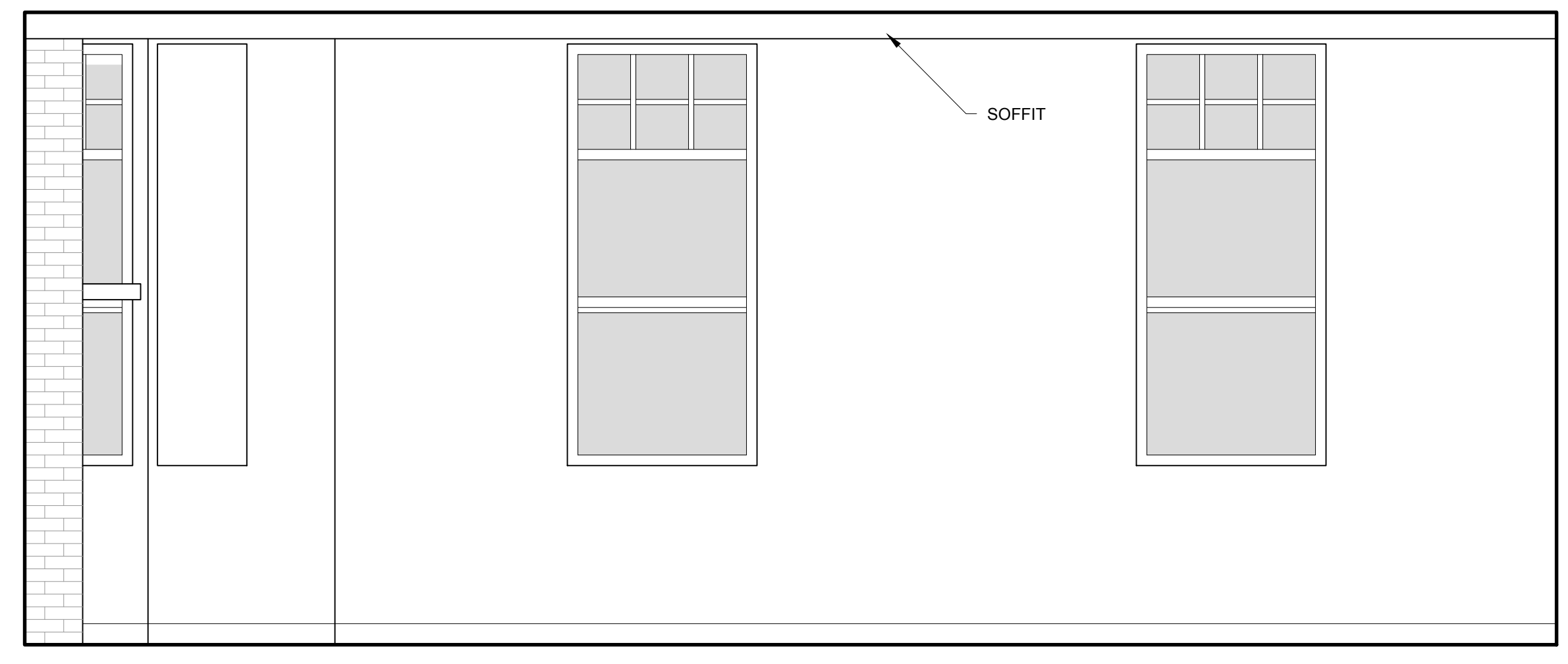
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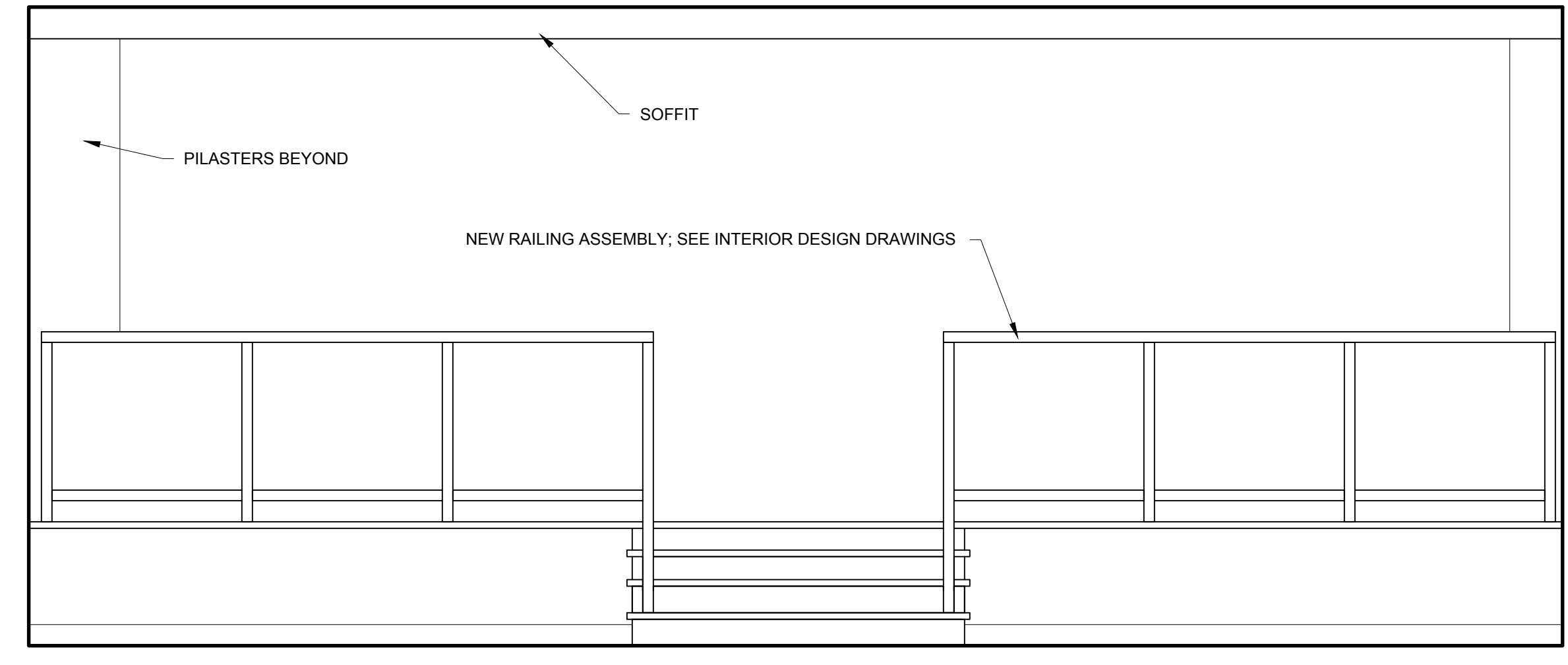
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SHEET TITLE:
INTERIOR ELEVATIONS



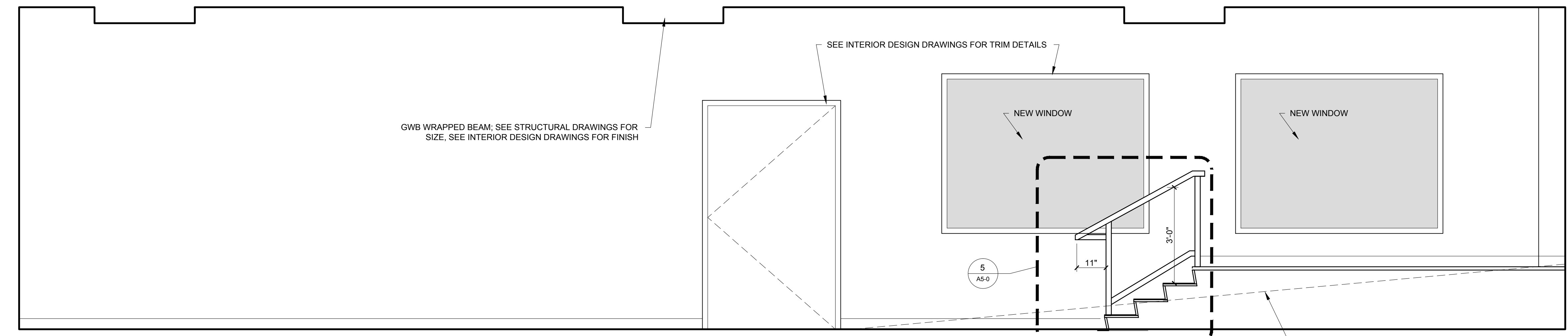
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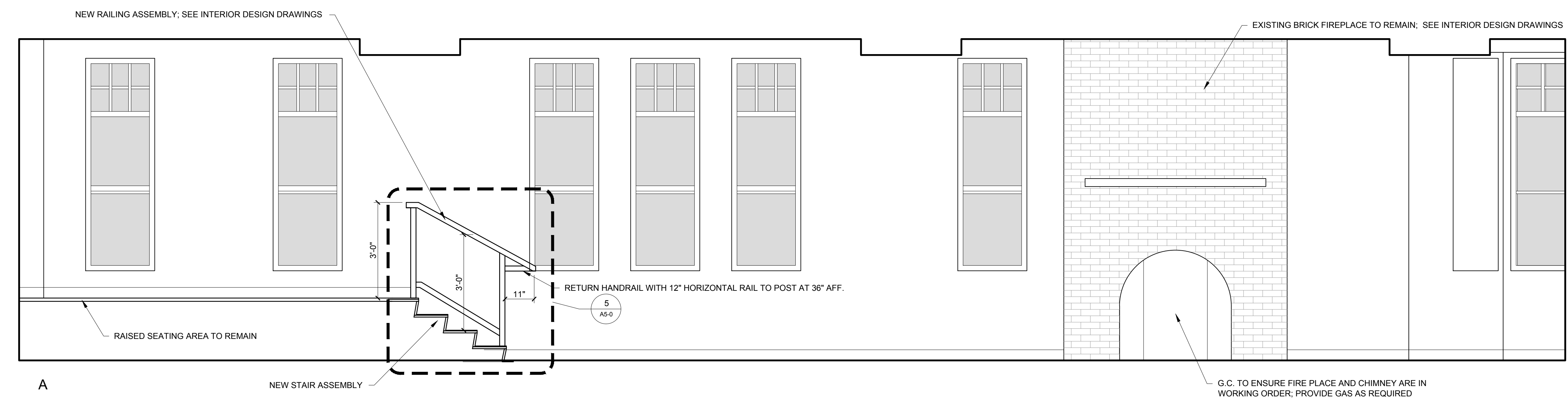
3 WHISKEY BAR INTERIOR ELEVATION - CONT'D
1/2" = 1'-0"

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



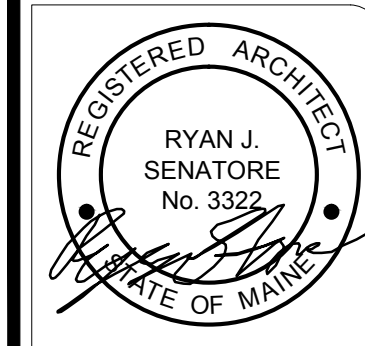
C

2 WHISKEY BAR INTERIOR ELEVATION - CONT'D
1/2" = 1'-0"



A

1 WHISKEY BAR INTERIOR ELEVATION
1/2" = 1'-0"



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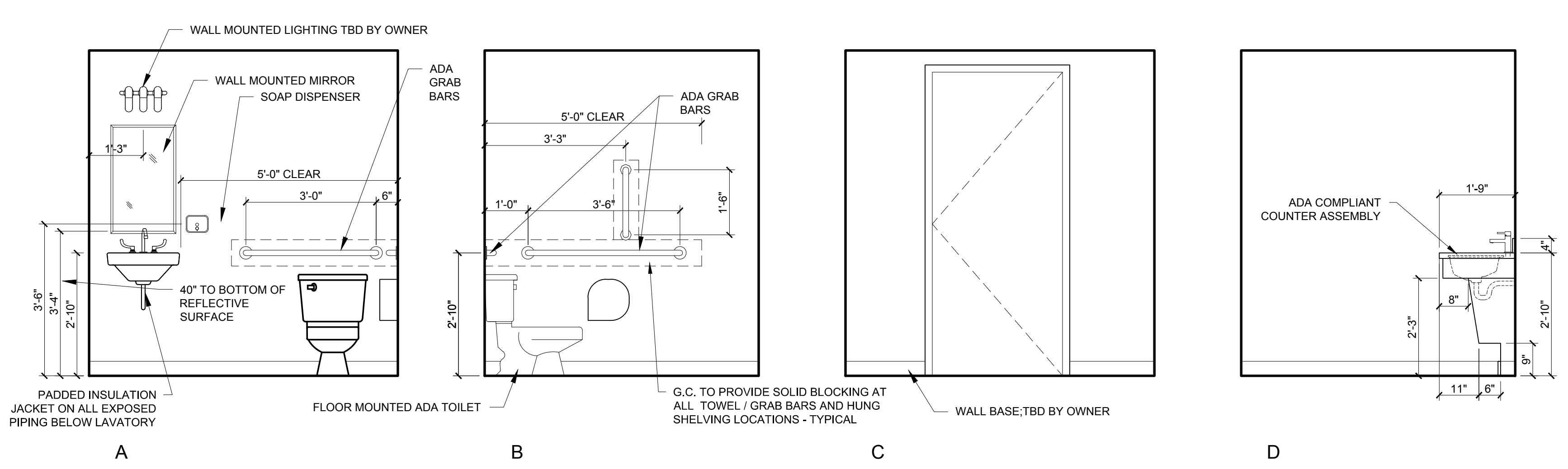
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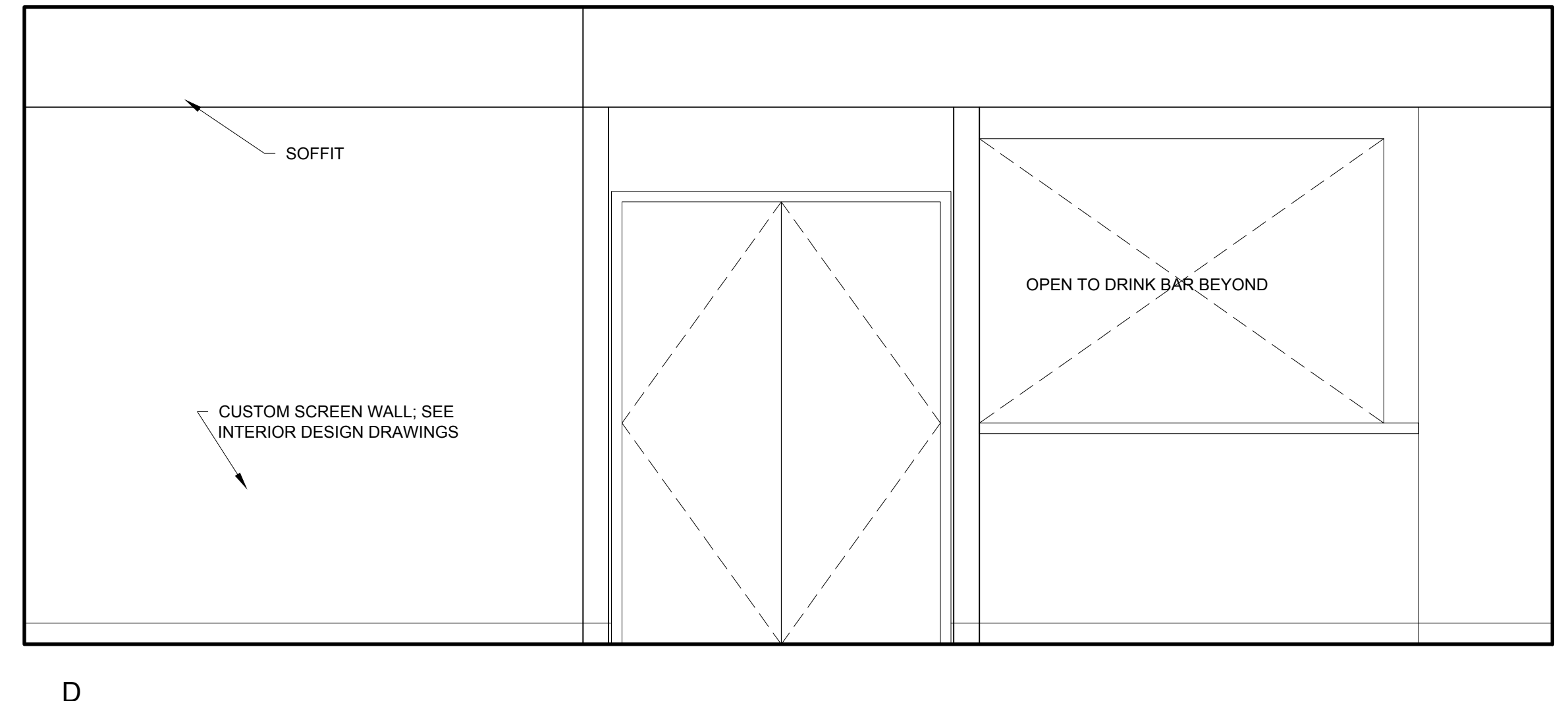
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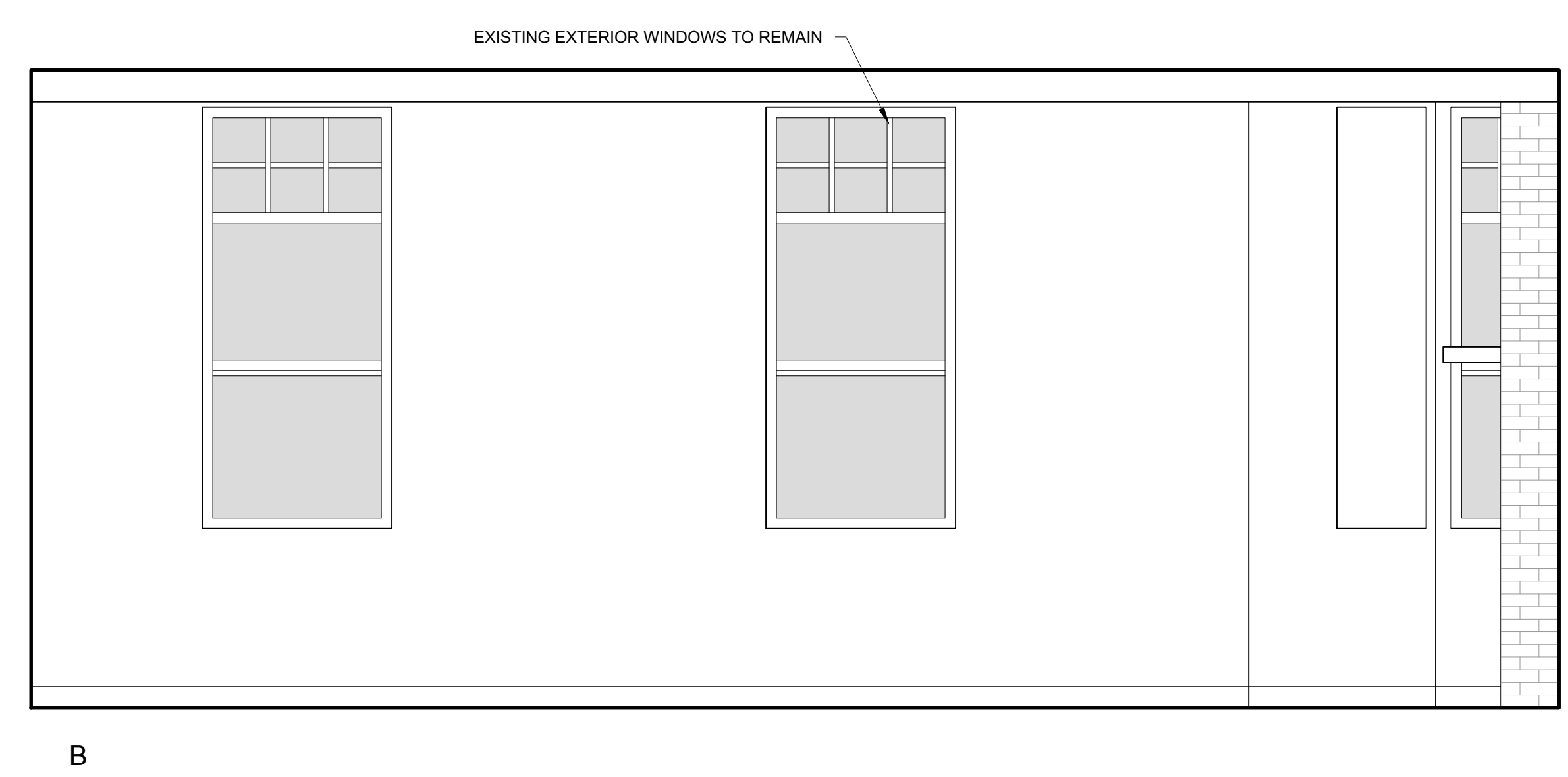
SHEET TITLE:
INTERIOR
ELEVATIONS



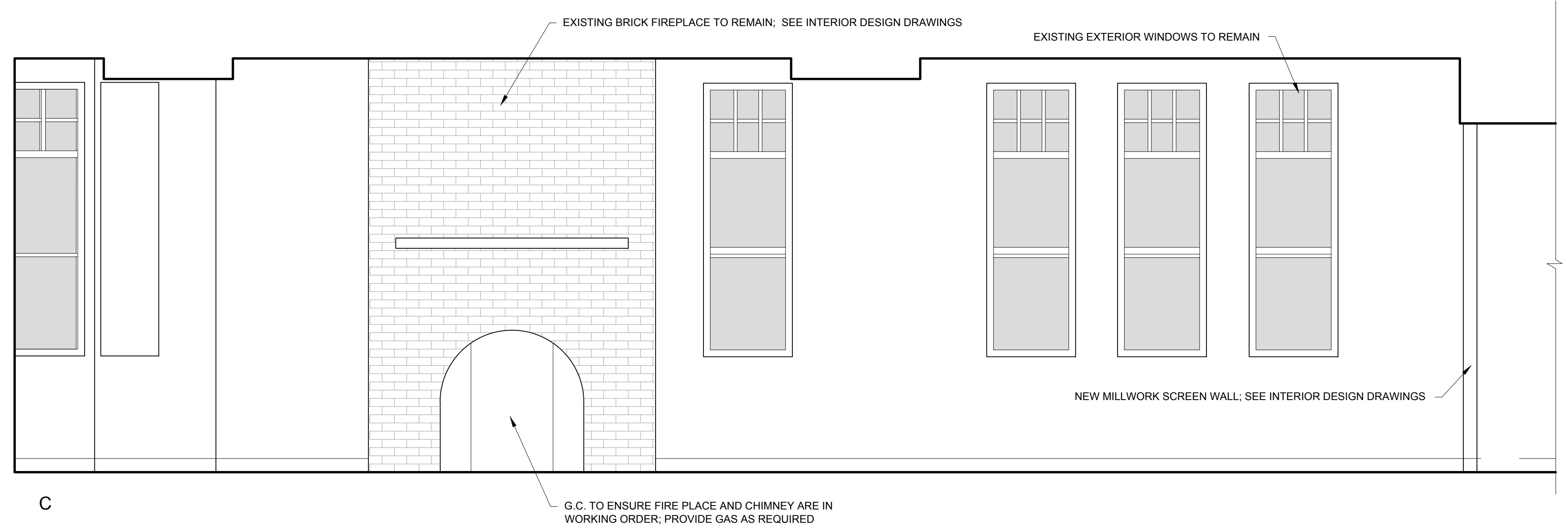
4 PUBLIC RESTROOM INTERIOR ELEVATION
1/2" = 1'-0"



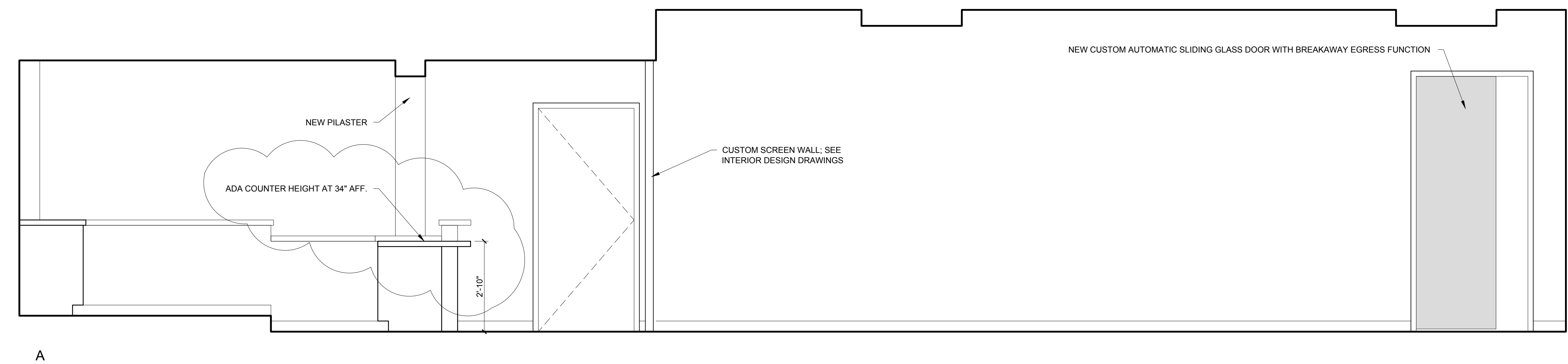
3 RESTAURANT INTERIOR ELEVATION - CONT'D
1/2" = 1'-0"



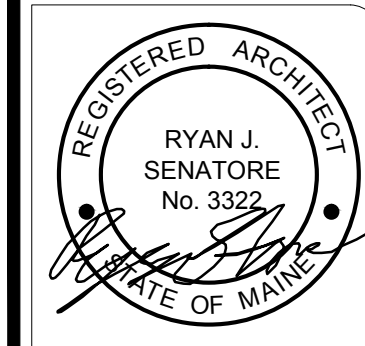
2 RESTAURANT INTERIOR ELEVATION - CONT'D
1/2" = 1'-0"



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



1 RESTAURANT INTERIOR ELEVATION
1/2" = 1'-0"



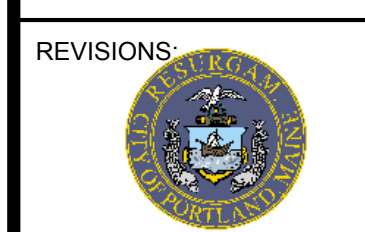
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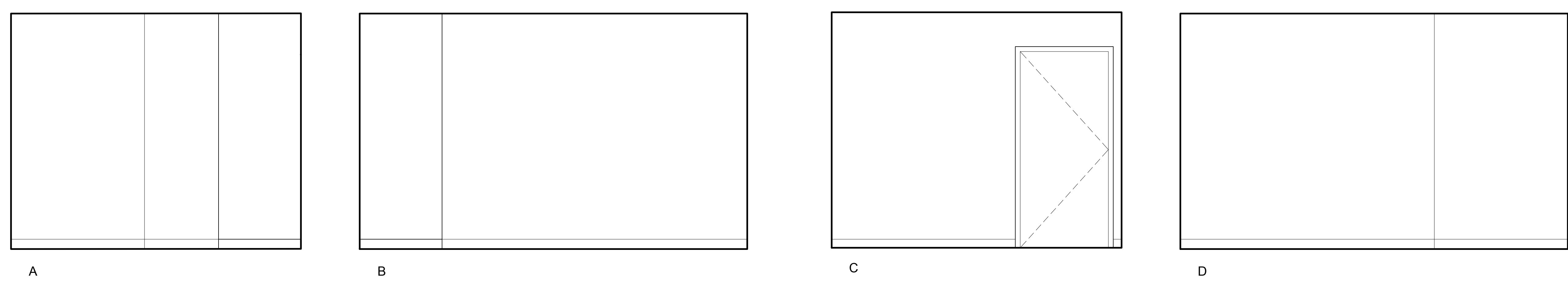
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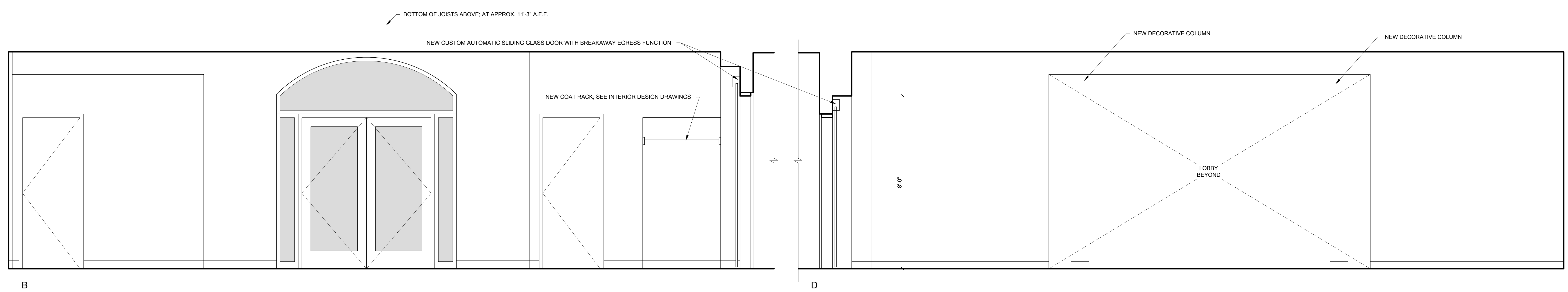
SHEET TITLE:
INTERIOR ELEVATIONS

A4-3

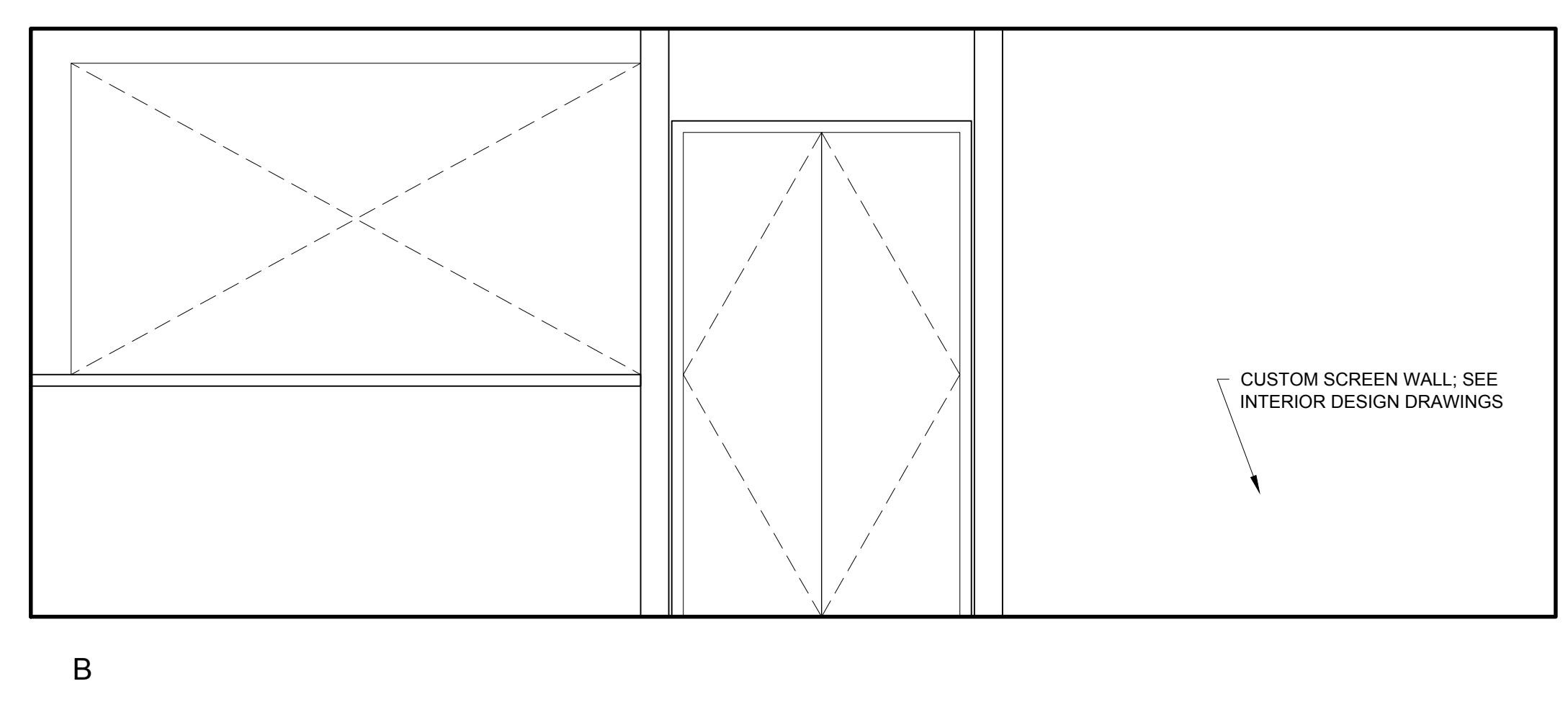
INTERIOR ELEVATION NOTES:
1.) SEE INTERIOR DESIGN DRAWINGS FOR ALL BASE, DOOR AND WINDOW TRIM DETAILS.
2.) SEE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES



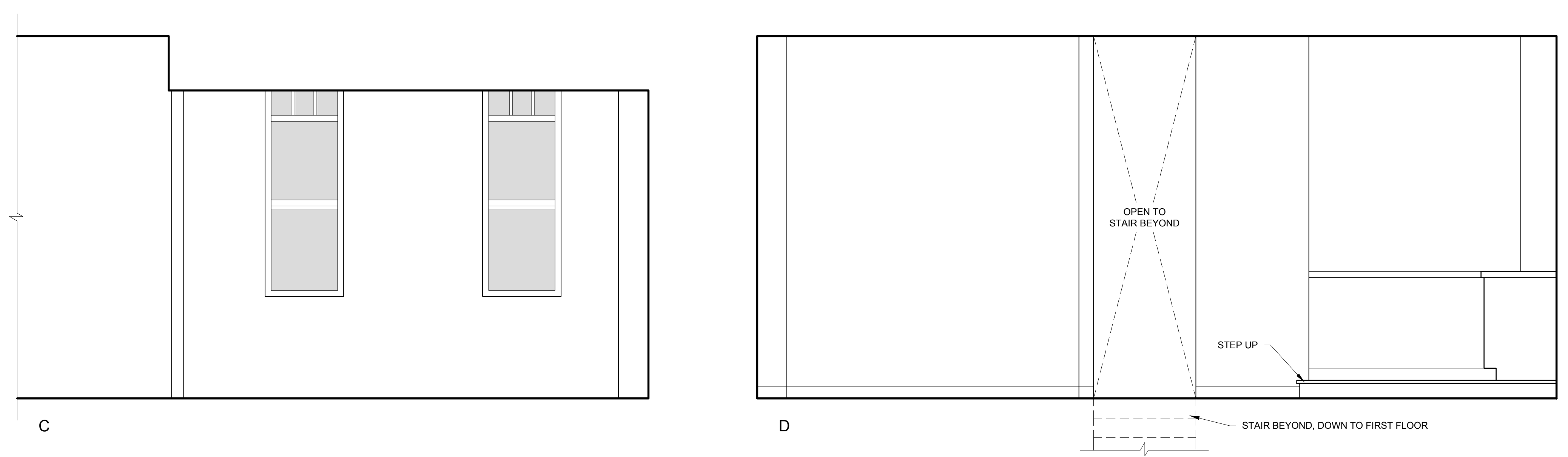
3 OFFICE INTERIOR ELEVATION
1/2" = 1'-0"

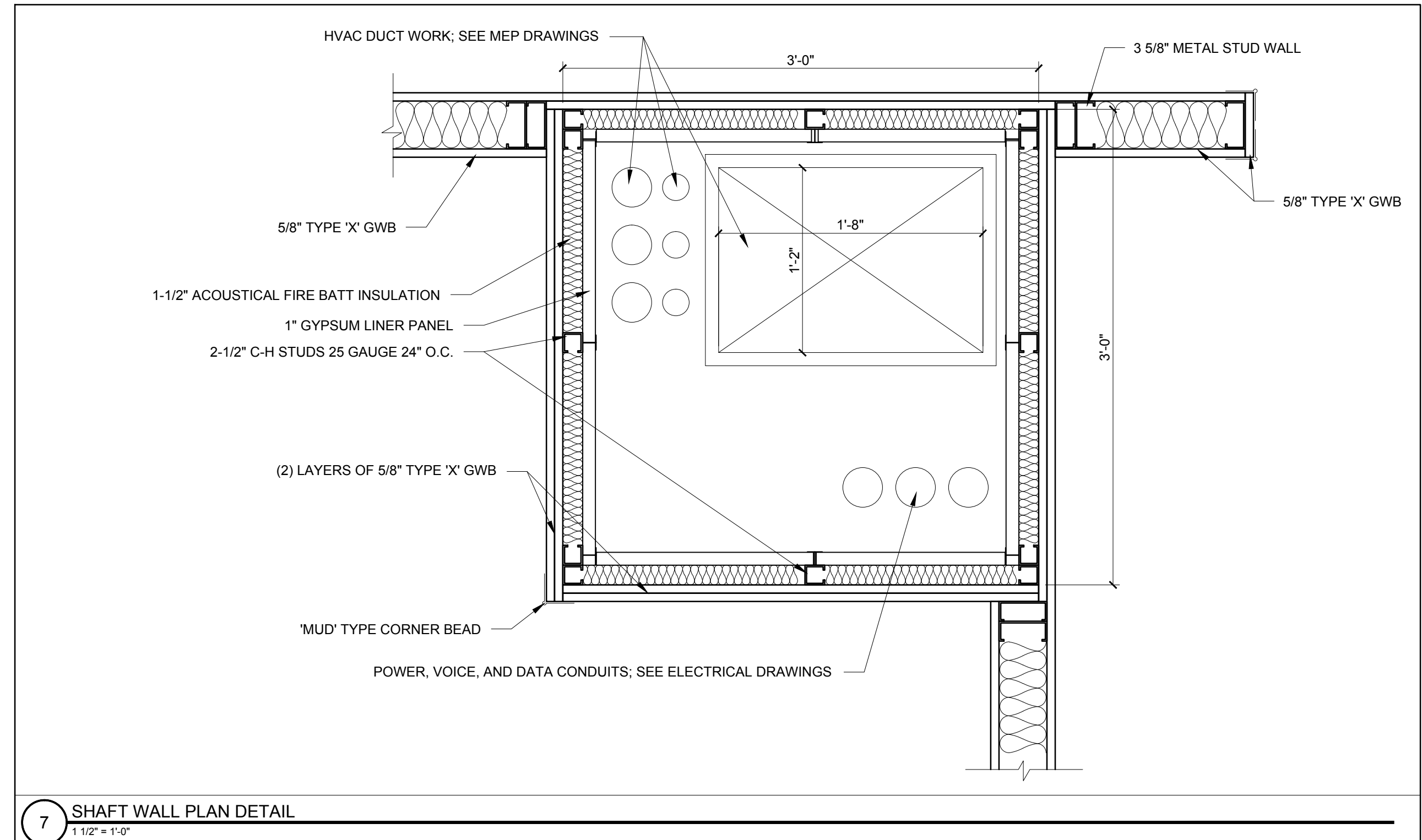
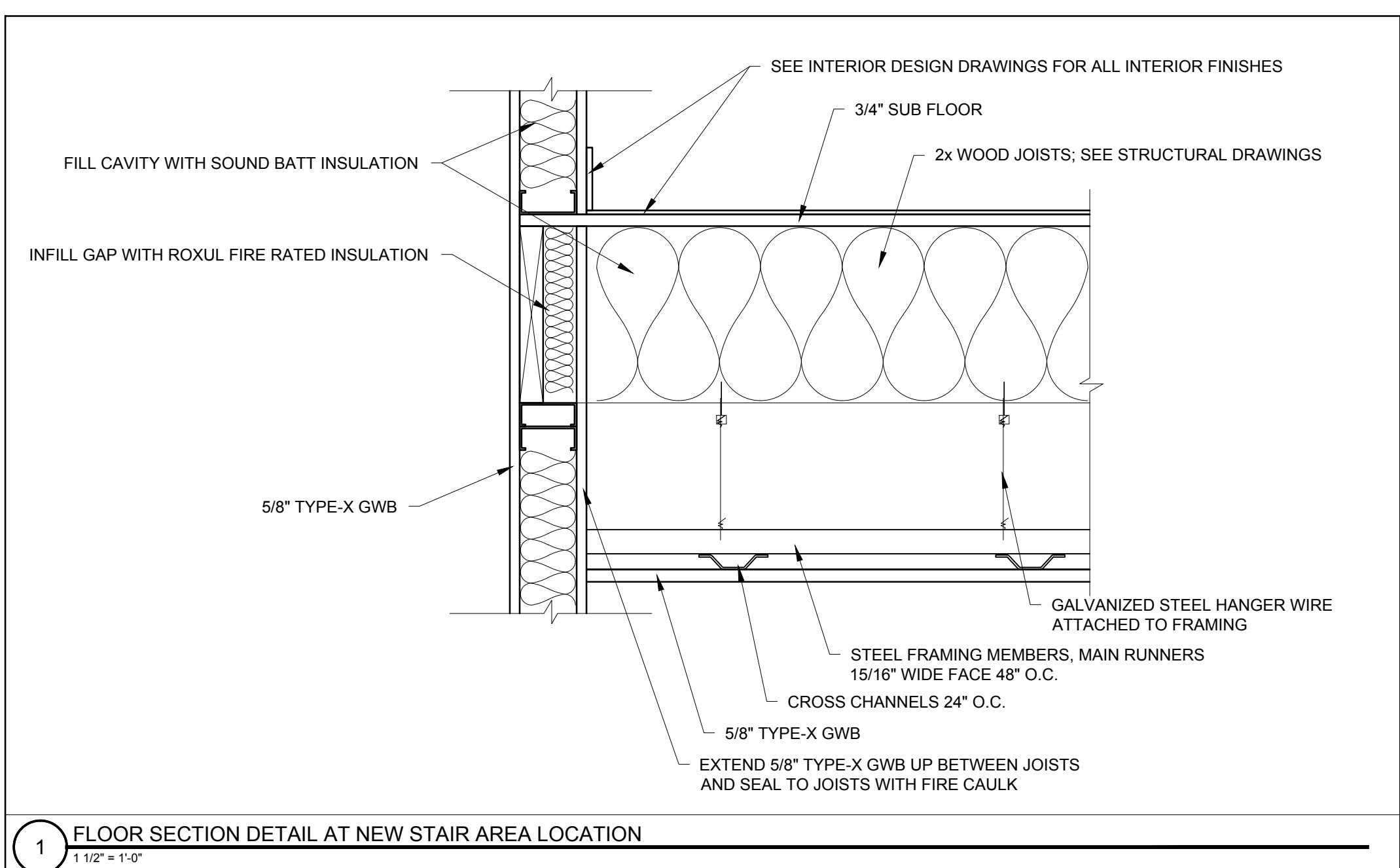
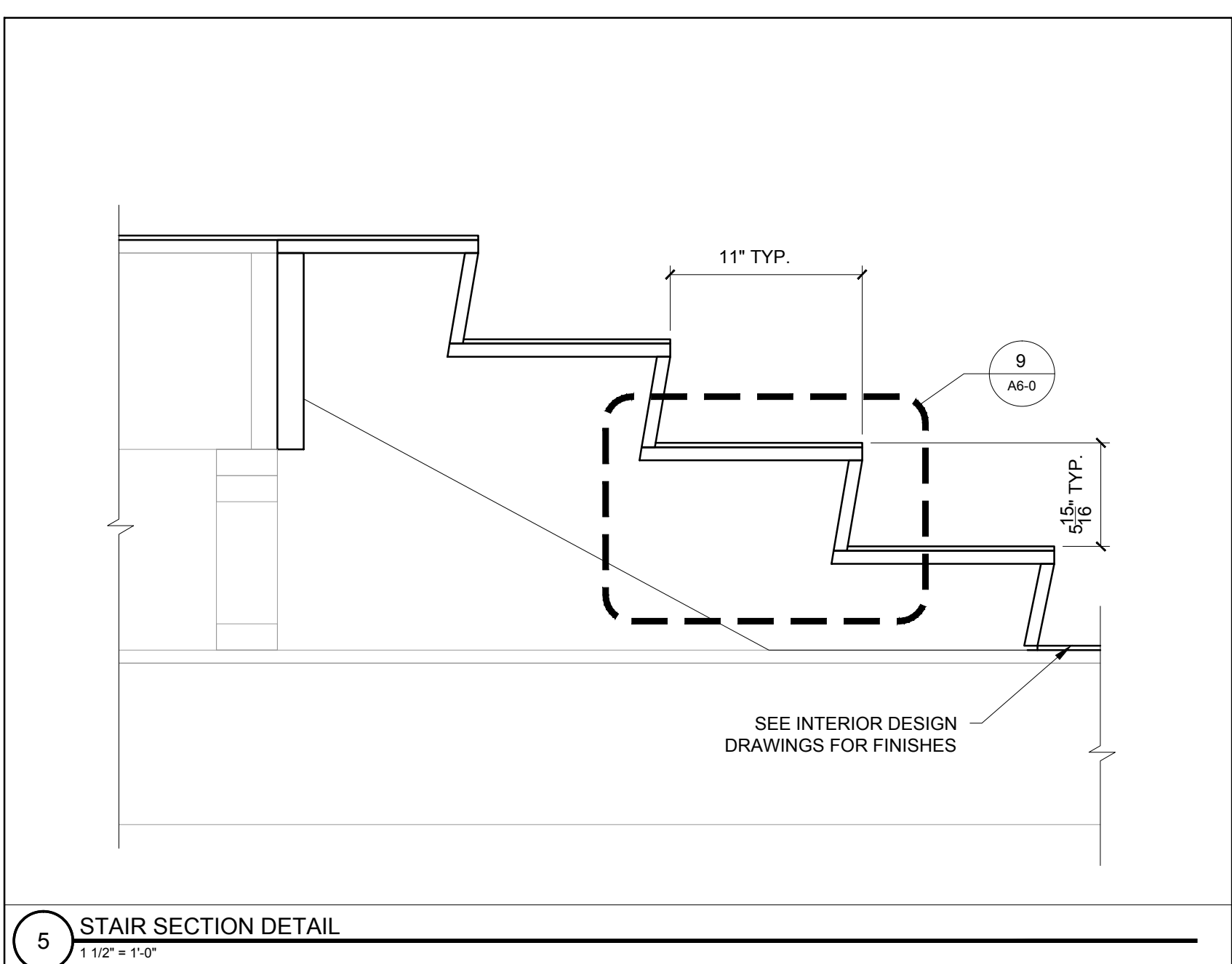
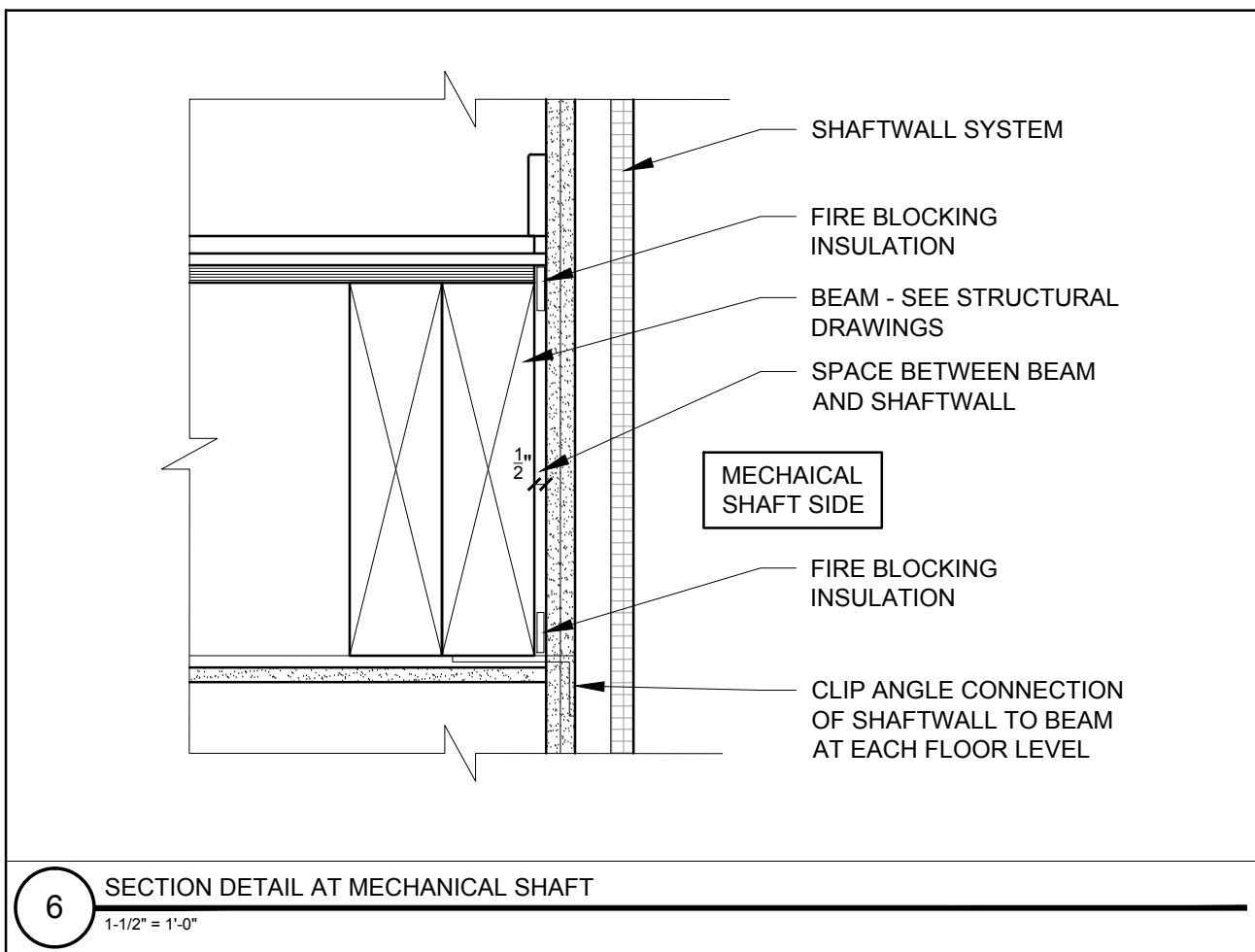
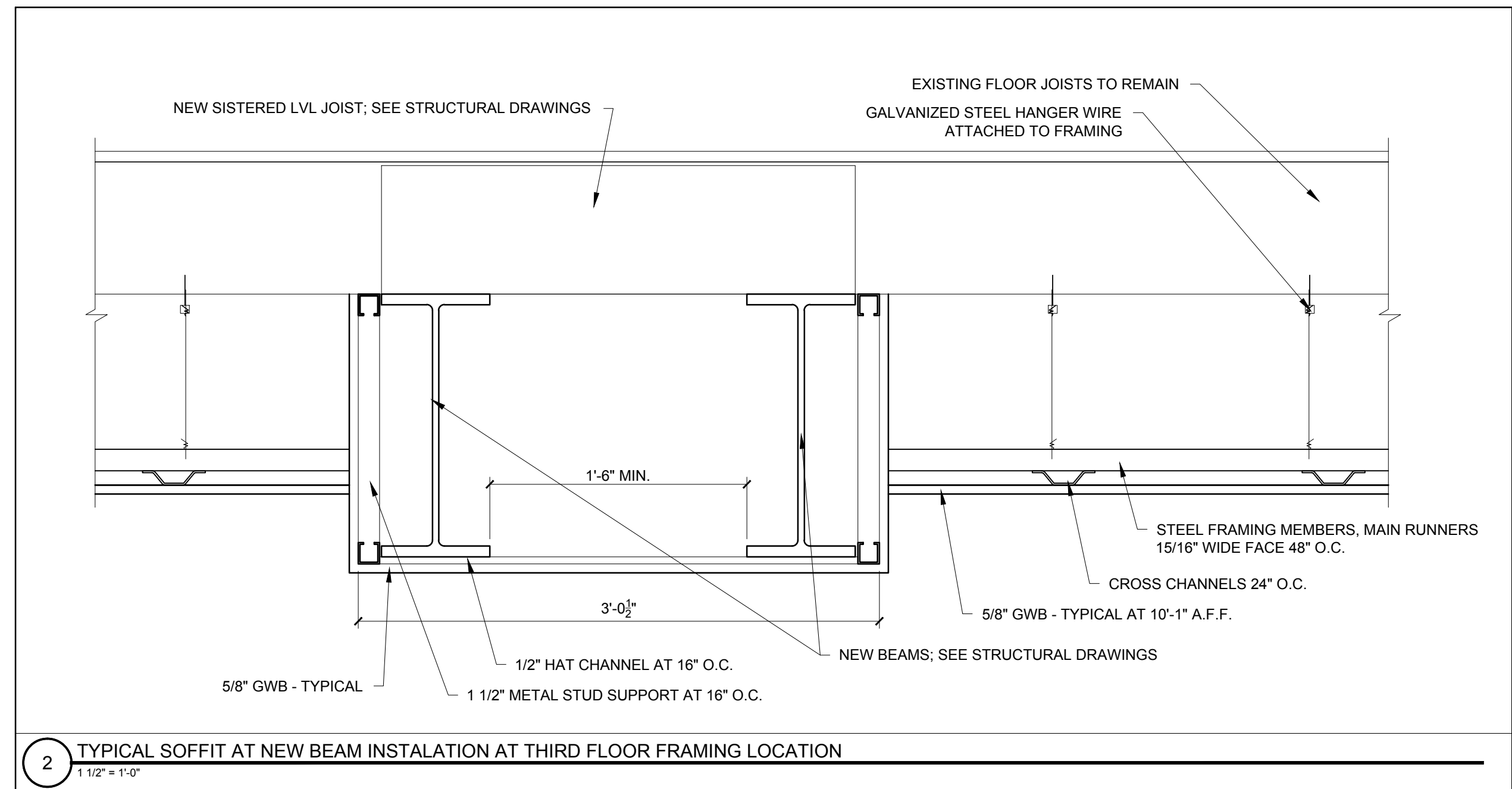
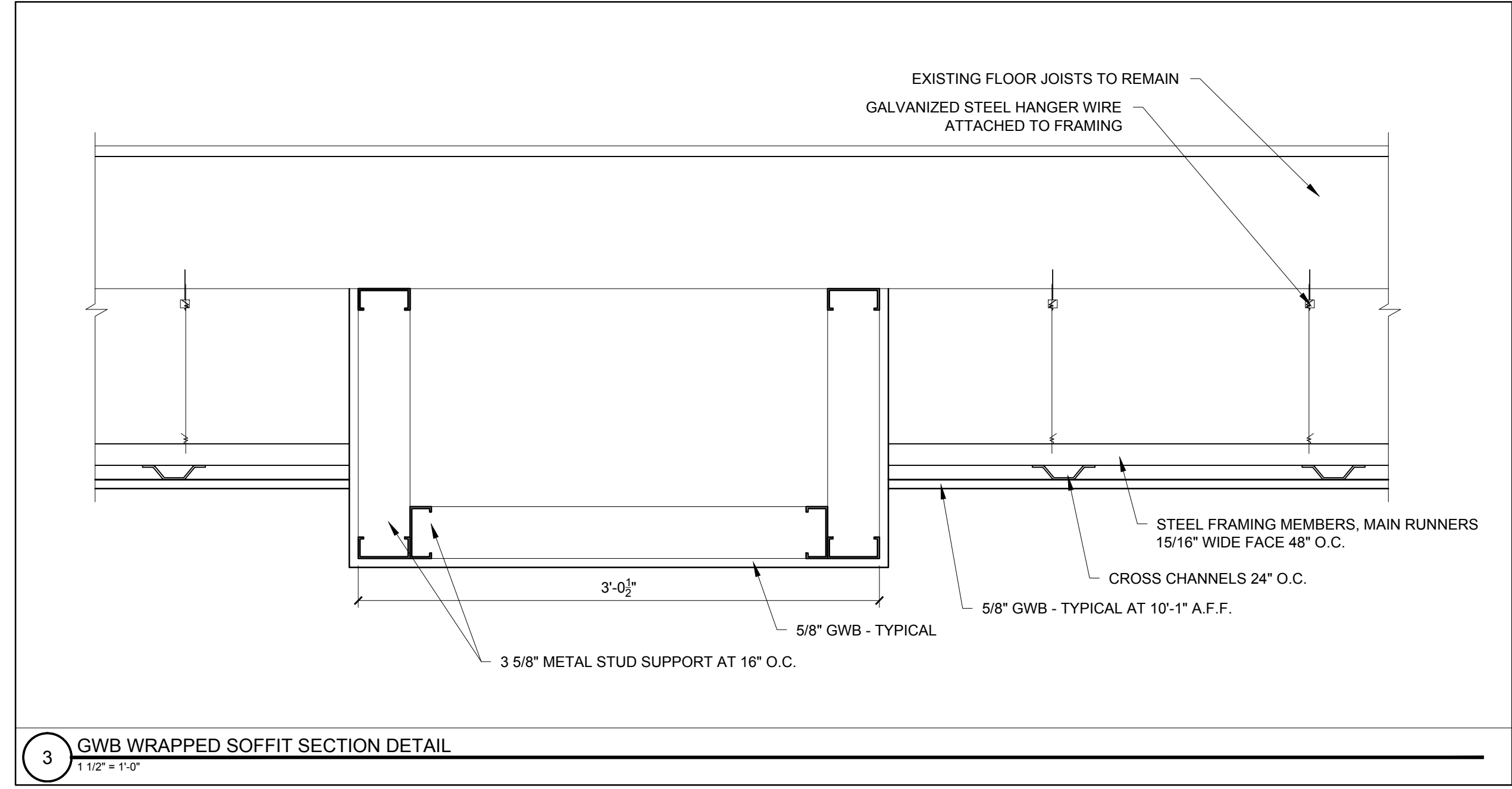
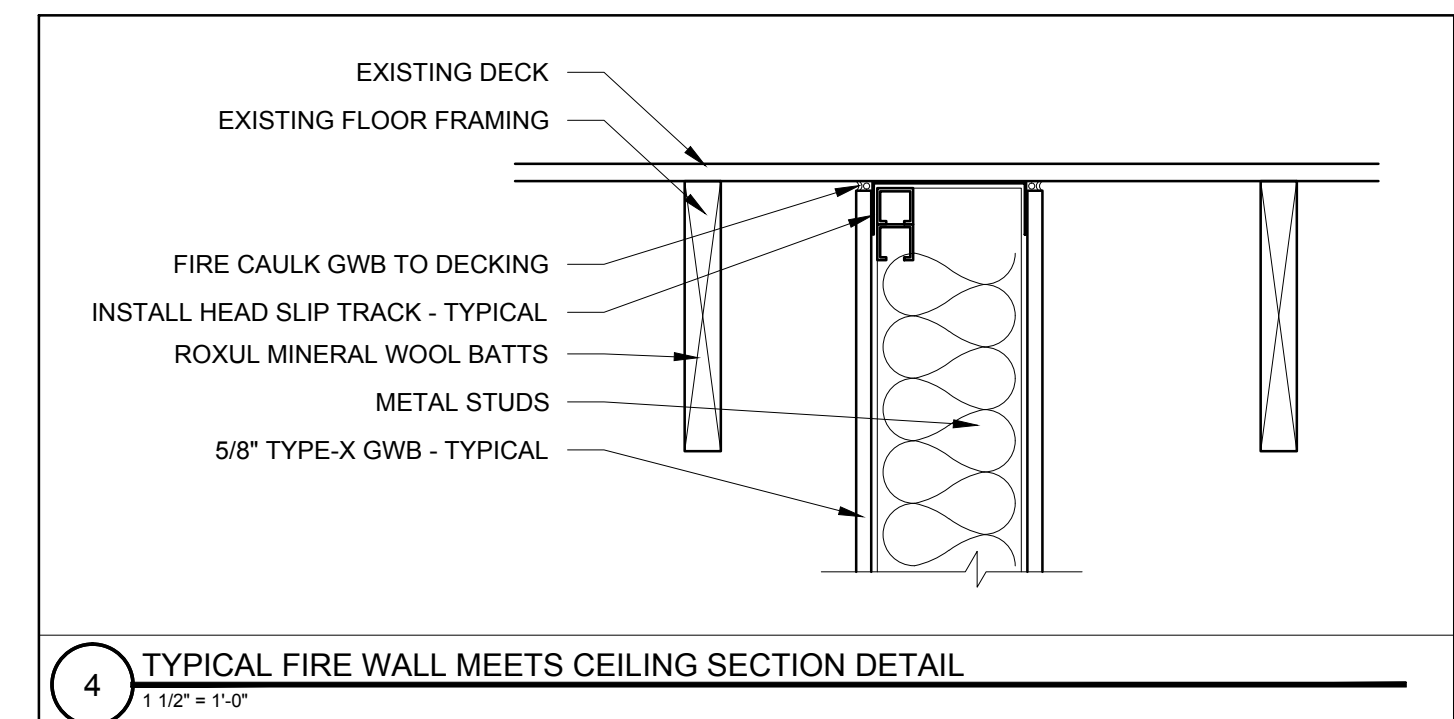


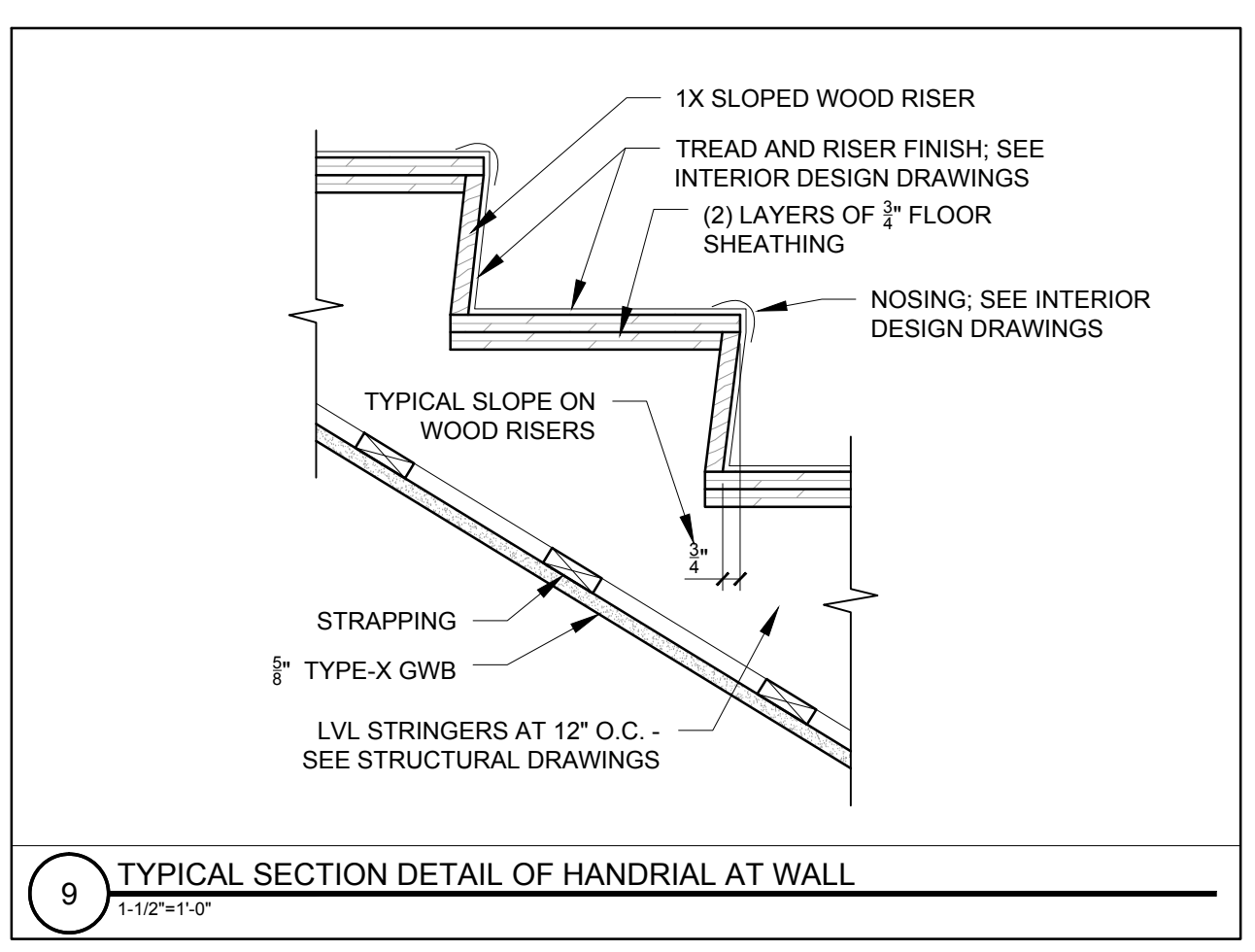
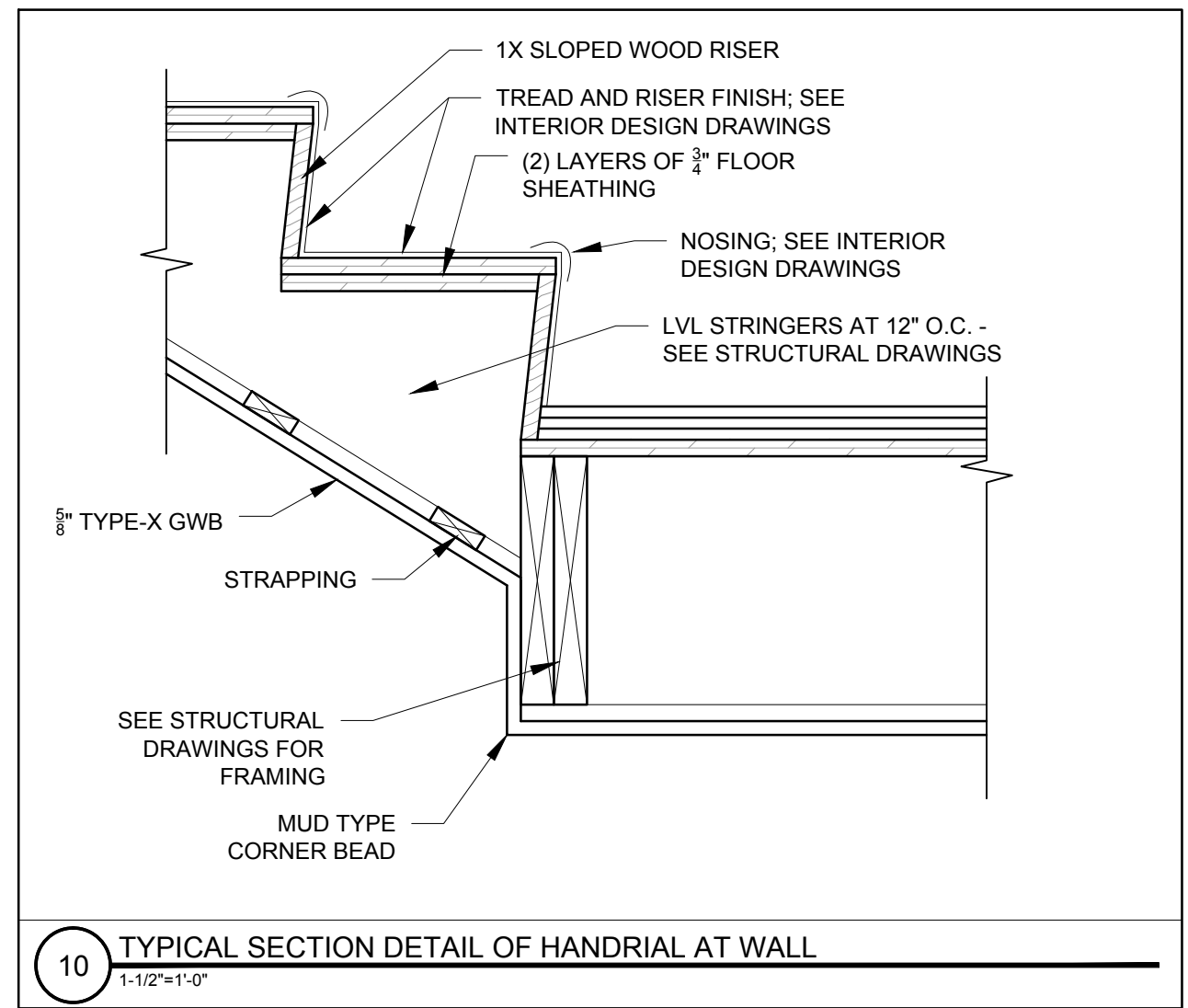
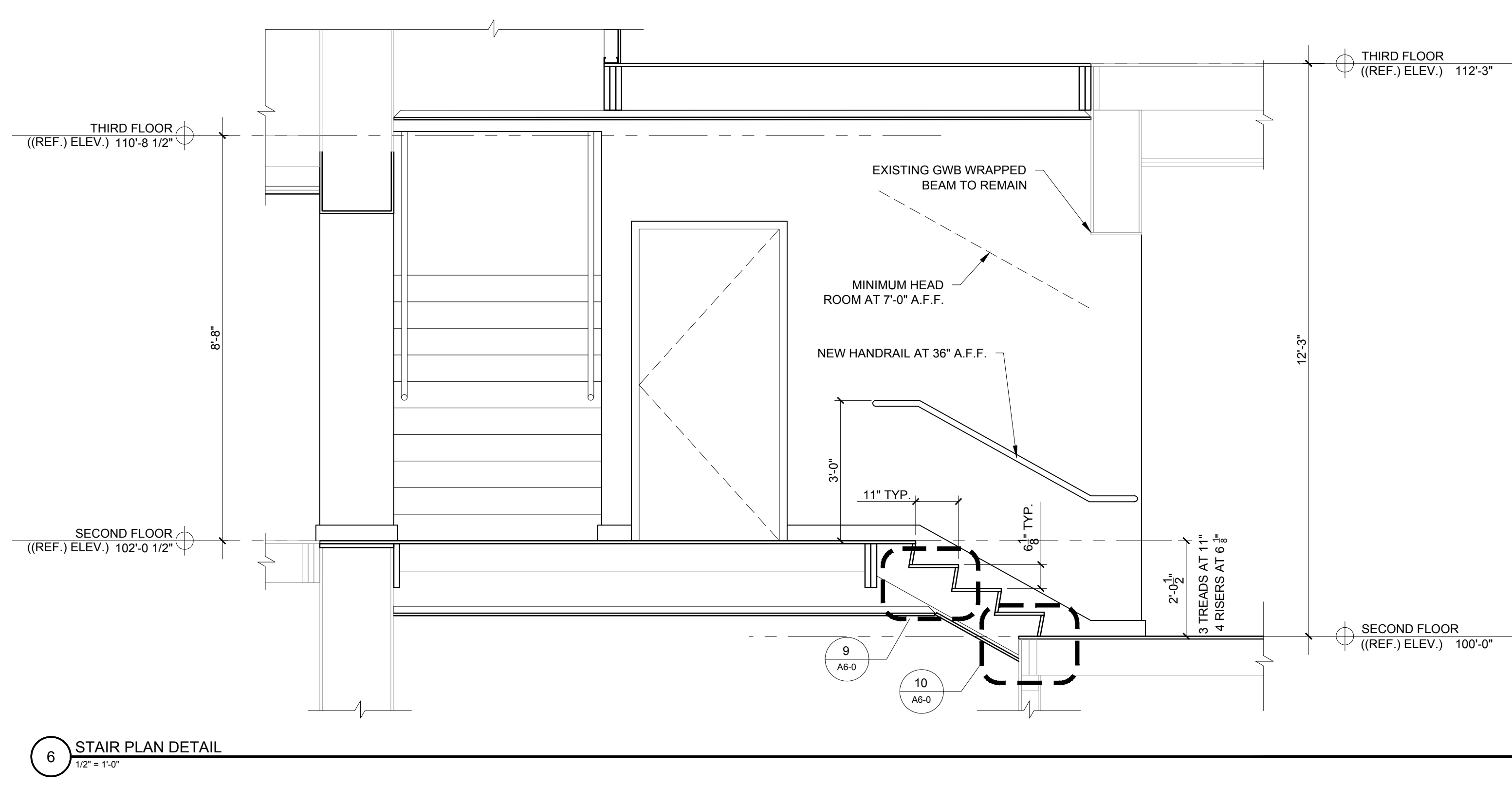
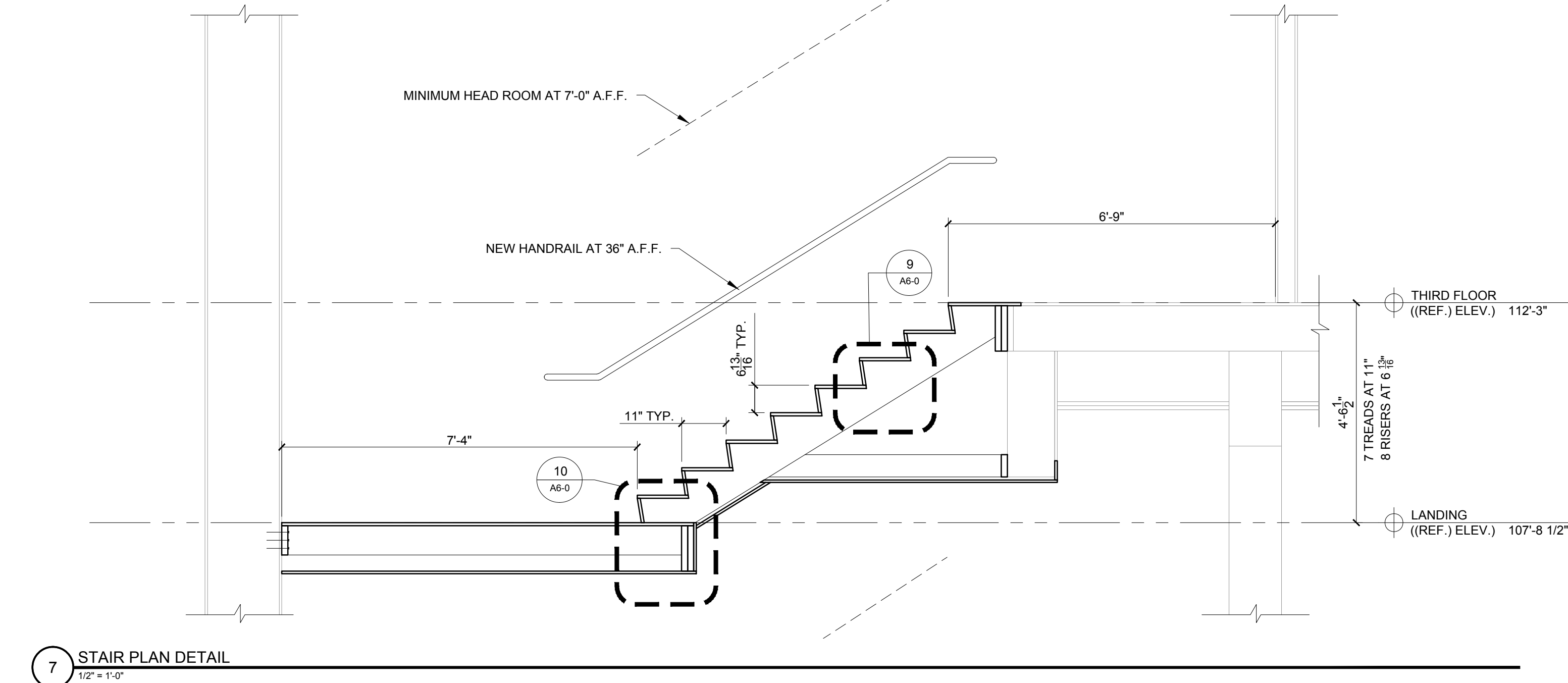
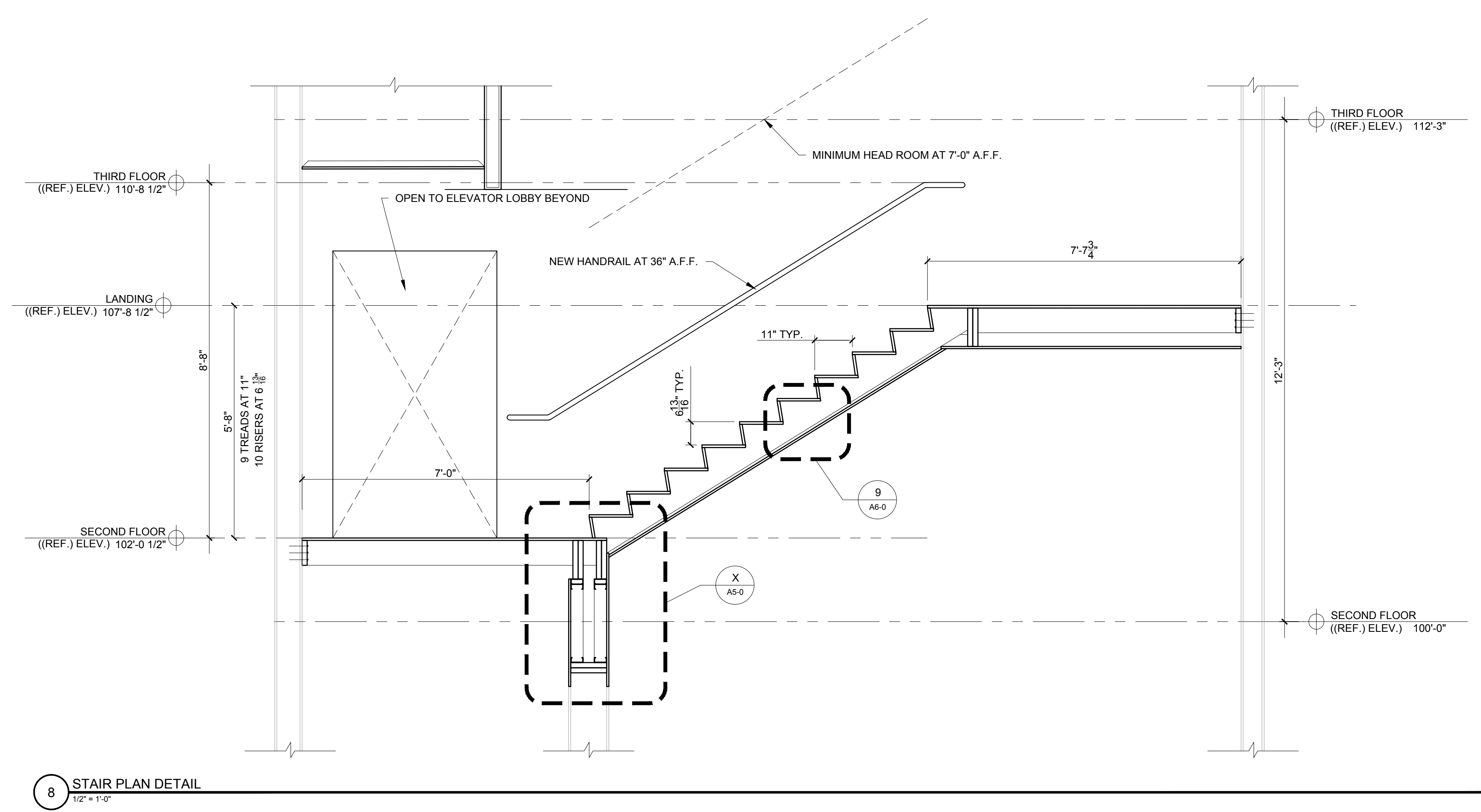
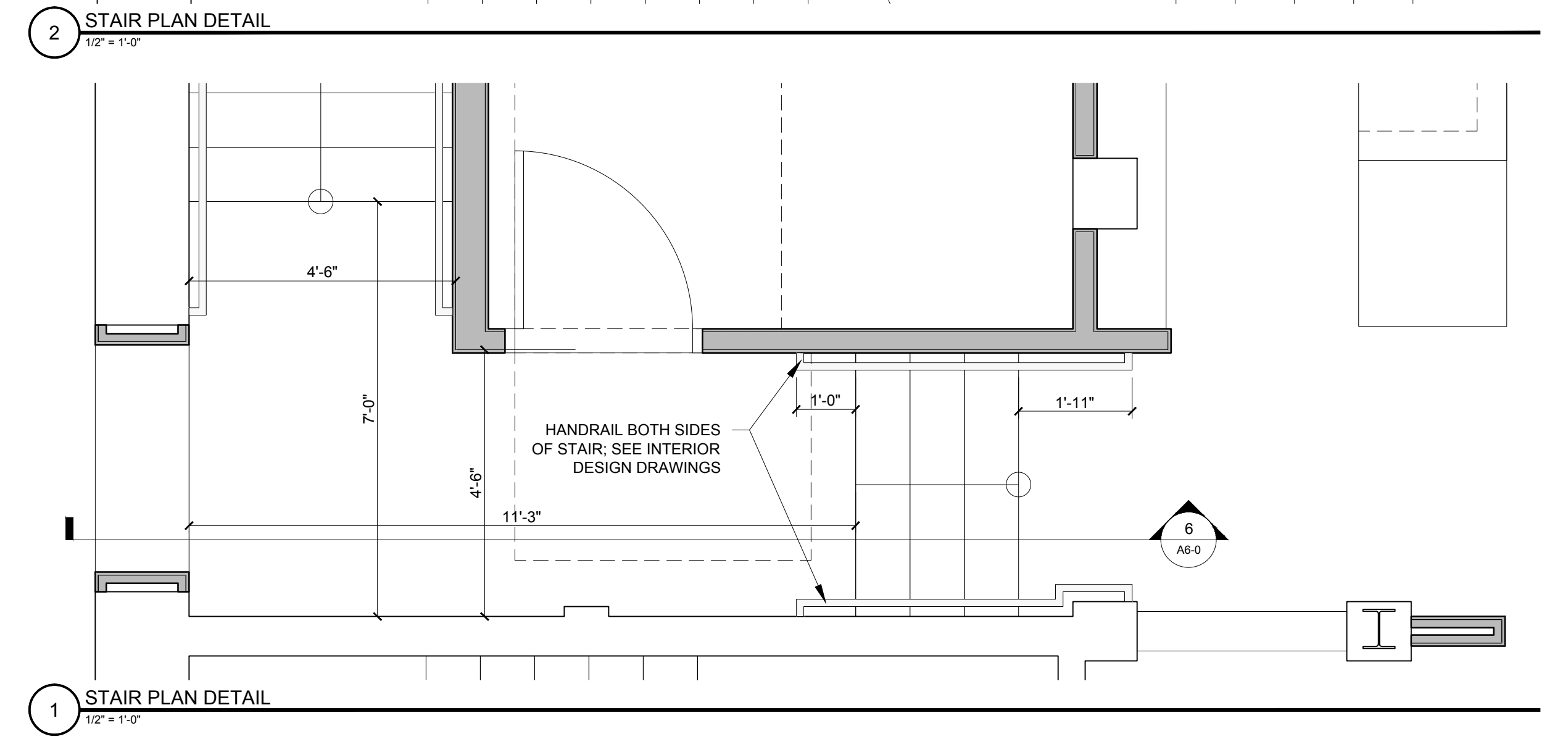
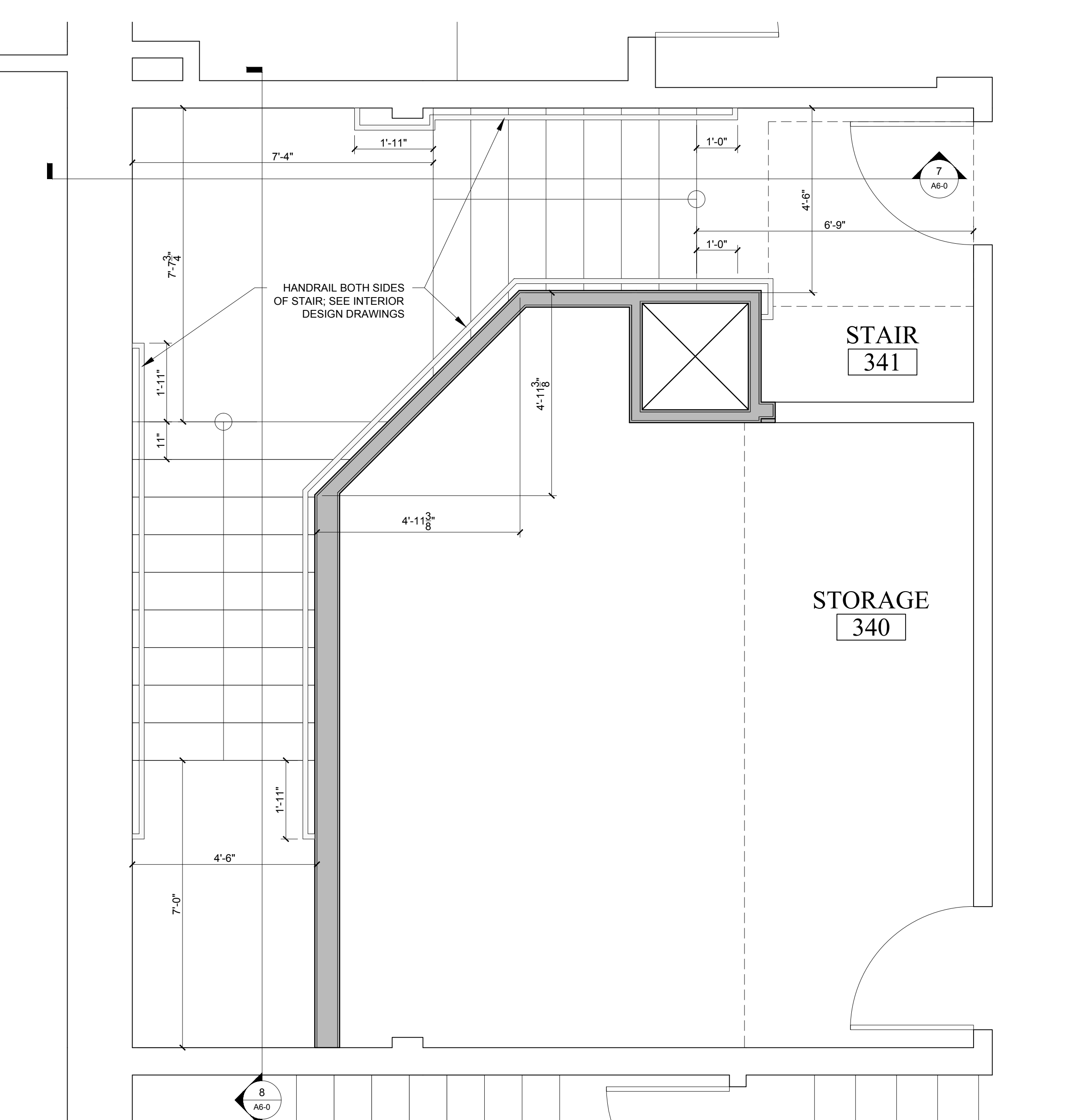
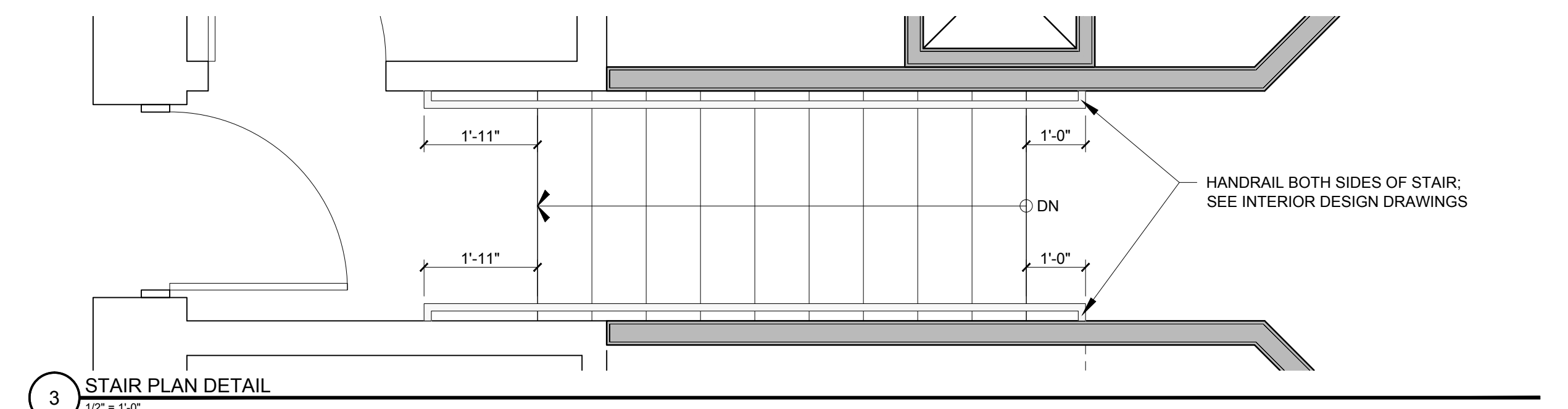
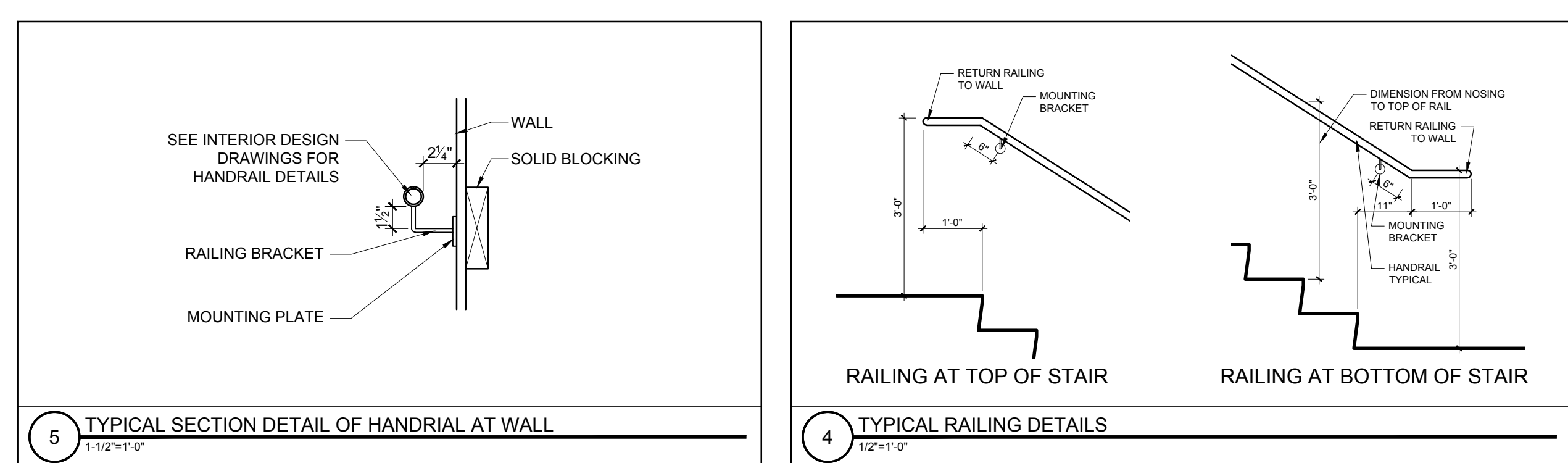
2 ENTRY VESTIBULE INTERIOR ELEVATION
1/2" = 1'-0"

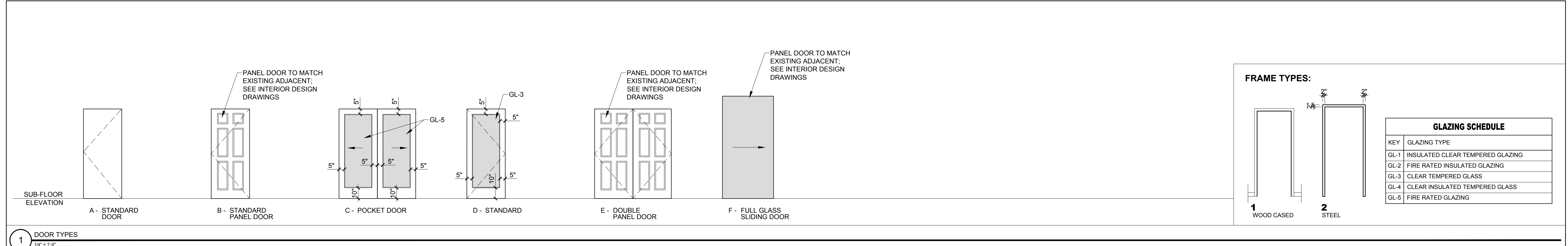


1 FOOD PREPARATION / RESTAURANT BAR INTERIOR ELEVATION
1/2" = 1'-0"





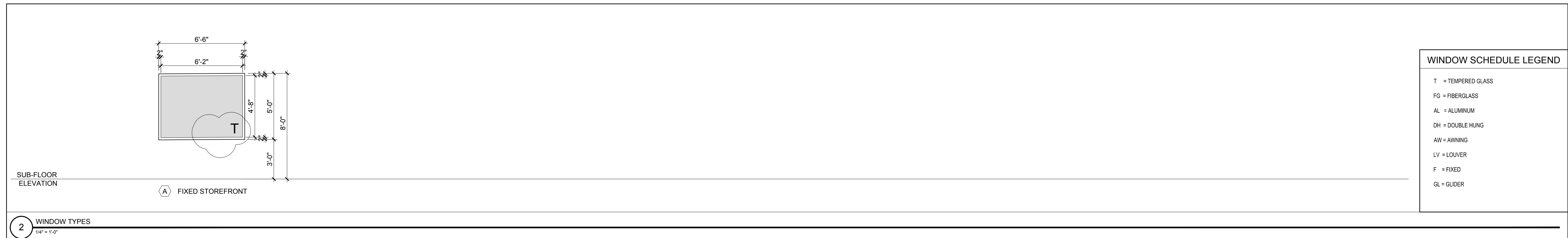
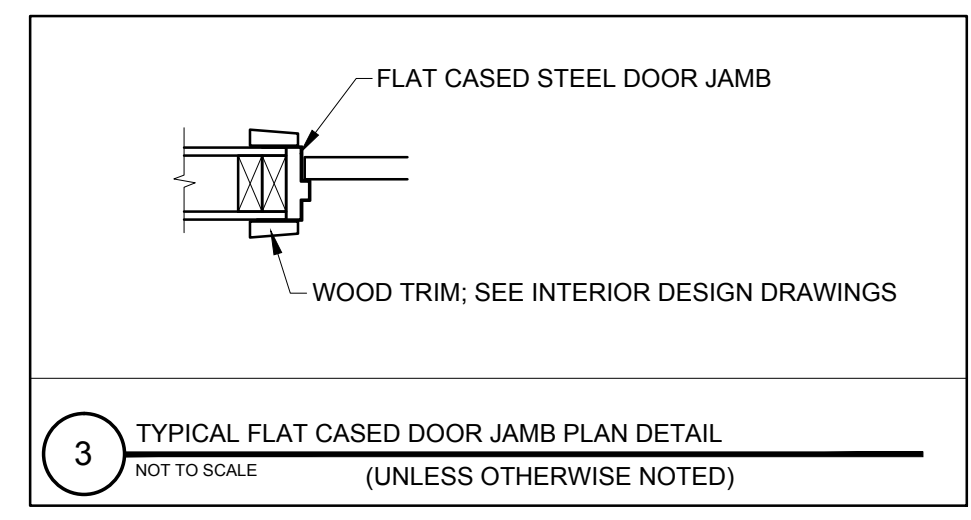




1 DOOR TYPES
 1/4" = 1'-0"

DOOR SCHEDULE																			
DOOR NO.	TYPE	DOOR			INSULATED	FRAME				CLOSER	FIRE RATING (MINUTES)	E.C. ACCESS	REMARKS	GENERAL					
		WIDTH	HEIGHT	THICKNESS		MATERIAL	FINISH	HEAD	JAMB					SL	HARDWARE KEY	MATERIALS KEY	FINISH KEY		
103.1	B	3'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	Y	60	-	SEE INTERIOR DESIGN DRAWINGS			
201.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FINISH TO MATCH EXISTING GUESTROOM DOORS		
201.2	B	3'-0"	6'-8"	1-3/4"	WD	PTD	Y	2	STL	-	-	-	N	-	-	CLOSET DOORS - SEE INTERIOR DESIGN DRAWINGS			
201.3	E	4'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	Y	-	-	FINISH TO MATCH EXISTING GUESTROOM DOORS			
202.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FINISH TO MATCH EXISTING GUESTROOM DOORS		
229.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FINISH TO MATCH EXISTING GUESTROOM DOORS		
229.2	B	3'-0"	6'-0"	1-3/4"	WD	PTD	Y	2	STL	-	-	-	Y	-	-	FINISH TO MATCH EXISTING GUESTROOM DOORS			
229.3	E	4'-0"	6'-0"	1-3/4"	GL	-	-	-	-	-	-	-	Y	-	-	CLOSET DOORS - SEE INTERIOR DESIGN DRAWINGS			
230.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PAINT EXISTING DOOR - SEE INTERIOR DESIGN DRAWINGS			
230.1	F	3'-6"	8'-0"	1-3/4"	WD	PTD	Y	2	STL	-	-	-	Y	-	-	CUSTOM AUTOMATIC SLIDING GLASS DOOR WITH BREAKAWAY EGRESS FUNCTION - DORMA ESA 500, INSTALLED TO MEET IBC 1010.1.4.3			
233.2	B	3'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	Y	-	-	SEE INTERIOR DESIGN DRAWINGS			
233.3	E	4'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	Y	-	-	DOUBLE SWING KITCHEN DOORS - SEE INTERIOR DESIGN DRAWINGS			
235.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PAINT EXISTING DOOR - SEE INTERIOR DESIGN DRAWINGS			
237.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	REFINISH EXISTING DOOR			
237.2	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	REFINISH EXISTING DOOR			
239.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	REFINISH EXISTING DOOR			
241.1	B	4'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	N	-	-	SEE INTERIOR DESIGN DRAWINGS. PROVIDE PANIC HARDWARE			
241.2	B	3'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	N	-	-	SEE INTERIOR DESIGN DRAWINGS. PROVIDE PANIC HARDWARE			
243.1	B	3'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	Y	20	-	SEE INTERIOR DESIGN DRAWINGS			
244.1	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	REFINISH EXISTING DOOR			
244.2	EX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	REFINISH EXISTING DOOR			
245.1	B	3'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	Y	60	-	SEE INTERIOR DESIGN DRAWINGS			
250.1	B	3'-0"	7'-0"	1-3/4"	WD	PTD	Y	2	STL	-	-	-	Y	20	-	FINISH TO MATCH EXISTING GUESTROOM DOORS			
340.1	B	3'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	Y	-	-	SEE INTERIOR DESIGN DRAWINGS			
341.1	B	3'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	Y	90	-	SEE INTERIOR DESIGN DRAWINGS. G.C TO ENSURE PANIC HARDWARE IS OPERATIONAL			
437.1	B	3'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	Y	60	-	SEE INTERIOR DESIGN DRAWINGS			
438.1	B	3'-0"	7'-0"	1-3/4"	WD	STN	Y	2	STL	-	-	-	Y	60	-	SEE INTERIOR DESIGN DRAWINGS			

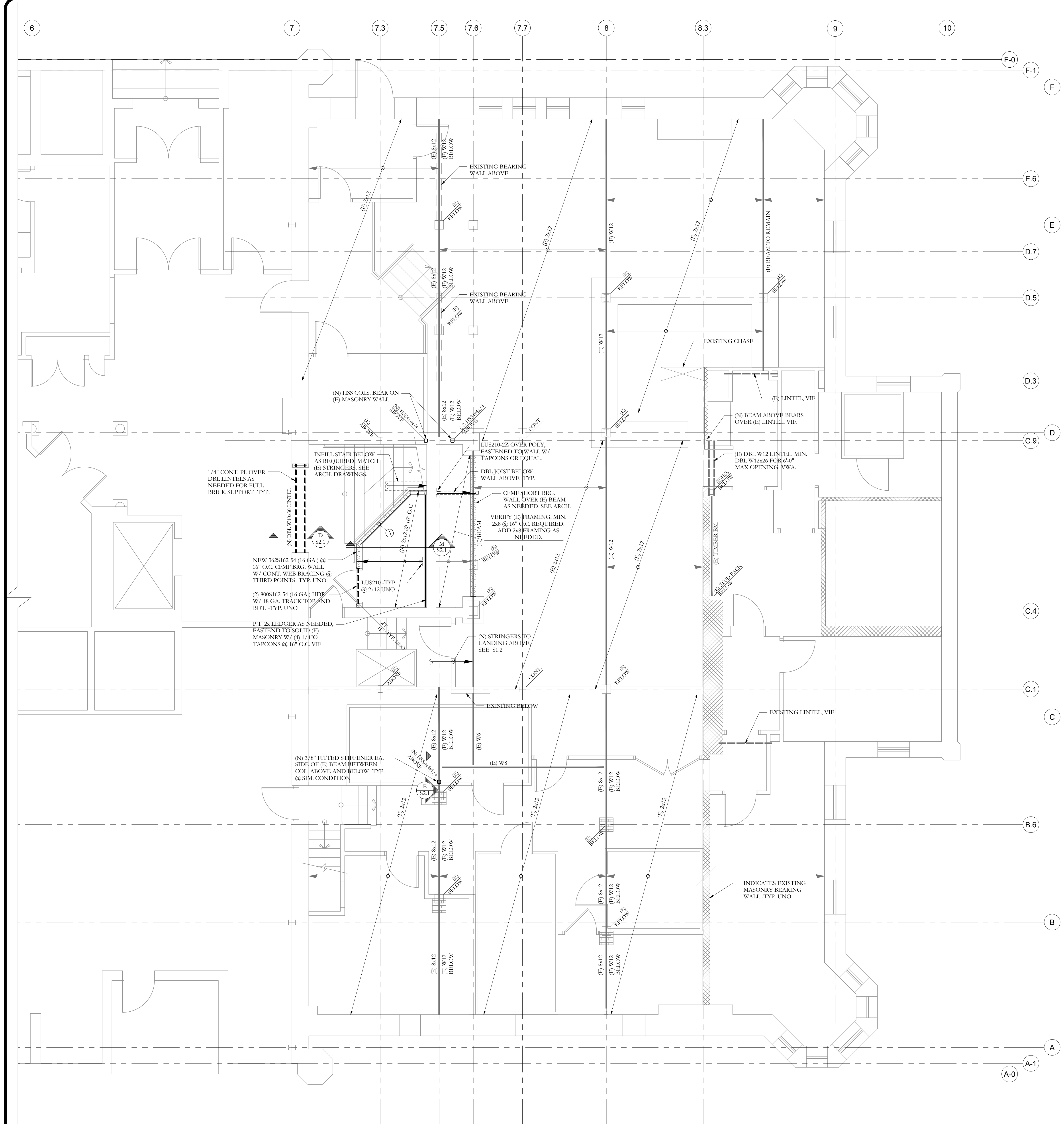
- DOOR NOTES:
- 1.) ALL EXTERIOR GLAZING TO BE LOW-E ARGON FILLED INSULATED GLAZING UNITS
 - 2.) FRAME ALL OPENINGS WITH ELEVATIONS
 - 3.) SEAL EXTERIOR DOORS TO ROUGH OPENING WITH LOW EXPANDING FOAM INSULATION - SEE DETAILS
 - 4.) ALL DOOR HARDWARE TO BE 'LEVER' TYPE
 - 5.) ALL EXTERIOR DOORS TO BE WEATHER STRIPPED
 - 6.) ALL STEEL DOORS TO BE FLAT CASED TO RECEIVE APPLIED WOOD TRIM



2 WINDOW TYPES
 1/4" = 1'-0"

WINDOW SCHEDULE										
KEY	ACTION	ROUGH OPENING (WxH) VIF	ROUGH OPENING IS REVISION	HEAD	JAMB	SILL	INTERNAL	FINISH	FOR TEMPERED GLASS LOCATIONS SEE WINDOW ELEVATION TYPES FOR MASONRY OPENING DIMENSIONS COORDINATE COURSING WITH EXTERIOR ELEVATION SHEETS AND PLAN AND SECTION DETAIL SHEETS	
									REMARKS	REMARKS
A	STORE	6'-6" x 5'-0"	-	-	-	-	AL	ANO	-	INTERIOR STOREFRONT ASSEMBLY - SEE INTERIOR DESIGN DRAWINGS FOR FINISH, TEMPERED GLASS

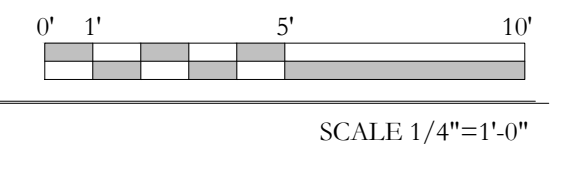
- WINDOW NOTES:
- 1.) COORDINATE AND ADJUST ROUGH OPENING DIMENSIONS TO ACCOMMODATE SILL PAN FLASHING SYSTEM
 - 2.) ALL WINDOW UNITS AND MULTI-WINDOW UNIT COMBINATIONS TO MEET OR EXCEED DP-50 RATINGS FOR BOTH STRUCTURAL AND WATER
 - 3.) PROVIDE MULL REINFORCING AT ALL MULTI-UNIT WINDOWS AS REQUIRED TO ACHIEVE DP-50 RATING, WITH INSTALLATION BRACKETS
 - 4.) FULL SCREENS ALL OPENINGS
 - 5.) CONTRACTOR TO VERIFY THAT ALL EGRESS OPENINGS MEET EGRESS REQUIREMENTS
 - 6.) ALL GLAZING LOCATED WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED GLASS
 - 7.) ALL EXTERIOR GLAZING TO BE INSULATED
 - 8.) FRAME ALL OPENINGS WITH ELEVATIONS
 - 9.) SEAL WINDOW TO ROUGH OPENING WITH LOW EXPANDING FOAM INSULATION - SEE DETAILS



SECOND FLOOR FRAMING PLAN

- NOTES:
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - TEMPORARY SHORING OF ALL WORK BY CONTRACTOR -TYP.
 - (E) INDICATES EXISTING, (N) INDICATES NEW.
 - ALL EXISTING CONDITIONS SHALL BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. NOTIFY EOR IF FIELD CONDITIONS DIFFER FROM PLANS, FOR ALTERNATIVE DESIGN -TYP.
 - ALL TOP OF STEEL ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION/ CONSTRUCTION -TYP.
 - ALL NEW COLUMNS IN WALLS SHALL BE (3) STUDS OF SAME STUD SPECIFIED FOR WALL SYSTEM, UNLESS NOTED OTHERWISE ON PLANS.
 - ALL NEW FLESH BEAMS SHALL BE CONTINUOUSLY FASTENED ALONG TOP, THROUGH FLOOR SHEATHING -TYP.
 - ANY EXISTING JOISTS ENCOUNTERED IN THE FIELD, WHICH ARE NOTCHED, ROTTED, OR OTHERWISE DAMAGED, SHALL BE SISTERED FULL-LENGTH W/ A NEW JOIST MATCHING THE ORIGINAL SIZE.
 - ALL NEW JOIST SISTERS SHALL BE FASTENED TO (E) JOIST W/ MIN. (3) 10# @ 16" O.C. UNO.
 - ALL HEADERS IN CFMF BEARING WALLS ARE (2) 808162-54 W/ WEB STIFFENERS BETWEEN PILES @ ENDS, OR W/ WEBS FASTENED OVER FACE OF STUDS BEYOND -TYP. UNO.
 - ALL NEW FLOOR SHEATHING TO BE 3/4", SEE GENERAL NOTES FOR MORE INFO -TYP.

FRAMING PLAN SYMBOLS KEY	
	CMF POST UNO
	STEEL COLUMN
	NUMBER OF STUDS IN POST BELOW
	COLUMN OR POST ABOVE THIS LEVEL
	COLUMN OR POST BELOW THIS LEVEL
	JOIST BEARING
	CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	FLUSH FRAMED JOIST BEARING WITH HANGER
	CMF STUD BEARING WALL BELOW
	CMF STUD SHEAR WALL BELOW
	BEARING WALL ABOVE
	HATCHING INDICATES OVER FRAMING BY OTHERS -TYP
	NUMBER OF TRIM STUDS UNDER HEADER
	NUMBER OF KING STUDS ADJACENT TO HEADER
	INDICATES FLESH TOP BEAM MEMBER UNO
	INDICATES DROPPED BEAM MEMBER
	INDICATES BEAM BEARING W/ HANGER -TYP



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CONSULTANTS:
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 60 Forest Avenue
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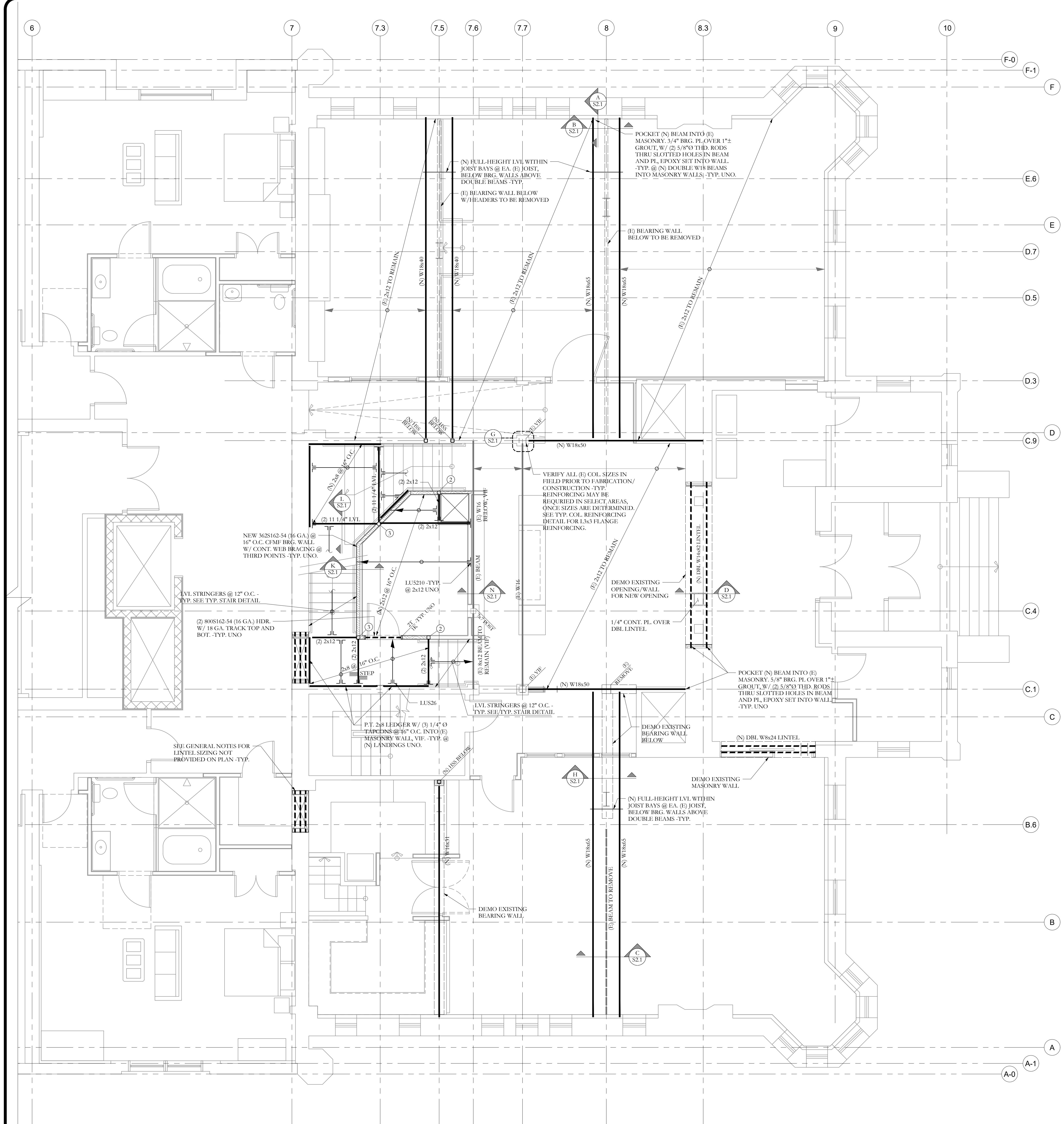
DATE: 10/11/2018
 PROJECT No.:
 DRAWN BY: JMS
 CHECKED BY: AGJ
 SCALE: AS NOTED
 SHEET TITLE:

SECOND FLOOR FRAMING PLAN

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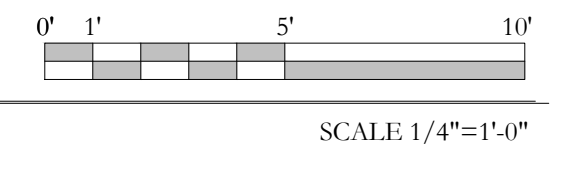
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S1.1

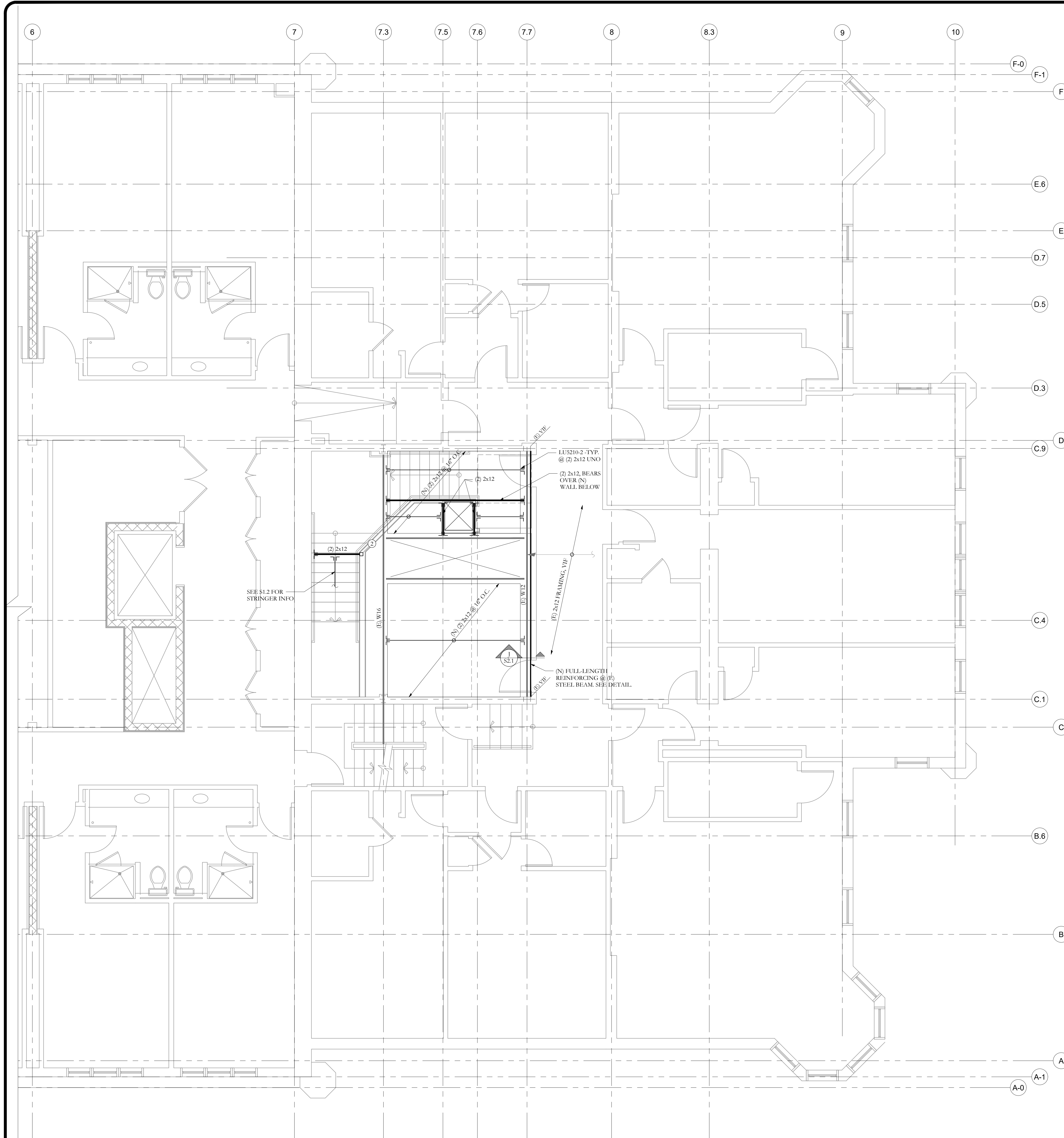


THIRD FLOOR FRAMING PLAN
 NOTES:
 1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 2. TEMPORARY SHORING OF ALL WORK BY CONTRACTOR -TYP.
 3. (E) INDICATES EXISTING, (N) INDICATES NEW.
 4. ALL EXISTING CONDITIONS SHALL BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. NOTIFY EOR IF FIELD CONDITIONS DIFFER FROM PLANS, FOR ALTERNATIVE DESIGN -TYP.
 5. ALL TOP OF STEEL ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION/ CONSTRUCTION -TYP.
 6. ALL NEW COLUMNS IN WALLS SHALL BE (E) STUDS OF SAME STUD SPECIFIED FOR WALL SYSTEM, UNLESS NOTED OTHERWISE ON PLANS.
 7. ALL NEW FLESH BEAMS SHALL BE CONTINUOUSLY FASTENED ALONG TOP, THROUGH FLOOR SHEATHING -TYP.
 8. ANY EXISTING JOISTS ENCOUNTERED IN THE FIELD, WHICH ARE NOTCHED, ROTTED, OR OTHERWISE DAMAGED, SHALL BE SISTERED FULL-LENGTH W/ A NEW JOIST MATCHING THE ORIGINAL SIZE.
 9. ALL NEW JOIST SISTERS SHALL BE FASTENED TO (E) JOIST W/ MIN. (3) 10# @ 16" O.C. UNO.
 10. ALL HEADERS IN CFMF BEARING WALLS ARE (2) 806162-43 W/ WEB STIFFENERS BETWEEN PLIES @ ENDS, OR W/ WEBS FASTENED OVER FACE OF STUDS BEYOND -TYP. UNO.
 11. ALL NEW FLOOR SHEATHING TO BE 3/4", SEE GENERAL NOTES FOR MORE INFO -TYP.

FRAMING PLAN SYMBOLS KEY	
	CMF POST UNO
	STEEL COLUMN
	NUMBER OF STUDS IN POST BELOW
	COLUMN OR POST ABOVE THIS LEVEL
	COLUMN OR POST BELOW THIS LEVEL
	COLUMN OR POST CONT. THROUGH THIS LEVEL
	JOIST BEARING
	CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	FLUSH FRAMED JOIST BEARING WITH HANGER
	CMF STUD BEARING WALL BELOW
	CMF STUD SHEAR WALL BELOW
	BEARING WALL ABOVE
	HATCHING INDICATES OVER FRAMING BY OTHERS -TYP.
	NUMBER OF TRIM STUDS UNDER HEADER
	NUMBER OF KING STUDS ADJACENT TO HEADER
	INDICATES FLESH TOP BEAM MEMBER UNO
	INDICATES DROPPED BEAM MEMBER
	INDICATES BEAM BEARING W/ HANGER -TYP.

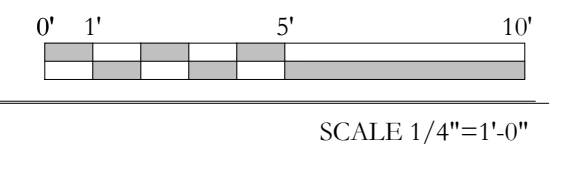


FOR CONSTRUCTION



FOURTH FLOOR FRAMING PLAN
 NOTES:
 1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 2. TEMPORARY SHORING OF ALL WORK BY CONTRACTOR -TYP.
 3. (E) INDICATES EXISTING, (N) INDICATES NEW.
 4. ALL EXISTING CONDITIONS SHALL BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. NOTIFY EOR IF FIELD CONDITIONS DIFFER FROM PLANS, FOR ALTERNATIVE DESIGN -TYP.
 5. ALL TOP OF STEEL ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION/ CONSTRUCTION. -TYP.
 6. ALL NEW COLUMNS IN WALLS SHALL BE (3) STUDS OF SAME STUD SPECIFIED FOR WALL SYSTEM, UNLESS NOTED OTHERWISE ON PLANS.
 7. ALL NEW FLESH BEAMS SHALL BE CONTINUOUSLY FASTENED ALONG TOP, THROUGH FLOOR SHEATHING -TYP.
 8. ANY EXISTING JOISTS ENCOUNTERED IN THE FIELD, WHICH ARE NOTCHED, ROTTED, OR OTHERWISE DAMAGED, SHALL BE SISTERED FULL-LENGTH W/ A NEW JOIST MATCHING THE ORIGINAL SIZE.
 9. ALL NEW JOIST SISTERS SHALL BE FASTENED TO (E) JOIST W/ MIN. (3) 10# @ 16" O.C. UNO.
 10. ALL HEADERS IN CFMF BEARING WALLS ARE (2) 80#62-43 W/ WEB STIFFENERS BETWEEN PILES @ ENDS, OR W/ WEBS FASTENED OVER FACE OF STUDS BEYOND -TYP. UNO.
 11. ALL NEW FLOOR SHEATHING TO BE 3/4", SEE GENERAL NOTES FOR MORE INFO -TYP.

FRAMING PLAN SYMBOLS KEY	
	CMF POST UNO
	STEEL COLUMN
	NUMBER OF STUDS IN POST BELOW
	COLUMN OR POST ABOVE THIS LEVEL
	COLUMN OR POST BELOW THIS LEVEL
	JOIST BEARING
	CONTINUOUS JOIST WITH INTERMEDIATE BEARING
	FLUSH FRAMED JOIST BEARING WITH HANGER
	CMF STUD BEARING WALL BELOW
	CMF STUD SHEAR WALL BELOW
	BEARING WALL ABOVE
	HATCHING INDICATES OVER FRAMING BY OTHERS -TYP
	NUMBER OF TRIM STUDS UNDER HEADER
	NUMBER OF KING STUDS ADJACENT TO HEADER
	INDICATES FLUSH TOP BEAM MEMBER UNO
	INDICATES DROPPED BEAM MEMBER
	INDICATES BEAM BEARING W/ HANGER -TYP



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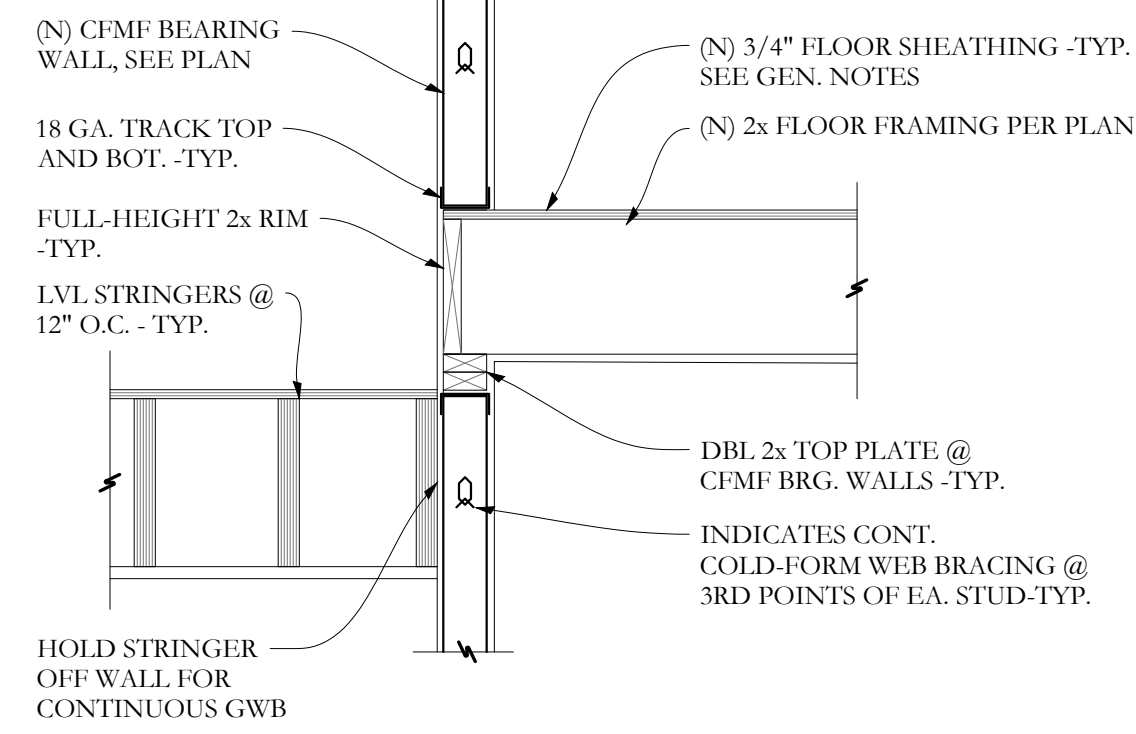
FOURTH FLOOR FRAMING PLAN

FOR CONSTRUCTION

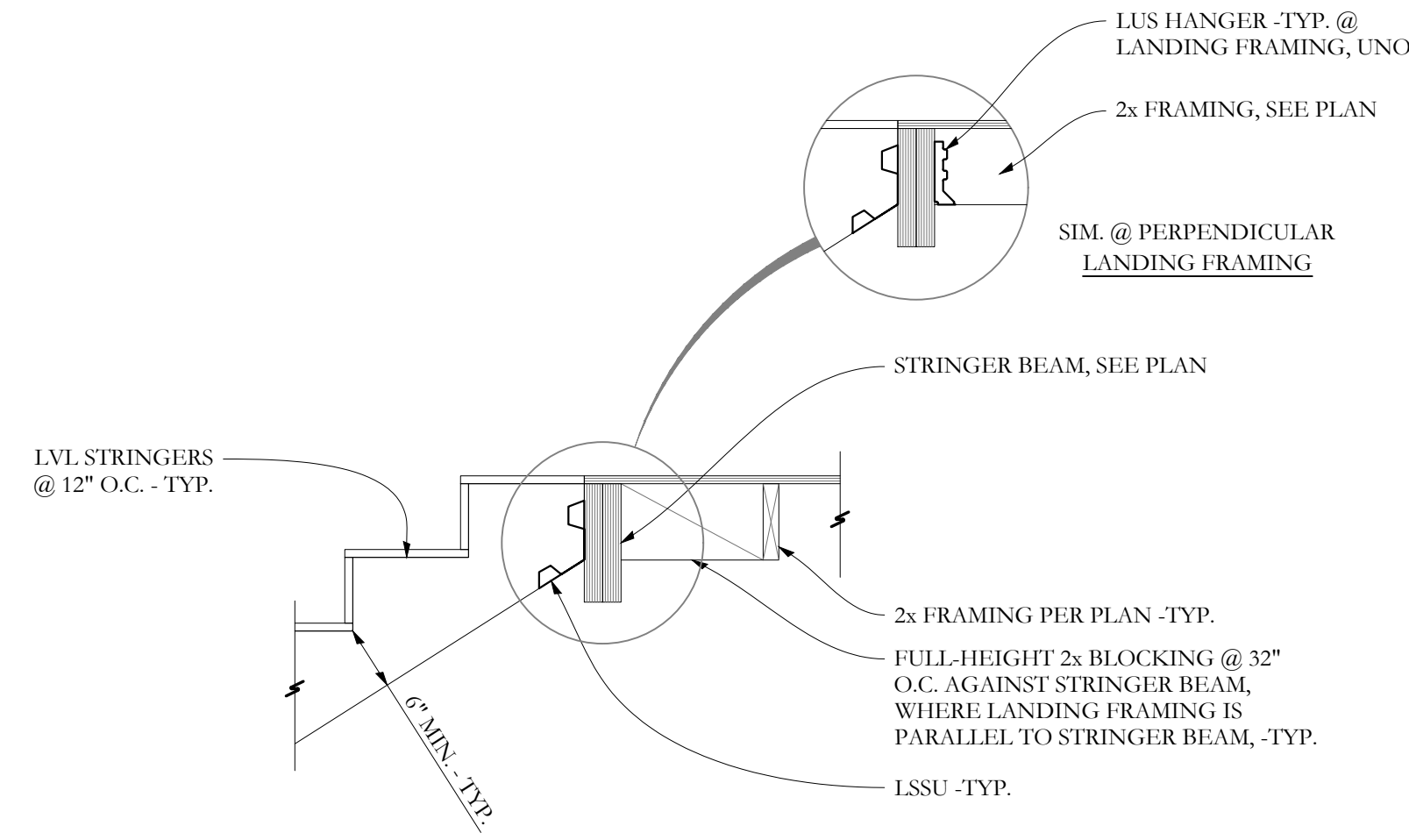
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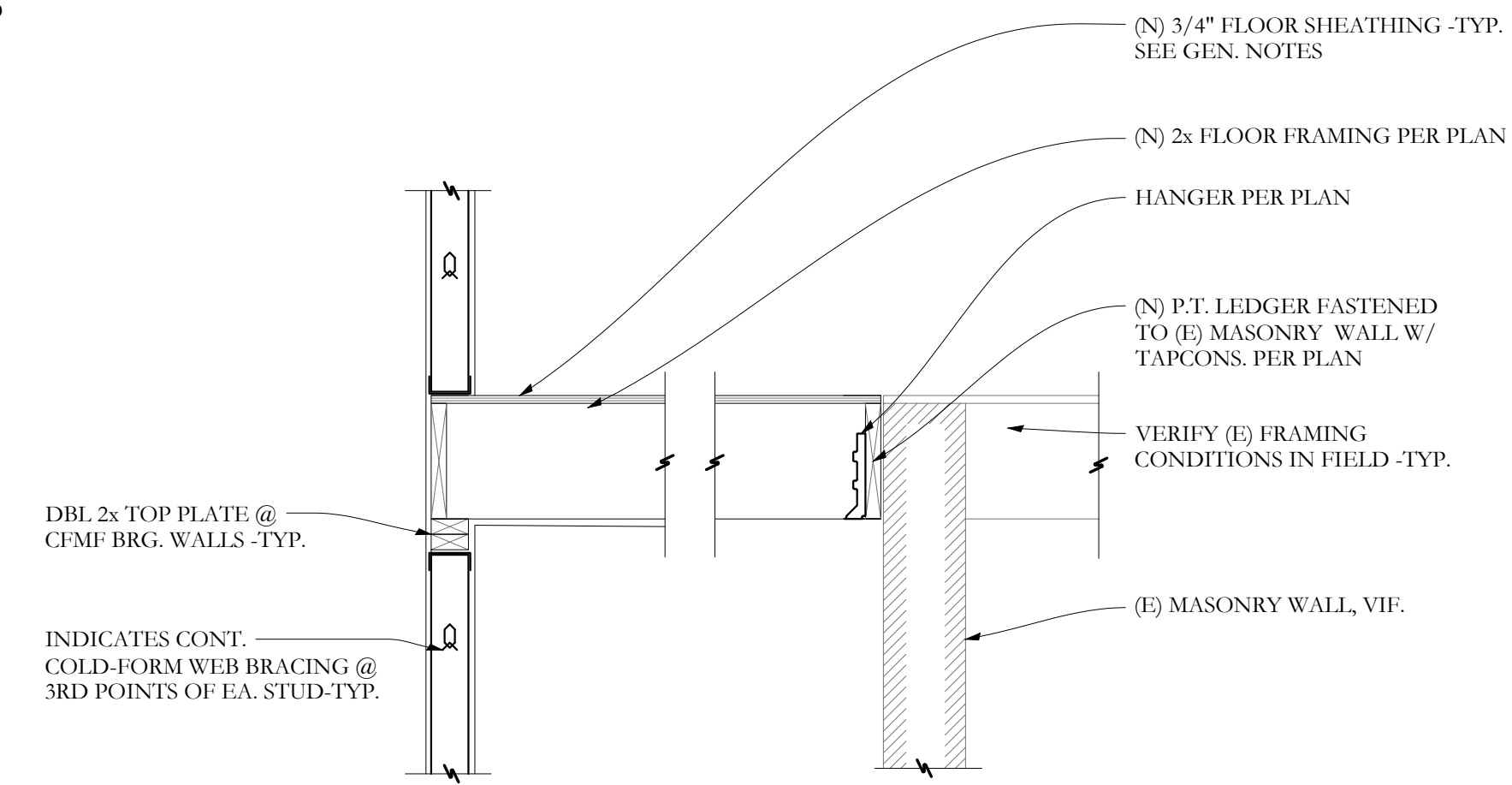
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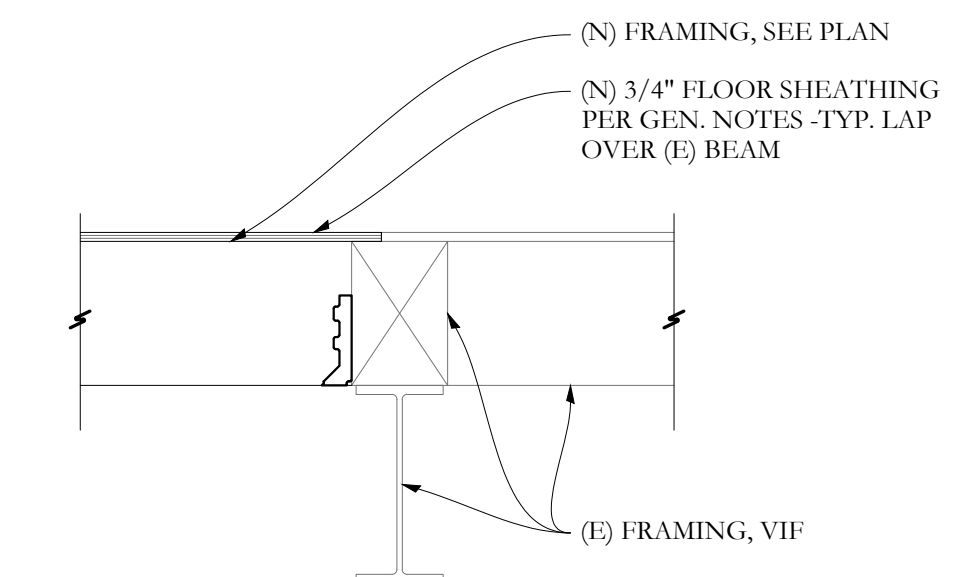
SECTION **K** 3/4"=1'-0"



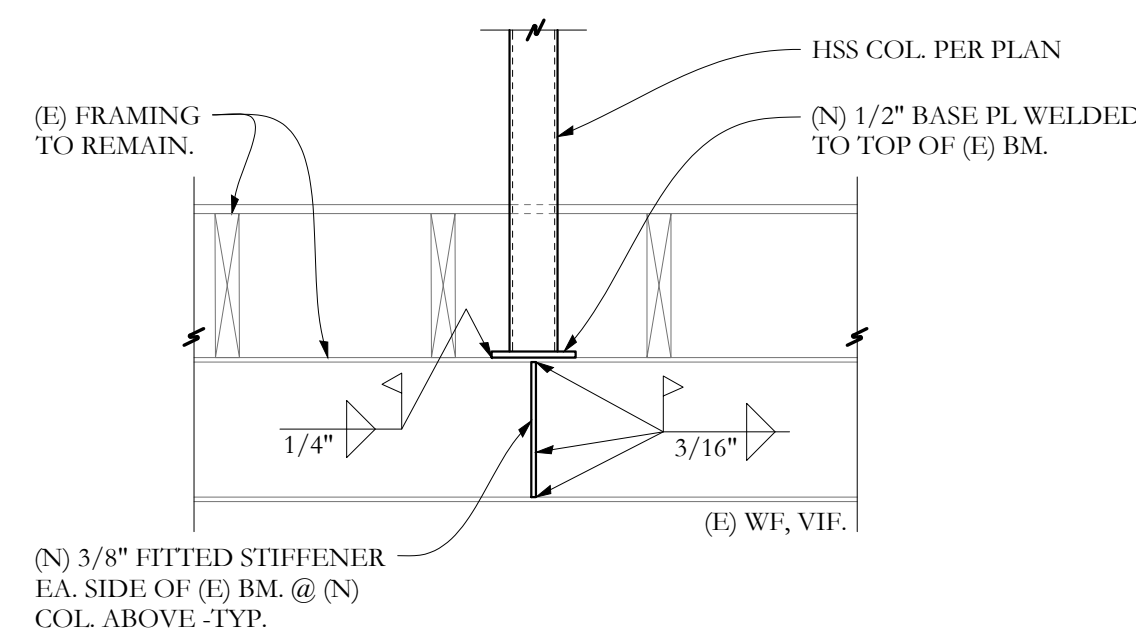
SECTION **L** 3/4"=1'-0"
TYPICAL STAIR FRAMING



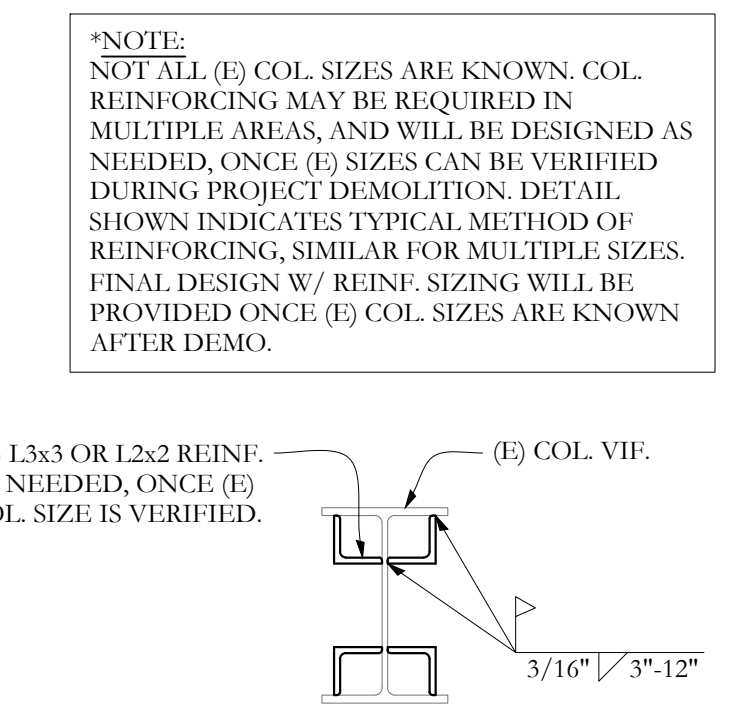
SECTION **M** 3/4"=1'-0"



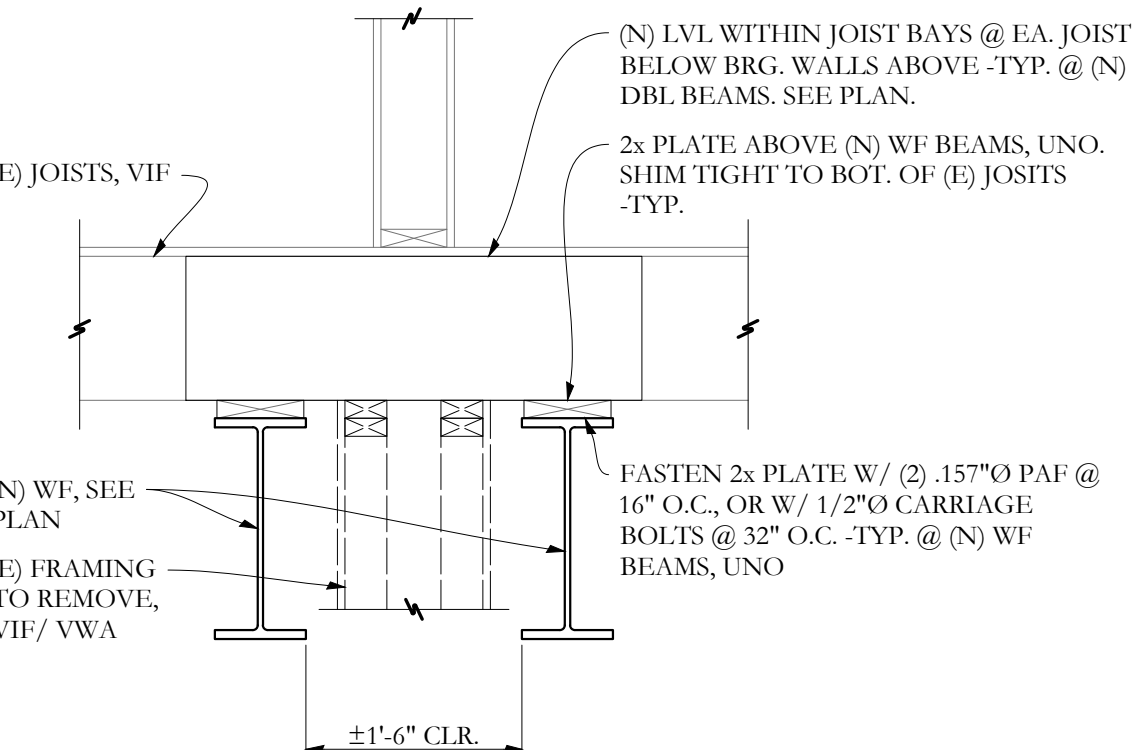
SECTION **N** 3/4"=1'-0"



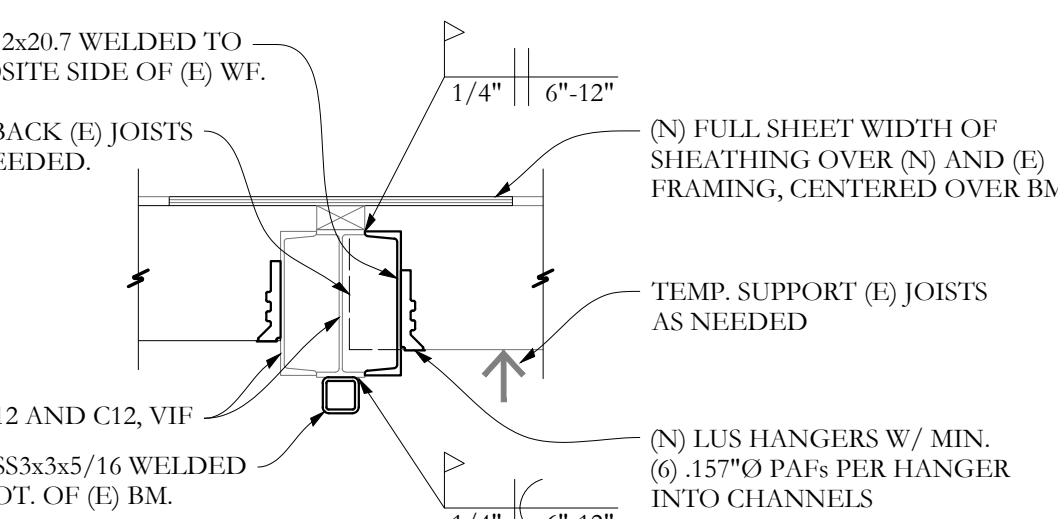
SECTION **O** 3/4"=1'-0"



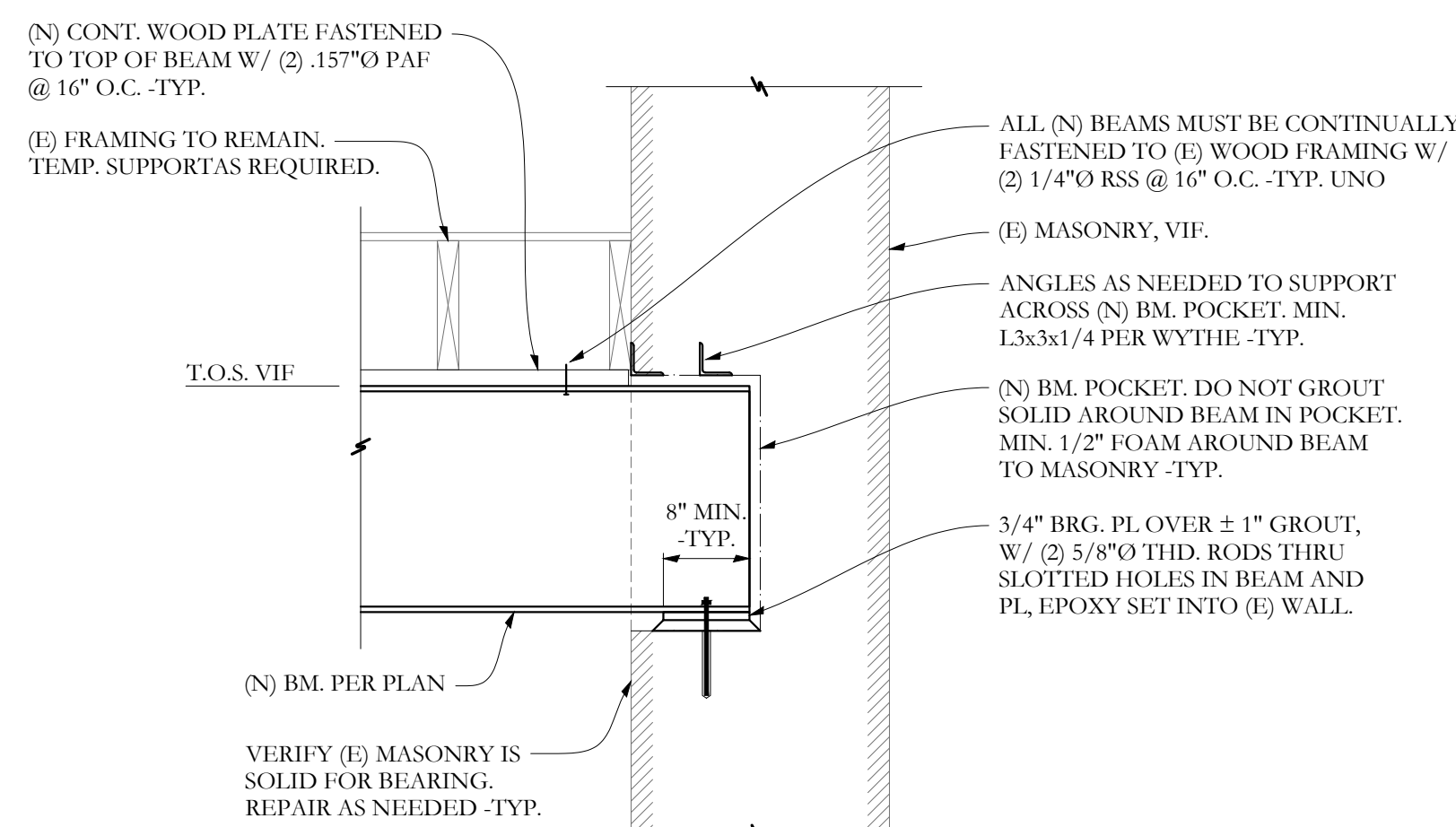
PLAN **G** 1 1/2"=1'-0"



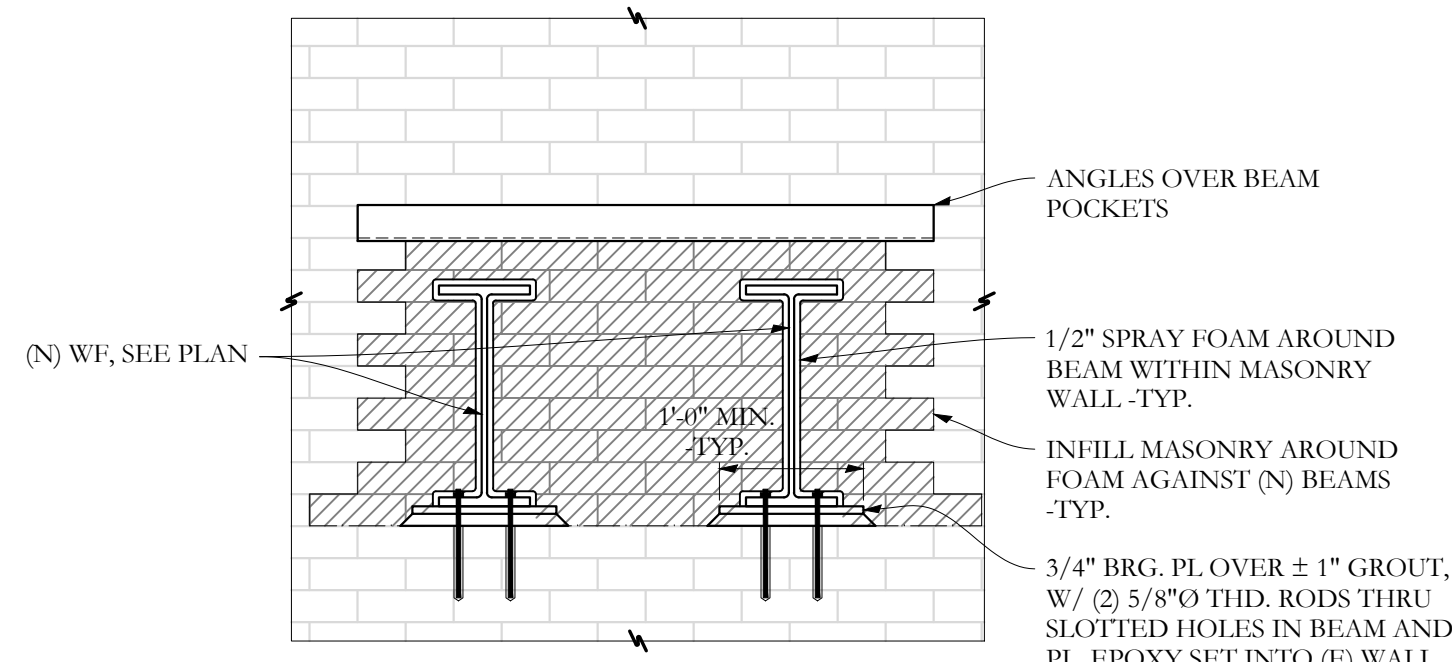
SECTION **H** 3/4"=1'-0"



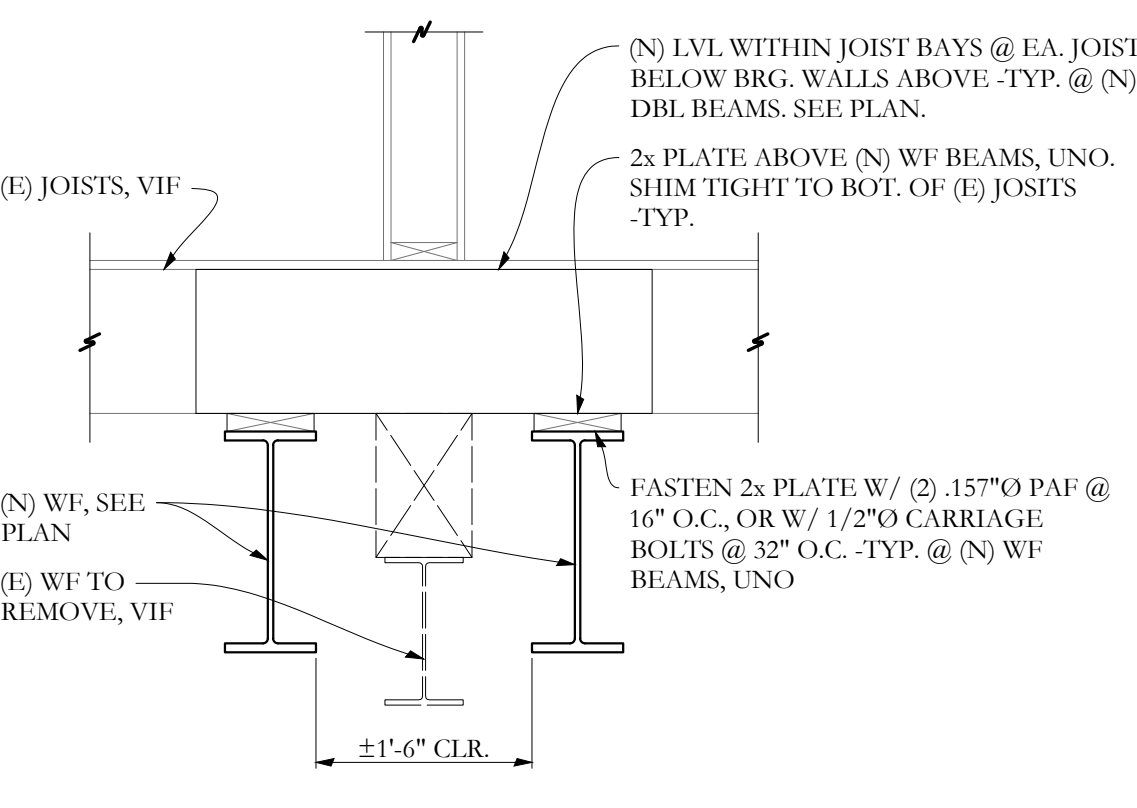
SECTION **J** 3/4"=1'-0"



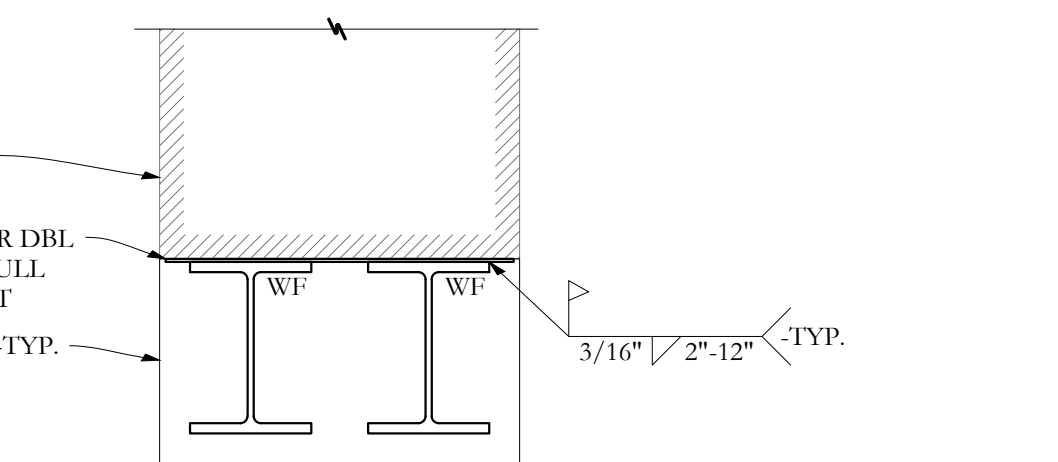
SECTION **A** 3/4"=1'-0"
TYPICAL BEAM POCKET IN (E) MASONRY WALL



ELEVATION **B** 3/4"=1'-0"
TYPICAL BEAM POCKET IN (E) MASONRY WALL



SECTION **C** 3/4"=1'-0"

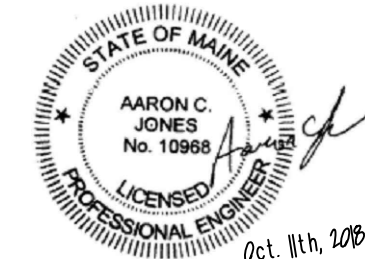


SECTION **D** 3/4"=1'-0"

*NOTE:
NOT ALL (E) COL. SIZES ARE KNOWN. COL. REINFORCING MAY BE REQUIRED IN MULTIPLE AREAS, AND WILL BE DESIGNED AS NEEDED, ONCE (E) SIZES CAN BE VERIFIED DURING PROJECT DEMOLITION. DETAIL SHOWS INDICATES TYPICAL METHOD OF REINFORCING, SIMILAR FOR MULTIPLE SIZES. FINAL DESIGN W/ REINF. SIZING WILL BE PROVIDED ONCE (E) COL. SIZES ARE KNOWN AFTER DEMO.

FOR CONSTRUCTION

Structural Integrity
Consulting Engineers



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E. 466-793-7835
www.structuralintegrity.com
BUILD WITH CONFIDENCE
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Project: Regency Portland - Renovation
Date Prepared: 11/27/2018

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

Structural Statement of Special Inspections

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 Building Official

Prepared by:

Aaron C. Jones, P.E.

(type or print name of the Structural Registered Design Professional in Responsible Charge)

Aaron C. Jones

Signature

11/15/2018

Date



Owner's Authorization:

[Signature] *11/29/18*

Signature

Date

Building Code Official's Acceptance:

Signature

Date



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

Structural Statement of Special Inspections

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Project: *Regency Portland - Renovation*

Location: *20 Milk St. Portland, ME*

Owner:

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Prepared by:

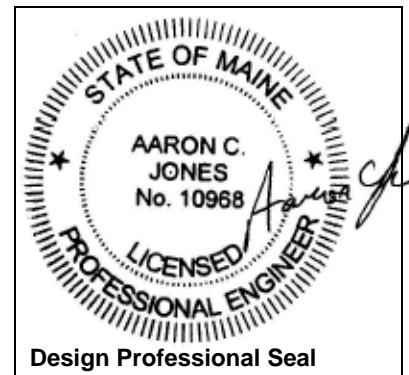
Aaron C. Jones, P.E.

(type or print name of the Structural Registered Design Professional in Responsible Charge)

Signature

11/15/2018

Date



Owner's Authorization:

Building Code Official's Acceptance:

Signature

Date

Signature

Date



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

Structural Statement of Special Inspections (Continued)

Reviewed for Code Compliance
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12/07/2018

List of Agents

Project: *Regency Portland - Renovation*

Location: *20 Milk St. Portland, ME*

Owner:

This *Statement of Special Inspections* encompass the following discipline: **Structural**

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- Soils and Foundations
- Cast-in-Place Concrete
- Precast Concrete System
- Masonry Systems
- Structural Steel
- Wood Construction
- Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspector (SI 1)		
2. Special Inspector (SI 2)		
3. Testing Agency (TA 1)		
4. Testing Agency (TA 2)		
5. Other (O1)		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not 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)

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Final Report of Special Inspections

Note that all Agent's Final Reports must be received prior to issuance.

12/07/2018

Project: *Regency Portland - Renovation*
Location: *20 Milk St. Portland, ME*
Owner:
Owner's Address:

Architect of Record: *Ryan Senatore* *Ryan Senatore Architecture*
(name) *(firm)*

Structural Registered Design
Professional in Responsible Charge: *Aaron C. Jones* *Structural Integrity*
(name) *(firm)*

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,

(Type or print name)

(Firm Name)

Signature Date





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

Structural Statement of Special Inspections (Continued)

Special Inspector's/Agent's Final Report

Reviewed for Code Compliance
Permitting and Inspections Department
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12/07/2018

Project: *Regency Portland - Renovation*

Special Inspector or
Agent:

(name)

(firm)

Designation:

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

(Type or print name)

Signature

Date

**Licensed Professional Seal or
Certification Number**



Structural Schedule of Special Inspections

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM 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.*

12/07/2018

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

- ETT Experienced Testing Technician – An Experienced Testing Technician with a minimum 5 years 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
- ACI-LTT Laboratory Testing Technician – Grade 1&2
- ACI-STT Strength Testing Technician

American Welding Society (AWS) Certification

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

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



Structural Schedule of Special Inspections - STEEL CONSTRUCTION

Reviewed for Code Compliance
 Permitted Inspection Department
 Approved with conditions

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	AGENT QUALIFICATION	TASK COMPLETED
12/07/2018						
1. 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	
2. Prior to bolting, the following inspection tasks and verifications shall 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	P				
c. Examine the preparation of holes and faying surfaces.	Y	P				
d. Verify that bolts, nuts, washers, etc. are kept in protected storage.	Y	S				
3. Inspection of high-strength bolting						
a. Bearing-type connections.	Y	P	AISC LRFD Section M2.5 IBC Sect 1704.3.3		AWS/AISC-SSI	
4. Material verification of structural steel (IBC Sect 1705.2):						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	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	
5. 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	
6. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.	Y	S	AWS D1.1		PE/SE or EIT	
7. Inspection of weld preparation:						
a. Observe joint preparations, dimensions, cleanliness, tacking, and backing type and fit for groove welds	Y	P			PE/SE or EIT	
c. Verify the proper configuration and finish of access holes.	Y	P			PE/SE or EIT	



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8. Inspection of structural steel welding (IBC 1704.3.1):						
a. Verify that the environmental conditions (wind speed, precipitation, and temperature) are within the allowable limits.	Y	P				Reviewed for Code Compliance Permitting and Inspections Department Approved with Conditions
e. Single-pass fillet welds < 5/16"	Y	P	AWS D1.1		AWS-QW	12/07/2018
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
c. Verify that the welds meet visual acceptance criteria (crack prohibition, weld/base metal fusion, crater cross section, weld profile, weld size, undercut, porosity).	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				PE/SE or EIT
c. Application of joint details at each connection.	Y	P				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
1. 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

Structural Schedule of Special Inspections

WOOD CONSTRUCTION

Reviewed for Code Compliance
 Permitting and Inspections Department
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VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1705.5						
2. Load Tests for Joist Hangers: Provide evidence of manufacturer's load test in accordance with ASTM D1761 including the vertical load bearing capacity, torsional moment capacity, and deflection characteristics when there is no calculated procedure recognized by the code.	Y	S	IBC 1715 [submit ICBO reports]		PE/SE or EIT	12/07/2018



Quality Assurance Plan – Seismic and Wind - N/A

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QUALITY ASSURANCE FOR SEISMIC RESISTANCE CHECK LIST [IBC 1705.12]

12/07/2018

Seismic Design Category **N/A**

FOR SEISMIC DESIGN CATEGORY C OR HIGHER:

Structural:

- The seismic-force-resisting systems
 - Steel Braced Frames and associated connections/anchorage
 - Steel Moment Frames and associated connections
 - Shear walls: CMU Concrete Diaphragms: Floor Roof
 - Other:

QUALITY ASSURANCE FOR WIND RESISTANCE CHECK LIST [IBC 1705.11]

Wind Exposure Category **N/A**

REQUIRED	NOT REQUIRED	NOT APPLICABLE	QUALITY ASSURANCE PLAN REQUIREMENTS (A Quality Assurance Plan is required where indicated below)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In wind exposure Category B, where the 3-second-gust basic wind speed is 120 miles per hour (mph) (52.8 m/sec) or greater.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In wind exposure Categories C and D, where the 3-second-gust basic wind speed is 110 mph (49 m/sec) or greater.

Prepared by:

Building Code Official's Acceptance:

11/15/2018

Signature

Date

Signature

Date



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



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

12/07/2018

Certificate of Accessible Building Compliance

All facilities for the use of a public entity shall be readily accessible by individuals with disabilities.

Project Name: The Regency Renovation Project Address: 20 Milk Street

Classification: Title II (State/Local Government) Title III (Public Accommodation/Commercial Facility)

New Building

- Americans with Disabilities Act (ADA)
- Maine Human Rights Act (MHRA)
 - Barrier Free Certification (\$75,000+ scope of work)
 - State Fire Marshal Plan Review Approval

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)
 - Exceeds 75% of existing building replacement cost
 - Barrier Free Certification (\$75,000+ scope of work)
 - State Fire Marshal Plan Review Approval

Occupancy Change/Existing Facility

- New Ownership – Readily Achievable Barrier Removal: _____

Residential

- Americans with Disabilities Act (ADA)
- Fair Housing Act (4+ units, first occupancy)
- Maine Human Rights Act (MHRA)
 - Covered Multifamily Dwelling (4+ units)
 - Public Housing (20+ units)
- Uniform Federal Accessibility Standards (UFAS)
- None, explain: _____

Contact Information:

Design Professional:

Signature
(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Name: Ryan Senatore
Address: 500 Congress St
Portland, Maine 04101
Phone: 207-747-5159
Maine Registration #: 3322

Owner:

Signature
(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Name: Michael Ciancette
Address: 20 Milk Street
Portland, Maine 04101
Phone: (207) 774-4200



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

Copy 1 - Owner