WinXnet

Tenant Improvement to 63 Marginal Way

Project Data:

Improvements to existing office space

Building footprint at 4th floor 6948 SF
Gross Office Area 5940 SF

IBC Building Occupancy Group B
NFPA Existing Business Occupancy per Chapter 39

See attached code review documents for code compliance

No change to existing occupancy, construction type, exit configurations, exit discharge at grade

Project Description:
Tenant improvement of existing office space including construction of (6) new offices with glass panel fronts, exchange urinal for toilet at Men's room and expand closet.

Project Location:
4th floor, 63 Marginal Way Portland Maine, 04101:

Tenant:
WinXnet, 68 Marginal Way, Portland Maine, 04101
Contact Suzanne Bryan, Operations: 207 518 9670

Architect:
Josef Chalat, 327 Ocean House Road,
Cape Elizabeth, Maine 04107 207 318 3234

Landlord:
Bayside Ventures LLC
50 Portland Pier Ste 400
Portland, Maine 04101

Contractor:
Joe Lucey Carpentry Inc
North Yarmouth, Maine 04097 207 671 4249

General Notes

General Project Notes:

The Contractor shall provide the following:

1. All supervision necessary to complete project on agreed upon schedule.
2. Daily cleanup of construction debris.
3. Certificate of insurance for the General Contractor.
4. Owner to provide Builders Risk Policy for term of construction.
5. Monthly lien waivers for all subcontractors and suppliers.
6. All state and local inspections required by law
7. The building permit application for the City of Portland to be obtained by the contractor. All other building permit applications, including sprinkelr, HVAC, Electrical, and plumbing shall be the responsibility of the contractor.
8. The contractor shall have on site at all times a complete set of drawings, sketches, and other correspondence pertaining to the work for examination by the owner, architect, or building officials
9. The Contractor shall verify existing conditions where noted on the drawings and report to the architect any existing conditions that are not as shown on the drawings
10. Plumbing work shall conform to State of Maine Internal Plumbing Rules Chapter 238
11. Electrical work shall be in accordance the National Electrical Code as adopted by the City of Portland
12. HVAC work shall be inconformance with ASHRAE 62.1-2007

General Notes

Project Notes:

1. Paint
   new walls: 1 coat primer, (2) coats finish eggshell. Color to match existing
   existing walls: patch damaged paint and drywall. Paint entire damaged wall plane from corner to corner
   Doors: Factory finished polyurethane. Salvage existing and re-use in new location,
   Door Frames: (2) coats semi gloss enamel over primer. Color to match existing
2. Flooring: existing flooring to remain shall be protected during construction. Provide new carpet at (1) locations. Carpet shall be as provided by Cappoza to match existing carpet installation
3. Lighting: existing light fixtures shall be reused and relocated as shown in the ceiling plans.
4. HVAC: Offices : Provide new registers to individual offices. All offices will run off two existing zones.
5. Sprinkler: Add additional heads to new office spaces.
6. Life Safety Equipment: See life safety plan for life safety items required
7. Glass office front system to consist of $\frac{1}{2}$" tempered glass panels secured to header channel at ceiling and channel at base secured to slab.

LICENSE STATE OF MAINE
CITY OF PORTLAND MAINE
Inspections Division
Date: 08/26/16

josef chalat, architect
327 Ocean House Road cape elizabeth, maine 04107
ph. 207 318 3234, email: azimuthblu@gmail.com

Date: 27, 2016 Submitted for Permit

WinXnet Tenant Imrovement
63 Marginal Way, Portland Maine
034 C001 B7 Zoning District

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