

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that 511 PLAZA LIMITED PARTNERSHIP

Located At 511 CONGRESS ST

Job ID: 2012-11-5402-ALTCOMM

CBL: 037- D-002-001

has permission to Renovate Existing Offices on half of the 9th floor, including an elevator lobby provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

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

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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

*Closed*

SCANNED

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-11-5402- ALTCOMM	Date Applied: 11/15/2012	CBL: 037- D-002-001	
Location of Construction: 511 CONGRESS ST – 9 <sup>th</sup> floor	Owner Name: 511 PLAZA LP	Owner Address: 50 MILK ST 20TH FLOOR BOSTON, 02109 MASSACHUSETTS - MA	Phone: 871-1290
Business Name: Honeck-O'Toole	Contractor Name: CBRE/BOULOS PROPERTY MGMT- Paul Ureneck	Contractor Address: 1 CANAL PLAZA, PORTLAND, ME 04101	Phone: 871-1290 233-1172 PU
Lessee/Buyer's Name:	Phone:	Permit Type: Building Alt	Zone: B-3
Past Use:  1 <sup>st</sup> floor retail & restaurant with offices above	Proposed Use:  Same: 1 <sup>st</sup> floor retail & restaurant with offices above – to make renovations to existing offices on the 9 <sup>th</sup> floor as per plans	Cost of Work: \$76,000.00	CEO District:
Proposed Project Description: Renovations to existing offices		Fire Dept: 12/24/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B/A/M Type: 2B MMUBEC '09 Signature: JMR
Permit Taken By: Gayle		Pedestrian Activities District (P.A.D.) 12/17/12	

**Zoning Approval**

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  ___ Maj ___ Min ___ MM Date: <i>ok - 9</i> <i>11/15/12</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date:	<b>Historic Preservation</b> with <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: <i>Any exterior work requires a separate review and approval</i>
--	---	--

**SCANNED**

**CERTIFICATION**

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

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

1-2-13 Gf PASS  
BKL PLUMB/CHOSE IN

1-17-13 DWM Above ceiling OK Caulk smoke partitions  
Provide smoke damper

1-24-13 DWM/BKL Earl 329-3441 Fire OK (Capt. P Earlier)  
~~etc~~ Provide smoke damper

2-6-13 DWM ~~Smoke~~ duct removed.

# 11174

# PLUMBING PERMIT APPLICATION

**PROPERTY ADDRESS**

Street: 511 Congress 9th Floor

CBL: 37-D-2

**PROPERTY OWNER(S) NAME**

NAME: Blue Carroz Plumbing Inc

Applicant Name: Blue Carroz Plumbing Inc

Mailing Address of Owner/Applicant (if Different): 17 Barn Lane Scarborough ME

Owner/Applicant Statement: 04077

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector(s) to deny a permit.

Signature of Owner/Applicant: [Signature] Date: 12/28/12

Town/City: PORTLAND Permit # 2012-65701

Date Permit Issued: 12/28/12 Fee: \$ 40 Double Fee Charged ( )

Local Plumbing Inspector Signature: [Signature] L.P.I. # 360

The Internal Plumbing Fixtures and Piping shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the plumbing system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules Application.

Signature: [Signature] Date Approved (Rough-In): \_\_\_\_\_  
Date Approved (Final): \_\_\_\_\_

**PERMIT INFORMATION**

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type of Structure to be Served</p> <p>1. <input type="checkbox"/> SINGLE FAMILY RESIDENCE</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input checked="" type="checkbox"/> OTHER-SPECIFY <u>Commercial</u></p> <p><b>Please call 874-8703 with your permit # to schedule inspections!</b></p>	<p>Plumbing to be installed by:</p> <p>NAME: <u>Steve</u></p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D HOUSING DEALER / MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>7894</u></p>
---	---	--

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Number Type of Fixture	Column 1 Number Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer by those cases where the connection is not regulated and inspected by the local sanitary district.	<input type="checkbox"/> Hosebib / Sillcock	<input type="checkbox"/> Bathtub (and Shower)
	<input type="checkbox"/> Floor Drain	<input type="checkbox"/> Shower (separate)
	<input type="checkbox"/> Urinal	<input checked="" type="checkbox"/> Sink
	<input type="checkbox"/> Drinking Fountain	<input type="checkbox"/> Wash Basin
	<input type="checkbox"/> Indirect Waste	<input type="checkbox"/> Water Closet (Toilet)
<input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system	<input type="checkbox"/> Water Treatment Softener, Filter, Etc.	<input type="checkbox"/> Clothes Washer
	<input type="checkbox"/> Grease / Oil Separator	<input checked="" type="checkbox"/> Dish Washer
	<input type="checkbox"/> Roof Drain	<input type="checkbox"/> Garbage Disposal
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	<input type="checkbox"/> Bidet	<input type="checkbox"/> Laundry Tub
	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Water Heater
<b>OR</b>	<input type="checkbox"/> Fixtures (Subtotal) Column 2	<input type="checkbox"/> Fixtures (Subtotal) Column 1
		<input type="checkbox"/> TOTAL FIXTURES
<input type="checkbox"/> TRANSFER FEE (\$10.00)	Fees by fixture: First 4 fixtures = \$40 Over 4 = \$10/fixture + \$10 Surcharge	<input type="checkbox"/> Fixture Fee
		<input type="checkbox"/> Transfer Fee
		<input type="checkbox"/> Hook-Up & Relocation Fee

**Please call 874-8703 with your permit # to schedule inspections!** PERMIT FEE (TOTAL)

# PLUMBING APPLICATION

Department of Health and Human Services  
Division of Environmental Health

## PROPERTY ADDRESS

Town or Plantation: PORTLAND ME  
 Street Subdivision Lot #: 511 CONGRESS ST  
 PROPERTY OWNERS NAME: BOOLOOS PROPERTY  
 Last: MC KELLAR First: GREG  
 Applicant Name: Branford Holmes  
 Mailing Address of Owner/Applicant (If Different): 6 Wadston St Falmouth ME

2010 8094

PORTLAND Date Permit Issued: 4-15-10 PERMIT # 11247 TOWN COPY \$ 1129  Double Fee Charged  
 Local Plumbing Inspector Signature: Jeremy Muma L.P.I. # 3160  
37-D-2

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Branford Holmes 4-15-2010  
 Signature of Owner/Applicant Date

Local Plumbing Inspector Signature Date Approved

## PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input checked="" type="checkbox"/> OTHER - SPECIFY <u>RESTAURANT</u>	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>12329</u>
--	---	---

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b>  HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebib / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal		Sink
		Drinking Fountain		Wash Basin
<b>OR</b>  TRANSFER FEE (\$6.00)	<u>2</u>	Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
		Other: <u>APR 15 2010</u>		Water Heater
		Fixtures (Subtotal)		Fixtures (Subtotal) Column 1
		Column 2		Fixtures (Subtotal) Column 2
			<u>2</u>	<b>Total Fixtures</b>
			<u>2</u>	Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

RECEIVED  
 APR 15 2010  
 Dept. of Building Inspections  
 City of Portland Maine



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

4.15 20 11

Received from Grant Rogers #11

Location of Work 11 1/2 St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 34

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 57 1/2

Check #: 1671 Total Collected \$ 34

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Above Ceiling Inspection

Final Inspection

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

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-11-5402-ALTCOMM    Located At: 511 CONGRESS ST    CBL: 037- D-002-001

## **Conditions of Approval:**

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by the applicant or design professional, including revisions dated received 12/17/12. Any deviation from approved plans requires separate review and approval prior to work.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713. Penetrations through smoke partitions shall be sealed with approved materials to limit the passage of smoke.

### **Fire**

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Any Fire alarm, sprinkler and standpipe systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
3. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. This review does not include approval of fire alarm system design or installation.
4. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
5. Fire alarm system requires a master box connection per city ordinance.
6. Compliance with NFPA 1, Fire Code, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer. Provide signed report to the Fire Department.
7. All high-rise buildings shall be protected throughout by a supervised, automatic sprinkler system.
8. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
9. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
10. All high-rise buildings shall be protected throughout by Class I automatic standpipes in accordance with NFPA 14.
11. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
12. The building requires a Knox Box per city ordinance.
13. The Standpipe system shall be installed in accordance with NFPA 14. A signed compliance letter will be required.
14. Fire extinguishers are required per NFPA 1.
15. All means of egress to remain accessible at all times.
16. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
17. **Provide EXIT signs and emergency lighting within the elevator lobby.**
18. Any cutting and welding done will require a Hot Work Permit from Fire Department.
19. Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in



accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.

20. Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by fire stop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing fire stop labels at each fire stop system or device and an onsite manual containing the detail for each fire stop system or device used for the project will streamline final inspection approvals.

will email  
electron plans



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>511 CONGRESS ST 9<sup>th</sup> FLOOR</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>037      000      2001</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>511 PLAZA LP c/o</u> Address <u>CBRE BOULOS</u> <u>1 CANAL PLAZA</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207.871.1290</u>
Lessee/DBA (If Applicable) <u>Honeck-OToole</u>  RECEIVED NOV 15 2012 Dept. of Building Inspections	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>75,445.00</u> C of O Fee: \$ <u>-</u> Total Fee: \$ <u>780.00</u>
Current legal use (i.e. single family) <u>City of Portland Major Office</u> If vacant, what was the previous use? <u>office</u> Proposed Specific use: <u>office</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>RENOVATION TO EXISTING OFFICES PER ATTACHED PLANS.</u>	<u>1<sup>st</sup> floor retail, restaurant with offices above</u>	
Contractor's name: <u>CBRE/BOULOS PROPERTY MGMT</u>	Address: <u>1 CANAL PLAZA</u>	
City, State & Zip: <u>PORTLAND, ME 04101</u>	Telephone: <u>871.1290</u>	
Who should we contact when the permit is ready: <u>PAUL HONECK</u>	Telephone: <u>233.1172</u>	
Mailing address: <u>SAME</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: Paul Honeck      Date: 11/14/12

This is not a permit; you may not commence ANY work until the permit is issued



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , BusinessName: 511 Plaza Limited Partnership, Check Number:  
10278\$780.00

**Tender Amount:** 780.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 11/15/2012

**Receipt Number:** 50252

## Receipt Details:

Referance ID:	8739	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	780.00	Charge Amount:	780.00
Job ID: Job ID: 2012-11-5402-ALTCOMM - Renovations to existing offices			
Additional Comments: 511 Congress St.			

Thank You for your Payment!



# Accessibility Building Code Certificate

Designer: DAVID GRAHAM

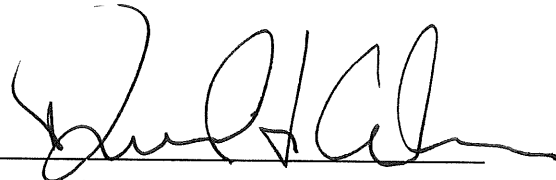
Address of Project: 511 CONGRESS ST

Nature of Project: RENOVATION

\_\_\_\_\_

\_\_\_\_\_

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

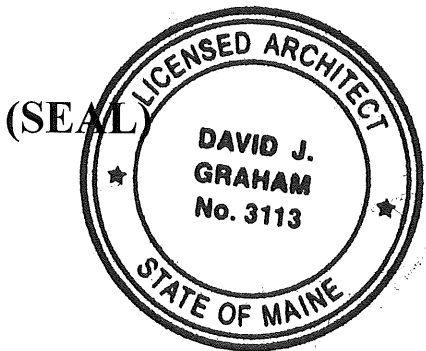
Signature: 

Title: ARCHITECT

Firm: GRAHAM ARCHITECTS

Address: 59 MILLS ROAD  
KENNEBUNKPORT, ME 04046

Phone: 207-967-8850



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design

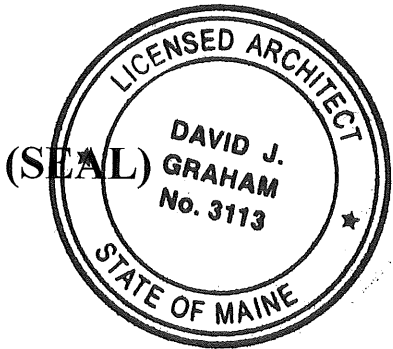
Date: Nov. 14, 2012

From: \_\_\_\_\_

These plans and / or specifications covering construction work on:

511 CONGRESS 9TH FLOOR  
PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: David J. Graham

Title: ARCHITECT

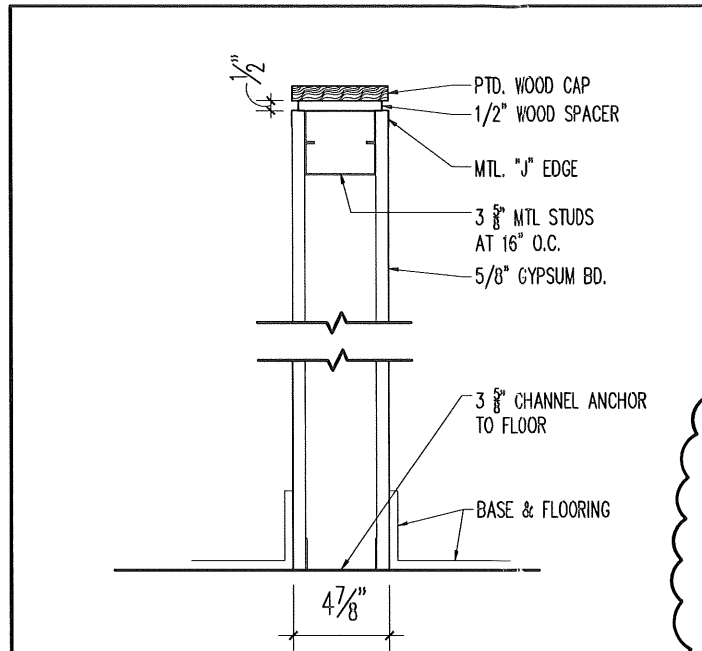
Firm: GRAHAM ARCHITECTS

Address: 59 MILLS RD  
KENNEBUNKPORT, ME 04046

Phone: 207-967-8858

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

REFL. CEILING PLAN SYMBOLS LEGEND	
	2'x2' RECESSED FLUORESCENT LIGHT FIXTURE
	2'x4' RECESSED FLUORESCENT LIGHT FIXTURE
	DIRECTIONAL EXIT LIGHT
	AUTOMATIC EMERGENCY LIGHT
	MANUAL PULL STATION



**BUILDING CODE DATA**

Current Codes Used for Code Information  
 International Building Code 2009  
 IBC Maine Amendment 2009  
 International Energy Conservation Code 2009  
 NFPA 101 2006

ADA Standards for Accessible Design 2010

OCCUPANCY - BUSINESS GROUP B

OCCUPANT LOAD = 4,017 GROSS S.F. /100 = 40 PPL

**INTERIOR FINISH CLASSIFICATION**

EXIT ENCLOSURES - CLASS B  
 CORRIDORS - CLASS C  
 ROOMS & SPACES - CLASS C



59 Mills Road Kennebunkport, ME 04046  
 o:207.967.8850 f:207.967.8851  
 www.grahamarchitects.com

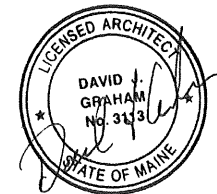
PROJECT  
**HONECK - O'TOOLE**  
**Office Renovation**  
 511 Congress Street, 9th Floor  
 Portland, Maine 04101

Map: 00 Block: 00 Lot: 00

CLIENT  
 511 Congress Street, LLC  
 c/o CBRE | Boulos Property Management  
 1 Canal Plaza, Suite 500  
 Portland, ME 04101

**INFORMATION**

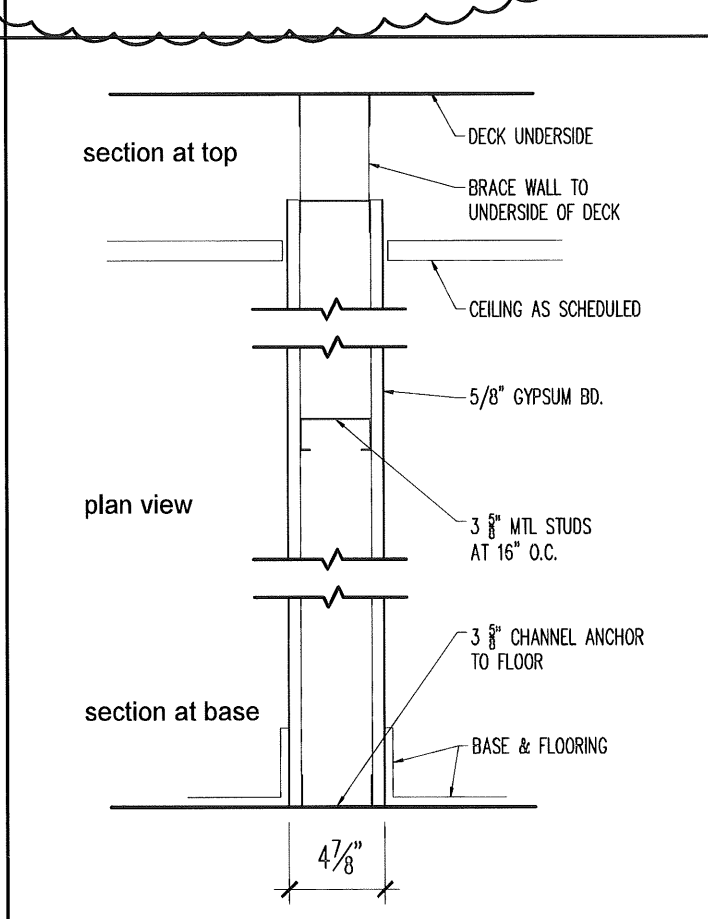
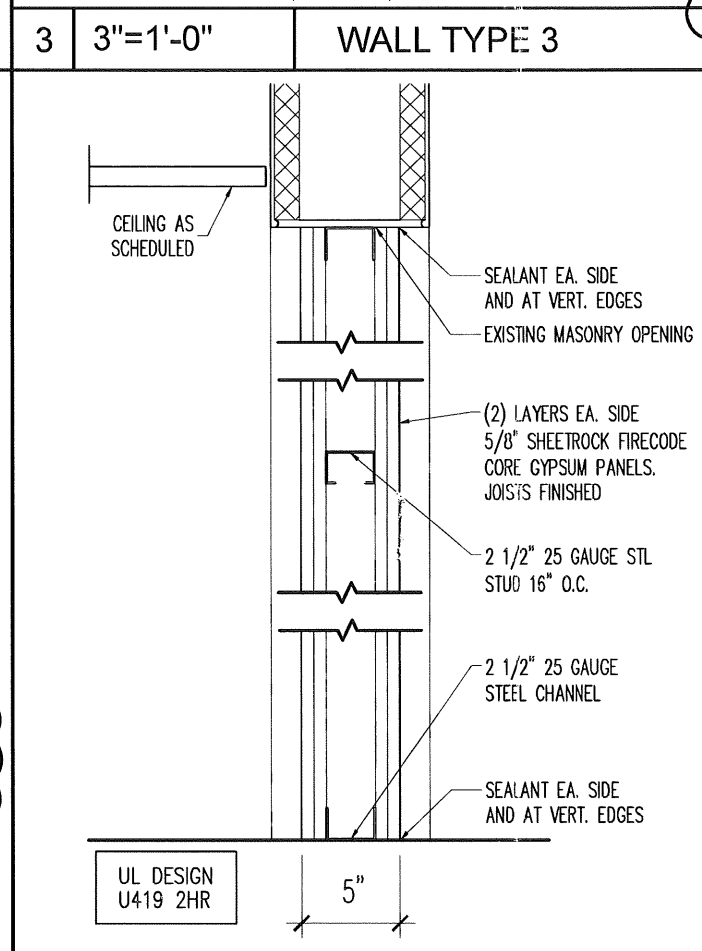
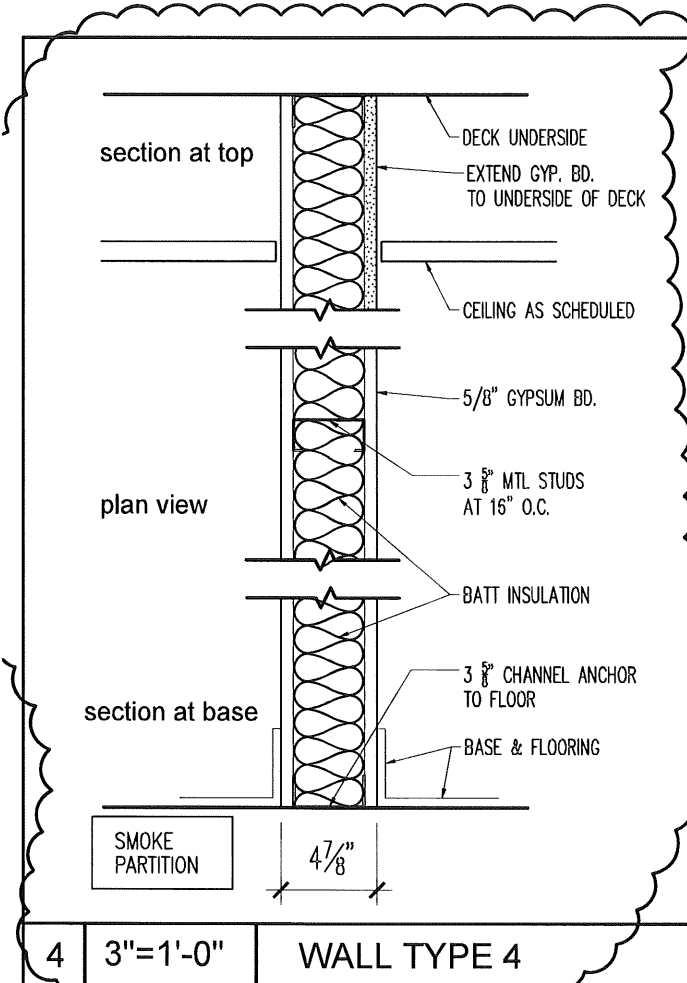
Path: m:\boulos\H&O\  
 Issue Date: 10.30.12  
 Drawn By: DG  
 Checked By: DG



TITLE  
**WALL TYPES AND SCHEDULES**

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

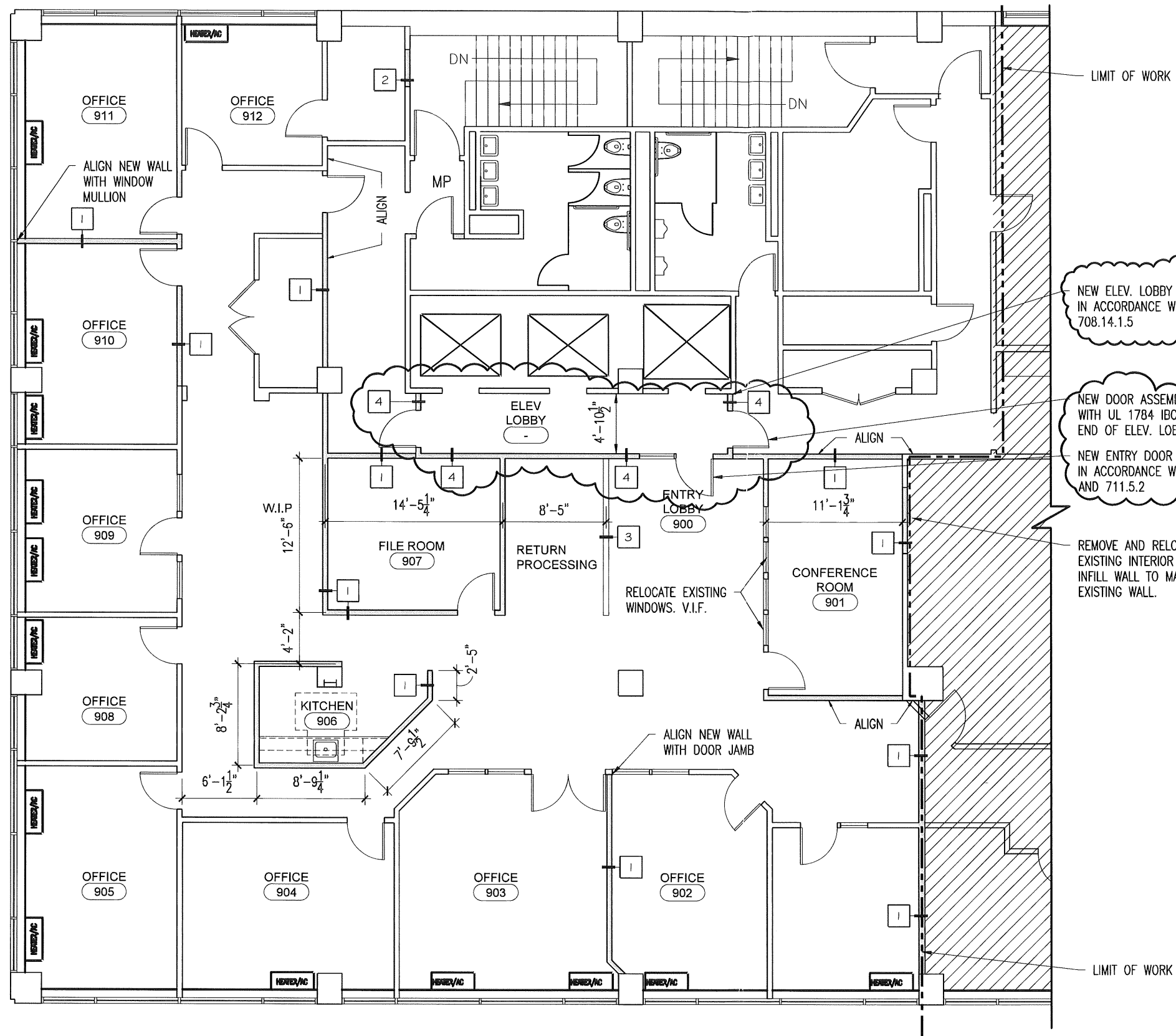
©2012 Graham Architects All rights reserved. Information, material, and designs in this document are proprietary to and owned by Graham Architects and may not be disclosed to any third party, reproduced, posted on a global computer information network, or distributed in any way without the written consent from Graham Architects.



4	3"=1'-0"	WALL TYPE 4	2	3"=1'-0"	WALL TYPE 2	1	3"=1'-0"	WALL TYPE 1
---	----------	-------------	---	----------	-------------	---	----------	-------------

**A1.0**

RECEIVED  
 DEC 17 2012  
 Dept. of Building Inspections  
 City of Portland Maine



NEW ELEV. LOBBY SMOKE PARTITIONS  
IN ACCORDANCE WITH IBC 2009  
708.14.1.5

NEW DOOR ASSEMBLY IN ACCORDANCE  
WITH UL 1784 IBC 2009 711.5.2 EA.  
END OF ELEV. LOBBY

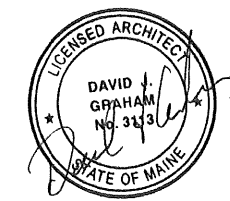
NEW ENTRY DOOR AND SIDELIGHT  
IN ACCORDANCE WITH IBC 2009 711.5  
AND 711.5.2

**Graham Architects**  
59 Mills Road Kennebunkport, ME 04046  
o:207.967.8850 f:207.967.8851  
www.grahamarchitects.com

**PROJECT**  
**HONECK - O'TOOLE**  
**Office Renovation**  
511 Congress Street, 9th Floor  
Portland, Maine 04101  
Map: 00 Block: 00 Lot: 00

**CLIENT**  
511 Congress Street, LLC  
c/o CBRE | Boulos Property Management  
1 Canal Plaza, Suite 500  
Portland, ME 04101

**INFORMATION**  
Path: m:\boulos\H&O\  
Issue Date: 10.30.12  
Drawn By: DG  
Checked By: DG

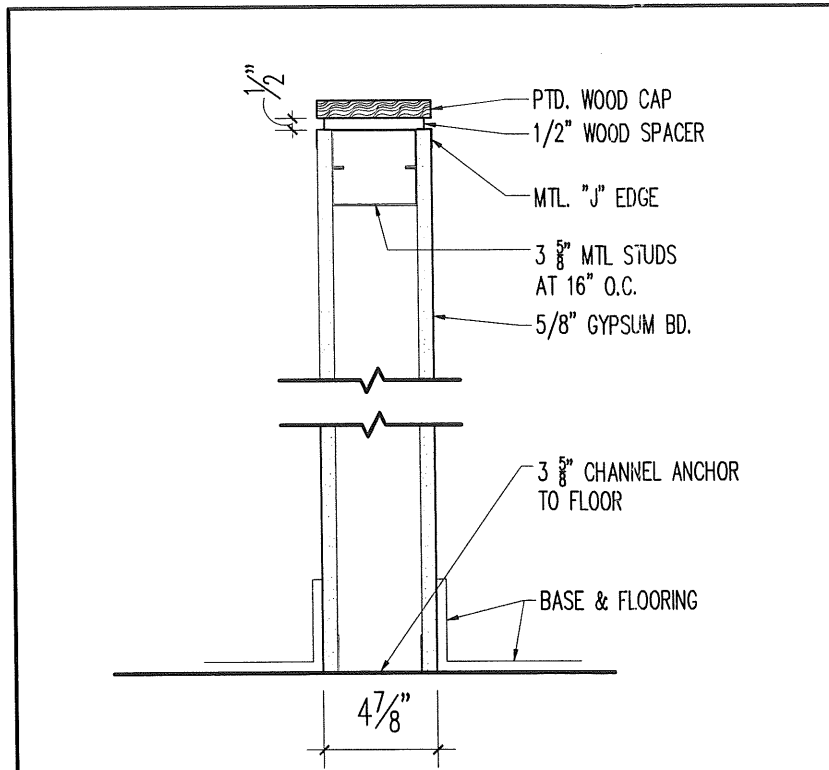


**TITLE**  
**PROPOSED FLOOR PLAN**  
SCALE: 1/8"=1'-0"

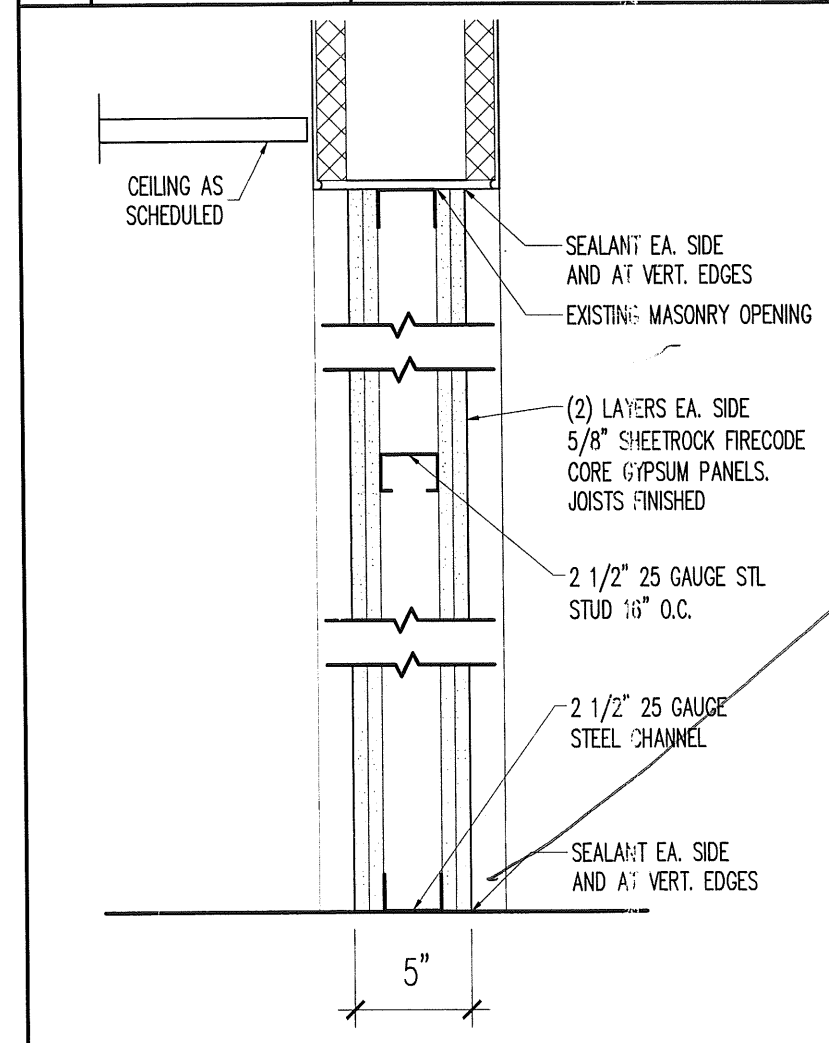
©2012 Graham Architects All rights reserved. Information, material, and designs in this document are proprietary to and owned by Graham Architects and may not be disclosed to any third party, reproduced, posted on a global computer information network, or distributed in any way without the written consent from Graham Architects.

RECEIVED  
DEC 17 2012  
Dept. of Building Inspections  
City of Portland Maine

**A1.2**



3 3"=1'-0" WALL TYPE 3

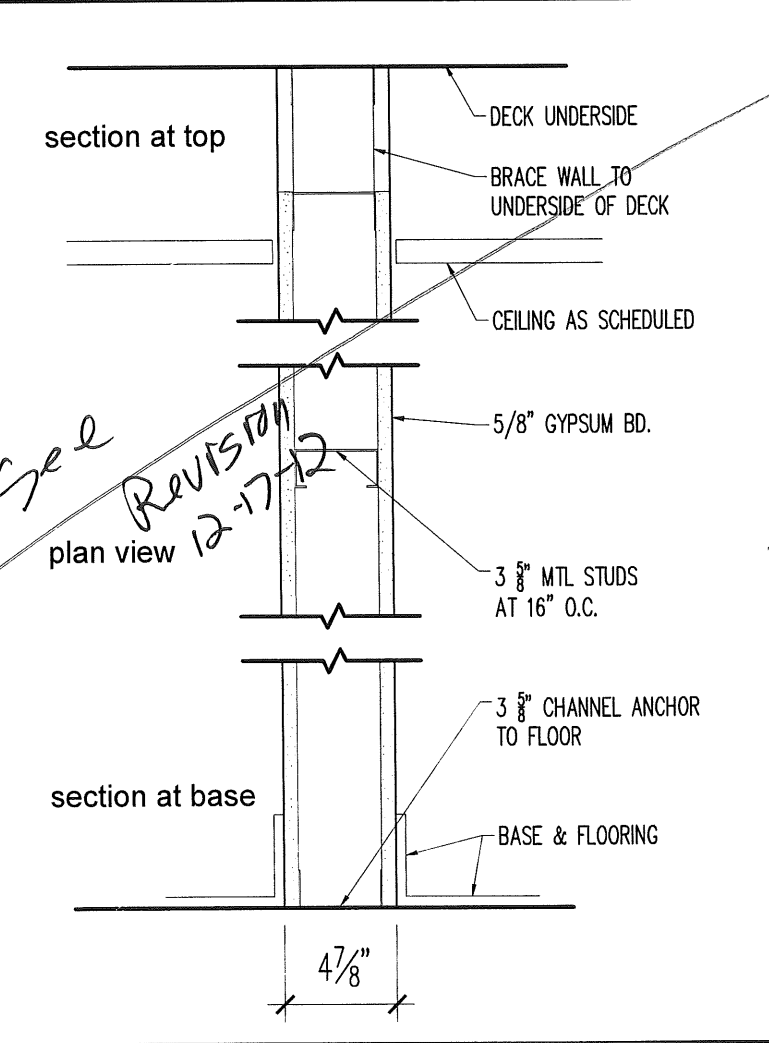


2 3"=1'-0" WALL TYPE 2

BUILDING CODE DATA

- Current Codes Used for Code Information
- International Building Code 2009
- IBC Maine Amendment 2009
- International Energy Conservation Code 2009
- NFPA 101 2006
- ADA Standards for Accessible Design 2010

REFL. CEILING PLAN SYMBOLS LEGEND	
	2'x2' RECESSED FLUORESCENT LIGHT FIXTURE
	2'x4' RECESSED FLUORESCENT LIGHT FIXTURE
	DIRECTIONAL EXIT LIGHT
	AUTOMATIC EMERGENCY LIGHT
	MANUAL PULL STATION



1 3"=1'-0" WALL TYPE 1

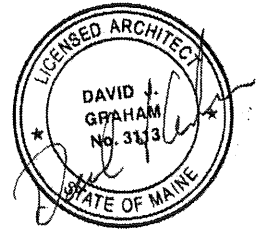
**Graham Architects**  
59 Mills Road Kennebunkport, ME 04046  
o:207.967.8850 f:207.967.8851  
www.grahamarchitects.com

PROJECT  
**HONECK - O'TOOLE**  
Office Renovation  
511 Congress Street, 9th Floor  
Portland, Maine 04101

Map: 00 Block: 00 Lot: 00

CLIENT  
511 Congress Street, LLC  
c/o CBRE | Boulos Property Management  
1 Canal Plaza, Suite 500  
Portland, ME 04101

INFORMATION  
Path: m:\boulos\H&O\  
Issue Date: 10.30.12  
Drawn By: DG  
Checked By: DG



TITLE  
**WALL TYPES AND SCHEDULES**  
SCALE: 1/4"=1'-0"

©2012 Graham Architects All rights reserved. Information, material, and designs in this document are proprietary to and owned by Graham Architects and may not be disclosed to any third party, reproduced, posted on a global computer information network, or distributed in any way without the written consent from Graham Architects.

**A1.0**

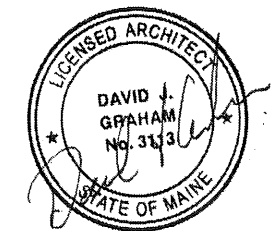


**PROJECT**  
**HONECK - O'TOOLE**  
**Office Renovation**  
 511 Congress Street, 9th Floor  
 Portland, Maine 04101

Map: 00 Block: 00 Lot: 00

**CLIENT**  
 511 Congress Street, LLC  
 c/o CBRE | Boulos Property Management  
 1 Canal Plaza, Suite 500  
 Portland, ME 04101

**INFORMATION**  
 Path: m:\boulos\H&O\  
 Issue Date: 10.30.12  
 Drawn By: DG  
 Checked By: DG

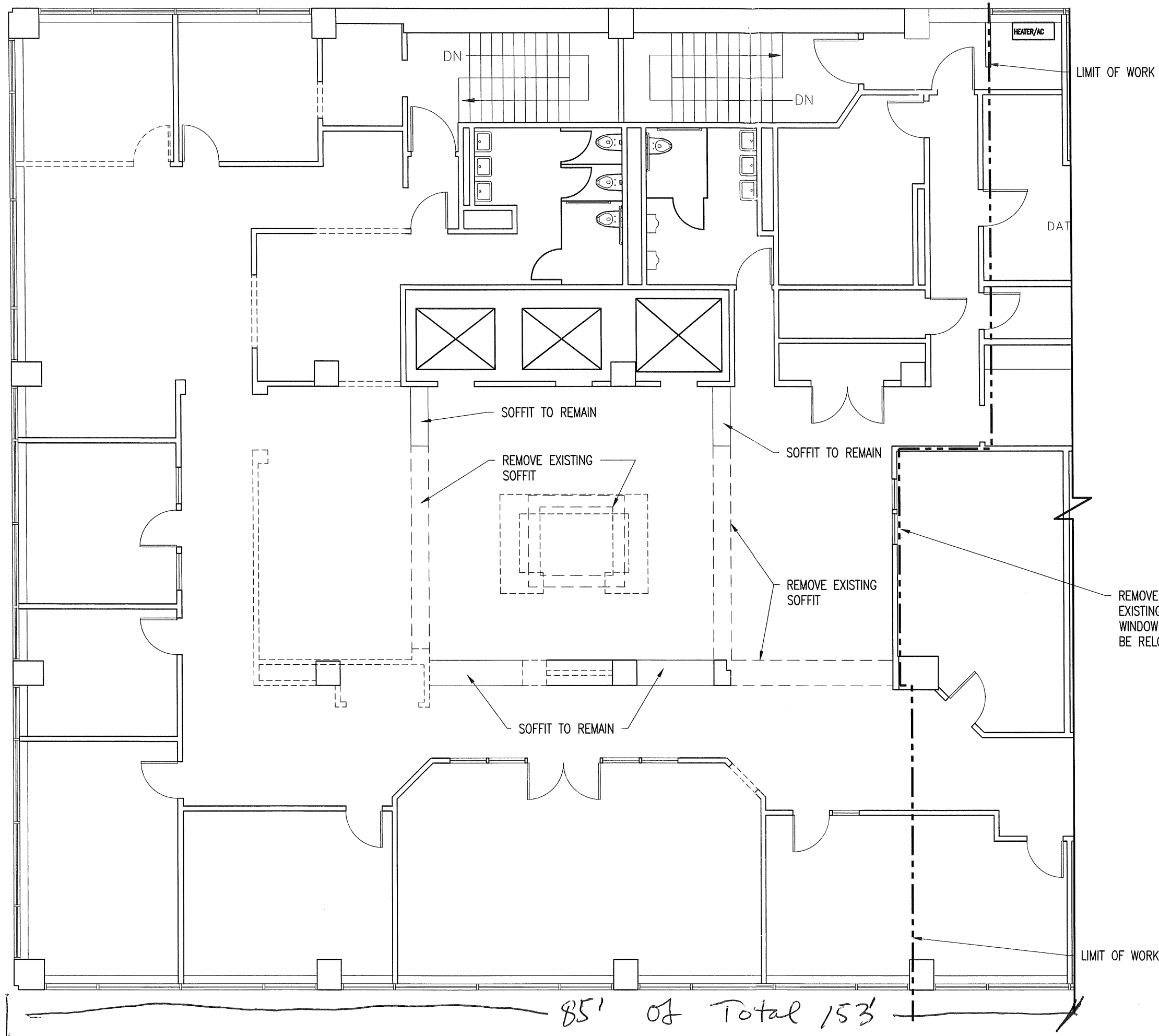


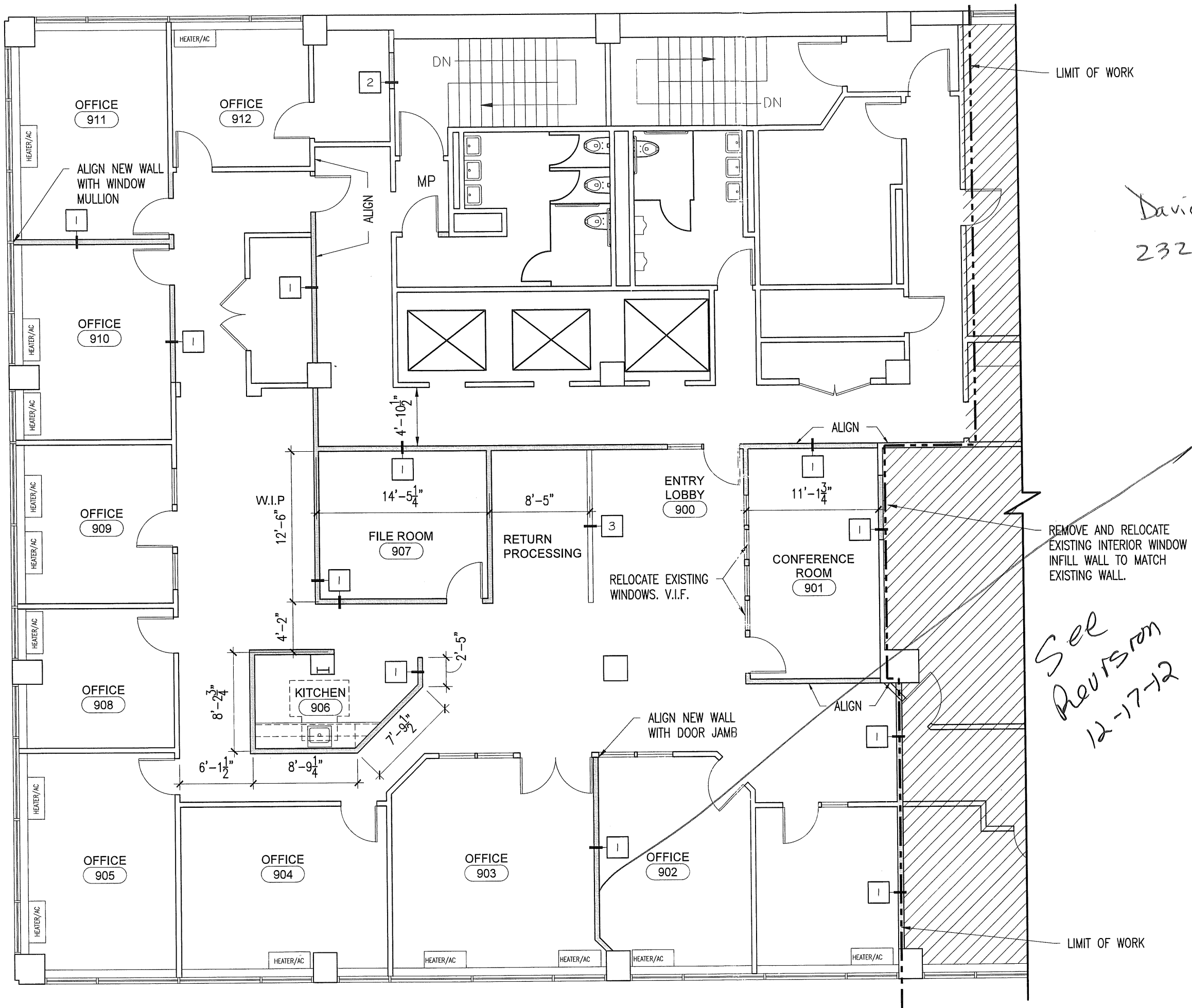
**TITLE**  
**DEMOLITION PLAN**

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

©2012 Graham Architects All rights reserved. Information, material, and designs in this document are proprietary to and owned by Graham Architects and may not be disclosed to any third party, reproduced, posted on a global computer information network, or distributed in any way without the written consent from Graham Architects.

**A1.1**

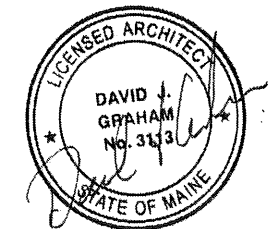




**PROJECT**  
**HONECK - O'TOOLE**  
**Office Renovation**  
 511 Congress Street, 9th Floor  
 Portland, Maine 04101  
 Map: 00 Block: 00 Lot: 00

**CLIENT**  
 511 Congress Street, LLC  
 c/o CBRE | Boulos Property Management  
 1 Canal Plaza, Suite 500  
 Portland, ME 04101

**INFORMATION**  
 Path: m:\boulos\H&O\  
 Issue Date: 10.30.12  
 Drawn By: DG  
 Checked By: DG



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

©2012 Graham Architects All rights reserved. Information, material, and designs in this document are proprietary to and owned by Graham Architects and may not be disclosed to any third party, reproduced, posted on a global computer information network, or distributed in any way without the written consent from Graham Architects.

**A1.2**

**PROJECT**

**HONECK - O'TOOLE**

**Office Renovation**

511 Congress Street, 9th Floor  
Portland, Maine 04101

Map: 00 Block: 00 Lot: 00

**CLIENT**

511 Congress Street, LLC  
c/o CBRE | Boulos Property Management  
1 Canal Plaza, Suite 500  
Portland, ME 04101

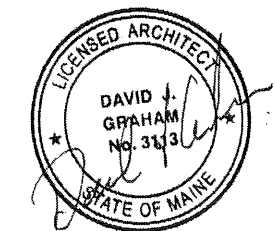
**INFORMATION**

Path: m:\boulos\H&O\

Issue Date: 10.30.12

Drawn By: DG

Checked By: DG



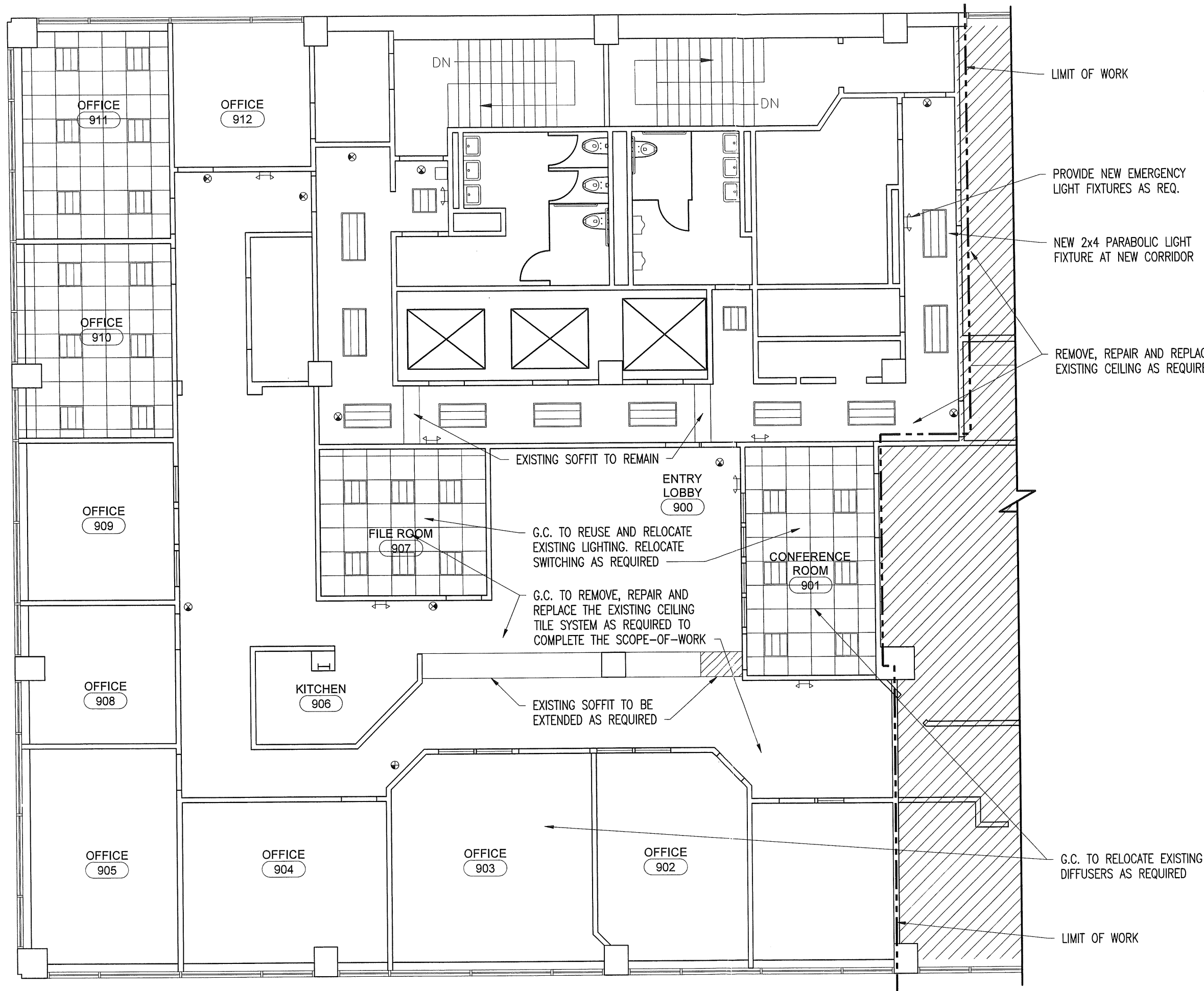
**TITLE**

**REFLECTED CEILING PLAN**

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

©2012 Graham Architects All rights reserved. Information, material, and designs in this document are proprietary to and owned by Graham Architects and may not be disclosed to any third party, reproduced, posted on a global computer information network, or distributed in any way without the written consent from Graham Architects.

**A1.3**



PROJECT

**HONECK - O'TOOLE**

**Office Renovation**

511 Congress Street, 9th Floor  
Portland, Maine 04101

Map: 00 Block: 00 Lot: 00

CLIENT

511 Congress Street, LLC  
c/o CBRE | Boulos Property Management  
1 Canal Plaza, Suite 500  
Portland, ME 04101

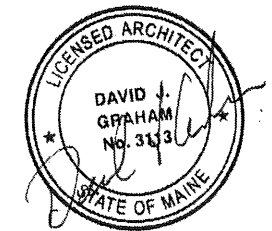
INFORMATION

Path: m:\boulos\H&O\

Issue Date: 10.30.12

Drawn By: DG

Checked By: DG

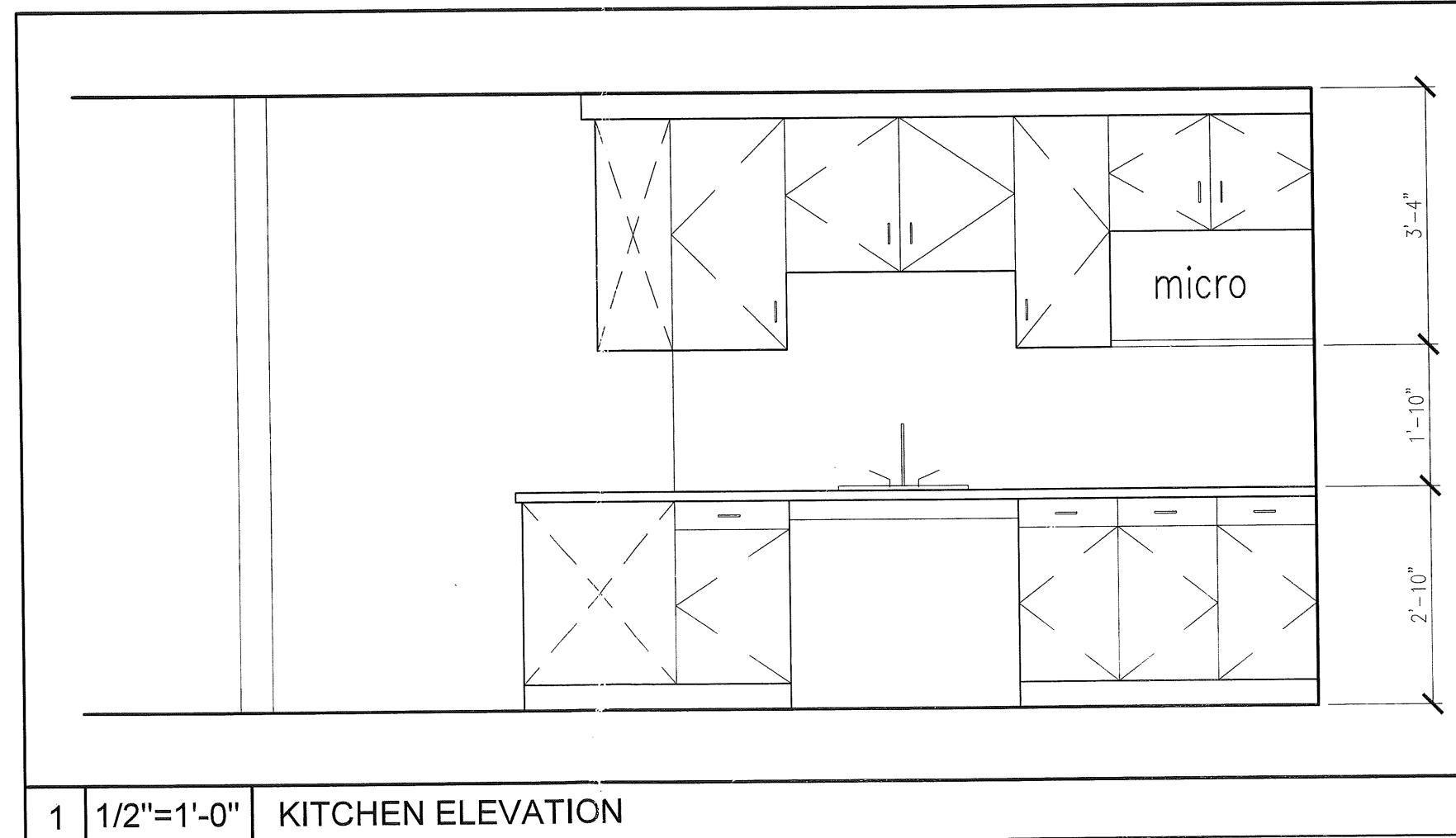


TITLE

**INTERIOR ELEVATION**

SCALE: 1/2"=1'-0"

©2012 Graham Architects All rights reserved. Information, material, and designs in this document are proprietary to and owned by Graham Architects and may not be disclosed to any third party, reproduced, posted on a global computer information network, or distributed in any way without the written consent from Graham Architects.



1 1/2"=1'-0" KITCHEN ELEVATION

**A1.4**