

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030083

This is to certify that Slm Properties Inc/Cyrus Ha
has permission to Renovate core of building for egress and office space.
AT 241 Commercial St 038 F004001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is opened or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0083	Issue Date:	CBL: 038 F004001
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Location of Construction: 241 Commercial St	Owner Name: Slm Properties Inc	Owner Address: 241 Commercial St	Phone: 207-775-7442
Business Name: n/a	Contractor Name: Cyrus Hagge	Contractor Address: 225 Commercial St Portland	Phone: 2077757442
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / Offices	Proposed Use: Offices / Renovate core of building for in/egress and office space.	Permit Fee: \$4,223.00	Cost of Work: \$600,000.00	CEO District: 1
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Proposed Project Description: Renovate core of building for in/egress and office space.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B 2/12/03
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 02/04/2003	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>W/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>see attached exemption form dated 1/29/03</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>2/17/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <i>see attached letter to D.A 2/17/03</i> <input type="checkbox"/> Denied Date: <i>2/10/03 John Anderson?</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0083	Date Applied For: 02/04/2003	CBL: 038 F004001
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Location of Construction: 241 Commercial St	Owner Name: Slm Properties Inc	Owner Address: 241 Commercial St	Phone: 207-775-7442
Business Name: n/a	Contractor Name: Cyrus Hagge	Contractor Address: 225 Commercial St Portland	Phone: (207) 775-7442
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Offices / Renovate core of building for in/egress and office space.	Proposed Project Description: Renovate core of building for in/egress and office space.
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 02/10/2003

Note: Please note; conditions are contained in a letter to Mr. Hagge dated 1/23/2003 from Historic Preservation Cmte. And are referenced in Ms. Andrews approval. **Ok to Issue:**

- 1) That any signage proposal be submitted to staff for review and approval.
- 2) That final plan for rooftop mechanicals be submitted to staff for review and approval.
- 3) That final skylight plan be submitted to staff for review and approval.
- 4) That all windows in new openings be recessed the same depth as existing windows.
- 5) That all upper floor windows (other than those for the proposed dormers) have clear glass. If there is no alternative, a "clear" low-e glass is acceptable.
- 6) That the bricked-in window opening on the fourth floor of the Union Street facade be reopened and reglazed to match other windows.
- 7) That the two circular windows proposed for the Union Street facade be eliminated.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/07/2003

Note: 241 Commercial St **Ok to Issue:**

- 1) This office shall require separate permits for tenant fit-ups PRIOR to that work being done.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation
- 3) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 02/13/2003

Note: **Ok to Issue:**

- 1) Mr. Hagge has agrees to have Shelley engineering provide Special inspections of the Steel work.
- 2) Stairs must not have nosings as shown, The design professional has acknowledged this an advised that the shop drawings will refleck code compliance.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 02/11/2003

Note: **Ok to Issue:**

- 1) New stairs shall have signage in accordance with NFPA 101
- 2) the sprinkler system shall be maintained to NFPA 13 standards
- 3) the fire alarm system shall be maintained to NFPA 72 standards

Comments:

02/12/2003-mjn: A statement of Special Inspection is required for the steel work, a message was left for Mr. Hagge

All Purpose 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.

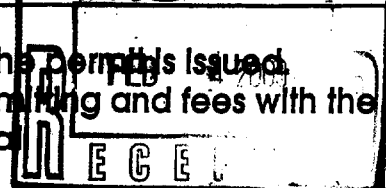
Location/Address of Construction: <u>TWO UNION ST. (241 Commercial St.)</u>		
Total Square Footage of Proposed Structure <u>RENOVATION OF EXISTING STRUCTURE</u>	Square Footage of Lot <u>4730</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>038 F 004</u>	Owner: <u>SLM PROPERTIES INC</u> <u>241 COMMERCIAL ST</u> <u>PORTLAND, ME 04101</u>	Telephone: <u>775-7442</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>CYRUS HAGGE</u> <u>PROJECT MGMT. INC.</u> <u>225 COMMERCIAL ST</u> <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>600,000</u> Fee: \$ <u>4,223.00</u>
Current use: <u>1st, RESTAURANT, 2ND OFFICE STORAGE 3-5 VACANT</u>		
If the location is currently vacant, what was prior use: <u>WAREHOUSE</u>		
Approximately how long has it been vacant: <u>10+ years</u>		
Proposed use: <u>RENOVATE FLOOR 2-5 INTO OFFICE SPACE</u>		
Project description: <u>RENOVATE CORR OF BUILDING FOR INGRESS AND OFFICE SPACE</u>		
Contractor's name, address & telephone: <u>CYRUS HAGGE, 225 COMMERCIAL ST 04101</u> <u>775-7442</u>		
Who should we contact when the permit is ready: <u>Cyrus Hagge</u>		
Mailing address: <u>225 COMMERCIAL ST</u> <u>Portland, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-775-7442</u> <u>Call</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Cyrus Hagge</u>	Date: <u>2/7/18</u>	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.



CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

January 23, 2003

Cyrus Hagge
Property Management, Inc.
225 Commercial Street, Suite 404
Portland, Maine 04101-4613

Re: 241 Commercial Street/2 Union Street – exterior alterations and roof dormers

Dear Mr. Hagge:

On January 22, 2003, the City of Portland's Historic Preservation Committee voted 6-0 (Parker absent) to approve your application for a Certificate of Appropriateness for exterior alterations and roof dormers at 241 Commercial Street.

The approval was made subject to the following conditions:

- That the two circular windows proposed for the Union Street façade be eliminated.
- That the bricked-in window opening on the fourth floor of the Union Street façade be reopened and reglazed to match other windows.
- That all upper floor windows (other than those for the proposed dormers) have clear glass. If there is no alternative, a “clear” low-e glass is acceptable.
- That all windows in new openings be recessed the same depth as existing windows.
- That final skylight plan be submitted to staff for review and approval.
- That final plan for rooftop mechanicals be submitted to staff for review and approval.
- That any signage proposal be submitted to staff for review and approval.

All improvements shall be carried out as shown on the submitted plans and specifications submitted for the 1/22/03 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a

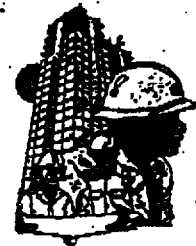
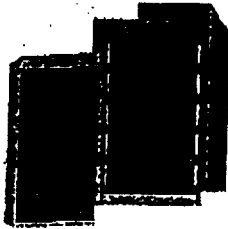
period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Stephen Sewall, Chairman
Historic Preservation Committee

cc: Approval Letter File
Building Inspections



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: PATRICK JORDAN, P.E. OF SHELLEY ENGINEERING, INC

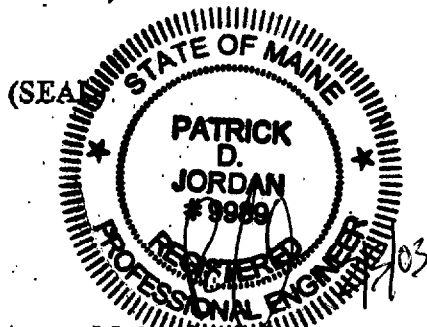
RE: Certificate of Design

DATE: 2/3/03

These plans and/or specifications covering construction work on:

RENOVATIONS TO 2 UNION ST., PORTLAND, ME

Have been designed and drawn up by the undersigned, a Maine registered architect ~~engineer~~ according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature *Patrick Jordan*

Title _____

Firm SHELLEY ENGINEERING, INC

Address 90 BRIDGE ST, WESTBROOK, ME

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 6/20/2k

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

CYRUS Y. HIGGINS
 Applicant
225 COMMERCIAL ST, ROLLAND 04101
 Applicant's Mailing Address
207-775-7442
 Consultant/Agent/Phone Number

1-29-03
 Application Date
TWO UNION ST
 Project Name/Description
241-243 COMMERCIAL ST
 Address of Proposed Site

CPX: 038-F 004

Description of Proposed Development:
RENOVATE EXISTING BUILDING INTO OFFICE BUSINESS USES
WORK LIMITED TO INTERIOR OF BUILDING, NO SITE WORK.

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Criteria for Exemptions:		
See Section 14-523 (4)		
a) Within Existing Structures; No New Buildings, Demolitions or Additions	<u>YES</u>	✓
b) Footprint Increase Less Than 500 Sq. Ft.	<u>NO INCREASE</u>	✓
c) No New Curb Cuts, Driveways, Parking Areas	<u>YES</u>	✓
d) Curbs and Sidewalks in Sound Condition/ Comply with ADA	<u>YES</u>	✓
e) No Additional Parking / No Traffic Increase	<u>YES</u>	✓
f) No Stormwater Problems	<u>YES</u>	✓
g) Sufficient Property Screening	<u>NA</u>	✓
h) Adequate Utilities	<u>YES</u>	✓

Planning Office Use Only:

Exemption Granted Partial Exemption Exemption Denied

Planner's Signature Janet Hopkins Date 1/29/03

PROJECT MANAGEMENT, INC.

225 Commercial Street, Suite 404
Portland, Maine 04101-4613
207-775-7442
FAX 207-761-0922
e-mail chagge1@maine.rr.com

January 28, 2003

Sarah Hopkins
Planning Department
City of Portland
Portland, Maine 04101

RE: Renovations at Two Union St. (241-243 Commercial St.)

Dear Sarah:

Attached is the Application for Exemption from Site Plan Review for the proposed renovation and change of use at Two Union Street (241-243 Commercial Street). The footprint of existing structure/lot is 4,730 SF. The total square footage of the proposed change of use, limited to the 2nd through 5th floors, is approximately 18,920 SF. (See the attached assessor's report.)

I am requesting to change the existing warehouse use to the permitted uses in Section 14-217 (a)(2) a. - f, i. - q. and Section 14-217 (a)(4) b of the B3 Zone. The proposed change of use and renovations will have no negative impact upon the Pedestrian Activities District. The project will be in conformance with the ADA.

The proposed scope of work is to renovate the existing building into office space. This will include interior construction of stairs, elevator and office space. The exterior work will entail two new roof top dormers, windows, masonry repair and recessed entrance. The exterior plan was review by the HP committee and I am enclosing the approval letter and copy of the elevations.

Below I have outlined all of the criteria for exemption. I am also enclosing copy of the interior renovation plans.

- a. All of the proposed work is within the existing structure with no demolition or additions except for the roof top dormers.
- b. There can be no expansion of the footprint since the building is the footprint.

- c. We are proposing no new curb cuts, driveways or parking areas.
- d. The sidewalks are city property and are in good condition and accessible.
- e. Renovations/changes of use in the B3 Zone are exempt from the parking requirements. Due to the fact that there are no site improvements, there should be minimal traffic impact.
- f. The project will not change the total non-impervious area of the site, add additional run off and is serviced by the existing storm water system.
- g. Property screening does not apply.
- h. The project is already adequately serviced by water, sewer, gas, telephone and electricity from the previous renovation of the first floor.

If there was ever a project to take advantage of Section 14-523 this is it. If you have need of additional information, don't hesitate to contact me.

Sincerely,

Cyrus Y. Hagge

PROJECT MANAGEMENT, INC.

225 Commercial Street, Suite 404
Portland, Maine 04101-4613
207-775-7442
FAX 207-761-0922
e-mail chagge1@maine.rr.com

February 4, 2003

Mike Nugent
Building Inspections
City of Portland
Portland, Maine 04101

RE: Renovations at Two Union St. (241-243 Commercial St.)

Dear Mike:

Enclosed is an application for renovations to Two Union Street. Please find Architectural Drawings by Leland Hulst AIA, Structural Engineering prepared by Shelly Engineering, Building Code Certifications signed by Leland Hulst and Shelly Engineering, copy of the approved Historic Preservation plan and a copy of the exemption from site plan review.

The scope of work in this first phase is limited to basic core renovations.

1. Exterior changes as approved by Historic Preservation Committee. This will include the new Union Street entrance, windows, masonry openings and repair, roofing and rooftop dormers.
2. Interior renovations including ingress and egress, two new 2hr fire rated steel pan stair towers, elevator, fire rated hallways, masonry openings and bathroom framing.
3. Structural repairs and changes as detailed by Shelly Engineering. This will include the reconstruction of structural floor systems, stair towers, elevator and rooftop dormers.

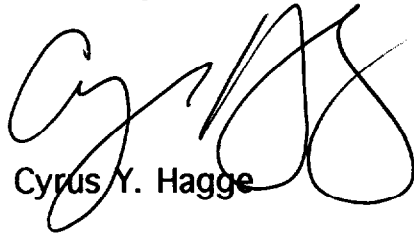
Work that is not part of this application includes tenant/office fit-up, plumbing, HVAC and electrical. These items will be applied for in future applications.

We have met with the State Fire Marshal and based upon his comments applied for the Barrier-Free and Application for Construction Permits. All completed structural changes, steelwork and wood construction will

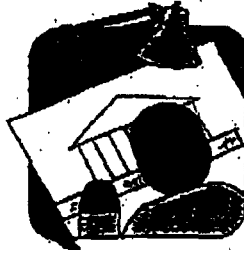
be inspected by Shelly Engineering for compliance with all applicable building codes. During construction, we will maintain in working condition the current active sprinkler system and install a temporary supervised fire alarm system in the work area.

If you have need of additional information, don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cyrus Y. Hagge', written in a cursive style. The signature is positioned above the printed name.

Cyrus Y. Hagge



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: PATRICK JORDAN, P.E.
SHELLEY ENGINEERING INC.

DATE: 2/3/03

Job Name: 2 UNION STREET RENOVATIONS

Address of Construction: 2 UNION ST, PORTLAND ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA '99 Use Group Classification(s) _____

Type of Construction _____ Bldg. Height _____ Bldg. Sq. Footage _____

Seismic Zone PERFORMANCE CAT.: C Exposure Group: I
Group Class.

Roof Snow Load Per Sq. Ft. 42 PSF Dead Load Per Sq. Ft. 20 PSF

Basic Wind Speed (mph) 90 MPH Effective Velocity Pressure Per Sq. Ft. 20.7 PSF

Floor Live Load Per Sq. Ft. 80 PSF 100 C (CORRIDORS)

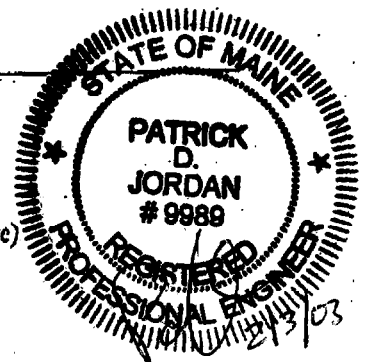
Structure has full sprinkler system? Yes X No _____ Alarm System? Yes X No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes _____ No _____

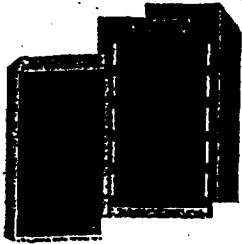
If mixed use, what subsection of 313 is being considered _____

List Occupant loading for each room or space, designed into this Project.

(Designers Stamp & Signature)



PSH 6/07/2K



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: LELAND HULST

RE: Certificate of Design

DATE: 2-3-03

These plans and/or specifications covering construction work on:

TWO UNION STREET (291 Commercial St.)

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.

(SEAL)

Signature [Handwritten Signature]

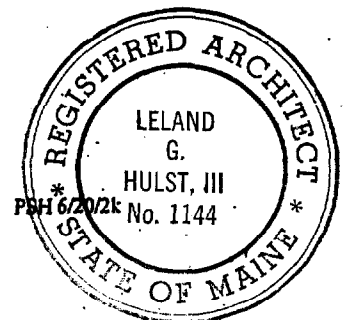
Title PRINCIPAL

Firm LELAND HULST ARCHITECTURAL SERVICES

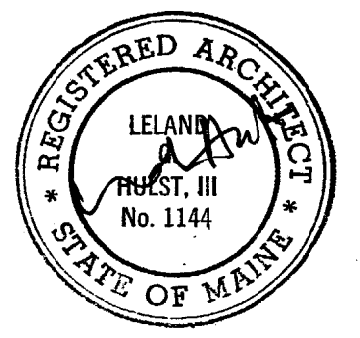
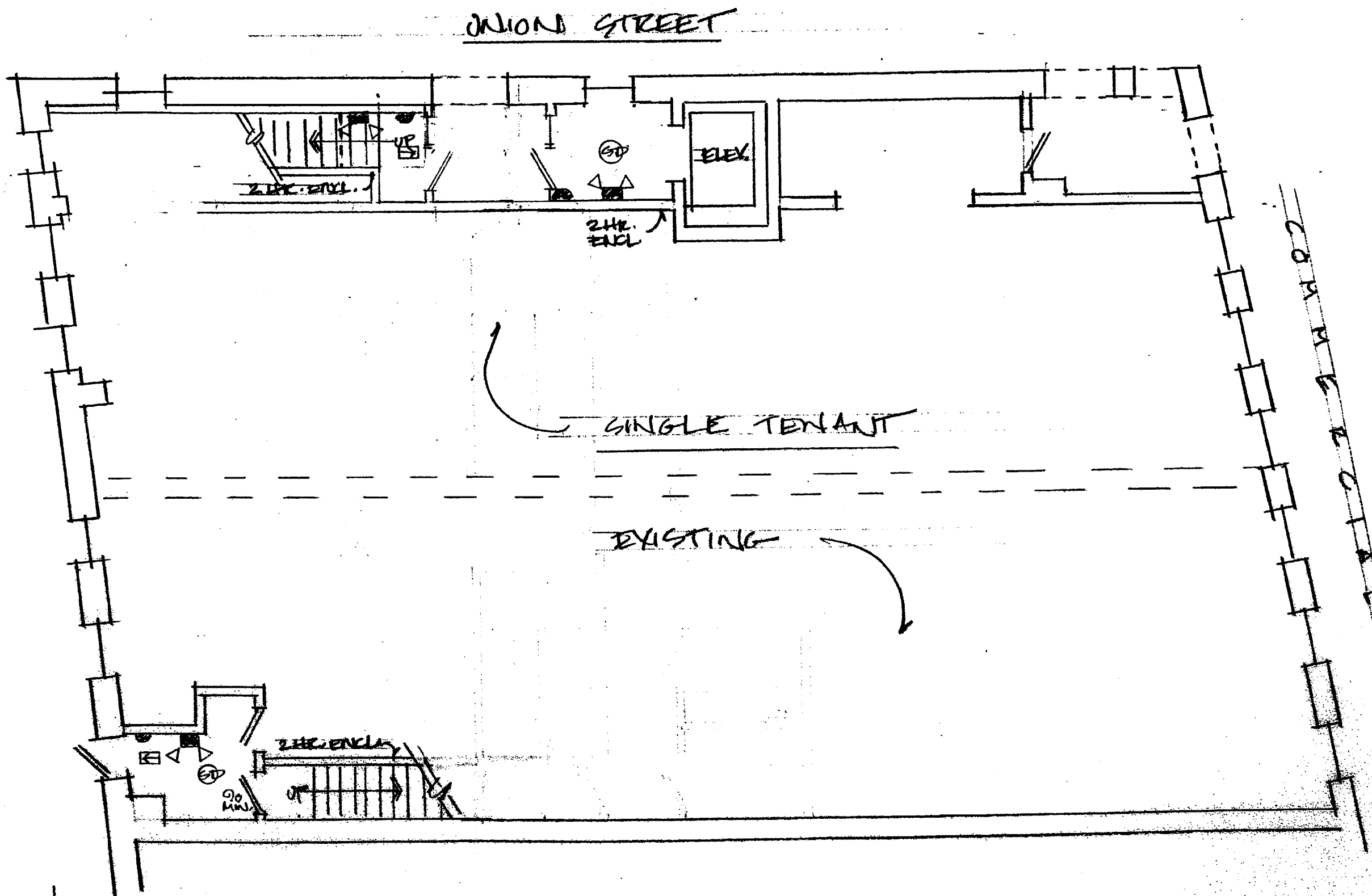
Address 278 SPRING ST. PORTLAND ME 04102

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



SYMBOL LEGEND	
⊙	SMOKE DETECTOR
⊕	HEAT DETECTOR
●	PULL STATION
■	SOUND / STROBE
⊖	WATER FLOW VALVE
⊙	SUPERVISION
⊞	EXIT LIGHT / SIGN
⚡	EMERGENCY LIGHTS



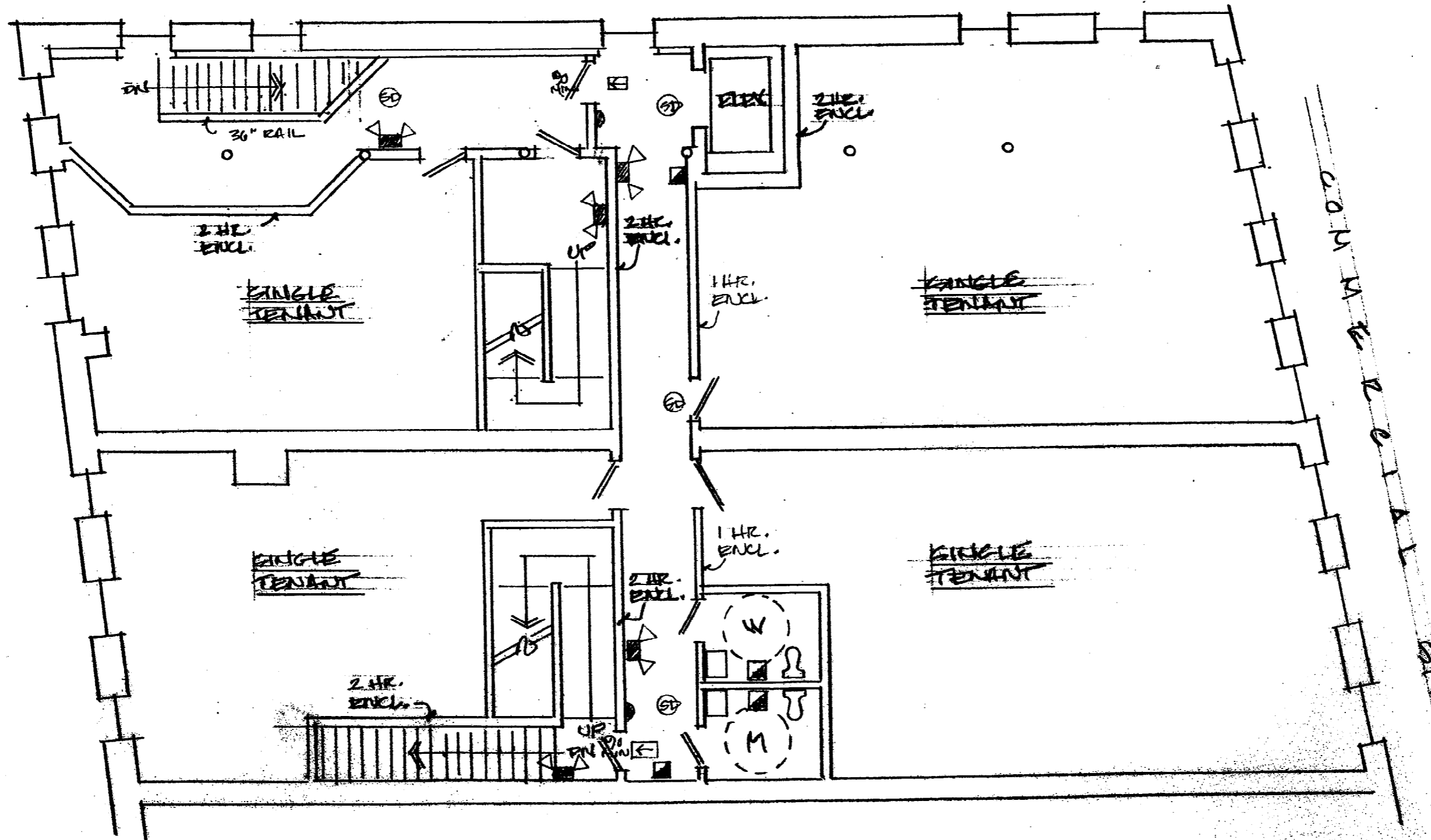
A-1

2 UNION STREET
 GROUND FLOOR PLAN
 1/8" = 1'-0"

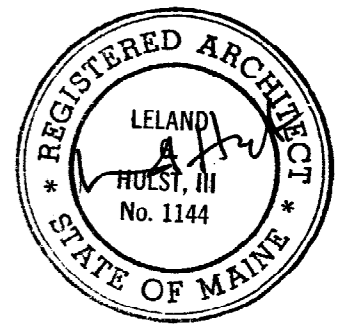
PORTLAND, MAINE
 2/4/03

LELAND HULST
 ARCHITECTURAL SERVICES
 278 Spring Street / Portland, Maine 04108 / (907) 773-0943

UNION STREET



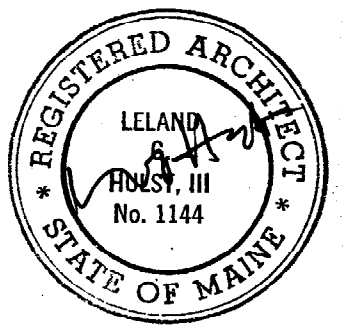
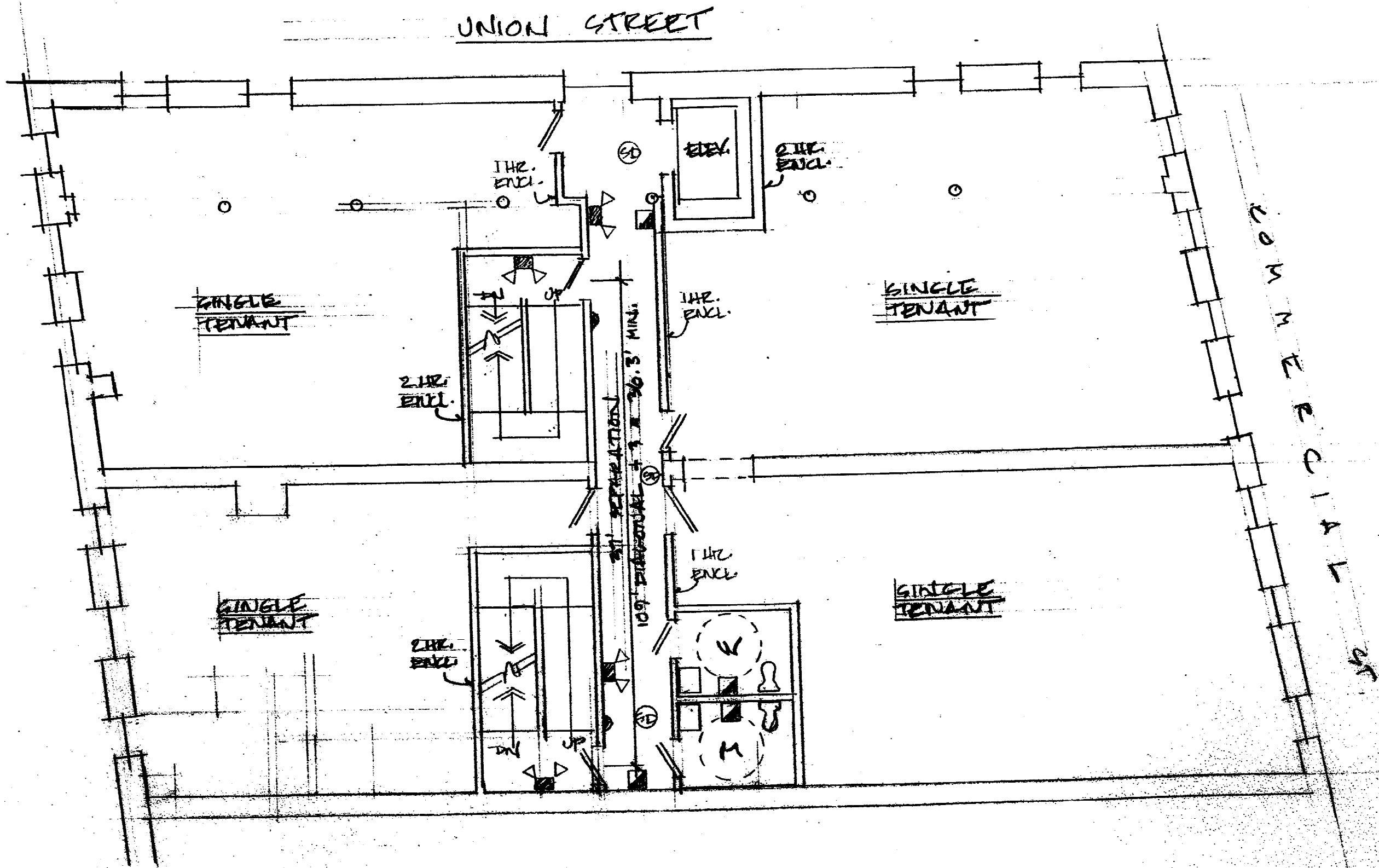
COMMERCE ST.



A-2

#2 UNION STREET
 SECOND FLOOR PLAN
 1/8" = 1'-0"
 PORTLAND, MAINE
 2 | 4 | 03

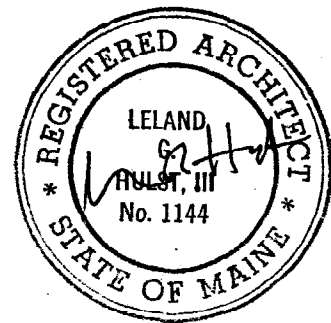
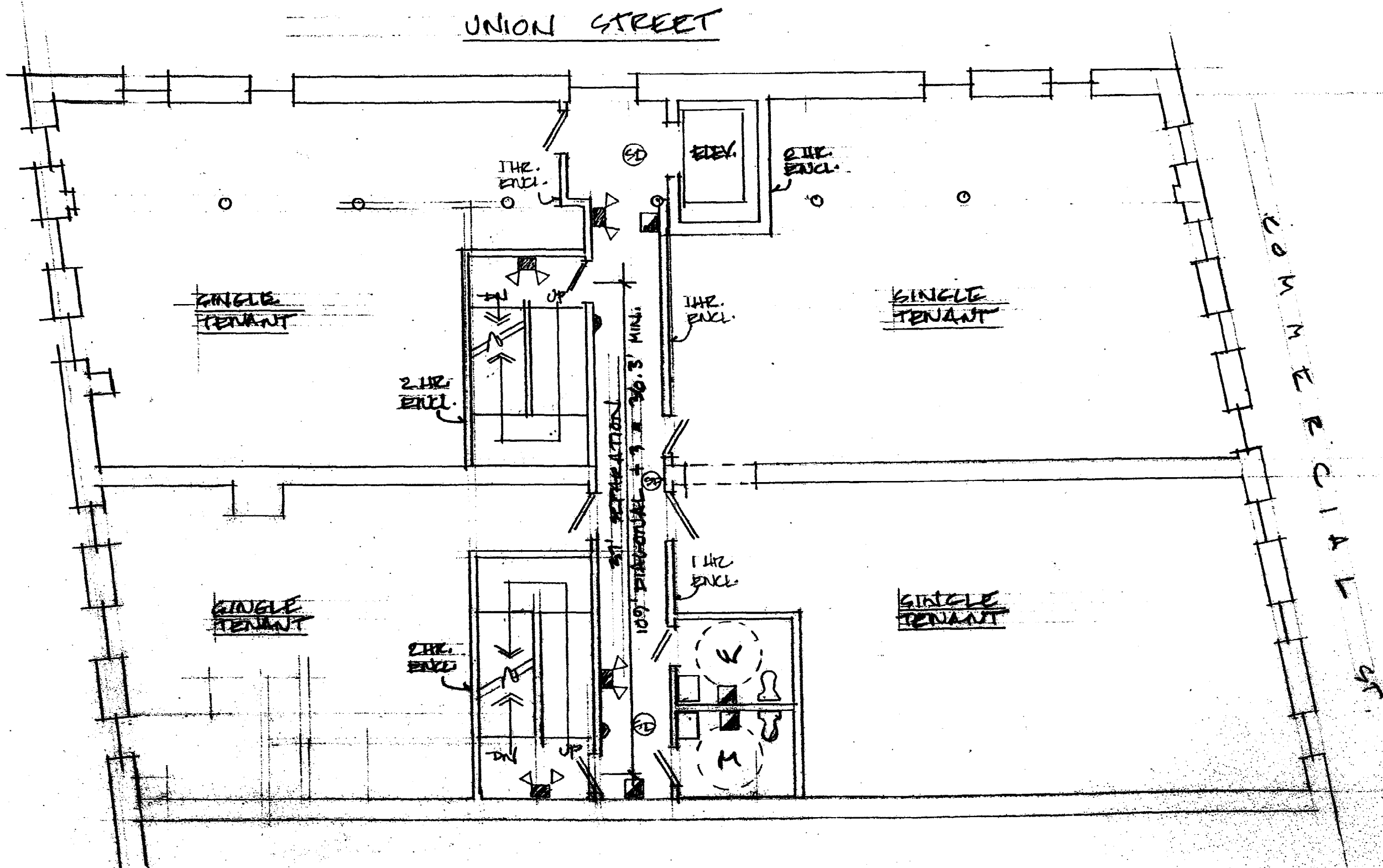
LELAND HULST
 ARCHITECTURAL SERVICES
 520 Spring Street / Portland, Maine 04102 / (207) 773-8903



A-3

#2 UNION STREET
 THIRD FLOOR PLAN
 1/8" = 1'-0"
 PORTLAND, MAINE
 2 | 4 | 03

LELAND HULST
 ARCHITECTURAL SERVICES
 378 Spring Street / Portland, Maine 04102 / (507) 779-8843



A-4

#2 UNION STREET
 FOURTH FLOOR PLAN
 1/8" = 1'-0"

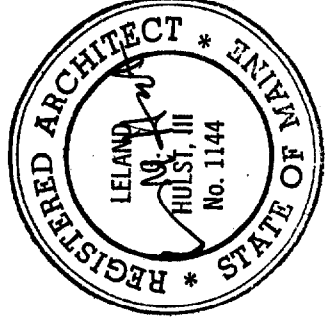
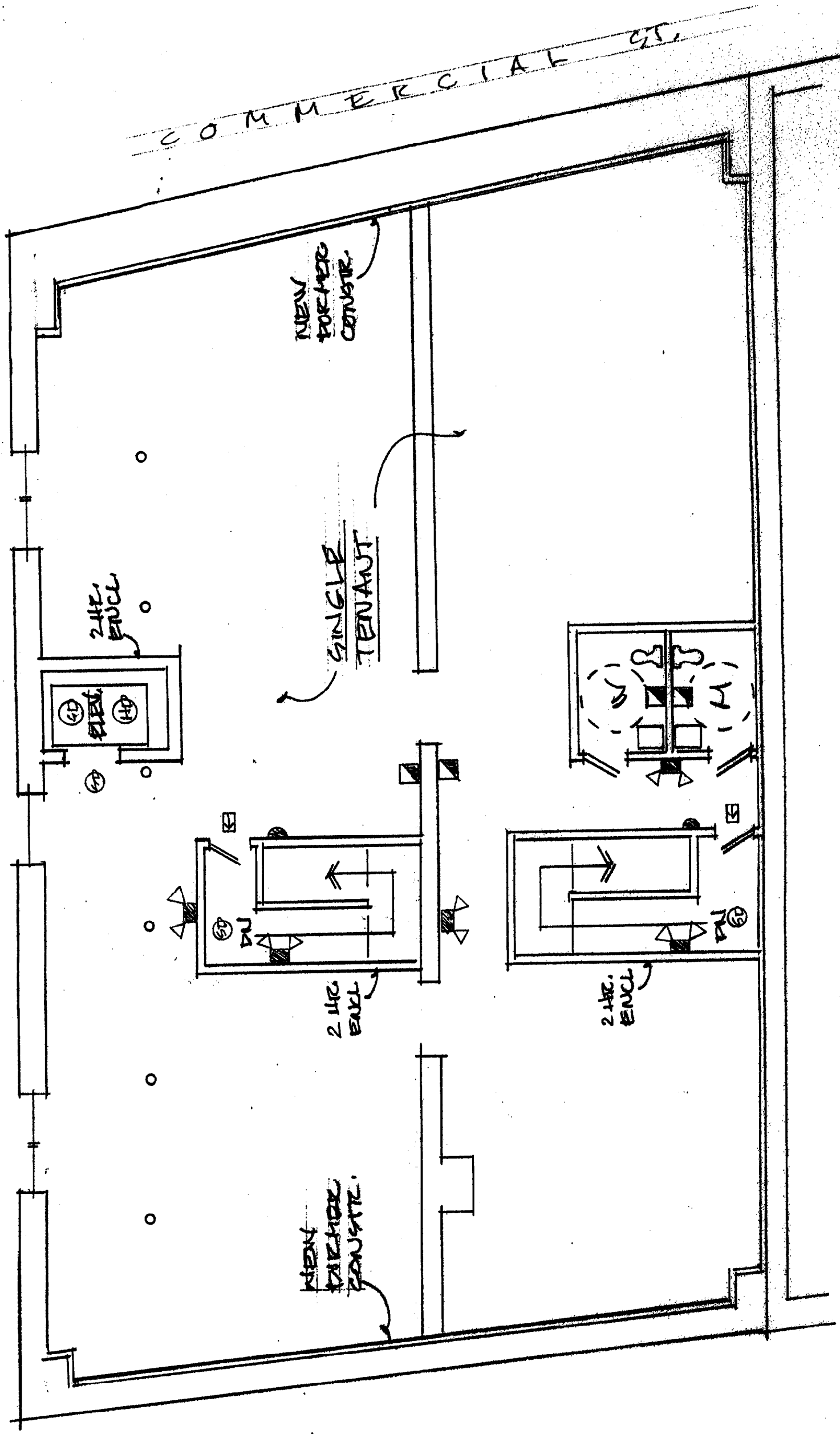
PORTLAND, MAINE
 2 | 4 | 03

LELAND HULST
 ARCHITECTURAL SERVICES

228 Spring Street / Portland, Maine 04102 / (207) 773-8843

UNION STREET

COMMERCIAL ST.



A-5

#2 UNION STREET PORTLAND, MAINE

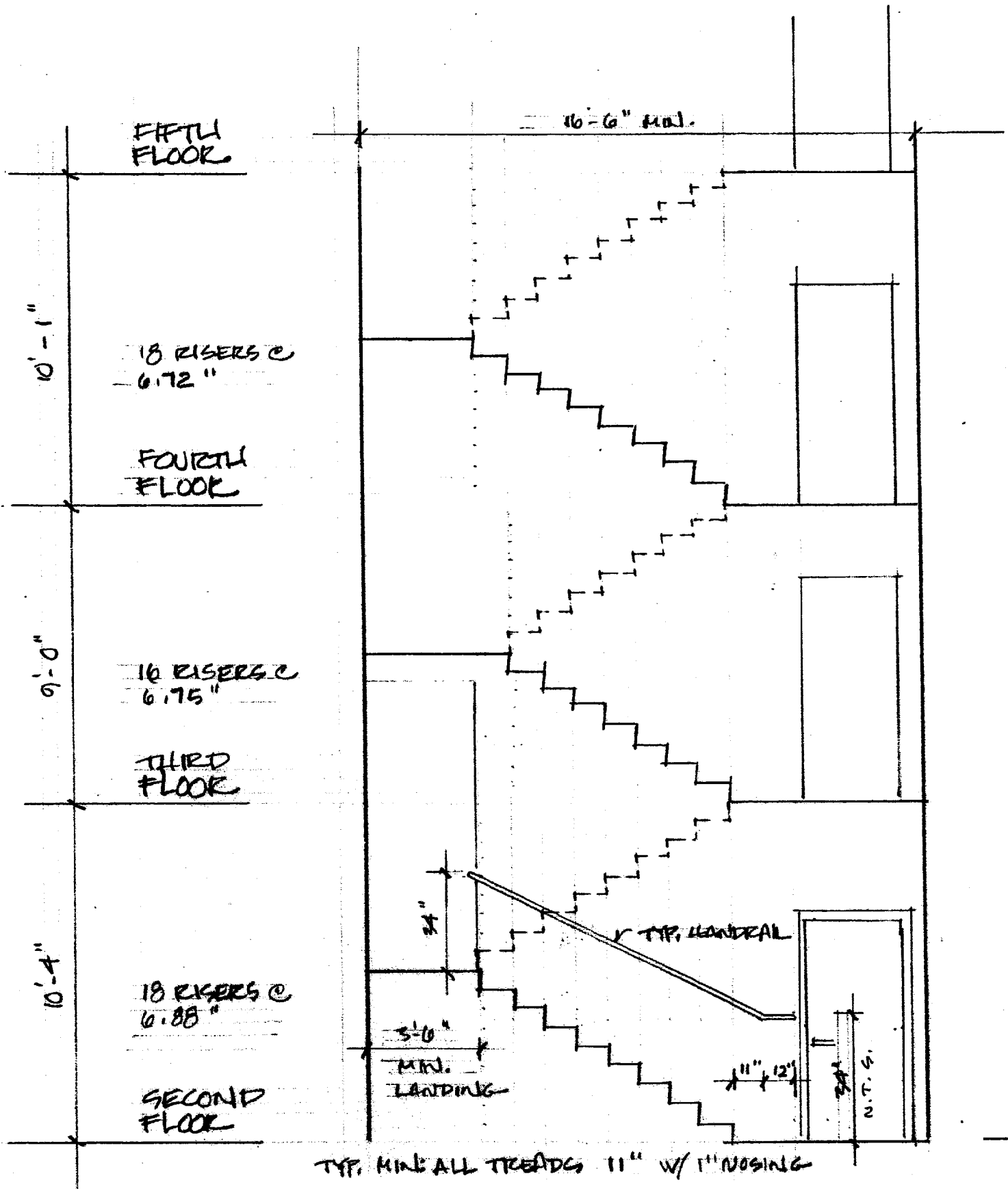
FIFTH FLOOR PLAN

178' x 11'-0"

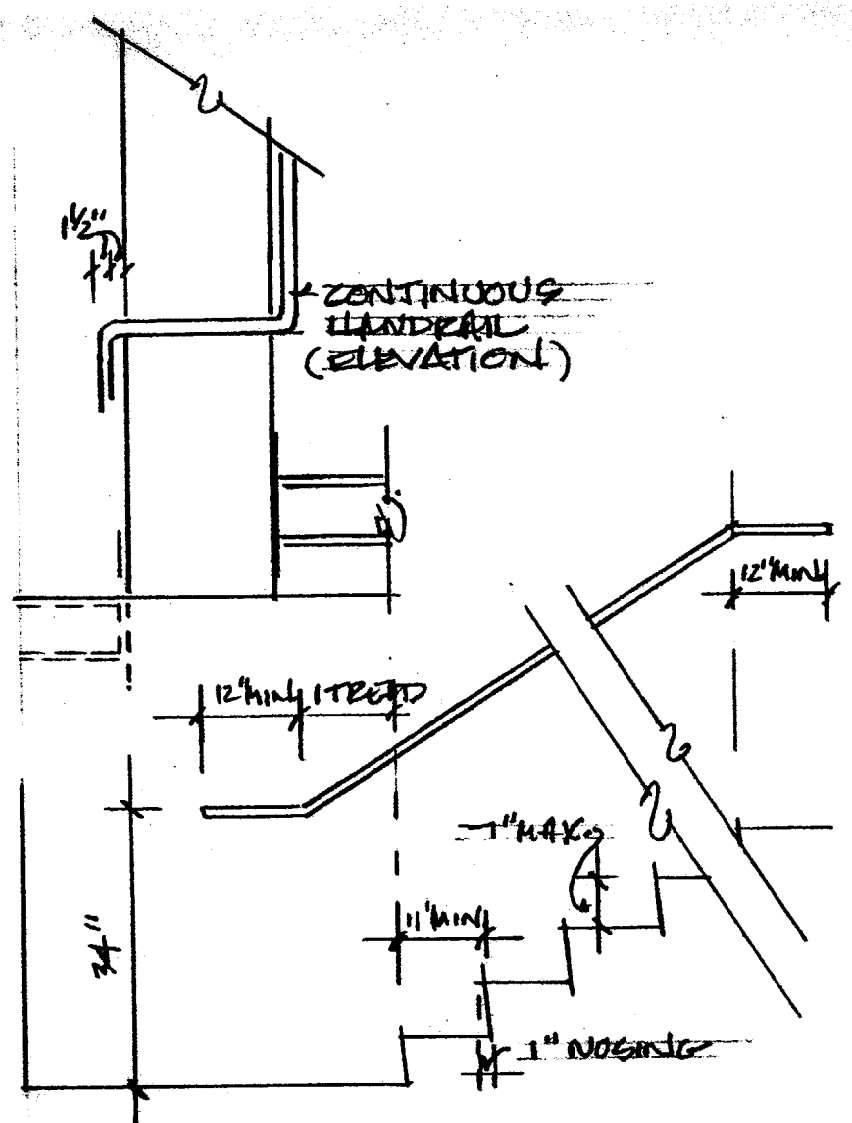
21.4.03

LELAND AND HULST
ARCHITECTURAL SERVICES

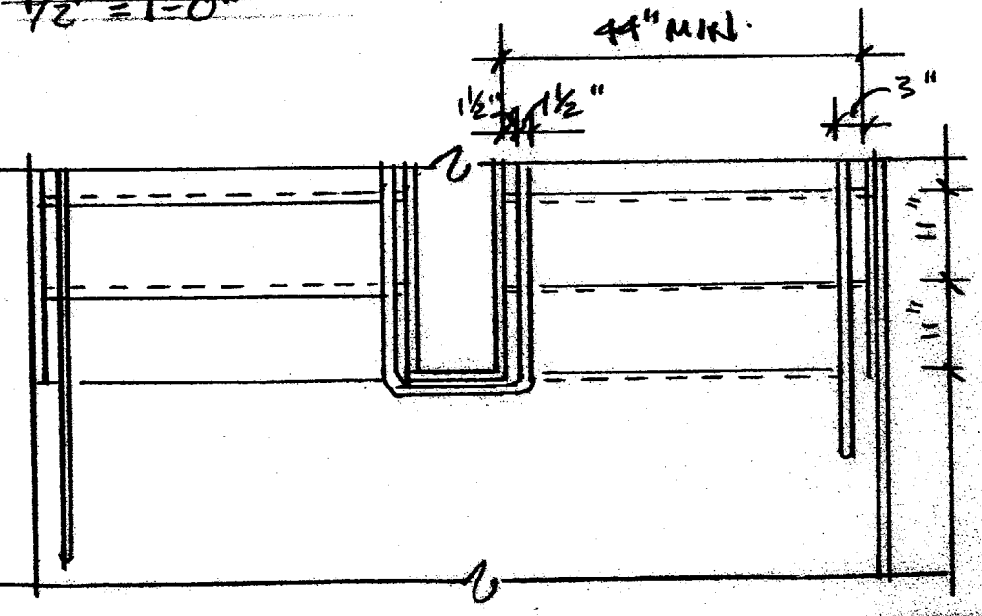
225 Spring Street / Portland, Maine 04108 / (207) 773-2803



TYPICAL STAIR SECTION
 $\frac{1}{4}'' = 1'-0''$



STAIR HANDRAIL DETAILS
 $\frac{1}{2}'' = 1'-0''$



TYPICAL STAIR PLAN
 $\frac{1}{2}'' = 1'-0''$

NOTE:
 ALT. CONSTR.
 OF 8" BLOCK
 FOR ELEV. SHAFT

2 HR. WALL:
 2 LAYERS -
 FIRECODE 'C'
 G.V.B.
 BOTH SIDES

PLAN DETAILS
 $1'' = 1'-0''$

1 HR. WALL:
 1 LAYER
 FIRECODE 'C'
 G.V.B.
 BOTH SIDES



A-6

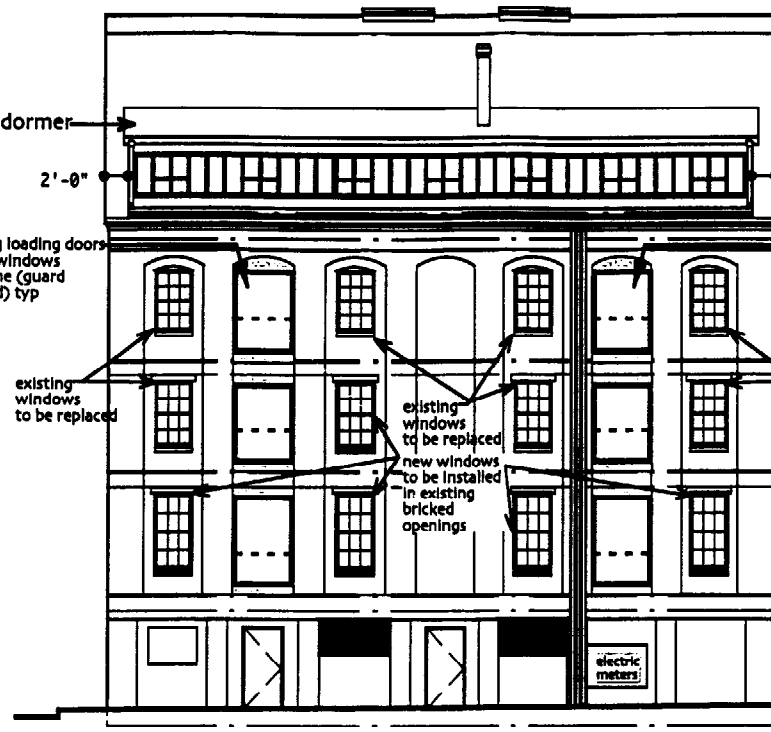
LELAND HULST
 ARCHITECTURAL SERVICES

578 Spring Street / Portland, Maine 04102 / (207) 773-2843



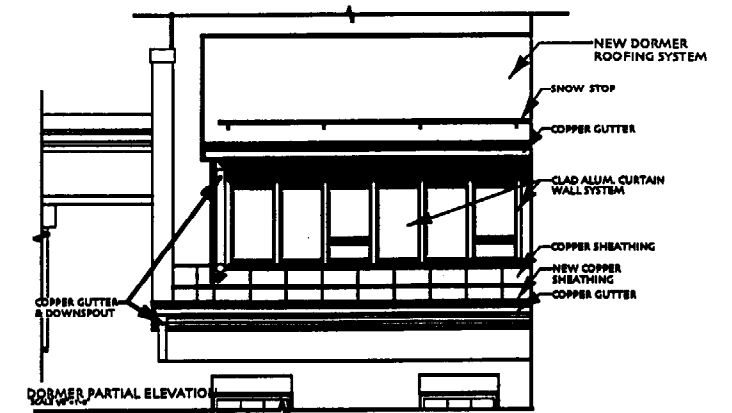
commercial street elevation NOTE: replace all existing windows on Commercial St. facade second, third and fourth floors with new 6/6 double hung windows to fit existing brick openings

SCALE 1/8"=1'-0"

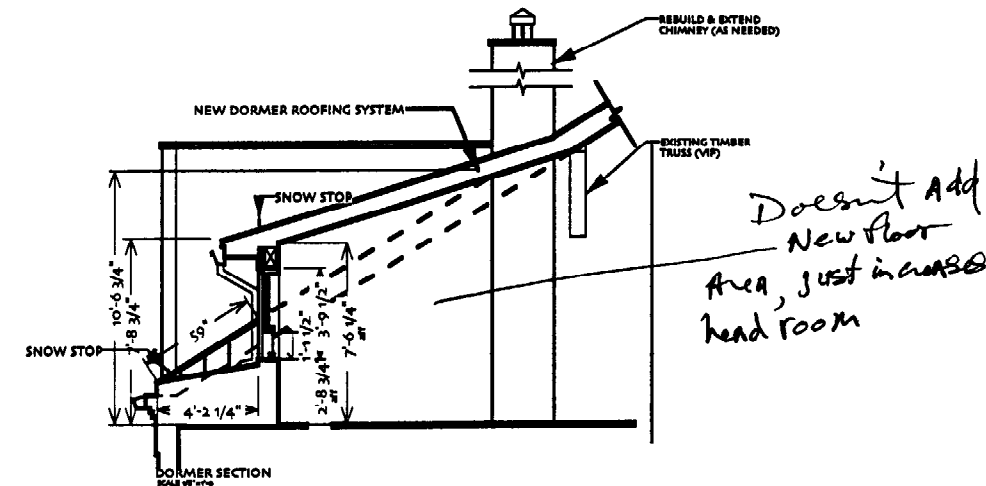


alley elevation

SCALE 1/8"=1'-0"

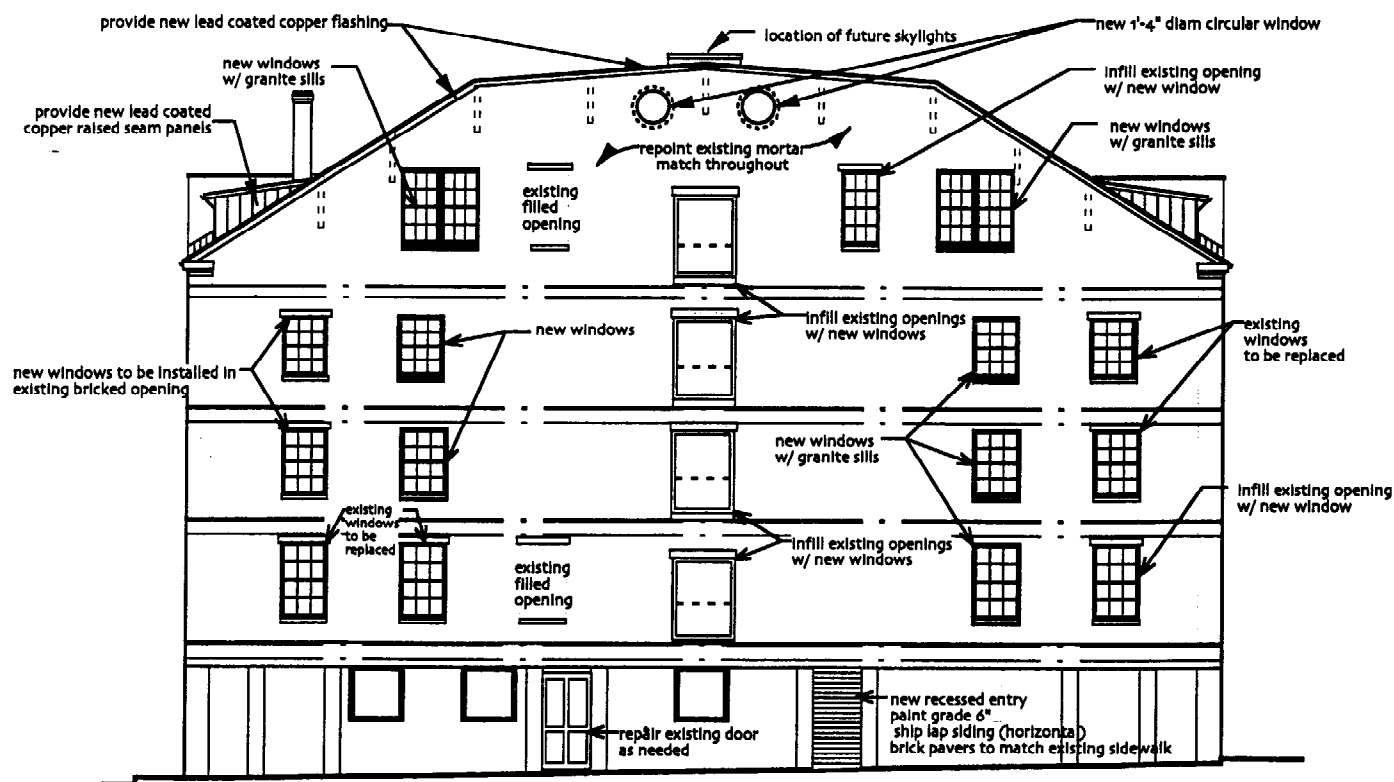


DORMER PARTIAL ELEVATION



DORMER SECTION

SCALE 1/8"=1'-0"



union street elevation

SCALE 1/8"=1'-0"



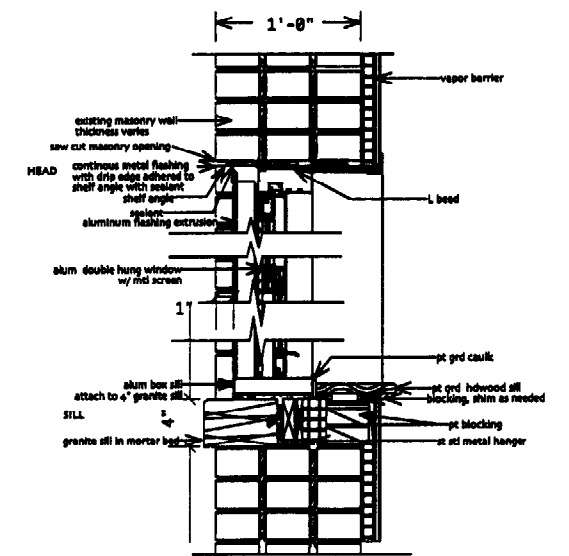
existing congress street



existing alley view



proposed revisions



typical aluminum window in masonry wall

1/2" = 1'-0"

241 commercial st. portland maine 04101 two union Street LLC

studio memosyne

143 high street suite 612 portland maine 04101 tel. 207.874.4077 fax 207.773.8545

psf

jrhm

scale varies

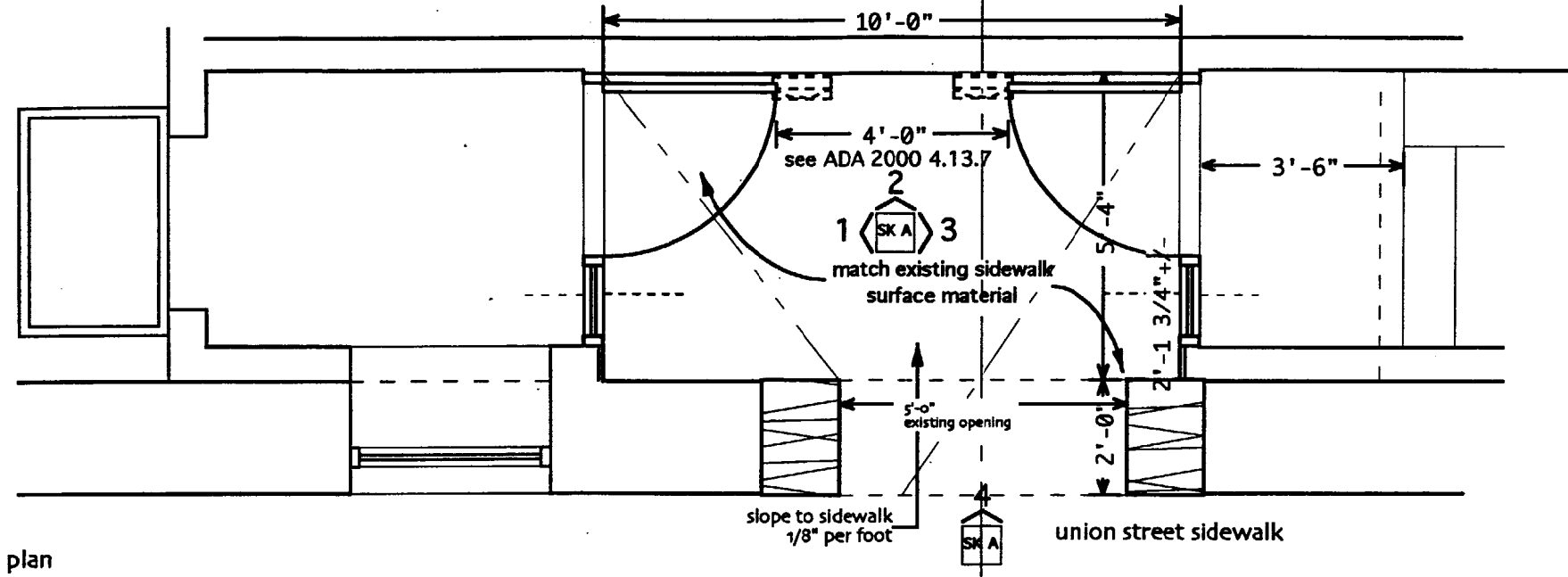
12.10.02

1 6 03

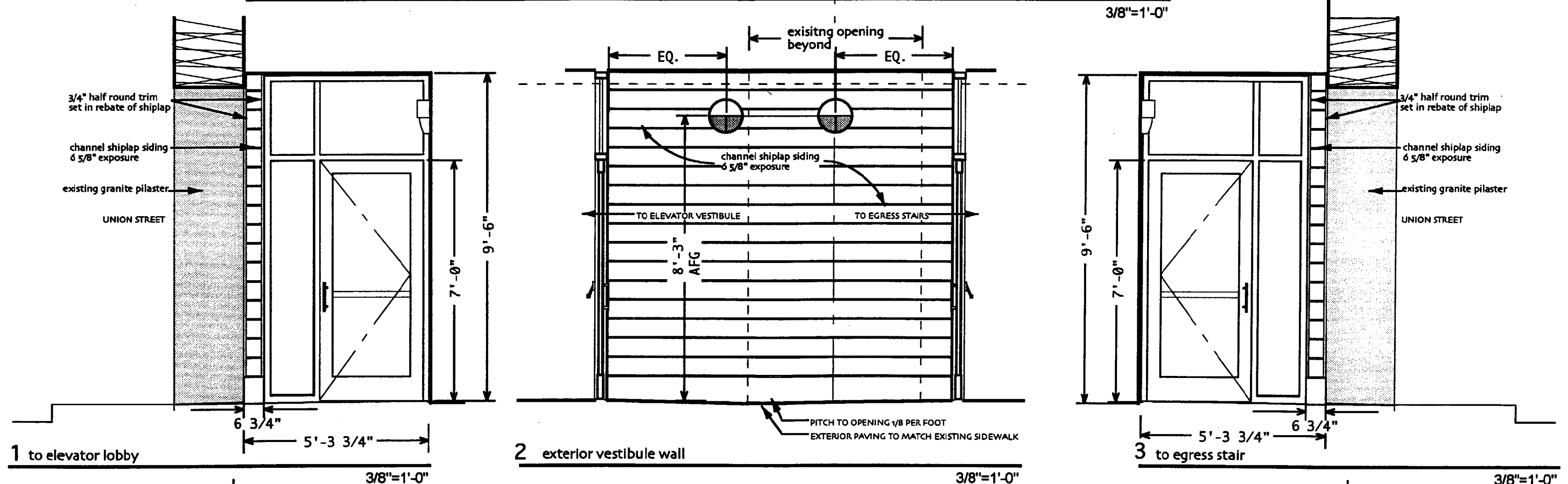
A-1.1 elevations



jeremy moser



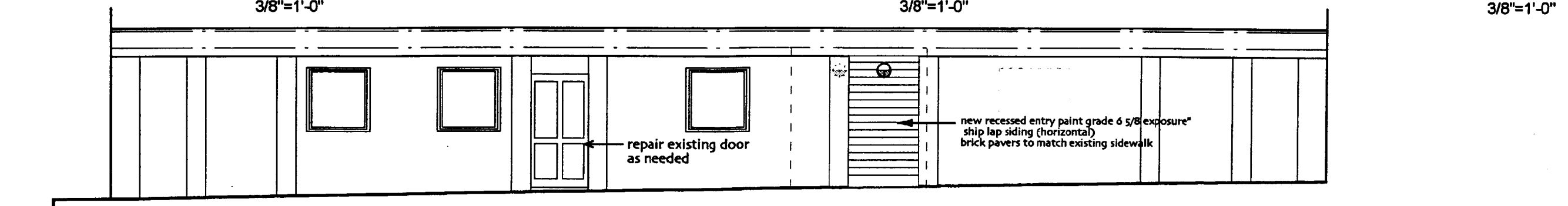
plan



1 to elevator lobby

2 exterior vestibule wall

3 to egress stair



4 UNION STREET PARTIAL ELEVATION

241 congress street #2 union street entry clarifications SK A 1/16/03 union street entry