

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ION

Permit Number: 081287

This is to certify that MAINE EMPLOYERS' MUTUAL INSURANCE COMPANY Inc

has permission to Lobby & Facade Improvement

AT 245 COMMERCIAL ST

038 F006001

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 written permission procured before this building or part thereof is lath or other work is set-in. 2 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] 10/29/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

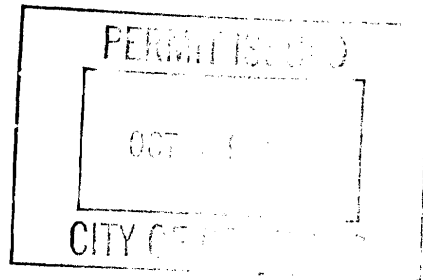
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1287	Issue Date:	CBL: 038 F006001
-----------------------	-------------	---------------------

Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone: 2077975141
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office Building	Proposed Use: Commercial - Office Building - Lobby & Facade Improvements	Permit Fee: \$1,020.00	Cost of Work: \$100,000.00	CEO District: 1
Proposed Project Description: Lobby & Facade Improvements		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>3</i> <i>IBC 2003</i>	
		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: Idobson	Date Applied For: 10/10/2008	Zoning Approval		
<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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/17/08</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 checked="" type="checkbox"/> Denied Date:	Historic Preservation TO D.A. 10/17/08 <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>10/21/08</i>



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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.


A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

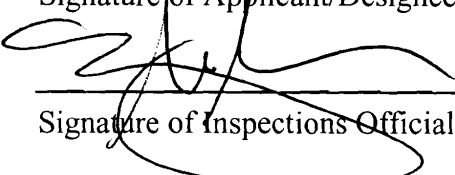
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



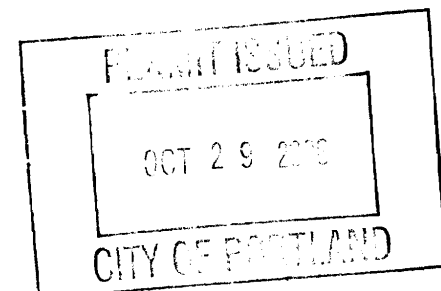
Signature of Applicant/Designee



Signature of Inspections Official

10/29/08
Date

10/29/08
Date



City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1287	Date Applied For: 10/10/2008	CBL: 038 F006001
-----------------------	---------------------------------	---------------------

Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone: (207) 797-5141
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office Building - Lobby & Facade Improvements	Proposed Project Description: Lobby & Facade Improvements
--	---

Dept: Historic **Status:** Approved **Reviewer:** Scott Hanson **Approval Date:** 10/21/2008
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/17/2008
Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 10/29/2008
Note: **Ok to Issue:**

- 1) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 10/22/2008
Note: **Ok to Issue:**

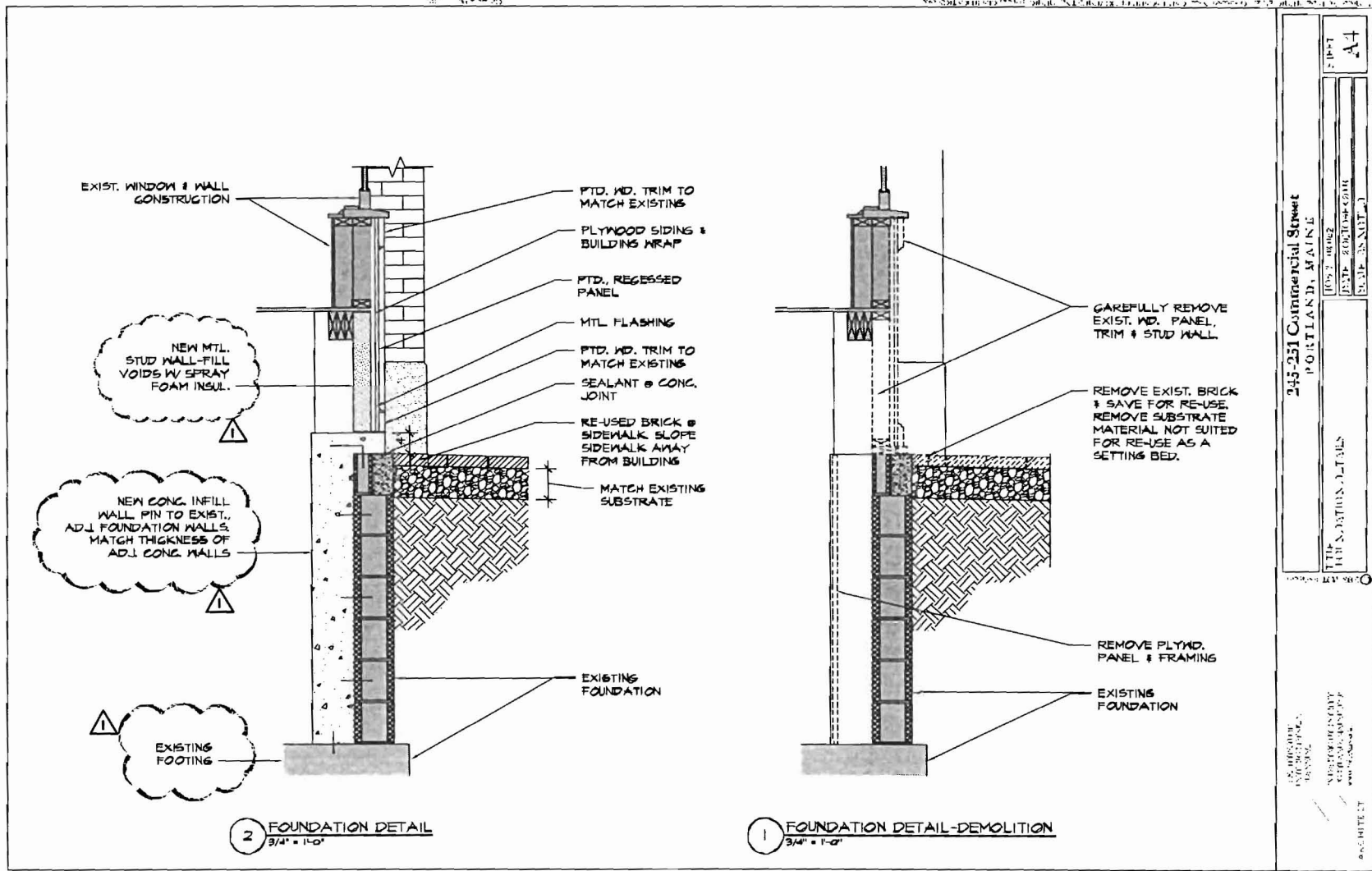
- 1) Sprinkler protection shall be maintained.
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 2) Non- combustable construction of this structure requires all construction to be Non-combustable.
- 3) All means of egress to remain accessible at all times
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 6) Application requires State Fire Marshal approval.

Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone (207) 797-5141
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Comments:

10/21/2008-gg: received permit from historic as of 10/21/08. /gg

10/27/2008-tmm: Hold - need info from designer - went over w/Gus /tmm



245-251 Commercial Street
PORTLAND, MAINE

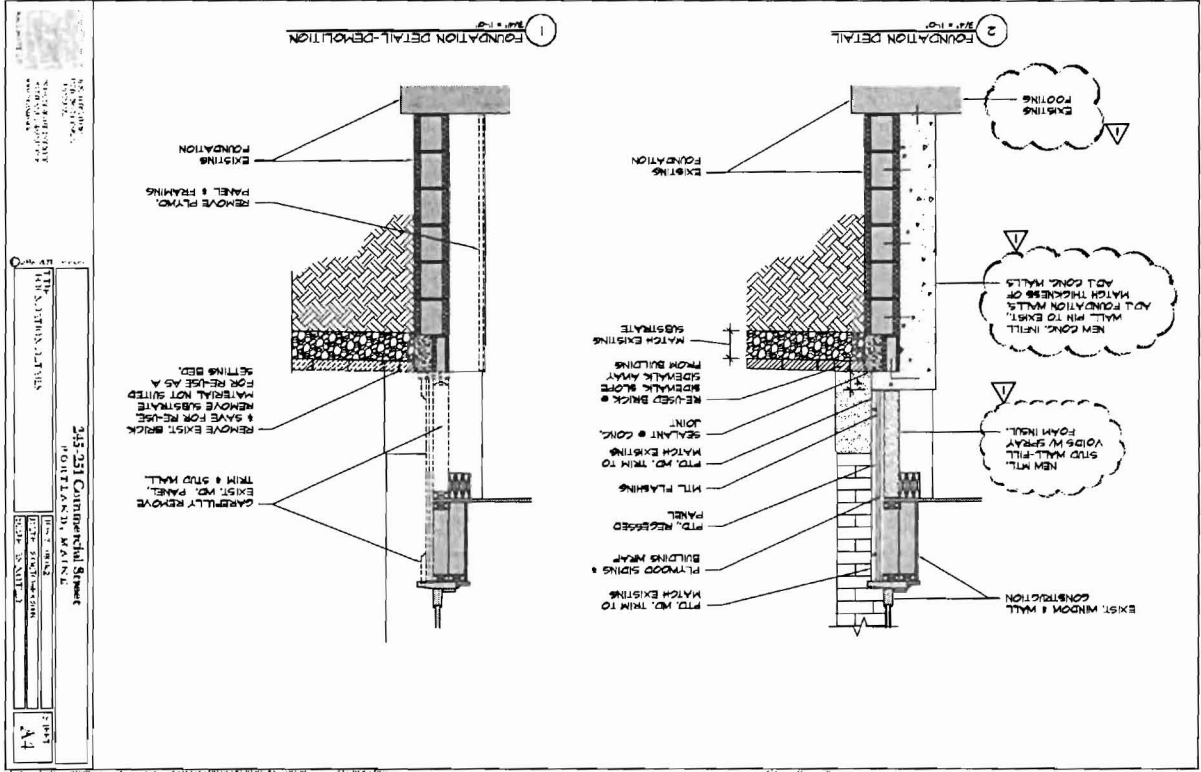
1057-0002
1057-2001-0000
1057-2001-0000

DATE: 10/11/11

PROJECT: FACADE A4

SCALE: 3/4" = 1'-0"

DATE: 10/11/11



From: Eric Rasmussen <Rasmussen@pdtarchs.com>
To: Tammy Munson <TMM@portlandmaine.gov>, "gdoughty@langfordandlow.com" <gdoughty@langfordandlow.com>, "jdoibransky@memic.com" <jdoibransky@memic.com>, Catherine Lamson <CatherineLamson@memic.com>
Date: 10/28/2008 9:59:40 AM
Subject: 245-251 Commercial Street

Hello Ms. Munson,

Attached are more clarifications to the drawings for 245-251 Commercial Street. We were unable to determine the total thickness of the foundation wall and footing. The concrete infill is intended to fill in the void between the existing concrete foundation walls.

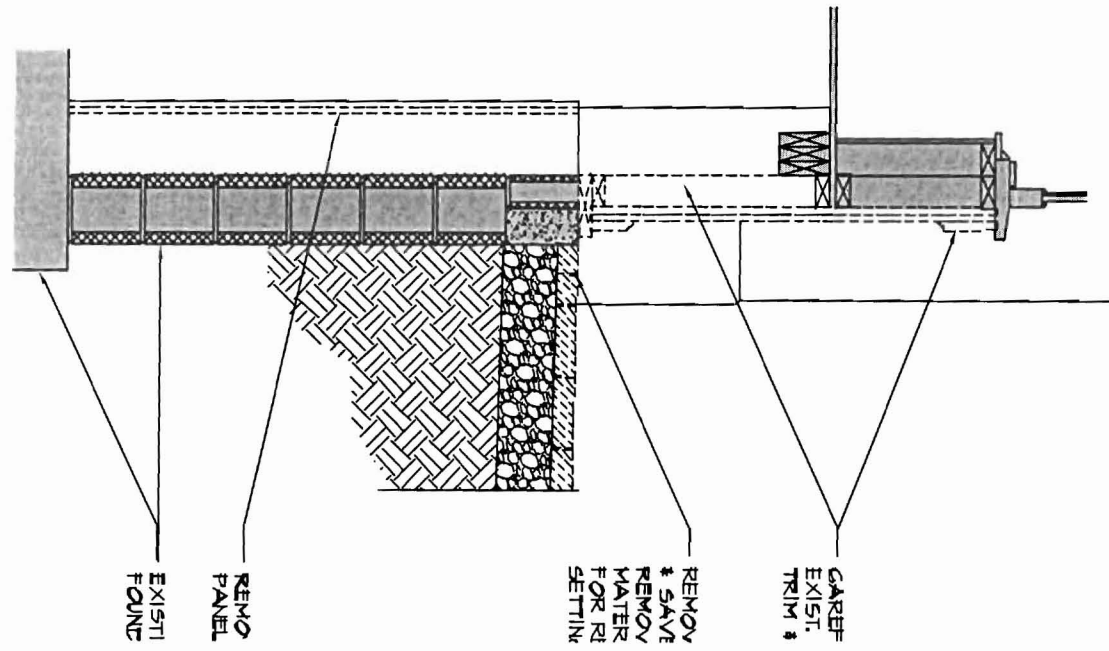
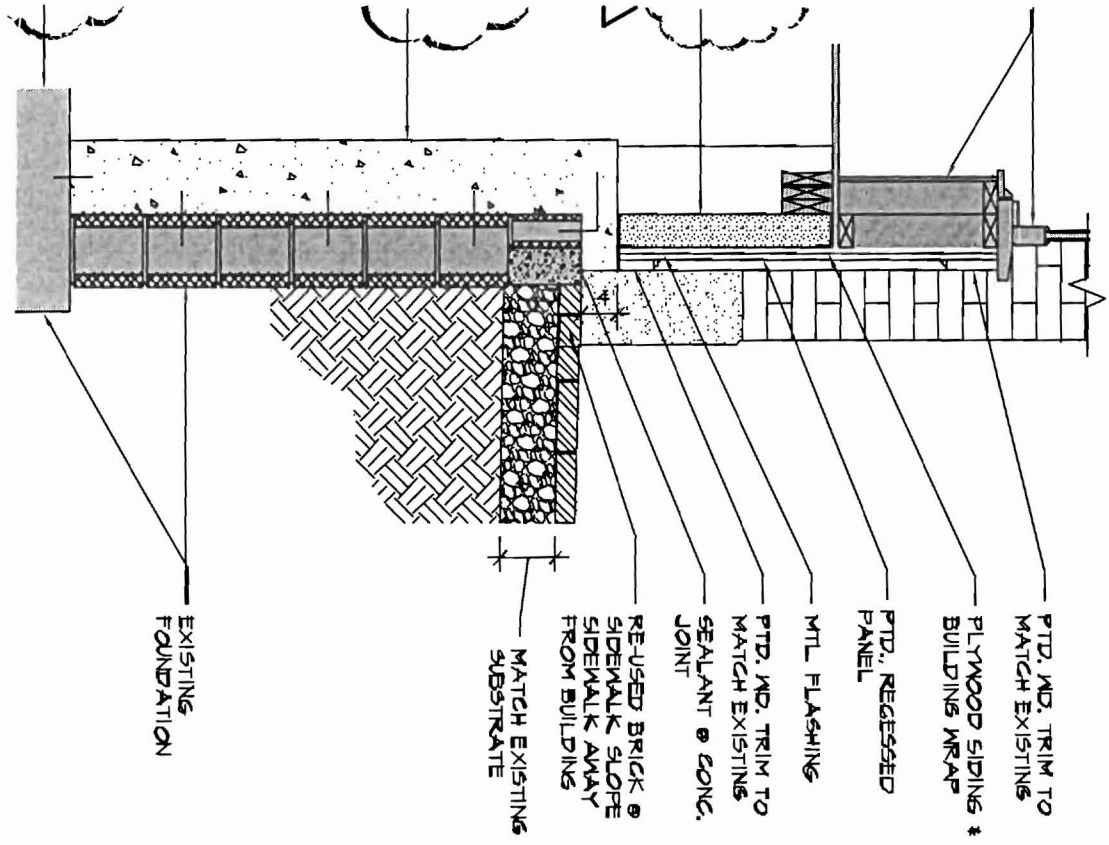
The handrail detail is an extension of an existing handrail which is not the correct height. There is no glass.

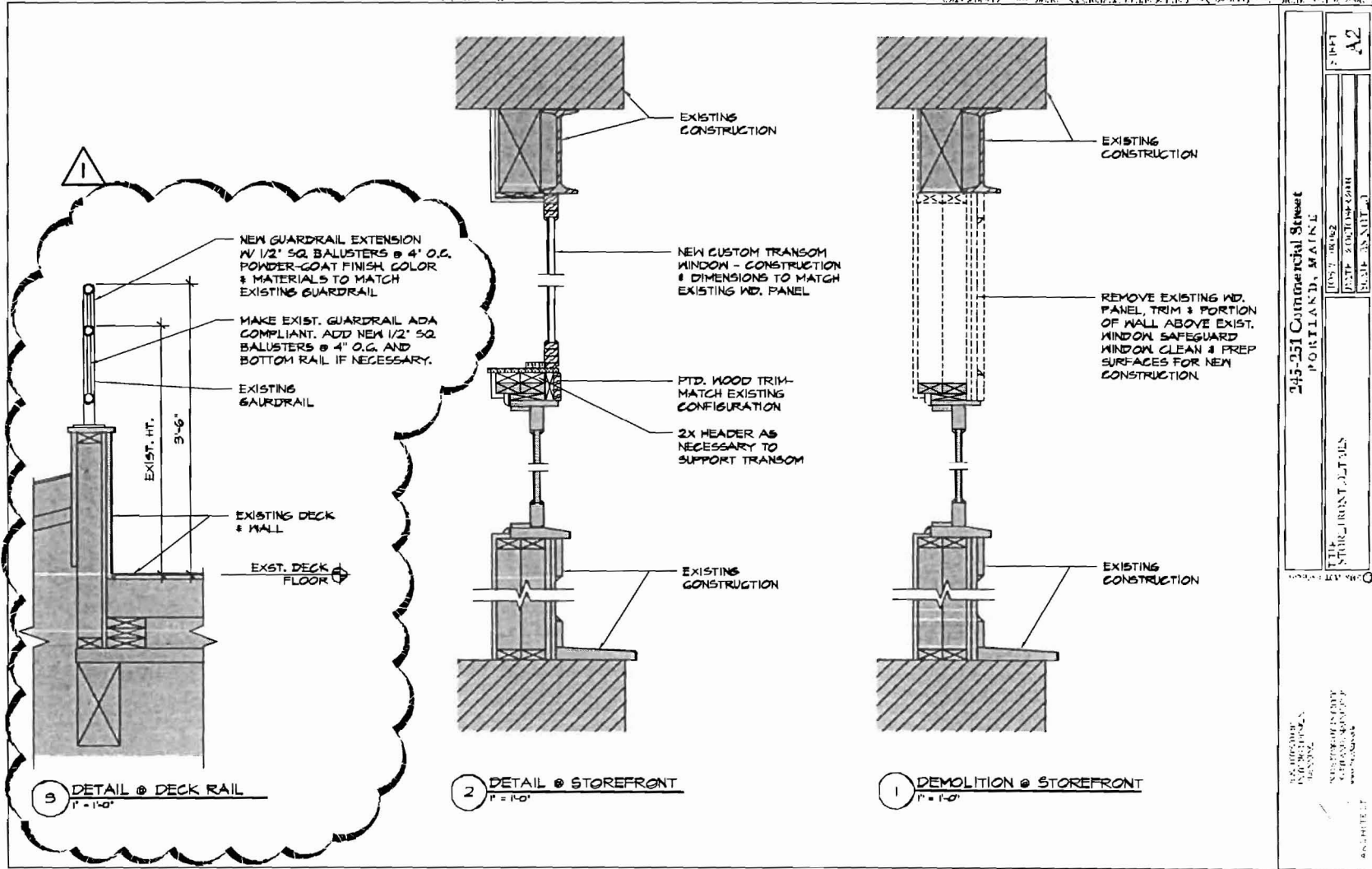
I apologize for the confusion. Again, if you have any questions, please call.

Thank you,
Eric

Eric Rasmussen
PDT Architects
49 Dartmouth Street
Portland ME 04101
(207) 775-1059 x341
www.pdtarchs.com<<http://www.pdtarchs.com/>>

CC: Brian Curley <curley@pdtarchs.com>





245-251 Commercial Street
 PORTLAND, MAINE

PROJECT NO. 2010-04-008
 DATE: 10/04/08
 SCALE: 3/8"=1'-0"

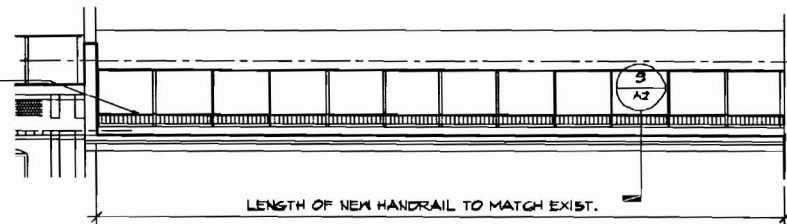
245-251 COMMERCIAL STREET
 PORTLAND, MAINE 04101

TAMMY MUNSON ARCHITECTS
 100 BROAD STREET
 PORTLAND, MAINE 04101
 TEL: 603.733.8888
 WWW.TAMMYMUNSON.COM

DATE: 10/04/08
 SCALE: 3/8"=1'-0"

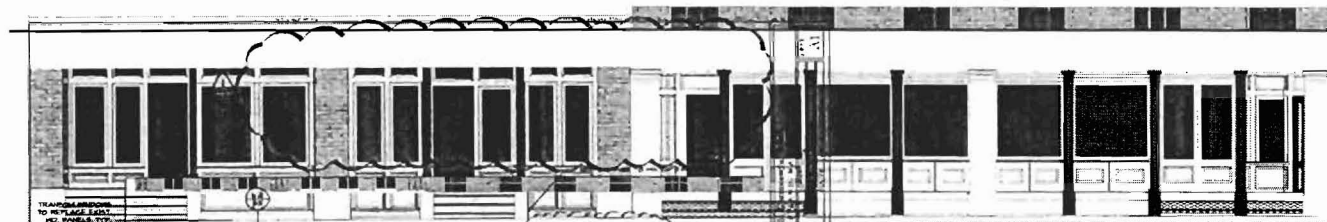
A2

POWDER-COATED GUARDRAIL
EXTENSION- TOP RAIL TO BE
42" ABOVE DECK FLOOR.
MATCH COLOR & MATERIALS
OF EXIST. HANDRAIL.



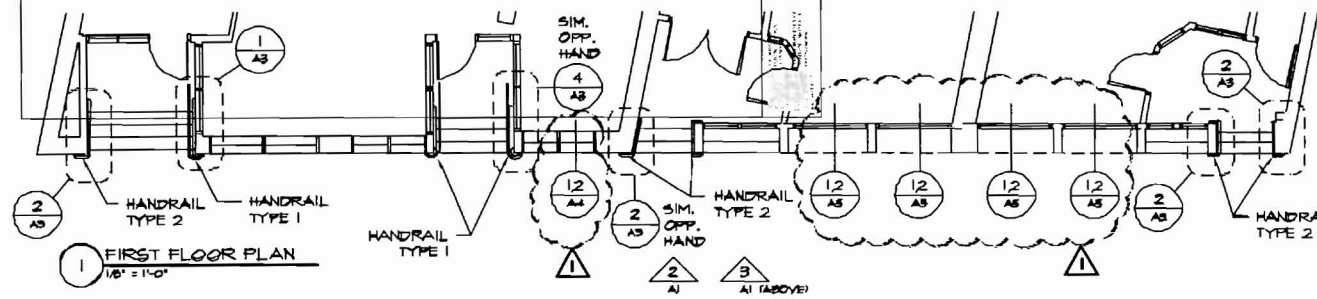
LENGTH OF NEW HANDRAIL TO MATCH EXIST.

5 PARTIAL ELEVATION - FIFTH FLOOR DECK
1/8" = 1'-0"

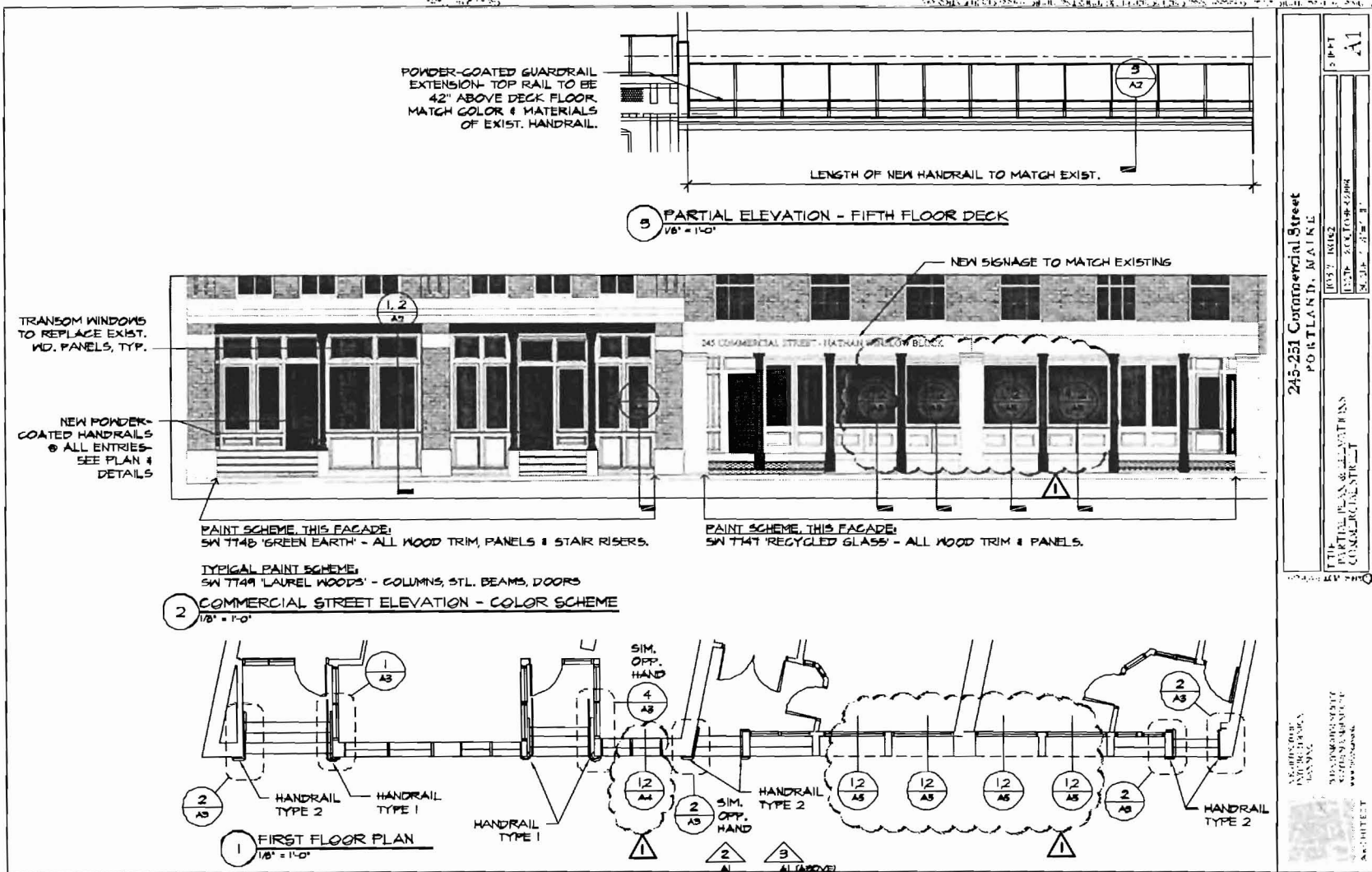


TRANSPARENT GLASS TO REPLACE EXIST. PD. PANELS, TYP.
NEW POWDER-COATED HANDRAILS & ALL BUTTRESS DETAILS
PAINT SCHEME THIS FACADE: ON THIS SIDE ONLY - ALL HOOD TRIM PANELS & STAIR RISERS
PAINT SCHEME THIS FACADE: ON THIS SIDE ONLY - ALL HOOD TRIM & PANELS

15 COMMERCIAL STREET ELEVATION - COLOR SCHEME
1/8" = 1'-0"



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

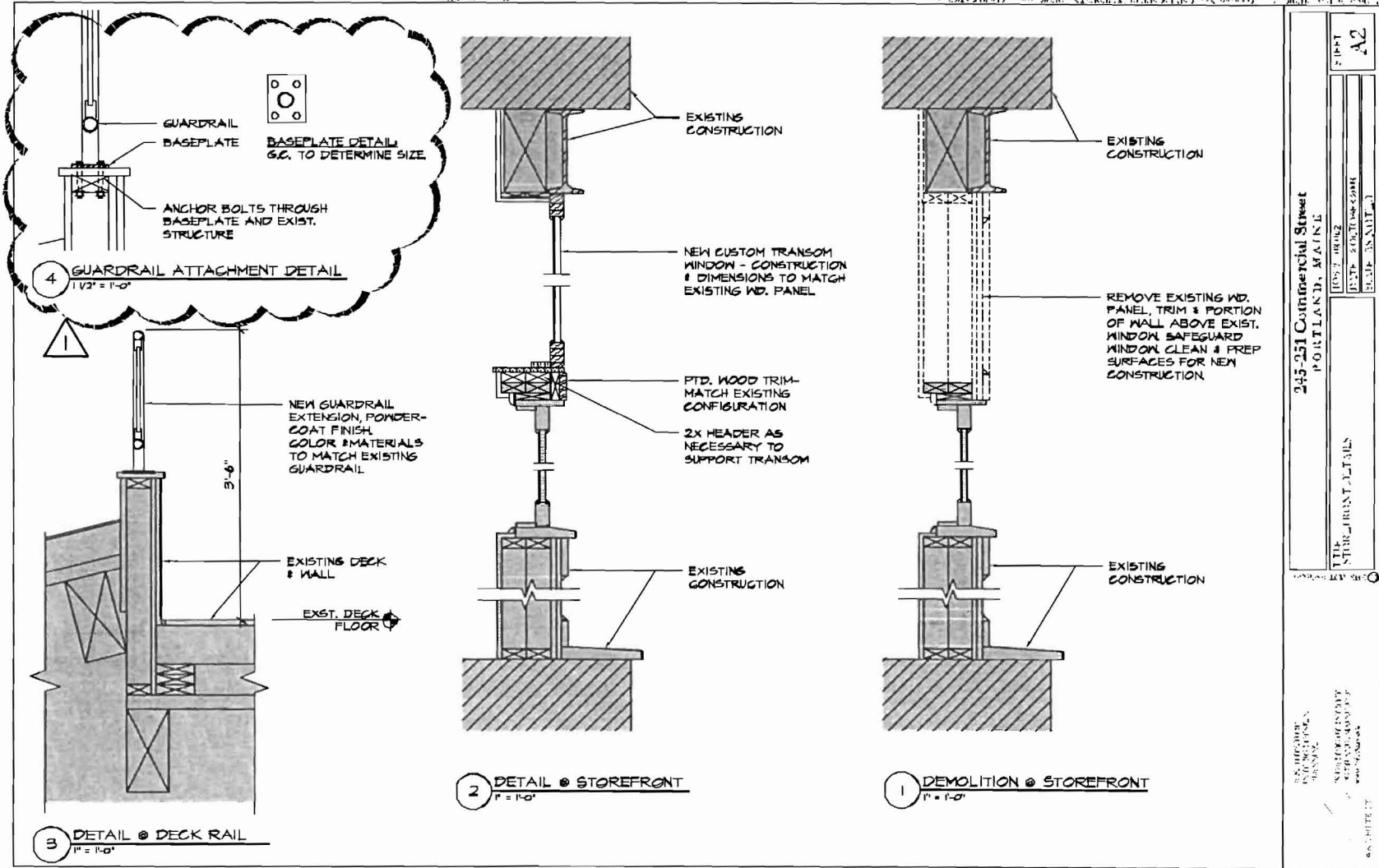


245-251 Commercial Street
 PORTLAND, MAINE
 10377-1002
 TEL: 207-624-2200
 FAX: 207-624-2201
 WWW.TAMMUNSON.COM

THE HATHAWAY WILSON BLOCK
 COMMERCIAL STREET

T. MUNSON
 ARCHITECT

SHEET
 A1



345-251 Commercial Street
PORTLAND, MAINE

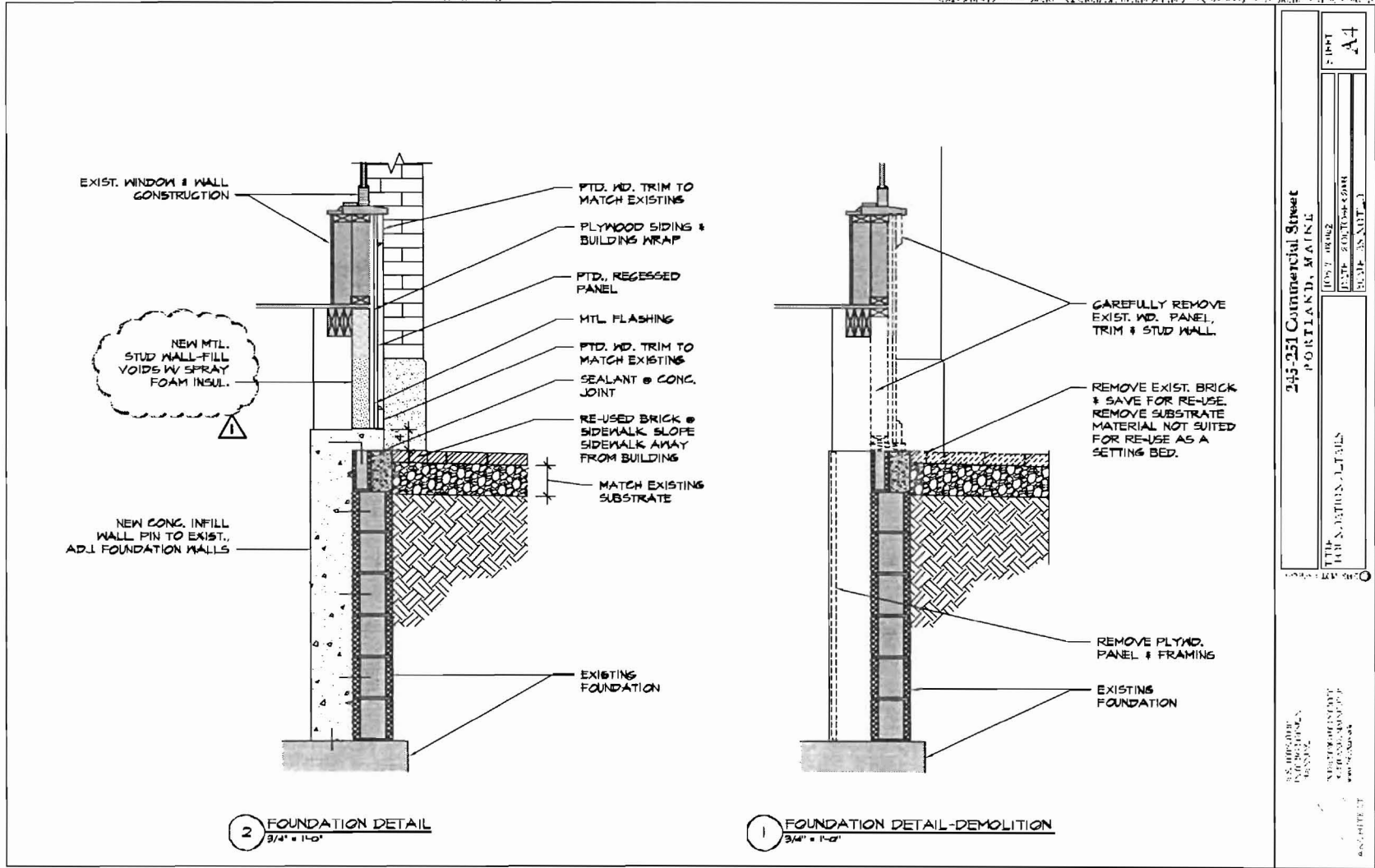
DATE: 08/02
DRAWN: J. MURPHY
SCALE: AS SHOWN

THE STOREFRONT DETAILS

PROJECT NO. 2008-00000000

EXHIBIT: EXHIBIT A2

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



25 BRIDGE
CONSTRUCTION
GENERAL CONTRACTORS
1000 WASHINGTON ST
PORTLAND, ME 04101
TEL: 855-888-8888
WWW.25BRIDGE.COM

245-251 Commercial Street
PORTLAND, MAINE

FIRST
A4

1057 BRIDGE
1057 BRIDGE
1057 BRIDGE

1057 BRIDGE
1057 BRIDGE
1057 BRIDGE

1057 BRIDGE
1057 BRIDGE
1057 BRIDGE



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: 245-251 Commercial Street		
Total Square Footage of Proposed Structure/Area renovation of lobby (existing), facade		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 038 F006001	Applicant * must be owner, Lessee or Buyer * Name MEMIC-Catherine Lamson Address 261 Commercial Street City, State & Zip Portland, ME 04104	Telephone: 207-791-3304
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>100,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>1,095</u>
Current legal use (i.e. single family) <u>office building</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Lobby & facade Improvements.</u>		
Contractor's name: <u>Langford and Low</u> Address: <u>248 Warren Avenue, P. O. Box 662</u> City, State & Zip <u>Portland, ME 04104</u> Telephone: <u>797-5141</u> Who should we contact when the permit is ready: <u>Gus Doughty</u> Telephone: _____ Mailing address: _____		

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, 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: Beth Coley Date: 10/8/08

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

For Memic - Catherine Lamson - owner



Certificate of Design Application

From Designer: PDT Architects
Date: 10/03/08
Job Name: Renovation @ 245-251 Commercial Street
Address of Construction: 245-251 Commercial Street, Portland, ME 04101

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) Group B, Group M
Type of Construction Type III
Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes
Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Existing
Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) No

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)
_____ Basic wind speed (1809.3)
_____ Building category and wind importance Factor, w ,
table 1604.5, 1609.5)
_____ Wind exposure category (1609.4)
_____ Internal pressure coefficient (ASCE 7)
_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
_____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)
_____ Seismic use group ("Category")
_____ Spectral response coefficients, S_D & S_I (1615.1)
_____ Site class (1615.1.5)

_____ Live load reduction
_____ Roof *live* loads (1603.1.2, 1607.11)
_____ Roof snow loads (1603.7.3, 1608)
_____ Ground snow load, P_g (1608.2)
_____ If $P_g > 10$ psf, flat-roof snow load P_f
_____ If $P_g > 10$ psf, snow exposure factor, C_e
_____ If $P_g > 10$ psf, snow load importance factor, I_s
_____ Roof thermal factor, C_t (1608.4)
_____ Sloped roof snowload, P_s (1608.4)
_____ Seismic design category (1616.3)
_____ Basic seismic force resisting system (1617.6.2)
_____ Response modification coefficient, R , and
deflection amplification factor, C_d (1617.6.2)
_____ Analysis procedure (1616.6, 1617.5)
_____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
_____ Partition loads (1607.5)
_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
1607.12, 1607.13, 1610, 1611, 2404)




Accessibility Building Code Certificate

Designer: PDT Architects

Address of Project: 245-251 Commercial Street, Portland

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.

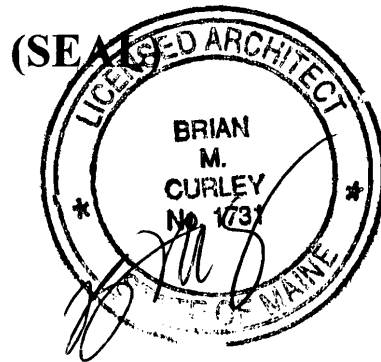
Signature: 

Title: Principal

Firm: PDT Architects

Address: 49 Dartmouth Street
Portland, ME 04101

Phone: 775-1059



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

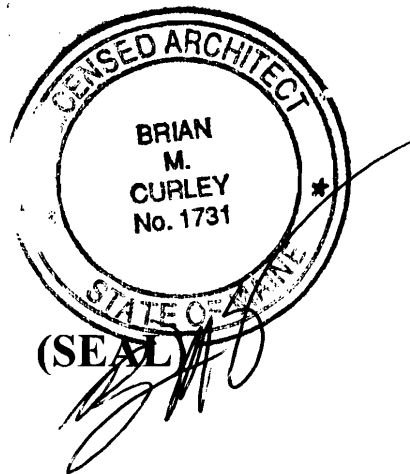
Date: 08 October 2008

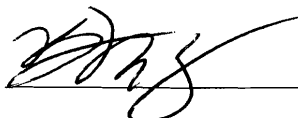
From: Brian Curley

These plans and / or specifications covering construction work on:

245-251 Commercial Street, Portland

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: 

Title: Principal

Firm: PDT Architects

Address: 49 Dartmouth Street

Portland, ME 04101

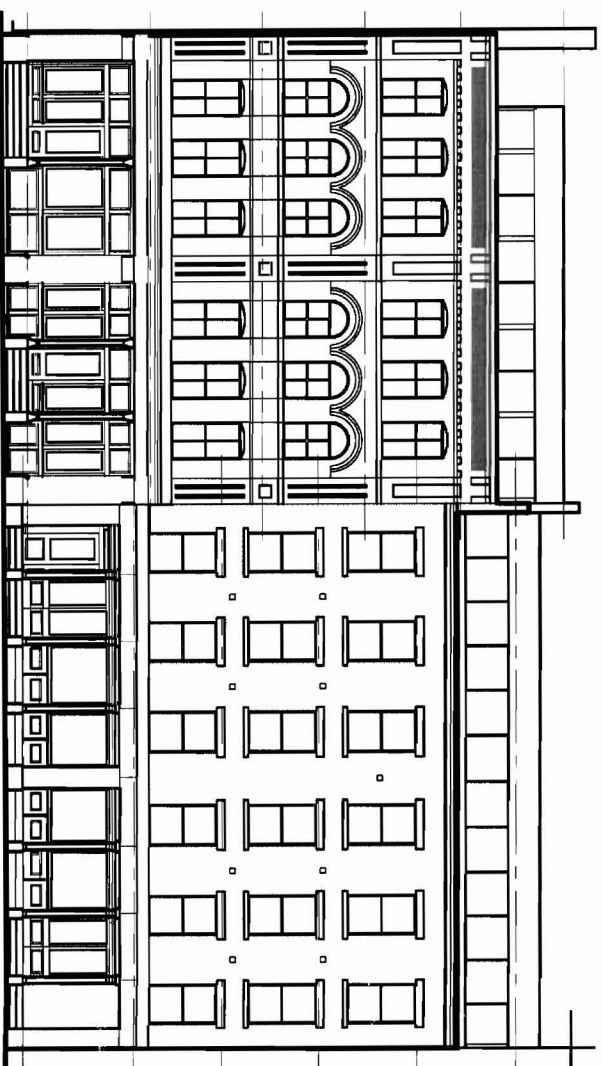
Phone: 775-1059

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

MEMIC

Facade Improvements

245-251 Commercial Street
Portland, Maine



14
P
2

PROJECT GENERAL NOTES

1. THESE NOTES ARE INTENDED FOR GENERAL REFERENCE AND INFORMATION AND TO AUGMENT THE CONTRACT.

2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES, ORDINANCES AND AGENCY REQUIREMENTS INCLUDING, BUT NOT LIMITED TO: HAZARDOUS MATERIAL REMOVAL, SOLID WASTE DISPOSAL, SEISMIC DESIGN, AND LIFE-SAFETY.

3. DEFINITIONS:

- NEW: MAY BE USED TO INDICATE ITEMS WHICH SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACT. TYPICALLY USED TO ENSURE CLARITY BETWEEN VARIOUS COMPONENTS OF THE DRAWINGS. NOT ALL ITEMS ARE LABELED AS "NEW" WHEN IT IS OBVIOUS BY OTHER INDICATION.
- EXISTING: EXISTING BUILDING OR SITE COMPONENTS WHICH ARE IN PLACE AT THE START OF CONSTRUCTION. NOT ALL ITEMS ARE LABELED AS "EXISTING" WHEN IT IS OBVIOUS BY OTHER INDICATION. CONSULT THE ARCHITECT FOR CLARIFICATION.
- REPAIR: RESTORE TO PROPER OPERATING AND AESTHETIC CONDITION.
- RESTORE: BRING BACK TO FORMER CONDITION, BY REPAIRING OR PATCHING AS REQUIRED.
- PATCH: RESTORE TO CONDITION MATCHING EXISTING ADJACENT CONSTRUCTION, SURFACE TEXTURE AND FINISH.
- N.I.C. (NOT IN CONTRACT): WORK WHICH IS NOT INCLUDED IN THIS CONTRACT, BUT WHICH MAY REQUIRE CONTRACTOR COORDINATION.
- REMOVE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE.
- REPLACE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE. PROVIDE NEW MATERIAL AS INDICATED.
- DEMOLISH: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE.
- SALVAGE: REMOVE AND REINSTALL OR REMOVE AND DELIVER TO THE OWNER, AS INDICATED.

4. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO HAVE THE CONTRACTOR PROVIDE A COMPLETE RENOVATION READY FOR OCCUPANCY. PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS NECESSARY TO ACHIEVE THIS INTENT. FAILURE OF THE DRAWINGS OR SPECIFICATIONS TO INDICATE EACH INCIDENTAL SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE NECESSARY ITEMS AS PART OF THIS CONTRACT. THE DRAWINGS SHOW THE DESIGN AND LAYOUT, DESCRIBE THE QUALITY LEVEL AND CONSTRUCTION TECHNIQUES IN A GENERAL SENSE ONLY. ALL DETAILS ARE TYPICAL. WHAT IS SHOWN IN ONE CONDITION APPLIES TO ALL OTHER SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.

5. VERIFY THE FOLLOWING ITEMS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK, AND PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES ARE RESOLVED BY THE ARCHITECT:

- EXISTING CONDITIONS
- THE SIZE AND LOCATION OF ALL EXISTING UTILITIES.
- DISCREPANCIES BETWEEN OR WITHIN THE CONTRACT DOCUMENTS.
- UNSUITABLE SOILS: REPORT THE LOCATION OF ALL UNSUITABLE SOIL MATERIALS BELOW ANTICIPATED LEVELS OF FOOTINGS OR SLABS PRIOR TO SETTING FORMS.
- MECHANICAL, ELECTRICAL AND PLUMBING COORDINATION HAVING POTENTIAL IMPACT ON CEILING HEIGHTS OR BUILDING APPEARANCE
- DIMENSIONAL DISCREPANCIES.

6. PROVIDE BOND-OUTS, BLOCKING, SLEEVES AND PIPES AS REQUIRED FOR ALL WALL, FLOOR, ROOF, AND CEILING PENETRATIONS THROUGH STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE ASSEMBLIES TO CONFORM TO U.L. RATED ASSEMBLIES AND ALL NFPA AND BOCA BUILDING CODE REQUIREMENTS. ALL PENETRATIONS SHALL ALSO COMPLY WITH THE ACOUSTICAL ASSEMBLY RATING REQUIRED FOR EACH WALL OR FLOOR ASSEMBLY.

7. DO NOT PENETRATE STRUCTURAL BEAMS, COLUMNS, OR SHEAR WALLS.

8. COORDINATE THE WORK OF ALL SUBCONTRACTORS.

9. PROVIDE WORK HOLES AND ACCESS HOLES TO INSTALL NEW SYSTEMS IN CONCEALED SPACES, AS REQUIRED OR INDICATED. REPAIR THE OPENINGS AS INDICATED IN NOTES.

LIST OF DRA

TI	COV
	GENI
	DRA
A1	PAR
	COM
A2	STOP
A3	HANI

SYMBOLS

INTERIOR ELEVATION

ELEVATION

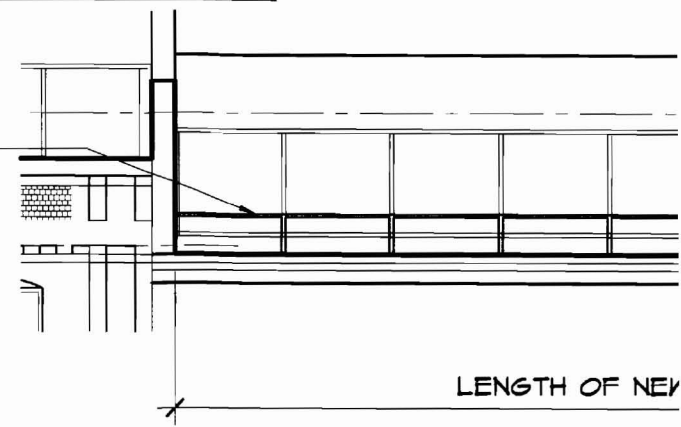
SECTION

SECTION DETAIL

PLAN DETAIL



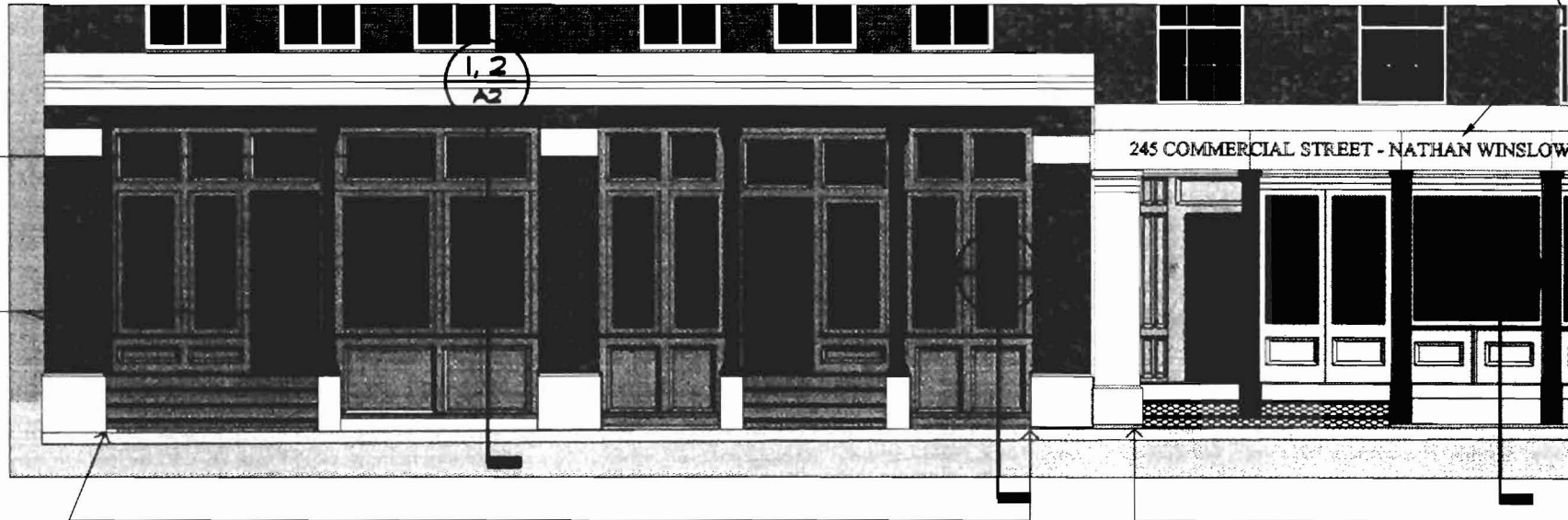
POWDER-COATED GUARDRAIL
EXTENSION- TOP RAIL TO BE
42" ABOVE DECK FLOOR.
MATCH COLOR & MATERIALS
OF EXIST. HANDRAIL.



3 PARTIAL ELEVATION - FIFTH F
1/8" = 1'-0"

TRANSOM WINDOWS
TO REPLACE EXIST.
WD. PANELS, TYP.

NEW POWDER-
COATED HANDRAILS
@ ALL ENTRIES-
SEE PLAN &
DETAILS

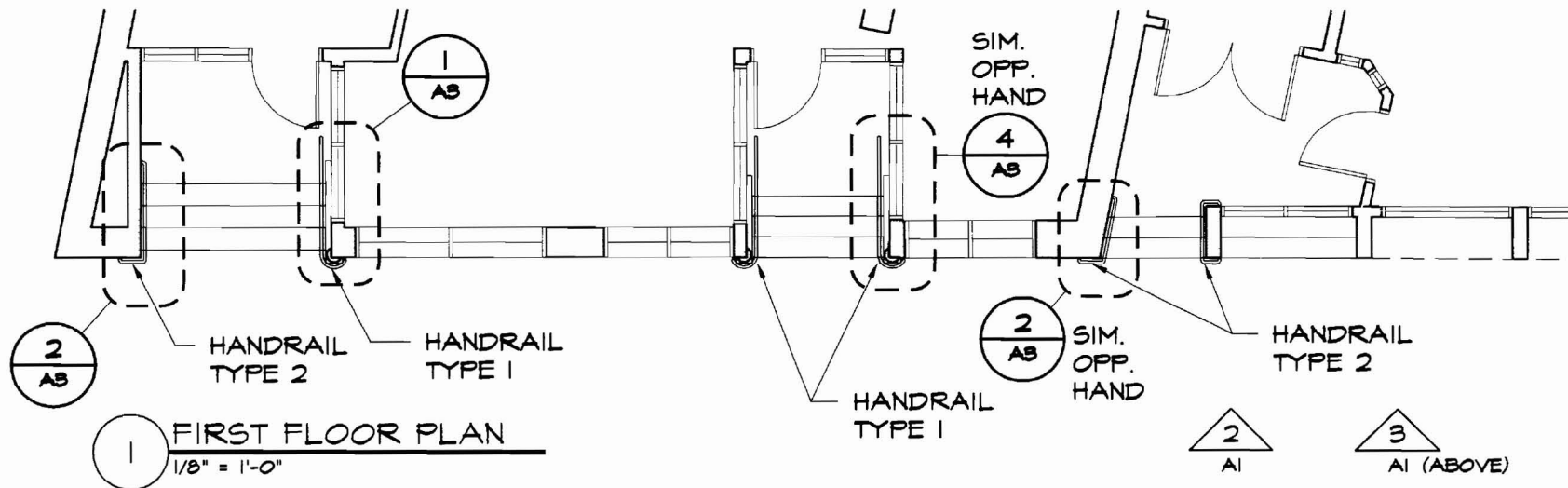


PAINT SCHEME, THIS FACADE:
SW 7748 'GREEN EARTH' - ALL WOOD TRIM, PANELS & STAIR RISERS.

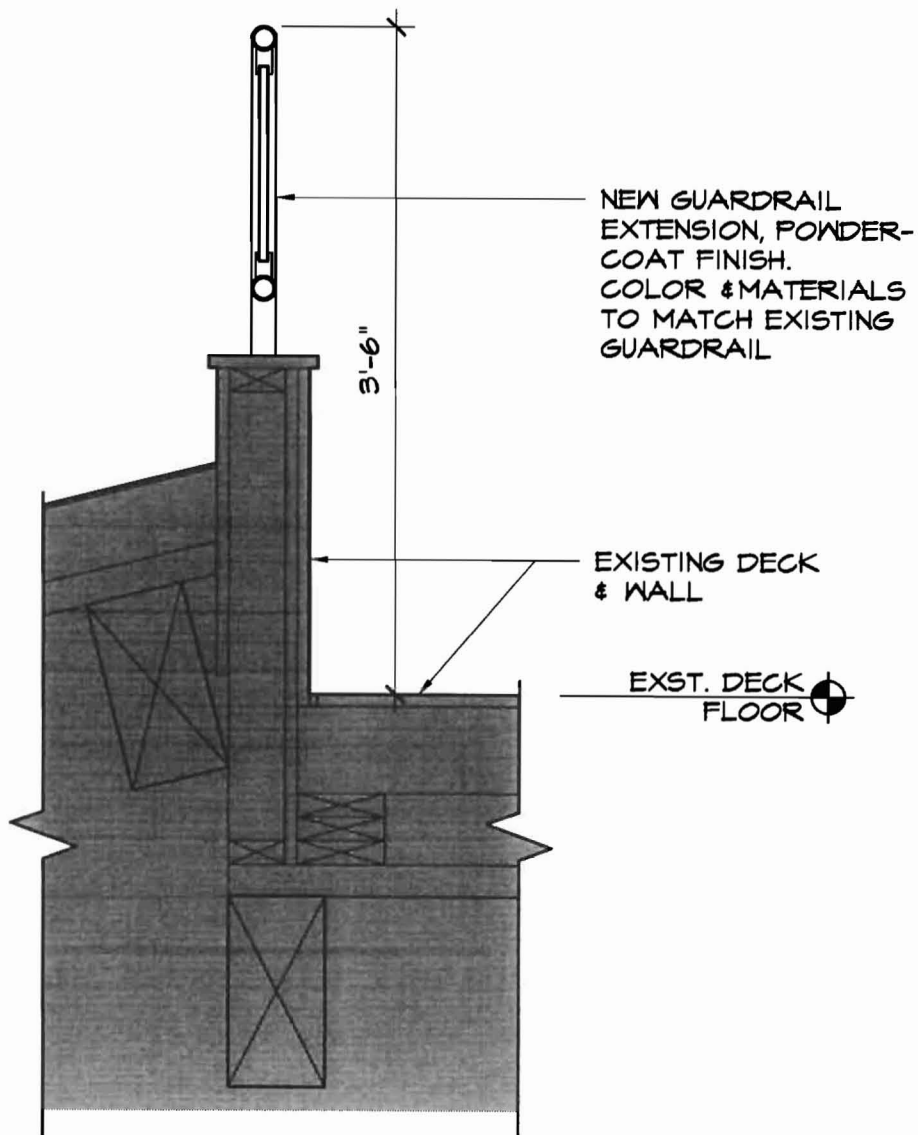
PAINT SCHEME, THIS FACADE:
SW 7747 'RECYCLED GLASS' -

TYPICAL PAINT SCHEME:
SW 7749 'LAUREL WOODS' - COLUMNS, STL. BEAMS, DOORS

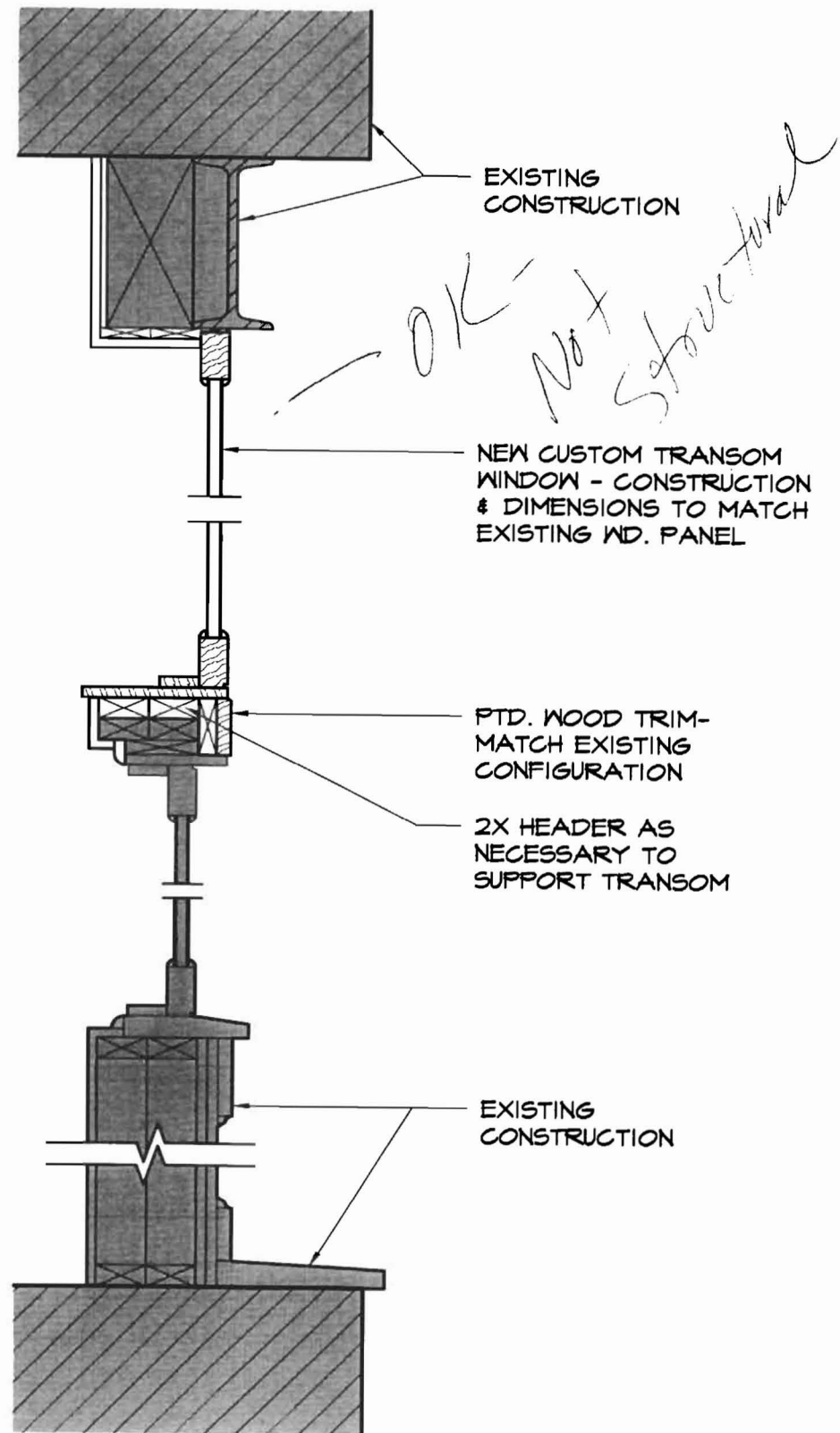
2 COMMERCIAL STREET ELEVATION - COLOR SCHEME
1/8" = 1'-0"



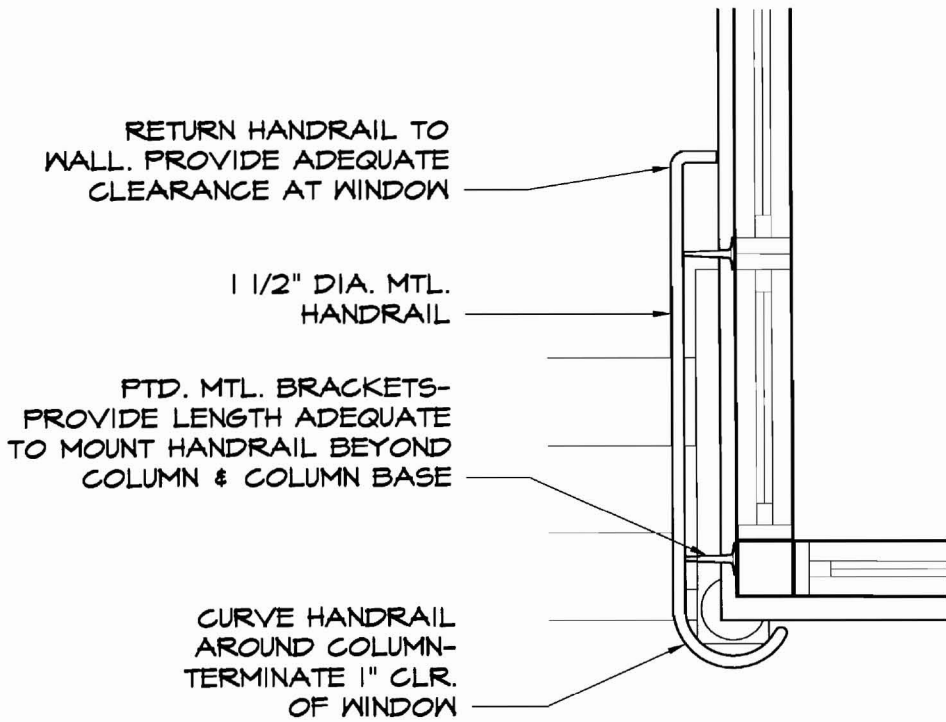
1 FIRST FLOOR PLAN
1/8" = 1'-0"



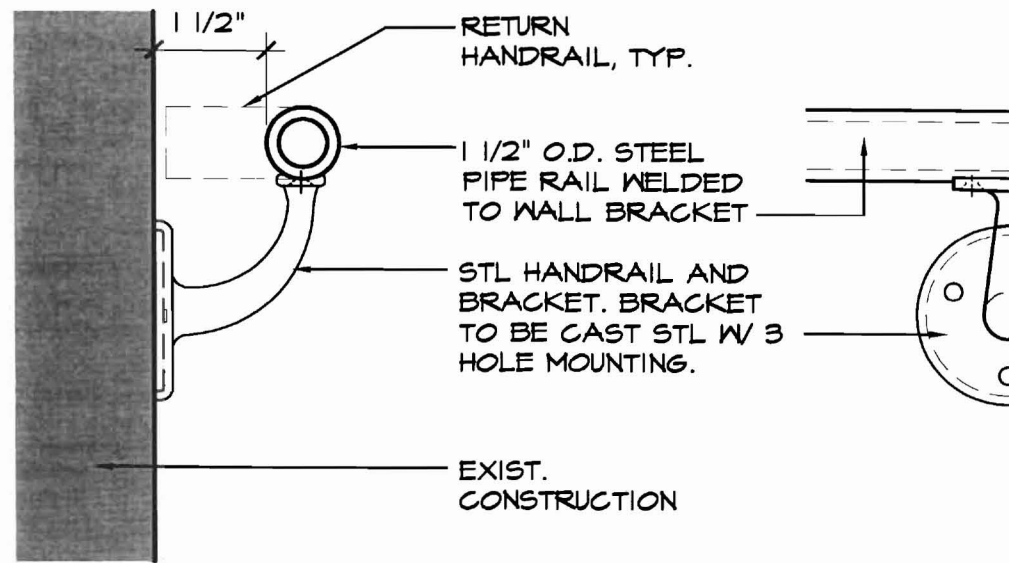
3 DETAIL @ DECK RAIL
1" = 1'-0"



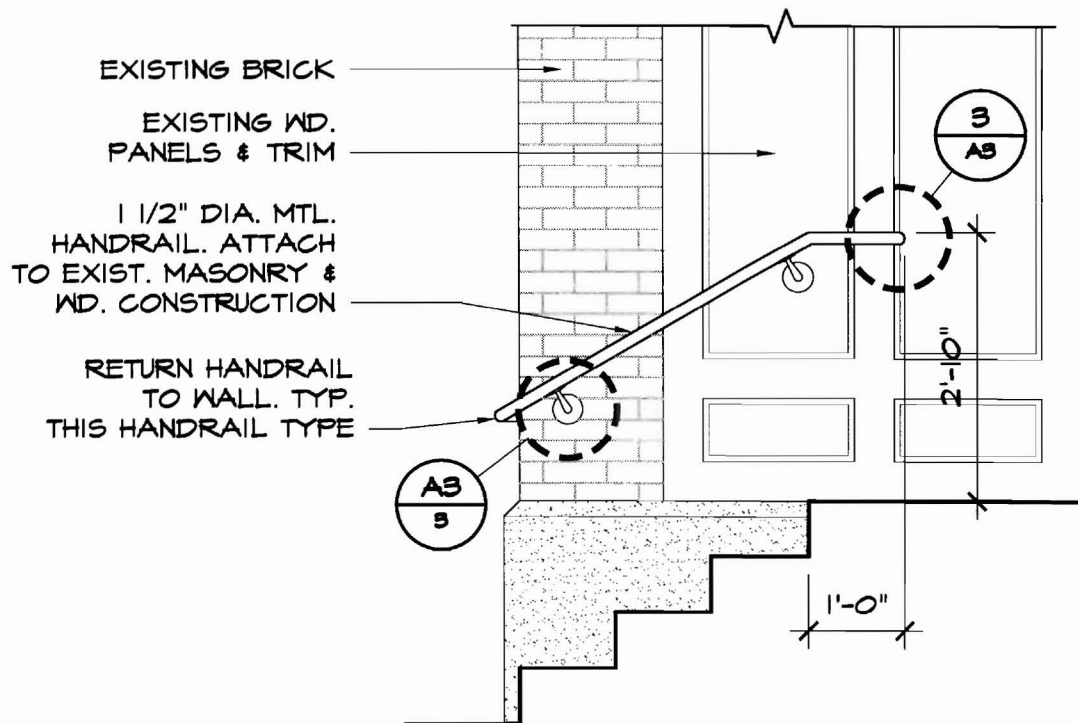
2 DETAIL @ STOREFRONT
1" = 1'-0"



4 PLAN DETAIL - HANDRAIL TYPE 1
1/2" = 1'-0"

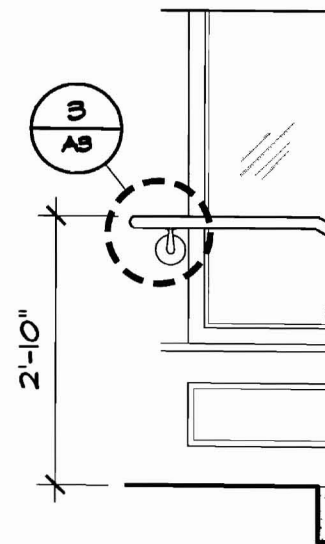


3 DETAIL @ HANDRAIL - ATTACHMENT TO WALL
3" = 1'-0"



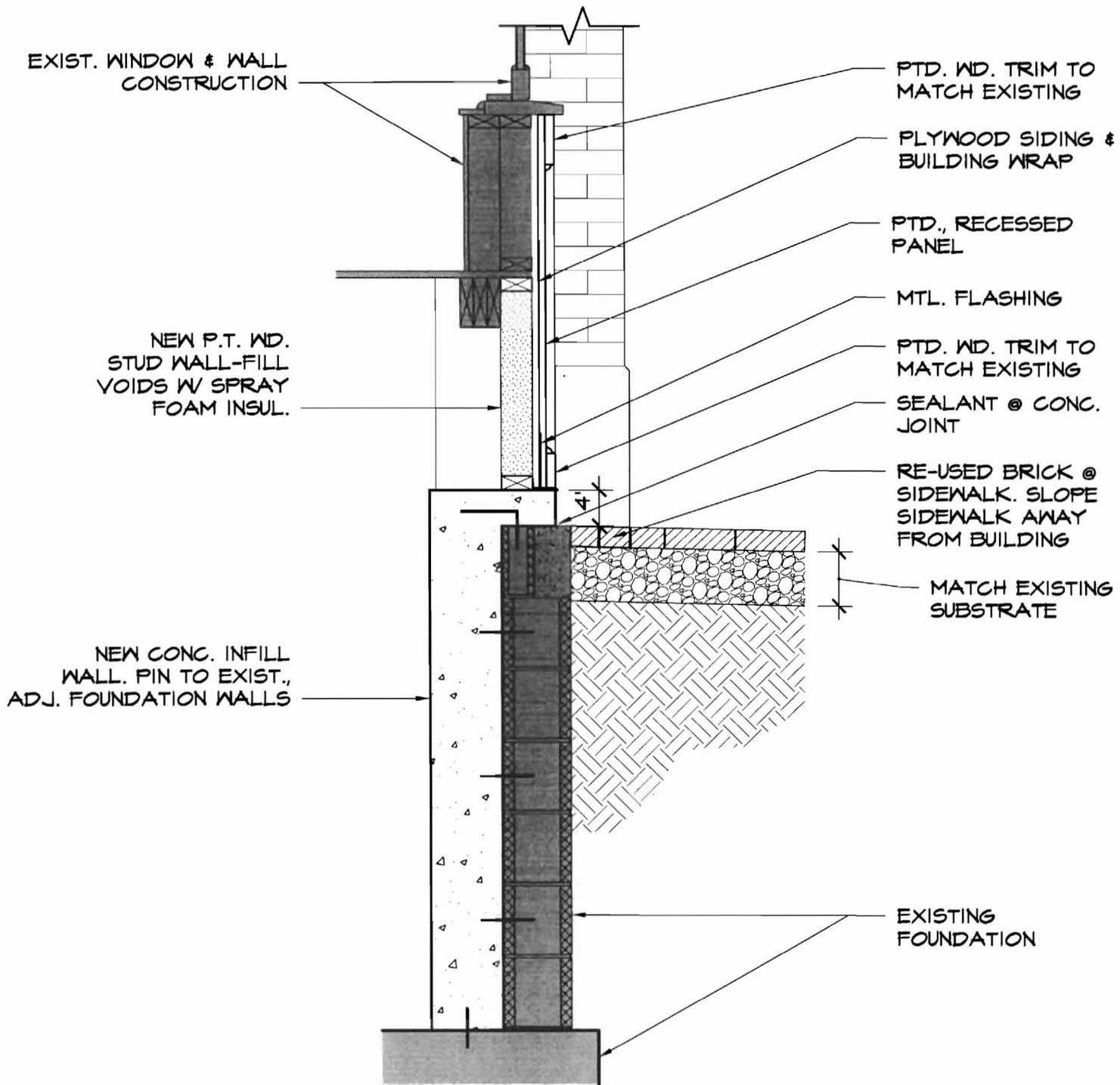
NOTE: ALL HANDRAILS & BRACKETS
SH 7749 'LAUREL WOODS'
POWDER-COAT FINISH

2 ELEVATION - HANDRAIL TYPE 2: WALL MOUNTED
1/2" = 1'-0"

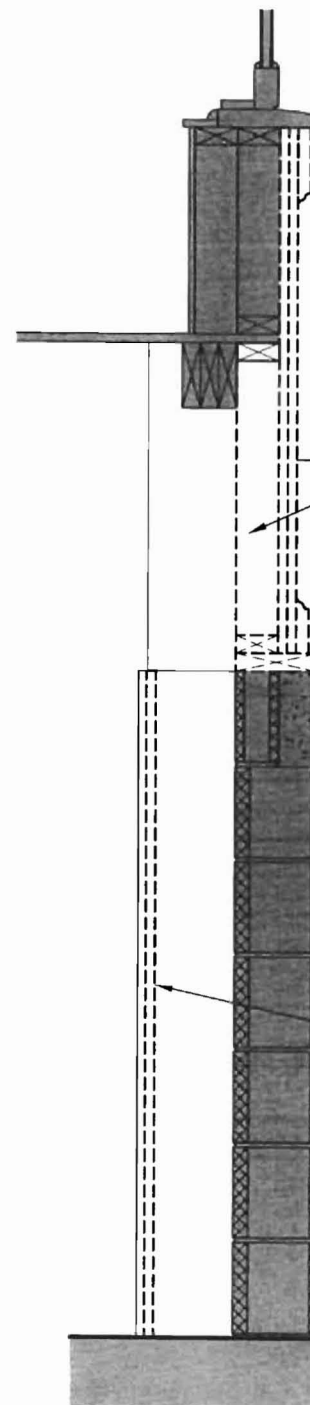


NOTE: ALL
SY
PC

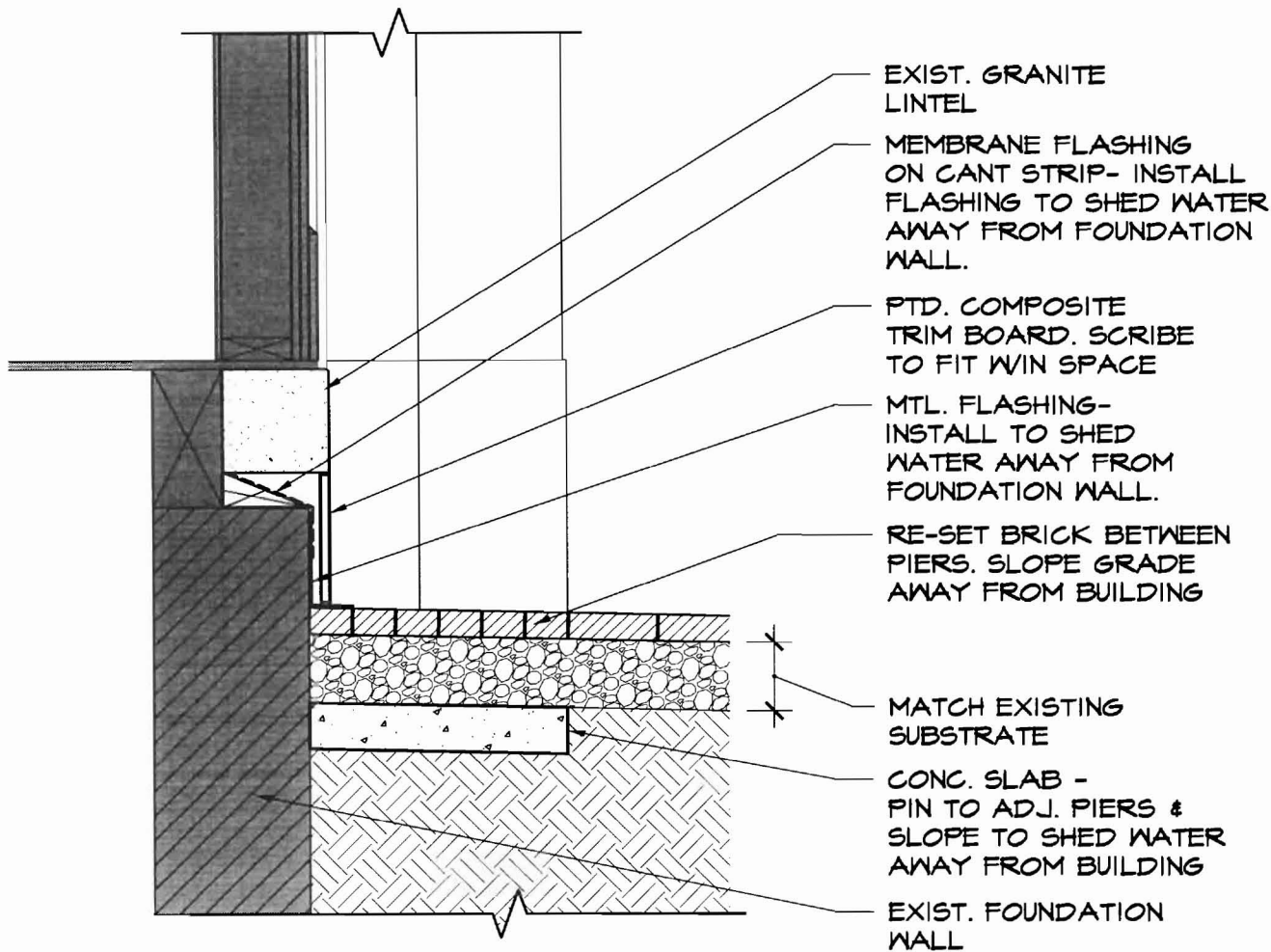
1 ELEVATION - HANDRAIL TYPE 1
1/2" = 1'-0"



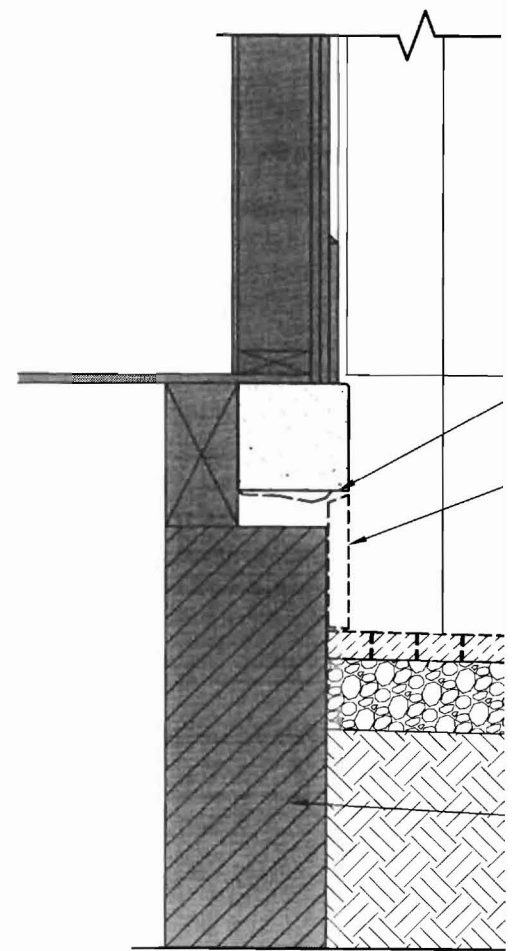
2 FOUNDATION DETAIL
3/4" = 1'-0"



1 FOUNDATION DETAIL
3/4" = 1'-0"



2 FOUNDATION DETAIL
3/4" = 1'-0"



1 FOUNDATION DETAIL
3/4" = 1'-0"

MEMIC

Lobby Improvements

245-251 Commercial Street
Portland, Maine



PROJECT GENERAL NOTES

1. THESE NOTES ARE INTENDED FOR GENERAL REFERENCE AND INFORMATION AND TO AUGMENT THE CONTRACT.

2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES, ORDINANCES AND AGENCY REQUIREMENTS INCLUDING, BUT NOT LIMITED TO: HAZARDOUS MATERIAL REMOVAL, SOLID WASTE DISPOSAL, SEISMIC DESIGN, AND LIFE-SAFETY.

3. DEFINITIONS:

- NEW: MAY BE USED TO INDICATE ITEMS WHICH SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACT. TYPICALLY USED TO ENSURE CLARITY BETWEEN VARIOUS COMPONENTS OF THE DRAWINGS. NOT ALL ITEMS ARE LABELED AS "NEW" WHEN IT IS OBVIOUS BY OTHER INDICATION.
- EXISTING: EXISTING BUILDING OR SITE COMPONENTS WHICH ARE IN PLACE AT THE START OF CONSTRUCTION. NOT ALL ITEMS ARE LABELED AS "EXISTING" WHEN IT IS OBVIOUS BY OTHER INDICATION. CONSULT THE ARCHITECT FOR CLARIFICATION.
- REPAIR: RESTORE TO PROPER OPERATING AND AESTHETIC CONDITION.
- RESTORE: BRING BACK TO FORMER CONDITION, BY REPAIRING OR PATCHING AS REQUIRED.
- PATCH: RESTORE TO CONDITION MATCHING EXISTING ADJACENT CONSTRUCTION, SURFACE TEXTURE AND FINISH.
- N.I.C. (NOT IN CONTRACT): WORK WHICH IS NOT INCLUDED IN THIS CONTRACT, BUT WHICH MAY REQUIRE CONTRACTOR COORDINATION.
- REMOVE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE.
- REPLACE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE. PROVIDE NEW MATERIAL AS INDICATED.
- DEMOLISH: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE.
- SALVAGE: REMOVE AND REINSTALL OR REMOVE AND DELIVER TO THE OWNER, AS INDICATED.

4. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO HAVE THE CONTRACTOR PROVIDE A COMPLETE RENOVATION READY FOR OCCUPANCY. PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS NECESSARY TO ACHIEVE THIS INTENT. FAILURE OF THE DRAWINGS OR SPECIFICATIONS TO INDICATE EACH INCIDENTAL SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE NECESSARY ITEMS AS PART OF THIS CONTRACT. THE DRAWINGS SHOW THE DESIGN AND LAYOUT, DESCRIBE THE QUALITY LEVEL AND CONSTRUCTION TECHNIQUES IN A GENERAL SENSE ONLY. ALL DETAILS ARE TYPICAL. WHAT IS SHOWN IN ONE CONDITION APPLIES TO ALL OTHER SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.

5. VERIFY THE FOLLOWING ITEMS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK, AND PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES ARE RESOLVED BY THE ARCHITECT:

- EXISTING CONDITIONS
- THE SIZE AND LOCATION OF ALL EXISTING UTILITIES.
- DISCREPANCIES BETWEEN OR WITHIN THE CONTRACT DOCUMENTS.
- UNSUITABLE SOILS: REPORT THE LOCATION OF ALL UNSUITABLE SOIL MATERIALS BELOW ANTICIPATED LEVELS OF FOOTINGS OR SLABS PRIOR TO SETTING FORMS.
- MECHANICAL, ELECTRICAL AND PLUMBING COORDINATION HAVING POTENTIAL IMPACT ON CEILING HEIGHTS OR BUILDING APPEARANCE
- DIMENSIONAL DISCREPANCIES.

6. PROVIDE BOND-OUTS, BLOCKING, SLEEVES AND PIPES AS REQUIRED FOR ALL WALL, FLOOR, ROOF, AND CEILING PENETRATIONS THROUGH STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE ASSEMBLIES TO CONFORM TO U.L. RATED ASSEMBLIES AND ALL NFPA AND BOCA BUILDING CODE REQUIREMENTS. ALL PENETRATIONS SHALL ALSO COMPLY WITH THE ACOUSTICAL ASSEMBLY RATING REQUIRED FOR EACH WALL OR FLOOR ASSEMBLY.

7. DO NOT PENETRATE STRUCTURAL BEAMS, COLUMNS, OR SHEAR WALLS.

8. COORDINATE THE WORK OF ALL SUBCONTRACTORS.

9. PROVIDE WORK HOLES AND ACCESS HOLES TO INSTALL NEW SYSTEMS IN CONCEALED SPACES, AS REQUIRED OR INDICATED. REPAIR THE OPENINGS AS INDICATED IN NOTES.

10. MAINTAIN FIRE RATING OF CORRIDORS AND OTHER RATED SPACES AFFECTED BY CONSTRUCTION. MAINTAIN CODE-REQUIRED EGRESS ROUTE AND WIDTH DURING CONSTRUCTION.

ALTERNATES

DEDUCT ALTERNATE 1A: CEILING TILE & GRID

BASE BID - CERTAINTEED CORP. ECOPHON FOCUS D DESIGNER SERIES
24x24 ACOUSTICAL CEILING TILE. ECOPHON FOCUS WING D (WHERE NOTED).

\$ _____

ALTERNATE- ARMSTRONG OPTIMA OPEN PLAN TEGULAR, FINE TEXTURE
W/ INTERLUDE XL 9/16" DIMENSIONAL TEE GRID, AXIOM KNIFE EDGE @ BRICK WALL,
AXIOM CLASSIC CURVED PERIMETER TRIM @ CEILING CLOUD.

\$ _____

DEDUCT ALTERNATE 1B: CEILING TILE & GRID

BASE BID - CERTAINTEED CORP. ECOPHON FOCUS D DESIGNER SERIES
24x24 ACOUSTICAL CEILING TILE. ECOPHON FOCUS WING D (WHERE NOTED).

\$ _____

ALTERNATE - ARMSTRONG DUNE TEGULAR, FINE TEXTURE
W/ INTERLUDE XL 9/16" DIMENSIONAL TEE GRID, AXIOM KNIFE EDGE @ BRICK WALL,
AXIOM CLASSIC CURVED PERIMETER TRIM @ CEILING CLOUD.

\$ _____

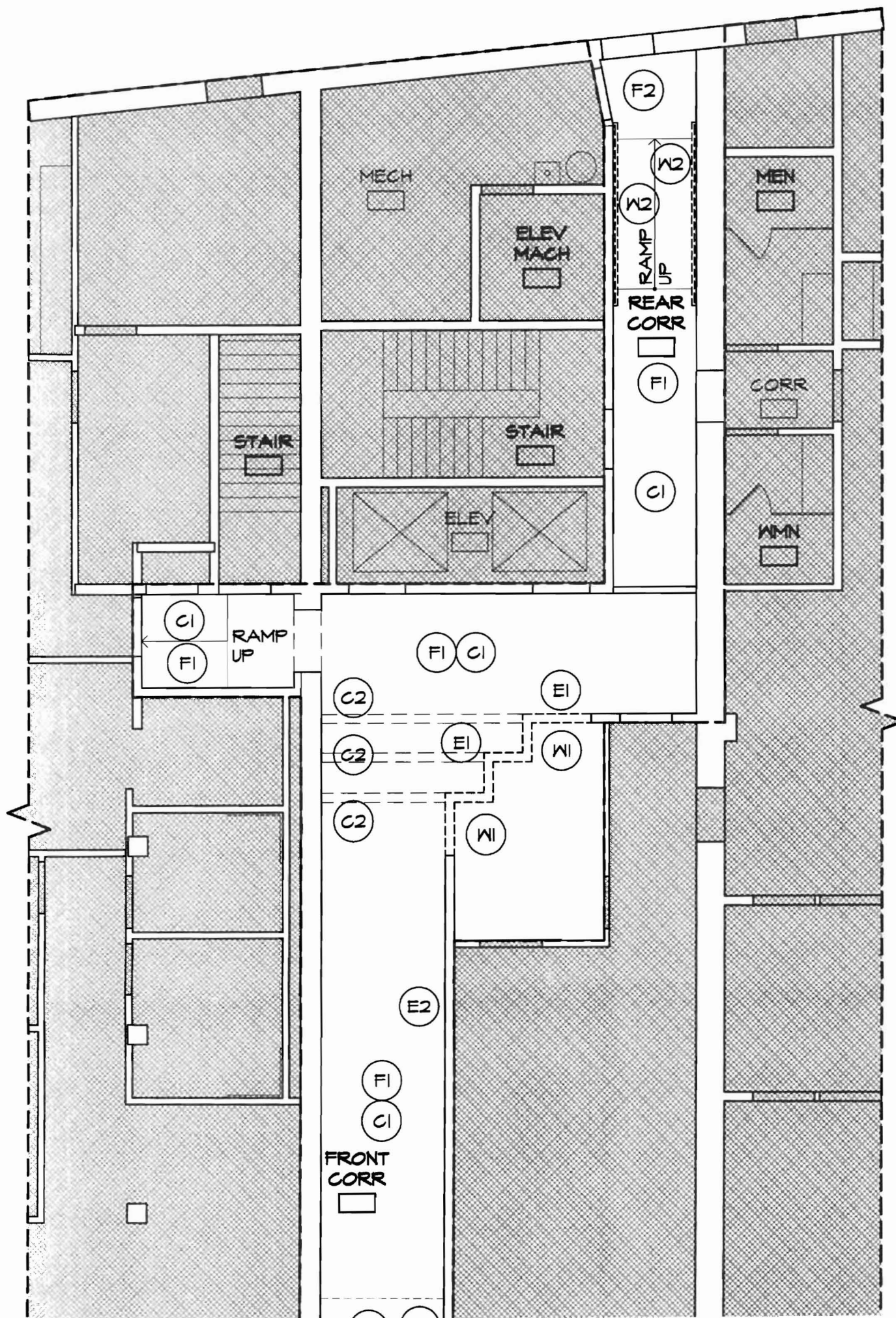
DEDUCT ALTERNATE 2: SPECIALTY WALL COVERING

BASE BID - INNVIORNMENTS 'NAUTILUS' #J603 QUARTZ




\$ _____

ALTERNATE - VINYL WALL COVERING

\$ _____










DEMOLITION LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  AREA NOT IN SCOPE OF WORK

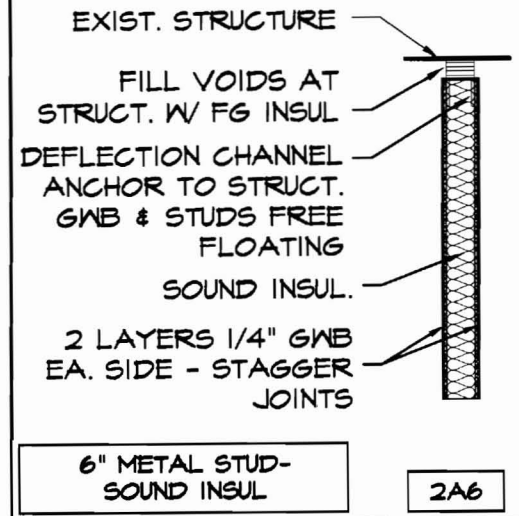
DEMOLITION GENERAL NOTES

1. ALL SWITCHES & OUTLETS TO REMAIN UNLESS NOTED OTHERWISE.
2. ALL DOORS & FRAMES TO REMAIN.
3. PROTECT ALL SURFACES TO REMAIN DURING CONSTRUCTION.

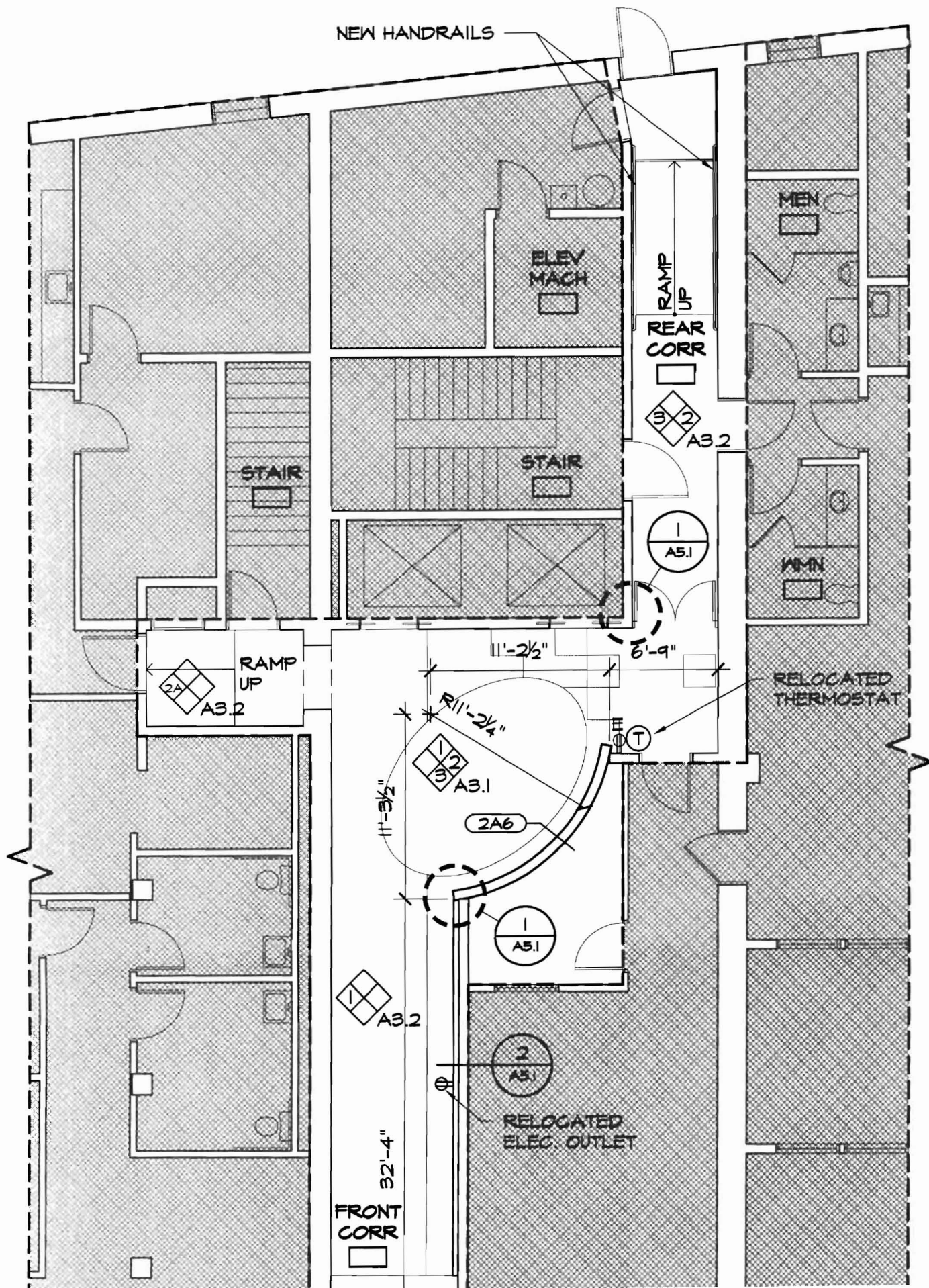
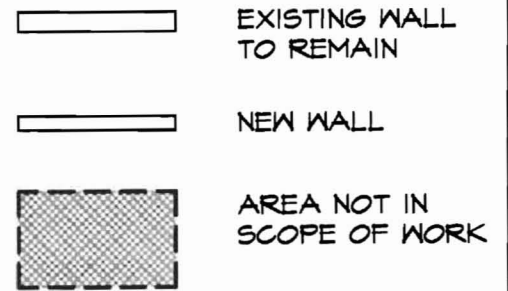
DEMOLITION KEY NOTES

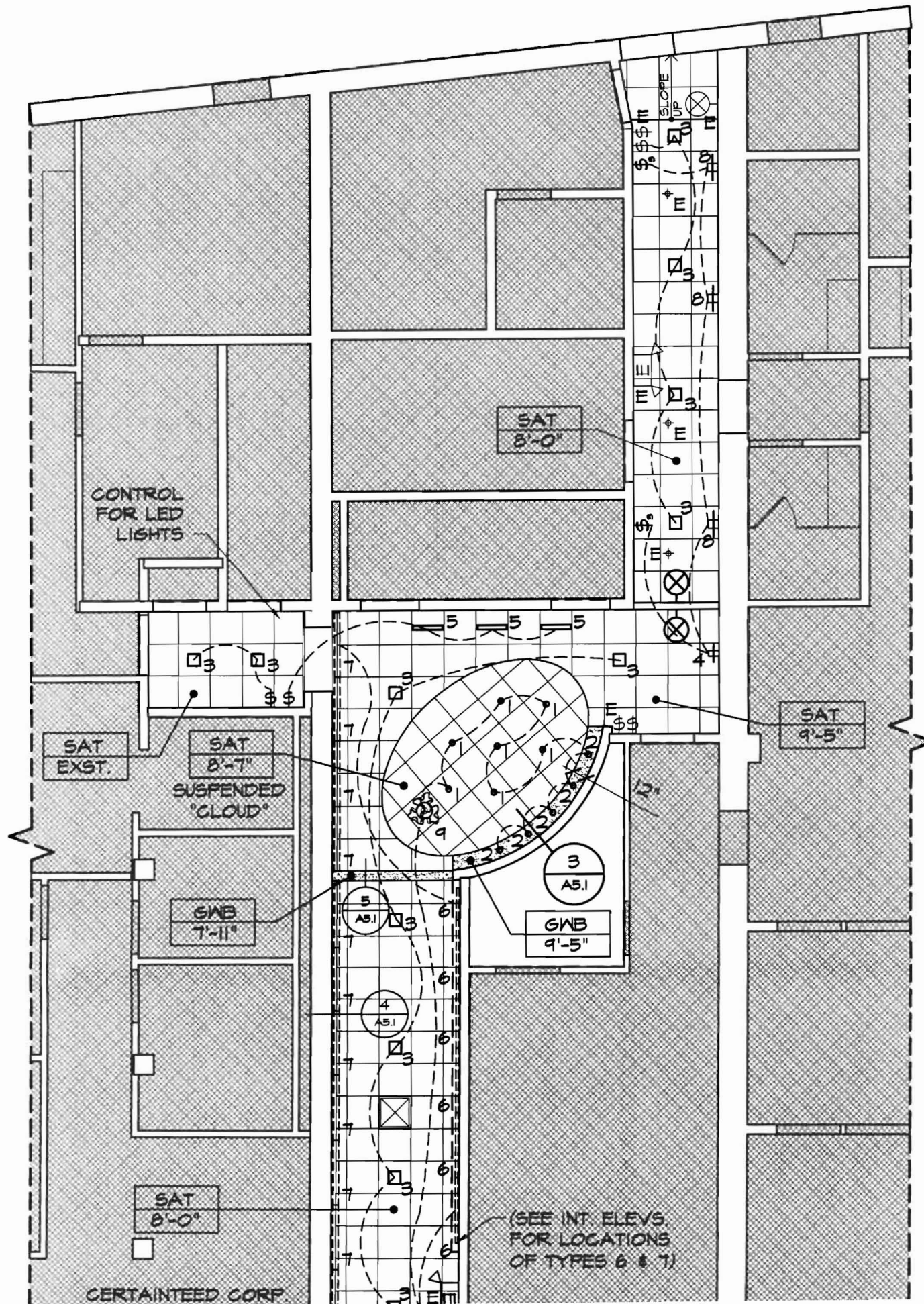
-  REMOVE EXIST. PARTITIONS. PATCH & REPAIR SURROUNDING SURFACES.
-  REMOVE EXIST. HANDRAILS. PATCH & REPAIR SURROUNDING SURFACE.
-  REMOVE CARPETING. SCRAPE & CLEAN SUBFLOOR & PREP FOR INSTALLATION OF NEW FLOORING MATERIAL.
-  REMOVE RUBBER MATTING. SCRAPE & CLEAN OFF RESIDUE. PREP SUBFLOOR FOR INSTALLATION OF NEW FLOORING MATERIAL.
-  REMOVE/REPAIR TILE @ ENTRY.
-  REMOVE EXISTING SAT OR LINEAR MTL. CEILING. LEAVE EXIST. HVAC EQUIP., WIRING AND SPRINKLER PIPING & HEADS INTACT.
-  REMOVE EXISTING GWB COFFERS, PATCH/REPAIR

WALL TYPES:

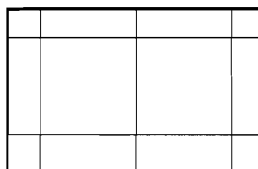


LEGEND





CEILING LEGEND



CERTAINTEED CORP.
ECOPHON FOCUS D DESIGNER SERIES
24x24 ACOUSTICAL CEILING TILE

ECOPHON FOCUS WING D (WHERE NOTED)

TYPE
HEIGHT

CEILING TAG:

SAT - SUSPENDED ACOUSTICAL TILE
(SEE SPEC. FOR TYPE)

GWB - GYPSUM WALL BOARD

EXST. - EXISTING CEILING
AND/OR HEIGHT

° 1

LIGHTOLIER
HOUSING - C3LVEI
C3MRD CCDW D3MROI
MR16 DECORATIVE DOWNLIGHT IN CLOUD

° 2

LIGHTOLIER
HOUSING - C3LVEI
C3MRL CCDW
MR16 IN GWB SOFFIT
LENSED WALL WASHER

□ 3

LIGHTOLIER
SL207CFTEU
9"x9" SQUARE FLOATING PAPER
DECORATIVE FLUORESCENT

⊕ 4

LIGHTOLIER
48023AL54U-40916 (2)
SOLI 4' LINEAR WALL SCONCE

≡ 5

LIGHTOLIER
C2X2ICLEDWWI
(1) DMX512 LYTEMODE STATION
COLOR CHANGING LED
WALL WASHER

⋮ 6

LIGHTOLIER
EXCELINE ML 1 28 W-6
CONCEALED LINEAR T5
FLUORESCENT STRIPS
(STAGGER SLIGHTLY)

⋮ 7

LIGHTOLIER
EXCELINE ML 4 A W
CONCEALED LINEAR T5 FLUORESCENT STRIPS:
G.C. TO DETERMINE QTY. & LENGTHS TO ACHIEVE
EVEN AND CONTINUOUS LIGHTING



EXISTING EXIT SIGN



EXISTING WALL-MOUNTED
EXIT SIGN



EXISTING SPRINKLER HEAD



EXISTING WALL-MOUNTED
EMERGENCY LIGHT



NEW EXIT SIGN



NEW WALL-MOUNTED
EXIT SIGN



EXISTING SWITCH



NEW SWITCH



EXISTING ELEC. OUTLET



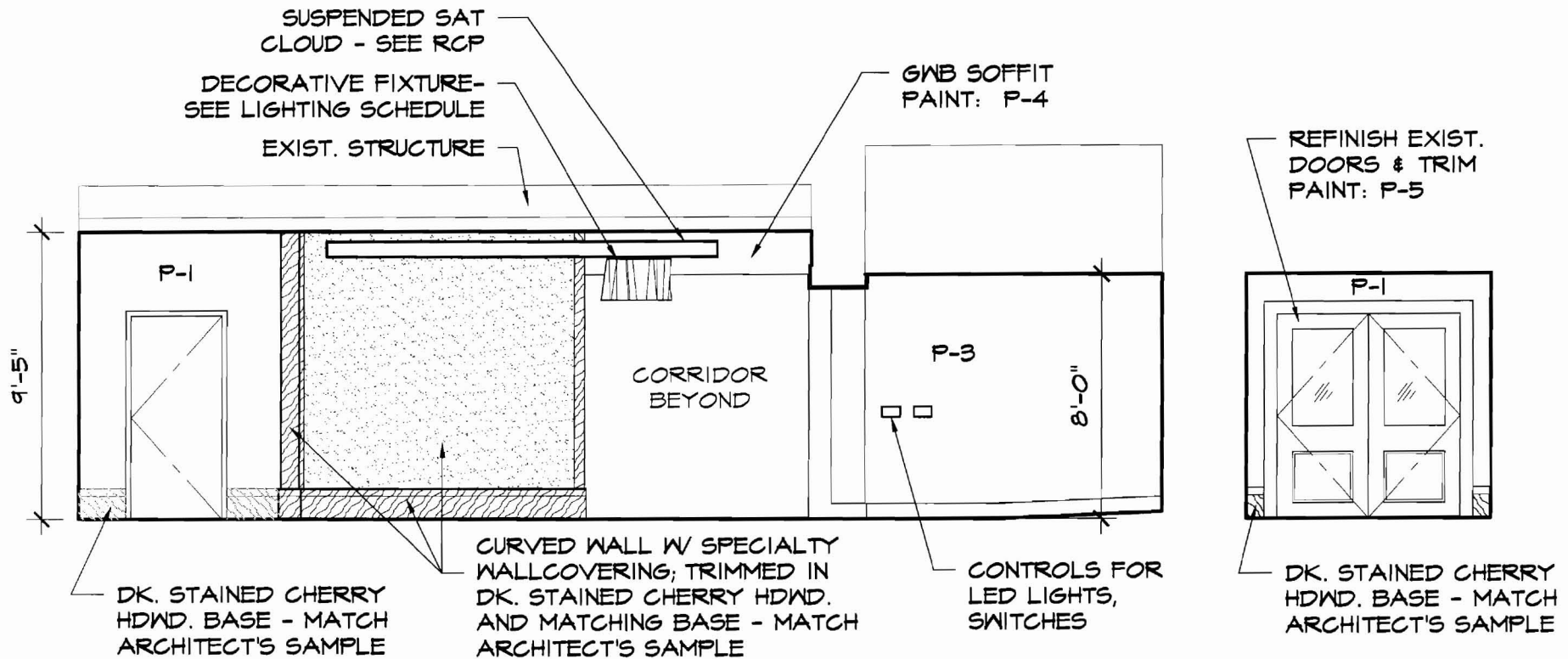
EXISTING FIRE ALARM HORN



24x24 AIR DIFFUSER

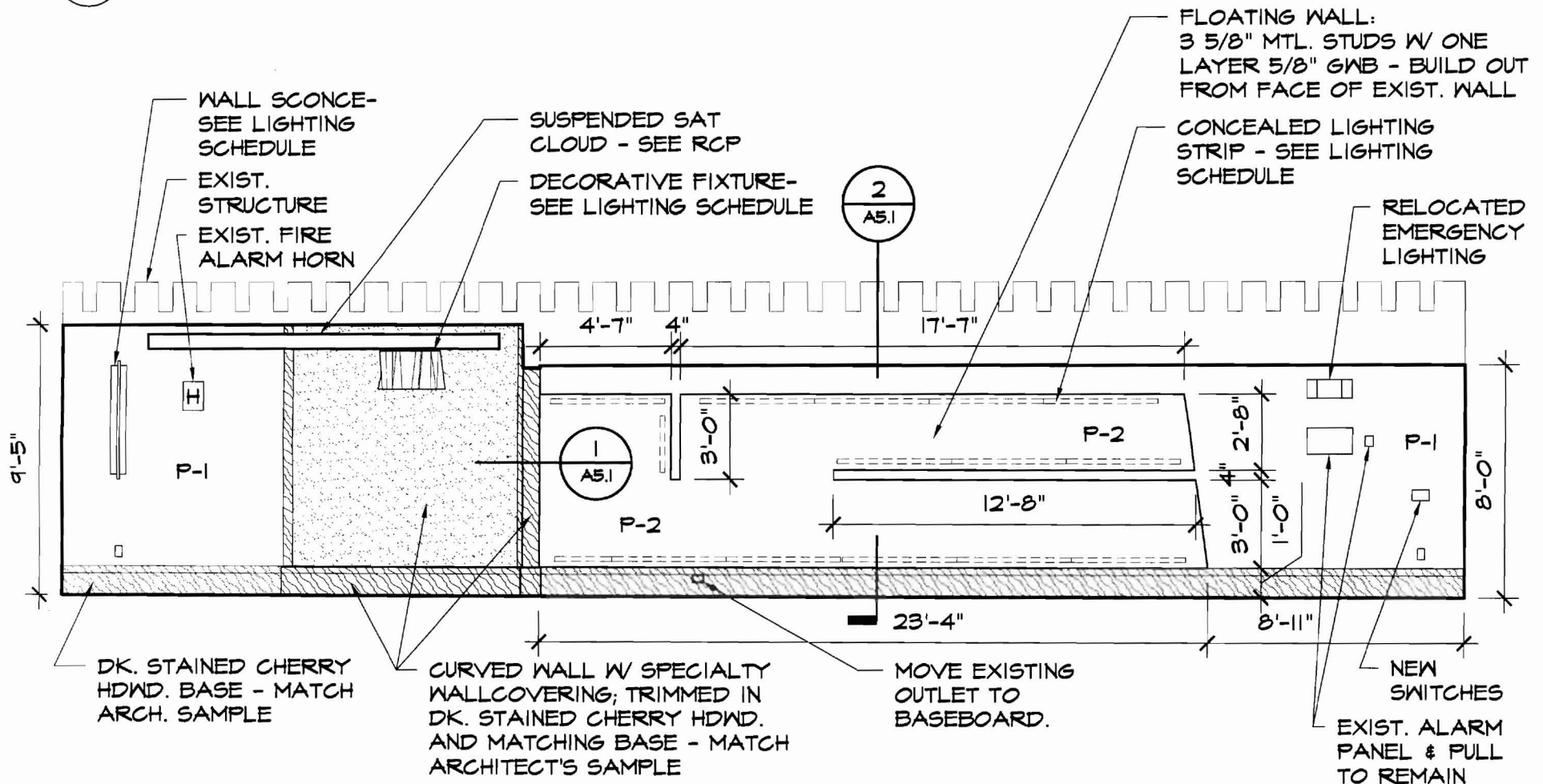


24x24 AIR RETURN

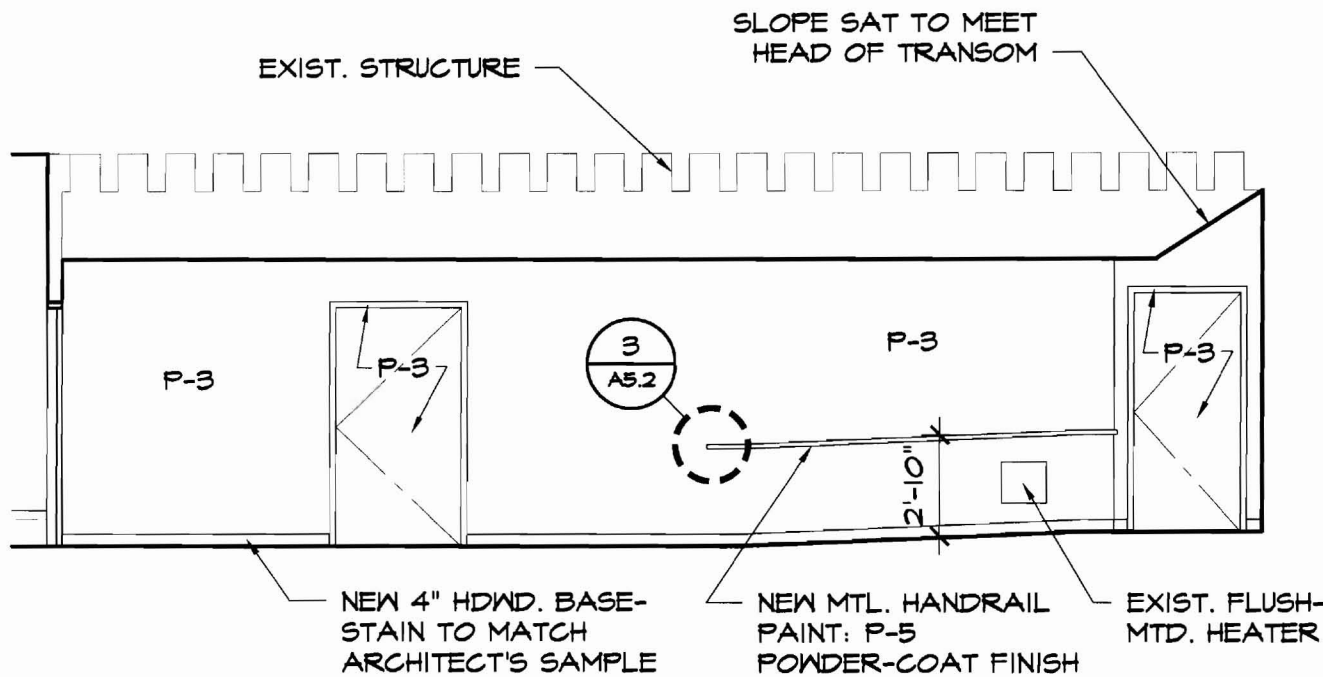


4 ENTRY ELEVATION
3/16" = 1'-0"

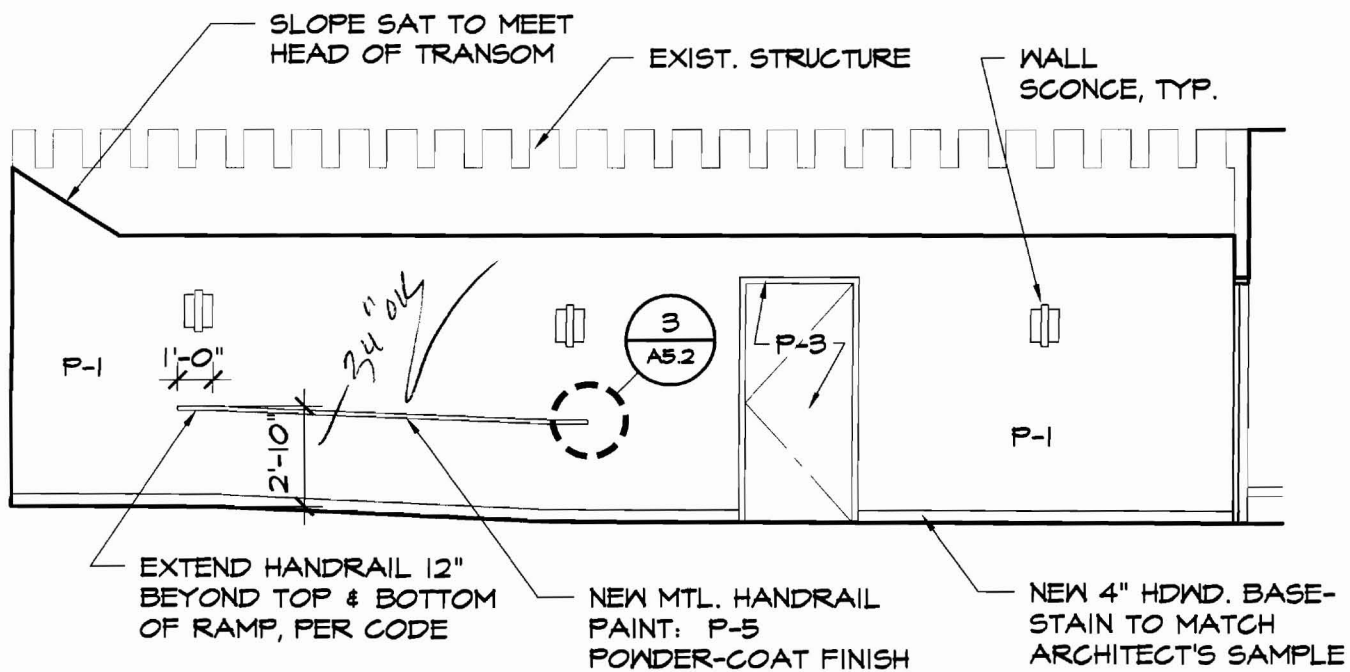
3 FRONT CORRIDOR ELEVATION
3/16" = 1'-0"



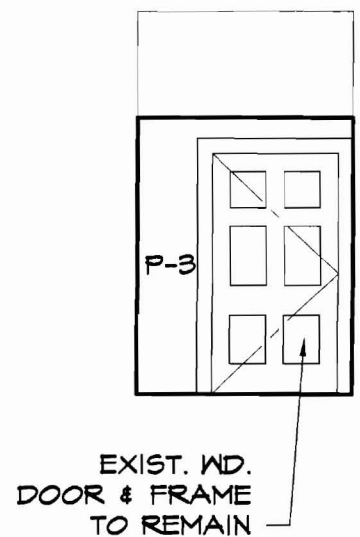
2 FRONT CORRIDOR ELEVATION
3/16" = 1'-0"



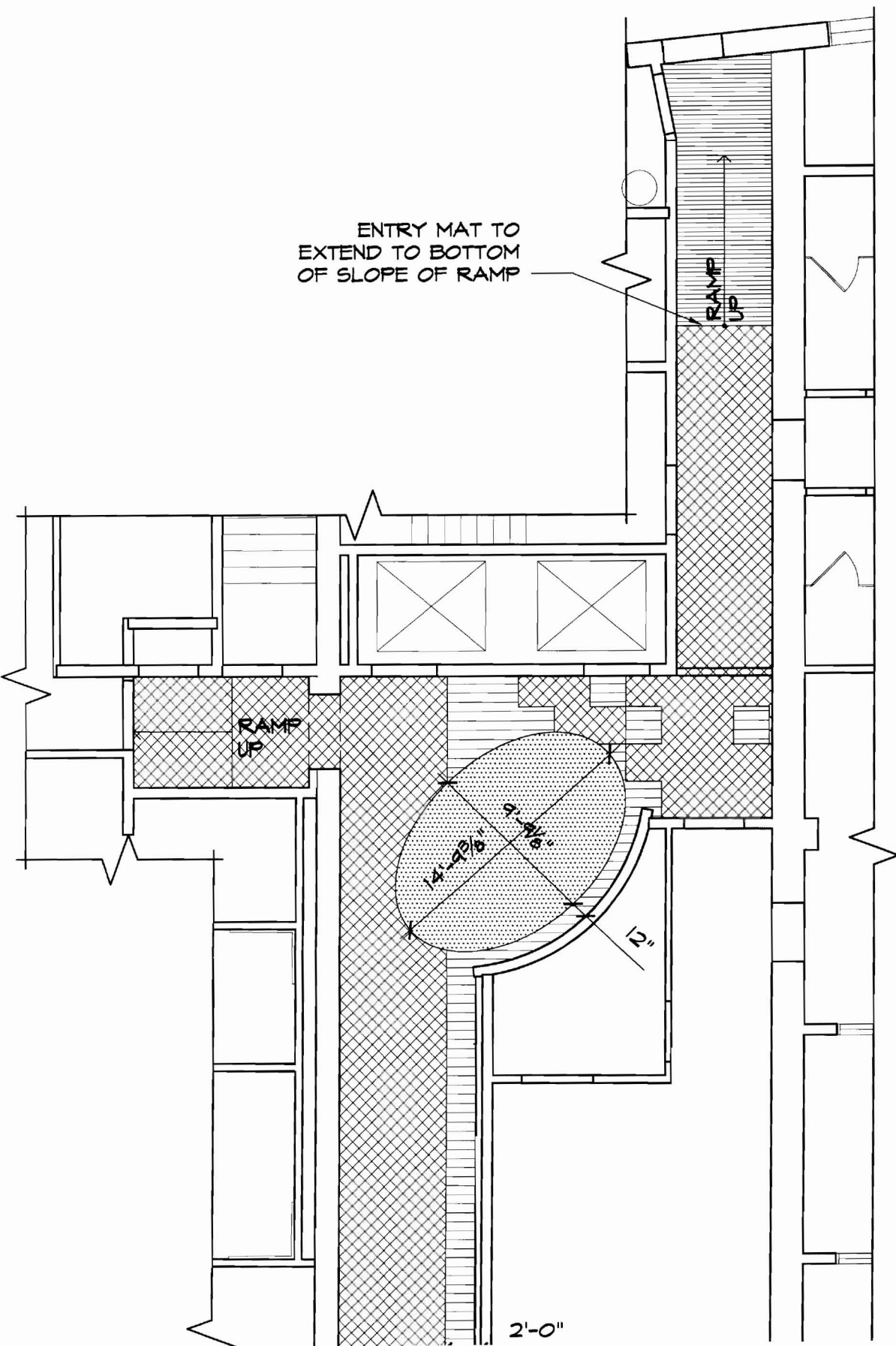
3 REAR CORRIDOR ELEVATION
3/16" = 1'-0"



2 REAR CORRIDOR ELEVATION
3/16" = 1'-0"



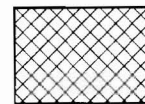
2A SIDE CORRIDOR
3/16" = 1'-0"



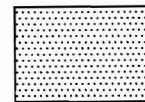
FLOOR FINISHES



CPT-1
SHAW CONTRACT GROUP
STYLE NAME: SHADOW TILE
STYLE #: 59483
COLOR: MINK
COLOR #: 83761



CPT-2
SHAW CONTRACT GROUP
STYLE NAME: TAILORED TILE
STYLE #: 59488
COLOR: MINK
COLOR #: 81761



CPT-3 (ACCENT CARPET)
DURKAN COMMERCIAL
PLATEAU II DC147
566 OXYDIZED



ENTRY MATS
MATS INC.
CALYPSO TILE
COLOR: LICHEN

WALL FINISHES

SPECIALTY WALL COVERING:
INNVIRONMENTS
'NAUTILUS' #J603 QUARTZ

WALL TILE:
FONDOVALLE
'TIGER ROCK'
12" X 36" WHITE
SIZES AS SHOWN ON INTERIOR
ELEVATIONS - 6" TILES MUST
BE FACTORY CUT.

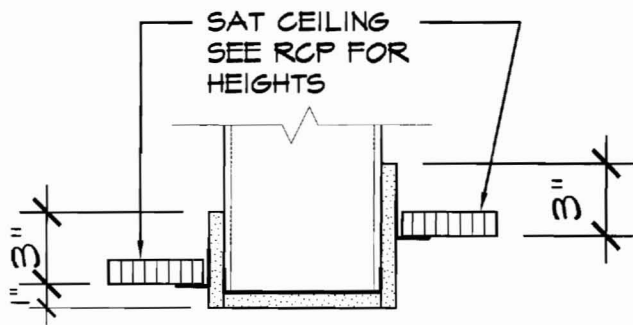
BULLNOSE TILE: BATTASCOPA
3.4" X 12"
CUT TO SIZES SHOWN TO ALIGN
W/ HORIZ. GROUT JOINTS - SEE
ELEVATION 1/3.1

8-10 WEEK LEAD TIME

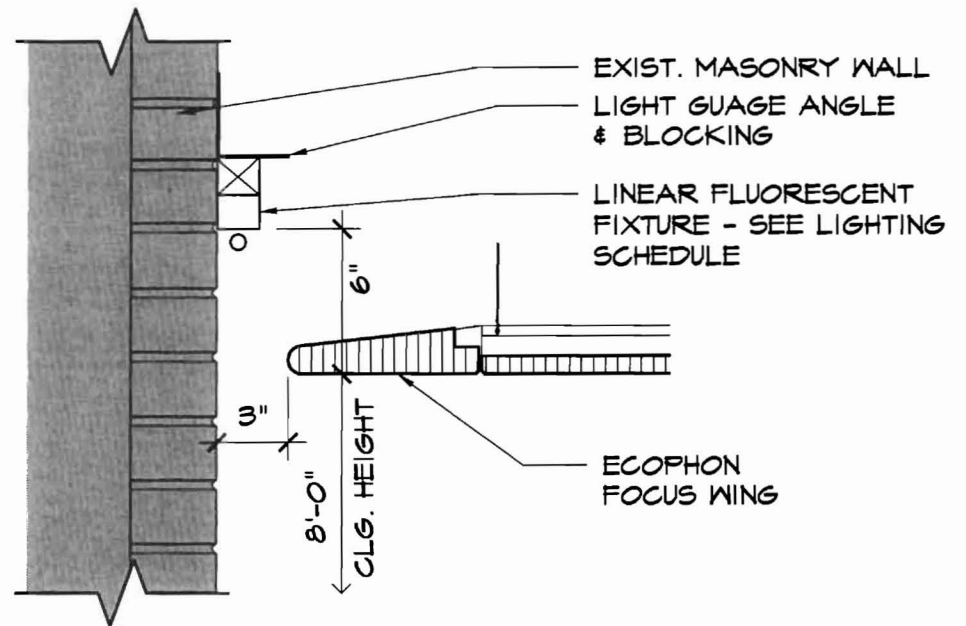
CONTACT:
Dale Allen Campbell
Shep Brown Associates
24 Cummings Park
Woburn, MA 01801
t: (781) 935-8080 ext. 23
f: (781) 935-2090
c: (781) 589-3570
dale@shepbrown.com
www.shepbrown.com

P-1
SHERWIN-WILLIAMS
SW 6477 'TIDENATER'

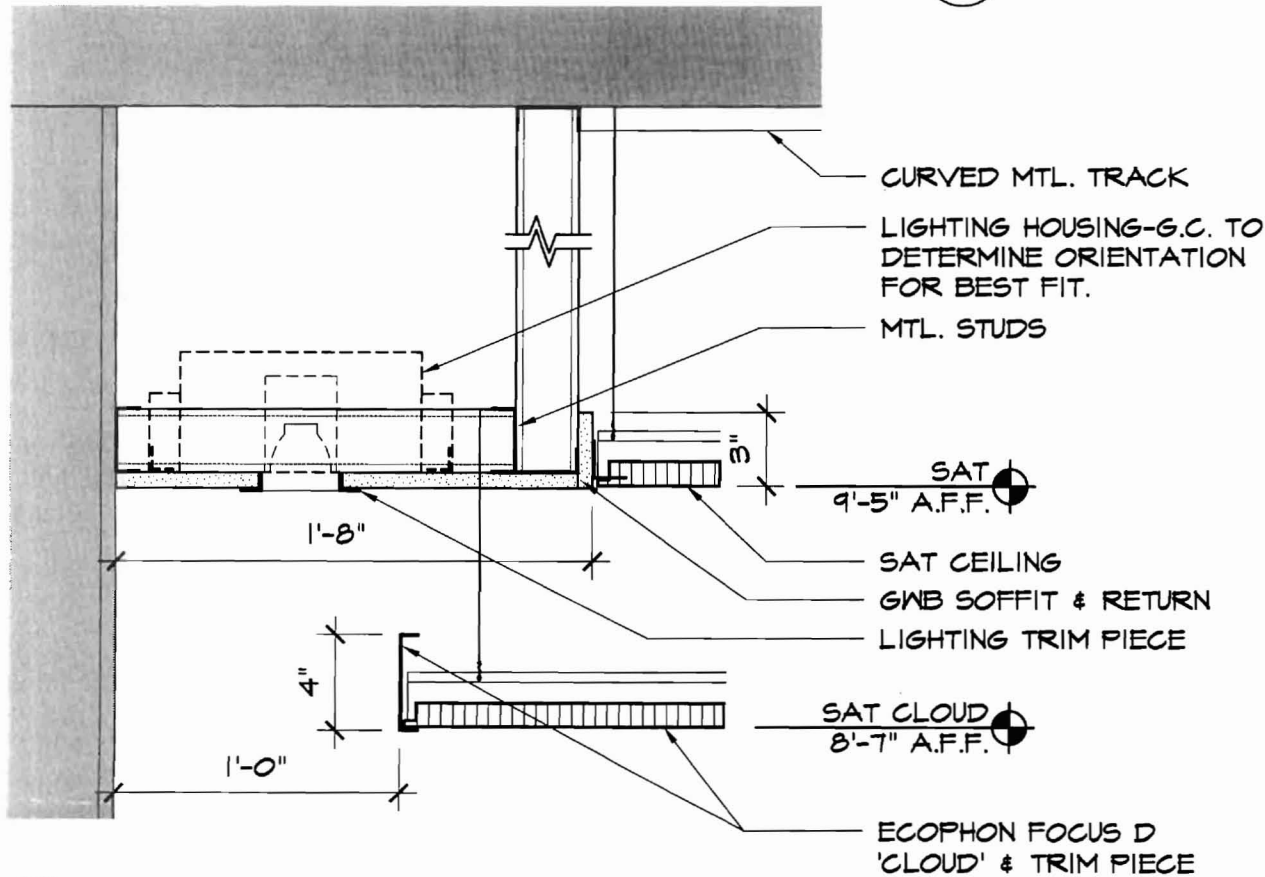
P-2



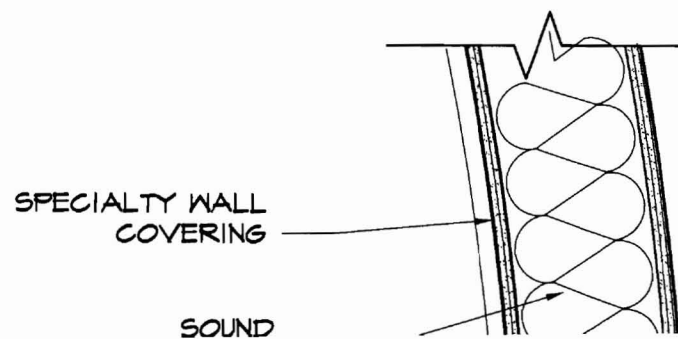
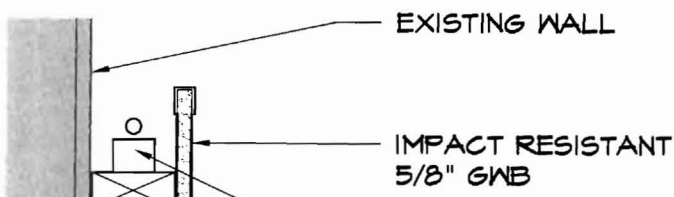
5 DETAIL @ SOFFIT
1 1/2" = 1'-0"

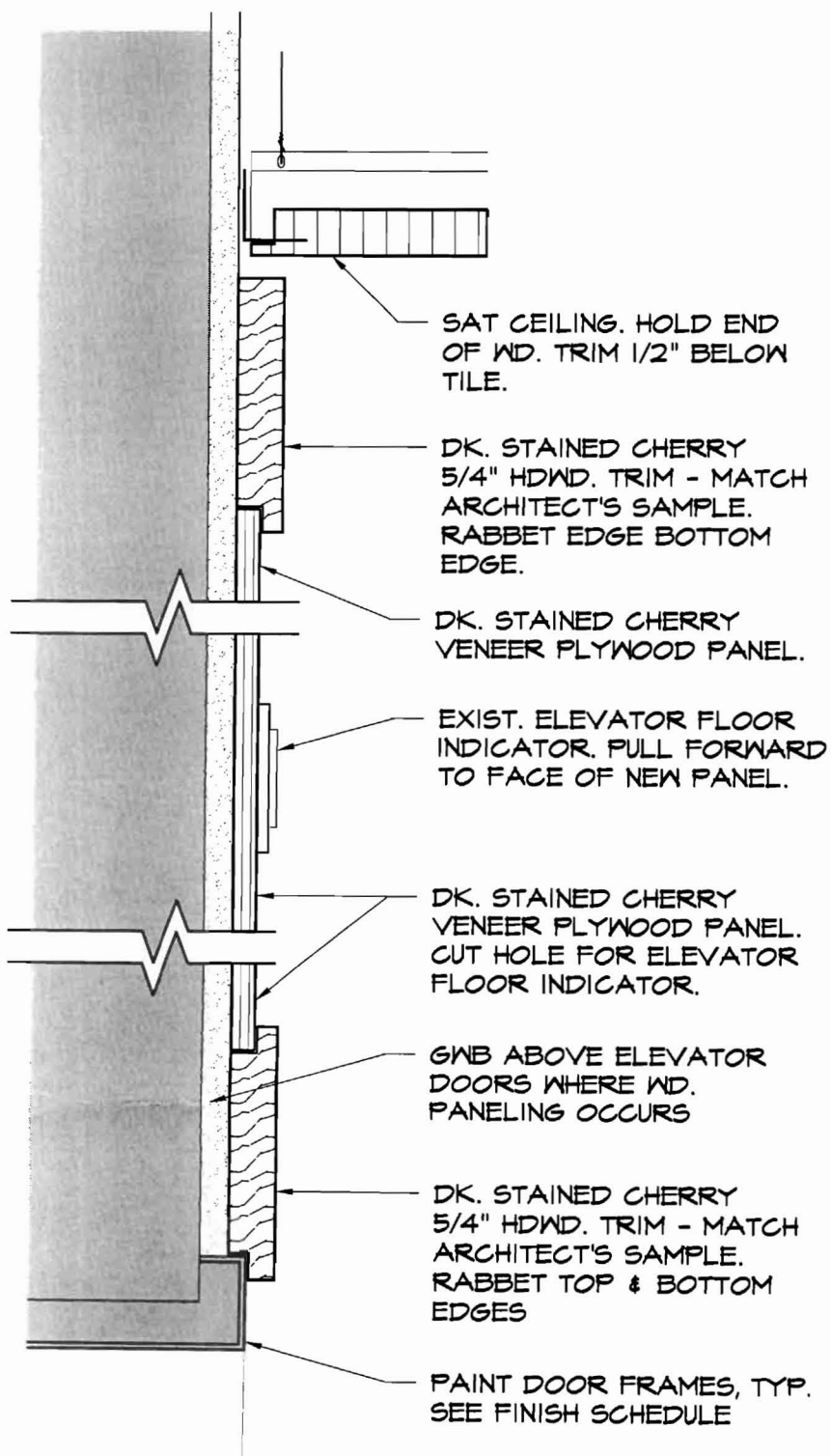


4 DETAIL @ CEILING TILE EDGE
1 1/2" = 1'-0"

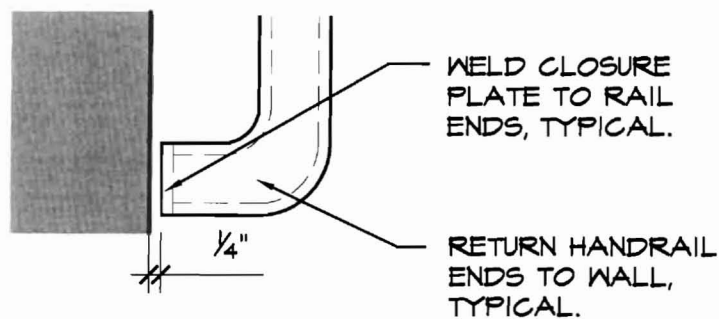
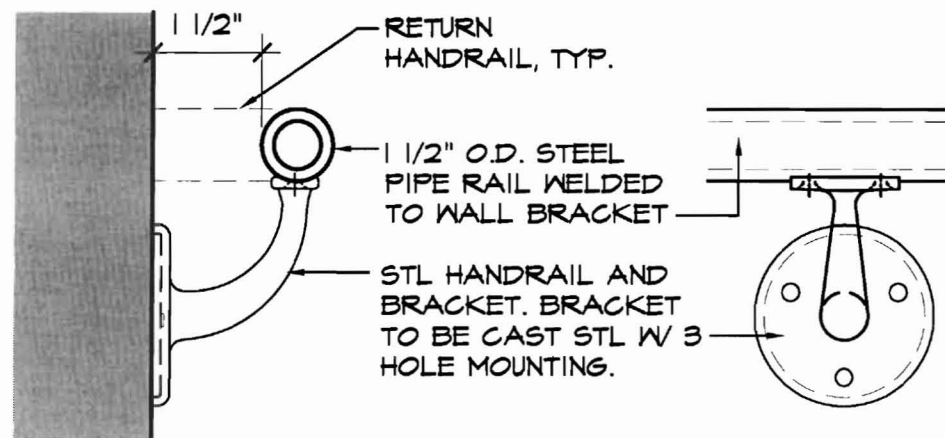


3 DETAIL @ CURVED SOFFIT
1 1/2" = 1'-0"

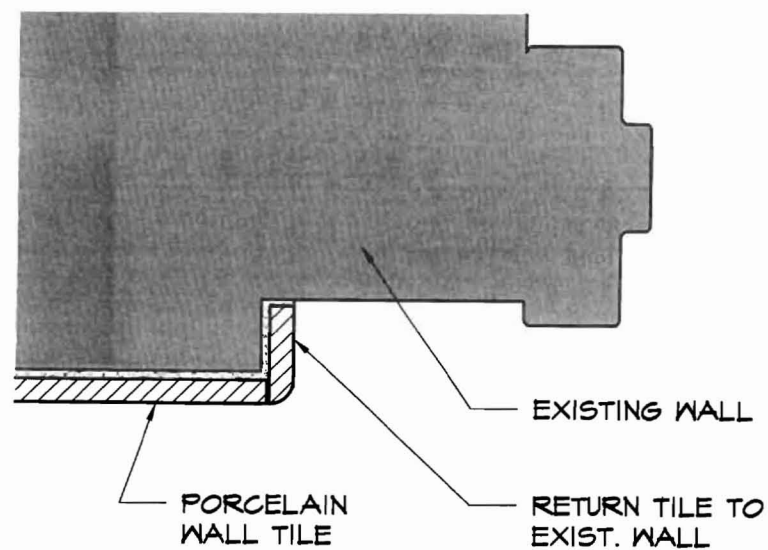




5 HEAD DETAIL @ ELEVATOR DOOR FRAME
3" = 1'-0"



3 DETAIL @ HANDRAIL
3" = 1'-0"



2 DETAIL @ TILED WALL CORNER
3" = 1'-0"

