

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 0006774 2009

JUL 7 4 2009

CITY OF PORTLAND

This is to certify that MAINE EMPLOYERS' MUTUAL INSURANCE COMPANY/Lang
 has permission to Convert existing Restrooms on the 2nd, 3rd, 4th and 5th Floors to ADA Toilets. Install New Handicap Door at the
Back of the Building
 AT 245 COMMERCIAL ST CBL 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 lathed or otherwise 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. _____
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

Christy S. M. 7/4/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

RECORDED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0677	Issue Date: 7/14/09	CBL: 038 F006001
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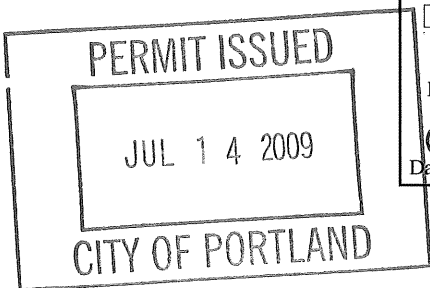
Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone: 207-775-1059
Business Name:	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone: 2077975141
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial/Memic	Proposed Use: Commercial/Memic - Convert existing Restrooms on the 2nd,3rd, 4th and 5th Floors to ADA Toilets. Install New Handicap Door at the Rear of the Building.	Permit Fee: \$1,020.00	Cost of Work: \$100,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: III IBC-2003	

Proposed Project Description: Convert existing Restrooms on the 2nd,3rd, 4th and 5th Floors to ADA Toilets. Install New Handicap Door at the Rear of the Building.	Signature:	Signature: <i>el</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: lmd	Date Applied For: 06/30/2009	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 <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>conductor</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: <i>9/7/09</i>	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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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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: 09-0677	Date Applied For: 06/30/2009	CBL: 038 F006001
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Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone: 207-775-1059
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/Memic - Convert existing Restrooms on the 2nd,3rd, 4th and 5th Floors to ADA Toilets. Install New Handicap Door at the Rear of the Building.	Proposed Project Description: Convert existing Restrooms on the 2nd,3rd, 4th and 5th Floors to ADA Toilets. Install New Handicap Door at the Rear of the Building.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/02/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 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: Chris Hanson	Approval Date:
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 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.			
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			

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.


 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **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.

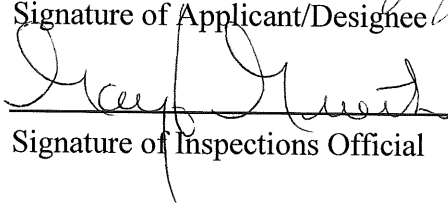
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

07.14.2009
Date



Signature of Inspections Official

7/14/09
Date



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 29 20 09

Rece

Loca

Cos

Per

B

C

CBL: 038-F-000

Check #: 00

Total Collected \$ 1000⁰⁰

ing Fee: _____

ite Fee: _____

cy Fee: _____

Total: _____

____ Site Plan (U2) ____

O.K. to Issue
will pick-up.

CL
7/14/09

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

Taken by: *[Signature]*

WHITE - Applicant's Copy

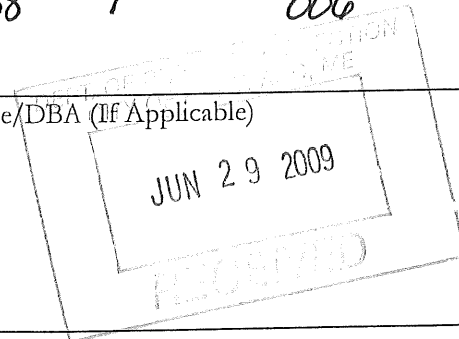
YELLOW - Office Copy

PINK - Permit Copy



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>245 Commercial St</u> <u>ADA toilets</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>038</u> Block# <u>R</u> Lot# <u>006</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>MEMIC Catherine Lanser</u> Address <u>261 Commercial St</u> City, State & Zip <u>Portland ME 04101</u>	Telephone:
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: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Business</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Business</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Floor 2nd thru 5th convert existing toilet rooms to ADA toilets. New accessible door at rear.</u>		
Contractor's name: <u>Lanford + Low</u> Address: <u>Warren Ave</u> City, State & Zip <u>Portland ME</u> Telephone: _____ Who should we contact when the permit is ready: <u>Brian Curley</u> Telephone: <u>207 775 1059</u> Mailing address: <u>PDT Architects 49 Dunsmuir St Portland ME X337</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, 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:  Date: 6/29/09

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

MEMIC

First Floor ADA Entry

245 Commercial Street
Portland, Maine

ISSUE

CONSTRUCTION DRAWINGS
20 MAY 2009



ARCHITECTS
49 DARTMOUTH STREET
PORTLAND, MAINE 04101
207-775-1059
www.pdtarchs.com

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.
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- 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.

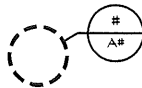
10. MAINTAIN FIRE RATING OF CORRIDORS AND OTHER RATED SPACES AFFECTED BY CONSTRUCTION. MAINTAIN CODE-REQUIRED EGRESS ROUTE AND WIDTH DURING CONSTRUCTION.

SYMBOLS

INTERIOR ELEVATION



PLAN DETAIL



LIST OF DRAWINGS

TI	GENERAL NOTES, SYMBOLS, DRAWING LIST
A1	DEMOLITION PLAN, FLOOR PLAN
A2	ELEVATIONS, DETAILS

ARCHITECTURE
INTERIOR DESIGN
PLANNING
49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com
ARCHITECTS

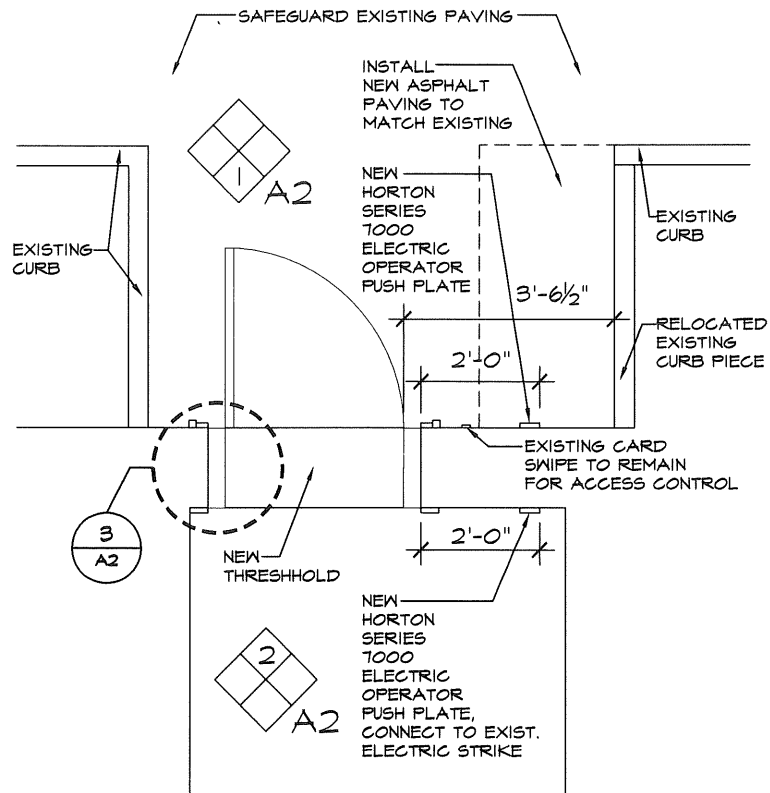
© 2009 PDT Architects

MEMIC- First Floor ADA Entry
245 COMMERCIAL STREET, PORTLAND, MAINE

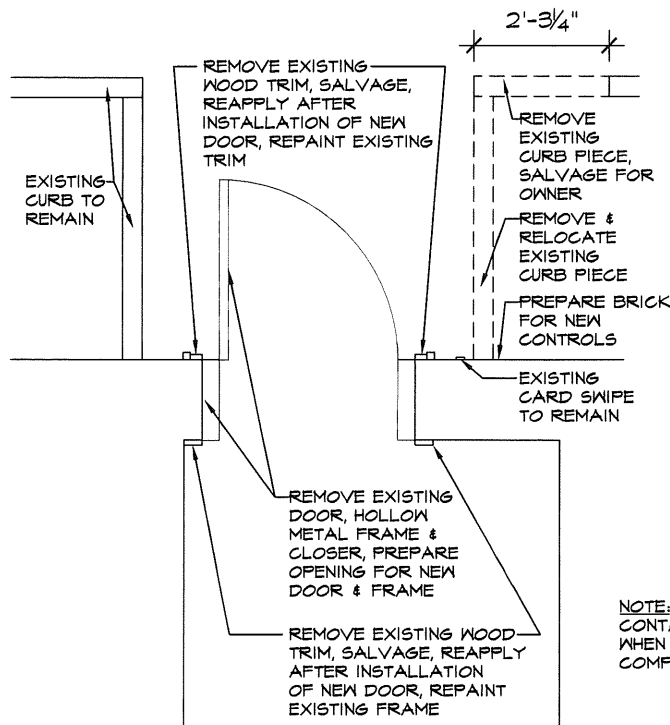
TITLE
GENERAL NOTES, SYMBOLS, DRAWING LIST

JOB # 09042
DATE 20 MAY 2009
SCALE AS NOTED

SHEET
T1

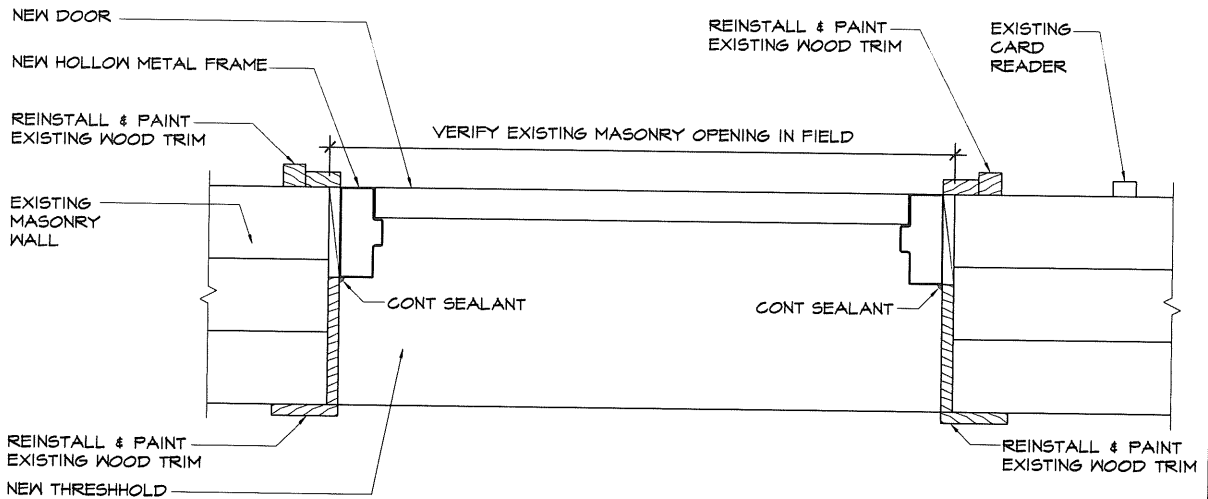


2 FLOOR PLAN
1/2" = 1'-0"

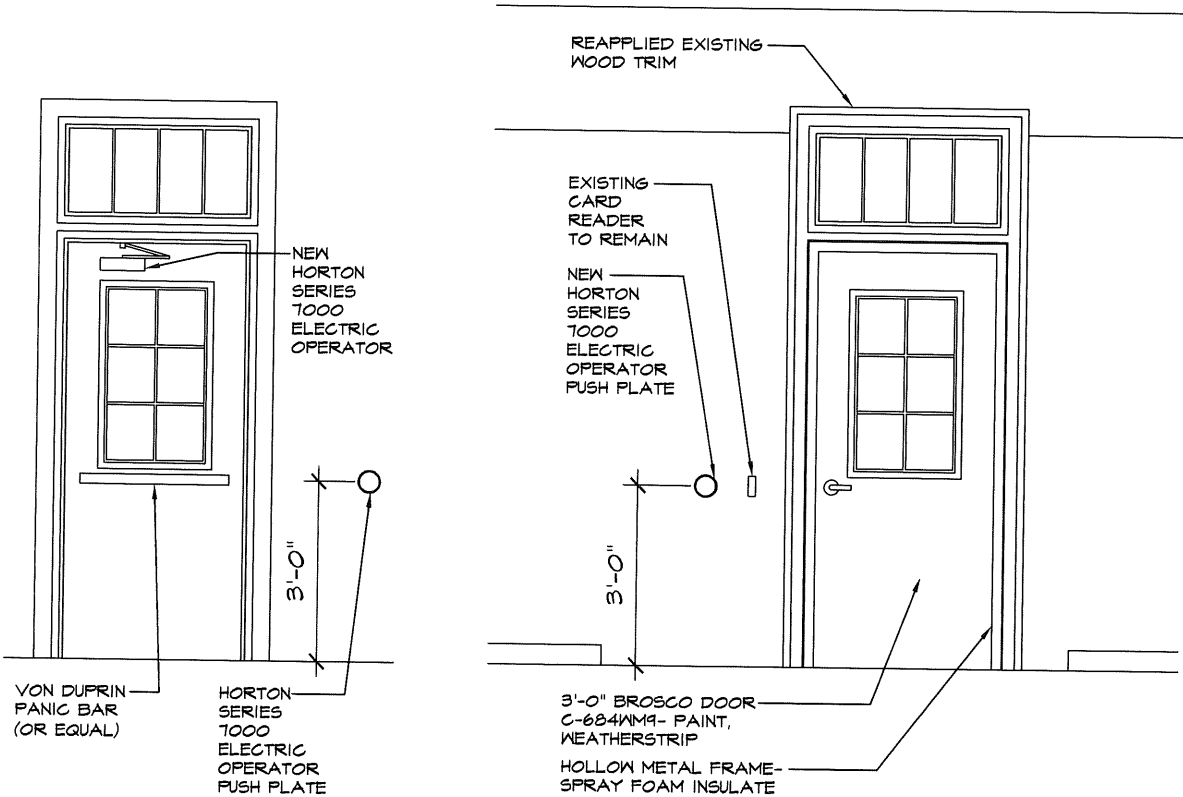


NOTE:
CONTACT ARCHITECT
WHEN DEMOLITION IS
COMPLETE.

1 DEMOLITION PLAN
1/2" = 1'-0"



3 DOOR FRAME DETAIL
1/2" = 1'-0"



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

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

ARCHITECTURE
INTERIOR DESIGN
PLANNING
49 DARI MOUNTAIN STREET
PORTLAND, MAINE 04101
www.pdtarch.com

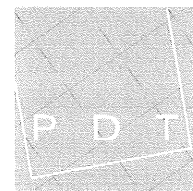
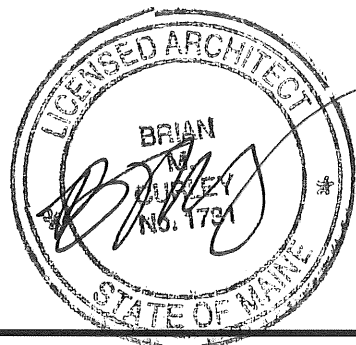
© 2009 PDT Architects

MEMIC- First Floor ADA Entry 245 COMMERCIAL STREET, PORTLAND, MAINE		
TITLE ELEVATIONS & DETAIL	JOB # 09042	SHEET
	DATE 20 MAY 2009	A2
	SCALE AS NOTED	

MEMIC

ADA Toilets

245 Commercial Street Portland, Maine



ARCHITECTS
49 DARTMOUTH STREET
PORTLAND, MAINE 04101
207-775-1059
www.pdtarchs.com

ISSUE

CONSTRUCTION DRAWINGS

29 JUNE 2009

PROJECT GENERAL NOTES

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5. PROVIDE ELECTRICAL OUTLETS PER CODE.

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

7. COORDINATE THE WORK OF ALL SUBCONTRACTORS.

SYMBOLS

WALL IDENTIFIER — (A12-2)

ELEVATION KEY

FINISHES / FIXTURES (I)

LIGHTING SCHEDULE TAGS (A)

8. 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:

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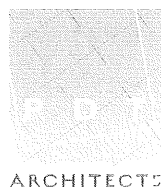
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11. MAINTAIN FIRE RATING OF CORRIDORS AND OTHER RATED SPACES AFFECTED BY CONSTRUCTION. MAINTAIN CODE-REQUIRED EGRESS ROUTE AND WIDTH DURING CONSTRUCTION.

12. PROVIDE COMPLETE SPRINKLER COVERAGE.

LIST OF DRAWINGS

T1	GENERAL NOTES, SYMBOLS, DRAWING LIST
A1	LEGEND, WALL TYPE
A2	SECOND FLOOR DEMOLITION PLAN
A3	SECOND FLOOR PLAN
A4	SECOND FLOOR REFLECTED CEILING PLAN
A5	THIRD FLOOR DEMOLITION PLAN
A6	THIRD FLOOR PLAN
A7	THIRD FLOOR REFLECTED CEILING PLAN
A8	FOURTH FLOOR DEMOLITION PLAN
A9	FOURTH FLOOR PLAN
A10	FOURTH FLOOR CEILING PLAN
A11	FIFTH FLOOR DEMOLITION PLAN
A12	FIFTH FLOOR PLAN
A13	FIFTH FLOOR REFLECTED CEILING PLAN
A14	FINISHES / FIXTURES LEGEND
A15	SECOND FLOOR ELEVATIONS - WOMEN
A16	SECOND FLOOR ELEVATIONS - MEN
A17	THIRD & FOURTH FLOOR ELEV. - WOMEN
A18	THIRD & FOURTH FLOOR ELEV. - MEN
A19	FIFTH FLOOR ELEVATIONS - BREAKROOM
A20	FIFTH FLOOR ELEVATIONS - UNISEX



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

© 2009 PDT Architects

MEMIC ADA Toilets

245 COMMERCIAL STREET, PORTLAND, MAINE

TITLE
GENERAL NOTES, SYMBOLS,
DRAWING LIST

JOB # 09-044

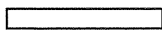

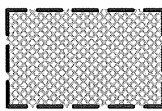
DATE 06-29-09

SCALE NTS

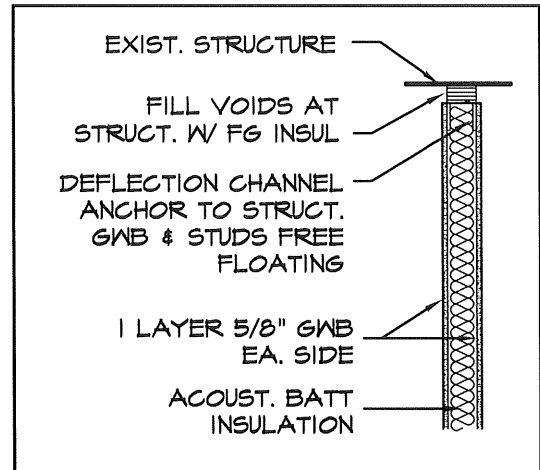
SHEET

T1

LEGEND

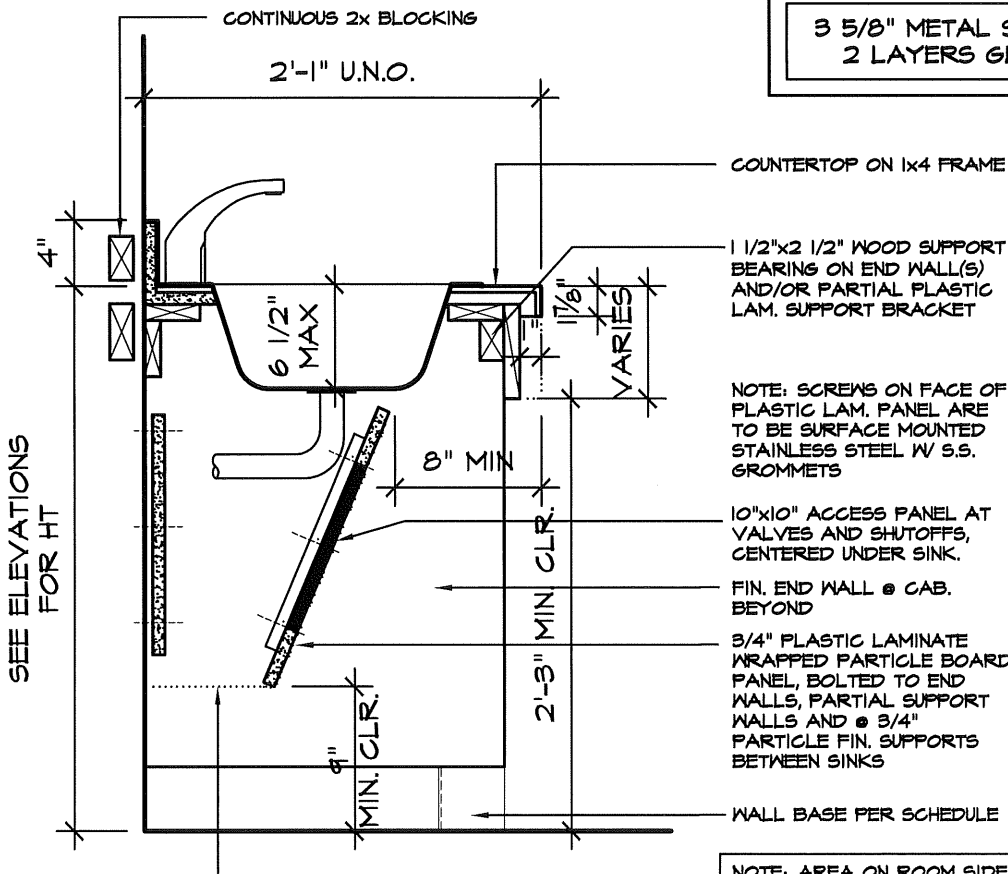
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  AREA NOT IN SCOPE OF WORK

WALL TYPES:



PLAN GRAPHIC SMOKE PARTITION 

- 3 5/8" METAL STUD, 2 LAYERS GNB** 2A4
- 2A4-S

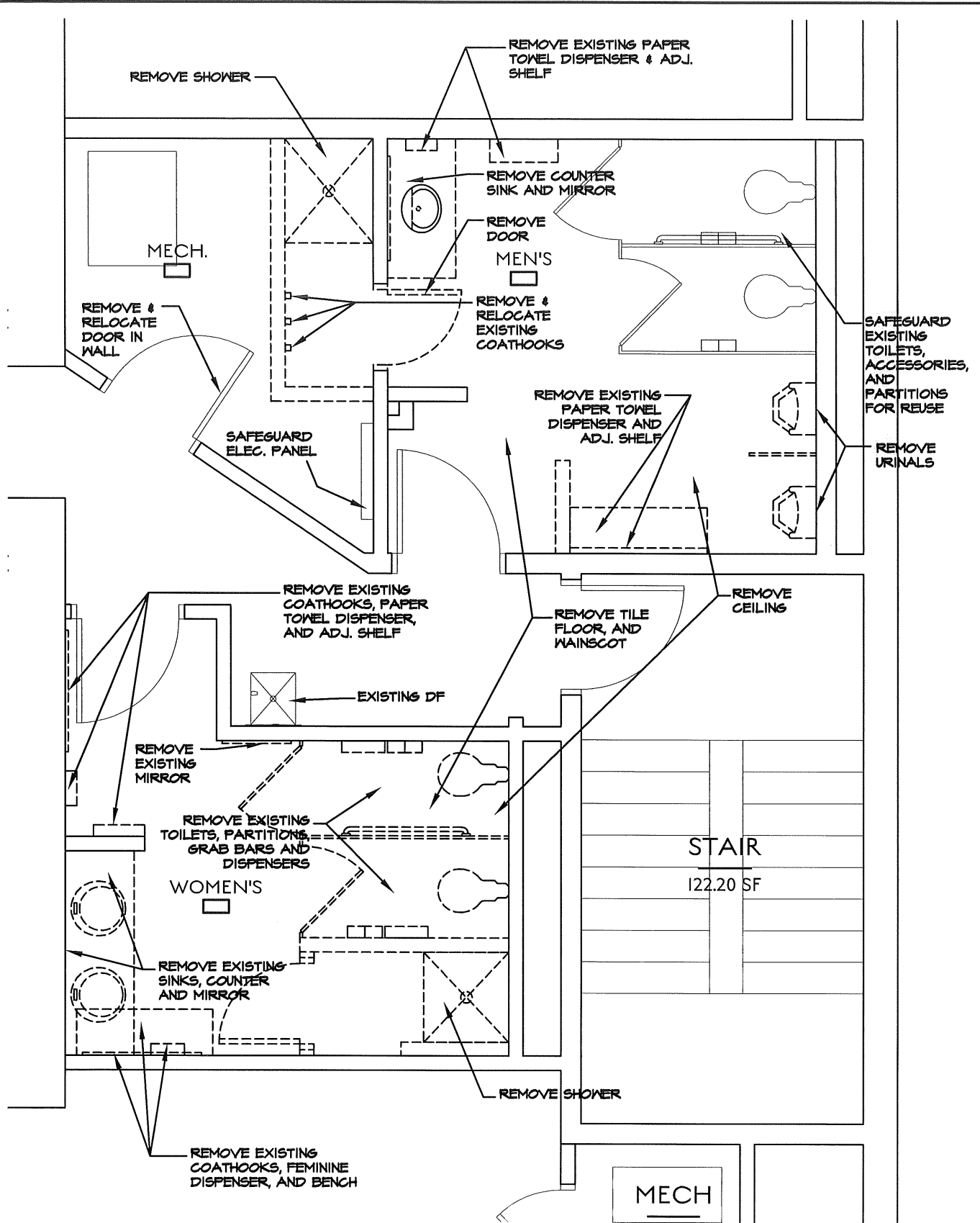


NOTE: SCREWS ON FACE OF PLASTIC LAM. PANEL ARE TO BE SURFACE MOUNTED STAINLESS STEEL W/ S.S. GROMMETS

NOTE: AREA ON ROOM SIDE OF PARTICLE BD. PANEL AND DOTTED LINE ARE TO BE KEPT CLEAR OF ALL PROJECTING OBJECTS

I **DETAIL THROUGH COUNTER**
1"=1'-0"

TITLE	JOB # 09-044	SHEET
LEGEND, WALL TYPE	DATE 06-29-09	A1
	SCALE AS NOTED	



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TITLE
SECOND FLOOR DEMO PLAN

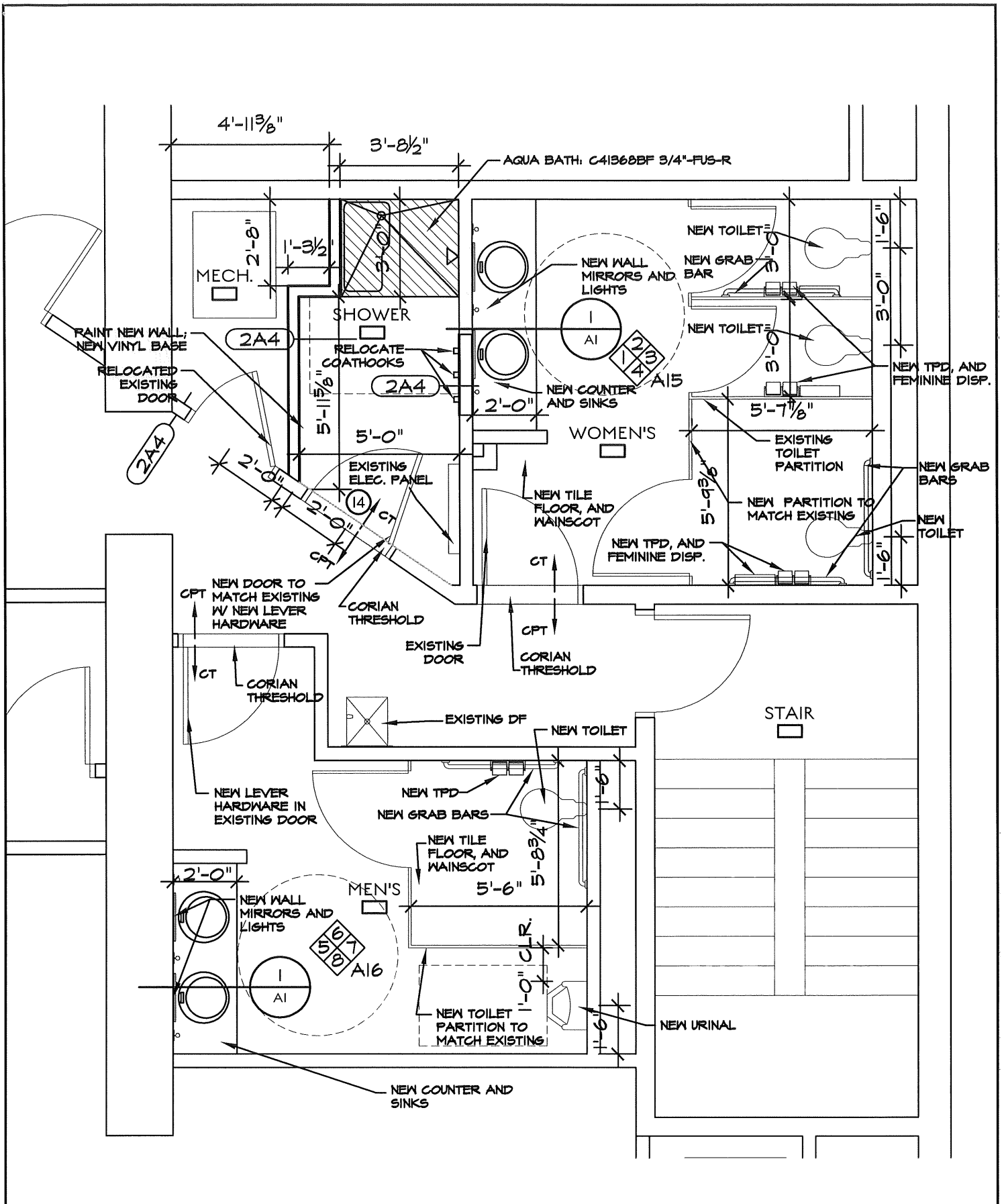
JOB # 09-044

DATE 06-29-09

SCALE 1/4" = 1'-0"

SHEET

A2



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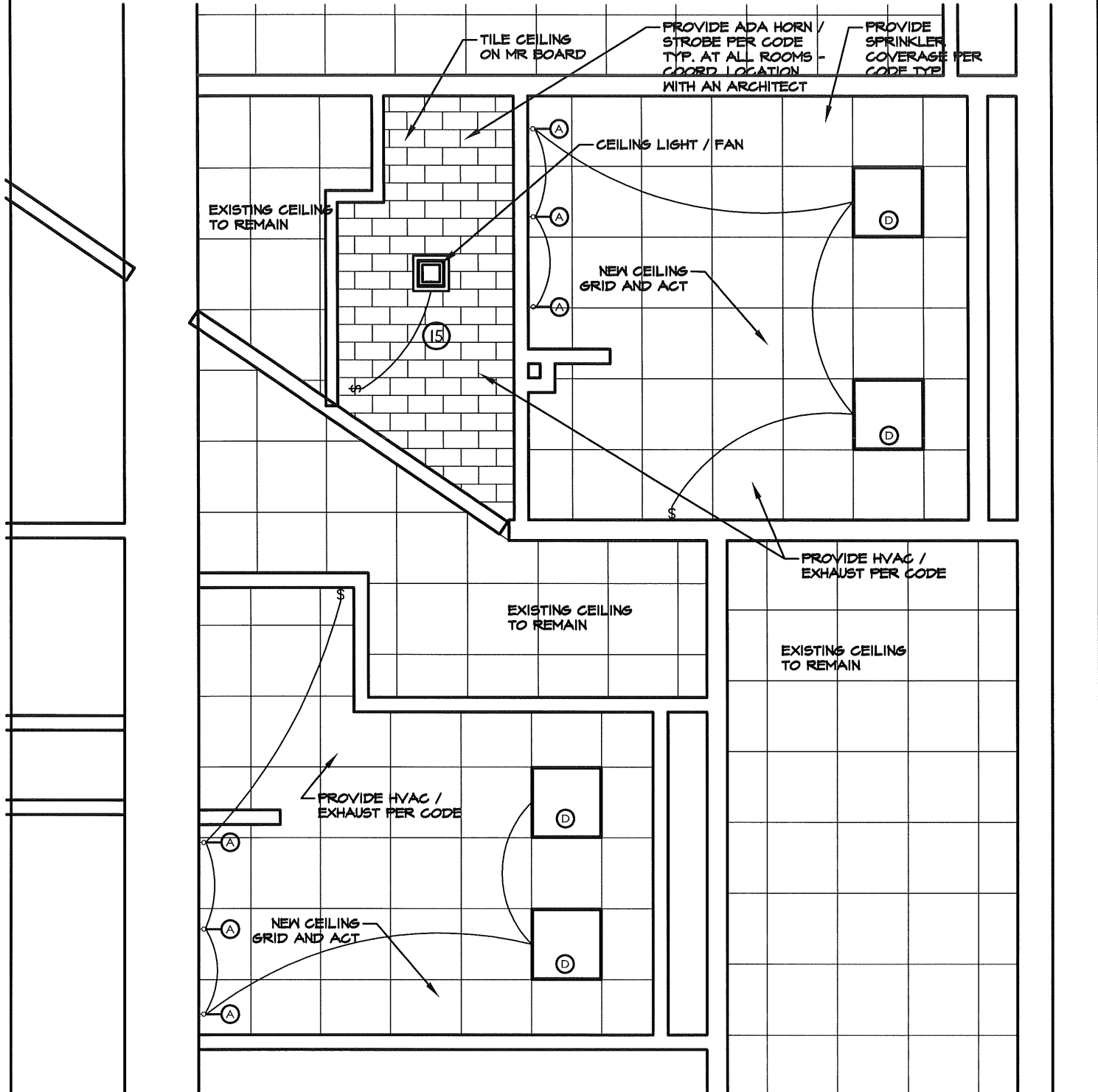
TITLE
 SECOND FLOOR PLAN

JOB # 09-044
 DATE 06-29-09
 SCALE 1/4"=1'-0"

SHEET
 A3

LIGHTING SCHEDULE:

- (A) LIGHT A: EUREKA LIGHTING 3540
- (B) LIGHT B: EUREKA LIGHTING 3156B-JDJ
- (C) NOT USED
- (D) PARABOLIC FLUORESCENT TROFFER 2' X 2'
- (E) RECESSED DIRECT / INDIRECT 2 X 2 LIGHTOLIER ALTER CLASSIC W/ SOLID LAMY
- (F) 2' STRIP FLUORESCENT
- (G) WALL UPLIGHT - LIGHTOLIER - LP-14 4' WALL MOUNTED LINEAR PERFLYLE
- (H) NOT USED



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TITLE
SECOND FLOOR CEILING PLAN

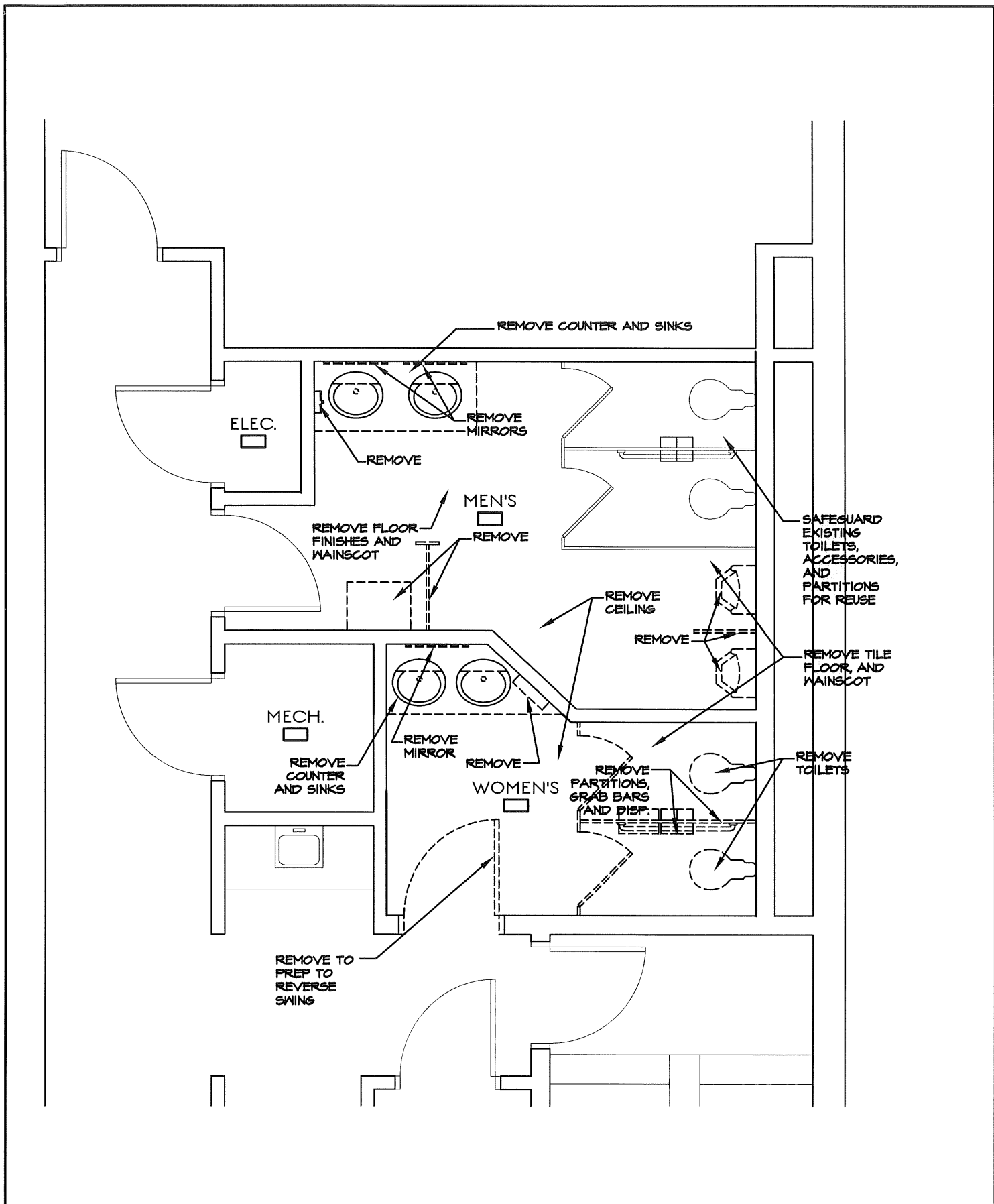
JOB # 09-044

DATE 06-29-09

SCALE 1/4"=1'-0"

SHEET

A4



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TITLE
THIRD FLOOR DEMO PLAN

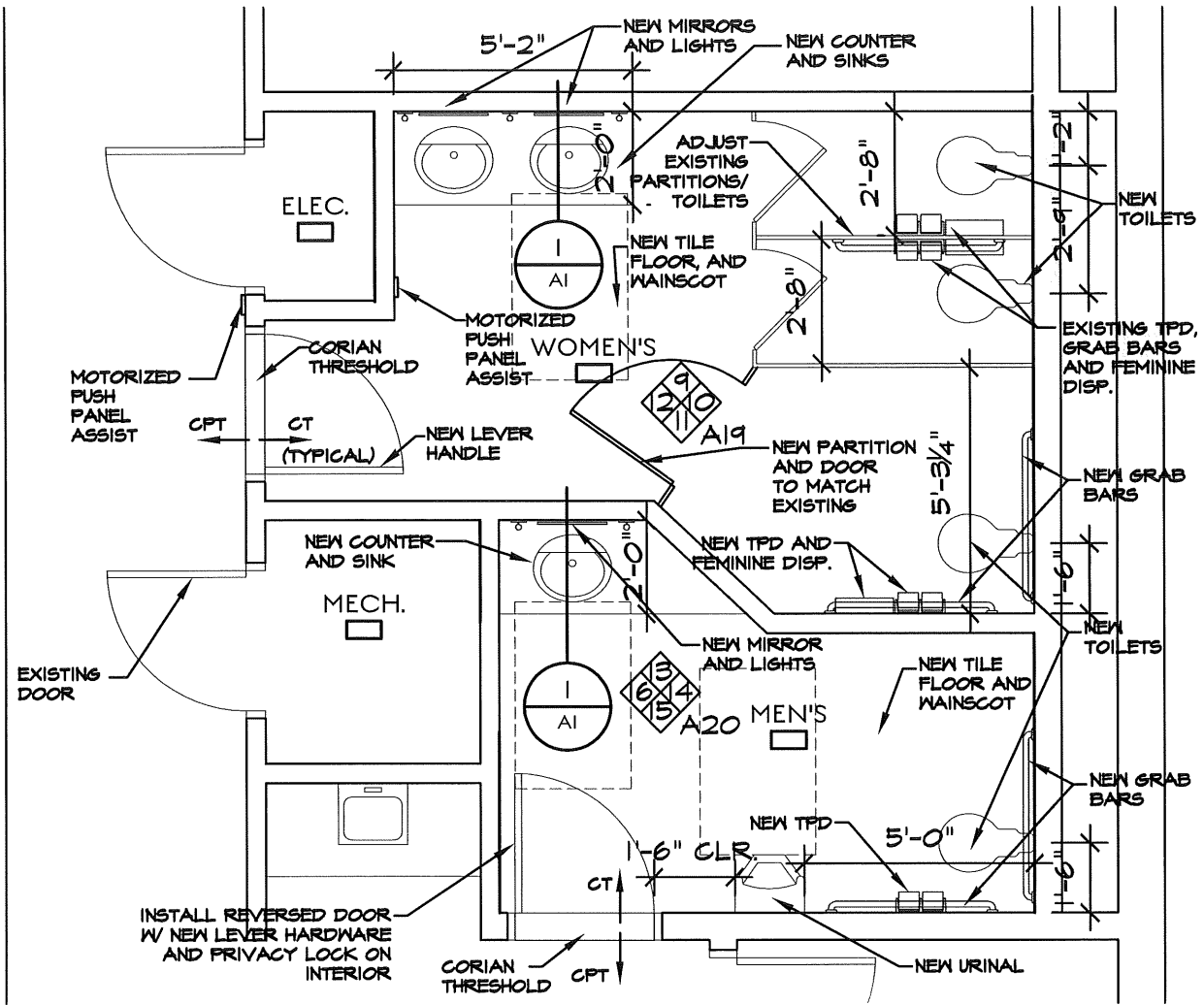
JOB # 09-044

DATE 06-29-09

SCALE 1/4"=1'-0"

SHEET

A5



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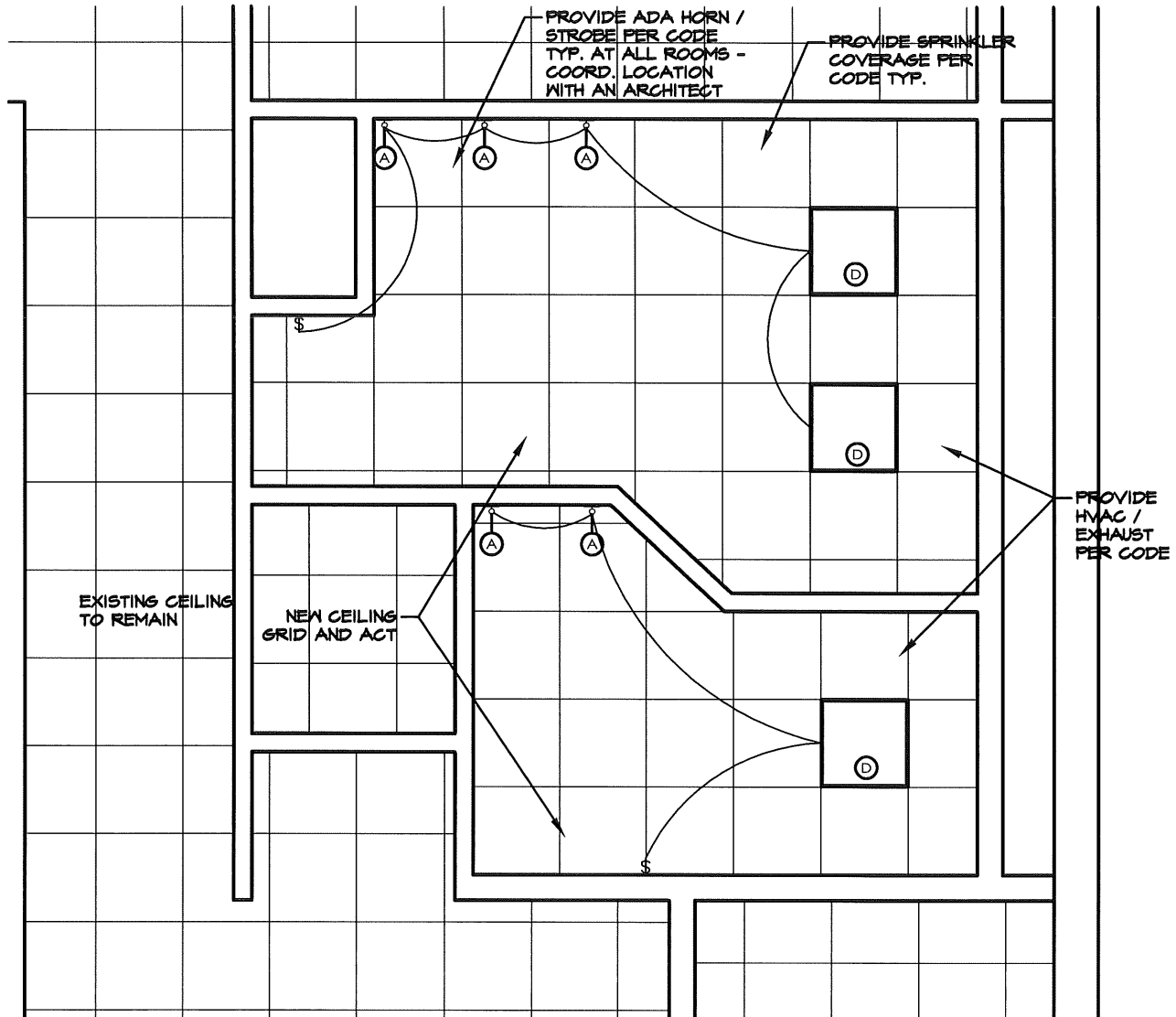
TITLE
 THIRD FLOOR PLAN

JOB #	09-044
DATE	06-29-09
SCALE	1/4"=1'-0"

SHEET
 A6

LIGHTING SCHEDULE:

- (A) LIGHT A: EUREKA LIGHTING 3540
- (B) LIGHT B: EUREKA LIGHTING 3156B-JDJ
- (C) NOT USED
- (D) PARABOLIC FLUORESCENT TROFFER 2' X 2'
- (E) RECESSED DIRECT / INDIRECT 2 X 2 LIGHTOLIER ALTER CLASSIC W/ SOLID LAMY
- (F) 2' STRIP FLUORESCENT
- (G) WALL UPLIGHT - LIGHTOLIER - LP-19 4' WALL MOUNTED LINEAR PERFLYLE
- (H) NOT USED



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TITLE
THIRD FLOOR CEILING PLAN

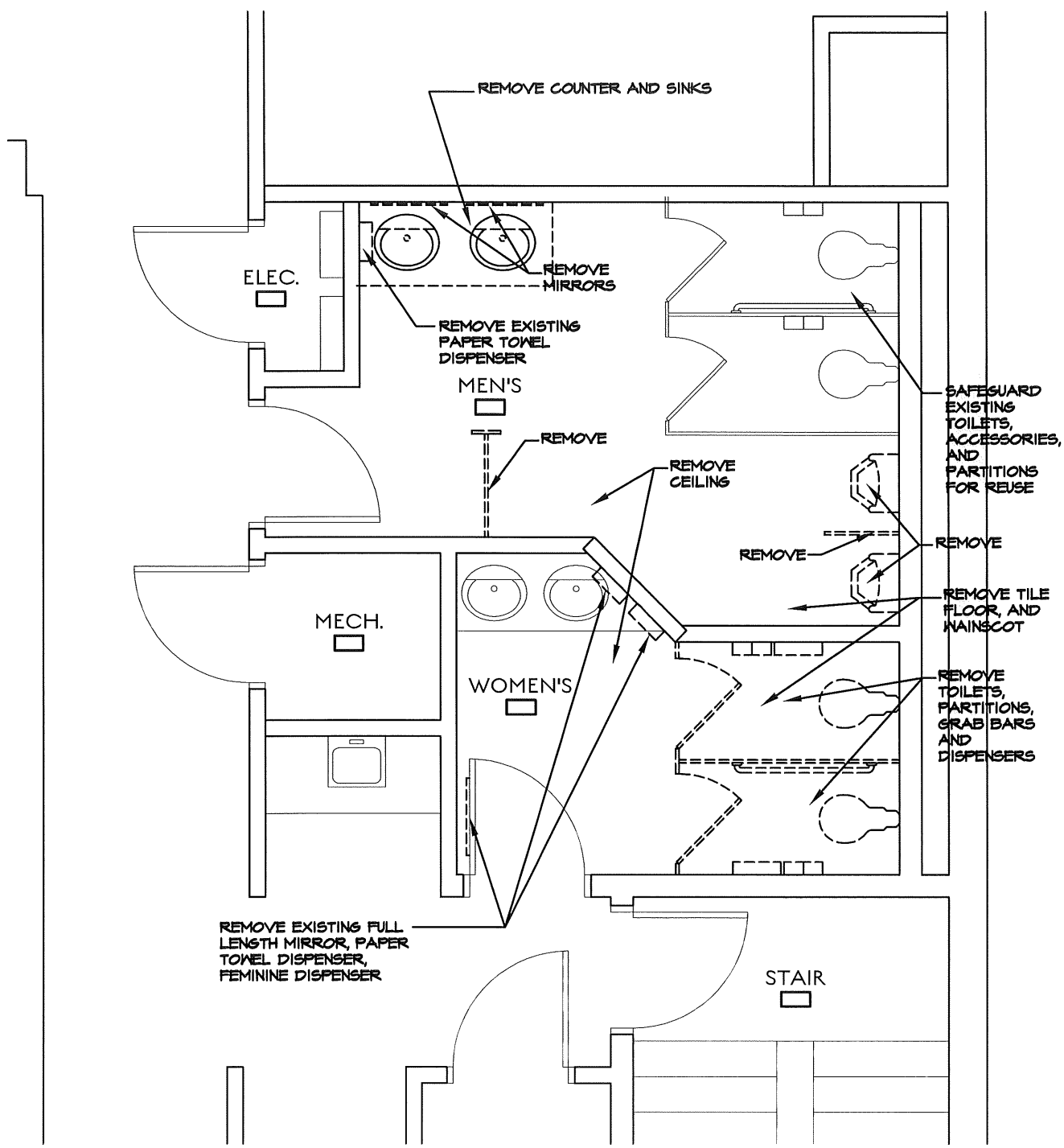
JOB # 09-044

DATE 06-29-09

SCALE 1/4"=1'-0"

SHEET

A7



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TITLE
FOURTH FLOOR DEMO PLAN

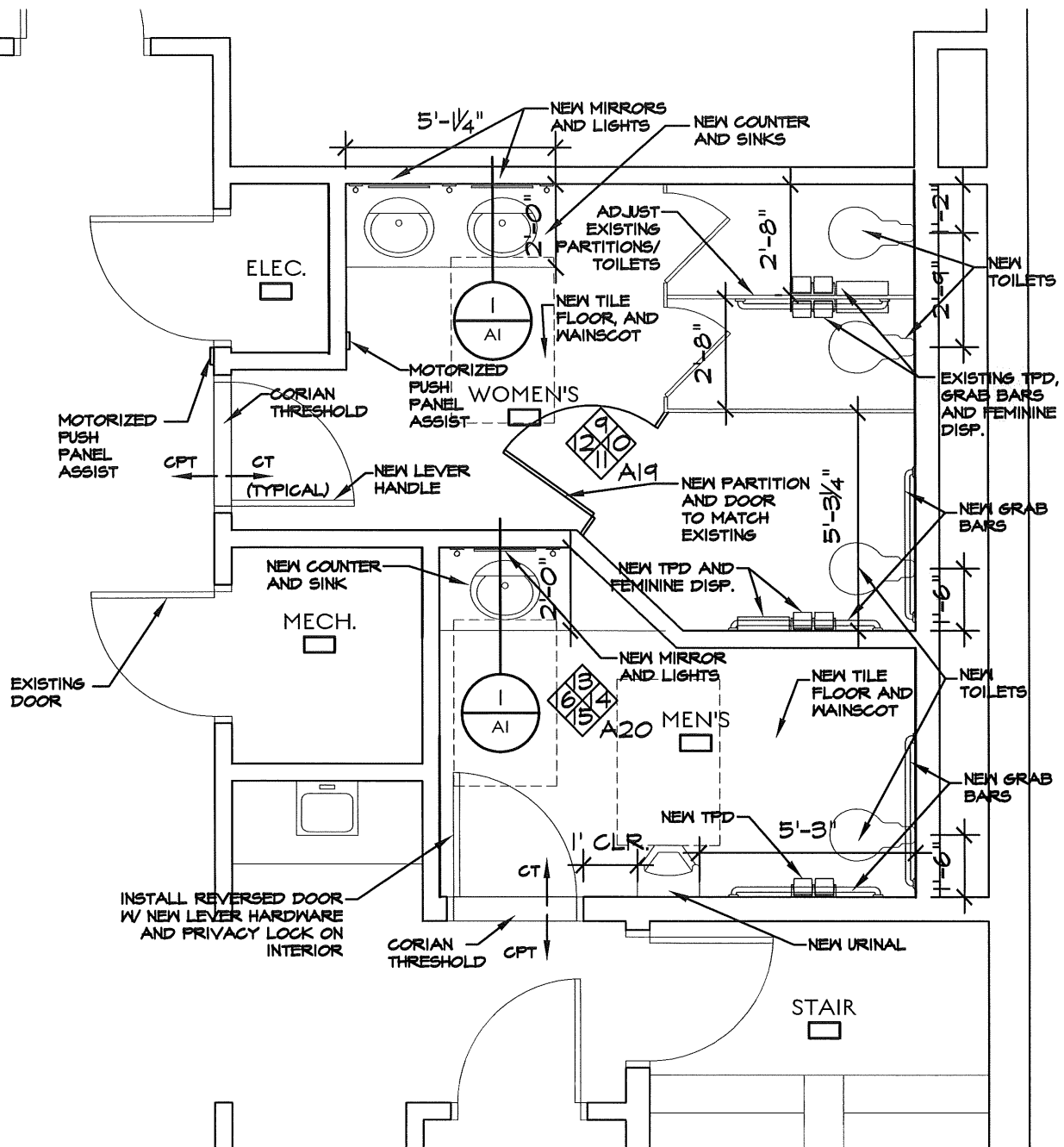
JOB # 09-044

DATE 06-29-09

SCALE 1/4"=1'-0"

SHEET

A8



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TITLE
FOURTH FLOOR PLAN

JOB # 09-044

DATE 06-29-09

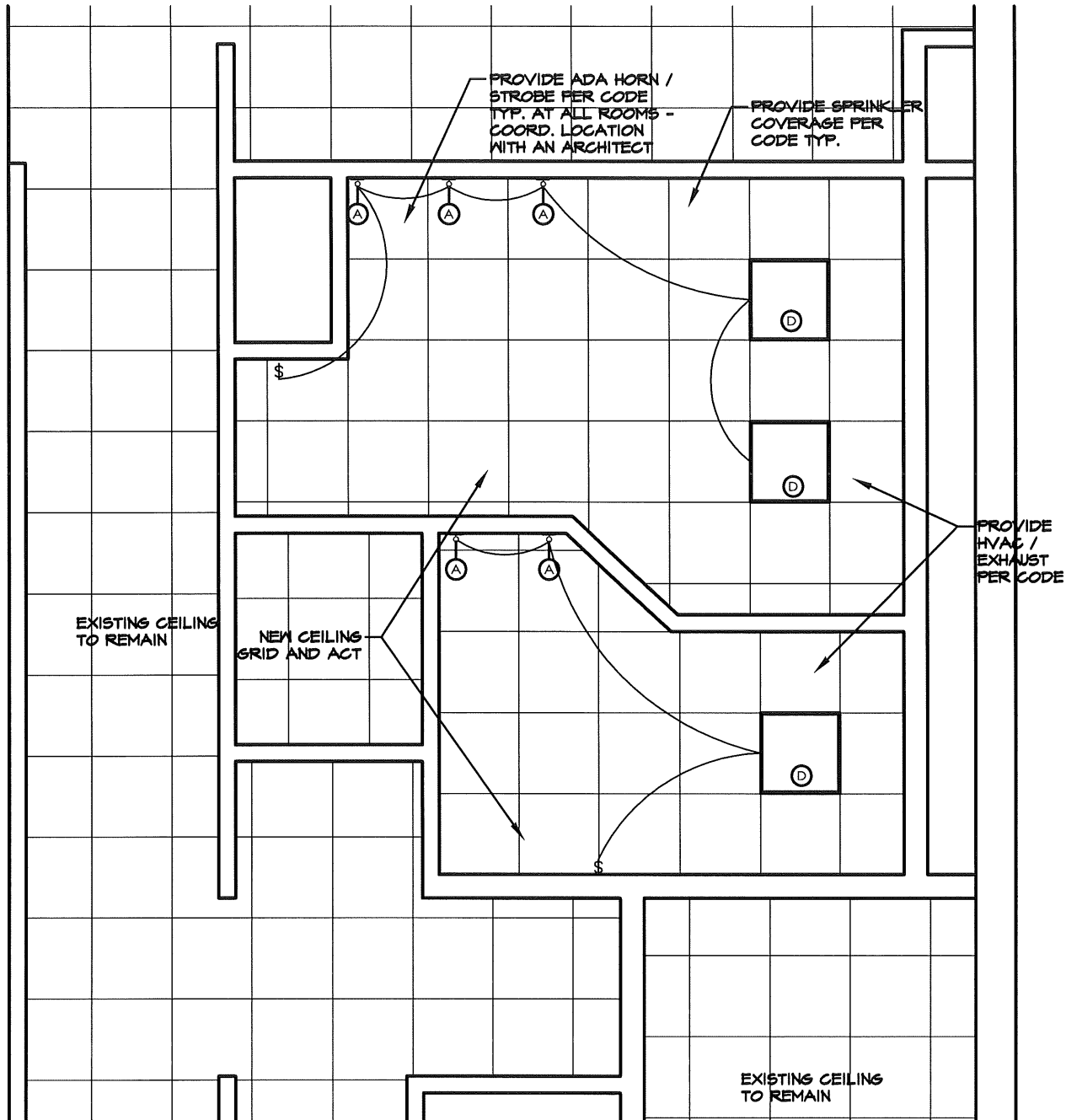
SCALE 1/4"=1'-0"

SHEET

A9

LIGHTING SCHEDULE:

- | | |
|---|---|
| (A) LIGHT A: EUREKA LIGHTING 3540 | (E) RECESSED DIRECT / INDIRECT 2 X 2 LIGHTOLIER ALTER CLASSIC W/ SOLID LAMP |
| (B) LIGHT B: EUREKA LIGHTING 3156B-JDJ | (F) 2' STRIP FLUORESCENT |
| (C) NOT USED | (G) WALL UPLIGHT - LIGHTOLIER - LP-19 4' WALL MOUNTED LINEAR PERFLYLE |
| (D) PARABOLIC FLUORESCENT TROFFER 2' X 2' | (H) NOT USED |



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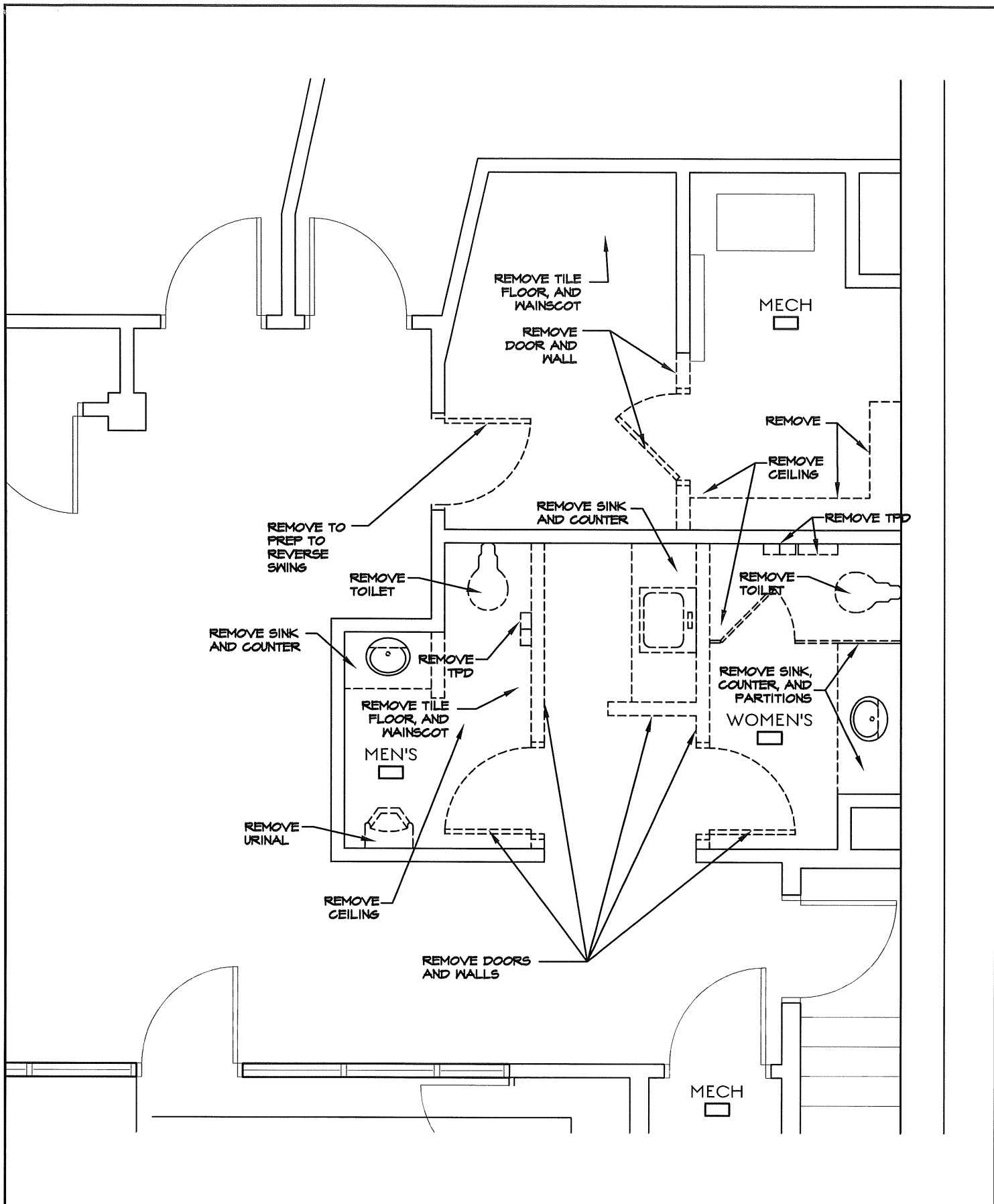
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TITLE
FOURTH FLOOR CEILING PLAN

JOB # 09-044
DATE 06-29-09
SCALE 1/4"=1'-0"

SHEET
A10



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TITLE
FIFTH FLOOR DEMO PLAN

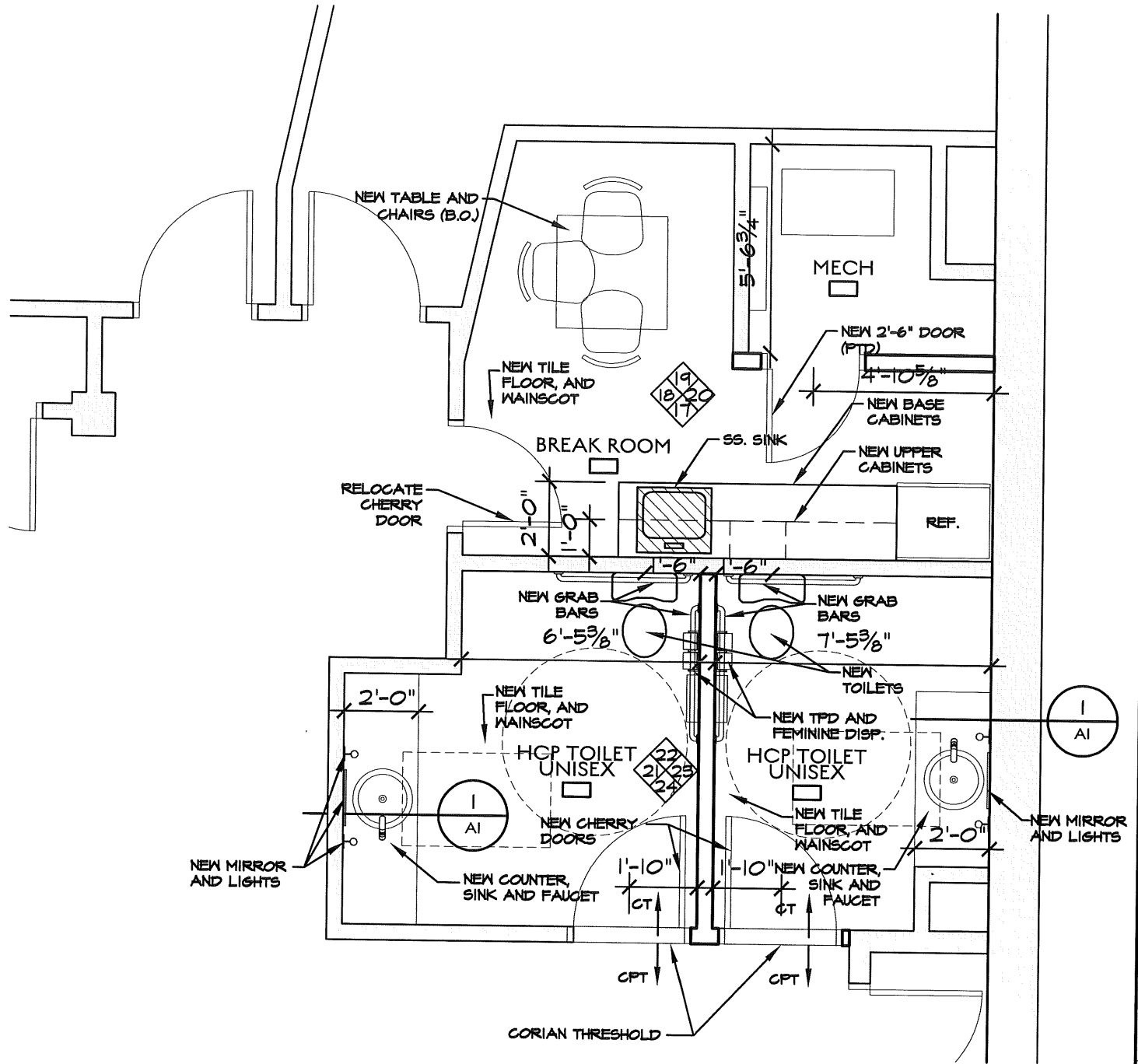
JOB # 09-044

DATE 06-29-09

SCALE 1/4" = 1'-0"

SHEET

A11



E:\Master Proj Files\2\MEMIC\245-251 Commercial Street\CAD\ADA TOILETS\MEMIC-all plans-exist.dwg



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TITLE
FIFTH FLOOR PLAN

JOB # 09-044

DATE 06-29-09

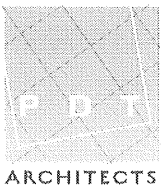
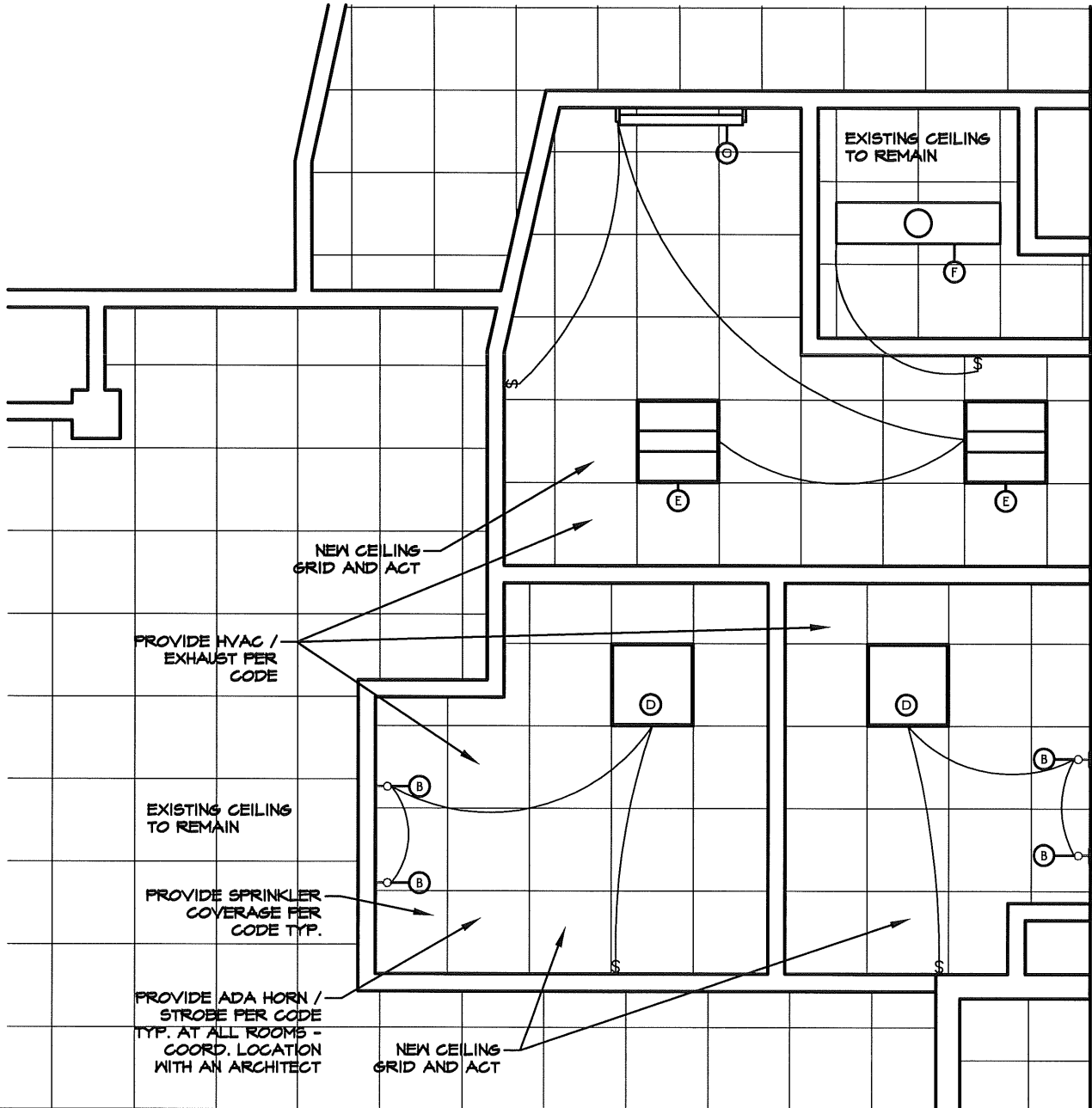
SCALE 1/4"=1'-0"

SHEET

A12

LIGHTING SCHEDULE:

- | | |
|---|---|
| (A) LIGHT A: EUREKA LIGHTING 3540 | (E) RECESSED DIRECT / INDIRECT 2 X 2 LIGHTOLIER ALTER CLASSIC W/ SOLID LAMY |
| (B) LIGHT B: EUREKA LIGHTING 3156B-JDJ | (F) 2' STRIP FLUORESCENT |
| (C) NOT USED | (G) WALL UPLIGHT - LIGHTOLIER - LP-19 4' WALL MOUNTED LINEAR PERFLYLE |
| (D) PARABOLIC FLUORESCENT TROFFER 2' X 2' | (H) NOT USED |



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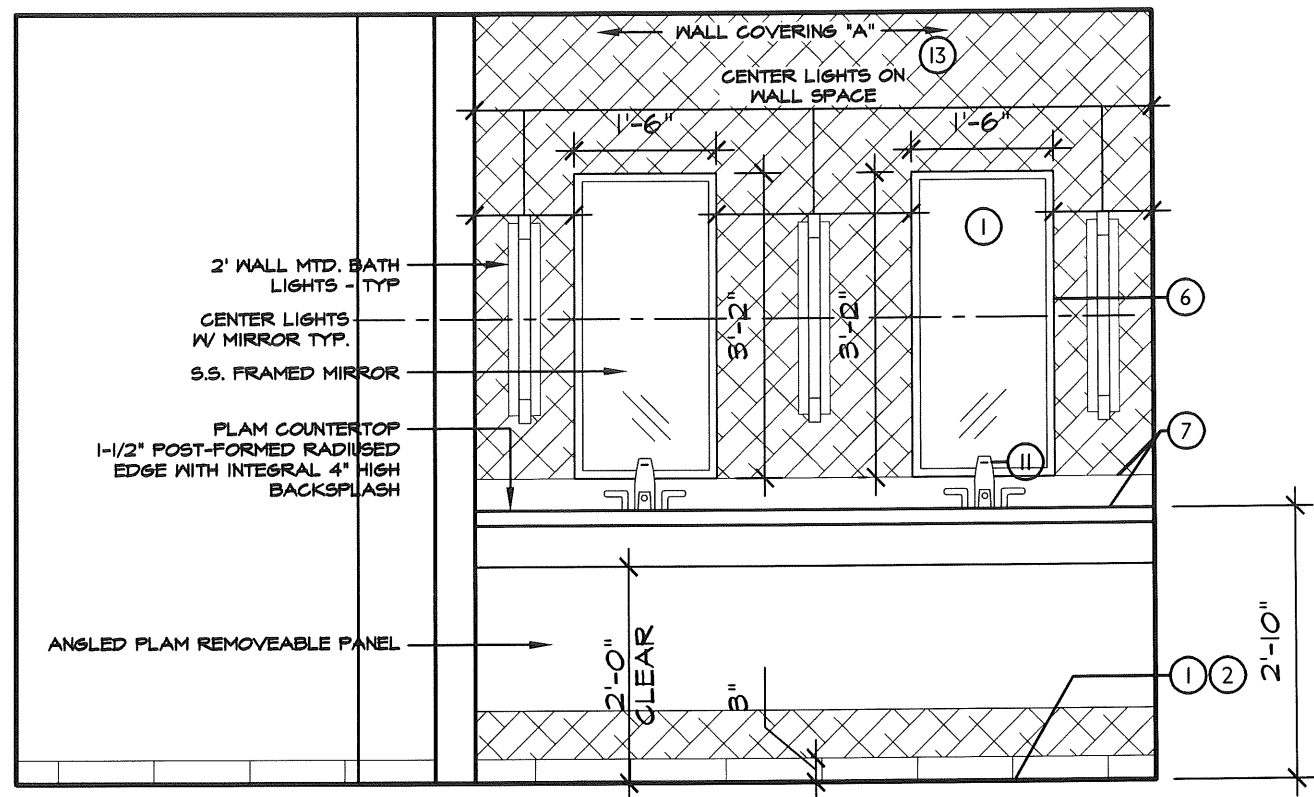
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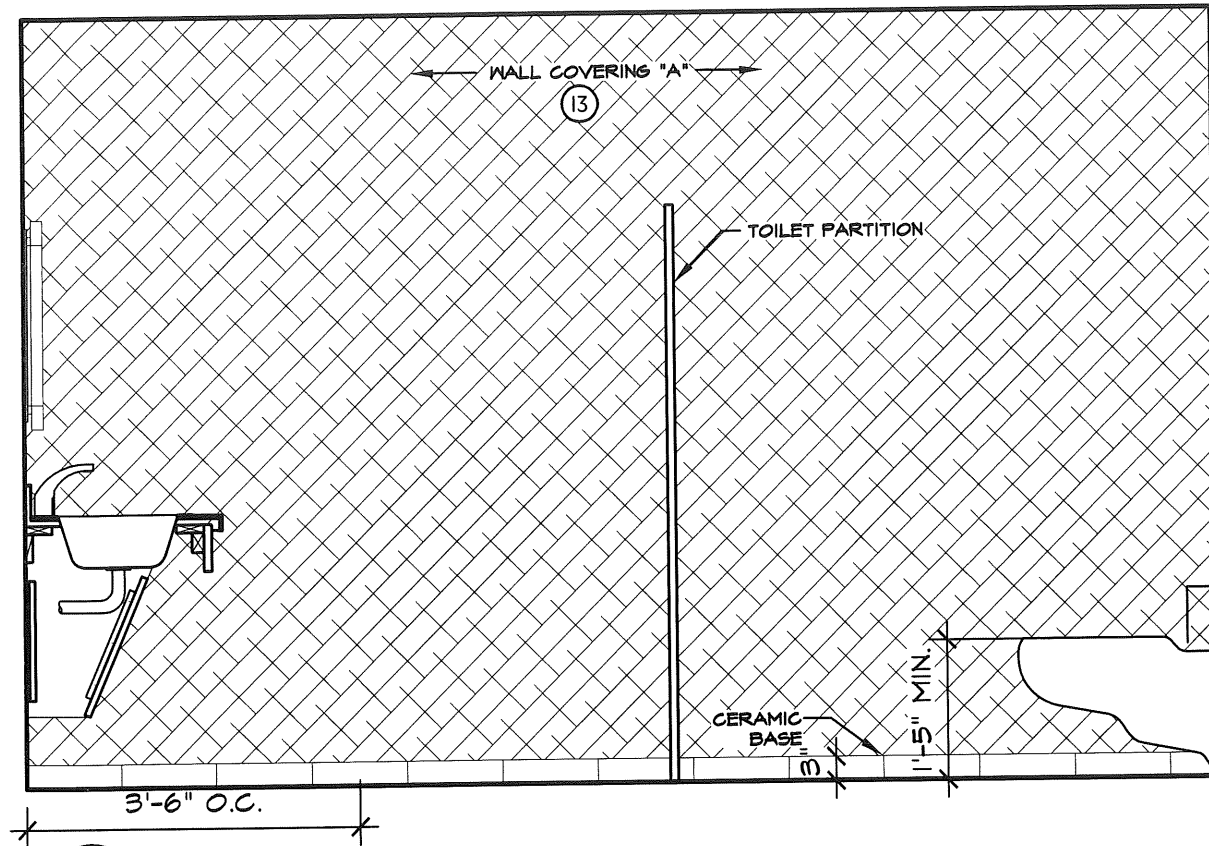
TITLE
FIFTH FLOOR CEILING PLAN

JOB # 09-044
DATE 06-29-09
SCALE 1/4"=1'-0"

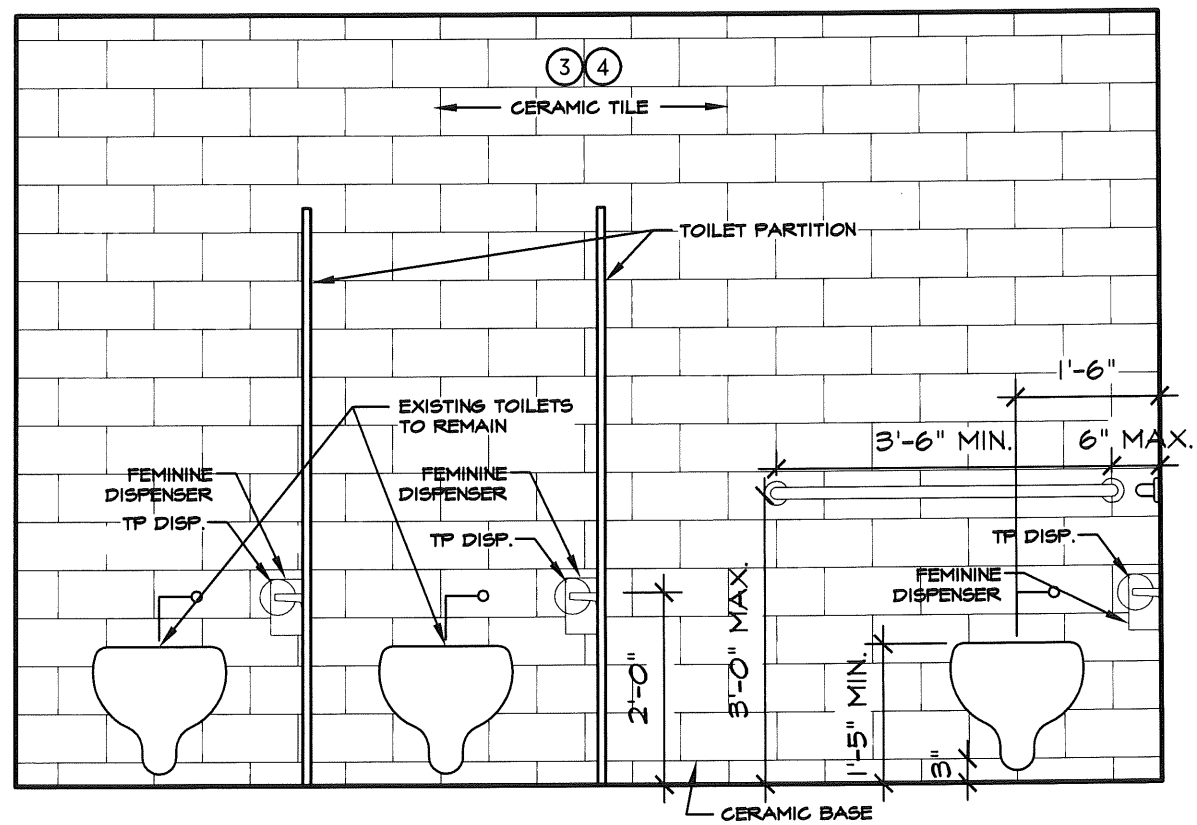
SHEET
A13



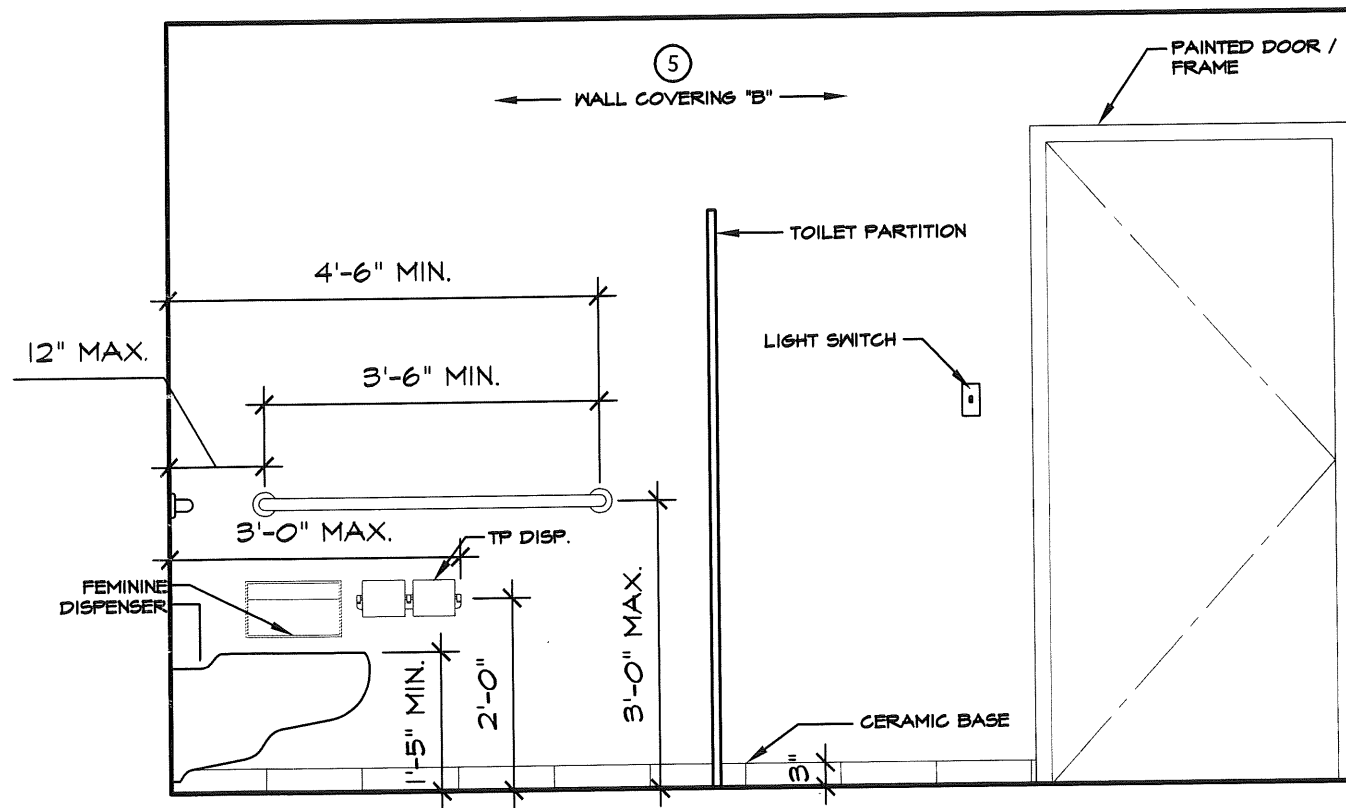
1 SECOND FLOOR WOMEN'S
1/2"=1'-0"



2 SECOND FLOOR WOMEN'S
1/2"=1'-0"



3 SECOND FLOOR WOMEN'S
1/2"=1'-0"



4 SECOND FLOOR WOMEN'S
1/2"=1'-0"

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SECOND FLOOR ELEVATIONS - WOMEN
JOB # 09-044
DATE 29 JUNE 2009
SCALE 1/2"=1'-0"

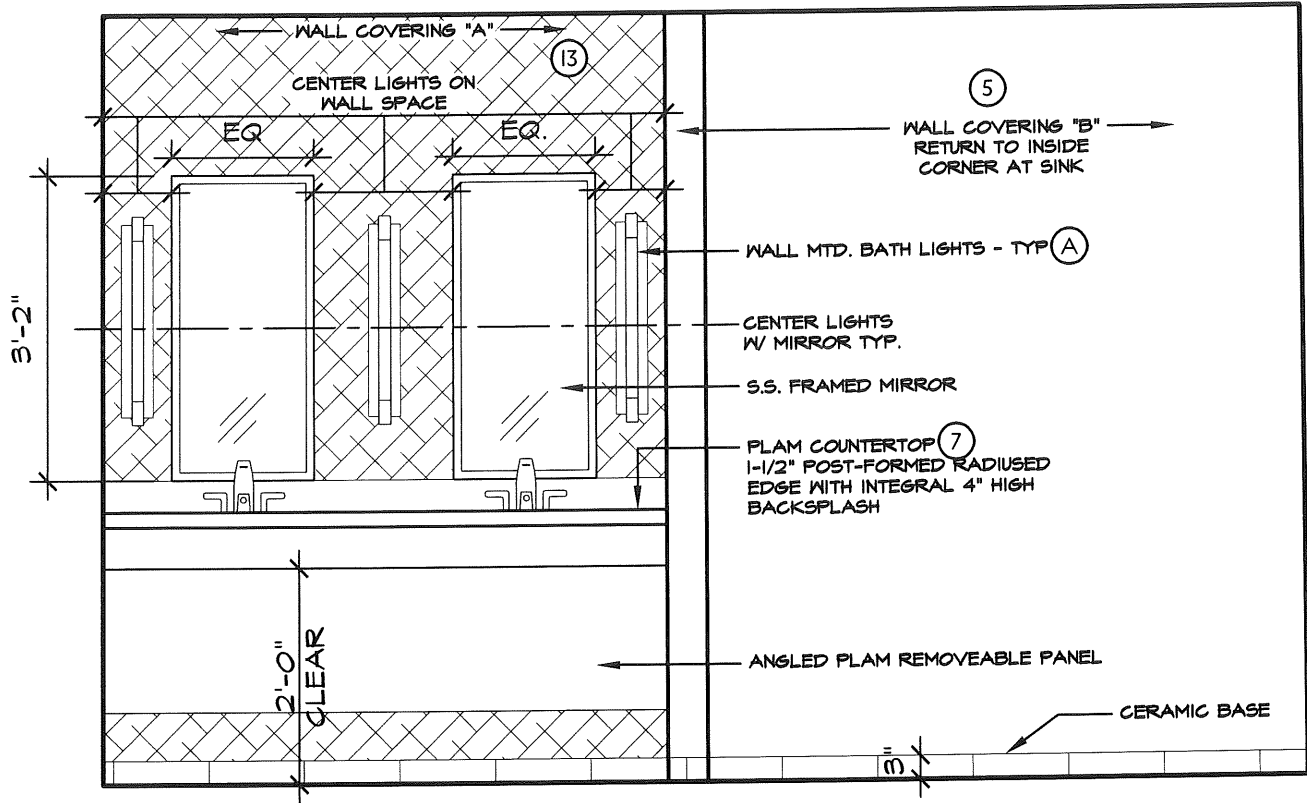
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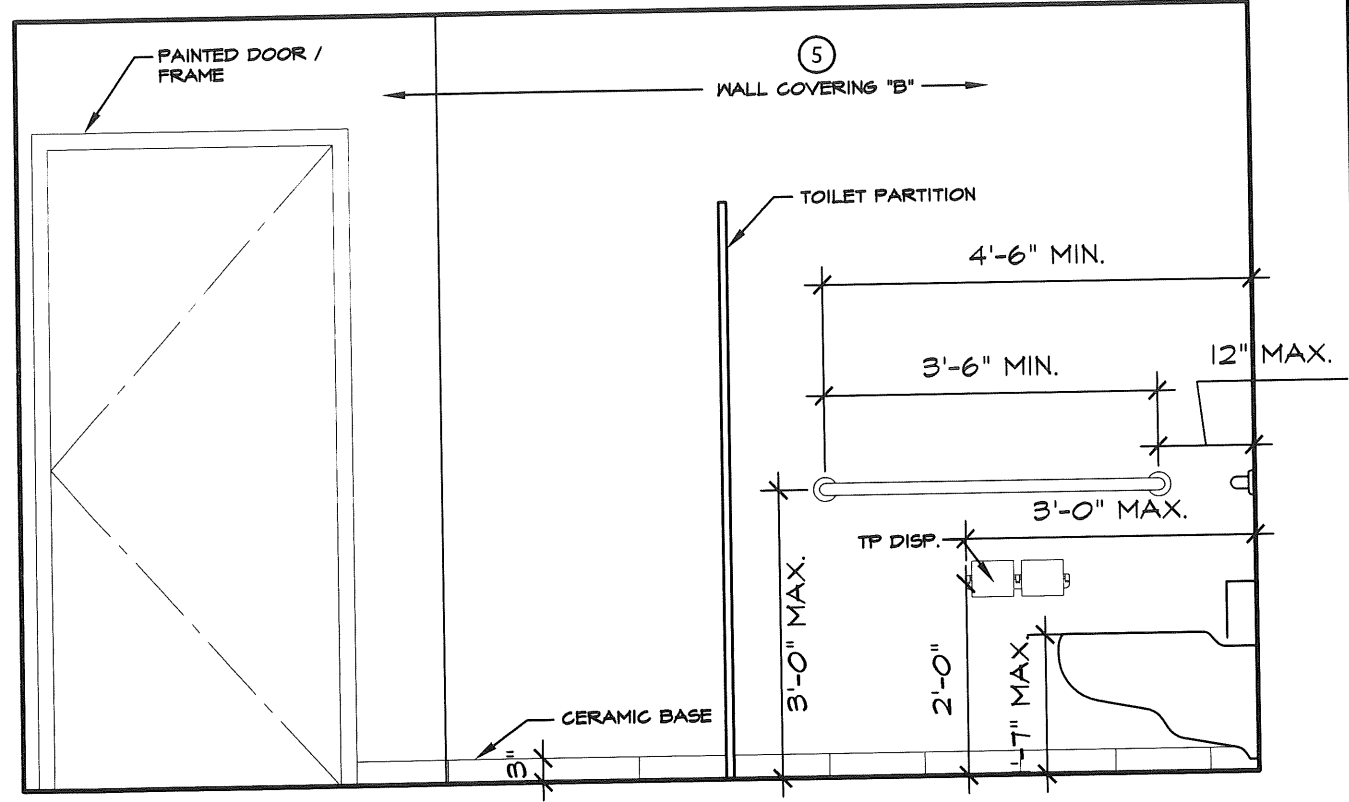
SHEET
A15

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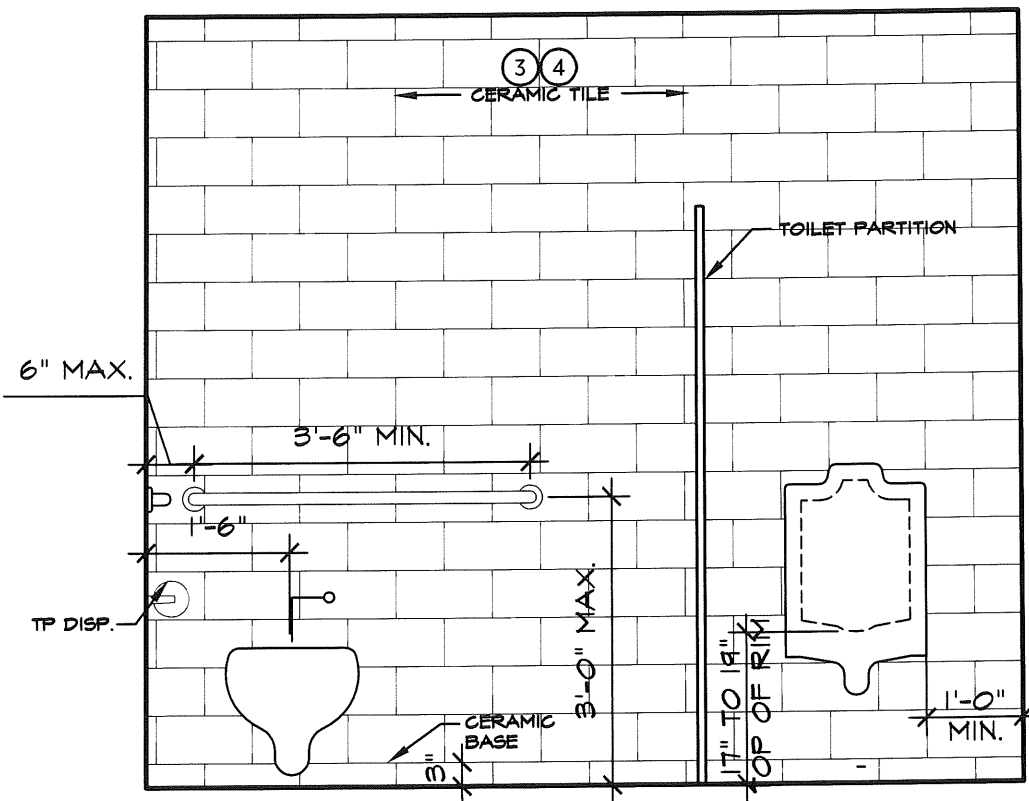
Jun 29 2009 11:31am



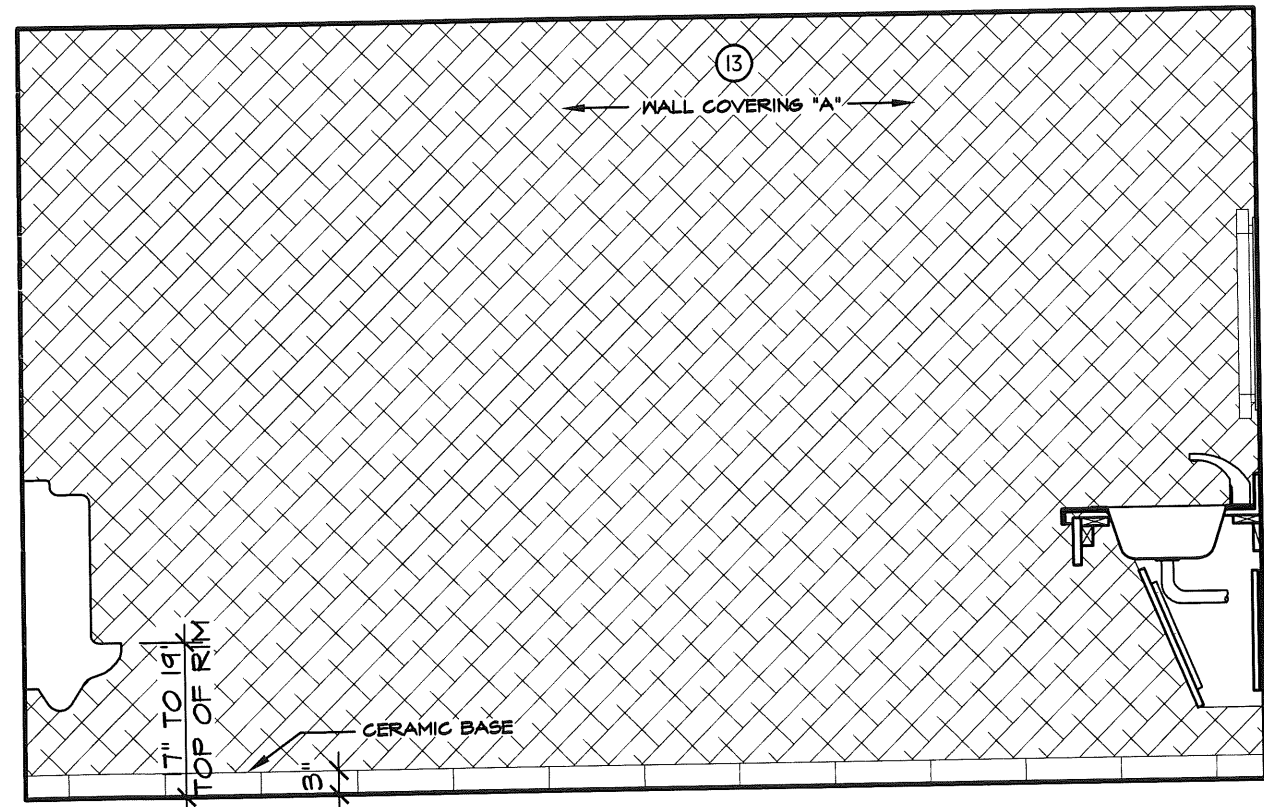
5 SECOND FLOOR MEN'S
1/2"=1'-0"



6 SECOND FLOOR MEN'S
1/2"=1'-0"



7 SECOND FLOOR MEN'S
1/2"=1'-0"



8 SECOND FLOOR MEN'S
1/2"=1'-0"

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245 COMMERCIAL ST., PORTLAND, MAINE

SECOND FLOOR ELEVATIONS - MEN

JOB # 09-044
DATE 29 JUNE 2009
SCALE 1/2"=1'-0"

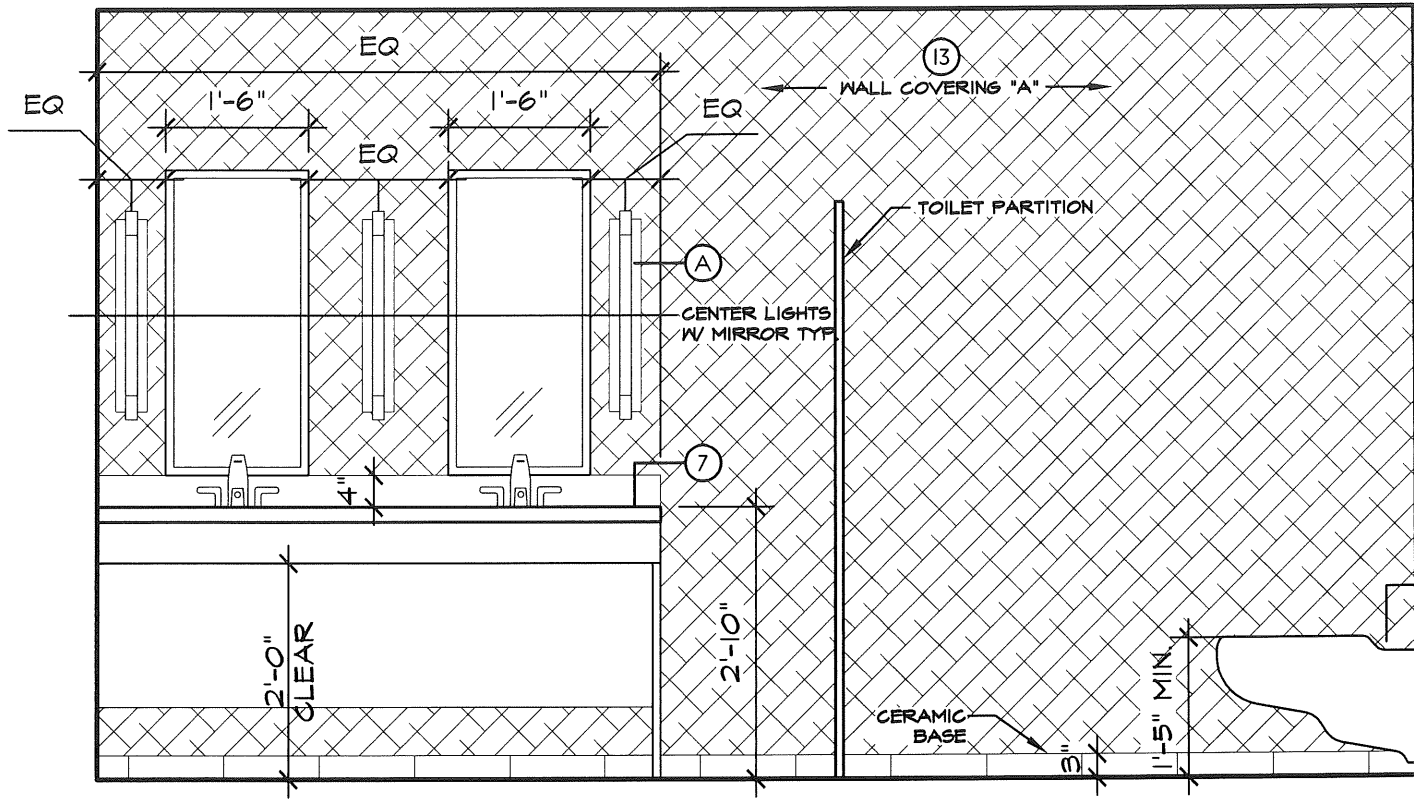
SHEET
A16

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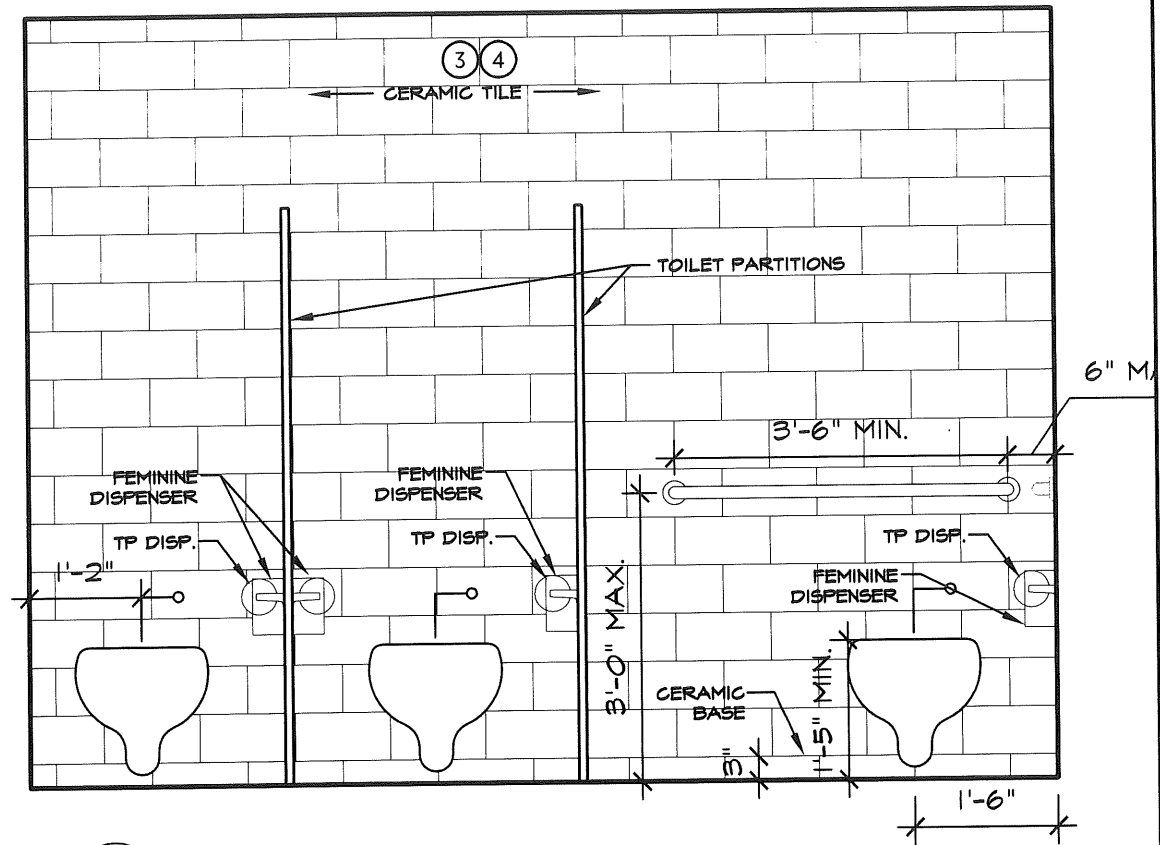
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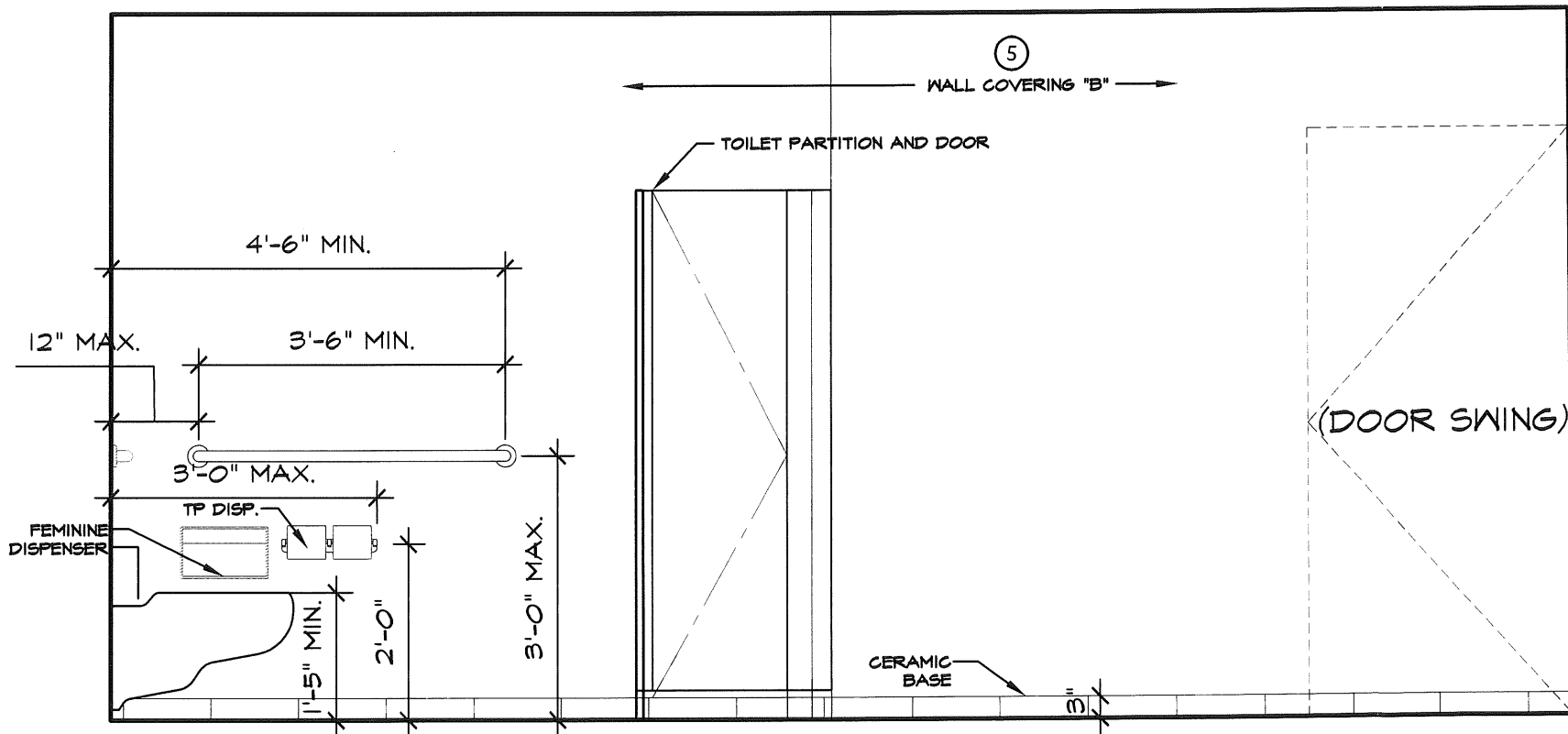
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11/29/2009 11:31am



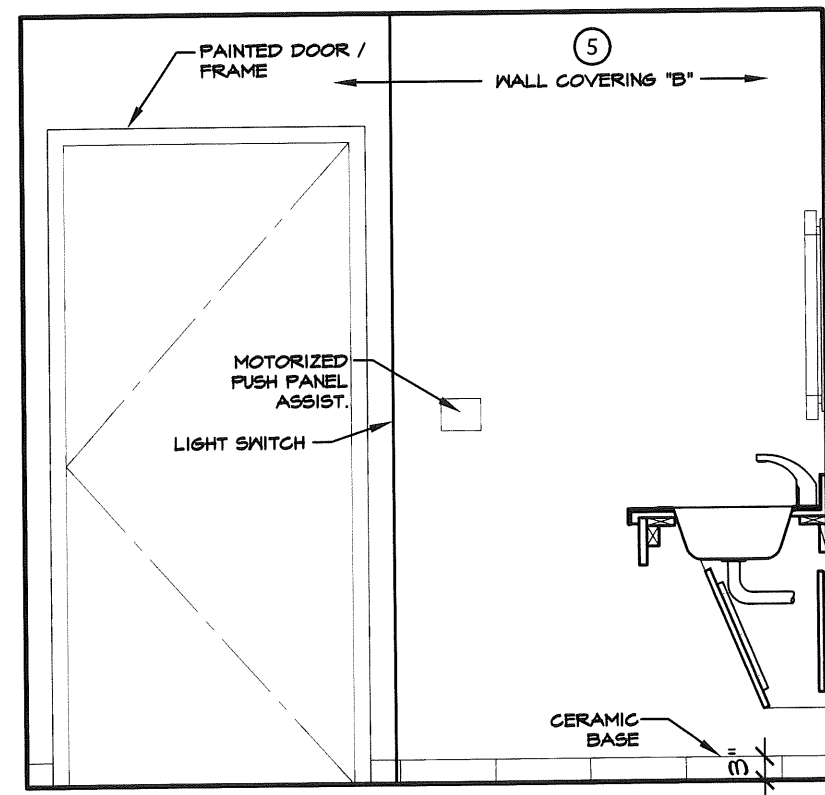
9 THIRD & FOURTH FLOOR WOMEN'S
1/2"=1'-0"



10 THIRD & FOURTH FLOOR WOMEN'S
1/2"=1'-0"



11 THIRD & FOURTH FLOOR WOMEN'S
1/2"=1'-0"



12 THIRD & FOURTH FLOOR WOMEN'S
1/2"=1'-0"

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245 COMMERCIAL ST., PORTLAND, MAINE

JOB # 09-044
DATE 29 JUNE 2009
SCALE 1/2"=1'-0"

TITLE
THIRD & FOURTH FLOOR
ELEVATIONS - WOMEN

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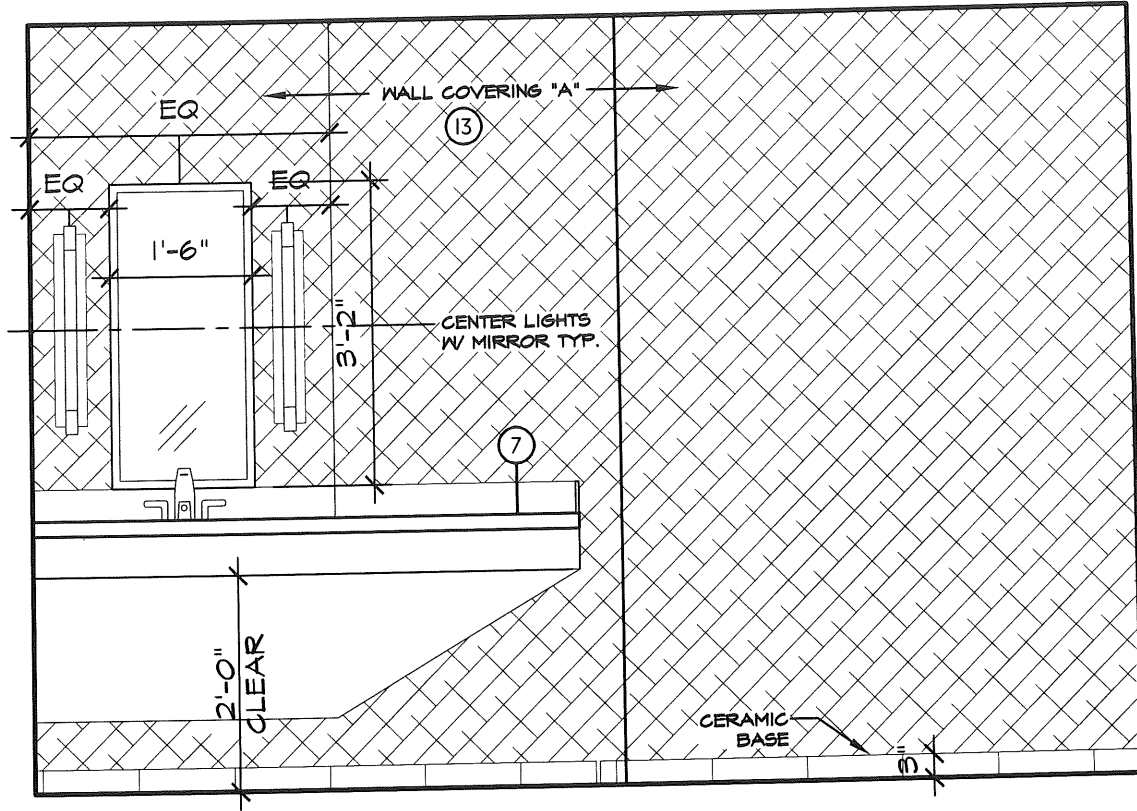
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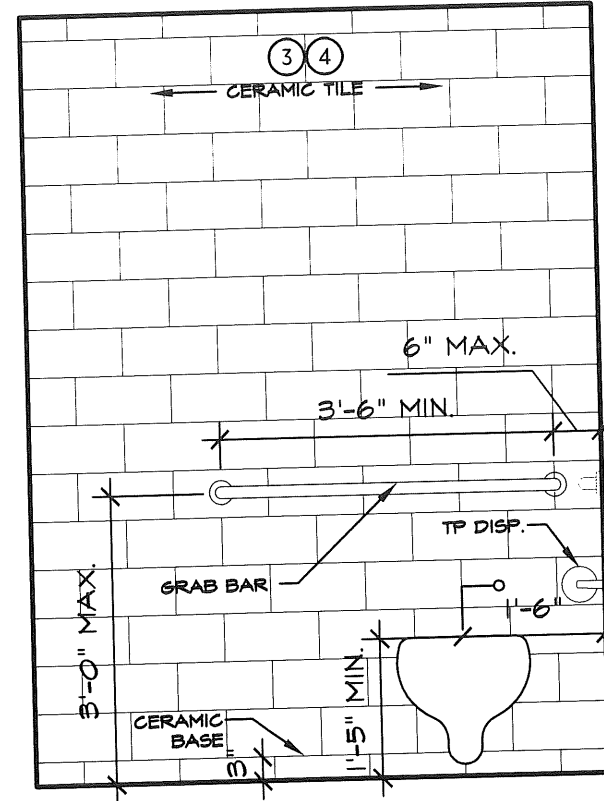
SHEET
A17

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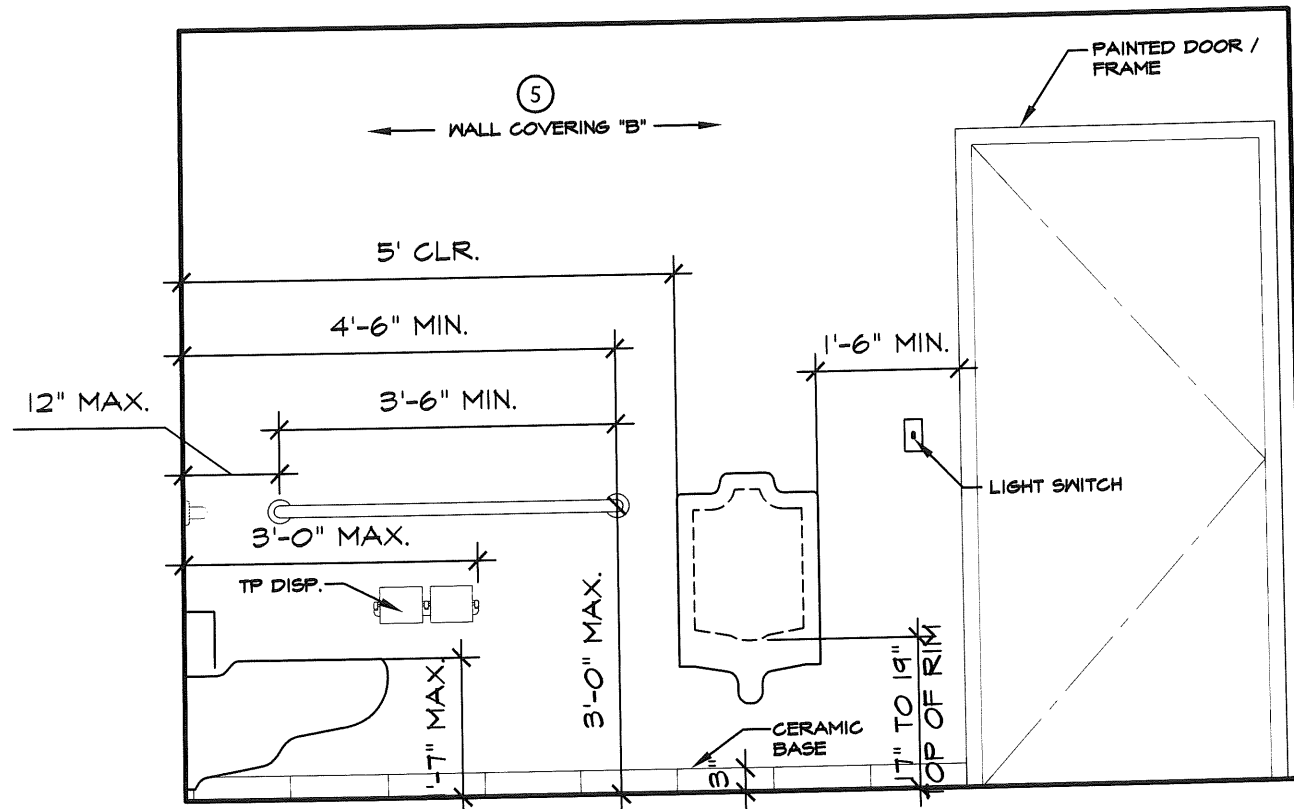
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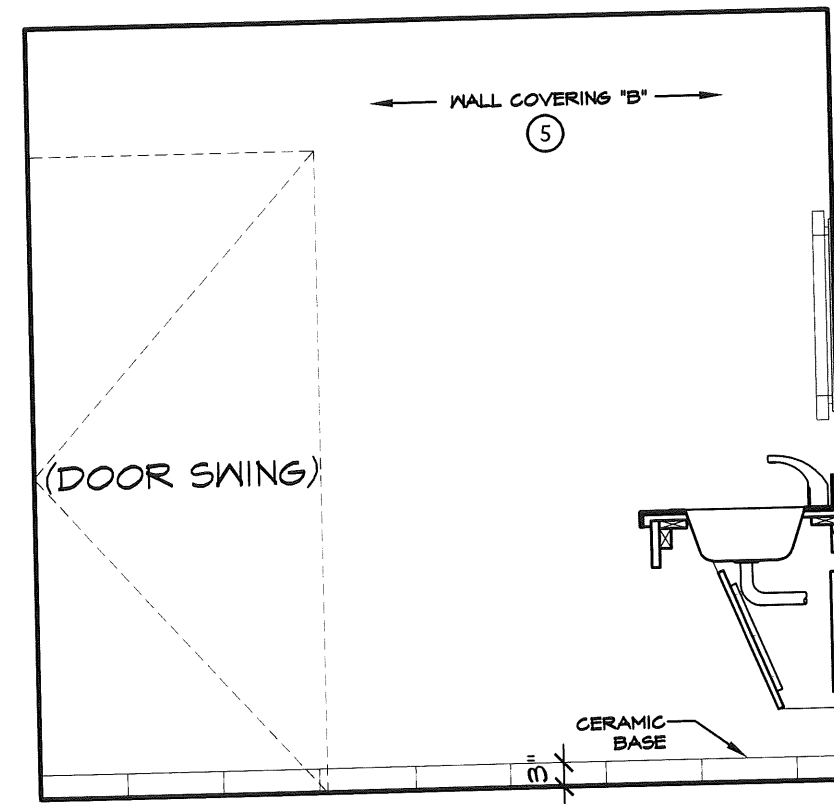
13 THIRD & FOURTH FLOOR MEN'S
1/2"=1'-0"



14 THIRD & FOURTH FLOOR MEN'S
1/2"=1'-0"



15 THIRD & FOURTH FLOOR MEN'S
1/2"=1'-0"



16 THIRD & FOURTH FLOOR MEN'S
1/2"=1'-0"

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SHEET
A18

JOB # 09-044
DATE 29 JUNE 2009
SCALE 1/2"=1'-0"

TITLE
THIRD & FOURTH FLOOR
ELEVATIONS - MEN

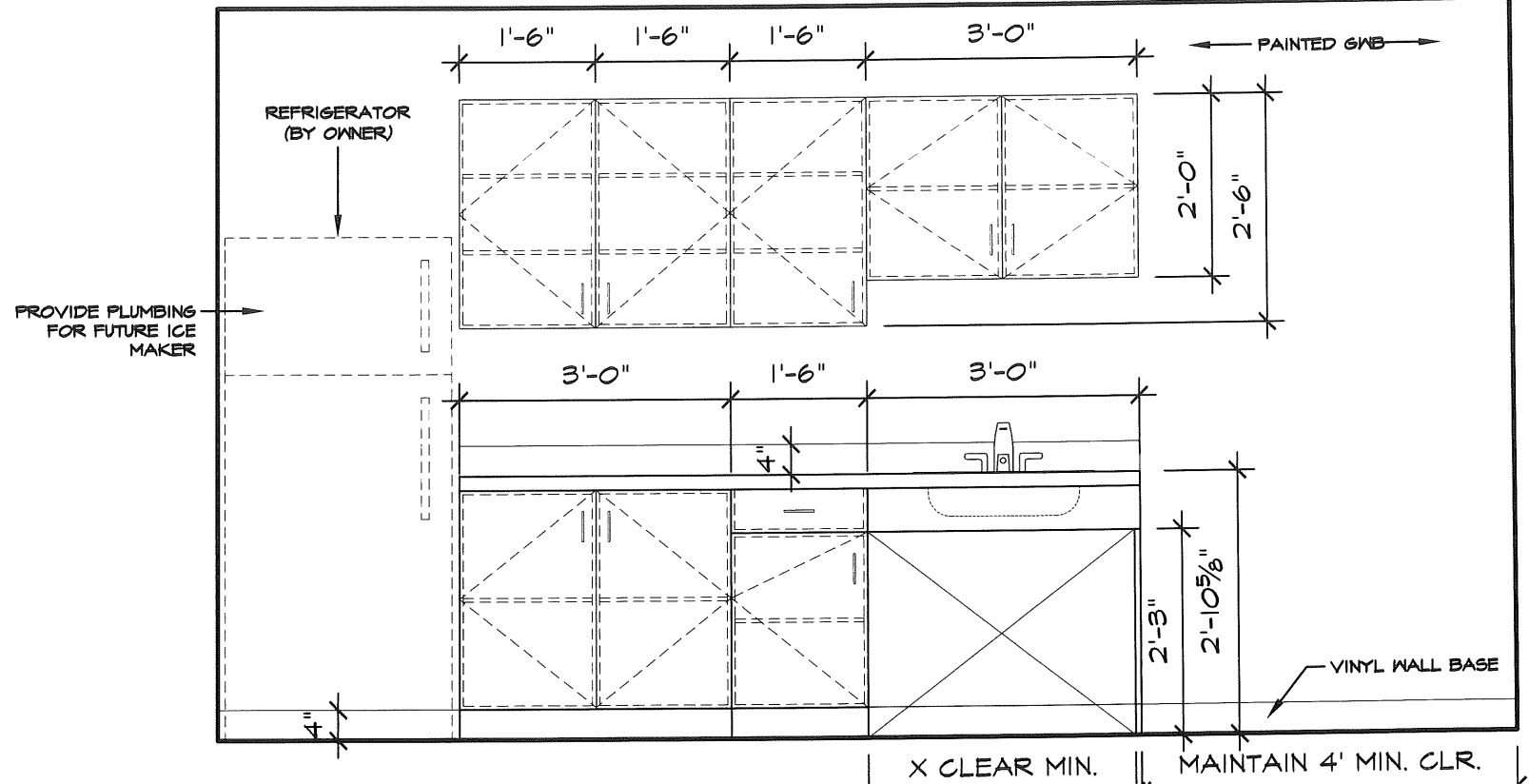
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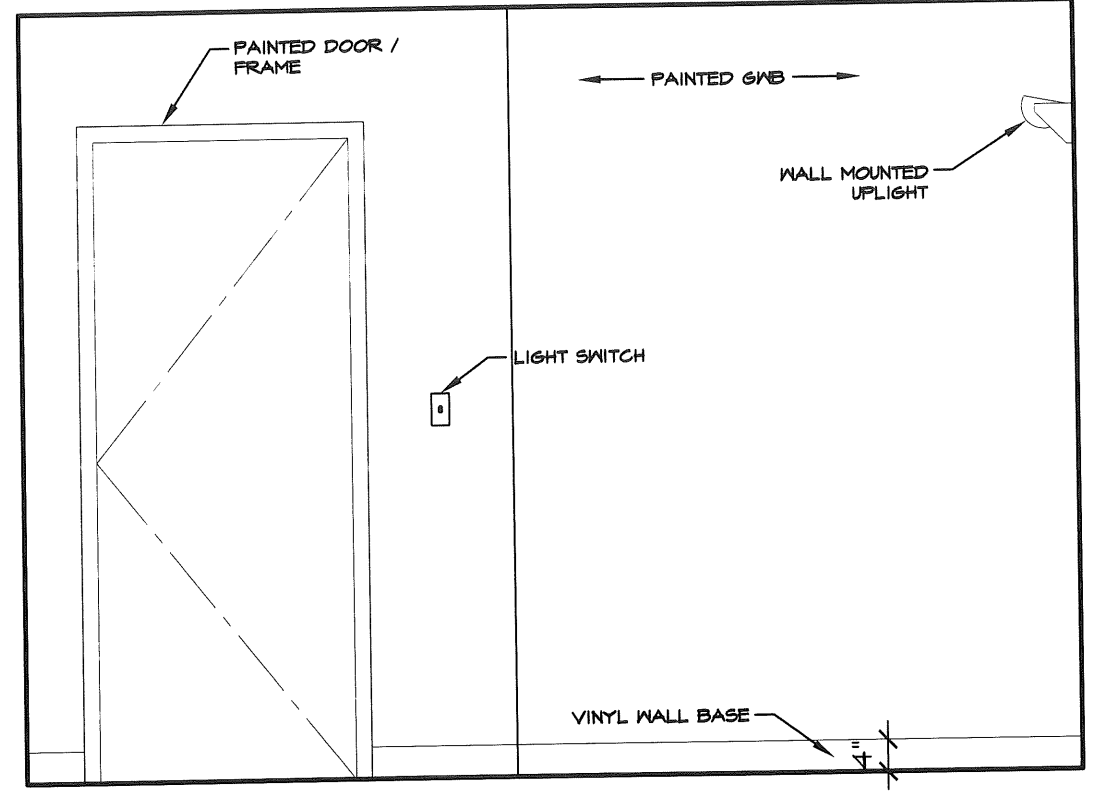
ARCHITECTS

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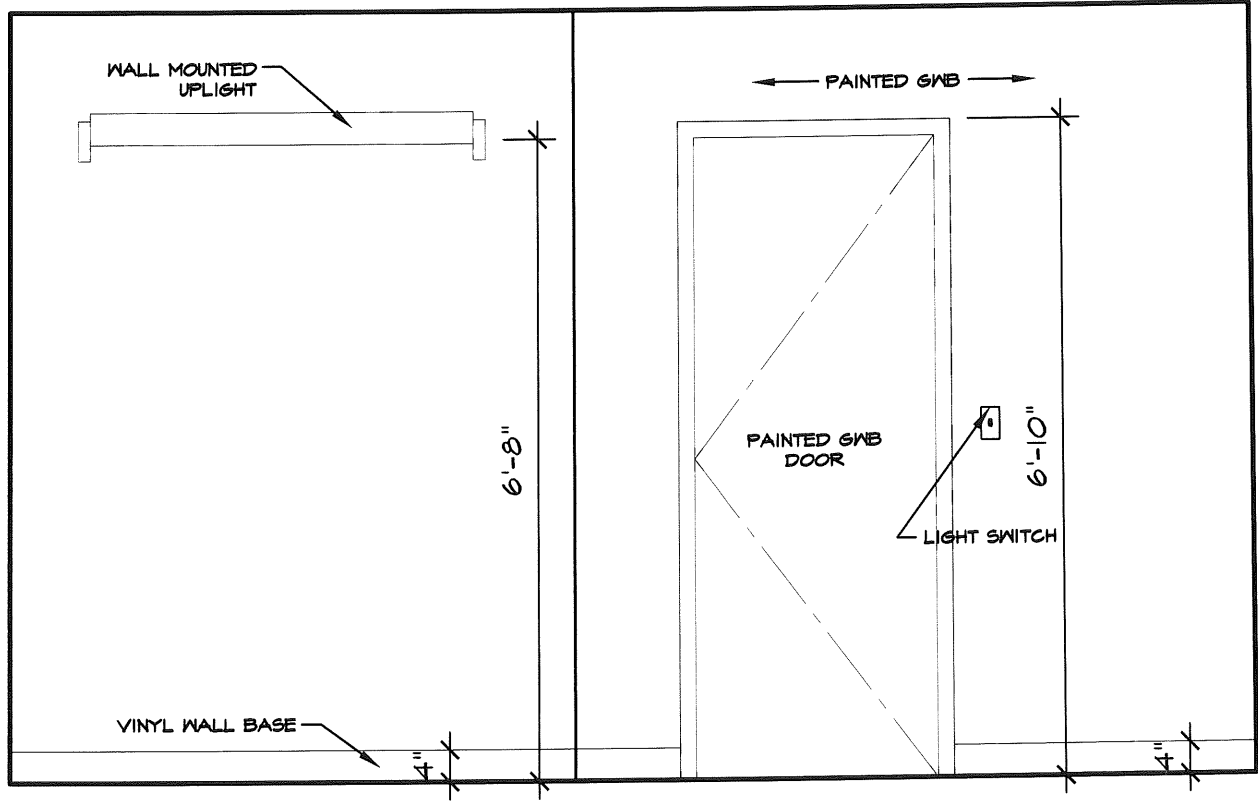
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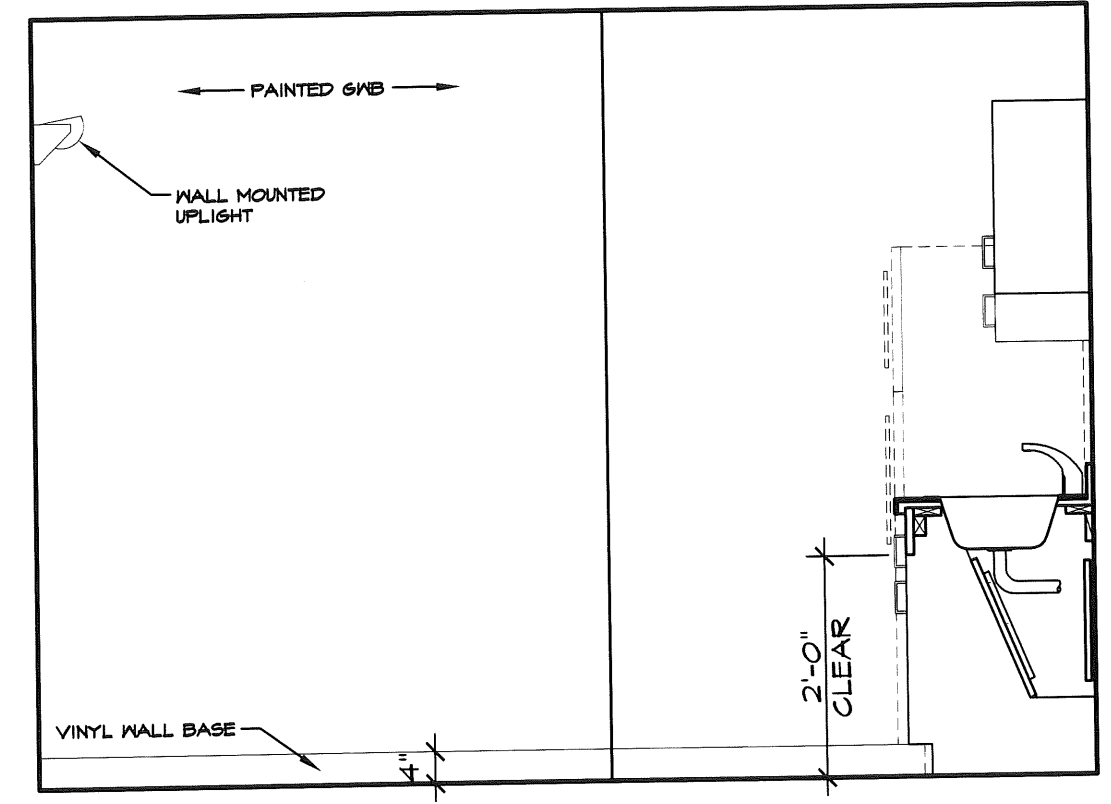
17 FIFTH FLOOR BREAK ROOM
1/2"=1'-0"



18 FIFTH FLOOR BREAK ROOM
1/2"=1'-0"



19 FIFTH FLOOR BREAK ROOM
1/2"=1'-0"



20 FIFTH FLOOR BREAK ROOM
1/2"=1'-0"

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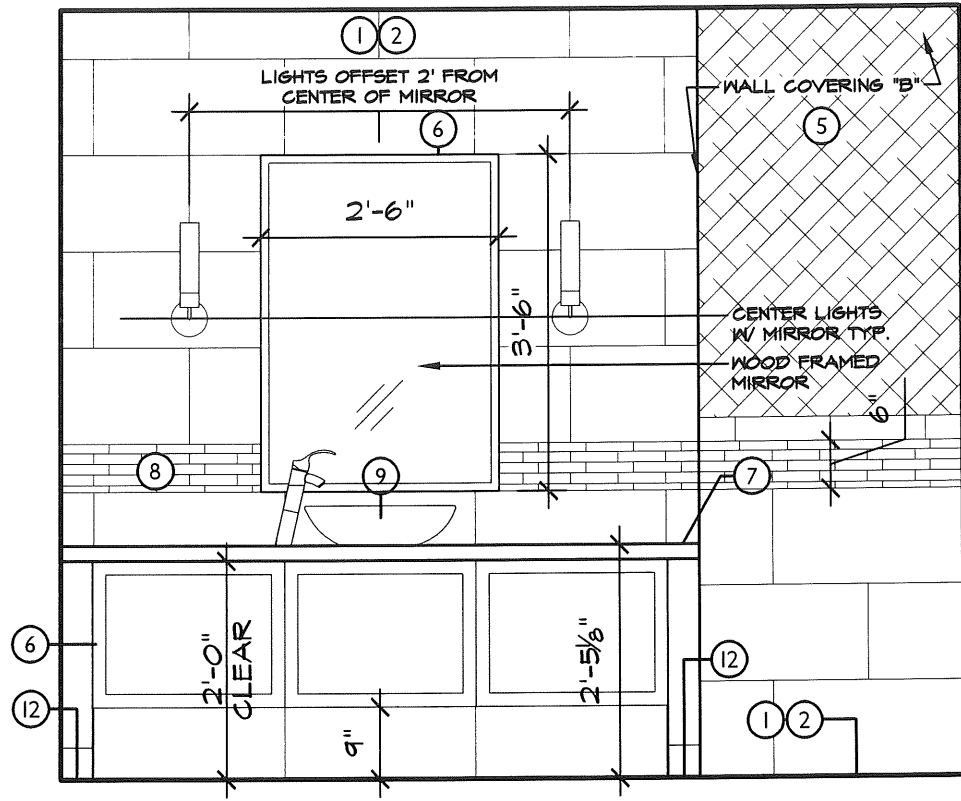
JOB # 09-044
DATE 29 JUNE 2009
SCALE 1/2"=1'-0"

FIFTH FLOOR
ELEVATIONS - BREAKROOM

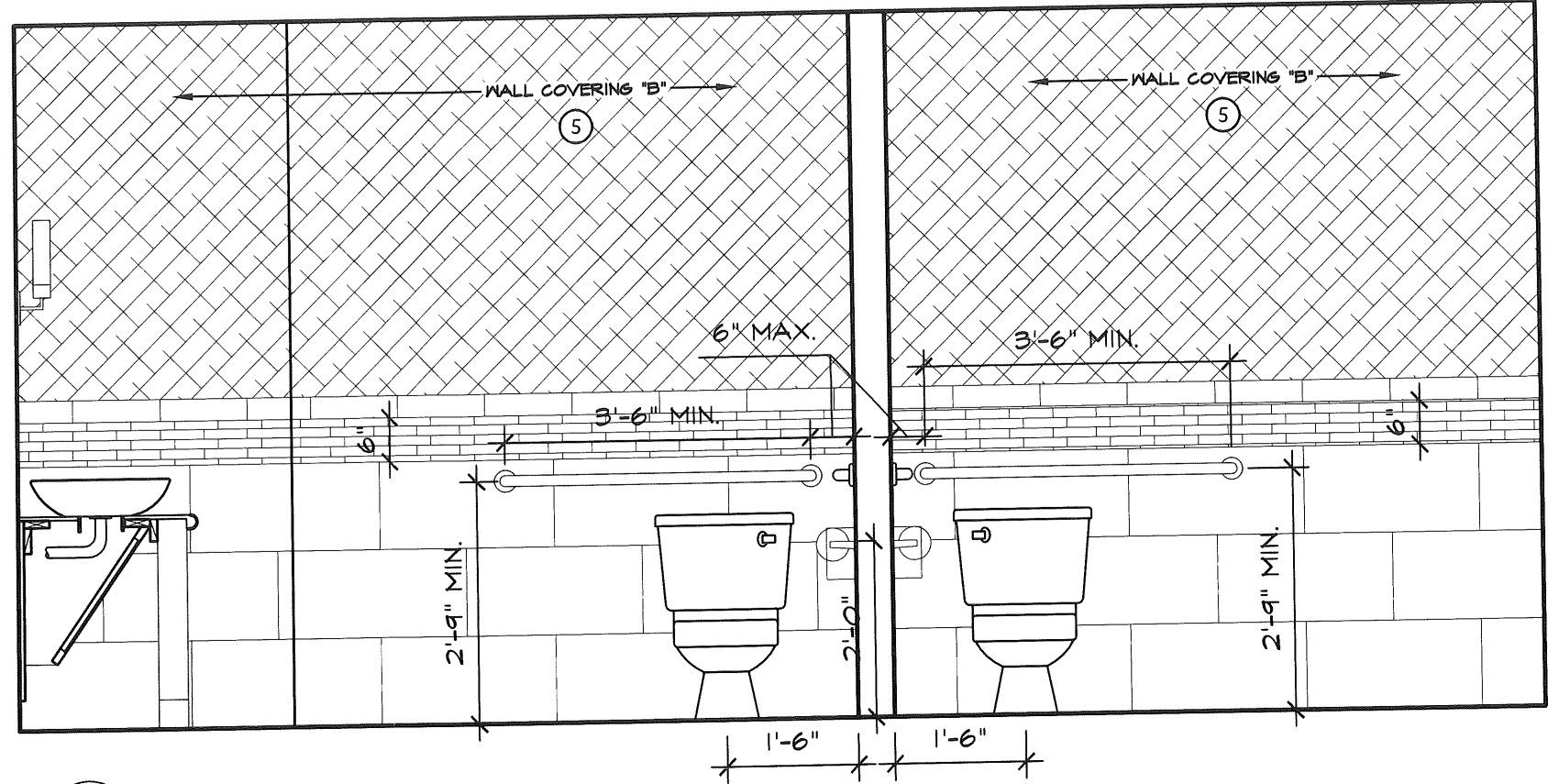
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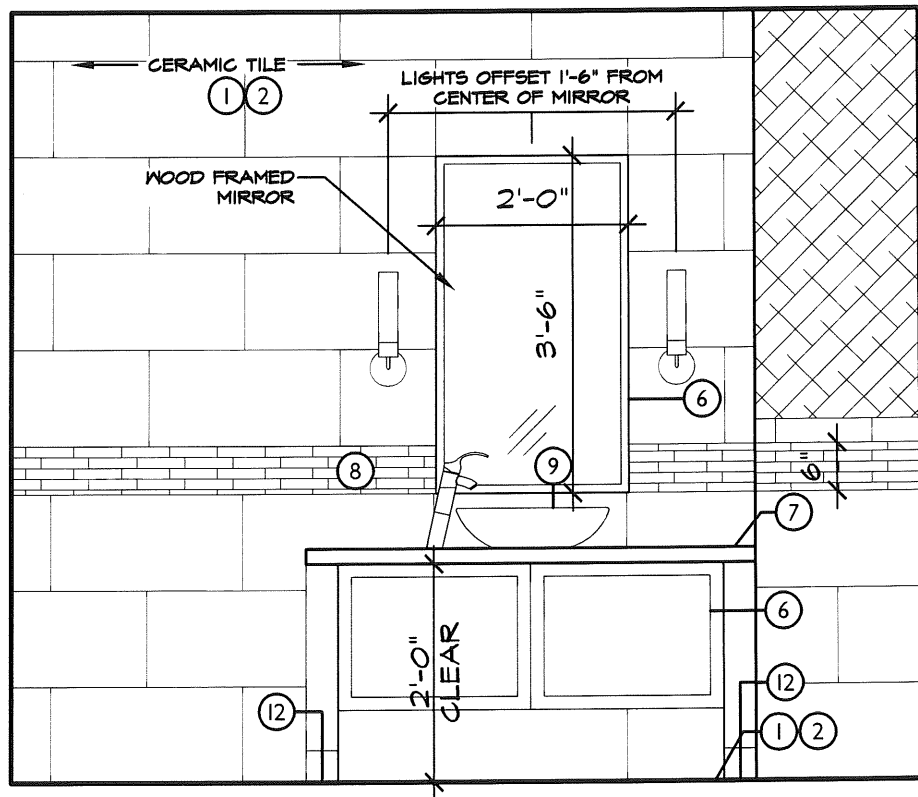
ARCHITECTS



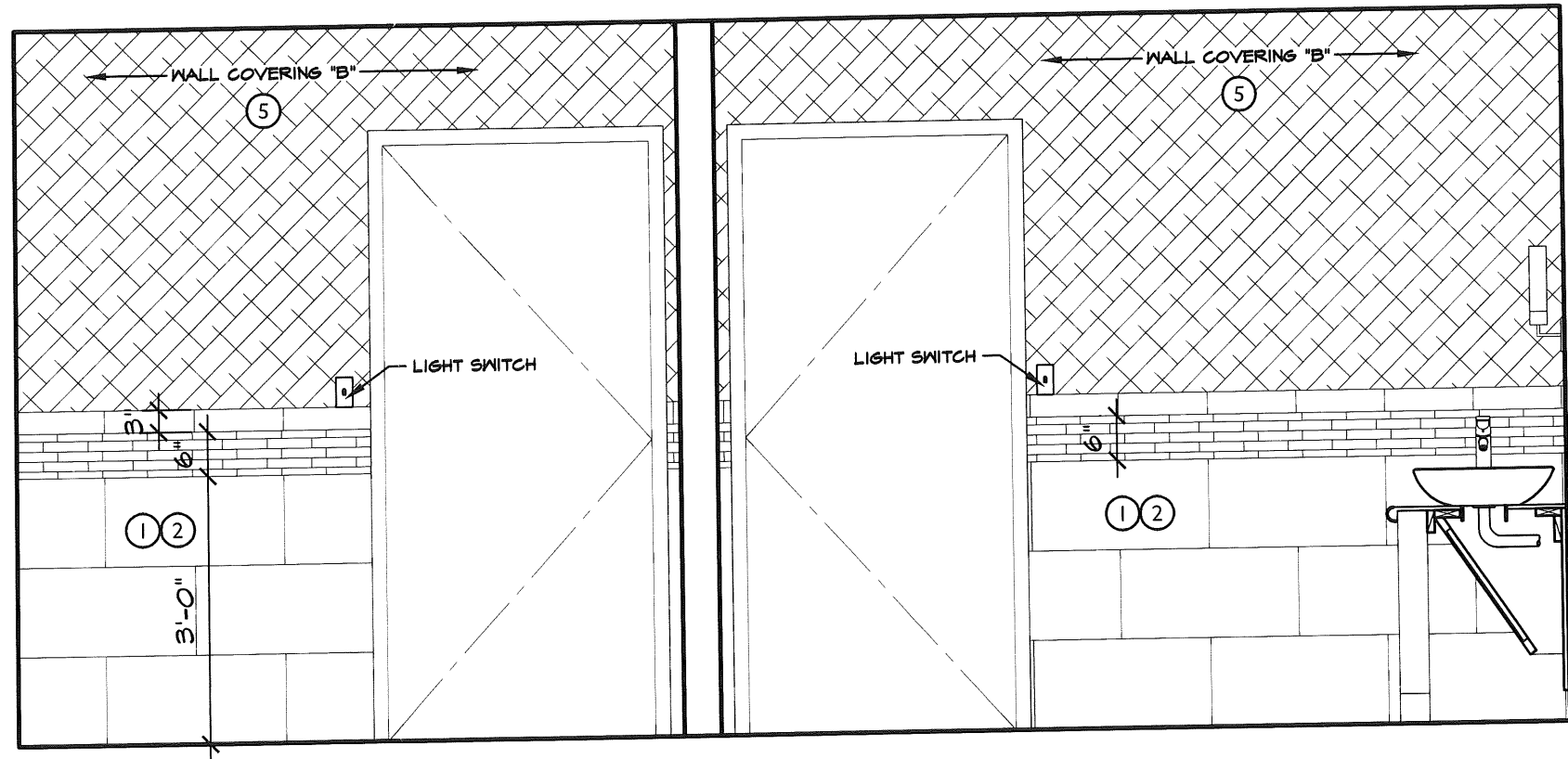
21 FIFTH FLOOR UNISEX
1/2"=1'-0"



22 FIFTH FLOOR UNISEX
1/2"=1'-0"



23 FIFTH FLOOR UNISEX
1/2"=1'-0"



24 FIFTH FLOOR UNISEX
1/2"=1'-0"

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JOB # 09-044
DATE 29 JUNE 2009
SCALE 1/2"=1'-0"

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SHEET
A20

H:\Master Proj Files\2\MEMIC\245-251 Commercial Street\ADA\TA TOIL FTS\MEMIC-all plans-exist.dwg

Lin 09 2009-11-13am

NATHAN WINSLOW BLOCK

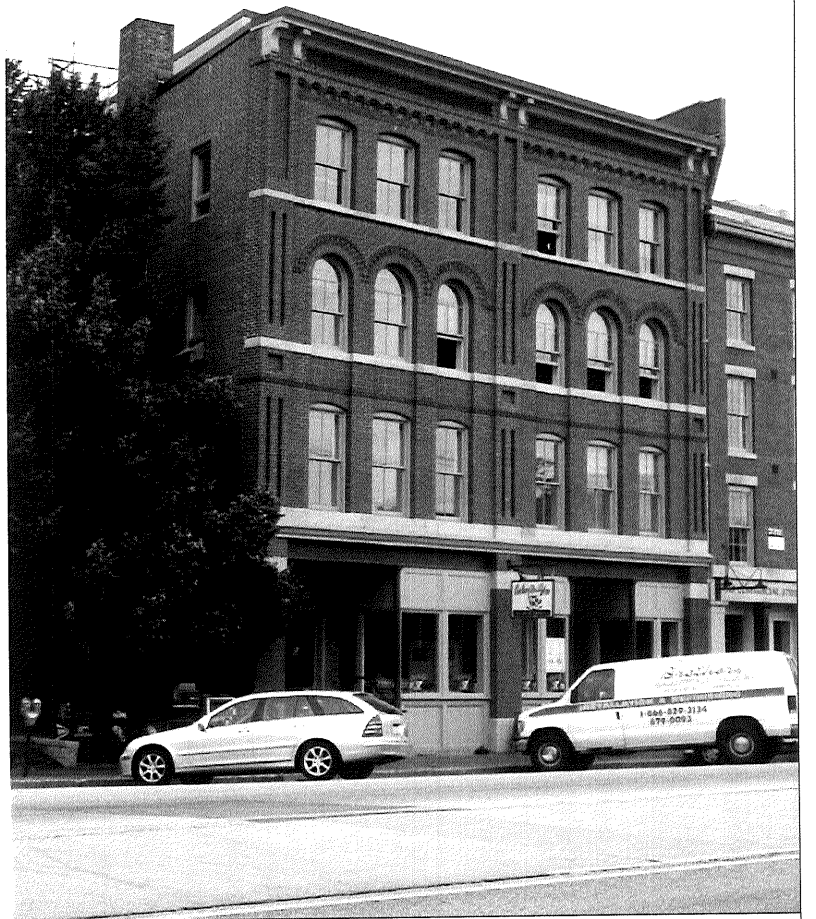
TENANT FIT-OUT FOR ABILIS

245-253 COMMERCIAL STREET

RENOVATION TO 3rd FLOOR

PORTLAND, MAINE 04101

CBL 038- F006
 Permit # 090677



LIST OF DRAWINGS:

- A 0.1 COVER SHEET
- A 1.1 3rd Floor Plan
- 1 A 1.2 3rd Floor - Life Safety Plan
- A 2.1 3rd Floor Reflected Ceiling Plan + Notes

PROJECT TEAM:

Design: Langford and Low
 Construction: Langford and Low

NO CHANGE OF USE PROPOSED
 NO PROPOSED MODIFICATIONS TO STRUCTURE, EGRESS
 COMPONENTS, FIRE AND / OR SMOKE PARTITION RATINGS, OR
 ADA ACCESSIBILITY

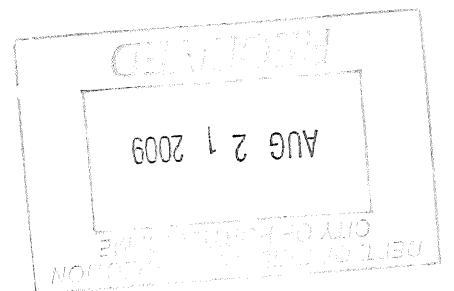
OCCUPANCY: BUSINESS (EXISTING)

ALLOWABLE = 100 sf / PERSON
 AFFECTED SQUARE FOOTAGE OF TENANT FIT-UP = 3,890
 MAXIMUM NUMBER OF OCCUPANTS ALLOWED = 38
 ACTUAL NUMBER OF OCCUPANTS PROPOSED = 20
 EXISTING BUILDING IS FULLY SPRINKLERED AND IS EQUIPT WITH A FIRE ALARM SYSTEM

GENERAL SYMBOLS:

- ROOM NAME**
ROOM # = ROOM TAG
101A = DOOR TAG
= WINDOW TAG
W# = WALL / PARTITION TYPE
 — = CENTER LINE
= REVISION TAG
 — = BREAK LINE
↑ = NORTH ARROW
 MATCH LINE
 con't on SHEET # = MATCH LINE
= DETAIL TAG
= SECTION TAG
▲ = ELEVATION TAG
1 = NOTE TAG (same page)

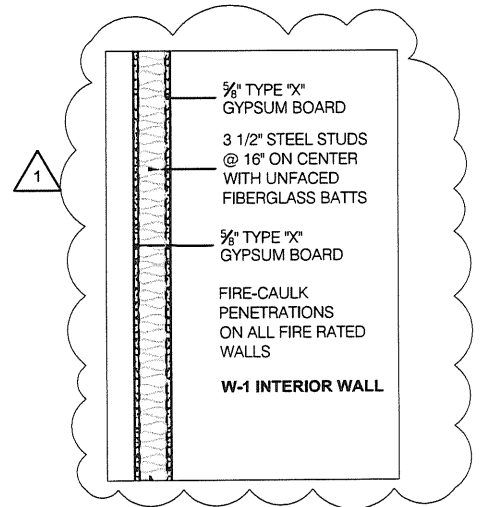
FOR QUESTIONS PLEASE CALL GABRIELLE RUSSELL @ 797-5141



LANGFORD AND LOW GENERAL CONTRACTOR	CONSULTANTS STRUCTURAL: _____ MECHANICAL: _____ ELECTRICAL: _____ LANDSCAPE: _____ CODE: _____ DESIGN: _____	REGISTERED PROFESSIONAL'S SEAL	REVISIONS REVISION # 1 DATE: 8/20/09 DESCRIPTION: LIFE SAFETY PLAN ADDED, CONFERENCE ROOM REVISION REVISION # _____ DATE: _____ DESCRIPTION: _____	DATE AUGUST 17, 2009	DRAWING TITLE PLAN
DRAWN BY: GABRIELLE RUSSELL, LEED AP PROJECT DESIGNER / PROJECT COORDINATOR LANGFORD AND LOW MASTER OF ARCHITECTURE, TULANE UNIVERSITY BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY	DRAWING STATUS <input type="checkbox"/> OFFICE REVIEW <input checked="" type="checkbox"/> CLIENT REVIEW <input type="checkbox"/> PERMIT SET <input type="checkbox"/> BID / ESTIMATING SET <input type="checkbox"/> CONTRACT DRAWINGS <input type="checkbox"/> CONSTRUCTION SET	REVIEWED BY -	JOB NUMBER 0909	SCALE N/A	PROJECT NAME & LOCATION MEMIC / ABILIS TENANT FIT-OUT 245-253 COMMERCIAL ST. 3RD FLOOR PORTLAND, ME 04101
				SHEET NUMBER A0.1	

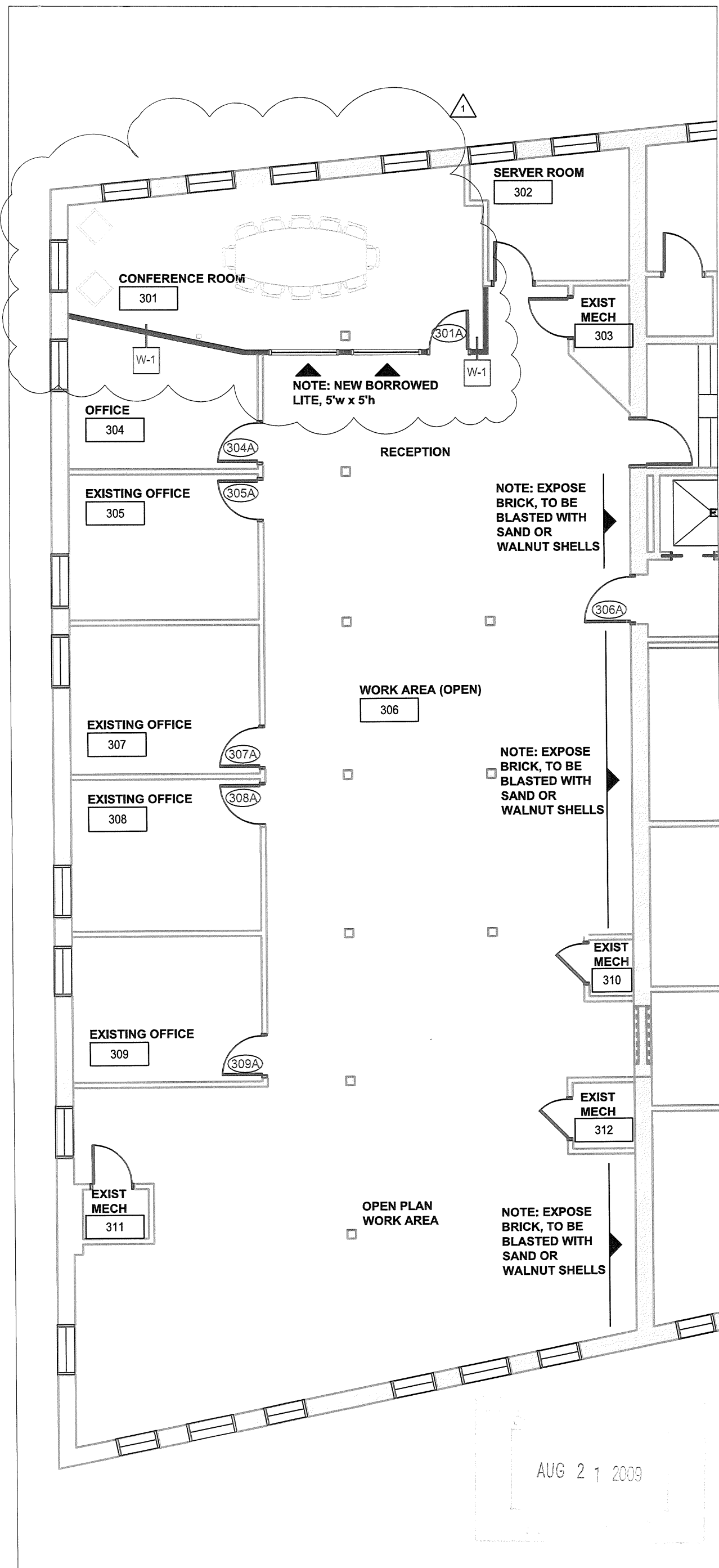
GENERAL DESIGN INTENT + NOTES:

- NO NEW WALLS
- EXISTING DOORS SHALL HAVE GLASS CUT IN.
- NEW FLOORING, PAINT, ACT, + SOFFITS
- DESIGN BUILD APPROACH FOR ELECTRICAL, MECHANICAL, SPRINKLER
- SELECTED NEW LIGHTING
- MODIFIED MECHANICAL + SPRINKLER

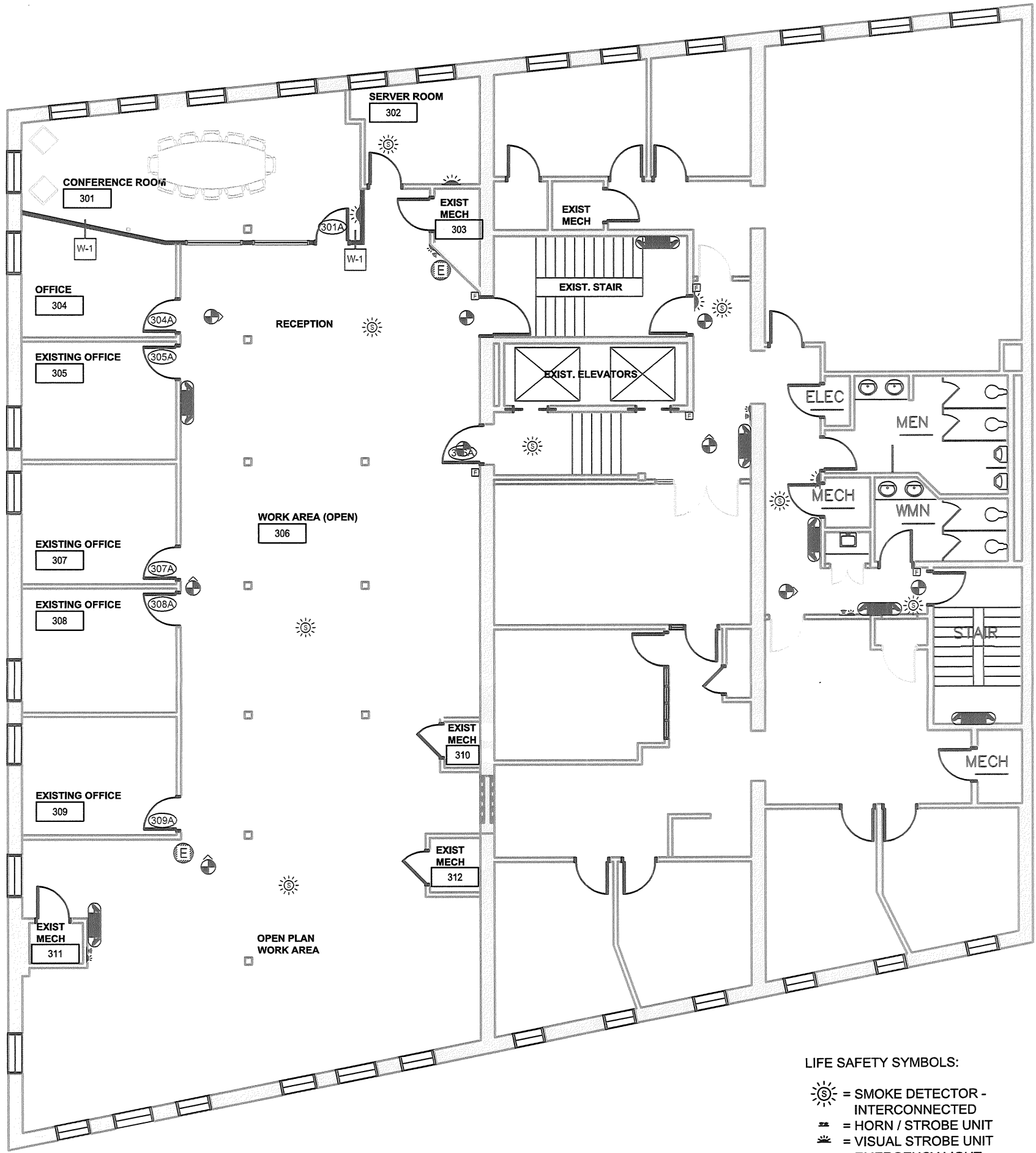


DOORS				
DOOR #	DOOR SIZE	FRAME TYPE	DOOR MAT.	NOTES
301A	3'0"x6'8"	HOLLOW METAL	WOOD /GLASS	REUSE EXISTING DOOR - ADD 24'X60' TEMPERED GLAZING, NEW ADA LEVER HARDWARE
304A	3'0"x6'8"	HOLLOW METAL	WOOD /GLASS	REUSE EXISTING DOOR + HARDWARE - ADD 24'X60' TEMPERED GLAZING
305A	3'0"x6'8"	HOLLOW METAL	WOOD /GLASS	REUSE EXISTING DOOR + HARDWARE - ADD 24'X60' TEMPERED GLAZING
306A	3'6"x6'8"	HOLLOW METAL	WOOD /GLASS	REUSE EXISTING DOOR - ADD 24'X60' TEMPERED GLAZING, NEW ADA LEVER HARDWARE
307A	3'0"x6'8"	HOLLOW METAL	WOOD /GLASS	REUSE EXISTING DOOR + HARDWARE - ADD 24'X60' TEMPERED GLAZING
308A	3'0"x6'8"	HOLLOW METAL	WOOD /GLASS	REUSE EXISTING DOOR + HARDWARE - ADD 24'X60' TEMPERED GLAZING
309A	3'0"x6'8"	HOLLOW METAL	WOOD /GLASS	REUSE EXISTING DOOR + HARDWARE - ADD 24'X60' TEMPERED GLAZING

FINISHES								
ROOM #	ROOM NAME	FLOOR	BASE	CEILING	WALL - NORTH	WALL - EAST	WALL - SOUTH	WALL - WEST
301	CONF.	CPT	VINYL BASE	ACT	PAINT	PAINT	PAINT	PAINT
302	SERVER ROOM	VCT	VINYL BASE	ACT	PAINT	PAINT	PAINT	PAINT
303	EXIST. MECH	-	-	-	-	-	-	-
304	OFFICE	CPT	VINYL BASE	ACT	PAINT	PAINT	PAINT	PAINT
305	EXIST. OFFICE	CPT	VINYL BASE	-	PAINT	PAINT	PAINT	PAINT
306	WORK AREA	CPT	VINYL BASE	ACT + Exposed	PAINT	PAINT	PAINT	PAINT
307	EXIST. OFFICE	CPT	VINYL BASE	-	PAINT	EXPOSE BRICK	PAINT	PAINT
308	EXIST. OFFICE	CPT	VINYL BASE	-	PAINT	PAINT	PAINT	PAINT
309	EXIST. OFFICE	CPT	VINYL BASE	-	PAINT	PAINT	PAINT	PAINT
310	EXIST. MECH	-	-	-	-	-	-	-
311	EXIST. MECH	-	-	-	-	-	-	-
312	EXIST. MECH	-	-	-	-	-	-	-



LANGFORD AND LOW GENERAL CONTRACTOR	CONSULTANTS STRUCTURAL: LANDSCAPE: MECHANICAL: CODE: ELECTRICAL: DESIGN:	REGISTERED PROFESSIONAL'S SEAL	REVISIONS REVISION # 1 DATE 8/20/09 DESCRIPTION LIFE SAFETY PLAN ADDED, CONFERENCE ROOM REDESIGN	DATE AUGUST 17, 2009	DRAWING TITLE PLAN
	DRAWN BY: GABRIELLE RUSSELL, LEED AP PROJECT DESIGNER / PROJECT COORDINATOR LANGFORD AND LOW MASTER OF ARCHITECTURE, TULANE UNIVERSITY BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY	DRAWING STATUS <input type="checkbox"/> OFFICE REVIEW <input checked="" type="checkbox"/> CLIENT REVIEW <input type="checkbox"/> PERMIT SET <input type="checkbox"/> BID / ESTIMATING SET <input type="checkbox"/> CONTRACT DRAWINGS <input type="checkbox"/> CONSTRUCTION SET	REVIEWED BY -	JOB NUMBER 0909	SCALE 1/8"=1'
SHEET NUMBER A1.1					



AUG 21 2009

LIFE SAFETY SYMBOLS:

- = SMOKE DETECTOR - INTERCONNECTED
- = HORN / STROBE UNIT
- = VISUAL STROBE UNIT
- = EMERGENCY LIGHT (2 lamp) INTERCONNECTED W/ BATTERY BACK-UP
- = EMERGENCY LIGHT (1 lamp) INTERCONNECTED W/ BATTERY BACK-UP
- = FIRE ALARM PULL STATION
- = FIRE EXTINGUISHER
- = EXIT SIGN (with direction indicator)
- = KNOX BOX
- = MAGNETIC HOLD OPEN (device for rated doors)
- = ELECTRIC DOOR OPENER (mounted to building)

LANGFORD AND LOW
GENERAL CONTRACTOR

DRAWN BY:
GABRIELLE RUSSELL, LEED AP
PROJECT DESIGNER / PROJECT COORDINATOR
LANGFORD AND LOW
MASTER OF ARCHITECTURE, TULANE UNIVERSITY
BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY

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CONSULTANTS
STRUCTURAL: LANDSCAPE:
MECHANICAL: CODE:
ELECTRICAL: DESIGN:

DRAWING STATUS
 OFFICE REVIEW
 CLIENT REVIEW
 PERMIT SET
 BID / ESTIMATING SET
 CONTRACT DRAWINGS
 CONSTRUCTION SET

REGISTERED PROFESSIONAL'S SEAL

REVIEWED BY: _____
JOB NUMBER: 0909

REVISIONS
REVISION # 1
DATE: 8/20/09
DESCRIPTION: LIFE SAFETY PLAN ADDED, CONFERENCE ROOM REVISION

SCALE
3/32"=1'

DATE
AUGUST 17, 2009

PROJECT NAME & LOCATION
MEMIC /
ABILIS TENANT FIT-OUT
245-253 COMMERCIAL ST.
3RD FLOOR
PORTLAND, ME 04101

DRAWING TITLE
3rd Floor
LIFE SAFETY PLAN

SHEET NUMBER
1
A1.2


LEGEND:


LIGHTING FIXTURES

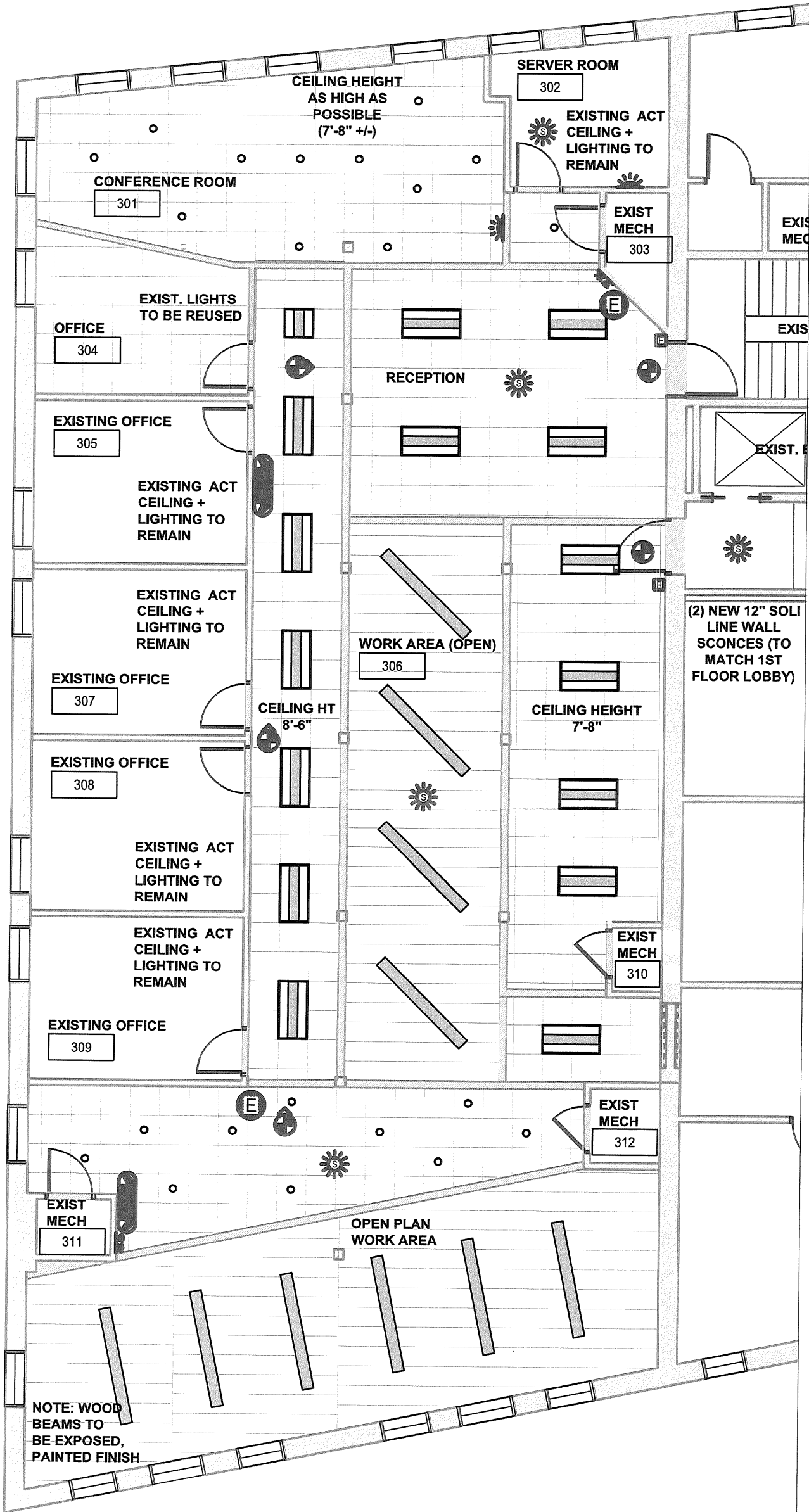
 = NEW 2x2 RECESSED DIRECT / INDIRECT FLOURESCENT (sim to Lightolier HP90)

 = NEW 2x4 RECESSED DIRECT / INDIRECT FLOURESCENT (sim to Lightolier HP90)

 = NEW RECESSED CAN (FLOOD LIGHT)

 = NEW PENDANT (sim to ALERA CURV or FINELITE series 8-FP) DIRECT / INDIRECT LINEAR FLOURESCENT

 = NEW 12" SOLI LINE WALL SCONCE (TO MATCH 1st FLOOR LOBBY)



AUG 21 2009

LANGFORD AND LOW
GENERAL CONTRACTOR

DRAWN BY:
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STRUCTURAL:	LANDSCAPE:
MECHANICAL:	CODE:
ELECTRICAL:	DESIGN:

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REGISTERED PROFESSIONAL'S SEAL	
REVIEWED BY	JOB NUMBER 0909

REVISIONS	
REVISION # 1 DATE: 8/20/09 DESCRIPTION: LIFE SAFETY PLAN ADDED, CONFERENCE ROOM REDESIGN	
REVISION # DATE: DESCRIPTION:	
REVISION # DATE: DESCRIPTION:	
SCALE 1/8"=1'	

DATE AUGUST 17, 2009	DRAWING TITLE REFLECTED CEILING PLAN
PROJECT NAME & LOCATION MEMIC / ABILIS TENANT FIT-OUT 245-253 COMMERCIAL ST. 3RD FLOOR PORTLAND, ME 04101	

SHEET NUMBER A2.2
