

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 090384

PERMIT ISSUED

This is to certify that MAINE EMPLOYERS' MUTUAL INSURANCE COMPANY/LLC

has permission to Commercial - Construction - Construction of interior partitions of first floor in preparation for new ten

AT 245 COMMERCIAL ST CB 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. CAPT. M. Sauter

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Christina M. [Signature] 5/19/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

- 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.

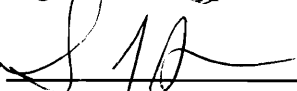
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

5-20-09
Date



Signature of Inspections Official

5-20-09
Date

City of Portland, Maine - Building or Use Permit Application

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

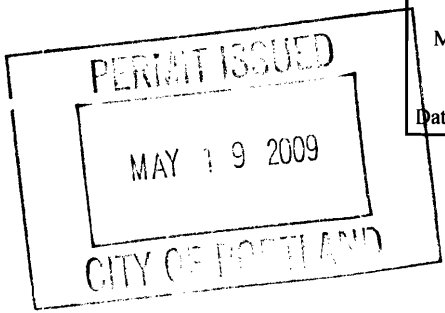
Permit No: 09-0384	Issue Date: 5/19/09	CBL: 038 F006001
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Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - office	Proposed Use: office Commercial - Construction - Construction of interior partitions on first floor in preparation for new tenants.	Permit Fee: \$1,020.00	Cost of Work: \$100,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: III JBC-2003	

Proposed Project Description: Commercial - Construction - Construction of interior partitions on first floor in preparation for new tenants. (left rear space)	Signature: <i>RG</i>	Signature: <i>5/19/09</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: Ldobson	Date Applied For: 04/29/2009	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: 5/19/09 ASG	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 yes <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: 5/7/09 <i>J. Andrews</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0384	Date Applied For: 04/28/2009	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:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - office - Construction of interior partitions on first floor in preparation for new tenants.	Proposed Project Description: Commercial - office - Construction of interior partitions on first floor (left rear) in preparation for new tenants.
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Dept: Historic **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 05/07/2009
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/07/2009
Note: **Ok to Issue:**

- 1) This permit is being issued with the understanding that the use of the space will continue to be as an office. Any change of use will require a separate permit application for review and approval.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) Separate permits shall be required for any new signage.
- 4) 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:** 05/19/2009
Note: **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) ANY exterior work requires separate review and approval thru Historic Preservation
- 4) An inspection of the installation of the steel and concrete and structural bracing shall be conducted by a licensed engineer and his/her certification shall be submitted to this office stating compliance with the approved plans.
- 5) 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.
- 6) State law requires notification of hazardous materials and abatement by a licensed professional
- 7) 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.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 05/08/2009
Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101
- 2) Exit sign will be required at the single exit into the lobby.
- 3) The sprinkler system shall be installed in accordance with NFPA 13.
- 4) The fire alarm system shall comply with NFPA 72. Compliance letter is required.

Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

5) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance



General Building Permit Application

Location/Address of Construction: <u>245 COMMERCIAL ST., PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>1,856 SF OF EXISTING BLDG.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>038 F006001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>PDT ARCHITECTS</u> Address <u>49 DARTMOUTH ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>775-1059</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>MEMIC</u> Address <u>261 COMMERCIAL ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Cost Of Work: <u>\$100,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>BUSINESS</u> 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>CONSTRUCTION OF INTERIOR PARTITIONS ON FIRST FLOOR IN PREPARATION FOR NEW TENANTS.</u>		
Contractor's name: <u>TBD</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ 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: Katherine A. Fisher Date: 4-28-09

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



Certificate of Design

APR 29 2009

Date: April 29, 2009

From: Brian M. Curley, AIA

These plans and / or specifications covering construction work on:

MEMIC Annex first floor tenant fit-up

245 Commercial Street, Portland, ME 04101

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

Signature: 

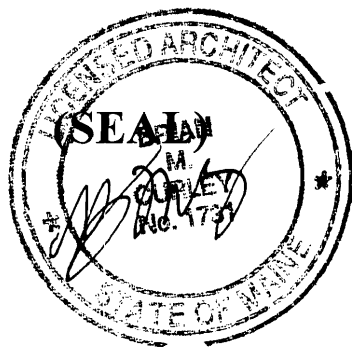
Title: Principal

Firm: PDT Architects

Address: 49 Dartmouth Street

Portland, ME 04101

Phone: 207-775-1059 x337



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



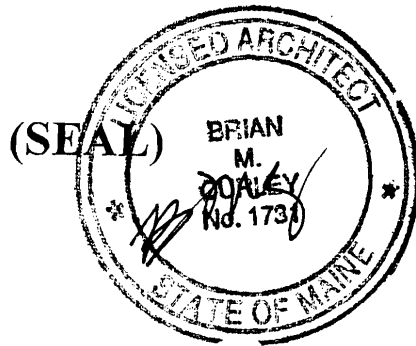
Accessibility Building Code Certificate


Designer: Brian M. Curley, AIA

Address of Project: 245 Commercial Street, First Floor

Nature of Project: MEMIC Annex, first floor tenant fit-up

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: 207-775-1059 x337

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 Application

From Designer: Brian M. Curley, AIA
Date: April 29, 2009
Job Name: MEMIC Annex, first floor tenant fit-up
Address of Construction: 245 Commercial Street, Portland, Maine

2003 International Building Code

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

IBC
Building Code & Year 2003 Use Group Classification (s) Business
Type of Construction Type III

Is there a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC? Supervisory alarm system?

Is the Structure mixed use? yes If yes, separated or non separated or non separated (section 302.3) separated

Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations see attached drawings

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603) existing

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_{D1} (1615.1)
_____ Site class (1615.1.5)

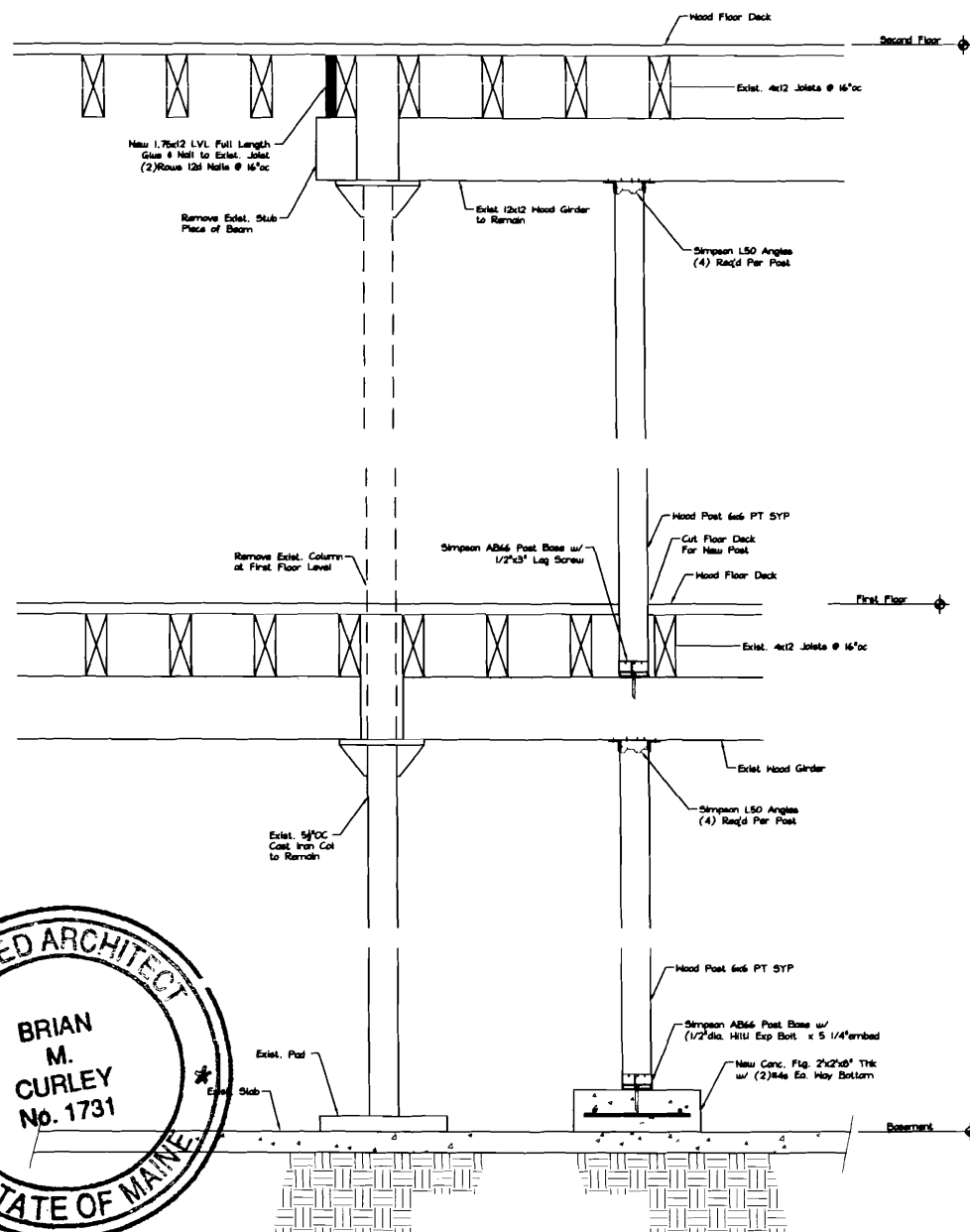
_____ Live load reduction
_____ Roof live loads (1603.1.2, 1607.11)
_____ Roof snow loads (1603.7.3, 1608)
_____ Ground snow load, P_g (1608.2)
_____ If $P_g > 10$ psf, flat-roof snow load P_f
_____ If $P_g > 10$ psf, snow exposure factor, C_e
_____ If $P_g > 10$ psf, snow load importance factor, I_f
_____ 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_f 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)



STRUCTURAL DESIGN CRITERIA:

- BUILDING CODE: IBC 2006 INTERNATIONAL BUILDING CODE
- DESIGN LOADS
 - FLOOR DEAD LOAD = 20 PSF
 - FLOOR LIVE LOAD = 50 PSF
 - PARTITION LOAD = 20 PSF
 - CORRIDORS ABOVE FIRST FLOOR = 80 PSF

GENERAL NOTES:

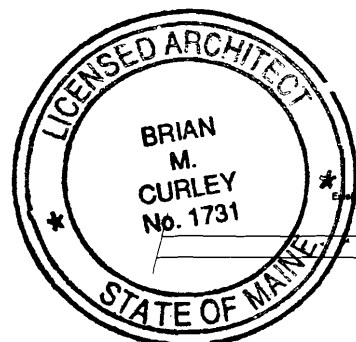
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- IT IS THE OWNER'S SOLE RESPONSIBILITY TO EMPLOY ONE OR MORE SPECIAL INSPECTORS (IF REQUIRED) TO PROVIDE INSPECTIONS IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF IBC.

WOOD FRAMING NOTES:

- STRUCTURAL LUMBER: SOUTHERN YELLOW PINE NO1/NO2 OR BETTER PRESSURE TREATED
- DESIGN CODE: IBC 2006 / NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- ALL NAILS, SPIKES, BOLTS ETC. FASTENING MEMBERS TO PRESSURE TREATED LUMBER SHALL BE EITHER STAINLESS STEEL OR HEAVY GALVANIZED.

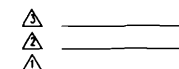
CONCRETE NOTES:

- ALL CONCRETE WORK SHALL CONFORM TO ACI-318.
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI AT FOUNDATION WALLS AND FOOTINGS, MAXIMUM SIZE AGGREGATE SHALL BE $\frac{3}{4}$ ".
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 40.



SECTION
NO. 201-1-07

1
51



MacLeod
Structural Engineers, PA

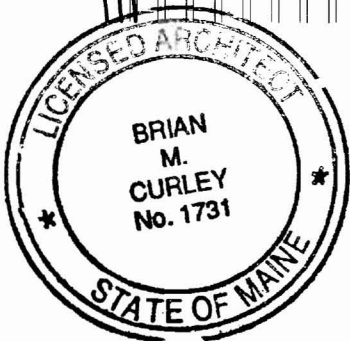
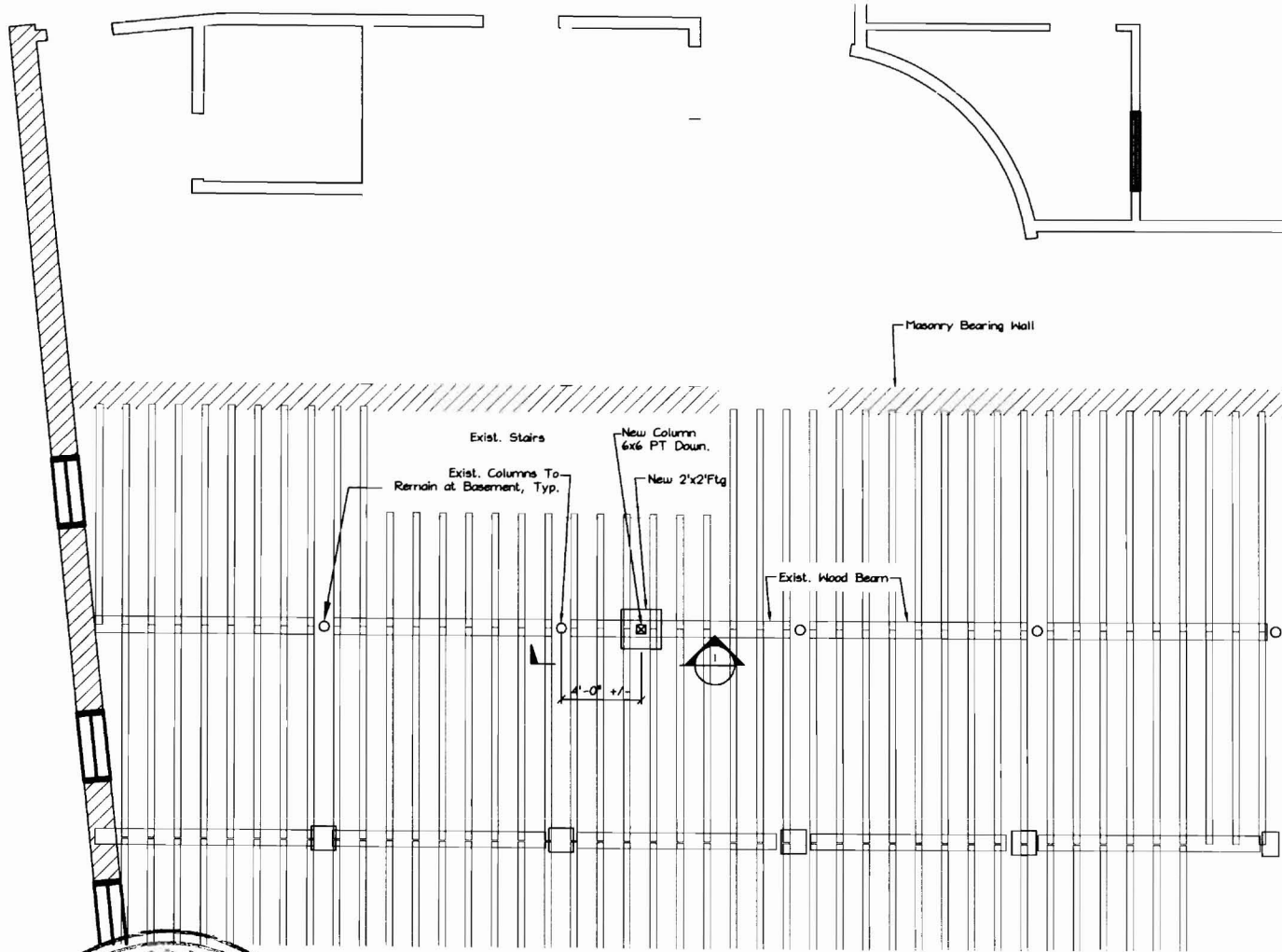
245-251 Commercial Street

MEMIC
PORTLAND, MAINE

FIRST FLOOR
COLUMN REMOVAL

TITLE: CROSS SECTION

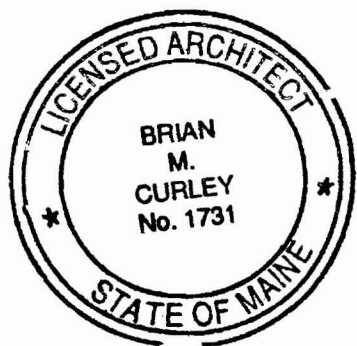
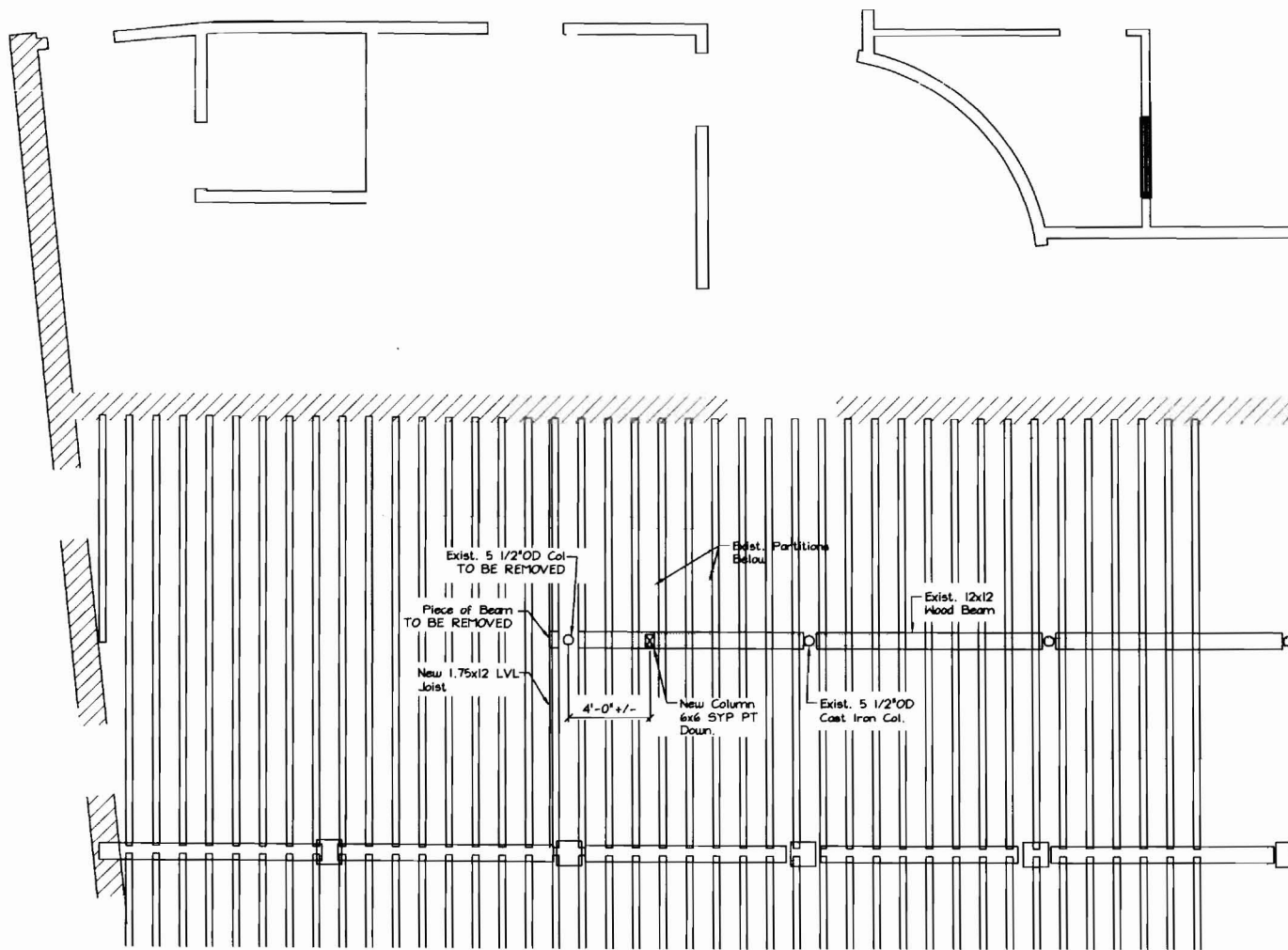
DATE: 4/21/09 DRAWN BY: DMM DRAWING NUMBER:
SCALE: as noted PROJ NO: 2008-154 S-3



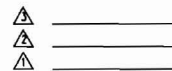
FOUNDATION & FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



MacLeod Structural Engineers, PA		
245-251 Commercial Street PORTLAND, MAINE		
MEMBER FIRST FLOOR COLUMN REMOVAL		
TITLE: FOUNDATION AND FIRST FLOOR FRAMING PLAN		
DATE: 4/21/09	DRAWN BY: DM	DRAWING NUMBER: S-1
SCALE: 1/4" = 1'-0"	PROJ. NO: 2008-154	



SECOND FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"



MacLeod Structural Engineers, PA	
245-251 Commercial Street PORTLAND, MAINE	
MEMO: FIRST FLOOR COLUMN REMOVAL	
TITLE: SECOND FLOOR FRAMING PLAN	
DATE: 4/21/09	DRAWN BY: PBM
SCALE: as noted	PROJECT NO: 2008-154
DRAWING NUMBER: S-2	

MEMIC ANNEX

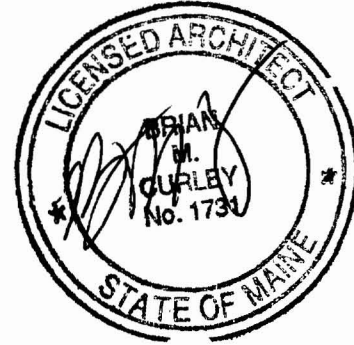
First Floor Tenant Fit-Up

245 Commercial Street
Portland, Maine

ISSUE

CONSTRUCTION DRAWINGS

28 APRIL 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.
- 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.

SYMBOLS

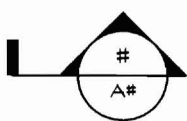
INTERIOR ELEVATION



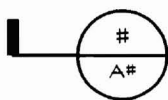
ELEVATION



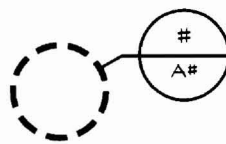
SECTION



SECTION DETAIL



PLAN DETAIL



WALL IDENTIFIER



REVISION SYMBOL



DOOR IDENTIFIER



FIRE EXTINGUISHER ON BRACKET



LIST OF DRAWINGS

T1	GENERAL NOTES, SYMBOLS, DRAWING LIST
DI	DEMOLITION PLAN
A1	FLOOR PLAN, PARTITION TYPE, INTERIOR ELEVATIONS
A2	DOOR SCHEDULE, DOOR TYPES & DETAILS
A3	FINISH SCHEDULE, CASEWORK DETAIL
A4	CEILING PLAN & DETAILS

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TITLE
GENERAL NOTES, SYMBOLS, DRAWING LIST

JOB # 09034

DATE 28 APRIL 2009

SCALE AS NOTED

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T1

DEMOLITION LEGEND

— EXISTING WALL TO REMAIN

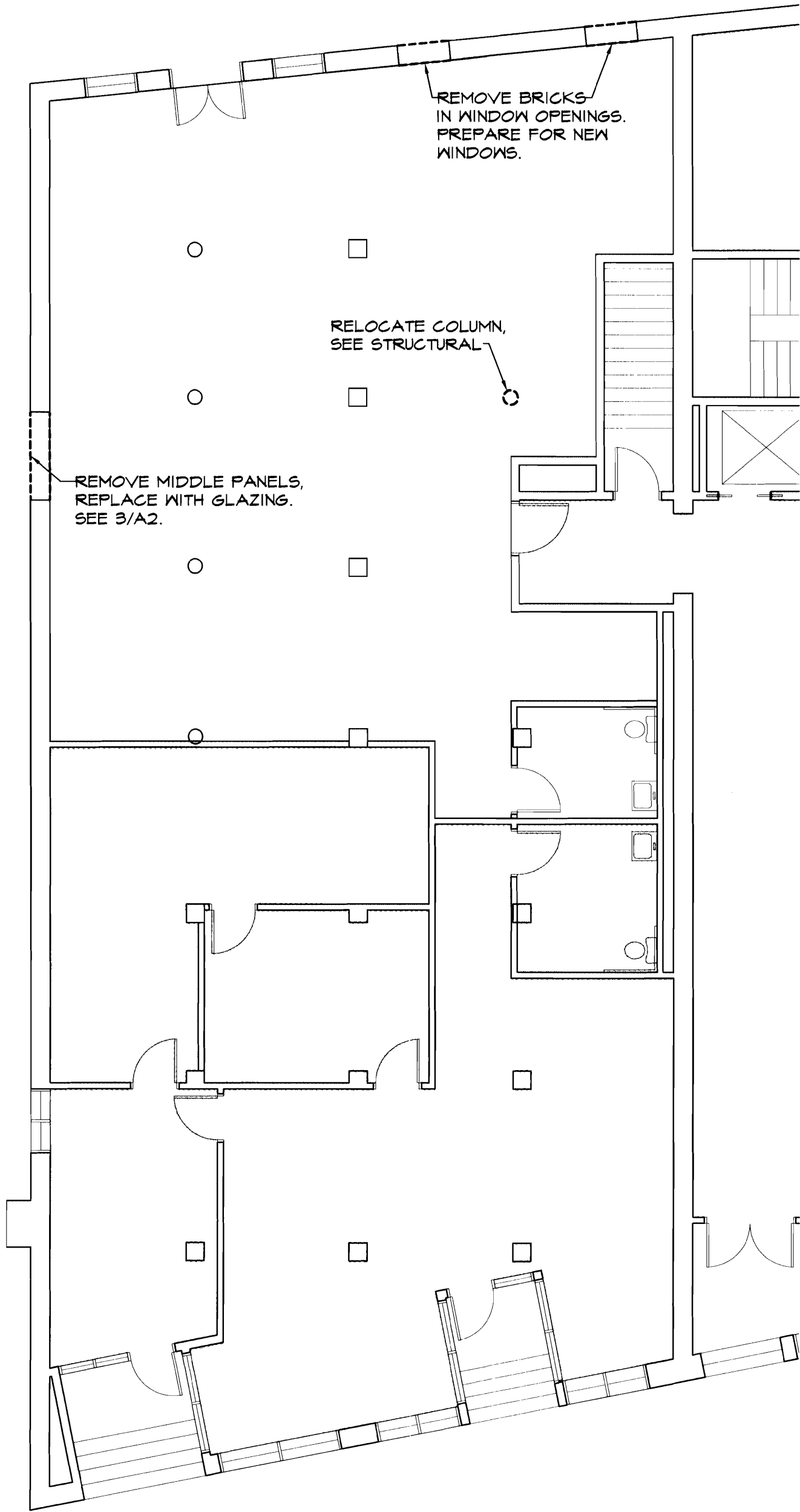
- - - EXISTING WALL TO BE DEMOLISHED

□ AREA NOT IN SCOPE OF WORK

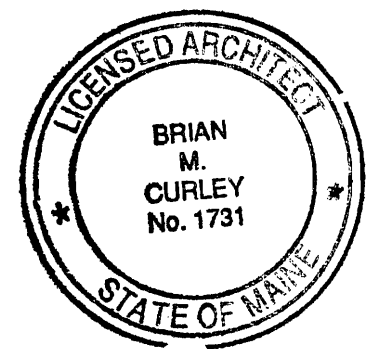
DEMOLITION GENERAL NOTES

1. ALL SWITCHES & OUTLETS TO REMAIN UNLESS NOTED OTHERWISE.

2. PROTECT ALL SURFACES TO REMAIN DURING CONSTRUCTION.



1 DEMO PLAN
1/8" = 1'-0"



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TITLE:
DEMOLITION PLAN & NOTES

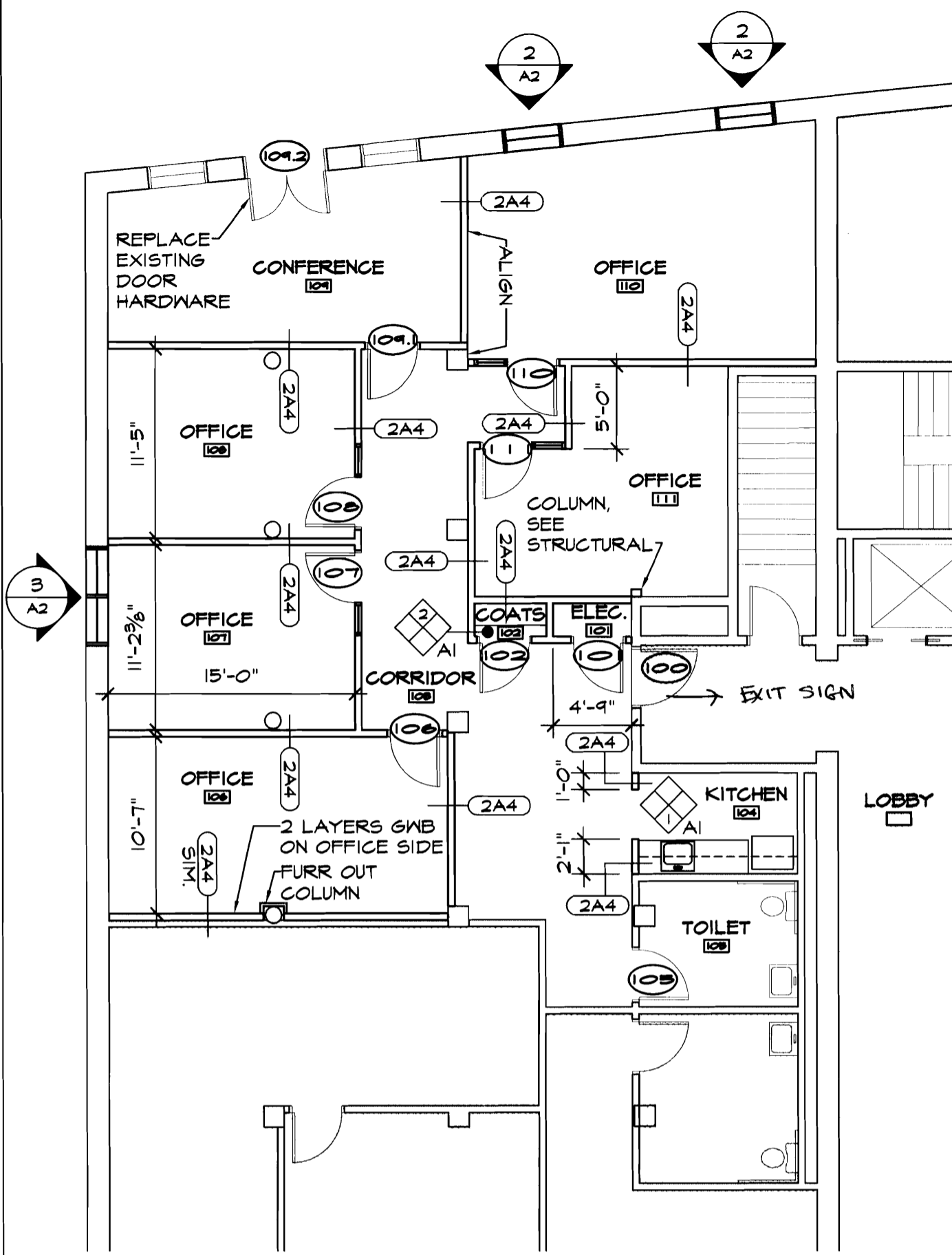
JOB # 09034

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D1



LEGEND

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

WALL TYPES:

PLAN GRAPHIC

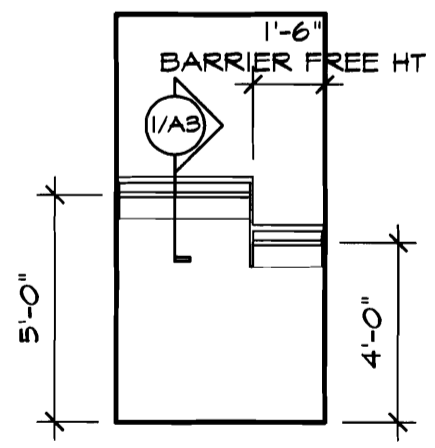
SMOKE PARTITION

3 5/8" METAL STUD, 2 LAYERS GWB 2A4

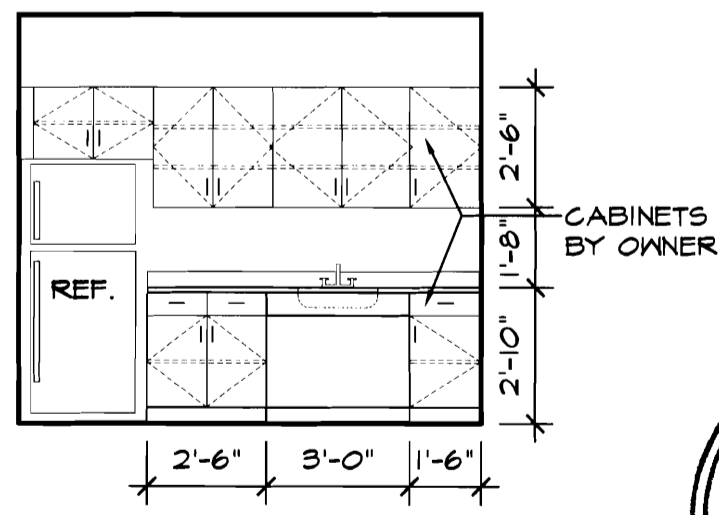
2A4-S

*Fire Alarm System
Supervised Sprinkler System*

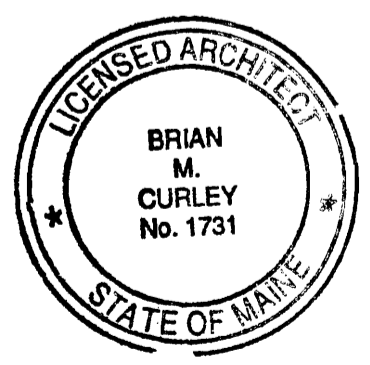
3 FLOOR PLAN
1/8" = 1'-0"



2 COATS ELEVATION
1/4" = 1'-0"



1 KITCHEN ELEVATION
1/4" = 1'-0"



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TITLE
FLOOR PLAN, PARTITION TYPE,
INTERIOR ELEVATIONS

JOB # 09034
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A1

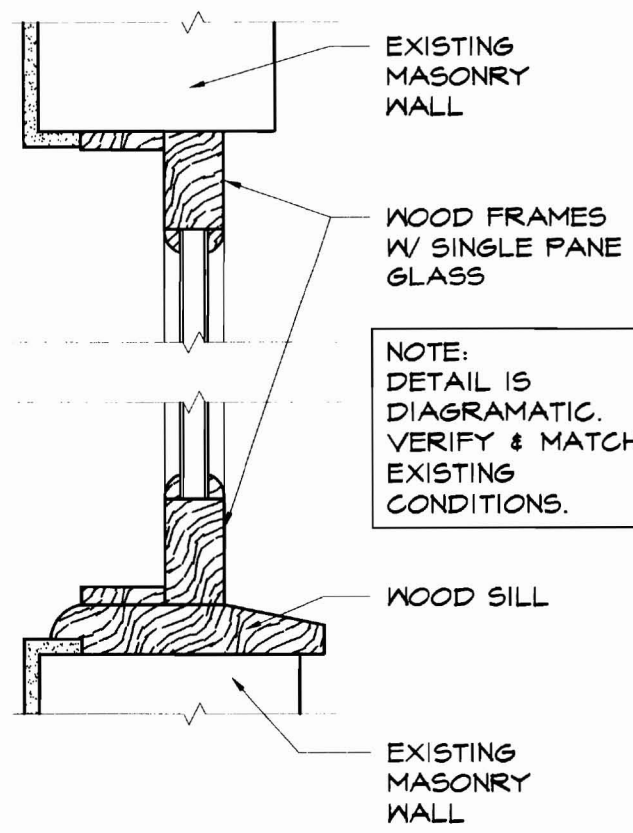
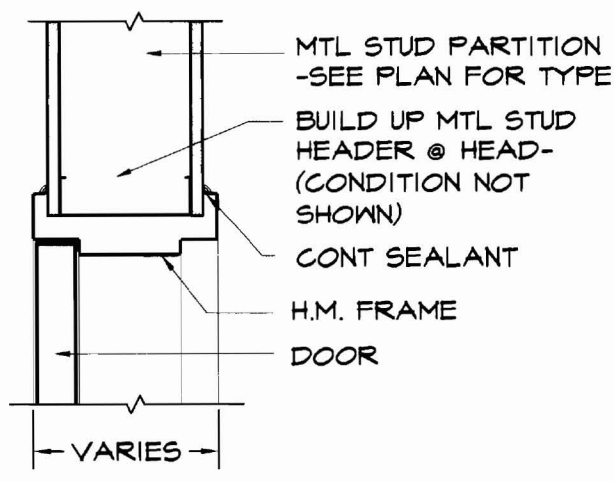
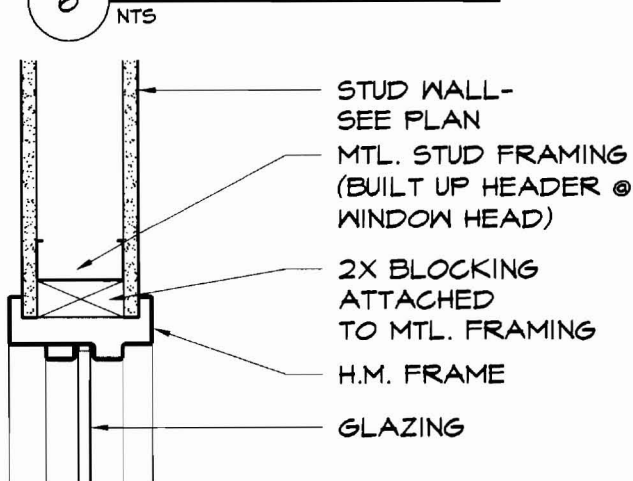
DOOR SCHEDULE

DR NO	LOCATION	STATUS	DOOR MAT.	DOOR TYPE	FRAME TYPE	SIZE	REMARKS
100	CORRIDOR	EXIST	NA	NA	NA	NA	PROVIDE KEYED LOCK IN EXISTING DOOR
101	ELECTRICAL		H.M.	2	B	3-0x6-8	STORAGE FUNCTION
102	COATS		H.M.	2	B	2-6x6-8	PASSAGE FUNCTION
105	TOILET	EXIST	NA	NA	NA	NA	PRIVACY FUNCTION
106	OFFICE		H.M.	2	B	3-0x6-8	CLASSROOM FUNCTION
107	OFFICE		H.M.	2	A	3-0x6-8	CLASSROOM FUNCTION
108	OFFICE		H.M.	2	A	3-0x6-8	CLASSROOM FUNCTION
109.1	CONFERENCE		H.M.	1	B	3-0x6-8	PASSAGE FUNCTION
109.2	CONFERENCE	EXIST	NA	NA	NA	NA	PROVIDE KEYED LOCK FROM EXTERIOR IN EXISTING DOOR
110	OFFICE		H.M.	2	A	3-0x6-8	CLASSROOM FUNCTION
111	OFFICE		H.M.	2	A	3-0x6-8	CLASSROOM FUNCTION

NOTE:

PROVIDE HINGES, LEVER HANDLE, SILENCERS, AND DOOR STOP FOR ALL DOORS, U.N.O.

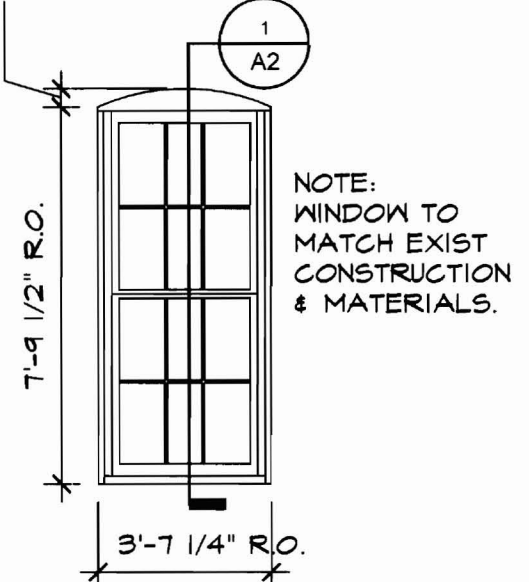
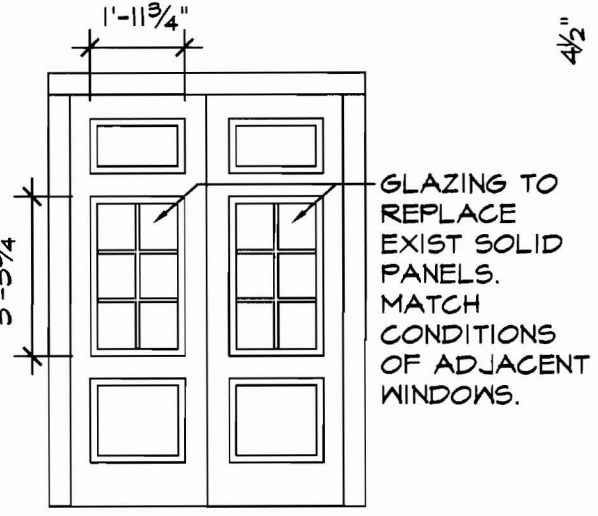
6 DOOR SCHEDULE



5 WINDOW JAMB DETAIL
1 1/2" = 1'-0" (HEAD SIM.)

4 DOOR JAMB DETAIL
1 1/2" = 1'-0" (HEAD SIM.)

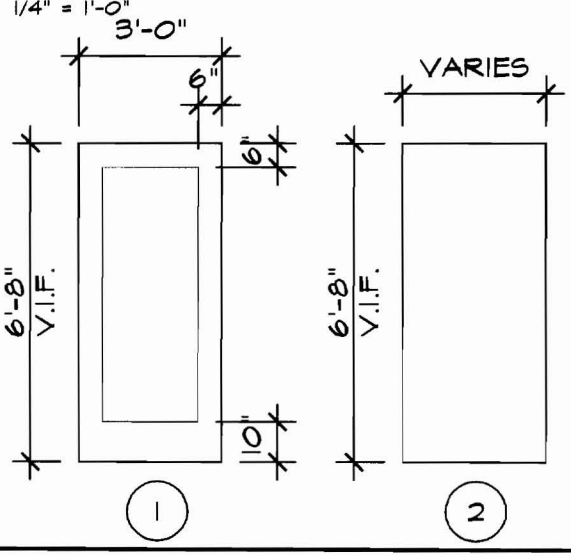
1 WINDOW DETAIL
1/4" = 1'-0"



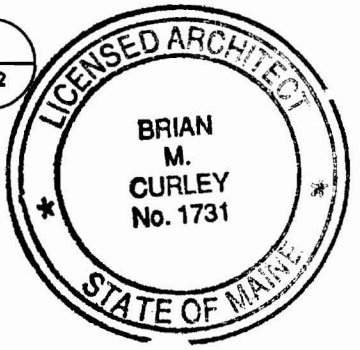
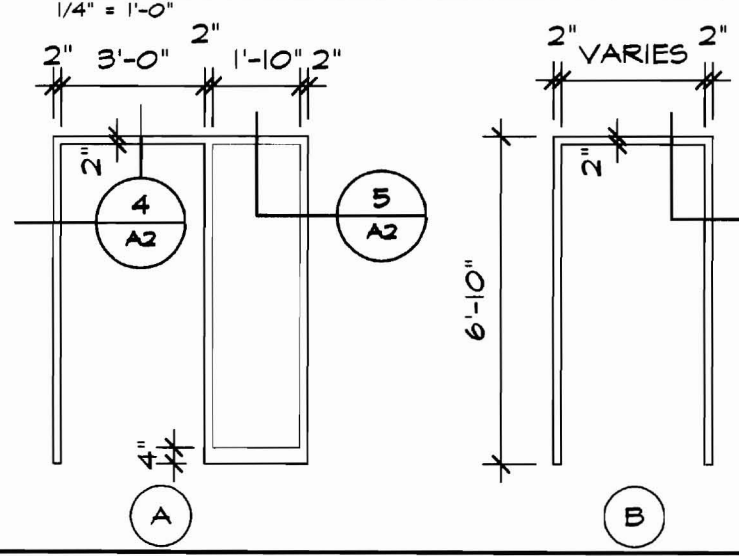
3 PANEL TYPE
1/4" = 1'-0"

2 WINDOW TYPE
1/4" = 1'-0"

DOOR TYPES
1/4" = 1'-0"



FRAME TYPES
1/4" = 1'-0"



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DOOR SCHEDULE,
DOOR TYPES & DETAILS

JOB # 09034
DATE 28 APRIL 2009
SCALE AS NOTED

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A2

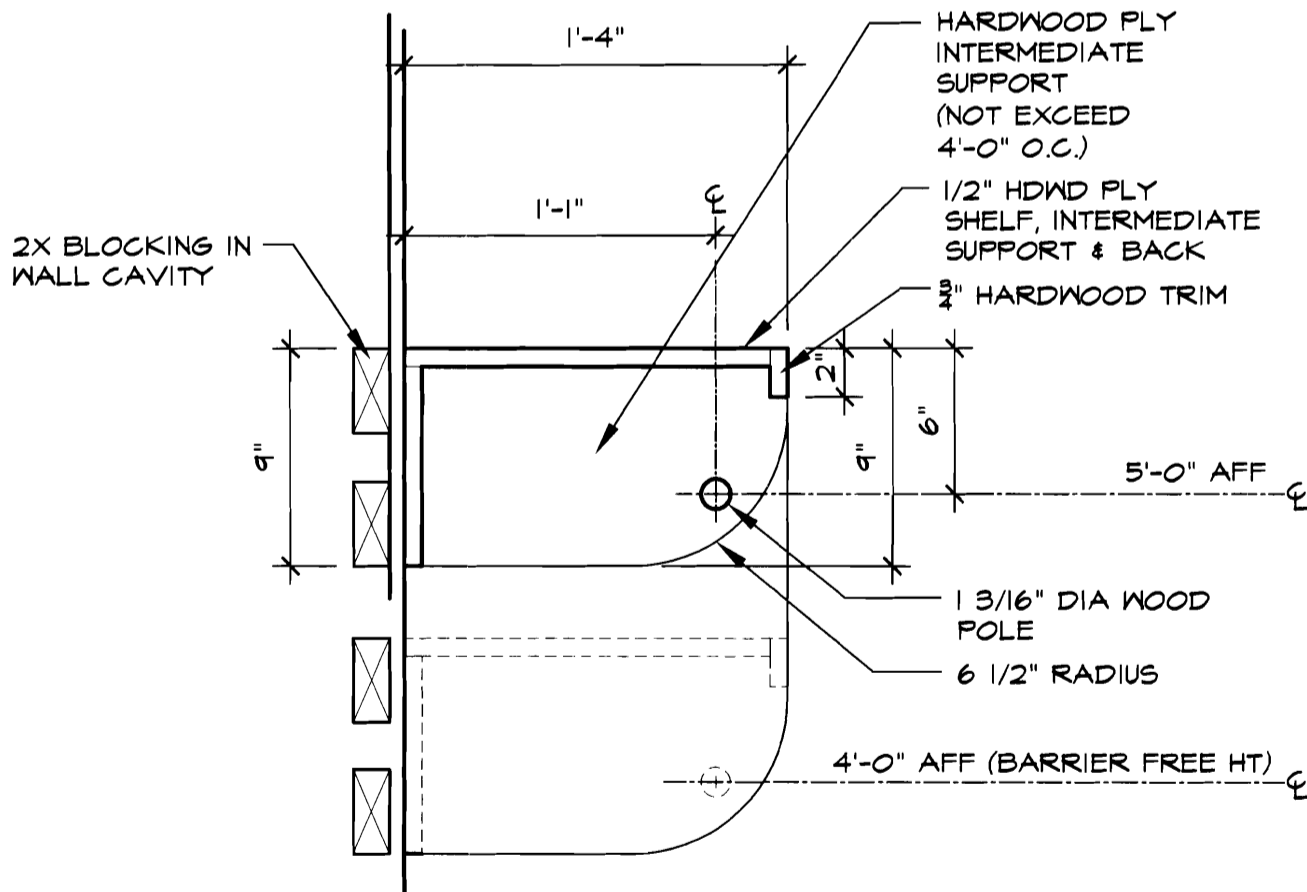
FINISH SCHEDULE

RM #	NAME	WALLS				FLOOR MAT.	BASE MAT.	FRAME Color
		N	E	S	W			
101	ELECTRICAL	P	P	P	P	CPT	VB	
102	COATS	P	P	P	P	CPT	VB	
103	CORRIDOR	P	P	P	P	CPT	VB	
104	KITCHEN	P	P	P	P	SV	VB	
105	TOILET	NA	NA	NA	NA	NA	NA	NA
106	OFFICE	P	P	P	P	CPT	VB	
107	OFFICE	P	P	P	P	CPT	VB	
108	OFFICE	P	P	P	P	CPT	VB	
109	CONFERENCE	P	P	P	P	CPT	VB	
110	OFFICE	P	P	P	P	CPT	VB	
111	OFFICE	P	P	P	P	CPT	VB	

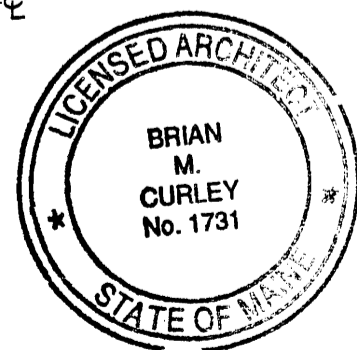
NOTE:

1. COLORS TO BE DETERMINED.

2 FINISH SCHEDULE
NTS



1 SECTION @ COAT SHELF & POLE
1/2" = 1'-0"



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FINISH SCHEDULE, CASEWORK DETAIL

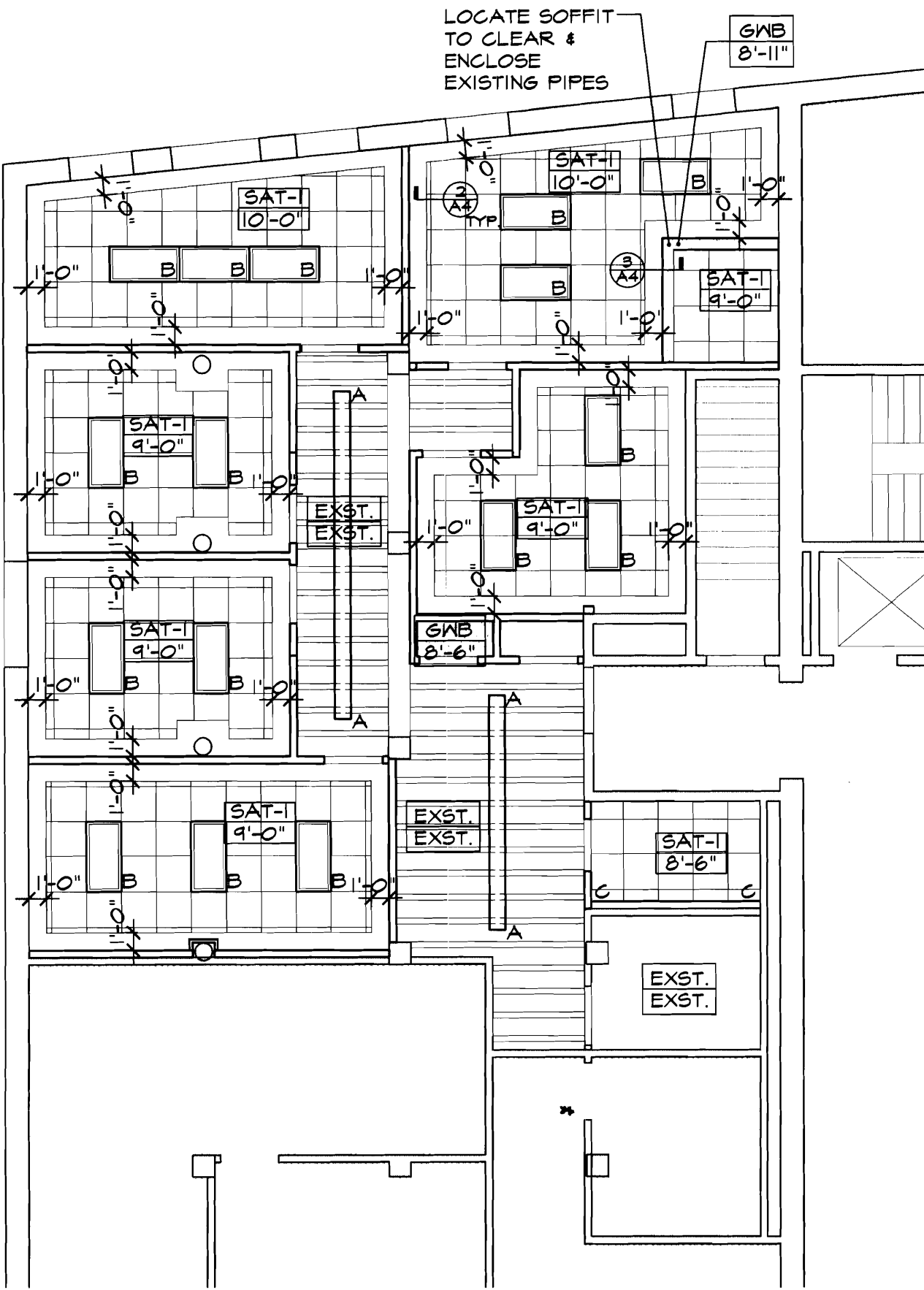
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A3



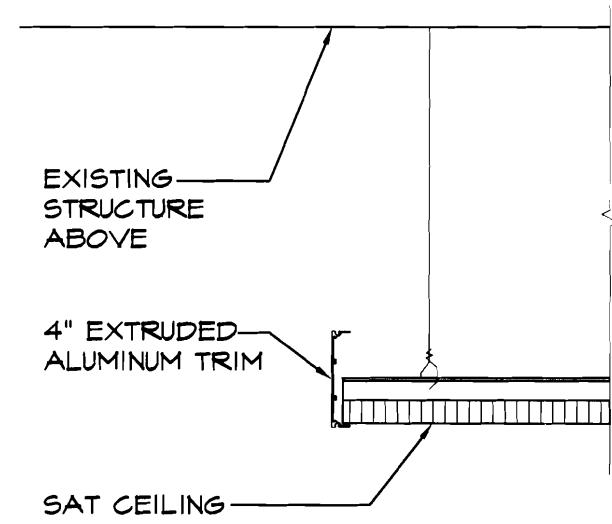
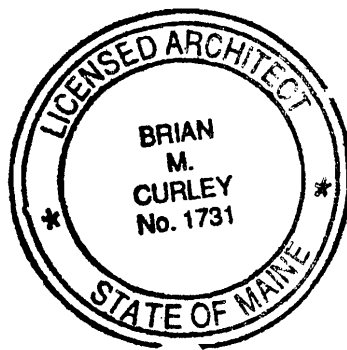
CEILING LEGEND

	SAT-1: 2' x 2'
TYPE HEIGHT	CEILING TAG: SAT - SUSPENDED ACOUST. TILE GWB - GYPSUM WALL BD. EXST. - EXISTING CLG. AND/OR HEIGHT
	LIGHTOLIER ENERGOS SERIES I
	LIGHTOLIER COFFAIRE 2'x4' DIRECT/INDIRECT
	LIGHTOLIER UNDER SHELF LUMINAIRE TSL SERIES
\$	NEW LIGHT SWITCH
	NEW CLG. MOUNTED EXIT SIGN
	NEW WALL-MOUNTED EXIT SIGN
	NEW ELEC. OUTLET
	NEW TEL/DATA OUTLET

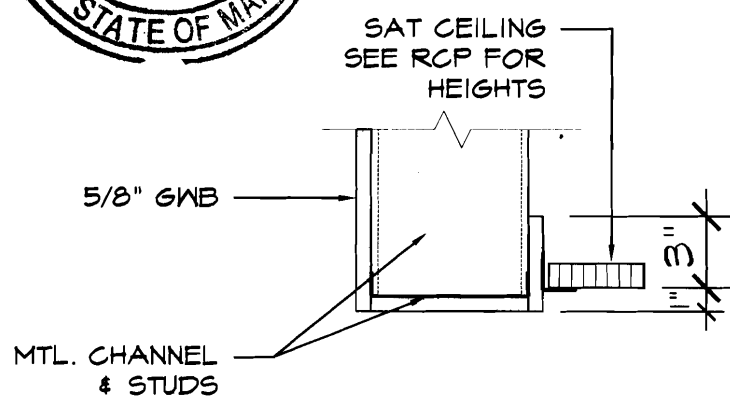
CEILING GENERAL NOTES

- COORDINATE LIGHTS WITH EXISTING HVAC EQUIPMENT AND SPRINKLER PIPING AND HEADS.
- PAINT EXISTING BEAMS THAT WILL REMAIN EXPOSED. COORDINATE WITH OWNER.
- PAINT SPRINKLERS & OTHER PIPES THAT WILL REMAIN EXPOSED. COORDINATE WITH OWNER.

3 CEILING PLAN
1/8" = 1'-0"



2 CEILING DETAIL
1 1/2" = 1'-0"



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

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