

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

Permit No: 09-0650	Issue Date:	CBL: 039 A013001
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Location of Construction: 600 CONGRESS ST	Owner Name: RICE GEOFFREY I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

Past Use: Commercial/mixed use	Proposed Use: Commercial/Mixed use - upgrading interior egress components to best meet current codes - reconfiguring 2nd thru 4th floors to create 12 dwelling units - connected to permit #09-1086	Permit Fee: \$520.00	Cost of Work: \$50,000.00	CEO District: 2
Proposed Project Description: upgrading interior egress components to best meet current codes - reconfiguring 2nd thru 4th floors to create 12 dwelling units		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: Ldobson	Date Applied For: 06/19/2009	Zoning Approval		
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- 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 Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

Location of Construction: 600 CONGRESS ST	Owner Name: RICE GEOFFREY I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/01/2009

Note: This permit and permit #09-1086 must be issued at the same time. Permit #09-1086 is to change the use. **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) With the issuance of this permit and permit #09-1086 and the certificate of occupancy, the legal use of the property will be commercial first floor, and four (4) residential units each on the second, third and fourth floors for a total of twelve (12) residential dwelling units. Any change of use shall require a separate permit application for review and approval.
- 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:** Jeanine Bourke **Approval Date:** 02/11/2010

Note: **Ok to Issue:**

- 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) Any existing wall or ceiling partitions/assemblies that are exposed to stud framing that separate dwellings or dwellings and common areas are required to upgrade the 1 hour fire rating and STC to 50. Designs for wall and ceiling types shall be submitted for approval prior to close in.
- 3) 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.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Ben Wallace Jr. **Approval Date:** 02/09/2010

Note: 10/14/09 routed to building for review, meeting scheduled with architect on 10/19 **Ok to Issue:**

- 1) Shall comply with conditions set fourth on permit 091086.

Comments:

2/9/2010-jmb: Met with Ben W. To review plans, and his previous list of questions. Spoke with Jim S. About scope of work, he has new electrical plans from Harold. He is unsure of the extent of the removal of wall coverings so a condition will address any upgrades in stc ratings. He will also submit the design cert. Documents and revised plans. Discussed solid birch fire doors, he thought they would have rated steel assemblies.

2/11/2010-jmb: Received revised electrical plans 2/10, called Jim S. He is preparing the design cert documents and will email with pdf's, ok to issue

6/29/2009-amachado: Pre-1957 assessor's card had use as retail & office only, no apartments. No record of a change of use to add apartments since 1957. Need to talk to Danielle because the plans are showing 4 units per floor for floors 2-4. Is it subdivision?

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SIGNATURE OF APPLICAN

ADDRESS

DATE

PHO

RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

DATE

PHO

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Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

6/30/2009-amachado: Met with Danielle. She is reviewing whether it is subdivision or not.

7/6/2009-amachado: Received email from Danielle. She has determined that they need to do subdivision review. I spoke to Geoffrey Rice and he will have Paul Bolger call me.

10/1/2009-amachado: Met with Danielle and spoke to her several times. Paul Bolger has submitted th3 1957 Street Directory which shows that there were ten (10) residential units in the building in 1957. This current permit is changing the number of dwelling units to twelve (12). Since ten dwelling units existed in 1957, to add two units would not create subddivision. Permit #09-1086 has been applied for to change the number of dwelling units in the building from ten to twelve units. A site plan exemption application was submitted to planning.

10/1/2009-amachado: Spoke to Paul Bulger. Gave him the three sheets (Certificate of Design, Accessibility Building Code Certificate and & Certfcate of Design application) that were not submitted with the permit. Lannie had asked for these origianlly. Also gave Paul Bulger a Fire Supression System Permit that needs to be applied for.

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DATE

PHO

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090650

Please Read Application And Notes, If Any, Attached

This is to certify that RICE GEOFFREY I /property owner

has permission to upgrading interior egress components to be meet current codes

AT 600 CONGRESS ST CB# 039 A013001

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 worked-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. James Coe

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Carrie Banke 2/11/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / mixed use	Proposed Use: Commercial - upgrading interior egress components to best meet current codes - reconfiguring 2nd - 4th floors to create 12 d.v. - connected to print 09-1096.	Permit Fee: \$520.00	Cost of Work: \$50,000.00	CEO District: 2
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FIRE DEPT: w/conditions 2/9/10	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 3B IBC-2003
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 2/11/10	

Proposed Project Description:
upgrading interior egress components to best meet current codes

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: Ldobson	Date Applied For: 06/19/2009	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <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"/> OK w/ conditions Date: 12/1/09 <i>[Signature]</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation yes</p> <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 Any exterior work requires a separate review approved thru historic.
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PERMIT ISSUED

FEB 11 2010

City of Portland

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SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

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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>600-60A Congress Street / 13A-13B High Street 09101</u>		
Total Square Footage of Proposed Structure/Area <u>12,000 SF of RENOVATION AREA</u>		Square Footage of Lot <u>4340</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>39 A 13</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Geoffrey Rice</u> Address <u>650 Congress Street</u> City, State & Zip <u>Portland 09101</u>	Telephone: <u>207-772-6700</u> <u>cell 450-6005</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>50,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>520</u>
Current legal use (i.e. single family) <u>APARTMENTS ABOVE GRADE COMMERCIAL ON GRADE</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>OPERATING INTERIOR EGRESS COMPONENTS to best meet current codes. Providing new Sprinkler systems, Emergency egress Alarm upgrade & electrical systems as needed</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Paul Bulger</u> Telephone: <u>874-4000 ext 210</u> 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: [Signature] Date: 19 Jun 2009

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

602 Congress Street

In the planning meeting a sprinkler system was to be installed. Is this still the case, or have other plans been made? *To be installed*

What is the rating of the spiral stair enclosure in Basement space 003? *sprinkler*

Is the elevator pit in a rated enclosure? *Yes - Sealed*

With the removal of the walls in the basement, is the space over 2,500 square feet? *N/A sprinkler*

Where does the stair in commercial tenant space 101-A go? *Will review*

Verify separation between the commercial tenants and the residential space. *Same*

Handrails shall comply with 101-7.2.2.4.4. Not enough detail to determine.

A Knox Box is required.

Fire alarm system smoke detectors are only permitted in defined exit areas. All other spaces shall be ROR heat detectors or supervised sprinkler system (includes dwellings, commercial tenant spaces and basement).

All smoke alarms shall be photoelectric. Carbon Monoxide detectors are required.

Suggest that on floors 2, 3 and 4, a single pull station between the exit stair doors directly underneath the horn/strobe.

Many of the horn strobes are the incorrect candela.

The fire alarm system must be design/reviewed by NICET level 3 or equivalent.

Electrical service in rear stair. To be removed

All apt. doors to be 20-min. listed fire door assemblies.

All stair doors to be 60-min listed fire door assemblies.

JAMES A. STERLING AIA Architect

142 High Street
P.O. Box 7305
Portland, Maine 04112
207 772.0037

10 February 2010

Jeanie Bourke
Code Enforcement Officer
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Code Renovations
602 Congress Street

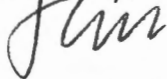
Dear Jeanie:

With regard to the attached certificates (accessibility, design and design application), I cannot fully certify, guarantee or warrant that this project will comply fully with the IBC, NFPA or ADA codes. The Plans submitted for 602 Congress Street represent a negotiated solution between the Owner and the City to bring this apartment building to a reasonable level of safety for occupancy with the following upgrades:

1. Fire suppression system.
2. Rated egress enclosures.
3. Fire alarm system.

The scope of work for these improvements will not mitigate other existing code issues making 'certification' impossible.

Sincerely,



James A. Sterling, AIA
Maine RA #1076

RECEIVED
FEB 11 2010
Dept. of Building Inspections
City of Portland Maine



Certificate of Design Application *

From Designer: JAMES STERLING, ARCHT

Date: 10 FEB 2010

Job Name: 602 CONGRESS ST. PORTLAND

Address of Construction: " " " "

2003 International Building Code

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

Building Code & Year IBC '03 Use Group Classification (s) R-2 / M

Type of Construction III B

Is there a fire suppression system in accordance with Section 903.3.1 of the 2003 IBC? YES Supervisory alarm system? YES

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

Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

NA Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown

- _____ 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_d and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

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)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D s & S_1 (1615.1)
- _____ Site class (1615.1.5)

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)

* SEE ATTACHED LETTER - 10 FEB 2010 *



Accessibility Building Code Certificate *

Designer: JAMES GIBBONS, ARCHT

Address of Project: 602 CONGRESS ST.

Nature of Project: CODE COMPLIANCE
PERMITS

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: [Handwritten Signature]

Title: ARCHT

Firm: JAMES GIBBONS ARCHT.

Address: 142 HIGHL ST
PORTLAND ME

Phone: 772 0037

(SEAL)



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

* SEE ATTACHED LETTER - 10 FEB 2010 *



Certificate of Design *

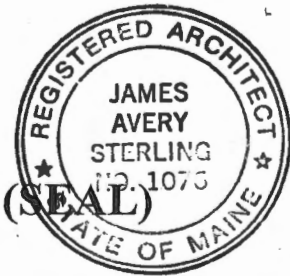
Date: 10 Feb 2010

From: James Sterling, Architect

These plans and / or specifications covering construction work on:

602 Congress St.

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: [Handwritten Signature]

Title: Archit.

Firm: JAMES STERLING ARCHT.

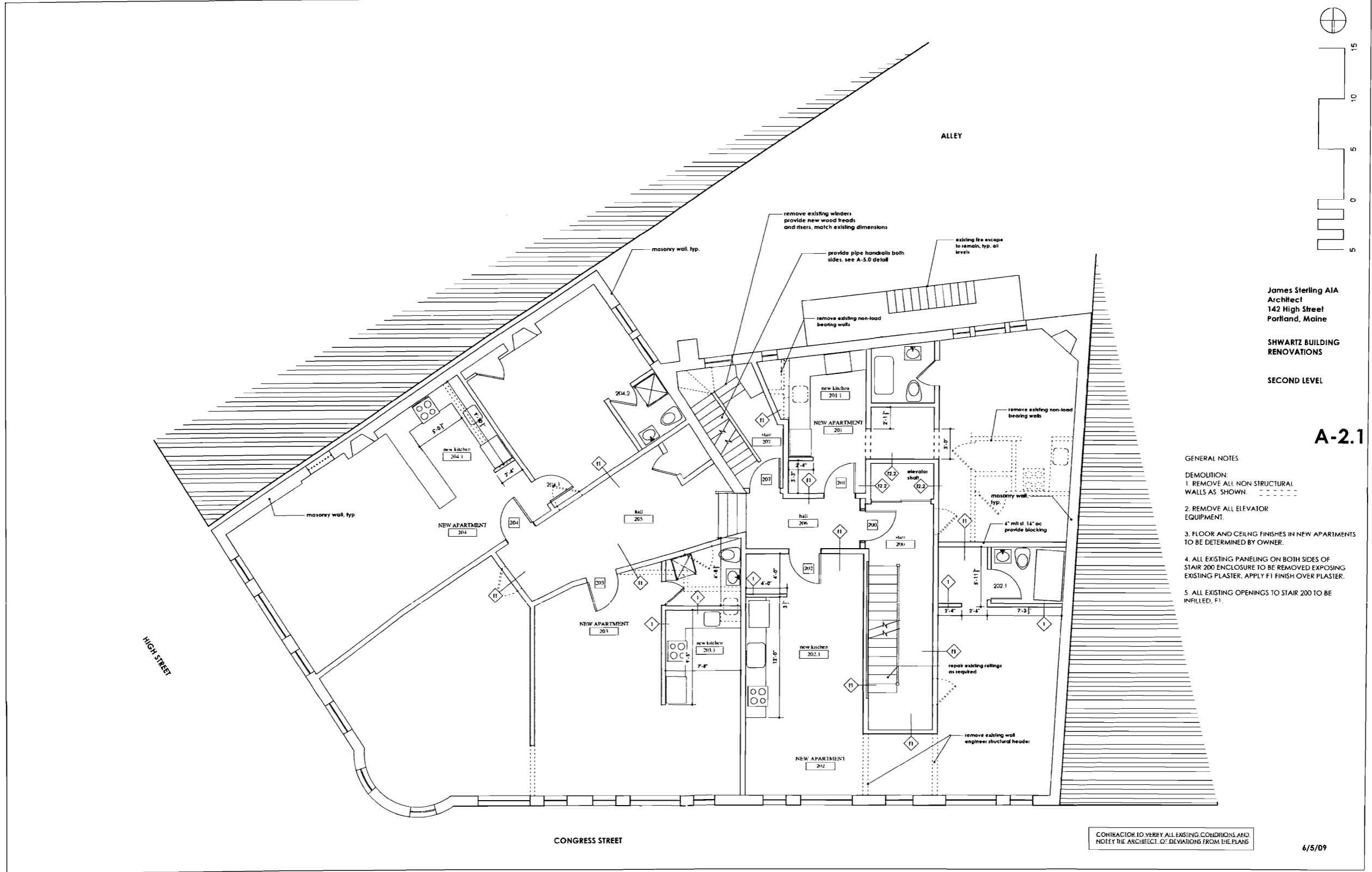
Address: 142 Hill St.

PORTLAND, ME

Phone: 726 037

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

*SEE ATTACHED LETTER ~ 10 FEB 2010 *



James Sterling AIA
 Architect
 142 High Street
 Portland, Maine

**SHWARTZ BUILDING
 RENOVATIONS**

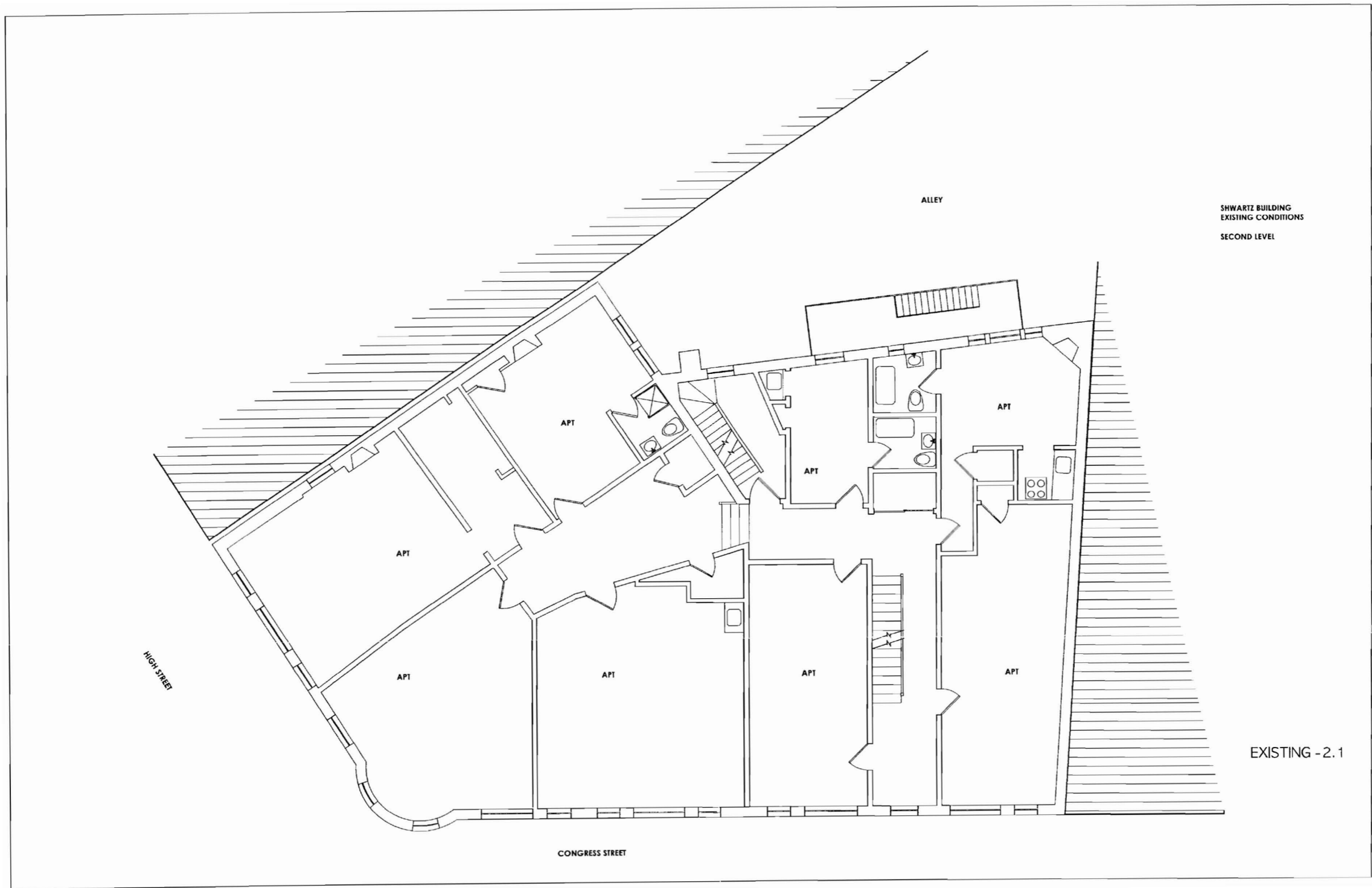
SECOND LEVEL

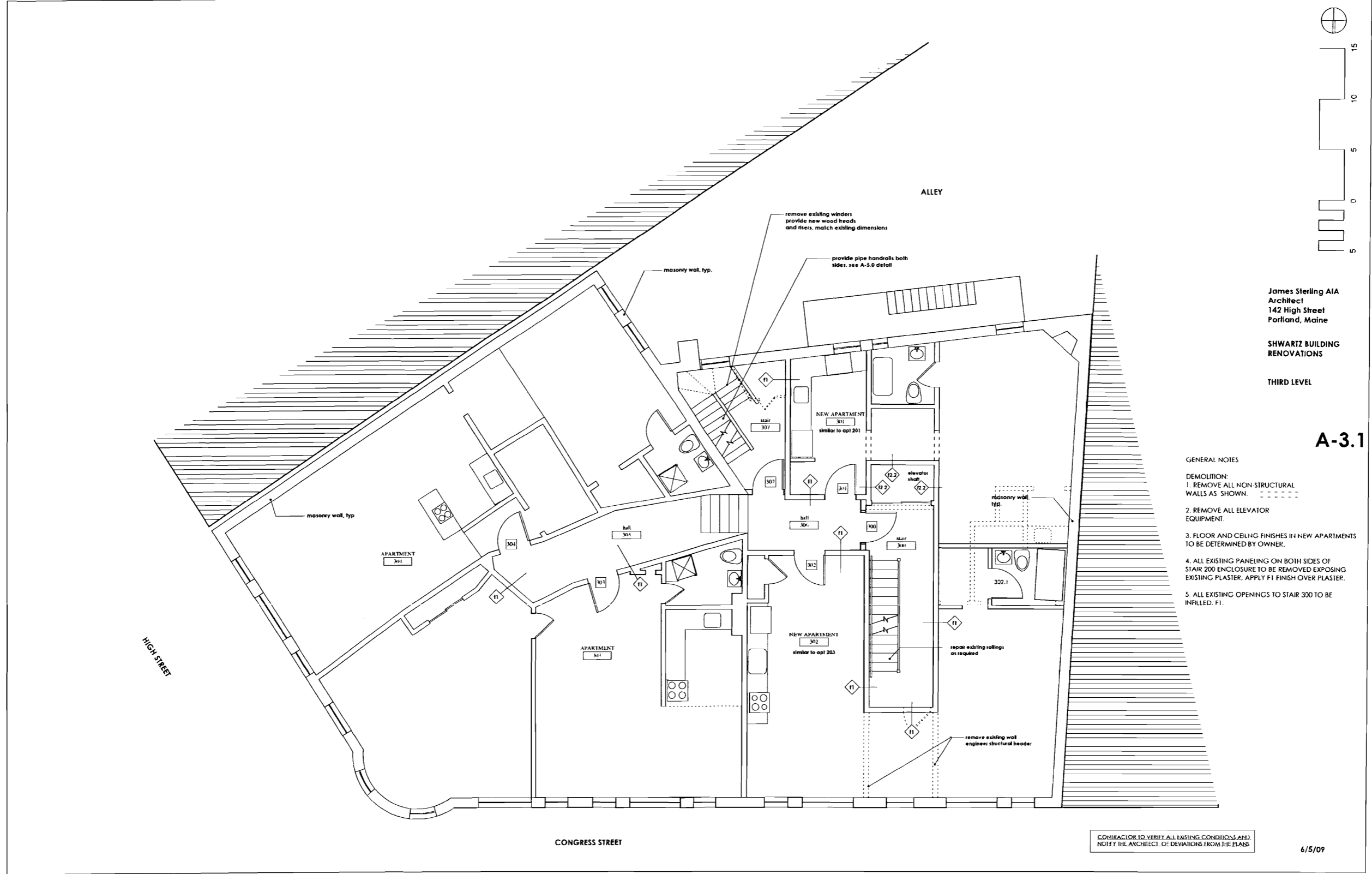
A-2.1

- GENERAL NOTES
1. REMOVE ALL NON-STRUCTURAL WALLS AS SHOWN. - - - - -
 2. REMOVE ALL ELEVATOR EQUIPMENT.
 3. FLOOR AND CEILING FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.
 4. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER, APPLY F1 FINISH OVER PLASTER.
 5. ALL EXISTING OPENINGS TO STAIR 200 TO BE INFILLED, F1.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND
 NOTIFY THE ARCHITECT OF DEVIATIONS FROM THE PLANS

6/5/09





James Sterling AIA
 Architect
 142 High Street
 Portland, Maine

**SHWARTZ BUILDING
 RENOVATIONS**

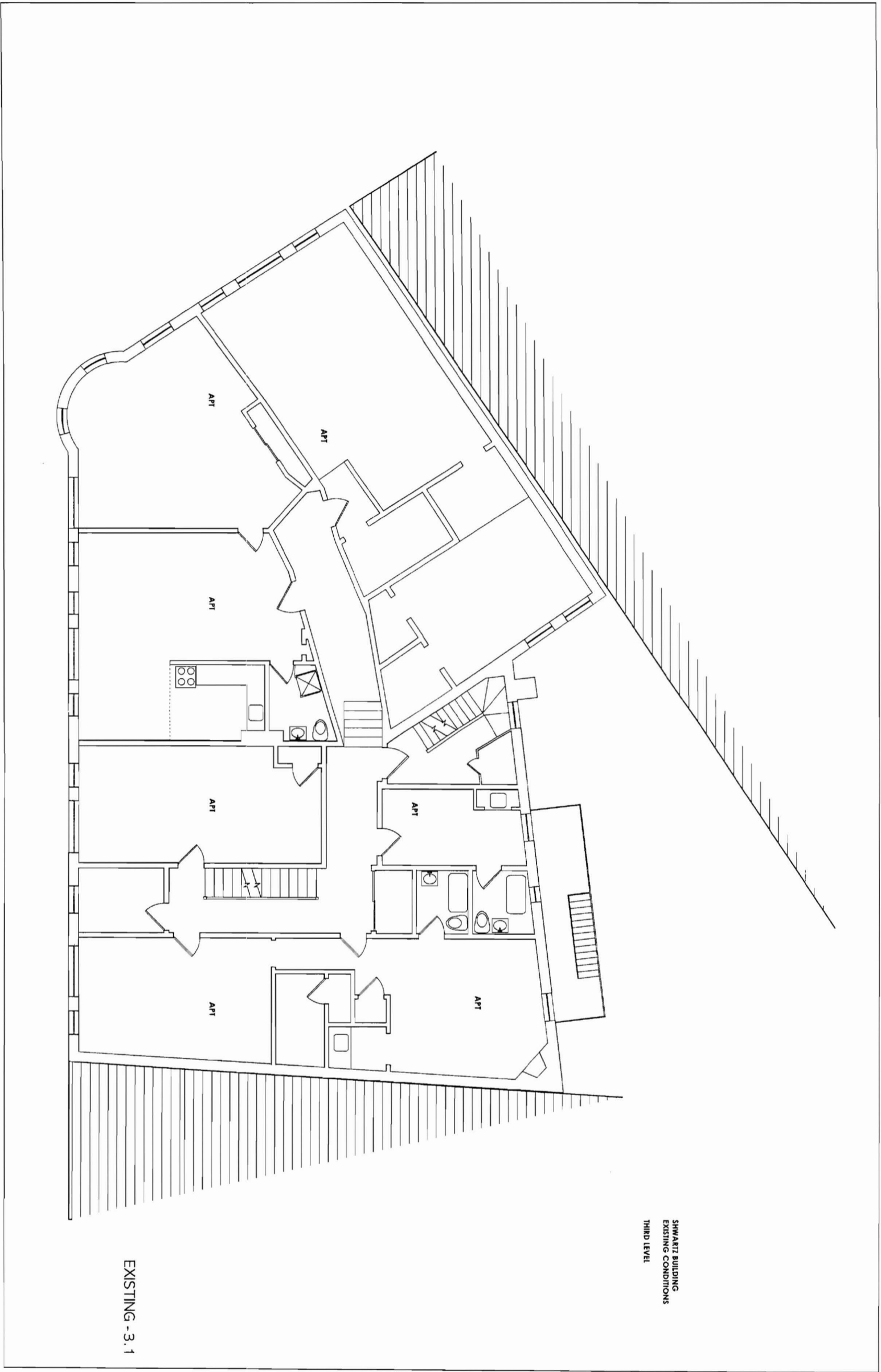
THIRD LEVEL

A-3.1

- GENERAL NOTES
- DEMOLITION:
 1. REMOVE ALL NON-STRUCTURAL WALLS AS SHOWN. - - - - -
 2. REMOVE ALL ELEVATOR EQUIPMENT.
 3. FLOOR AND CEILING FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.
 4. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER. APPLY F1 FINISH OVER PLASTER.
 5. ALL EXISTING OPENINGS TO STAIR 300 TO BE INFILLED. F1.

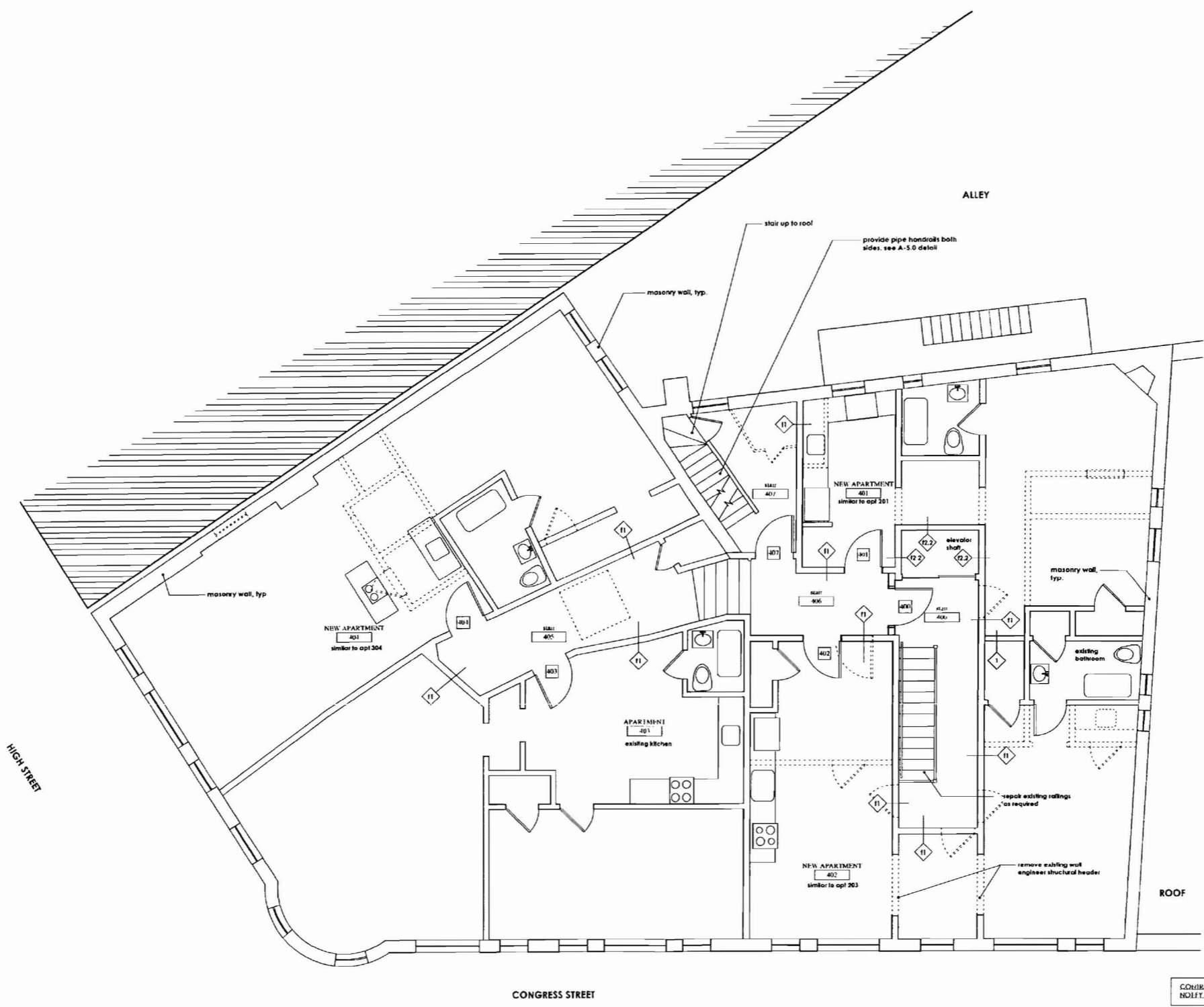
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DEVIATIONS FROM THE PLANS

6/5/09



SHWARTZ BUILDING
EXISTING CONDITIONS
THIRD LEVEL

EXISTING - 3.1



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**SHWARTZ BUILDING
 RENOVATIONS**

FOURTH LEVEL

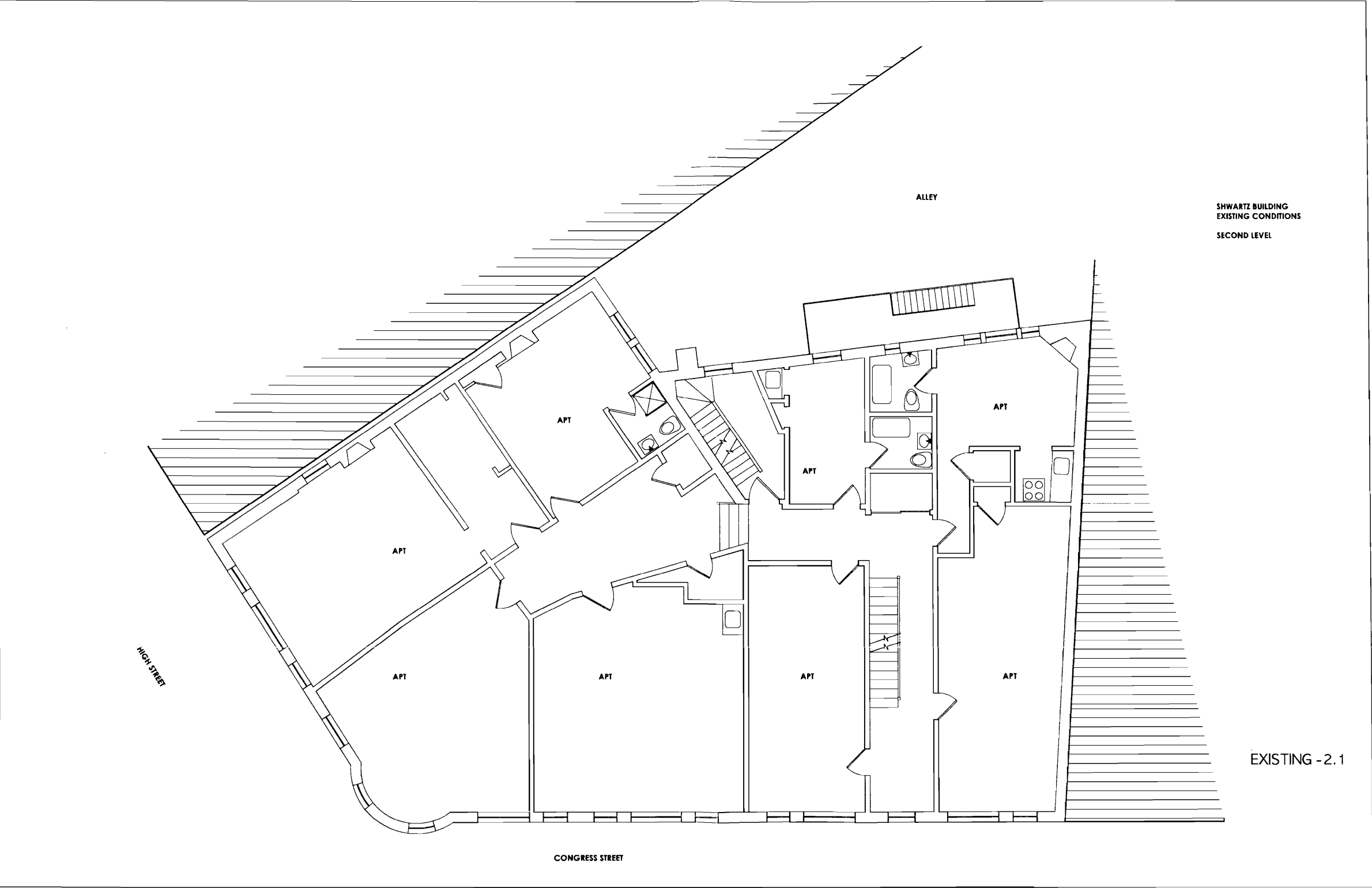
A-4.1

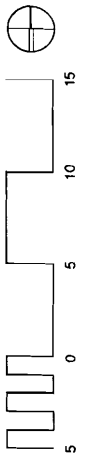
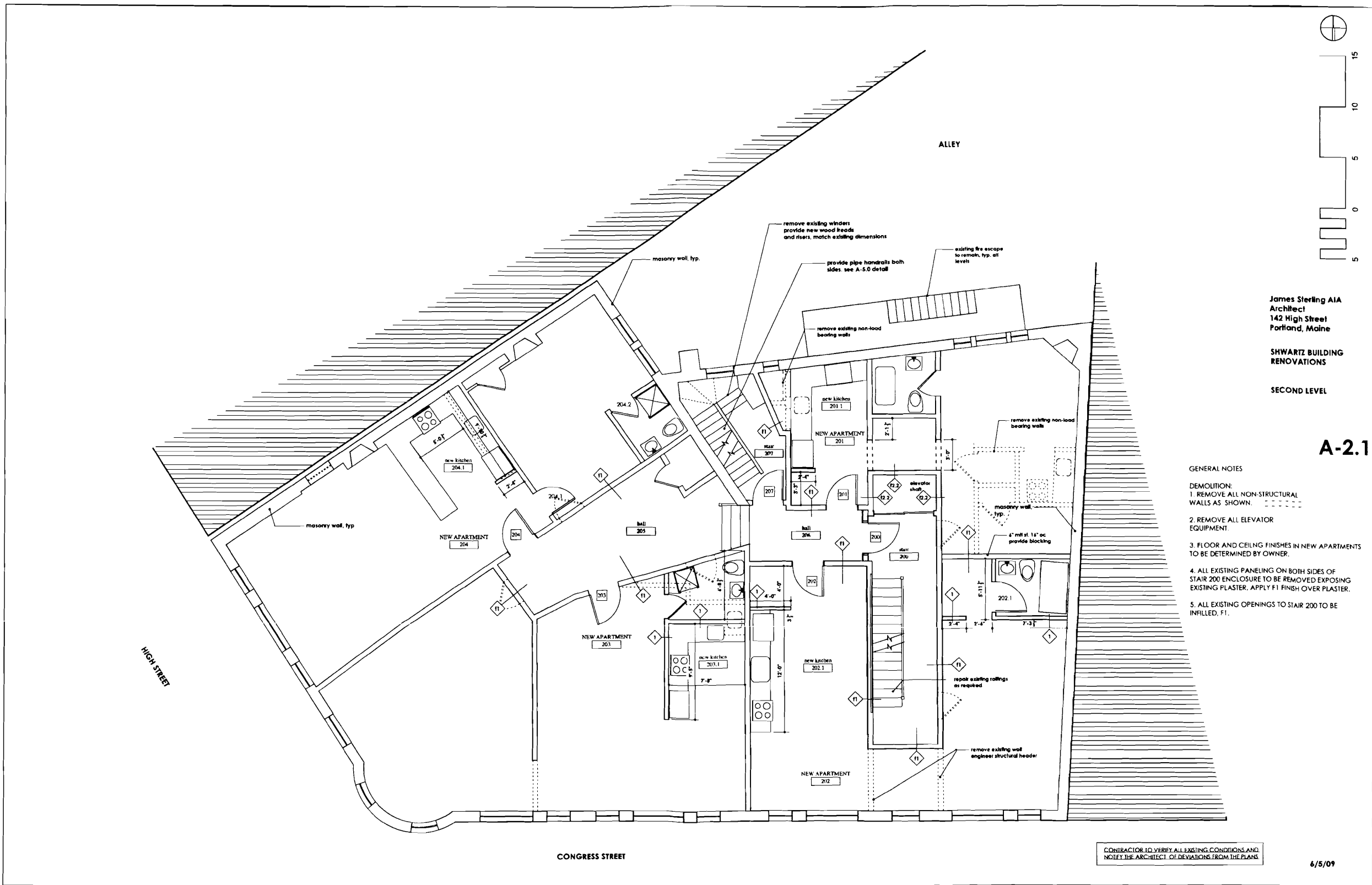
GENERAL NOTES

- DEMOLITION:
 1. REMOVE ALL NON-STRUCTURAL WALLS AS SHOWN. - - - - -
 2. REMOVE ALL ELEVATOR EQUIPMENT.
 3. FLOOR AND CEILING FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.
 4. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER. APPLY F1 FINISH OVER PLASTER.
 5. ALL EXISTING OPENINGS TO STAIR 400 TO BE INFILLED, F1.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DEVIATIONS FROM THE PLANS

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**SHWARTZ BUILDING
 RENOVATIONS**

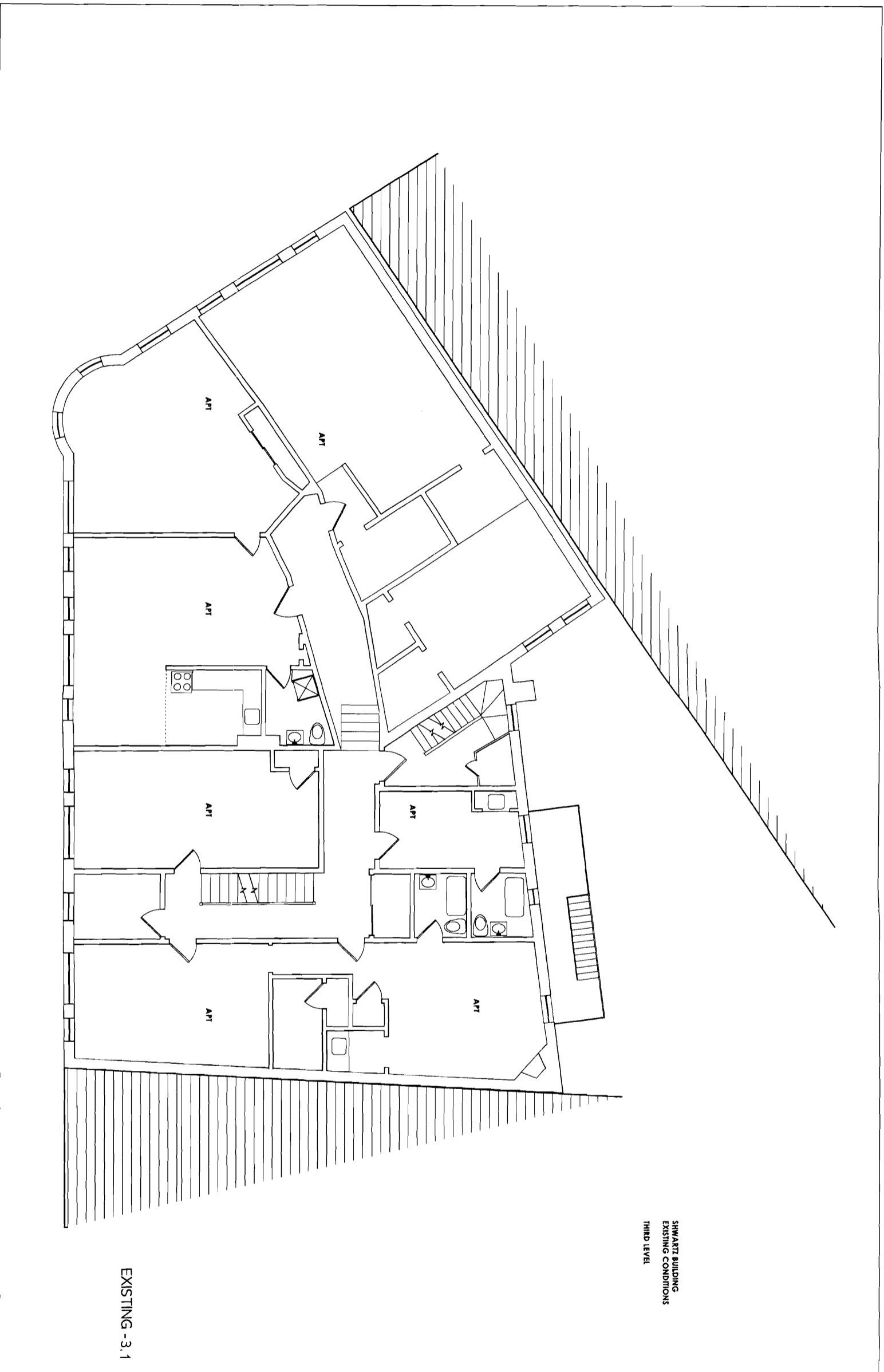
SECOND LEVEL

A-2.1

- GENERAL NOTES
- DEMOLITION:
 1. REMOVE ALL NON-STRUCTURAL WALLS AS SHOWN. - - - - -
 2. REMOVE ALL ELEVATOR EQUIPMENT.
 3. FLOOR AND CEILING FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.
 4. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER. APPLY F1 FINISH OVER PLASTER.
 5. ALL EXISTING OPENINGS TO STAIR 200 TO BE INFILLED, F1.

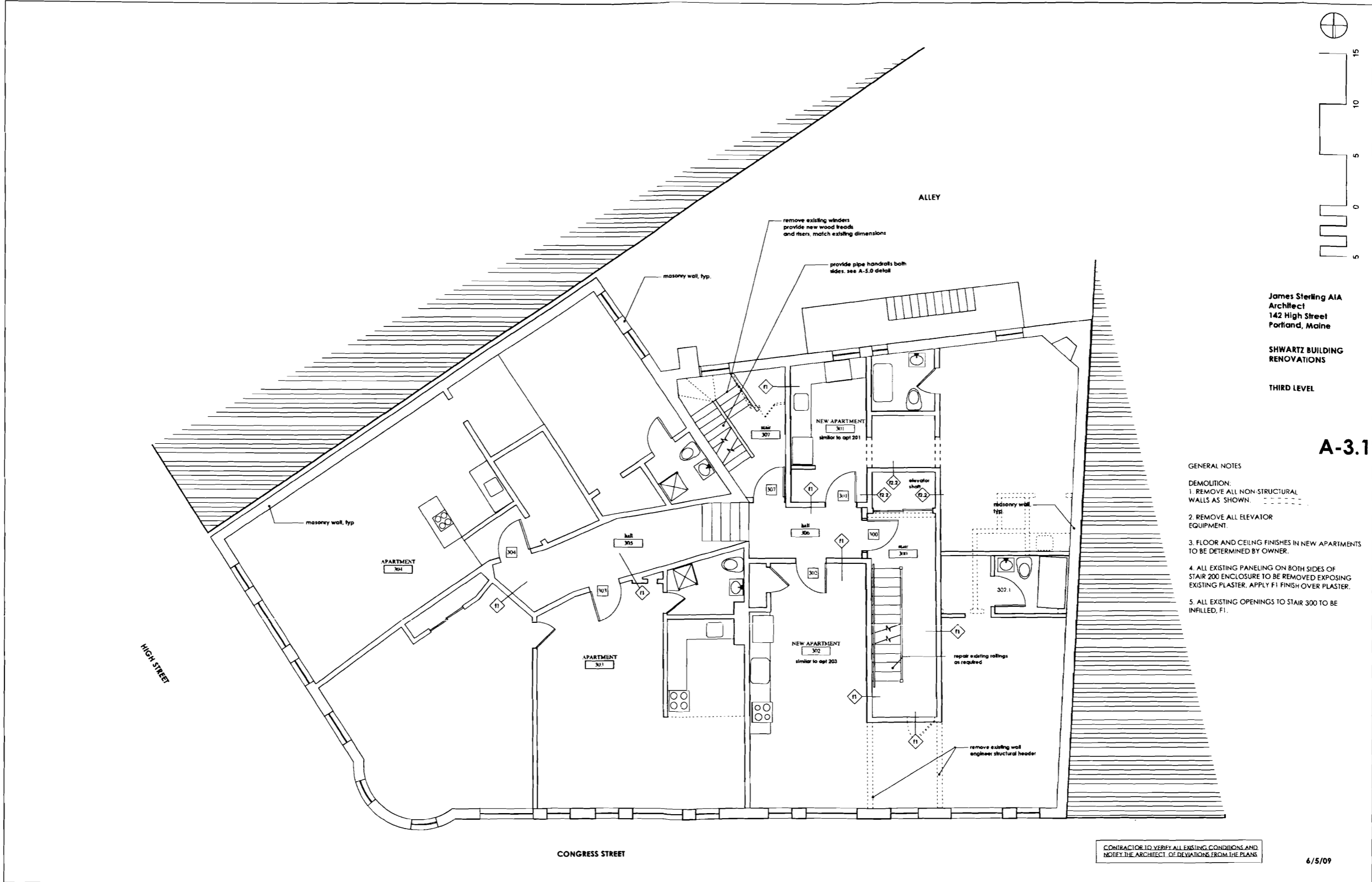
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DEVIATIONS FROM THE PLANS.

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SWARTZ BUILDING
EXISTING CONDITIONS
THIRD LEVEL

EXISTING - 3.1



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SHWARTZ BUILDING
 RENOVATIONS

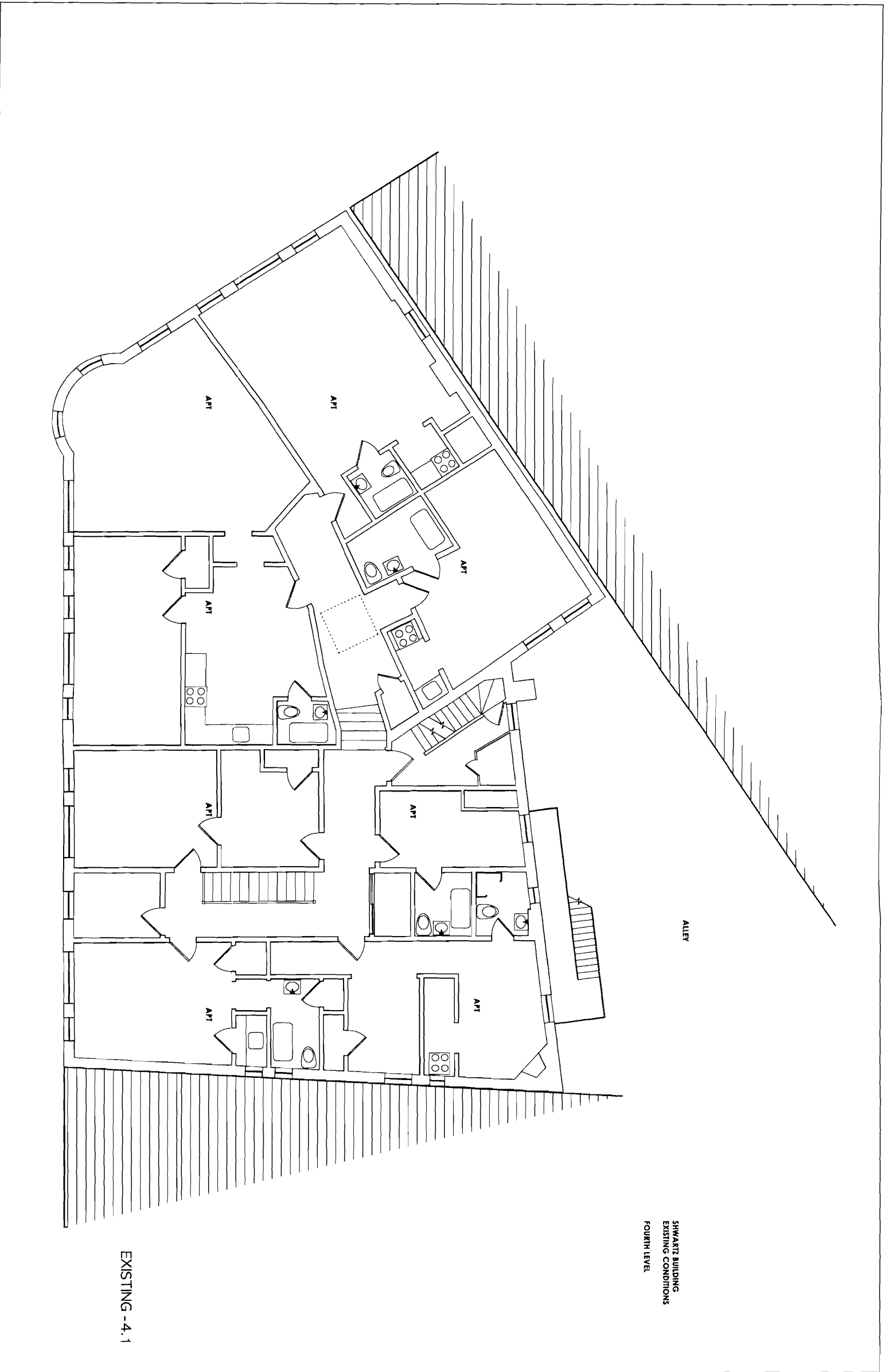
THIRD LEVEL

A-3.1

- GENERAL NOTES
- DEMOLITION:
 1. REMOVE ALL NON-STRUCTURAL WALLS AS SHOWN. - - - - -
 2. REMOVE ALL ELEVATOR EQUIPMENT.
 3. FLOOR AND CEILING FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.
 4. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER, APPLY F1 FINISH OVER PLASTER.
 5. ALL EXISTING OPENINGS TO STAIR 300 TO BE INFILLED, F1.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DEVIATIONS FROM THE PLANS

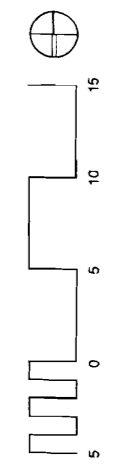
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EXISTING - 4.1

SHWARTZ BUILDING
EXISTING CONDITIONS
FOURTH LEVEL

ALLEY



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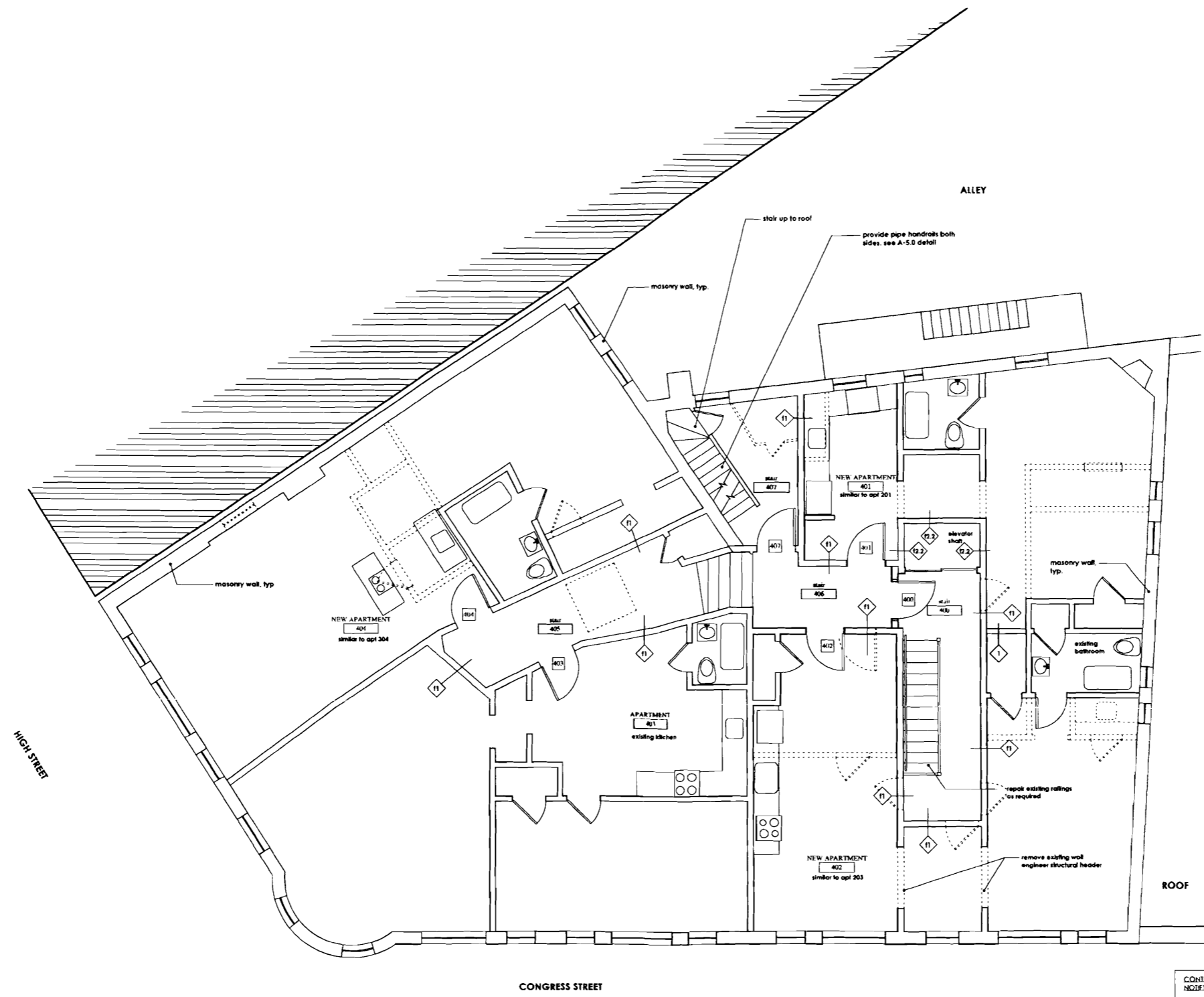
**SHWARTZ BUILDING
 RENOVATIONS**

FOURTH LEVEL

A-4.1

GENERAL NOTES

- DEMOLITION:
 1. REMOVE ALL NON-STRUCTURAL WALLS AS SHOWN. - - - - -
 2. REMOVE ALL ELEVATOR EQUIPMENT.
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