PORTLAND MAINE

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Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- o to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- o call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- ✓ hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- o or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. ***After all approvals have been met and completed, I will then be issued my permit via e-mail.*** No work shall be started until I have received my permit.

Applicant Signature: [signature] Date: 23 July 2014

I have provided digital copies and sent them on: EMAIL Date: 23 July 2014

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Commercial Interior & Change of Use Permit Application Checklist

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of $50,000.00 must be prepared by a Design Professional and bear their seal.

- ☑ Cross sections w/framing details
- ☑ Detail of any new walls or permanent partitions
- ☐ Floor plans and elevations
- ☐ Window and door schedules
- ☐ Complete electrical and plumbing layout.
- ☐ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- ☐ Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2009
- ☐ Proof of ownership is required if it is inconsistent with the assessors records.
- ☑ Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- ☐ Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- ☐ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- ☐ Location and dimensions of parking areas and driveways, street spaces and building frontage.
- ☐ Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

Fire Department requirements.

The following shall be submitted on a separate sheet:

- ☐ Name, address and phone number of applicant **and** the project architect.
- ☐ Proposed use of structure (NFPA and IBC classification)
- ☐ Square footage of proposed structure (total and per story)
- ☐ Existing and proposed fire protection of structure.
- ☐ Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- ☐ A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- ☐ Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: $25.00 for the first $1000.00 construction cost, $11.00 per additional $1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

General Building Permit Application

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

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: 660-664 CONGRESS / 134-136 HIGH ST.		
Total Square Footage of Proposed Structure/Area: 12,000 ±	Square Footage of Lot: 4340 ±	
Tax Assessor's Chart, Block & Lot Chart# 39 Block# A Lot# 13	Applicant *must be owner, Lessee or Buyer* Name: GEOFFREY RICE Address: 658 CONGRESS ST. City, State & Zip: 04101	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: $ 36,000 C of O Fee: $ Total Fee: $

Current legal use (i.e. single family): APARTMENTS / COMMERCIAL
If vacant, what was the previous use?
Proposed Specific use:
Is property part of a subdivision? If yes, please name
Project description:
INSTALL STOREBRONS SYSTEMS. SEE DRAWINGS

Contractor's name: DIRTY DEEDS
Address: WALDO TROTT . 653 · 2341
City, State & Zip Telephone:
Who should we contact when the permit is ready: JAMES STERLING 712 0037 Telephone:
Mailing address: OR WALDO TROTT 653·2341

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: 23 M 2014

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

Certificate of Design Application

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

From Designer: PREVIOUSLY SUBMITTED 02/10/

Date: _____

Job Name: _____

Address of Construction: _____

2009 International Building Code

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

Building Code & Year _____ Use Group Classification (s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC _____

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

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

_____ Basic wind speed (1809.3)

_____ Building category and wind importance Factor, I_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_{DS} & 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 $_{Pf}$

_____ If P_g > 10 psf, snow exposure factor, $_{Ce}$

_____ If P_g > 10 psf, snow load importance factor, $_{Is}$

_____ Roof thermal factor, $_{Ct}$ (1608.4)

_____ Sloped roof snowload, $_{Ps}$ (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic force resisting system (1617.6.2)

_____ Response modification coefficient, $_{RI}$ and deflection amplification factor $_{Cd}$ (1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Accessibility Building Code Certificate

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

Designer: PREVIOUSLY SUBMITTED 02/20/2010

Address of Project: _____

Nature of Project: _____

_____

_____

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.

(SEAL)

Signature: _____

Title: _____

Firm: _____

Address: _____

_____

Phone: _____

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

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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

Certificate of Design

Date: PREVIOUSLY SUBMITTED 2/10/2010

From: _____

These plans and / or specifications covering construction work on:

_____

_____

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

Signature: _____

Title: _____

(SEAL)

Firm: _____

Address: _____

_____

Phone: _____

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Project: 602 Congress Street Renovations
Date Prepared: 4/4/11
SI INC JOB # 10-0023

Structural Statement of Special Inspections

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

Project: *602 Congress Street Renovation*

Location: *Portland, ME*

Owner: *R-T Realty Trust*

This *Statement of Special Inspections* encompass the following discipline: **Structural**

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Structural Special Inspection Coordinator (SSIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Structural Special Inspection Coordinator shall keep records of all Structural inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Structural Registered Design Professional in Responsible Charge (SRDP). Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Structural Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Structural Registered Design Professional in Responsible Charge at an interval determined by the SSIC and the BCO.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted to the BCO prior to issuance of a Certificate of Use and Occupancy.

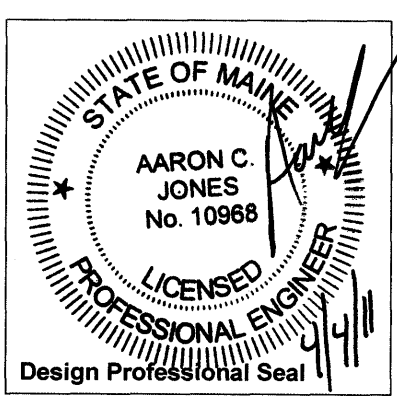
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: ☒ *Upon request of Building Official* _____ or ☐ per attached schedule.

Prepared by:

Aaron C. Jones, P.E.
(type or print name of the Structural Registered Design Professional in Responsible Charge)

Aaron C. Jones — *4/4/11*
Signature — Date



Design Professional Seal

Owner's Authorization:

Signature — Date

Building Code Official's Acceptance:

Signature — Date

Structural Statement of Special Inspections (Continued)

List of Agents

Project: *602 Congress Street Renovation*

Location: *Portland, ME*

Owner: *R-T Realty Trust*

This *Statement of Special Inspections* encompass the following discipline: **Structural**

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- ☒ Soils and Foundations
- ☒ Cast-in-Place Concrete
- ☐ Precast Concrete System
- ☒ Masonry Systems
- ☒ Structural Steel
- ~~☒ Wood Construction~~ MINOR IN NATURE. ☐ Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. STRUCTURAL Special Inspections Coordinator (SSIC)	*Structural Integrity, Inc*	*77 Oak St.* *Portland, ME 04101* *aaron@structuralinteg.com*
2. Special Inspector (SI 1)	*Structural Integrity, Inc*	*77 Oak St.* *Portland, ME 04101* *aaron@structuralinteg.com*
3. Special Inspector (SI 2)	*TBD* OR SUMMIT GEOTECH LEWISTON, ME	
4. Testing Agency (TA 1)	*TBD*	
5. Testing Agency (TA 2)	*TBD*	
6. Other (O1)	*N/A*	

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Structural Statement of Special Inspections (Continued)

Final Report of Special Inspections (SSIC/SI 1)

[To be completed by the Structural Special Inspections Coordinator (SSIC/SI 1). Note that all Agent's Final Reports must be received prior to issuance.]

Project: *602 Congress Street Renovation*
Location: *Portland, ME*
Owner: *R-T Realty Trust*
Owner's Address:

Architect of Record: *James Sterling, AIA* (name) — *Sterling Architects* (firm)

Structural Registered Design Professional in Responsible Charge: *Aaron C. Jones, PE* (name) — *Structural Integrity, Inc.* (firm)

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Structural Special Inspection Coordinator

Aaron C. Jones
(Type or print name)

Structural Integrity, Inc.
(Firm Name)

Signature Date

Licensed Professional Seal

Structural Statement of Special Inspections (Continued)

Special Inspector's/Agent's Final Report

Project: *602 Congress Street Renovation*

Special Inspector or Agent: _____

(name) *(firm)*

Designation:

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

_____
(Type or print name)

_____
Signature Date

Licensed Professional Seal or
Certification Number

Structural Schedule of Special Inspections

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.*

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge or Special Inspector of Record deems it appropriate that the individual performing a stipulated test or inspection have a specific certification, license or experience as indicated below, such requirement shall be listed below and shall be clearly identified within the schedule under the Agent Qualification Designation.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

Experienced Testing Technician

ETT	Experienced Testing Technician – An Experienced Testing Technician with a minimum 5 years experience with the stipulated test or inspection

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.

International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Other

Project: 602 Congress Street Renovations
Date Prepared: 4/4/11

Structural Schedule of Special Inspections
SOILS & FOUNDATION CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.7, 1704.8, 1704.9	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Verify existing soil conditions, fill placement and load bearing requirements						
a. Prior to placement of prepared fill, determine that the site has been prepared in accordance with the approved soils report.	Y	P	IBC 1704.7.1	SI-2	PE/GE, EIT or ETT	
b. During placement and compaction of fill material, verify material being used and maximum lift thickness comply with the approved soils report.	N/A		IBC 1704.7.2		PE/GE, EIT or ETT	
c. Test in-place dry density of compacted fill complies with the approved soils report.	N/A		IBC 1704.7.2		PE/GE, EIT or ETT	

Project: 602 Congress Street Renovations
Date Prepared: 4/4/11

Structural Schedule of Special Inspections

CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.4	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Inspection of reinforcing steel, including prestressing tendons, and placement	Y	P	ACI 318: 3.5, 7.1-7.7	SI 1	PE/SE or EIT	
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5B	N/A		Welding of Reinf Not Allowed		AWS-CWI	
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased	N/A		IBC 1912.5		PE/SE or EIT	
4. Verifying use of required design mix	Y	P	ACI 318: Ch 4, 5.2-5.4	SI 1	PE/SE or EIT	
5. At time fresh concrete is sampled to fabricate specimens for strength test, perform slump and air content test and temperature	N		ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8		ACI-CFTT or ACI-STT	Verify w/ submittals
6. Inspection of concrete and shotcrete placement for proper application techniques	Y	p	ACI 318: 5.9, 5.10	SI 1	PE/SE or EIT	
7. Inspection for maintenance of specified curing temperature and techniques	Y	P	ACI 318: 5.11-5.13	SI 1	PE/SE or EIT	

Project: 602 Congress Street Renovations
Date Prepared: 4/4/11

Structural Schedule of Special Inspections

MASONRY CONSTRUCTION – LEVEL 1 (NON-ESSENTIAL FACILITY)

VERIFICATION AND INSPECTION IBC Section 1704.5	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. As masonry construction begins, the following shall be verified to ensure compliance:						
a. Proportions of site-prepared mortar.	Y	P	ACI530.1, 2.6A	SI 1	PE/SE or EIT	
b. Construction of mortar joints.	Y	P	ACI530.1, 3.3B	SI 1	PE/SE or EIT	
c. Location of reinforcement and connectors.	Y	P	ACI530.1, 3.4, 3.6A	SI 1	PE/SE or EIT	
d. Prestressing technique.	N		ACI530.1, 3.6B		PE/SE or EIT	
e. Grade and size of prestressing tendons and anchorages.	N		ACI530.1, 2.4B, 2.4H		PE/SE or EIT	
2. The inspection program shall verify:						
a. Size and location of structural elements.	Y	P	ACI530.1, 3.3G	SI 1	PE/SE or EIT	
b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.	Y	P	ACI530, 1.2.2(e), 2.1.4, 3.1.6	SI 1	PE/SE or EIT	
c. Specified size, grade and type of reinforcement.	Y	P	ACI530, 1.12, ACI530.1, 2.4, 3.4	SI 1	PE/SE or EIT	
d. Welding of reinforcing bars.	N		AC530, 2.1.10.6.2, 3.2..4 (b)		AWS-CWI	
e. Protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).	Y	P	IBC 2104.3, 2104.4; ACI530.1, 1.8C, 1.8D	SI 1	PE/SE or EIT	
f. Application and measurement of prestressing force.	N		ACI530.1, 3.6B		PE/SE or EIT	
3. Prior to grouting, the following shall be verified to ensure compliance:						
a. Grout space is clean.	Y	P	ACI530.1, 3.2D	SI 1	PE/SE or EIT	
b. Placement of reinforcement and connectors and prestressing tendons and anchorages.	Y	P	ACI530, 1.12, ACI530.1, 3.4	SI 1	PE/SE or EIT	
c. Proportions of site-prepared grout and prestressing grout for bonded tendons.	N		ACI530.1, 2.6B		PE/SE or EIT	
d. Construction of mortar joints.	Y	P	ACI530.1, 3.3B	SI 1	PE/SE or EIT	
4. Grout placement shall be verified to ensure compliance with code and construction document provisions.	Y	P	ACI530.1, 3.5	SI 1	PE/SE or EIT	
a. Grouting of prestressing bonded tendons.	N		ACI530.1, 3.6C		PE/SE or EIT	
5. Preparation of any required grout specimens, mortar specimens and/or prisms shall be observed.	N		IBC 2105.2.2, 2105.3; ACI530.1, 1.4		PE/SE or EIT	
6. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.	Y	S	ACI530.1, 1.5	SSIC	PE/SE or EIT	

Project: 602 Congress Street Renovations
Date Prepared: 4/4/11

Structural Schedule of Special Inspections - STEEL CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.3	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	C
1. Material verification of high-strength bolts, nuts and washers:						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	Applicable ASTM material specifications; AISC 335, Section A3.4; AISC LRFD, Section A3.3	SSIC	PE/SE or EIT	
b. Manufacturer's certificate of compliance required.	Y	S		SSIC	PE/SE or EIT	
2. Inspection of high-strength bolting						
a. Bearing-type connections.	Y	P	AISC LRFD Section M2.5 IBC Sect 1704.3.3	SI 1	AWS/AISC-SSI	
b. Slip-critical connections.	N				AWS/AISC-SSI	
3. Material verification of structural steel (IBC Sect 1708.4):						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	SI 1	PE/SE or EIT	
b. Manufacturers' certified mill test reports.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	SI 1	PE/SE or EIT	
4. Material verification of weld filler materials:						
a. Identification markings to conform to AWS specification in the approved construction documents.	Y	S	AISC, ASD, Section A3.6; AISC LRFD, Section A3.5	SI 1	PE/SE or EIT	
b. Manufacturer's certificate of compliance required.	N				PE/SE or EIT	
5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.	Y	S	AWS D1.1	SI 1	PE/SE or EIT	
6. Inspection of welding (IBC 1704.3.1): a. Structural steel:						
1) Complete and partial penetration groove welds.	N		AWS D1.1		AWS-CWI	
2) Multipass fillet welds.	N				AWS-CWI	
3) Single-pass fillet welds> 5/16"	Y	P		SI 1	AWS-CWI	
4) Single-pass fillet welds< 5/16"	Y	P		SI 1	AWS-CWI	
5) Floor and deck welds.			AWS D1.3		AWS-CWI	
7. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:						
a. Details such as bracing and stiffening.	Y	P		SI 1	PE/SE or EIT	
b. Member locations.	Y	P		SI 1	PE/SE or EIT	
c. Application of joint details at each connection.	Y	P		SI 1	PE/SE or EIT	

Project: 602 Congress Street Renovations
Date Prepared: 4/4/11

Structural Schedule of Special Inspection Services

FABRICATION AND IMPLEMENTATION PROCEDURES – STRUCTURAL STEEL

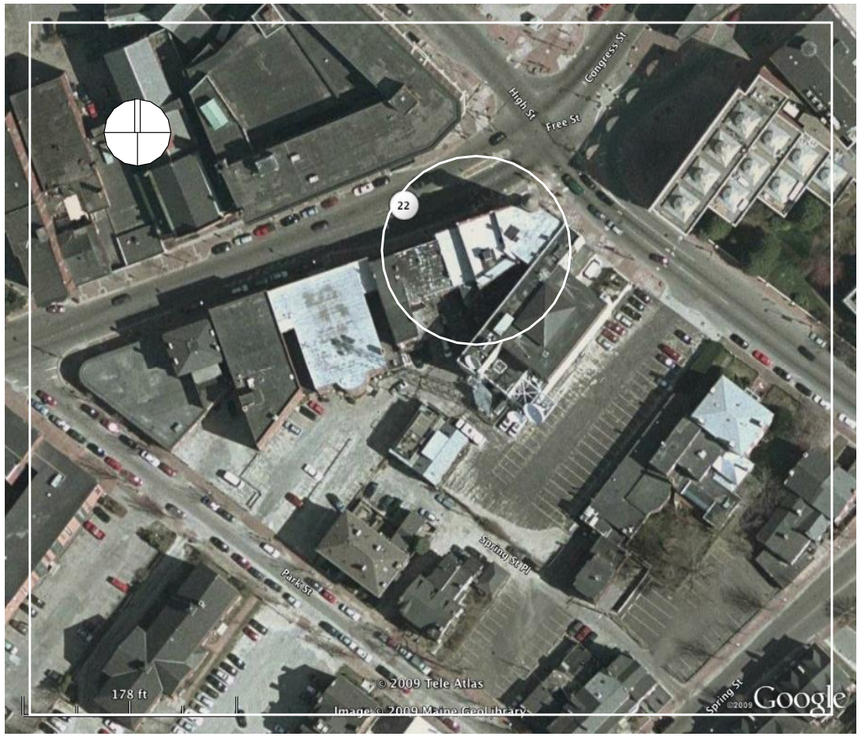
VERIFICATION AND INSPECTION IBC Section 1704.2	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Fabrications Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR- 2. AISC Certification	Y	S	Fabricator shall submit one of the two qualifications	SSIC	PE/SE or EIT	
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.	N		IBC 1704.2.2		PE/SE or EIT	

Prepared by: Aaron C. Jones, PE

Signature 4/4/11 Date

Building Code Official's Acceptance:

Signature Date



ARCHITECTURAL DRAWINGS:

A-1.0 BASEMENT
A-1.1 FIRST LEVEL
A-1.2 SECOND LEVEL
A-1.3 THIRD LEVEL
A-1.4 FOURTH LEVEL
A-1.5 ROOF PLAN
A-2.0 CONGRESS STREET
HIGH STREET ELEVATIONS
A-2.1 REAR ELEVATION
A-5.0 STOREFRONT DETAILS
A-5.1 STOREFRONT DETAILS
A-5.2 DELETED
A-5.3 STOREFRONT DETAILS
A-6.0 WALL TYPE SCHEDULE
A-6.1 DOOR SCHEDULE

STRUCTURAL DRAWINGS:

S-1.O GENERAL NOTES
S-1.1 ROOF PLAN
S-1.2 FIRST LEVEL
S-1.3 SECOND LEVEL
S-1.4 THIRD LEVEL
S-1.5 FOURTH LEVEL
S-2.1 SECTIONS
S-2.2 SECTIONS
S-1 L+L TOWER
S-2 L+L TOWER

ELECTRICAL DRAWINGS:

E-1 BASEMENT
E-2 FIRST LEVEL
E-3 SECOND LEVEL
E-4 THIRD LEVEL
E-5 FOURTH LEVEL
E-6 DETAILS + NOTES
E-7 RISER DIAGRAM + DETAILS

SHWARTZ BUILDING
600-604 CONGRESS STREET
PORTLAND, MAINE

OWNER:
RICE MANAGEMENT COMPANY
658 CONGRESS STREET
PORTLAND, MAINE

CODE COMPLIANCE
RENOVATIONS

HISTORIC PRESERVATION AND
REHABILITATION APPROVED PLANS

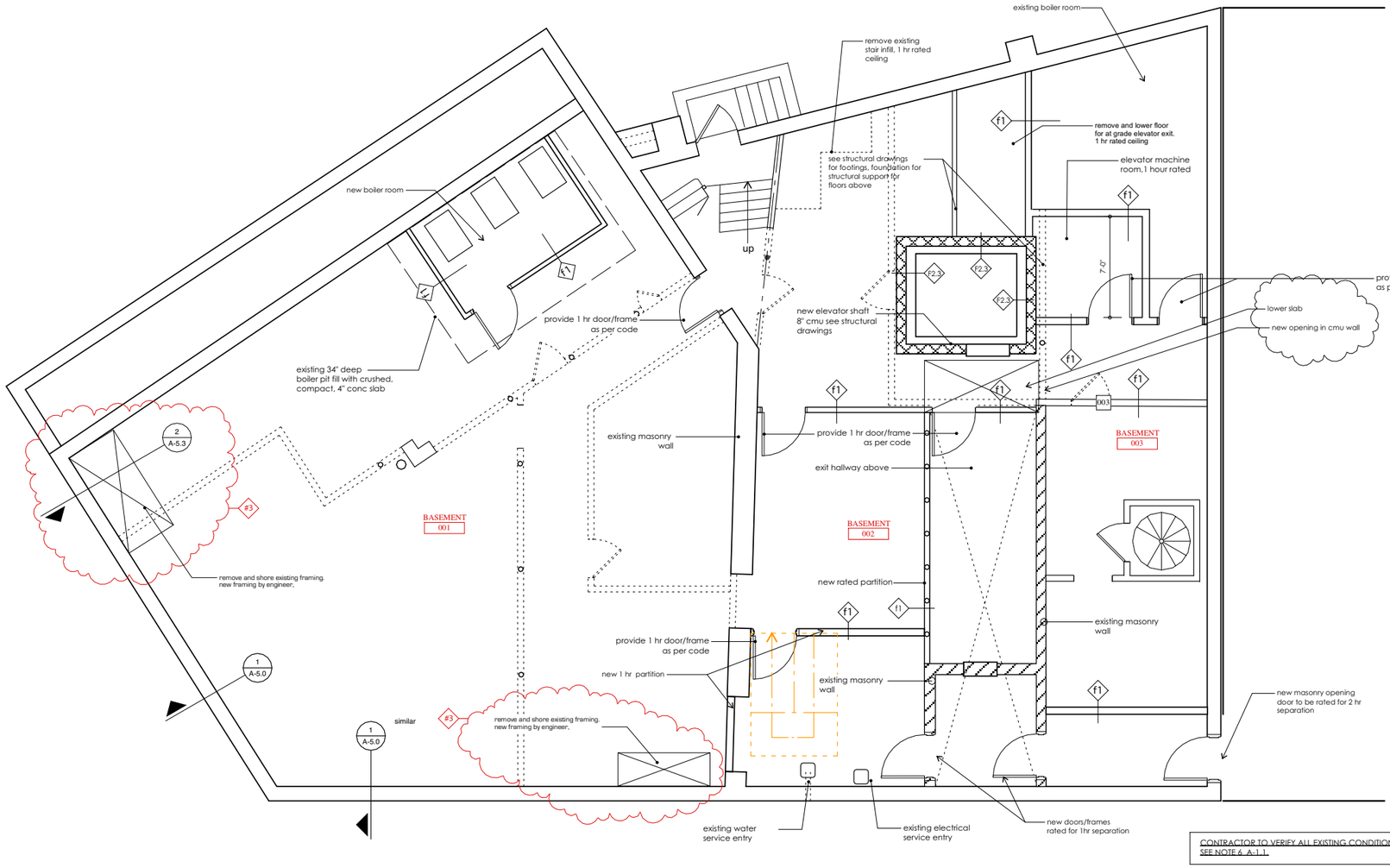
James Sterling AIA
Architect
142 High Street
Portland, Maine

Jeremy Moser
Historic Preservation
142 High Street
Portland, Maine

REGISTERED ARCHITECT
JAMES M. STERLING
NO. 1076
STATE OF MAINE

DATE:
01 AUGUST 2012

Revisions:
09 October 2012
19 October 2012
24 April 2013
06 February 2014
12 February 2014



GENERAL NOTES: (SEE A-1.1 FOR ADDED NOTES)

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

2. REMOVE ALL ELEVATOR EQUIPMENT.

3. BASEMENT TO BE SPRINKLED AND HAVE 1 HOUR RATED CEILING.

4. DISCONNECT GAS TO UPPER LEVELS. GAS SERVICE TO BE PROVIDED AS PER OWNER'S NEEDS.

5. SEE A-6.1 DOOR SCHEDULE.

James Sterling AIA
Architect
142 High Street
Portland, Maine

SHWARTZ BUILDING RENOVATIONS

BASEMENT LEVEL
scale: 1/4"=1'-0"

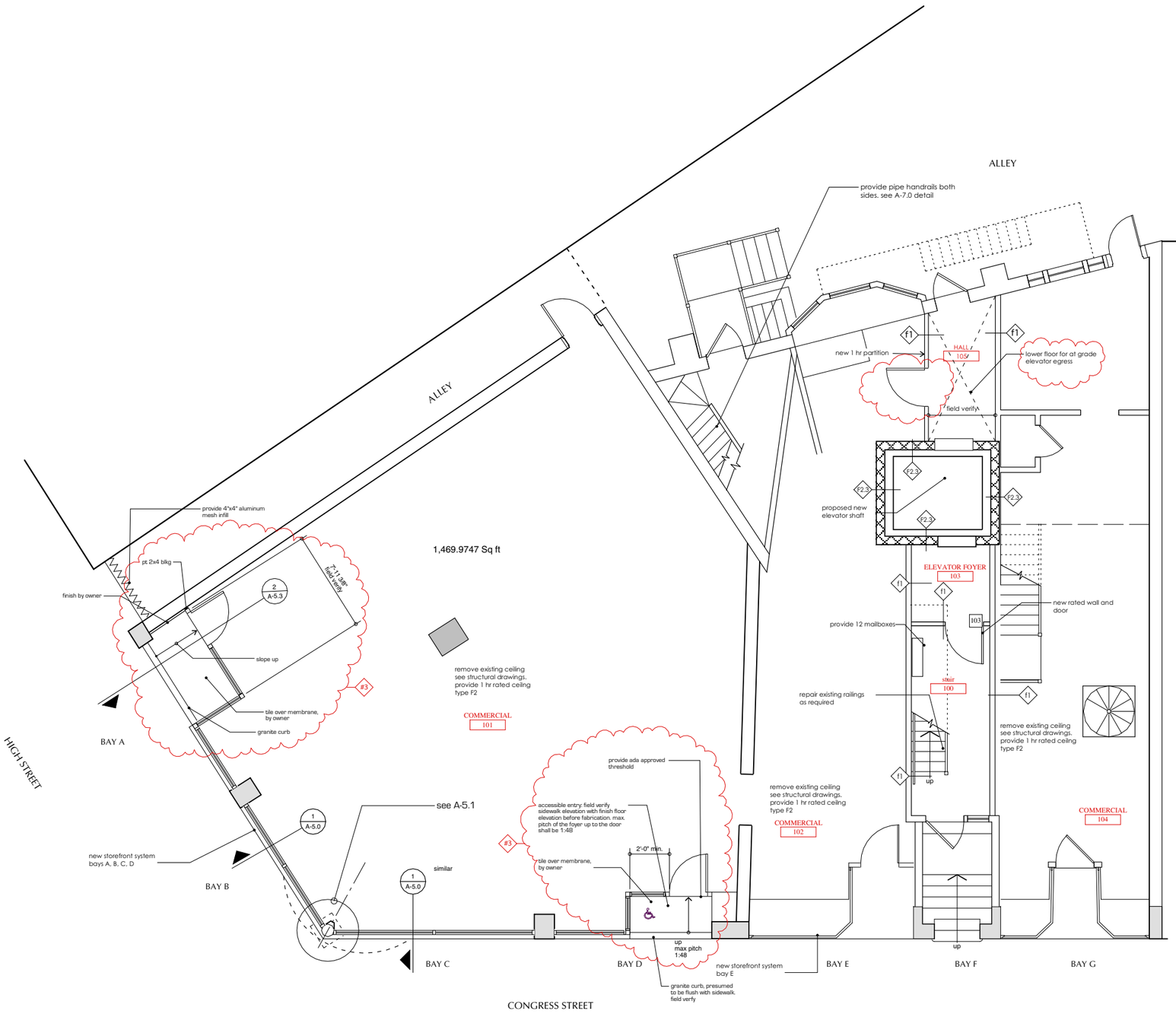
REGISTERED ARCHITECT JAMES SHWARTZ STERLING NO. 1076 STATE OF MAINE

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. SEE NOTE 6 A-1.1.

A-1.0

9/13/12

REVISIONS:
24 SEPTEMBER 2012
19 OCTOBER 2012
#3 24 APRIL 2013



GENERAL NOTES

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

2. REMOVE ALL ELEVATOR EQUIPMENT.

3. FLOOR AND CEILNG FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER. 1 HOUR RATED CEILING BETWEEN FIRST LEVEL AND SECOND (APARTMENTS) LEVEL.

4. 1 HOUR CEILING BETWEEN BASEMENT AND FIRST LEVEL.

5. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER, APPLY F1 FINISH OVER PLASTER.

6. ALL EXISTING OPENINGS TO STAIR 200 TO BE INFILLED, F1.

7. DIMENSIONS ARE FOR NEW PARTITIONS AND OPENINGS ONLY. OVERALL APARTMENT DIMENSIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.

8. SEE A-6.1 FOR DOOR SCHEDULE AND HISTORIC DOOR PANELS.

9. ALL LIGHTING FIXTURES BY OWNER.

10. CONTRACTOR TO COORDINATE ELEVATOR INSTALLATION WITH STRUCTURAL ENGINEER, ELECTRICAL ENGINEER AND ELEVATOR PROVIDER.

11. HVAC, PLUMBING, FIRE PROTECTION PLANS BY OWNER.

12. APPARTMENT APPLIANCE SCHEDULE TO BE COORDINATED BY OWNER WITH ELECTRICAL ENGINEER.

James Sterling AIA
Architect
142 High Street
Portland, Maine

SHWARTZ BUILDING RENOVATIONS

FIRST LEVEL

scale: 1/4" = 1'-0"

REGISTERED ARCHITECT JAMES AVERY STERLING NO. 1076 STATE OF MAINE

REVISIONS:
#3 24 SEPTEMBER 2012
19 OCTOBER 2012
24 APRIL 2013

A-1.1

GENERAL NOTES

DEMOLITION:
1. REMOVE ALL NON-STRUCTURAL WALLS AS SHOWN AND REMOVE EXISTING DOOR OPENINGS.

2. REMOVE ALL ELEVATOR EQUIPMENT.

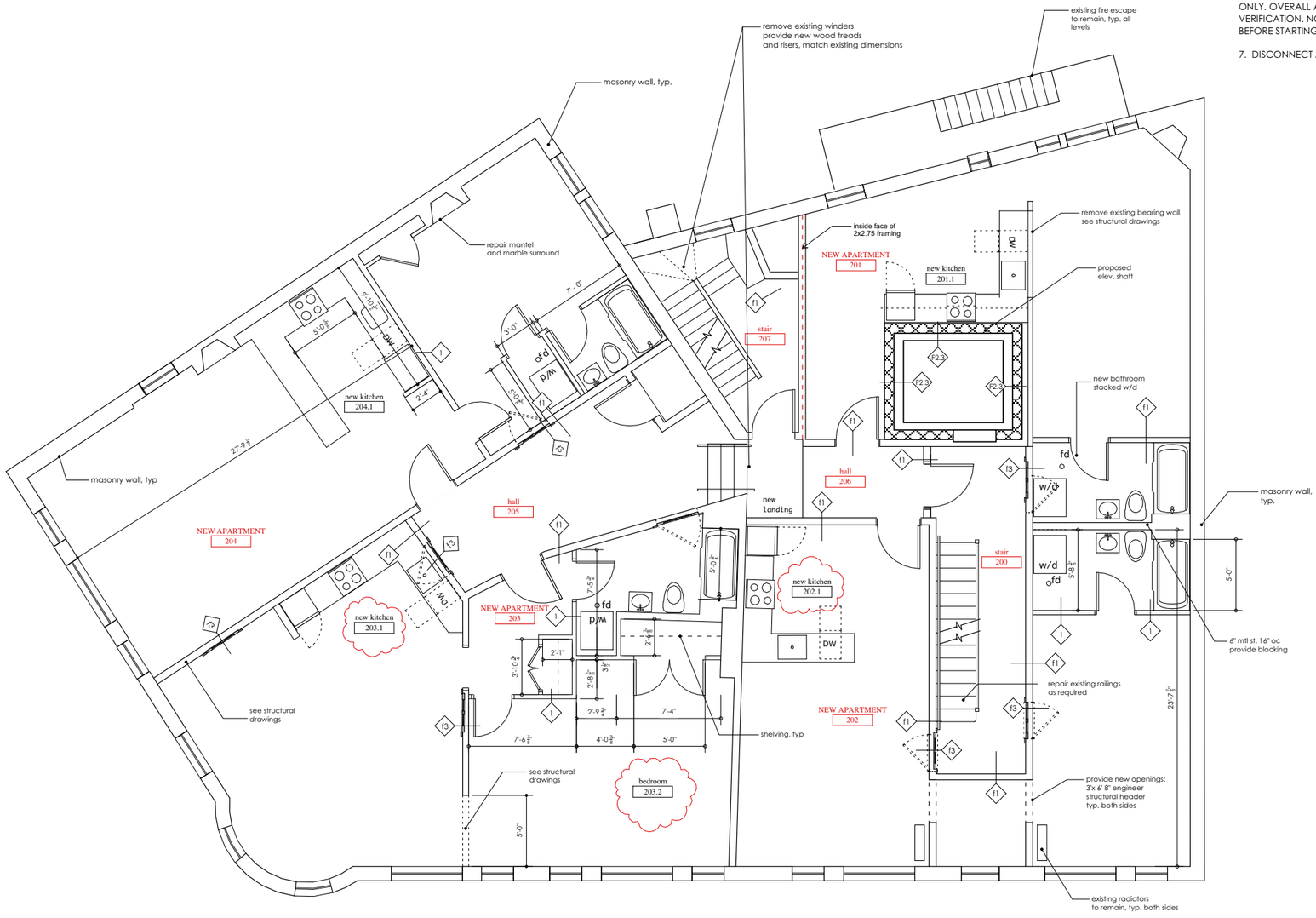
3. FLOOR AND CEILNG FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.

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.

6. DIMENSIONS ARE FOR NEW PARTITIONS AND OPENINGS ONLY. OVERALL APARTMENT DIMENSIONS ARE FOR FIELD VERIFICATION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.

7. DISCONNECT AND REMOVE ALL GAS PIPING.



CONTRACTOR TO VERIEY ALL EXISTING CONDITIONS AND VERIEY PROPOSED DIMENSIONS. SEE NOTE 6.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/05/15

James Sterling AIA
Architect
142 High Street
Portland, Maine

SHWARTZ BUILDING
RENOVATIONS

SECOND LEVEL

scale: 1/4" = 1'-0"

9/13/12

REVISIONS:
24 SEPTEMBER 2012
19 OCTOBER 2012

A-1.2

GENERAL NOTES

DEMOLITION:
1. REMOVE ALL NON-STRUCTURAL WALLS AS SHOWN AND REMOVE EXISTING DOOR OPENINGS.

2. REMOVE ALL ELEVATOR EQUIPMENT.

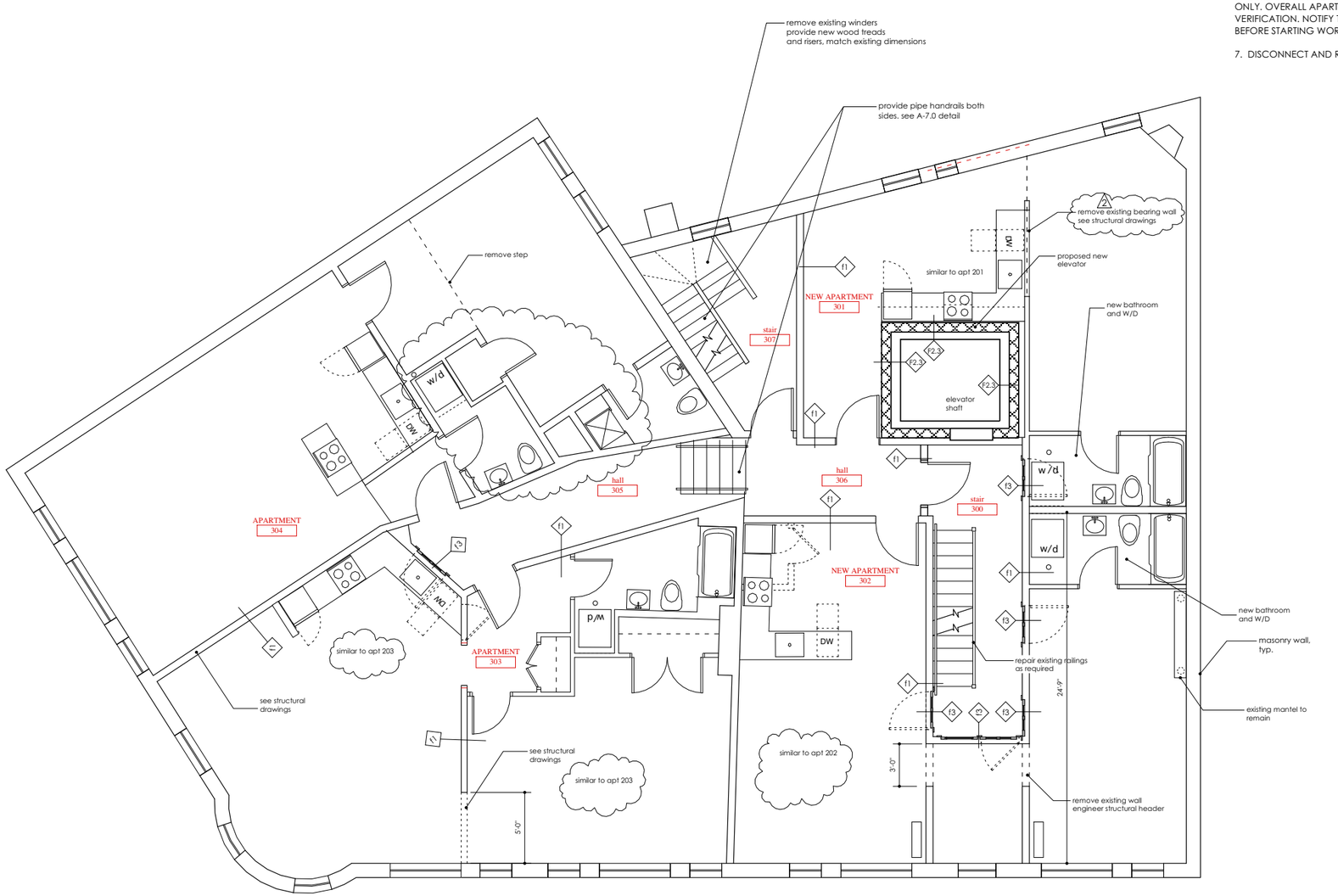
3. FLOOR AND CEILNG FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.

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.

6. DIMENSIONS ARE FOR NEW PARTITIONS AND OPENINGS ONLY. OVERALL APARTMENT DIMENSIONS ARE FOR FIELD VERIFICATION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.

7. DISCONNECT AND REMOVE ALL GAS PIPING.



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND VERIFY PROPOSED DIMENSIONS. SEE NOTE 6.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/05/15

James Sterling AIA
Architect
142 High Street
Portland, Maine

REGISTERED ARCHITECT JAMES AVERY STERLING NO. 1076 STATE OF MAINE

SHWARTZ BUILDING
RENOVATIONS

THIRD LEVEL

scale: 1/4" = 1'-0"

REVISIONS:
24 SEPTEMBER 2012
19 OCTOBER 2012

9/13/12

A-1.3

GENERAL NOTES

DEMOLITION:
1. REMOVE ALL NON-STRUCTURAL WALLS AS SHOWN AND REMOVE EXISTING DOOR OPENINGS.

2. REMOVE ALL ELEVATOR EQUIPMENT.

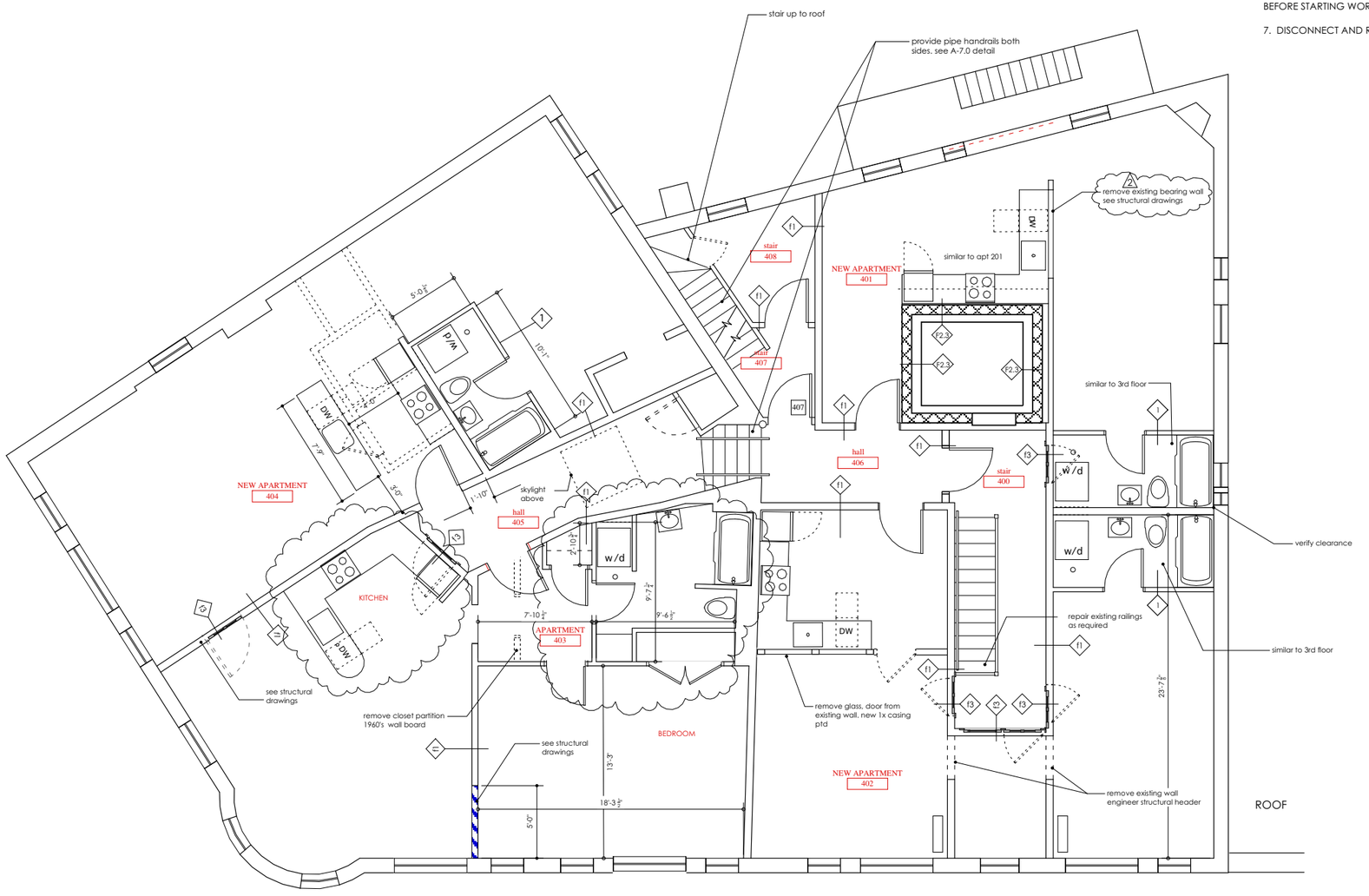
3. FLOOR AND CEILNG FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.

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.

6. DIMENSIONS ARE FOR NEW PARTITIONS AND OPENINGS ONLY. OVERALL APARTMENT DIMENSIONS ARE FOR FIELD VERIFICATION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.

7. DISCONNECT AND REMOVE ALL GAS PIPING.



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND VERIFY PROPOSED DIMENSIONS. SEE NOTE 6.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

James Sterling AIA
Architect
142 High Street
Portland, Maine

SHWARTZ BUILDING
RENOVATIONS

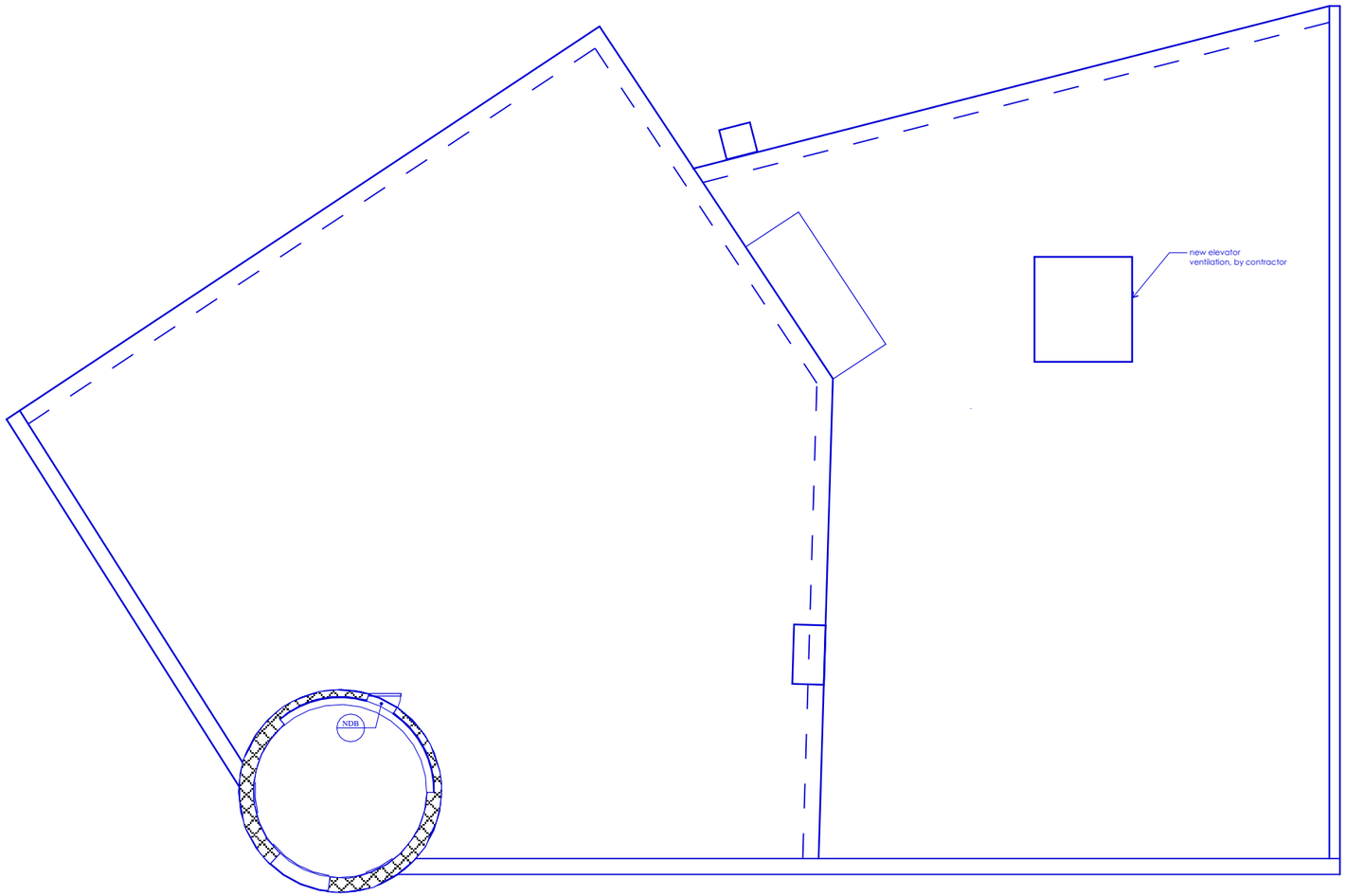
FOURTH LEVEL

scale: 1/4" = 1'-0"

REVISIONS:
24 SEPTEMBER 2012
19 OCTOBER 2012

A-1.4

9/13/12



James Sterling AIA
Architect
142 High Street
Portland, Maine

SHWARTZ BUILDING
RENOVATIONS

ROOF PLAN

scale: 1/4" = 1'-0"

REVISIONS:
24 SEPTEMBER 2012
19 OCTOBER 2012

A-1.5

High Street Elevation

Congress Street Elevation

NOTES:

1. FIELD VERIFY DIMENSIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.

2. SEE A-3.0 - A-3.3 FOR ALL STOREFRONT DETAILS

James Sterling AIA
Architect
142 High Street
Portland, Maine

SHWARTZ BUILDING
RENOVATIONS

ELEVATIONS

scale: 1/4" = 1'-0"

date: 25 july 2013

A-2.0

GENERAL NOTES

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

2. REMOVE ALL ELEVATOR EQUIPMENT.

3. FLOOR AND CEILNG FINISHES IN NEW APAR 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.

6. DIMENSIONS ARE FOR NEW PARTITIONS AND OPENINGS ONLY. OVERALL APARTMENT DIMENSIONS ARE FOR FIELD VERIFICATION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.

7. DISCONNECT AND REMOVE ALL GAS PIPING.

CITY OF PORTLAND, MAINE · RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/05/15

James Sterling AIA
Architect
142 High Street
Portland, Maine

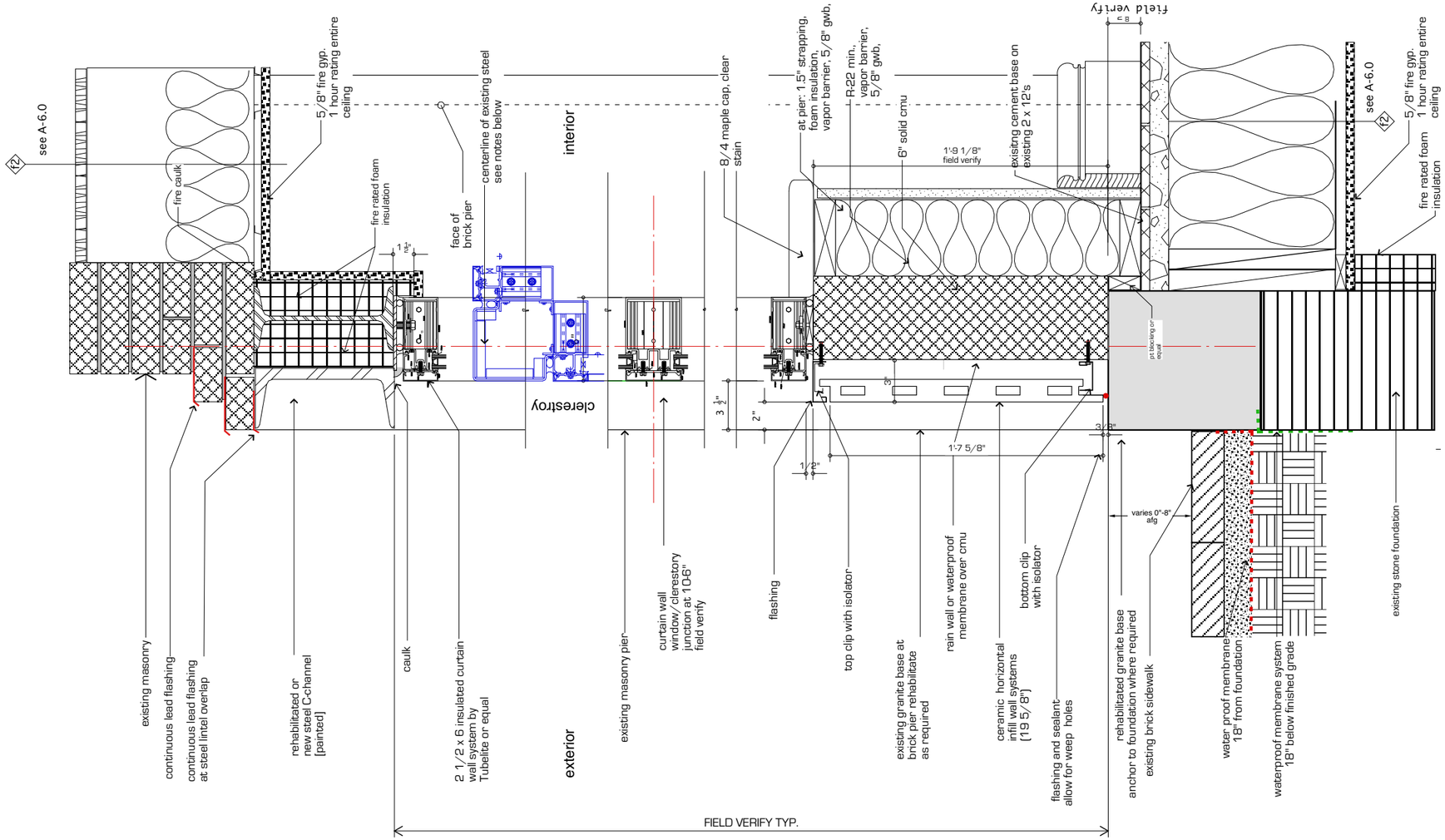
SHWARTZ BUILDING
RENOVATIONS

ELEVATIONS

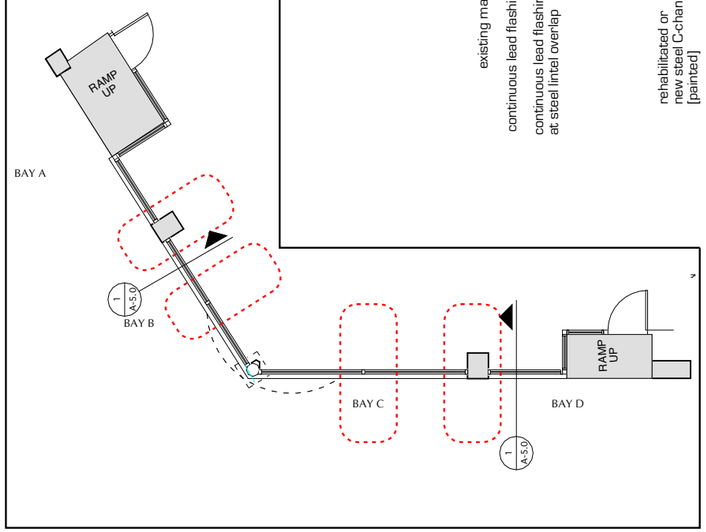
scale: 1/4" = 1'-0"

REGISTERED ARCHITECT · JAMES L. STERLING · NO. 1076 · STATE OF MAINE

A-2.1



plan key



General Notes

1. See Structural drawings for new steel placement and types.

2. Where dimensional conditions change with the installation of the new steel the architect shall be notified prior to continuing the work.

3. All existing conditions (after brick repair) of all the bay openings shall be determined to be square and plumb.The architect shall be notified prior to continuing the work.

4. Field dimensions for fabrication of all the bay in fill components shall not proceed until #3 above has been confirmed.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/05/15

REGISTERED ARCHITECT JAMES AVERY STERLING NO. 1076 STATE OF MAINE

1Shwartz Building
Congress Street
602 Congress Street
Portland, Maine

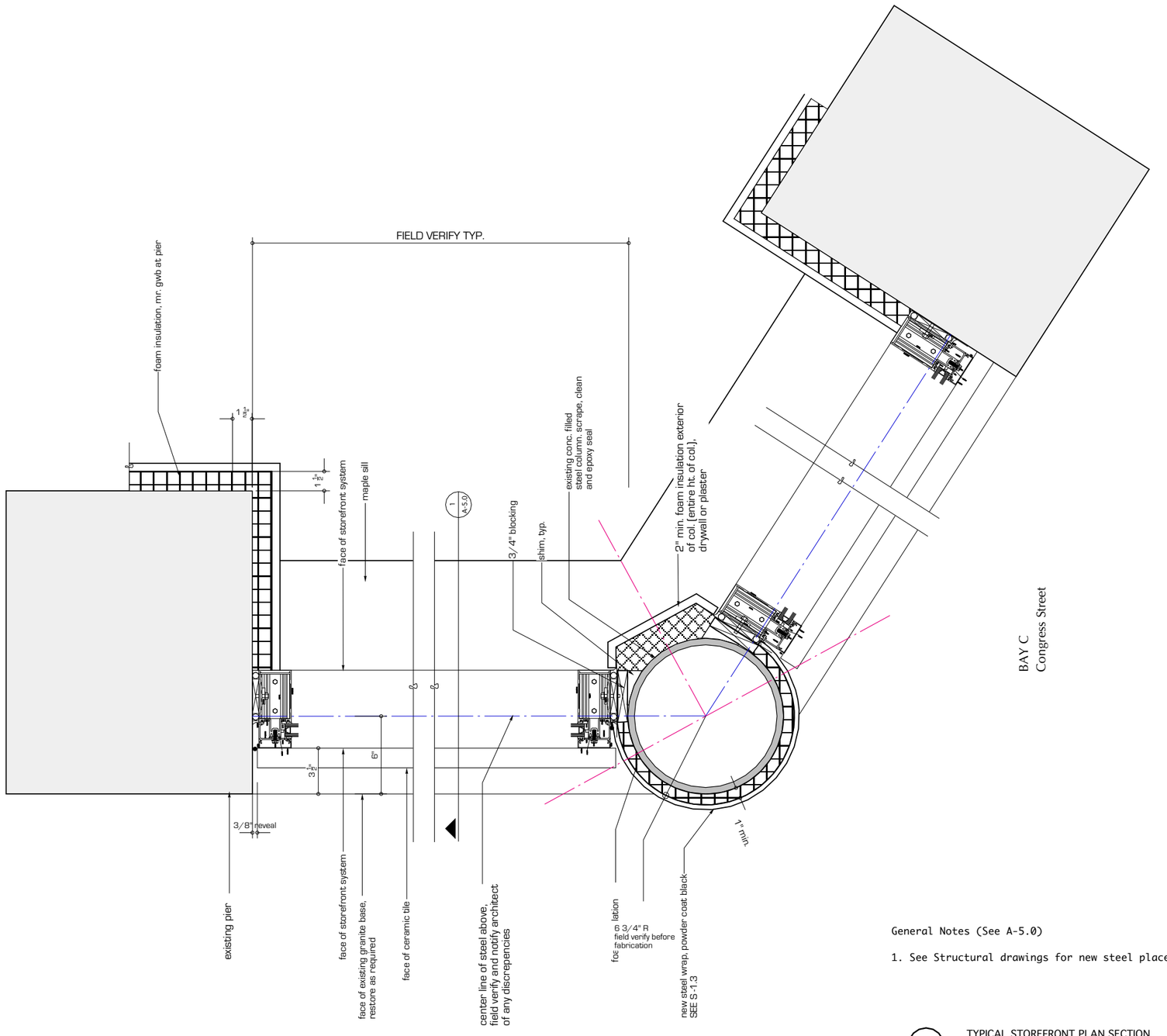
James Sterling AIA
Architect
Jeremy Moser
Architectural designer

142 High Street
Portland, Maine

date:
march 2012
rev: 07 march 2013
22 april 2013
02 december 2013

STOREFRONT DETAILS

A-5.0



General Notes (See A-5.0)

1. See Structural drawings for new steel placement and types.

3 TYPICAL STOREFRONT PLAN SECTION
scale 3"= 1'-0"

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/05/15

REGISTERED ARCHITECT JAMES STERLING NO. 1076 STATE OF MAINE

SHWARTZ BUILDING CONGRESS STREET 602 CONGRESS STREET PORTLAND, MAINE JAMES STERLING AIA ARCHITECT JEREMY MOSER ARCHITECTURAL DESIGNER 142 HIGH STREET PORTLAND, MAINE DATE: MARCH 2012 REV: 07 MARCH 2013 22 APRIL 2013 02 DECEMBER 2013	STOREFRONT DETAILS PLAN A-5.1

apartment

12" batt insulation
foil side up, typ
4 mil vapor barrier, typ
1 hour rated, typ.
F2
fire caulk
F2
new steel C channel
see structural documents
steel plate, painted black
face of brick pier
curtain wall storefront
system corner post
clerestory
interior
exterior
High Street
5 3/4"
3
A-5.3
entry
top of cmu
ceramic tile, mitered corners
face of cmu
remove, repair rubble foundation
waterprroof and re place granite base
replace with matching material shape and
size where missing or material too
damaged by freeze thaw
4'-4"
3'-10"
FIELD VERIFY TYP.
granite facing to match
curb granite
remove existing brick sidewall provide
waterproof membrane at building
foundation
rehabilitate existing carrara
marble floor tile
exisitng cement base on
existing 2 x 12's
12
0.50
2 1/2"max
8 1/2" +0"
field verify both
dimensions
6"
10"
remove and shore existing framing
new structure by engineer
all new framing to be pressure treated
1 hour rated, typ.
F2
1 hour rated wall, insulate, vapor barrier

2 storefront section
3"=1'-0"

1/2"
R-22 min.,
vapor barr
5/8" gwb,
ceramic tile, mitered corners
flashing
caulk
granite facing to match
curb granite
door threshold
ramp up
existing structure
see structural drawings

3 sidewall section
3"=1'-0"

General Notes (See A-5.0)

1. See Structural drawings for new steel placement and types.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

REGISTERED ARCHITECT
JAMES AVERY STERLING
NO. 1076
STATE OF MAINE

SHWARTZ BUILDING
CONGRESS STREET
602 CONGRESS STREET
PORTLAND, MAINE

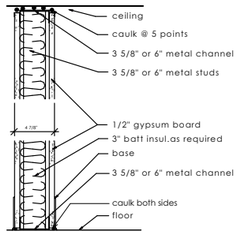
JAMES STERLING AIA
ARCHITECT
JEREMY MOSER
ARCHITECTURAL DESIGNER

142 HIGH STREET
PORTLAND, MAINE

DATE:
MARCH 2012
REV: 24 APRIL 2013
22 APRIL 2013
02 DECEMBER 2013

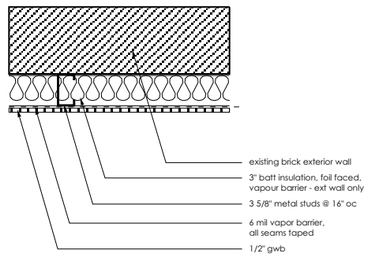
STOREFRONT
DETAILS

A-5.3

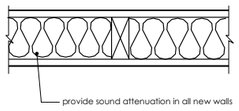


1 INTERIOR PARTITION

NOT RATED



2 MASONRY WALL



f1 1 HOUR RATED WOOD PARTITION

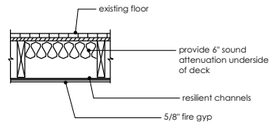
UL U309

GA WP 3510

5/8"(15.9mm)Fire-Shield Gypsum Wallboard or 5/8" (15.9mm)Fire-Shield MR Board nailed both sides

2x4(38 mm x 89 mm)studs,24"o.c.(610 mm).

38 NGC 2404

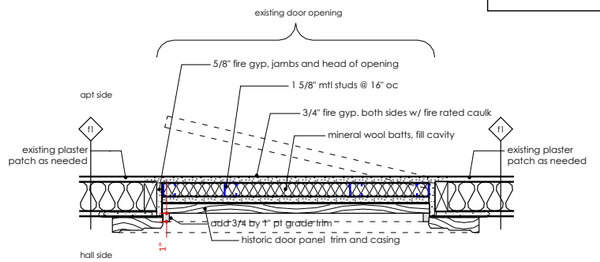


f2 1 HOUR RATED CEILING ASSEMBLY

UL L501

STC: APPROX. 50

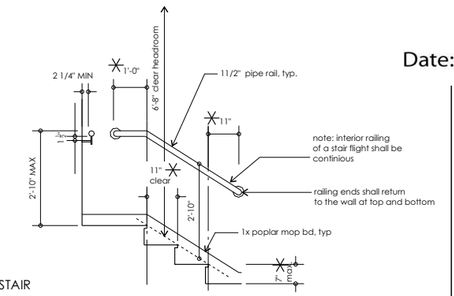
5/8"(12.7mm)Fire-Shield C Gypsum Wallboard attached resilient channels 16" oc over existing floor joists



f3 1 HOUR RATED INFILL (Nonbearing)

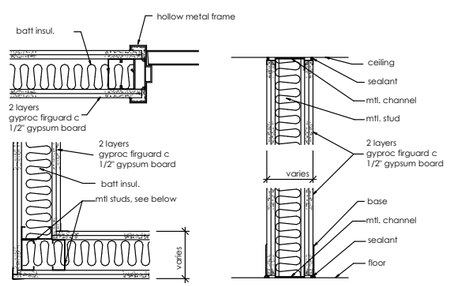
UL 496

Note:
Not all conditions detailed below can be achieved where existing stairs are to be retained. See plans.



CODE COMPLIANT STAIR DETAILS

1/2" = 1' - 0"



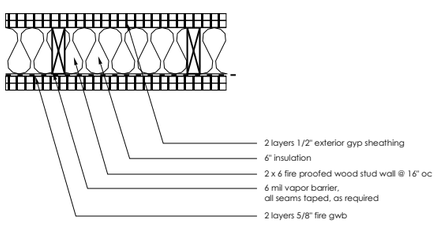
f2.1 2 HOUR RATED METAL PARTITION

(6", 3 5/8", 2 1/2" mtl. studs, see drawings)

FIRE TEST : DESIGN U412

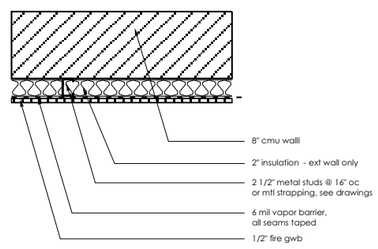
STC : 53

SOUND TEST : NGC 2385



f2.2 2 HOUR RATED LOAD BEARING WALL

FIRE TEST : DESIGN U349 similar



f2.3 2 HOUR RATED LOAD BEARING WALL

FIRE TEST : DESIGN U914 similar

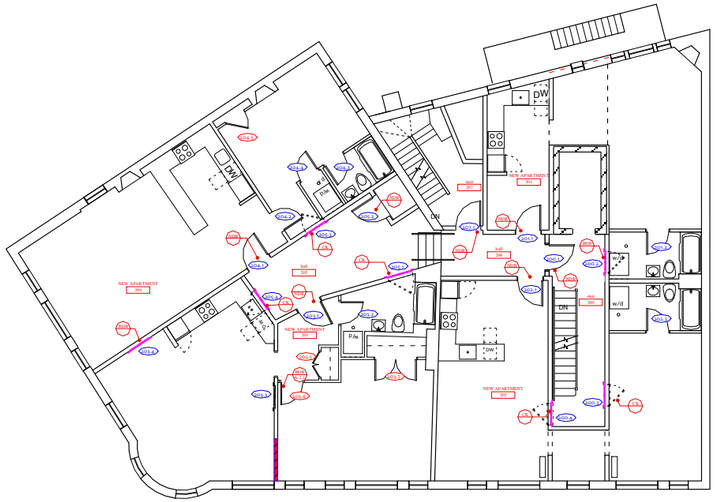
James Sterling AIA
Architect
142 High Street
Portland, Maine

SHWARTZ BUILDING
RENOVATIONS

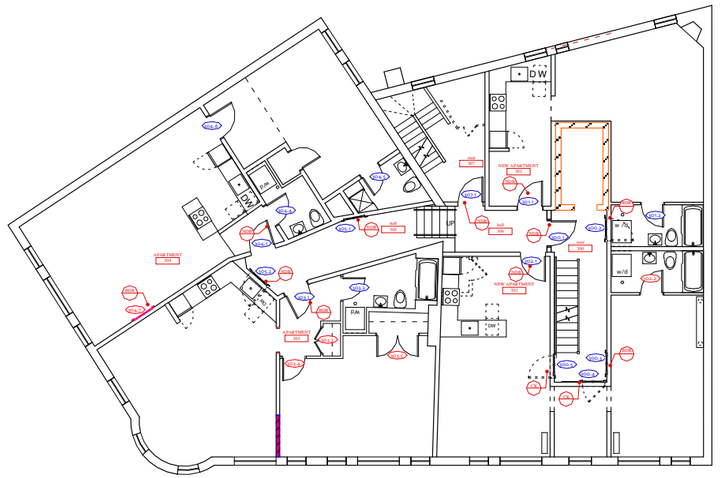
WALL AND CEILING
TYPES - RATED/UNRATED

REVISIONS:
24 SEPTEMBER 2012
19 OCTOBER 2012

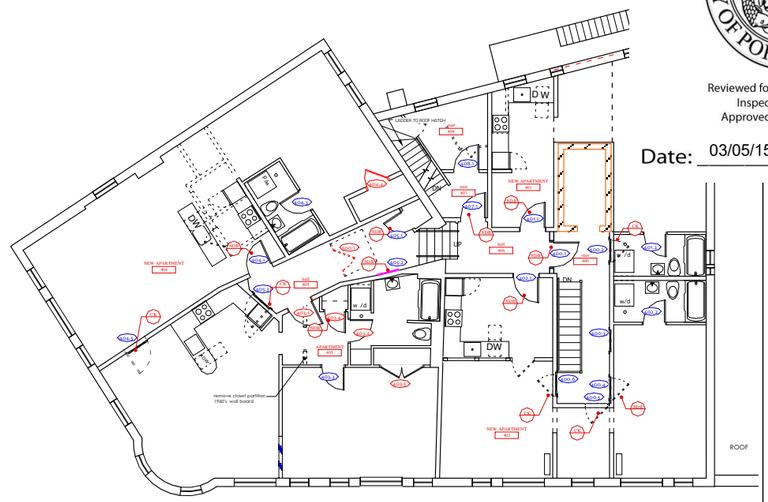
A-6.0



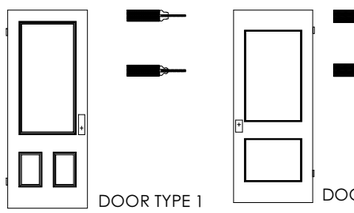
SECOND LEVEL

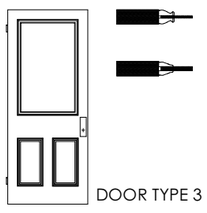


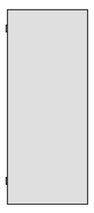
THIRD LEVEL

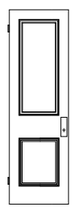


FOURTH LEVEL









DOOR SCHEDULE

basement

door number	room	type	in/s/ext	material		fire rating	size	function notes
B.1	basement exit	egress	ext	mtl	type 4	1hr	3'-0"x6'8"	new steel ext door closer
B.2	boiler room	closet	int	mtl	type 4	1hr	3'-0"x3'8"	pt. steel door smoke sealed closer
B.3	storage	storage	int	mtl	type 4	20	3'-0"x6'8"	pt. steel door smoke sealed closer
B.4	elevator mech	storage	int	mtl	type 4	1hr	3'-0"x3'8"	pt. steel door smoke sealed closer
B.5	storage	storage	int	mtl	type 4	1hr	3'-0"x3'8"	pt. steel door smoke sealed closer
B.6	electrical	storage	int	mtl	type 4	1hr	3'-0"x3'8"	pt. steel door smoke sealed closer
B.7	water main	storage	int	mtl	type 4	1hr	3'-0"x3'8"	pt. steel door smoke sealed closer
B.8	boiler room	closet	int	mtl	type 4	1hr	3'-0"x3'8"	pt. steel door smoke sealed closer

grade level

100.1	entry 101	storefront	ext	mtl			3'-0"x7'-0"	mtl storefront door sim to 102.1 APT Entry
100.2	elev foyer 103	passage	int	wd	type 3	1hr	3'-0"x6'-8"	pt. wd door smoke sealed closer
101.1	entry 101-A	storefront	ext	mtl			3'-0"x8'-0"	mtl storefront door with venting unit
101.2	entry 101-A	storefront	ext	mtl			3'-0"x8'-0"	mtl storefront door with venting unit
101.3	existing door alley	entry	ext	wd			2'-8"x6'-8"	rehabilitate door reflash head/gasket closer
101.4	entry 104	storefront	ext	wd			3'-0"x7'-0"	rehabilitate door and hardware
101.5	closet	closet	int	wd	type 3		2'-8"x6'-8"	rehabilitate door and hardware
101.6	existing door	entry	ext	wd			2'-8"x6'-8"	rehabilitate door
102.1	entry 102	entry	ext	wd			2'-8"x6'-8"	match door 101.4/102.1
102.3	elevator hall	classroom	int	wd	type 3	1hr	3'-0"x6'-8"	wd pt grade rated
102.4	basement entry	storage	int	wd	type 3	20 min	2'-8"x6'-8"	pt grade door smoke sealed closer
102.5	stair rear exit	egress	ext	mtl	type 4	1 hr	3'-0"x6'-8"	pt. steel door smoke sealed closer

second floor

200.1	stair entry	egress	int	wd	type 1	1hr	3'-0"x6'-8"	pt grade door smoke sealed closer
200.2	200 stair hall	f3 patch	int	wd	type 1		2'-8"x6'-8"	new pt grade slab [or rehab]
200.3	200 stair hall	f3 patch	int	wd	type 1		2'-8"x6'-8"	new pt grade slab [or rehab]
200.4	200 stair hall	f3 patch	int	wd	type 1		2'-8"x6'-8"	new pt grade slab [or rehab]
201.1	201 entry	apt entry	int	wd	type 1	20 min	3'-0"x6'-8"	new pt grade slab
201.2	201 bathroom	vanity	int	wd	type 1		3'-0"x6'-8"	re use orig door
202.1	202 entry	apt entry	int	wd	type 1	20 min	3'-0"x6'-8"	pt grade door smoke sealed closer
202.2	202 bathroom	vanity	int	wd	type 1		3'-0"x6'-8"	new pt grade slab
203.1	202 entry	apt entry	int	wd	type 3	20 min	3'-0"x6'-8"	pt grade door smoke sealed closer
203.2	202 bathroom	vanity	int	wd	type 3		2'-8"x6'-8"	new pt grade slab
203.3	seal opening	f3 patch	int	int	wd	type 3	2'-8"x6'-8"	rehab unrated patch
203.4	seal opening	f3 patch	int	wd	type 3		2'-8"x6'-8"	rehab rated patch [f3]
203.5	closet	closet	int	wd	type 5		(2)-2'-0"x6'-8"	new pt grade slab
203.6	203 bedroom	vanity	int	wd	type 3		3'-0"x6'-8"	new pt grade slab
203.7	closet	closet	int	wd	type 3		(2)-2'-8"x6'-8"	new pt grade slab
204.1	204 entry	apt entry	int	wd	type 3	20 min	3'-0"x6'-8"	pt grade door smoke sealed closer
204.2	204 bedroom	vanity	int	wd	type 3		3'-0"x6'-8"	new pt grade slab
204.3	204 bathroom	vanity	int	wd	type 3		2'-8"x6'-8"	new pt grade slab
204.4	204 closet	storage	int	wd	type 3		2'-6"x6'-8"	new pt grade slab vented
204.5	204 closet	storage	int	wd	type 3		2'-8"x6'-8"	new pt grade slab
205.1	205 hall	f3 patch	int	wd	type 3		2'-8"x6'-8"	rehab rated patch [f3]
205.2	205 hall closet	storage	int	wd	type 3		2'-7"x6'-8"	new pt grade slab closer
205.3	205 hall	f3 patch	int	wd	type 3		2'-8"x6'-8"	rehab rated patch [f3]
205.4	205 hall	f3 patch	int	wd	type 3		2'-8"x6'-8"	new pt grade slab rated patch [f3]
207.1	stair entry	egress	int	wd	type 3	1hr	3'-0"x6'-8"	pt grade door smoke sealed closer

third floor

300.1	stair entry	egress	int	wd	type 1	1hr	3'-0"x6'-8"	pt grade door smoke sealed closer
300.2	300 stair hall	f3 patch	int	wd	type 1		2'-8"x6'-8"	new pt grade slab [or rehab]
300.3	300 stair hall	f3 patch	int	wd	type 1		2'-8"x6'-8"	new pt grade slab [or rehab]
300.4	300 stair hall	f3 patch	int	wd	type 1		2'-8"x6'-8"	new pt grade slab [or rehab]
300.5	300 stair hall	f3 patch	int	wd	type 1		2'-8"x6'-8"	new pt grade slab [or rehab]
301.1	301 entry	apt entry	int	wd	type 1	20 min	3'-0"x6'-8"	new pt grade slab
301.2	301 bathroom	vanity	int	wd	type 1		3'-0"x6'-8"	new pt grade slab
302.1	302 entry	apt entry	int	wd	type 1	20 min	3'-0"x6'-8"	pt grade door smoke sealed closer
302.2	302 bathroom	vanity	int	wd	type 1		3'-0"x6'-8"	new pt grade slab
303.1	303 entry	apt entry	int	wd	type 1	20 min	3'-0"x6'-8"	pt grade door smoke sealed closer
303.2	303 bathroom	vanity	int	wd	type 1		2'-8"x6'-8"	new pt grade slab
303.3	closet	storage	int	wd	type 5		(2)-2'-0"x6'-8"	new pt grade slab
303.4	303 bedroom	vanity	int	wd	type 1		3'-0"x6'-8"	new pt grade slab
303.5	closet	storage	int	wd	type 3		(2)-2'-8"x6'-8"	new pt grade slab
304.1	304 entry	apt entry	int	wd	type 1	20 min	3'-0"x6'-8"	pt grade door smoke sealed closer
304.2	DELETE							
304.3	DELETE							
304.4	304 bathroom	vanity	int	wd	type 1		2'-8"x6'-8"	new pt grade slab
304.5	304 bathroom	vanity	int	wd	type 1		3'-0"x6'-8"	new pt grade slab
304.6	304 bedroom	vanity	int	wd	type 1		3'-0"x6'-8"	new pt grade slab
304.7	304 front room	f3 patch	int	wd	type 1		2'-8"x6'-4"	rehab rated patch [f3] b/w 303/304
305.1	305 hall	f3 patch	int	wd	type 1		2'-8"x6'-8"	rehab rated patch [f3]
305.2	305 hall closet	storage	int	wd	type 1		2'-7"x6'-8"	new pt grade slab patch [f3]
307.1	stair entry	egress	int	wd	type 1	1hr	3'-0"x6'-8"	pt grade door smoke sealed closer

fourth floor

400.1	stair entry	egress	int	wd	type 2	1hr	3'-0"x6'-8"	pt grade door smoke sealed closer
400.2	400 stair hall	f3 patch	int	wd	type 2		2'-8"x6'-8"	new pt grade slab [or rehab]
400.3	400 stair hall	f3 patch	int	wd	type 2		2'-8"x6'-8"	new pt grade slab [or rehab]
400.4	400 stair hall	f3 patch	int	wd	type 2		2'-8"x6'-8"	new pt grade slab [or rehab]
400.5	400 stair hall	f1 patch	int	wd	type 4		2'-8"x6'-8"	rehab wall patch glass type f1 up against
400.6	400 stair hall	f3 patch	int	wd	type 2		2'-8"x6'-8"	new pt grade slab [or rehab]
401.1	401 entry	apt entry	int	wd	type 2	20 min	3'-0"x6'-8"	new pt grade slab
401.2	401 bathroom	vanity	int	wd	type 2		3'-0"x6'-8"	new pt grade slab
402.1	402 entry	apt entry	int	wd	type 2	20 min	3'-0"x6'-8"	pt grade door smoke sealed closer
402.2	402 bathroom	vanity	int	wd	type 2		3'-0"x6'-8"	new pt grade slab
402.3	DELETE							
403.1	403 entry	apt entry	int	wd	type 1	20 min	3'-0"x6'-8"	pt grade door smoke sealed closer
403.2	403 bathroom	vanity	int	wd	type 1		3'-0"x6'-8"	new pt grade slab
403.3	403 bedroom	vanity	int	wd	type 1		3'-0"x6'-8"	new pt grade slab
403.4	403 closet	storage	int	wd	type 1		2'-8"x6'-8"	new pt grade slab
403.5	403 closet	storage	int	wd	type 1		(2) 2'-8"x6'-8"	new pt grade slab
404.1	404 entry	apt entry	int	wd	type 1	20 min	3'-0"x6'-8"	pt grade door smoke sealed closer
404.2	DELETE							
404.3	404 bathroom	vanity	int	wd	type 1		3'-0"x6'-8"	new pt grade slab
404.4	404 closet	storage	int	wd	type 1		2'-8"x6'-8"	new pt grade slab
404.5	404 front room	f3 patch	int	wd	type 1		2'-8"x6'-4"	rehab rated patch [f3] b/w 303/304
405.1	405 hall closet	storage	int	wd	type 1		2'-7"x6'-8"	new pt grade slab closer
405.2	405 hall	f3 patch	int	wd	type 1		2'-8"x6'-4"	new pt grade patch [f3]
405.3	405 hall	f3 patch	int	wd	type 1		2'-8"x6'-8"	new pt grade patch [f3]

KEY

NDB "NEW DOOR BLANK": RATED SEE SPECIFICATION. ALL APARTMENT ENTRIES TO HAVE THIS DOOR TYP

CK "CLEAN AND KEEP" REPRESENTS EXISTING DOOR BLANKS OF HISTORICAL SIGNIFICANCE. CLEAN PREP FOR PAINT AND STRIP HARDWARE. REPOSITION DOOR ON HALL SIDE OF FRAME. PROVIDE UL RATED EXCLUSIVE BEHIND DOOR (ON THE APARTMENT SIDE) WHERE CASING IS REMOVED. IF FEASIBLE, THESE EXISTING DOORS CONTRIBUTE TO THE HISTORIC CHARACTER OF THE BUILDING.

BDB "BAD DOOR BLANK" DOOR BLANK OF NO HISTORICAL SIGNIFICANCE; TYPICALLY A SOLID BIRCH OR MAPLE SLAB INSTALLED OVER PAST 30 YEARS. KEEP OR RE-PLACE CASING AROUND OPENING AND FILL FRAME OPENING WITH UL RATED DRYWALL PATCH. OWNER HAS OPTION OF REUSING DOOR OF HISTORIC CHARACTER IN THESE OPENINGS IF MATCHES OTHER DOOR SYSTEMS IN HALLWAY.

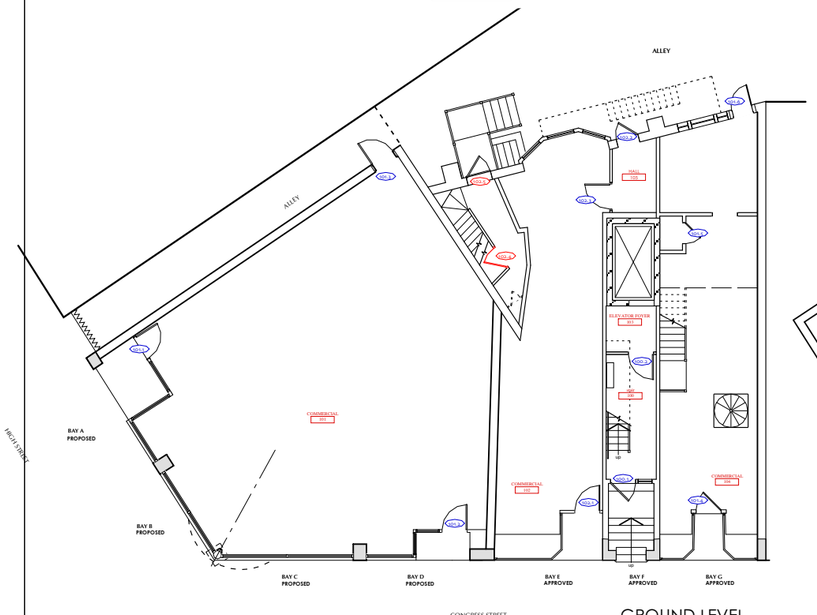
CNO "CASE NEW OPENING" PROVIDE CASING FROM DEMOLISHED EXISTING DOORS SYSTEMS WHERE FEASIBLE TO MATCH IN APARTMENT UNITS WHERE NEW CONNECTOR HALLS ARE ADDED BETWEEN UNITS.

REP "RATE BEHIND EXISTING PARTITION". SOME PARTITIONS ARE OF HISTORIC CHARACTER, BUT CANNOT BE RATED BECAUSE OF THERE COMPOSITION, I.E. GLASS INFILL PANELS. OWNER TO PROVIDE RATED CONDITION BEHIND PANEL

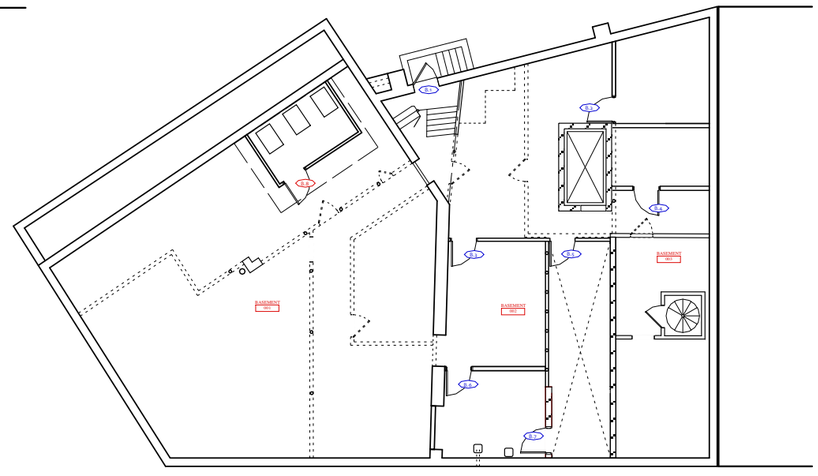
GENERAL NOTES:

1. See specifications for door hardware requirements. Contractor to submit shop drawings for approval and code compliance.

2. Door types above are diagrammatical. Contractor to submit shop drawings for approval.



GROUND LEVEL



BASEMENT

James Sterling AIA
Architect
142 High Street
Portland, Maine

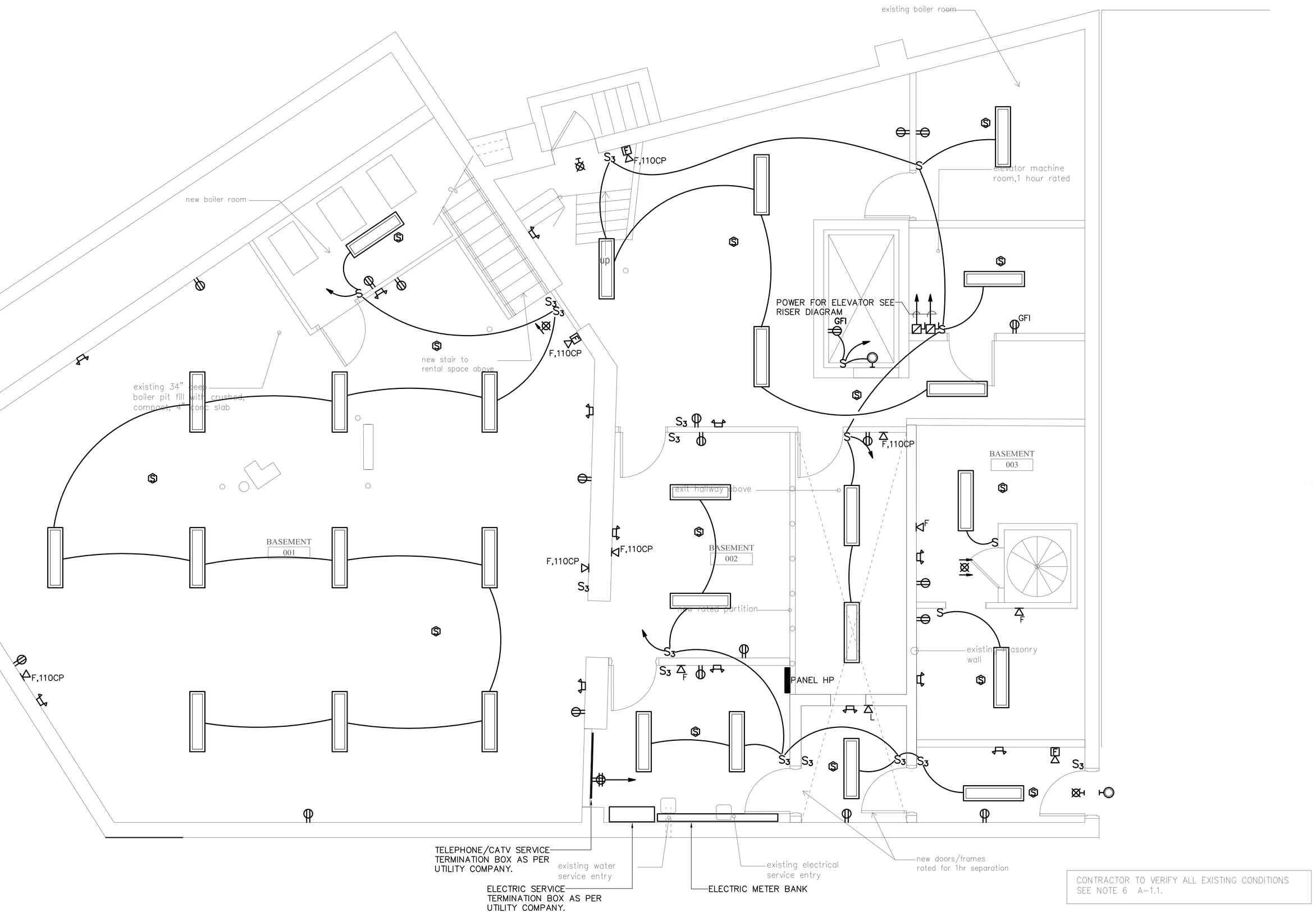
SHWARTZ BUILDING RENOVATIONS

DOOR SCHEDULE

A-6.1

REVISIONS:
19 OCTOBER 2012

ZADE ASSOCIATES LLC
CONSULTING ENGINEERS
140 BEACH STREET, BOSTON, MA 02111
TEL. (617) 338-4406
FAX. (617) 451-2540
E-MAIL zadeco@aol.com



James Sterling AIA
Architect
142 High Street
Portland, Maine

SHWARTZ BUILDING RENOVATIONS

15 10 5 0 5

ELECTRICAL
BASEMENT FLOOR PLAN
scale: 1/4"=1'-0"

E-1

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Architect
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Portland, Maine

SHWARTZ BUILDING RENOVATIONS

15 10 5 0 5

ELECTRICAL
FIRST FLOOR PLAN
scale: 1/4"=1'-0"

E-2

CONSTRUCTION NOTES

–LOCAL SMOKE DETECTORS SHALL BE WIRED FROM ARC–FAULT CIRCUITS, VERIFY WITH ELECTRICAL INSPECTOR.

–BACK TO BACK OUTLETS ON FIRE RATED WALLS SHALL BE INSTALLED TO MAINTAIN FIRE RATINGS, IF NECESSARY, USE FIRE RATED OUTLET BOXES.

–ALL FLOOR PENETRATIONS BY CABLES AND CONDUITS SHALL BE SEALED TO MAINTAIN FIRE RATINGS.

–RECESSED LIGHT FIXTURES INSTALLED ON FIRE RATED CEILINGS SHALL HAVE FIRE RATED HOODS ON TOP TO MAINTAIN FIRE RATING. SEE ARCHITECTURAL DRAWINGS FOR FIRE RATED AREAS.

–ALL WIRING WITHIN UNITS SHALL BE ROMEX. WIRING OUTSIDE UNITS SHALL BE METAL CLAD.

▼: INDICATES TEL OUTLET WITH # OF LINES EC SHALL WIRE EACH OUTLET HOME RUN 4 PAIR CAT 6 CLP FOR TEL AND 4 PAIR CAT 6 CLP FOR DATA TO TELEPHONE TERMINATION BOARD. TERMINATE AT TWO SEPARATE PUNCH DOWN BLOCKS. ALL WIRING AND TERMINATION'S SHALL BE PER CAT 5E SPECIFICATIONS, ALL WIRES SHALL BE PROPERLY LABELED AND RINGED OUT. KEEP WIRES MINIMUM 18" FROM ANY POWER FEEDS OR FIXTURE BALLASTS

TV INDICATES CATV JACK COMPLETE. EC SHALL HOME RUN EACH CATV OUTLETS WITH RG 6 COAX CABLE AND CONNECT TO CATV SPLITTER WITHIN EACH UNIT CLOSET AND CONNECT UNIT WITH DOUBLE COAX TO CATV ENTRANCE BOX LOCATED IN ELECTRIC ROOM.

MECHANICAL SYSTEM NOTES
–CONTRACTOR SHALL WIRE HVAC UNITS FOR EACH SPACE. CARRY 20/1 FOR INDOOR UNIT AND 30/2 FOR OUTDOOR UNIT. TYPICAL FOR FOUR (12) APARTMENTS, COORDINATE LOCATION IN FIELD WITH HVAC CONTRACTOR.
PROVIDE 50/2 FOR COMMON AREA HVAC UNIT SERVING UPPER CORRIDORS.
–PROVIDE SWH–4 IN EACH STAIR WIRED TO HOUSE PANEL

LOAD CALCULATIONS, (ALL ELECTRIC UNIT)

–LIGHTING AND POWER: 3W/1000SF	=3000W
–KITCHEN	=3000W
–ELECTRIC RANGE :	=12000W
–DISHWASHER/DISPOSAL:	=2000W
–WATER HEATER:	=COMMON
–WASHER:	=1500W
–DRYER:	=5000W
–INDOOR A/C:	=500W
–OUTDOOR A/C:	=3000W
–MICROWAVE/HOOD:	=1000W
TOTAL:	=31000W

UNIT DEMAND=(31–10KW–A/C)X.4+10+A/C=20.2KW

BUILDING DEMAND=12X24.5KWX.4=118KW

FACTOR TO BE TAKEN FROM TABLE NEC 220.84

FOR EACH APARTMENT PROVIDE DEDICATED CIRCUITS

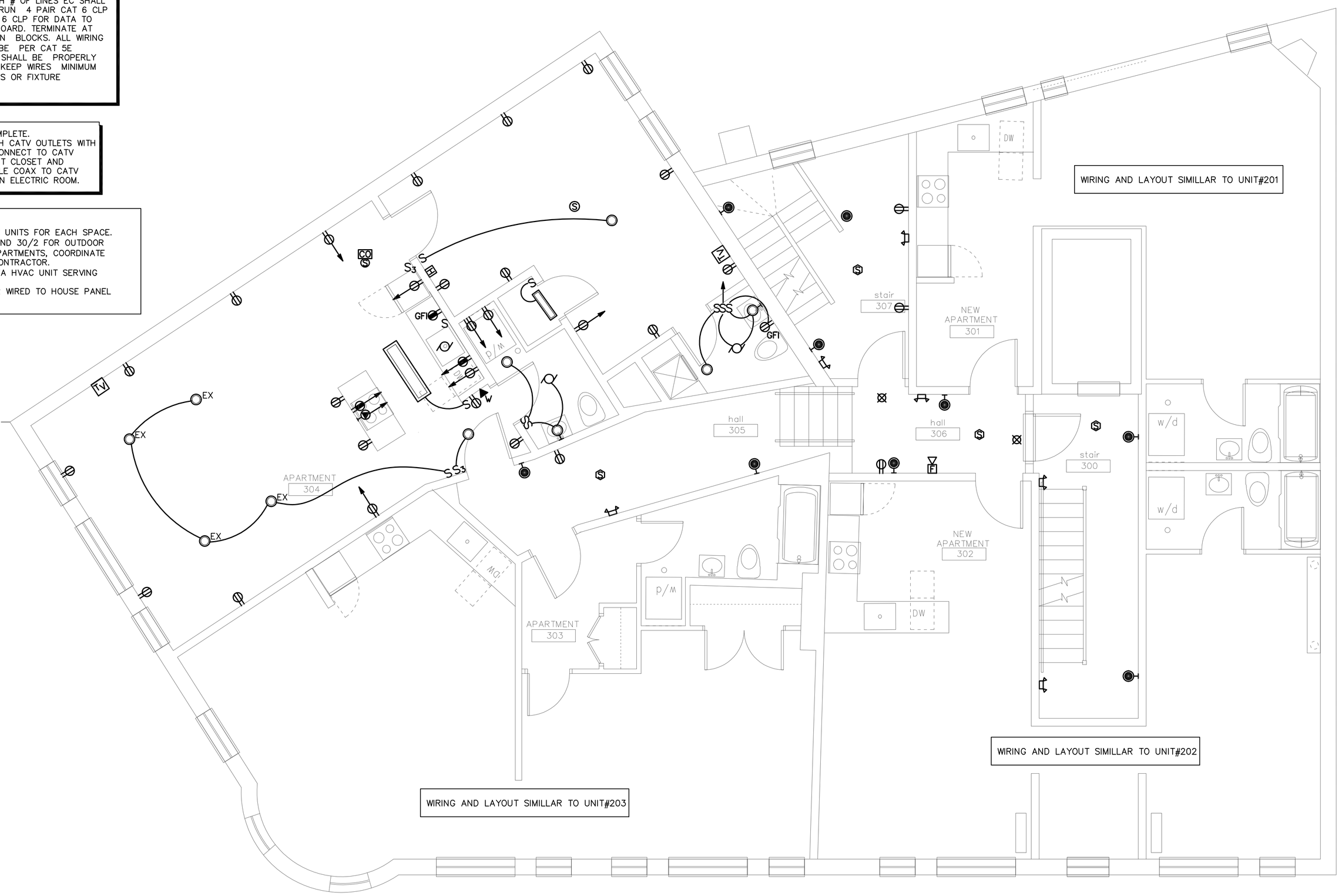
–(2) 20A/1P KITCHEN COUNTER OUTLETS
–(1) 20A/1P FOR REFRIGERATOR
–(1) 20A/1P FOR DISHWASHER
–(1) 20A/1P FOR DISPOSAL
–(1) 20A/1P FOR MICROWAVE–HOOD
–(1) 50A/2P FOR ELECTRIC RANGE
–(1) 30A/2P FOR DRYER
–(1) 20A/1P FOR WASHER
–(1) 15A/1P FOR FURNACE
–(1) 50A/2P FOR CONDENSING UNIT
–(1) 20A/1P FOR DINING ROOM OUTLETS, ARC FAULT
–(1) 20A/1P FOR EACH BATHROOM
–(1) 15A/1P FOR LIGHTING, ARC FAULT
–(1) 15A/1P FOR LIVING ROOM, ARC FAULT
–(1) 15A/1P FOR EACH BEDROOM, ARC FAULT

WIRING SCHEDULE

ITEM	LOAD	CIRC.BRK.	WIRE (CU)
①a	LIVING RM. BEDROOMS, LIGHTS	15A/1P ARC FAULT	14/2 RX
②a	KITCHEN, DINING RM. WASHER,	20A/1P ARC FAULT	12/2 RX
②	KITCHEN GFI, TOILET GFI	20A/1P	12/2 RX
③	DRYER	30A/2P	10/3 RX
④	COOK–TOP OVEN	40A/2P	8/3 RX
⑤	RANGE	50A/2P	6/3 RX
⑥	AC–INDOOR	15A/2P	12/2 RX
⑦	AC–OUTDOOR	50A/2P	6/2 MC

LOCATION OF ALL MECHANICAL EQUIPMENTS AND ELECTRICAL CHARACTERISTICS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR PRIOR TO ANY WORK DONE. ALL EQUIPMENT RELATING TO MECHANICAL COMPONENTS SHALL BE ORDERED ONLY AFTER THE APPROVAL OF MECHANICAL EQUIPMENT SHOP DRAWINGS

WITHIN EACH RESIDENTIAL DWELLING UNIT, ALL 120V RECEPTACLES SHALL BE TAMPER RESISTANT TYPE AS PER NEC 406.11.



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James Sterling AIA
Architect
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Portland, Maine

SHWARTZ BUILDING
RENOVATIONS

5 0 5 10 15

ELECTRICAL
THIRD FLOOR PLAN
scale: 1/4"=1'–0"

E-4

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CONSULTING ENGINEERS
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TEL. (617) 338-4406
FAX. (617) 451-2540
E-MAIL zadeco@aol.com

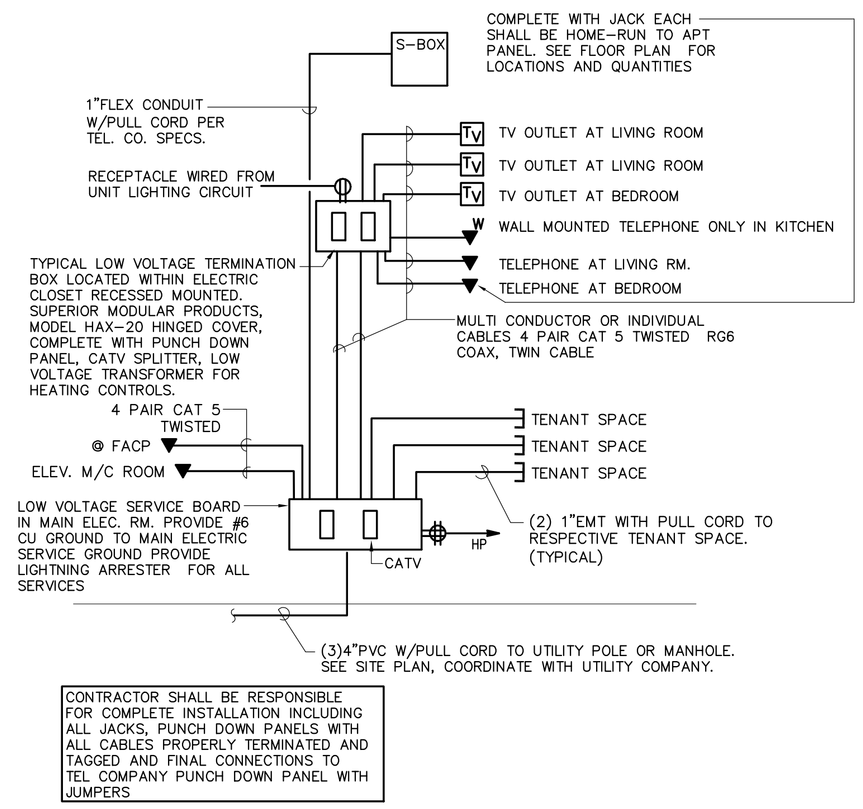
James Sterling AIA
Architect
142 High Street
Portland, Maine

SHWARTZ BUILDING RENOVATIONS

15 10 5 0 5

ELECTRICAL
FOURTH FLOOR PLAN
scale: 1/4"=1'-0"

E-5



CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION INCLUDING ALL JACKS, PUNCH DOWN PANELS WITH ALL CABLES PROPERLY TERMINATED AND TAGGED AND FINAL CONNECTIONS TO TEL COMPANY PUNCH DOWN PANEL WITH JUMPERS

TEL./CATV RISER DIAGRAM

N.T.S.

FIXTURE SCHEDULE-APARTMENTS

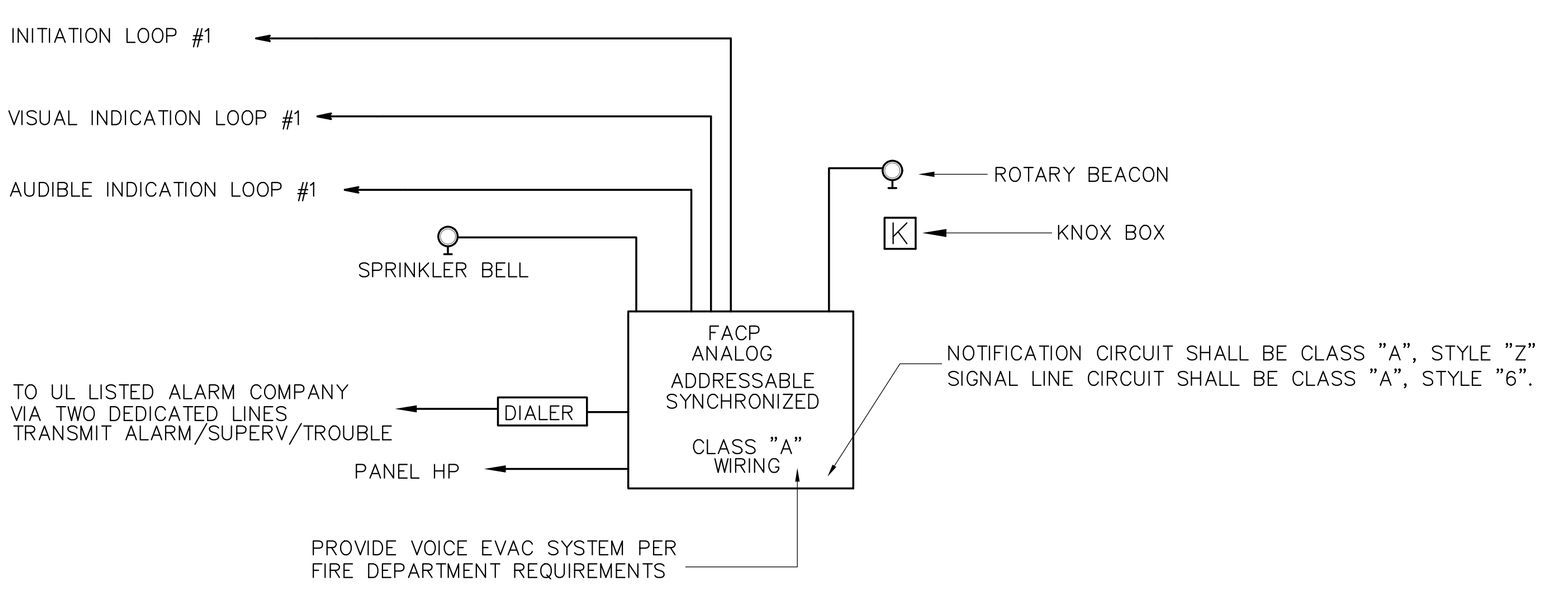
TYPE	MANUFACTURER CATALOG NUMBER	VOLT	LAMP	DESCRIPTION
U1	ALLOWANCE $150	120	–	UNIT ENTRY /HALL/BEDROOM RECESSED
U2	ALLOWANCE $150	120	–	KITCHEN RECESSED LIGHTS
U3	ALLOWANCE $150	120	–	VANITY LIGHTS
U4	ALLOWANCE $150	120	–	LAUNDRY CLOSET LIGHT

FIXTURE SCHEDULE- COMMON AREAS

TYPE	MANUFACTURER CATALOG NUMBER	VOLT	LAMP	DESCRIPTION
C1	ALLOWANCE $150	120	–	COMMON AREA HALL, LOBBY LIGHTS
C2	ALLOWANCE $150	120	–	STAIRS
C3	ALLOWANCE $150	120	–	EXTERIOR WALL SCONCES
C4	ALLOWANCE $150	120	–	RETAIL TENANT TEMPORARY LIGHTS
⊠	ALLOWANCE $100	120	–	SELF POWERED EXIT SIGN
	ALLOWANCE $100	120	–	SELF POWERED EMERGENCY LIGHT FOR INDOOR
WP	ALLOWANCE $100	120	–	REMOTE POWERED WP EMERGENCY LIGHT FOR EXTERIOR

LAMPS AND BALLASTS SHALL BE IN COMPLIANCE WITH LOCAL UTILITY COMPANY REBATE PROGRAMS, SPECIFICATIONS ABOVE FOR THE FIXTURE TYPE ONLY
FLUORESCENT FIXTURES SHALL HAVE ELECTRONIC BALLASTS THD LESS THAN %15
FIXTURES MOUNTED IN INSULATED CEILINGS, EC SHALL PROVIDE HOODS TO KEEP INSULATION AWAY
FIXTURES MOUNTED IN RATED CEILINGS (SEE ARCHITECTURAL DRAWINGS), EC SHALL PROVIDE HOODS TO MAINTAIN RATINGS

EMERGENCY LIGHTS SHALL HAVE INTEGRAL TEST SWITCHES BUILT INTO FIXTURE (NOT SEPARATE SWITCH)
PROVIDE CONSTANT FEED TO BUILT-IN EMERGENCY BATTERY AS REQUIRED



NOTES

PROVIDE ADDRESS MODULES FOR ALL FLOW & TAMPER SWITCHES
SEE FLOOR PLANS FOR DETECTOR TYPES AND LOCATIONS AND QUANTITIES.
SEE SPRINKLER DRAWINGS FOR FLOW/TAMPER SWITCH LOCATIONS AND QUANTITIES.
CARRY MINIMUM OF (1)FLOW AND (4)TAMPER SWITCH AT SPRINKLER SERVICE LOCATION AND (1) FLOW/TAMPER SWITCH PER FLOOR PER STAIR.
PROVIDE BATTERY CALCULATIONS AND ONE LINE WIRING DIAGRAM
PROVIDE TEST CERTIFICATE FROM UL LISTED ALARM COMPANY

SEQUENCE OF OPERATION

UPON ACTIVATION OF ANY FIRE DETECTOR, MANUAL PULL STATION OR FLOW SWITCH
-FIRE ALARM PANEL WILL TRIP AND CALL FIRE DEPARTMENT
-ALL AUDIO DEVICES WILL INITIATE ALARM SIGNAL TO ALERT ALL OCCUPANTS FOR ALARM CONDITION IN THE BUILDING FOR FULL EVACUATION.
-ALL VISUAL DEVICES WILL ACTIVATE, THEY SHALL BE SYNCHRONIZED TYPE.

FIRE ALARM SYSTEM RISER DIAGRAM

SYMBOL LIST

	CEILING MOUNTED LIGHT FIXTURE.
	WALL MOUNTED LIGHT FIXTURE.
	1'x4' FLUORESCENT STRIP LIGHTS
	1'x4' FLUORESCENT WALL/CEILING MOUNTED LIGHT FIXTURE.
S	SINGLE POLE LIGHT SWITCH
S_3	THREE-WAY LIGHT SWITCHES
S_4	FOUR-WAY LIGHT SWITCHES
S_T	TIME DELAY SWITCH FOR UNIT BATHROOM CEILING FAN
	DUPLEX RECEPTACLE, 120V,18" AFF.
GFI	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER 8" ABOVE COUNTER TO ℄
	DUPLEX RECEPTACLE, 120V,18" AFF., ONE OUTLET SWITCHED
	120V DOUBLE DUPLEX CONVENIENCE RECEPTACLE
	DUPLEX RECEPTACLE ABOVE COUNTER, 8" ABOVE COUNTER TO ℄
W	TELEPHONE JACK COMPLETE W/JACK AND COVER, ('W' WALL MOUNTED @ 4'-0" A.F.F)
TV	CATV OUTLET, COMPLETE W/JACK AND COVER, HEIGHT AT 18" TO ℄ AFF.
	MOTOR
3R	FUSED DISCONNECT SWITCH, (3R RAIN-PROOF).
S	SYSTEM TYPE SMOKE DETECTOR W/BATTERY
F	FIRE ALARM PULL AND A/V DEVICE
F	FIRE ALARM PULL STATION CENTERLINE 4'-0" AFF
F	FIRE ALARM AUDIO/VISUAL UNIT. MTD. @ 6'-8" AFF
L	FIRE ALARM LIGHT. MTD. @ 6'-8" AFF
S	110V LOCAL TYPE SMOKE DETECTOR W/BATTERY
CO S	110V LOCAL TYPE COMBINATION SMOKE AND CO DETECTOR W/BATTERY
H	FIRE ALARM MINI HORN
K	FIRE ALARM KNOX BOX
	AUTOMATIC DOOR OPERATOR
DH	MAGNETIC DOOR HOLDER
	HOMERUN TO PANEL WITH CONDUCTOR.(HOT, NEUTRAL, GROUND)
J	JUNCTION BOX
	LIGHTING & POWER PANEL, RECESSED
	LOW VOLTAGE PANEL
FACP	FIRE ALARM CONTROL PANEL
ANN	FIRE ALARM ANNUNCIATOR
TS	TAMPER SWITCH
FS	FLOW SWITCH
TC	TIME SWITCH
PC	PHOTO-CELL
	UNIVERSAL MOUNTING EXIT SIGN (DOUBLE FACED), ARROWS AS INDICATED.
⊠	UNIVERSAL MOUNTING EXIT SIGN (DOUBLE FACED), WITHOUT ARROWS .
	EMERGENCY BATTERY UNIT WITH MOUNTING BRACKET AND VOLTMETER.

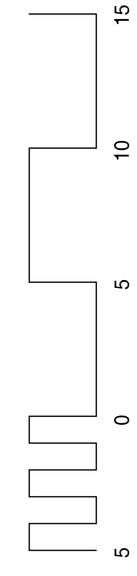
SYSTEM SHALL BE COMPLETE WITH ALL NECESSARY RELAYS/TRANSFORMERS/OTHER COMPONENTS AND WIRED COMPLETE TO UNIT TELEPHONE LINES AS REQUIRED. THERE WILL BE NO SUBSCRIBER LINE IN THIS SYSTEM

TELEPHONE ENTRY RISER DIAGRAM

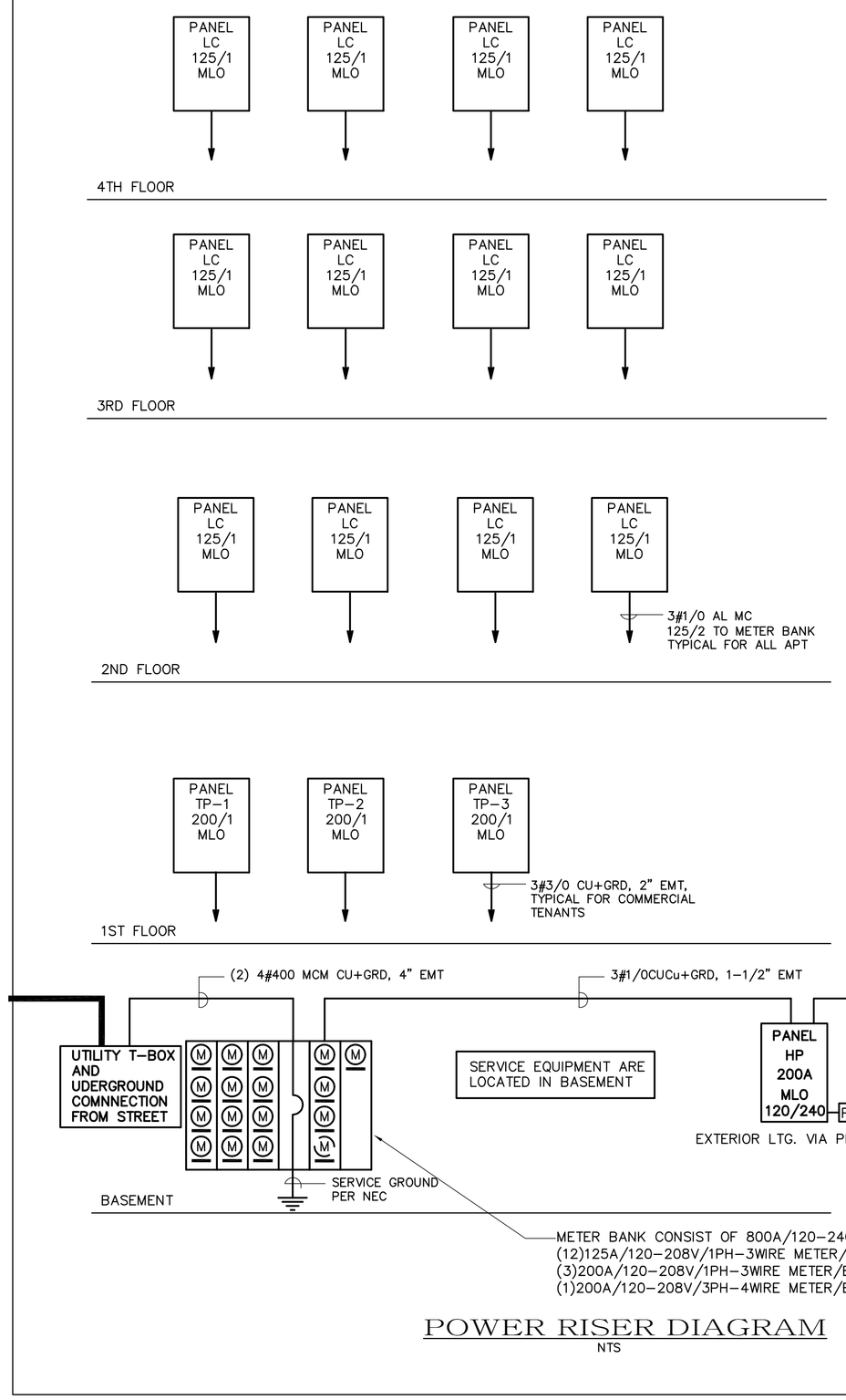
ZADE ASSOCIATES LLC
CONSULTING ENGINEERS
140 BEACH STREET, BOSTON, MA 02111
TEL. (617) 338-4406
FAX. (617) 451-2540
E-MAIL zadeco@aol.com

James Sterling AIA
Architect
142 High Street
Portland, Maine

SHWARTZ BUILDING RENOVATIONS



ELECTRICAL DETAILS
scale: NTS



POWER RISER DIAGRAM
NTS

LOAD BREAKDOWN

LOAD	KVA	FACTOR	KVA
RESIDENTIAL	372	0.41	152
RETAIL	48	1.00	48
HOUSE	30	1.00	30
SPARE	50	1.00	50
TOTAL	500		280

GENERAL POWER DISTRIBUTION NOTES

-BEFORE ORDERING ANY EQUIPMENT AND/OR START ANY CONSTRUCTION OR EXCAVATION ELECTRICAL CONTRACTOR AND/OR GENERAL CONTRACTOR SHALL CONTACT ELECTRIC/TELEPHONE/CATV COMPANIES FOR SERVICE POINT AND ROUTING, SERVICE AVAILABILITY.
THIS ENGINEER HAS MADE APPLICATION TO UTILITY COMPANY BUT YET NO CONFIRMATION HAS BEEN MADE BY THE UTILITY COMPANY. CONTRACTOR SHALL NOT PROCEED WITHOUT SUCH CONFIRMATION.

-FEEDERS ARE SIZED BASED ON %3 VD.
CONTRACTOR SHALL FOLLOW THE FOLLOWING CRITERIA.

50A, UP TO 100FT #6, INCREASE BY ONE SIZE FOR EVERY 30FT.
100A, UP TO 100FT #3, INCREASE BY ONE SIZE FOR EVERY 30FT.
200A, UP TO 150FT #3/0, INCREASE BY ONE SIZE FOR EVERY 50 FT.
400A, UP TO 200FT #500, INCREASE BY ONE SIZE FOR EVERY 50FT.

-FOR SWITCHGEAR SHORT CIRCUIT RATINGS, SEE NOTES UNDER PANEL SCHEDULES.

-PRIOR TO ORDERING ANY SWITCHGEAR ELECTRICAL CONTRACTOR SHALL CONFIRM CIRCUIT BREAKER SIZES WITH HVAC AND OTHER MECHANICAL EQUIPMENT SHOP DRAWINGS. DUE TO SUBMITTAL TIMING FROM VARIOUS CONTRACTORS, ENGINEERS APPROVAL IS GIVEN FOR QUALITY ONLY.

-CONTRACTOR SHALL COORDINATE WITH OTHER TRADES SO THAT NO OTHER TRADE SHALL PASS THROUGH ELECTRIC ROOM OR ABOVE DEDICATES SPACES. INFORM ARCHITECT/ENGINEER ABOUT ANY INFRINGEMENTS PRIOR SUCH INSTALLATIONS OCCUR.

-ELECTRIC ROOM DIMENSIONS ARE BASED ON CERTAIN MANUFACTURER EQUIPMENT DIMENSIONS, CONTRACTOR SHALL CONFIRM ROOM DIMENSIONS PRIOR TO ORDERING EQUIPMENT

GENERAL NOTES :

1- EXACT LOCATION OF ALL LIGHTING FIXTURES AND INSTALLATION DETAILS SHALL BE AS SHOWN ON THE LATEST ARCHITECTURAL REFLECTED CEILING PLAN AND ELEVATION/INSTALLATION DETAILS.

2- UNLESS NOTED OTHERWISE ALL WIRING SHALL BE FED FROM PANEL HP VIA #12 AWG-CU, 20A/1P CB. HOMERUNS LONGER THAN 100 FEET SHALL BE #10CU.

3- MOUNTING HEIGHTS SHALL BE AS FOLLOWS :
WALL SCONCES : 7'-0" TO CENTER LINE
PULL STATIONS : 4'-0" TO CENTER LINE
HORN/STROBES : 6'-8" TO CENTER LINE
RECEPTACLES : 18" TO CENTER LINE
ALL CONTROL SWITCHES : 4'-0" TO CENTER LINE
EMERGENCY LIGHTS : 6'-8" TO BOTTOM OF FIXTURE.
HC UNIT PANELS : 4'-0" TO TOP BREAKER
ALL CONTROL DEWCES SHALL BE MIN 18" AWAY FROM CORNER
REMOTE EMERGENCY LIGHTS AND EMERGENCY BATTERIES TO BE MOUNTED 6'-8" AFF TO THE BOTTOM.

ELECTRICAL SPECIFICATIONS

1.1 General

A. The General Conditions and Drawings issued for this Project shall be considered as part of the Electrical Specifications.
B. The term "This Contractor" as used under this Section and wherever used on the Drawings shall mean the Electrical Contractor.

1.2 Scope of Work

A. The work under this Specification includes the furnishing of all labor and material as specified herein and as shown on the Drawings necessary to install a complete and ready for operation. Manufacturer's catalogue numbers are shown for reference purposes only. They are meant to provide a general description of the design and quality of materials required. Equivalent products by other manufacturers will be considered.

1.3 Codes and Specifications

A. The work shall be conducted in accordance with the latest rules and regulations of the State of MASSACHUSETTS and the local codes as most recently issued, OSHA codes, National Electrical Codes and NFPA.
B. All exposed wiring shall be in electric metallic tubing. All concealed wiring shall be in accordance with local codes.
C. All branch circuit conductors shall be copper, minimum #12 AWG size THHN or THWH as required, 600V rated.
D. All feeder conductors shall be copper, AWG size as noted XHHW insulation, 600V.

1.4 Coordination of Work

A. The Contractor shall schedule and coordinate his work with all trades involved to insure proper installation and operation.
B. The Contract Drawings are diagrammatic only and indicate the extent, general locations and arrangement of the piping and wiring of equipment. The exact locations shall be coordinated with Architectural Drawings and Documents of other trades.
C. This Contractor shall verify fixture mounting and location against plans, elevations and detail drawings. Exact location of all fixtures shall be confirmed with owner's representative prior to rough-in.
D. Submit Shop Drawings and product data within thirty (30) days after award of the Contract. Check, stamp and mark with project name submittals before transmitting to Architect. Indicate deviations from Contract Documents.
E. This Contractor shall give notices, file plans, obtain permits and licenses, pay fees and back charges, and obtain the necessary approvals from authorities that have jurisdiction.
F. Material and equipment shall be UL, ASME and AGA approved for intended service.
G. Guarantee work in writing for one year from date of final acceptance. Repair or replace defective materials or installation at no cost to Owner. Correct damage caused in making necessary repairs and replacements under guarantee at no cost to the Owner.
H. Submit guarantee to Architect before final payment.

PANEL SCHEDULE

ITEM	VOLT/PHS/W	MLO	MCB	CIRC	F:Flush S:Surf.	P:Plug B:Bolt	BRANCH BREAKERS SPR=SPARE SPC=SPACE
PANEL HP	120-208/3/4	200	-	42	S	B	(1)100/3, (4)30/2, (24)20/1
PANEL LC	120-208/1/3	125	-	30	F	P	(1)50/2, (2)30/2, (6)20/1, (8)20/1 AFI, (8)15/1 AFI
PANEL TP-1	120-208/1/3	200	-	42	S	B	(2)50/2, (2)30/2, (30)20/1
PANEL TP-2	120-208/1/3	200	-	42	S	B	(2)50/2, (2)30/2, (30)20/1

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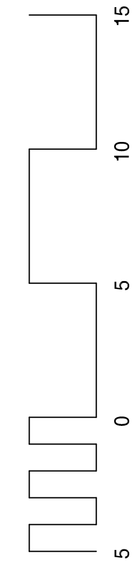
SHWARTZ BUILDING RENOVATIONS



ELECTRICAL
RISER DIAGRAM AND
DETAILS
scale: NTS

Jeanie Bourke - 600 Congress St. BP#2014-01674 Facade & Structural Modifications

From: Jeanie Bourke
To: aaron@structuralinteg.com; jleasure@ll-eng.com
Date: 10/22/2014 4:29 PM
Subject: 600 Congress St. BP#2014-01674 Facade & Structural Modifications
CC: dan leo; james sterling

Hi Joe and Aaron,

Just following up, Joe, on our discussion last month about this project and oversight of the structural modifications in the tower per your plans. After further research, I located a Statement of Special Inspections submitted by Aaron, the original engineer of record. That scope of work was for the new elevator shaft and tower improvements on a previous permit.

Today I spoke with Matt at Structural Integrity to confirm oversight of their portion of the design on this project and they are aware that your firm, L& L Structural, has also provided structural design in the area of the tower.

I am confident that inspections and observations respective to each of the areas in your responsible charge will be performed, upon reasonable notification to inspect, by the owner, applicant or general contractor of this project. Can someone please forward this to Waldo Trott of Dirty Deeds?

Joe, for the above referenced permit to be issued, can you please submit to me a statement of observation and oversight per the designed plans under your charge.

I appreciate the oversight from both of you on this project, for your expertise and involvement during the lengthy renovations on this building. Per this and previous permit approvals, there are conditions that specify structural oversight, and it is expected you will be contacted appropriately for this follow up. This is in addition to the required inspections from the Building Inspections Department.

Thank you and let me know if you have any questions,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703
Permit status can be viewed at: http://www.portlandmaine.gov/792/Permit-Status

GENERAL NOTES:

1. The notes on the drawings are not intended to replace specifications. in addition to general notes. See specifications for requirements
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
3. 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.
4. Do not scale plans.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All propietary products shall be installed in accordance with the manufacturers written instructions.
7. The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tiedowns. Such material shall remain the property of the contractor after completion of the project.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

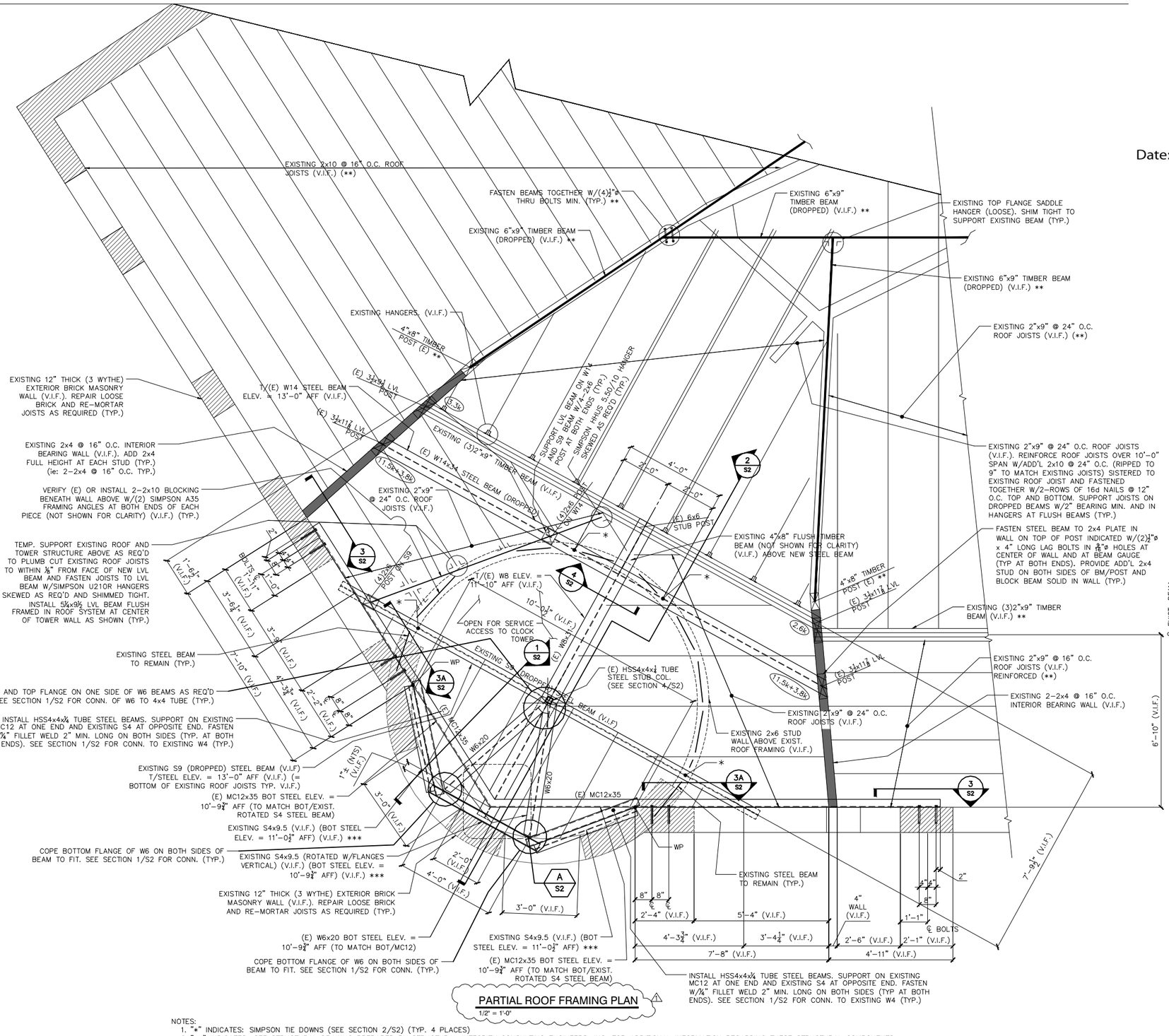
1. Building code: IBC (2009) International Building Code.
2. Design Live Loads: (Ground Snow load = 50 psf)
   Roof ..... 45 psf (+ drift as applicable)
   Residential floor ..... 40 psf
   Corridors, stairways, exits ..... 100 psf
3. Design wind loads are based on exposure C using 100 mph basic wind speed.
4. Seismic Design per IBC 2009

STRUCTURAL STEEL NOTES:

1. Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"–Ninth edition.
2. Structural steel:
   a) Structural steel shall conform to ASTM A–36.
   b) Structural tubing shall conform to ASTM A–500 GR–B
   c) Structural pipe shall conform to ASTM A–53, TYPE E OR S
3. The fabricator shall design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.
4. Field connections shall be bolted using 3/4" diameter ASTM A325 high strength bolts except where field welding is indicated on the drawings.
5. All welding shall conform to AWS D1.1–Latest edition. Welding electrodes shall be E70XX.
6. Structural Steel Primer Paint. TNEMEC 10–99 Alkyd rust inhibitive primer, 2.0 to 3.5 mils dry thickness, or approved alternate.
7. Structural Steel Top Coat for steel permanently exposed to view. TNEMEC series 2 TNEMEC–GLOSS Enamel, 3.0 to 5.0 mils dry thickness, or approved alternate.
8. Complete shop drawings and schedules of all structural steel shall be prepared by the contractor and submitted to the engineer for review prior to commencement of that portion of the work. All accessories must be shown on the shop drawings. Submit (2) black line prints to the Engineer/Architect.

TIMBER FRAMING:

1. All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) – latest edition
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce–Pine–Fir (SPF), kiln dried to 19% maximum moisture content.
3. Timber shall be southern yellow pine treated with ACQ water borne preservative in accordance with AWPA treatment C1 with 0.40 PCF retainage for items in contact with roofing, masonry or concrete with 0.60 PCF retainage for items in contact with earth.
4. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings. All metal connectors in contact with pressure treated timber shall be stainless steel.
5. Provide Simpson H2.5A hurricane anchors where timber framing and/or trusses bear on bearing wall and structural beams.
6. Nails and screws not specified shall conform with IBC 2009. All nails and screws in contact with pressure treated timber shall be stainless steel.
7. Provide ½" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate. Lap sheathing 1'–0" minimum over existing structure (Where applicable).
8. Provide ⅝" thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
9. Provide ¾" thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6" o.c. at panel edges and intermediate.
10. LVL indicated laminated veneer lumber beams and posts shall be manufactured by Boise Cascade or approved equal.



PARTIAL ROOF FRAMING PLAN

1/2" = 1'-0"

NOTES:
1. "*" INDICATES: SIMPSON TIE DOWNS (SEE SECTION 2/S2) (TYP. 4 PLACES)
2. "**" INDICATES: SEE STRUCTURAL DRAWING PREPARED BY STRUCTURAL INTEGRITY CONSULTING ENGINEERS, INC. FOR ADDITIONAL INFORMATION REGARDING THESE STRUCTURAL COMPONENTS.
3. "***" INDICATES: CLEAN EXISTING STEEL LINTELS COMPLETELY USING ROTATING WIRE BRUSH FREE OF RUST, DEBRIS, OIL, AND GREASE TO BARE STEEL. COAT W/PRIMER PAINT TNEMEC 10–99 ALKYD RUST INHIBITIVE PRIMER, 2.0 TO 3.5 MILS DRY THICKNESS, OR APPROVED ALTERNATE AND TOP COAT TNEMEC SERIES 2 TNEMEC–GLOSS ENAMEL, 3.0 TO 5.0 MILS DRY THICKNESS, OR APPROVED ALTERNATE. – REINFORCE AS INDICATED ON DWG S1.
4. "E" INDICATES: EXISTING
5. "V.I.F." INDICATES: CONTRACTOR TO "VERIFY IN FIELD"
6. "TYP" INDICATES: TYPICAL
7. "WP" INDICATES: WORK POINT
8. "AFF" INDICATES: ABOVE EXISTING "FINISH (SUB) FLOOR"
9. "(KIPS)" INDICATES: STRUCTURAL GRAVITY BEAM REACTION (kips) + VERTICAL BEAM REACTION DUE TO LATERAL LOAD (kips) AS APPLICABLE TO BE INCORPORATED INTO OVERALL STRUCTURAL DESIGN OF BUILDING PREPARED BY STRUCTURAL INTEGRITY CONSULTING ENGINEERS, INC.

CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/05/15

L & L ENGINEERING
SIX Q S SOUTH I
PHONE: (
FAX:

STATE OF MAINE
JOSEPH H. LEASURE
No. 6242
LICENSED PROFESSIONAL ENGINEER

rev.	date	description	appr'd
1	07/08/14	MISCELLANEOUS REVISIONS	JHL

designed by: JHL
drawn by: RJW
checked by: JHL
scale: AS NOTED
date: 2/12/2014
plot date: 07/08/2014
project #: 2013–079

BUILDING LOCATED AT
602 CONGRESS STREET
PORTLAND, MAINE

CLOCK TOWER SUPPORT
PARTIAL ROOF FRAMING PLAN

S1

STRUCTURAL GENERAL NOTES

SI Inc. Job #: 10-0023
602 Congress Street Renovations
Portland, Maine 04101

DESIGN LOADS: International Building Code; IBC 2006 Edition, and International Existing Buildings Code, except as noted
Occupancy Category, Table 1604.5 — II Standard

Roofs:

Ground Snow,	Pg		50 psf (used for drifting calculations)
Flat Roof Snow,	Pf		34 psf
Snow Exposure Factor	Ce	Table 1608.3.1	1.0
Snow importance Factor,	Is	Table 1604.5	1.0
Snow Thermal Factor,	Ct	Table 1608.3.2	1.0

Floors:

Residential	40 psf
Office	50 psf
Partitions in Offices	20 psf
Corridors & Public Spaces, First Floor	100 psf
Corridors above first floor	80 psf
Storage Areas	125 psf
Commercial 1st floor	100 psf

Lateral

Wind	IBC 1603.1.4, ASCE 7-02		Analytic Method		
	3 Second Gust Velocity		100 mph		
	Importance Factor		1.0		
	Building Category and Internal Pressure Coefficient				
	IBC 1609.2, ASCE Figure 6-5		Enclosed		GCpi=0.18
	Exposure		C		
Seismic	Use Group		I		
	Importance Factor		1.0		
	Spectral Response	Acceleration		Coefficient	
	Short Period	S_s	0.30 g	S_{DS}	0.24 g
	One Second	S_1	0.08 g	S_{D1}	0.09 g
	Soils Site Class	Table 1615.1.1	D		
	Design Category	Table 1616.3	B		
	Response Modification Coefficient	R	1.5, Ordinary Plain Masonry Shear Walls		
	Analysis Procedure		Equivalent Lateral Force		

FOUNDATION DESIGN:
Foundations are designed without an engineer's soil investigation. Foundation design criteria was assumed for purposes of foundation design and shall be confirmed by a soils engineer, at owner's expense, prior to construction. (This procedure may require revisions to foundation design, at additional expense to the owner, if soils engineer determines that such design criteria are inappropriate for this building site.)

--Footings--
Design of footings is based on
Maximum allowable bearing pressure 2,000 psf
Bear on the natural undisturbed soil, or compacted structural fill, below frost depth.

REINFORCED CONCRETE:
Design is based on "Building Code Requirements for Reinforced Concrete"(ACI 318). Concrete work shall conform to "Standard Specifications for Structural Concrete" (ACI 301).
Structural concrete shall have the following properties:

Intended Use	Fc, psi 28day	Max W/C Ratio	Maximum Aggregate	Slump inches	Entrained Air Percent ±1.5%	Cement Type	Admixtures, Comments
footings	3,000	.6	¾" Stone	4	---	I/II	
walls	4,000	.5	¾" Stone	4	5%	I/II	
interior slabs on grade	3,500	.5	¾" Stone	4	3%	I/II	Fibermesh

Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the Manual of Standard Practice for Detailing Reinforced Concrete Structures (ACI 315-99).
Welded wire fabric shall conform to ASTM A185.
Reinforcing bars shall conform to ASTM A615,
Grade 60,
except ties or bars shown to be field-bent, which shall be Grade 40.
Epoxy coated reinforcing bars shall conform to ASTM 775.
Zinc coated (galvanized) reinforcing bars shall conform to ASTM 767.
Bars to be welded shall conform to ASTM 706.
At splices, lap bars 54 diameters unless noted otherwise.
At corners and intersections, make horizontal bars continuous or provide matching corner bars.
Around openings in walls and slabs, provide 2-#5, extending 2'-0 beyond edge of opening.
In continuous members, splice top bars at mid-span and splice bottom bars over supports.
Provide intermittent shear keys at all construction joints and elsewhere as shown on the drawings.
Except as noted on the drawings, concrete protection for reinforcement in cast-in-place concrete shall be as follows:
a. Cast against and permanently exposed to earth 3"
b. Exposed to earth or weather:
#6 through #18 bars 2"
#5 bar, W31 or D31 wire, and smaller 1-1/2"
c. Not exposed to weather or in contact with ground:
Slabs, walls, joists: #11 bar and smaller 3/4"
Beams, columns:
Primary reinforcement 1-1/2"
Stirrups, ties, spirals 1-1/2"
Fibermesh admixture shall be 100% virgin polypropylene, fibrillated fibers as manufactured by Fibermesh Co. per ASTM C-1116 type 111 4.1.3 and ASTM C-1116 performance level one, 1.5 lbs per cubic yard of concrete.
Anchor bolts and rods for beam and column-bearing plates shall be placed with setting templates.
All concrete work is subject to inspection by a qualified special inspector employed by the owner in accordance with IBC Section 1704.4.

STRUCTURAL MASONRY:
Design is based on Unit Strength Method
MSJC 2002, Section SC 1.4 B.2.
Compressive strength of masonry assembly used for design is 1500 psi, based on net-bedded area.
Hollow load-bearing concrete masonry (CMU) shall be lightweight units conforming to ASTM C90,
Grade N1, minimum compressive strength 1,900 psi based on average net area.
Facing brick shall conform to ASTM 216 Grade SW.
Building brick shall conform to ASTM C62 Grade SW.
Mortar shall be Type S or N conforming to ASTM C270.
Masonry cement shall not be used.
Provide full shoved mortar in all head and bed joints.
Admixtures shall not be added for any reason unless approved by the Architect.
Except for lintels, bond beam units shall be produced from standard vertically voided units with pre-cut knockout cross walls.
Grout used in masonry walls and block cells shall be:
coarse grout, as defined by ASTM C476, with a minimum cube strength = 2,000 psi. OR
3000 psi concrete using 3/8" diameter aggregate, placed by vibrating unless an approved self consolidating mix is used
Lifts shall not exceed five feet in height
If grout pour height exceeds 5 feet, clean-out holes shall be provided.
Space continuous horizontal joint reinforcing at 16" maximum in all CMU walls.
Joint reinforcing shall be welded type with 9 gage side-wires and 9 gage trussed or ladder cross wires.
Reinforcing bars shall be as for reinforced concrete except as noted.
At splices, lap bars 48 diameters.
Provide reinforced grouted vertical cells
at corners, ends of walls, jambs of openings, each side of vertical control joints, and
at spacing 24" max. as noted on drawings.
Reinforcement shall be secured against displacement prior to grouting
by wire bar locators or other suitable devices at intervals not exceeding 200 bar diameters or 10 feet.
Where noted on the drawings,
provide clearance between masonry and structural elements, or
wrap steel with polyethylene film.
Submit for review
Certificates for materials used in masonry construction indicating compliance with the contract documents
Special Inspection is required by design. See Special Inspection Notes.

MSJC **Level 2** Quality Assurance, MSJC Table 1.14.2
Prism and grout tests will be required
Prior to the start of masonry work
shall consist of five (5) masonry prisms.
Test specimens shall be made by the masons, at the direction of the owner's representative,
with materials and techniques currently being used in the wall.
Specimens shall be protected and field cured for 48 hours before being transported to a testing agency.
The testing agent will be hired by the owner and shall be responsible for laboratory care and curing of specimens, testing, and reporting results to the owner, contractor, architect, and engineer in accordance with ASTM E447-92

LOOSE LINTELS:
Unless noted otherwise, provide loose lintels as follows: (One angle for each 4" of wall thickness to bear 6" minimum each end).
Openings to 4'-0: Angle 3-1/2 x 3-1/2 x 1/4
Openings 4'-1 to 5'-4: Angle 5 x 3-1/2 x 1/4
Openings 5'-5 to 6'-6: Angle 6 x 3-1/2 x 5/16

STRUCTURAL STEEL:
Structural steel shall be detailed, fabricated, and erected in accordance with AISC Specifications, 2005, and Code of Standard Practice, 2000.
Structural steel wide flange beams and "WT" shapes shall conform to ASTM A992.
Other rolled shapes, including plates, channels, and angles shall conform to ASTM A36.
Hollow structural section (HSS) tube shapes shall conform to ASTM A500, Grade B, 46 ksi yield.
Pipe shapes shall conform to ASTM A53 Grade B.
Except as noted, framed beam connections shall be bearing-type with 3/4" diameter, snug tight, A325-N bolts, detailed in conformance with Part 4, Tables II and III, for 0.6 times the allowable uniform loads tabulated in Part 2 of the AISC Manual, 9th Edition. Install bolts in accordance with AISC "Specification for Structural Joints Using ASTM A325 or A490 Bolts", 1985.
All beams shall have full depth web stiffeners each side of webs above and below columns
Anchor rods shall conform to ASTM F1554, Grade 36 (or high strength Gr 55 or Gr 105 as noted), with weldability supplement S1.
Welding shall be done by a certified welder in accordance with AISC and AWS specifications and recommendations using E70- electrodes.
Where not specifically noted, minimum weld shall be 3/16" fillet by length of contact edges.
All post-installed anchors shall have current National Evaluation Report, and shall be installed in accordance with the manufacturer's requirements.
Expansion anchors shall be approved "wedge" type unless specifically noted to be "sleeve" type.
Chemical anchors shall be approved epoxy or similar adhesive type and shall have current National Evaluation Report. Where base material is not solid, approved screen tubes shall be used.
Grout beneath column base and beam-bearing plates shall be
minimum 28-day compressive strength of 7,500 psi,
approved pre-bagged, non-metallic, non-gaseous, bleed free,
non-shrink, when tested in accordance with ASTM C1107
Grade B or C at a flow cone fluid consistency of 20 to 30 seconds

Structural Drawing Index

S-1.0	General Notes, Etc.
S-1.1	Basement/ Foundation Plan
S-1.2	First Floor Framing Plan
S-1.3	Second Floor Framing Plan
S-1.4	Third Floor Framing Plan
S-1.5	Fourth Floor Framing Plan
S-1.6	Roof Framing Plan
S-2.1	Sections
S-2.2	Sections

STRUCTURAL WOOD FRAMING:
In-Grade Base Values have been used for design.
2x framing shall be S.P.F. S4S No. 2 and better unless noted.
All lumber shall be 19% maximum moisture content, unless noted.
Solid timber beams and posts shall be Douglas Fir-Larch No. 1.
Studs shall be S.P.F. No. 2 and better.
Top and bottom plates shall be S.P.F. No. 2 and better.
Wood in contact with concrete shall be pressure-treated Southern Yellow Pine.
Conventional light framing shall comply with IBC Section 2308.
Except as noted otherwise, minimum nailing shall be provided as specified in IBC Table 2304.9.1 "Fastening Schedule"
Plywood and oriented strand board (OSB) floor and roof sheathing shall be APA graded with panel identification index, thickness, and nailing as noted on the drawings.
Nail wall sheathing with 8d commons at 6" o.c. at panel edges, and 12" o.c. at intermediate framing except as noted.
Sheathing shall be continuous from bottom plate to top plate. Cut in "L" and "T" shapes around openings. Lap sheathing over rim joists min. 4" at all floors to tie upper and lower stud walls together.
Minimum height of sheathing panels shall be 16" to assure that plates are tied to studs.
Minimum 3-8d per stud and nail plates with "edge nail" spacing.
Sole plate at all perimeter walls and at designated shear walls shall be nailed as for braced panels with 3-16d x 3 1/2" long box nails (coated or deformed shank) per 16". 12d nails are not acceptable.
Provide solid blocking between joists under jamb studs of openings.
All roof rafters, joists, trusses, beams shall be anchored to supports with metal framing anchors.
Light gage framing anchors shown or required, shall be Simpson "Strong Tie" or equal Code approved connectors and installed with the number and type of nails recommended by the manufacturer to develop the rated capacity.
Note that heavy-duty hangers and skewed hangers may not be stocked locally and require special order from the factory.
All beams and trusses shall be braced against rotation at points of bearing.
Unless otherwise indicated, install two lengths of solid blocking x joist depth x 12 inches long in floor framing under column loads.
Columns must have a continuous load path to foundation.
Lead holes for lag screws shall be drilled in accordance with Table 6.23 of the AITC Timber Construction Manual, 5th edition.

PLANT FABRICATED / PRE-ENGINEERED WOOD FRAMING:
Beams noted as ML or LVL on plan shall be 1-3/4" wide Laminated Veneer Lumber beams of the depth noted on plan
Shall be plant-fabricated and manufactured by Trus-Joist Co./ iLevel or equal,
Shall have the following minimum allowable design stresses:
Fb = 2600 psi Fv = 285 psi Fc(| |) = 2460 psi Fc(⊥) = 750 psi E = 1800 ksi
Beams noted as PSL on plan shall be plant-fabricated
Manufactured by Trus-Joist Co./ iLevel or equal, and have the following minimum allowable design stresses:
Fb = 2900 psi Fv = 290 psi Fc(| |) = 2900 psi Fc(⊥) = 750 psi E = 2000 ksi
Beams noted as TS or LSL on plan shall be plant-fabricated
Manufactured by Trus-Joist Co./ iLevel or equal, and have the following minimum allowable design stresses:
Fb = 1700 psi Fv = 400 psi Fc(| |) = 1400 psi Fc(⊥) = 680 psi E = 1300 ksi

SHOP DRAWINGS:
Construction Documents are copyrighted and shall not be copied for use as erection plans or shop details.
The General Contractor and his subcontractors shall submit in writing any requests to modify the plans or specifications.
All shop and erection drawings shall be checked and stamped by the General Contractor prior to submission for Engineer's review.
Unchecked submittals will be returned without review.
Furnish one (1) reproducible and two (2) prints of shop and erection drawings to the Structural Engineer for review prior to fabrication for:
Reinforcing steel,
Structural steel
Submit in a timely manner to permit ten (10) working days for review.
Shop drawings submitted for review do not constitute "in writing" unless specific suggested changes are clearly marked.
In any event, such changes by means of the shop drawing submittal process become the responsibility of the one initiating such change.

FIELD VERIFICATION OF EXISTING CONDITIONS:
Contractor shall thoroughly inspect and survey existing structure to verify conditions that affect the work shown on the drawings.
Contractor shall report any variations or discrepancies to the Owner and SI Inc before proceeding.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:
The structural drawings illustrate the completed structure with elements in their final positions, properly supported and braced.
These construction documents contain typical and representative details to assist the contractor.
Details shown apply at all similar conditions unless otherwise indicated.
Although due diligence has been applied to make the drawings as complete as possible, not every detail is illustrated, nor is every exceptional condition addressed.
All proprietary connections shall be installed in accordance with the manufacturers' recommendations.
All work shall be accomplished in a workmanlike manner and in accordance with the applicable code and local ordinances.
The general contractor is responsible for coordination of all work, including layout and dimension verification, materials coordination, shop drawing review, and the work of subcontractors.
Any discrepancies or omissions discovered in the course of the work shall be immediately reported to the architect for resolution.
Continuation of work without notification of discrepancies relieves the architect and engineer from all consequences.
Unless otherwise specifically indicated, the drawings do not describe methods of construction.
The contractor, in the proper sequence, shall perform or supervise all work necessary to achieve the final completed structure, and to protect the structure, workmen, and others during construction.
Such work shall include, but not be limited to, bracing, shoring for construction equipment, shoring for excavation, formwork, scaffolding, safety devices and programs of all kinds, support and bracing for cranes and other erection equipment.
Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored, unless adequate bracing is provided.
Temporary bracing shall remain in place until all floors, walls, roofs and any other supporting elements are in place.
The architect and engineer bear no responsibility for the above items, and observation visits to the site do not in any way include inspection of them.

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Portland ME 04101
p. 207-774-1484
f. 866-793-7835
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GENERAL NOTES, Etc.

S-1.0

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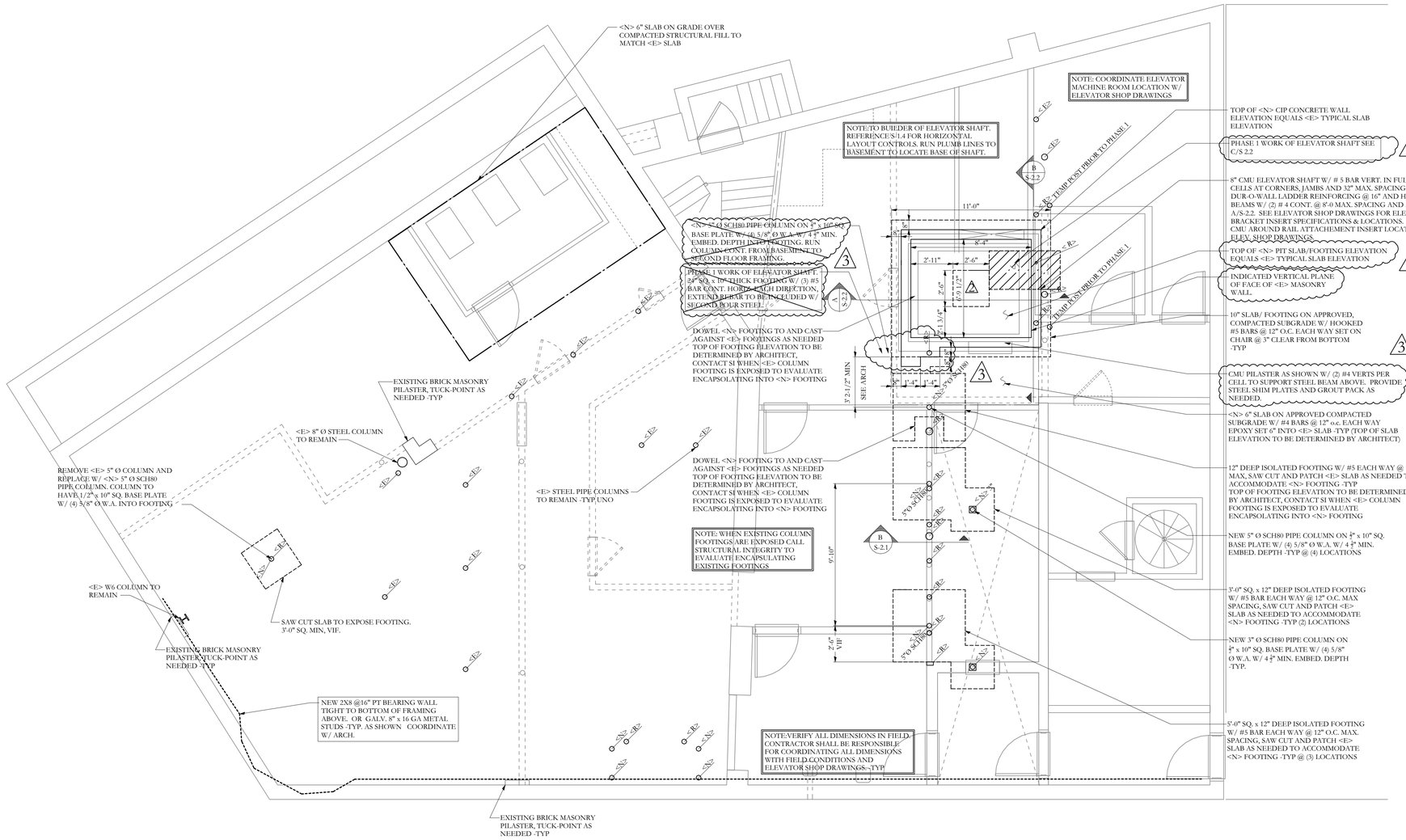

BASEMENT/FOUNDATION PLAN

SCALE 1/4"=1'-0"

NOTES:

1. VERIFY ALL EXISTING CONDITIONS IN FIELD, CONTACT SI Inc. IF CONDITIONS IN FIELD DO NOT MATCH PLAN
2. IF MEMBER IS NOT INDICATED AS <E>, <N> OR <R> MEMBER IS TO BE CONSIDERED A NEW, <N>, MEMBER
3. SEE ARCH. FOR DIMENSIONS AND ELEVATIONS OF NEW FLOOR PLANS
4. MECHANICALLY COMPACT ALL SOIL BELOW NEW FOOTINGS -TYP
5. SOILS ENGINEER TO APROVE ALL SUBGRADE PRIOR TO CONST.

FRAMING PLAN SYMBOLS KEY	
▫	WOOD POST
(X)	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
◄——	TRUSS OR JOIST BEARING
▶——	FLUSH FRAMED JOIST BEARING WITH HANGER
	INDICATES OVER FRAMING, SEE PLAN
	WOOD STUD BEARING WALL BELOW
	SHEAR WALL
"X"T	NUMBER OF TRIM STUDS UNDER HEADER
"X"K	NUMBER OF KING STUDS ADJACENT TO HEADER
<E>	INDICATES EXISTING MEMBER TO REMAIN
<N>	INDICATES NEW MEMBER
<R>	INDICATES EXISTING MEMBER TO BE REMOVED

STATE OF MAINE
AARON C JONES
No. 10958
LICENSED PROFESSIONAL ENGINEER
12/05/12

RESURGAM CITY OF PORTLAND MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

Structural Integrity
Consulting Engineers, Inc.
77 Oak Street
Portland, ME 04101
p. 207-774-4404
f. 866-793-3835
www.structuralintegrity.us
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BASEMENT PLAN

S-1.1

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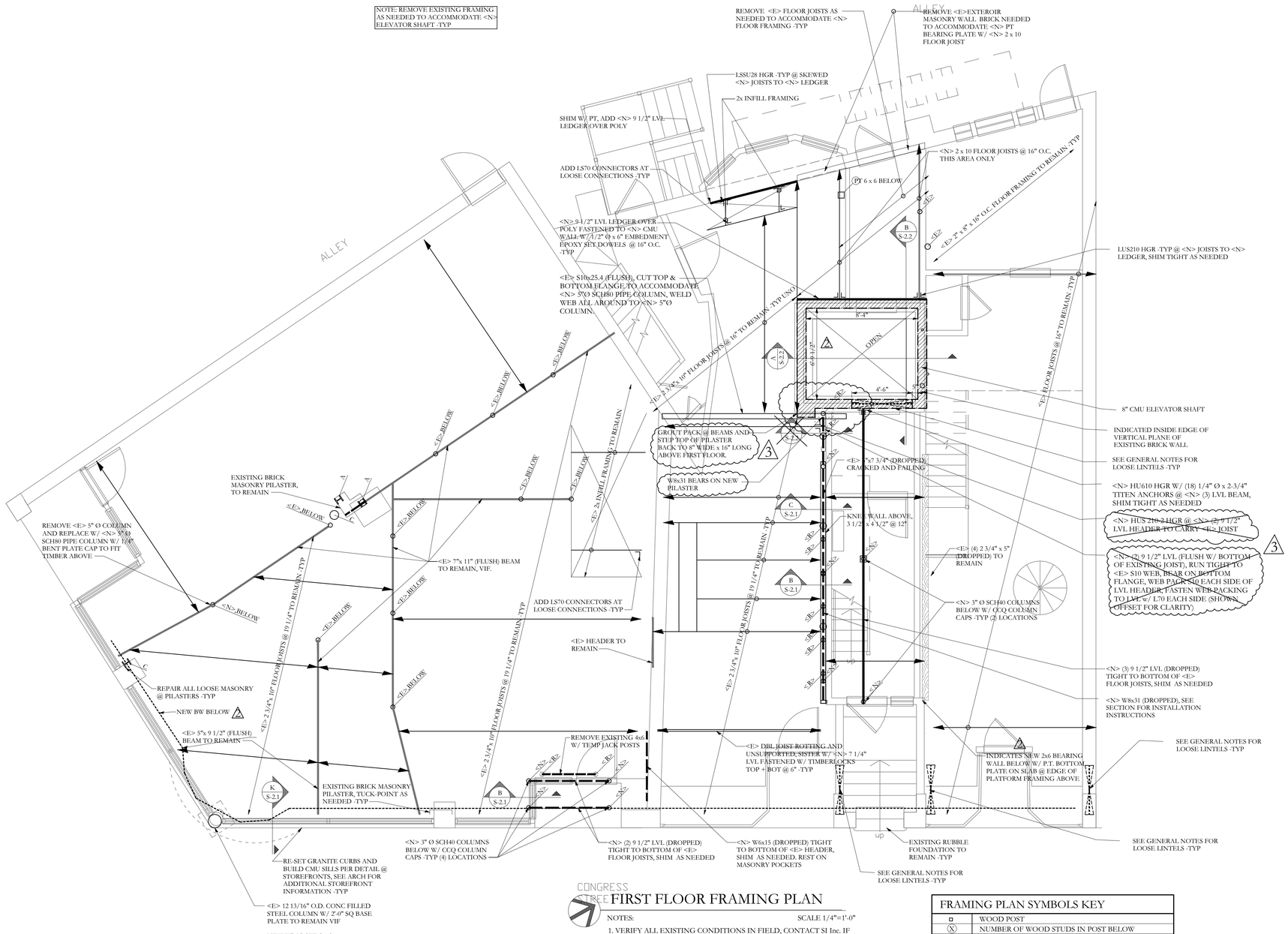

FIRST FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

NOTES:

1. VERIFY ALL EXISTING CONDITIONS IN FIELD, CONTACT SI Inc. IF CONDITIONS IN FIELD DO NOT MATCH PLAN
2. IF MEMBER IS NOT INDICATED AS <E>, <N> OR <R> MEMBER IS TO BE CONSIDERED A NEW, <N>, MEMBER
3. SEE ARCH. FOR DIMENSIONS AND ELEVATIONS OF NEW FLOOR PLANS
4. CONTRACTOR TO SHORE <E> FRAMING AS NEEDED - TYP.

FRAMING PLAN SYMBOLS KEY

▫	WOOD POST
(X)	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
◄	TRUSS OR JOIST BEARING
⊢	FLUSH FRAMED JOIST BEARING WITH HANGER
	INDICATES OVER FRAMING, SEE PLAN
	WOOD STUD BEARING WALL BELOW
	SHEAR WALL
"X"T	NUMBER OF TRIM STUDS UNDER HEADER
"X"K	NUMBER OF KING STUDS ADJACENT TO HEADER
<E>	INDICATES EXISTING MEMBER TO REMAIN
<N>	INDICATES NEW MEMBER
<R>	INDICATES EXISTING MEMBER TO BE REMOVED

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STATE OF MAINE
AARON C JONES
No. 10958
LICENSED PROFESSIONAL ENGINEER

12/05/12

77 Oak Street
Portland, ME 04101
p: 207-774-1484
f: 866-793-7855
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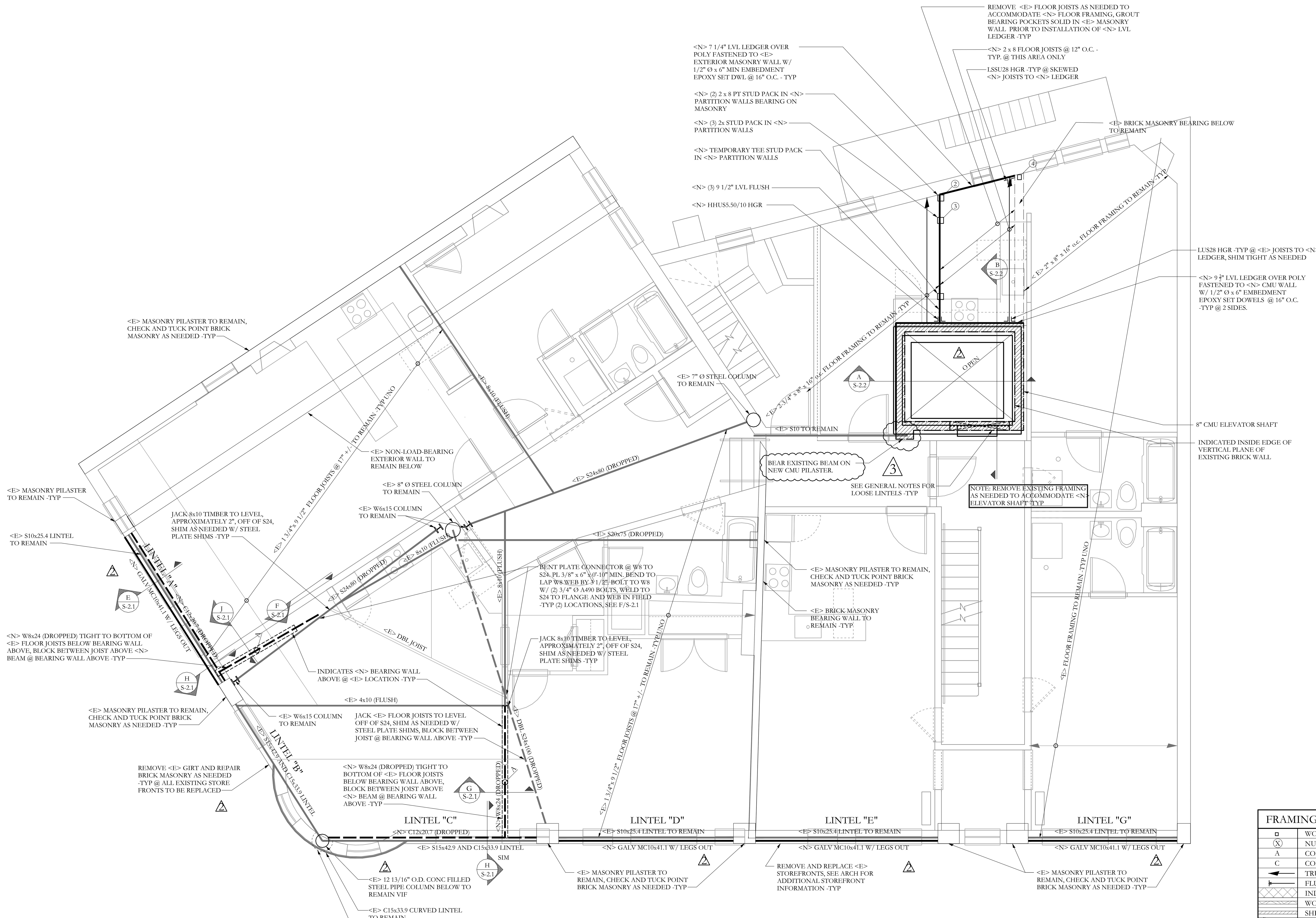
MAIN LEVEL FRAMING PLAN

S-1.2



SECOND FLOOR FRAMING PLAN

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

1. VERIFY ALL EXISTING CONDITIONS IN FIELD, CONTACT SI Inc. IF CONDITIONS IN FIELD DO NOT MATCH PLAN
2. SEE ARCH. FOR DIMENSIONS AND ELEVATIONS OF NEW FLOOR PLANS
3. CONTRACTOR TO SHORE <E> FRAMING AS NEEDED
4. EXPOSE BRICK MASONRY PILASTERS @ MAIN LEVEL BELOW AND TUCK POINT ALL MASONRY AS NEEDED. ALL MASONRY TO BE SOLID AND SOUND AT COMPLETION OF WORK.
5. 30 TON JACK NEEDED TO MOVE BUILDING WALLS -TYP AT ALL JACKING LOCATIONS.

FRAMING PLAN SYMBOLS KEY	
□	WOOD POST
(X)	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
◄──	TRUSS OR JOIST BEARING
╞──	FLUSH FRAMED JOIST BEARING WITH HANGER
(hatch)	INDICATES OVER FRAMING, SEE PLAN
(hatch)	WOOD STUD BEARING WALL BELOW
(hatch)	SHEAR WALL
"X"T	NUMBER OF TRIM STUDS UNDER HEADER
"X"K	NUMBER OF KING STUDS ADJACENT TO HEADER
<E>	INDICATES EXISTING MEMBER TO REMAIN
<N>	INDICATES NEW MEMBER
<R>	INDICATES EXISTING MEMBER TO BE REMOVED

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STATE OF MAINE
AARON C. JONES
No. 10968
LICENSED PROFESSIONAL ENGINEER
12/05/12

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p. 207-774-4614
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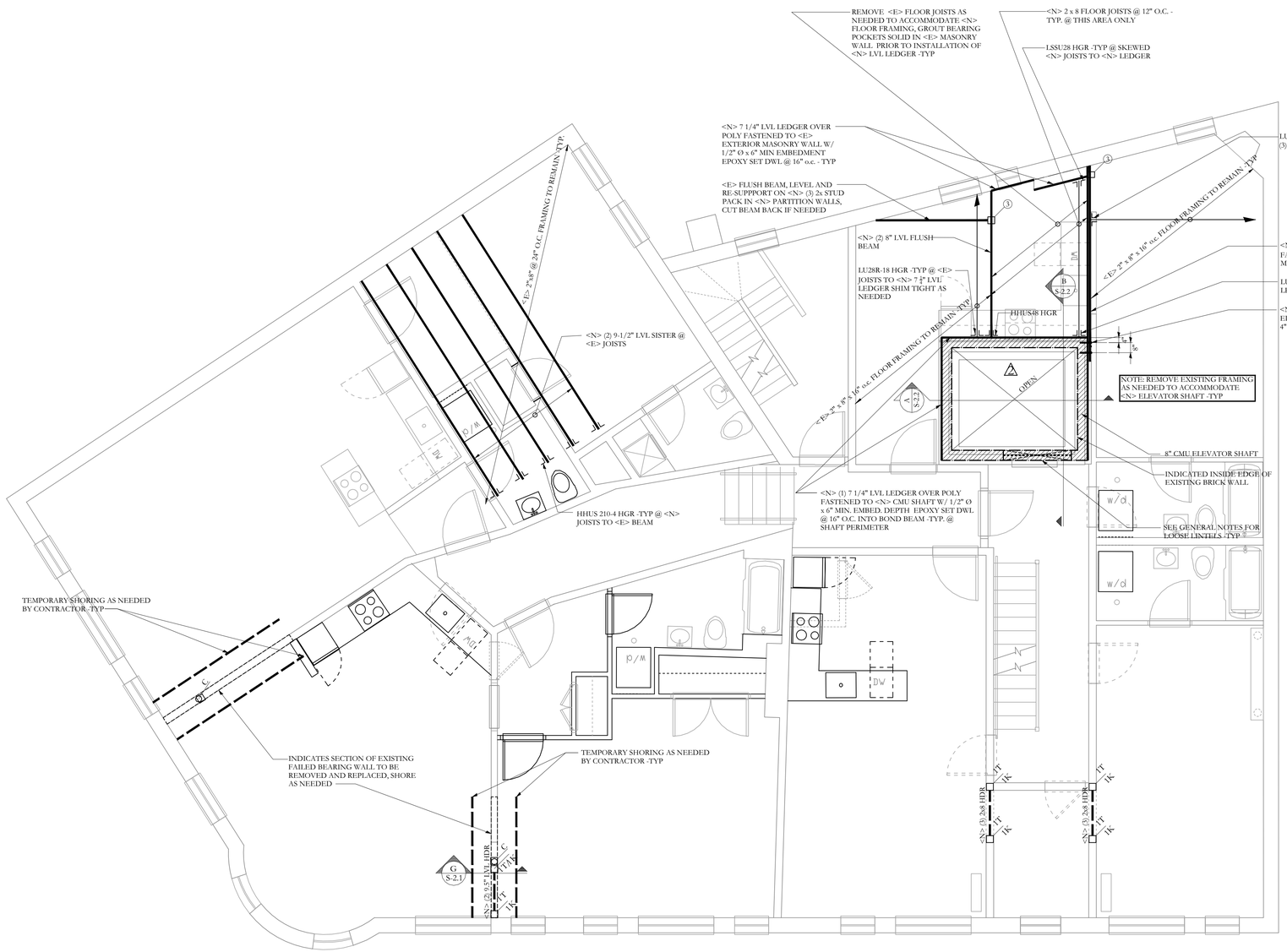
SECOND FLOOR FRAMING PLAN

S-1.3



THIRD FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

NOTES:

1. VERIFY ALL EXISTING CONDITIONS IN FIELD, CONTACT SI Inc. IF CONDITIONS IN FIELD DO NOT MATCH PLAN
2. SEE ARCH. FOR DIMENSIONS AND ELEVATIONS OF NEW FLOOR PLANS
3. CONTRACTOR TO SHORE <E> FRAMING AS NEEDED
4. RUN CMU SHAFT LAYOUT VERTICAL TO ALL OTHER LEVELS FROM THIS INFO. IF BUILDING IS OUT OF PLUMB CONTACT SI Inc. AND ARCHITECT.

FRAMING PLAN SYMBOLS KEY	
▫	WOOD POST
(X)	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
◄	TRUSS OR JOIST BEARING
⊢	FLUSH FRAMED JOIST BEARING WITH HANGER
▨	INDICATES OVER FRAMING, SEE PLAN
▭	WOOD STUD BEARING WALL BELOW
▨	SHEAR WALL
"X"T	NUMBER OF TRIM STUDS UNDER HEADER
"X"K	NUMBER OF KING STUDS ADJACENT TO HEADER
<E>	INDICATES EXISTING MEMBER TO REMAIN
<N>	INDICATES NEW MEMBER
<R>	INDICATES EXISTING MEMBER TO BE REMOVED

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Portland, ME 04101
p. 207-774-4404
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THIRD FLOOR FRAMING PLAN

S-1.4

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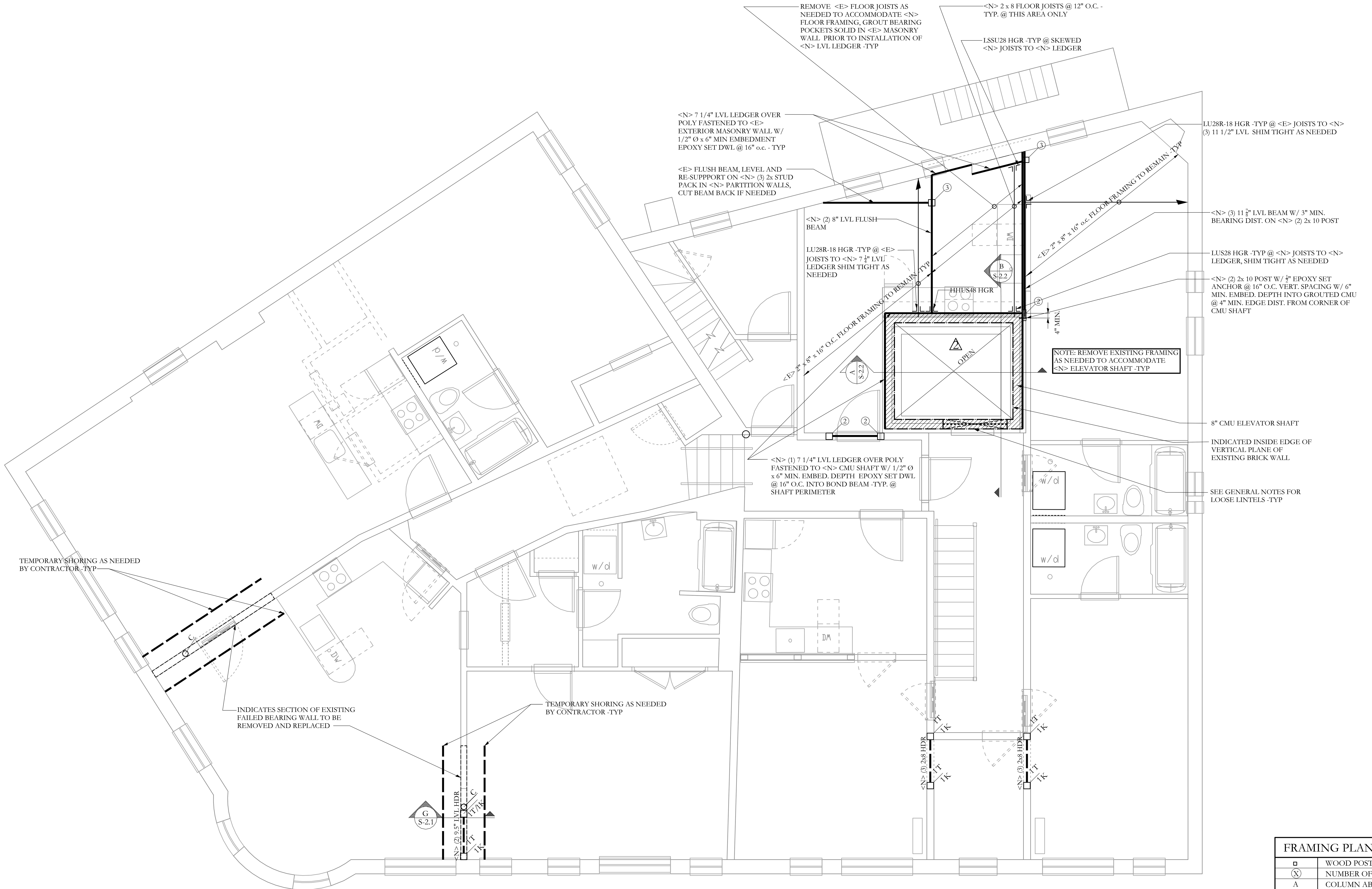

FOURTH FLOOR FRAMING PLAN

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

1. VERIFY ALL EXISTING CONDITIONS IN FIELD, CONTACT SI Inc. IF CONDITIONS IN FIELD DO NOT MATCH PLAN
2. SEE ARCH. FOR DIMENSIONS AND ELEVATIONS OF NEW FLOOR PLANS
3. CONTRACTOR TO SHORE <E> FRAMING AS NEEDED

FRAMING PLAN SYMBOLS KEY

□	WOOD POST
(X)	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
◄──	TRUSS OR JOIST BEARING
╞──	FLUSH FRAMED JOIST BEARING WITH HANGER
	INDICATES OVER FRAMING, SEE PLAN
	WOOD STUD BEARING WALL BELOW
	SHEAR WALL
"X"T	NUMBER OF TRIM STUDS UNDER HEADER
"X"K	NUMBER OF KING STUDS ADJACENT TO HEADER
<E>	INDICATES EXISTING MEMBER TO REMAIN
<N>	INDICATES NEW MEMBER
<R>	INDICATES EXISTING MEMBER TO BE REMOVED

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STATE OF MAINE
AARON C. JONES
No. 10968
LICENSED PROFESSIONAL ENGINEER
12/05/12

Structural Integrity Consulting Engineers, Inc.
77 Oak Street
Portland, ME 041
p. 207-774-4614
f. 866-793-7835
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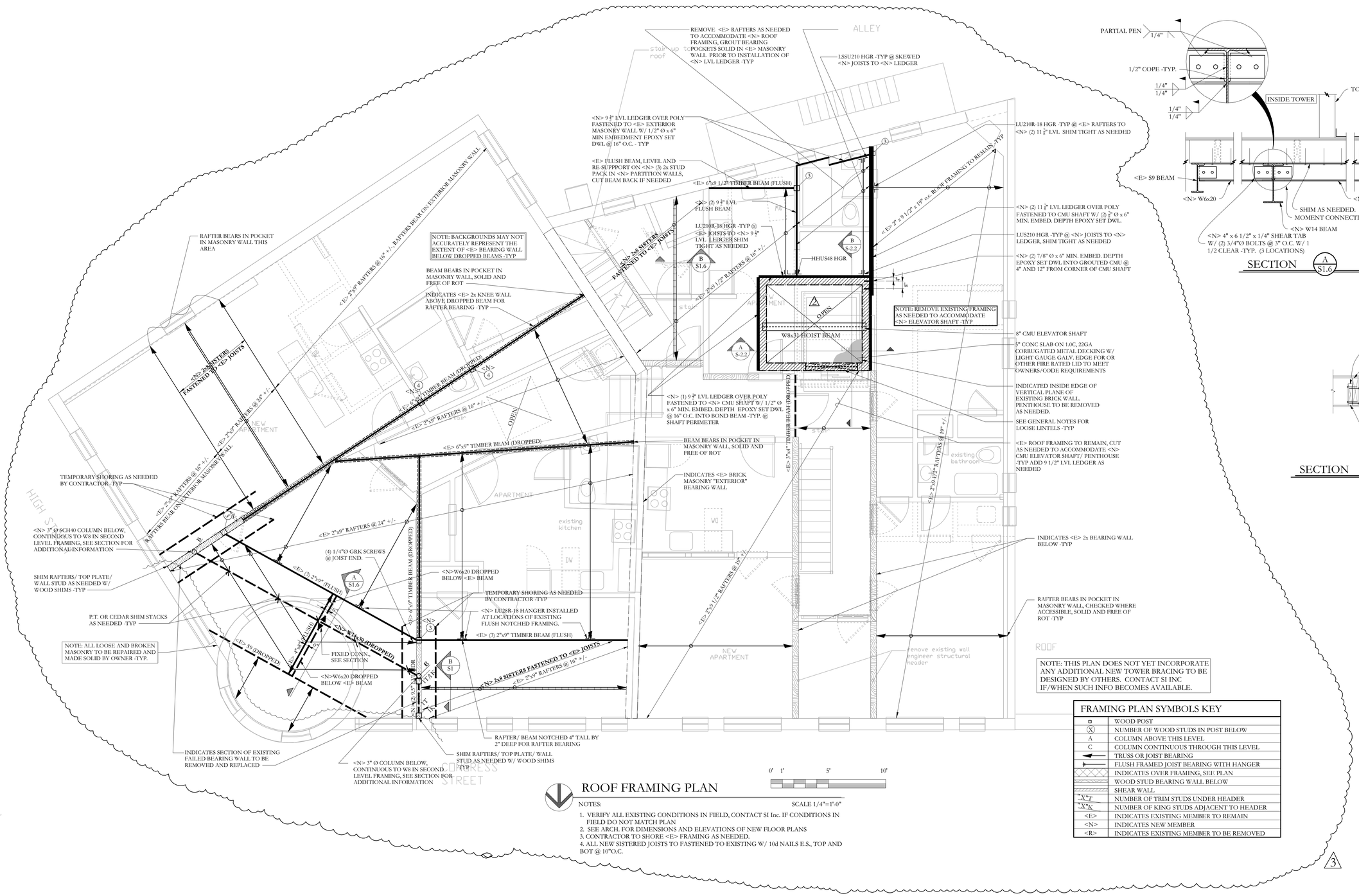
FOURTH FLOOR FRAMING PLAN

S-1.5



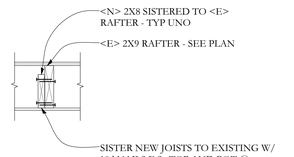
ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

NOTES:

1. VERIFY ALL EXISTING CONDITIONS IN FIELD, CONTACT SI Inc. IF CONDITIONS IN FIELD DO NOT MATCH PLAN
2. SEE ARCH. FOR DIMENSIONS AND ELEVATIONS OF NEW FLOOR PLANS
3. CONTRACTOR TO SHORE <E> FRAMING AS NEEDED.
4. ALL NEW SISTERED JOISTS TO FASTENED TO EXISTING W/ 10d NAILS E.S., TOP AND BOT @ 10"O.C.

SECTION A/S1.6 3/4"=1'-0



SECTION B/S1.6 3/4"=1'-0

FRAMING PLAN SYMBOLS KEY

▫	WOOD POST
(X)	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
◄	TRUSS OR JOIST BEARING
⊢	FLUSH FRAMED JOIST BEARING WITH HANGER
	INDICATES OVER FRAMING, SEE PLAN
	WOOD STUD BEARING WALL BELOW
	SHEAR WALL
"X"T	NUMBER OF TRIM STUDS UNDER HEADER
"X"K	NUMBER OF KING STUDS ADJACENT TO HEADER
<E>	INDICATES EXISTING MEMBER TO REMAIN
<N>	INDICATES NEW MEMBER
<R>	INDICATES EXISTING MEMBER TO BE REMOVED

3

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AARON C. JONES
No. 10958
LICENSED PROFESSIONAL ENGINEER
12/05/12

77 Oak Street
Portland, ME 04101
p. 207-774-1484
f. 866-793-7835
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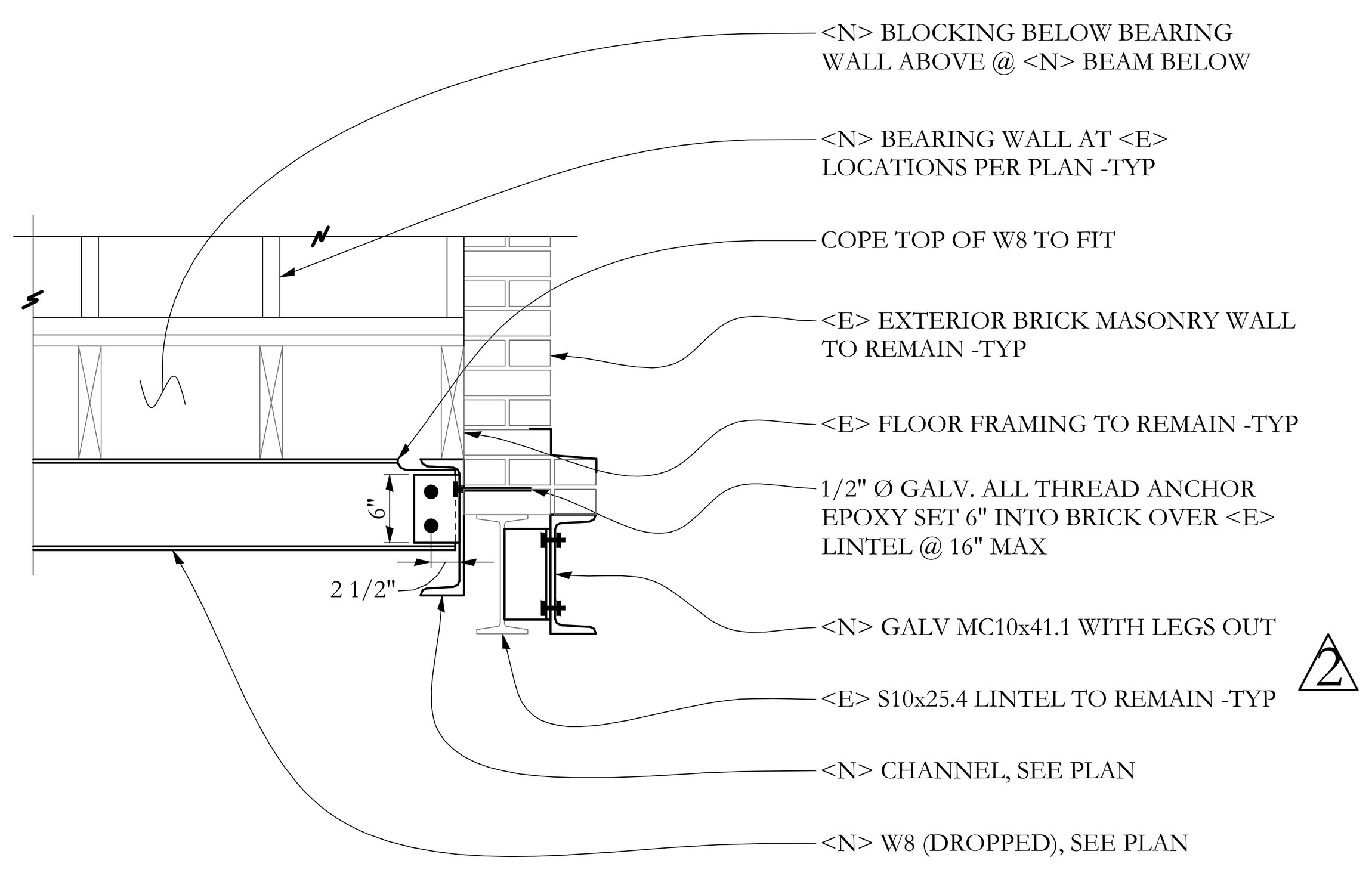
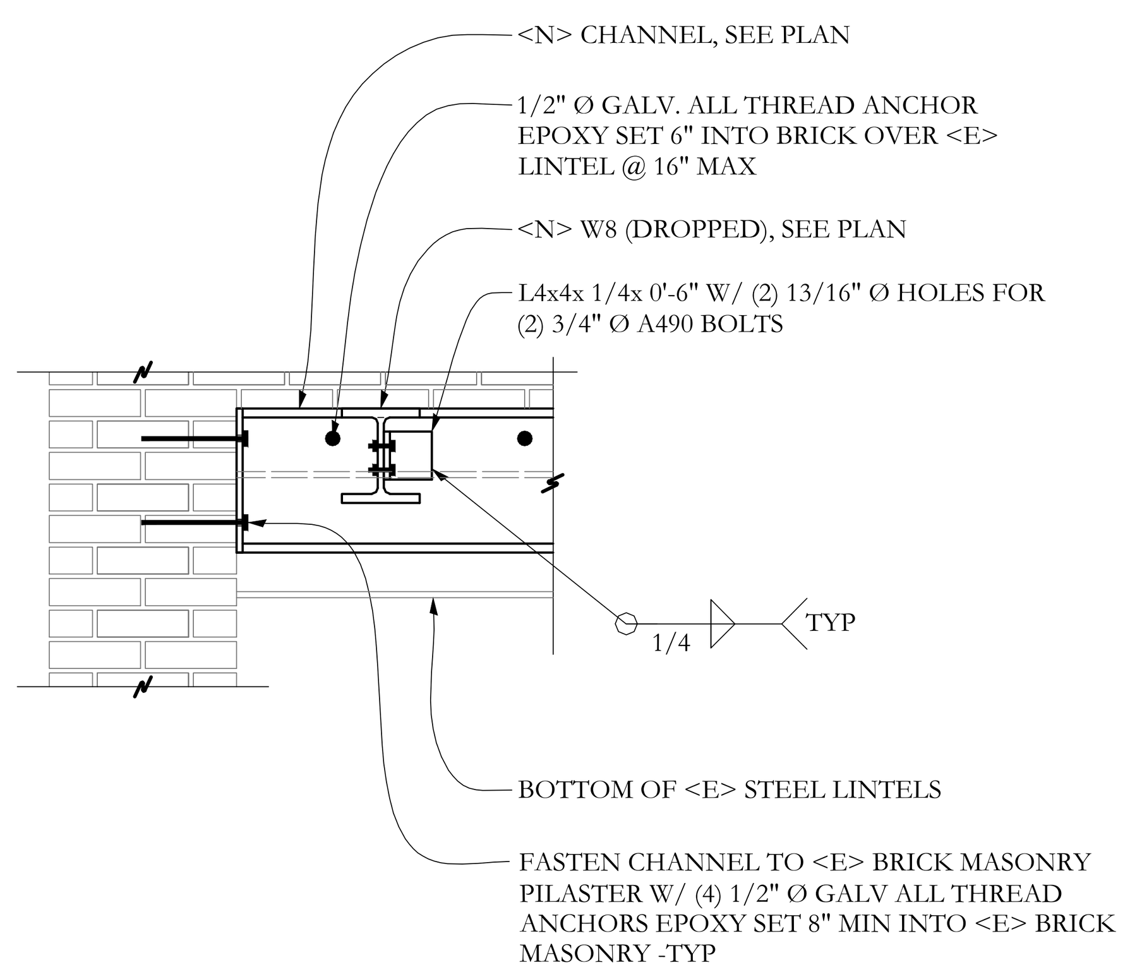
ROOF FRAMING REPAIR PLAN

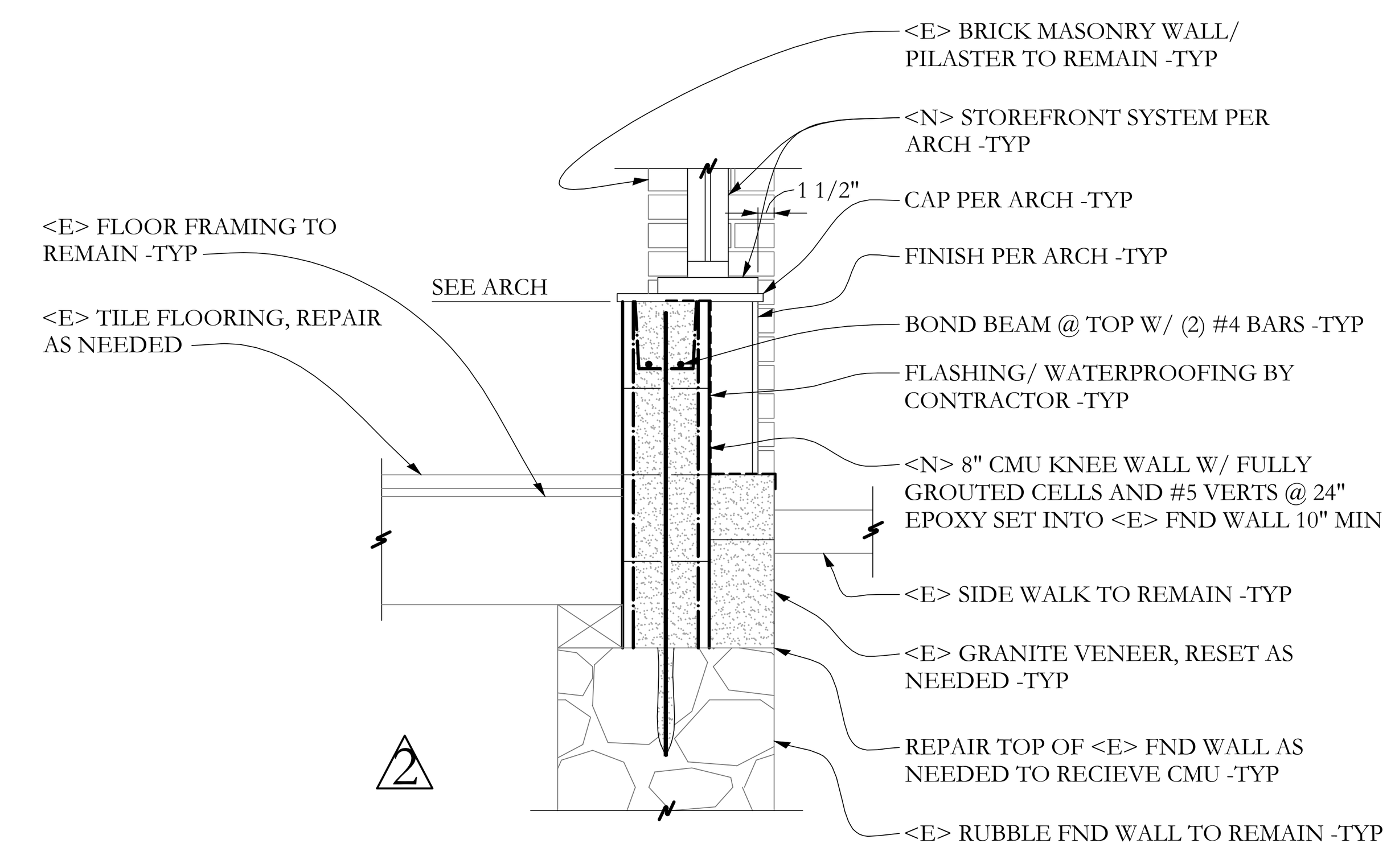
S1.6



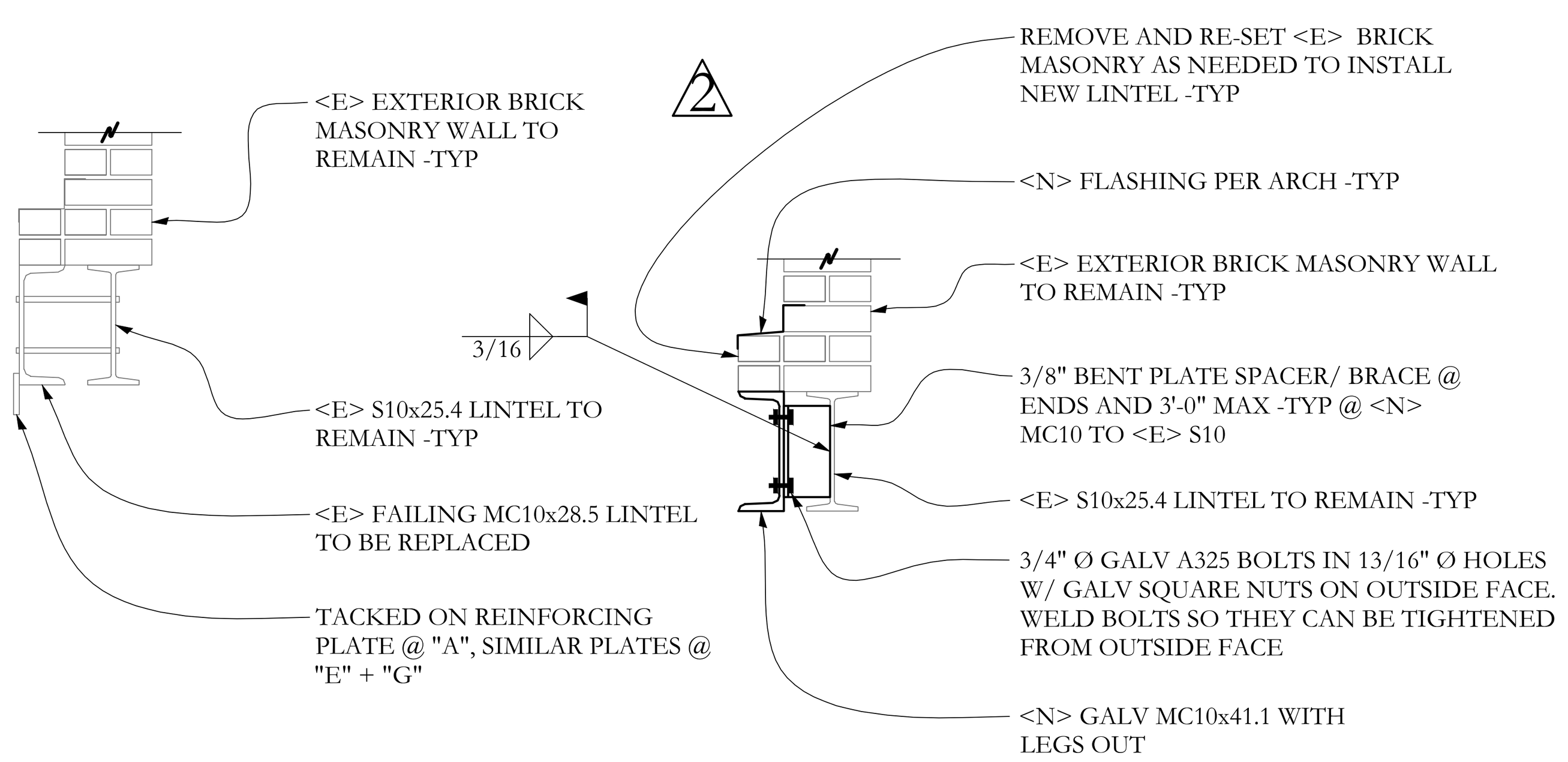
SECTION H S-2.1 3/4"=1'-0



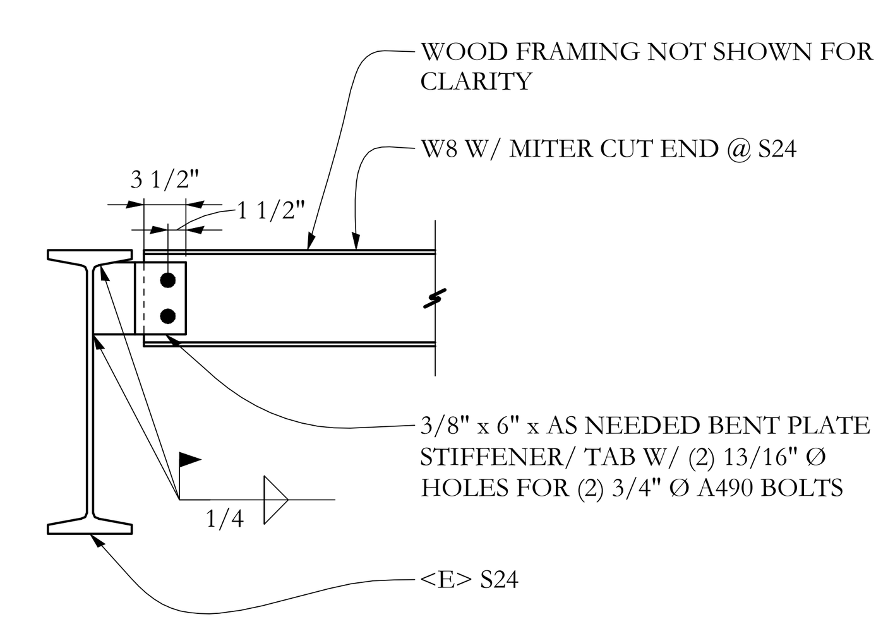
SECTION J S-2.1 3/4"=1'-0



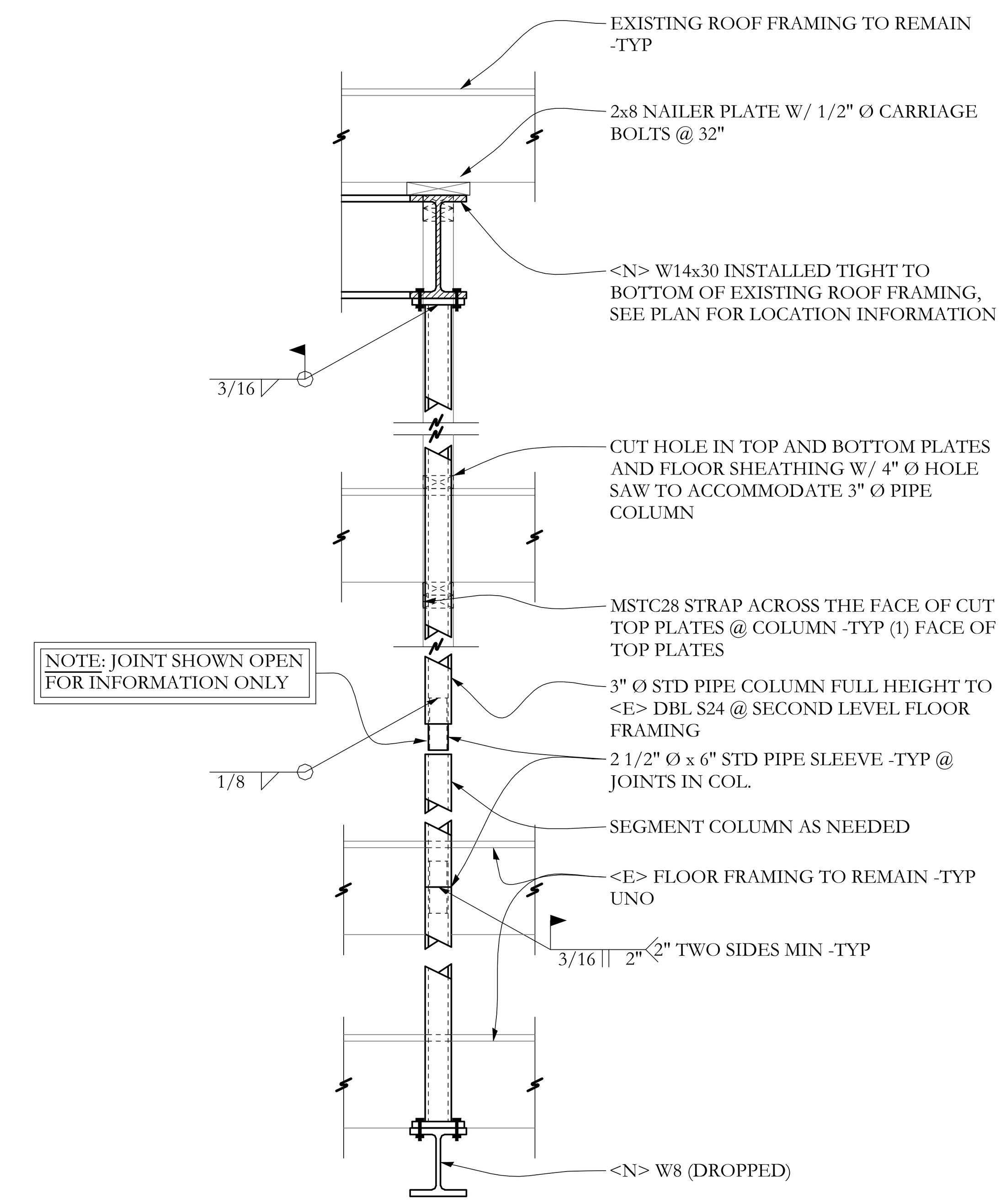
SECTION K S-2.1 3/4"=1'-0



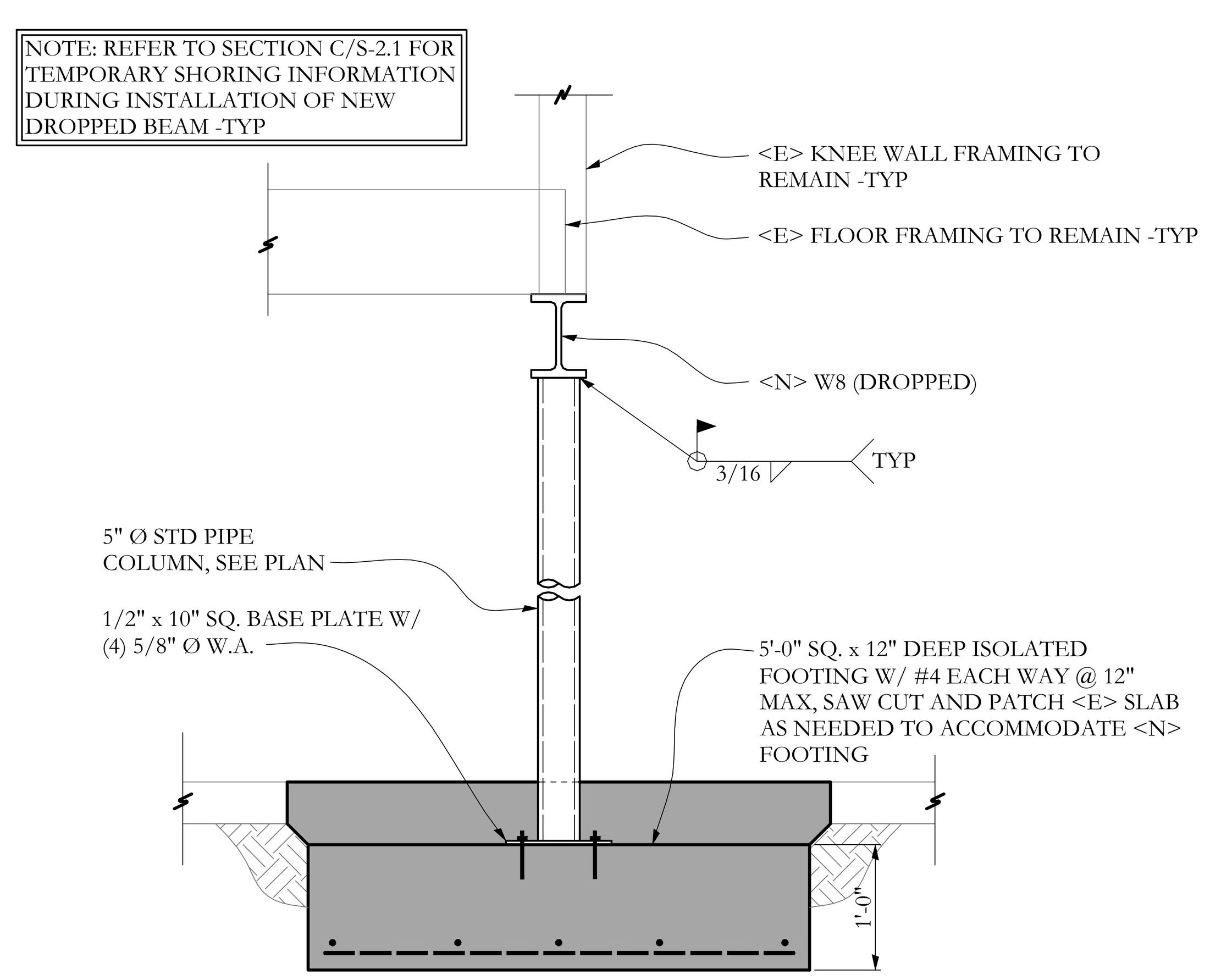
SECTION E S-2.1 3/4"=1'-0



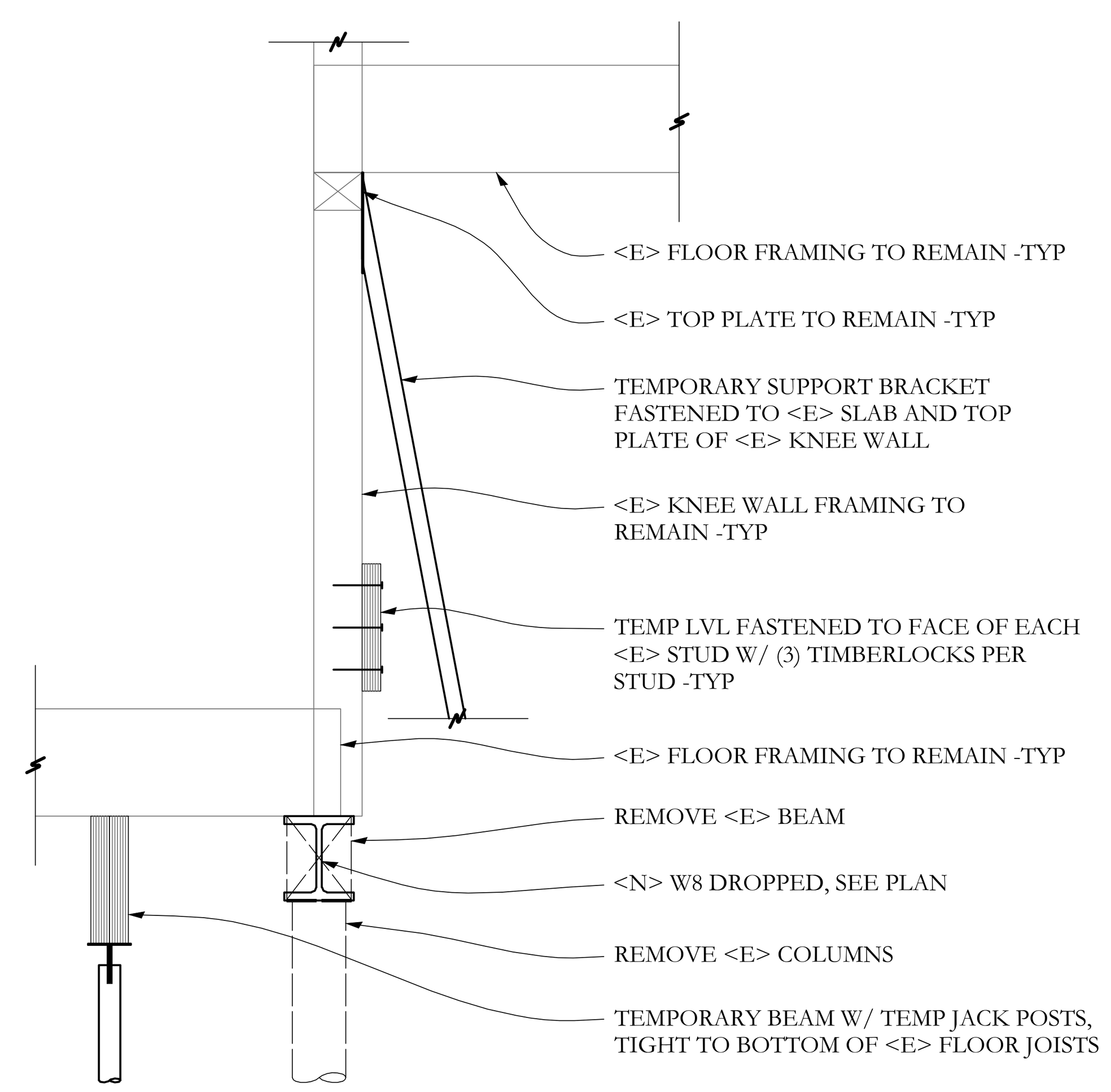
SECTION F S-2.1 3/4"=1'-0



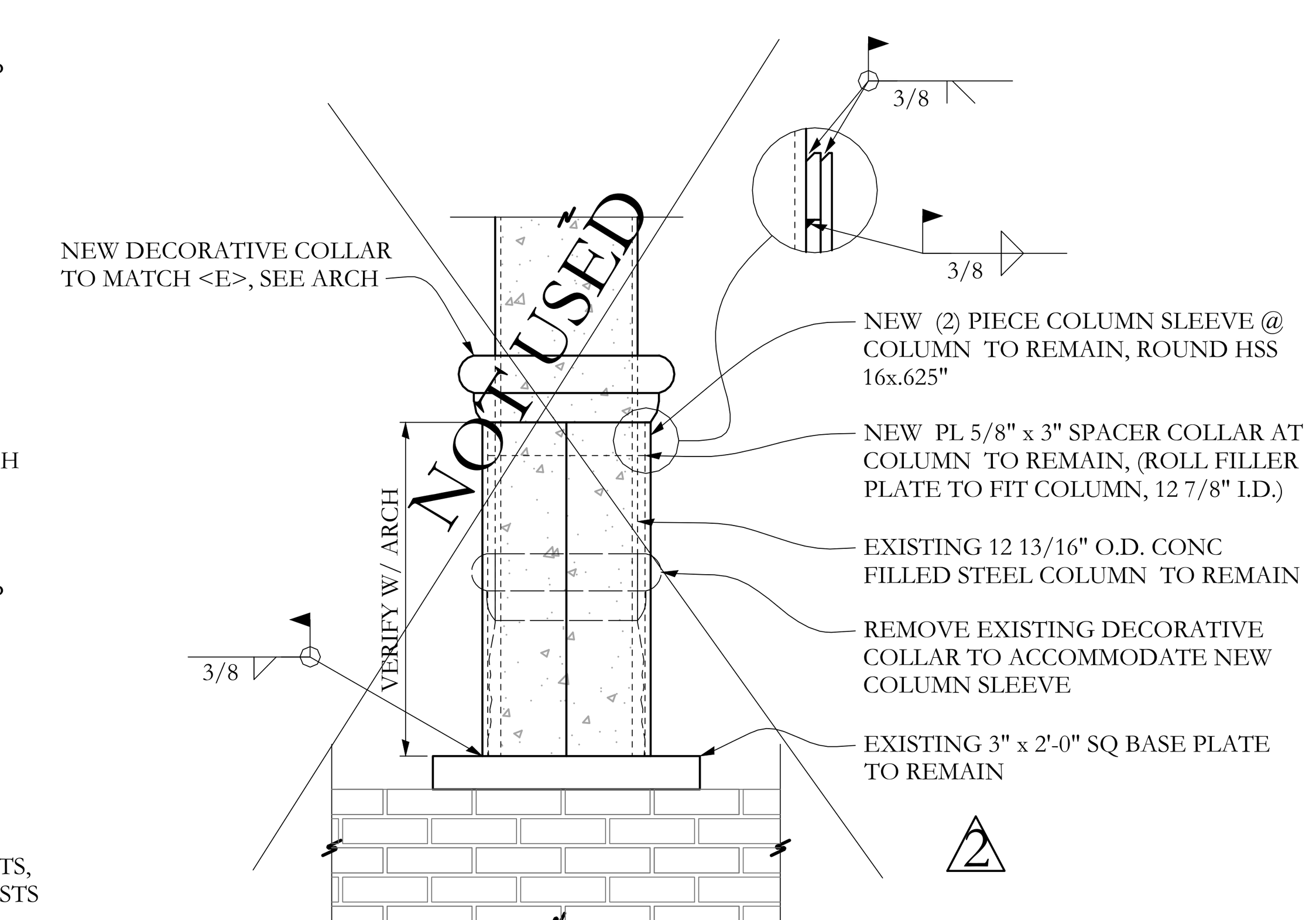
SECTION G S-2.1 3/4"=1'-0



SECTION B S-2.1 3/4"=1'-0



SECTION C S-2.1 3/4"=1'-0



SECTION D S-2.1 3/4"=1'-0

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77 Oak Street
Portland, ME 04[illegible]
p. 207-774-4614
f. 866-793-7835
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Structural Integrity
Consulting Engineers, Inc.
SI# 12-0088

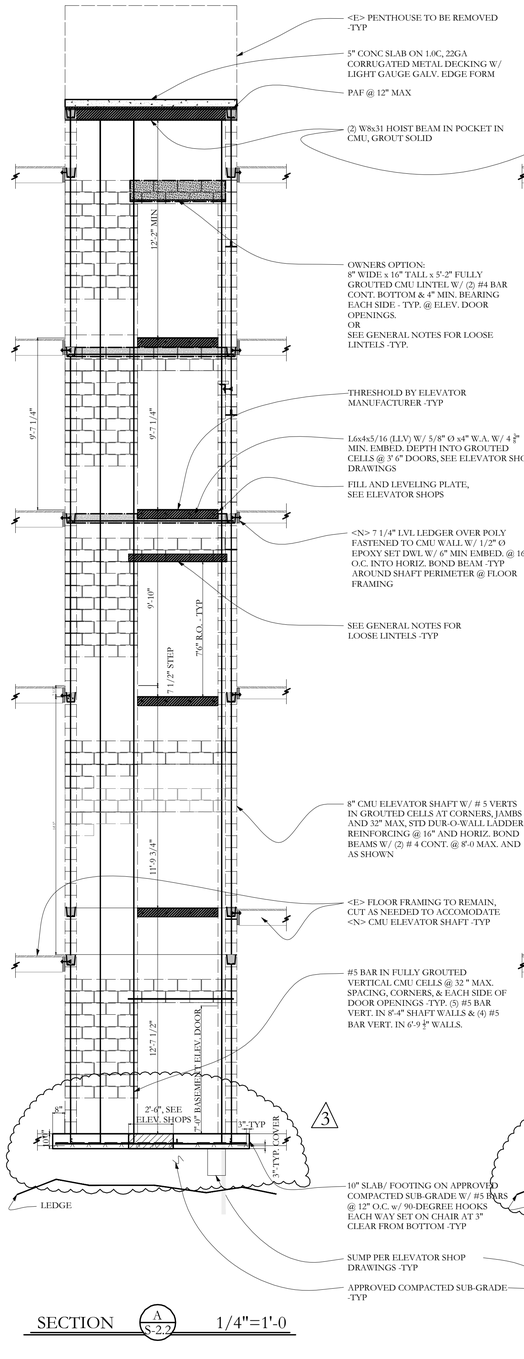
DATE: 12/05/12
SCALE: 3/4"=1'-0"
REVISION: 2 FRONT & REAR OPENING ELEVATOR

Shwartz Building Renovation
602 Congress St.
Portland, ME 04101

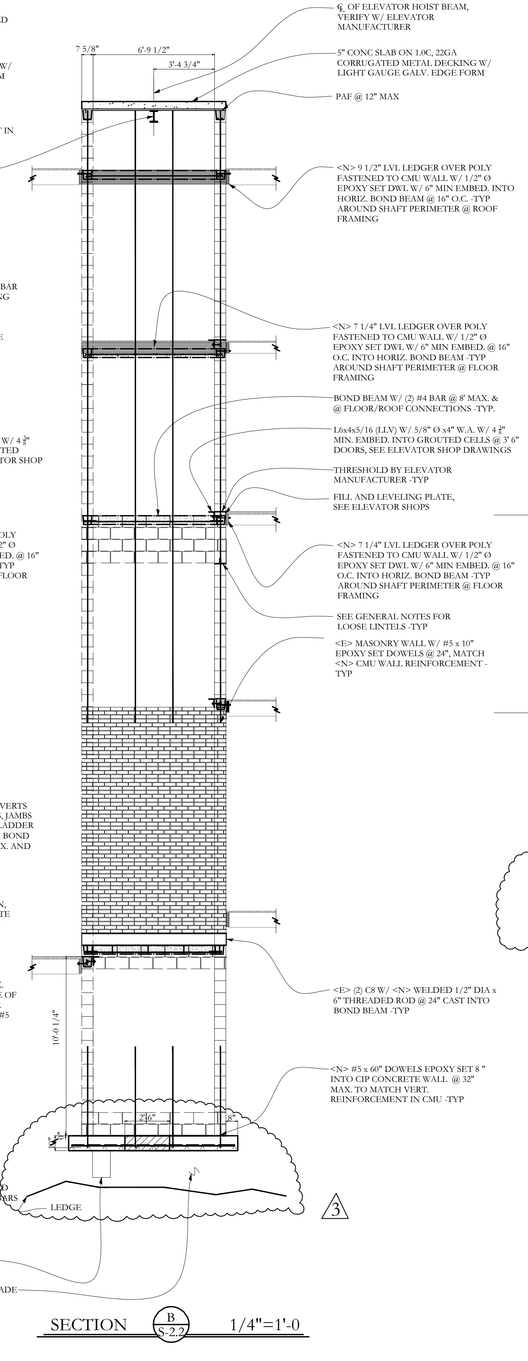
SECTIONS

S-2.1

REVISION 3: 11/21/13

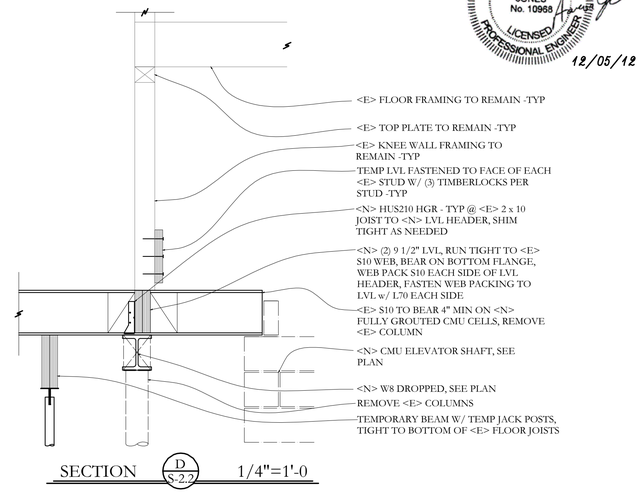


SECTION A S-2.2 1/4"=1'-0

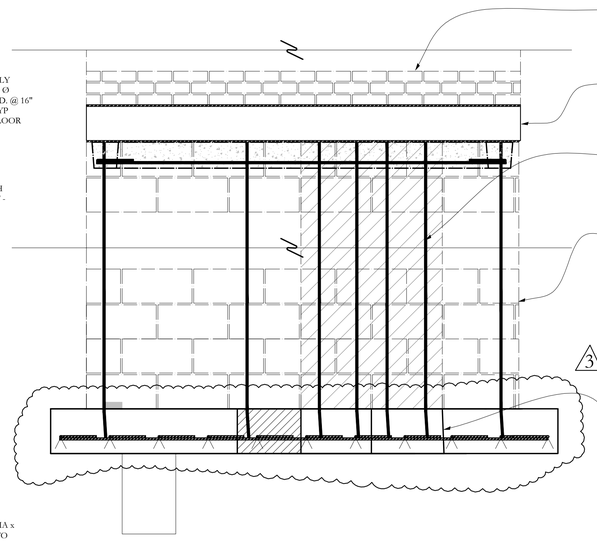


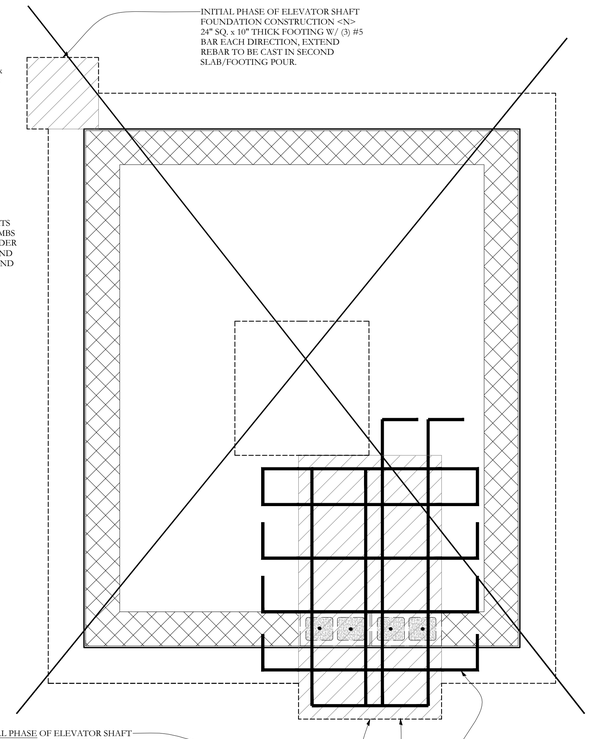
SECTION B S-2.2 1/4"=1'-0

* VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION
* SEE ELEVATOR MANUFACTURER FOR GUIDE RAIL ATTACHMENT



SECTION D S-2.2 1/4"=1'-0





SECTION C S-2.2 1/2"=1'-0

PHASING PLAN FOR NEW ELEVATOR SHAFT

STATE OF MAINE
AARON C JONES
No. 10958
LICENSED PROFESSIONAL ENGINEER
12/05/12

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

77 Oak Street
Portland, ME 04101
p: 207-774-4404
f: 866-793-7855
www.structuralintegrity.us
Structural Integrity
Consulting Engineers, Inc.
BUILD WITH CONFI

S# 12-0088

SCALE: 3/4"=1'-0

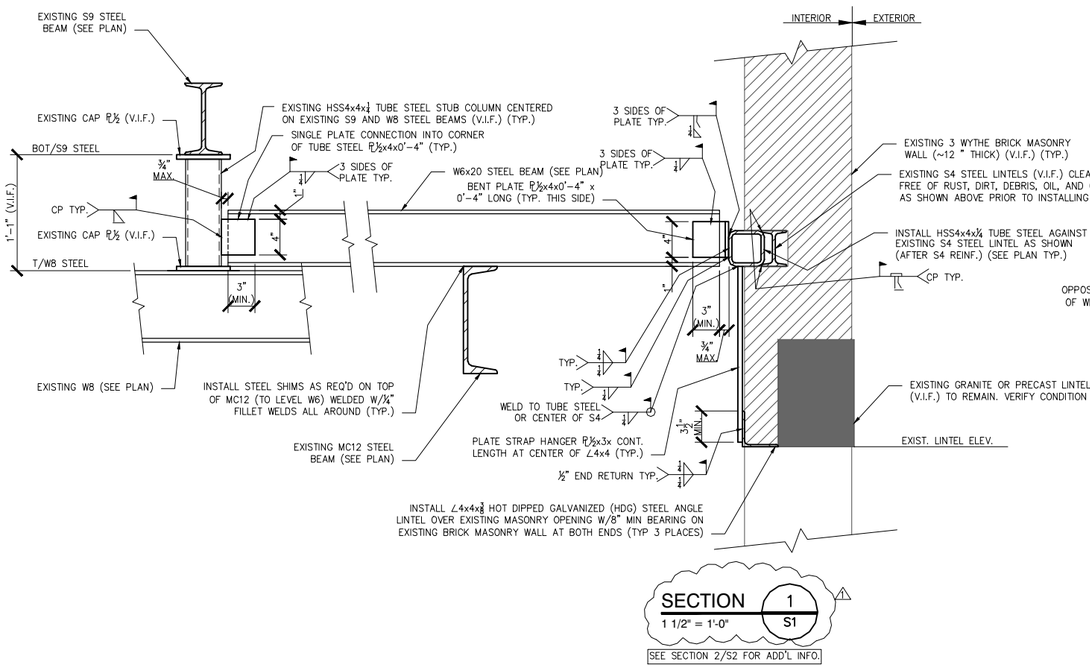
DATE: 12/05/12
SCALE: 3/4"=1'-0"
REVISION 3 FRONT & REAR OPENING ELEVATOR

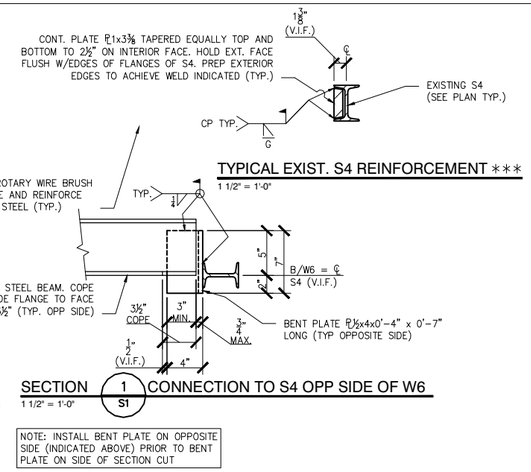
Shwartz Building Renovation
602 Congress St.
Portland, ME 04101

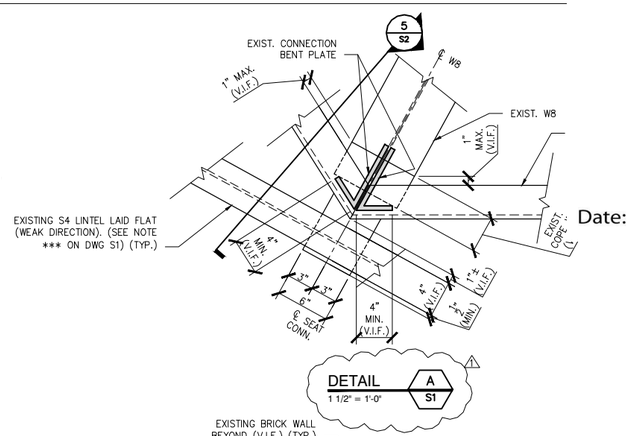
SECTIONS

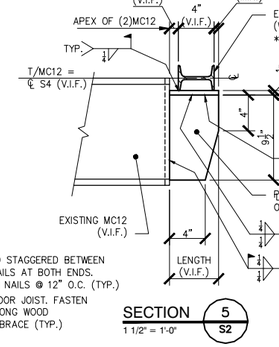
S-2.2

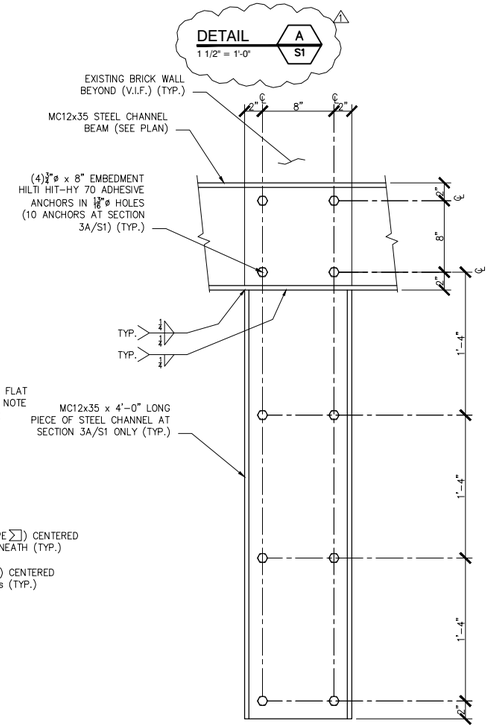
REVISION 3: 11/21/13

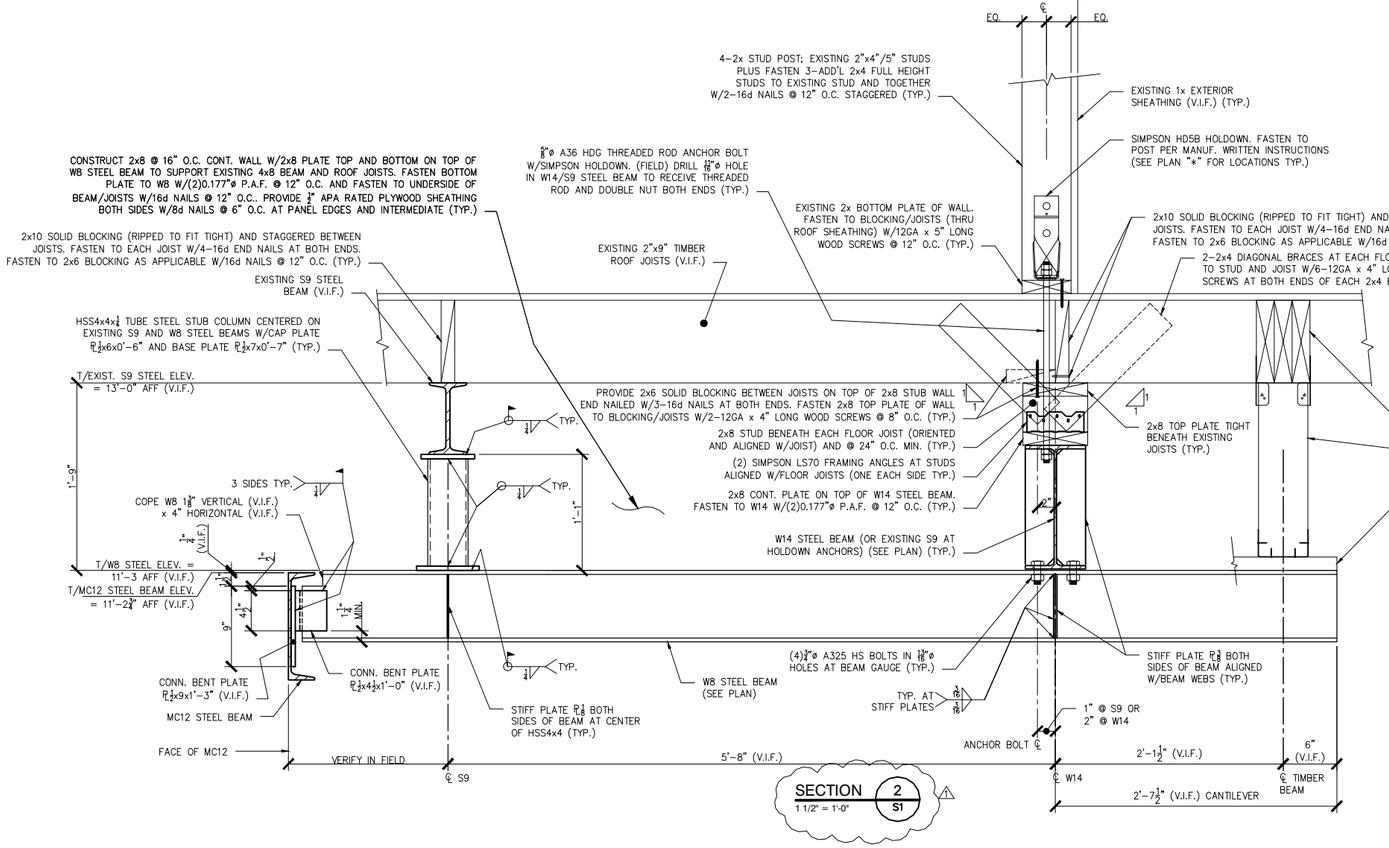


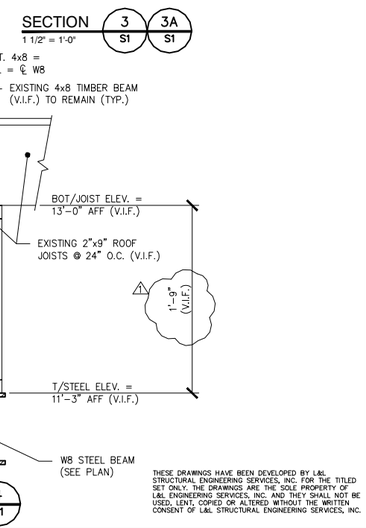












Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/05/15

L & ENGIN
SIX Q S
SOUTH I
PHONE: (
FAX:

STATE OF MAINE
JOSEPH H. LEASURE
No. 6242
LICENSED PROFESSIONAL ENGINEER

rev.	date	description	appr'd
1	07/08/14	MISCELLANEOUS REVISIONS	JHL

designed by: JHL
drawn by: RJW
checked by: JHL
scale: AS NOTED
date: 2/12/2014
plot date: 07/08/2014
project #: 2013-079

BUILDING LOCATED AT
602 CONGRESS STREET
PORTLAND, MAINE

CLOCK TOWER SUPPORT
SECTIONS AND DETAILS

S2