



75 York Street Bathroom Renovation Comments Summary

Received 12/18/2018

Resubmitted 01/03/2019

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

01/04/2019

BUILDING

Markup Information:

Element Number: 2

Page Number: 4

Element Comments: Please show compliance with ADA Standards Sections 213.2 and 603.

Applicant Update: Please see revised toilet configuration on revised sheet A100.

Element Number: 2

Page Number: 4

Element Comments: Is this toilet room compliant with ADA Standards? (fixtures, clearances, grab bars, dispensers, etc.)

Applicant Update: Existing toilet G07 is ADA compliant and has grab-bars. Please revised sheet A100.

Element Number: 2

Page Number: 4

Element Comments: 50% of multiple single user toilet rooms must comply with ADA Standards Section 603. This one appears not to meet required water closet clearance.

Applicant Update: Existing toilet G06 is not ADA compliant. Existing toilet G07 and New Toilet G09 are to be ADA compliant to satisfy the 50% requirement. Please see revisions on sheet A100. Certificate of Occupancy obtained 10/10/2003 has been included for reference.

LIFE SAFETY

Markup Information:

Element Number: 1

Page Number: 4

Element Comments: This door needs to be rated to 1 hour. This closet is being added to part of the exit access and will need to be rated. 39.2.1.1 NFPA 101 2009

Applicant Update: Please note Closet G10 has been eliminated. Please revised sheet A100.

Element Number: 1

Page Number: 4

Element Comments: These walls need to be rated to 1 hour as well. This closet is being added to part of the exit access and will need to be rated. 39.2.1.1 NFPA 101 2009

Applicant Update: Please note Closet G10 has been eliminated. Please revised sheet A100.



CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 75 York St

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
GBL 04-0026001

Issued to 75 York Street Llc /Benchmark

Date of Issue 10/10/2003

This is to certify that the building, premises, or part thereof, at the above location, built — altered
— changed as to use under Building Permit No. 03-0390, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

office space entire

APPROVED OCCUPANCY

office space Use Group: B Type 5B

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

10-10-03 *Trinidad Wemy*

(Date)

Inspector

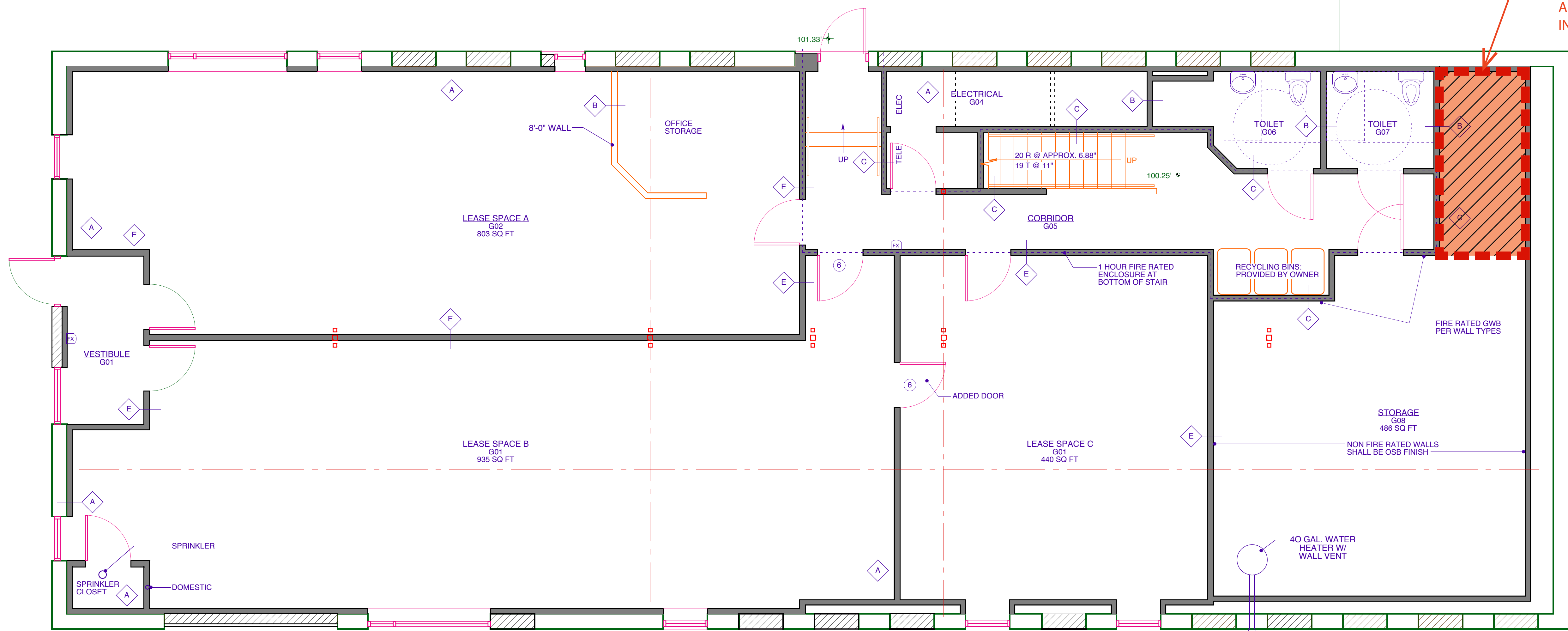
Ch. G. A. 10/17/03

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

JLK
10/10/03
P.F.D.

MA 10/15/03



1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2
AREA OF WORK:
PROPOSED BATHROOM
ADDITION IN EXISTING
INTERIOR SPACE

WALL TYPE SCHEDULE

- A EXISTING CMU WALL
TYPAR BUILDING WRAP
2X4 STUDS @ 16" O.C.
3 1/2" BATT INSULATION
POLY VAPOR BARRIER
1/2" PTD. GWB
- B 1/2" PTD. GWB
2X4 STUDS @ 16" O.C.
1/2" PTD. GWB
- C 5/8" PTD. GWB
2X4 STUDS @ 16" O.C.
5/8" PTD. GWB
1 HOUR FIRE UL# 305
- D 1/2" PTD. GWB
2X4 STUDS @ 16" O.C.
3 1/2" SOUND ATT. BATT
1/2" PTD. GWB
- E 5/8" PTD. GWB
2X4 STUDS @ 16" O.C.
SOUND ATT. BATT
5/8" PTD. GWB
1 HOUR FIRE UL# 305

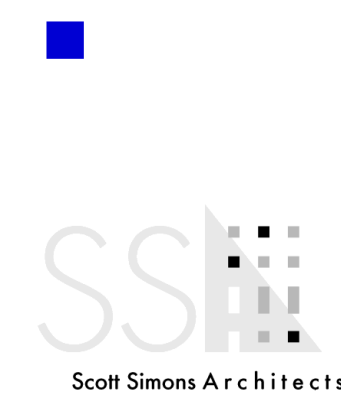


Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

01/04/2019

2

NOV. 06, 2018:
REVISED TO SHOW
PROPOSED AREA OF WORK
KEYPLAN



15 Franklin Street Art
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

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PROJECT

75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

TITLE

EXISTING
GROUND
FLOOR PLAN

STATUS:

CONSTRUCTION
DRAWINGS

DATE:
04.08.03

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

PROJECT NO.
02034.00

DRAWN BY:
S. FRASER

DWG NO.

REVISION / DATE:

JULY 17, 2003 REVISIONS
OCTOBER 1 PLOT FOR
AS BUILT SET

2003 © Scott Simons Architects

A100

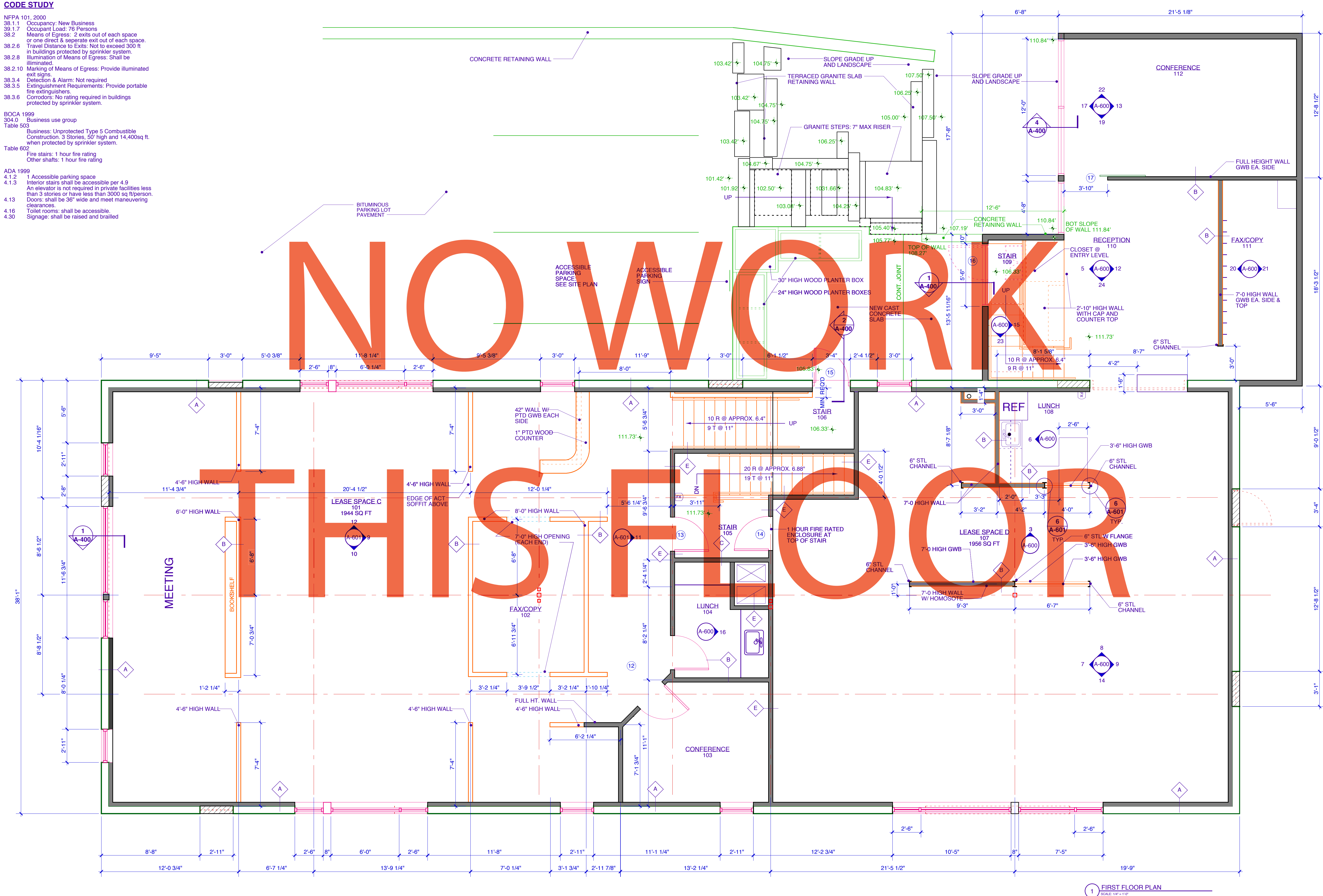
OCTOBER 01, 2003 PLOT FOR AS BUILT SET

CODE STUDY

NFPA 101, 2000
38.1.1 Occupancy: New Business
38.1.7 Occupant Load: 76 Persons
38.2 Means of Egress: 2 exits out of each space or one direct & separate exit out of each space.
38.2.6 Travel Distance to Exits: Not to exceed 300 ft in buildings protected by sprinkler system.
38.2.8 Illumination of Means of Egress: Shall be illuminated.
38.2.10 Marking of Means of Egress: Provide illuminated exit signs.
38.3.4 Detection & Alarm: Not required
38.3.5 Extinguishment Requirements: Provide portable fire extinguishers.
38.3.6 Corridors: No rating required in buildings protected by sprinkler system.

BOCA 1999
304.0 Business use group
Table 503
Business: Unprotected Type 5 Combustible Construction, 3 Stories, 50' high and 14,400sq ft. when protected by sprinkler system.
Table 602
Fire stairs: 1 hour fire rating
Other shafts: 1 hour fire rating

ADA 1999
4.1.2 1 Accessible parking space
4.1.3 Interior stairs shall be accessible per 4.9
An elevator is not required in private facilities less than 3 stories or have less than 3000 sq ft/person.
4.13 Doors: shall be 36" wide and meet maneuvering clearances.
4.16 Toilet rooms: shall be accessible.
4.30 Signage: shall be raised and brailled



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

WALL TYPE SCHEDULE

- A EXISTING CMU WALL
TYPAR BUILDING WRAP
2X4 STUDS @ 16" O.C.
3 1/2" BATT INSULATION
POLY VAPOR BARRIER
1/2" PTD. GWB
- B 1/2" PTD. GWB
2X4 STUDS @ 16" O.C.
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1 HOUR FIRE UL# 305
- D 1/2" PTD. GWB
2X4 STUDS @ 16" O.C.
3 1/2" SOUND ATT. BATT
1/2" PTD. GWB
- E 5/8" PTD. GWB
2X4 STUDS @ 16" O.C.
5/8" PTD. GWB
1 HOUR FIRE UL# 305



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Permitting and Inspections Department
Approved with Conditions

01/04/2019



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PROJECT

75 YORK STREET
PROFESSIONAL OFFICES

75 YORK STREET
PORTLAND, ME

TITLE

EXISTING
FIRST
FLOOR PLAN

STATUS:

CONSTRUCTION
DRAWINGS

DATE:

04.08.03

SCALE:

1/4" = 1'-0"

PROJECT NO.

02034.00

DRAWN BY:

S. FRASER

DWG NO.

A101

REVISION /DATE:

JULY 17, 2003 REVISIONS

OCTOBER 1, 2003 AS BUILT SET

2003 © Scott Simons Architects

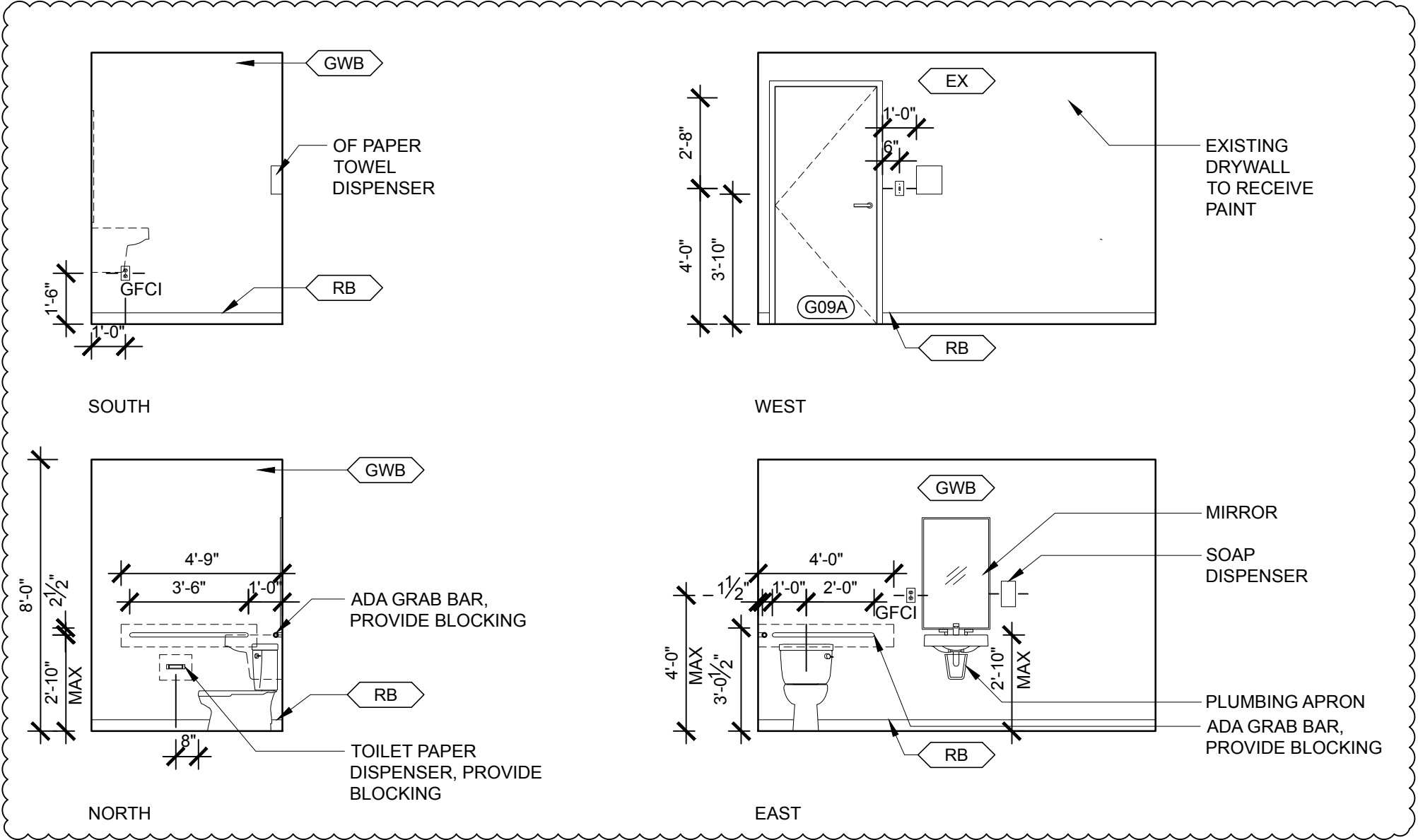
OCTOBER 01, 2003 PLOT FOR AS BUILT SET

| TOILET ACCESSORY SCHEDULE | | | |
|---------------------------|---------|-------|-----------------|
| ITEM | MANUF. | MODEL | FINISH/COLOR |
| T.P. HOLDER | BOBRICK | TBD | STAINLESS STEEL |
| FRAMED MIRROR | BOBRICK | TBD | STAINLESS STEEL |
| PAPER TOWEL DISPENSER | BOBRICK | TBD | STAINLESS STEEL |
| SOAP DISPENSER | BOBRICK | TBD | STAINLESS STEEL |

| PLUMBING FIXTURE SCHEDULE | | | |
|---------------------------|--------|--|-----------------|
| FIXTURE | MANUF. | MODEL | FINISH/COLOR |
| TOILET | TOTO | "AQUIA" DUAL FLUSH, TWO-PIECE W/ ELONGATED BOWL | #01 COTTON |
| SINK / LAV | TOTO | "PROMINENCE" WALL MOUNTED LAV. MODEL #LHT242G W/ SINGLE HOLE | #01 COTTON |
| FAUCET | TOTO | LE SINGLE-HANDLE FAUCET MODEL #TLS04301U | POLISHED CHROME |

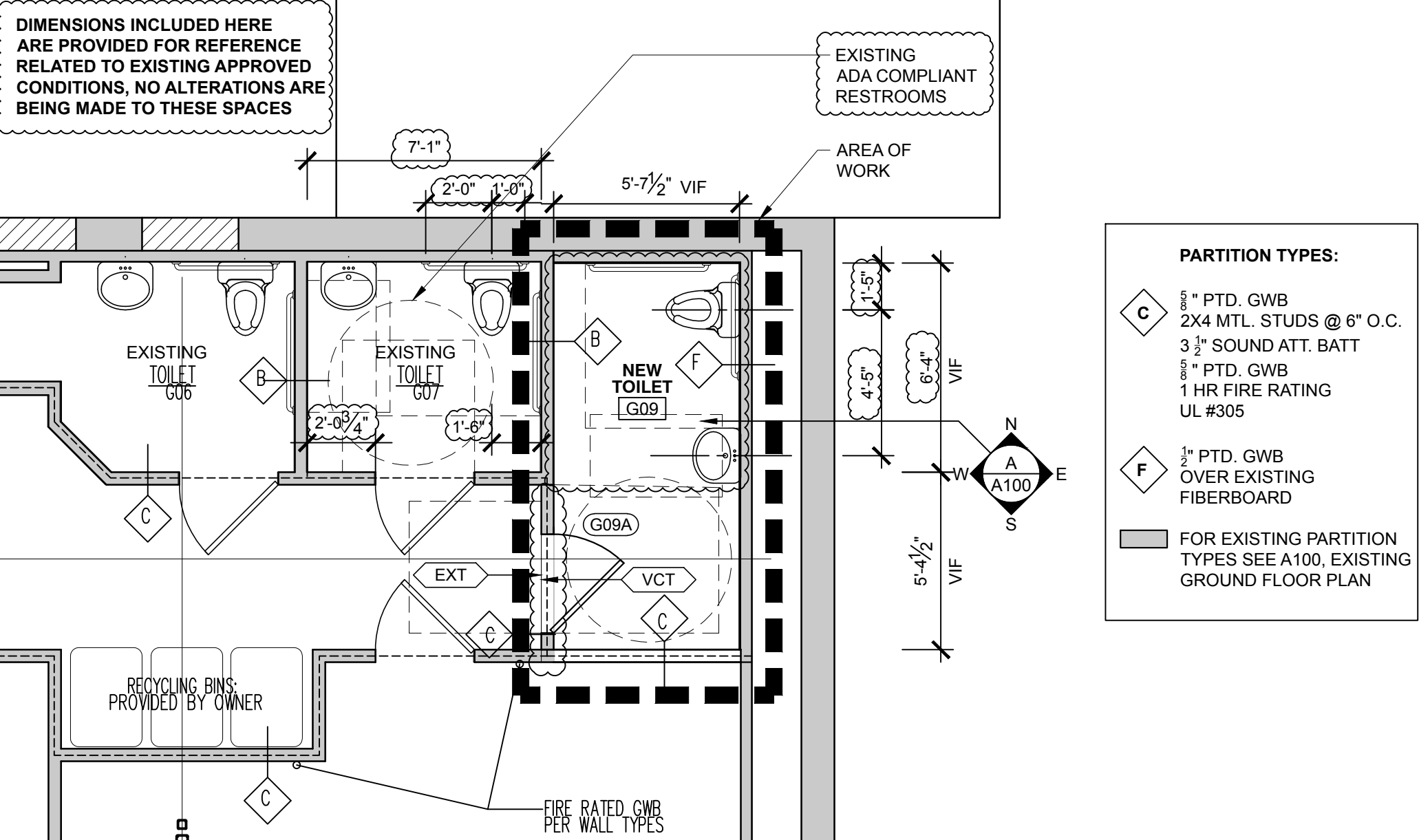
| DOOR SCHEDULE | | | | | | | | |
|---------------|------------|-------------------|-------|--------|------------|----------|-------------|-------|
| MARK | LOCATION | STYLE/MATERIAL | WIDTH | HEIGHT | FRAME TYPE | HARDWARE | FIRE RATING | NOTES |
| G09A | NEW TOILET | S.C. BIRCH VENEER | 3' | 6'-8" | HM | | 1 HR | |
| G10A | NOT USED | | | | | | | |

| FINISH SCHEDULE | | | | | | | | | |
|-----------------|------------|------------------|------|-------------|----------|----------|------------------|-----------|-------|
| ROOM NO. | ROOM NAME | FLOOR | BASE | WALL FINISH | | | | CEILING | NOTES |
| | | | | NORTH | SOUTH | EAST | WEST | | |
| G09 | NEW TOILET | VCT 12" X 12" | RB | PTD. GWB | PTD. GWB | PTD. GWB | PTD. EXISTING | 2'X4' ACT | |
| G10 | NOT USED | | | | | | | | |
| | | | | | | | | | |



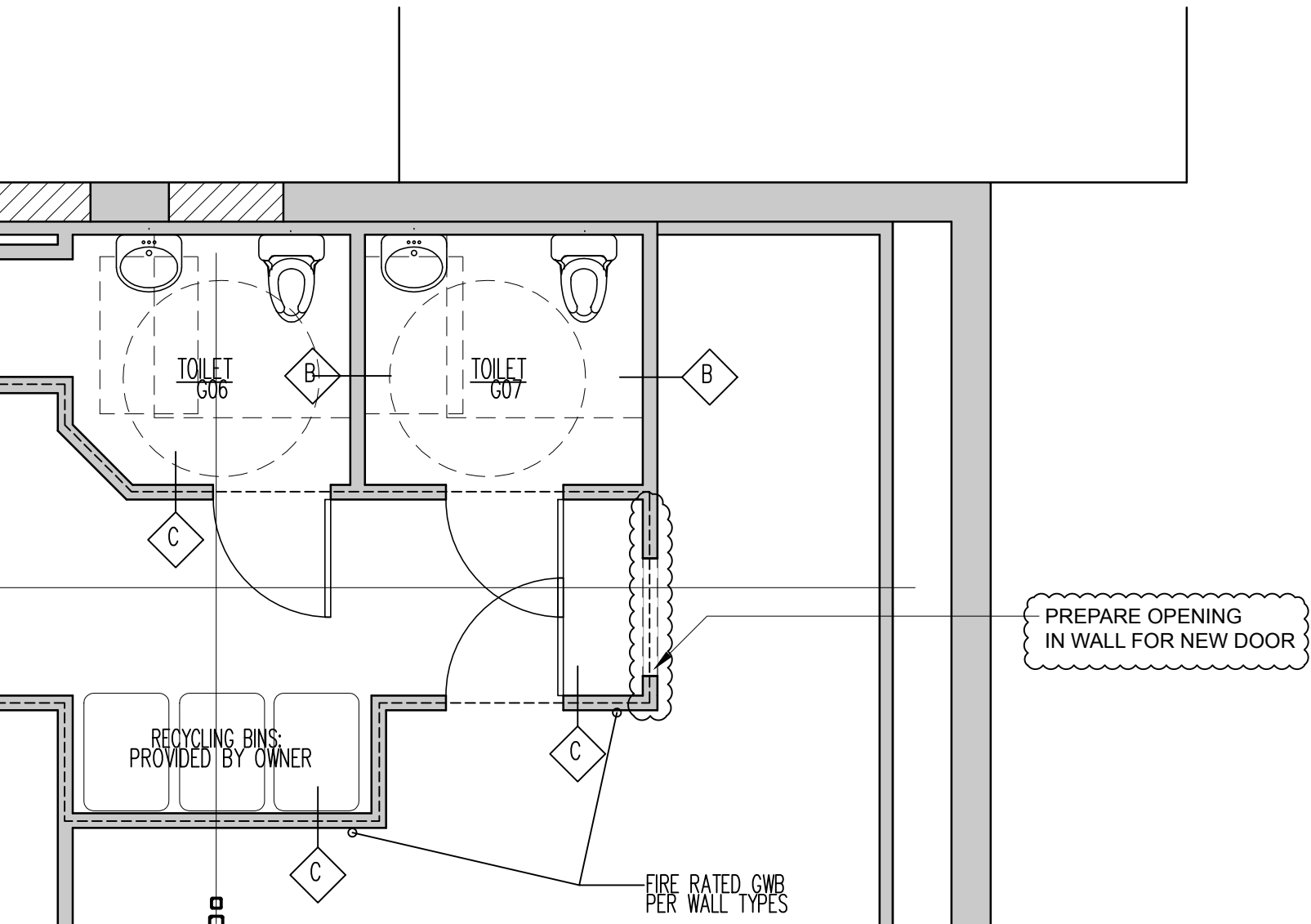
3 INTERIOR ELEVATIONS

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



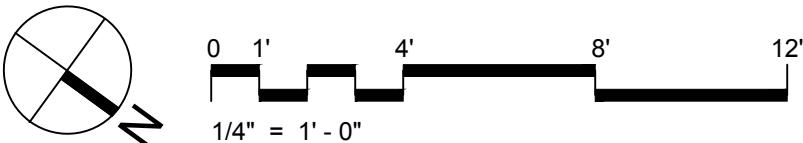
2 PARTIAL PROPOSED PLAN

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



1 PARTIAL DEMOLITION PLAN

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



75 York Street
Portland, Maine 04101
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Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

01/04/2019

PROJECT NAME:

PROFESSIONAL OFFICES

ALTERATION: BATHROOM ADDITION
75 YORK STREET
PORTLAND, ME 04101

SEAL:

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| REVISION: | |
|--------------------|------|
| 1 JANUARY 03, 2018 | DATE |
| 2 | DATE |
| 3 | DATE |
| 4 | DATE |
| 5 | DATE |
| 6 | DATE |

DATE OF ISSUE: NOVEMBER 06, 2018
PROJECT NUMBER: 75 YORK
STATUS: ISSUED FOR PERMIT

PROPOSED BATHROOM EXPANSION

A100