

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

WATERFRONT MAINE /n/a

Located at

254 COMMERCIAL ST

PERMIT ID: 2012-65650

CBL: 041 A017001

has permission to **New Conference Room and Open Office Area for Downeast Magazine** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Jeanie Bouke

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

SCANNED

Close



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division



Location: 254 COMMERCIAL ST

Issued To: Waterfront Maine /n/a

CBL: 041 A017001

Issued Date: 03/08/2013

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. 201265650 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

SUITE 104
FIRST FLOOR LEFT CENTER

APPROVED OCCUPANCY

USE GROUP: B BUSINESS
TYPE: 3B
IBC 2009 (MUBEC)

LIMITING CONDITIONS: FOR: DOWNEAST MAGAZINE

Approved: 3/8/13

Inspector

Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**

- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**

- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Above Ceiling Inspection
Certificate of Occupancy/Final
Final - Fire
Final - Electric

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

Closed Entered electronic file

General Building Permit Application



If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 254 Commercial Street, Merrill's Wharf, Portland		
Total Square Footage of Proposed Structure/Area 1,040 S.F. Tenant Fitup - First Floor		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 41 Block# A Lot# 18	Applicant *must be owner, Lessee or Buyer* Name Waterfront Maine, LP Address 14 Maine Street City, State & Zip Brunswick, ME 04011	Telephone: Dan Jaques 522-4133
Lessee/DBA (If Applicable) Downeast Magazine	Owner (if different from Applicant) Name Same as Applicant Address City, State & Zip	Cost Of Work: \$35,000 C of O Fee: \$75 Total Fee: \$445
Current legal use (i.e. single family) <u>Business Use (45% non-marine / 55% marine uses on first floor)</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Non marine business use. See attached updated first floor tenant master plan</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Fit up of existing shelled tenant space. Construction consists of partitioning to create a new conference room and open office area.</u>		
RECEIVED DEC 18 2012		
Contractor's name: <u>Not Yet Determined</u>		
Address: _____		Dept. of Building Inspections City of Portland Maine
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Dan Jaques</u>		Telephone: <u>522-4133</u>
Mailing address: <u>14 Maine St. Brunswick, ME 04011</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 12/11/12

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65650	Issue Date:	CBL: 041 A017001
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Location of Construction: 254 COMMERCIAL ST <i>merrills Wharf</i>	Owner Name: WATERFRONT MAINE	Owner Address: 14 MAINE ST BRUNSWICK, ME 04011	Phone: (207) 522-4133
Business Name: Downeast Magazine	Contractor Name: n/a	Contractor Address: n/a Portland ME	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: WCZ
Past Use: Commercial: 45% non marine/ 55 % marine use on first floor	Proposed Use: Tennant fit-up for Downeast Magazine a Non Marine Business Use on 1st floor	Permit Fee: \$445.00	Cost of Work: \$35,000.00
Proposed Project Description: New Conference Room and Open Office Area for Downeast Magazine on 1st floor		FIRE DEPT: 2/21/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: B Type: 3B MUBEC 2009 Signature: <i>[Signature]</i> 1/25/13
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: gg	Date Applied For: 12/18/2012	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>12/21/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	<p>SCANNED</p>		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

2-28-13

G/BKL/JM

PASS

City of Portland, Maine - Building or Use Permit

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

Permit No: 2012-65650	Date Applied For: 12/18/2012	CBL: 041 A017001
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Location of Construction: 254 COMMERCIAL ST	Owner Name: WATERFRONT MAINE	Owner Address: 14 MAINE ST	Phone: (207) 522-4133
Business Name: Downeast Magazine	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Tennant fit-up for Downeast Magazine a Non Marine Business Use	Proposed Project Description: New Conference Room and Open Office Area for Downeast Magazine
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/24/2012**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This new space on the first floor is considered to be non-marine related in fit up.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 01/25/2013**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 02/21/2013**Note:** **Ok to Issue:**

- 1) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 2) All means of egress to remain accessible at all times.
- 3) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 4) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 5) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 6) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
- 7) Construction or installation shall comply with City Code Chapter 10.
- 8) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 9) Fire extinguishers are required per NFPA 1.
- 10 Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations.
Documentation has never been submitted and the private fire hydrant remains improperly painted. No final approvals will be granted until this is done
- 11 Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.

Location of Construction: 254 COMMERCIAL ST	Owner Name: WATERFRONT MAINE	Owner Address: 14 MAINE ST	Phone: (207) 522-4133
Business Name: Downeast Magazine	Contractor Name: n/a	Contractor Address: n/a Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	



Certificate of Design Application

From Designer:

Stephen Weatherhead, Winton Scott Architects

Date:

12/6/12

Job Name:

Merrill's Wharf First Floor Tenant Fitup- Downeast Magazine

Address of Construction:

254 Commercial Street, Merrill's Wharf, Portland

2003 International Building Code

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

Building Code & Year 2009 IBC & NFPA 101 Use Group Classification (s) Business Use

Type of Construction Type IIIB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) No

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**NOT APPLICABLE-
NO STRUCTURAL
WORK PROPOSED**

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_D s & S_{D1} (1615.1)

_____ Site class (1615.1.5)

_____ Live load reduction

_____ Roof *live* loads (1603.1.2, 1607.11)

_____ Roof snow loads (1603.7.3, 1608)

_____ Ground snow load, P_g (1608.2)

_____ If $P_g > 10$ psf, flat-roof snow load P_f

_____ If $P_g > 10$ psf, snow exposure factor, C_e

_____ If $P_g > 10$ psf, snow load importance factor, I_s

_____ Roof thermal factor, C_t (1608.4)

_____ Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic force resisting system (1617.6.2)

_____ Response modification coefficient, R_d and
deflection amplification factor C_d (1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

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)



Commercial Interior & Change of Use Permit Application Checklist

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 IECC 2003
- 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)

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: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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



Accessibility Building Code Certificate

Designer: Stephen Weatherhead, Winton Scott Architects

Address of Project: 254 Commercial Street, Merrill's Wharf

Nature of Project: fit up of existing first floor shelled tenant space

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 

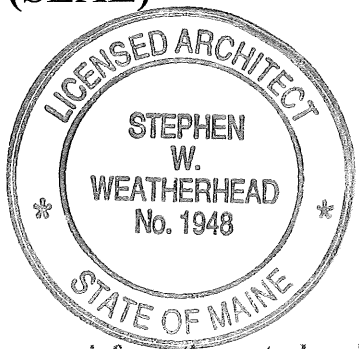
Title: Project Architect

Firm: Winton Scot Architects

Address: 5 Milk Street
Portland, ME 04101

Phone: 207-774-4811

(SEAL)



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



Certificate of Design

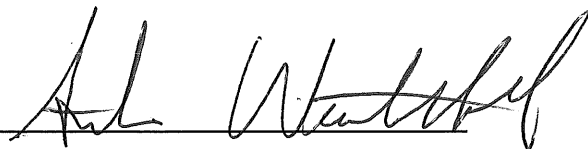
Date: 12/11/12

From: Stephen Weatherhead, Winton Scott Architects

These plans and / or specifications covering construction work on:

Merrill's Wharf, First floor tenant fitup for Downeast Magazine +/- 1,040 S.F.

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

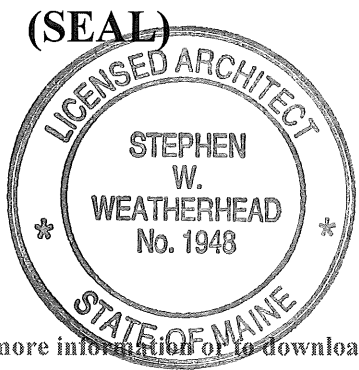
Signature: 

Title: Project Architect

Firm: Winton Scott Architects

Address: 5 Milk Street
Portland, ME 04101

Phone: 207-774-4811



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December 12, 2012

Ms. Jeanie Bourke
Code Enforcement Officer, Plan Reviewer
City of Portland
Planning & Urban Development Dept./Inspections Division
389 Congress Street, Rm. 315
Portland, ME 04101



RE: Building Permit Application – Merrill's Wharf, 254 Commercial Street – Tenant Fit Up

Dear Jeanie,

Attached please find a completed Building Permit Application, Construction Drawings and supporting documents for a small first floor tenant fit up at Merrill's Wharf.

As you may know, the first floor of the building is subject to the zoning provision requiring a minimum of 55% marine related tenants and no more than 45% non-marine related tenants. When the owner began actively marketing the first floor for tenants, I submitted a "master plan" for review by Marge Schmuckal that showed the planned allocation of uses. While most of the space remains vacant, the space we are fitting up as part of this permit application was originally allocated to a marine use in the master plan provided to Marge but the tenant occupying the space, Downeast Magazine, is not a marine use.

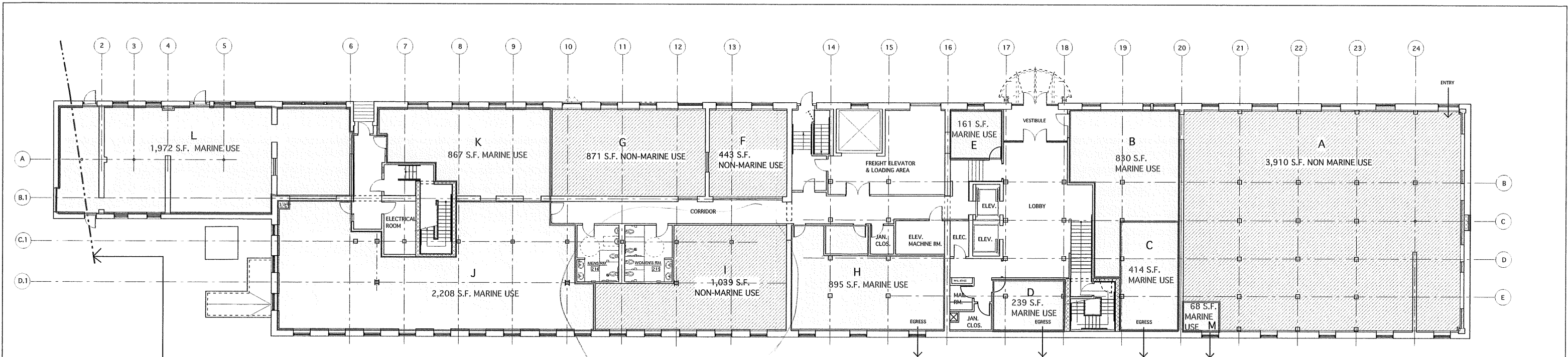
I spoke with Marge and she indicated that I should submit a revised master plan as part of this application showing the tenant space we are fitting up as non-marine use and the remaining tenant space re-allocated between marine and non marine uses as necessary to maintain the required 45%/55%ratio. The revised plan is enclosed and includes a clouded revision note indicating the date of the revised plan and what was changed.

The rest of the application should be very straightforward but please don't hesitate to contact me if you have any questions or need additional information to complete your review.

Sincerely,

A handwritten signature in black ink that reads "Steve Weatherhead". The signature is written in a cursive, slightly slanted style.

Steve Weatherhead, Senior Associate
Winton Scott Architects



Line of Non-Marine Use Overlay Zone (NMOUZ):
 Plotted 150' off of Southerly Commercial Street
 Right of Way as depicted on Survey Titled "Existing
 Conditions Survey at 260 Commercial Street,
 Portland, Maine" Prepared for Carroll Associates
 and dated 5/10/10

*location of Downeast Wharf
 #2012-65650*

FIRST FLOOR TENANT MASTER PLAN

1/8" = 1'-0"

SUPPORT USES:	NON-MARINE USES:	MARINE USES:
TOTAL INTERIOR AREA 18,753 S.F.	Tenant Space 'A' 3,910 S.F.	Tenant Space 'B' 830 S.F.
Lobby - 731 S.F.	Tenant Space 'F' 443 S.F.	Tenant Space 'C' 414 S.F.
Corridors/Exits/Stairs - 2,053 S.F.	Tenant Space 'G' 871 S.F.	Tenant Space 'D' 239 S.F.
Toilet Rooms - 140 S.F.	Tenant Space 'I' 1,039 S.F.	Tenant Space 'E' 161 S.F.
Elevators - 176 S.F.		Tenant Space 'J' 2,208 S.F.
Freight Elev./Loading - 649 S.F.		Tenant Space 'K' 867 S.F.
Utility - 587 S.F.		Tenant Space 'L' 1,972 S.F.
Demising Walls - 500 S.F.		Tenant Space 'M' 68 S.F.
TOTAL LEASABLE SPACE: = 13,917 S.F.	TOTAL: = 6,263 S.F. 45% of Available Lease Space	TOTAL: = 7,654 S.F. 55% of Available Lease Space

REVISED 12.5.12
 Added Janitor's closet to common area;
 Changed Suites B & E to Marine Use;
 Changed Suite I to Non-Marine Use;
 Added new Suite M - Marine Use

	Blais Civil Engineers, PA 780 Broadway South Portland, ME 04106 T. 207.767.7300 sblaise@blaisce.com	Bartlett Design 942 Washington Street Bath, ME 04530 T. 207.443.5447 F. 207.443.5560 bartdes@blazenelme.net	Mechanical Systems Engineers Royal River Center, Unit #10 10 Forest Falls Drive, Yarmouth, ME 04096 T. 207.846.1441 F. 207.846.1443	Carroll Associates Landscape Architects 217 Commercial Street, Suite 200 Portland, ME 04101 T. 207.772.1552 F. 207.0712	Becker Structural Engineers, Inc. 75 York Street, Portland, ME 04101 T. 207.879.1838 F. 207.879.1822 www.beckerstructural.com	Winton Scott Architects, PA 5 Milk Street, Portland, ME 04101 207.774.4811 www.wintonscott.com	Renovations To: CUMBERLAND COLD STORAGE BUILDING Merrill's Wharf, Portland, Maine	FIRST FLOOR PLAN A1.1 10.17.2011																																
	<table border="1"> <thead> <tr> <th>REV #</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV #	DATE	DESCRIPTION																																				
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12/18/12



MERRILL'S WHARF
First Floor Fit Up Project
 254 Commercial Street, Portland, Maine

Winton Scott Architects
 5 Milk St. Portland, ME 04101
 207.774.6680 | wintonscott.com

Mechanical Systems
 Engineers
 Royal River Center #10
 10 Forest Falls Dr., Yarmouth, ME 04096
 207.846.1441 |

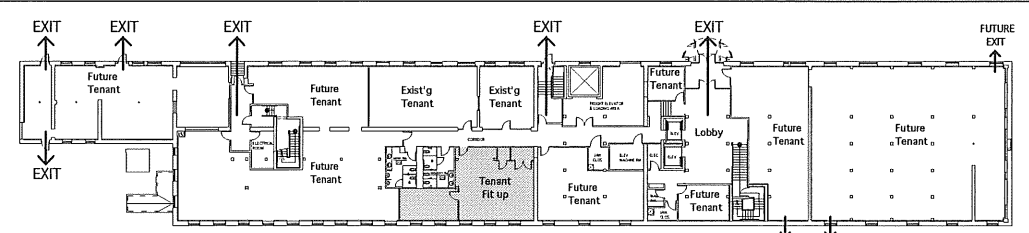
Bartlett Design
 942 Washington St., Bath, ME 04530
 207.443.5447 |
 bartlettdesigninc@comcast.net>

SCALE: AS NOTED

FIRST FLOOR PLAN

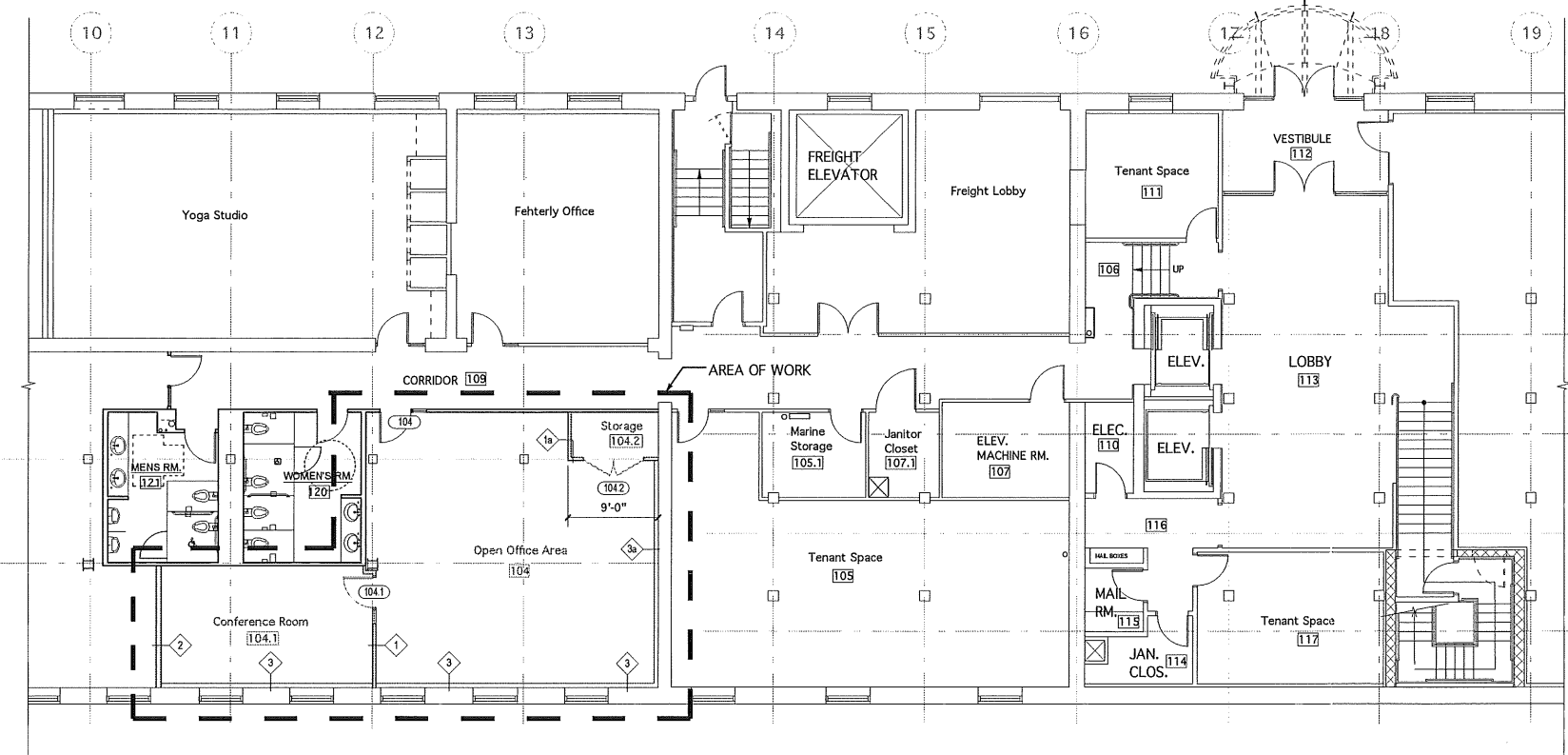
A1.1

December 11, 2012

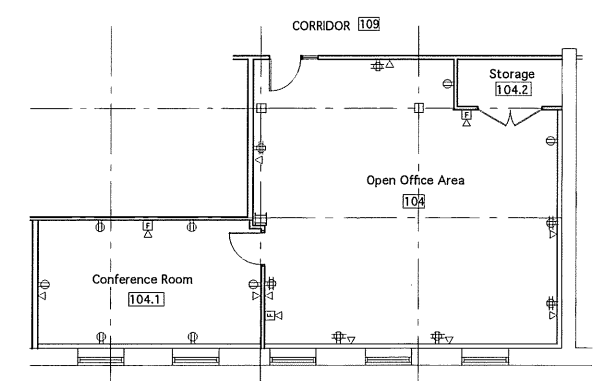


FIRST FLOOR KEY PLAN (Shaded Area = New work to be constructed as part of this project)
 Not To Scale

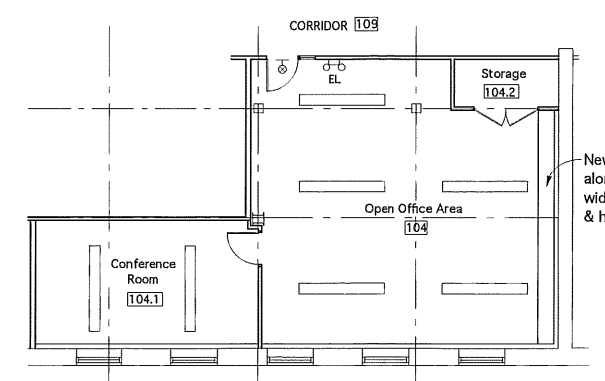
DOOR & FRAME SCHEDULE														
General		Door			Frame			Details						
Door No.	Size (W x H)	Thickness	Material	Finish	Type	Material	Finish	Type	Head	Jamb	Threshold	Hardware	Label	Remarks
SECOND FLOOR														
104	3'-0" X 7'-0"	1 3/4"	Exst	Exst	B	Exst	Exst	F2	Exst	Exst	-	Exst	Exst	Exst
104.1	3'-0" X 7'-0"	1 3/4"	SCWD	Clr. F.	B	HM	Ptd	F2	H1	J1	-	Lockset	-	ADA Hdwr
104.2	PR 3'-0" X 7'-0"	1 3/4"	SCWD	Clr. F.	A	HM	Ptd	F1	H1	J1	-	Passageset	-	ADA Hdwr



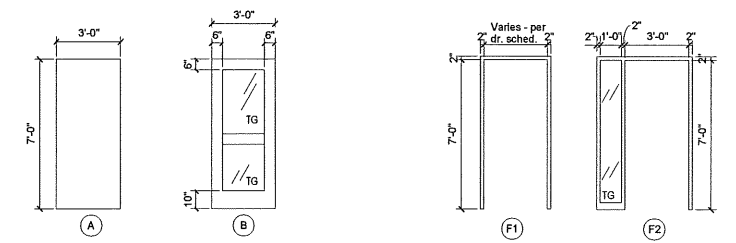
FIRST FLOOR LAYOUT PLAN
 1/8" = 1'-0"



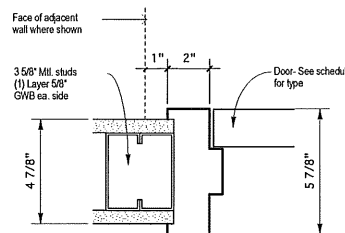
FIRST FLOOR POWER PLAN
 1/8" = 1'-0"



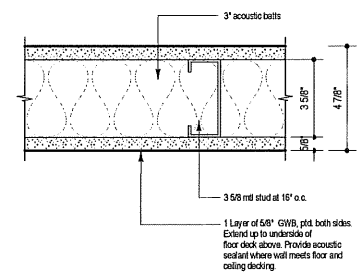
FIRST FLOOR LIGHTING PLAN OPTION B
 1/8" = 1'-0"



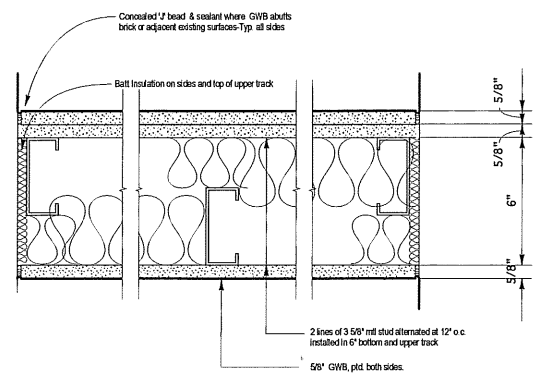
DOOR TYPES (Clear finish Maple)
 1/4" = 1'-0"



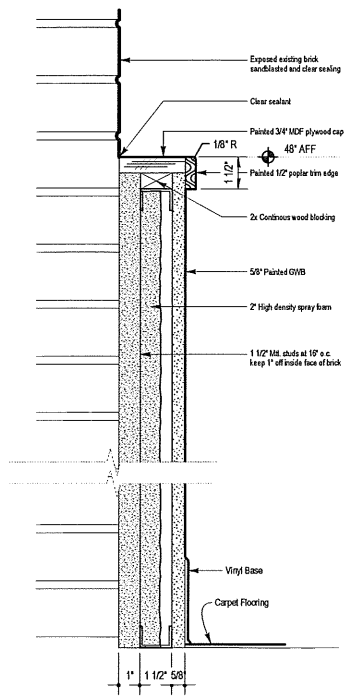
FRAME DETAILS
 3/8" = 1'-0"



- 1 3 5/8" Metal Stud Partition
As shown
- 1a 3 5/8" Metal Stud Partition
Same as '1' except omit batt insulation



- 2 6" Acoustical Partition
As shown



- 3 Exterior Wall Finish at First Floor
+/- 3' high - coordinate with Owner
- 3a Same as Type 3 except batt insulation in lieu of foam
+/- 3' high - coordinate with Owner

New GWB soffit along wall. 18" +/- wide. Confirm width & height in field.

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