

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 070147

This is to certify that HOME FOR AGED WOMEN WRIGHT RYAN CONSTRUCTION CO

has permission to Removal of existing apartment building and construction of new units within existing shell

AT 115 DANFORTH ST

**PERMIT ISSUED**

MAR 6 2007

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permit is procured before this building or part thereof is started or closed-in. FOUR HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. Greg Cross

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Greg Cross*  
 Director - Building Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 07-0147	Issue Date:	CBL: 044 G001001
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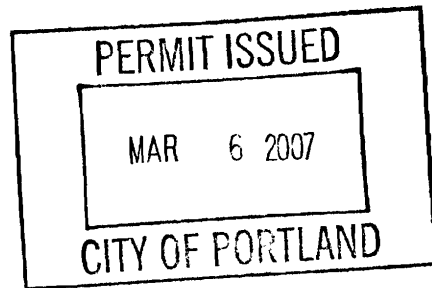
Location of Construction: 115 DANFORTH ST (75 State St)	Owner Name: HOME FOR AGED WOMEN	Owner Address: 75 STATE ST	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - <del>Commercial</del> <i>Multi Family</i>	Zone: R6

Past Use: Multi-Family Residential <i>Culter House</i>	Proposed Use: 11 unit Multi-Family Residential - Removal of existing apartments. Construct new 11 units within existing Shell  <i>legal use - 11 independent dwelling units</i>	Permit Fee: \$7,595.00	Cost of Work: \$750,000.00	CEO District: 2
Proposed Project Description: Removal of existing apartments, Construct new 11 units within existing Shell <i>connected to interior demo permit 06-1617</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied  <i>See Conditions</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>5B</i>  <i>3/5/07</i> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 02/06/2007	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland <i>all interior work</i>	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>2/21/07</i> <i>[Signature]</i>	Date: _____	Date: <i>Any extension work requires a separate review and approval</i>



**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0147	<b>Date Applied For:</b> 02/06/2007	<b>CBL:</b> 044 G001001
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<b>Location of Construction:</b> 115 Danforth St	<b>Owner Name:</b> HOME FOR AGED WOMEN	<b>Owner Address:</b> 75 STATE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> WRIGHT RYAN CONSTRUCTIO	<b>Contractor Address:</b> 10 DANFORTH STREET Portland	<b>Phone:</b> (207) 773-3625
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> 11 unit Multi-Family Residential - Removal of existing apartments, Construct new 11 units within existing Shell	<b>Proposed Project Description:</b> Removal of existing apartments, Construct new 11 units within existing Shell (connected to demo permit 06-1617)
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/12/2007**Note:** **Ok to Issue:** 

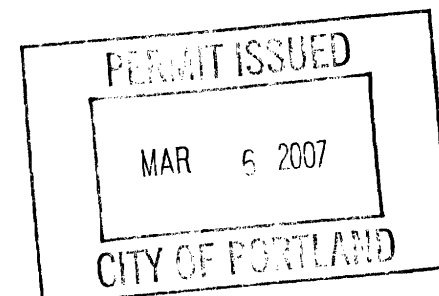
- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property (The Cutter House) shall remain eleven independent dwelling units. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 03/05/2007**Note:** **Ok to Issue:** 

- 1) A fire separation assembly penetration protection plan must be submitted and approved prior to closing ins walls or ceilings.
- 2) Must provide wall and floor ceiling assemblies that comply with 50 STC rating and 50 IIC rating prior to closing up walls.
- 3) If an NFPA 13R system is to be installed, all fire separation assemblies must be increased to ONE Hour. The plan currently has 1/2 hour. The Designer must notify the City of it's intentions prior to installation of the sprinklers. Plans reflecting their intentions must be submitted and approved.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 02/16/2007**Note:** **Ok to Issue:** 

- 1) Fire Alarm and Sprinkler test reports are required
- 2) All construction shall comply with NFPA 101
- 3) Application requires State Fire Marshal approval.



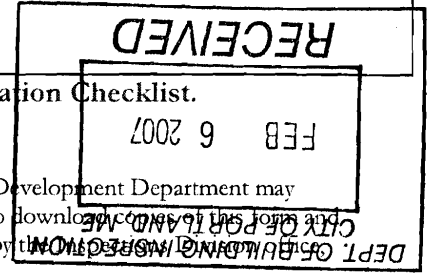


# General Building Permit Application

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

Location/Address of Construction: <u>115 DANFORTH ST.</u>		
Total Square Footage of Proposed Structure <u>EXISTING BUILDING</u>	Square Footage of Lot <u>41,472 s/f</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>6</u> Lot# <u>1</u>	Owner: <u>SEVENTY-FIVE STATE ST.</u> <u>75 STATE ST.</u>	Telephone: <u>772-2675</u>
Lessee/Buyer's Name (If Applicable) <u>W/A</u>	Applicant name, address & telephone: <u>WRIGHT-RYAN</u> <u>10 DANFORTH ST</u> <u>PORT. ME 04101</u> <u>773-3625</u>	Cost Of Work: \$ <u>750,000</u> Fee: \$ <u>7520.00</u> C of O Fee: \$ <u>75.00</u>
Current legal use (i.e. single family) <u>SENIOR APARTMENTS</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVAL OF EXISTING APARTMENTS. CONSTRUCT NEW (11) APARTMENTS WITHIN EXISTING BUILDING SHELL. INCLUDES ALL NEW FINISHES AND SYSTEMS. -interior demo permit #06-1617.</u>		
Contractor's name, address & telephone: <u>WRIGHT-RYAN, 10 DANFORTH ST. PORTLAND 773-3625</u>		
Who should we contact when the permit is ready: <u>PETE HASEN @ WRIGHT-RYAN</u> Mailing address: _____ Phone: <u>773-2625</u>		

7545



Please submit all of the information outlined in the Commercial Application 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 a permit application form, visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division, 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 of applicant: <u>[Signature]</u>	Date: <u>2-6-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

### **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](http://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.**





# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

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

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

Signature of Applicant/Designee

Date

3.7.07

Signature of Inspections Official

Date

3.7.07

CBL:

4461

Building Permit #:

570147





GAWRON  
TURGEON  
ARCHITECTS

29 Black Point Road, Scarborough, Maine 04074-9358

Architecture  
Interior Design  
Master Planning  
Landscape Architecture

PRINCIPALS  
Stan Gawron, Architect  
Mary Turgeon, NCIDQ #012130

February 6, 2007

Building Inspections Division  
389 Congress Street  
Portland, Maine 04101

RE: 75 State Street  
Cutter House  
GTA# 060905

Please consider this correspondence as confirmation that Gawron Turgeon Architects has designed the above referenced project with the intention of conforming with the Maine Human Rights Law and Federal Americans with Disabilities Act. This project contains 11 dwelling units with one dwelling unit being ADA accessible. The Federal Fair Housing Accessibility Standards do not apply to this project because it was built for first occupancy prior to March 13, 1991.

Please feel free to contact me should you have any questions.

Sincerely,

Stan Gawron, Project Architect

CC: Kristi Woloszyn, Rich Laberge, Mary Turgeon, Principal

# SEVENTY-FIVE STATE STREET

75 State Street

Portland

# CUTTER HOUSE RENOVATION

## ABBREVIATIONS

ALUM OR AL	ALUMINUM	GALV	GALVANIZED	S	SOUTH
AMP	ACOUSTICAL WALL PANEL	GB	GRAB BARS	SC	SHOWER CURTAIN
ACT	ACOUSTICAL CEILING TILE	GC	GENERAL CONTRACTOR	SD	SOAP DISPENSER
BIT	BITUMINOUS	DWB	GYPSUM WALL BOARD	SCHED	SCHEDULE
BM	BENCH MARK	HC	HANDICAP	SECT	SECTION
BOT	BOTTOM	HD WD	HARDWOOD	SHT	SHEET
BRG	BEARING	HDR	HEADER	SM	SIMILAR
BRK	BRICK	HW	HARDWARE	SGD	SANITARY NAPKIN DISPOSAL
C	CARPET	HU	HOLLOW METAL	SG	SQUARE
CAB	CABINET	HT	HORIZONTAL	SSS	SYNTHETIC SPORTS SURFACE
CB	CHALK BOARD	HT	HEIGHT	STD	STANDARD
CC	CENTER TO CENTER	ID	INSIDE DIAMETER	STL	STEEL
CH	CONCRETE HARDENER	IF	INSIDE FACE	STRUCT	STRUCTURAL
CJ	CONTROL JOINT	IN	INCHES	SV	SHEET VINYL
CL	CENTER LINE	INSUL	INSULATION	T	TEMPERED (GLASS)
CLC	CEILING	INT	INTERIOR	TB	TACK BOARD
CMU	CONCRETE MASONRY UNITS	LOC	LOCATION	THK	THICKNESS
CONC	CONCRETE	M	MARBLE	TO	TOP OF
CONT	CONTINUOUS	MAS	MASONRY	TOB	TOP OF BEAM
CONST	CONSTRUCTION	MAX	MAXIMUM	TOM	TOP OF MASONRY
CONTR	CONTRACTOR	MB	MARKER BOARD	TOW	TOP OF WALL
CT	CERAMIC TILE	MCH	MECHANICAL	TP	TOILET PAPER DISPENSER
DBL	DOUBLE	MFR	MANUFACTURER	TP	TYPICAL
DF	DRINKING FOUNTAIN	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DA	DIAMETER	MISC	MISCELLANEOUS	VB	VAPOR BARRIER
DIM	DIMENSION	MOP	MASONRY OPENING	VT	VINYL COMPOSITION TILE
DNA	DOES NOT APPLY	MR	MOP RECEPTOR	VERT	VERTICAL
DTL	DETAIL	MRGB	MOISTURE RESISTANT GYPSUM BOARD	WVC	VINYL WALL COVERING
DWG	DRAWING	MTL	METAL	W	WEST
E	EACH	N	NORTH	W/	WITH
EA	EACH FACE	NA	NOT APPLICABLE	WC	WATER CLOSET
EJ	EXPANSION JOINT	NC	NOT IN CONTACT	WD	WOOD
EL	ELEVATION	NO	NUMBER		
ELEC	ELECTRICAL	NOM	NOMINAL		
ELEV	ELEVATION	NOM	NOMINAL		
EMHO	ELECTROMAGNETIC HOLD OPEN	HTS	NOT TO SCALE		
EQ	EQUAL	CA	OVERALL		
EW	EACH WAY	OC	ON CENTER		
EW	ELECTRIC WATER COOLER	OD	OUTSIDE DIAMETER		
EXIT OR (E)	EXISTING	OPNG	OPENING		
EXP	EXPANSION	OPP	OPPOSITE		
EXT	EXTERIOR	OF	OUTSIDE FACE		
FD	FLOOR DRAIN	P	PAINT		
FDN	FOUNDATION	PTD	PAINTED		
FE	FIRE EXTINGUISHER	PL	PLATE		
FFE	FINISH FLOOR ELEVATION	PLY WD	PLYWOOD		
FN	FINISH	PNL	PANEL		
FN FL OR FF	FINISH FLOOR	PTA	PRESSURE TREATED		
FN GR	FINISH GRADE	PT & D	PAPER TOWEL AND WASTE DISPENSER		
FL	FLOOR	PTN	PARTITION		
FR	FIRE RATING	RD	ROOF DRAIN		
FRMG	FRAMING	RE	REFER		
FT	FEET (FOOT)	REF	REFRIGERATOR		
FV	FIELD VERIFY	REFR	REINFORCED		
FW	FABRIC WALL COVERING	REQD	REQUIRED		
G	GRAIN	Rm	ROOM		
GA	GAUGE	RO	ROUGH OPENING		

## LEGEND

	BUILDING SECTION MARKER
	CEILING TAG
	COLUMN CENTER LINE
	DETAIL MARKER
	DOOR TAG
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	PLANT TAG
	REVISION CLOUD WITH TAG
	ROOM TAG
	SECTION MARKER
	WALL TYPE
	WINDOW TAG

## GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER DISCREPANCY HAS BEEN RESOLVED WITH THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, CERTIFICATES OF INSPECTION AND APPROVAL, ETC., UNLESS OTHERWISE NOTED BY OWNER.
- ALL FRAMING (OTHER THAN TRUSSES) TO BE KILN DRIED, MIN. Fb=1,200 PSI REPETITIVE USE, UNLESS NOTED.
- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC2003, NFPA 101 2003, & ANSI, AND ADA.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED AND USE ONLY STAINLESS STEEL CONNECTORS.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR BY METHODS DESCRIBED IN THIS CONTRACT OR APPROVED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL SEAL, PATCH AND FILL ANY FLOOR AND/OR WALL PENETRATIONS DUE TO DEMOLITION AND/OR CONSTRUCTION.
- ALL BASE PLATES TO SIT DIRECTLY ATOP FOUNDATION CONCRETE. LEVEL PLATE AS REQUIRED WITH METAL SHIMS.
- INSTALL BLOCKING FOR FUTURE SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.
- ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
- ALL TRUSSES AND BEARING MEMBERS SHALL HAVE CLIPS AT THE WALL PLATE.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN LABORATORIES, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS.
- ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
- EXTEND WATERPROOF UNDERLAYMENT FROM EAVE UP ROOF TO MINIMUM 6'-0" FROM INSIDE FACE OF WALL.
- ANY DOORS NOT LOCATED DIMENSIONALLY ARE TO BE 6" MIN. OFF OF ADJACENT WALL AT HINGE SIDE OF DOOR.
- ALL MATERIALS, FABRICATION, AND/OR INSTALLATION SHALL COMPLY WITH ALL TECHNICAL AND INDUSTRY STDS. AND SPECIFICATIONS FOR EACH DIVISION OF WORK.
- THE CONTRACTOR SHALL DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCES, AND ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENTS DURING CONSTRUCTION. SAFETY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.
- EACH CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN, FOR THE DURATION OF CONSTRUCTION, ALL REQUIRED SCAFFOLDS, TARPULINS, WARNING SIGNS, FENCES, AND OTHER TEMPORARY CONSTRUCTION ITEM FOR THE PROPER AND SAFE COMPLETION OF THE WORK AND FOR COMPLIANCE WITH ALL APPLICABLE REGULATIONS, INCLUDING OSHA.

- BUILDING IN AND IN ACC SHOWN IN INSULATION PROVIDED.
- THE DESIGN SYSTEMS, EI BE PROVID UNDER THE
- GC TO COOF MECHANICAL THROUGH ST PENETRATION.
- INSTALL MOI LAVORATORIE HIGH HUMID
- THE GENERAL ALL PENETRA FIRE STOP S & T RATED 1 & CO., NELS JOINT SYSTEM CONSTRUCTO TO WALL, AN PER UL 2071

## SITE



## PROJECT DIRECTORY

**OWNER:** 75 State Street  
 Tony Forjone - CEO  
 Rick Meinking - Facility Manager  
 75 State Street  
 Portland, ME 04101  
 Tel: 207-772-2675  
 Fax: 207-772-2896  
 forjone@maine.ir.com  
 meinking@maine.ir.com

**CONTRACTOR:** Wright-Ryan Construction, Inc.  
 Peter Haber - Project Manager  
 10 Danforth Street  
 Portland, ME 04101  
 Tel: 207-773-3625  
 Fax: 207-773-5173  
 browles@wright-ryan.com  
 phaber@wright-ryan.com

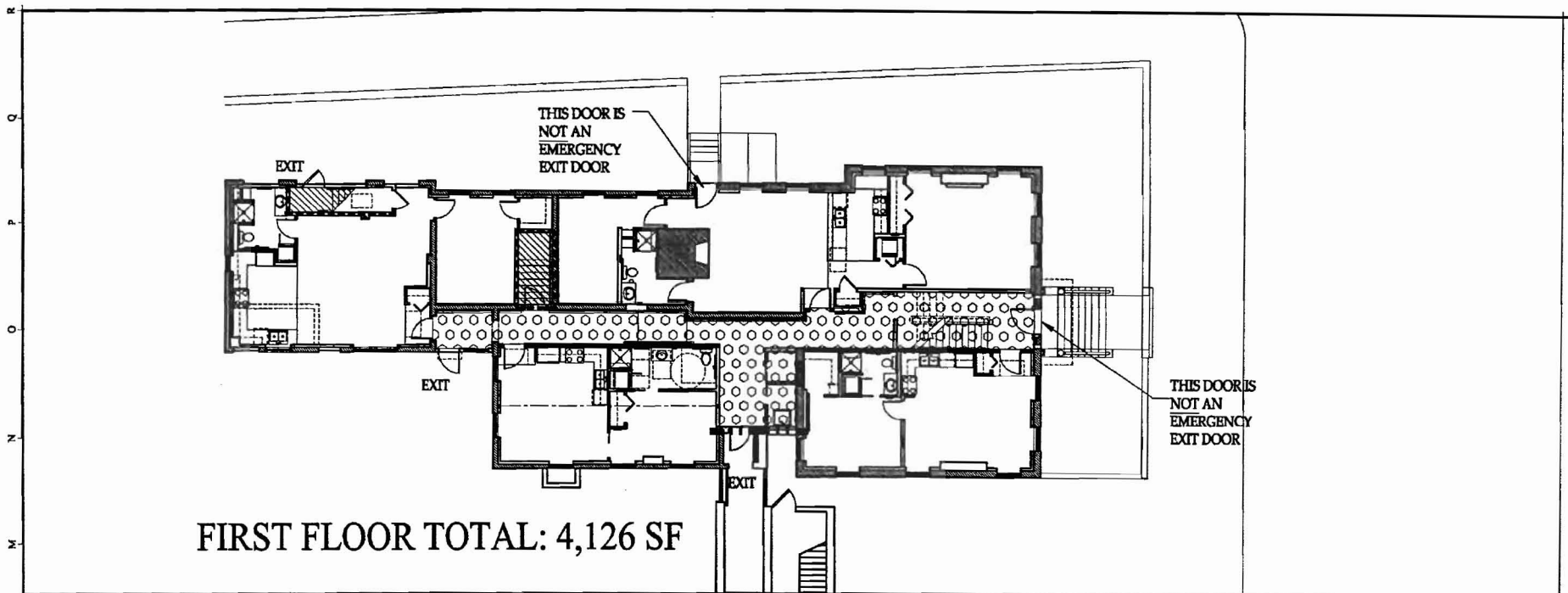
**ELECTRICAL ENGINEER:**  
 Design Build

**MECHANICAL ENGINEER:**  
 Design Build

**ARCHITECTS:** Gawron Turgeon Architects  
 Stan Gawron-Project Architect  
 Kristi Woloszyz-Project manager  
 29 Black Point Rd.  
 Scarborough, ME 04074  
 Tel - 207-883-6307  
 Fax - 207-883-0261  
 sgawron@gawronturgeon.com  
 kwoloszyz@gawronturgeon.com

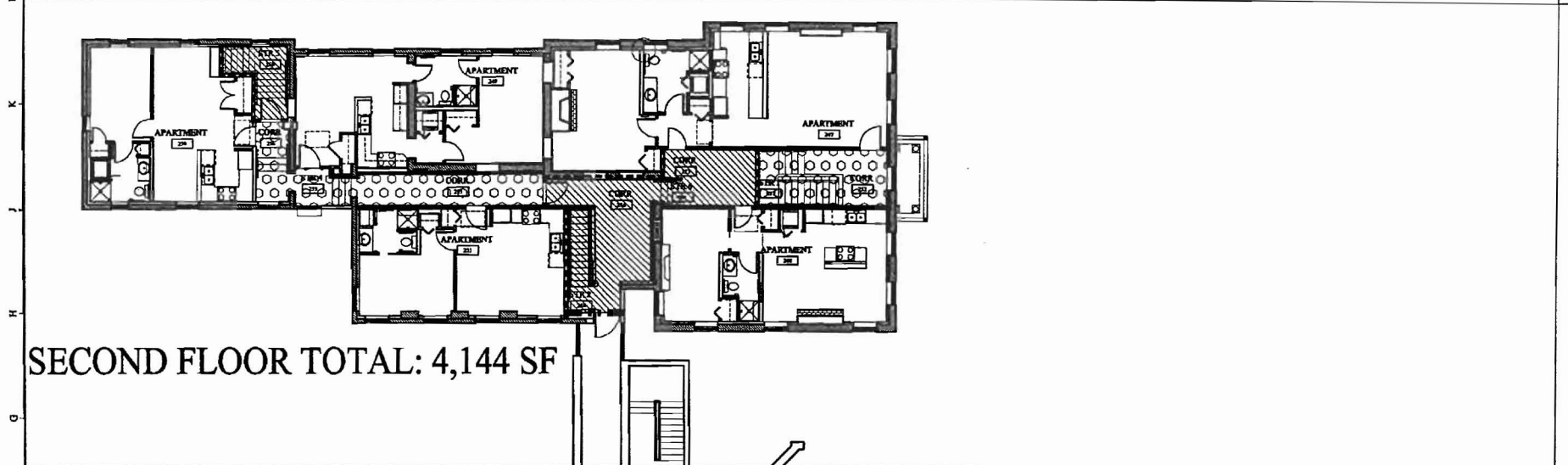
**STRUCTURAL:** Moblin & Company  
 Peter Rand  
 146 Main Street  
 Suite 300  
 Saco, ME 04072  
 Tel - 207-283-9151  
 Fax - 207-283-9136  
 rmoblin@collian.com

**PORTLAND HISTORICAL PRESERVATION COMMISSION**  
 Deb Andrews Tel: 207-874-8726  
 Scott Hanson Tel: 207-756-8023



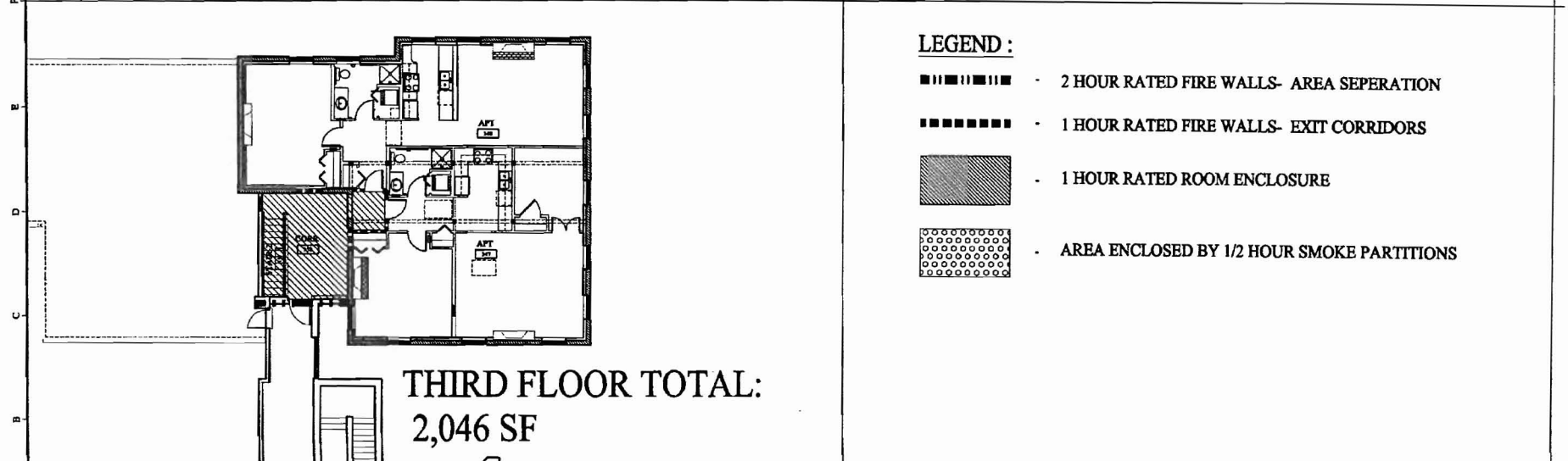
L1 FIRST FLOOR CODE REVIEW PLAN

1/16"=1'-0"



F1 SECOND FLOOR CODE REVIEW PLAN

1/16"=1'-0"



A8 THIRD FLOOR CODE REVIEW PLAN

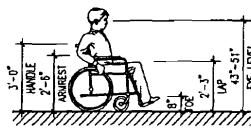
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**LEGEND :**

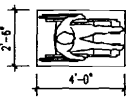
- ■ ■ ■ ■ ■ ■ ■ - 2 HOUR RATED FIRE WALLS- AREA SEPERATION
- ■ ■ ■ ■ ■ ■ ■ - 1 HOUR RATED FIRE WALLS- EXIT CORRIDORS
- ■ ■ ■ ■ ■ ■ ■ - 1 HOUR RATED ROOM ENCLOSURE
- ○ ○ ○ ○ ○ ○ ○ - AREA ENCLOSED BY 1/2 HOUR SMOKE PARTITIONS

H8 LEGEND

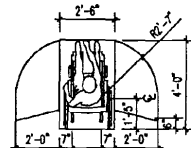
1/16"=1'-0"



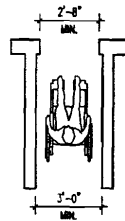
DIMENSIONS OF ADULT-SIZED



CLEAR FLOOR SPACE



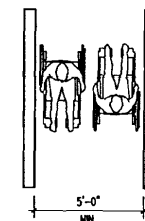
DIMENSIONS OF ADULT-SIZED WHEELCHAIR



4.2 SPACE ALLOWANCE AND REACH RANGES.

4.2.1\* WHEELCHAIR PASSAGE WIDTH. THE MINIMUM CLEAR WIDTH FOR A SINGLE WHEELCHAIR PASSAGE SHALL BE 32" (815MM) AT A POINT AND 36" (915MM) CONTINUOUSLY

P14 35820  
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4.2 SPACE ALLOWANCE AND REACH RANGES.

4.2.2 WIDTH FOR WHEELCHAIR PASSING. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60" (1525MM)

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P14

14'-4'-0"



**M1 ADULT-SIZED WHEELCHAIR DETAILS**

14'-4'-0"

**M6 SINGLE WHEELCHAIR**

14'-4'-0"

MINIMUM CLEAR WIDTH

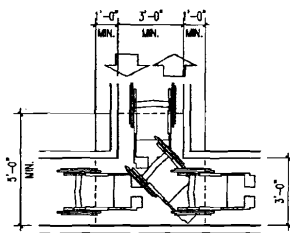
**M10 TWO WHEELCHAIR**

14'-4'-0"

MINIMUM CLEAR WIDTH

**M14**

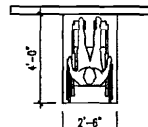
14'-4'-0"



4.2 SPACE ALLOWANCE AND REACH RANGES.

4.2.3\* WHEELCHAIR TURNING SPACE. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180° TURN IS A CLEAR SPACE OF 5'-0" (1525MM) DIAMETER OR A T-SHAPED SPACE (5/G101).

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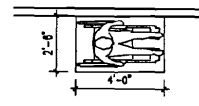


A. FORWARD APPROACH

4.2 SPACE ALLOWANCE AND REACH RANGES.

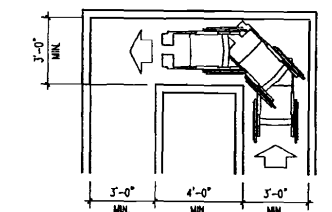
4.2.4\* CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS

4.2.4.1 SIZE AND APPROACH. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE STATIONARY WHEELCHAIR AND OCCUPANT IS 2'-6"x4'-0" (760mmx1220mm)(FIG.A). THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT (FIG.B). CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS.



B. PARALLEL APPROACH

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4.3 ACCESSIBLE ROUTE.

4.3.3 WIDTH. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 3'-0" (915mm) EXCEPT AT DOORS (SEE 4.13.5 AND 4.13.6). IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN.

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**J1 T-SHAPED SPACE FOR 180° TURNS**

14'-4'-0"

**J5 FORWARD AND PARALLEL APPROACHES**

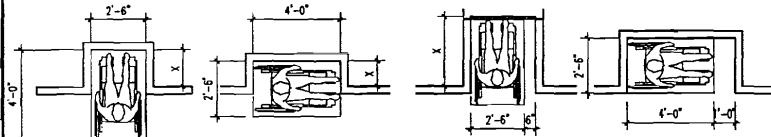
14'-4'-0"

**J10 90° TURNS**

14'-4'-0"

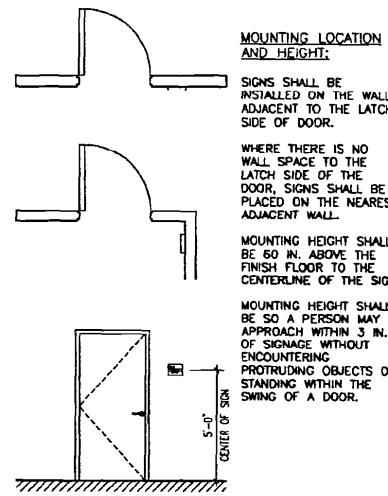
**J14**

14'-4'-0"



**G1 CLEAR FLOOR SPACE IN ALCOVE**

14'-4'-0"



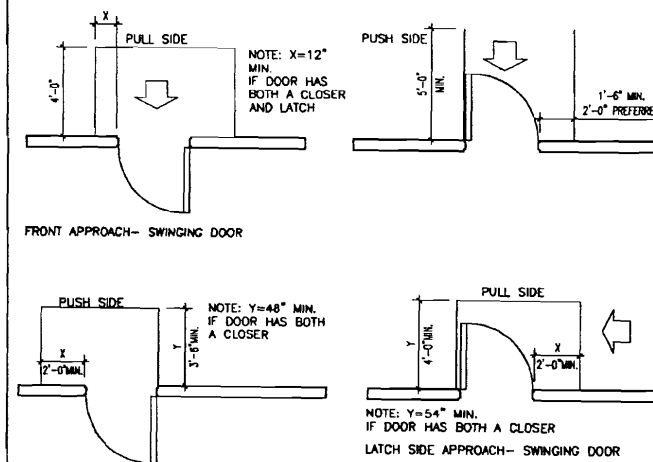
MOUNTING LOCATION AND HEIGHT:

SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF DOOR.

WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.

MOUNTING HEIGHT SHALL BE 60 IN. ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.

MOUNTING HEIGHT SHALL BE SO A PERSON MAY APPROACH WITHIN 3 IN. OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

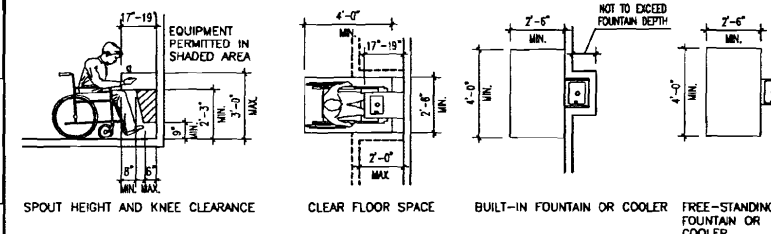


FRONT APPROACH - SWINGING DOOR

PULL SIDE

PUSH SIDE

LATCH SIDE APPROACH - SWINGING DOOR



**D1 CLEARANCES FOR FOUNTAIN**

14'-4'-0"

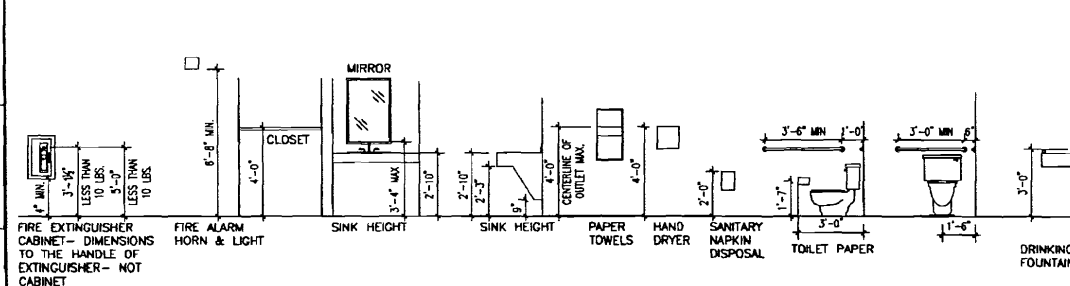
**D7 SIGNAGE**

14'-4'-0"

MOUNTING LOCATION AND HEIGHT

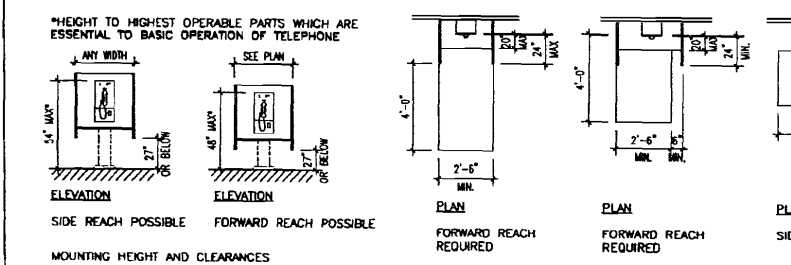
**D10 MANEUVERING CLEARANCES AT DOOR**

14'-4'-0"



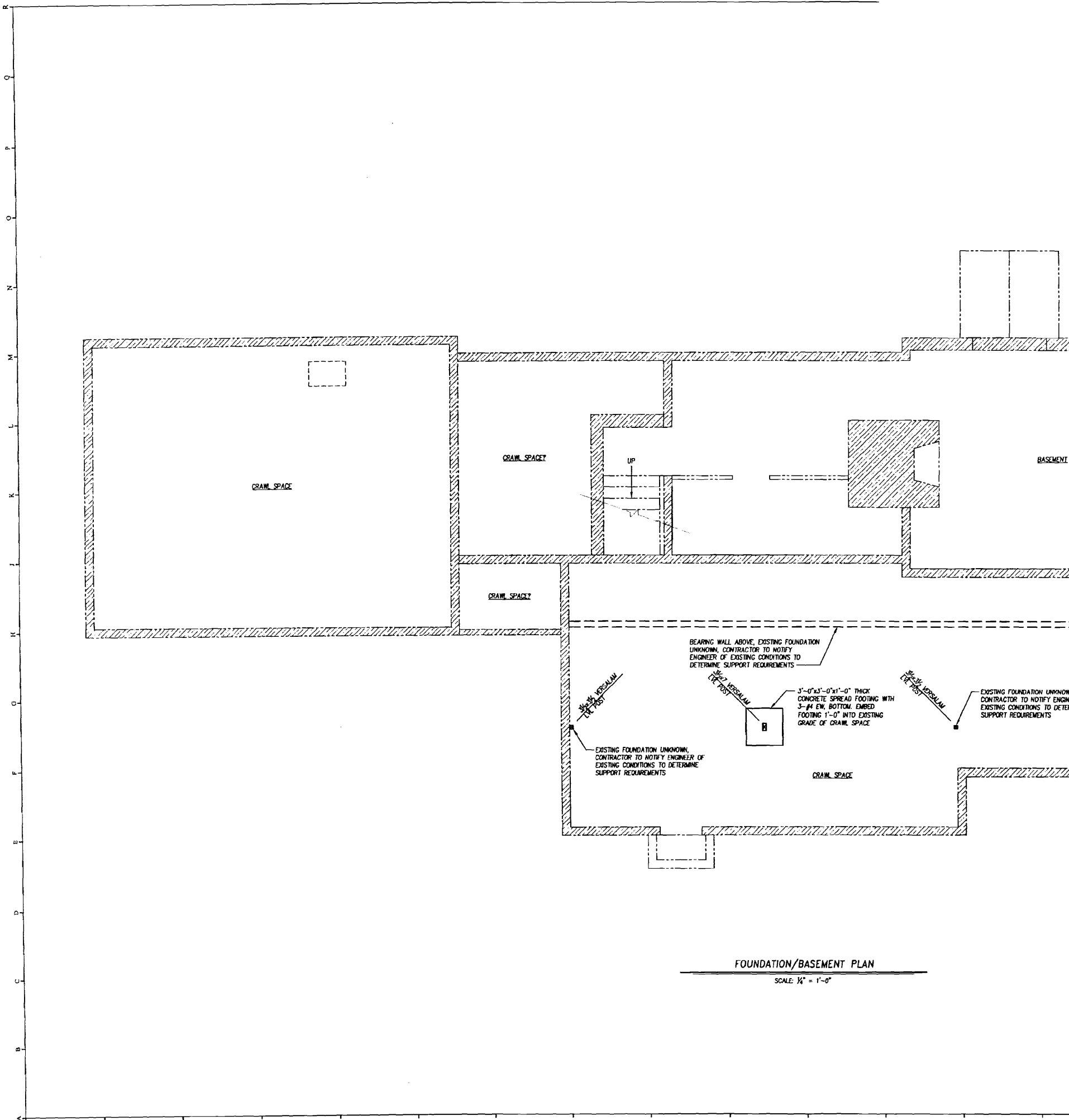
**A1 CLEARANCES FOR BATHROOMS AND MISCELLANEOUS ITEMS**

14'-4'-0"



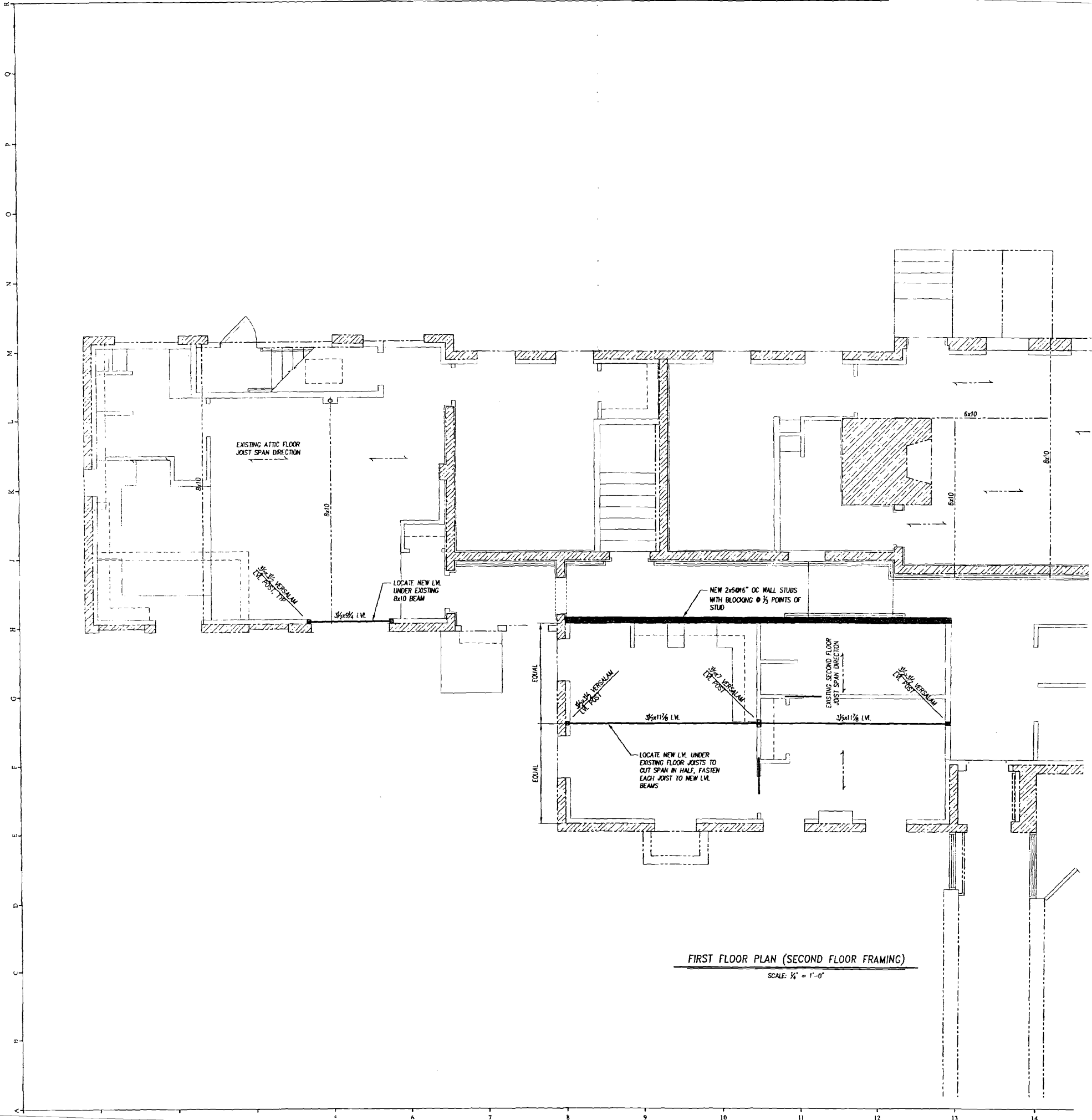
**A9 CLEARANCES FOR TELEPHONE**

14'-4'-0"



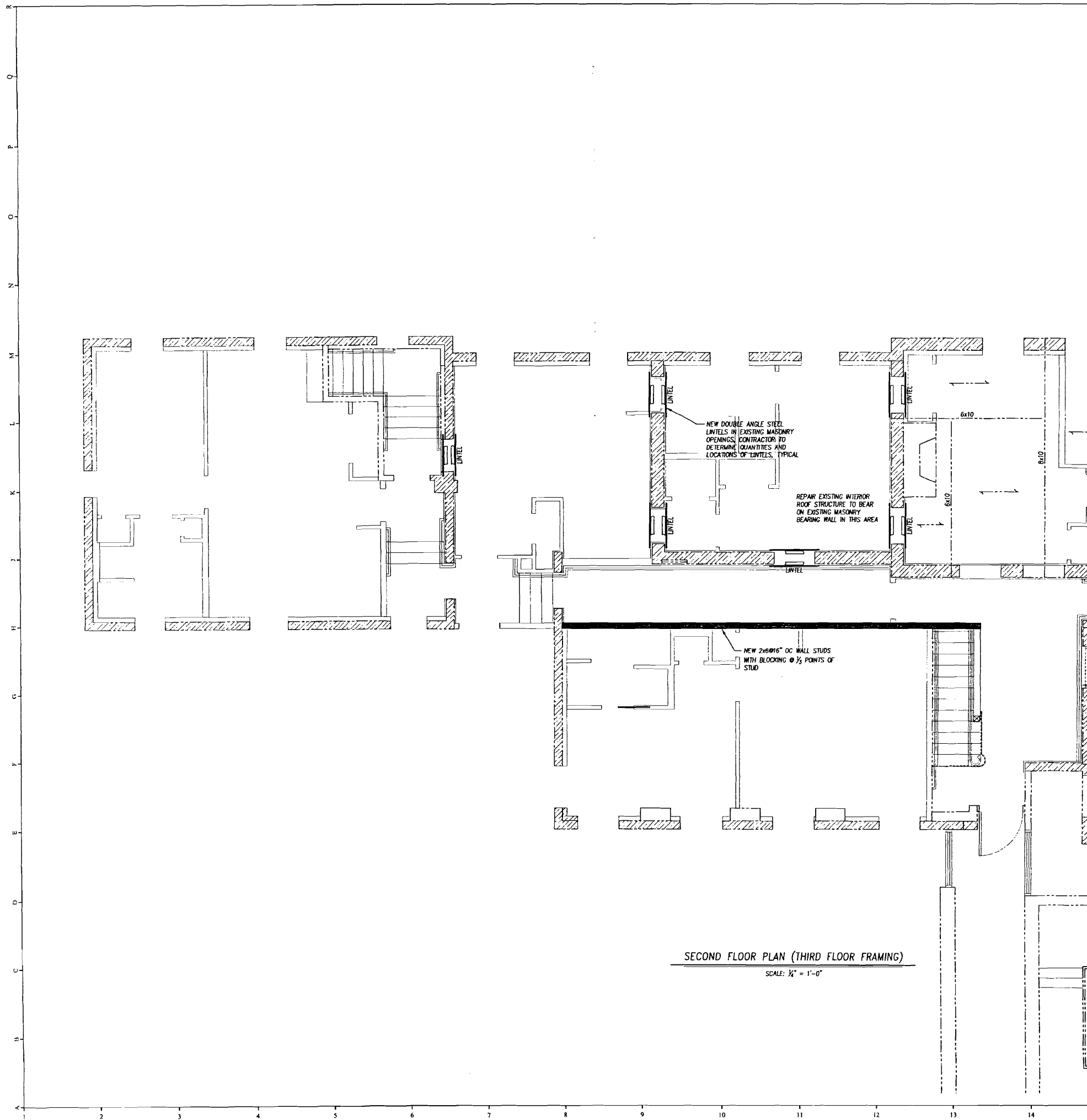
FOUNDATION/BASEMENT PLAN

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



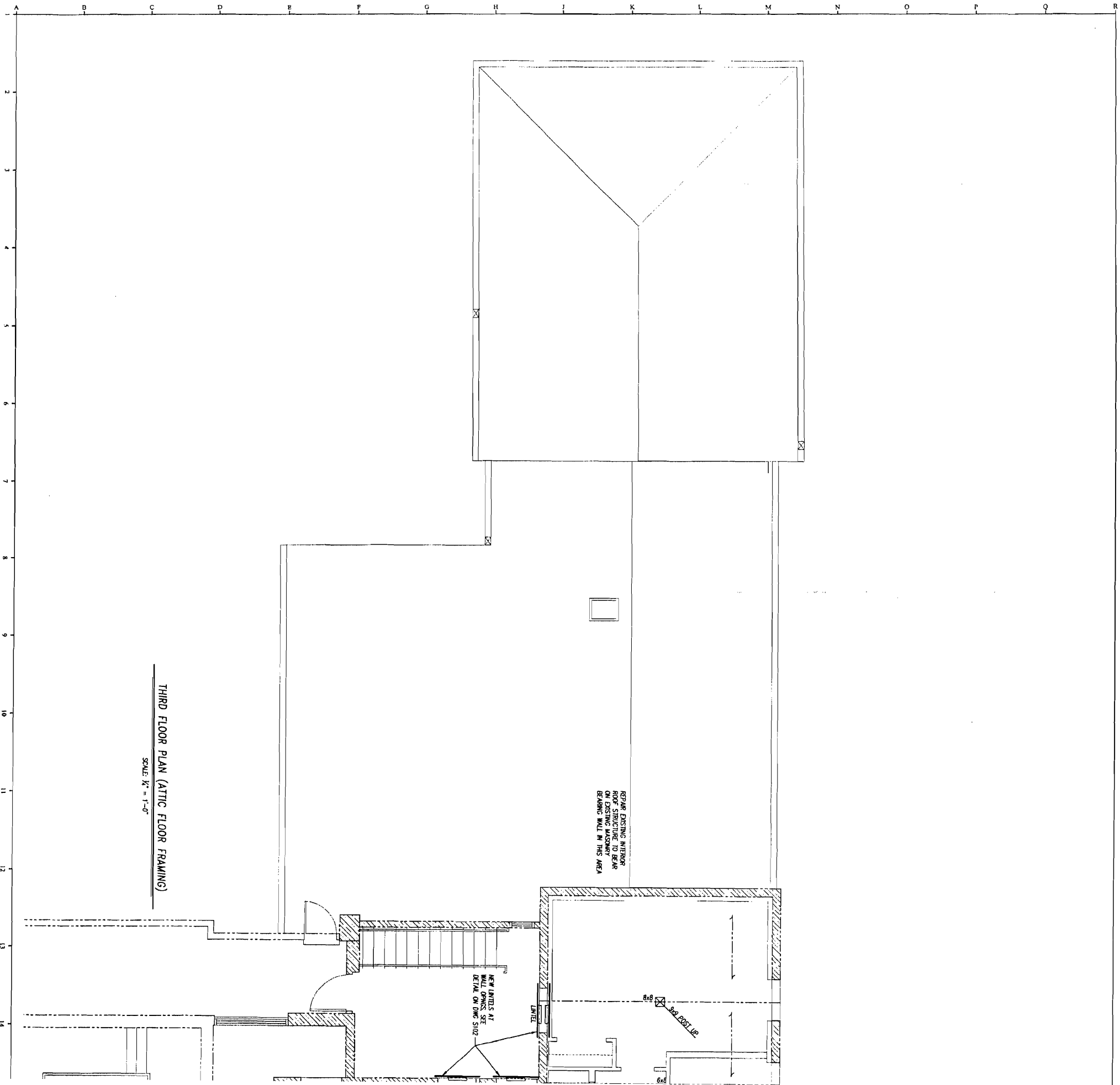
FIRST FLOOR PLAN (SECOND FLOOR FRAMING)

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



SECOND FLOOR PLAN (THIRD FLOOR FRAMING)

SCALE:  $\frac{1}{4}" = 1'-0"$



THIRD FLOOR PLAN (ATTIC FLOOR FRAMING)

SCALE: 1/2" = 1'-0"

REPAIR EXISTING INTERIOR  
ROOF STRUCTURE TO BEAR  
ON EXISTING MASONRY  
BEARING WALL IN THIS AREA

NEW LINTELS AT  
WALL OPENS SEE  
DETAIL ON DWG S102

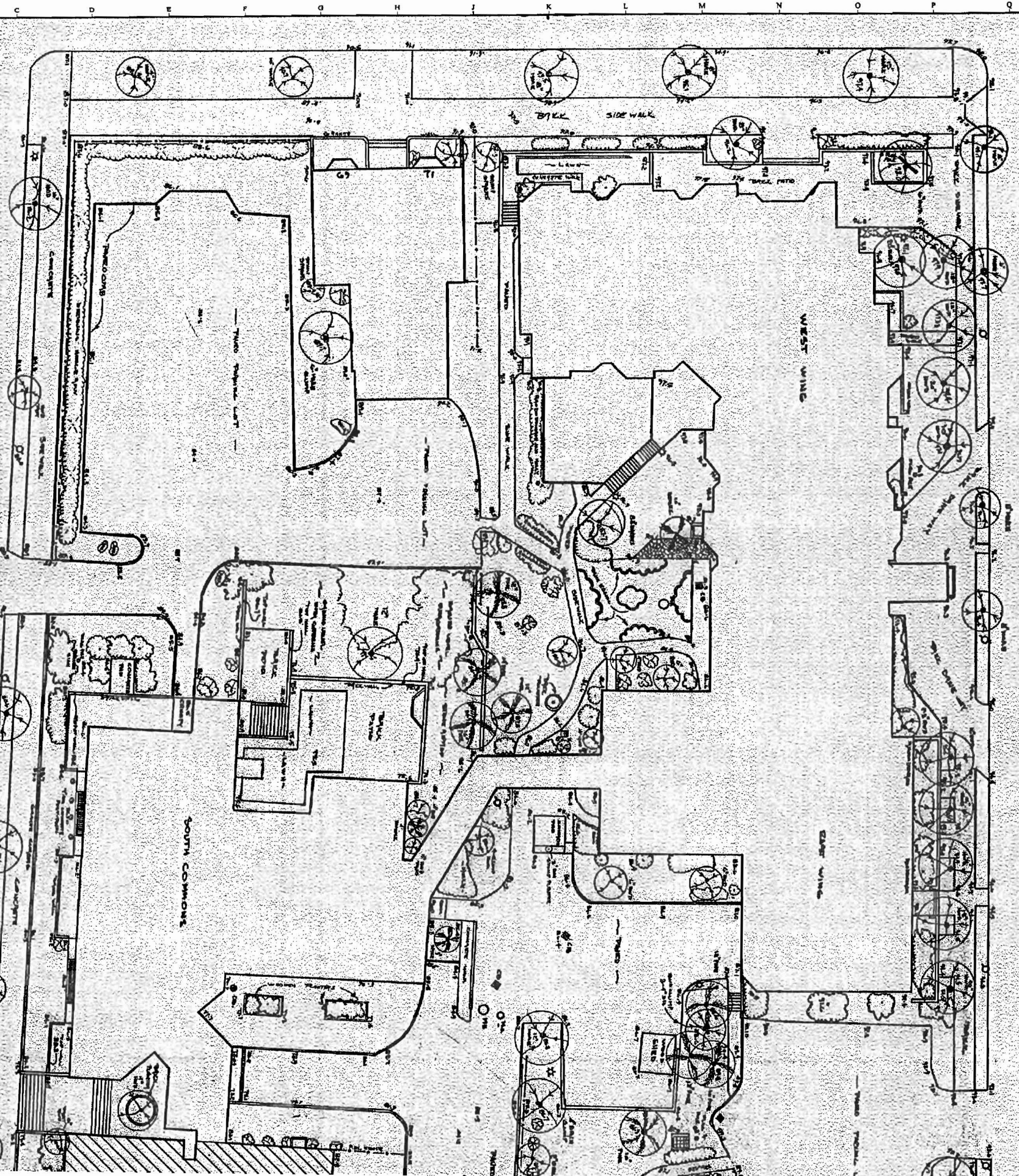
8x8  
S&S REST UP

UNITE

6x6

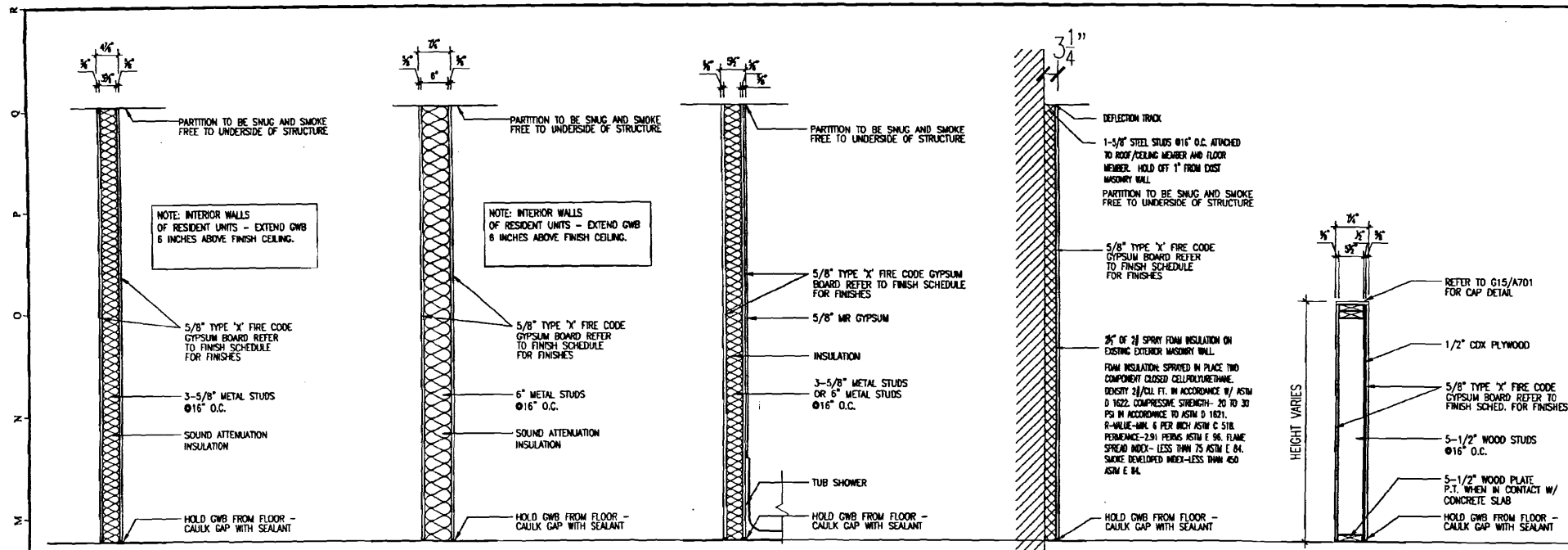


GRAY STREET



A1 EXISTING SITE PLAN

1 2 3 4 5 6 7 8 9 10 11 12 13 14



**W 1** WALL DETAIL (NON RATED) SCALE 3/4"=1'-0"

**W 2** WALL DETAIL (NON RATED) SCALE 3/4"=1'-0"

**W 3** TUB/SHOWER (1 HR RATED) DETAIL SCALE 3/4"=1'-0"  
U.L. DES. U337 (SIMILAR)  
STC: 40 +/-

**W 4** WALL DETAIL (NON RATED) SCALE 3/4"=1'-0"

**W 5** HALF WALL DETAIL SCALE 3/4"=1'-0"

**W1A** WALL DETAIL (1HR RATED) U.L. DES. U305 SCALE 3/4"=1'-0"  
STC: 39 +/-

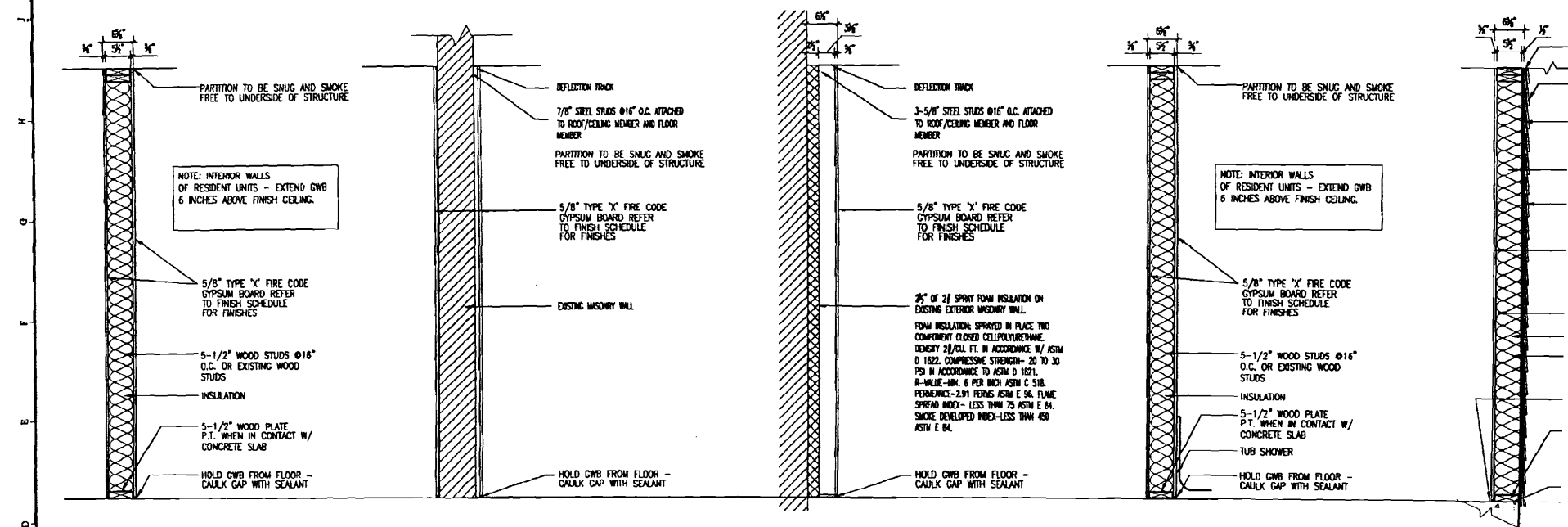
**W2A** WALL DETAIL (1HR RATED) U.L. DES. U305 SCALE 3/4"=1'-0"  
STC: 39 +/-

**W4A** WALL DETAIL USE 3 5/8" STUDS IN LEU OF 1-5/8" TO FURR OUT WALL FOR PLUMB

**W5A** HALF WALL USE 2X8 WOOD STUDS SCALE 3/4"=1'-0"

**W1B** WALL DETAIL (1HR RATED) NO INSULATION SCALE 3/4"=1'-0"

**W2B** WALL DETAIL (1HR RATED) NO INSULATION SCALE 3/4"=1'-0"



**W 6** WALL DETAIL (NON RATED) SCALE 3/4"=1'-0"

**W 7** WALL DETAIL (4 HR RATED) U.L. DES. U910 SCALE 3/4"=1'-0"

**W 8** WALL DETAIL (NON RATED) AT PLUMBING STACK SCALE 3/4"=1'-0"

**W 9** WALL DETAIL (NON RATED) SCALE 3/4"=1'-0"

**W10** EXTERIO WALL DE

**W6A** SIM. DETAIL (1HR RATED) U.L. DES. U305 (SIMILAR) SCALE 3/4"=1'-0"  
STC: 39 +/-

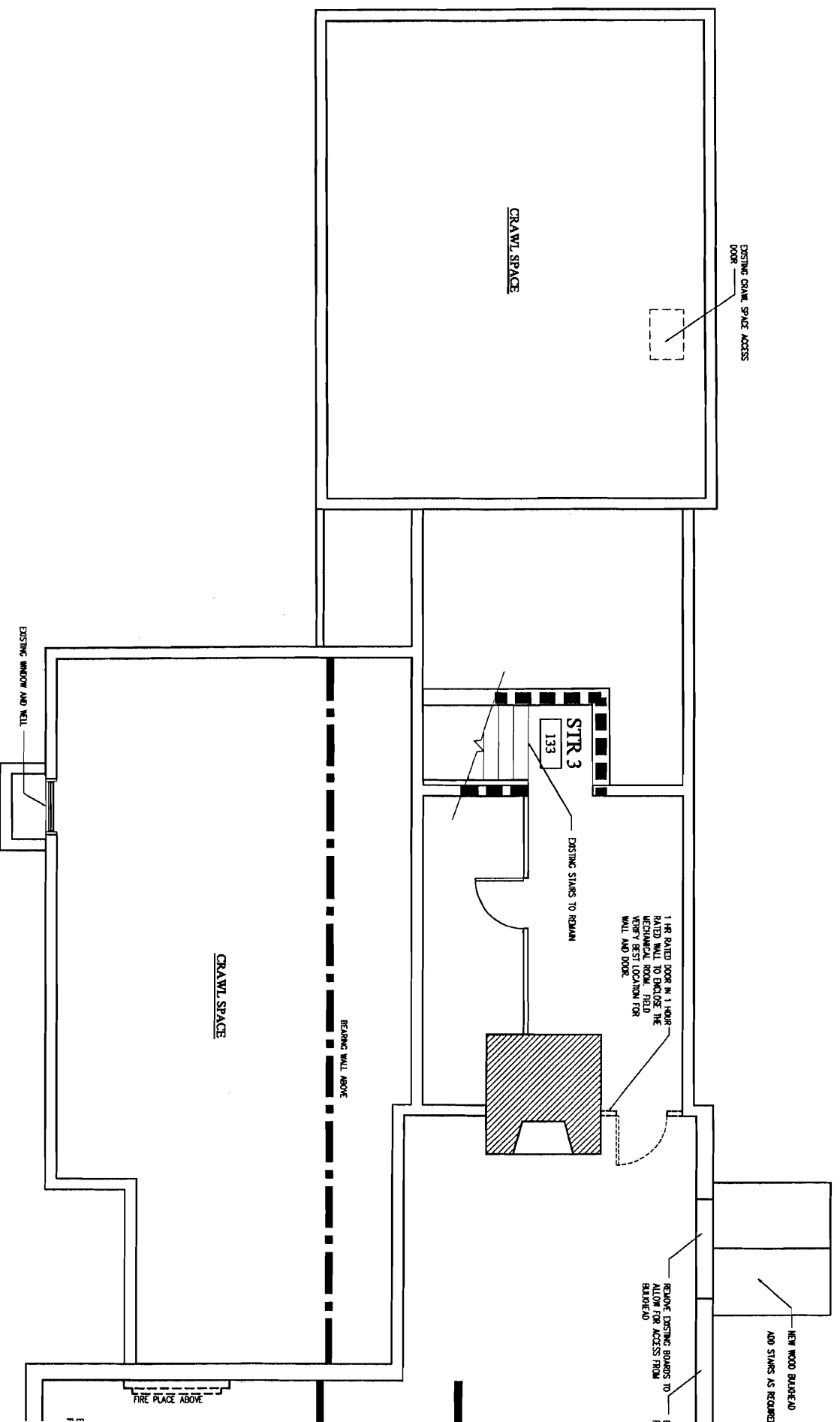
**W7A** WALL DETAIL (3 HR RATED) U.L. DES. U914 - NO DRYWALL ON ONE SIDE ONLY SCALE 3/4"=1'-0"

**W6B** SIM. DETAIL (1HR RATED) NO INSULATION SCALE 3/4"=1'-0"

A B C D E F G H I J K L M N O P Q R

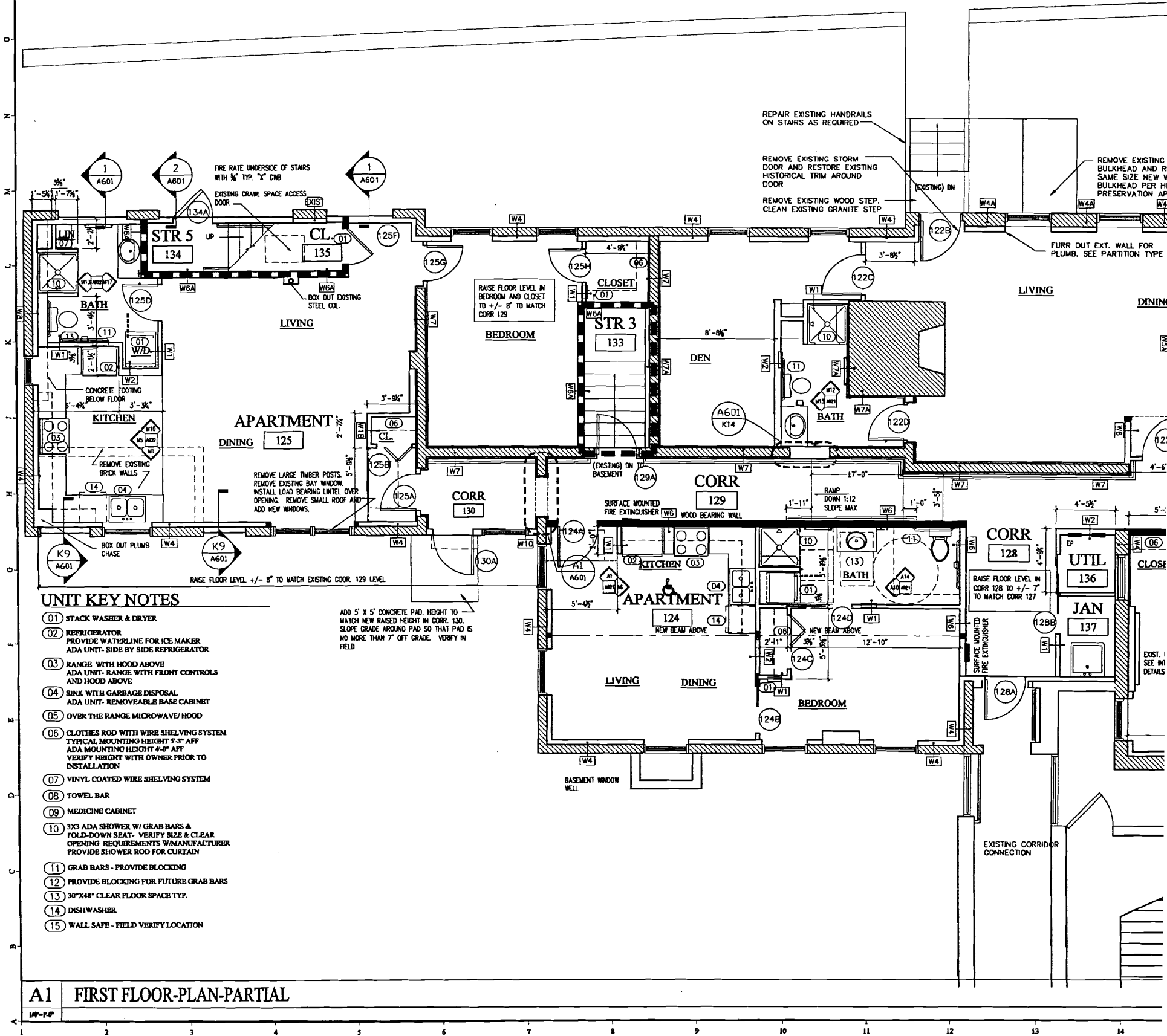
A1  
BASEMENT FLOOR PLAN

1 2 3 4 5 6 7 8 9 10 11 12 13 14



**SITE NOTES:**

1. ADD 12" STONE DRIP EDGE ALONG STREET FACES OF BUILDING.
2. REMOVE ALL BUSHES AGAINST FACE OF BUILDING.
3. REMOVE ANY IVY AROUND AND ON FACE OF BRICK.
4. LAY AND SEED LAWN ALONG STREET SIDES OF BUILDING.



**UNIT KEY NOTES**

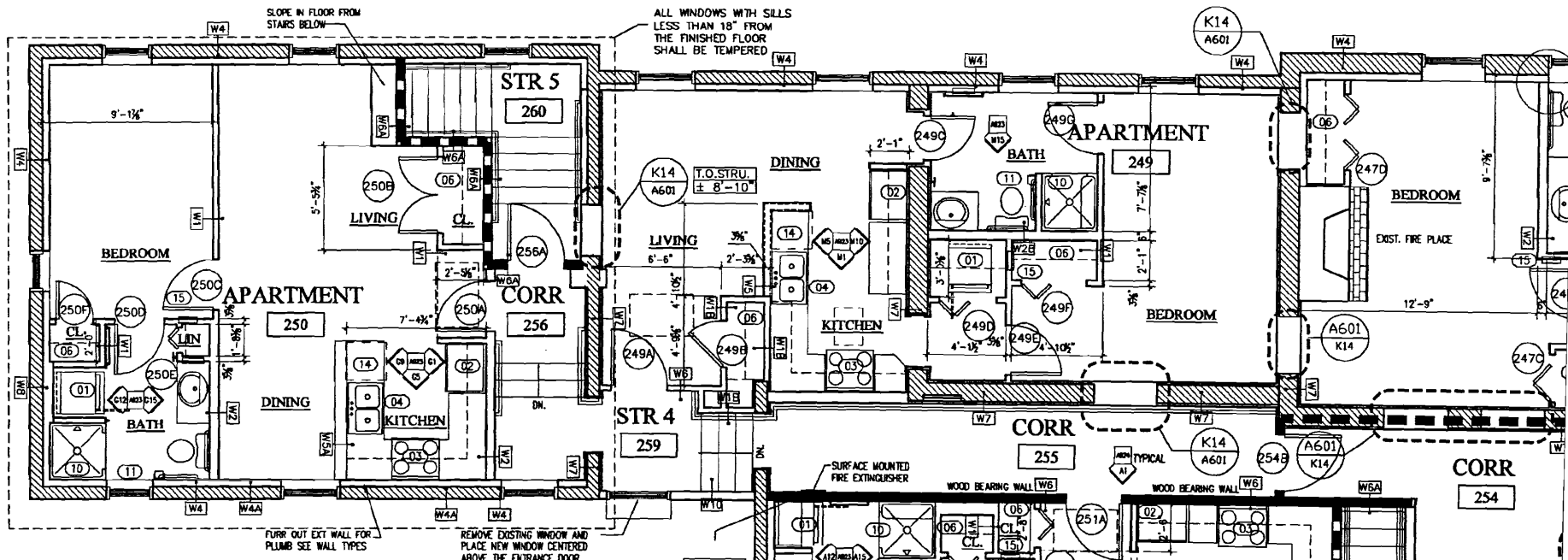
- (01) STACK WASHER & DRYER
- (02) REFRIGERATOR  
PROVIDE WATERLINE FOR ICE MAKER  
ADA UNIT- SIDE BY SIDE REFRIGERATOR
- (03) RANGE WITH HOOD ABOVE  
ADA UNIT- RANGE WITH FRONT CONTROLS  
AND HOOD ABOVE
- (04) SINK WITH GARBAGE DISPOSAL  
ADA UNIT- REMOVEABLE BASE CABINET
- (05) OVER THE RANGE MICROWAVE/ HOOD
- (06) CLOTHES ROD WITH WIRE SHELVING SYSTEM  
TYPICAL MOUNTING HEIGHT 9'-3" AFF  
ADA MOUNTING HEIGHT 4'-0" AFF  
VERIFY HEIGHT WITH OWNER PRIOR TO  
INSTALLATION
- (07) VINYL COATED WIRE SHELVING SYSTEM
- (08) TOWEL BAR
- (09) MEDICINE CABINET
- (10) 3X3 ADA SHOWER W/ GRAB BARS &  
FOLD-DOWN SEAT- VERIFY SIZE & CLEAR  
OPENING REQUIREMENTS W/MANUFACTURER  
PROVIDE SHOWER ROD FOR CURTAIN
- (11) GRAB BARS - PROVIDE BLOCKING
- (12) PROVIDE BLOCKING FOR FUTURE GRAB BARS
- (13) 30"x48" CLEAR FLOOR SPACE TYP.
- (14) DISHWASHER
- (15) WALL SAFE - FIELD VERIFY LOCATION

ADD 5' X 5' CONCRETE PAD. HEIGHT TO  
MATCH NEW RAISED HEIGHT IN CORR. 130.  
SLOPE GRADE AROUND PAD SO THAT PAD IS  
NO MORE THAN 7" OFF GRADE. VERIFY IN  
FIELD

**A1 FIRST FLOOR-PLAN-PARTIAL**

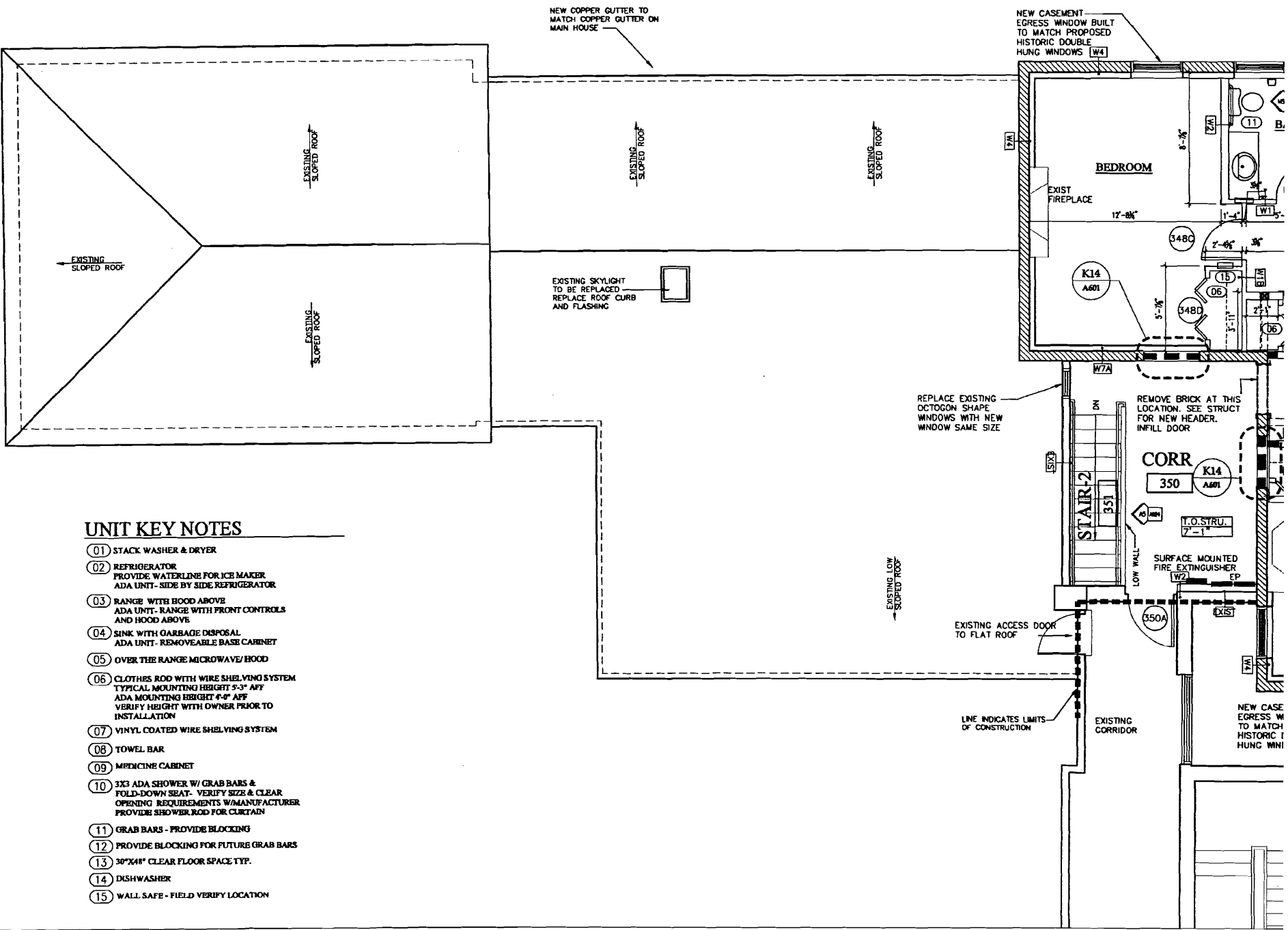
1/4"=1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14



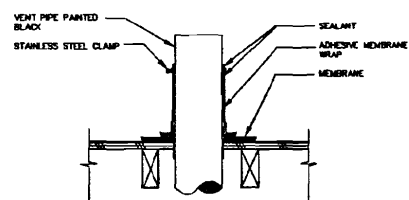
### UNIT KEY NOTES

- (01) STACK WASHER & DRYER
- (02) REFRIGERATOR  
PROVIDE WATERLINE FOR ICE MAKER  
ADA UNIT- SIDE BY SIDE REFRIGERATOR
- (03) RANGE WITH HOOD ABOVE  
ADA UNIT- RANGE WITH FRONT CONTROLS  
AND HOOD ABOVE
- (04) SINK WITH GARBAGE DISPOSAL  
ADA UNIT- REMOVEABLE BASE CABINET
- (05) OVER THE RANGE MICROWAVE/ BOOD
- (06) CLOTHES ROD WITH WIRE SHELVEING SYSTEM  
TYPICAL MOUNTING HEIGHT 5'-3" AFF  
ADA MOUNTING HEIGHT 4'-0" AFF  
VERIFY HEIGHT WITH OWNER PRIOR TO  
INSTALLATION
- (07) VINYL COATED WIRE SHELVEING SYSTEM
- (08) TOWEL BAR
- (09) MEDICINE CABINET
- (10) 3X3 ADA SHOWER W/ GRAB BARS &  
FOLD-DOWN SEAT- VERIFY SIZE & CLEAR  
OPENING REQUIREMENTS W/MANUFACTURER  
PROVIDE SHOWER ROD FOR CURTAIN
- (11) GRAB BARS - PROVIDE BLOCKING
- (12) PROVIDE BLOCKING FOR FUTURE GRAB BARS
- (13) 30"X48" CLEAR FLOOR SPACE TYP.
- (14) DISHWASHER
- (15) WALL SAFE- FIELD VERIFY LOCATION



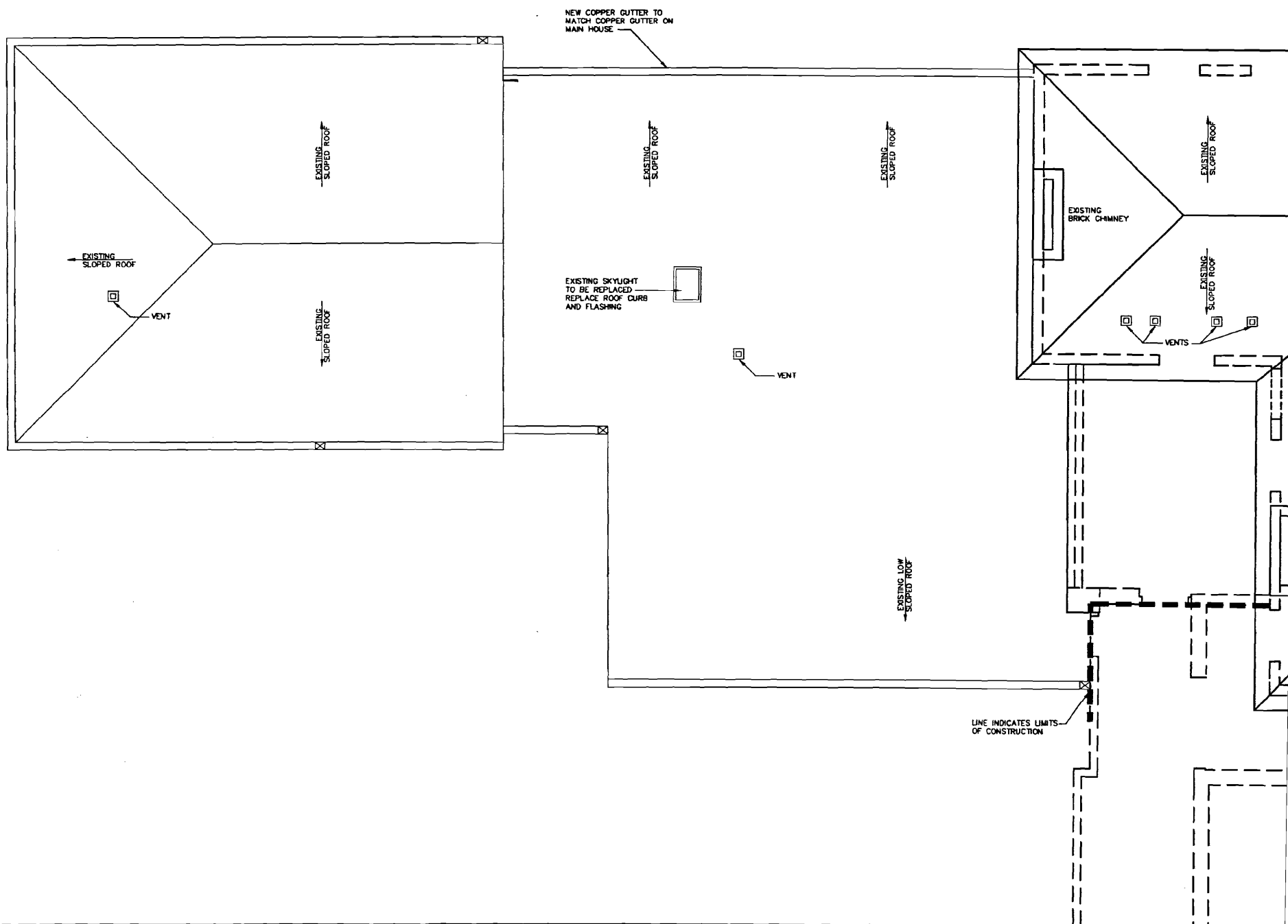
**UNIT KEY NOTES**

- (01) STACK WASHER & DRYER
- (02) REFRIGERATOR  
PROVIDE WATERLINE FOR ICE MAKER  
ADA UNIT - SIDE BY SIDE REFRIGERATOR
- (03) RANGE WITH HOOD ABOVE  
ADA UNIT - RANGE WITH FRONT CONTROLS  
AND HOOD ABOVE
- (04) SINK WITH GARBAGE DISPOSAL  
ADA UNIT - REMOVEABLE BASE CABINET
- (05) OVER THE RANGE MICROWAVE/HOOD
- (06) CLOTHES ROD WITH WIRE SHELVING SYSTEM  
TYPICAL MOUNTING HEIGHT 5'-3" AFF  
ADA MOUNTING HEIGHT 4" AFF  
VERIFY HEIGHT WITH OWNER PRIOR TO  
INSTALLATION
- (07) VINYL COATED WIRE SHELVING SYSTEM
- (08) TOWEL BAR
- (09) MEDICINE CABINET
- (10) 3X3 ADA SHOWER W/ GRAB BARS &  
FOLD-DOWN SEAT - VERIFY SIZE & CLEAR  
OPENING REQUIREMENTS W/MANUFACTURER  
PROVIDE SHOWER ROD FOR CURTAIN
- (11) GRAB BARS - PROVIDE BLOCKING
- (12) PROVIDE BLOCKING FOR FUTURE GRAB BARS
- (13) 30"x48" CLEAR FLOOR SPACE TYP.
- (14) DISHWASHER
- (15) WALL SAFE - FIELD VERIFY LOCATION



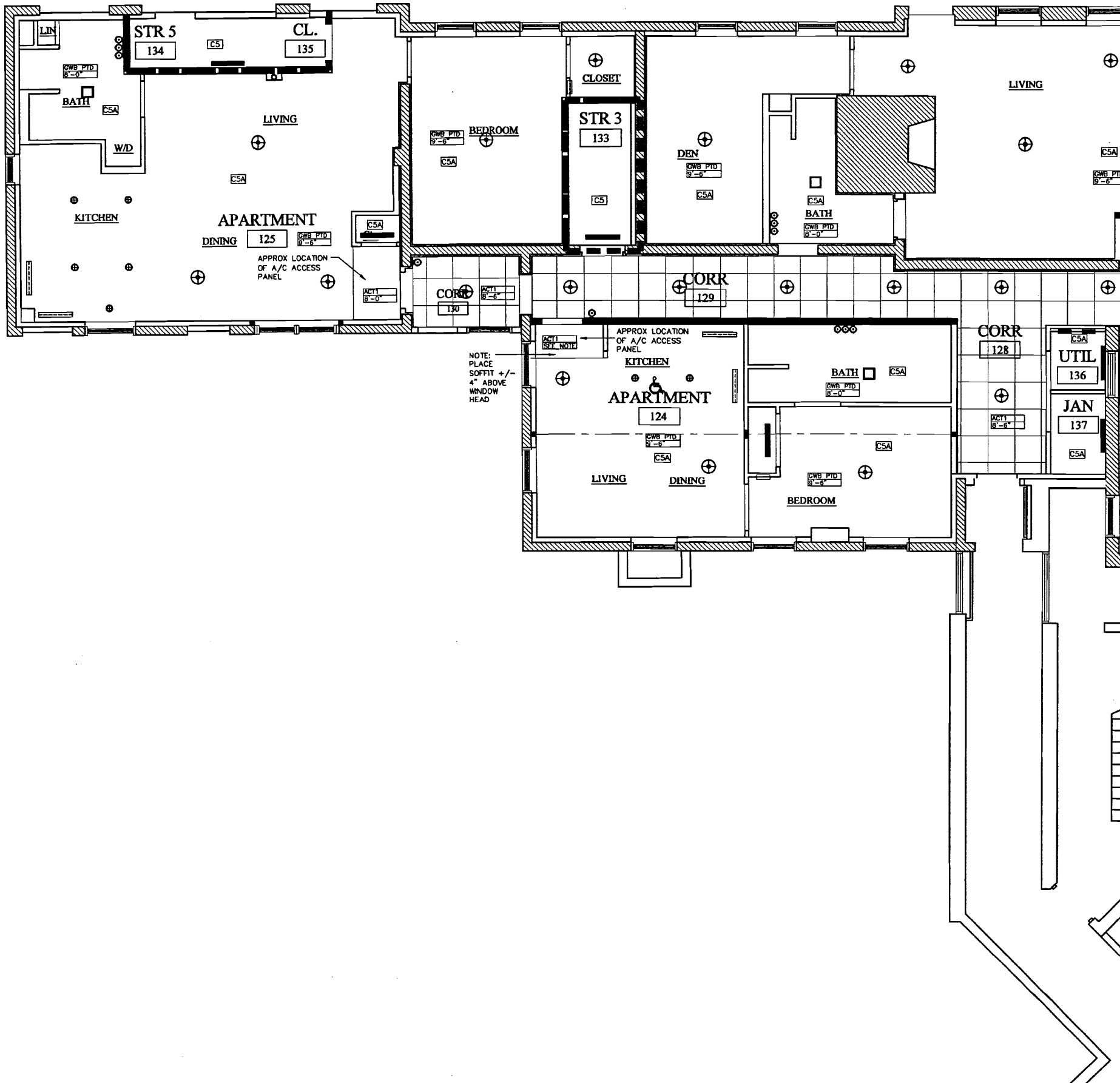
**N1 ROOF PENETRATION DETAIL**

1 1/2" = 1'-0"



**A1 THIRD FLOOR-PLAN**

1/4" = 1'-0"

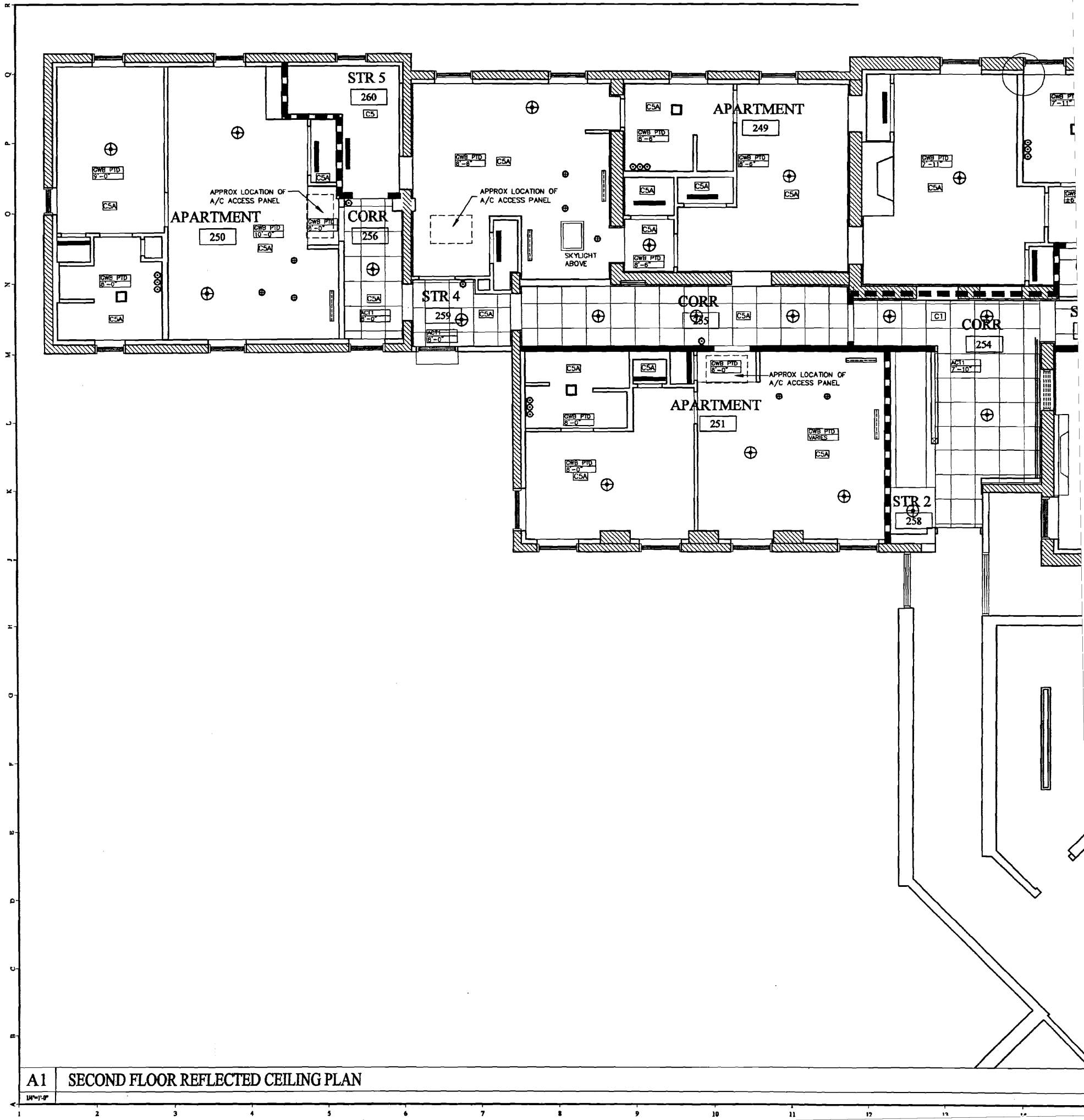


A1 FIRST FLOOR REFLECTED CEILING PLAN

1/4"=1'-0"

2 3 4 5 6 7 8 9 10 11 12 13 14

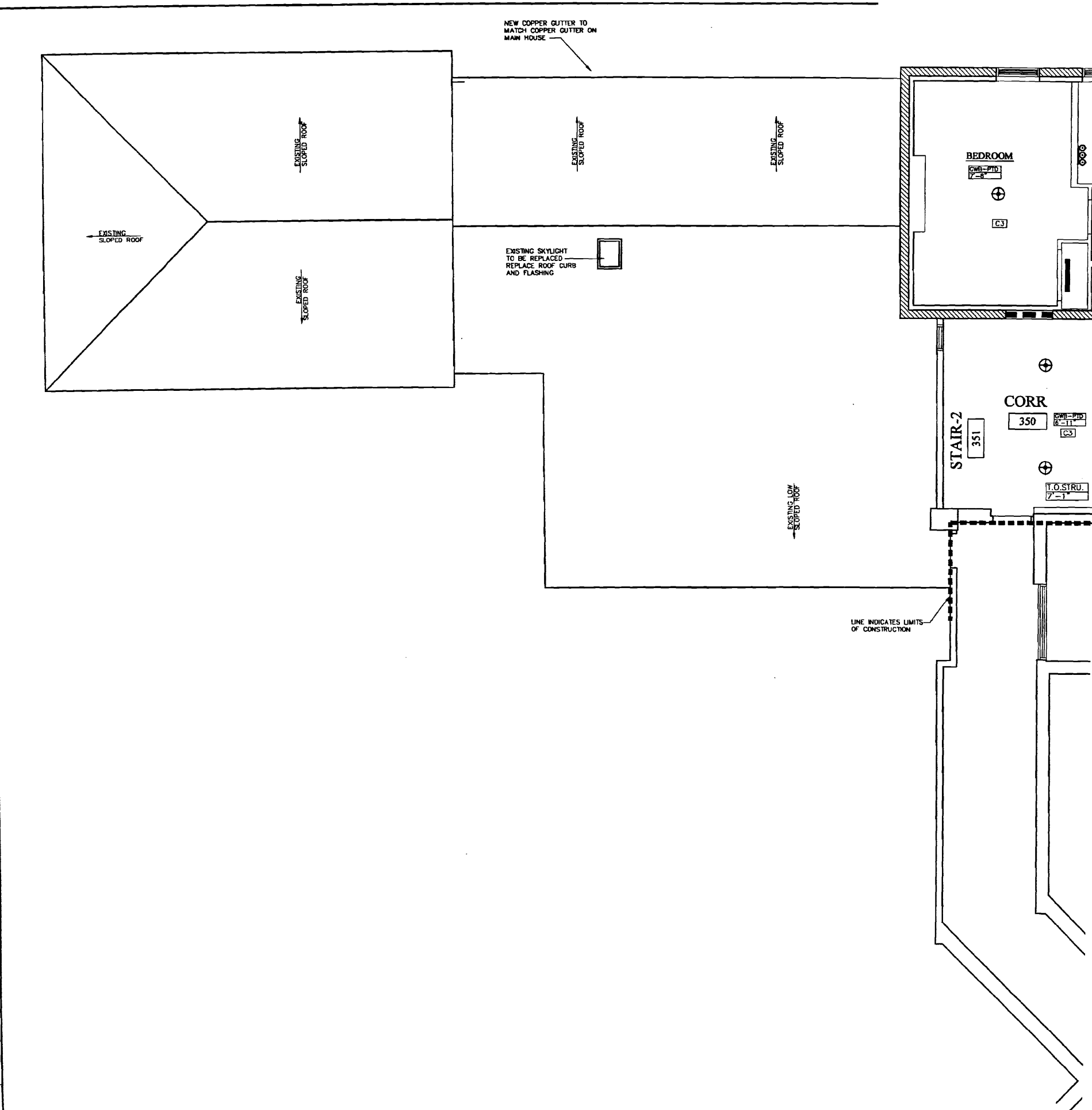




A1 SECOND FLOOR REFLECTED CEILING PLAN

1/8"=1'-0"

R  
Q  
P  
O  
N  
M  
L  
K  
J  
I  
H  
G  
F  
E  
D  
C  
B  
A



NEW COPPER GUTTER TO MATCH COPPER GUTTER ON MAIN HOUSE

EXISTING SLOPED ROOF

EXISTING SLOPED ROOF

EXISTING SLOPED ROOF

EXISTING SLOPED ROOF

EXISTING SLOPED ROOF

EXISTING SKYLIGHT TO BE REPLACED  
REPLACE ROOF CURB AND FLASHING

BEDROOM

6WB-P10  
7-8

[C3]

CORR

350

6WB-P10  
8-11

[C3]

STAIR-2

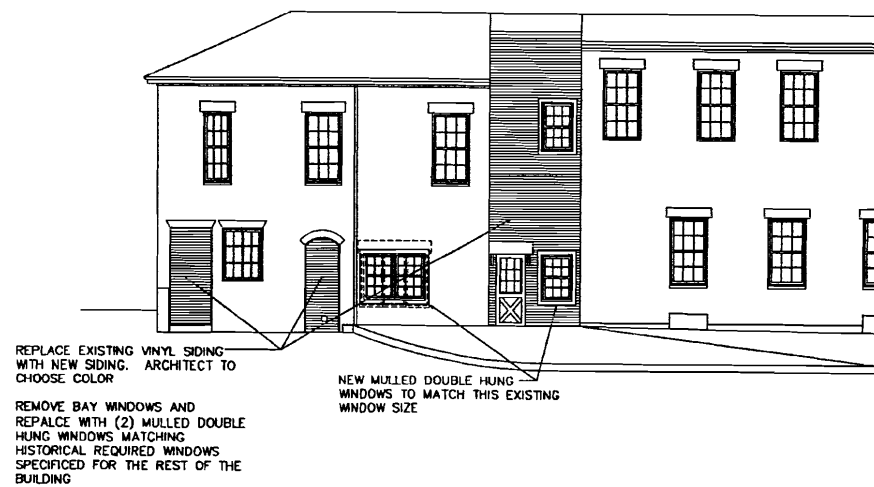
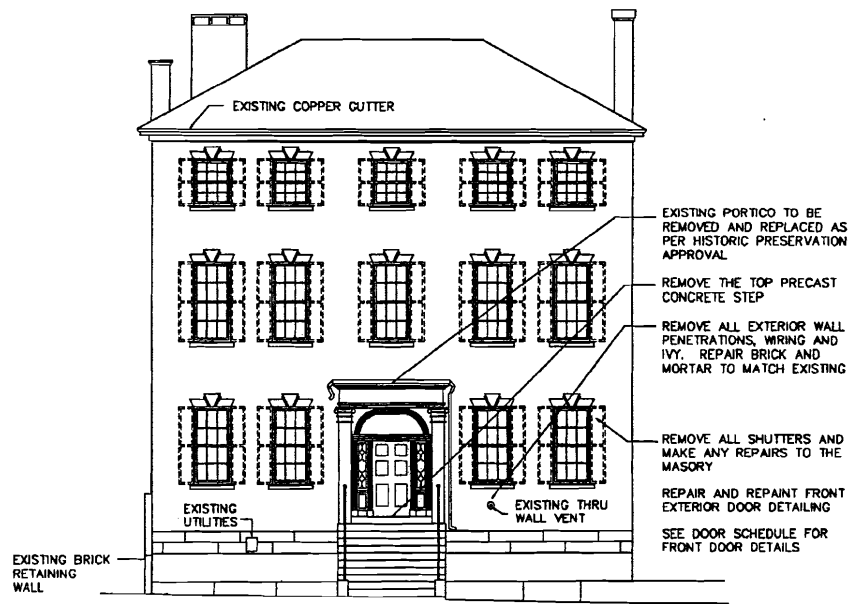
351

T.O.STRU.  
7-1

LINE INDICATES LIMITS OF CONSTRUCTION

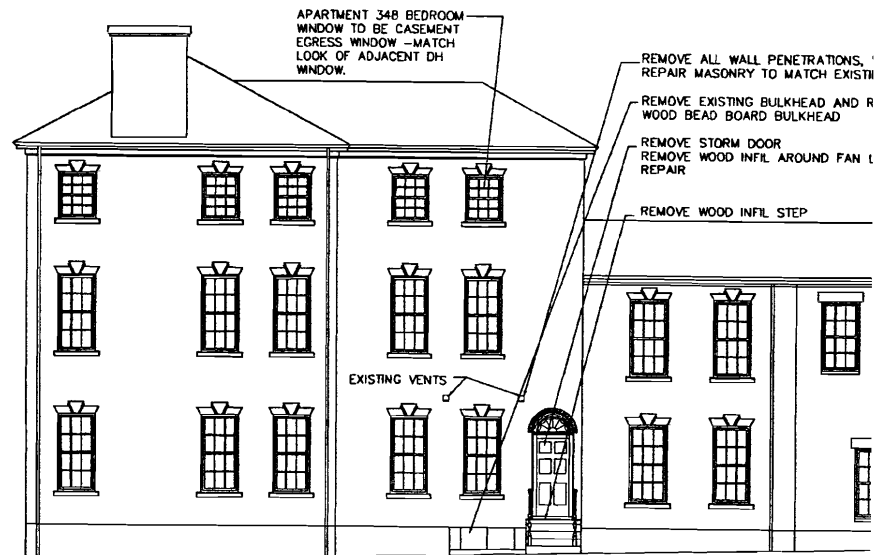
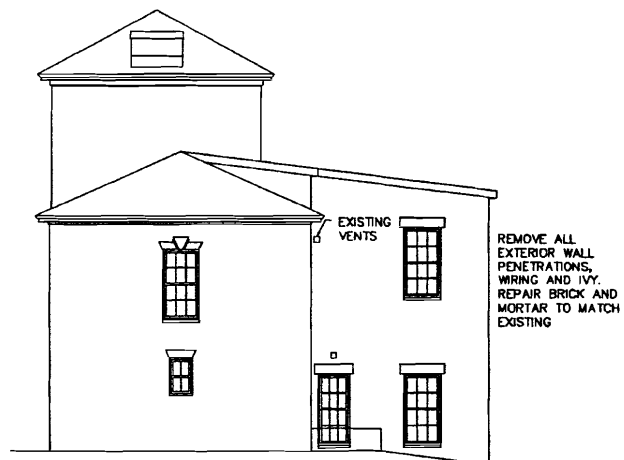
A1 THIRD FLOOR REFLECTED CEILING PLAN

1 2 3 4 5 6 7 8 9 10 11 12 13 14



**A1** EXTERIOR-ELEVATIONS

1/8"=1'-0"

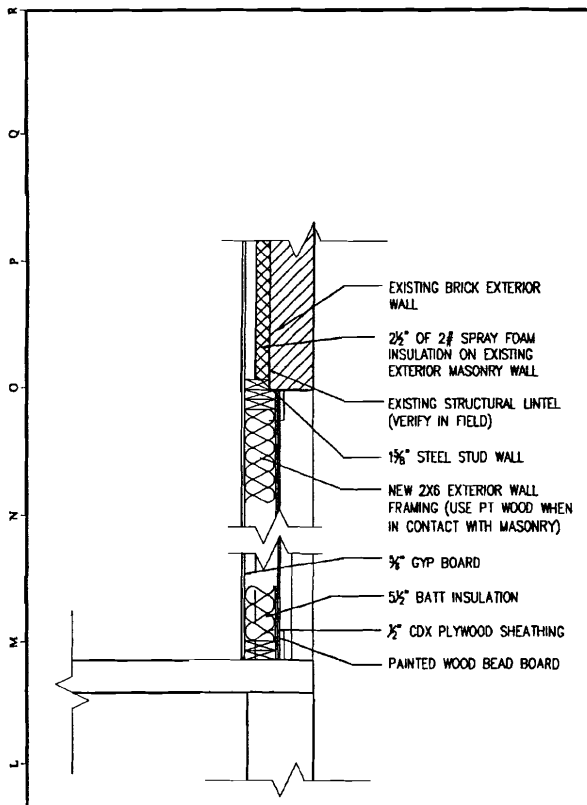


**A1** EXTERIOR-ELEVATIONS

1/8"=1'-0"

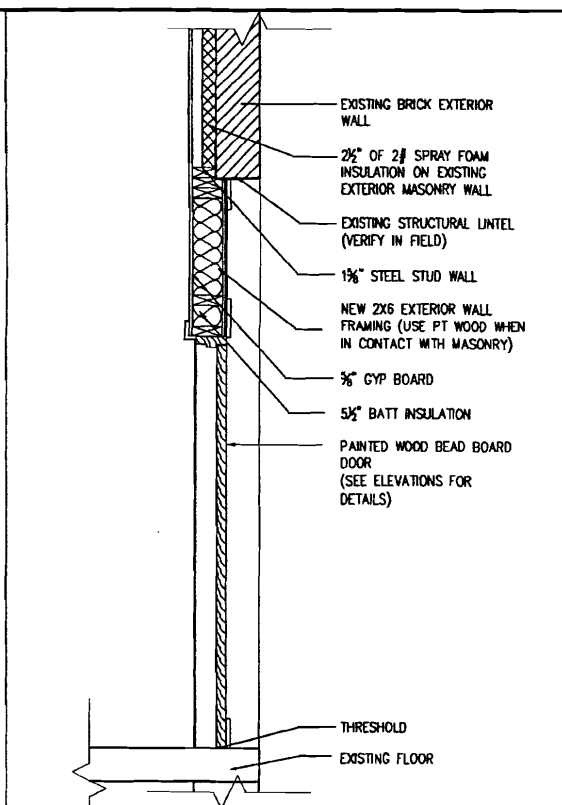
**A11** EXTERIOR-ELEVATIONS

1/8"=1'-0"



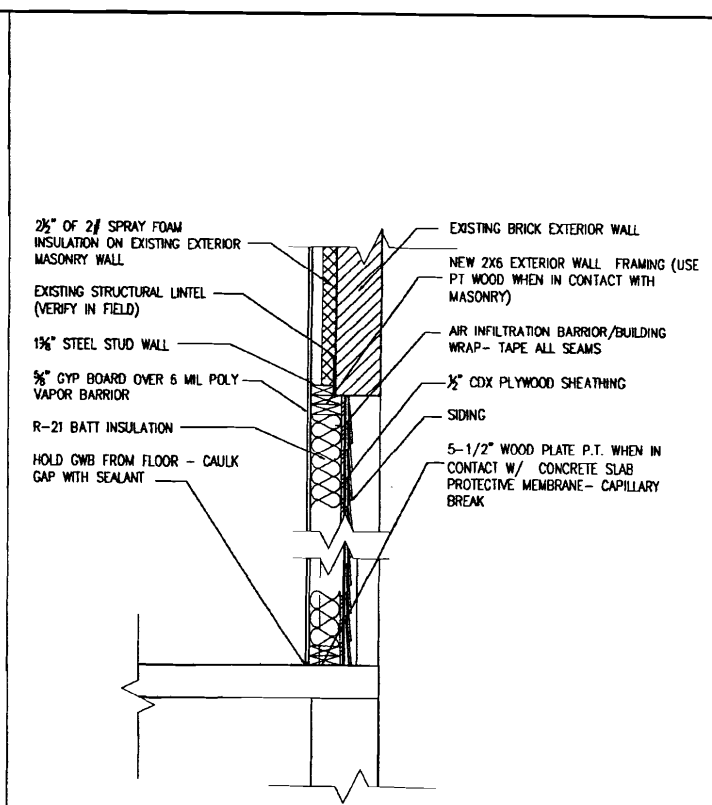
**K1 WALL SECTION**

¾"=1'-0"



**K5 WALL SECTION**

¾"=1'-0"



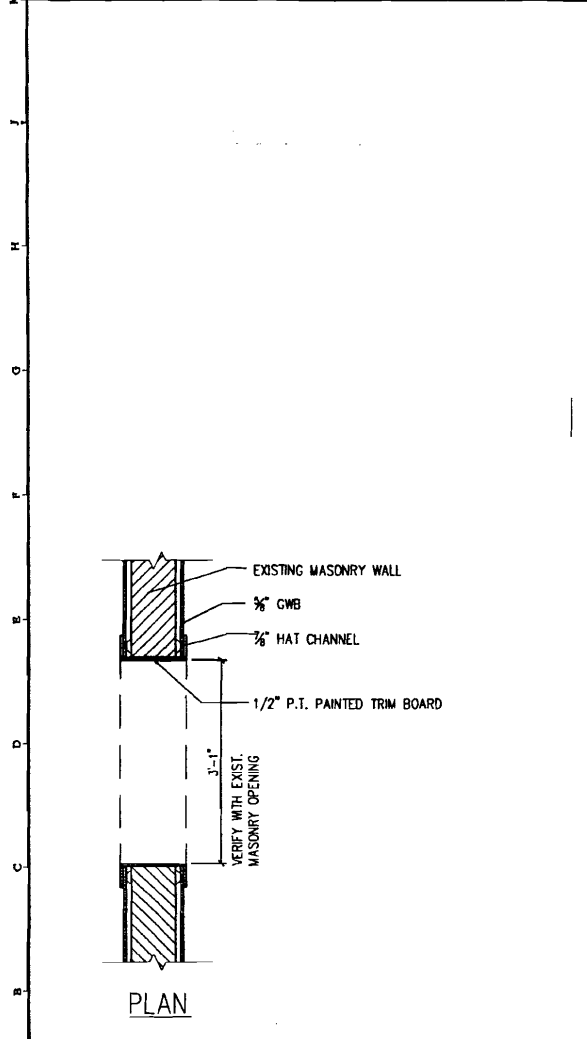
**K9 WALL SECTION**

¾"=1'-0"

EXISTING  
¾" HAT  
¾" CWB  
ON BOT  
REMOVE  
WINDOW  
DOORS

**K14**

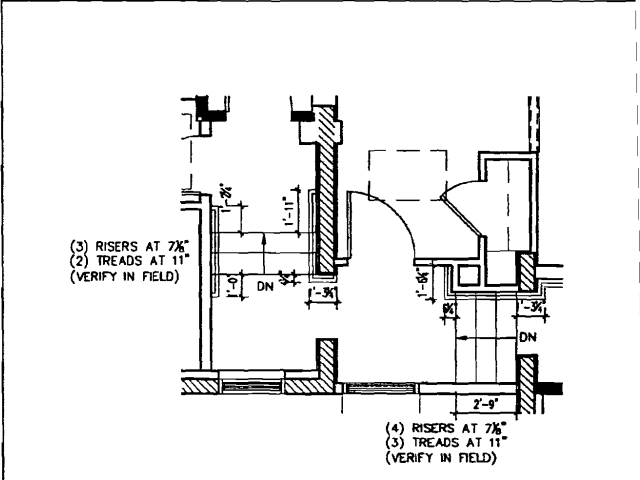
¾"=1'-0"



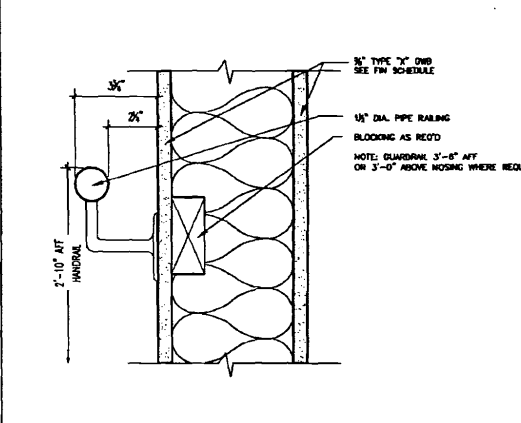
**A1 WALL SECTION**

¾"=1'-0"

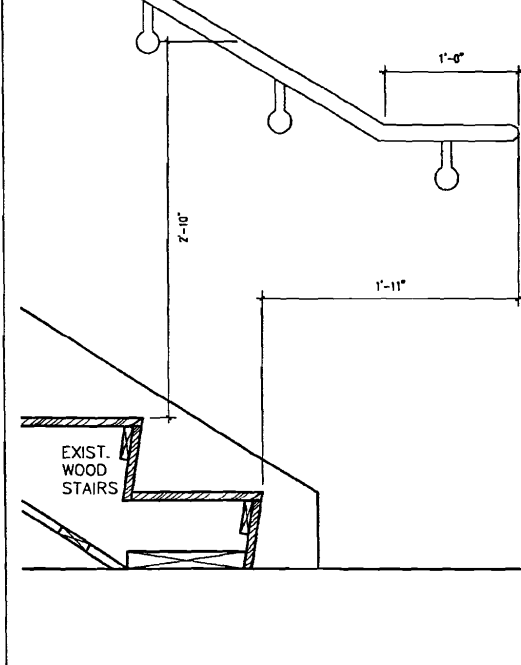
R  
Q  
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E  
D  
C  
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A



**L10 SECOND FLOOR STAIRS PLAN - STAIR 4**  
1/4"=1'-0"



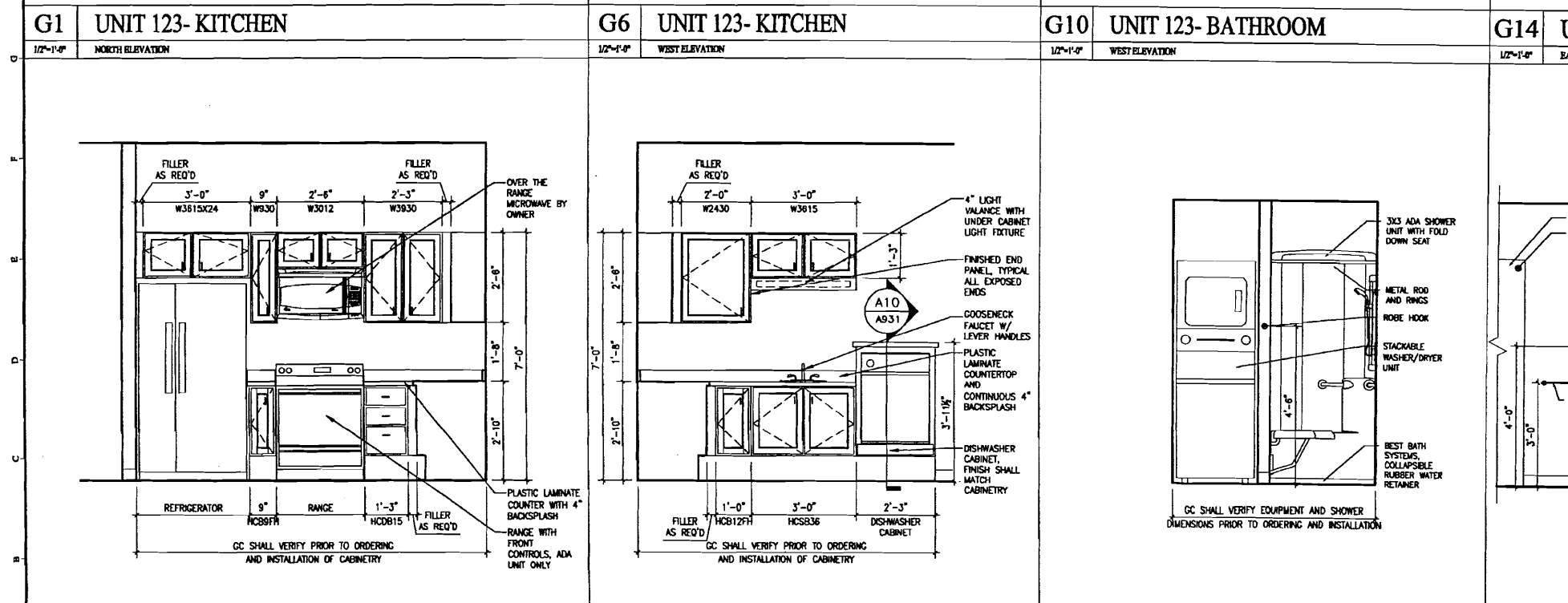
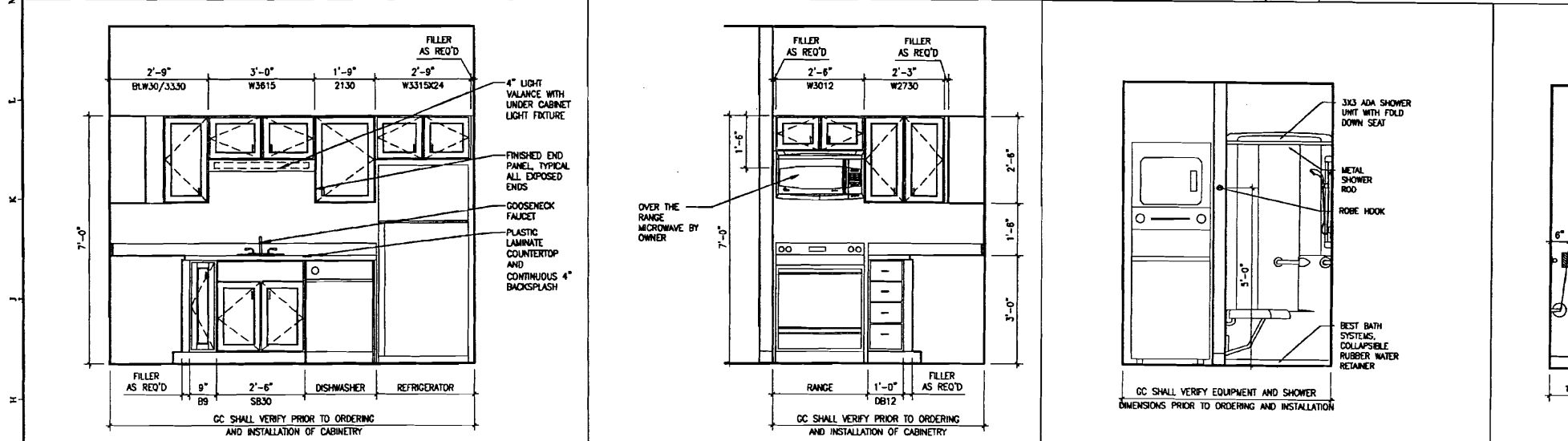
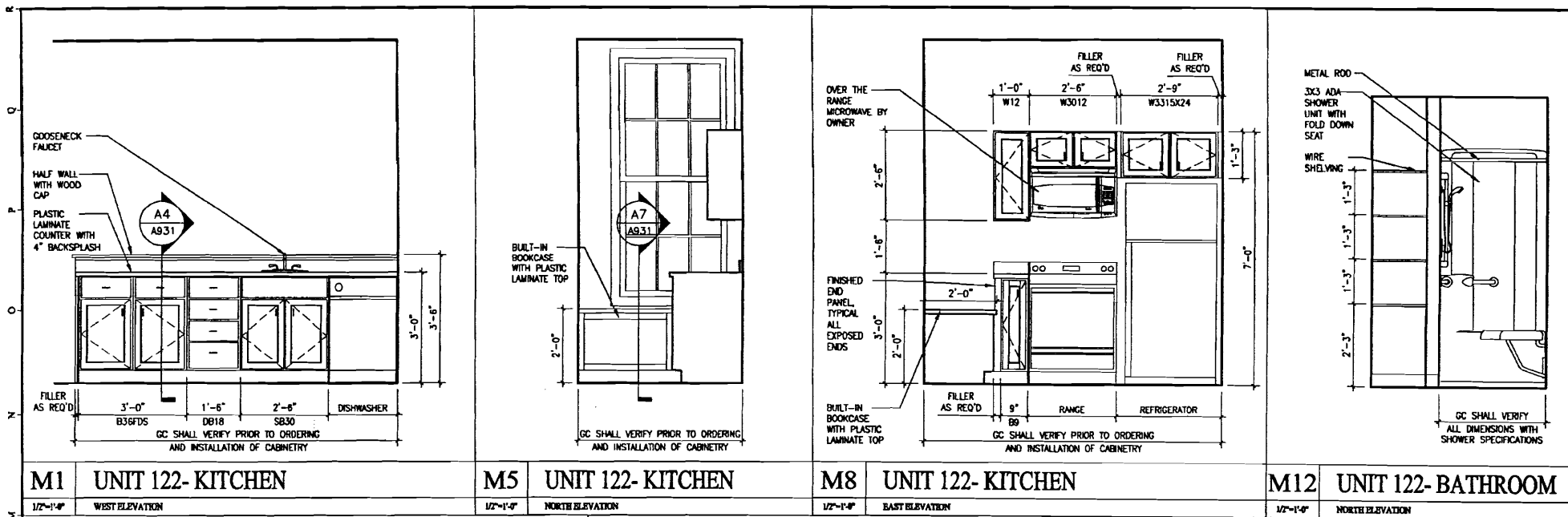
**G11 METAL HANDRAIL DETAIL**  
3/4"=1'-0"



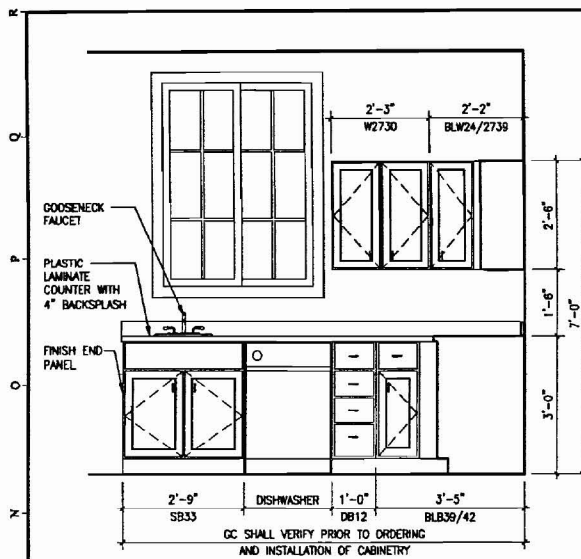
**A11 TREAD/RISER & HANDRAIL DETAIL**  
1-1/2"=1'-0"

1 2 3 4 5 6 7 8 9 10 11 12



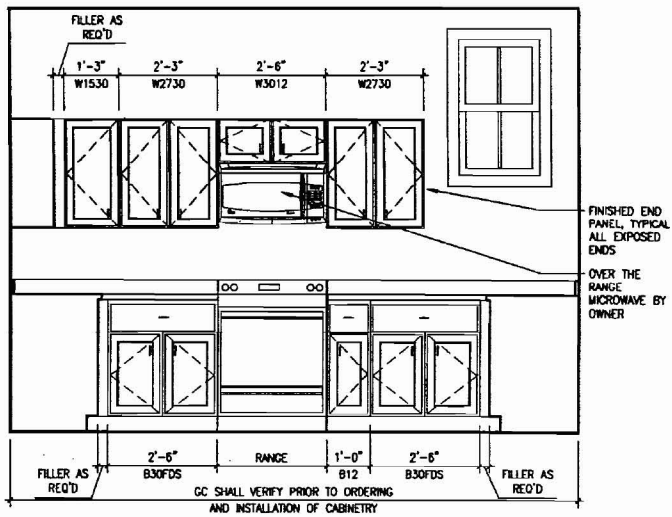


**A14 AI**  
1/2"-1/4" NORTH



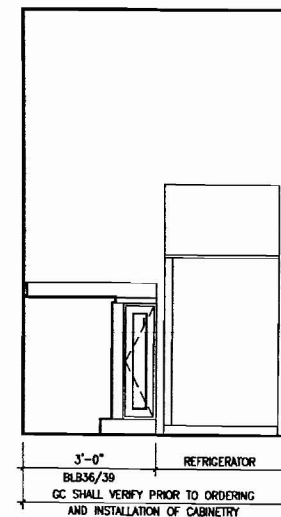
**M1 UNIT 125- KITCHEN**

1/2"=1'-0" SOUTH ELEVATION



**M5 UNIT 125- KITCHEN**

1/2"=1'-0" WEST ELEVATION



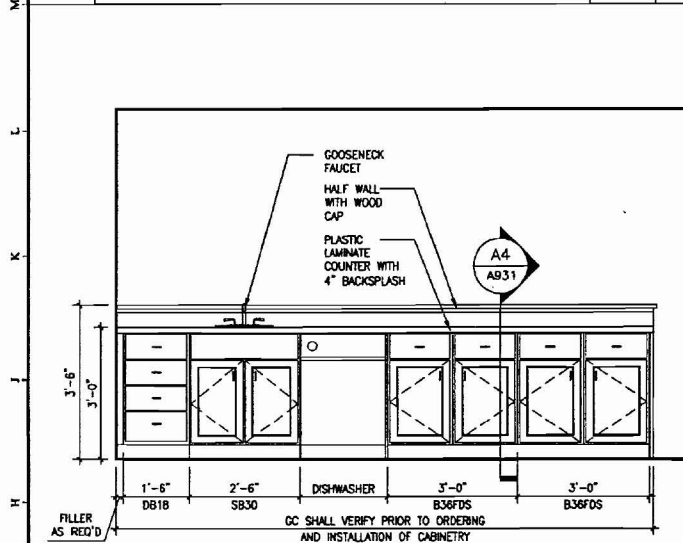
**M10 UNIT 125- KITCHEN**

1/2"=1'-0" NORTH ELEVATION



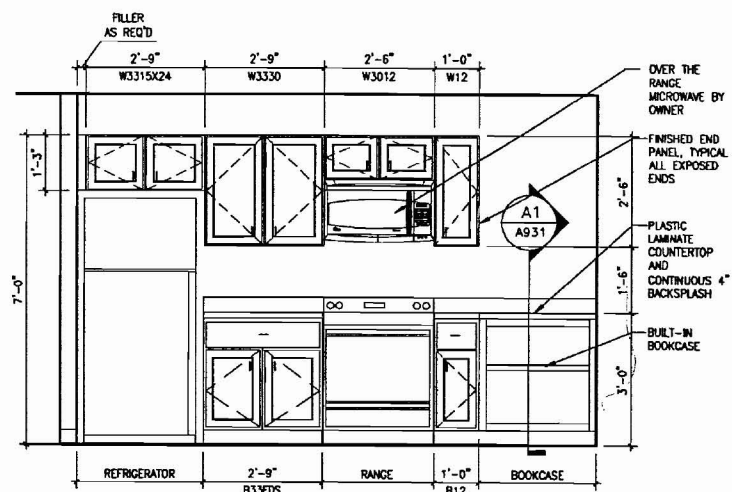
**M13 UNIT 125- B**

1/2"=1'-0" WEST ELEVATION



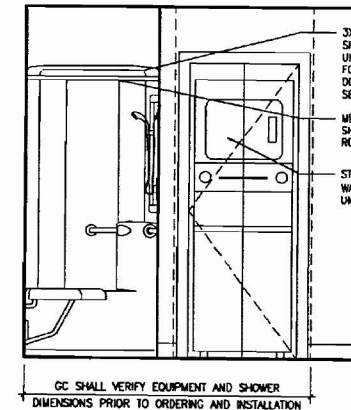
**G1 UNIT 247- KITCHEN**

1/2"=1'-0" EAST ELEVATION



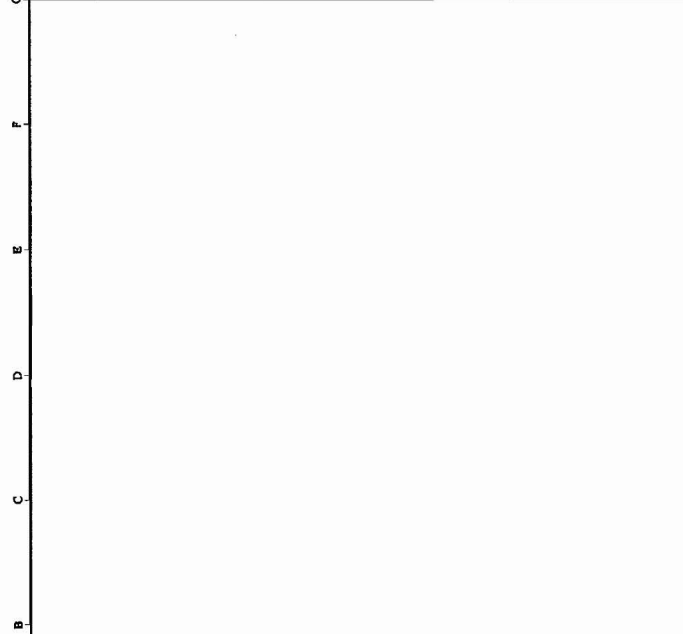
**G6 UNIT 247- KITCHEN**

1/2"=1'-0" WEST ELEVATION



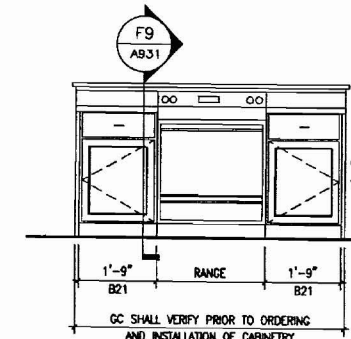
**G12 UNIT 247- BATHROOM**

1/2"=1'-0" EAST ELEVATION



**A6 UNIT 248- KITCHEN**

1/2"=1'-0" NORTH ELEVATION



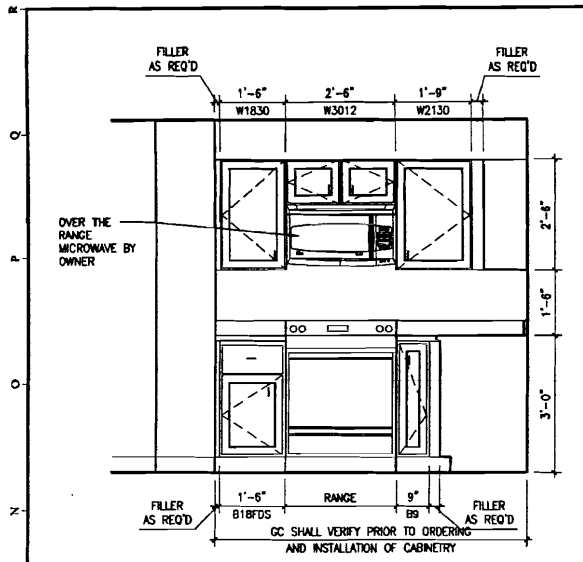
**A12 UNIT 248- KITCHEN**

1/2"=1'-0" SOUTH ELEVATION

**A1 NOT USED**

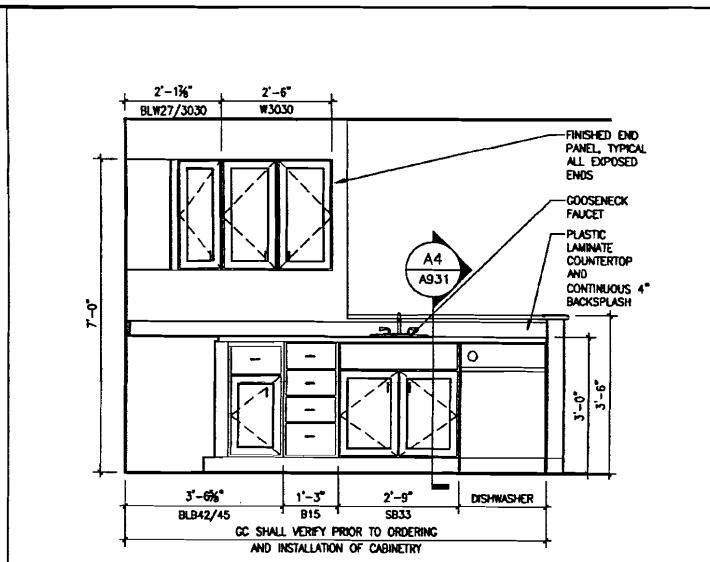
1/2"=1'-0" EAST ELEVATION





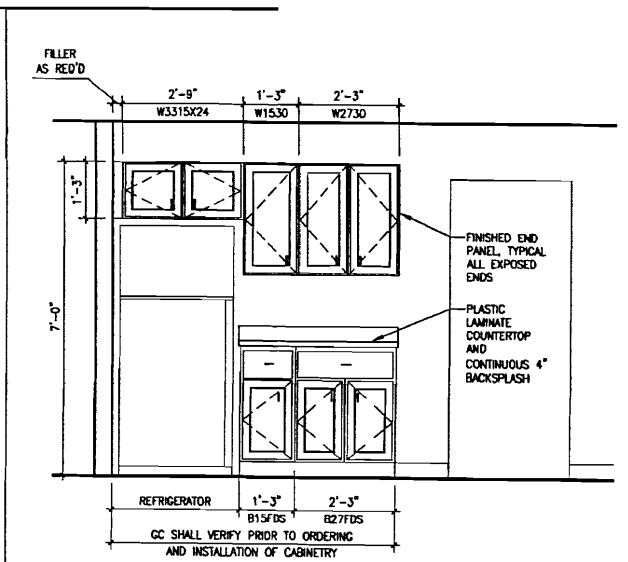
**M1** UNIT 249- KITCHEN

1/2"-1/4" SOUTH ELEVATION



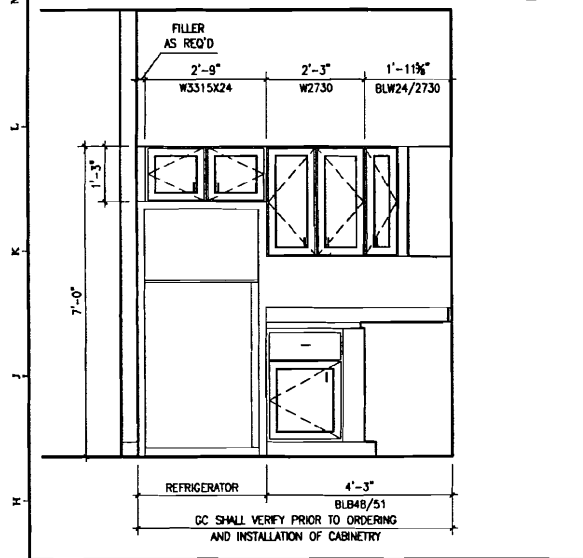
**M5** UNIT 249- KITCHEN

1/2"-1/4" WEST ELEVATION



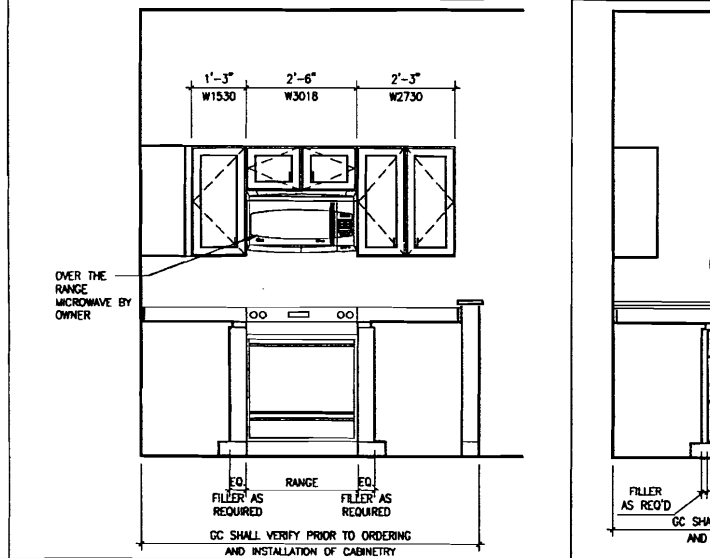
**M10** UNIT 249- KITCHEN

1/2"-1/4" EAST ELEVATION



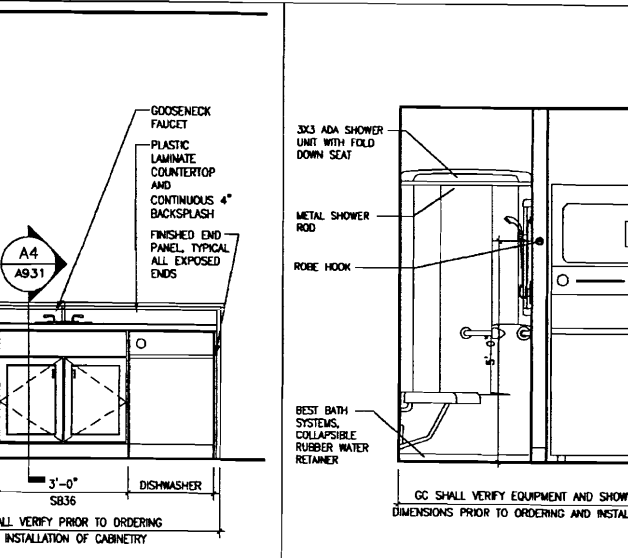
**G1** UNIT 250- KITCHEN

1/2"-1/4" EAST ELEVATION



**G5** UNIT 250- KITCHEN

1/2"-1/4" SOUTH ELEVATION

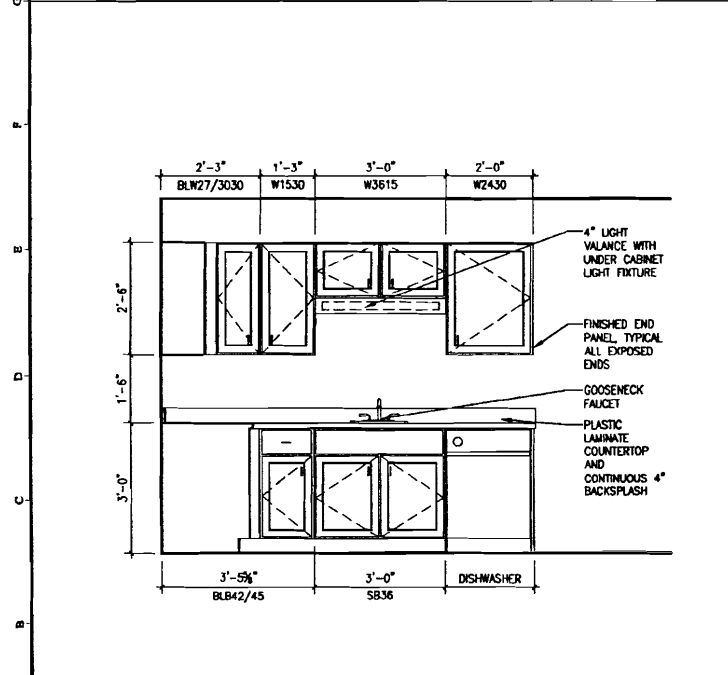
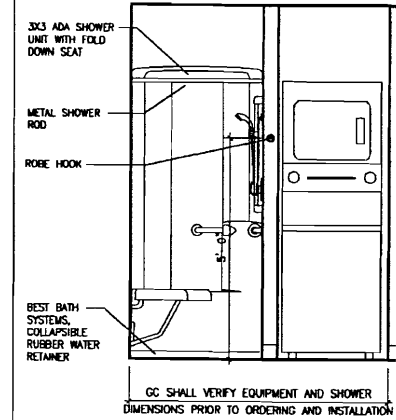


**G9** UNIT 250- KITCHEN

1/2"-1/4" WEST ELEVATION

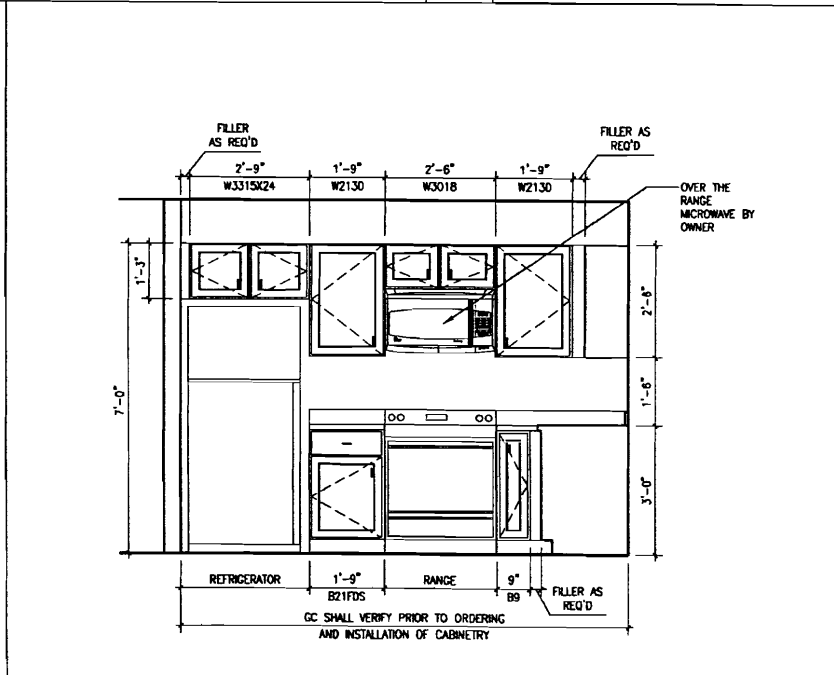
**G12** UNIT 250- BATHROOM

1/2"-1/4" WEST ELEVATION



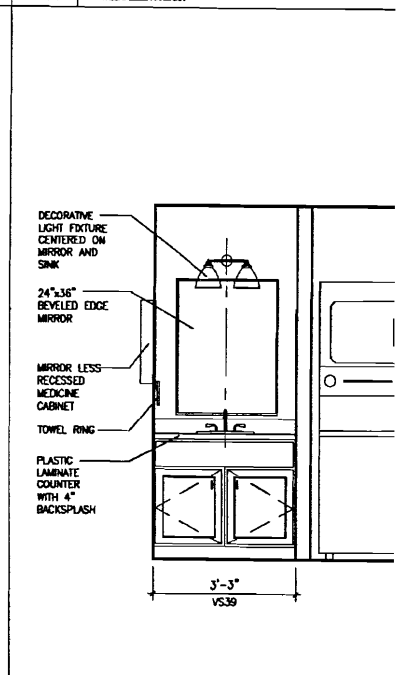
**A1** UNIT 251- KITCHEN

1/2"-1/4" EAST ELEVATION



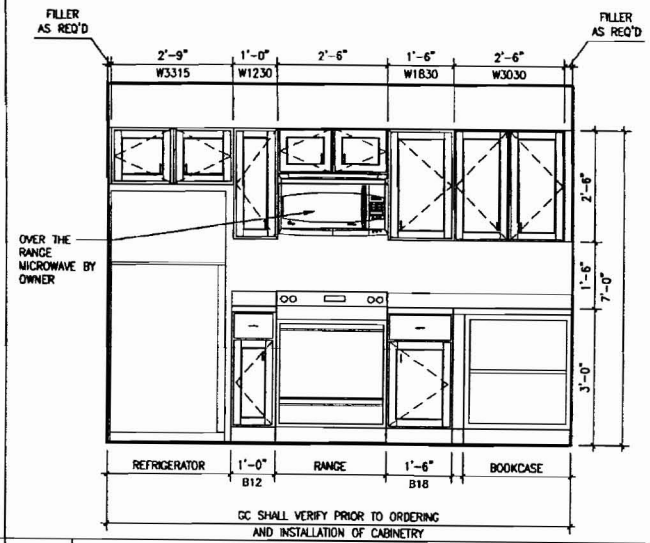
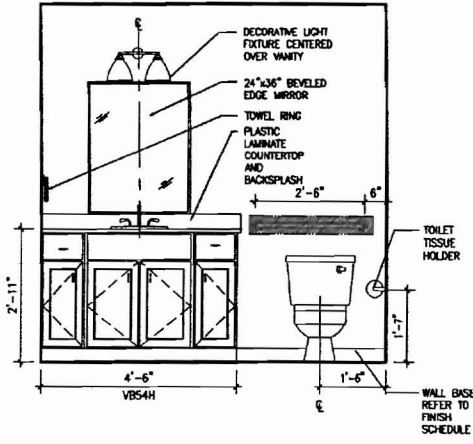
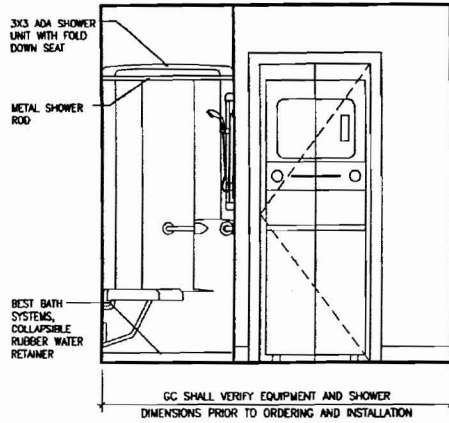
**A6** UNIT 251- KITCHEN

1/2"-1/4" NORTH ELEVATION



**A12** UNIT 251- BATHROOM

1/2"-1/4" WEST ELEVATION



**M1 UNIT 348- BATHROOM**

1/2"-1'-0" EAST ELEVATION

**M5 UNIT 348- BATHROOM**

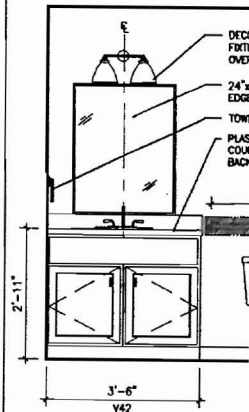
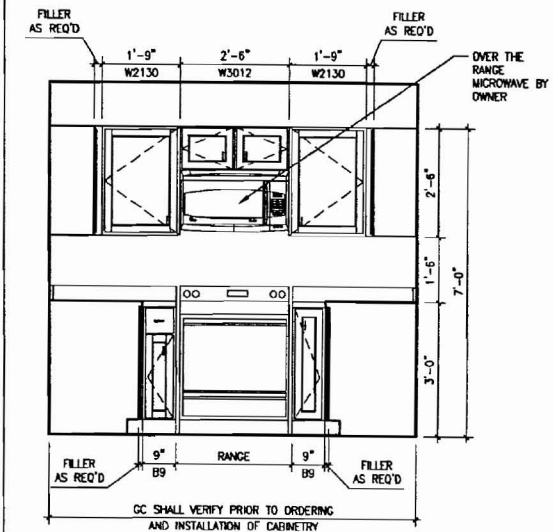
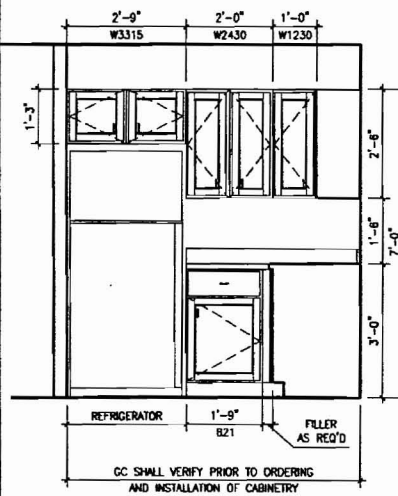
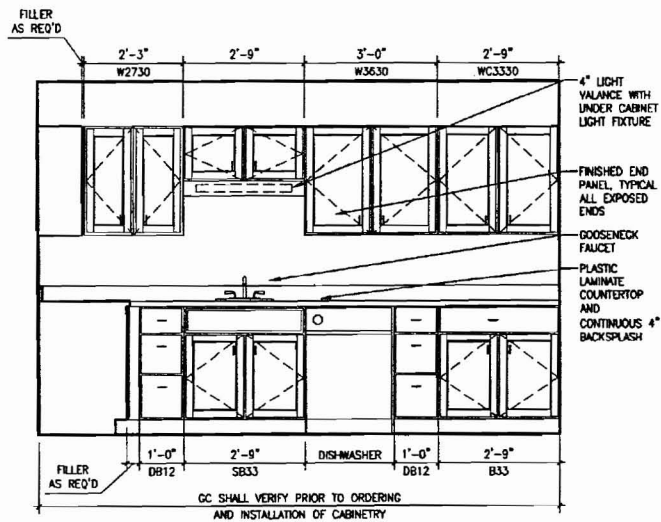
1/2"-1'-0" WEST ELEVATION

**M9 UNIT 348- KITCHEN**

1/2"-1'-0" WEST ELEVATION

**M14 U**

1/2"-1'-0" EAST



**G1 UNIT 347- KITCHEN**

1/2"-1'-0" EAST ELEVATION

**G6 UNIT 347- KITCHEN**

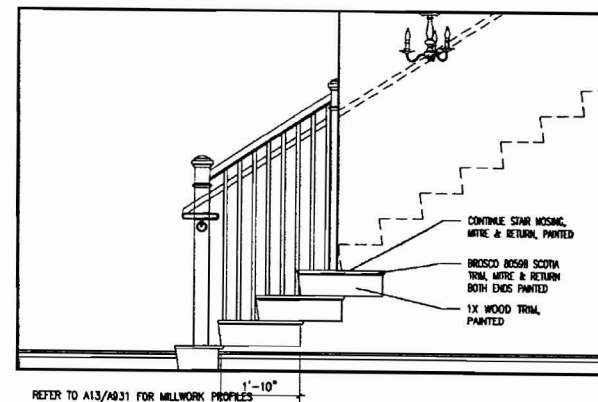
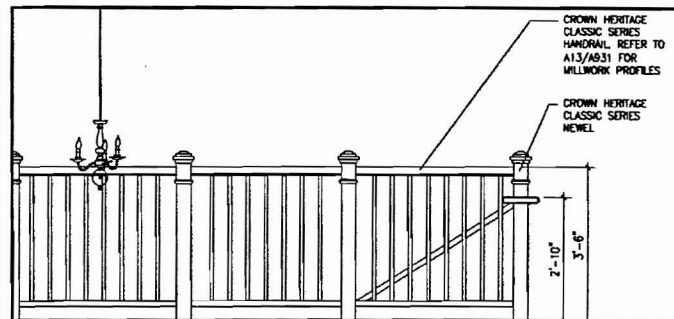
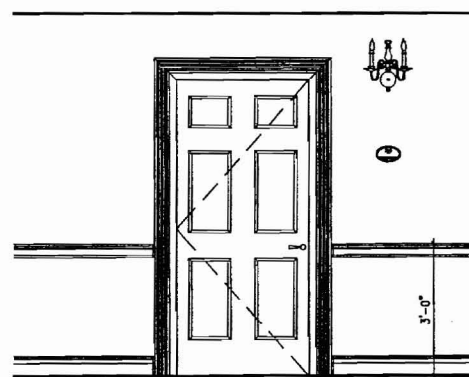
1/2"-1'-0" WEST ELEVATION

**G9 UNIT 347- KITCHEN**

1/2"-1'-0" NORTH ELEVATION

**G13 UNIT 347- BA**

1/2"-1'-0" WEST ELEVATION



**A1 TYPICAL UNIT ENTRY**

1/2"-1'-0"

**A5 CORR 350**

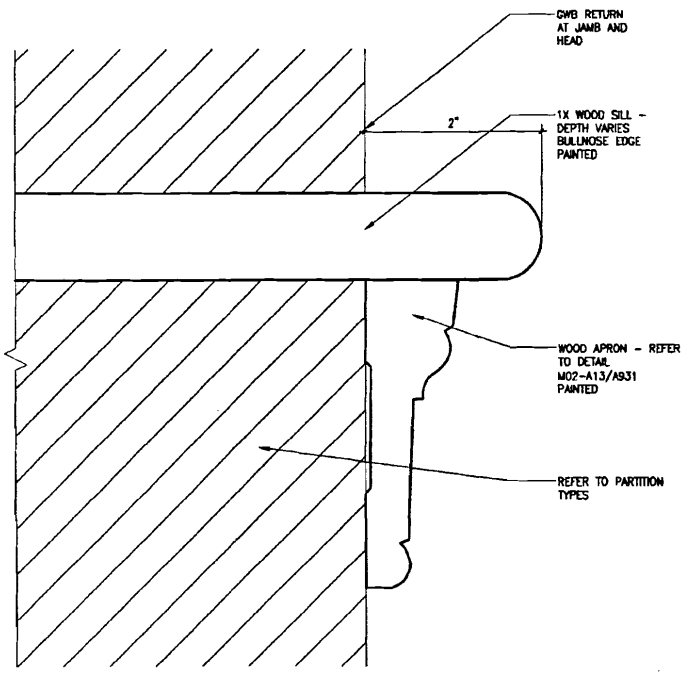
1/2"-1'-0" WEST ELEVATION

**A10 CORR 254**

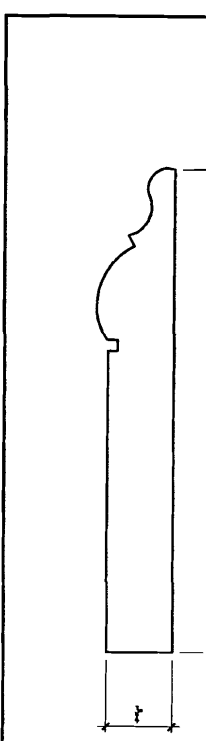
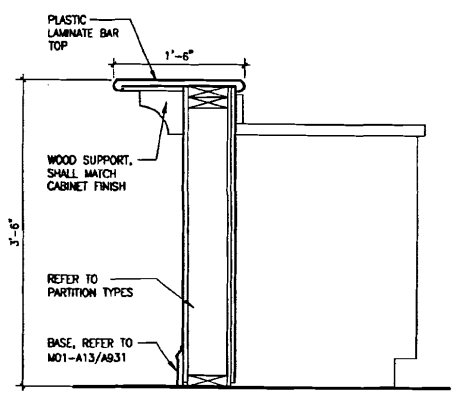
1/2"-1'-0" WEST ELEVATION

**O13 TRANSITION**

NTS



L9 NOT USED



**F1 WINDOW SILL DETAIL**

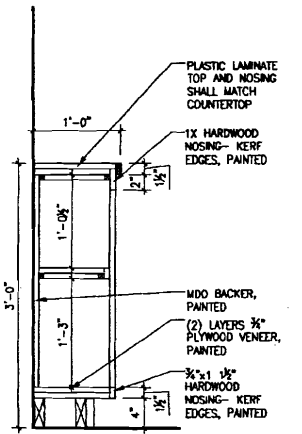
1'-0" x 1'-0"

**F9 HALFWALL-BAR DETAIL**

1'-0" x 1'-0"

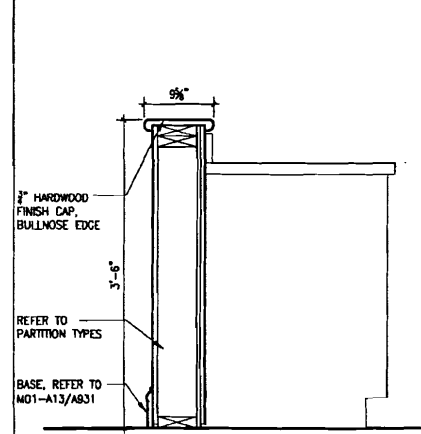
**M01 WALL BASE**

3/4" x 5 1/2"



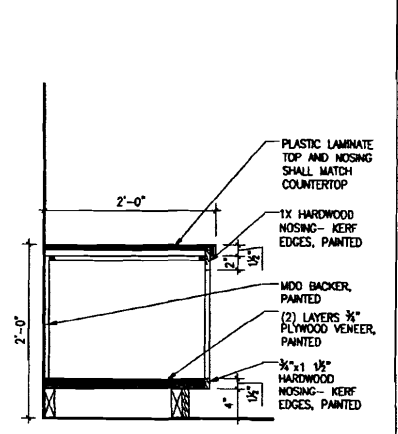
**A1 BOOKCASE**

1'-0" x 1'-0"



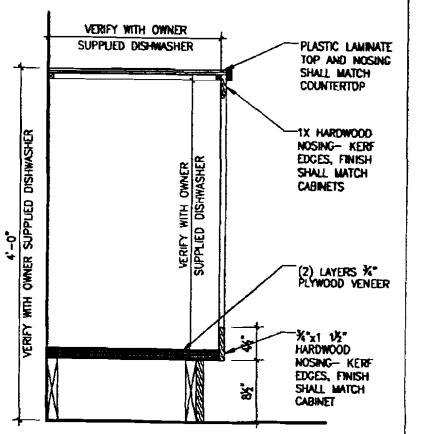
**A4 HALFWALL DETAIL**

1'-0" x 1'-0"



**A7 BOOKCASE**

1'-0" x 1'-0"



**A10 DISHWASHER DETAIL**

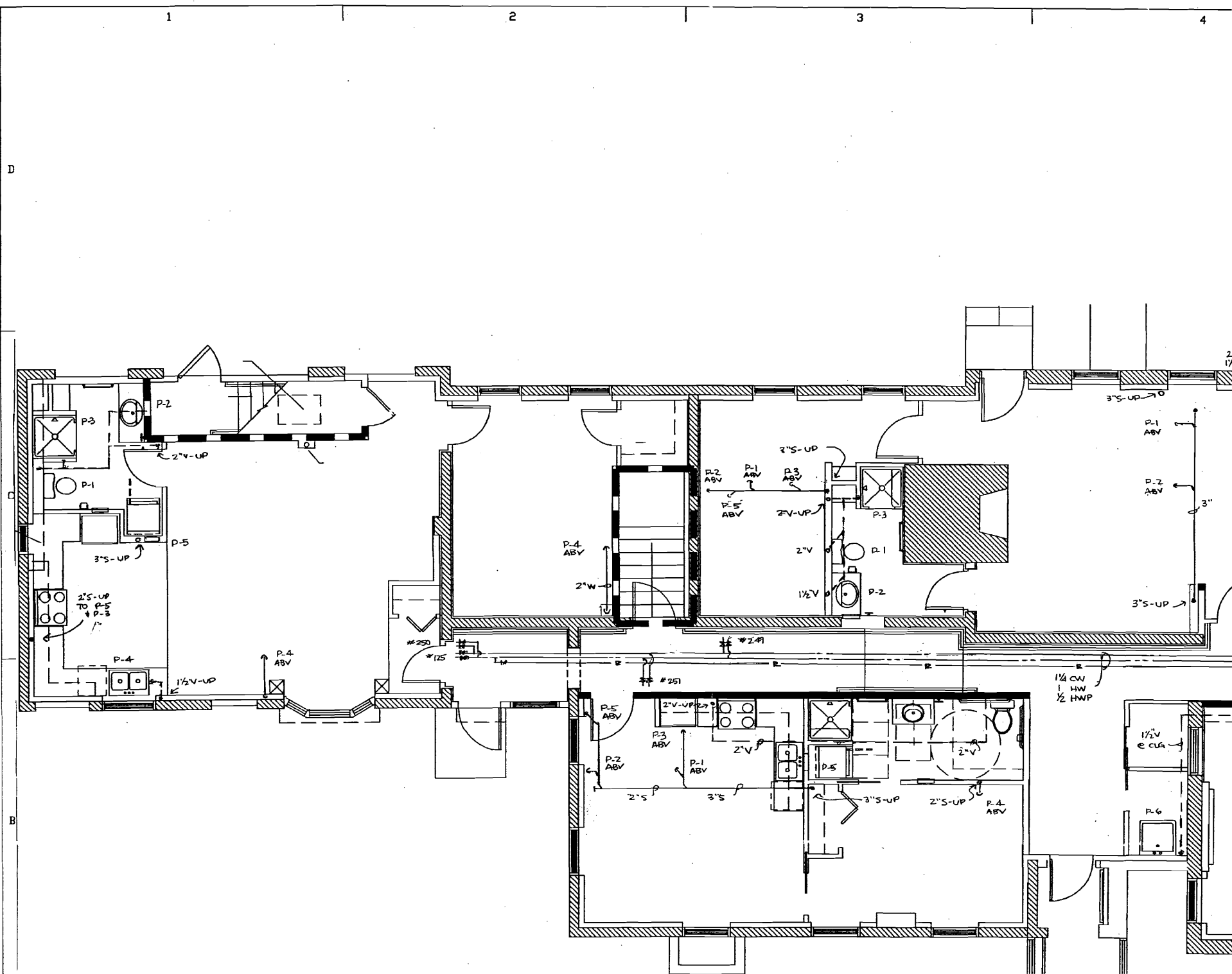
1'-0" x 1'-0"

**HW1 HANDRAIL SUPPORT BRACKET**

**A13 MILLWORK I**

1'-0" x 1'-0"



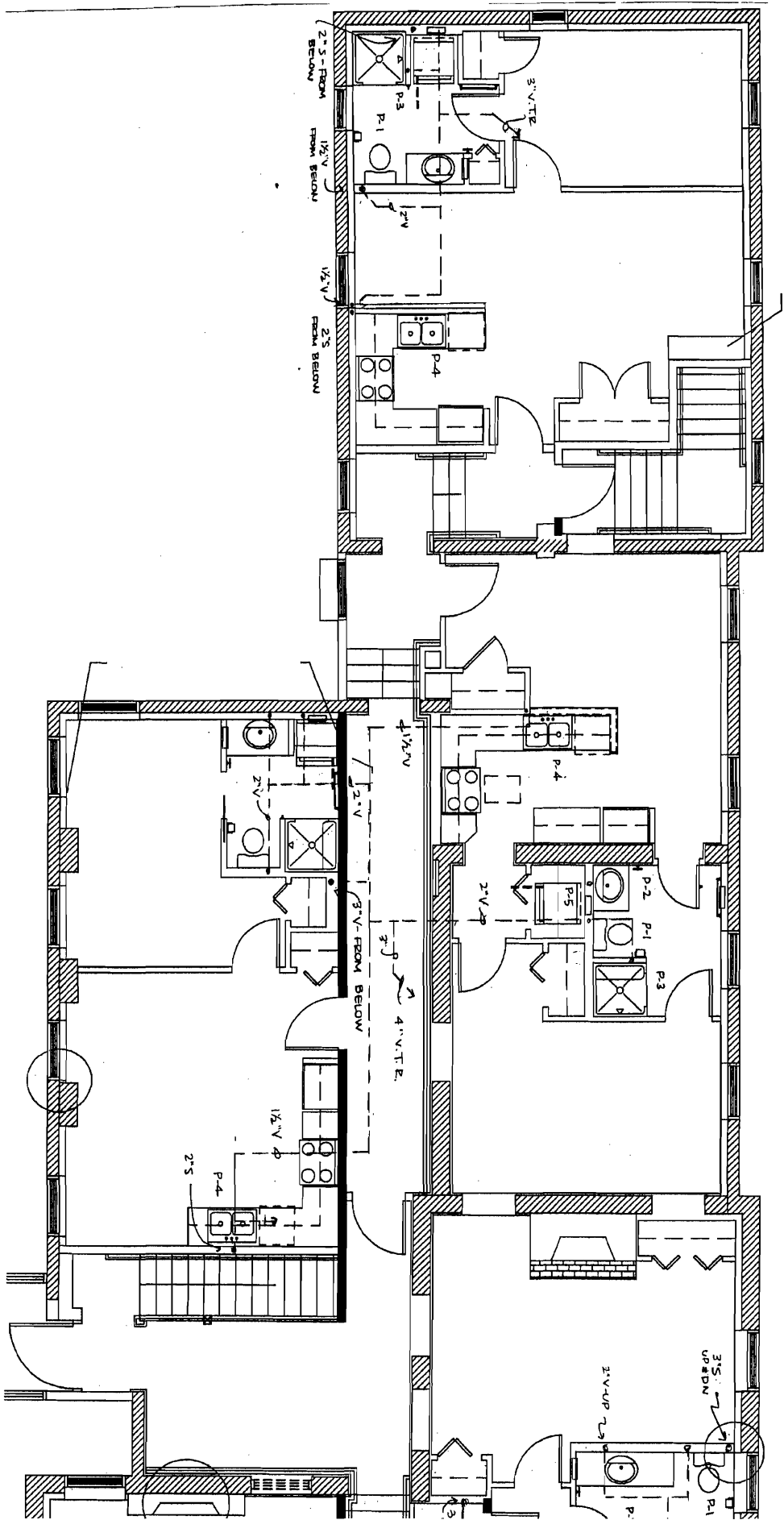


#### MISCELLANEOUS PLUMBING SYSTEM NOTES

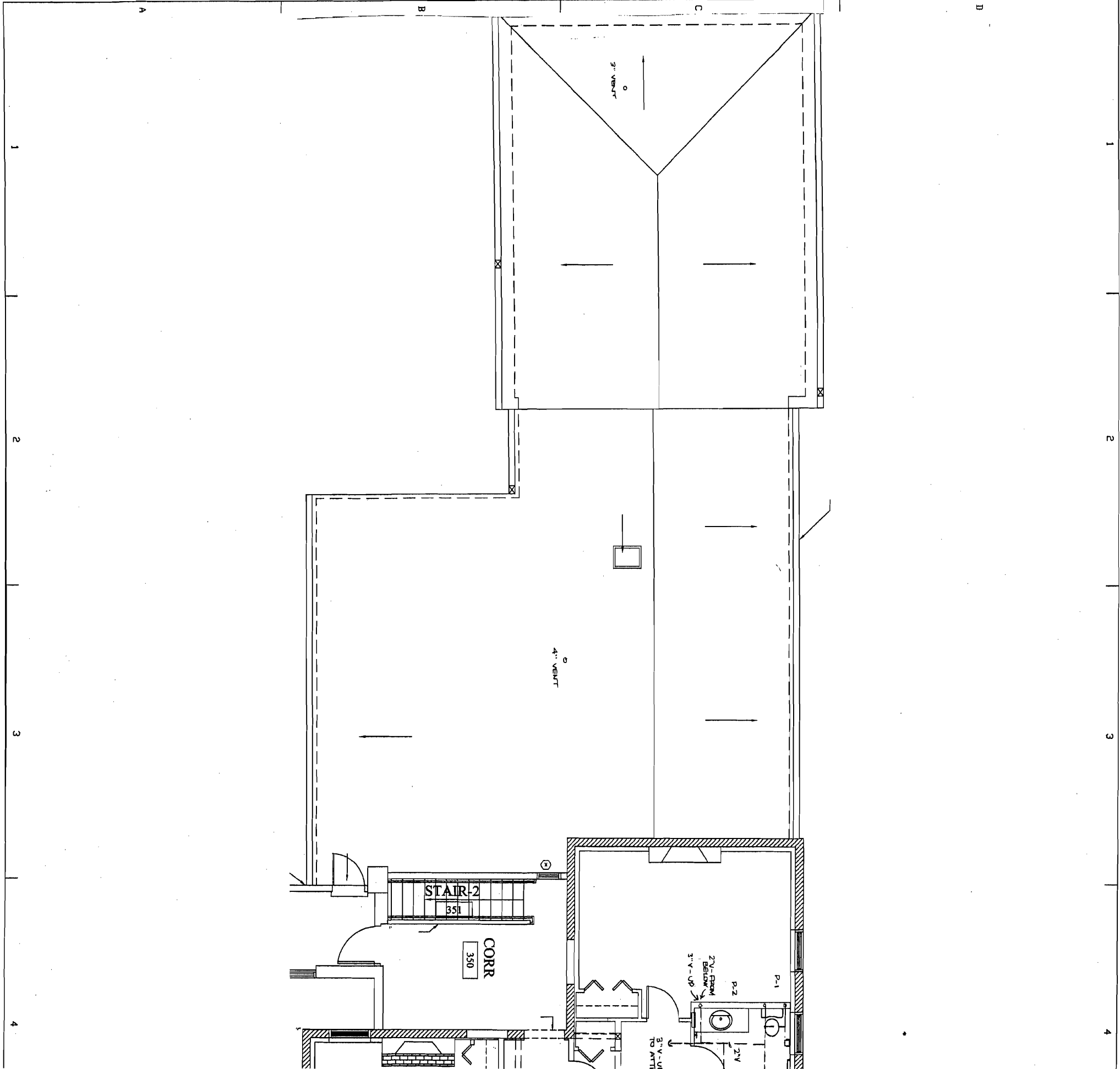
1. All plumbing will be installed in accordance with state and local codes.
2. Waste and vent piping to be PVC.
3. Cold and hot water piping to be type L copper or Aquapex tubing.
4. All piping to be run concealed in finished spaces. Drainage piping to be run with pitch of 1/8" per foot minimum. Water piping to run level or plumb. All piping shall be run with adequate hangers to prevent any undue movement of piping.
5. Refer to structural, heating, sprinkler, etc. plans associated with this project prior to installation of piping to determine exact location of main runs.
6. Refer to architectural plans for mounting details on fixtures and countertop heights.
7. All piping is shown diagrammatically. Actual location of piping is to be determined in the field and is to be coordinated with other trades as necessary.
8. It is not the intention of these drawings to show every fitting, hanger, valve, device, etc. All such items shall be installed as necessary to provide a complete operational plumbing system in accordance with normal trade practice.

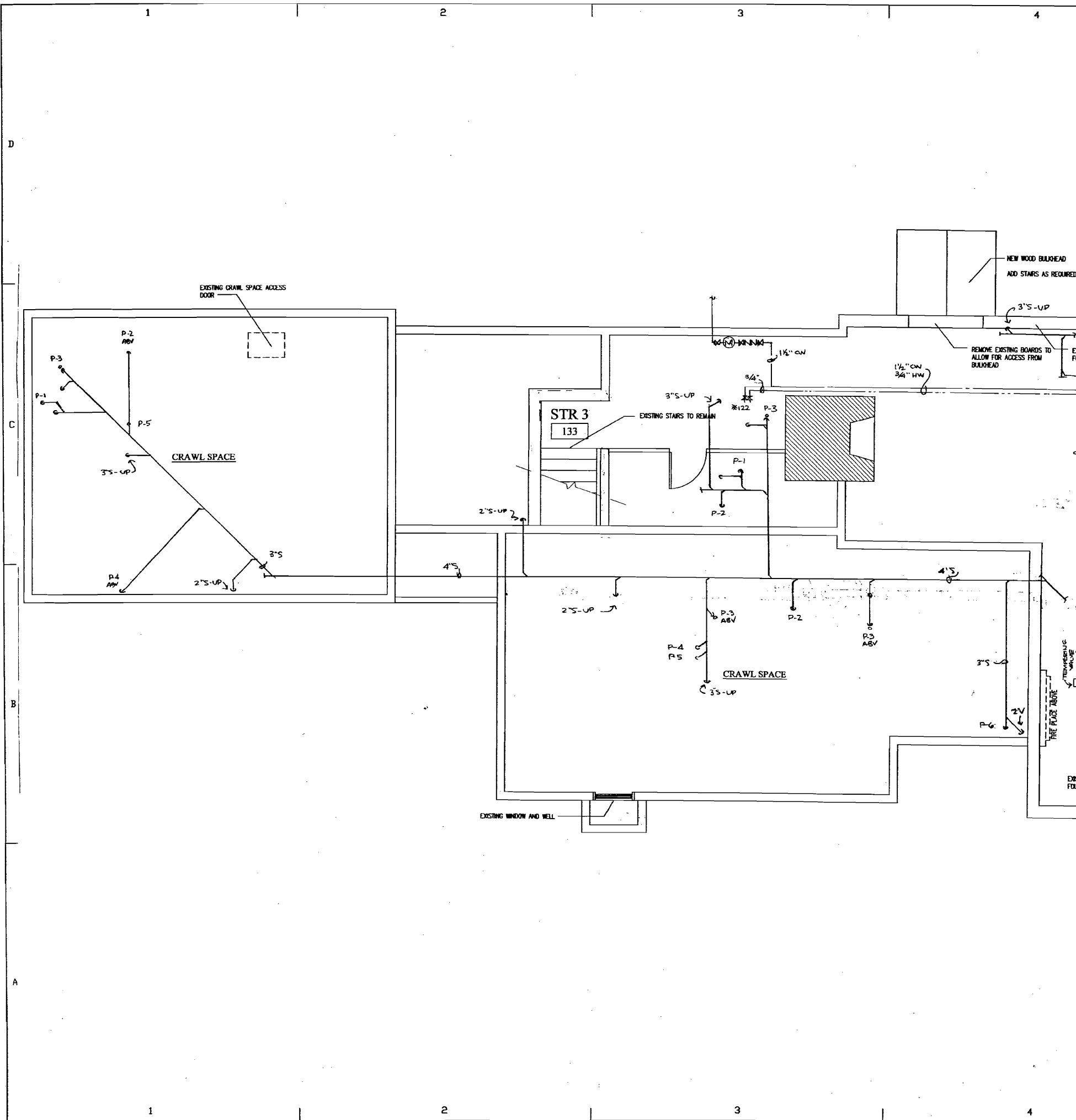
A B C D

1 2 3 4

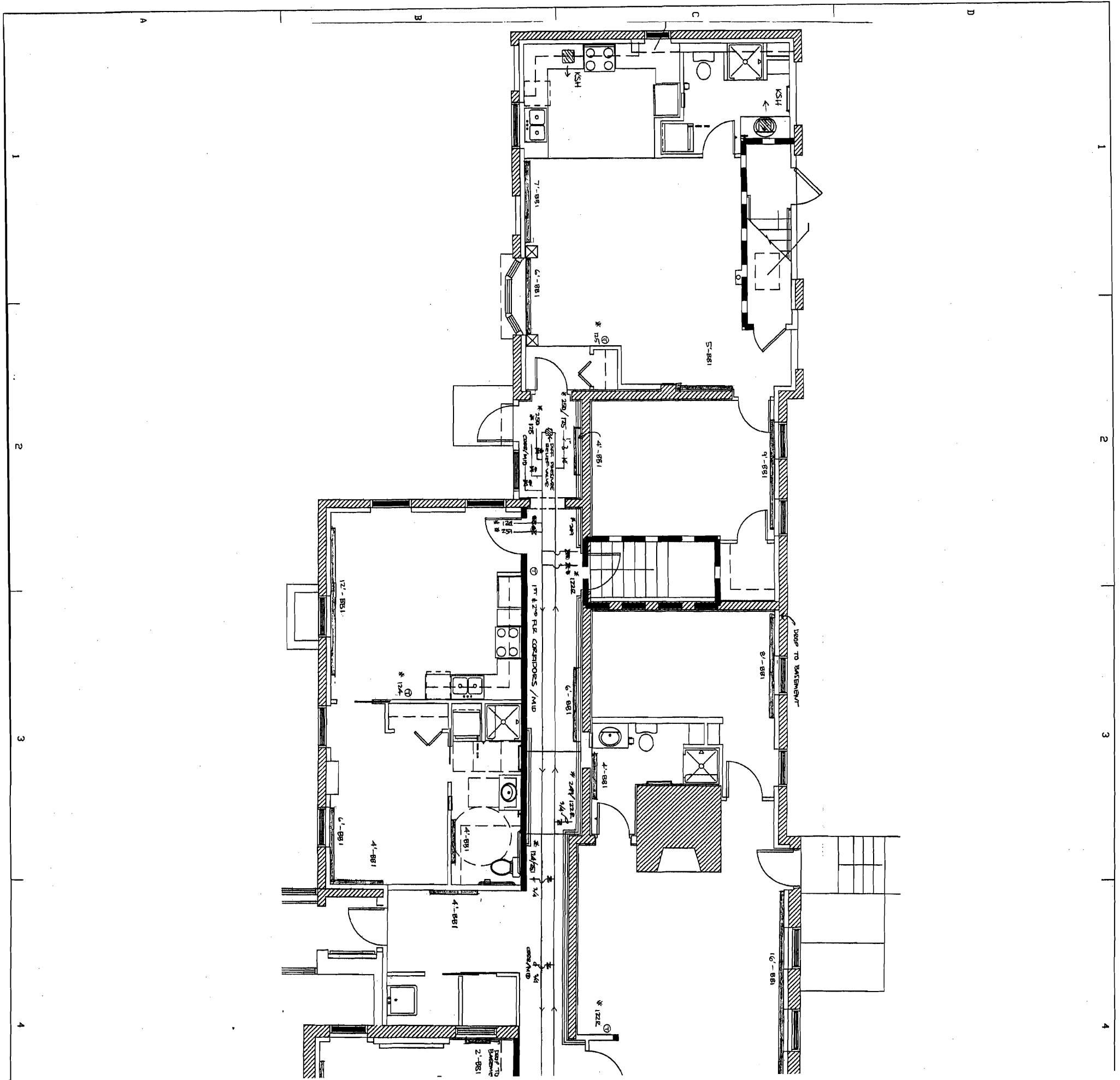


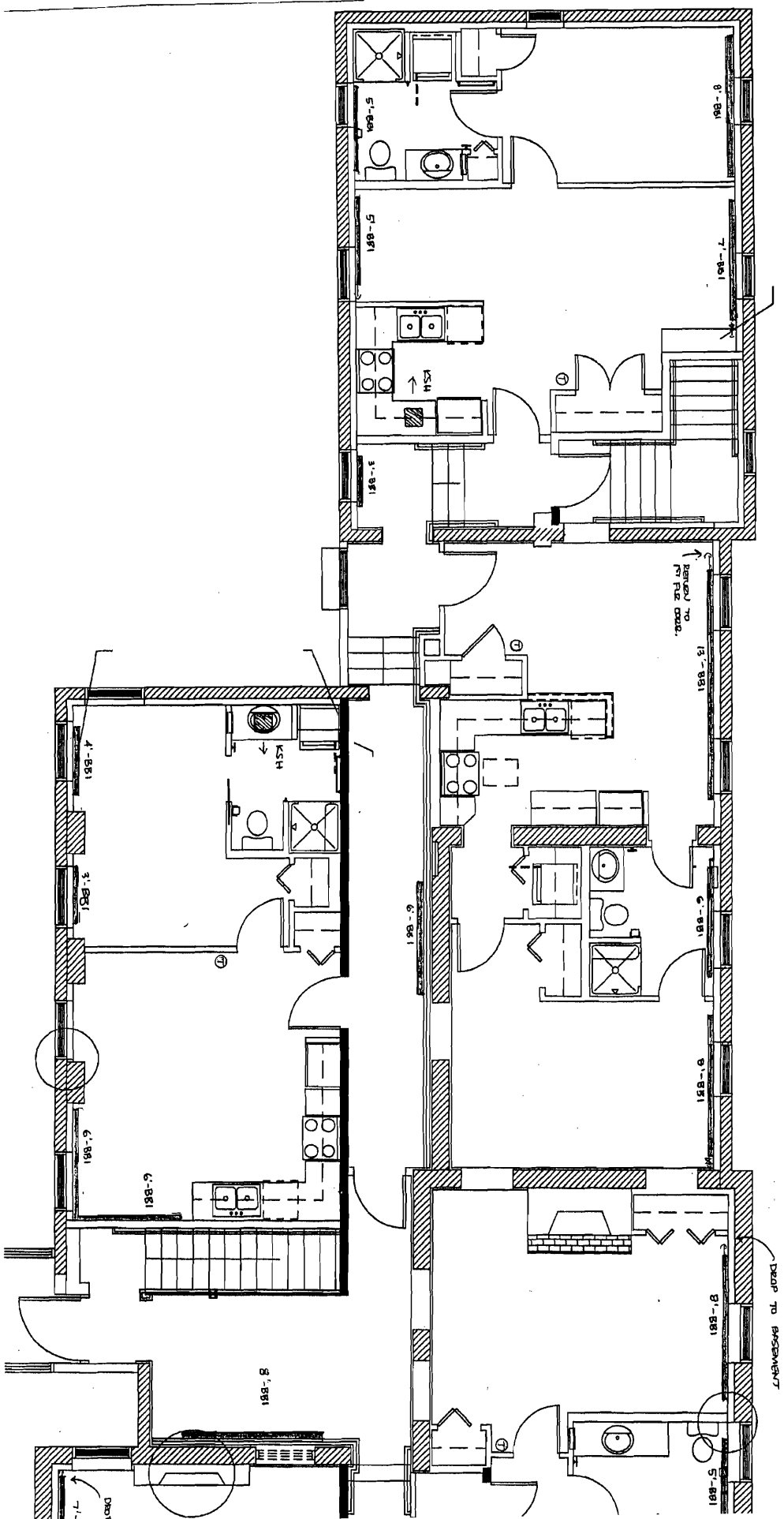
1 2 3 4

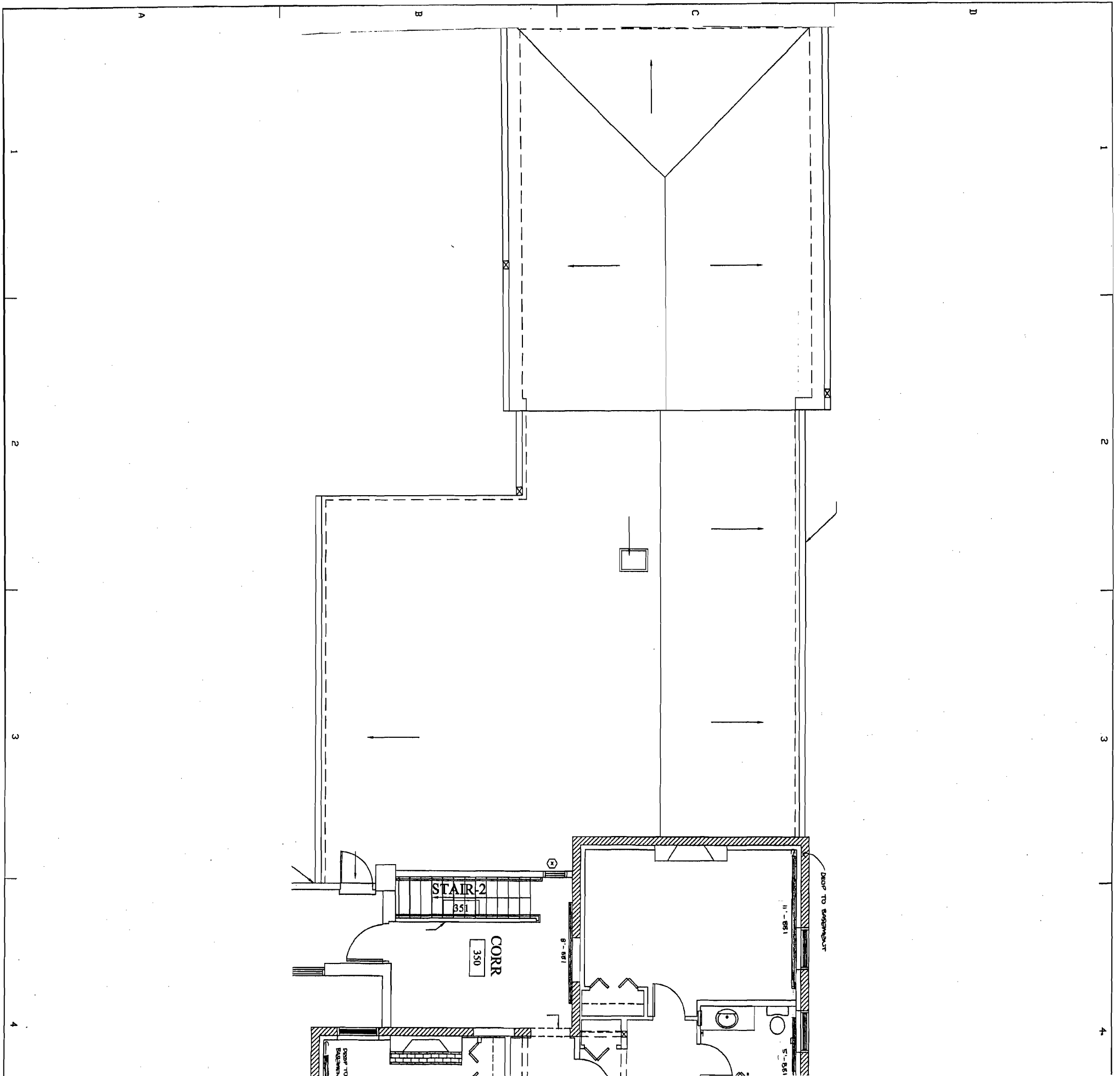












1

2

3

4

D

EXISTING CRAWL SPACE ACCESS  
DOOR

CRAWL SPACE

STR 3  
133

CRAWL SPACE

EXISTING WINDOW AND WELL

NEW WOOD BLINDS

#248  
#247

5/8" HEAVY TWINING

#123

#248

#247

A

1

2

3

4

**GENERAL SPECIFICATIONS**

**GENERAL**

**15101 CODES AND PERMITS**

1. THE FOLLOWING CODES WILL BE COMPLIED WITH WHEN DESIGNING AND INSTALLING COMPONENTS AND SYSTEMS UNDER DIVISION 15 - MECHANICAL: OSHA, BOCA, IMC ASHRAE, SMACNA, NFPA, STATE AND LOCAL PLUMBING CODES.
2. STATE AND LOCAL MECHANICAL PERMITS WILL BE THE RESPONSIBILITY OF CONTRACTOR

**D 15102 DESIGN CONDITIONS**

1. CLIMATIC DESIGN CONDITIONS WILL BE BASED ON PORTLAND, MAINE AND THE SURROUNDING AND ARE AS FOLLOWS:  
WINTER: -10° F  
SUMMER: 87° F DB AND 71° F WB

INTERIOR CONDITIONS OF OFFICES AND COMMON AREAS:  
70 DEG F +/-2

**15110 BASIC MECHANICAL REQUIREMENTS**

1. ALL MOTORS FURNISHED SHALL MEET NEMA REQUIREMENTS AND SHALL HAVE AN OPERATING TEMPERATURE OF NOT TO EXCEED 40° C ABOVE AMBIENT TEMPERATURE AND BE SO MARKED. EXCEPT AS NOTED ALL MOTORS SHALL BE OF THE OPEN DRIP-PROOF TYPE. MOTORS MAY BE FURNISHED OF THE FULLY ENCLOSED TYPE IF IT IS THE STANDARD EQUIPMENT.
2. NAMEPLATES BEARING MANUFACTURER'S NAME OR IDENTIFIABLE TRADEMARK SHALL BE SECURELY AFFIXED IN A CONSPICUOUS PLACE ON EQUIPMENT, OR OTHERWISE PERMANENTLY MARKED.
3. FLEXIBLE METAL CONDUIT SHALL BE USED FOR ALL CONNECTIONS TO MOTORS AND VIBRATING EQUIPMENT.
4. CIRCULATION PUMPS TO BE SIZED WITH A MINIMUM OF A 10% SAFETY FACTOR IN FLOW RATES.
5. THESE DRAWINGS ARE DIAGRAMMATIC; IT IS THE INSTALLER'S RESPONSIBILITY TO VERIFY ALL CONDITIONS IN THE FIELD TO INSURE THE SYSTEMS CAN BE INSTALLED AS SHOWN, ANY CONFLICTS WITH STRUCTURE OR OTHER BUILDING SYSTEMS MUST BE RESOLVED PRIOR TO COMMENCING WORK

6. IT IS THE INTENT OF THESE DRAWINGS TO SHOW A COMPLETE HVAC SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEERING DEPT. ATTENTION.
7. EQUIPMENT MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEERING DEPT. ATTENTION.

**SECTION 15302  
PIPING AND ACCESSORIES**

**A. PIPING MATERIAL AND INSTALLATION**

1. UNDERGROUND PIPING FROM BUILDING TO CHILLER SHALL BE HDPE PIPE
2. PIPING IN CRAWL SPACE AND MECHANICAL ROOM SHALL BE TYPE L COPPER
3. ALL DISTRIBUTION PIPING THROUGHOUT BUILDING SHALL BE SCHEDULE 40 PVC
4. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH:
  - A. ALL APPLICABLE CODES AND STANDARDS
  - B. MANUFACTURER'S RECOMMENDATIONS
  - C. CURRENT INDUSTRY STANDARDS

**B. HANGER AND SUPPORT INSTALLATION**

1. VERTICAL PIPING: MSS TYPE 8 OR TYP3 42, CLAMPS.
2. INDIVIDUAL, STRAIGHT, HORIZONTAL PIPING RUNS: ACCORDING TO THE FOLLOWINGS:
  - A. 100 FEET OR LESS: MSS TYPE 1, ADJUSTABLE, STEEL CLEVIS HANGERS.
  - B. LONGER THAN 100 FEET: MSS TYPE 43, ADJUSTABLE ROLLER HANGERS.
3. INDIVIDUAL, STRAIGHT, HORIZONTAL PIPING RUNS: ACCORDING TO THE FOLLOWING:
4. ROD DIAMETER MAY BE REDUCED 1 SIZE FOR DOUBLE-ROD HANGERS, WITH 3/8" MINIMUM RODS.
5. INSTALL HANGERS FOR COPPER PIPING WITH THE FOLLOWING MAXIMUM HORIZONTAL SPACING AND MINIMUM ROD DIAMETERS:
  - A. NPS 1-1/2 AND NPS 2: 60 INCHES WITH 3/8" ROD.
  - B. NPS 3: 60 INCHES WITH 1/2" ROD.
  - C. NPS 4 AND NPS 5: 60 INCHES WITH 5/8" ROD.
  - D. NPS 6: 60 INCHES WITH 3/4" ROD.
  - E. NPS 8 TO NPS 12: 60 INCHES WITH 7/8" ROD.
  - F. SPACING FOR 10 FOOT LENGTHS MAY BE INCREASED TO 10 FEET. SPACING FOR FITTINGS IS LIMITED TO 60 INCHES.

6. INSTALL SUPPORTS FOR VERTICAL COPPER PIPING EVERY 15 FEET.

7. SUPPORT PIPING AND TUBING NOT LISTED ABOVE ACCORDING TO MSS SP-69 AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

**C. PIPING SUPPORTS**

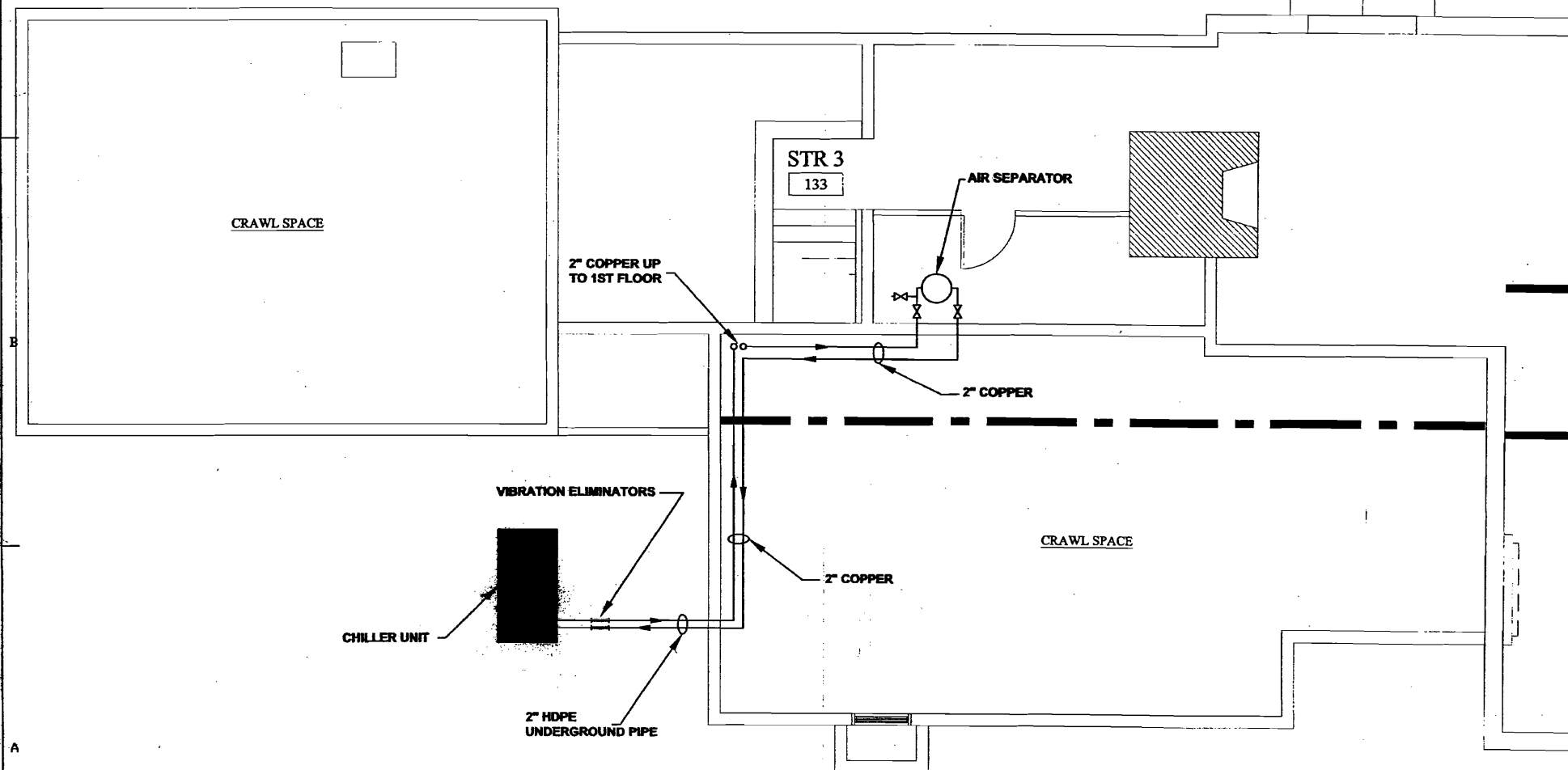
1. HORIZONTAL PIPING SHALL BE SUPPORTED BY FORGED STEEL ADJUSTABLE CLEVIS TYPE CARPENTER & 100 OR 100SH OR APPROVED EQUAL.

2. HANGER RODS AND MAXIMUM SPACING SHALL BE AS FOLLOWS:

PIPE SIZE	ROD DIAMETER	MAXIMUM SPACING
1 1/2" & BELOW	3/8"	6'-0"
1 1/2" & 2"	3/8"	8'-0"
2 1/2" & 3"	1/2"	8'-0"

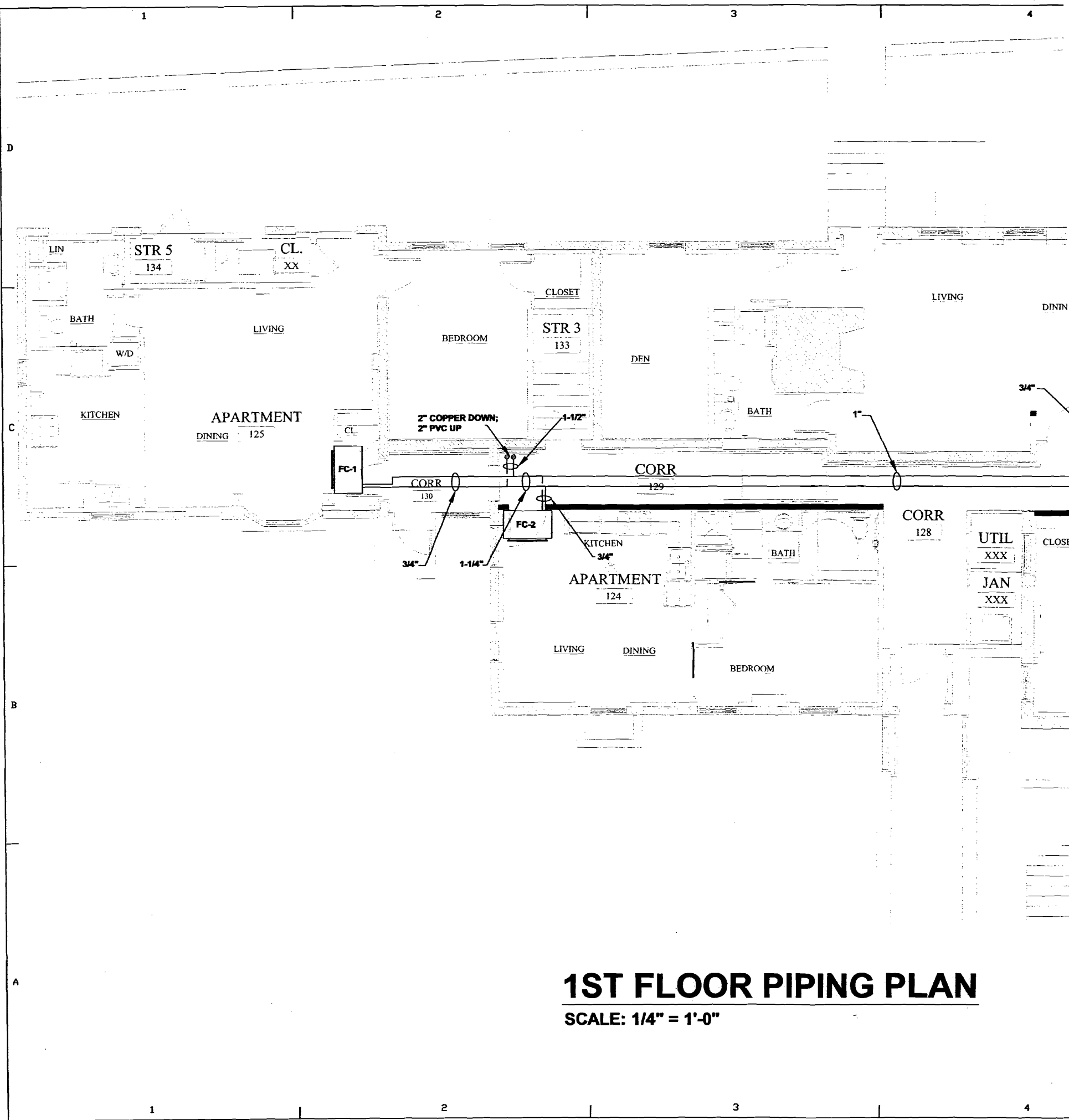
3. PROVIDE ADDITIONAL SUPPORTS AT CHANGE OF DIRECTION, RUNOUTS, AND CONCENTRATED LOADS DUE TO

4. VERTICAL PIPING SHALL BE SUPPORTED WITH BEARING PLATE ON STRUCTURAL SUPPORT. PROVIDE GUIDE SECOND FLOOR (SPACING NOT TO EXCEED 25 FT.). SUPPORT AT TOP SHALL BE PROVIDED WITH SPRING HANGER PROVISION FOR EXPANSION.



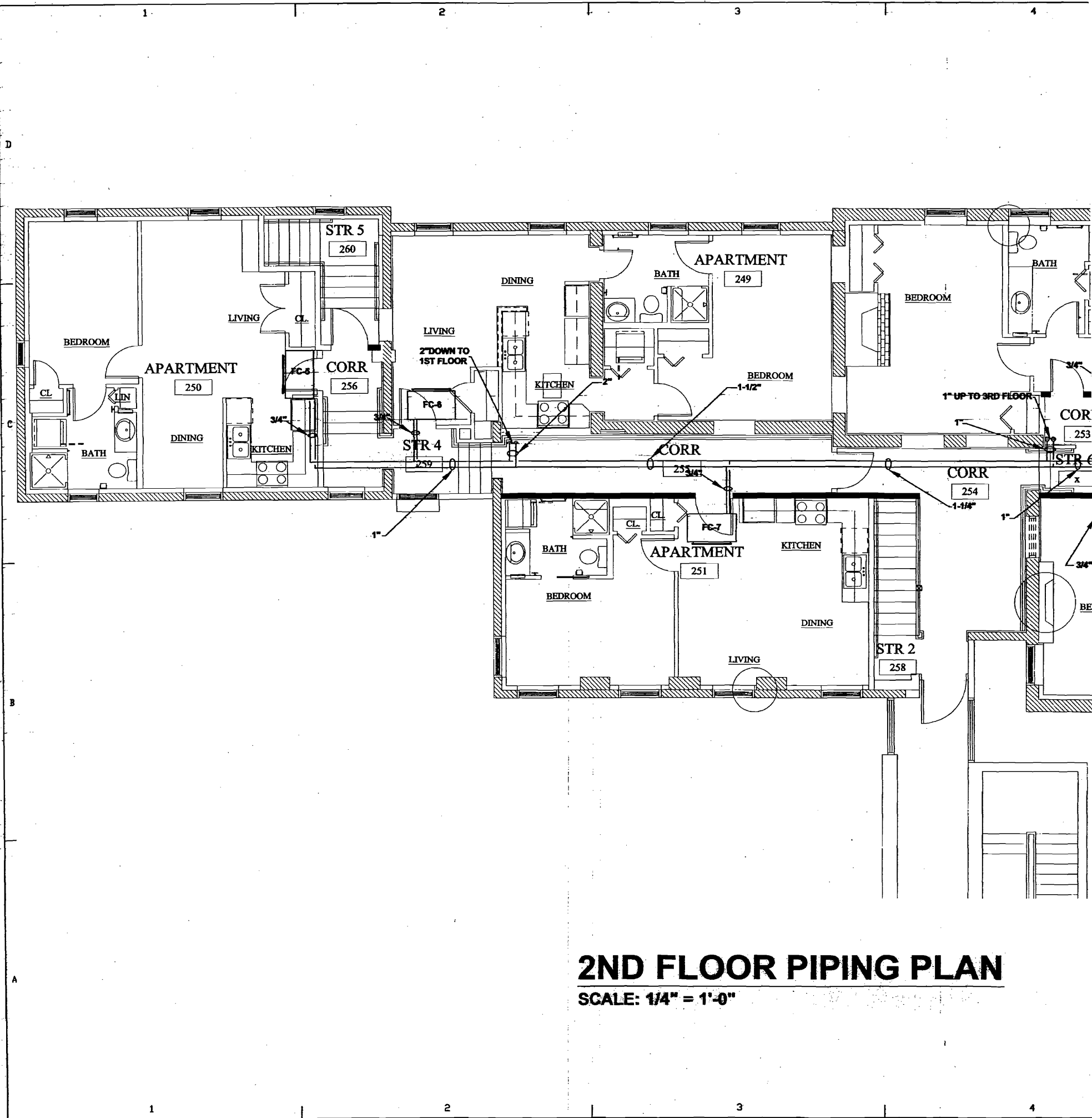
**BASEMENT PIPING PLAN**

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



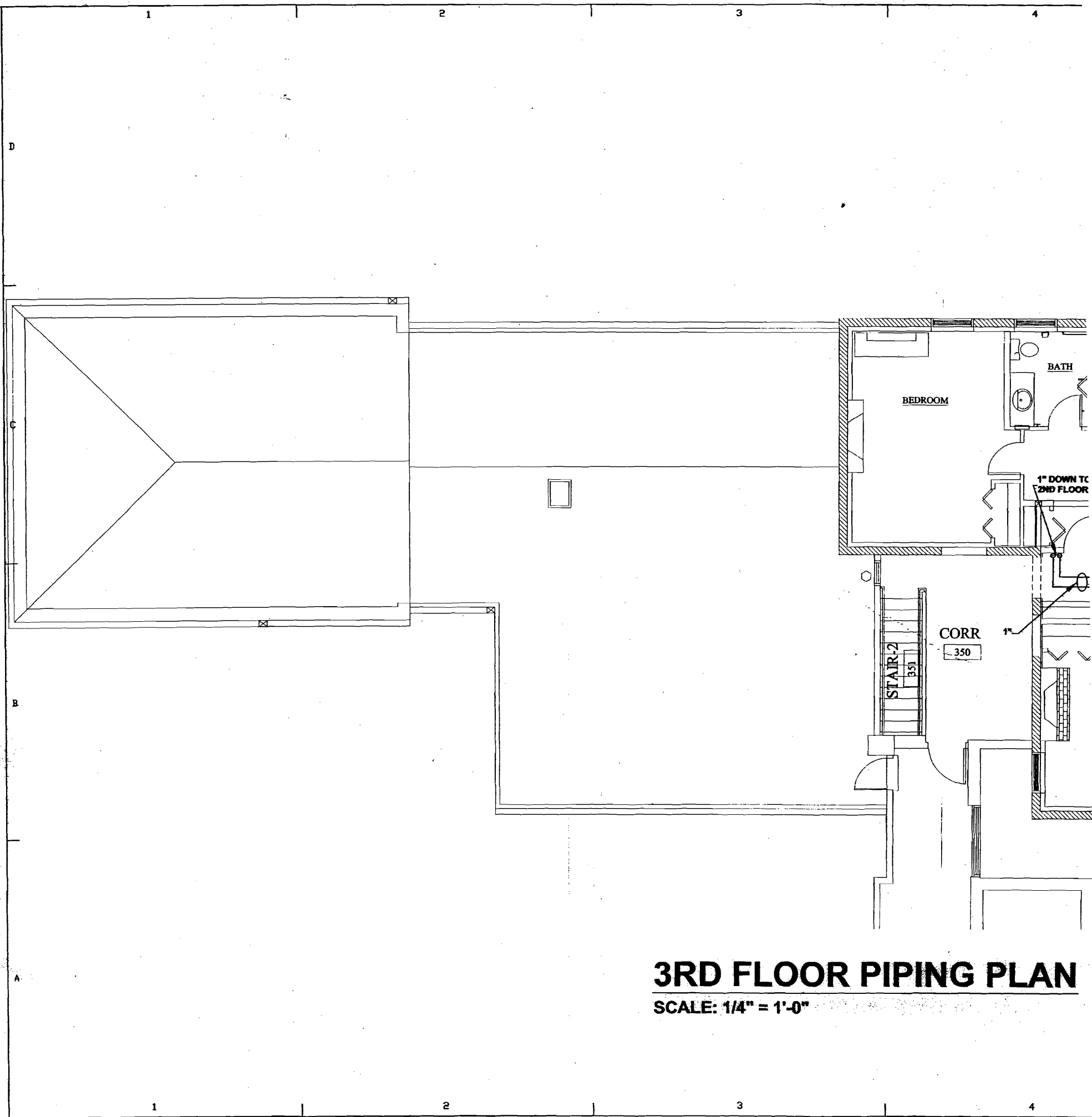
# 1ST FLOOR PIPING PLAN

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

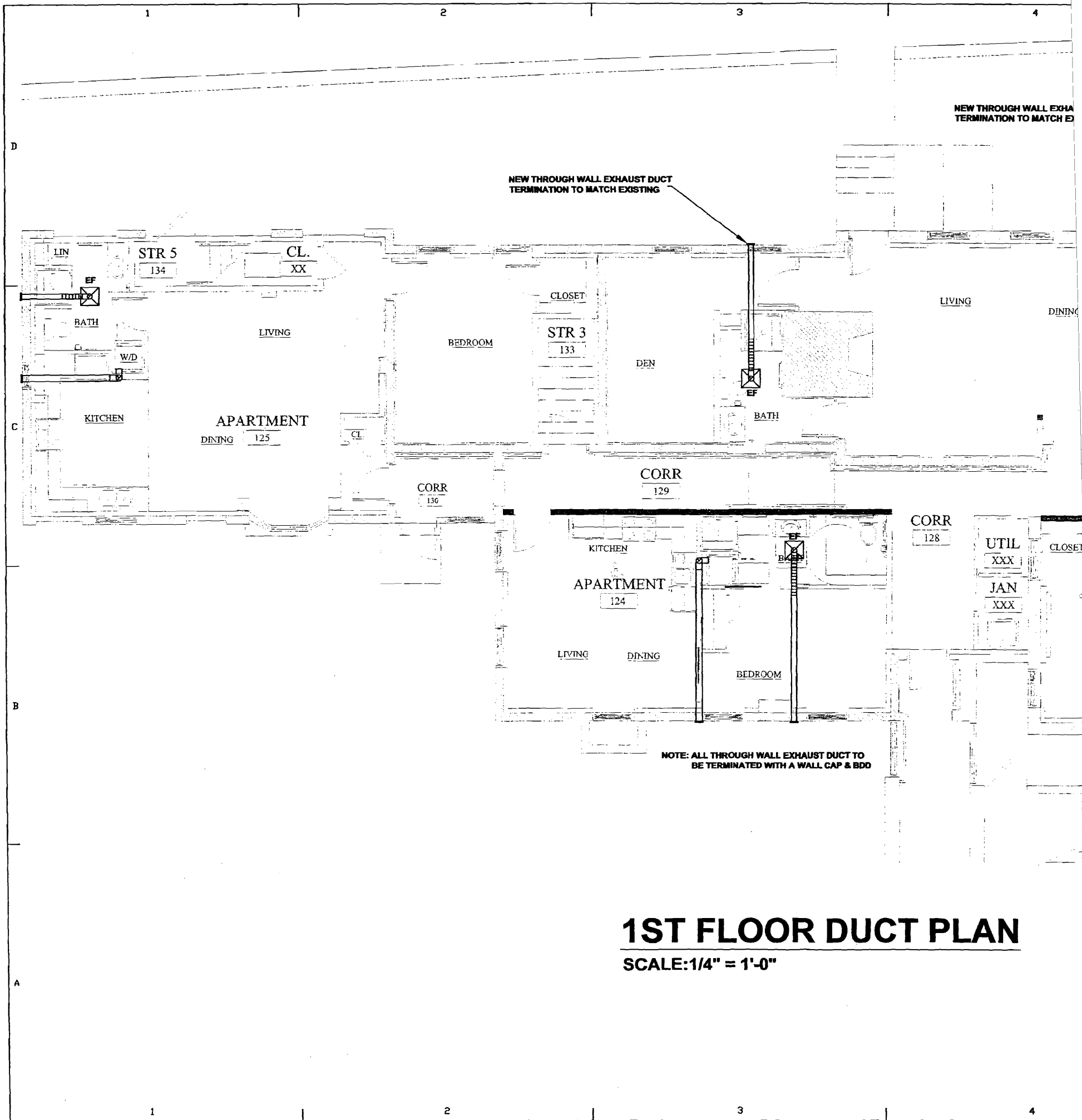


## 2ND FLOOR PIPING PLAN

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

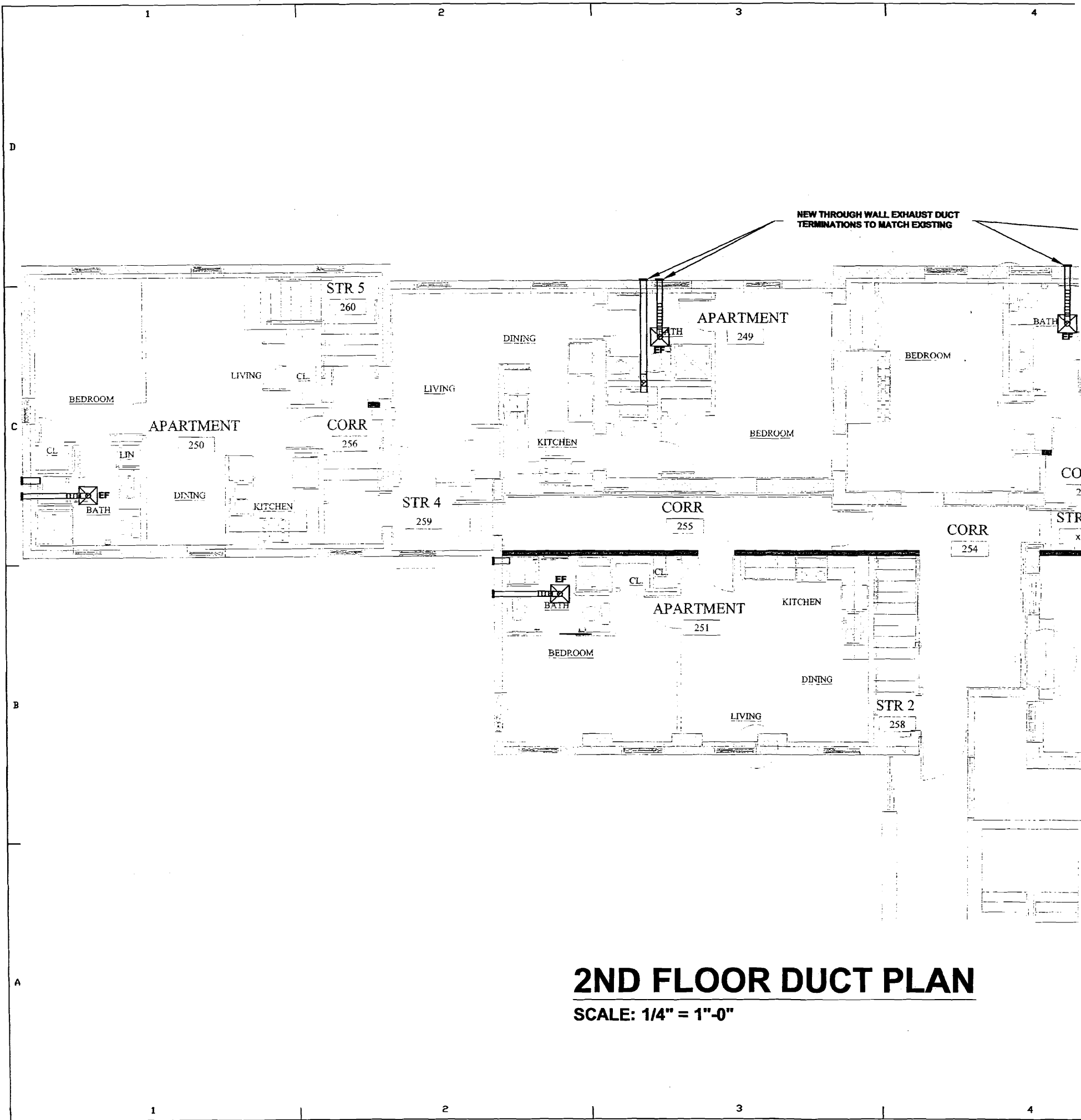






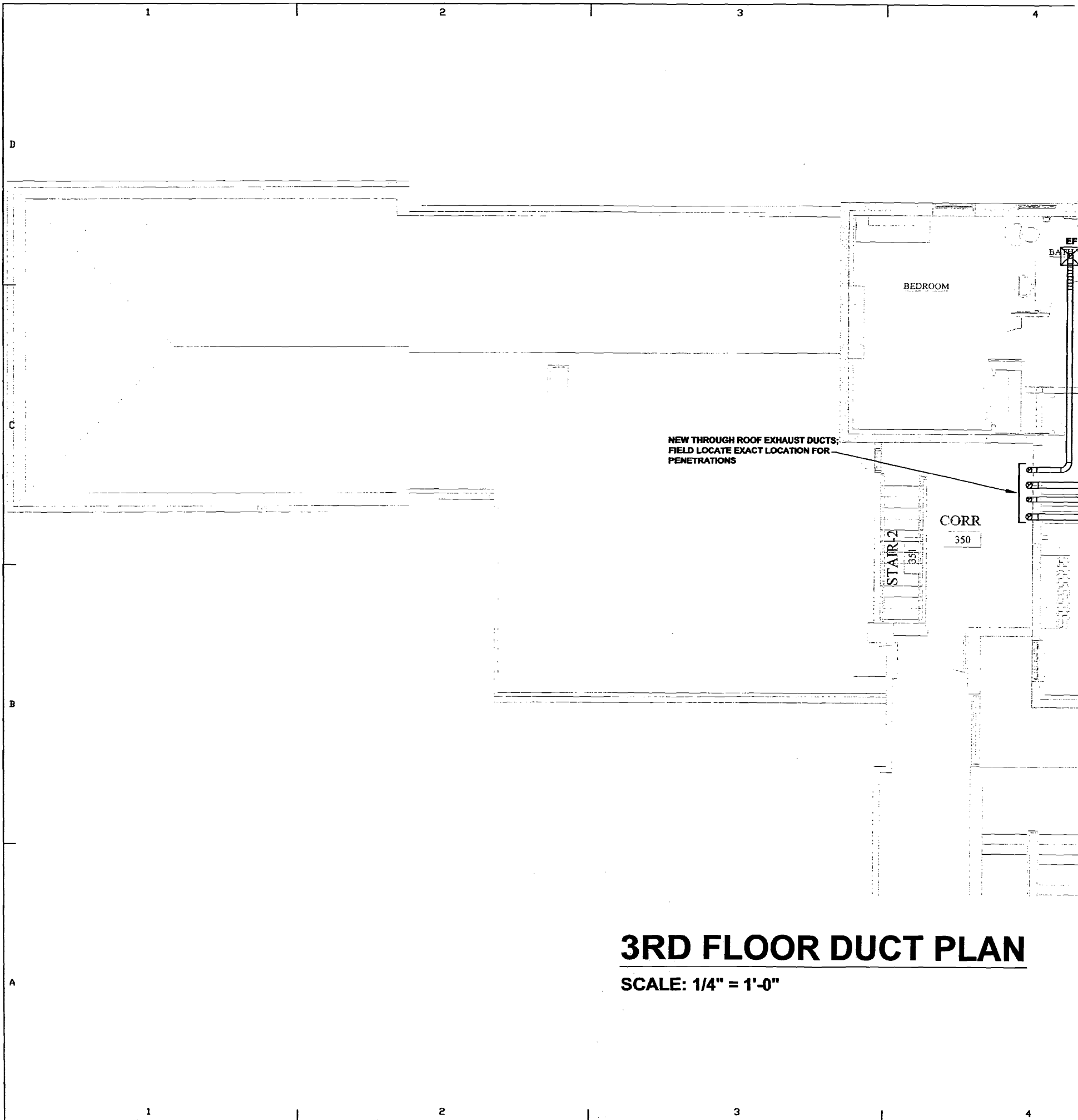
# 1ST FLOOR DUCT PLAN

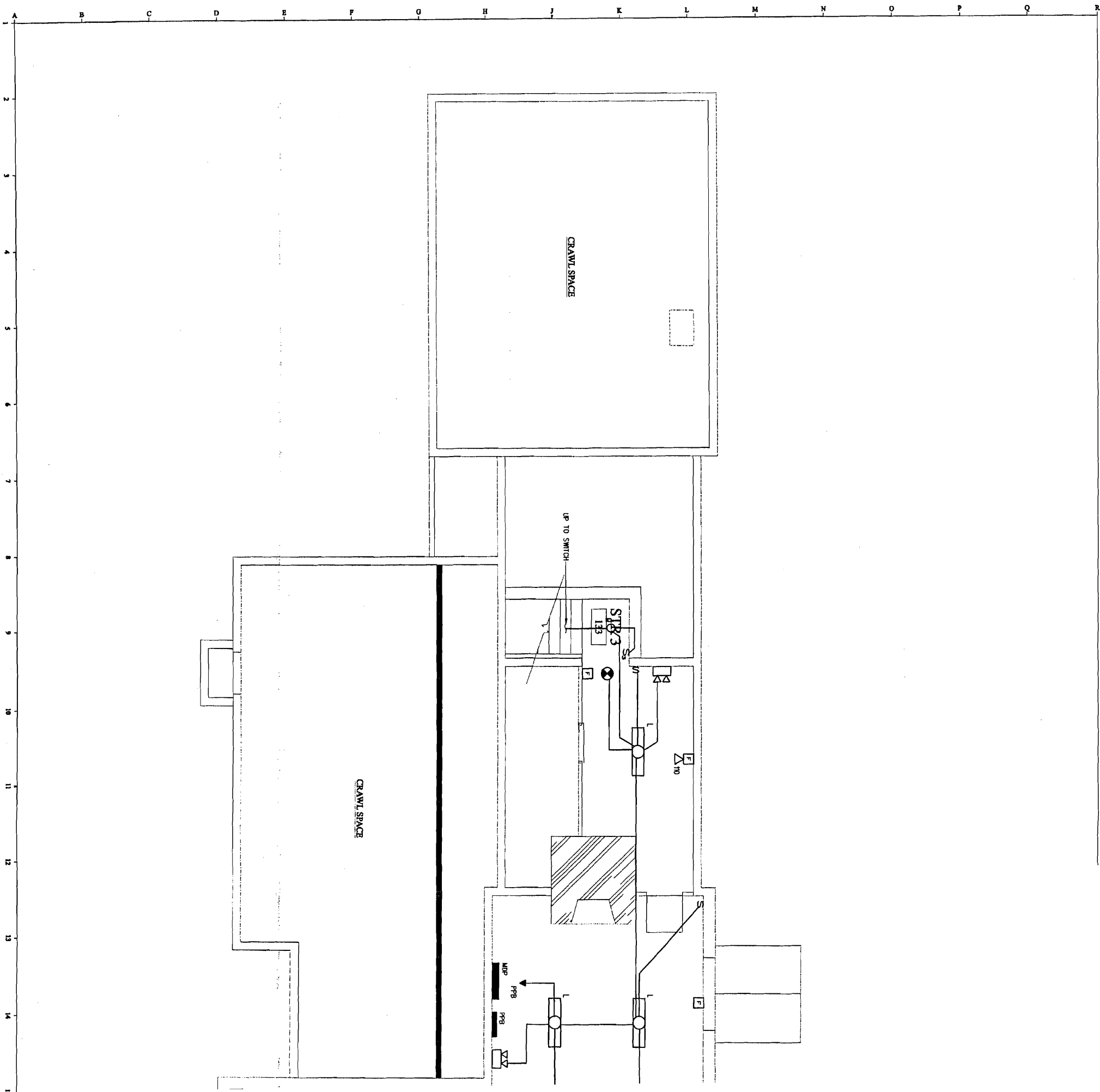
SCALE: 1/4" = 1'-0"



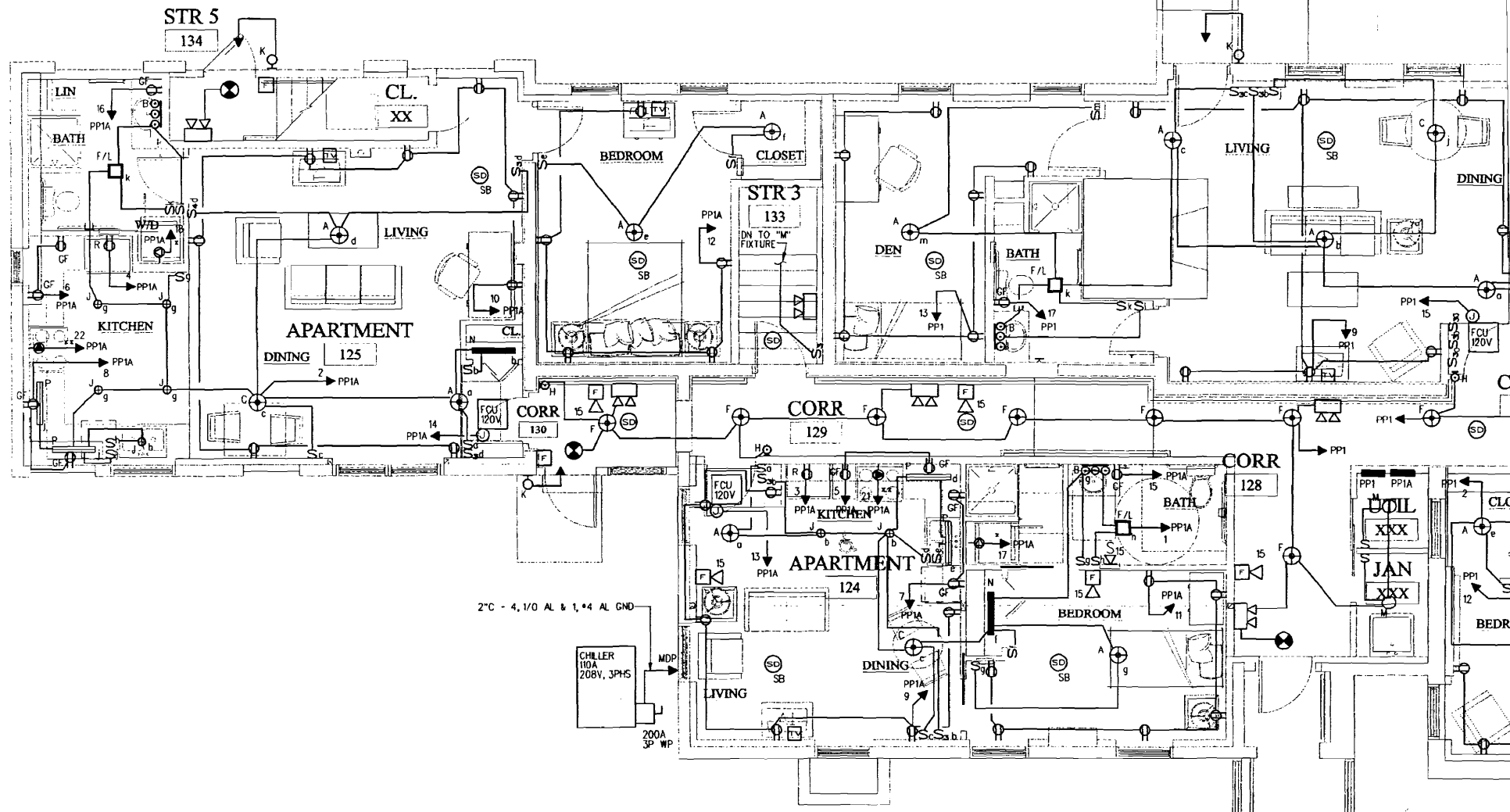
## 2ND FLOOR DUCT PLAN

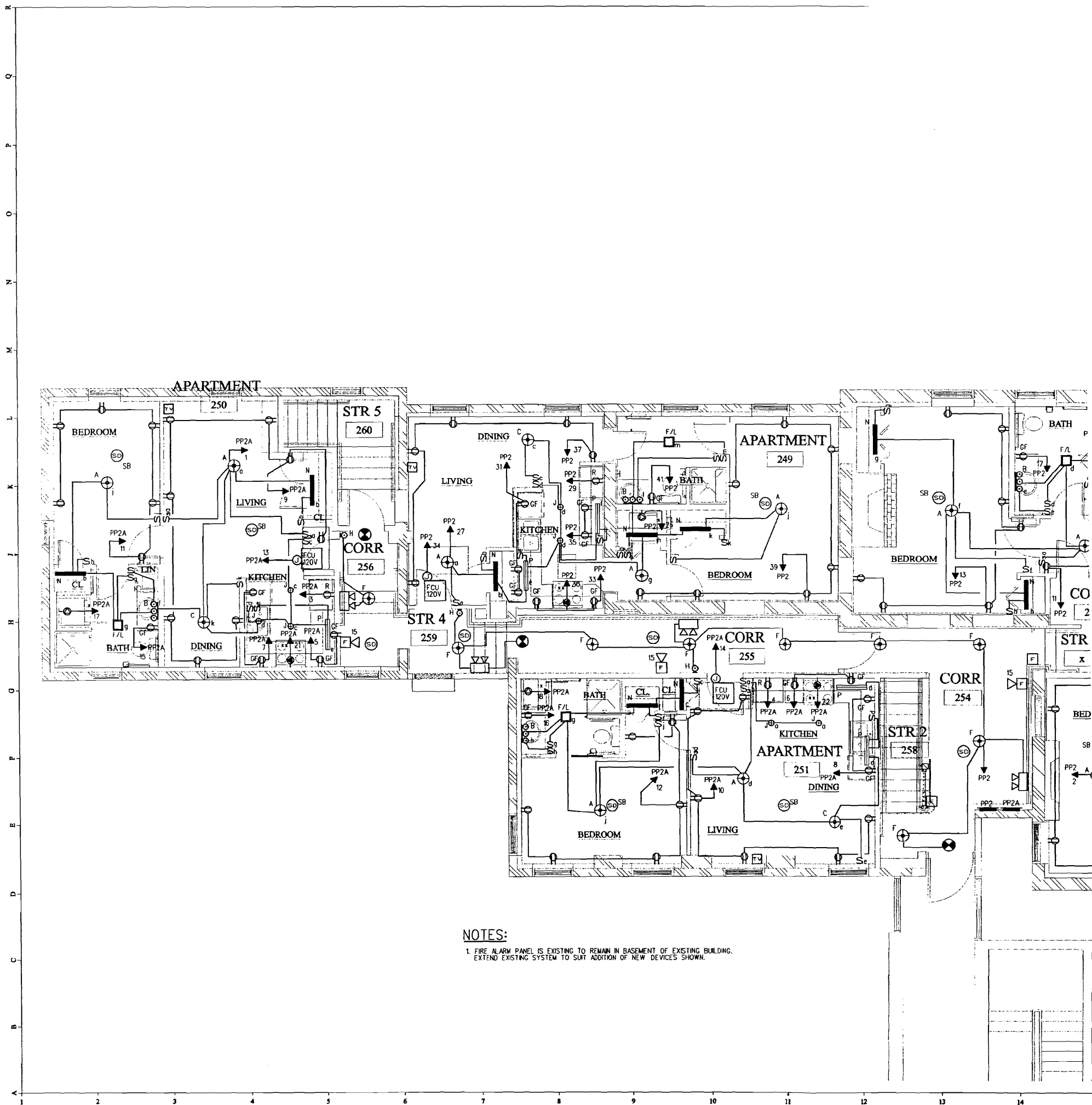
SCALE: 1/4" = 1'-0"





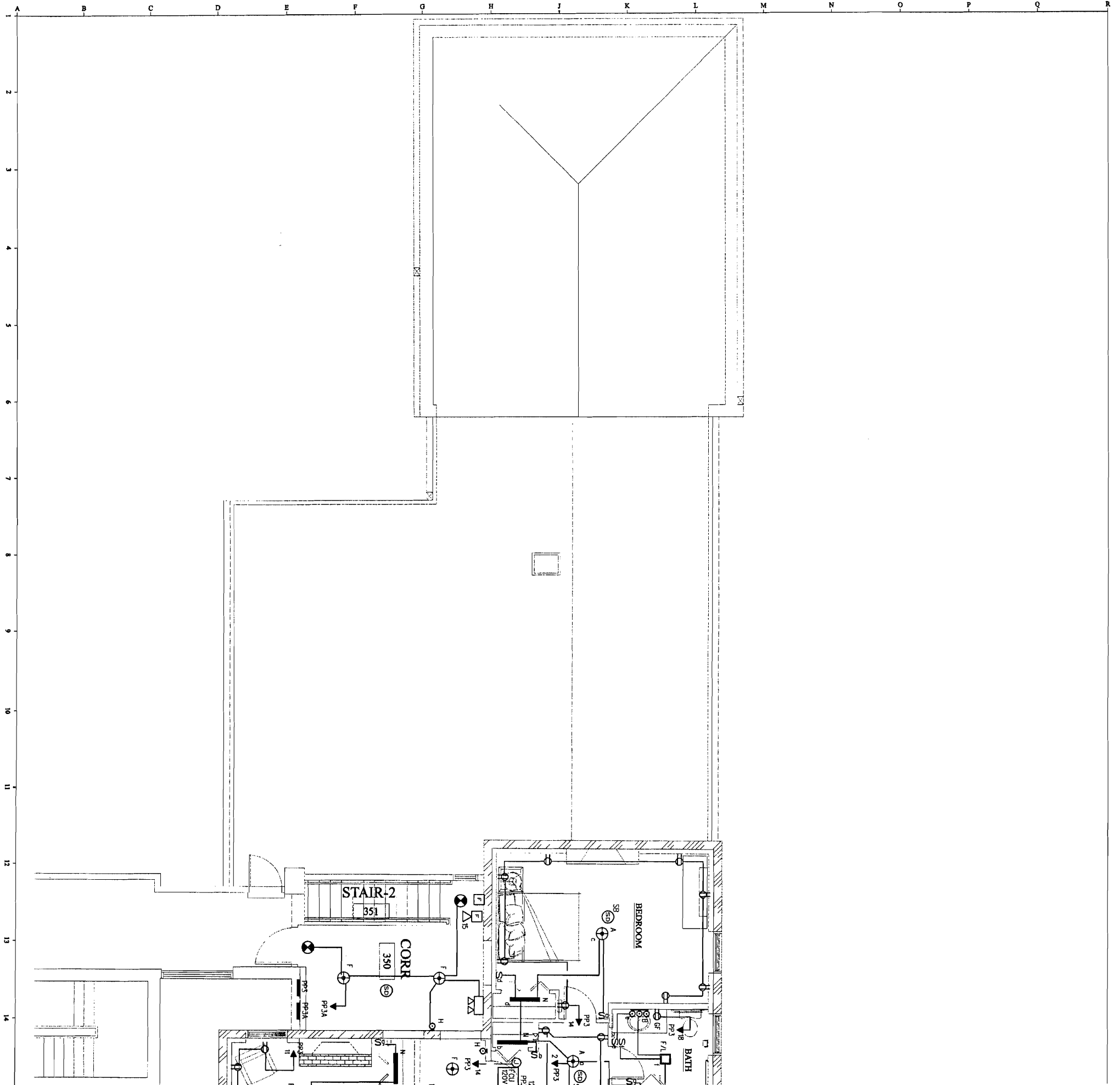
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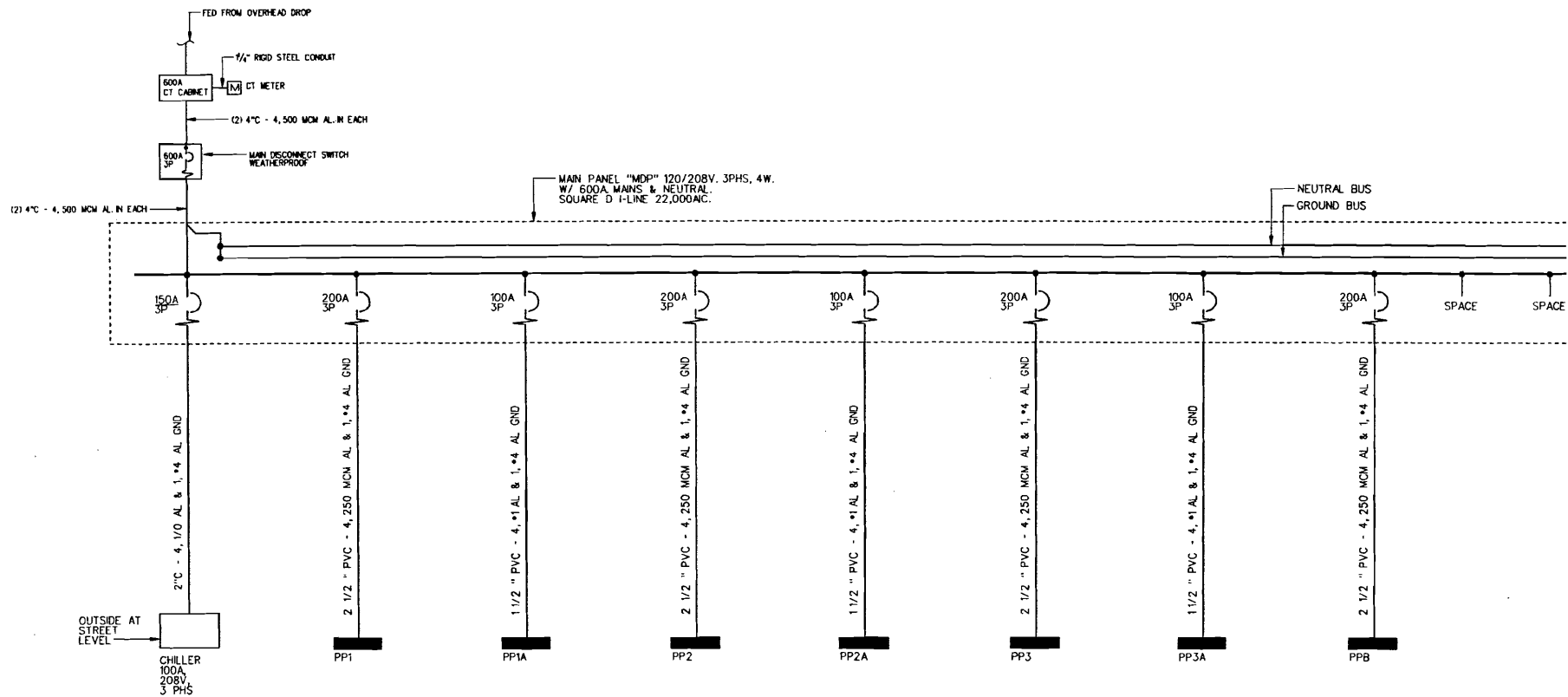
**NOTES:**

1. FIRE ALARM PANEL IS EXISTING TO REMAIN IN BASEMENT OF EXISTING BUILDING. EXTEND EXISTING SYSTEM TO SUIT ADDITION OF NEW DEVICES SHOWN.

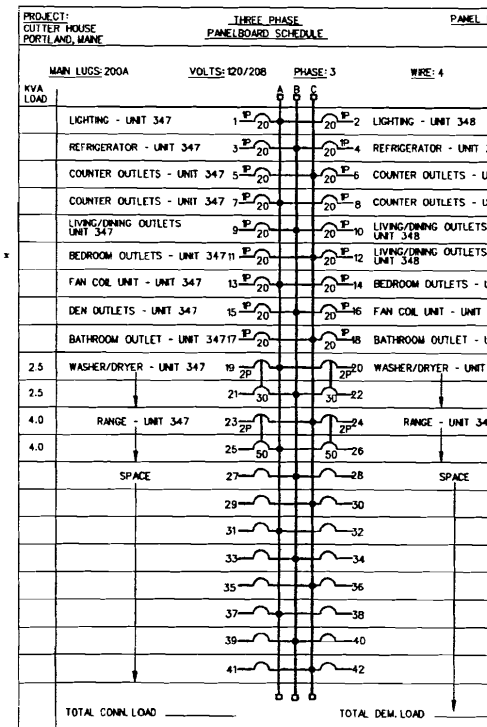
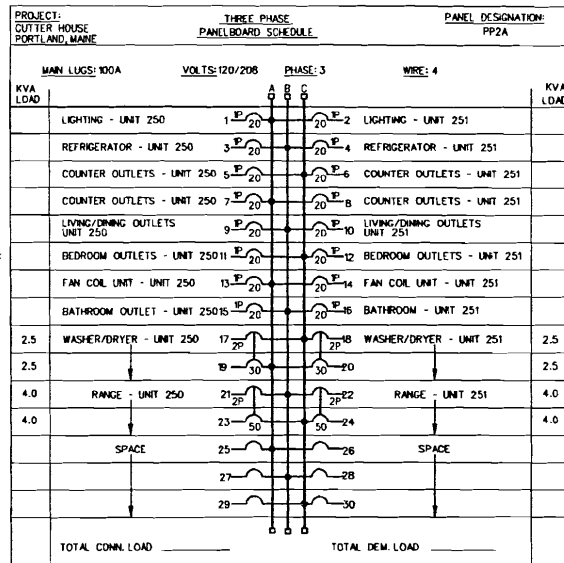
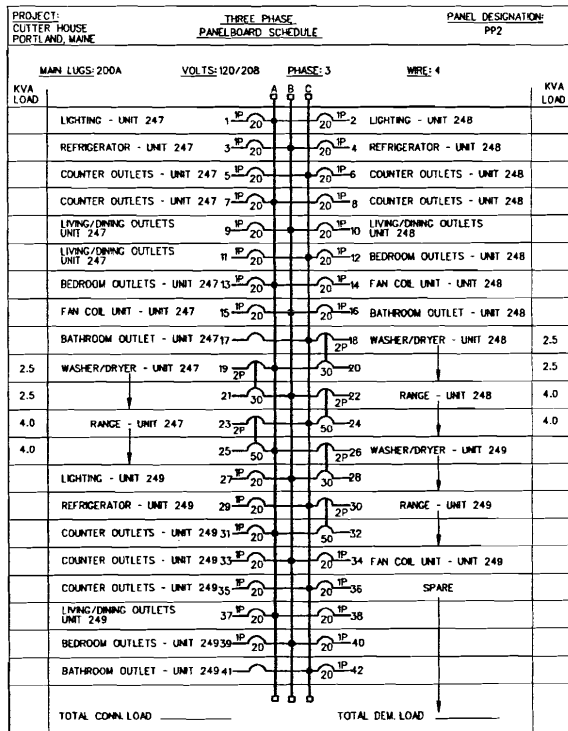
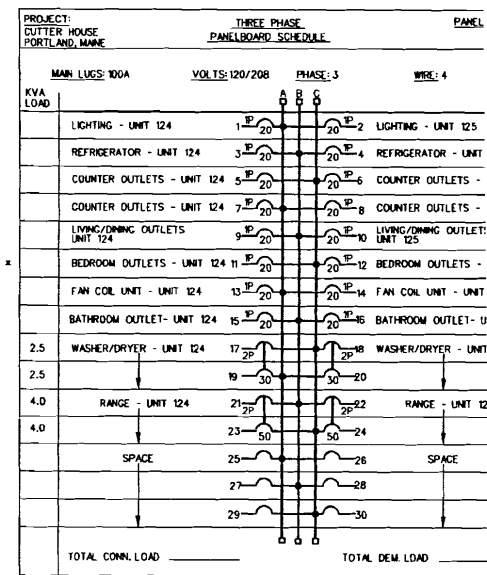
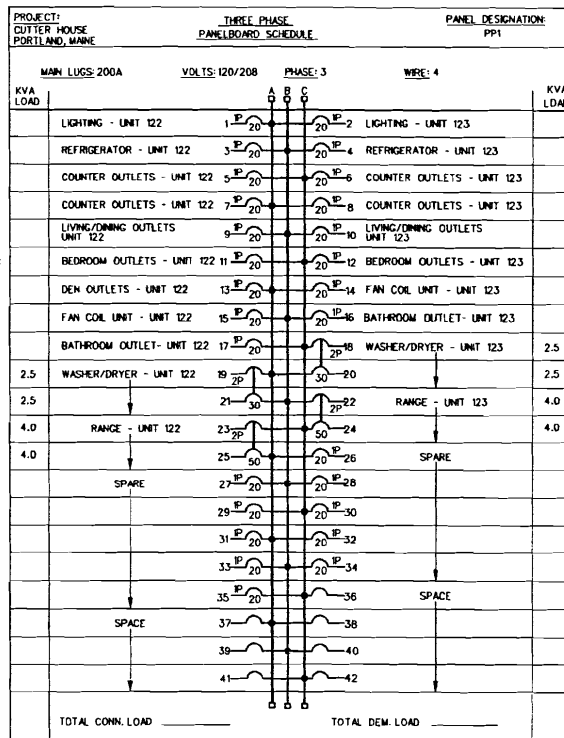
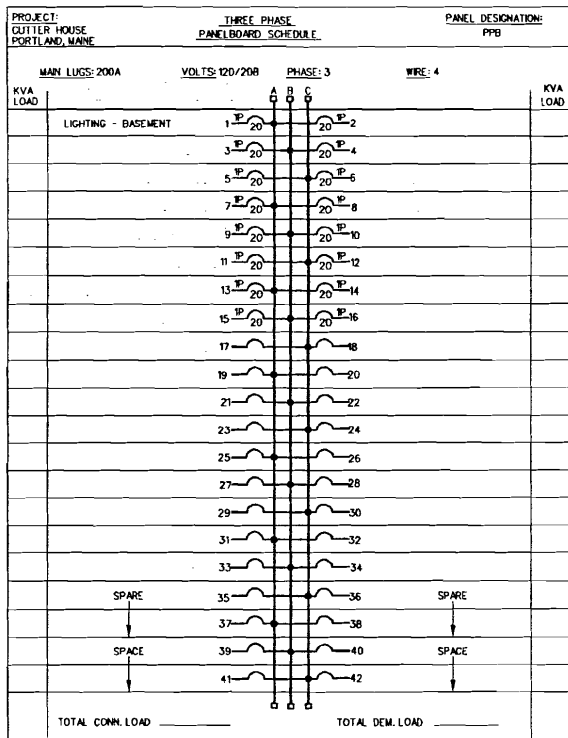


### LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS QUANTITY & TYPE	REMARKS
A	THE HOUSE OF LIGHTS/BRISTO *960845, BRONZE FINISH	(2) 60W MED.	SURFACE MOUNTED IN UNIT
B	THE HOUSE OF LIGHTS/BRISTO *960852, RUSTIC BRONZE FINISH	(3) 100W MED.	WALL MOUNTED VANITY LIGHT
C	THE HOUSE OF LIGHTS/BRISTO *960846, RUSTIC BRONZE FINISH	(3) 60W MED.	SURFACE MOUNTED IN DINING ROOM
D	THE HOUSE OF LIGHTS/BRISTO *960859, RUSTIC BRONZE FINISH	(3) 60W MED.	SURFACE MOUNTED IN DINING ROOM
F	LIGHTING UNIVERSE *451605, MAHOGANY BRONZE FINISH	(3) 60W B10 CAND C INC.	SEMI FLUSH IN CORRIDOR AND STAIR
G	LIGHTING UNIVERSE *451611, MAHOGANY BRONZE FINISH	(4) 60W B10 CAND C INC.	CHANDELIER AT STAIRS
H	LIGHTING UNIVERSE *451617, MAHOGANY BRONZE FINISH	(2) 60W B10 CAND C INC.	WALL SCONCE IN CORRIDOR
J	PRESCOLITE* CF T632HEB, STF602, SS, CL	(1) CF42W	RECESSED LENSED DOWN LIGHT
K	KICHLER *9707VP	(1) 100W MED.	EXTERIOR SCONCE - SELECTED BY ARCHITECT
L	COLUMBIA *W2-117-EBBLH-120	(1) F17T8/SPX35	4' INDUSTRIAL STRIPLIGHT
M	LEVITON *8827-CW4	(1) 100W INC	INCANDESCENT LAMP HOLDER
N	COLUMBIA *CSR4-232-EBBLH120	(2) F32T8/SPX35	WALL BRACKET MOUNTED IN CLOSET
P	COLUMBIA*UCS-24-1-13T5-120	(1) F13 T5	UNDERCABINET IN KITCHEN







\* PROVIDE ARC FAULT TYPE CIRCUIT BREAKER

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