

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 061028
JUL 27 2006
CITY OF PORTLAND

This is to certify that STONE COAST PROPERTIES LLC /TBD
has permission to Commercial/ Demolition of deteriorated fire escape reconstruction of new fire escape stairs w in same footprint
AT 603 CONGRESS ST L 046 D031001

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept.
Health Dept.
Appeal Board
Other
Department Name

Signature: [Handwritten Signature] 7/26/06
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: 06-1028	Issue Date: PERMIT ISSUED JUL 27 2006	DBL: 046 D031001
Owner Address: PO BOX 4152	Phone:	
Contractor Address:	Phone:	
Permit Type: Alterations - Commercial		Zone: B3

Location of Construction: 603 CONGRESS ST	Owner Name: STONE COAST PROPERTIES LL
Business Name:	Contractor Name: TBD
Lessee/Buyer's Name	Phone:

Past Use: Commercial - <i>Stark Theater</i>	Proposed Use: Commercial/ Demolition of Deteriorated Fire Escape reconstruction of new fire escape stairs w/ in same footprint
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Permit Fee: \$1,570.00	Cost of Work: \$155,000.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>SFMO Approval Recd</i>	INSPECTION: Use Group: <i>A1</i> Type: <i>3B</i> <i>- Fire Escape</i> <i>7/26/06</i>
Signature: <i>Greg L...</i>	Signature: <i>[Signature]</i>

Proposed Project Description:
Commercial/ Demolition of Deteriorated Fire Escape reconstruction of new fire escape stairs w/ in same footprint

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 07/13/2006
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Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan

Maj Minor MM

OK w/ conditions
Date: *7/19/06* *APR*

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

yes

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Date: *7/21/06*

D. Andrews

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

Permit No: 06-1028	Date Applied For: 07/13/2006	CBL: 046 D031001
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Location of Construction: 603 CONGRESS ST	Owner Name: STONE COAST PROPERTIES LL	Owner Address: PO BOX 4152	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ Demolition of Deteriorated Fire Escape reconstruction of new fire escape stairs w/ in same footprint	Proposed Project Description: Commercial/ Demolition of Deteriorated Fire Escape reconstruction of new fire escape stairs w/ in same footprint
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 07/21/2006
Note: **Ok to Issue:**
1) * Fire escape to be painted black.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/19/2006
Note: **Ok to Issue:**
1) This permit is being approved with the understanding that the new fire escape will be within the footprint of the existing one.
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3) ANY exterior work requires a separate review and approval thru Historic Preservation

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/26/2006
Note: **Ok to Issue:**
1) Engineer's Special inspections report must include the fastening of the fire escape to the building and associated steel , bolts epoxy etc.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:**
Note: **Ok to Issue:**
1) Application requires State Fire Marshal approval.



State of Maine
Department of Public Safety
Construction Permit



Not
Reviewed
for Barrier
Free

15638

Sprinkled
Sprinkler Supervised

STATE THEATER REPLACEMENT FIRE ESCAPES

Located at: 609 CONGRESS ST.

PORTLAND

Occupancy/Use: ASSEMBLY CLASS A

Permission is hereby given to:

STONE CONST. PROPERTIES LLC

PO BOX 4152
PORTLAND, ME 04101

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 .

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 29 th of Septemb 2006

Dated the 30 th day of March A.D. 2006

Commissioner

Copy-2 Architect

Comments:

ASSOCIATED DESIGN PARTNERS

80 LEIGHTON RD.
FALMOUTH, ME 04105



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>609 CONGRESS ST</u>		
Total Square Footage of Proposed Structure <u>920 SF STAIRS & LANDINGS</u>	Square Footage of Lot <u>4745 PER TAX MAP</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>046</u> Block# <u>D</u> Lot# <u>33, 33, 34</u>	Owner: <u>STONE COAST PROPERTIES, LLC</u>	Telephone: <u>772-1540</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ARON WILSON</u> <u>ASSOCIATED DESIGN PARTNERS</u> <u>80 LEIGHTON RD</u> <u>FALMOUTH ME 04105</u> <u>878-1751</u>	Cost Of Work: <u>\$ 155,000</u> Fee: <u>\$ 1,416</u> C of O Fee: \$ _____
Current Specific use: <u>ASSEMBLY (State Theater)</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>ASSEMBLY</u>		
Project description: <u>DEMOLITION OF DETERIORATED FIRE ESCAPE STAIRS.</u> <u>RECONSTRUCTION OF NEW FIRE ESCAPE STAIRS W/IN SAME</u> <u>FOOT PRINT.</u>		
Contractor's name, address & telephone: <u>T.B.D.</u>		
Who should we contact when the permit is ready: <u>KELLY SAWYER</u> Mailing address: <u>P.O. BOX 4152</u> <u>PORTLAND ME</u> <u>04101</u> Phone: <u>772-1540</u> <u>OR</u> <u>ARON WILSON AT 878-1751</u>		

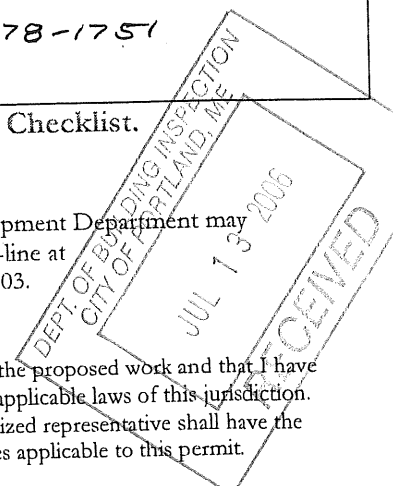
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

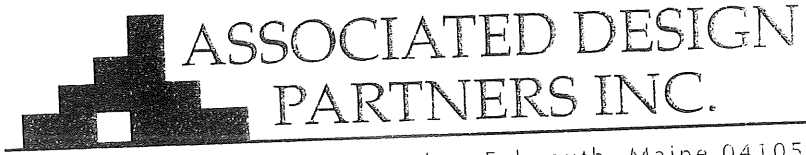
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: [Signature]

Date: 3-30-06



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



80 Leighton Road • Falmouth, Maine 04105

Office: 207.876.1751
Fax: 207.876.1766
e-mail: adp@adpengineering.com

April 7th, 2006

05247

Mike Nugent
Code Enforcement Officer-City of Portland
389 Congress St. Room 315
Portland, Maine 04101

RE: Replacement of Exterior Fire Escape Stairs – Permit Application
State Theater Building Portland, Maine

Dear Mr. Nugent,

The following is a brief project description for the demolition and replacement of the exterior steel fire escape stairs servicing the State Theater at 609 Congress st.

The Work involves the removal and re-construction of multiple exterior fire escape stairs as indicated on the Drawings. Work includes but is not limited to, demolition, minor earthwork, minor site work, and paving. Work also includes concrete foundations (and alternate #1 slab-on-grade reconstruction w/ radiant tubing in the courtyard space), steel stair structures, metal fabrications, and minor masonry re-pointing.

The stairs at the High St. alley incorporate the standard 7" max rise and 11" min tread, and will be painted black per the historical preservation department request. The stairs within the courtyard area incorporate a 9" max rise and 10" min tread as allowed per NFPA 7.2.8 and IBC 3403.4 for replacement of existing stairs. We are forced to use a steeper stair profile at the courtyard because the area is bound on 4 sides by building walls, and a 7" rise / 11" run would not physically fit within the courtyard space. The state fire marshal has recognized this constraint and approved the design of the replacement stairs as depicted on the drawings.

Attached are the building permit application forms, reduced drawings (not to scale), and a CD with pdf files of the drawings. Please call if you have any questions.

Sincerely,

Aaron S. Wilson, P.E.
Structural Engineer
Associated Design Partners, Inc

asw

Cc: Kelley Sawyer, Stone Coast Properties LLC.

STATEMENT OF SPECIAL INSPECTIONS

**PROJECT: State Theater Replacement Fire Escape Stairs
Portland, Maine**

**PERMIT APPLICANT: Associated Design Partners, Inc
APPLICANT'S ADDRESS: 80 Leighton Rd, Falmouth ME 04105**

STRUCTURAL ENGINEER OF RECORD: Associated Design Partners, Inc

CONTRACTOR: TBD

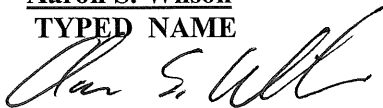
This statement of Special Inspections is submitted in accordance with Section 1704.0 of the 2003 International Building Code. It includes a listing of special inspections applicable to this project, as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Registered Design Professional of Record. Interim reports shall be submitted to the Registered Design Professional of Record monthly, unless more frequent submissions are requested.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

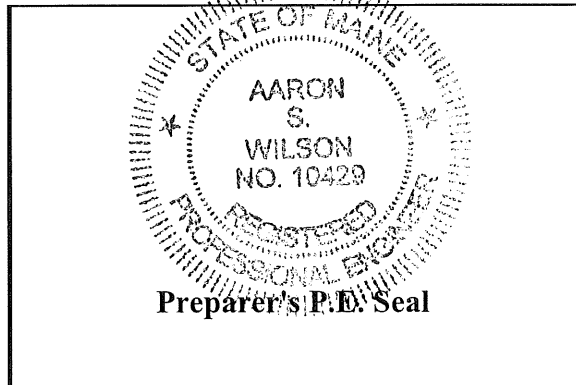
Aaron S. Wilson
TYPED NAME



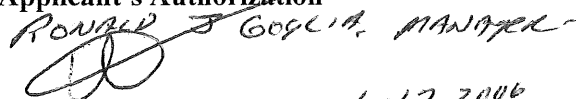
SIGNATURE

3-31-06

DATE



Applicant's Authorization



SIGNATURE

6-12-2006
DATE



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
- N.A. Detail of any new walls or permanent partitions
- Floor plans and elevations
- N.A. Window and door schedules
- N.A. Complete electrical and plumbing layout.
- N.A. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- N.A. 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".

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:

- N.A. *NO INCREASE IN BUILDING FOOTPRINT.*
The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines.
- N.A. Location and dimensions of parking areas and driveways, street spaces and building frontage

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)

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$9.00 per additional \$1000.00 cost

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



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: AARON S. WILSON

RE: Certificate of Design

DATE: 3-30-06

These plans and / or specifications covering construction work on:

609 CONGRESS ST., I.E. THE STATE THEATER

REPLACEMENT FIRE ESCAPE STAIRS

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



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: Aaron S. Wilson

Title: STRUCTURAL ENGINEER

Firm: ASSOCIATED DESIGN PARTNERS, INC

Address: 80 LEIGHTON RD
FALMOUTH ME 04105



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: AARON S. WILSON

Address of Project: 609 CONGRESS ST

Nature of Project: REPLACEMENT EXTERIOR FIRE

ESCAPE STAIRS

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.



Signature: Aaron S. Wilson

Title: STRUCTURAL ENGINEER

Firm: ASSOCIATE DESIGN PARTNERS INC.

Address: 80 LEIGHTON RD., FALMOUTH ME

04105

Phone: 878-1751

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

FROM DESIGNER: AARON S. WILSON

DATE: 3-30-06

Job Name: STATE THEATER REPLACEMENT FIRE ESCAPES

Address of Construction: 609 CONGRESS ST.

2003 International Building Code

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

Building Code and Year 2003 IBC Use Group Classification(s) ASSEMBLY A-1

Type of Construction III

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

Is the Structure mixed use? N if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? Y Geotechnical/Soils report required? (See Section 1802.2) N

STRUCTURAL DESIGN CALCULATIONS

✓ Submitted for all structural members (108.1, 108.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (7603.11, 1607)

Floor Area Use	Loads Shown
<u>ASSEMBLY</u>	<u>LL = 100 PSF</u>
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1608)

<u>100</u>	Design option utilized (1609.1.1, 1609.6)
<u>1.0</u>	Basic wind speed (1609.3)
<u>B</u>	Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
<u>0.00</u>	Wind exposure category (1608.4)
<u>+18 PSF</u>	Internal pressure coefficient (ASCE 7)
<u>+15.9 PSF</u>	Component and cladding pressures (1609.1.1, 1609.6.2.2)
	Main force wind pressures (7603.1.1, 1609.6.2.1)

Earthquakes design data (1608.1.5, 1614-1623)

<u>N.A.</u>	Design option utilized (1614.1)
_____	Seismic use group ("Category") (Table 1604.5, 1616.2)
_____	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
_____	Site class (1615.1.5)

NONE

Live load reduction (1603.1.1, 1607.9, 1607.10)

N.A.

NO ROOFS
Roof live loads (1603.1.2, 1607.11)

Roof snow loads (7603.7.3, 1608)

60

Ground snow load, P_g (1608.2)

50

If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)

1.0

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)

1.0

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

1.2

Roof thermal factor, C_t (Table 1608.3.2)

N.A.

Sloped roof snowload, P_s (1608.4)

N.A.

Seismic design category (1616.9)

Basic seismic force-resisting system (Table 1617.6.2)

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

NO

Flood hazard area (1612.3)

Elevation of structure

Other loads

NA

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.9, 1607.9.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

EARTHQUAKE DESIGN NOT REQ'D IF LATERAL FORCE FROM ALTERATION IS LESS THAN 5% INCREASE. IBC 3403.2

Transmittal Note

No:1

To: <p style="text-align:center"> Mike Nugent City of Portland Room 315 389 Congress Street Portland, Maine 04101 </p>	Reply to: <p style="text-align:center"> Associated Design Partners, Inc 80 Leighton Road Falmouth, Maine 04105 tel. (207) 878-1751 fax. (207) 878-1788 email. adp@adpengineering.com </p>
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These documents are issued to you for:		Job Title:	State Theater
Progress		ADP Job #	05247
Comment		Remarks: <div style="font-size: 2em; text-align: center; margin-top: 20px;">46 D31</div>	
Approval			
Information			
Construction			
Records	X		
As noted			
Revision Purposes			
Progress			
Client Review			
Bidding			

Drawing / Document No.	Revision	No. of Copies		Date	Title / Description	Comments
		Prints	Repros			
A101		1		03/08/06	Plans & Elevations	Replacement Fire Escape
A102		1		03/08/06	Framing Plan & Elevation	Courtyard Replacement Fire Escape Stair
A301		1		03/08/06	Notes & Details	Replacement Fire Escape Stair
S101		1		03/08/06	Foundation & Framing Plans	High St Alley Replacement Fire Escape
S102		1		03/08/06	Framing Plans	Courtyard Replacement Fire Escape Stair
S301		1		03/08/06	Issued for Permitting	Replacement Fire Escape Stair
S302		1		03/08/06	Notes & Specifications	

Copies have been forwarded for information as follows:

Complete Sets	No.	Transmittal Note Only

Issued By:
Date
Aaron Wilson/bonita
7/27/2006

CHAPTER 34

EXISTING STRUCTURES

[EB] SECTION 3401 GENERAL

3401.1 Scope. The provisions of this chapter shall control the alteration, repair, addition and change of occupancy of existing structures.

Exception: Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300-02.

3401.2 Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

3401.3 Compliance with other codes. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the *International Fire Code*, *International Fuel Gas Code*, *International Plumbing Code*, *International Property Maintenance Code*, *International Private Sewage Disposal Code*, *International Mechanical Code*, *International Residential Code* and *ICC Electrical Code*.

[EB] SECTION 3402 DEFINITIONS

3402.1 Definitions. The following term shall, for the purposes of this chapter and as used elsewhere in the code, have the following meaning:

TECHNICALLY INFEASIBLE. An alteration of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

[EB] SECTION 3403 ADDITIONS, ALTERATIONS OR REPAIRS

3403.1 Existing buildings or structures. Additions or alterations to any building or structure shall conform with the requirements of the code for new construction. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any provisions of this code. An existing building plus additions shall comply with the height and area provisions of

Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

Exception: For buildings and structures in flood hazard areas established in Section 1612.3, any additions, alterations or repairs that constitute substantial improvement of the existing structure, as defined in Section 1612.2, shall comply with the flood design requirements for new construction and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

3403.2 Structural. Additions or alterations to an existing structure shall not increase the force in any structural element by more than 5 percent, unless the increased forces on the element are still in compliance with the code for new structures, nor shall the strength of any structural element be decreased to less than that required by this code for new structures. Where repairs are made to structural elements of an existing building, and uncovered structural elements are found to be unsound or otherwise structurally deficient, such elements shall be made to conform to the requirements for new structures.

3403.2.1 Existing live load. Where an existing structure heretofore is altered or repaired, the minimum design loads for the structure shall be the loads applicable at the time of erection, provided that public safety is not endangered thereby.

3403.2.2 Live load reduction. If the approved live load is less than required by Section 1607, the areas designed for the reduced live load shall be posted in with the approved load. Placards shall be of an approved design.

3403.3 Nonstructural. Nonstructural alterations or repairs to an existing building or structure are permitted to be made of the same materials of which the building or structure is constructed, provided that they do not adversely affect any structural member or the fire-resistance rating of any part of the building or structure.

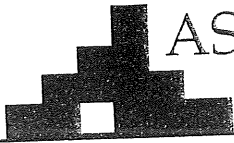
3403.4 Stairways. An alteration or the replacement of an existing stairway in an existing structure shall not be required to comply with the requirements of a new stairway as outlined in Section 1009 where the existing space and construction will not allow a reduction in pitch or slope.

[EB] SECTION 3404 FIRE ESCAPES

3404.1 Where permitted. Fire escapes shall be permitted only as provided for in Sections 3404.1.1 through 3404.1.4.

3404.1.1 New buildings. Fire escapes shall not constitute any part of the required means of egress in new buildings.

3404.1.2 Existing fire escapes. Existing fire escapes shall be continued to be accepted as a component in the means of egress in existing buildings only.



ASSOCIATED DESIGN PARTNERS INC.

Office: 207.878.1751
Fax: 207.878.1788
e-mail: acip@adpengineering.com

80 Leighton Road • Falmouth, Maine 04105

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: State Theater Replacement Fire Escape Stairs
Portland, Maine

PERMIT APPLICANT: Associated Design Partners, Inc
APPLICANT'S ADDRESS: 80 Leighton Rd, Falmouth ME 04105

STRUCTURAL ENGINEER OF RECORD: Associated Design Partners, Inc

CONTRACTOR: TBD

This statement of Special Inspections is submitted in accordance with Section 1704.0 of the 2003 International Building Code. It includes a listing of special inspections applicable to this project, as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Registered Design Professional of Record. Interim reports shall be submitted to the Registered Design Professional of Record monthly, unless more frequent submissions are requested.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

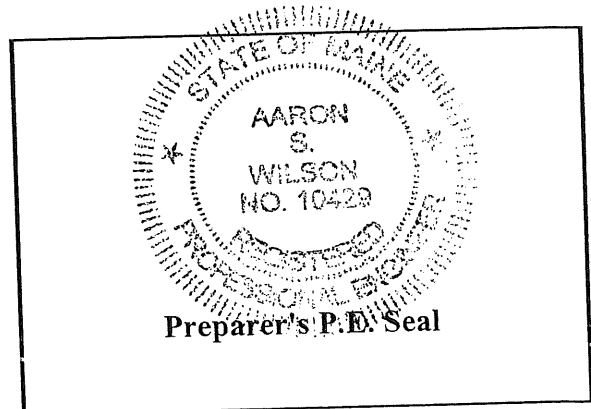
Prepared By:

Aaron S. Wilson
TYPED NAME

SIGNATURE

3-31-06

DATE



Applicant's Authorization

SIGNATURE

DATE

LIST OF AGENTS

**PROJECT: State Theater Replacement Fire Escape Stairs
Portland, Maine**

**STRUCTURAL ENGINEER OF RECORD: Associated Design Partners, Inc
80 Leighton Rd
Falmouth, Maine 04105**

ARCHITECT OF RECORD: N.A

Following is the List of Agents selected for performance of Special Inspections for this project.

	<u>FIRM</u>
1. Special Construction Monitor	Associated Design Partners, Inc
2. Testing Laboratory	S.W. Cole Engineering Inc.
3. Engineer of Record	Associated Design Partners, Inc.

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS

MATERIAL/ACTIVITY	EXTENT of INSPECTION (Continuous, Periodic, Other, Exempt, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.3 STEEL CONSTRUCTION					
1. Material Verification of high strength bolts, nuts, and washers.	a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Periodic		1	
	b. Manufacturers Certificate of Compliance required.	Periodic		1	
2. Inspection of High – Strength Bolting	a. Bearing type connections	Periodic		1	
	b. Slip – critical connections	None	No SC connections in building		
3. Material Verification of structural steel	a. Identification marking to conform to ASTM standards specified in the contract documents.	All	SER to verify on shop drawings.	1	
	b. Manufacturers certified mill test Reports.	Exempt	Engage AISC certified fabricator		
4. Material Verification of weld filler materials:	a. Identification marking to conform to ASTM standards specified in the contract documents.	All	SER to verify on shop drawings.	1	
	b. Manufacturers Certificate of Compliance required.	Exempt	Engage AISC certified fabricator		
5. Inspection of Welding – Structural Steel	a. Single Pass fillet welds < 5/16"	None	No field welding		
	b. Floor and deck welds	None	No field welding		
6. Inspection of Steel Frame Joint details for compliance with approved construction documents.	a. Bracing connections	Periodic		1	
	b. Member locations	Periodic		1	
	c. Application of joint details at each connection.	Periodic		1	

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY	EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.4 CONCRETE CONSTRUCTION					
1. Inspection of reinforcing steel, including placement.	Periodic		1		
2. Inspection of reinforcing steel welding	Exempt	No welding of reinforcing in project			
3. Inspect bolts embedded into concrete prior to and during placement of concrete where allowable loads have been increased.	None	Allowable loads have not been increased for lateral loads.			
4. Verify use of required concrete mix design(s)	Periodic	SER review and approve mix design prior to installation. Verify delivery ticket matches approved mix design.	1,2		
5. Sample fresh concrete for strength tests, perform slump and air content tests, and determine temperature of concrete.	Continuous		2		
6. Inspection of concrete placement for proper techniques.	Continuous		2		
7. Inspection for maintenance of specified curing temperature and techniques.	Periodic		1		

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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Kelly R. Jany
Signature of Applicant/Designee

7-27-06
Date

Dele J. D.
Signature of Inspections Official

7-27-06
Date

CBL: 46 D31

Building Permit #: 00-1028

CONCRETE NOTES

- 1. CODES:
 - COMPLY WITH THE FOLLOWING LATEST EDITIONS AND CURRENT AMENDMENTS:
 - 1.1 ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 - 1.2 ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - 1.3 CSI CONCRETE REINFORCING STEEL INSTITUTE, MANUAL OF STANDARD PRACTICE
- 2. TESTING:
 - 2.1 LABORATORY TESTS: CONCRETE MIX DESIGN, FIELD FABRICATED CYLINDERS FOR COMPRESSIVE STRENGTH.
 - 2.2 FIELD TESTS: PERFORM FIELD TESTS FOR SLUMP, AIR CONTENT AND TEMPERATURE. PREPARE CYLINDERS FOR COMPRESSION TESTING, #1 AT 7 DAYS AND #2 AT 28 DAYS.
- 3. SUBMITTALS:
 - PROVIDE THE FOLLOWING:
 - 3.1 TEST REPORTS: (3) COPIES EACH FOR ALL LABORATORY AND FIELD TESTS COMPLETED.
 - 3.2 CONCRETE REINFORCING SHOP DRAWINGS SHOWING BAR LAYOUT, BENDS, & DETAILS.
 - 3.3 ANCHOR BOLT & LEVELING PLATE SHOP DWGS SHOWING LAYOUT & SIZES OF BOLTS/PLATES.
- 4. MATERIALS:
 - 4.1 REINFORCING STEEL: GRADE 60, ASTM G15, NEW DEFORMED BARS.
 - 4.2 REINFORCING FOR SLABS: EQUAL TO FIBERESH, 1.5 BULKY CONCRETE.
 - 4.3 MIXING WATER SHALL BE POTABLE, FREE OF ANY SUBSTANCES THAT MAY BE DELETERIOUS TO THE CONCRETE OR REINFORCING STEEL.
- 5. CONCRETE:
 - 5.1 SLABS:
 - CEMENT SHALL BE ASTM 150, TYPE II PORTLAND CEMENT
 - 28 DAY COMPRESSIVE STRENGTH: 4000 PSI
 - MAX. AGG. SIZE: 1 1/2"
 - AIR CONTENT: 6% + 1% BY VOLUME
 - MAX WATER-CEMENT RATIO: 0.45
 - AGGREGATE SHALL CONFORM TO ASTM C33
 - 5.2 WALLS AND FOOTINGS:
 - CEMENT SHALL BE ASTM 150, TYPE II PORTLAND CEMENT
 - 28 DAY COMPRESSIVE STRENGTH: 3000 PSI
 - MAX. AGG. SIZE: 1 1/2"
 - AIR CONTENT: 5% + 1% BY VOLUME
 - MAX WATER-CEMENT RATIO: 0.50
 - AGGREGATE SHALL CONFORM TO ASTM C33
 - 5.3 ADMIXTURES:
 - PROVIDE ADMIXTURES WHICH ARE CHEMICALLY COMPATIBLE FOR THEIR INTENDED USE. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR USE. BASE DOSAGE RATES ON CEMENT CONTENT. CALCIUM CHLORIDE IS NOT ALLOWED.
 - 5.3.1 HIGH RANGE WATER REDUCERS (SUPER PLASTICIZERS): EQUAL TO DARACEM 100 BY W.R. GRACE & CO., ASTM C-494.
 - 5.3.2 ACCELERATORS: EQUAL TO DARASET BY W.R. GRACE & CO., ASTM C-404 TYPE C OR E.
 - 5.3.3 AIR ENTRAINING: EQUAL TO DURAMARK BY W.R. GRACE & CO., ASTM C-260 AND ARMY CORPS CRD C-13.
- 5.4 CONCRETE SURFACE COATINGS:
 - 5.4.1 CURING COMPOUND: "KURE-IL-SEAL" BY SONSBEORN, OR EQUIVALENT.
 - 5.4.2 BITUMINOUS DAMPPROOFING: EQUAL TO BRUSH GRADE FOUNDATION COATING BY EUCLID.
- 5.5 FORMS AND RELATED MATERIAL:
 - 5.5.1 FORMS FOR CONCRETE SURFACES THAT WILL BE EXPOSED IN THE FINISHED BUILDING SHALL BE PLYFORM CLASS 1, B-S EXTERIOR TYPE CONFORMING TO U.S. PRODUCT STANDARD PS-1. FORMS FOR CONCRETE SURFACES NOT EXPOSED IN THE FINISHED BUILDING MAY BE PLYFORM OR MATCHED LUMBER.
 - 5.5.2 FORM OIL USED ON SURFACE OF FORMS SHALL BE A NON-STAINING TYPE.
- 5.6 ALUMINUM PRODUCTS:
 - 5.6.1 NO ALUMINUM CONDIT, PIPE, INSERTS, REGLET, ETC. SHALL BE PLACED IN ANY CONCRETE, UNLESS COATED WITH BITUMINOUS DAMPPROOFING.
 - 5.6.2 NO EQUIPMENT MADE OF ALUMINUM OR ALUMINUM ALLOYS SHALL BE USED FOR PUMP LINES, TREMS OR CRUTES IN CONCRETE TO POINT OF PLACEMENT.
- 5.7 GROUT:
 - 5.7.1 NON-SHRINK GROUT FOR USE UNDER COLUMN BASE PLATES AND BEAM BEARING PLATES SHALL BE EMBECO GROUT #865, PRE-MIXED, AS MANUFACTURED BY WASTEK BUILDERS, OR APPROVED EQUIVALENT.
- 5.8 PREFORMED EXPANSION JOINT FILLER:
 - 5.8.1 A NON-EXTENDING AND RESILIENT BITUMINOUS TYPE JOINT FILLER, 1/2" THICK.
- 5.9 EMBEDDED ITEMS:
 - 5.9.1 EMBEDDED ITEMS SUCH AS ANCHOR BOLTS, ETC., SHALL BE INSTALLED USING A TEMPLATE AND BE SECURELY HELD IN PLACE DURING CONCRETE PLACEMENT.
- 5.10 SPACERS, SUPPORTS AND FASTENERS:
 - 5.10.1 FORM SPACERS, REINFORCING TIES AND CHAIRS, AND OTHER DEVICES NEEDED FOR PROPERLY SPACING, SUPPORTING, AND FASTENING REINFORCEMENT SHALL BE PROVIDED. CLAY BRICKS ARE NOT ALLOWED FOR USE AS SLAB STEEL BOLSTERS.
- 5.11 VAPOR BARRIER:
 - 5.11.1 UNDERLAP MOISTURE VAPOR BARRIER SHALL BE MADE OF A LAYER OF 6 MIL POLYETHYLENE PLASTIC. PLACE VAPOR BARRIER BETWEEN 2" DRY SAND AND 6" MIN. CONTROLLED STRUCTURAL FILL.
- 6. CONSTRUCTION PRACTICES:
 - 6.1 REINFORCEMENT:
 - COMPLY WITH REQUIREMENTS OF CRSI, LATEST EDITION.
 - 6.1.1 MINIMUM CONCRETE COVER: 3" FOR CONCRETE CASE AGAINST SOIL; 2" FOR OTHER CONCRETE, UNLESS OTHERWISE SHOWN.
 - 6.2 DEVELOPMENT AND SPLICING:
 - PROVIDE DEVELOPMENT AND TENSION LAP SPICE LENGTHS IN ACCORDANCE WITH THE FOLLOWING, UNLESS NOTED OTHERWISE ON PLANS:

DEVELOPMENT BAR SIZE	CLASS C LAP SPICE	CLASS C LAP SPICE
#4	12	16"
#5	12	20"
#6	15	26"
#7	21	36"
#8	28	48"

 *INCREASE BY 30% FOR BARS SPACED <6".

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CONCRETE NOTES CONT.

- 6.3 CHAMFERS:
 - CHAMFER ALL EXPOSED EDGES AND CORNERS OF CONCRETE 1/4" OR 1" SIMILAR THROUGHOUT.
- 6.4 JOINTS:
 - 6.4.1 CONSTRUCTION JOINTS: PLACE PERPENDICULAR TO THE MAIN REINFORCEMENT. CONTINUE REINFORCEMENT ACROSS CONSTRUCTION JOINTS. PROVIDE CHAMFER AT LEAST 1" IF UNLESS OTHERWISE SHOWN. DEEP IN CONSTRUCTION JOINTS IN WALLS, SLAB, AND BETWEEN WALLS AND FOOTINGS. ACCEPTED BLANKETS DESIGNED FOR THIS PURPOSE MAY BE USED IN SLABS. PROVIDE WATERSTOP WHERE INDICATED.
 - 6.4.2 ISOLATION JOINTS: PROVIDE IN SLABS ON-GRADE AT POINTS OF CONTACT BETWEEN SLABS ON-GRADE AND VERTICAL SURFACES, SUCH AS FOUNDATION WALLS, GRADE BEAMS, COLUMN PEDESTALS, AND ELSEWHERE AS NECESSARY.
 - 6.4.3 CONTRACTION (CONTROL) JOINTS: PROVIDE IN SLABS ON-GRADE BY USING INSERTS OR BY SAW CUTTING TO A DEPTH OF 1/4 THE SLAB THICKNESS. PROVIDE A ONE PART ELASTOMERIC JOINT SEALANT TO JOINT GROOVE. A MINIMUM OF 60 DAYS AFTER SLAB PLACEMENT UNLESS OTHERWISE APPROVED.
- 6.5 CONCRETE MIXING:
 - 6.5.1 READY-MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ASTM C94.
 - 6.5.2 ALL CONCRETE SHALL BE MIXED UNTIL THERE IS A UNIFORM DISTRIBUTION OF THE MATERIALS BEFORE DISCHARGE. THE MIXING SHALL BE CONTINUOUS AFTER THE WATER HAS BEEN ADDED TO THE MIX IN THE DRUM.
 - 6.5.3 NO CONCRETE SHALL BE PLACED IN THE FORMS MORE THAN 90 MINUTES AFTER THE WATER HAS BEEN ADDED.
 - 6.5.4 AFTER THE MAXIMUM WATER CEMENT RATIO HAS BEEN ACHIEVED, RETEMPERING OF THE CONCRETE WILL NOT BE ALLOWED, UNLESS APPROVED BY ENGINEER.
- 6.6 CONCRETE PLACEMENT:
 - 6.6.1 DEPOSIT CONCRETE CONTINUOUSLY IN LAYERS NOT DEEPER THAN 24" OVER PREVIOUS LAYERS WHICH ARE STILL PLASTIC. AVOID COLD JOINTS. CONSOLIDATE CONCRETE BY MECHANICAL VIBRATING EQUIPMENT, SUPPLEMENTED BY HAND SPACING, ROODING AND TAMPING. DO NOT USE MECHANICAL VIBRATORS TO TRANSPORT CONCRETE.
 - 6.6.2 HOT WEATHER PLACING: COMPLY WITH ACI 306, LATEST EDITION. MAINTAIN A FRESH CONCRETE TEMPERATURE OF NOT LESS THAN 50°F AND NOT MORE THAN 80°F AT THE POINT OF PLACEMENT.
- 6.7 CONCRETE CURING:
 - COMPLY WITH ACI 308, LATEST EDITION. COMPLY WITH ACI 306 FOR HOT WEATHER CONCRETING. PROVIDE A MINIMUM OF A 7 DAY CONTINUOUS MOISTURE CURE BY COVERING CONCRETE SURFACE WITH A WET ABSORPTIVE COVER, MAINTAIN SATURATED COVER CONDITION. ALTERNATIVE CURING METHODS WILL ONLY BE ALLOWED IF APPROVED BY ENGINEER. CONTRACTOR WILL SUBMIT ALTERNATIVE CURING PRODUCTS AND METHODS FOR REVIEW AND APPROVAL. ALSO, MAINTAIN CONCRETE CURING TEMPERATURE ABOVE 50°.
 - 6.7.1 SLABS: USE MOISTURE CURE OR CURING COMPOUND. APPLY CURING COMPOUND WITHIN 2 HOURS OF FINAL FINISHING BY SPRAY OR ROLLER. RECOAT AREAS SUBJECT TO HEAVY RAINFALL. DO NOT USE CURING COMPOUND ON SLABS WHICH WILL RECEIVE LIQUID FLOOR HARDENER OR OTHER FINISHES.
 - 6.7.2 FORMED SURFACES: CURE FORMED SURFACES WITH FORMS IN PLACE FOR ENTIRE CURING PERIOD. DURING WET WEATHER CURING, PROVIDE CAST-IN THERMOMETERS FOR MONITORING CONCRETE CURING TEMPERATURE AT LOCATIONS AS DIRECTED BY ENGINEER. MAINTAIN A 50°F WITH USE OF INDIRECT HEAT OR INSULATIVE BLANKETS.
- 6.8 ANCHOR BOLTS: USE TYPE, SIZE, AND LENGTH AS INDICATED ON PLANS.

STRUCTURAL STEEL NOTES

- PART 1 - GENERAL
- 1.00 STANDARD SPECIFICATIONS
 - A. FABRICATION, ERECTION, AND WELDING, IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN ADOPTED JUNE 1989, INCLUDING ALL PUBLISHED SUPPLEMENTS. A.I.S.C.
 - B. WELDING-IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE; AWS D1.1, LATEST EDITION.
 - C. BOLTING OF STRUCTURAL JOINTS SHALL BE IN ACCORDANCE WITH AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, LATEST EDITION.
- 1.01 QUALIFICATIONS
 - A. WELDING PROCEDURES, WELDERS, WELDING OPERATIONS AND TACKING: QUALIFIED IN ACCORDANCE WITH AWS CODE.
- 1.02 SUBMITTALS
 - A. SUBMIT FOUR (4) SETS OF SHOP DRAWING PRINTS FOR REVIEW. INDICATE SHOP AND ERECTION DETAILS, INCLUDING CUTS, COPIES, CONNECTIONS, HOLES, THREADED FASTENERS, AND WELDS.
 - B. PROVIDE SETTING DRAWINGS, TEMPLATES AND DIRECTIONS FOR THE INSTALLATION OF ANCHOR BOLTS AND OTHER DEVICES.
- 1.03 PRODUCT HANDLING
 - A. STORE STRUCTURAL STEEL MEMBERS AT THE PROJECT SITE ABOVE GROUND ON PLATFORMS, SKIDS, OR OTHER SUPPORTS.
 - B. PROTECT STEEL FROM CORROSION.
- PART 2 - PRODUCTS
- 2.01 MATERIALS
 - A. STRUCTURAL STEEL BEAMS, CHANNELS, AND T-SHAPES, ASTM A572 GR. 50 OR A992 - W/ 60 GALVANIZING.
 - B. STEEL ANGLES, BARS, AND PLATES - ASTM A36.
 - C. STRUCTURAL TUBES AND COLUMNS - ASTM A500, GRADE B.
 - D. STRUCTURAL PIPE - ASTM A53, TYPE E, GRADE B, SCHEDULE 40.
 - E. HIGH STRENGTH BOLTS 1/2" - ASTM A-325, TYPE 1 OR 2 GALVANIZED.
 - F. ANCHOR BOLTS - ASTM A-307, GRADE A GALVANIZED.
 - G. WELDING TO BE PERFORMED WITH E70XX 70 LB. ELECTRODES.
- PART 3 - EXECUTION
- 3.01 FABRICATION
 - A. FABRICATE STRUCTURAL STEEL IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND THIS SECTION OF THE SPECIFICATIONS.

STRUCTURAL STEEL NOTES, CONT.

- 3.02 ERECTION
 - A. THE STRUCTURAL METAL SHALL BE ERECTED PLUMB AND TRUE TO THE LINES AND EVALUATIONS INDICATED ON THE DRAWINGS.
 - B. ERECTION TOLERANCES SHALL BE WITHIN THE LIMITS SPECIFIED IN SECTION 7.1.1 OF THE AISC CODE OF STANDARD PRACTICE.
 - C. TEMPORARY CONNECTIONS SHALL BE ADQUATE TO SAFELY SUPPORT ALL DEAD LOAD AND ERECTION IMPOSED STRESSES.
 - D. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO HOLD THE STEEL IN A HORIZONTAL AND VERTICAL PLANE UNTIL PERMANENT BRACING HAS BEEN COMPLETED.
 - E. BOLTS SHALL BE INSTALLED IN PROPERLY ALIGNED HOLES AND BROUGHT TO "SNUG TIGHT" CONDITION. ALL PILES OF JOINT IN FIRM CONTACT. IN ACCORDANCE WITH SECTION 6.4 (C) OF THE BOLT SPECIFICATION OF SECTION 1.01.6 OF THIS SPECIFICATION.
 - F. ENLARGEMENT OF HOLES BY BURSTING WITH A TORCH SHALL NOT BE ALLOWED. ALL STEEL WITH BURST HOLE ENLARGEMENTS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 3.03 PAINTING
 - A. SHOP PAINT PREPARED SURFACES OF ALL STEEL WORK WITH FABRICATOR'S STANDARD RUST INHIBITIVE PAINT, MINIMUM 0.2 MIL THICKNESS, COMPATIBLE WITH BASE COAT.
 - B. SURFACE PREPARE ALL FABRICATED STEEL TO RECEIVE SHOP PRIME (ONLY), TO A MINIMUM OF HAND TOOL CLEAN OR EQUIVALENT AS DICTATED BY CONDITION OF PRODUCT AT TIME OF PAINTING.
 - C. PROVIDE BRUSH BLAST OR HANDTOOL SURFACE PREP FOR ALL FABRICATION TO RECEIVE A TOP COAT OF PAINT.

EARTHWORK NOTES

- 1. SITE WORK AND CONCRETE CONTRACTORS ARE REQUIRED TO REVIEW THE SHEETS SUBSURFACE SOIL CONDITIONS WITH THE OWNER AT THE START OF INITIAL CONSTRUCTION. SITE CONTRACTOR WILL NOTIFY OWNER AFTER EXCAVATION HAS STARTED AND PRIOR TO THE PLACEMENT OF ANY STRUCTURAL FOUNDATIONS.
- 2. REMOVE ALL TOPSOIL AND UNCONTROLLED FILL FOR THE AREAS RECEIVING BUILDING FOUNDATIONS.
- 3. BACKFILL TO THE NECESSARY SUBGRADES REQUIRED ON THE STRUCTURAL FOUNDATION PLANS WITH CONTROLLED STRUCTURAL FILL MATERIAL, MEETING THE FOLLOWING GRADATION:

PERCENT PASSING	SCREEN OR SIEVE SIZE
6	100
3	90-100
NO. 4	35-70
NO. 40	5-35
NO. 200	0-5
- 4. PLACE CONTROLLED STRUCTURAL FILL IN UNIFORM LIFTS AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557 "MODIFIED PROCTOR DENSITY".
- 5. PROVIDE SITE GRADING AROUND THE PERIMETER OF THE BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION DURING AND AFTER CONSTRUCTION.
- 6. MAINTAIN THE INTEGRITY OF NATURAL SOILS AND CONTROLLED STRUCTURAL FILLS DURING CONSTRUCTION. PROTECT FOOTING AND STRUCTURE SUBGRADES AGAINST FREEZING AND EXCESSIVE WETTING. REMOVE AND REFILL FROZEN SUBGRADES, UNLESS IN GOOD CONDITION, OR REPLACE EXCESSIVELY WET SUBGRADE MATERIALS.
- 7. NOTIFY ENGINEER TO OBSERVE SUBGRADES PRIOR TO PLACING FOOTINGS. ACCEPTABLE SUBGRADES INCLUDE DENSELY CONSOLIDATED, UNDISTURBED, NATURALLY DEPOSITED SANDS AND GRAVELS, CONTROLLED STRUCTURAL FILLS, OR CLEAN, SOUND LEDGE.
- 8. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IF LEDGE IS ENCOUNTERED TO DETERMINE FINING REQUIREMENTS.
- 9. TOP OF ALL FOOTINGS SHALL EXTEND A MINIMUM OF 4'-0" BELOW EXTERIOR FINISHED GRADE.
- 10. PROOF ROLL SUBGRADE PRIOR TO SLAB CONSTRUCTION. PROVIDE STRUCTURAL FILL MEETING THE GRADATION SPECIFIED HEREIN FOR FILL MATERIALS BELOW THE SLAB. MAXIMUM PERCENT PASSING 200 SIEVE = 7%.
- 11. COMPACT CONTROLLED STRUCTURAL FILLS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND ASTM D1557. USE ONLY HAND OPERATED EQUIPMENT ADJACENT TO WALLS. FILL BOTH SIDES OF WALLS TO EQUAL ELEVATIONS BEFORE COMPACTING.

DEGREE OF COMPACTION: COMPACT TO THE FOLLOWING MINIMUM DENSITIES:	FILL AND BACKFILL LOCATION	DENSITY
95%	UNDER STRUCTURE FOUNDATIONS	95% OF MAX.
	TOP 2 FEET UNDER PAVEMENT	90%
	BELOW TOP 2 FEET UNDER PAVEMENT	92%
	TRENCHES THROUGH UNPAVED AREAS	90%
90%	EMBANKMENTS	90%
	PIPE BEDDING	92%
	BESIDE STRUCTURE FOUNDATION WALLS, TANK WALLS AND RETAINING WALLS	90%
	UNDER PILES THROUGH STRUCTURAL FILLS	90%
92%	UNDER DRAIN FILTER SAND	92%

 MAXIMUM DENSITY: ASTM D1557, MODIFIED.

FIELD DENSITY TESTS: ASTM D1556 (SAND CONE), ASTM D2922 (RUBBER BALLOON), OR ASTM D2922 (NUCLEAR METHODS).
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GENERAL STRUCTURAL NOTES

- 1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO:
 - INTERNATIONAL BUILDING CODE 2003 ED
 - ANSI-ASCE 7-22
 - ACI 318-02 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 - ASTM STEEL CONSTRUCTION MANUAL
 - ISIS COLD FORMED STEEL DESIGN MANUAL
 - ANSI-AIAPA H05-2001
- 2. STAIR DESIGN LOADS: SHOW LOAD

LIVE LOAD	50 PSF + DRIFT
DEAD LOAD	100 PSF
DEAD LOAD	20 PSF
- 3. WIND LOADS:
 - BASED ON WIND SPEED OF 100 MPH, 20 PSF PRIMARY BUILDING FRAME AND 25 PSF COMPONENTS AND CLADDING.
- 4. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS AND ALSO ANY CONDITIONS THAT PREVENT THE CONTRACTORS COMPLETION OF THE WORK AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 5. ALL WORK SHALL BE PERFORMED BY PERSONS QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE SUCH TRADE IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- 6. THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, IN ADDITION TO SPECIFICATIONS AND ANY SHOP DRAWINGS PROVIDED BY SUBCONTRACTORS AND SUPPLIERS.

GENERAL STRUCTURAL NOTES

- 7. ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR (G.C.) AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- 8. UNLESS OTHERWISE NOTED, DETAILS, SECTIONS, AND NOTES SHOWN ON ANY DRAWING SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.
- 9. THESE DRAWINGS DO NOT SHOW SIZE, LOCATION OR TYPE OF OPENING IN THE FOUNDATION SYSTEM FOR ELECTRICAL, PLUMBING OR MECHANICAL EQUIPMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THESE ITEMS.
- 10. ALL SHOP DRAWINGS PROVIDED BY OTHERS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF MATERIAL OR THE PURCHASE OF NON-RETURNABLE STOCK. DIMENSIONAL REVIEW IS THE CONTRACTOR'S RESPONSIBILITY.
- 11. USE PERIMETER LINES WHERE SHOWN. DRAIN TO APPROPRIATE OUTLET.

LIFE SAFETY/EGRESS CODE ANALYSIS

STATE THEATER REPLACEMENT EXTERIOR FIRE ESCAPES
PORTLAND, MAINE

THIS CODE ANALYSIS IS PRESENTED AS IT PERTAINS TO THE RE-CONSTRUCTION OF THE EXTERIOR NON-COMBUSTIBLE FIRE ESCAPE STAIRS ONLY. A CODE ANALYSIS FOR THE LIFE SAFETY/EGRESS REQUIREMENTS OF THE INTERIOR OF THE BUILDING IS OUTSIDE THE SCOPE OF THIS PROJECT. THIS CODE ANALYSIS PROVIDED BY GRANT-HAYS ASSOCIATES, PO BOX 6179, 28 OAK RIDGE WAY FALMOUTH, ME 04105

NFPA 101 Life Safe Code - 2003 Edition

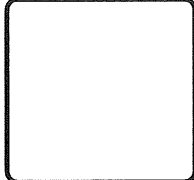
Occupancy Classification:	Assembly - Class B (300-3,000 occupants)
Construction Type:	Type III (000) - Fully Sprinkled
Assembly Area:	Under 1000 sq ft per floor
Occupancy Load:	Stage @ 15 sf/occ = 112 L.E.D. Fixed Seats = 138 L.E.D. Open Area @ 54sf/occ = 1,097 Balcony Fixed Seats = 542 TOTAL = 1,889 Occupants
Maximum Allowable Travel Distance:	200' (250')
Maximum Allowable Common Path:	75' (100')
Maximum Dead End Corridor Length:	20'
Minimum Egress Corridor Width:	42" @ double-loaded aisles 30" @ single-loaded aisles
Minimum Number of Required Exits:	8 @ L.E.D. 3 @ Balcony
Exit Lighting:	Required
Emergency Lighting:	Required
Portable Fire Extinguishers:	Required
Panic Exit Devices:	Required
Fire Alarm/Notification System:	Required
Fire Suppression/Spinkler System:	Required

Area of Refuge:	none, stairs are exterior
Minimum Stair width:	22" clear NFPA 1, 7.2.8.4.1 (b)
Maximum Rise height:	9"
Minimum Tread width:	10"
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Maximum h between landings:	12'-0"
Handrail height:	34"-38" @ 42" paneling
Handrail top clearance:	12" horiz.
Handrail bottom clearance:	11" angled + 12" horiz.
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"

Building Live Load
Stairs and Landings: 100 psf

End of Analysis

"L.E.D." = Level of Exit Discharge () Denotes Requirement for Sprinkled Spaces



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**PROJECT: STATE THEATER
609 CONGRESS ST. PORTLAND, ME
FOR: GRANT WILSON**

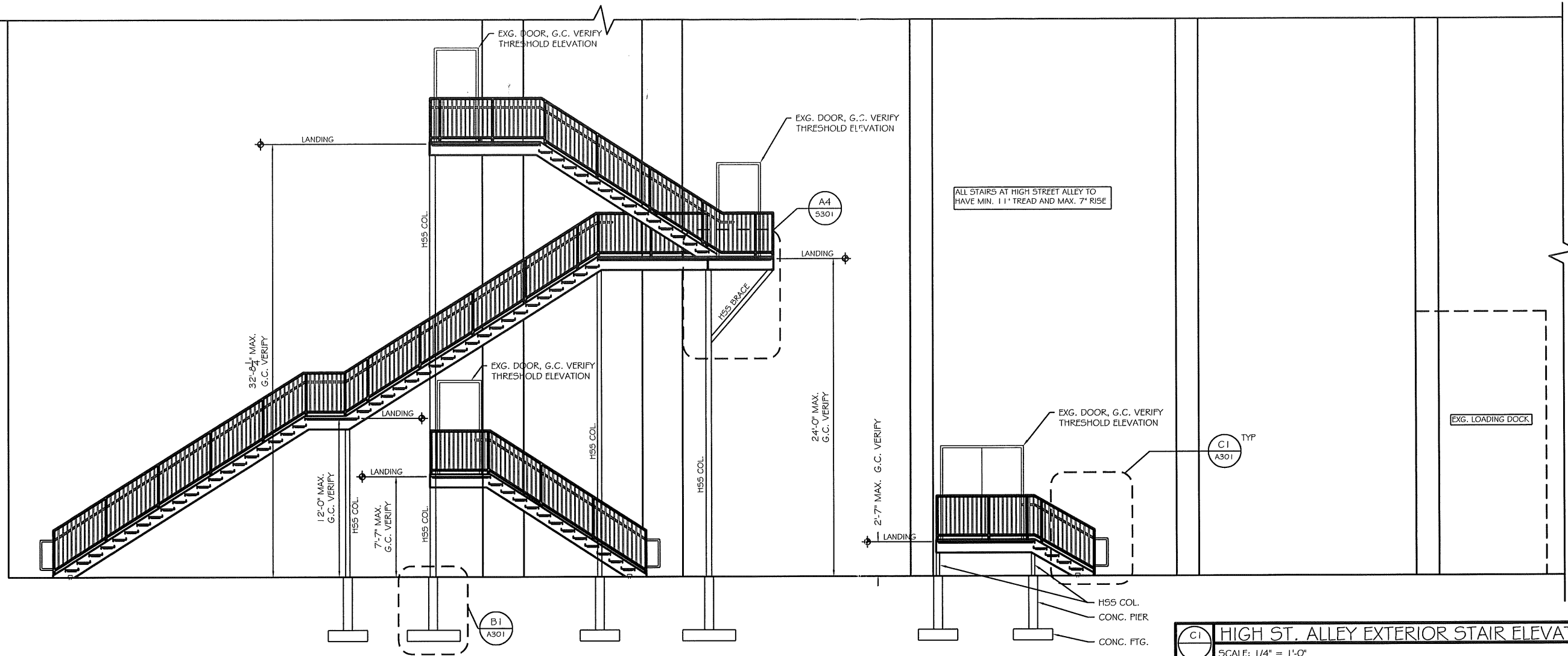
NOTES AND SPECIFICATIONS

SHEET TITLE:

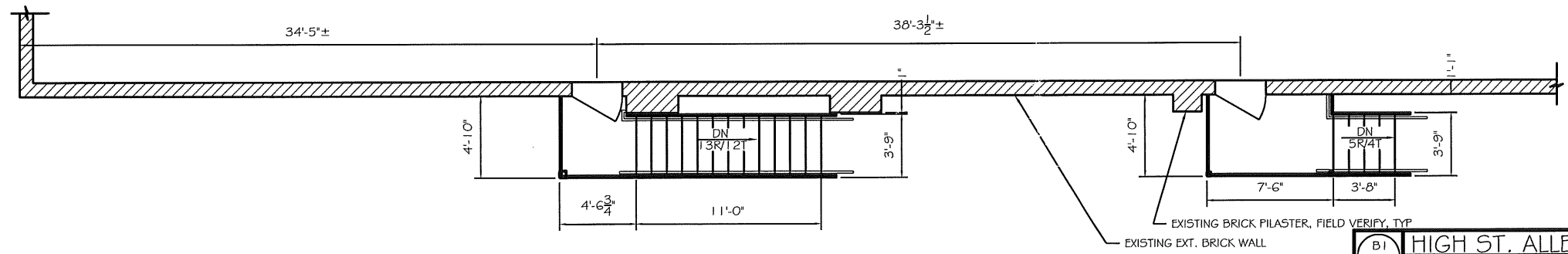
NO. BY DATE

NO.	BY	DATE	REVISIONS
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2	ASW	4/7/08	ISSUED FOR PERMITS
3			
4			
5			

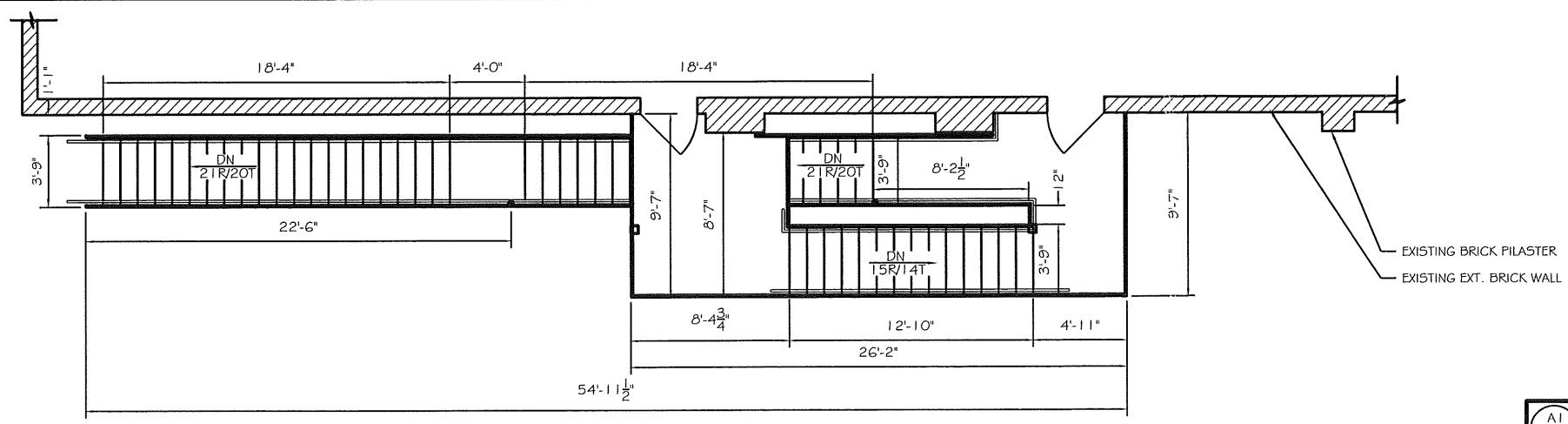
DATE: 03/08/08
SCALE: AS NOTED
DESIGN BY: ASW
DRAWN BY: ASW
FILE #: 08247-6303
PROJECT NUMBER:
05247
SHEET NO:
S302



C1 HIGH ST. ALLEY EXTERIOR STAIR ELEVATION
SCALE: 1/4" = 1'-0"



B1 HIGH ST. ALLEY EXTERIOR STAIR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"



A1 HIGH ST. ALLEY EXTERIOR STAIR PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"

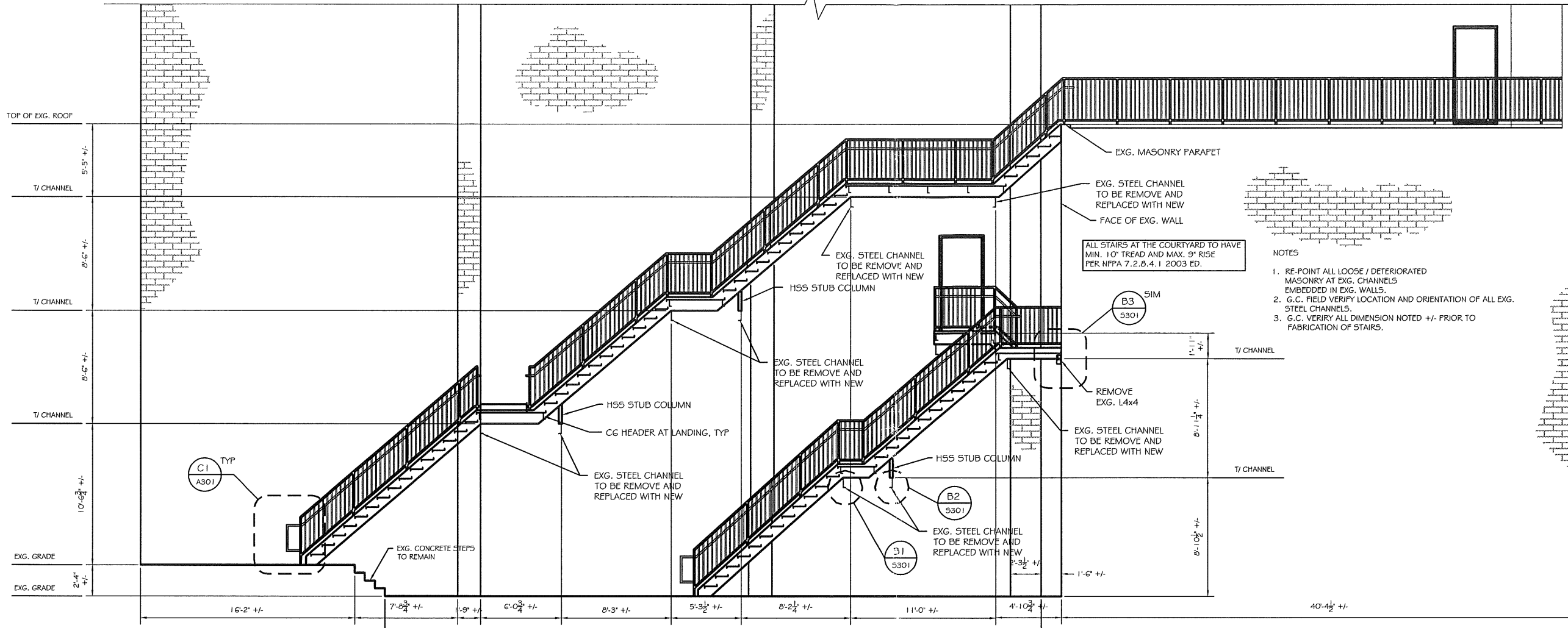
ASSOCIATED DESIGN PARTNERS INC.
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PROJECT: **STATE THEATER**
609 CONGRESS ST., PORTLAND ME
FOR: GRANT WILSON
SHEET TITLE: **REPLACEMENT FIRE ESCAPE PLANS AND ELEVATIONS**

REVISIONS	DATE
BY: ASW DESC: ISSUED FOR FIRE ESCAPE REVIEW	3/8/08
BY: ASW DESC: ISSUED FOR PRICING	4/7/08

DATE: 03-08-08
SCALE: AS NOTED
DESIGN BY: ASW
DRAWN BY: NR
FILE #: 05247-A101.DWG
PROJECT NUMBER:
05247
SHEET NO:
A101

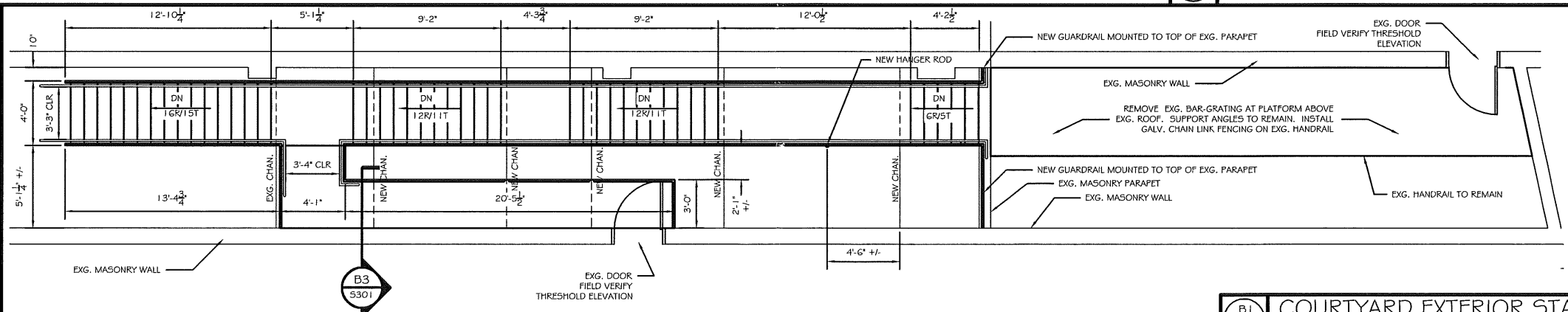


- NOTES
1. RE-POINT ALL LOOSE / DETERIORATED MASONRY AT EXG. CHANNELS EMBEDDED IN EXG. WALLS.
 2. G.C. FIELD VERIFY LOCATION AND ORIENTATION OF ALL EXG. STEEL CHANNELS.
 3. G.C. VERIFY ALL DIMENSION NOTED +/- PRIOR TO FABRICATION OF STAIRS.

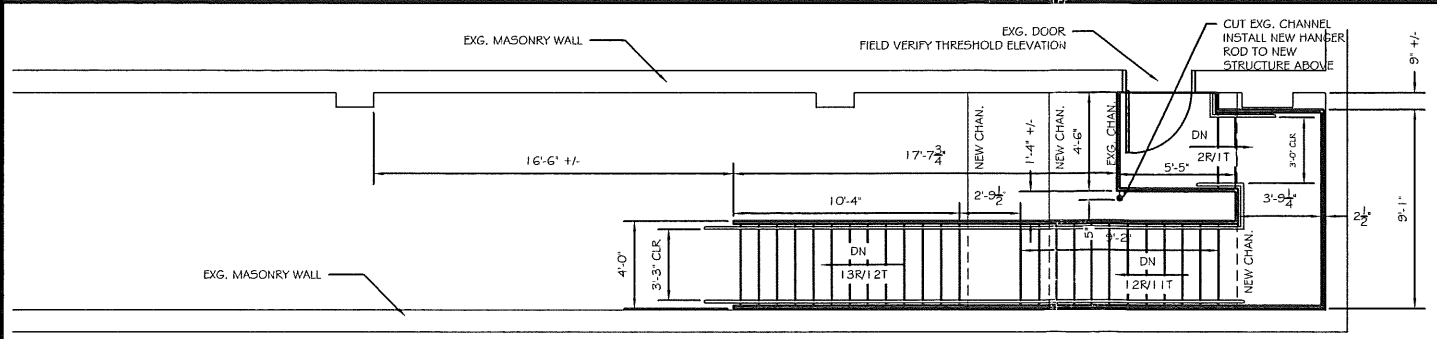
ALL STAIRS AT THE COURTYARD TO HAVE MIN. 10" TREAD AND MAX. 9" RISE PER NFPA 7.2.8.4.1 2003 ED.

49'-5" +/- ALTERNATE #1
SAW CUT EXG. CONG. SLAB AND INSTALL NEW RADIANT HEAT PIPE, SAND BED, AND NEW 4" CONCRETE SLAB THIS AREA - SEE A2/5301

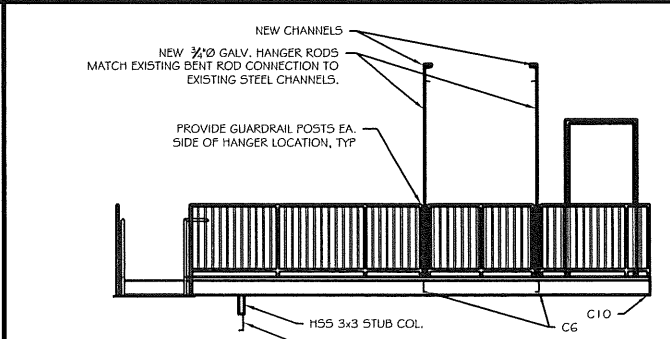
C1 COURTYARD EXTERIOR STAIR ELEVATION
SCALE: 1/4" = 1'-0"



B1 COURTYARD EXTERIOR STAIR PLANS
SCALE: 1/4" = 1'-0"



A2 COURTYARD EXTERIOR STAIR PLANS
SCALE: 1/4" = 1'-0"



A1 COURTYARD STAIR PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"

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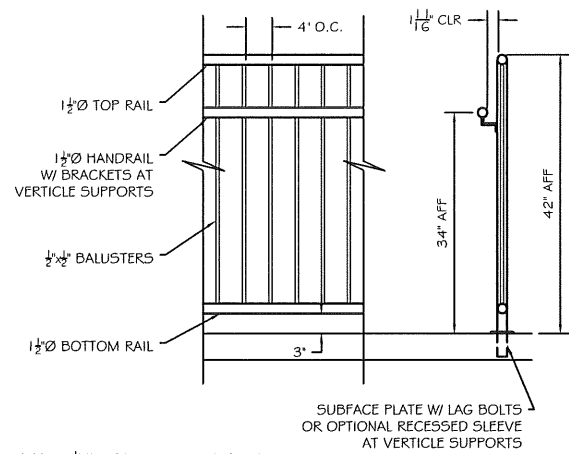
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PROJECT: **STATE THEATER EGRESS**
609 CONGRESS STREET
FOR: GRANT WILSON

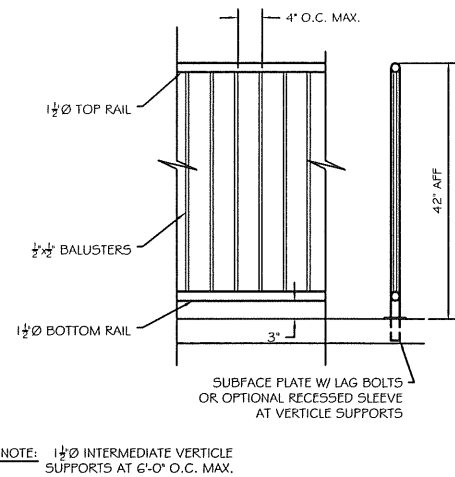
SHEET TITLE:
COURTYARD REPLACEMENT FIRE ESCAPE STAIR FRAMING PLAN + ELEVATION

REVISIONS	DATE
NO. BY DESCRIPTION	
1 ASW ISSUED FOR PERMITS	3/7/06
2 ASW ISSUED FOR PERMITS	4/7/06

DATE : 03-08-06
SCALE : AS NOTED
DESIGN BY: ASW
DRAWN BY: RSC
FILE #: 05247-A102.DWG
PROJECT NUMBER:
05247
SHEET NO:
A102

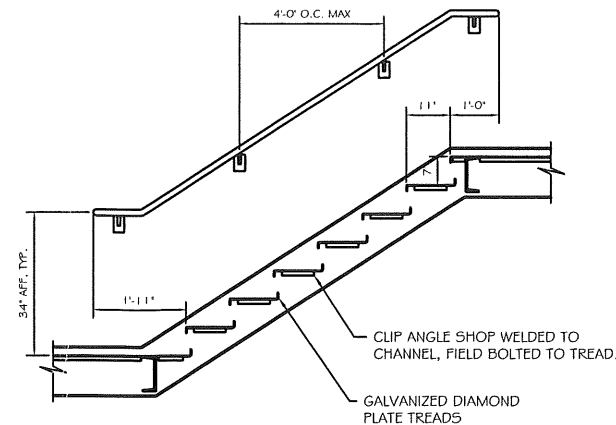


C4 TYPICAL GUARDRAIL / HANDRAIL
SCALE: NO SCALE

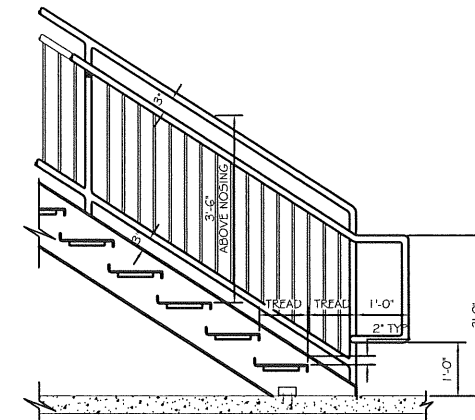


C3 TYPICAL GUARDRAIL
SCALE: NO SCALE

NOTES:
STAIR DETAIL AS ALLOWED BY
NFPA 7.2.8.4.1 2003 ED.

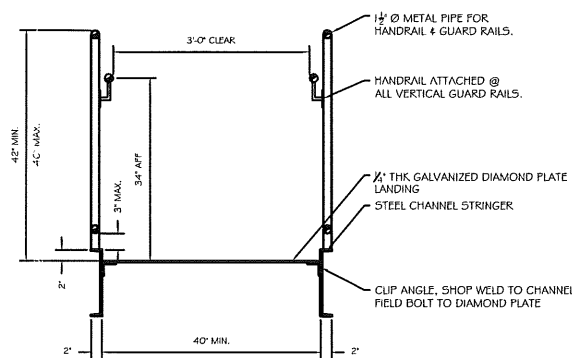


C2 TYP REPLACEMENT STAIR W/ WALL MOUNTED HANDRAIL
SCALE: NO SCALE

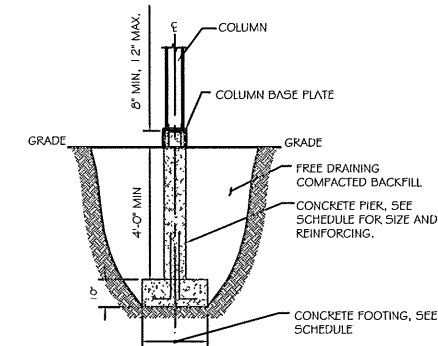


C1 TYPICAL BOTTOM OF STAIR DETAIL
SCALE: NO SCALE

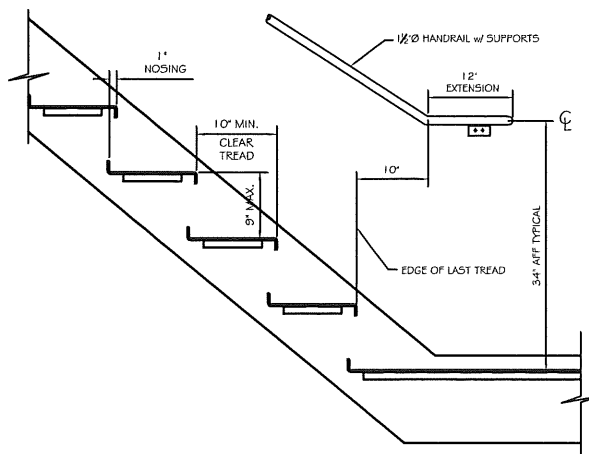
TYPICAL STAIR AND LANDING DETAILS, GUARDRAIL / HANDRAIL DETAILS, AND EGRESS NOTES DEPICTED ON THESE PLANS USED UNDER THE PERMISSION OF GRANT-HAYS ARCHITECTS, PO Box G 179 28 Oak Ridge Way Falmouth, ME 04105



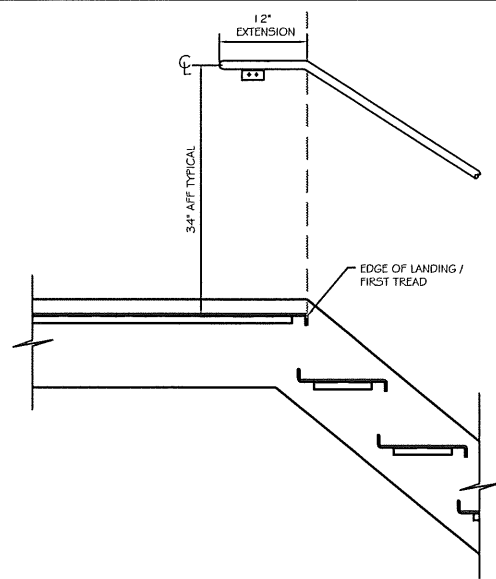
B2 STAIR LANDING CROSS SECTION
SCALE: NO SCALE



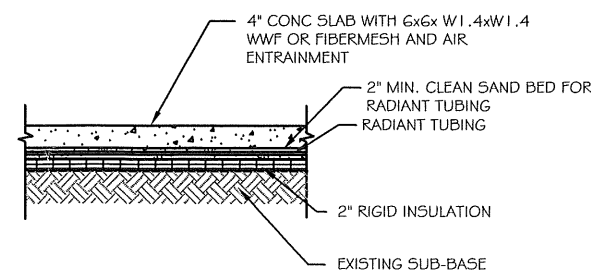
B1 TYPICAL CONCRETE PIER AT COLUMN
SCALE: NO SCALE



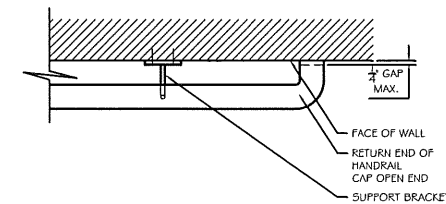
A4 TYP WALL MOUNTED HANDRAIL EXTENSION AT BOTTOM
SCALE: NO SCALE



A3 TYP WALL MOUNTED HANDRAIL EXTENSION AT TOP
SCALE: NO SCALE



A2 ALTERNATE #1 - NEW HEATED CONCRETE SLAB
SCALE: NO SCALE



A1 WALL MOUNTED HANDRAIL RETURN
SCALE: NO SCALE

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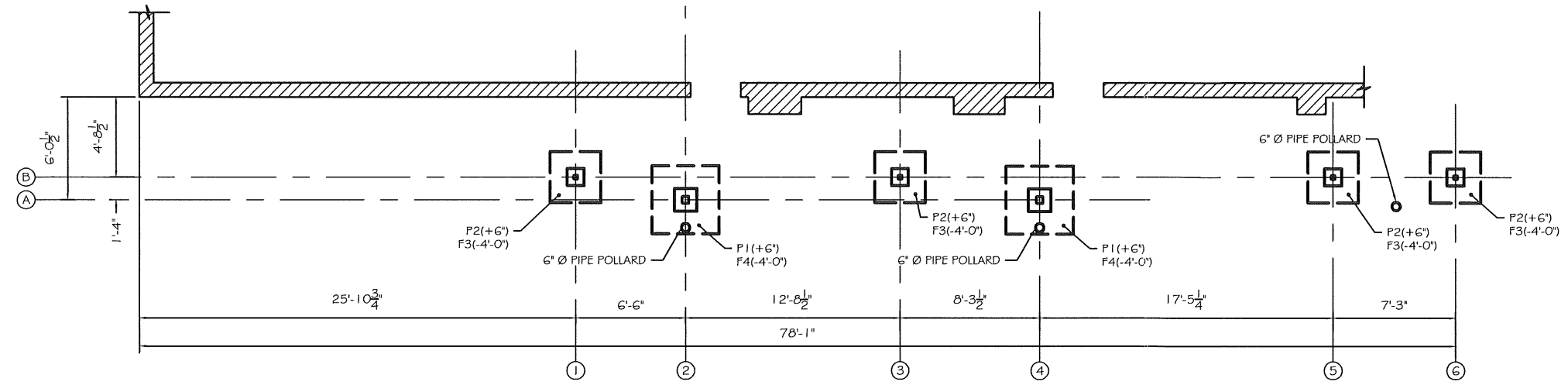
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PROJECT: STATE THEATER
609 CONGRESS ST. PORTLAND ME
FOR: GRANT WILSON
SHEET TITLE: REPLACEMENT FIRE ESCAPE STAIR NOTES AND DETAILS

REVISIONS	DATE
ISSUED FOR PERMITS	3/9/08
ISSUED FOR FIRE MARSHALL REVIEW	4/7/08
ISSUED FOR PERMITTING	

DATE : 03-08-08
SCALE : AS NOTED
DESIGN BY: ASW
DRAWN BY: NR
FILE #: 05247-A301.DWG
PROJECT NUMBER:
05247
SHEET NO:
A301

1. TOP INDICATES TOP OF FOOTING
2. TOC INDICATES TOP OF CONCRETE
3. TOP OF CONCRETE AND TOP OF FOOTING ELEVATIONS ARE REFERENCED FROM FINISHED FLOOR ELEVATION = (+0'-0"). COORDINATE WITH SITE PLAN.
4. F.F. INDICATES FINISHED FLOOR
5. SEE 5302 FOR GENERAL NOTES & SPECIFICATIONS
6. FOOTINGS ARE CENTERED ON COLUMN GRIDS, UNO.
7. G.C. VERIFY ALL EXISTING DOOR THRESHOLD ELEVATIONS.

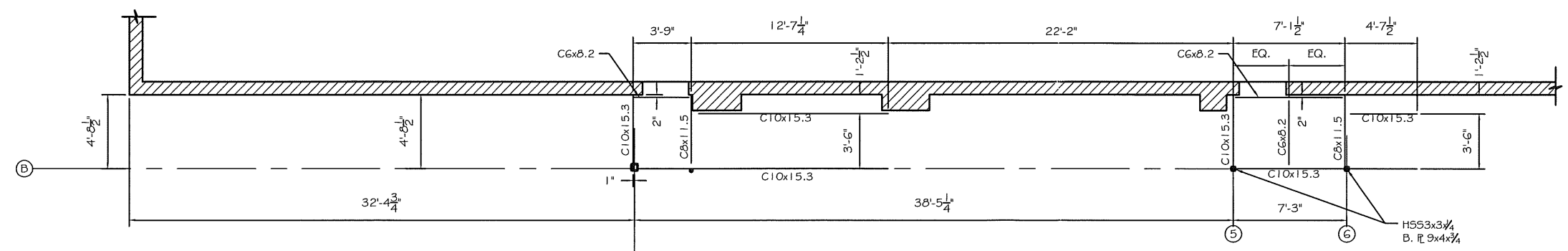


FOOTING SCHEDULE		
MARK	SIZE	BOTTOM REINFORCING
F3	3'-0"x3'-0"x1'-0"	(4) #4'S E.W.
F4	4'-0"x4'-0"x1'-0"	(5) #4'S E.W.

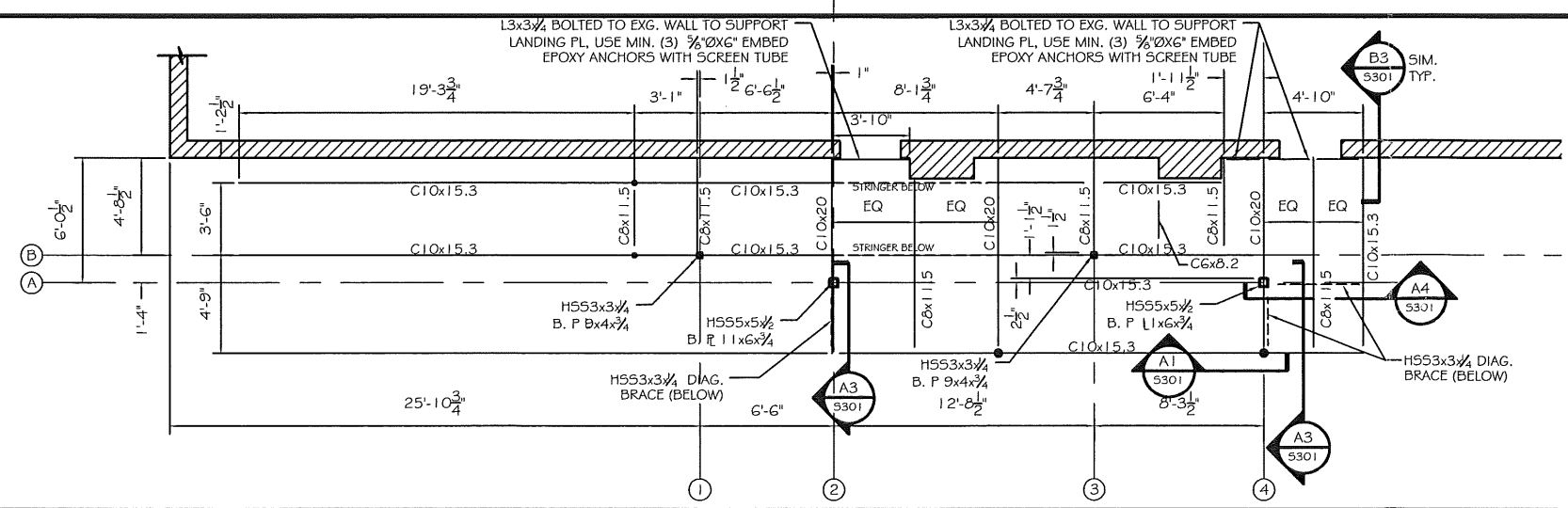
PIER SCHEDULE				
TYPE	SIZE	VERT	TIES	SHAPE
P1	16"x16"	4-#6'S	#4'S AT 12" O.C.	H
P2	12"x12"	4-#5'S	#4'S AT 12" O.C.	H

C1 HIGH ST. ALLEY REPLACEMENT STAIR FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
1. SEE 5302 FOR TYPICAL NOTES AND DETAILS
 2. ALL STEEL MEMBERS TO BE PAINTED BLACK.
 3. FIELD ASSEMBLY TO BE WITH BOLTED CONNECTIONS ONLY - NO FIELD WELDING.
 4. G.C. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF STRUCTURAL STEEL.
 5. ● INDICATES MOMENT CONNECTION, SEE DETAIL A1/5301.



B1 HIGH ST. ALLEY REPLACEMENT STAIR FRAMING PLAN- LOWER LEVEL
SCALE: 1/4" = 1'-0"



A1 HIGH ST. ALLEY REPLACEMENT STAIR FRAMING UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

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PROJECT: **STATE THEATER**
609 CONGRESS ST., PORTLAND ME
FOR: GRANT WILSON
SHEET TITLE:
HIGH ST. ALLEY REPLACEMENT FIRE ESCAPE
FOUNDATION AND FRAMING PLANS

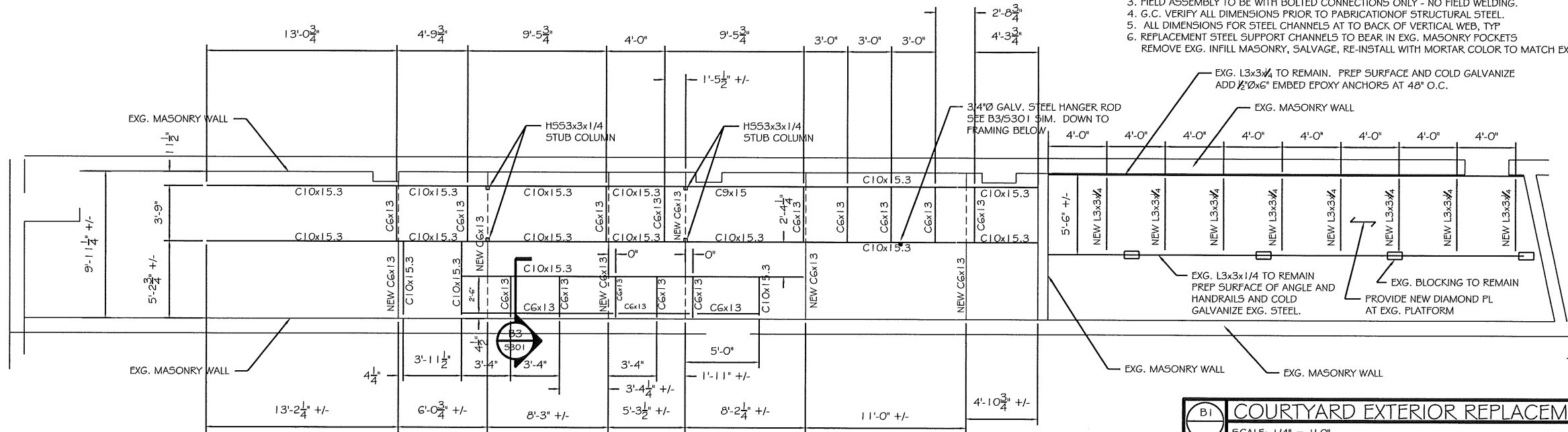
NO.	BY	REVISIONS	DATE
1	ASW	ISSUED FOR PERMITS	3/9/06
2	ASW	ISSUED FOR FIRE MARSHAL REVIEW	4/7/06
3	ASW	ISSUED FOR PERMITTING	

DATE : 03-08-06
SCALE : AS NOTED
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DRAWN BY: RC
FILE #: 05247-S101.DWG
PROJECT NUMBER:
05247
SHEET NO:
S101

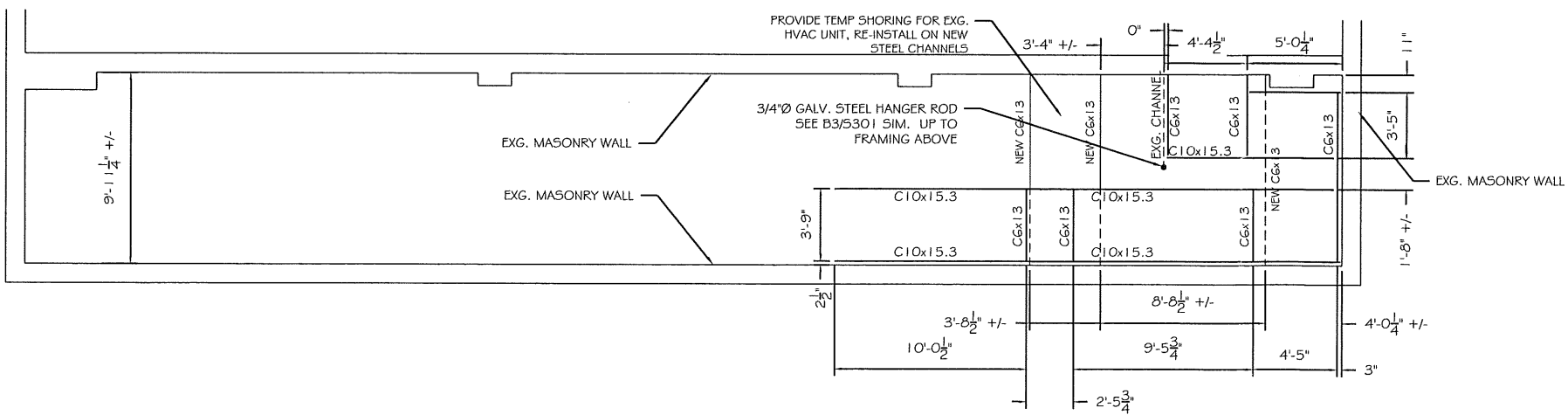
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NOTES:

1. SEE S302 FOR TYPICAL NOTES AND DETAILS
2. ALL STEEL MEMBERS TO BE GALVANIZED.
3. FIELD ASSEMBLY TO BE WITH BOLTED CONNECTIONS ONLY - NO FIELD WELDING.
4. G.C. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF STRUCTURAL STEEL.
5. ALL DIMENSIONS FOR STEEL CHANNELS AT TO BACK OF VERTICAL WEB, TYP
6. REPLACEMENT STEEL SUPPORT CHANNELS TO BEAR IN EXG. MASONRY POCKETS REMOVE EXG. INFILL MASONRY, SALVAGE, RE-INSTALL WITH MORTAR COLOR TO MATCH EXG.



B1 COURTYARD EXTERIOR REPLACEMENT STAIR PLANS
 SCALE: 1/4" = 1'-0"

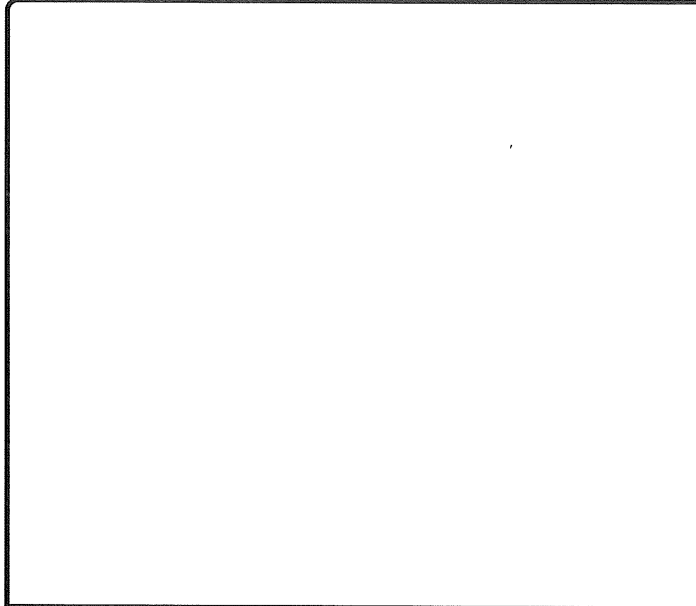


A1 COURTYARD EXTERIOR REPLACEMENT STAIR PLANS
 SCALE: 1/4" = 1'-0"

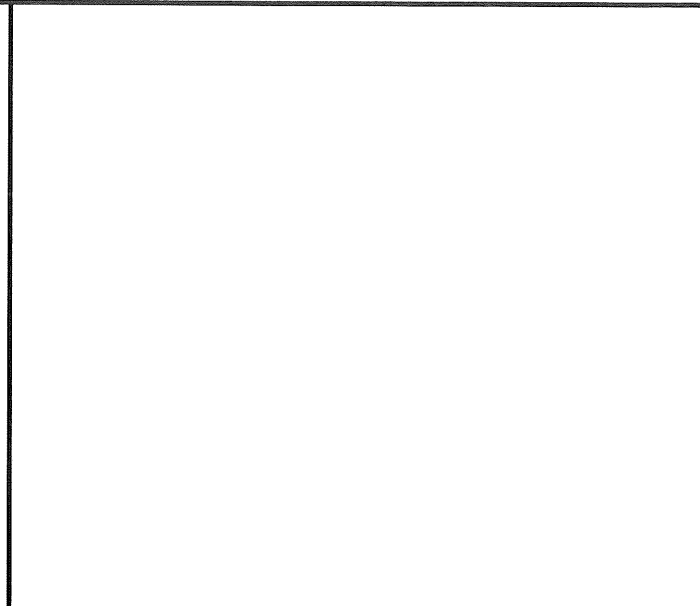
PROJECT: **STATE THEATER**
609 CONGRESS ST., PORTLAND ME
 FOR: GRANT WILSON
 SHEET TITLE:
COURTYARD REPLACEMENT FIRE ESCAPE STAIR
FRAMING PLANS

NO.	BY	REVISIONS	DATE
1	ASW	ISSUED FOR PERMITS	3/9/06
2	ASW	ISSUED FOR PERMITS	4/7/06

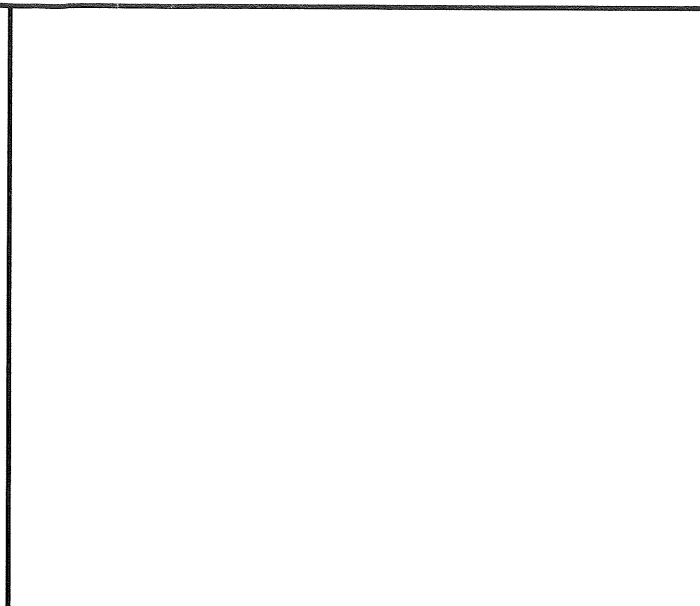
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 DRAWN BY: NR
 FILE #: 05247-5101.DWG
 PROJECT NUMBER:
05247
 SHEET NO:
S102



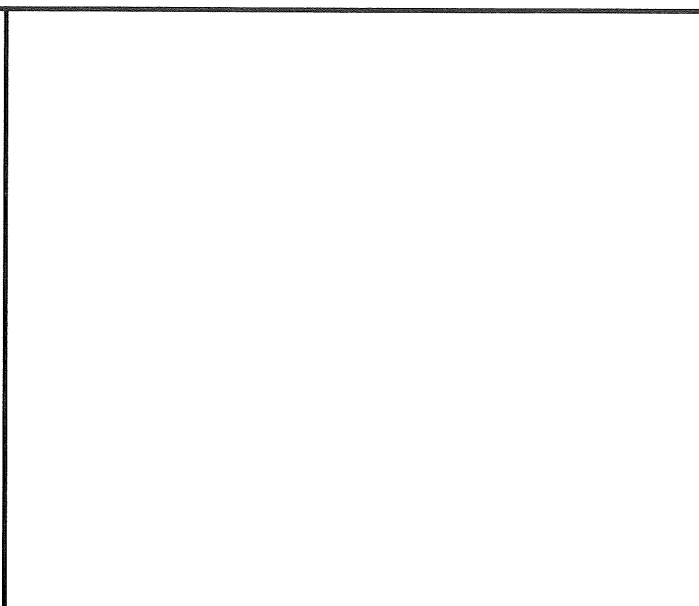
C4 SCALE: NO SCALE



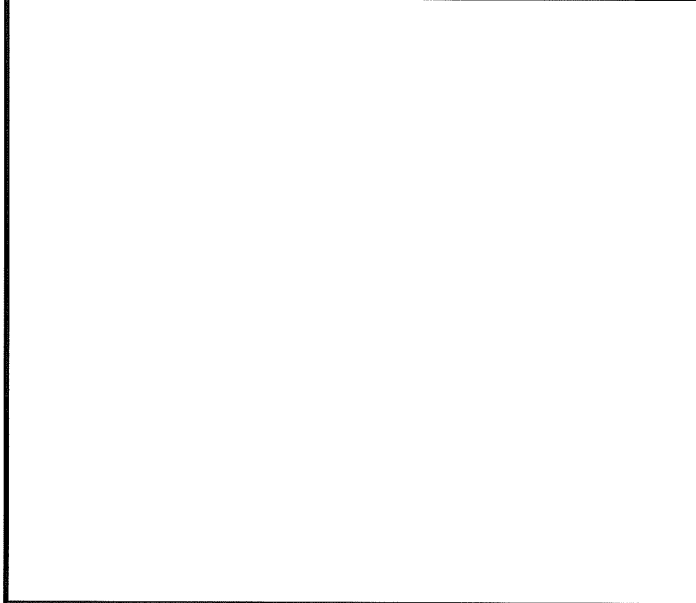
C3 SCALE: NO SCALE



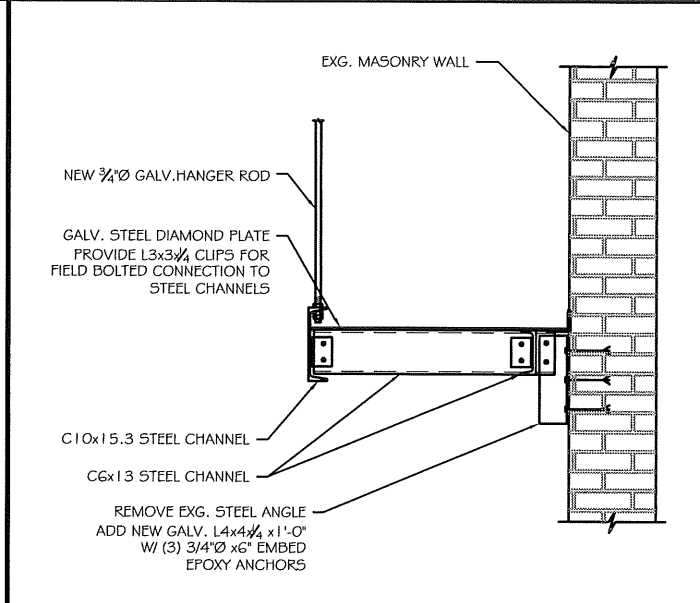
C2 SCALE: NO SCALE



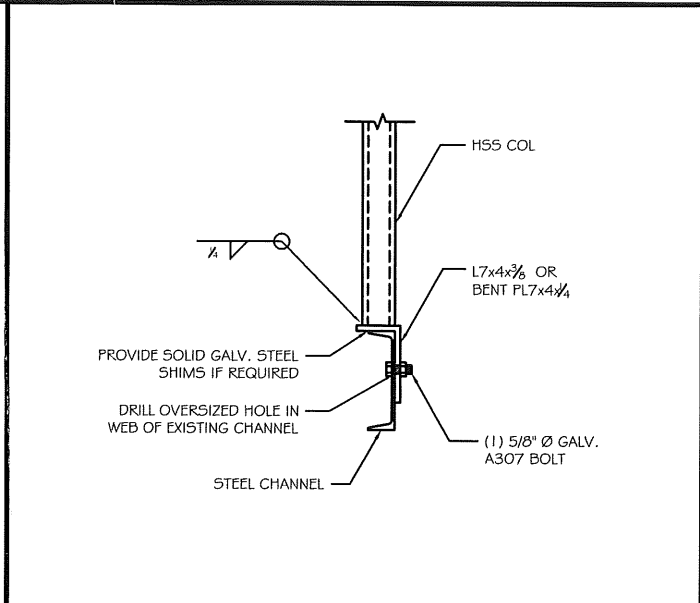
C1 SCALE: NO SCALE



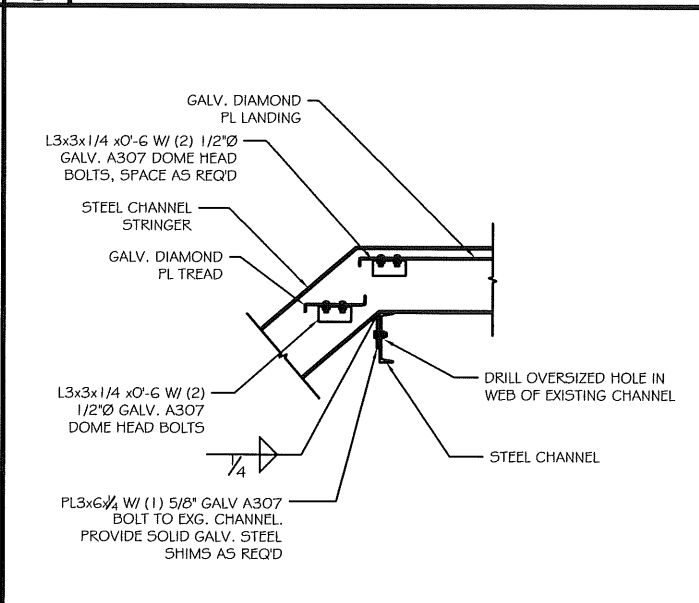
B4 SCALE: NO SCALE



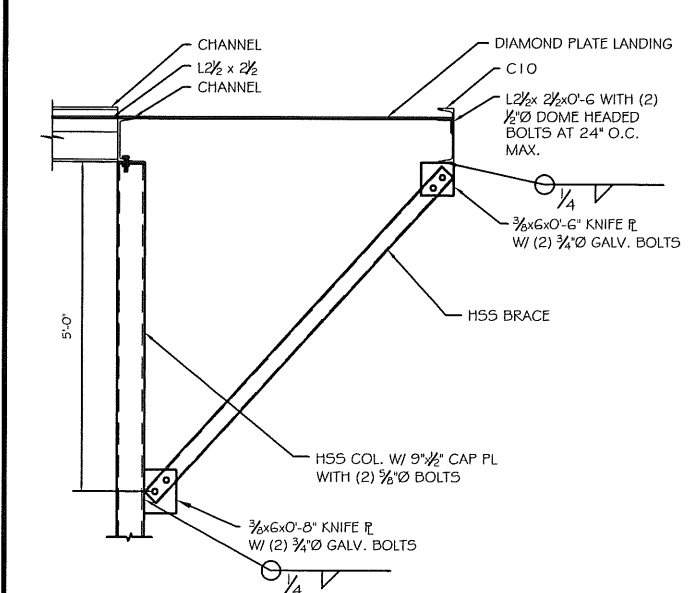
B3 STAIR LANDING CROSS SECTION SCALE: 1" = 1'-0"



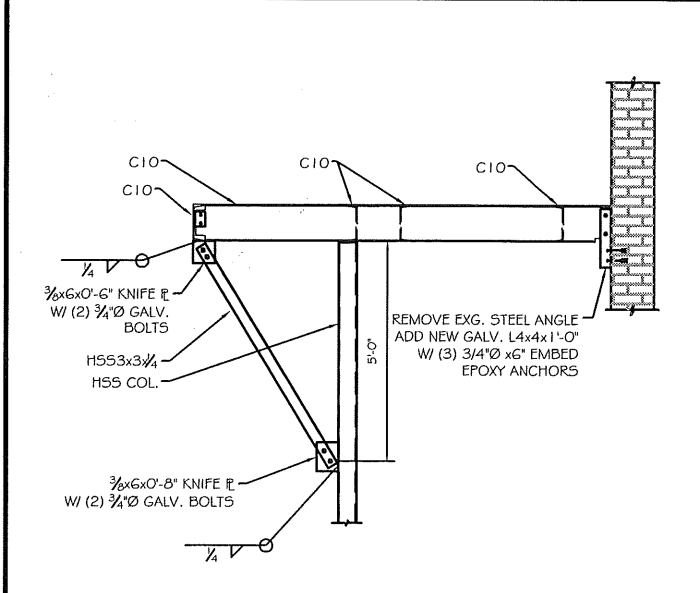
B2 STUB COLUMN CONNECTION TO CHANNEL SCALE: 1/2" = 1'-0"



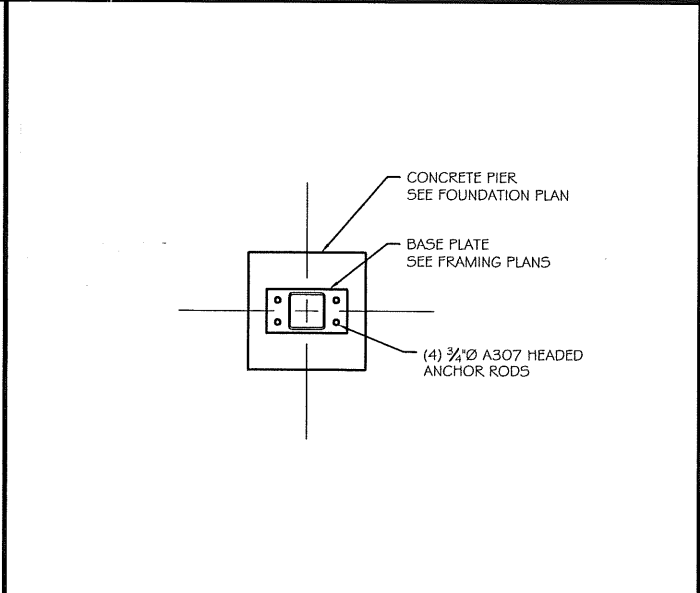
B1 STRINGER CONNECTION TO CHANNEL SCALE: 3/4" = 1'-0"



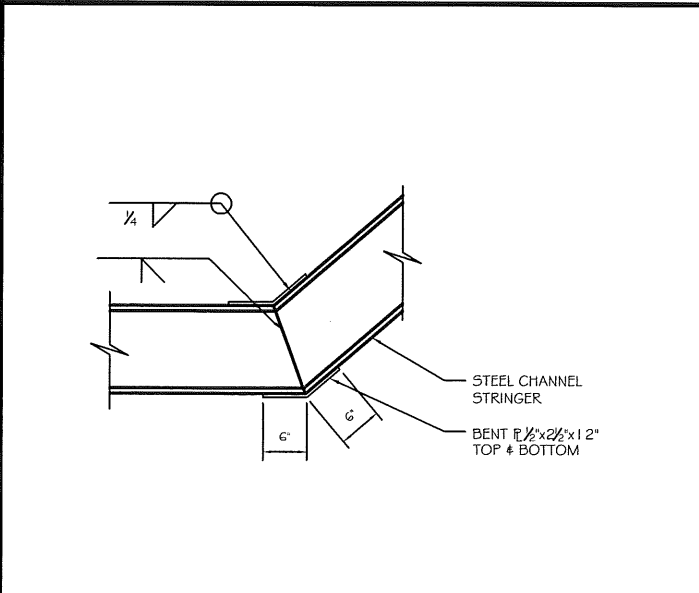
A4 STAIR SECTION SCALE: NO SCALE



A3 STAIR SECTION SCALE: NO SCALE



A2 TYP. COLUMN BASE PLATE SCALE: NO SCALE



A1 SHOP WELDED MOMENT CONNECTION SCALE: 1" = 1'-0"

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**PROJECT: STATE THEATER
 609 CONGRESS ST. PORTLAND ME
 FOR: GRANT WILSON**
**SHEET TITLE: REPLACEMENT FIRE ESCAPE STAIR
 ISSUED FOR PERMITTING**

REVISIONS	DATE	DESCRIPTION
1	3/9/06	ISSUED FOR PERMITTING
2	4/7/06	ISSUED FOR PERMITTING

DATE: 03-08-06
 SCALE: AS NOTED
 DESIGN BY: ASW
 DRAWN BY: RSC
 FILE #: 05247-5301.DWG
PROJECT NUMBER: 05247
 SHEET NO: **S301**