

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>27 Bramhall Street</i>		Owner: <i>Maine Med Center</i>		Phone:	Permit No: <b>970207</b>
Owner Address:		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: <i>H.E. Callahan Construction</i>		Address: <i>P.O. Box 677, Auburn 04210</i>		Phone: <i>784-6927</i>	
Past Use: <i>Medical Facility</i>		Proposed Use: <i>Interior reno to MGB (basement area)</i>		<b>COST OF WORK:</b> <i>\$10,000.00</i>	<b>PERMIT FEE:</b> <i>\$70.00</i>
Proposed Project Description: <i>Interior reno to MGB basement as per plans</i>		Signature: <i>[Signature]</i>		INSPECTION: Use Group <i>F2</i> Type <i>TS</i> <i>BOCA 96</i> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Signature: _____ Date: _____	
Permit Taken By: <i>Vicki Dover</i>		Date Applied For: <i>3/12/97</i>			

**PERMIT ISSUED**  
Permit Issued:  
**MAR 14 1997**  
**CITY OF PORTLAND**

Zone: *CBL* CBL: *053-D-007*  
Zoning Approval:  
**Special Zone or Reviews:**  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**

**CEO DISTRICT** 3

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..

*Mail to contractor*

**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 provisions of the code(s) applicable to such permit

*[Signature]*  
SIGNATURE OF APPLICANT      ADDRESS: \_\_\_\_\_      DATE: *3/12/97*      PHONE: \_\_\_\_\_  
*Mod. Boyington*  
*H. E. Callahan*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

COMMENTS

Work Completed - ~~✓~~

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

## BUILDING PERMIT REPORT

DATE: 3/12/97 ADDRESS: 223 Birch Hill St

REASON FOR PERMIT: Interior work

BUILDING OWNER: M.M.C.

CONTRACTOR: H.C. Collins Construction

PERMIT APPLICANT: Paul Beymeyer APPROVAL: \*1 \*16 \*17 \*18 \*20

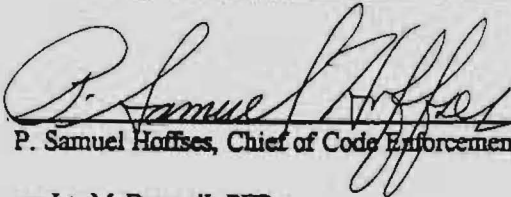
DENIED: 1 7

### CONDITION OF APPROVAL OR DENIAL

- ✓ 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) UL 103.
7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. Headroom in habitable space is a minimum of 7'6".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
12. Each apartment shall have access to two (20 separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. \_\_\_\_\_
- 26. \_\_\_\_\_
- 27. \_\_\_\_\_

  
P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal



MAINE MEDICAL CENTER

- First Coat - Wonder Tone Primer/Sealer - 50801-01  
Second Coat - Regency, Satin - 3549-01  
Third Coat - Regency, Satin - 3549-01
- IPS - 6 Ferrous Metal:  
First Coat - DeVoe Metal Primer 13201 Interior  
Alkyd Q.D. Enamel Undercoat  
Second Coat - Regency, Semi Gloss - 3849-01  
Third Coat - Regency, Semi Gloss - 3849-01
- IPS - 7 Zinc-Coated Metal:  
First Coat - DeVoe Metal Primer 13201  
Second Coat - Mirrolac WB Semi Gloss  
Third Coat - Mirrolac WB Semi Gloss
- IPS - 8 Stained Woodwork (Doors, Casework not prefinished):  
First Coat - Devoe Paste Wood Filler ( for opened  
grain wood )  
Second Coat - Zar - Sanding/Sealer, Quick-Dry  
Polyurthane  
Third Coat - Zar-Aqua, Water Based Polyurthane,
- IPS - 9 Natural Finish Woodwork (Handrails, shelving,  
previously natural doors, etc.):  
First Coat - Devoe Paste Wood Filler ( for opened  
grain wood )  
Second Coat - Wonderwood Stain  
Third Coat - Wonderwood Satin
- IPS - 10 Painted Woodwork (Previously painted doors, etc.):  
First Coat - Alkyd Enamel Underwood Underbody  
Second Coat - Regency, Semi Gloss - 3849-01  
Third Coat - Regency, Semi Gloss - 3849-01
- IPS - 11 Cotton or Canvas Covering over Insulation (Exposed  
to view):  
First Coat: Wonder Tone Primer/Sealer - 50801-01  
Second Coat: Regency, Satin - 3549-01
- EPS - 12 Painted Exterior Woodwork: Not applicable

END OF SECTION 09900

MAINE MEDICAL CENTER

1. Brush apply primer or first coats, unless otherwise permitted to use mechanical applicators.
- E. Mechanical Applications: Use mechanical methods for coating application when permitted by coating material manufacturer's recommendations, governing ordinances, and trade union regulations.
1. Wherever spray application is used, apply each coat to provide equivalent hiding of brush-applied coats. Do not double-back with spray equipment building-up film thickness of 2 coats in one pass, unless recommended by coating material manufacturer.
- F. Mechanical and Electrical Work: Painting of mechanical and electrical work is limited to those items exposed in mechanical equipment rooms and in occupied spaces, except piping which is to be painted wherever exposed.
- G. Mechanical items to be painted include, but are not limited to, the following:
1. Piping, pipe hangers, and supports (see pipe identification system schedule).
  2. Heat exchangers.
  3. Tanks.
  4. Ductwork, insulation.
  5. Motor, mechanical equipment, and supports.
  6. Accessory items.
- H. Electrical items to be painted include, but are not limited to, the following:
1. Conduit and fittings.
  2. Switchgear.
- I. Prime Coats: Apply prime coat of material which is required to be painted or finished, and which has not been prime coated by others.
1. Recoat primed and sealed surfaces where there is evidence of suction spots or unsealed areas in first coat, to assure a finish coat with no burn-through or other defects due to insufficient sealing.
- J. Pigmented (Opaque) Finishes: Completely cover to provide

## MAINE MEDICAL CENTER

2. When transparent finish is required, use polyurethane for backpriming.
  3. Seal tops, bottoms, and cut-outs of unprimed wood doors with a heavy coat of varnish or equivalent sealer immediately upon delivery to job.
- D. Ferrous Metals: Clean ferrous surfaces, which are not galvanized or shop-coated, of oil, grease, dirt, loose mill scale and other foreign substances by solvent or mechanical cleaning.
1. Touch-up shop-applied prime coats wherever damaged or bare, where required by other sections of these specifications. Clean and touch-up with same type shop primer.
- E. Galvanized Surfaces: Clean free of oil and surface contaminants with non-petroleum based solvent.

### 3.03 MATERIALS PREPARATION:

- A. Mix and prepare painting materials in accordance with manufacturer's directions.
- B. Store materials not in actual use in tightly covered containers. Maintain containers used in storage, mixing and application of paint in a clean condition, free of foreign materials and residue.
- C. Stir materials before application to produce a mixture of uniform density, and stir as required during application. Do not stir surface film into material. Remove film and, if necessary, strain material before using.
- D. Tinting: Tint each undercoat a lighter shade to facilitate identification of each coat where multiple coats of same material are to be applied. Tint undercoats to match color of finish coat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.
- E. Split Coats: Mix split-coats accurately in the proportions specified or recommended by the manufacturer, where enamels or high-gloss paint systems require split-coats to ensure proper bond or adhesion of the succeeding coats, or where split-coats are specified.

### 3.04 APPLICATION:

- A. General: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited

## MAINE MEDICAL CENTER

match existing adjacent surfaces.

- B. Prior to beginning work, Architect will make selection from manufacturer's complete range of colors for surfaces to be painted.
- C. Color Pigments: Pure, nonfading, applicable types to suit substrates and service indicated.
- D. Paint Coordination: Provide finish coats as scheduled. Review other sections of these specifications in which prime paints are to be provided to ensure compatibility of total coatings system for various substrates. Upon request from other trades, furnish information on characteristics of finish materials proposed for use, to ensure compatible prime coats are used. Provide barrier coats over incompatible primers or remove and reprime as required. Notify Architect in writing of any anticipated problems using specified coating systems with substrates primed by others.

### 2.02 MATERIAL QUALITY:

- A. Provide best quality grade of various types of coatings as regularly manufactured by acceptable paint materials manufacturers. Materials not displaying manufacturer's identification as a standard, best-grade product will not be acceptable.
  - 1. Proprietary names used to designate colors or materials are intended to imply that products of named manufacturers are required to exclusion of equivalent products of other manufacturers.
  - 2. Provide undercoat paint produced by same manufacturer as finish coats. Use only thinners approved by paint manufacturer, and use only within recommended limits.
- B. Materials are designated in schedules by reference to products of the DeVoe & Reynolds Company (Commercial/Residential), or products acceptable by owner.

## PART 3 - EXECUTION

### 3.01 INSPECTION:

- A. Applicator must examine areas and conditions under which painting work is to be applied and notify Contractor in writing of conditions detrimental to proper and timely completion of work. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable to Architect/Owner.



MAINE MEDICAL CENTER

shop-fabricated or factory-built mechanical and electrical equipment or accessories.

- a. Repair of damaged prime coats with compatible material is included as part of this section.
2. Pre-Finished Items: Unless otherwise indicated, do not include painting when factory-finishing or installer finishing is specified for such items as (but not limited to) metal toilet enclosures, prefinished partition systems, acoustic materials, architectural woodwork and casework, finished mechanical and electrical equipment including light fixtures, switchgear and distribution cabinets, elevator entrance frames, doors and equipment.
3. Concealed Surfaces: Unless otherwise indicated, painting is not required on surfaces such as walls or ceilings in concealed areas and generally inaccessible areas, foundation spaces, furred areas, utility tunnels, pipe spaces, duct shafts and elevator shafts.
4. Finished Metal Surfaces: Metal surfaces of anodized aluminum, stainless steel, chromium plate, copper, bronze and similar finished materials will not require finish painting, unless otherwise indicated.
5. Operating Parts and Labels: Moving parts of operating units, mechanical and electrical parts, such as valve and damper operators, linkages, sinkages, sensing devices, motor and fan shafts will not require finish painting, unless otherwise indicated.
  - a. Do not paint over any code-required labels, such as Underwriters' Laboratories and Factory Mutual, or any equipment identification, performance rating, name, or nomenclature plates.

1.03 SUBMITTALS:

- A. Product Data: Not applicable
- B. Samples: Not applicable

1.04 DELIVERY AND STORAGE:

- A. Deliver materials to job site in original, new and unopened packages and containers bearing manufacturer's name and label, and following information:

## MAINE MEDICAL CENTER

1. Structural Classification: Intermediate-Duty System. (light duty aluminum system where indicated.)
2. Finish: White painted finish. (Aluminum or aluminum cap with white painted finish where indicated.)

### 2.05 MISCELLANEOUS MATERIALS:

- A. Acoustical Sealant: Resilient, non-staining, non-shrinking, non-hardening, non-skinning, non-drying, non-sag sealant intended for interior sealing of concealed construction joints.
  1. Products: Subject to compliance with requirements, provide one of the following:
    - a. Tremco Acoustical Sealant; Tremco.
    - b. USG Acoustical Sealant; United States Gypsum Co.
    - c. Chem-Chalk 600; Woodmont Products, Inc.

## PART 3 - EXECUTION

### 3.01 PREPARATION:

- A. Coordination: Furnish layouts for inserts, clips, or other supports required to be installed by other trades for support of acoustical ceilings.
  1. Furnish concrete inserts, steel deck hanger clips and similar devices to other trades for installation well in advance of time needed for coordination of other work.
- B. Measure each ceiling area and establish layout of acoustical units to balance border widths at opposite edges of each ceiling. Avoid use of less-than-half width units at borders, and comply with reflected ceiling plans wherever possible.

### 3.02 INSTALLATION:

- A. General: Install materials in accordance with manufacturer's printed instructions, and to comply with governing regulations, fire-resistance rating requirements as indicated, and industry standards applicable to work.
- B. Arrange acoustical units and orient directionally patterned units (if any) in manner shown by reflected

MAINE MEDICAL CENTER

- A. Deliver stock of maintenance material to Owner. Furnish maintenance material matching products installed, packaged with protective covering for storage and identified with appropriate labels.
  - 1. Acoustical Ceiling Units: Furnish quantity of full size units equal to 2.0% of amount installed.

END OF SECTION 09510

MAINE MEDICAL CENTER

SECTION 09650

RESILIENT FLOORING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of this section.

1.02 DESCRIPTION OF WORK:

- A. Extent of resilient flooring and accessories is shown on drawings and in schedules.

1.03 QUALITY ASSURANCE:

- A. Manufacturer: Provide each type of resilient flooring and accessories as produced by a single manufacturer, including recommended primers, adhesives, sealants, and leveling compounds.

- 1. Wherever possible, provide required resilient flooring and accessories produced by a single manufacturer.

- B. Fire Test Performance: Unless otherwise indicated, provide resilient flooring having the following classifications or properties when tested in accordance with the standard fire tests referenced below:

- 1. Flame Spread: Not more than 75 as per ASTM E 84.
- 2. Smoke Developed: Not more than 450 as per ASTM E 84.
- 3. Smoke Density: Not more than 450 as per NFPA 258.

1.04 SUBMITTALS:

- A. Product Data: Not applicable
- B. Samples: Submit samples of each type, color, and pattern of resilient flooring, including accessories, required, indicating full range of color and pattern variation.
- C. Certification for Fire Test Performance: Not applicable
- D. Maintenance Instructions: Not applicable

## MAINE MEDICAL CENTER

Architect from standard or custom colors available; not less than 1" wide.

4. Adhesives (Cements): Waterproof, stabilized type as recommended by flooring manufacturer to suit material and substrate conditions.
5. Concrete Slab Primer: Non-staining type as recommended by flooring manufacturer.
6. Leveling Compound: Latex type as recommended by flooring manufacturer.
7. Resilient Transition Strip: 1/4" x 1 1/4" vinyl or rubber composition, tapered. Color as selected Architect from manufacturer's standard or custom colors available.

### PART 3 - EXECUTION

#### 3.01 PREPARATION:

- A. For the removal of existing resilient flooring and reinstallation of VCT flooring, follow the recommendations of the manufacturer. In the event the manufacturer has no literature regarding this issue, follow Armstrong World Industries installation and removal recommendations dated Fall 1988 - Spring 1989.
- B. Remove existing tile adhesive as required to permit proper installation of new flooring.
- C. Broom clean or vacuum surfaces to be covered, and inspect subfloor. Start of flooring installation indicates acceptance of subfloor conditions and full responsibility for completed work.
  1. Use leveling compound as recommended by flooring manufacturer for filling small cracks and depressions in subfloors.
  2. Perform bond and moisture tests on concrete slabs to determine that concrete surfaces are sufficiently cured, dried and ready to receive flooring.
  3. Apply concrete slab primer, if recommended by flooring manufacturer, prior to application of adhesive. Apply in compliance with manufacturer's directions.

#### 3.02 INSTALLATION:

- A. General:

## MAINE MEDICAL CENTER

lengths as long as practicable, with corners fabricated from base materials and with mitered or coped inside corners. Tightly bond base to substrate throughout length of each piece, with continuous contact at horizontal and vertical surfaces.

- a. On masonry surfaces, or other similar irregular substrates, fill voids along top edge of resilient wall base with manufacturer's recommended adhesive filler material.
2. Place resilient edge strips tightly butted to flooring and secure with adhesive. Install edging strips at edges of flooring which would otherwise be exposed.

### 3.03 CLEANING AND PROTECTION:

- A. Remove any excess adhesive or other surface blemishes, using neutral type cleaners as recommended by flooring manufacturer. Protect installed flooring with heavy Kraft paper or other covering.
- B. Finishing: After completion of project and just prior to final inspection of work, thoroughly clean floors and accessories.
- C. Do not apply any polish or wax to resilient flooring.

### 3.04 REPLACEMENT MATERIAL:

- A. Replacement Material: After completion of work, deliver to project site replacement materials from same manufactured lot as materials installed, and as follows:
  1. Tile flooring, not less than one box for each 50 boxes or fraction thereof, for each type, size, and color installed.

END OF SECTION 09650

MAINE MEDICAL CENTER

SECTION 09510

ACOUSTICAL CEILINGS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of this section.

1.02 DESCRIPTION OF WORK:

- A. Extent of each type of acoustical ceiling is shown and scheduled on drawings, and as herein specified.
- B. Types of acoustical ceilings specified in this section include the following:
  - 1. Acoustical panel ceilings.
  - 2. Exposed suspension system.

1.03 QUALITY ASSURANCE:

- A. Installer Qualifications: Firm with not less than 3 years of successful experience in installation of acoustical ceilings similar to requirements for this project and which is acceptable to manufacturer of acoustical units, as shown by current written statement from manufacturer.
- B. Fire Performance Characteristics: Provide acoustical ceiling components that are identical to those tested for the following fire performance characteristics, according to ASTM test method indicated, by UL or other testing and inspecting agency acceptable to authorities having jurisdiction. Identify acoustical ceiling components with appropriate marking of applicable testing and inspecting agency.
  - 1. Surface Burning Characteristics: As follows, tested per ASTM E 84.
    - a. Flame Spread: 25 or less.
    - b. Smoke Developed: 50 or less.
- C. Fire Resistance Ratings: Not Applicable
- D. Coordination of Work: Coordinate layout and installation of acoustical ceiling units and suspension system

## MAINE MEDICAL CENTER

with ceilings continuous at partitions and supported by a metal suspension system of type appropriate for ceiling unit of configuration indicated (concealed for tile, exposed for panels).

- C. Colors, Textures, and Patterns: Provide products to match appearance characteristics indicated or, if not otherwise indicated, as selected by Architect from manufacturer's standard colors, surface textures, and patterns available for acoustical ceiling units and exposed metal suspension system members of quality designated.

### 2.02 ACOUSTICAL PANELS:

- A. Type 1: All new ceilings except as noted; U.S. Gypsum Company, Natural Fissured II 24" x 48" x 5/8". Lay in (Item No. 56705), NCR range: .50-.60, STC range: 35-39, light reflectance: LR-1 (75%), no exception.
- B. Type 2: All new ceilings in utility rooms, kitchens, medication rooms and shower/bath rooms: Armstrong Ceramaguard Travertine, 24" x 48" x 5/8" Lay in (Item No. 602), NRC range: .50-.60, STG range: 40-44, light reflectance: LR.75 (75%), or Architect approved equal.

### 2.03 METAL SUSPENSION SYSTEMS, GENERAL:

- A. Standard for Metal Suspension Systems: Provide metal suspension systems of type, structural classification and finish indicated which comply with applicable ASTM C 635 requirements.
- B. Finishes and Colors: Provide manufacturer's standard finish for type of system indicated, unless otherwise required. For exposed suspension members and accessories with painted finish, provide color indicated or if not otherwise indicated, as selected by Architect from manufacturer's full range of standard colors.
  - 1. High Humidity Finish: Comply with ASTM C 635 requirements for "Coating Classification for Severe Environment Performance" where high humidity finishes are indicated.
- C. Attachment Devices: Size of 5 times design load indicated in ASTM C 635, Table 1, Direct Hung.
  - 1. Concrete Inserts: Inserts formed from hot-dipped galvanized sheet steel and designed for attachment to concrete forms and for embedment in concrete,



PROJECT MANUAL  
AND SPECIFICATIONS

FOR

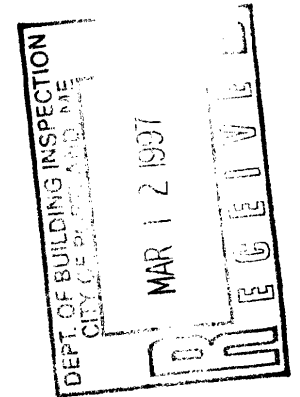
RADIOLOGY FILE ROOM RENOVATIONS

MAINE MEDICAL CENTER

22 BRAMHALL STREET

PORTLAND, MAINE

MMC PROJECT NUMBER 97058



SECTION 02070

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of in this section.

1.02 DESCRIPTION OF WORK

- A. Remove building equipment and fixtures.
- B. Remove designated partitions and components.
- C. Cap and identify exposed utilities.

1.03 SUBMITTALS

- A. Permits and notices authorizing demolition if required by local authorities having jurisdiction.
- B. Certificates and severance of utility services.
- C. Permit for transport and disposal of debris.
- D. Demolition procedures and operational sequence for review by the Owner and Architect.

1.04 PROTECTION

- A. Prevent movement or settlement of adjacent elements of construction. Provide and place bracing or shoring and be responsible for safety and support of structure. Be liable for any such movement or settlement and any damage or injury caused.
- B. Cease operations and notify the Architect immediately, if safety of structure appears to be endangered. Take all precautions to properly support structure. Do not resume operations until permission is granted by the Architect and authorities having jurisdiction.
- C. Provide, erect, and maintain barricades, lighting, and guard rails as required by applicable regulatory advisory to provide full protection for occupants of building and workers.

## MAINE MEDICAL CENTER

authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to governing authorities.

- B. Place markers to indicate location of disconnected services. Identify service lines and capping locations on as-built drawings.

### 1.06 JOB CONDITIONS:

- A. Occupancy: Owner's tenants will continue to occupy portions of the building immediately adjacent to the area of selective demolition work in manner that will minimize need for disruption of Tenant's normal operations. Provide minimum of 72 hours advance notice to Owner of demolition activities that will affect tenant's normal operations.
- B. Condition of Structures: Owner assumes no responsibility for actual condition of items or structures to be demolished.
- C. Partial Demolition and Removal: Items indicated to be removed but of salvageable value to Contractor may be removed from structure as work progresses. Transport salvaged items from site as they are removed.
  - 1. Storage or sale of removed items on site will not be permitted.

## PART 2 - PRODUCTS

### 2.01 MATERIALS

- A. Except where noted otherwise, maintain possession of all materials being demolished. Immediately remove from site.
- B. Relics and antiques (i.e. cornerstones and their contents, commemorative plaques, and tablets) and similar objects found or indicated remain the property of the Owner.
- C. Carefully remove, store and protect for re-installation materials and/or equipment as indicated on the Drawings, and as shown but not limited to the items listed below:
  - 1. Doors.
  - 2. Signs.
  - 3. Mirrors.
  - 4. Tackboards.

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are to be removed from the site and disposed of by safe means so as not to endanger the health of workers and the public at the direction of the owner under contract with others.

- F. Remove all demolished materials, tools and equipment from site upon completion of work. Leave site in a condition acceptable to the Architect.
  - 1. The Owner has right of first refusal for all salvageable items removed from the project, including but not limited to light fixtures, plumbing fixtures, doors, windows, equipment, artifacts, copper and other metals and the like.
- G. Environmental Controls: Use water sprinkling, temporary enclosures, and other methods to limit dust and dirt migration. Comply with governing regulations pertaining to environmental protection.
  - 1. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding, and pollution.
- H. If unanticipated mechanical, electrical or structural elements that conflict with intended function or design are encountered, investigate and measure both nature and extent of the conflict. Submit report to Architect in written, accurate detail. Pending receipt of directive from Architect, rearrange selective demolition schedule as necessary to continue overall job progress without undue delay.

### 3.03 DISPOSAL OF DEMOLISHED MATERIALS:

- A. Remove from building site debris, rubbish and other materials resulting from demolition operations. Transport and legally dispose off site.
  - 1. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws, and ordinances concerning removal, handling, and protection against exposure or environmental pollution.

### 3.04 CLEANUP AND REPAIR:

- A. General: Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.
  - 1. Repair demolition performed in excess of that required. Return elements of construction and surfaces to remain to condition existing prior to

MAINE MEDICAL CENTER

SECTION 06100

ROUGH CARPENTRY

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specifications sections, apply to work of this Section.

1.02 DESCRIPTION OF WORK:

- A. Definition: Rough carpentry includes carpentry work not specified as part of other sections and which is generally not exposed, except as otherwise indicated. Type of work in this section include rough carpentry for:
  - 1. Wood grounds, nailers, blocking and sleepers.
  - 2. Wood furring.
  - 3. Sheathing.
- B. Finish carpentry is specified in another Division 6 Section.

1.03 REFERENCES:

- A. Lumber Standards: Comply with PS 20 and with applicable rules of the respective grading and inspecting agencies for species and products indicated.
- B. Plywood Product Standards: Comply with PS 1 (ANSI A 199.1) or, for products not manufactured under PS 1 provisions, with applicable APA Performance Standard for type of panel indicated.

1.04 SUBMITTALS: Not Applicable

1.05 PRODUCT HANDLING:

- A. Delivery and Storage: Keep materials dry at all times. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber and plywood, and provide air circulation within stacks, and so as to prevent warping.

1.06 JOB CONDITIONS:

- A. Coordination: Fit carpentry work to other work; scribe and cope as required for accurate fit. Correlate

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complying with requirements indicated for grade designation, span rating, exposure durability classification, edge detail (where applicable) and thickness.

a. Interior wall Sheathing: APA Rated Sheathing.

- 1) For concealed application behind wall mounted modular furniture and wall hung shelving.
- 2) Span Rating: 24/16 or as required to suit stud spacing indicated.

C. Miscellaneous Materials:

1. Fasteners and Anchorages: Provide size, type, material and finish as indicated and as recommended by applicable standards, complying with applicable Federal Specifications for nails, staples, screws, bolts, nuts, washers and anchoring devices. Provide metal hangers and framing anchors of the size and type recommended by the manufacturer for each use including recommending nails.

a. Where rough carpentry work is exposed to weather, in contact with masonry, or in area of high relative humidity, provide fasteners and anchorages with a hot-dip zinc coating (ASTM A153).

2.02 WOOD TREATMENT: Not Applicable

### PART 3 - EXECUTION

3.01 INSTALLATION:

A. General

1. Discard units of material with defects which might impair quality of work, and units which are too small to fabricate work with minimum joints or optimum joint arrangement.
2. Set carpentry work accurately to required levels and lines, with members plumb and true and accurately cut and fitted.
3. Securely attach carpentry work to substrate by anchoring and fastening as shown and as required by recognized standards. Countersink nail heads on exposed carpentry work and fill holes.
4. Use common wire nails, except as otherwise indicated. Use finishing nails for finish work. Select fasteners of size that will not penetrate

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- a. Sheathing: Nail or screw to framing. (attach sheathing to existing plaster partitions where indicated, with toggle fasteners or expansion anchors).

END OF SECTION 06100

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SECTION 06400

ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specifications sections, apply to work of this Section.

1.02 SUMMARY

- A. Extent of each type of architectural woodwork is indicated on drawings.
- B. Types of architectural woodwork include the following:
  - a. Laminate clad cabinets.
  - b. Countertops.

1.03 QUALITY ASSURANCE:

- A. AWI QUALITY STANDARD: Comply with applicable requirements of "Architectural Woodwork Quality Standards" published by the Architectural Woodwork Institute (AWI), except as otherwise indicated.
- B. Coordination: Coordinate cabinet shop drawings and fabrication with hardware and plumbing fixture requirements.
- C. Installer Qualifications: Arrange for installation of architectural woodwork by a firm which can demonstrate successful experience in installing architectural woodwork items similar in type and quality to those required for this project.

1.04 SUBMITTALS:

- A. Product Data: Submit manufacturer's product data for each product and process specified as work of this section and incorporated into items of architectural woodwork during fabrication, finishing, and installation.
- B. Shop Drawings: Submit shop drawings showing location of each item, dimensioned plans and elevations, large scale details, attachment devices, plastic laminates (showing full range of standard and custom colors, finishes, and textures available), and other components.



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- B. Fabricate Woodwork to dimensions, profiles, and details indicated with openings and mortises precut where possible to receive hardware and other items and work.
  - 1. Ease edges to a 1/16" radius, for corners of cabinets and edges of solid wood (lumber) members less than 1" in nominal thickness, 1/8" radius for edges of rails and similar members over 1" in nominal thickness.
- C. Complete fabrication, assembly, finishing, hardware application, and other work before shipment to project site to maximum extent possible. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide ample allowance for scribing, trimming and fitting.
- D. Pre-Cut Openings: Fabricate architectural woodwork with pre-cut openings, where possible to receive hardware, appliances, plumbing fixtures, electrical work and similar items. Locate openings accurately and use templates or roughing-in diagrams for proper size and shape. Smooth edges of cutoffs and, where located in countertops and similar exposures seal edges of cutouts with a water-resistant coating.
- E. Measurements: Before proceeding with fabrication of woodwork required to be fitted to other construction, obtain field measurements and verify dimensions and shop drawing details as required for accurate fit.
  - 1. Where sequence of measuring substrates before fabrication would delay the project, proceed with fabrication (without field measurements) and provide ample borders and edges to allow for subsequent scribing and trimming of woodwork for accurate fit.

2.03 ARCHITECTURAL CABINETS, LAMINATE CLAD:

- A. Quality Standard: Comply with AWI Section 400 and its Divisions 400B and 400C, as modified by this section.
- B. Laminate Clad Cabinets: Comply with the following requirements:
  - 1. Grade: Custom.
  - 2. Type of Cabinet Construction: Flush overlay.

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630 (Satin stainless steel).

2. For concealed hardware provide manufacturer's standard finish which complies with product class requirements of ANSI/BHMA A156.9.

2.05 ARCHITECTURAL CABINET TOPS:

- A. Quality Standard: Comply with AWI Section 400 and its Division 400C.
- B. Type of Top: High pressure Decorative Laminate:
  1. Grade: Custom.
- C. Laminate Cladding for Horizontal Surface: High pressure decorative laminate complying with NEMA LD 3 and as follows:
  1. Colors, Patterns, and Finishes: As indicated or, if not otherwise indicated, as selected from laminate manufacturer's standard products.
  2. Grade: GP-50 (0.50" nominal thickness).
- D. Backsplash: Top and backsplashes shall be GP-50 laminate cladding with PF-42 (0.42" nominal thickness) highpressure laminate.
- E. Edge Treatment: Same as laminate cladding on horizontal surfaces.
- F. Balancing Sheet: Required on 100% of all tops regardless of unsupported area.
- G. Substrates: No substrates other than exterior grade plywood will be allowed for plastic laminate tops.

PART 3 - EXECUTION

3.01 PREPARATION:

- A. Condition Woodwork to average prevailing humidity conditions in installation areas prior to installing.
- B. Pre-Installation Meeting: Not applicable
- C. Deliver anchoring devices to be built into substrates, well in advance of time substrates are to be built.
- D. Prior to installation of architectural woodwork, examine shop fabricated work for completion, and complete work as

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Knape & Vogt 85-185

END OF SECTION 06400

ARCHITECTURAL WOODWORK 06400-7

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SECTION 09250

GYPSUM DRYWALL

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of this section.

1.02 DESCRIPTION OF WORK:

- A. Types of work include:
  - 1. Gypsum drywall applied to wood and/or metal framing and furring.
  - 2. Drywall finishing (joint tape-and compound treatment).

1.03 QUALITY ASSURANCE:

- A. Gypsum Board Standards: Comply with the applicable requirements of GA-216 "Application and Finishing of Gypsum Board" by the Gypsum Association and ANSI/ASTM C840, except where more detailed or more stringent requirements are indicated including recommendations of the manufacturer.
- B. Fire-Resistance Rating: Where gypsum drywall systems with fire resistance ratings are indicated or are required to comply with governing regulations, provide materials and installations identical with applicable assemblies which have been tested and listed by recognized laboratories acceptable to authorities having jurisdiction.
- C. Manufacturer: Obtain gypsum board products from a single manufacturer, or from manufacturers recommended by the prime manufacturer of gypsum boards.
  - 1. Subject to compliance with requirements, provide products of one of the following:
    - a. Georgia-Pacific Corp
    - b. Gold Bond Building Products Div., National Gypsum Co.
    - c. United States Gypsum Co.
- D. Allowable Tolerances: 1/8" offsets between planes of

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2. Thickness: 5/8", except where otherwise indicated.
3. Moisture resistant (Type X) where required in wet areas and as a substrate for ceramic tile.

2.05 TRIM ACCESSORIES:

- A. General: Provide manufacturer's standard trim accessories of types indicated for drywall work, formed or galvanized steel unless otherwise indicated, with either knurled and perforated or expanded flanges for nailing or stapling, and beaded for concealment of flanges in joint compound. Provide corner beads, L-type edge trim-beads, U-type edge trim-beads, special L-kerf-type edge trim-beads, and one piece control joint beads.
  1. Semi-Finishing type: Manufacturer's standard trim units which are not to be finished with joint compound (non-beaded).

2.06 JOINT TREATMENT MATERIALS:

- A. General: ASTM C 475; type recommended by the manufacturer for the application indicated, except as otherwise indicated
- B. Joint Tape: Perforated type.
- C. Joint Compound: Ready-mixed vinyl-type for interior use.
  1. Grade: A single multi-purpose grade, for entire application, except where otherwise indicated.
- D. Water-Resistant Joint Compound: Special water-resistant type for treatment of joints, fastener heads and cut edges of water-resistant backing board.

2.07 MISCELLANEOUS MATERIALS:

- A. General: Provide auxiliary materials for gypsum drywall work of the type and grade recommended by the manufacturer of the gypsum board.
- B. Laminating Adhesive: Special adhesive or joint compound specifically recommended for laminating gypsum boards.
- C. Gypsum Board Fasteners: Comply with GA-216.
  1. Gypsum Board Nails: Comply with ASTM 514.
  2. Gypsum Board Screws: Comply with ASTM 646.
- D. Sound Attenuation Blankets: FS HH-I-221F, Type I; semi-rigid mineral fiber blanket without membrane, Class

framing below sills of openings to match framing required above door heads.

8. Space wall furring members 16" o.c., except as otherwise indicated.
9. Install supplementary framing, runners, furring, blocking and bracing at opening and terminations in the work, and at locations required to support fixtures, equipment, services, heavy trim, furnishings and similar work which cannot be adequately supported directly on gypsum board alone.

### 3.04 GENERAL GYPSUM BOARD INSTALLATION REQUIREMENTS

- A. Pre-Installation Conference: Meet at the project site with the installers of related work and review the coordination and sequencing of work to ensure that everything to be concealed by gypsum drywall has been accomplished, and that chases, access panels, openings, supplementary framing and blocking and similar provisions have been completed.
- B. Install sound attenuation blankets as indicated, prior to gypsum board unless readily installed after board has been installed. Extend sound attenuation blanket to underside of concrete slab above all new corridor walls, and as indicated on the drawings.
- C. Locate exposed end-butt joints as far from center of walls and ceilings as possible, and stagger not less than 1'-0" in alternate courses of board.
- D. Install wall/partition boards vertically to avoid end-butt joints wherever possible. At stairwells and similar high walls, install boards horizontally with end joints staggered over studs.
- E. Install exposed gypsum board with face side out. Do not install imperfect, damaged or damp boards. Butt boards together for a light contact at edges and ends with not more than 1/16" open space between boards. Do not force into place.
- F. Locate either edge or end joints over supports, except in horizontal applications or where intermediate supports or gypsum board back-blocking is provided behind end joints. Position boards so that both tapered edge joints abut, and mill-cut or field-cut end joints abut. Do not place tapered edges against cut edges or ends. Stagger vertical joints over different studs or on opposite sides of partitions.

MAINE MEDICAL CENTER

is exposed, revealed, gasketed, or sealant-filled (including expansion joints).

3.07 FINISHING OF DRYWALL:

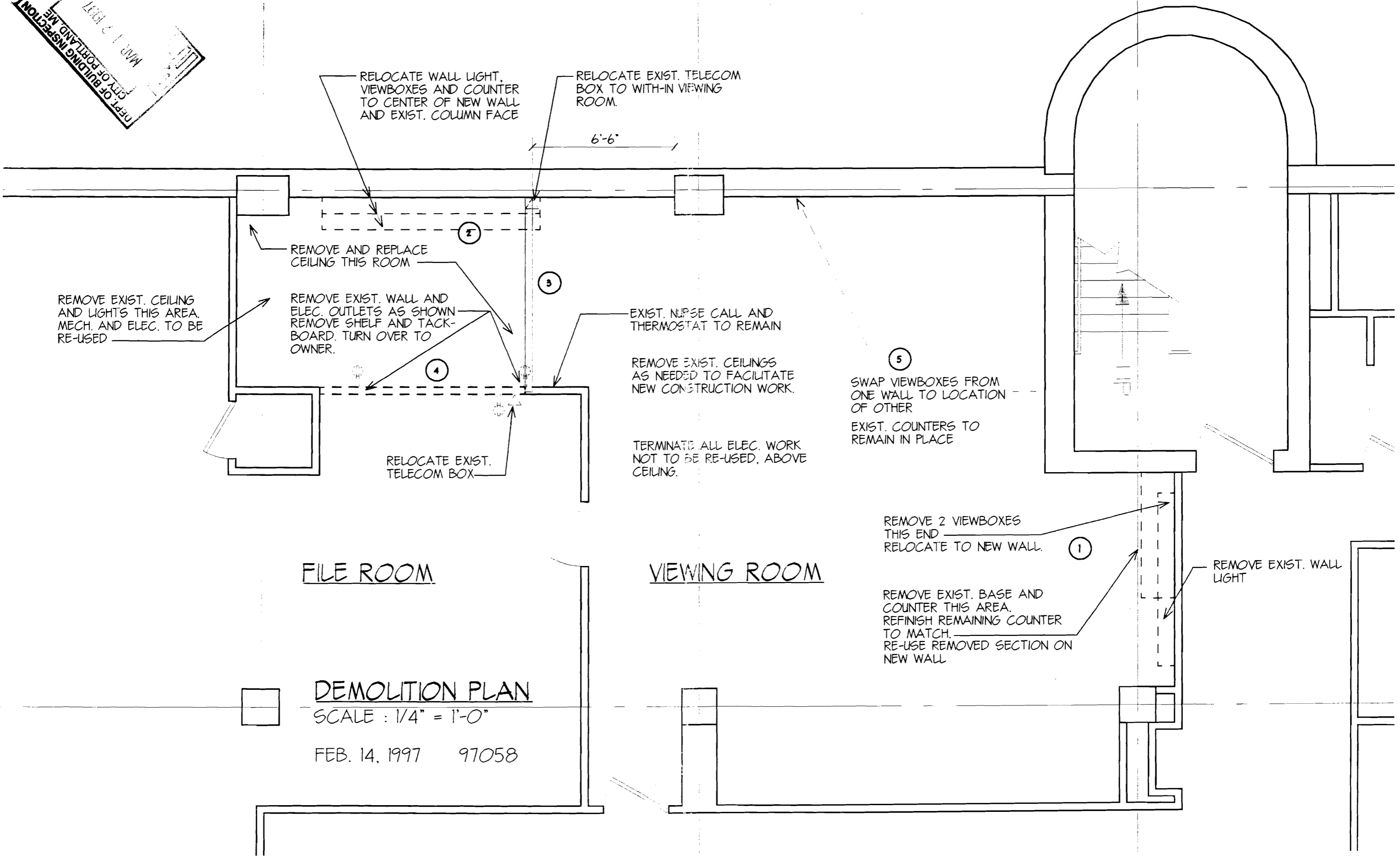
- A. General: Apply treatment at gypsum board joints (both directions), flanges of trim accessories, penetrations, fastener heads, surface defects and elsewhere as required to prepare work for decoration. Prefill open joints and rounded or beveled edges, if any, using type of compound recommended by manufacturer.
  - 1. Apply joint tape at joints between gypsum boards, except where trim accessories are indicated.
  - 2. Apply joint compound in 3 coats (not including prefill of openings in base), and sand between last 2 coats and after last coat.
  - 3. All sanding shall be done by wet sanding method to minimize dust.
- B. Water-Resistant Gypsum Board Base for Ceramic Tile: Not applicable
- C. Partial Finishing: Omit third coat and sanding on concealed drywall work which is indicated for drywall finishing or which requires finishing to achieve fire-resistant rating, sound rating or to act as air or smoke barrier.
- D. Refer to sections on painting, coatings and wall-coverings in Division 9 for decorative finishes to be applied to drywall work.

3.08 PROTECTION OF WORK:

- A. Installer shall advise Contractor of required procedures for protecting gypsum drywall work from damage and deterioration during remainder of construction period.

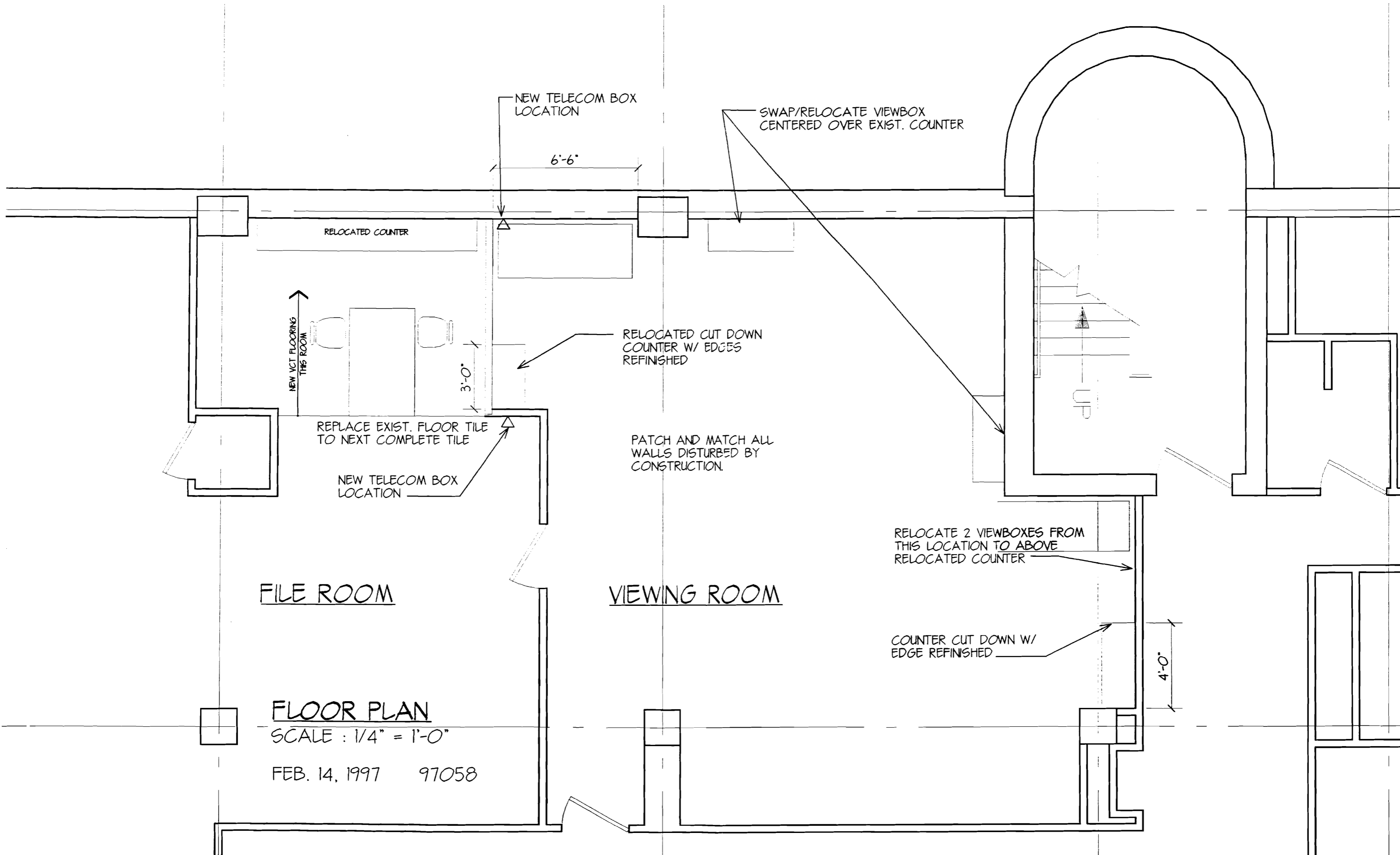
END OF SECTION 09250

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAY 1 2 1997



DEMOLITION PLAN  
SCALE : 1/4" = 1'-0"  
FEB. 14, 1997 97058





FILE ROOM

VIEWING ROOM

FLOOR PLAN

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

FEB. 14, 1997 97058

NEW TELECOM BOX LOCATION

SWAP/RELOCATE VIEWBOX CENTERED OVER EXIST. COUNTER

6'-6"

RELOCATED COUNTER

NEW VCT FLOORING THIS ROOM

RELOCATED CUT DOWN COUNTER W/ EDGES REFINISHED

3'-0"

REPLACE EXIST. FLOOR TILE TO NEXT COMPLETE TILE

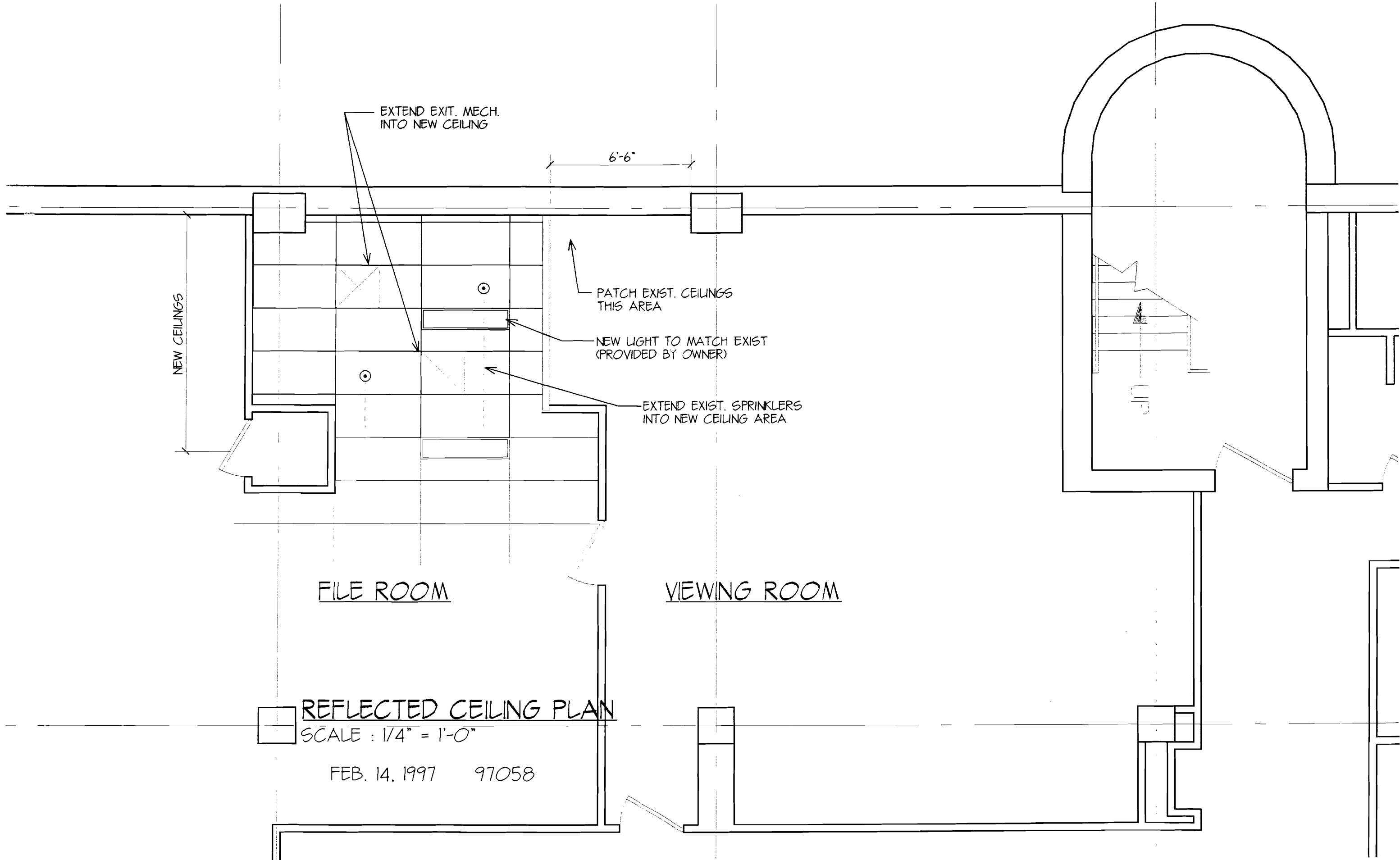
NEW TELECOM BOX LOCATION

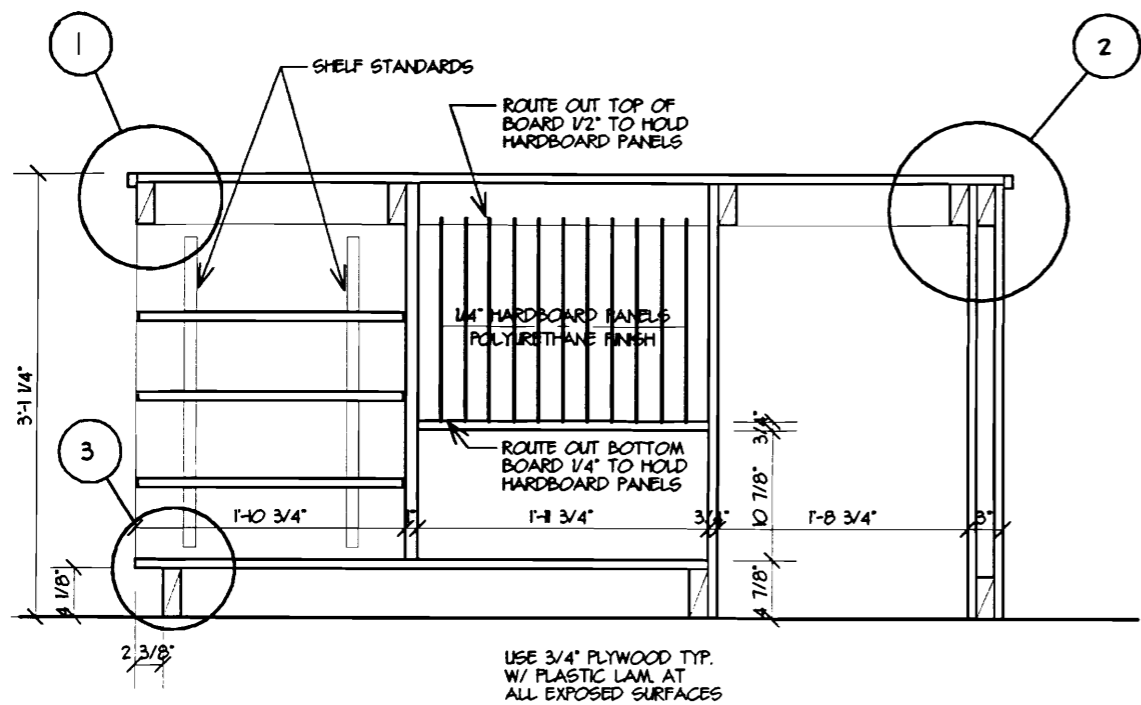
PATCH AND MATCH ALL WALLS DISTURBED BY CONSTRUCTION.

RELOCATE 2 VIEWBOXES FROM THIS LOCATION TO ABOVE RELOCATED COUNTER

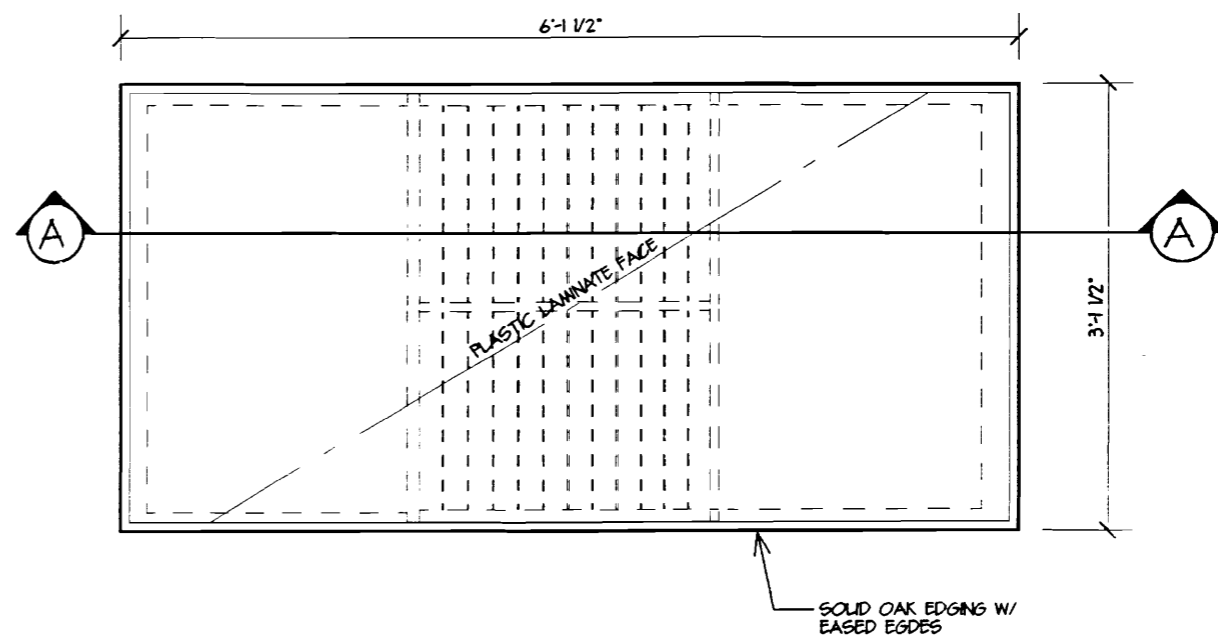
COUNTER CUT DOWN W/ EDGE REFINISHED

4'-0"

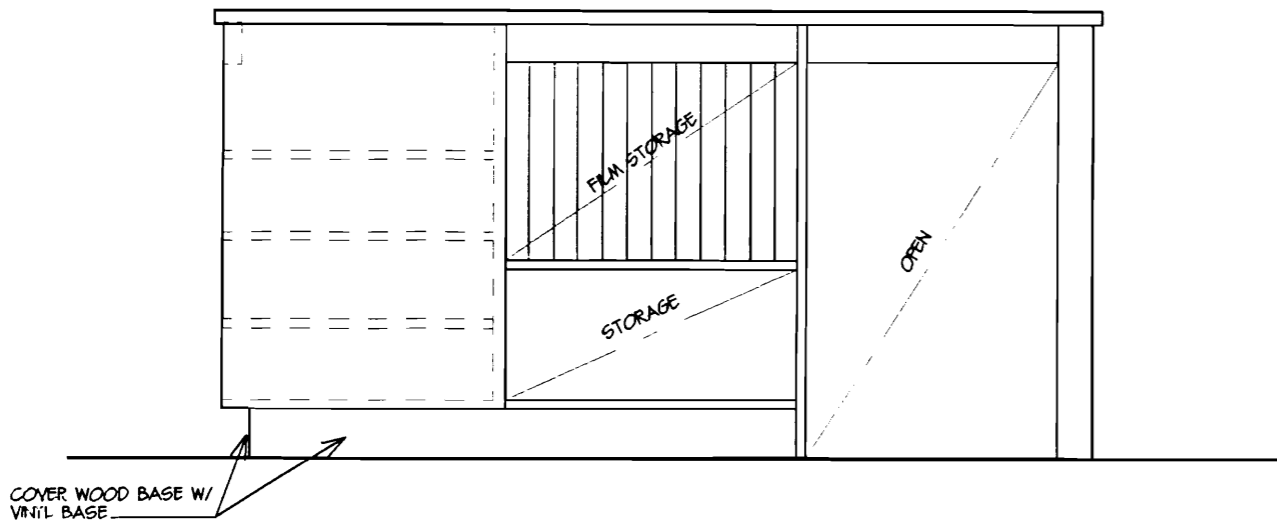




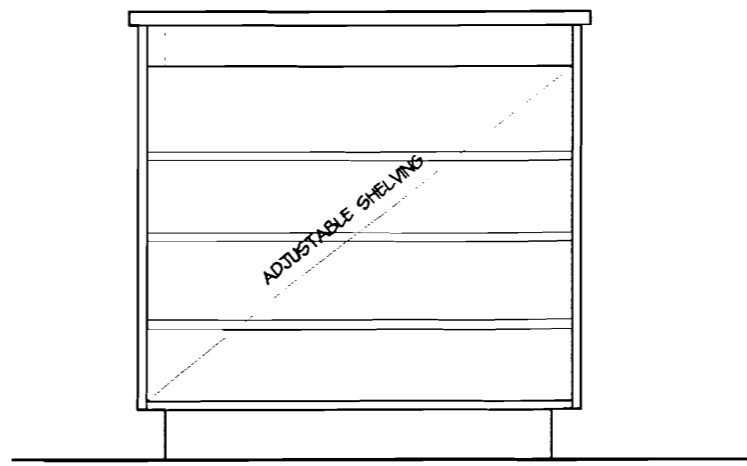
**CASEWORK SECTION A-A**  
SCALE : 3/4" = 1'-0"



**CASEWORK PLAN**  
SCALE : 3/4" = 1'-0"



**CASEWORK ELEV.**  
SCALE : 3/4" = 1'-0"



**CASEWORK ELEV.**  
SCALE : 3/4" = 1'-0"