

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number 060505

PERMIT ISSUED

MAY 31 2006

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that OLYMPIA EQUITY INVESTORS II LLC/TBD
has permission to Advance Physical Therapy Office/ 1st flr / Crew office space tenant fit-up
AT .50 Sewall 1st flr 189 A031001

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is loaded or 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

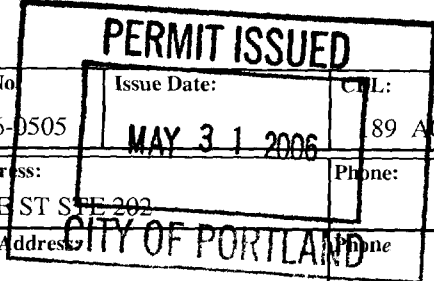
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 5/31/06
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



Location of Construction: 50 Sewall		Owner Name: OLYMPIA EQUITY INVESTORS		Owner Address: 280 FORE ST ST STE 202		Permit No: 06-0505		Issue Date: MAY 31 2006		CTL: 89 A031001	
Business Name: Advance Physical Therapy		Contractor Name: TBD		Contractor Address: CITY OF PORTLAND		Phone:		Permit Type: Change of Use - Commercial		Zone: C39	
Past Use: Commercial Vacant Space connected w/ #050711		Proposed Use: Commercial/ Advance Physical Therapy Office/ 1st floor / Create office space-tenant fit-up		Permit Fee: \$1,752.00		Cost of Work: \$184,000.00		CEO District: 3		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied 100' Travel Dis	
Proposed Project Description: Advance Physical Therapy Office/ 1st floor / Create office space-tenant fit-up				INSPECTION: Use Group: B Type: 2B 5/31/06		Signature: Greg Case		Signature: [Handwritten Signature]		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:	

Permit Taken By: Idobson	Date Applied For: 04/12/2006	Zoning Approval		
<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/condition Date: 5/4/06 ABM	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied ABM Date:	

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

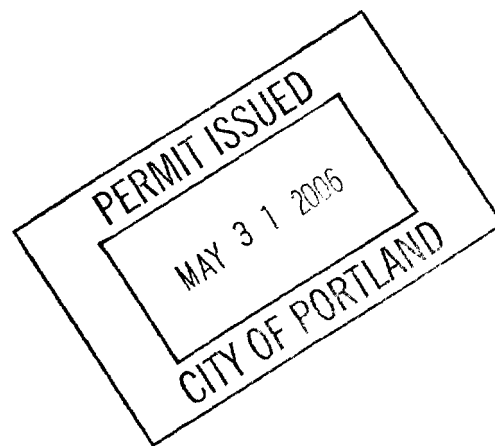
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0505	Date Applied For: 04/12/2006	CBL: 189 A031001
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Location of Construction: 50 Sewall 1st flr	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone:
Business Name: Advance Physical Therapy	Contractor Name: Payton Construction	Contractor Address: 56 Industrial Park Road Saco	Phone (207) 286-8500
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Commercial/ Advance Physical Therapy Office/ 1st floor / Create office space-tenant fit-up	Advance Physical Therapy Office/ 1st floor / Create office space-tenant fit-up
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 05/04/2006
Note: Parking for the building was approved with the site plan review.			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 05/31/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 05/30/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Travel distance to single means of egress to be verified for CO			





General Building Permit Application

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

Total Square Footage of Proposed Structure 2,300		Square Footage of Lot N/A - Interior Fit-Up	
Tax Assessor's Chart, Block & Lot Chart# 9 Block# A Lot# 31		Owner: Olympia Equity Investors	Telephone: 207-874-9990
Lessee/Buyer's Nunc (If Applicable)		Applicant name, address & telephone: Olympia Equity Investors Contact: Tim Levine 280 Fore Street, Suite 202 Portland, ME 04101	Cost of Work: \$ 184,000 Fee: \$ 1,750 C of O Fee: \$
Current Specific use: Proposed Specific use: Physical Therapy Office			
Project description: Interior fit-up in 2,300 s.f. of existing shell space of new building.			
Contractor's name, address & telephone: TBD			
Who should we contact when the permit is ready: Mailing address:		Tim Levine Phone: 207-874-9990	

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

APR 12 2006

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 permit. For further information visit us on-line or stop by the Building Inspections office, room 315 City Hall or call 674-8703.

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:

Date: 04/12/2006

Do not commence ANY work until the permit is issued.

P D T A R C H I T E C T S

ANN M. FONTAINE-FISHER, AIA, LEED
PRINCIPAL

49 DARIMOUTH STREET
PORTLAND, MAINE 04101

PORTLAND, MAINE INSPECTION & ZONING

APR 10 10 06 (TUE) 13:49



CITY OF PORTLAND
BUILDING CODE CERTIFICATE

89 Congress St., Room 315
Portland, Maine 04 101

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

FROM: PDT Architects

RE: Certificate of Design

DATE: 4/11/04

These plans and/ or specifications covering construction work on:

Advanced Physical Therapy, Suite 101, 50 Sewall Street, Portland, Maine
Advanced Physical Therapy, Suite 101, 50 Sewall Street, Portland, Maine

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



Signature: Ann M. Fontaine-Fisher

Title: Principal

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

Address: Portland, Maine 04101

FROM DESIGNER: PDT Architects
 DATE: 4/11/06
 Job Name: Advanced Physical Therapy
 Address of Construction: 50 Sewall Street, Suite 101, Portland, Maine

2003 International Building Code

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

Building Code and Year IBC, 2003 Use Group Classification(s) Business
 Type of Construction 2B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes
 Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3)
 Supervisory alarm system? Yes Geotechnical/Soils report required? (See Section 1802.2) Included with building shell
 N/A-See building shell documents for design information.

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members
 (1003.1, 1003.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1003)

Uniformly distributed floor live loads (703.2.1, 1607)

Floor Area Use Loads Shown

Floor Area Use	Loads Shown

Wind loads (1609.1.4, 1609)

Design option utilized (1609.1.1, 1609A)
 Basic wind speed (1609.3)
 Building category and wind importance factor, I_w (Table 1604.6, 1609B)
 Wind exposure category (1609.4)
 Internal pressure coefficient (ASCE 7)
 Component and cladding pressures (1609.1.1, 1609.6.2.2)
 Main force wind pressures (703.1.1, 1609.6.2.1)

Earthquake design data (1604.1.5, 1614-1620)

Design option utilized (1614.1)
 Seismic use group ("Category") (Table 1604.5, 1616.2)
 Spectral response coefficients, S_{DS} & S_{D1} (1618.1)
 Site class (1618.1.5)

Live load reduction
 (1607.1.1, 1607.8, 1607.10)

Roof live loads (1603.1.2, 1607.11)

Roof snow loads (703.7.3, 1609)

Ground snow load, P_g (1608.2)

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

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

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.8)

Roof thermal factor, C_t (Table 1608.3.2)

Sloped roof snowload, P_s (1608.4)

Seismic design category (1616.8)

Basic seismic force-resisting system (Table 1617.8.2)

Response modification coefficient, R , and ductility amplification factor, C_d (Table 1617.8.2)

Analysis procedure (1616.8, 1617.5)

Design base shear (1617A, 1617.8.1)

Flood loads (1609.1.4, 1612)

Flood hazard area (1612.3)
 Elevation of structure

Other loads

Concentrated loads (1607A)
 Partition loads (1607.5)
 Impact loads (1607.8)
 Misc. loads (Table 1607.9, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



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

ACCESSIBILITY CERTIFICATE

Designer: PDT Architects
50 Sewall St., Suite 101, Portland, Maine

Address of Project: _____

Nature of Project: Physical Therapy Office

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: Ann M. Fontaine-Fisher

Title: Principal

PDT Architects

Address: 49 Dartmouth Street

Portland, ME 04101

Phone: 207-775-1059 x331

(S AL)



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.

ARCHITECTURE
INTERIOR DESIGN
PLANNING

PORTLAND



P D T A R C H I T E C T S

F A X

M E M O

N O T E S

T E L C O N

T R A N S M I T T A L

DATE: 12 April 2006

TO/COMPANY: City of Portland

PROJECT: Advanced Physical Therapy, 50 Sewall Street, Portland

FROM: Ann Fontaine Fisher

PAGES:

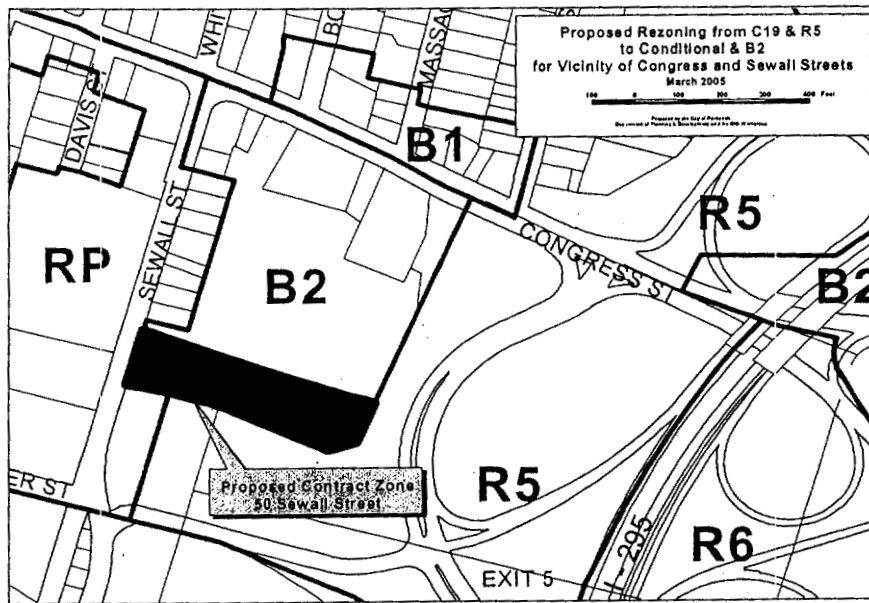
RE: Building Permit Application

Enclosed:

- 1 - Set of construction documents
- 1 - CD with PDFs of construction documents
- 1 - Permit Application
- 1 - Check for Permit Fee

Cc: Tim Levine; File

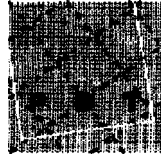
49 DARI MOU'ILL STREET
PORTLAND, MAINE 04101
207-775-1059
FAX 207-775-2694



3. *Permitted Uses.* **OEI II** shall be authorized to establish and maintain the following uses on the **PROPERTY**:
 - a. General, business, and professional offices, as defined in section 14-47.
 - b. Retail establishments.
 - c. Restaurants, except that restaurants shall close for all purposes including the service of alcohol no later than 11:00 p.m.
 - d. Health clubs.
 - e. Accessory uses, including, but not limited to, parking facilities and structures, utility services, stormwater management systems, and site amenities.

4. *Zoning deviations.* The following zoning deviations from the underlying B-2 zone shall be permitted on the **PROPERTY**.
 - a. The building height for the **PROPERTY** shall not exceed sixty (60) feet, and no corollary increase in side yard setback shall be required.
 - b. Parking in the front yard between the street line and the building shall be permitted. The front yard setback may exceed the average depth of the front yards of the closest developed lots on either side of the **PROPERTY**. The project need not comply with the requirements of the **CITY's** Technical and Design Standards and Guidelines with respect to building placement and street orientation.

ARCHITECTURE
INTERIOR DESIGN
PLANNING



A R C H I T E C T S

F A X

M E M O

T R A N S M I T T A L

T E L C O N

DATE: May 24, 2006
TO/COMPANY: Captain Greg Cass, City of Portland
PROJECT: Advanced Physical Therapy, 50 Sewall Street, Portland
FROM: Ann Fontaine-Fisher
PAGES: 4
RE: Common Path of Travel

COMMENTS:

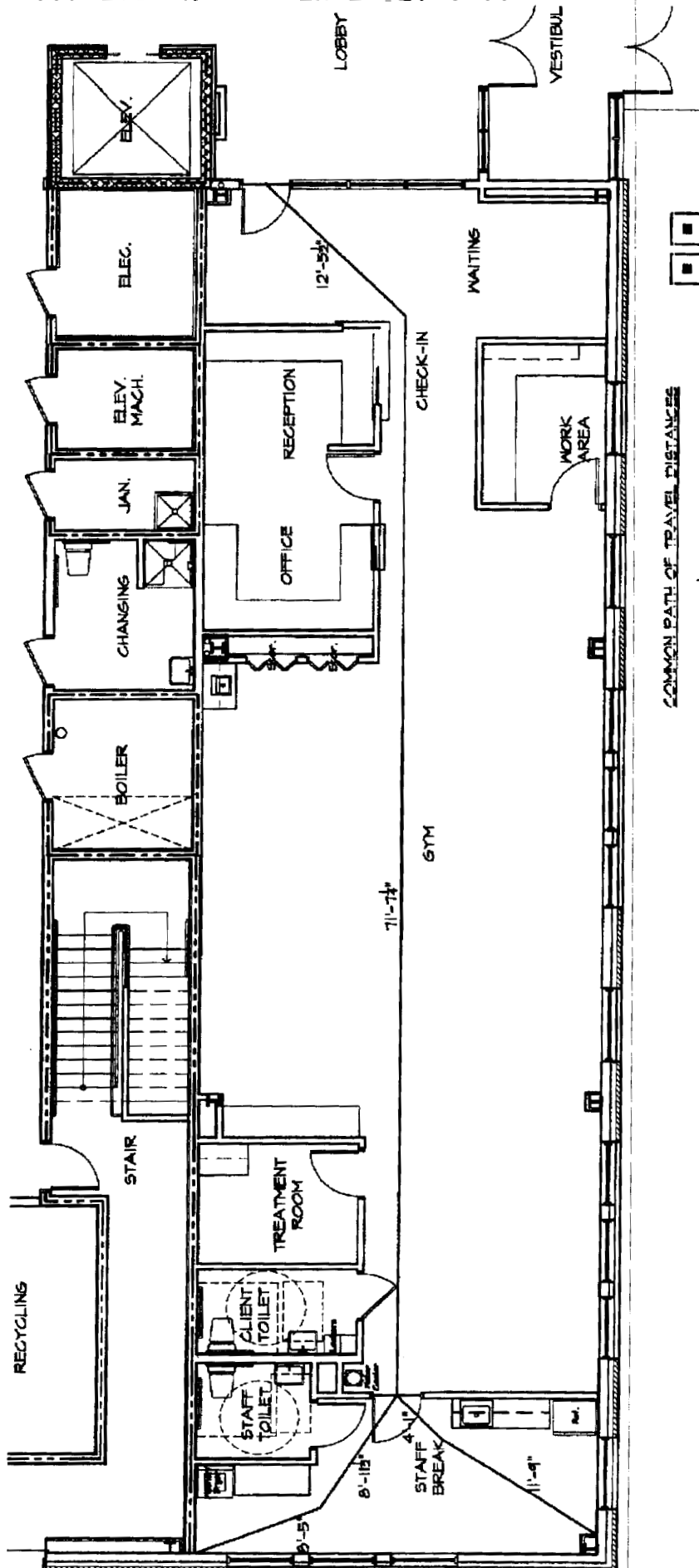
Per your request, I have *attached* a plan showing the common path of *travel* distance within the space *along* with a copy of table A.7.6 from the Life Safety Code 2003 for your records. Please contact me with any questions at 775-1059 x331.

cc:File

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
207-775-1059
207-775-2694 FAX
www.pdatrchs.com

Document: H:\Master Proj Files2\Pinnacle-Advanced Physical Therapy\Trans-5-24-06-Cass.doc

Page 1 of 1



COMMON PATH OF TRAVEL DISTANCES

PATH 'A'	PATH 'B'
12'-5 1/2"	12'-5 1/2"
71'-7 1/4"	71'-7 1/4"
4'-4"	8'-11 1/2"
11'-9"	8'-5"
9'-10 3/4"	9'-5 1/4"

FLOOR PLAN/ TRAVEL DISTANCES

ADVANCED PHYSICAL THERAPY - 50 SENALL STREET, PORTLAND

216 Chapter 7 • Means of Egress

Table A.7.6 Common Path, Dead-End, and Travel Distance Limits (by occupancy)

Type of occupancy	Common Path Limit				Dead-End Limit				Travel Distance Limit			
	Unsprinklered		Sprinklered		Unsprinklered		Sprinklered		Unsprinklered		Sprinklered	
	m	(ft)	m	(ft)	m	(ft)	m	(ft)	m	(ft)	m	(ft)
Assembly												
New	6.1/23 ^a	(20/75)	6.1/23 ^a	(20/75)	6.1 ^b	(20)	6.1 ^b	(20)	45 ^c	(150)	60 ^c	(200)
Existing	6.1/23 ^a	(20/75)	6.1/23 ^a	(20/75)	6.1 ^b	(20)	6.1 ^b	(20)	45 ^c	(150)	60 ^c	(200)
Educational												
New	23	(75)	30	(100)	6.1	(20)	15	(50)	45	(150)	60	(200)
Existing	23	(75)	30	(100)	6.1	(20)	15	(50)	45	(150)	60	(200)
Day Care												
New	23	(75)	30	(100)	6.1	(20)	15	(50)	45 ^d	(150)	60 ^d	(200)
Existing	23	(75)	30	(100)	6.1	(20)	15	(50)	45 ^d	(150)	60 ^d	(200)
Health Care												
New	NR	NR	NR	NR	9.1	(30)	9.1	(30)	NA	NA	60 ^d	(200)
Existing	NR	NR	NR	NR	NR	NR	NR	NR	45 ^d	(150)	60 ^c	(200)
Ambulatory Health Care												
New	23 ^f	(75)	30 ^e	(100)	6.1	(20)	15	(50)	45 ^d	(150)	60 ^d	(200)
Existing	23 ^f	(75)	30 ^e	(100)	15	(50)	15	(50)	45 ^d	(150)	60 ^d	(200)
Detention and Correctional												
New — Use conditions II, III, IV	15	(50)	30	(100)	15	(50)	15	(50)	45 ⁱ	(150)	60 ^d	(200)
New — Use condition V	15	(50)	30	(100)	6.1	(20)	6.1	(20)	45 ^d	(150)	60 ^d	(200)
Existing — Use conditions II, III, IV, V	15 ⁱ	(50)	30 ⁱ	(100)	NR	NR	NR	NR	45 ^d	(150)	60 ^d	(200)
Residential												
One- and two-family dwellings	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Lodging or rooming houses	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Hotels and dormitories												
New	10.7 ^{g, j}	(35)	15 ^k	(50)	10.7	(35)	15	(50)	53 ^{d, h}	(175)	99 ^{d, h}	(325)
Existing	10.7 ^g	(35)	15 ^k	(50)	15	(50)	15	(50)	53 ^{d, h}	(175)	99 ^{d, h}	(325)
Apartments												
New	10.7 ^g	(35)	15 ⁱ	(50)	10.7	(35)	15	(50)	53 ^{d, h}	(175)	99 ^{d, h}	(325)
Existing	10.7 ^g	(35)	15 ⁱ	(50)	15	(50)	15	(50)	53 ^{d, h}	(175)	99 ^{d, h}	(325)
Board and care												
Small, new and existing	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Large, new	NA	NA	38 ⁱ	(125)	NA	NA	15	(50)	NA	NA	99 ^{d, h}	(325)
Large, existing	33	(110)	49	(160)	15	(50)	15	(50)	53 ^{d, h}	(175)	99 ^{d, h}	(325)
Mercantile												
Class A, B, C												
New	23	(75)	30	(100)	6.1	(20)	15	(50)	46	(150)	76	(250)
Existing	23	(75)	30	(100)	15	(50)	15	(50)	46	(150)	76	(250)
Open air	NR	NR	NR	NR	0	(0)	0	(0)	NR	NR	NR	NR

Section 7.6 • Measurement of Travel Distance to Exits 217

Table A.7.6 Continued

Type of Occupancy	Common Path Limit				Dead-End Limit				Travel Distance Limit			
	Unsprinklered		Sprinklered		Unsprinklered		Sprinklered		Unsprinklered		Sprinklered	
	m	(ft)	m	(ft)	m	(ft)	m	(ft)	m	(ft)	m	(ft)
Mall												
New	23	(75)	30	(100)	6.1	(20)	1.5	(50)	46	(150)	120	(400)
Existing	23	(75)	30	(100)	15	(50)	1.5	(50)	46	(150)	120	(400)
Business												
New	23 ^a	(75)	30 ^a	(100)	6.1	(20)	1.5	(50)	60	(200)	91	(300)
Existing	23 ^b	(75)	30 ^b	(100)	15	(50)	1.5	(50)	60	(200)	91	(300)
Industrial												
General	15	(50)	30	(100)	15	(50)	1.5	(50)	60 ⁿ	(200)	75 ^l	(250)
Special purpose	15	(50)	30	(100)	15	(50)	1.5	(50)	91	(300)	122	(400)
High hazard	0	(0)	0	(0)	0	(0)	0	(0)	0	(0)	23	(75)
Aircraft servicing hangars, ground floor	15 ^m	(50)	30 ^m	(100)	15 ^m	(50)	1.5 ^m	(50)	note	note	note	note
Aircraft servicing hangars, mezzanine floor	15 ^m	(50)	23 ^m	(75)	15 ^m	(50)	1.5 ^m	(50)	23	(75)	23	(75)
Storage												
Low hazard	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Ordinary hazard	15	(50)	30	(100)	15	(50)	30	(100)	60	(200)	122	(400)
High hazard	0	(0)	0	(0)	0	(0)	0	(0)	23	(75)	30	(100)
Parking structures, open	15	(50)	15	(50)	15	(50)	15	(50)	91	(300)	122	(400)
Parking structures, enclosed	15	(50)	15	(50)	15	(50)	15	(50)	45	(150)	60	(200)
Aircraft storage hangars, ground floor	15 ^m	(50)	30 ^m	(100)	15 ^m	(50)	1.5 ^m	(50)	note	note	note	note
Aircraft servicing hangars, mezzanine floor	15 ^m	(50)	23 ^m	(75)	15 ^m	(50)	1.5 ^m	(50)	23	(75)	23	(75)
Underground spaces in grain elevators	15 ^m	(50)	38 ^l	(100)	15 ^m	(50)	30 ^m	(100)	60	(200)	122	(400)

NA: Not applicable.

NR: No requirement.

^a6.1 m (20 ft) for common path serving >50 persons; 23 m (75 ft) for common path serving ≤50 persons.

^b0.61-m (20-ft) Dead-end corridors permitted; 6.1-m (20-ft) dead-end aisles permitted.

^cSee Chapter 12 and Chapter 13 for special considerations for smoke-protected assembly seating in arenas and stadia.

^d%is dimension is for the total travel distance, assuming incremental portions have fully utilized their permitted maximums. For travel distance within the room, and from the room exit access door to the exit, see the appropriate occupancy chapter.

^eSee business occupancies, Chapter 38 and Chapter 39.

^fSee Chapter 23 for special considerations for existing common paths.

^gThis dimension is from the room/corridor or suite/corridor exit access door to the exit; thus, it applies to corridor common path.

^hSee appropriate occupancy chapter for special travel distance considerations for exterior ways of exit access.

ⁱSee appropriate occupancy chapter for requirement for second exit access based on room area.

^jSee 36.4.4 and 37.4.4 for special travel distance considerations in covered mails considered pedestrian ways.

^kSee Chapter 38 and Chapter 39 for special common path considerations for single tenant spaces.

^lSee Chapter 40 for industrial occupancy special travel distance considerations.

^mSee Chapter 40 and Chapter 42 for special requirements if high hazard.

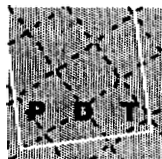
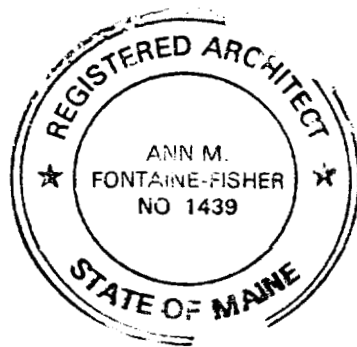
ⁿSee Chapter 40 and Chapter 42 for special requirements on spacing of doors in aircraft hangars.

Outline Specification & Schedules

Advanced Physical Therapy

50 Sewall Street
Portland, Maine

March 28, 2006



A R C H I T E C T S

DIVISION 1 - GENERAL REQUIREMENTS

Intent of Documents: The Drawings and Outline Specification are schematic. Components or systems not listed, but necessary for a complete project shall be considered a requirement of these documents.

Codes and Standards: All work shall meet or exceed applicable codes and regulations of building, zoning, fire department and other governmental agencies having jurisdiction. These shall include applicable local, state, federal, public utilities, transportation and/ or environmental regulations, applicable handicapped accessibility regulation and standards including, but not limited to, the Maine **Human** Rights Act, and The Americans ~~with~~ Disabilities Accessibility Guidelines. Where there are conflicts between codes and regulations, the most stringent shall be applicable.

General Conditions

The General Contractor's responsibility includes but is not limited to the following:

- A. Full time supervisor during construction.
- B. Coordination between Owner, Tenant, Architect, and Manufacturers.
- C. Temporary utilities and office facilities, including construction toilets, water, heater, electric and telephone.
- D. Testing from an independent testing laboratory may be required by authorities having jurisdiction.
- E. Building permit fees, plan review fees
- F. All applicable sales tax.
- G. Trash Removal during construction.
- H. Construction period security as required.
- I. Reproduction of plans, drawings, specifications, etc.

DIVISION 2 - SITE WORK

Not Used

DIVISION 3 - CONCRETE

Not Used

DIVISION 4 - MASONRY

Not Used

DIVISION 5 - METALS

Not Used

DIVISION 6 - WOOD AND PLASTICS

06100 Rough Carpentry

Wood blocking

Provide lumber for support or attachment of other construction. For items of dimension lumber size, provide Construction, Stud, or No. 2 grade lumber with 15 percent maximum moisture content and any of the following species: Spruce-pine-fir (south) or Spruce-pine-fir; NELMA, NLGA, WCLIB, or WWPA.

06402 Interior Architectural Woodwork

Pre-manufactured Cabinets

Armstrong Cabinets – Style: Shasta II; Color: Maple Crystal; standard construction (Not “Allwood”)
Add Alternate: Same manufacturer as above, standard construction. Style: Rutledge; Color: Natural.

Hardware:

ANSVBHMA A156.9; satin stainless steel; concealed, self-closing hinge; 4” wire pull; drawer glides: 100 lb. capacity; shelf supports: No. 346, 2” O.C. by Knape & Vogt; shelf standards: No 85 standards and No. 185 brackets at wall mounted shelving.

Countertops

Pre-manufactured plastic laminate post form countertops in stock color.

Transaction Counters

Transaction counter at window “A/B”:

- Base Bid: 5/4” white birch x 4” front edge, Check-in side; plastic laminate (PLAM-1) set flush at flat transaction surface; white birch solid edge band at Reception side.
- Add Alternate: All transaction counter surfaces shall be granite.

Transaction counter at window “C”:

- Same detail and material as used at window sills.

Counter Support Brackets

Heavy gage aluminum angle, MIG welded comers, 5/16 inch holes for mounting; primed finish for field painting. Provide Rakks Counter Support, Model No. EH-1818, by Ragine Corp. (800-826-6006) or approved substitution.

Shelving

Shelving: 3/4” Thermoset decorative overlay (Melamine) with 3mm PVC edging; color: white.
Hardware: Knape & Vogt No. E3200 WH, twin slotted standards with NO. E3210 WH U-brackets.

Interior Standing and Running Trim

Window Sills: White birch veneer plywood; concealed and countersunk fasteners; transparent finish; provide 1 1/4” diameter bull nose front edge with 1” overhang, overlap 1” at each side of gwb window jambs with mitered comers.

Chair Rail: Clear *dry* white birch, defect free; 1 x 4 with 3/8” chamfered edge at all exposed edges; mount top edge at 33” AFF; locate behind chairs on one wall in Waiting #001 (See F&E-1 for chair locations)

Wood Base: Clear *dry* white birch, defect free; 1 x 6; **only** at Waiting #001 and Check-In #002.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07210 Building Insulation

Sound Insulation

Metal Framing sound attenuation batt insulation; 3 1/2” thickness; extend full height to underside of deck. (Typical at all partitions)

DIVISION 8 - DOORS AND WINDOWS

08111 Steel Door Frames

Frames

Comply with ANSI A250.8; Recommended Specifications for Standard Steel Doors and Frames.

Fabricate frames with mitered or coped and continuously welded corners and seamless face joints; All welded joints shall be ground and dressed to be smooth, flush and invisible; Provide welded frames with temporary spreader bars.

Provide door silencers on strike jambs.

08211 Flush Wood Doors

Doors

Note: Match base building specification Comply with NWWDA I.S.1 and AWI “ Architectural Woodwork Quality Standards”; Wood doors shall be prepped for mortise hardware at factory in accordance with the hardware templates; doors shall be manufactured WDMA PC-5 construction; Face sheets shall be Premium “A” grade rotary cut white birch, slip & running match; Doors shall be pre-finished, AWI System #TR-6, clear finish; lifetime warranty required.

08710 Door Hardware

Hardware/ Swing Doors

Note: Match base building specification Sargent 8200 Series; Lever Design P; 26 D finish; Inside face of levers to be polished to match base building requirement; See Interior Fit-Up Schedule for hardware functions.

Hardware/ Bifold Doors

Stanley bifold panel hardware; 2 panel set; selection of model contingent upon opening size and weight of doors.

Auxiliary Materials

Door stops: Ives door stops appropriate for each condition, 26D finish.

Coat Hooks: Ives #405 with 26D finish; one **hook** for each door, mounted on room side.

08800 Glazing

Sliding Window Hardware

Knape & Vogt #P992ZC; Roll Ezy ball-bearing track for sliding glass doors; zinc-plated steel **with** full ball-bearing carriers. Complete assemblies, each consisting **of** one upper channel, two shoes, two carriers and one lower track.

Glass

Heat treated glass products: Tempered glass, ASTM C 1048

Window “A” – 3/8” clear glass panel with recessed aluminum frame at top and bottom

Window “B” – 1/8” clear glass panels with specified recessed frame system.

Window “C” – 1/8” frosted glass with specified recessed frame system.

DIVISION 9 – FINISHES

09260 Gypsum Board Assemblies

Gypsum Wall Board and Metal Stud Walls

Fire Rated Gypsum Board: ASTM C36; 5/8” inch thick, maximum available length in place; ends square cut, tapered edges.

Studs and Tracks: ASTM C645; galvanized sheet steel, 20 gage, C shape.

Note: Typical Walls shall be 3 5/8” metal studs with 5/8” GWB at both sides and sound attenuation blankets; Wall between Toilet Rooms: Stud (wall) depth to be determined based on depth of **sink** hangers; Extend walls to underside of deck; extend GWB to one foot above **finished** ceiling.

09511 Acoustical Ceiling Panels

Ceiling Tile

Armstrong, Cortega #2767; Second Look II; 24 x 48 x 3/4" with angled tegular edge; 15/16" grid; white.

Add Alternate: Armstrong, Dune No. 1774; 24 x 24 x 5/8" with angled tegular edge; 15/16" Prelude exposed Tee System (or equal); white. (To match base building specification)

09650 Resilient Flooring

Vinyl Composition Tile

ASTM F 1066; Armstrong Standard Excelon Imperial Texture

Resilient Wall Base

Johnsonite, 4" high rolled cove base; 1/8 inch thick.

09680 Carpet

Carpet

Provide an allowance of \$20.00 per yard for material only.

Add Alternate: At Waiting #001 and Check-I#002, provide Mannington "Freetime" with a unitary backing system.

09900 Painting

Paint (Use first-line commercial-quality products for all coating systems)

New walls: 1 coat interior latex-based primer; 2 coats interior eggshell latex enamel.

Steel frames: 1 coat interior enamel undercoat; 1 coat interior semi gloss alkyd enamel.

DIVISION 10 – SPECIALTIES

10800 Toilet and Bath Accessories

Toilet Accessories

Products by Bobrick

1. Paper towel dispensers: **B-262**
2. Toilet Tissue dispensers, double roll: **B-76867**
3. Grab bars: Series B-5806
4. Soap dispensers: **B-132**
5. Mirrors: Model# **B-165 2436**
6. Materials and Finishes: AISI Type **302** or **304**, No. **4** polished finish.

10950 Building Specialties

Cubicle Curtain Track

Imperial IFC-50; White Finish; Provide one hook for every 6 inches of track length (Note: Curtains provided by Owner)

Fire Extinguisher and Cabinet

UL and FM listed products

Fire Extinguisher: Multipurpose *dry* chemical type; sized for project requirements; cabinet mounted.

Cabinet: Semi-recessed; full tempered glass; clear anodized finish.

DIVISION 11 - EQUIPMENT

Not Used

DIVISION 12 - FURNISHINGS

Not Used

DIVISION 13 - SPECIAL CONSTRUCTION

Not Used

DIVISION 14 - CONVEYING SYSTEMS

Not Used

DIVISION 15 - MECHANICAL.

Mechanical fit-up shall be in accordance with Base Building Specification. Note: Access to Existing Waste Lines – Fixtures located between column lines 1 and 2 shall tap into the underground waste line at Column B2; Fixtures located between column lines 2 and 4 shall tap into the underground waste line at Column C3.

DIVISION 16 - ELECTRICAL

Electrical fit-up shall be in accordance with Base Building Specification. Refer to F&E-1 for locations of furniture and equipment. Coordinate needs for power/ phone and data with tenant.

16515 Lighting Fixtures

Waiting #001 & Check-In #002

Fixture “A” - Compact Fluorescent Downlight / Wall Wash Coordinating trim design with “B”; design and lamping appropriate for 10’-2” high ceiling.

Fixture “B” - Compact Fluorescent Downlight Specular clear trim; design and lamping appropriate for 10’-2” high ceiling.

Fixture “C” - Surface Mounted Uplight Fixture Lightolier – Lighting Systems Silhouette; wall mounted luminous indirect; 4’ long; aluminum finish.

Fixture “D” - Recessed Low Voltage Accent Fixture Lightolier – Lytecaster 5” pinhole with MR16 lamping;

Lensed Troffers (Locate in all other areas)

Lithonia Lighting, **GT8 2 x 4**, 3-lamp lensed troffer, electronic ballasts. (Or Equal)

Add Alternate: Provide same lighting as above in a 2 x 2 fixture.

INTERIOR FIT-UP SCHEDULE

PDT Architects - 4/11/06

RM NO.	ROOM NAME	WALLS & DOOR FRAMES	FLOORING	REMARKS
001	WAITING	PAINT	CARPET	PROVIDE CHAIR RAIL - SEE OUTLINE SPEC, WINDOW "A" - 30"W X 56"H FIXED GLASS PANEL
002	CHECK-IN	PAINT	CARPET	WINDOW "B" - +/-60"W X 56"H SLIDING GLASS WINDOW IN GWB OPENING; SEE OUTLINE SPEC.
003	RECEPTION	PAINT	CARPET	WINDOW "C" - 36"W X 48"H SLIDING GLASS WINDOW IN GWB OPENING; SEE OUTLINE SPEC (FROSTED GLASS)
004	OFFICE	PAINT	CARPET	
005	WORK AREA	PAINT	CARPET	
006	CLOSET	PAINT	CARPET	
007	GYM	PAINT	CARPET	
008	TREATMENT ROOM	PAINT	CARPET	PROVIDE GRAB BARS AND TOILET RM. ACCESSORIES PER ADA
009	CLIENT TOILET	PAINT	VCT	PROVIDE GRAB BARS AND TOILET RM ACCESSORIES PER ADA
010	STAFF TOILET	PAINT	VCT	