

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0644	PERMIT ISSUED JUN 17 2005	CBL: 065 A015001
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Location of Construction: 959 Congress St	Owner Name: Key Llc	Owner Address: 50 Portland Pier Ste 400	Phone:
Business Name:	Contractor Name: Coast to Coast Construction	Contractor Address: 33 State Street	Phone: 079925628
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: 7 1B-C
Past Use: Commercial	Proposed Use: Commercial/ Interior -Tenant Fit-up	Permit Fee: \$804.00	Cost of Work: \$87,000.00
Proposed Project Description: Interior -Tenant Fit-up		CEO District: 2	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group: 800 Type: 20	Signature: Jay Kelley PFD 06/07/05
		Signature:	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 Idobson	Date Applied For: 05/24/2005	Zoning Approval		
<p>1. This application does not preclude the applicant from obtaining and complying with all applicable Federal Rules.</p> <p>2. Building permits include permit information that may invalidate the permit work.</p>		Special Zone or Reviews	Zoning Appeal	Historic Preservation
		<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"/> Date: 05/27/05	<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:	<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"/> Denied <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Den' d 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



Commercial 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>959 Congress Street</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>65</u> Block# <u>A</u> Lot# <u>15</u>	Owner: <u>KEY LLC</u>	Telephone: <u>800 347-1080</u>
Lessee/Buyer's Name (If Applicable) <u>HRH Dunlap Insurance</u>	Applicant name, address & telephone: <u>Coast to Coast Construction</u> <u>33 State Street Bangor, ME 04401</u> <u>TIM VINEY</u>	Cost Of Work: \$ <u>87,000</u> Fee: \$ <u>804.-</u>
Current Specific use: _____		
Proposed Specific use: <u>BUSINESS - INSURANCE</u>		
Project description: <u>Renovations - Interior Fitup</u>		
		
Contractor's name, address & telephone: <u>Coast to Coast Construction</u> <u>992-5628</u> <u>33 State Street, Bangor, ME 04401</u>		
Who should we contact when the permit is ready: <u>TIM VINEY</u>		
Mailing address: <u>33 State Street</u> <u>Bangor, ME. 04401</u>		
		Phone: <u>992-5628</u>

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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: 	Date: <u>5/24/05</u>
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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, Maine - Building or Use Permit

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Permit No: 05-0644	Date Applied For: 05/24/2005	CBL: 065 A015001
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Location of Construction: 959 Congress St	Owner Name: Key Llc	Owner Address: 50 Portland Pier Ste 400	Phone:
Business Name:	Contractor Name: Coast to Coast Construction	Contractor Address: 33 State Street Bangor	Phone (207) 992-5628
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ Interior -Tenant Fit-up	Proposed Project Description: Interior -Tenant Fit-up
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/07/2005
Note: 06/03/05 no floor plans submitted - called Tim and left a message that dimensioned floor plans were required. And the permit is on hold until then **Ok to Issue:**
 6/7/05 another set of floor plans were dropped off along with a PDF file - for some reason the original submittal of these . - This is not a change of use - was bank offices before
 1) Separate permits shall be required for any new signage.
 2) 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:** 06/15/2005
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 06/07/2005
Note: **Ok to Issue:**
 1) Construct according to NFPA life safty standards

Dept: Fire **Status:** **Reviewer:** **Approval Date:** **Ok to Issue:**



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


ACCESSIBILITY CERTIFICATE

Designer: Guy Labrecque - CWS Architects

Address of Project: 959 Congress St.

Natu: CITY OF ngress St. Renovations
PORTLAND or fit-up for HRH Insurance
PACKAGE

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: 

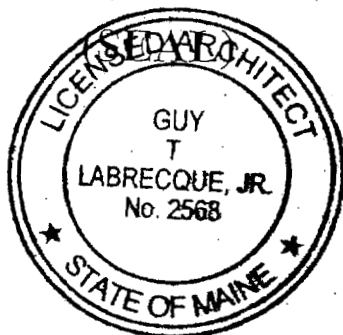
Title: Vice-president

Firm: CWS Architects

Address: 434 Cumberland Ave.

Portland, ME 04101

Phone: 207.774-4441





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: Guy Labrecque - CWS Architects

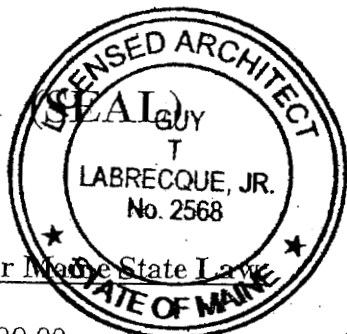
RE: Certificate of Design

DATE: 5-12-05

These plans and / or specifications covering construction work on:


959 Congress St. Renovations Interior Fit-Up for KRH Insurance

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: 

Title: Vice-President

Firm: CWS Architects

Address: 434 Cumberland Ave.
Portland, ME 04101

FROM DESIGNER: Guy Labrecque - CWS Architects
 DATE: 5-12-05
 Job Name: 959 Congress St. Renovatio s
 Address of Construction: _____

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 3B

NIC

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

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) NO _____

STRUCTURAL DESIGN CALCULATIONS		_____	Live load reduction (16D3.1.1, f607.9, 1607.10)
_____	Submitted for all structural members (106.1, 106.1.1)	_____	Roof live loads (1603.1.2, 7607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)		_____	Roof snow loads (1603.1.3, 1608)
Uniformly distributed floor live loads (1603.1.1, 1607)		_____	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	_____	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 1604.5)
_____	_____	_____	Roof thermal factor, C_t (Table 1608.3.2)
_____	_____	_____	Sloped roof snowload, P_s (1608.4)
Wind loads (1603.1.4, 1609)		_____	Seismic design category (1616.3)
_____	Design option utilized (1609.1.1, 1609.6)	_____	Basic seismic force-resisting system (Table 7617.6.2)
_____	Basic wind speed (1609.3)	_____	Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
_____	Building category and wind importance factor, I_w (Table 1604.5, f609.5)	_____	Analysis procedure (1616.6, 1617.5)
_____	Wind exposure category (1609.4)	_____	Design base shear (1617.4, 1617.5.1)
_____	Internal pressure coefficient (ASCE 7)	_____	Flood loads (1603.1.6, 1612)
_____	Component and cladding pressures (1609.1.1, 1609.6.2.2)	_____	Floodhazard area (1612.3)
_____	Main force wind pressures (1609.1.1, 1609.6.2.f)	_____	Elevation of structure
Earthquake design data (1603.1.5, 1614 - 1623)		_____	Other loads
_____	Design option utilized (1614.1)	_____	Concentrated loads (1602.4)
_____	Seismic use group ("Category") (Table 1604.5, 1616.2)	_____	Partition loads (1607.5)
_____	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)	_____	Impact loads (1607.8)
_____	Site class (1615.1.5)	_____	Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



A r c h i t e c t s

434 Cumberland Avenue
Portland ME 04101-2325

Guy T. Labrecque - Architect

Phone: 207.774.4441
Fax: 207.774.4016
E-mail: GLabrecque@CWSarch.com

May 6, 2005

CODE COMPLIANCE REPORT

Renovations to the 959 Congress Street For HRH Insurance

BOCA AND LIFE SAFETY CODES REVIEW

1.0 Codes Review

Description of Building's Function and Program:

The project consists of the renovation to the first floor of the old Key Bank building at 959 Congress Street. The building is currently vacant and the second floor will remain as such until a new tenant can be found. The project will consist primarily of an office fit-up that includes a reception and waiting room, several offices, and a small open office area. Plumbing, electrical and mechanical improvements will also be made. The existing building does not contain a fire suppression system and one is not planned as part of this renovation.

1.O.A Occupant Classification(s):

IBC 2003

The building will be approached as a multi-tenant, non-mixed use building.

Proposed Use Group – First Floor: HRH Insurance – Business Occupancy

Proposed Use Group – To be determined – Business Occupancy

NFPA 101: 2003

Chapter 38, "New Business Occupancies"

1.O.B Building Height and Area Limitations:

Building Height:

IBC 2003 – Chapter 5, Table 503

Type IIIB Construction – (2) Story

Allowable: 4-Stories

Proposed: These fit-ups will not impact the existing building height.

Building Area:

BOCA – Chapter 5, Table 503
Type IIIB Construction

Allowable: 19,000sf + frontage adjustment (not figured, not needed)

Proposed: The building’s area at the exterior perimeter of the first floor is 4,602 sf. This project will be an interior fit-up and will not impact the overall area of the building.

I.O.C Type of Construction:

NFPA 220: Type III, 000
IBC 2003: Type IIIB

The building consists of the following assemblies;

Structural System:

Exterior walls are of solid brick masonry units, some of which are bearing wall assemblies.
The second floor framing consists of 2x10 floor @ 12” o.c. which bear upon the exterior masonry walls and several steel beams setting upon the exterior bearing walls. A solid masonry bearing wall extends through the center of the building.
The roof framing consists of 2x10 wood joists spanning and bearing in the same fashion as the second floor framing.

Interior Non-Load Bearing Walls:

Wood stud Framing
Gypsum wallboard finishes

I.O.D Required Fire Resistance Ratings of applicable Structure Elements:

BOCA - Table 601

Element

Structural Frame		0 hrs
Bearing Walls		
	Exterior	2 hrs
	Interior	0 hrs
Non-Bearing walls and Partitions		
	Exterior	0 hrs
Floor Construction		0 hrs
Roof Construction		0 hrs

I.O.E Means of Egress:

IBC 2003 – Chapter 10: Table 1004.1.2

NFPA 101 – Chapter 7: Table 7.3.1.2

Occupant Load: Business Use Areas: 100 gross/s.f. @ 4,600 sf = 46

Exit Access Corridors:

IBC 2003 – Chapter 10: 1016, Table 1016.1

Business Use, Non-sprinkled building – 1 hour fire rated corridors.

NFPA 101 – Chapter 38: 38.3.6.1(2)

Corridors within a single tenant space do not require a fire rating.

Tenant Space Separation:

IBC 2003 – Chapter

NFPA 101 – Chapter

Enclosure of Exits:

IBC 2003 – Chapter 10: 1019.1

1-hour rated enclosure for a stair serving two floor levels.

NFPA 101- Chapter 38 & Chapter 7 – 7.1.3.2.1

1-hour rated enclosure for a stair serving two floor levels.

Minimum Number of Exits:

IBC 2003 – Chapter 10, Section 1014, Table 1014.1

Do the length of the common pass of travel being greater than 75 feet, this building will not be considered for a single means of egress. The occupant load is small enough to only require two total exits.

NFPA 101 – Chapter 40

Not less than two means of Egress will be provided, however it should be noted that, the total travel distance criteria of 100 feet could be met and we could consider this space for a single means of egress.

Capacity of Egress Components:

Element

Minimum Allowable

IBC Table 1005.1: w/o sprinkler

Corridors and Doors = .2 inches per person

Stairways = .3 inches per person

NFPA Table 7.3.3.1

Level Components (Comdors, Doors, Ramps) = .2 inches per person
 Stairways = .3 inches per person

Exit Access Comdors, Ramus & Doors:

Width: 46 people x .2 inches per person = 9.2" 32" Clear Min.

Stairways:

Width: 46 people x .3 inches per person = 13.8" 44" Clear Min.

Egress Arrangement:

Business Use: B: IBC 2003:

Dead-end corridor (1016.3)	20 ft
Exit Access Travel Distance (1015.1)	200 ft
Common Path of Travel (1013.3)	75 ft

NFPA 101 – New Business Occupancy

Dead-end corridor (38.2.5.2.2)	11.666' ft
Common Path of Travel (38.2.5.3.3)	75 ft
Travel Distance to an Exit (38.2.6.2)	200 ft

1.O.G Illumination of Means of Egress: NFPA 38.2.8

The Means of Egress shall be illuminated in accordance with 7.8.

1.O.H Emergency Lighting:: NFPA 38.2.9

Emergency Lighting shall be provided in accordance with 7.9.

1.0.I Interior Finish System:

**IBC 2003 - Chapter 8
 NFPA 101 – Chapter 38**

Wall and Ceiling Finishes:

	NFPA	IBC
Vertical Exits & Exit Access Passageways	Class A or B	Class A
Exit Access Comdors	Class A or B	Class A or B
All other areas	Class A, B or C	Class A, B or C

Floor Finishes:

Interior Floor Finishes (within stair enclosures)	Class I or II	Class I or II
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I.O.J Detection, Alarm, and Communications:

IBC 2003 – Section 907
NFPA 101 – 38.3.4.1

A manual fire alarm system shall be provided per NFPA 101: 38.3.4.1 but not required per IBC 907.2.2 due to a small occupant load.

I.O.K Extinguishing Requirements:

IBC 2003 - Chapter 9
NFPA 101 – Chapter 38

- An Automatic Fire Suppression System is not required by NFPA chapter 38 or by IBC Chapter 5
- Portable fire extinguishers shall be provided per 38.3.5.
- Fire extinguishers shall conform to NFPA 10 and shall be placed such that the travel distance to any extinguisher location shall be less than 75’.

2.0 GENERAL BUILDING COMPONENTS

2.0.A Stair Assemblies

IBC 2003 – Chapter 10

Maximum Riser Height (1009.3)	7”
Minimum Rise Height (1009.3)	4”
Minimum Tread Depth (1009.3)	11”
Minimum Head Room (1014.4)	80”(6’-8”)
Maximum Vertical Rise to Landing (1009.6)	12’-0”
Hand Rail Height (1011.1)	not less than 34” / not greater than 38”
Guardrail Height (1012.2)	at least 42”
Baluster Spacing shall resist the passage of a 4” sphere in a Business Use Group per 1021.3.	

NFPA 101 – Chapter 7

Maximum Riser Height (7.2.2.2.1(a))	7”
Minimum Rise Height (7.2.2.2.1(a))	4”
Minimum Tread Depth (7.2.2.2.1(a))	11”
Minimum Head Room (7.2.2.2.1(a))	80”(6’-8”)
Maximum Vertical Rise to Landing (7.2.2.2.1(a))	12’-0”
Hand Rail Height (7.2.2.4.5)	not less than 34” / not greater than 38”
Guardrail Height (7.2.2.4.6)	not less than 42”
Baluster Spacing shall resist the passage of a 4” sphere per 7.2.2.4.6.	

..End of Code Compliance Report

959 Congress Street Renovations

for HRH Insurance

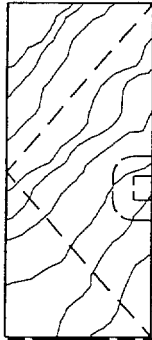
5/2/2005

Hardware Schedule

Item/function	Manufacturer	Model No.	Finish	Remarks
Lockset No. 1	Sargent	8205 LNL	626	Mortise Lever - Office / Entrance Function
Lockset No. 2	Sargent	10G05LL	626	Cylindrical Lever - Office/Entrance Function
Storage Set	Sargent	10G04LL	626	Cylindrical Lever - Storage Function
Privacy Set	Sargent	10U65LL	626	Cylindrical Lever - Privacy Function
Passage Set	Sargent	10U15LL	626	Cylindrical Lever - Passage Function
Push/Pull	Ives	8102-8 Pull		
Top & Bottom Flush	Ives	8200 4x16 Push	626	
Bolts	Ives	358	626	
Closer No. 1	Sargent	281 Series	626	Install top and bottom of inactive leaf (left upon exit)
Closer No. 2	Sargent	1430/1431	626	w/ hold open
Threshold	Pemko	252X3	626	w/ hold open
Hinges	Hager	Full Mortise	Alum	Thermal barrier, ADA compliant - maximum 1/2" height
Floor Stop	Ives	126	26D	Provide ball bearing hinges at all doors.

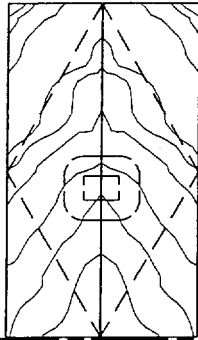
Door Bottom Sweep	National Guard	96DKB		
Weatherstripping	National Guard	160V & 5050B		
8x32 Kick Plate	Ives	8400	SS	
Automatic Flush				
Bolts - Top	Ives	FB32	626	Fire rated application
Coordinator Bar	Ives	COR Series	US26D	
Notes				
Provide masterkey system with construction keying. Consult with Owner for instructions on keying.				
Products of one or more manufacturers are listed to establish quality and performance characteristics.				
Products of other manufacturers may be accepted subject to review and approval by Architect prior to bid.				
Provide wall or floor stops at all swinging doors				
Acceptable Manufacturers				
Locksets:	Sargent, Schlage			
Closers:	Sargent, Dorma, Norton			
Hinges:	Hager, Stanley, Lawrence			
Thresholds:	National Guard Products, Pemko, Reese, Zero			
Panic sets:	Sargent, Von Duprin			
Accessories	Ives, Hiawatha, Rockwood			

959 Congress Street Renovations										5/2/2005
for HRH Insurance										
Door Schedule										
No.	W	H	T	Door Material	Door Type	Frame Type	Lock Function	Hardware	Label	Notes
100	36	84	1-3/4	Solid Core Wood	F	A	Storage			
101	36	84	1-3/4	Solid Core Wood	HG	A	Passage	Kickplate		
102	36	84	1-3/4	Solid Core Wood	F	A	Storage	Kickplate, Closer 2	60 min.	
103	tbd	84	1-3/4	Solid Core Wood	F	A	Storage	Kickplate, Closer 2	60 min.	
104	36	84	1-3/4	Solid Core Wood	HG	A	Lockset No. 2			
105	36	84	1-3/4	Solid Core Wood	HG	A	Lockset No. 2			
106A	36	84	1-3/4	Solid Core Wood	F	A	Passage			
106B	36	84	1-3/4	Solid Core Wood	F	A	Passage			
107	36	84	1-3/4	Solid Core Wood	F	A	Passage			
108	36	84	1-3/4	Solid Core Wood	L	A	Privacy	Kickplate, Closer 2	45 min.	
109A	36	84	1-3/4	Solid Core Wood	L	A	Privacy	Kickplate, Closer 2	45 min.	
109B	20	84	1-3/4	Solid Core Wood	F	A	Lockset No. 2	Kickplate, Closer 2	45 min.	
110A	36	84	1-3/4	Solid Core Wood	F	A	Passage	Closer	45 min.	
				Aluminum Storefront	FG	B	Lockset No. 1	Closer 1, Weatherstripping, Automatic Door Bottom, Threshold		
110B	(2)18 pair	84	1-3/4	Solid Core Wood	2F	A	Passage - on Active Leaf	Top and Bottom Flush Bolts on Inactive Leaf		
111	(2)36 pair	84	1-3/4	Solid Core Wood	2F	B	Lockset No. 2 - on Active Leaf	Automatic Flush Bolts on Inactive Leaf, Closers on each Leaf, Coordinator	45 Min.	
113	36	84	1-3/4	Solid Core Wood	F	A	Lockset No. 2	Closer	45 Min.	
114	36	84	1-3/4	Solid Core Wood	F	A	Lockset No. 2	Closer	45 min.	
115	(2)18 pair	84	1-3/4	Solid Core Wood	2F	A	Passage - on Active Leaf	Top and Bottom Flush Bolts on Inactive Leaf		
116	(2)18 pair	84	1-3/4	Solid Core Wood	2F	A	Passage - on Active Leaf	Top and Bottom Flush Bolts on Inactive Leaf		
117	(4)18 bifold	84	1-3/4	Solid Core Wood	BI	A		Standard Bifold Guiderails and Push/Pull Hardware		
118A	(2)18 pair	84	1-3/4	Solid Core Wood	2F	A	Passage - on Active Leaf	Top and Bottom Flush Bolts on Inactive Leaf		
118B	(2)18 pair	84	1-3/4	Solid Core Wood	2F	A	Passage - on Active Leaf	Top and Bottom Flush Bolts on Inactive Leaf		
119	36	84	1-3/4	Solid Core Wood	F	A	Lockset No. 2	Top and Bottom Flush Bolts on Inactive Leaf	45 min	



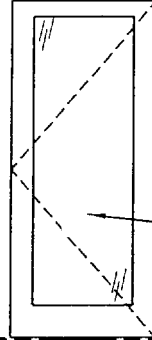
F

FLUSH SOLID CORE
WOOD DOOR



2F

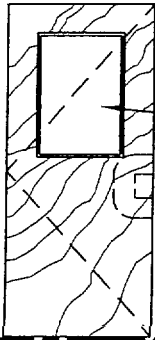
FLUSH SOLID WOOD
DOOR PAIR



FG

FULL GLASS, ALUMINUM
STOREFRONT DOOR
ASSEMBLY, WITH 1" LOW
"E" TEMPERED GLASS

TEMPERED,
1" LOW "E"



HG

FLUSH SOLID WOOD
DOOR - HALF
GLASS

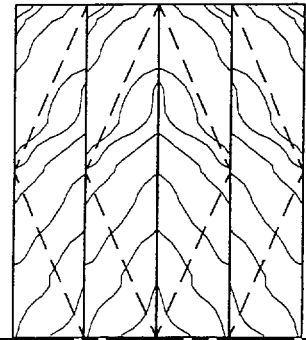
TEMPERED



L

FLUSH SOLID WOOD -
LOUVER

24x10 LOUVER,
FUSIBLE LINK



BI

FLUSH SOLID WOOD
BIFOLD DOOR
ASSEMBLY



434 Cumberland Avenue
Portland, ME 04101
Phone: (207) 774-4441
Fax: (207) 774-4016

WWW.CWSARCH.COM

Drawing Title:

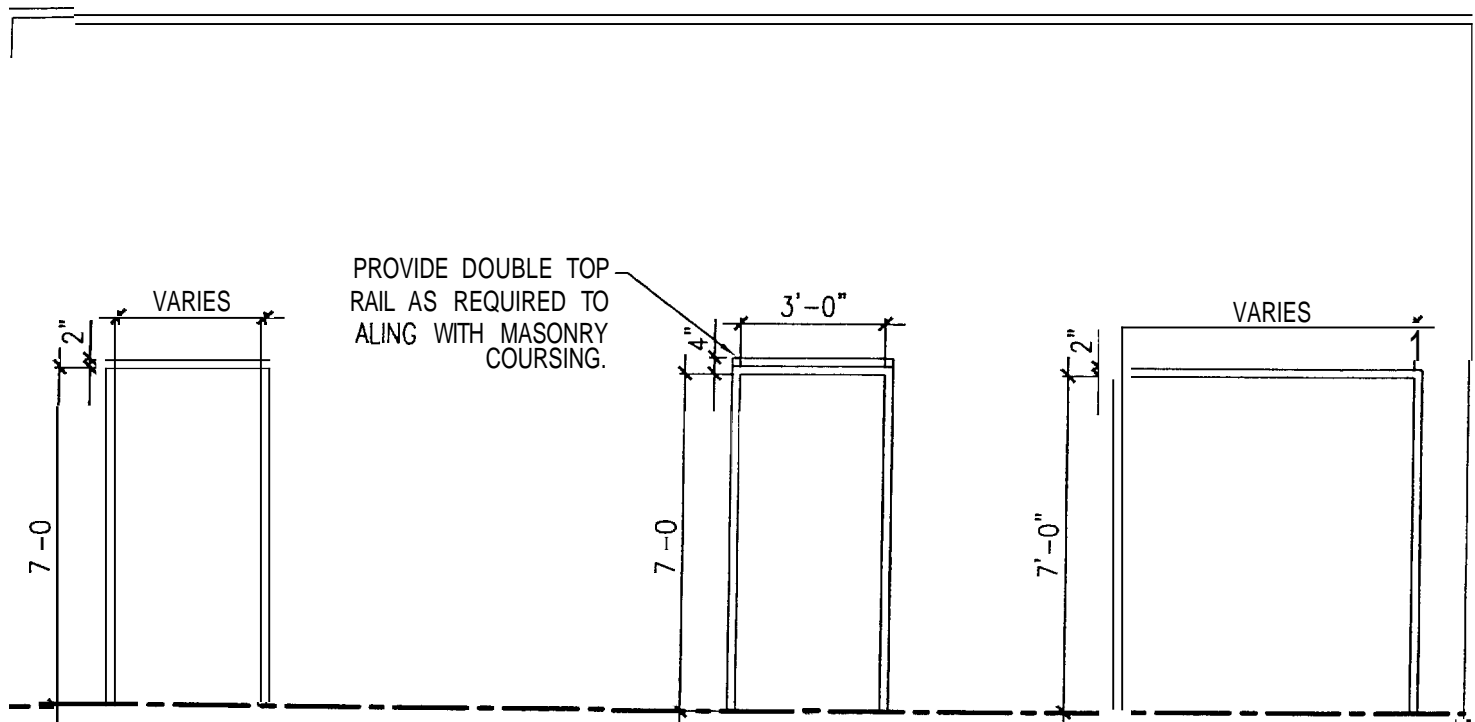
DOOR AND DOOR
FRAME ELEVATIONS

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

Date: 5/2/05

Drawing Number:

DR-2



PROVIDE DOUBLE TOP RAIL AS REQUIRED TO ALING WITH MASONRY COURSING.

A

KNOCK DOWN
HOLLOW METAL
FRAME

B

ALUMINUM
STOREFRON
ASSEMBLY

C

WELDED HOLLOW
METAL FRAME

GENERAL NOTES PERTAINING TO ALL EXTERIOR OPENINGS:

1. THE CONTRACTOR SHALL VERIFY ALL EXTERIOR MASONRY OPENINGS AND CONFIRM ALL WINDOW AND DOOR UNIT SIZES PRIOR TO RELEASING FOR FABRICATION. COORDINATE WITH MASONRY CONTRACTOR.
2. PROVIDE GALVANIZED HOLLOW METAL FRAMES AT ALL EXTERIOR DOOR OPENINGS.
3. FRAME TYPES A, B AND C ARE TO BE INSTALLED WITHIN MORE THAN ONE TYPE OF PARTITION TYPE. REFERENCE PLANS AND PARTITION SCHEDULE FOR ADDITIONAL INFORMATION.



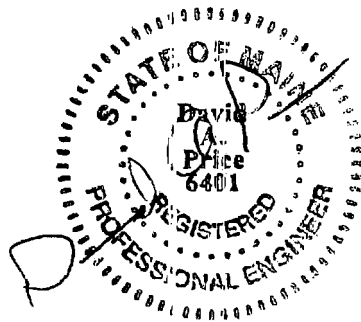
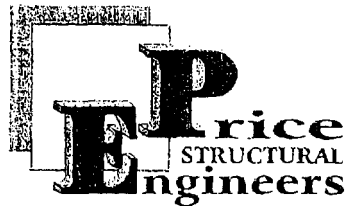
434 Cumberland Avenue
Portland, ME 04101
Phone: (207) 774-4444
Fax: (207) 774-4016
www.cwsarch.com

Drawing Title:
DOOR AND DOOR
FRAME ELEVATIONS

Scale: 1/4" = 1'-0"
Date: 5/2/06

Drawing Number:

DR-1



75 Farms Edge Road
North Yarmouth, ME 04097
Tel: 207-846-0099
Fax: 207-846-1633
E-Mail: PriceEngrs@aol.com

GENERAL STRUCTURAL SPECIFICATIONS

959 CONGRESS STREET
PORTLAND, MAINE
May 9, 2005

GENERAL REQUIREMENTS

1. **Work** and materials shall conform to the 2003 International **Building** Code, State of Maine Building Codes, and other applicable codes and standards and shall meet the requirements of local authorities having jurisdiction.
2. See project drawings, specifications and other construction documents prepared by CWS Architects for additional requirements.
3. Reference to "Engineer" within these specifications refers to Price Structural Engineers, Inc.
4. Coordinate work schedule, daily hours of construction, **location** of material storage, access to utilities, **security** measures and **final** cleanup requirements with owner **prior** to construction.
5. Notify CWS Architects immediately after steel lintel construction **has** been completed (**prior** to applying wall finishes) so that lintel installation can be inspected by the engineer.
6. See attached page labeled "Abbreviations" for description of abbreviations used on sketches.
7. Structural drawings and specifications **do not** include provisions for site-work, ventilation, plumbing, water-tightness of building, **NFPA** fire code requirements, Americans with Disabilities Act (**ADA**) requirements, handrails, lighting, egress requirements, flashing, finishes, hazardous waste, **or** other architectural and environmental features. Coordinate **these** requirements **with** others as **necessary**.

8. The following **list of** drawings and sketches form a part of this specification:

SK-1 through **SK-5**

9. **The** structural design is based on the full interaction of all its connected parts. No provisions have been made for any temporary conditions that may arise during Construction prior to **the** completion of the structure. The Contractor shall be responsible for adequate design and construction of all forms, shoring and temporary bracing during the progress of the project.

10. **All** work, including demolition, shall be performed by experienced workman and coordinated with adequate supervision by the contractor's project supervisor.

11. Alternate details may be used **only** if **such** details are submitted in writing to the Structural Engineer for review and written acceptance is **granted** prior to construction. However, the Structural Engineer **shall be** the sole judge of acceptability **and** the Contractor's Bid shall anticipate the use of those specific details shown on the Drawings.

12. The Contractor **shall** be completely responsible for the safety of adjacent structures, property, and the public. The Contractor shall **comply** with **all** federal, state and local safety requirements.

13. Do not **scale** from Drawings.

14. All materials shall be new except those labeled "EXIST." (existing).

15. **Work** not indicated on a part of the Drawings but reasonably implied to be similar to that shown at corresponding places shall be included.

16. These structural documents shall be used for this project only and not **for** any other purpose. The Contractor shall not modify these documents or **make** changes in construction from **the** intent of these documents without written approval from the engineer. Use **of** part but not all of these documents is not permitted.

17. The Contractor is required to examine the Drawings and Specifications carefully, visit the site **and** fully inform themselves as to all existing conditions and limitations, prior to submitting their Bid. **Failure** to visit the site and familiarize themselves **with** the existing conditions, interferences and other limitations **will** in no way relieve the successful Bidder from furnishing any materials or performing any work in accordance with **Drawings** and specifications (at **no** additional cost to the Owner).

18. Details indicating existing conditions are based **on** assumptions, some **of** which have not yet been field verified. It is critical that **the** contractor **verify** actual existing conditions prior to purchasing **or** fabricating new materials and notify

the engineer immediately if **actual** conditions differ **from** those indicated on **the** structural details.

19. Remove and legally dispose of demolished materials.
20. Contractor shall take **all** necessary precautions to ensure that existing building components are not damaged during construction. All damaged areas **shall** be completely restored to the full satisfaction of the Owner at no additional cost to the Owner.
21. Stored materials shall be kept **under cover** and dry. Protect from weather and contact with damp or wet surfaces. Stack materials in such a manner that prevents warping or crushing.
22. Pre-manufactured materials **shall be** installed in accordance with manufacturer's requirements and **recommendations**. Substitutions for specified pre-manufactured materials may be made but **only** after specific written approval has been provided by the owner's engineer prior to installation.
23. Except where slope is specified, **new** materials shall be installed plumb, level, and square. Contractor shall not fabricate materials until interferences have been identified and resolved.
24. At areas where **existing** structural components are uncovered and found to be inadequate, the contractor shall either properly reinforce the components or contact the Engineer (PSE) for the structural design of the modifications.

MASONRY

1. **All** masonry construction shall conform to the requirements of ACI 530.1-95/ASCE 6-95/TMS-95 ("Specification for Masonry Structures") and the project specifications. In case of conflict, the more stringent requirements shall apply. Clean and re-use existing sound brick as much as possible.
2. All joints shall be tooled concave. Masonry shall be laid in "running bond". New brick, if needed, shall conform to ASTM C216, grade SW, 3000 psi compressive strength and match existing brick as much as possible.
3. **Mortar** shall comply with ASTM C270 type N, minimum compressive strength shall be 1900 psi **using** Portland/Cement Lime, Cementitious Material and Proportion Specifications. Lime shall be hydrated **lime, ASTM C207**. Brick ties **shall** be hot dipped galvanized.
4. Masonry **walls** shall be adequately braced and supported throughout construction. New brick construction shall be mortared solid without voids.

STRUCTURAL STEEL

1. All structural steel work shall conform to the recommendations and requirements contained in the "Manual of Steel Construction, Allowable Stress Design," AISC Ninth Edition (including AISC Code of Standard Practice for Steel Buildings and Bridges), and "Structural Steel Welding Code - Steel," (AWS D1.1, latest edition).
2. No change in size or position of the structural elements shall be made without prior written approval of the Structural Engineer.
3. **All** holes in steel components shall be drilled. Use of cutting torches for holes is not permitted.
4. Holes for bolts shall be drilled to a diameter that is 1/16" larger than the nominal diameter of the bolt (nom).
5. All shop and field welds shall be made by certified welders, and shall conform to the American Welding Society Code, AWS D1.1, latest edition, using E70-18 electrodes. Carefully control welding technique to avoid distortion, including clamping prior to welding. Minimum weld size shall be 3/16" fillet.
6. Structural steel components shall be shop primed with fabricator's standard primer. Provide field touch-up as necessary.
7. Structural steel rolled shapes, plates, bars and tubes shall conform to the following:

ASTM A-572, Grade 50: All wide flange sections ("W" shapes), Fy = 50 ksi
ASTM A-36: Other rolled shapes, plates and bars, Fy = 36 ksi
ASTM A-500, Grade B: Steel Tubes ("TS" shapes), Fy = 46 ksi
ASTM A-53, Grade B: Steel pipe, Fy = 35 ksi
ASTM A-36: Threaded rods
ASTM A-307: Anchor bolts in concrete (unless otherwise noted)

Note: Bolts and rods exposed to weather shall be galvanized
8. Non-shrink grout shall be 5000 psi (minimum) compression strength.

ABBREVIATIONS

AB	Anchor Bolts	TOF	Top of Footing Elevatin
BO	By Others	TOW	Top of Wall Elevation
BS	Both Sides	T & B	Top and Bottom
CL	Centerline	TYP	Typical
CLR	Clear Distance	UON	Unless otherwise noted
COL	Column	VERT	Vertical
CONC	Concrete	W/	With
CONT	Continuous	VIF	Verify in Field
CIP	Cast-In-Place	VLAM	Versalam
DIA	Diameter	@	At
EB	Expansion Bolt	&	And
EMBT	Embedment		
EA	Each		
EQ	Equal		
EXG	Existing		
FB	Flat Bar		
FDN	Foundation		
FF	Finish Floor		
FT	Feet		
FTG	Footing		
GA	Gauge		
GC	General Contractor		
GALV	Hot-Dip Galvanized		
HORIZ	Horizontal		
IN.	Inches		
MAX	Maximum		
MIN	Minimum		
MO	Masonry Opening		
NTS	Not To Scale		
N&W	Nut and Washer		
O.C.	On Center		
OPNG	Opening		
OH	Opposite Hand		
PL	Plate		
PT	Pressure Treated		
RO	Rough Opening		
REQ'D	Required		
SCH	Schedule		
SIM	Similar		
SPECS	Specifications		
SS	Stainless Steel		
SYP	Southern Yellow Pine		



75 Farms Edge Road
 North Yarmouth, ME 04097
 Tel: (207) 846-0099
 Fax: (207) 846-1633

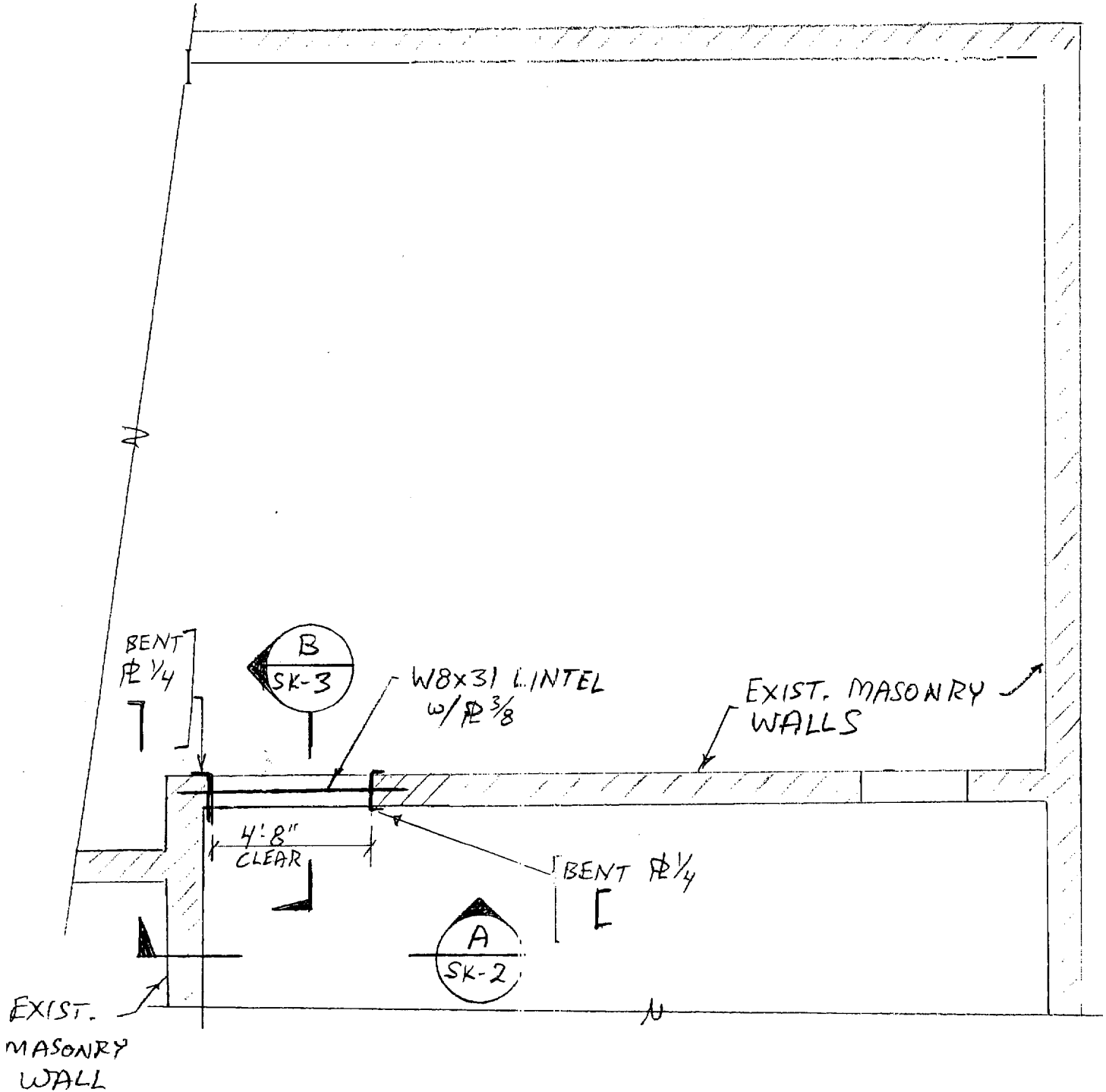
Project: 959 Congress St.
 Subject:
 Date: May 2005
 Designed by: DAP

Portland SK-1
 Sheet: 6 of
 Job #: 114-05
 Checked by:

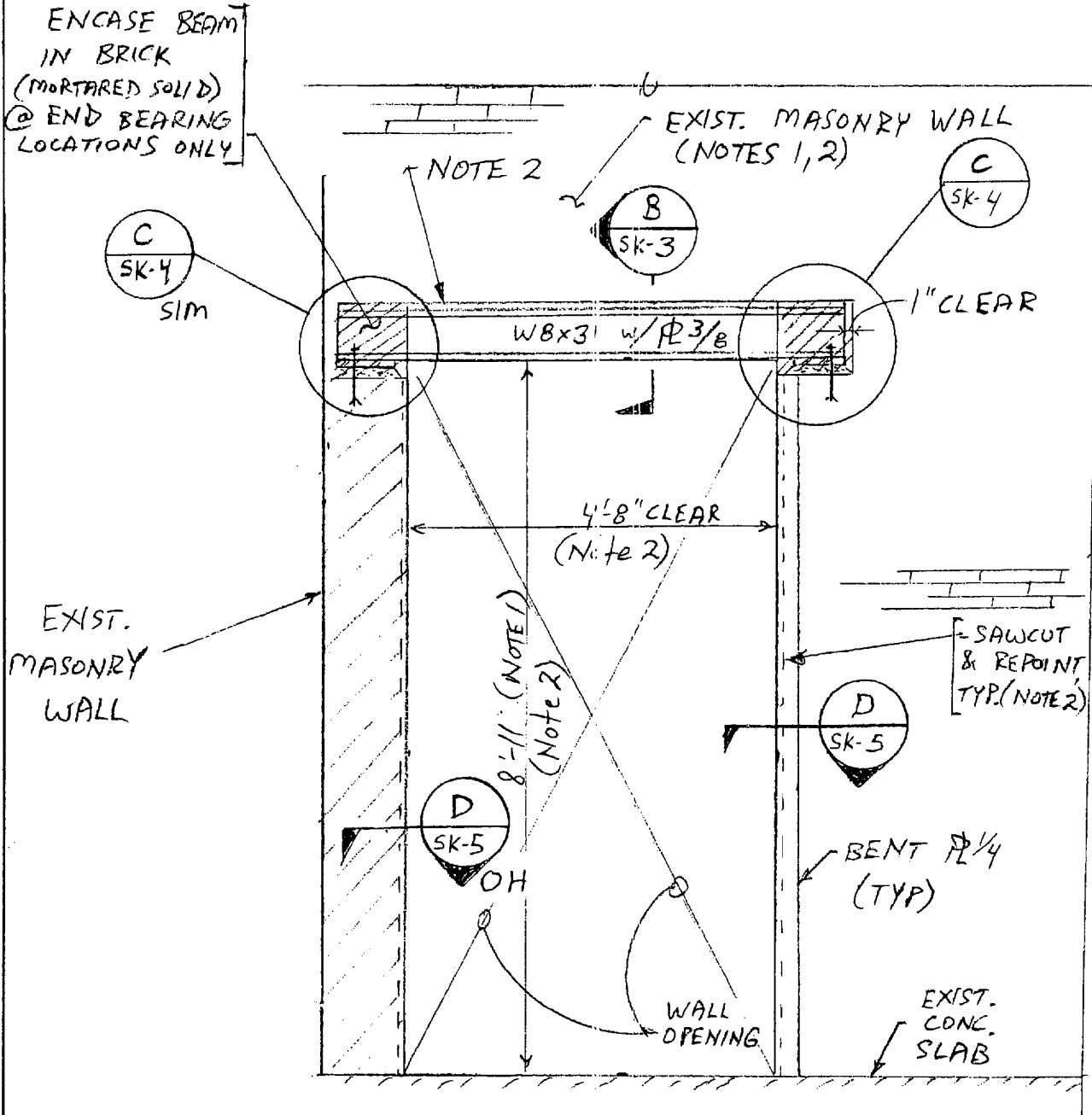
NOTES:

1. See attached "General Structural Specification" Sheets 1-5 for additional requirements.

← CONGRESS STREET →

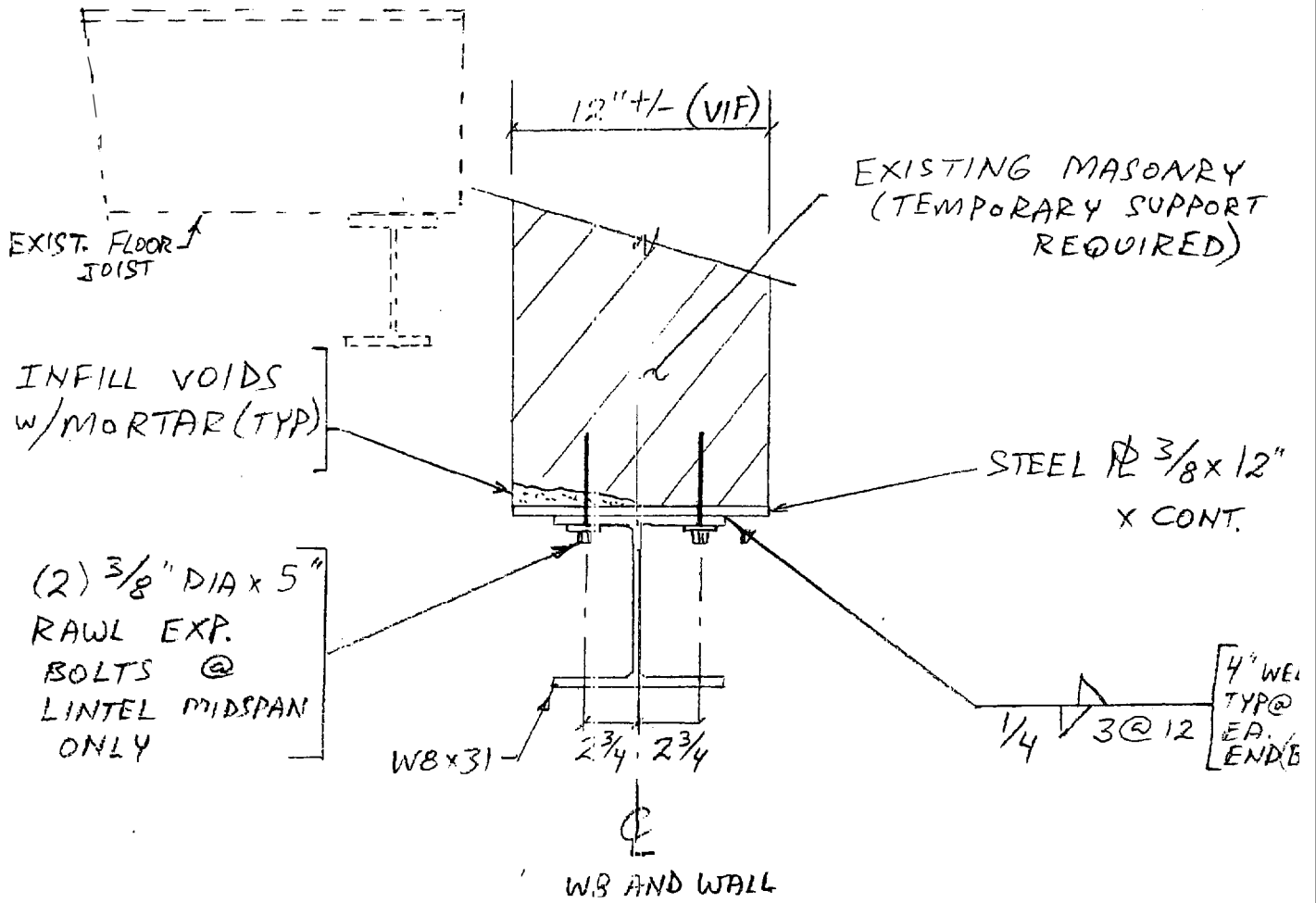


PART. PLAN
 1/4" = 1'-0"

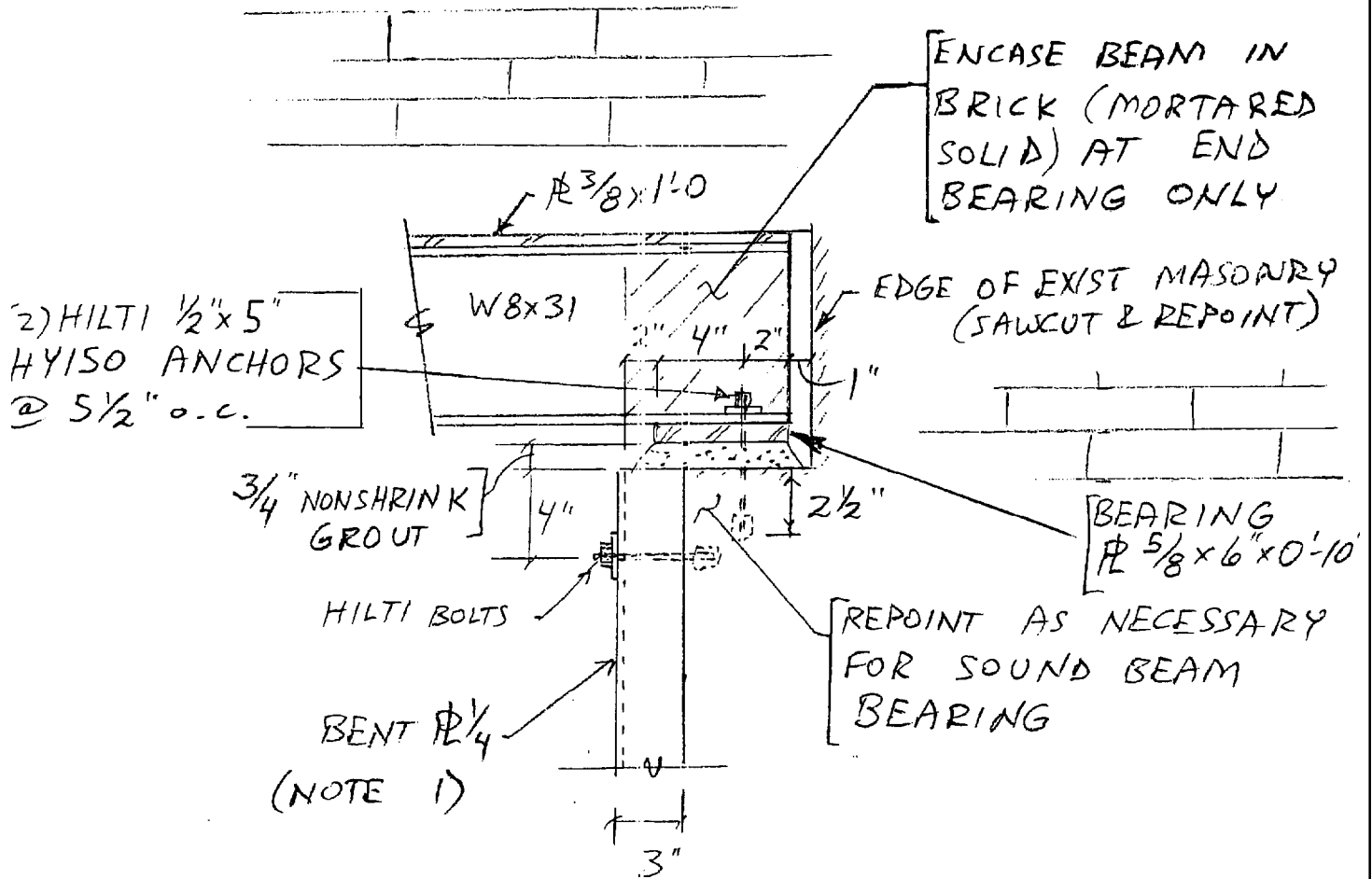


ELEVATION A
 $\frac{1}{2}'' = 1'-0''$ SK-2

- NOTES:
1. Provide temporary support to existing walls prior to construction and do not remove until construction is completed (typ.).
 2. Sawcut all edges of new opening and repoint all voids.
 3. Notify owner's engineer when construction is complete and prior to applying wall finishes.

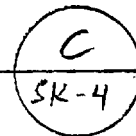


SECTION B
1/2 = 1'-0"
SK-3



BEARING DETAIL

1/2 = 1'-0"



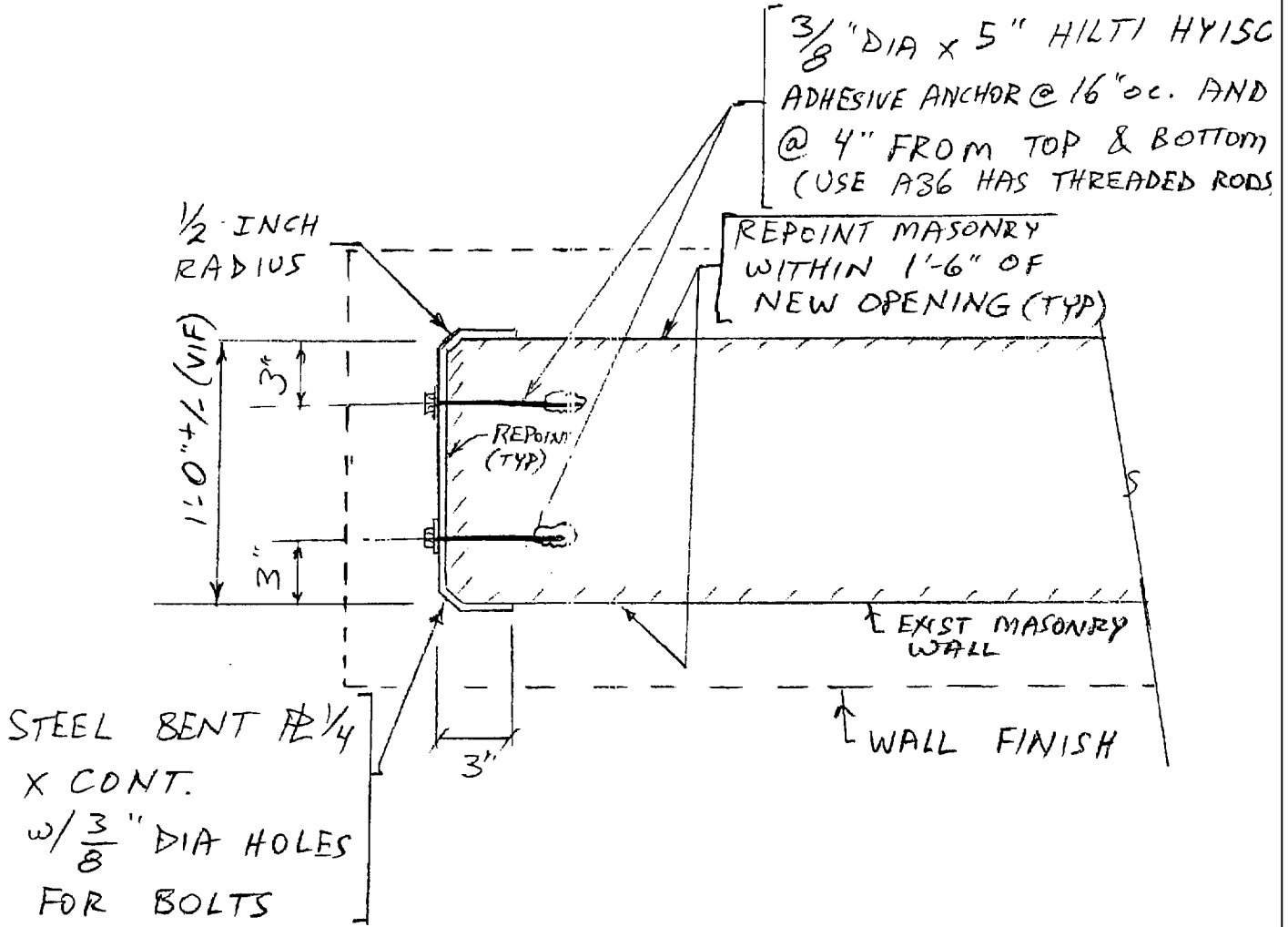
NOTES:

1. Bend in "Bent 1/4" occurs only at one end at Detailed labeled "SIM"



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 North Yarmouth, ME 04097
 Tel: (207) 846-0099
 Fax: (207) 846-1633

Project:	939 Congress St.	Portland	SK-5
Subject:		Sheet:	10 of
Date:	May 2005	Job #:	114-05
Designed by:	DAP	Checked by:	



PLAN D
 1/2 = 1'-0" SK-5

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**959 CONGRESS STREET
PORTLAND, MAINE
May 9,2005**

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