

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number 061304  
 DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

This is to certify that OLYMPIA EQUITY INVESTORS III LLC / Cybellis Associa

has permission to Tenant fitup of 10,000 sf / establish use of space

AT 50 SEWALL ST

189 A031001

DEC 11 2006

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 laid 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. Carca Cass 12-1-06

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

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

Other \_\_\_\_\_

Department Name

*[Signature]*  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

|                       |  |                     |
|-----------------------|--|---------------------|
| Permit No:<br>06-1704 | DEPT. OF BUILDING INSPECTION<br>ISSUE DATE: 11/21/06<br>CITY OF PORTLAND, ME | CBN:<br>189 A081001 |
|-----------------------|--|---------------------|

|   |   |   |                      |
|---|---|---|----------------------|
| Location of Construction:<br>50 SEWALL ST | Owner Name:<br>OLYMPIA EQUITY INVESTORS | Owner Address:<br>280 FORE ST STE 202                           | Phone:<br>           |
| Business Name:                            | Contractor Name:<br>Cubellis Associates | Contractor Address:<br>P O Box 500 Portland                     | Phone:<br>2078742777 |
| Lessee/Buyer's Name                       | Phone:                                  | Permit Type:<br><i>Change of Use - Alterations</i> - Commercial | Zone:<br>C39         |

|  |   |  |  |                    |
|--|---|--|--|--------------------|
| Past Use:<br>Commercial /vacant space  | Proposed Use:<br>Commercial Tenant fitup of 10,000 sf /establish use of space<br><i>Keller-Williams (2nd floor)</i> | Permit Fee:<br>\$4,595.00  | Cost of Work:<br>\$450,000.00  | CEO District:<br>3 |
| Proposed Project Description:<br>Tenant fitup of 10,000 sf / establish use of space - <i>Keller-Williams (2nd floor)</i> |   | FIRE DEPT:<br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><i>See conditions</i> | INSPECTION:<br>Use Group: <i>E</i> Type: <i>2B</i><br><i>12/10/06</i><br>Signature: <i>[Signature]</i> |                    |

|  |  |                               |  |
|--|--|-------------------------------|--|
| Signature: <i>Greg Coak</i>  |  | Signature: <i>[Signature]</i> |  |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  |  |                               |  |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |  |                               |  |
| Signature:   |  | Date:                         |  |

|                             |                                 |                        |  |
|-----------------------------|---------------------------------|------------------------|--|
| Permit Taken By:<br>dmartin | Date Applied For:<br>11/21/2006 | <b>Zoning Approval</b> |  |
|-----------------------------|---------------------------------|------------------------|--|

|   |   |   |  |
|---|---|---|--|
| <ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol> | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br><i>ASU</i><br>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 |

# BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

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

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

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

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

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

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL:

189-A-31

Building Permit #:

12-91-06  
61704

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

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

|                       |                                 |                     |
|-----------------------|---------------------------------|---------------------|
| Permit No:<br>06-1704 | Date Applied For:<br>11/21/2006 | CBL:<br>189 A031001 |
|-----------------------|---------------------------------|---------------------|

|   |   |   |                         |
|---|---|---|-------------------------|
| Location of Construction:<br>50 SEWALL ST | Owner Name:<br>OLYMPIA EQUITY INVESTORS | Owner Address:<br>280 FORE ST STE 202       | Phone:                  |
| Business Name:                            | Contractor Name:<br>Cubellis Asscoiates | Contractor Address:<br>P O Box 500 Portland | Phone<br>(207) 874-2777 |
| Lessee/Buyer's Name                       | Phone:                                  | Permit Type:<br>Change of Use - Commercial  |                         |

|   |   |
|---|---|
| Proposed Use:<br>Commercial Tenant fitup of 10,000 sf /establish use of space - Keller Williams (2nd floor) | Proposed Project Description:<br>Tenant fitup of 10,000 sf / establish use of space - Keller Williams (2nd floor) |
|---|---|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/29/2006

**Note:** Parking was approved as part of the site plan.

**Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 12/11/2006

**Note:**

**Ok to Issue:**

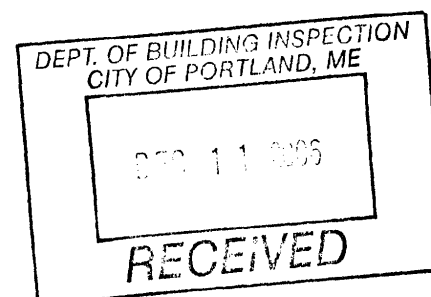
- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 12/01/2006

**Note:**

**Ok to Issue:**

- 1) Application requires State Fire Marshal approval.
- 2) The sprinkler system shall be installed in accordance with NFPA 13.  
A fire alarm system shall be installed in accordance with NFPA 72
- 3) All construction shall comply with NFPA 101





# General Building Permit Application

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

|  |   |  |
|--|---|--|
| Location/Address of Construction: <u>50 Sewall Street - Portland, Me 04102</u>   |   |  |
| Total Square Footage of Proposed Structure<br><u>2nd floor - 10,000 (approx)</u>   |   | Square Footage of Lot  |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><u>189      A      031</u>                                      | Owner:<br><u>Olympia Equity Investments, LLC</u>                                      | Telephone:<br><u>207-874-9990</u>  |
| Lessee/Buyer's Name (If Applicable)  | Applicant name, address & telephone:<br><u>200 Fore Street<br/>Portland, ME 04101</u> | Cost Of Work: \$ <u>450K</u><br>Fee: \$ <u>4,480</u><br>C of O Fee: \$ _____ |
| Current Specific use: _____<br>If vacant, what was the previous use? <u>NEW BLDG</u><br>Proposed Specific use: <u>GENERAL OFFICE</u> |   |  |
| Project description:<br><u>FIT-UP OF APPROXIMATELY 10,000 SF OF 2ND FLOOR FOR 1 TENANT</u>   |   |  |
| Contractor's name, address & telephone:  |   |  |
| Who should we contact when the permit is ready: <u>Cubell's Associates - Julie Tupper</u>  |   |  |
| Mailing address: <u>PO Box 500<br/>Portland, Me 04112</u><br>Phone: <u>207-874-2777</u>  |   |  |

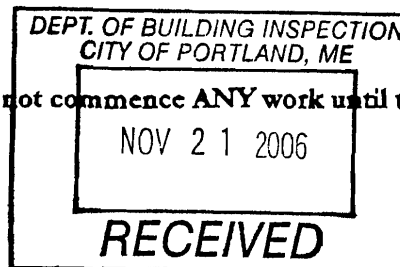
Please submit all of the information outlined in the Commercial Application Checklist.  
Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the <sup>Architect</sup> 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: RJ [Signature]

Date: 9/21/06



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



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

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

FROM: CUBELLIS ASSOCIATES

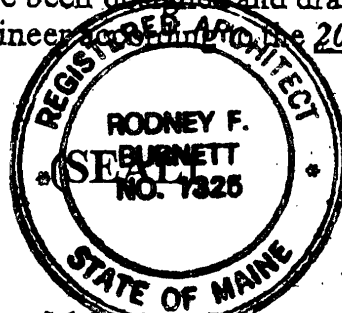
RE: Certificate of Design

DATE: 9/20/06

These plans and / or specifications covering construction work on:

TENANT FIT-UP / 2ND FLOOR - 50 SULLY ST. - PORTLAND, ME

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



Signature: R.F. Burnett

Title: ARCHITECT

Firm: CUBELLIS

Address: 711 ATLANTIC AVE.

BOSTON MA 02111

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.

FROM DESIGNER: JULIE TOPPER - CUBELLIS ASSOCIATES  
 DATE: 9/20/06  
 Job Name: OLYMPIA EQUITY INVESTORS II, LLC  
 Address of Construction: 50 SMALL ST. - PORTLAND, ME

2003 International Building Code

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

Building Code and Year \_\_\_\_\_ Use Group Classification(s) \_\_\_\_\_

Type of Construction \_\_\_\_\_

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

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

Supervisory alarm system? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

~~STRUCTURAL DESIGN CALCULATIONS~~

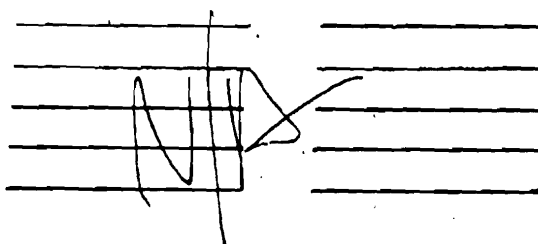
~~\_\_\_\_\_ Submitted for all structural members  
(100.1, 100.1.1)~~

~~DESIGN LOADS ON CONSTRUCTION DOCUMENTS  
(1603)~~

~~Uniformly distributed floor live loads (7603.11, 1607)~~

~~Floor Area Use~~

~~Loads Shown~~



~~Wind loads (1603.1.4, 1609)~~

~~\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)~~

~~\_\_\_\_\_ Basic wind speed (1609.3)~~

~~\_\_\_\_\_ Building category and wind importance factor,  $I_w$  (Table 1604.5, 1609.5)~~

~~\_\_\_\_\_ 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 (7603.1.1, 1609.6.2.1)~~

~~Earthquake design data (1609.1.5, 1614-1629)~~

~~\_\_\_\_\_ Design option utilized (1614.1)~~

~~\_\_\_\_\_ Seismic use group ("Category") (Table 1604.5, 1616.2)~~

~~\_\_\_\_\_ Spectral response coefficients,  $S_{DS}$  &  $S_{D1}$  (1615.1)~~

~~\_\_\_\_\_ Site class (1616.1.5)~~

~~\_\_\_\_\_ Live load reduction (1608.1.1, 1607.8, 1607.10)~~

~~\_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)~~

~~\_\_\_\_\_ Roof snow loads (7603.7.3, 1608)~~

~~\_\_\_\_\_ 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 1604.5)~~

~~\_\_\_\_\_ Roof thermal factor,  $C_t$  (Table 1608.3.2)~~

~~\_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)~~

~~\_\_\_\_\_ Seismic design category (1616.3)~~

~~\_\_\_\_\_ Basic seismic-force-resisting system (Table 1617.8.2)~~

~~\_\_\_\_\_ Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1617.8.2)~~

~~\_\_\_\_\_ Analysis procedure (1618.8, 1617.5)~~

~~\_\_\_\_\_ Design base shear (1617.4, 1617.8.1)~~

~~Flood loads (1603.1.6, 1612)~~

~~\_\_\_\_\_ Floodhazard area (1612.3)~~

~~\_\_\_\_\_ Elevation of structure~~

~~Other loads~~

~~\_\_\_\_\_ Concentrated loads (1607.4)~~

~~\_\_\_\_\_ Partition loads (1607.5)~~

~~\_\_\_\_\_ Impact loads (1607.8)~~

~~\_\_\_\_\_ Misc. loads (Table 1607.6, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)~~



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

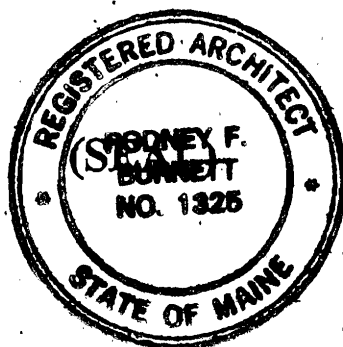
ACCESSIBILITY CERTIFICATE

Designer: JULIE TUPPER - CUBELLIS ASSOC

Address of Project: 70 SEWARD ST. - PORTLAND, ME

Nature of Project: TENANT FIT-UP - 2<sup>ND</sup> FLOOR OF  
NEW MULTI-TENANT BLDG

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: R.F. Bennett

Title: ARCHITECT

Firm: CUBELLIS

Address: 711 ATLANTIC AVE

BOSTON MA 02111

Phone: 617. 603 2176

**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.**



November 21, 2006

City of Portland  
Fire Prevention Officer  
Portland, ME

Re: Keller Williams

Dear Sir/Madam:

Please review below Fire Dept requirements as required at permitting stage.

Project Architect: Rodney Burnett – 711 Atlantic Ave. – Boston, MA 02111 or  
PO Box 580 – Portland, ME 04112

Use of structure – B Business (IBC), Business (NFPA101)

Square Footage of tenant fit-up – 10,000 SF

Occupant Load: 100 persons

Fire Protection – Sprinkler throughout – Design Build. Documents conforming to NFPA13 Light Hazard to be submitted by General Contractor's engineer/subcontractor.

Suppression & Detection Systems – Design Build. Documents to be submitted by General Contractor's engineer/subcontractor.

#### Life Safety Plan

Fire resistance ratings of all means of egress – Fire-rated stairwells. Stair 2 exits directly to outside

Travel Distance from most remote point to exit – 70'

Location of Fire Extinguishers – See drawing A102

Location of emergency lights – Design Build. Documents to be submitted by General Contractor's engineer/subcontractor.

Location of exit signs– see drawing A401

NFPA 101 Code Summary:

Code applies to new construction/renovation area in part of an existing business use building.

No change of use. Existing doors minimum 34" clear width provided. Existing doors locked from exterior, open from interior without key or special knowledge.

Please call if there is any question.



Cubellis  
Associates Inc.

## TRANSMITTAL

**TO:** Jeanie Bourke  
City of Portland  
Planning Dept/Inspections Div.  
389 Congress Street  
Portland, ME 04101

**DATE:** November 21, 2006

**PROJECT NO.:** 061267

If enclosures are not as noted, please inform sender immediately.

**PROJECT:** Keller Williams

If checked below, please:

- Acknowledge receipt of enclosures.  
 Return enclosure to us.

**WE ARE SENDING YOU:**

|  |  |
|--|--|
| <input checked="" type="checkbox"/> Herewith                 | <input type="checkbox"/> In accordance with your request |
| <input type="checkbox"/> Forwarded under separate cover via: |  |

**FOR YOUR:**

|  |                                       |  |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Signature    | <input type="checkbox"/> Information       |
| <input type="checkbox"/> Review              | <input type="checkbox"/> Distribution | <input checked="" type="checkbox"/> Record |
| <input type="checkbox"/> Use                 |                                       |  |

**THE FOLLOWING:**

|  |   |   |
|--|---|---|
| <input type="checkbox"/> Drawing originals | <input type="checkbox"/> Specifications | <input type="checkbox"/> CADD Disks                         |
| <input type="checkbox"/> Prints            | <input type="checkbox"/> Change orders  | <input type="checkbox"/> Samples                            |
| <input type="checkbox"/> Sepias            | <input type="checkbox"/> Shop drawings  | <input checked="" type="checkbox"/> Other: Appl. for Permit |

| QUANTITY | DATE     | REV. | DESCRIPTION                   |
|----------|----------|------|-------------------------------|
| 1        | 11/21/06 |      | Full-size CD set              |
| 1        |          |      | 11x17 CD set                  |
| 1        |          |      | General Permit Application    |
| 1        |          |      | Check from owner for \$4,4430 |
|          |          |      |                               |
|          |          |      |                               |

**REMARKS:** This project was reviewed by your office back in September. Issues with number of fixtures in the bathroom has been accommodated as requested.

**COPIES TO:**

**(WITH ENCLOSURES)**

- 

**BY:** julie tupper

428 Fore Street  
Portland, ME 04101  
ph: 207-874-2777  
fx: 207-874-2775

Architecture v Interiors v Planning

## ISSUE/REVISION DATE LIST OF DRAWINGS

|   |          |      |   |
|---|----------|------|---|
| 2 | 09.25.06 | T001 | TITLE SHEET                                       |
| 2 | 09.25.06 | A102 | 2ND FLOOR CONSTRUCTION PLAN/ ROOM FINISH SCHEDULE |
| 2 | 09.25.06 | A201 | ELEVATIONS  |
| 2 | 09.25.06 | A301 | RECEPTION DESK ENLARGED PLAN/DETAILS              |
| 2 | 09.25.06 | A401 | REFLECTED CEILING PLAN + SOFFIT DETAILS           |
| 2 | 09.25.06 | A801 | DOOR SCHEDULE + DOOR & FRAME TYPES                |
| 2 | 09.25.06 | A902 | 2ND FLOOR FINISH PLAN & NOTES                     |

## ISSUE HISTORY

|   |          |                      |
|---|----------|----------------------|
| 1 | 09.20.06 | - ISSUED FOR PRICING |
| 2 | 09.25.06 | - ISSUED FOR PERMIT  |

## PROJECT SCOPE OF WORK:

THIS PROJECT CONSISTS OF TENANT FIT-UP OF A NEW OFFICE SUITE. TO INCLUDE HVAC & MEP TO BE DESIGN BUILD.

## CODE SUMMARY

INTERNATIONAL BUILDING CODE, 2003 EDITION

### 1. USE GROUP: B-BUSINESS (NEW)

SCOPE FOR THIS PROJECT IS FIT-UP OF NEW TENANT OFFICE SPACE  
FLOOR AREA FOR THIS TENANT: 10,000 SF

### 3. CONSTRUCTION TYPE: 2A PROTECTED (NEW)

4. THE EXISTING BUILDING AND SUITE IS FULLY SPRINKLERED

5. FIRE RESISTANCE RATINGS FROM TABLE 601

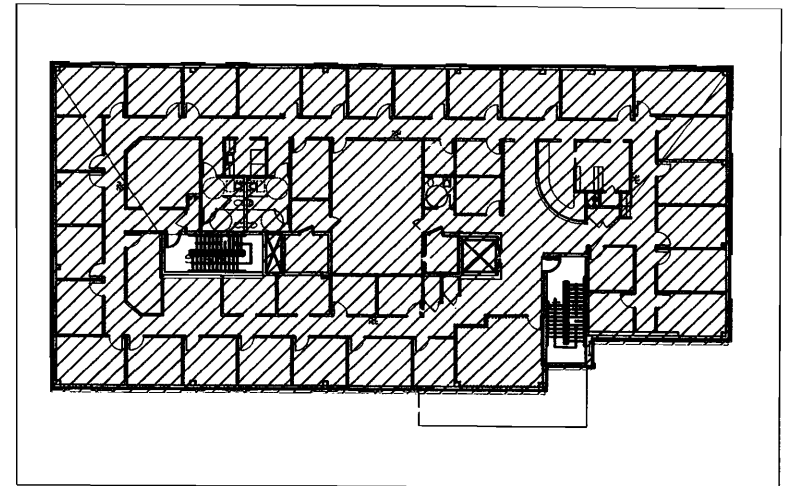
|                   | REQUIRED | PROVIDED |
|-------------------|----------|----------|
| TENANT SEPARATION | 0        | 0        |

### 6. OCCUPANT LOAD FROM TABLE 1004.1.2

TENANT SPACE: 10,000 SF/100 FOR BUSINESS OCCUPANCY = 30 OCCUPANTS

### 7. EGRESS

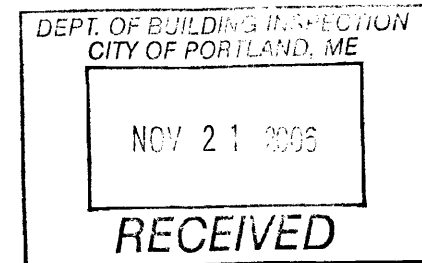
|                                   | REQUIRED | PROVIDED |
|-----------------------------------|----------|----------|
| NUMBER OF EXITS FROM FLOOR        | 2 MIN.   | 2        |
| NUMBER OF EXITS FROM TENANT SPACE | 1        | 2        |
| LENGTH OF EXIT ACCESS TRAVEL      | 250 FT.  | 65 FT.   |

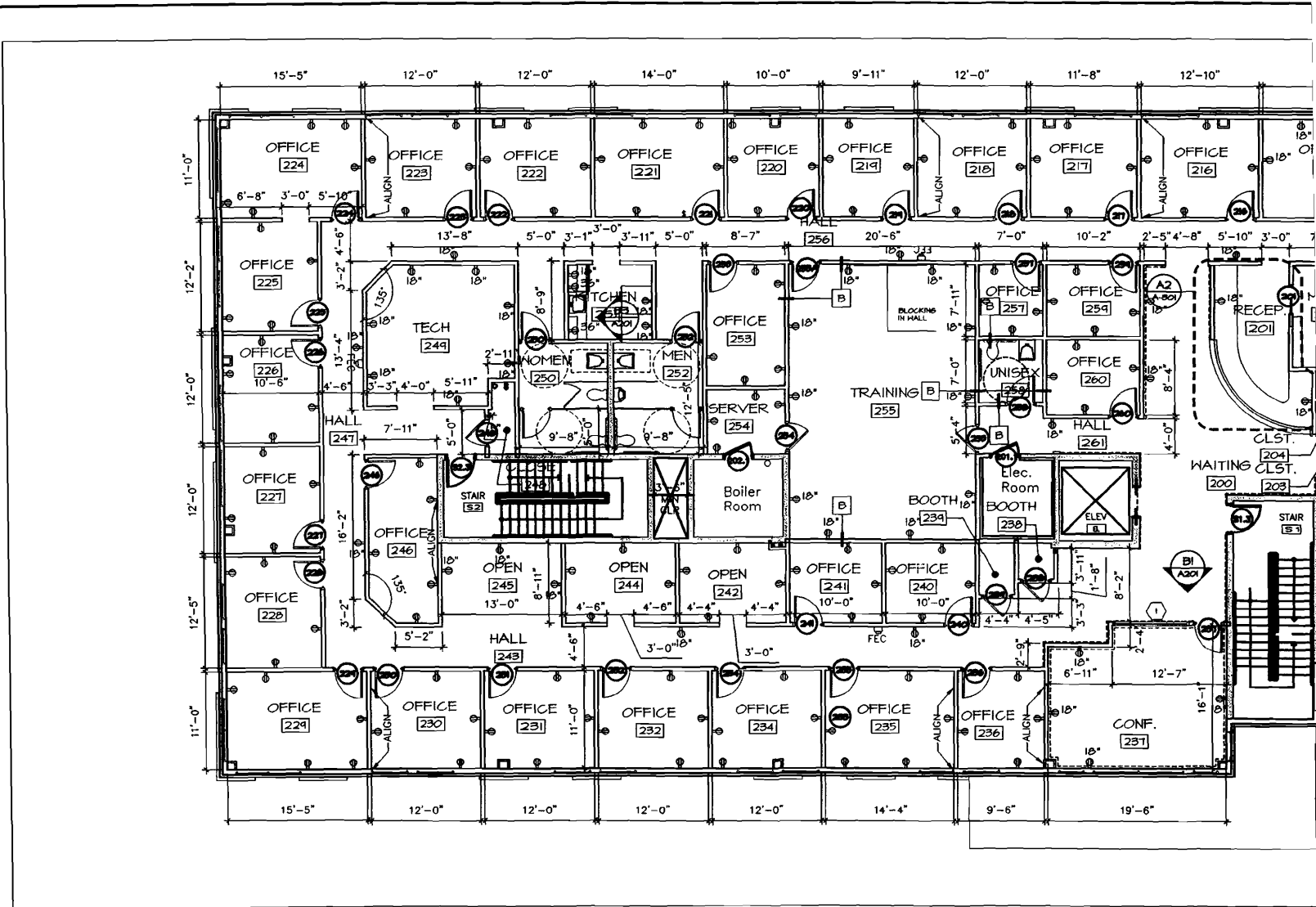


2ND FLOOR

# KELLER WILLIAMS

INTERIOR OFFICE FIT-UP  
50 SEWALL STREET  
PORTLAND, ME





### CONSTRUCTION LEGEND

- NEW PARTITIONS
- BUILDING SHELL PARTITIONS
- LIMIT OF PAINTED WOOD BASE

### PARTITION TYPES

NOTE: ALL PARTITIONS TO BE TYPE 'A' U.O.N.

- A** — G.H.B. INSULATED PARTITIONS (1) LAYER 3/8" G.H.B. EACH SIDE OF 3/8" 20 GAUGE METAL STUD 16" O.C. FROM FLOOR TO 6" ABOVE CEILING SYSTEM. PROVIDE BATT INSULATION BLANKETS ABOVE ACT CEILING IN ALL OFFICES & CONFERENCE ROOMS.
- B** — G.H.B. INSULATED PARTITIONS (1) LAYER 3/8" G.H.B. EACH SIDE OF 3/8" 20 GAUGE METAL STUD 16" O.C. FROM FLOOR TO UNDERSIDE OF DECK.

### CONSTRUCTION NOTES

1. CONTRACTOR TO INSPECT THE AREA OF WORK PRIOR TO STARTING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS THE ACTUAL CONDITIONS. DO NOT SCALE THESE DRAWINGS.
2. PRIOR TO CLOSING ANY WALLS OR CEILINGS, ALL SYSTEMS (HVAC, PLUMBING, ELECTRICAL) SHALL BE INSPECTED, AND WHERE REQUIRED, TESTING BY CONTRACTOR'S ENGINEERS AND BY PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
3. PROVIDE FIRE RATED BLOCKING AT ALL LOCATIONS OF MILLWORK, SHELVES OR OTHER ITEMS INDICATED TO BE MOUNTED TO WALLS.
4. MILLWORK TO CONFORM TO ARCHITECTURAL WOODWORK INSTITUTE QUALITY STANDARDS— PREMIUM GRADE.
5. PARTITIONS SHALL BE PLUMB, SQUARE, STRAIGHT AND PARALLEL OR PERPENDICULAR TO THE CORE.
6. CONFIRM KEYING WITH OWNER.
7. DOORS TO MAINTAIN 6" FROM ADJACENT WALL ON HINGED SIDE OF DOOR U.O.N.
8. MAINTAIN RATED CONSTRUCTION AT ALL PENETRATIONS IN RATED WALLS.
9. THE ARCHITECT RESERVES THE RIGHT TO MOVE ANY FIXTURE, RECEPTACLE OR BUILT-IN OBJECT UNTIL THE WIRING IS COMPLETE.
10. ALL DIMENSIONS ARE TO FACE OF WALL U.O.N.
11. ALL ELECTRICAL OUTLETS IN BATHROOMS & KITCHEN TO BE GFCl.
12. HVAC — PLAN FOR 6 ZONES. (1) EACH PERIMETER SIDE, (1) TO CONTROL TRAINING ROOM 255, (1) TO CONTROL REMAINDER OF CORE.
13. ALL POWER OUTLETS TO BE MOUNTED AT 32 1/2" AFF U.O.N. ALL OUTLET COVERS SHALL BE WHITE. TEL/DATA OUTLET LOCATIONS N.I.C.— PROVIDED BY OTHERS.

### FINISH LEGEND

| NO.                            | MATERIAL          | MANUFACTURER     |
|--------------------------------|-------------------|------------------|
| <b>WALL FINISHES</b>           |                   |                  |
| P-1                            | PAINT             | SHERWIN WILLIAMS |
| P-2                            | PAINT             | SHERWIN WILLIAMS |
| P-3                            | PAINT             | BENJAMIN MOORE   |
| P-4                            | PAINT             | SHERWIN WILLIAMS |
| <b>BASE</b>                    |                   |                  |
| WB-1                           | WOOD BASE         | MILLWORK         |
| VB-1                           | VINYL BASE        | JOHNSONITE       |
| <b>FLOOR COVERINGS</b>         |                   |                  |
| CPT1                           | CARPET            | J&J COMMERCIAL   |
| CPT2                           | CARPET            | J&J COMMERCIAL   |
| VCT-1                          | VINYL TILE        | RICKETT VCT      |
| VCT-2                          | VINYL TILE        | RICKETT VCT      |
| <b>ACOUSTICAL CEILING TILE</b> |                   |                  |
| ACT-1                          | CEILING TILE      | ARMSTRONG        |
| <b>MILLWORK FINISHES</b>       |                   |                  |
| PL-1                           | LAMINATE          | WILSONART        |
| PL-2                           | LAMINATE          | PIONITE          |
| PL-3                           | LAMINATE          | —                |
| ST-1                           | GRANITE STONE     | —                |
| WD-1                           | WOOD VENEER       | —                |
| <b>BATHROOM ACCESSORIES</b>    |                   |                  |
| WASTE RECEPT.                  | ASI               | 0                |
| TOWEL DISPEN.                  | ASI               | 0                |
| SOAP DISPEN.                   | ASI               | 2                |
| T.P. DISPEN.                   | ASI               | 0                |
| MIRROR                         | ASI               | 0                |
| GRAB BARS                      | ASI               | 0                |
| PARTITIONS                     | BOBRICK OR EQUIV. | 0                |