

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 061762

PERMIT ISSUED

This is to certify that OLYMPIA EQUITY INVESTORS II LLC /Benchmark

has permission to Change of use. w/ Interior Red-out of on 1st fl

AT 50 SEWALL ST

189 A031001

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

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

ification of inspection must be  
 given and when permission proceed  
 before this building or part thereof is  
 started or service closed-in  
 YOUR NOTICE REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. Greg Cunniff 12-10-07

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

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

Other \_\_\_\_\_

Department Name

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 06-1762	Issued Date: <b>PERMIT ISSUED</b>	Zone: A03	CEB: 1001
-----------------------	--------------------------------------	--------------	--------------

Location of Construction: 50 SEWALL ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone: JAN - 3 2007
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Dr. Westbrook	Phone: CITY OF PORTLAND 415 17600
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: C34

Past Use: Commercial / vacant space	Proposed Use: Commercial / office Change of use, w/ interior build-out of office space on 1st floor <i>for professional offices</i>	Permit Fee: \$2,880.00	Cost of Work: \$286,000.00	CEO District: 3
Proposed Project Description: Change of use. w/ Interior build-out of office space on 1st floor.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>IBC 2003</i>	
		Signature: <i>Cree Cass</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: dmartin	Date Applied For: 12/06/2006	<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> <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: <i>12/8/06</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 Date:	
	Date: <i>12/8/06</i>			Date:
	Date:			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

<b>Permit No:</b> 06-1762	<b>Date Applied For:</b> 12/06/2006	<b>CBL:</b> 189 A031001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 50 SEWALL ST	<b>Owner Name:</b> OLYMPIA EQUITY INVESTORS	<b>Owner Address:</b> 280 FORE ST STE 202	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Benchmark	<b>Contractor Address:</b> 34 Thomas Dr. Westbrook	<b>Phone:</b> (207) 591-7600
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial /office Change of use, w/ interior build-out of office space on 1st floor for professional offices	<b>Proposed Project Description:</b> Change of use. w/ Interior build-out of office space on 1st floor for professional offices
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/08/2006

**Note:****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:** Tammy Munson      **Approval Date:** 01/03/2007

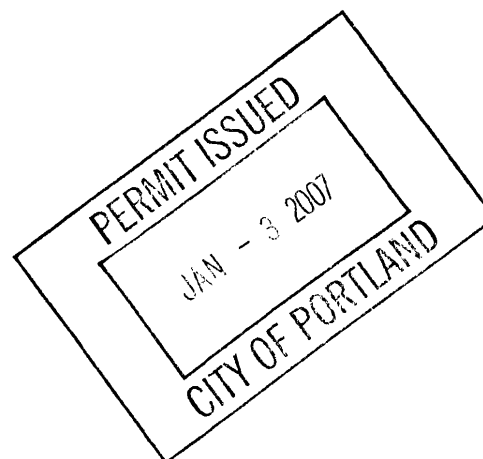
**Note:****Ok to Issue:** 

- 1) 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.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the required rating.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 12/10/2006

**Note:****Ok to Issue:** 

- 1) Doors shall swing in the direction of egress travel when used in an exit enclosure. 7.2.1.4.3 NFPA 101
- 2) Exit signs shown on plan may not be adequate.
- 3) The sprinkler system shall be installed in accordance with NFPA 13. A fire alarm system shall be installed in accordance with NFPA 72 with a Masterbox connection.
- 4) Application requires State Fire Marshal approval.



# 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

1.3.07

Signature of Inspections Official

Date

CBL:

189 A74

Building Permit #:

061762



# 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 Sewell street, First Floor</u>		
Total Square Footage of Proposed Structure <u>Existing building: 44,524 s.f.</u> <u>Proposed Tenant suite: 6,053 s.f.</u>		Square Footage of Lot <u>n/a interior build-out</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>189            A            31</u>	Owner: <u>Olympia Equity Investors II, LLC</u>	Telephone: <u>874-9990</u>
<input checked="" type="checkbox"/> Lessee / Buyer's Name (If Applicable) <u>Stroudwater Associates</u> <u>443 Congress St.</u> <u>Portland, Maine 04101</u> <u>207-221-8250</u>	Applicant name, address & telephone: <u>Olympia Equity Investors II, LLC</u> <u>280 Fore Street</u> <u>Portland, ME 04101</u> <u>207-874-9990</u>	Cost Of Work: \$ <u>286,000</u> Fee: \$ <u>2880</u> C of O Fee: \$ <u>75</u>
Current Specific use: <u>Existing office building - shell</u>	<u>Establishing Use</u>	
If vacant, what was the previous use? <u>n/a - office shell</u>		
Proposed Specific use: <u>Professional office suite</u>		
Project description: <u>Interior build-out of professional office suite.</u> <u>The proposed office suite is <sup>approx.</sup> 6,053 s.f. and</u> <u>is located on the first floor.</u>		
Contractor's name, address & telephone: <u>Benchmark construction 34 Thomas Drive,</u> <u>Westbrook, Maine 04092</u>		
Who should we contact when the permit is ready: <u>Mark Woodard</u>		Phone: <u>591-7600</u>
Mailing address:		

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 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: <u>Mary E. Sinden</u> <u>signed on behalf of Olympia Equity Investors II LLC</u>	Date: <u>12.15.06</u>
---	-----------------------

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

Architecture  
Interior Design  
Master Planning  
Landscape Architecture

PRINCIPALS  
Stan Gawron, Architect  
Mary Turgeon, NCIDQ #012130

### Fire Department Requirements

1. Architect:  
Gawron Turgeon Architects  
29 Black Point Road  
Scarborough, Maine 04074  
207-883-6307
2. NFPA: New Business  
IBC: Business Group B
3. Building Square Footage: 44,524 sq.ft.  
First floor suite: 6,053 sq.ft.  
NFPA occupant load: 61  
IBC occupant load: 61
4. Fire Suppression: Supervised NFPA 13 system



# New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".

Separate permits are required for fire alarm, plumbing, HVAC and electrical installations.

## Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes: *n/a*

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of  $\geq 1" = 20'$  on paper  $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

### **Fire Department requirements.**

The following shall be submitted on a separate sheet:

- Name, address and phone number of the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (NFPA and IBC classification)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary

For a complete list of requirements, please refer to the Fire Department's Building Code, Section 107.80.00.03.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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

Permit fees: \$1000 for a permit with a maximum value of \$100,000 and \$100 per \$100,000 for a permit over \$100,000.

**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

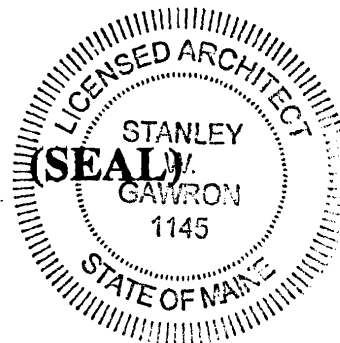
ACCESSIBILITY CERTIFICATE

Designer: Gawron Turgeon Architects

Address of Project: 50 Sewell Street

Nature of Project: Interior Renovation / build out  
to office suite

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: [Handwritten Signature]

Title: President

Firm: Gawron Turgeon Architects

Address: 29 Black Point Road

Scarborough, ME 04074

Phone: 207-883-6307



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 & Development  
Division of Inspections Services

FROM: Gawron Turgeon Architects

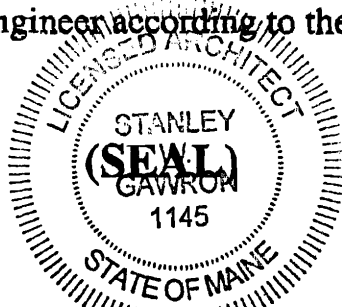
RE: Certificate of Design

DATE: 12.6.06

These plans and / or specifications covering construction work on:

Stroud Water Associates new office suite  
at 50 Sewell Street

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: Stanley Gawron

Title: President

Firm: Gawron Turgeon Architects

Address: 29 Black Point Road  
Scarborough, ME 04074

FROM DESIGNER: Lawron Turgeon Architects  
 DATE: 12.6.06  
 Job Name: Stroudwater Associates  
 Address of Construction: 50 Sewell Street Portland, ME

**2003 International Building Code**

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

Building Code & Year 2003 IBC Use Group Classification (s) Business Group B  
 Type of Construction Steel studs interior build-out  
 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 or non separated (section 302.3) \_\_\_\_\_  
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) n/a

**STRUCTURAL DESIGN CALCULATIONS**

existing structure Submitted for all structural members (106.1 - 106.11)  
**DESIGN LOADS ON CONSTRUCTION DOCUMENTS**  
 (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)  
n/a existing Design option utilized (1609.1.1, 1609.6)

	Basic wind speed (1809.3)
	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)

Earth design data (1603.1.5, 1614-1623)  
n/a existing Design option utilized (1614.1)

	Seismic use group ("Category") (Table 1604.5, 1616.2)
	Spectral response coefficients, $S_D$ & $S_I$ (1615.1)
	Site class (1615.1.5)

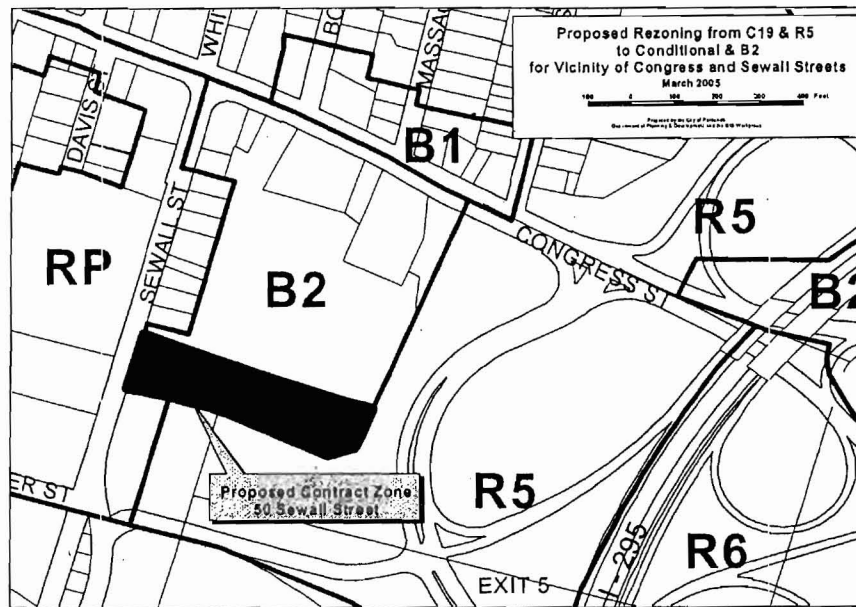
	Live load reduction
	Roof live loads (1603.1.2, 1607.11)
	Roof snow loads (1603.7.3, 1608)
	Ground snow load, $P_g$ (1608.2)
	If $P_g > 10$ psf, flat-roof snow load $P_f$
	If $P_g > 10$ psf, snow exposure factor, $C_e$
	If $P_g > 10$ psf, snow load importance factor, $I_s$
	Roof thermal factor, $C_t$ (1608.4)
	Sloped roof snowload, $P_s$ (1608.4)
	Seismic design category (1616.3)
	Basic seismic force resisting system (Table 1617.6.2)
	Response modification coefficient, $R$ and deflection amplification factor $C_d$ (Table 1617.6.2)
	Analysis procedure (1616.6, 1617.5)
	Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

	<u>unknown</u> Flood Hazard area (1612.3)
	<u>unknown</u> Elevation of structure

Other loads

	<u>unknown</u> Concentrated loads (1607.4)
	Partition loads (1607.5)
	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



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.

C39

**CONDITIONAL ZONE AGREEMENT  
OLYMPIA EQUITY INVESTORS II, LLC  
50 Sewall Street, Portland, Maine**

This contract made this 4<sup>th</sup> day of April, 2005 by **OLYMPIA EQUITY INVESTORS II, LLC**, a Maine Limited Liability Company with a mailing address at 280 Fore Street, Suite 202, Portland, ME 04101.

**WHEREAS, Olympia Equity Investors I, LP ("OEI I")** is the owner of property at 1230 Congress Street, Portland, Maine, Chart 189, Block A, Lot 014; and

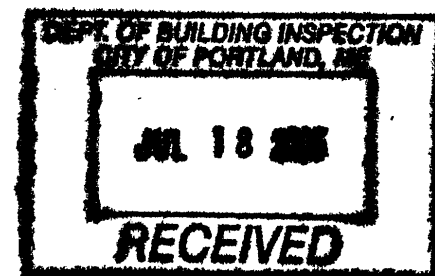
**WHEREAS, OLYMPIA EQUITY INVESTORS II, LLC ("OEI II")** is the owner of property at 50 Sewall Street, Portland, Maine, Chart 189, Block A, Lot 31 (hereinafter the "**PROPERTY**"), as shown on Attachment 1; and

**WHEREAS, Olympia Equity Investors III, LLC ("OEI III")** is the owner of property at 1200 Congress Street, Portland, Maine, Chart 189, Block A, Lot 013; and

**WHEREAS, Olympia Equity Investors XIII ("OEI XIII")** holds a purchase and sale agreement for the purchase of property from the Maine Department of Transportation (the "MDOT lot") on the southern side of Congress Street adjacent to the southbound I-295 connector road (the "State Connector Road") in Portland, Maine; and

**WHEREAS, the City of Portland ("CITY") and OEI II** are parties to a contract zone agreement dated October 22, 1997 (hereinafter the "**1997 AGREEMENT**"), which established the C-19 contract zone on the **PROPERTY**; and

**WHEREAS, for purposes of this Agreement the term "Site"** shall refer to the combined properties of **OEI I, OEI II, OEI III, and OEI XIII** (the latter being the subject of a purchase and sale agreement in **OEI XIII's** favor), as shown on Attachment 2; and



52

# STROUDWATER ASSOCIATES

## 50 SEWALL STREET PORTLAND, MAINE

### ABBREVIATIONS

ALUM OR AL	ALUMINUM	GALV	GALVANIZED	S	SOUTH
AMP	ACOUSTICAL WALL PANEL	GB	GRAB BARS	SC	SHOWER CURTAIN
ACT	ACOUSTICAL CEILING TILE	GC	GENERAL CONTRACTOR	SD	SOAP DISPENSER
BIT	BITUMINOUS	GWB	GYPSON WALL BOARD	SCHED	SCHEDULE
BM	BENCH MARK	HC	HANDICAP	SECT	SECTION
BOT	BOTTOM	HD	HARDWOOD	SHT	SHEET
BRG	BEARING	HDR	HEADER	SH	SIMILAR
BRK	BRICK	HDWE	HARDWARE	SND	SANITARY NAPKIN DISPOSAL
C	CARPET	HM	HOLLOW METAL	SQ	SQUARE
CAB	CABINET	HORZ	HORIZONTAL	SSS	SYNTHETIC SPORTS SURFACE
CB	CHALK BOARD	HT	HEIGHT	STD	STANDARD
CC	CENTER TO CENTER	ID	INSIDE DIAMETER	STL	STEEL
CH	CONCRETE HARDENER	IF	INSIDE FACE	STRUCT	STRUCTURAL
CJ	CONTROL JOINT	IN	INCHES	SV	SHEET VINYL
CL	CENTER LINE	INSUL	INSULATION	T	TEMPERED (GLASS)
CLG	CEILING	INT	INTERIOR	TB	TACK BOARD
CMU	CONCRETE MASONRY UNITS	LOC	LOCATION	THK	THICKNESS
CONC	CONCRETE	M	MARBLE	TO	TOP OF
CONT	CONTINUOUS	MAS	MASONRY	TOB	TOP OF BEAM
CONST	CONSTRUCTION	MAX	MAXIMUM	TOM	TOP OF MASONRY
CONTR	CONTRACTOR	MB	MARKER BOARD	TOW	TOP OF WALL
CT	CERAMIC TILE	MECH	MECHANICAL	TP	TOILET PAPER DISPENSER
DBL	DOUBLE	MFG	MANUFACTURER	TYP	TYPICAL
DF	DRINKING FOUNTAIN	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	MISC	MISCELLANEOUS	VB	VAPOR BARRIER
DIM	DIMENSION	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
DNA	DOES NOT APPLY	MR	MOP RECEPTOR	VERT	VERTICAL
DTL	DETAIL	MRGB	MOISTURE RESISTANT GYPSUM BOARD	W	WEST
DWG	DRAWING	N	NORTH	W	WITH
E	EAST	N/A	NOT APPLICABLE	WC	WATER CLOSET
EA	EACH FACE	ND	NOT IN CONTACT	WD	WOOD
EJ	EXPANSION JOINT	NIC	NUMBER		
EL	ELEVATION	NOM	NOMINAL		
ELEC	ELECTRICAL	NTS	NOT TO SCALE		
ELEV	ELEVATOR	OD	OVERALL		
EMHD	ELECTROMAGNETIC HOLD OPERA	OC	ON CENTER		
EQ	EQUAL	OD	OUTSIDE DIAMETER		
EW	EACH WAY	OPNG	OPENING		
EWC	ELECTRIC WATER COOLER	OPP	OPPOSITE		
EXIT OR (E)	EXISTING	OSF	OUTSIDE FACE		
EXP	EXPANSION	P	PAINTED		
EXT	EXTERIOR	PL	PLATE		
FD	FLOOR DRAIN	PLY WD	PLYWOOD		
FDN	FOUNDATION	PNL	PANEL		
FE	FIRE EXTINGUISHER	P	PAPER TOWEL AND WASTE		
FTE	FINISH FLOOR ELEVATION	PT & D	PARTITION		
FIN	FINISH	PTN	ROOF DRAIN		
FIN FL OR FF	FINISH FLOOR	REF	REFRIGERATOR		
FIN GR	FINISH GRADE	RE	REINFORCED		
FL	FLOOR	REF	REQUIRED		
FR	FIRE RATING	RM	ROOM		
FRMG	FRAMING	RO	ROUGH OPENING		
FT	FEET (FOOT)				
FV	FIELD VERIFY				
FWC	FABRIC WALL COVERING				
G	GAUGE				
GA					

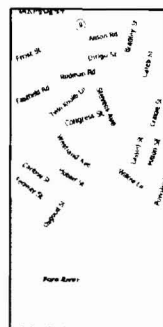
### LEGEND

	BUILDING SECTION MARKER
	CEILING TAG
	COLUMN CENTER LINE
	DETAIL MARKER
	DOOR TAG
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	PLANT TAG
	REVISION CLOUD WITH TAG
	ROOM TAG
	SECTION MARKER
	WALL TYPE
	WINDOW TAG

### GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER DISCREPANCY HAS BEEN RESOLVED WITH THE ARCHITECT.
2. DO NOT ALTER OR PENETRATE ANY EXISTING STRUCTURAL ELEMENTS, EXTERIOR WALL COMPONENTS, OR FIRE RATED WALLS.
3. THE LOCATIONS OF DOORS NOT DIMENSIONED SHALL BE 4 INCHES FROM ADJACENT WALL.
4. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC 2003, BOCA, NFPA 101, & ANSI.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED & ALL CONNECTIONS TO BE STAINLESS STEEL.
6. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
7. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MOISTURE/CONDENSATION CONTROL SYSTEMS THROUGHOUT THE SUITE.
8. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTORS SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR BY METHODS DESCRIBED IN THIS CONTRACT OR AS APPROVED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL SEAL, PATCH AND FILL ANY FLOOR AND/OR WALL PENETRATIONS DUE TO DEMOLITION/CONSTRUCTION.
9. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.
10. NOT USED.
11. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EXISTING MECHANICAL AND PLUMBING ELEMENTS. CONTRACTOR SHALL INSTALL NEW LIFE SAFETY DEVICES TO MAINTAIN CONFORMANCE TO NFPA 13 & 101. CONTRACTOR SHALL VERIFY SIZE & LOCATION OF ALL ELECTRICAL SERVICES AND EQUIPMENT.
12. INSTANT MOISTURE RESISTANT GYPSUM BOARD IN LAVATORIES, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS.
13. FINISHES: FINISHES OTHER THAN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS. CEILING FINISHES ARE SHOWN ON THE REFLECTED CEILING PLANS AND ALL OTHER FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS OTHERWISE NOTED.
14. ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED; PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. IF PREFINISHED, PAINTING THE FOLLOWING: EXPOSED MECHANICAL DUCTWORK, WALL DIFFUSERS, GRILLES AND LOUVERS, ROOF TOP MECHANICAL EQUIPMENT, AND SPEAKER GRILLES, FINISHED METAL SURFACES, EXCEPT AS LISTED ABOVE. SEE SPECIFICATIONS ON DRAWINGS IDENTIFYING THE TYPES OF PAINTS AND SPECIALTY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.
15. BUILDING INSULATION: PROVIDE AS INDICATED ON WALL DETAILS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND DRAWINGS FOR DRAWING CLARITY, INSULATION MAY NOT BE SHOWN, EVEN IF IT IS PROVIDED.
16. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL INTERIOR FINISHES FOR ARCHITECT'S REVIEW.
17. THE DESIGN COORDINATION AND INSTALLATION OF THE HVAC AND PLUMBING SYSTEMS, ELECTRICAL AND FIRE PROTECTION SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN/BUILD CONTRACT UNDER THE GENERAL CONTRACTOR.
18. THE DESIGN AND INSTALLATION OF THE DATA AND TELEPHONE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE TENANT. GENERAL CONTRACTOR TO PROVIDE CONDUIT WITH PULL-STRINGS TO ALL LOCATIONS RECEIVING DATA AND TELEPHONE.

### SITE LOC



**LIFE SAFETY NOTES:**  
TYPE OF CONSTRUCTION:  
BUILDING TO SPRINKLER OCCUPANCY: BUSINESS

**BUILDING CODES:**  
2003 International Building Code  
2003 NFPA

### PROJECT DIRECTORY

<b>OWNER:</b> STROUDWATER ASSOCIATES 443 CONGRESS STREET PORTLAND, MAINE 04101 207-221-8259	<b>ARCHITECT:</b> CAWRON TURGEON ARCHITECTS 29 BLACK POINT ROAD SCARBOROUGH, MAINE 04074 207-883-6307	<b>GENERAL CONTRACTOR:</b> BENCHMARK 34 Thomas Drive Westbrook Maine 04092 207-591-7600	<b>STRUCTURAL ENGINEER:</b> N/A
<b>LANDSCAPE ARCHITECT:</b> N/A	<b>SITE/CIVIL ENGINEER:</b> N/A	<b>MECHANICAL ENGINEER:</b> DESIGN/BUILD	<b>ELECTRICAL ENGINEER:</b> DESIGN/BUILD
			<b>ARCH. SPECIFICATION WRITER:</b> N/A

<p><b>M1 ADULT-SIZED WHEELCHAIR DETAILS</b> 1/4"=1'-0"</p> <p>DIMENSIONS OF ADULT-SIZED WHEELCHAIR</p> <p>CLEAR FLOOR SPACE</p> <p>P14 35620 FEDERAL REGISTER/VOL 56,NO 144/FRIDAY,JULY 26 1991/RULES AND REGULATIONS</p>	<p><b>M6 SINGLE WHEELCHAIR</b> 1/4"=1'-0" MINIMUM CLEAR WIDTH</p> <p>4.2 SPACE ALLOWANCE AND REACH RANGES</p> <p>4.2.1* WHEELCHAIR PASSAGE WIDTH THE MINIMUM CLEAR WIDTH FOR A SINGLE WHEELCHAIR PASSAGE SHALL BE 32" (815MM) AT A POINT AND 36" (915MM) CONTINUOUSLY</p> <p>P14 35620 FEDERAL REGISTER/VOL 56,NO 144/FRIDAY,JULY 26 1991/RULES AND REGULATIONS</p>	<p><b>M10 TWO WHEELCHAIR</b> 1/4"=1'-0" MINIMUM CLEAR WIDTH</p> <p>4.2 SPACE ALLOWANCE AND REACH RANGES.</p> <p>4.2.2 WIDTH FOR WHEELCHAIR PASSING THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60" (1525mm)</p> <p>P14 35620 FEDERAL REGISTER/VOL 56,NO 144/FRIDAY,JULY 26 1991/RULES AND REGULATIONS</p>	<p><b>M14 TURNING</b> 1/4"=1'-0"</p> <p>EXTENSION AT BOTTOM OF RUN</p>
<p><b>J1 T-SHAPED SPACE FOR 180° TURNS</b> 1/4"=1'-0"</p> <p>4.2 SPACE ALLOWANCE AND REACH RANGES.</p> <p>4.2.3* WHEELCHAIR TURNING SPACE THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180° TURN IS A CLEAR SPACE OF 5'-0" (1525mm) DIAMETER OR A T-SHAPED SPACE (5/G101)</p> <p>P14 35620 FEDERAL REGISTER/VOL 56,NO 144/FRIDAY,JULY 26 1991/RULES AND REGULATIONS</p>	<p><b>J5 FORWARD AND PARALLEL APPROACHES</b> 1/4"=1'-0"</p> <p>4.2 SPACE ALLOWANCE AND REACH RANGES.</p> <p>4.2.4* CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS</p> <p>4.2.4.1 SIZE AND APPROACH THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 2'-6"x4'-0" (760mmx1220mm)(FIG.4). THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT (FIG.5). CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS.</p> <p>A FORWARD APPROACH</p> <p>B PARALLEL APPROACH</p> <p>P15 35621 FEDERAL REGISTER/VOL 56,NO 144/FRIDAY,JULY 26 1991/RULES AND REGULATIONS</p>	<p><b>J10 90° TURNS</b> 1/4"=1'-0"</p> <p>4.3 ACCESSIBLE ROUTE.</p> <p>4.3.3 WIDTH THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 3'-0" (915mm) EXCEPT AT DOORS (SEE 4.13.5 AND 4.13.6). IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN</p> <p>P16 35622 FEDERAL REGISTER/VOL 56,NO 144/FRIDAY,JULY 26 1991/RULES AND REGULATIONS</p>	<p><b>J14 TURN AROUND OBSTRUCTIONS</b> 1/4"=1'-0"</p>
<p><b>G1 CLEAR FLOOR SPACE IN ALCOVE</b> 1/4"=1'-0"</p> <p>EQUIPMENT PERMITTED IN SHADED AREA</p> <p>SPOUT HEIGHT AND KNEE CLEARANCE</p> <p>CLEAR FLOOR SPACE</p> <p>BUILT-IN FOUNTAIN OR COOLER</p> <p>FREE-STANDING FOUNTAIN OR COOLER</p> <p>ADDITIONAL MANEUVERING CLEARANCE FOR ALCOVE</p>	<p><b>D7 SIGNAGE</b> 1/4"=1'-0" MOUNTING LOCATION AND HEIGHT</p> <p>MOUNTING LOCATION AND HEIGHT:</p> <p>SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF DOOR</p> <p>WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL</p> <p>MOUNTING HEIGHT SHALL BE 60 IN. ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.</p> <p>MOUNTING HEIGHT SHALL BE 50 A PERSON MAY APPROACH WITHIN 3 IN. OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR</p>	<p><b>D10 MANEUVERING CLEARANCES AT DOOR</b> 1/4"=1'-0"</p> <p>FRONT APPROACH- SWINGING DOOR</p> <p>PULL SIDE</p> <p>PUSH SIDE</p> <p>NOTE: X=12" MIN IF DOOR HAS BOTH A CLOSER AND LATCH</p> <p>NOTE: Y=48" MIN IF DOOR HAS BOTH A CLOSER</p> <p>NOTE: Y=54" MIN IF DOOR HAS BOTH A CLOSER AND LATCH</p> <p>HINGE SIDE APPROACH- SWINGING DOOR</p> <p>LATCH SIDE FOLDING</p>	
<p><b>D1 CLEARANCES FOR FOUNTAIN</b> 1/4"=1'-0"</p> <p><b>D7 SIGNAGE</b> 1/4"=1'-0" MOUNTING LOCATION AND HEIGHT</p> <p><b>D10 MANEUVERING CLEARANCES AT DOOR</b> 1/4"=1'-0"</p> <p><b>A1 CLEARANCES FOR BATHROOMS AND MISCELLANEOUS ITEMS</b> 1/4"=1'-0"</p> <p>FIRE EXTINGUISHER CABINET- DIMENSIONS TO THE HANDLE OF EXTINGUISHER- NOT CABINET</p> <p>FIRE ALARM HORN &amp; LIGHT</p> <p>SINK HEIGHT</p> <p>SINK HEIGHT</p> <p>PAPER TOWELS</p> <p>HAND DRYER</p> <p>SANITARY NAPKIN DISPOSAL</p> <p>TOILET PAPER</p> <p>DRINKING FOUNTAIN</p>	<p><b>A9 CLEARANCES FOR TELEPHONE</b> 1/4"=1'-0"</p> <p>*HEIGHT TO HIGHEST OPERABLE PARTS WHICH ARE ESSENTIAL TO BASIC OPERATION OF TELEPHONE</p> <p>ELEVATION</p> <p>ELEVATION</p> <p>PLAN</p> <p>PLAN</p> <p>PLAN</p> <p>SIDE REACH POSSIBLE</p> <p>FORWARD REACH POSSIBLE</p> <p>FORWARD REACH REQUIRED</p> <p>FORWARD REACH REQUIRED</p> <p>SIDE REACH REQUIRED</p>		