

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 080257

APR 10 2008

CITY OF PORTLAND

This is to certify that SHAW'S REALTY CO./TBhas permission to Exterior Facade work front entire cornerAT 1372 CONGRESS ST

L 191 B019001

provided that the person or persons who obtain or accept 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.

Notification of inspection must be given and when permission is procured before this building or part thereof is used or service is rendered. NO FURTHER NOTIFICATION REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Wag. C. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 4/16/08
Director - Building & Inspection Services

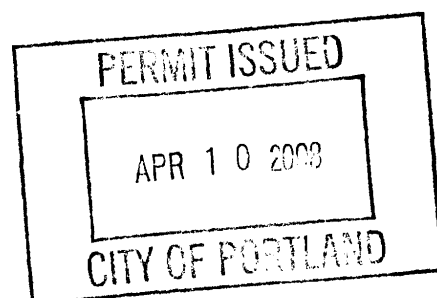
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0257		Issue Date:		CBL: 191 B019001	
Location of Construction: 1372 CONGRESS ST		Owner Name: SHAW'S REALTY CO		Owner Address: P.O. BOX 20	
Business Name:		Contractor Name: TBD		Contractor Address:	
Lessee/Buyer's Name		Phone:		Permit Type: Alterations - Commercial	
Past Use: Commercial - Shopping Center		Proposed Use: Commercial - Shopping Center - Exterior Facade work front of entire complex		Permit Fee: \$3,020.00	
				Cost of Work: \$300,000.00	
				CEO District: 3	
				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: M Type: N/A IHC-2003	
Proposed Project Description: Exterior Facade work front of entire complex				Signature: MB 4/16/08	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: N/A Date:	
Permit Taken By: Idobson		Date Applied For: 03/20/2008		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: 3/24/08	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
--	---	--

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

City of Portland, Maine - Building or Use Permit

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

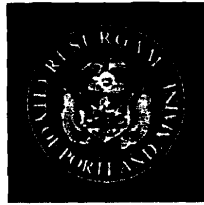
Permit No: 08-0257		Date Applied For: 03/20/2008	CBL: 191 B019001
Location of Construction: 1372 CONGRESS ST	Owner Name: SHAW'S REALTY CO	Owner Address: P.O.BOX 20	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	
Proposed Use: Commercial - Shopping Center - Exterior Facade work front of entire complex		Proposed Project Description: Exterior Facade work front of entire complex	
Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 03/24/2008 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) This permit is not approving work on any separate out buildings on the original lot which are going through a separate review with Planning. 2) Separate permits shall be required for the replacement of signage on the new facade. 3) 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 with Conditions Reviewer: Jeanine Bourke Approval Date: 04/16/2008 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) Separate permits are required for any electrical, plumbing, or HVAC systems.			
Dept: Fire Status: Approved with Conditions Reviewer: Capt Greg Cass Approval Date: 04/01/2008 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) Maintain all life safety systems. 2) All means of egress to remain unobstructed when any occupancy is open for business.			
Dept: Planning Status: Approved with Conditions Reviewer: Molly Casto Approval Date: 04/11/2008 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) This approval is for the facade improvements to the main Shaw's plaza only. Subdivision and site plan approval for the remaining portion of the development proposal is pending Planning Board review and approval.			

Comments:

3/24/2008-mes: currently there is a proposal before planning to construct a new drive-thru bank next to Bank of America and to reactivate the old Friendly's restaurant for a drive-thru restaurant. Application #2008-0027.

4/11/2008-Idobson: This approval is for the facade improvements to the main Shaw's plaza only. Subdivision and site plan approval for the remaining portion of the development proposal is pending Planning Board review and approval. MOLLY CASTO

4/14/2008-mes: Copy of letter from planning allowing the facade permit to go forward separately from the other work under #2008-0027.



A Letter from the Planning Division to the Charter Realty and Development Corporation

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

April 11, 2008

Charter Realty and Development Corporation
Attn: Karen Johnson
800 Westchester Avenue
Suite S-632
Rye Brook, NY 10573

RE: Westgate Shopping Plaza
Application # 2008-0027
Chart: 191-B-19

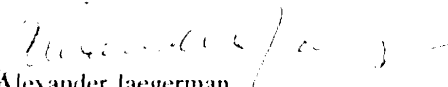
Dear Karen:

Thank you for submitting an application for the redevelopment of Westgate Shopping Plaza at 1354-1422 Congress Street. This development proposal is currently undergoing review for conformance with the standards for Major Site Plan, Conditional Use and Subdivision of the Portland City Code.

The Planning Division received your request for approval for proposed façade improvements to the Shaw's main plaza, as depicted on the submitted exterior elevation drawings (Sheet A20.1) submitted by Harriman Architects and Engineers on April 11, 2008. The Planning Division has granted approval for these improvements and thus, has authorized the release of a building permit, pending review and approval by the City's Building Department. This approval by the Planning Authority does not constitute approval for any other component of the development proposal, which is currently undergoing site plan, conditional use and subdivision review by the Portland Planning Board.

If you have any questions, feel free to contact me at 874-8901 or by email at mpe@portlandmaine.gov.

Sincerely,


Alexander Jaegerman
Planning Division Director

Electronic Distribution:

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Molly Casto, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, City Transportation Engineer
Michael Farmer, Public Works
Jeff Farling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File



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>1372 CONGRESS STREET</u>		
Total Square Footage of Proposed Structure/Area <u>N/A FACADE ONLY</u>		Square Footage of Lot <u>11.4 ACRES</u>
Tax Assessor's Chart, Block & Lot Chart# <u>191</u> Block# <u>B</u> Lot# <u>19</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>CHARITEN WESTATE, LLC</u> Address <u>40 CHARITEN REALTY & DEVELOPMENT CORP</u> City, State & Zip <u>800 WESTCROFT AVE SUITE 5-632</u>	Telephone: <u>914 701 4002</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>RYE BROOK, NY</u> Address <u>SAME AS OWNER</u> City, State & Zip	Cost Of Work: \$ <u>300,000</u> C of O Fee: \$ <u>—</u> Total Fee: \$ <u>3020.00</u>
Current legal use (i.e. single family) <u>SHOPPING CENTER</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Facade work whole front</u>		
Contractor's name: <u>TO BE NAMED SHORTLY TBD.</u>		
Address: _____		
City, State & Zip: _____ Telephone: _____		
Who should we contact when the permit is ready: <u>DON ELLINGSON</u> Telephone: <u>207 784 5100</u>		
Mailing address: <u>ONE</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: Karen Joe Date: 3/20/08

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

HARRIMAN

Architects + Engineers

One Auburn Business Park
Auburn, Maine 04210

207.784.5100 tel
207.782.3017 fax
www.harriman.com

TRANSMITTAL

Building communities
since 1870

To CITY OF PORTLAND
INSPECTION SERVICES DIVISION
389 CONGRESS ST.
PORTLAND, ME 04101
Attention LANNIE DOBSON

Date 3.21.08
Project name WESTGATE SHOPPING CENTER
Project number 07182
Re _____

We are sending you the following items:

☒ Attached

☐ Under separate cover via _____

☐ Shop drawings

☒ Prints

☐ Requisitions

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change order

☒ CD

Copies	Date	Drawing no.	Specs. sec. no.	Description
7	3.10.08	A20.1		EXT. ELEVATIONS - FULL SIZE
1	"	"		" - 11x17
1				CD: PLANS, SPECS, ETC.
2				COVER LETTERS

Transmitted for:

☐ Approval

☐ For use

☐ As requested

☐ Action as shown

☐ Review/comment

☐ Resubmission

☐ Other

☐ Prints returned after loan to us

Remarks

☐ Copy to

☐ Client

☐ BGS

☐ Clerk

☐ File

Signature

Don Ellinger

If enclosures are not as shown, please notify us at once

HARRIMAN

Architects + Engineers

One Auburn Business Park
Auburn, Maine 04210

207.784.5100 tel
207.782.3017 fax
www.harriman.com

March 19, 2008

Ms. Jeanie Bourke, Division Director
Inspection Services Program
389 Congress Street
Portland, ME 04101

Building communities
since 1870

Re: Charter Realty
Westgate Shopping Center
1372 Congress Street (Chart-Block-Lot: 191-B-19)
Portland, ME
Project No. 07182

00251

Dear Jeanie:

As requested, the scope of work for the above-referenced project is as follows:

- Renovations of the entire front facade of the Westgate Shopping Center.
- Demolition of roofing, metal panel parapets and portions of sloped-roof elements above an existing canopy (basic structure not affected).
- Removal of 2x4 lay-in ceiling and stucco ceiling of existing canopies, to be replaced with linear aluminum ceiling. Existing canopy ceiling is not required to be fire-rated.
- Removal of stucco (EIFS) siding and sheathing at Shaw's Supermarket, to be replaced with fiber-cement lap siding and wood trim. Existing siding is not required to be fire-rated.
- Construction of new fascia, raised roof elements and sloped roofs with fiber-cement lap siding, wood trim and standing-seam metal roofing to match existing Shaw's.
- Brick/pre-cast concrete/fiber-cement board/wood trim column covers at existing canopy columns.
- Replacement of (3) damaged concrete stairs with new handrails and pipe-bollard protection in rear of buildings.
- Replacement of damaged metal fascia at an existing dock area, repair of spalling concrete at dock surfaces.

Sincerely,
Harriman



Daniel R. Ellingson, AIA
dre

H A R R I M A N

Architects + Engineers

One Auburn Business Park
Auburn, Maine 04210

207.784.5100 tel
207.782.3017 fax
www.harriman.com

Building communities
since 1870

March 20, 2008

Ms. Jeanie Bourke, Division Director
Inspection Services Program
City of Portland
389 Congress Street
Portland, ME 04101

Re: Charter Realty
Westgate Plaza Remodel
Chart-Block-Lot: 191-B-19
Portland, ME
Project No. 07182
STRUCTURAL DEMOLITION

Dear Ms. Bourke:

I am writing to confirm that the limited demolition required for the above mentioned project will not impact the integrity of the existing structure. The items being removed, the sloping wood rafters, were added during a previous canopy remodel, and were not part of the original structure. Once they are removed, the original flat steel framed canopy structure will be exposed. We are essentially adding similar pitched roof framing in the locations of the framing demolition.

Please contact me if you have any questions, or need further assistance.

Sincerely,
Harriman



Keith Brenner, P.E.

bkb

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

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.

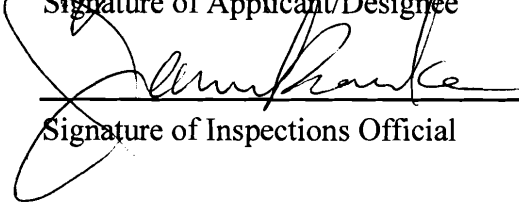
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

4/17/08
Date



Signature of Inspections Official

4/16/08
Date

WESTGATE SHOPPING CENTRE

**ISSUED FOR BID
MARCH 10, 2008**

Handwritten signature and initials

SYMBOLS USED AS ABBREVIATIONS

L --- ANGLE
 C --- CENTER LINE
 P --- PLATE
 D --- DIAMETER
 C --- CHANNEL
 □ --- SQUARE

ABBREVIATIONS

ABT ABOUT
 ACB ABOVE CEILING BELOW
 AFG ABOVE FINISH FLOOR
 AFG ABOVE FINISH GRADE
 AD ACCESS DOOR
 AP ACCESS PANEL
 AC ACOUSTICAL
 AL ACOUSTICAL LINING
 ACT ACOUSTICAL TILE
 ADJ ADJUSTABLE
 A/C AIR CONDITIONING
 ALT ALTERNATE
 AL ALUMINUM
 AB ANCHOR BOLT
 APX APPROXIMATE
 ARCH ARCHITECT (URAL)

BOD BACKDRAFT DAMPER
 BJ BAR JOIST
 BSMT BASEMENT
 BSP BEARING PLATE
 BM BENCH MARK
 BIT BITUMINOUS
 BLKG BLOCKING
 BD BOARD
 BOT BOTTOM
 BOF BOTTOM OF FOOTING
 B/W BOTTOM OF WALL
 BTU BRITISH THERMAL UNIT
 BLDC BUILDING

CAB CABINET
 CUH CABINET UNIT HEATER
 CPT CARPET (ED)
 CI CAST IRON
 CB CATCHBASIN
 CLG CEILING
 CD CEILING DIFFUSER
 CG CEILING GRILLE
 CHT CEILING HEIGHT
 CEM CEMENT (TIOUS)
 CM CENTIMETER (S)
 CER CERAMIC
 CT CERAMIC TILE
 CHBD CHALKBOARD
 CHWS CHILLED WATER SUPPLY
 CO CLEANOUT
 CL CLOSET
 CW COLD WATER
 COL COLUMN
 CONC CONCRETE
 CMU CONCRETE MASONRY UNIT
 CR CONDENSATE RETURN
 CONN CONNECT
 CONST CONSTRUCTION
 CONT CONTINUE (OUS)
 CONTR CONTRACT (OR)
 CJT CONTROL JOINT
 CV CONVECTOR
 CORR CORRUGATED
 CMP CORRUGATED METAL PIPE
 CFM CUBIC FEET PER MIN.
 CF CUBIC FEET
 CY CUBIC YARD
 CULV CULVERT

DL DEAD LOAD
 DMT DEMOUNTABLE
 DTL DETAIL
 DIAG DIAGONAL
 DIA DIAMETER
 DIM DIMENSION
 DIV DIVISION
 DG DOOR GRILLE
 DH DOUBLE HUNG
 DF DOUGLAS FIR
 DN DOWN
 DWG DRAWING
 DF DRINKING FOUNTAIN
 DW DUCT WRAP

ES EACH SIDE
 E EAST
 EIFS EXTERIOR INSULATED FINISH SYSTEM
 ELEC ELECTRIC (AL)
 EM ELECTRIC MANHOLE
 EP ELECTRIC PANEL
 EWC ELECTRIC WATER COOLER
 EL ELEVATION (S)
 EO EQUAL
 EST ESTIMATE
 EF EXHAUST FAN
 ER EXHAUST REGISTER
 EXG EXISTING
 EB EXPANSION BOLT
 EXP EXPANSION
 EXPJ EXPANSION JOINT
 EXT EXTERIOR

FOC FACE OF CONCRETE
 FOS FACE OF STUD
 FS FAR SIDE
 FIN FINISH (ED)
 FL FINISH LENGTH
 FA FIRE ALARM
 FD FIRE DAMPER
 FE FIRE EXTINGUISHER
 FHS FIRE HOSE STATION
 FLG FLASHING
 FLR FLOOR
 FCO FLOOR CLEANOUT
 FDR FLOOR DRAIN
 FRR FLOOR RETURN REGISTER
 FTG FOOTING
 FD FOUNDATION DRAIN
 FAI FRESH AIR INTAKE
 FY MINIMUM YIELD STRESS (KSI)

GA GAGE, GAUGE
 GPM GALLONS PER MINUTE
 GALV GALVANIZED
 GV GATE VALVE
 GC GENERAL CONTRACT (OR)
 GL GLASS
 GB GRAB BAR
 GPDW GYPSUM DRY WALL

H HARDENER
 HTG HEATING
 HVAC HEATING-VENTILATING-AIR CONDITIONING
 HT HEIGHT
 HPS HIGH PRESSURE STEAM
 HM HOLLOW METAL
 HORIZ HORIZONTAL
 HB HOSE BIBB
 HD HUB DRAIN
 HTW HOT TEMPERATURE WATER
 HW HOT WATER
 HYD HYDRANT

ID INSIDE DIAMETER
 INS INSULATE (D) (ION)
 INT INTERIOR
 INV INVERT
 IPS IRON PIPE SIZE

JC JANITOR'S CLOSET
 JT JOINT

K KIPS
 KSI KIPS PER SQUARE INCH
 KIT KITCHEN

LAB LABORATORY
 LAM LAMINATE (D)
 LAV (L) LAVATORY
 LF LAWN FAUCET
 LTC LIGHTING
 LD LINEAR DIFFUSER
 LD LINEED DUCT
 LF LINEAL FEET
 LTL LINEAL
 LL LINE LOAD
 LG LONG
 LPS LOW PRESSURE STEAM
 LTW LOW TEMPERATURE
 LW LIMIT OF WORK
 LB (S) POUNDS

MH MANHOLE
 MD MANUAL DAMPER
 MFR MANUFACTURE (R)
 MAS MASONRY
 MO MASONRY OPENING
 MAX MAXIMUM
 MECH MECHANICAL
 MED MEDIUM
 MET METAL
 MT METAL THRESHOLD
 M METER (S)
 MM MILLIMETER (S)
 MIN MINIMUM
 MISC MISCELLANEOUS
 MRP MOP RECEPTOR
 MTD MOUNTED
 MD MOTORIZED DAMPER
 MBH 1000 BRITISH THERMAL UNIT

NS NEAR SIDE
 NC NORMALLY CLOSED
 NO NORMALLY OPEN
 N NORTH
 NA NOT APPLICABLE
 NIC NOT IN CONTRACT
 NTS NOT TO SCALE
 No NUMBER

OFF OFFICE
 OC ON CENTER (S)
 OED OPEN END DUCT
 OPG OPENING
 OPP OPPOSITE
 OPH OPPOSITE HAND
 OD OUTSIDE DIAMETER
 OH OVERHEAD

PNT PAINT (ED)
 PNL PANEL
 PAR PARALLEL
 PTN PARTITION
 PLAM PLASTIC LAMINATE
 P PLATE
 PLUMB PLUMBING
 PWD PLYWOOD
 PT POINT
 PP POINT TO POINT
 PWC POLYESTER WIRE GLASS
 PWC POLYVINYL CHLORIDE
 PSF POUNDS PER SQUARE FOOT
 PSI POUNDS PER SQUARE INCH
 PFN PREFINISHED
 P PROPERTY LINE
 P PUMP

QT QUARRY TILE

RAD RADIATION
 RAD RADIUS
 REF REFERENCE
 REFR REFRIGERATOR
 RA RETURN AIR
 RG RETURN GRILLE
 RR RETURN REGISTER
 REV REVISION (S)
 ROW RIGHT OF WAY
 R RISER
 RD ROOF DRAIN
 RL ROOF LEADER
 RM ROOM
 RO ROUGH OPENING
 RB RUBBER BASE

S SANITARY
 SEC SECTION
 SSK SERVICE SINK
 SHT SHEET
 SIM SIMILAR
 SK SINK
 SD SMOKE DAMPER
 S SOIL
 SMU SOLID MASONRY UNIT
 S SOUTH
 SPF SPRUCE PINE FIR
 SPEC SPECIFICATION (S)
 SQ SQUARE
 SS STAINLESS STEEL
 STD STANDARD
 S STEEL
 STL STEEL
 STOR STORAGE
 SD STORM DRAIN
 SDMH STORM DRAIN MANHOLE
 SA SUPPLY AIR
 SF SUPPLY FAN
 SG SUPPLY GRILLE
 SR SUPPLY REGISTER
 SYM SYMMETRY (ICAL)
 SYS SYSTEM

TAB TACKBOARD
 TEL TELEPHONE
 TV TELEVISION
 TB TEST BORING
 TP TEST PIT
 T-STAT THERMOSTAT
 THK THICK (NESS)
 TPTN TOILET PARTITION
 T&G TONGUE & GROOVE
 TOC TOP OF CONCRETE
 TOF TOP OF FOOTING
 TOS TOP OF STEEL
 TL TOTAL LOAD
 TD TRANSFER DUCT
 TG TRANSFER GRILLE
 T TREAD
 TD TRENCH DRAIN
 TYP TYPICAL

UD UNDERDRAIN
 UGD UNDERGROUND DUCTWORK
 UH UNIT HEATER
 UNO UNLESS NOTED OTHERWISE
 UR URINAL
 UV UNIT VENTILATOR

VAV VARIABLE AIR VOLUME
 V VENT
 VTR VENT THRU ROOF
 VERT VERTICAL
 VB VINYL BASE
 VCT VINYL COMPOSITION TILE
 VF VINYL FABRIC
 VD VOLUME DAMPER

WCO WALL CLEANOUT
 WG WALL GRILLE
 WH WALL HUNG
 WR WALL REGISTER
 WC WATER CLOSET
 WCH WATER CLOSET HANDICAP
 WWF WELDED WIRE FABRIC
 W WEST WIDTH, WIDE
 WIN WINDOW
 W/ WITH
 WD WITHOUT
 WD WOOD
 WP WORKING POINT

TITLE
 SCALE

A1
 A32.1

A1
 A41.1

A1
 A41.1

A1
 A41.1

A1
 A41.1

A1
 A41.1

A
 A41.1

A

130

131

135

A1
 A41.1

102

105

105

A

2

2

N

N

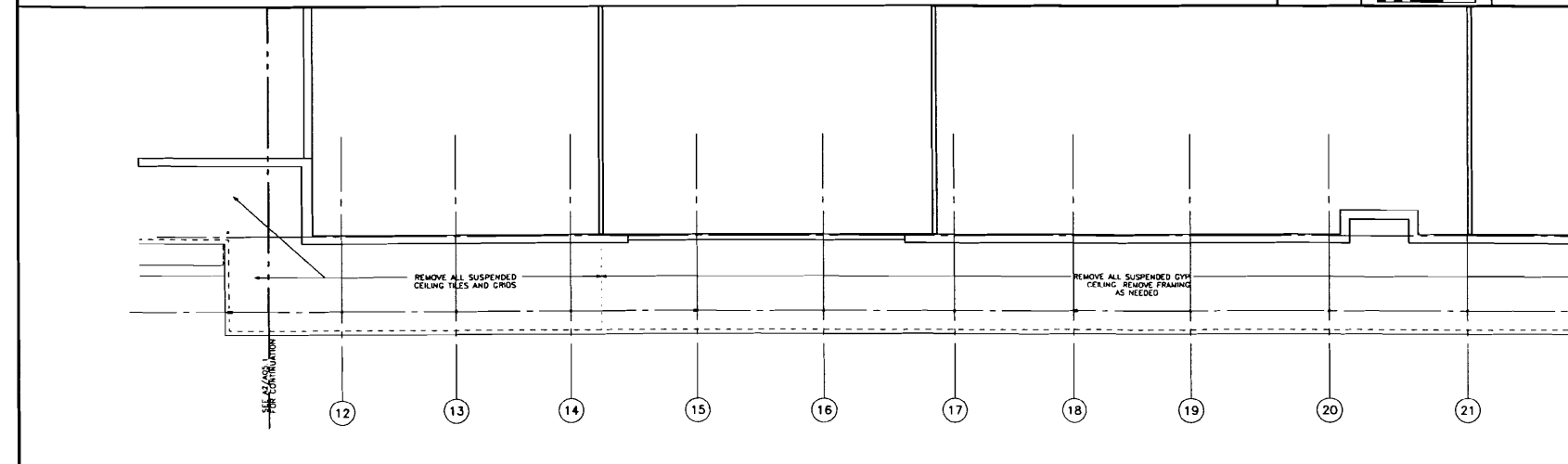
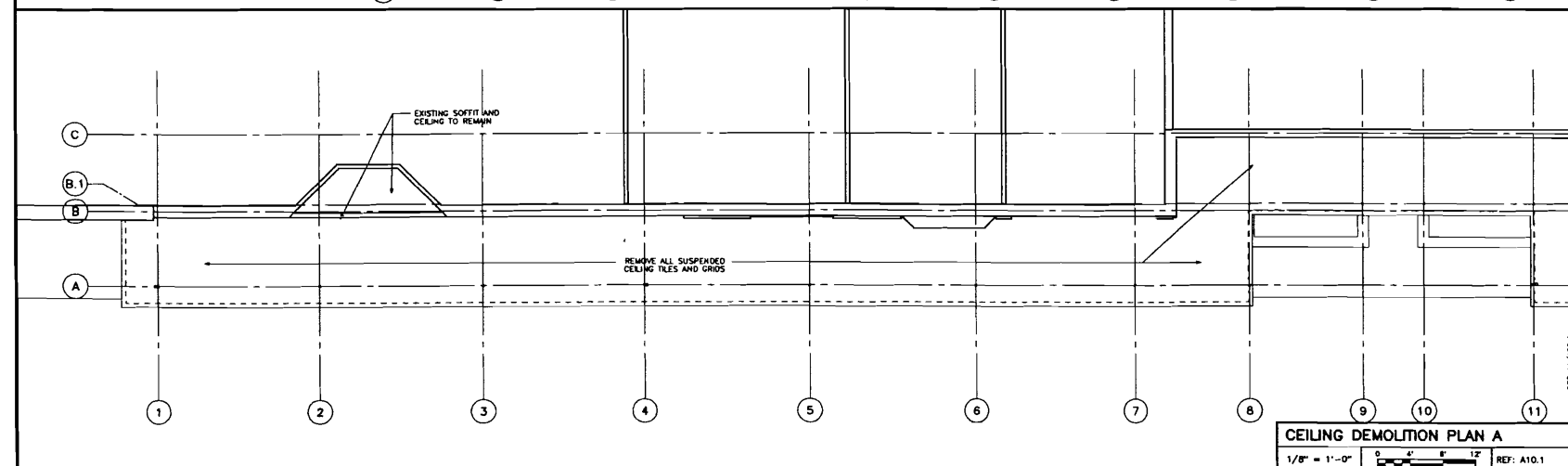
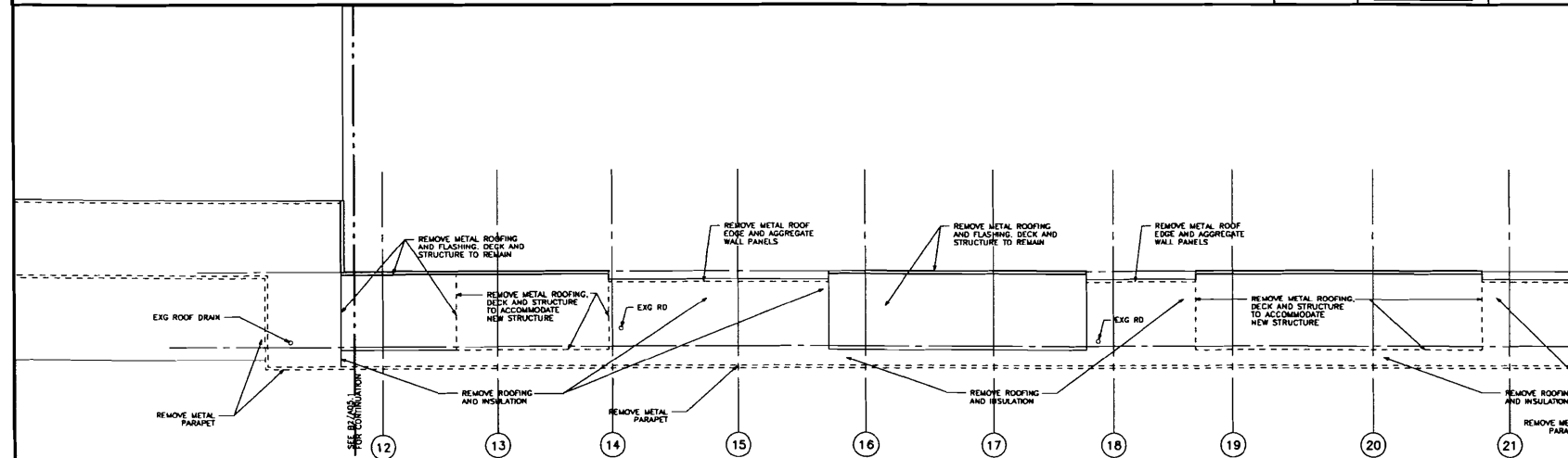
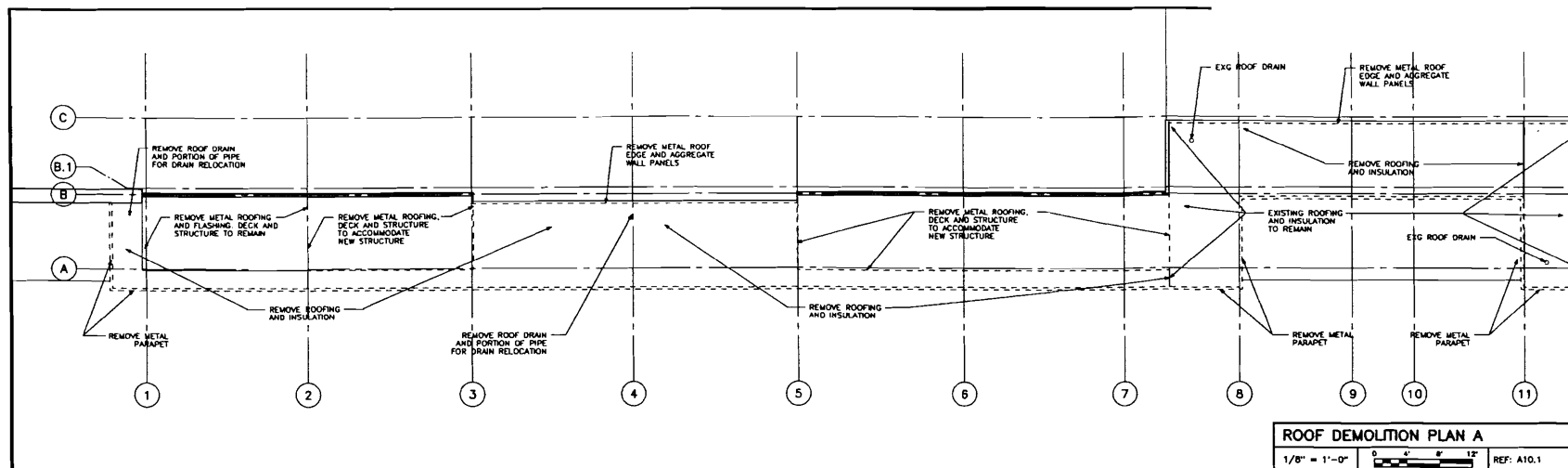
CONTRACT DRAWING ABBREVIATIONS

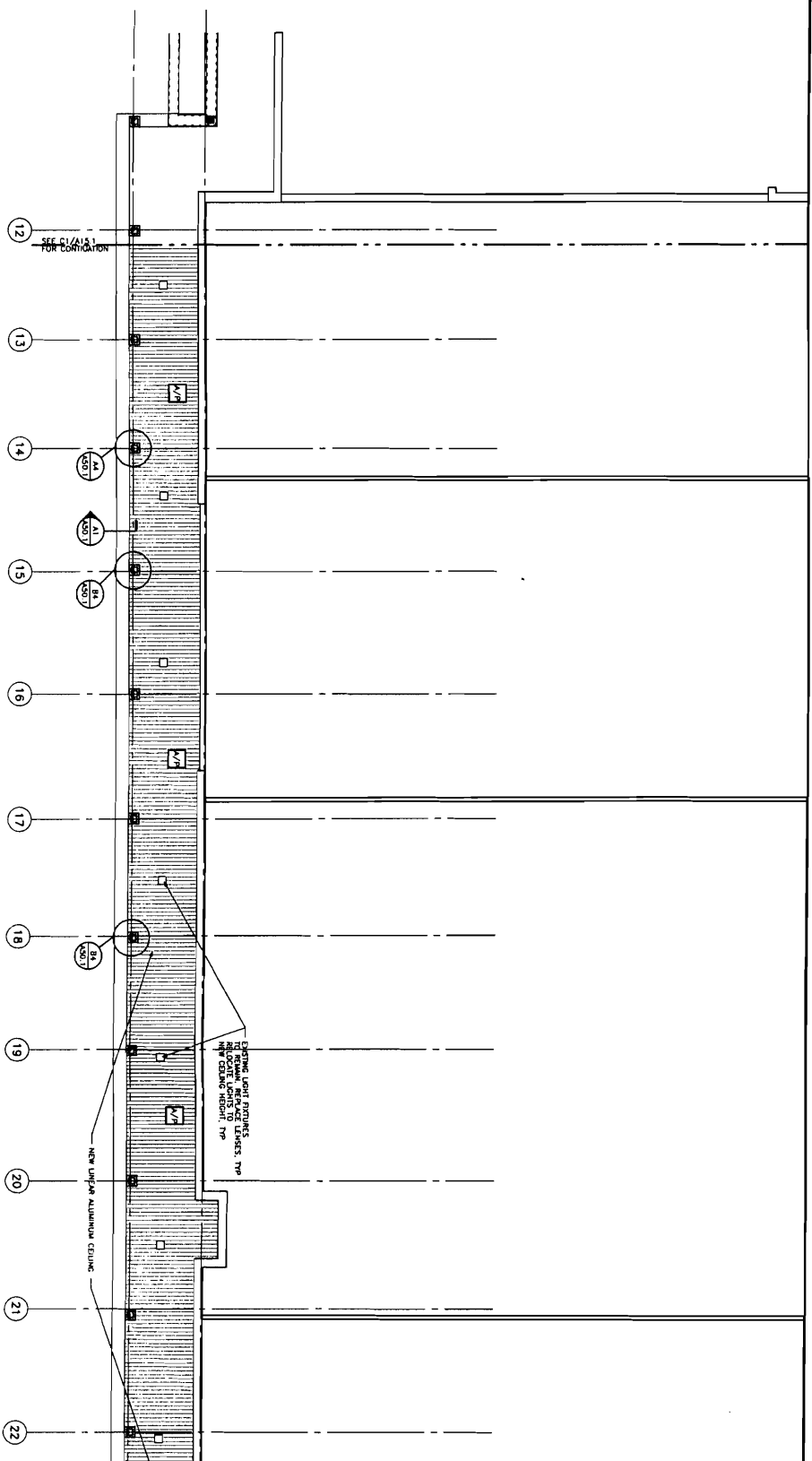
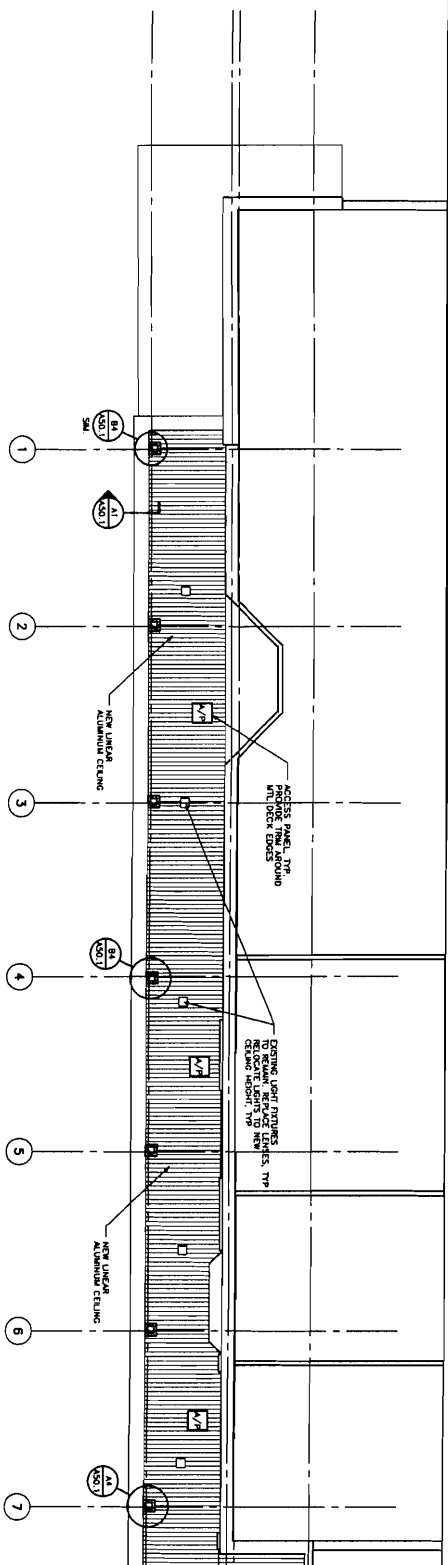
NO SCALE REF: NA

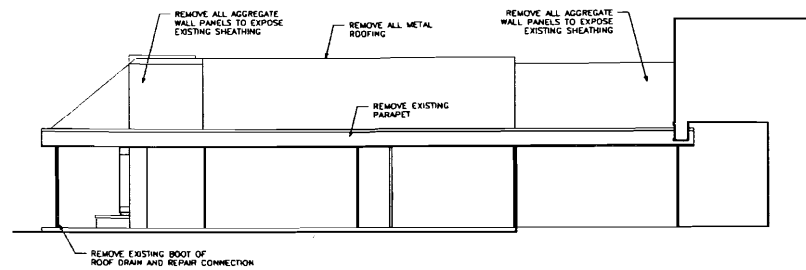
A3

GRAPHIC SYMBOLS I

NO SCALE



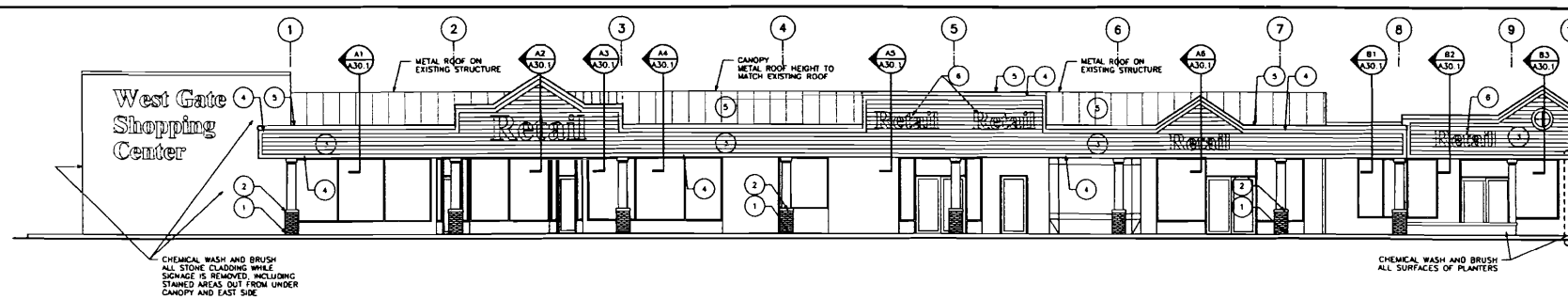
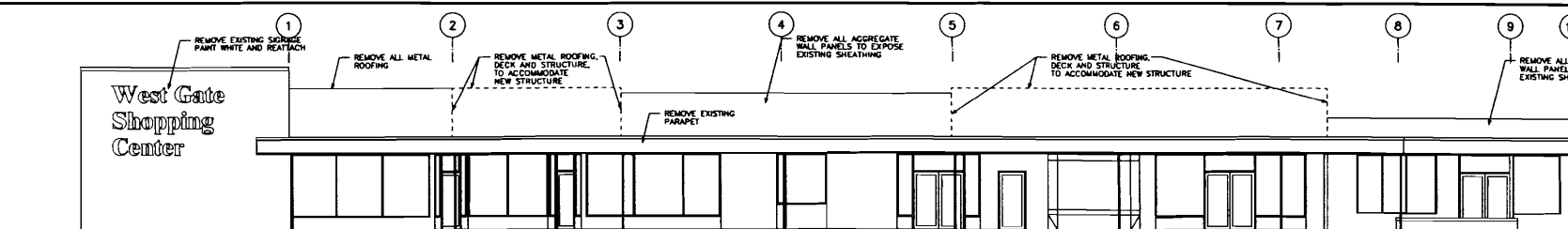
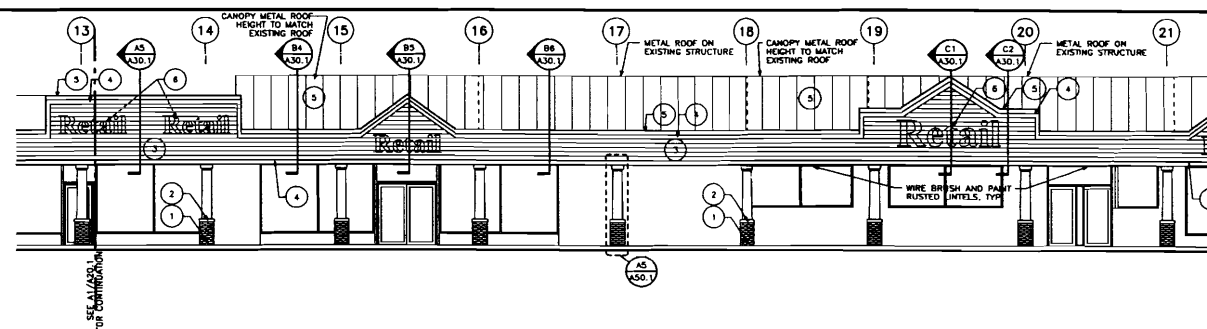
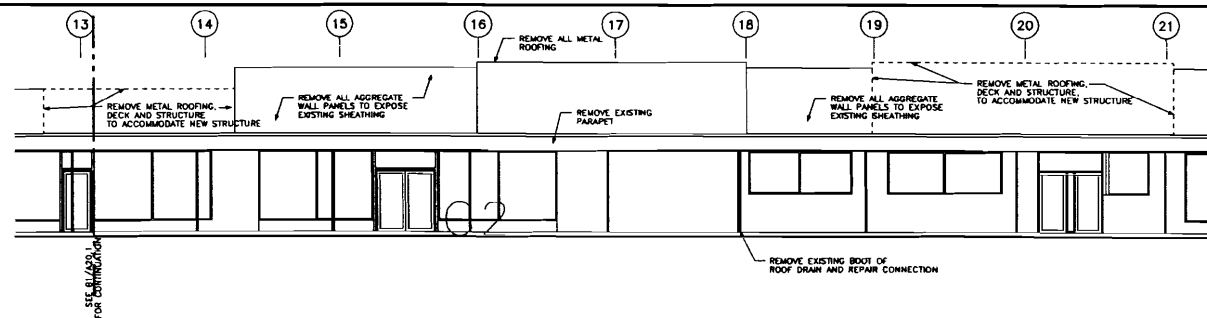
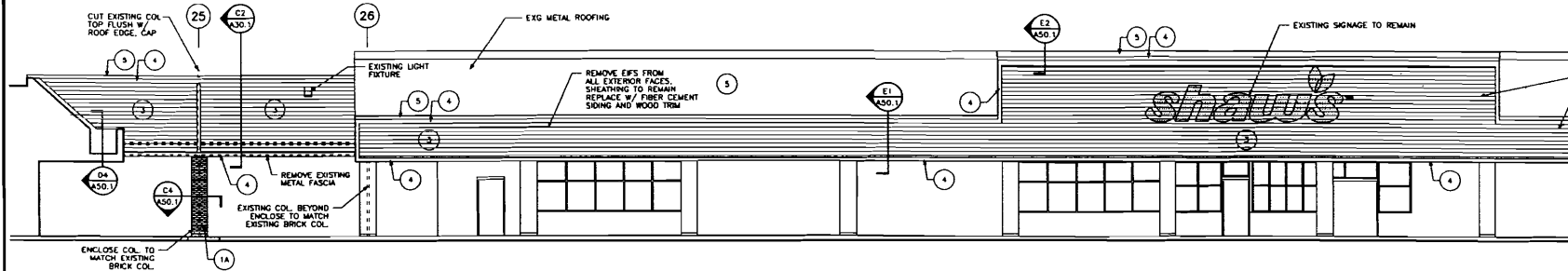
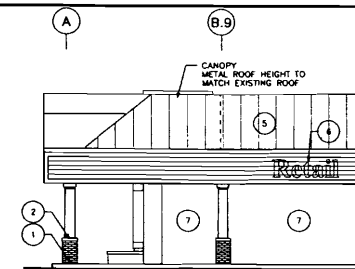


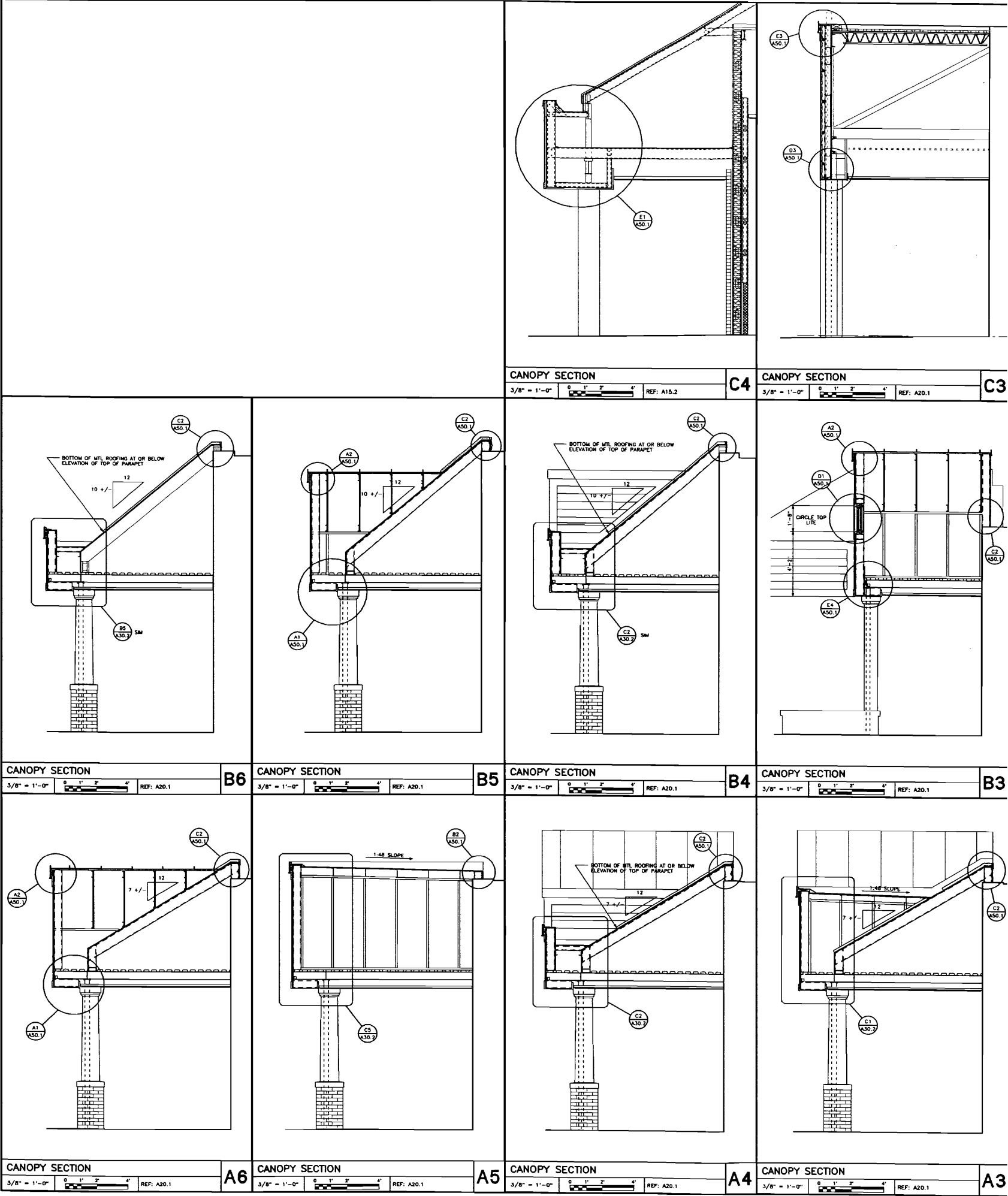


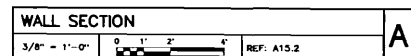
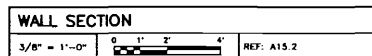
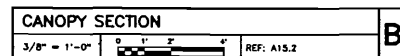
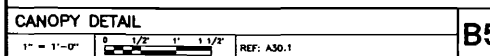
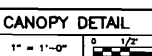
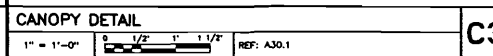
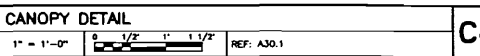
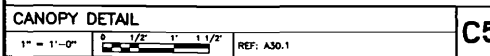
EXISTING SIDE ELEVATION B

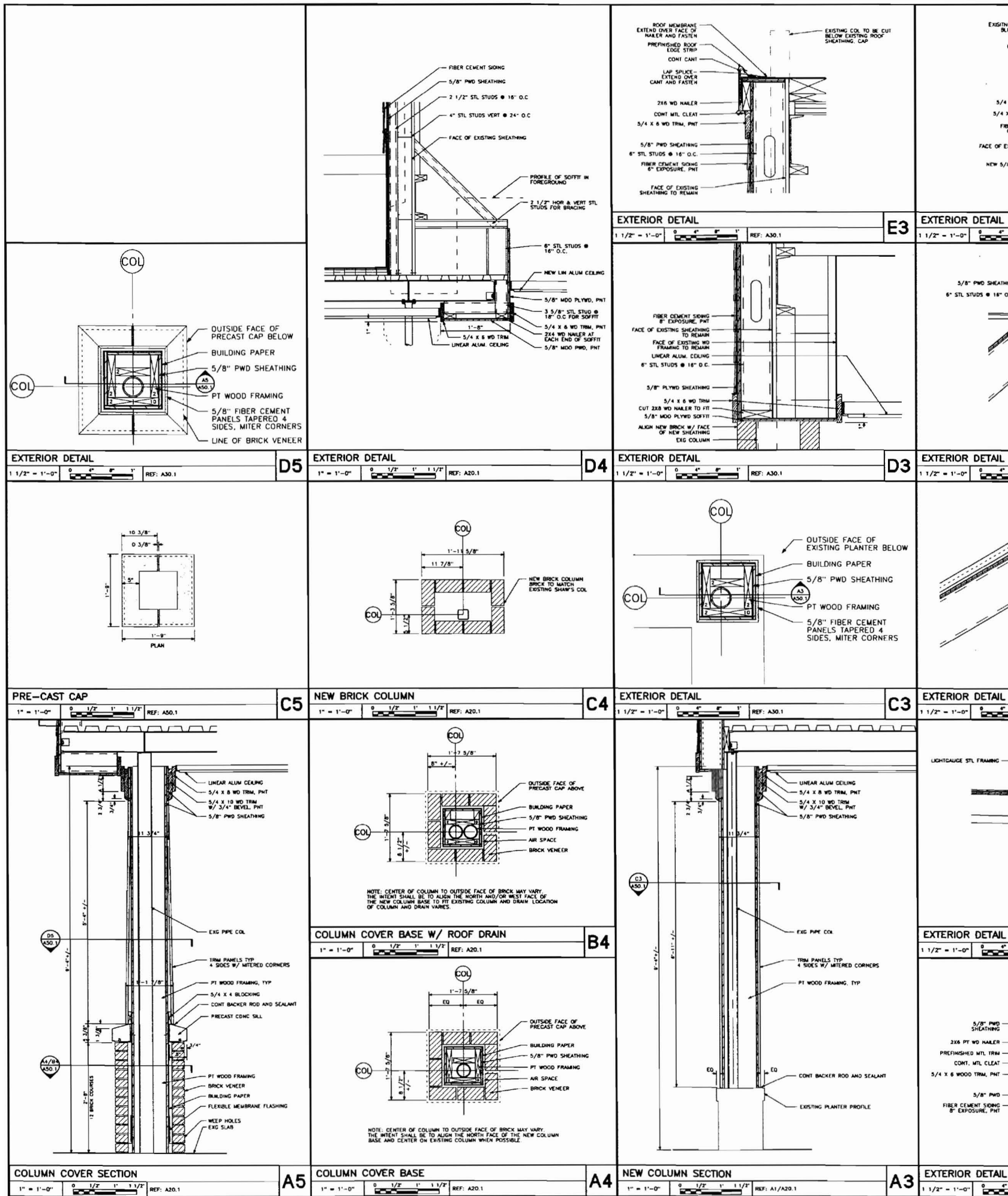
1/8" = 1'-0" 0 4' 8' 12' REF: A10.2

F2









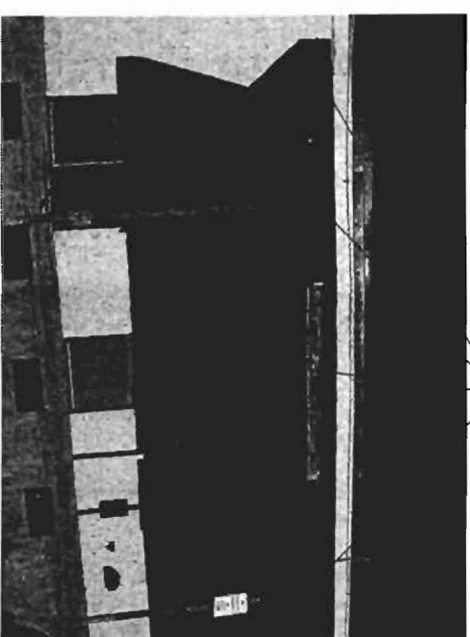


REPAIR DETAIL

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

REF: C1/A50.2

C3



REPAIR DETAIL

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

REF: C1/A50.2

C2

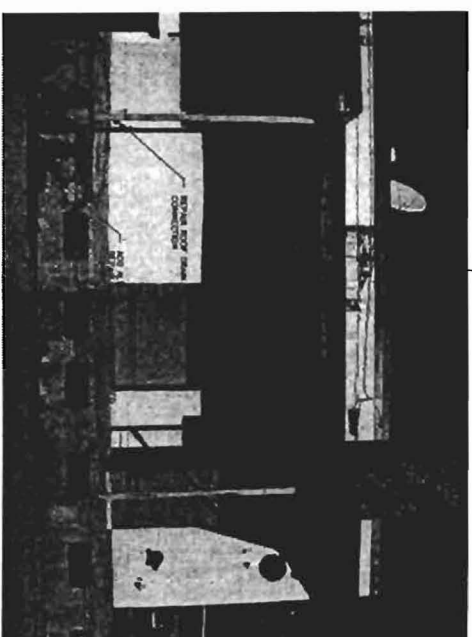


REPAIR DETAIL

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

REF: C1/A50.2

B3

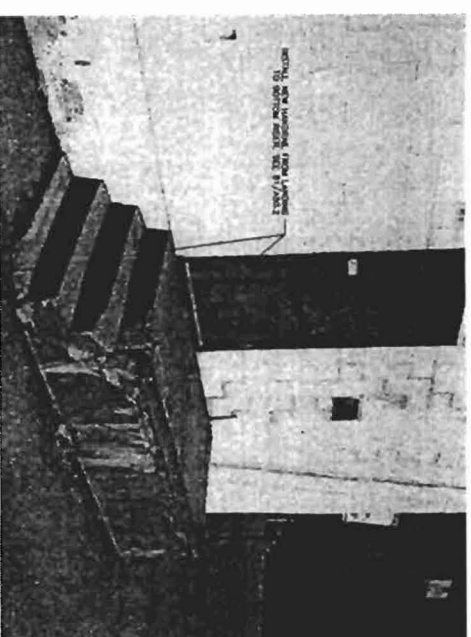


REPAIR DETAIL

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

REF: C1/A50.2

B2

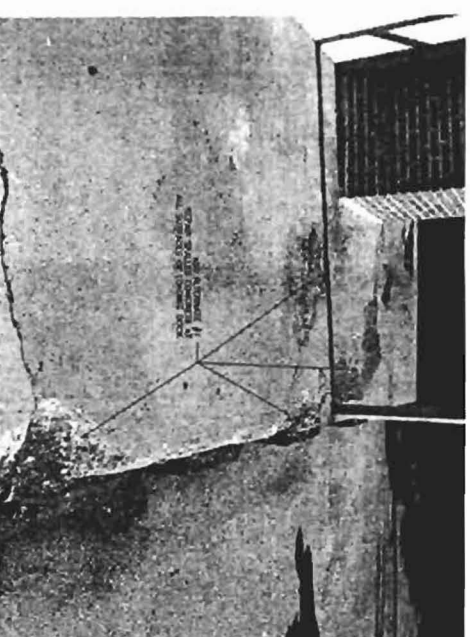


REPAIR DETAIL

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

REF: C1/A50.2

A3

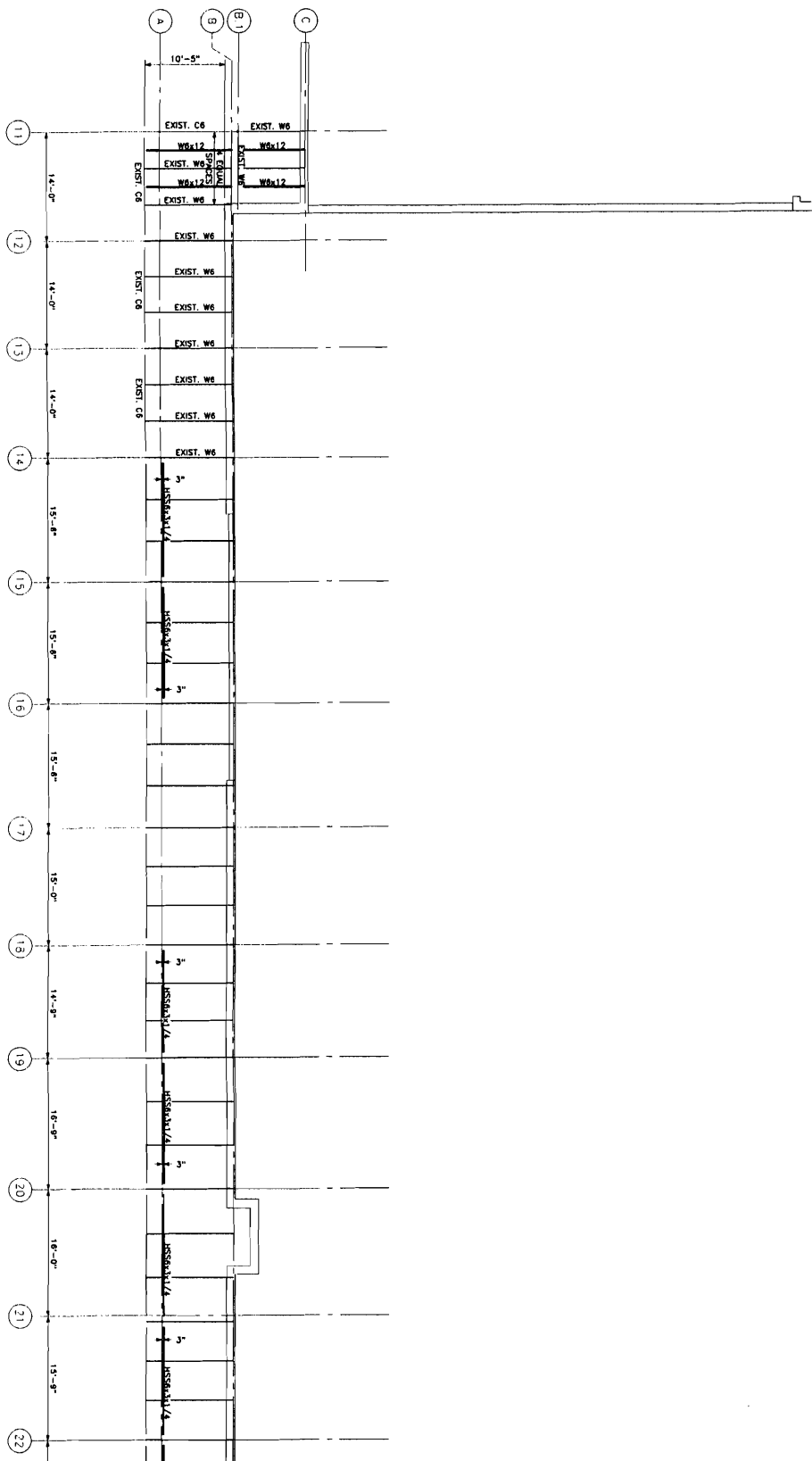
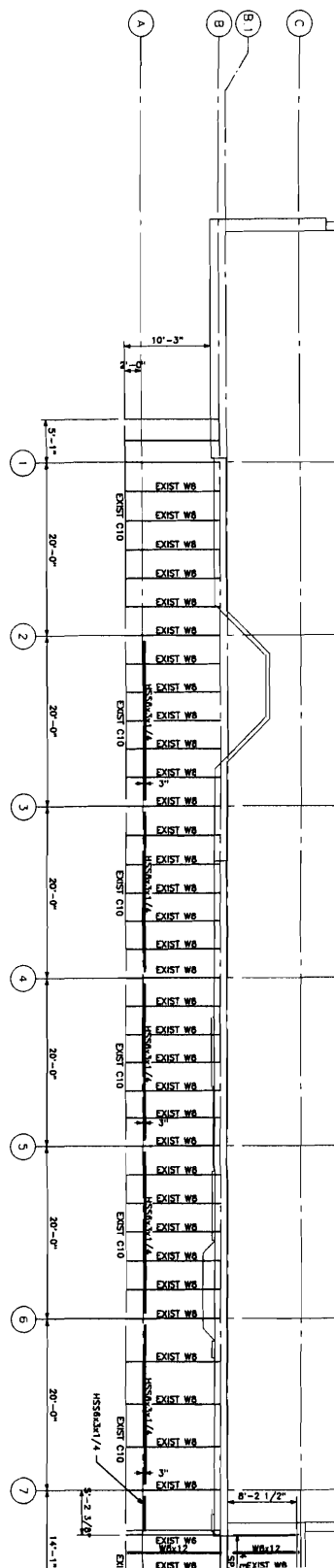


REPAIR DETAIL

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

REF: C1/A50.2

A2



DIVISION 16 - ELECTRICAL

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. BASIC ELECTRICAL REQUIREMENTS

B. INTENT IS TO PROVIDE AND INSTALL ALL MATERIALS & LABOR TO IMPLEMENT THE DESIGN AS INTENDED FOR COMPLETE WORKING ELECTRICAL SYSTEMS, AS REQUIRED TO ACCOMMODATE THE NEW WORK AND ALTERATIONS.

1.2 PERFORMANCE REQUIREMENTS

A. CONFORM TO REQUIREMENTS OF THE LATEST EDITION OF ANSI/NFPA 70 NEC.

B. CONFORM TO REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS, PLUS LOCAL ELECTRIC UTILITY COMPANY'S RULES, AND THE FIRE UNDERWRITERS' REQUIREMENTS.

C. FURNISH PRODUCTS LISTED AND CLASSIFIED BY UNDERWRITERS' LABORATORIES, INC. (U.L.) AS SUITABLE FOR PURPOSE SPECIFIED AND SHOWN.

D. SECURE AND PAY FOR ALL PERMITS AND CERTIFICATES AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS.

E. REQUEST INSPECTIONS FROM AUTHORITY HAVING JURISDICTION.

F. CIRCUITS SHALL BE BALANCED AND LOADS AND CAPACITIES SHALL BE IN ACCORDANCE WITH N.E.C. CRITERIA AND NATIONAL BOARD OF FIRE UNDERWRITERS.

G. EXACT LOCATIONS OF ALL EQUIPMENT SHALL BE VERIFIED AT THE SITE, WITH THE OWNER AND ARCHITECT.

H. THE ENTIRE ELECTRICAL SYSTEM SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH CODE REQUIREMENTS.

1.3 SEQUENCING AND SCHEDULING

A. SCHEDULE AND COORDINATE ALL WORK WITH THE CONSTRUCTION MANAGER AND THE OWNER.

B. ARRANGE TO EXECUTE THE WORK AT SUCH TIMES AND IN SUCH LOCATIONS AS MAY BE REQUIRED TO PROVIDE UNINTERRUPTED SERVICES FOR THE ENTIRE BUILDING, AND ALL STRUCTURES ON THE SITE.

1. SERVICES INCLUDE BUT NOT LIMITED TO: POWER, LIGHTING, FIRE ALARM, TELEPHONE, AND LIFE SAFETY SYSTEMS AS REQUIRED TO MAINTAIN SAFE OCCUPANCY.

2. IF NECESSARY, INSTALL TEMPORARY WORK TO PROVIDE FOR THIS CONDITION. AUTHORIZATION FOR INTERRUPTING SERVICES FOR ANY PORTIONS OF THE BUILDING SHALL BE OBTAINED, IN WRITING, FROM THE OWNER.

3. COSTS FOR OVERTIME WORK AND TEMPORARY WORK SHALL BE INCLUDED IN THE BID.

PART 2 - PRODUCTS

2.1 DEVICES

A. RECEPTACLES SHALL BE NEMA 5-20R. SWITCHES SHALL BE 277 VOLT RATED.

B. ALL DEVICES SHALL BE SPECIFICATION GRADE (HUBBELL HBL1221, S362, GFB300, ETC.).

2.2 WIRE AND CABLE

A. MINIMUM WIRE SIZE SHALL BE #12 AWG. #12 AND #10 AWG WIRING SHALL BE SOLID COPPER, THWN/THHN, COLOR CODED AS INDICATED BELOW. ALL WIRING #8 AWG AND ABOVE SHALL BE STRANDED COPPER, THWN/THHN, COLOR CODED AS INDICATED BELOW. ALL CONDUCTORS SHALL BE IN CONDUIT OR SHALL BE TYPE MC CABLE AND SHALL BE PROPERLY SUPPORTED FROM BUILDING STRUCTURE.

B. WIRE COLOR CODE SHALL BE AS FOLLOWS:

PHASE A	BLACK	BROWN
PHASE B	RED	YELLOW
PHASE C	BLUE	ORANGE
NEUTRAL	WHITE	GRAY
GROUND	GREEN	GREEN

C. DISCONNECT SWITCHES SHALL BE HEAVY DUTY TYPE, HORSE POWER RATED, IN EXTERIOR AND WET LOCATIONS PROVIDE SWITCHES WITH NEMA 3R RATING.

2.3 BRANCH PANELBOARD BREAKERS

A. MATCH EXISTING TYPE AND INTERRUPTING CURRENT RATING.

2.4 INDIVIDUALLY MOUNTED CIRCUIT BREAKERS

A. MOLDED CASE CIRCUIT BREAKERS: AS SPECIFIED ABOVE IN ITEM BRANCH CIRCUIT PANELBOARDS.

B. ENCLOSURE: NEMA TYPE 1 GENERAL PURPOSE EXCEPT AS NOTED.

2.5 INDIVIDUALLY MOUNTED CONTACTOR

A. CONTACTOR RATINGS SHALL BE AS INDICATED ON DRAWINGS.

B. ENCLOSURE: NEMA TYPE 1 GENERAL PURPOSE EXCEPT AS NOTED.

2.6 HEAT TRACE CABLES

A. SUPPLY AND INSTALL COMPLETE DE-ICING SYSTEM AS FOLLOWS:
1. DE-ICING CABLE SHALL BE EASY HEAT ZH8-1-CBR ELECTRIC CONSTANT WATTAGE HEATING CABLE FOR USE ON 120 VOLTS.
2. THE HEATING CABLE SHALL CONSIST OF TWO 18 AWG STRANDED COPPER CONDUCTORS (BUS WIRES) INSULATED WITH THERMOPLASTIC ELASTOMER TYPE INSULATION, A NICHROME WIRE HEATING ELEMENT SOLDERED PARALLEL BUS CONNECTION EVERY 24 INCHES, A FLAME-RETARDANT, MOISTURE-RESISTANT THERMOPLASTIC RUBBER (TPR) OUTER JACKET WITH ULTRAVIOLET SCREEN.
3. EACH CABLE SHALL DISSIPATE 8 WATTS PER LINEAL FOOT WHEN ENERGIZED WITH 120 VOLTS.
4. ALL INSTALLATION FITTINGS AND CONNECTION KITS SHALL BE SUPPLIED BY EASY HEAT, INC., SPECIFICALLY FOR USE WITH ZH ROOF AND GUTTER CABLE.

B. DE-ICING SYSTEM SHALL BE AUTOMATICALLY CONTROLLED BY ENVIRONMENTAL TECHNOLOGY, INC. GUTTER ICE DETECTION SYSTEM APS-38 CONTROL PANEL) AND GIT-1 SENSORS (MINIMUM OF TWO) LOCATED AT ROOF DRAINS.

2.7 TIME SWITCH

A. TIME CLOCK CONTROL: TORK #7200L-SERIES WITH RESERVE POWER. MOTOR VOLTAGE TO MATCH VOLTAGE INDICATED. DPDT 40 AMPERE CONTACTS.

2.8 PHOTOCELL

A. PHOTOELECTRIC CONTROL: TORK # MODEL 2101 FOR 120 VOLTS AND MODEL 2104 FOR 277 VOLTS.
1. ADJUSTABLE ON/OFF: ON RANGE FROM 2 TO 50 F/C.
2. RATED 2000 WATTS TUNGSTEN AT 120, 240 AND 277 VOLTS.
3. ENCLOSURE: DIE-CAST ZINC, GASKETED FOR EXTERIOR USE.
4. CELL: CADMIUM SULFIDE, 1" DIAMETER.

PART 3 - EXECUTION

3.1 WORKMANSHIP AND INSTALLATION

A. EXECUTE ALL WORK IN A NEAT MANNER ACCEPTABLE TO THE LOCAL AND STATE ELECTRICAL INSPECTOR. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

B. PERFORM ALL ELECTRICAL WORK BY LICENSED ELECTRICIANS WELL SKILLED IN THE TRADE AND SUPERVISED BY A MASTER ELECTRICIAN.

3.2 INSTALLATION

A. UPDATE PANEL SCHEDULES & PANEL LABELS ON ALL PANELS SHOWN MODIFIED REFLECTING CHANGES. PLUS TEST AND VERIFY ALL REMAINING CIRCUITS IN PANELS. CIRCUIT NUMBERS ARE SHOWN TO INDICATE QUANTITIES. ADJUST NUMBERS PER JOB CONDITIONS. AT END OF JOB, EACH PANEL SHOWN WITH MODIFICATIONS SHALL HAVE NEW ENGRAVED NAMEPLATE AND NEW TYPED DIRECTORY SCHEDULE IDENTIFYING TYPE OF LOAD AND AREA SERVED.

B. PROVIDE AND INSTALL BONDING CONDUCTOR TO EACH ELECTRICAL ITEM AND OTHERS AS INDICATED.

C. ALL WIRING SHALL BE CONCEALED.

D. IN AREA WITH NO CEILING, ALL WIRES SHALL BE RUN IN CONDUIT. MC CABLE WILL BE ALLOWED CONCEALED IN WALLS AND ABOVE CEILINGS. ALL SPARE WIRES SHALL HAVE BOTH ENDS TAGGED (INDICATING LOCATION OF OTHER END). MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS INDICATED OTHERWISE.

E. ALL WIRING TO LIGHTING FIXTURES SHALL BE IN CONDUIT EXCEPT DROPS TO FIXTURES. DROPS (WHIPS) TO LIGHT FIXTURES SHALL BE FLEXIBLE MC CABLE, MAXIMUM 6' LONG.

F. ALL PENETRATIONS THROUGH WALLS & CEILINGS SHALL BE SEALED. FIRE STOP SEALANTS SHALL BE USED TO MEET RATINGS OF WALLS & CEILINGS BEING PENETRATED.

G. INSTALL HEAT TRACE IN LOCATIONS INDICATED. HEAT TRACE SHALL BE INSTALLED IN DRAIN LINE TO BELOW GROUND FROST LEVEL.

H. PROVIDE AND INSTALL MULTI-POLE RELAYS AS REQUIRED TO FACILITATE CONTROL OF HEAT TRACE. WIRE INDIVIDUAL GUTTER HEAT TRACE CABLE CIRCUITS THROUGH MULTI-POLE RELAYS. LOCATE IN COMMON ELECTRICAL SPACE. CONTROL SHALL BE VIA HEAT TRACE CONTROLLER.

I. PROVIDE TIME CLOCK AND PHOTOCELL TO EACH RETAIL SPACE INCLUDED BUT NOT LIMITED TO:

1. VACATED CB SULLIVAN SPACE
2. TO BANKNORTH
3. VACATED BLACKBEAR MEDICAL SPACE
4. PRATT ABBOTT CLEANERS
5. HAIR SALON

J. LOCATE PHOTOCELL HIGH ON EXTERIOR WALL IN SUCH LOCATION AS TO NOT BE AFFECTED BY LIGHTS.

3.3 TESTING AND ADJUSTING

A. THE INSTALLATION SHALL BE FREE FROM SHORT CIRCUITS AND IMPROPER GROUNDS. TEST IN THE PRESENCE OF THE ARCHITECTS OR THEIR REPRESENTATIVES.

B. TEST EACH SYSTEM FOR PROPER OPERATION AND MAKE ADJUSTMENTS AS REQUIRED TO SATISFY THE CONSTRUCTION MANAGER, ENGINEER AND THE OWNER.

LEGEND

LP-1,3



HOMERUN TO PANEL - ARROWS INDICATE NUMBER OF CIRCUITS. CROSS LINES INDICATE NUMBER OF CONDUCTORS OTHER THAN TWO PLUS BOND.

CIRCUIT NUMBER(S)

PANEL DESIGNATION

WIRING CONCEALED IN WALL OR CEILING

WIRING IN EXPOSED RACEWAY

WIRING IN RACEWAY CONCEALED UNDER FLOOR

WIRING IN RACEWAY CONCEALED UNDERGROUND

2' x 4' FLUORESCENT FIXTURE

1' x 4' FLUORESCENT FIXTURE

1' x 8' FLUORESCENT FIXTURE

4' x 8' FLUORESCENT FIXTURE

6' x 8' FLUORESCENT FIXTURE

2' x 2' FLUORESCENT FIXTURE

WALL MOUNTED FIXTURE

WALL MOUNTED FIXTURE

EXIT SIGN WITH ARROWS AS INDICATED

S SINGLE POLE SWITCH - MOUNTED UP 4'-0"

S3 THREE-WAY SWITCH - MOUNTED UP 4'-0"

S4 FOUR-WAY SWITCH - MOUNTED UP 4'-0"

S5 SWITCH AND PILOT LAMP - MOUNTED UP 4'-0"

SK KEYED SWITCH

SW WATERPROOF SERVICE SWITCH

R SIMPLEX RECEPTACLE - MOUNTED AS INDICATED

R2 DUPLEX RECEPTACLE - MOUNTED UP 1'-8"

R3 QUAD RECEPTACLE - MOUNTED AS INDICATED

R4 DUPLEX RECEPTACLE MOUNTED UP 7'-0"

R5 DUPLEX RECEPTACLE - MOUNTED UP 4'-0", 4'-8" IN EMPLOYEE LOUNGE OR 8" ABOVE COUNTER

R6 GFI DUPLEX RECEPTACLE - MOUNTED UP 4'-0" OR 8" ABOVE COUNTER

R7 GFI DUPLEX RECEPTACLE - MOUNTED UP 1'-8"

R8 SPECIAL OUTLET AS INDICATED - MOUNTED AS INDICATED

R9 CIRCLE AROUND RECEPTACLE INDICATES PENDANT MOUNTED

R10 PLUGMOLD WITH RECEPTACLES - MOUNTED 8" ABOVE COUNTER OR AS INDICATED

VO VOICE OUTLET

VO2 VOICE/DATA OUTLET - MOUNTED UP SAME AS ASSOCIATED RECEPTACLE

M ELECTRICAL MOTOR

ME MOTOR CONTROL EQUIPMENT

DIS NON-FUSED DISCONNECT SWITCH - SIZE AS REQUIRED OR AS INDICATED

DIS2 FUSED DISCONNECT SWITCH - SIZE AS REQUIRED OR AS INDICATED

TEB TELEPHONE BACKBOARD - SIZE AS INDICATED

UM UTILITY COMPANY METER

CT CT CABINET

L20 LIGHTING/POWER PANELBOARD 208V

L480V LIGHTING/POWER PANELBOARD 480V

JB JUNCTION BOX - SIZE AS REQUIRED OR AS INDICATED

T DRY TYPE TRANSFORMER

ELB EMERGENCY LIGHTING BATTERY UNIT - WALL MOUNTED UP 7'-8", SEE SPEC FOR DC WIRE SIZES.

ELR EMERGENCY LIGHTING REMOTE HEAD WITH NUMBER OF HEADS AS INDICATED - MOUNTED UP 7'-8".

PC PHOTOELECTRIC CELL

TC TIME CLOCK

R RELAY OR CONTACTOR - SIZE AS REQUIRED OR AS INDICATED

WP WEATHER PROOF

KT KEYNOTE TAG

ALL DEVICE MOUNTING HEIGHTS ARE ON CENTER

SPECIFICATIONS

NO SCALE

REF: NA

##

LEGEND

NO SCALE

REF: NA

##

KEY NOTES:

P01...J-BOX LOCATED ABOVE CEILING FOR HEAT TRACE CABLES ON ROOF LEADERS. MAKE CONNECTIONS AS REQUIRED. WIRE TO CONTRACTOR SUPPLIED 30MA GFI CIRCUIT BREAKER - CONTROL ALL CIRCUITS FROM RELAYS IN COMMON ELECTRICAL SPACE. COORDINATE EXACT LOCATION WITH OWNER'S REP. PROVIDE TOGGLE SERVICE SWITCH ON JUNCTION BOX. STUB CABLE TO MINIMUM 6" ABOVE FINISHED ROOF SURFACE IN CONCEALED LOCATION. SEAL ALL PENETRATIONS. RUN ON ROOF TO DRAIN AS INDICATED.

P02...PROVIDE JUNCTION BOX(ES) ABOVE ACCESSIBLE CEILING. LOCATE TO SERVE FUTURE SIGNAGE. CONNECT TO ASSOCIATED RETAIL SPACE PANELBOARD VIA ASSOCIATED TIME CLOCK. SEE SPECS AND DETAILS FOR ADDITIONAL TIME CLOCK REQUIREMENTS.

EXISTING FLOODLIGHT RELOCATE AS INDICATED REWORK / EXTEND EXISTING FEED TO NEW LOCATION. ALL CONDUIT SHALL RUN CONCEALED IN WALLS OR BEHIND PARRAPET

