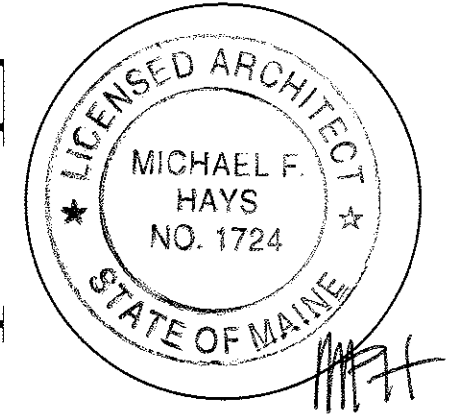


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▲	18 Jun 11
▲	26 Jun 11
▲	12 Sep 11

ALTERATIONS TO  
**38 WASHINGTON AVE**  
PORTLAND, MAINE, 04101  
JOB TITLE

ARCHITECTURE  
INTERIOR DESIGN  
P.O. BOX 6179 FALMOUTH, MAINE 04105  
(207) 871-9308  
(207) 871-5960

COVER SHEET  
DRAWING TITLE

SCALE: NO SCALE  
DATE: 16 Jun 11  
DRAWN BY: MPH/mjk  
JOB NO: 110701  
DRAWING NO: A-0

# ALTERATIONS TO

# 38 WASHINGTON AVENUE

PORTLAND

MAINE, 04101

## CONSTRUCTION PERMIT PACKAGE

### ABBREVIATIONS

APP	ABOVE FINISH FLOOR	HC	HANDICAP	S	SOUTH
ALUM	ALUMINUM	H2	HARDWOOD	SAT	SUSPENDED ACOUSTICAL
AMP	ACOUSTICAL WALL PANEL	H3	HARDWARE	SC	TILE CEILING
BNT	BURNING	H4	HOLLOW METAL	SD	SOAP DISPENSER
BOT	BOTTOM	H5	HORIZONTAL	SECT	SCHEDULE SECTION
BRE	BEARING	HT	HEIGHT	SHP	SUSPENDED GYPSUM BOARD CEILING
BRK	BRICK	IF	INSIDE DIAMETER	SH1	SHEET
C	CARPET	N	INSIDE FACE	SH2	SIMILAR
CB	CORNER	IN	INCHES	SH3	SANITARY WAPON DISPOSAL SPECIFICATIONS
CCB	CHAIR BOARD	INSUL	INSULATION	SH4	SHEET VINYL
CH	CENTER TO CENTER	INT	INTERIOR	SH5	SHEET METAL
CI	CONCRETE FLOOR	JNT	JOINT	SH6	SHEATHING
CL	CENTRAL LINE	JNT	JOINT	SH7	SHIM
CLG	CONCRETE MASONRY UNIT	KB	KEY	SH8	SHOULDER
CMU	CONCRETE MASONRY UNIT	LAB	LABOR	SH9	SHOULDER
CONC	CONCRETE	LAV	LAVATORY	SH10	SHOULDER
CONSTR	CONSTRUCTION	LOC	LOCATION	SH11	SHOULDER
CONTR	CONTRACTOR	LOC	LOCATION	SH12	SHOULDER
CT	CERAMIC TILE	LS	LOCKSET	SH13	SHOULDER
DBL	DOUBLE	M	MATERIAL	SH14	SHOULDER
DL	DIAMETER	MAX	MAXIMUM	SH15	SHOULDER
DM	DIMENSION	MB	MATERIAL BOARD	SH16	SHOULDER
DNA	DOES NOT APPLY	MECH	MECHANICAL	SH17	SHOULDER
DPR	DOOR	MECR	MECHANICAL	SH18	SHOULDER
DWG	DRAWING	MIN	MINIMUM	SH19	SHOULDER
E	EAST	MISC	MISCELLANEOUS	SH20	SHOULDER
EACH	EACH	MO	MOISTURE RESISTANT	SH21	SHOULDER
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### GENERAL NOTES

- ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES AND PREVAILING EDITIONS OF ADOPTED BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS FOR WORK.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT. CONTRACTOR SHALL ALLOW A 48 HOUR TIME FRAME FOR RESOLVING DISCREPANCIES ONCE THE ARCHITECT HAS ACKNOWLEDGED THE CONDITION.
- CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY GIVEN AREA.
- WORK WITH GIVEN DIMENSIONS AND LARGE SCALE DETAILS. DO NOT SCALE THE DRAWINGS AS THE REPRODUCTIVE PROCESS TENDS TO DISTORT THE ACCURACY OF THE GRAPHIC SCALE INDICATED.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A NEAT, SAFE, AND CLEAN MANNER. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE BUILDING. SITE BURNING IS NOT ALLOWED. LEAVE WORK AREA IN A CLEAN, SAFE CONDITION AT THE END OF EACH WORK DAY.
- ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE FACILITY IN COMPLIANCE WITH ALL REGULATIONS.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- ALL CEILINGS SHALL BE LEVEL TO A TOLERANCE OF 1/8" IN A 20'-0" RADIUS WHEN CHECKED WITH A 10' STRAIGHT EDGE.
- INSTALL SOLID BLOCKING AT WALL FRAMING BEHIND ALL SURFACE MOUNTED FIXTURES, TRIM AND HANDRAILS.
- ALL GRAB BARS AND HANDRAILS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS. AT ANY POINT.
- THE LOCATION OF ANY DOOR JAMBS NOT DIMENSIONED SHALL BE 6" FROM ADJACENT PERPENDICULAR WALL.
- ALL WALL PARTITIONS SHALL EXTEND FLOOR TO STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.
- ALL NEW SHEETROCK IN WET AREAS (PLUMBING FIXTURES) SHALL BE MOISTURE-RESISTANT TYPE, UNLESS OTHERWISE NOTED.
- ALL NEW EXTERIOR WALLS SHALL HAVE FULL-THICK THERMAL BATT INSULATION (R-19 MIN.).
- ALL NEW INTERIOR WALLS SHALL HAVE FULL-THICK ACOUSTICAL BATT INSULATION.
- THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL HAZARDOUS MATERIALS PRIOR TO THE COMMENCEMENT OF THE CONTRACTOR'S WORK.
- THESE ARCHITECTURAL DRAWINGS WERE PREPARED FOR THE GENERAL CONTRACTOR/ OWNER AS PART OF AN APPROVED SERVICES AGREEMENT, AND AS SUCH, DO NOT DELINEATE ALL ASPECTS OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE WORK, INCLUDING, BUT NOT LIMITED TO, CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL ENGINEERING DISCIPLINES AND TRADES.
- REFER TO THE ACCESSIBILITY DETAIL SHEET FOR AMERICANS WITH DISABILITIES ACT (ADA) AND MAINE HUMAN RIGHTS ACT (MHRA) CONSTRUCTION CRITERIA.

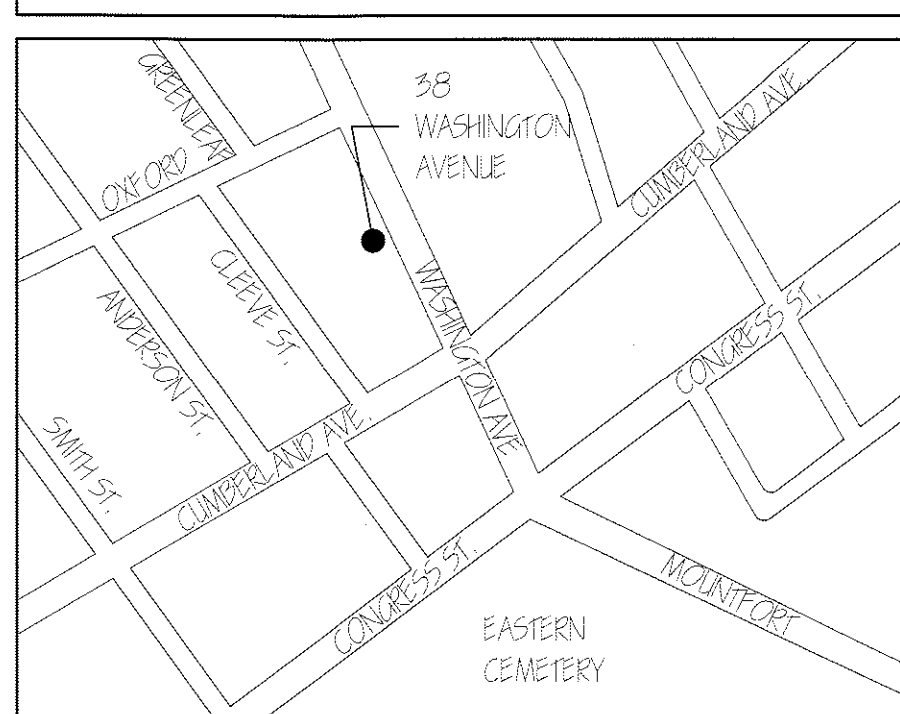
### MATERIALS

	CONCRETE
	CONCRETE MASONRY UNIT
	BRICK
	GRAVEL
	SOIL
	STUD PARTITION (NEW)
	STEEL
	WOOD FRAMING
	WOOD BLOCKING
	PLYWOOD
	GYPSUM BOARD
	BATT INSULATION
	RIGID INSULATION
	FINISH WOOD
	ONE HOUR RATED PARTITION
	TWO HOUR RATED PARTITION
	EXISTING PARTITION (SCREENED)
	NEW PARTITION

### SYMBOLS

	ROOM NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	BUILDING SECTION
	WALL SECTION
	DETAIL SECTION
	CASEWORK ELEVATION
	INTERIOR ELEVATION
	VERTICAL ELEVATION
	PARTITION TYPE
	STRUCTURAL CENTERLINE

### LOCATION

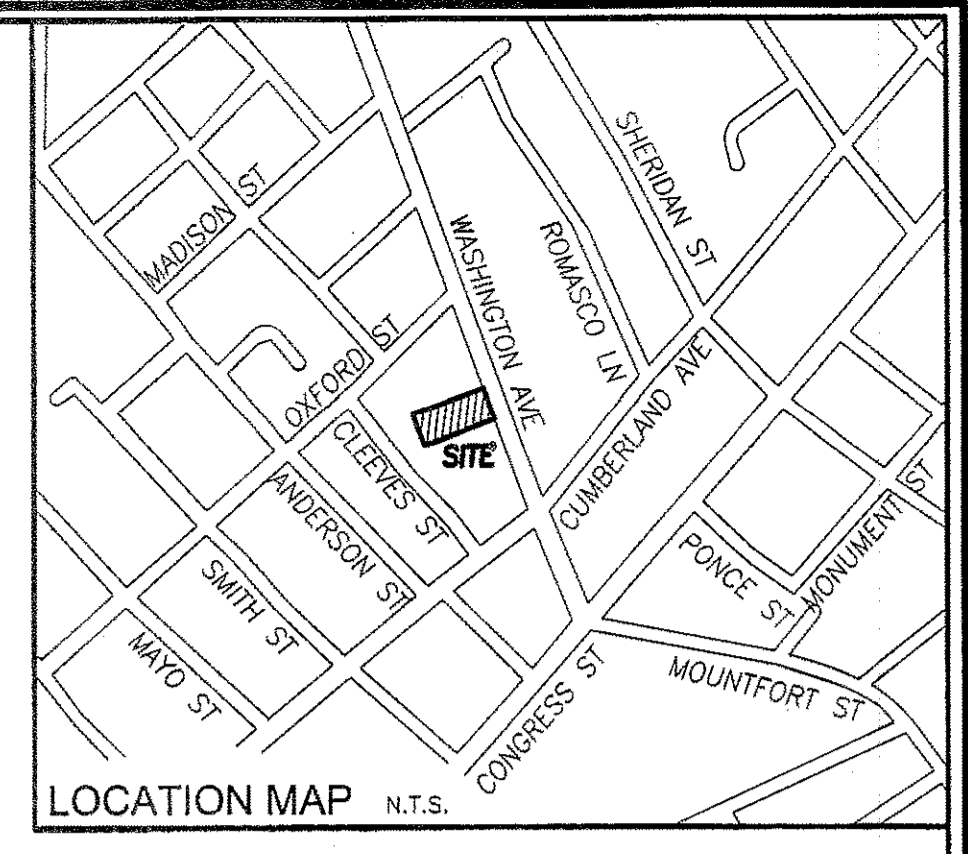
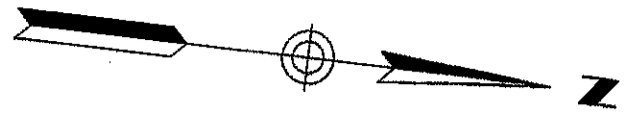


### DRAWING INDEX

A-0	COVER SHEET
S-1	SURVEY
S-2	SITE PLAN
D-1	DEMOLITION PLANS
D-2	DEMOLITION ELEVATIONS
D-3	DEMOLITION BUILDING SECTION
A-1	FLOOR PLANS
A-1-1	FIRST FLOOR RAMP & DECK PLAN
A-2	CODE COMPLIANCE PLANS
A-3	EXTERIOR ELEVATIONS
A-4	BUILDING & STAIR SECTION
A-5	DOORS & WINDOWS
A-6	DETAILS
A-7	ACCESSIBILITY DETAILS
A-8	EXTERIOR RAMP & DECK DETAILS
I-1	SILLY'S WITH A TWIST PLAN
I-2	SILLY'S WITH A TWIST DETAILS

### OWNERS

MICHELLE KELLEY  
COLEEN KELLEY  
40 WASHINGTON AVENUE  
PORTLAND, MAINE 04101  
MICHELLE: 207.415.7507  
COLEEN: 207.415.7647



TM 13-E-21 N/F MARIA & PABLO FLORES 24234/160  
 TM 13-E-14 N/F ROBERT C. HUNTLEY, JR. 13113/39  
 TM 13-E-9  
 TM 13-E-8 N/F GEORGE S. MARTIN 16748/129

TM 13-E-17 N/F KAREN J. LAIDLEY 15165/162

TM 13-E-22 N/F ABDUL ALI & HABIBU ADAM 23673/173

TM 13-E-16 N/F CHRISTOPHER SARAH SORENSEN COPPI 27491/299

TM 13-E-13

**PLAN REFERENCES**

- H.I. & E.C. JORDAN - SURVEYORS WORKING PLAN OF BLOCKS BOUNDED BY WASHINGTON AVENUE, OXFORD STREET, ANDERSON STREET AND CUMBERLAND AVENUE FILE NO.42
- H.I. & E.C. JORDAN - SURVEYORS PLAN SHOWING "SURVEYED JUNE 14, 1890 FOR CHAS. MULLEN ESTATE"
- "PLAN OF LAND OWNED BY BRIDGET & MARGARET CONNORS WASHINGTON AVE. PORTLAND, MAINE CHANDLER H. BARRON C.E. JULY 1946"
- "PLAN OF LAND IN PORTLAND, MAINE FOR WILLIAM & DOROTHY DIBIASE JUNE 1, 1982 OWEN HASKELL, INC. JOB NO. 8235P"
- "BOUNDARY SURVEY AT 30 WASHINGTON AVENUE, PORTLAND, MAINE MADE FOR GREENLAND CONSTRUCTION CO. AUGUST 25, 2004 OWEN HASKELL, INC. JOB NO. 2004-186P"
- "BOUNDARY SURVEY AT 31 CLEEVES STREET, PORTLAND, MAINE MADE FOR GREGORY MARTIN OCT. 17, 2003 OWEN HASKELL, INC. JOB NO. 2003-203P"
- "PLAN FOR NU CARPENTER AND MICHEL BOCAL 44 WASHINGTON AVENUE PORTLAND, ME 9/23/96 PREPARED BY LEWIS & WASINA, INC."

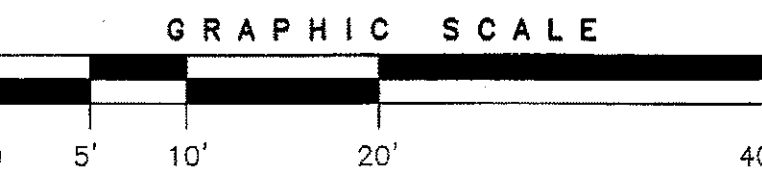
**NOTES**

- OWNERS OF RECORD: TAX MAP 13 BLOCK E LOT 16, 38 WASHINGTON AVENUE: MICHELLE A KELLEY, DEED BOOK 27840 PAGE 313. TAX MAP 13 BLOCK E LOT 15, 40-42 WASHINGTON AVENUE: EPS BEAGLE, LLC, DEED BOOK 18372 PAGE 319
- BEARINGS ARE MAGNETIC 2003 AS PER PLAN REFERENCE 6.
- SEE EASEMENT DEED BOOK 14777 PAGE 144 FOR RIGHTS IN ABUTTING DRIVEWAY ON LAND OF ABDUL AND ADAM.
- THERE IS A DIFFERENCE BETWEEN THE NORTHERLY LINE OF THE SUBJECT PROPERTY AND THE LINE OF ABDUL AND ADAM, AS SHOWN ON PLAN REFERENCE 7. THE LINE ON PLAN REF. 7 RUNS FROM THE 5/8" CIRCF NEAR WASHINGTON AVENUE (AND 0.41" SOUTH OF THE LINE SHOWN HEREON) TO A 1" IPF NEAR THE LAND OF MARTIN (AND 0.63" NORTH OF THE LINE SHOWN HEREON).
- THERE IS A SMALL OVERLAP, IN THE NORTHWEST CORNER OF THIS PARCEL, WITH THE LAND OF MARTIN AS SHOWN ON PLAN REFERENCE 6. SOME OF THE DEED DIMENSIONS ARE VAGUE ON BOTH PARCELS. THE LINES ON THIS PLAN WERE TAKEN FROM PLAN REFERENCE 1 AND 2, EVEN THOUGH THE DEED CALLS FOR 165 FEET FROM WASHINGTON AVENUE. DIMENSIONS IN THE DEED OF MARTIN WERE HELD FOR PLAN REF. 6.
- BOUNDARY AGREEMENTS WITH THE ABUTTERS WOULD RESOLVE ANY DISCREPANCIES WITH MARKERS AND PLANS.

**7. REFER TO SHEET A.1 FOR DECK AND RAMP PLANS.**

**LEGEND**

- IRON PIPE OR ROD FOUND
- MONUMENT
- SPIKE FOUND
- WATER VALVE
- UTILITY POLE
- MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- STONE WALL
- CURB
- OVERHEAD WIRES
- WATER LINE
- GAS LINE
- 1" CONTOUR

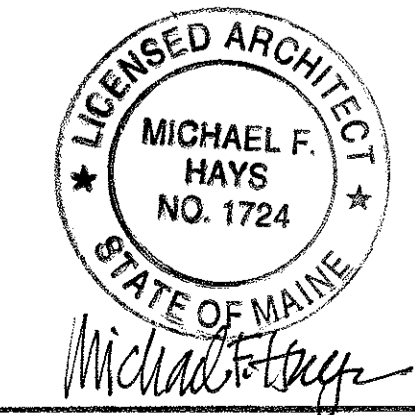
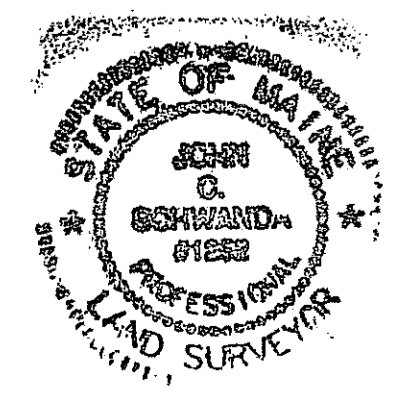


**CERTIFICATE**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 6-23-2011

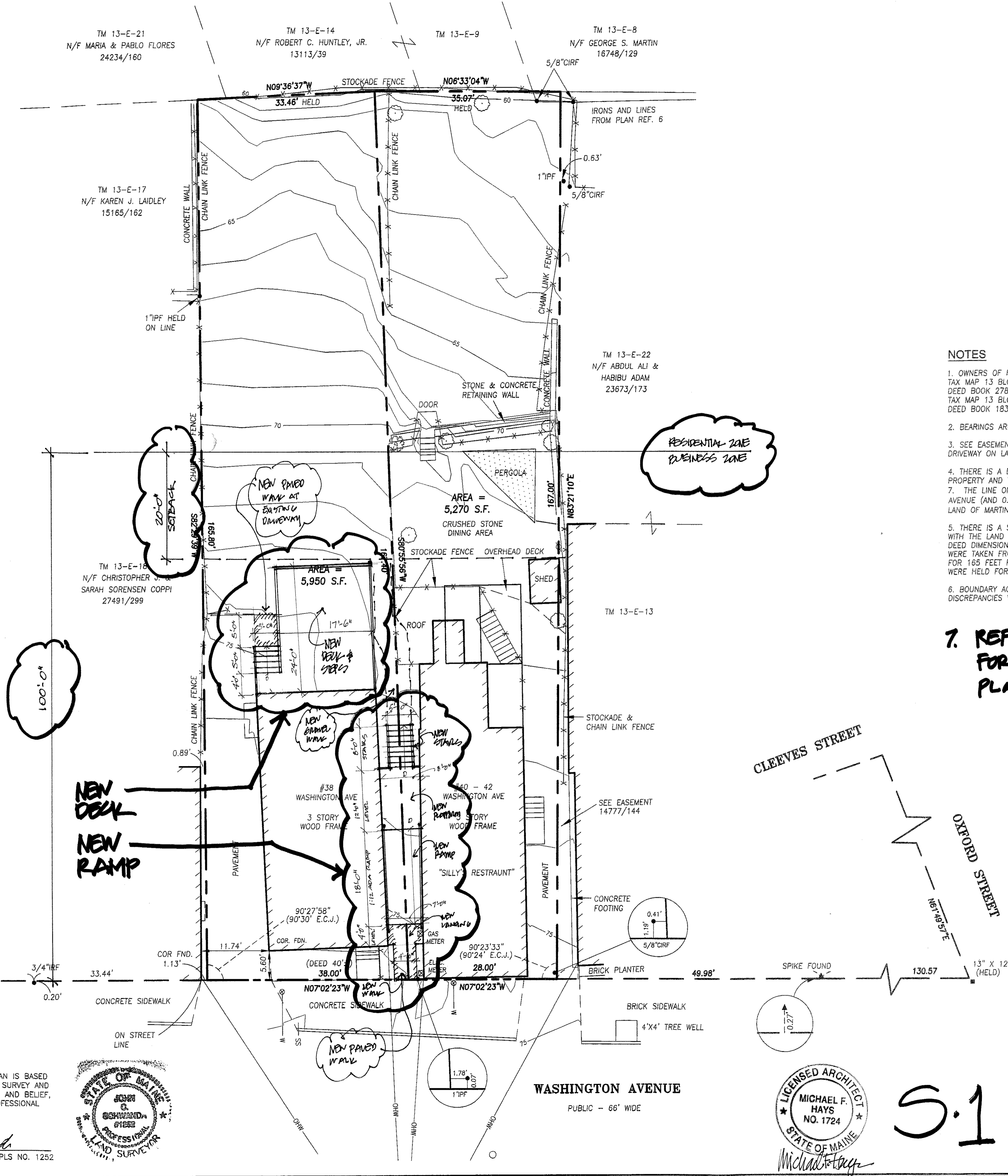
JOHN C. SCHWANDA, PLS NO. 1252



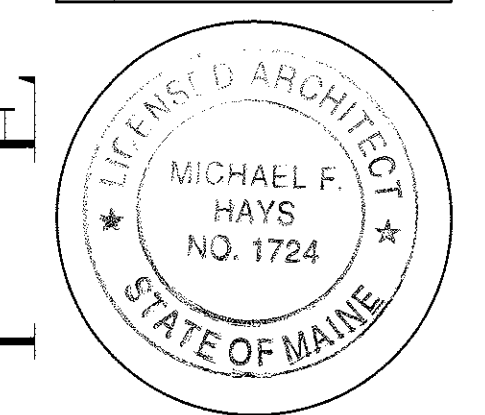
**S.1**

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 ON  
 WASHINGTON AVENUE, PORTLAND, MAINE  
 MADE FOR RECORD OWNERS  
**MICHELLE A. KELLEY**  
 38 WASHINGTON AVENUE, PORTLAND, MAINE  
**EPS BEAGLE, LLC**  
 40 WASHINGTON AVENUE, PORTLAND, MAINE

<b>OWEN HASKELL, INC.</b>		390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424	
Drwn By	SDG	Date	JUNE 22, 2011
Trace By	SDG	Scale	1" = 10'
Check By	JCS	Drwg. No.	2011-057 P
Book No.	1101		1



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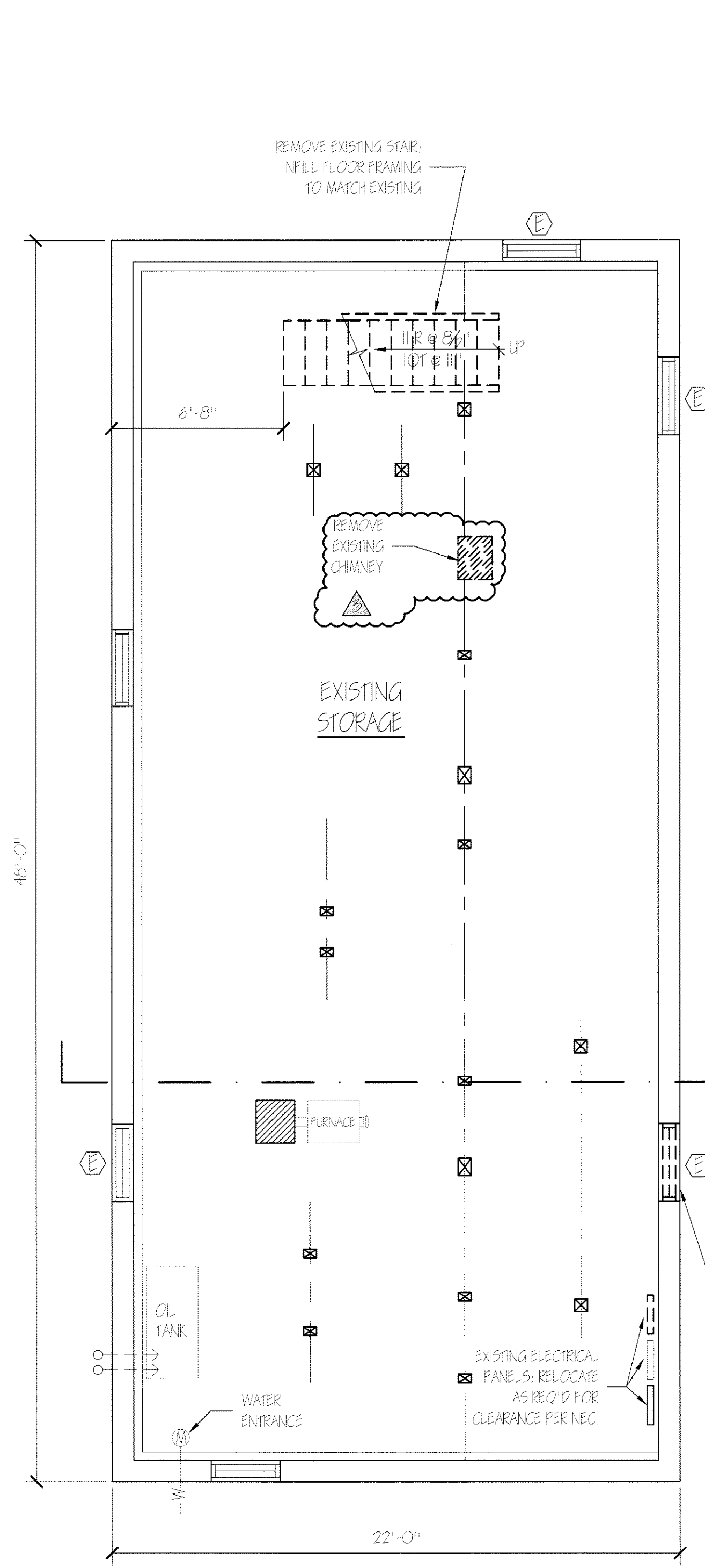
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DEMOLITION  
 PLANS  
 DRAWING TITLE

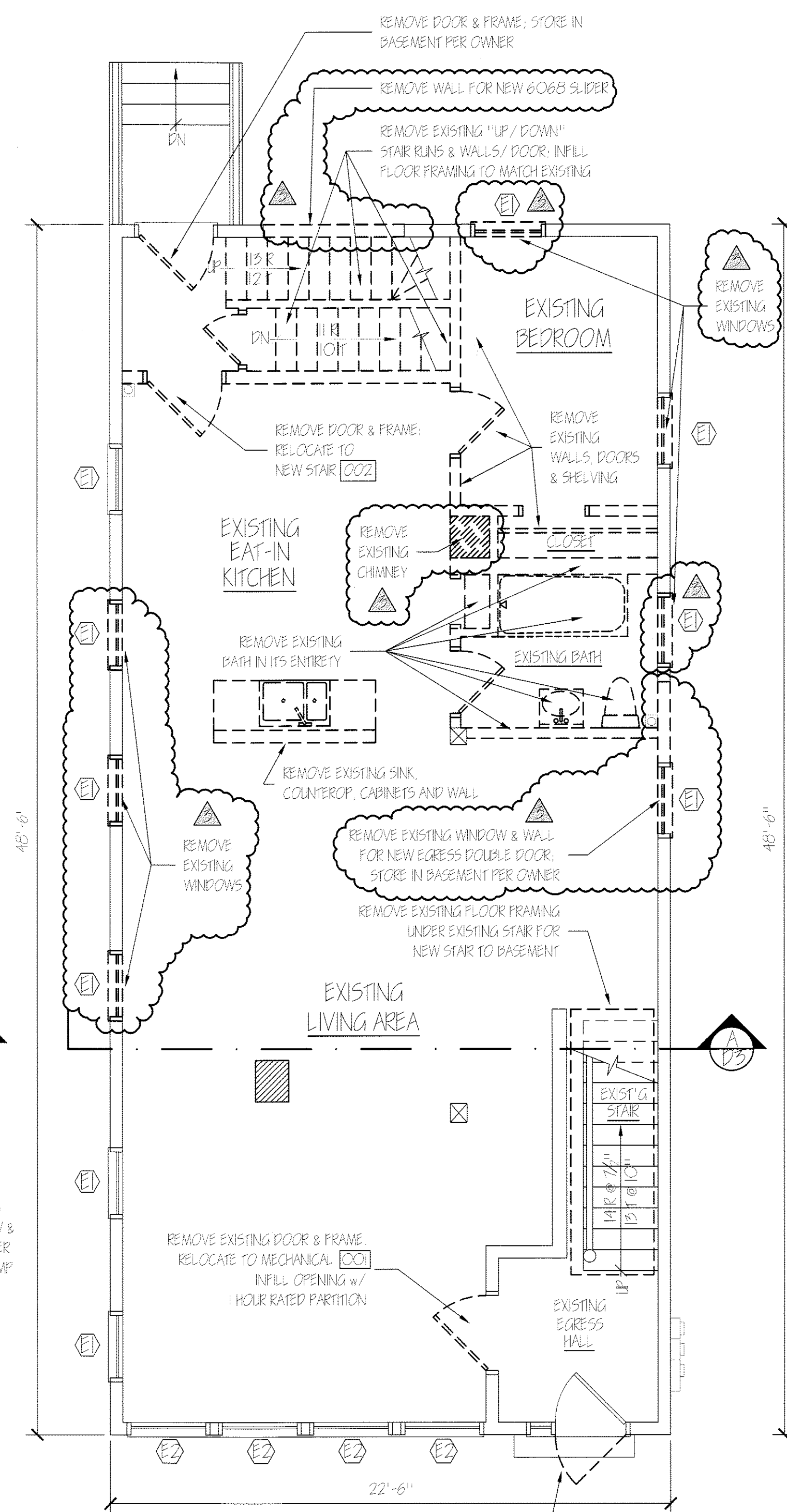
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EXISTING BASEMENT-DEMOLITION

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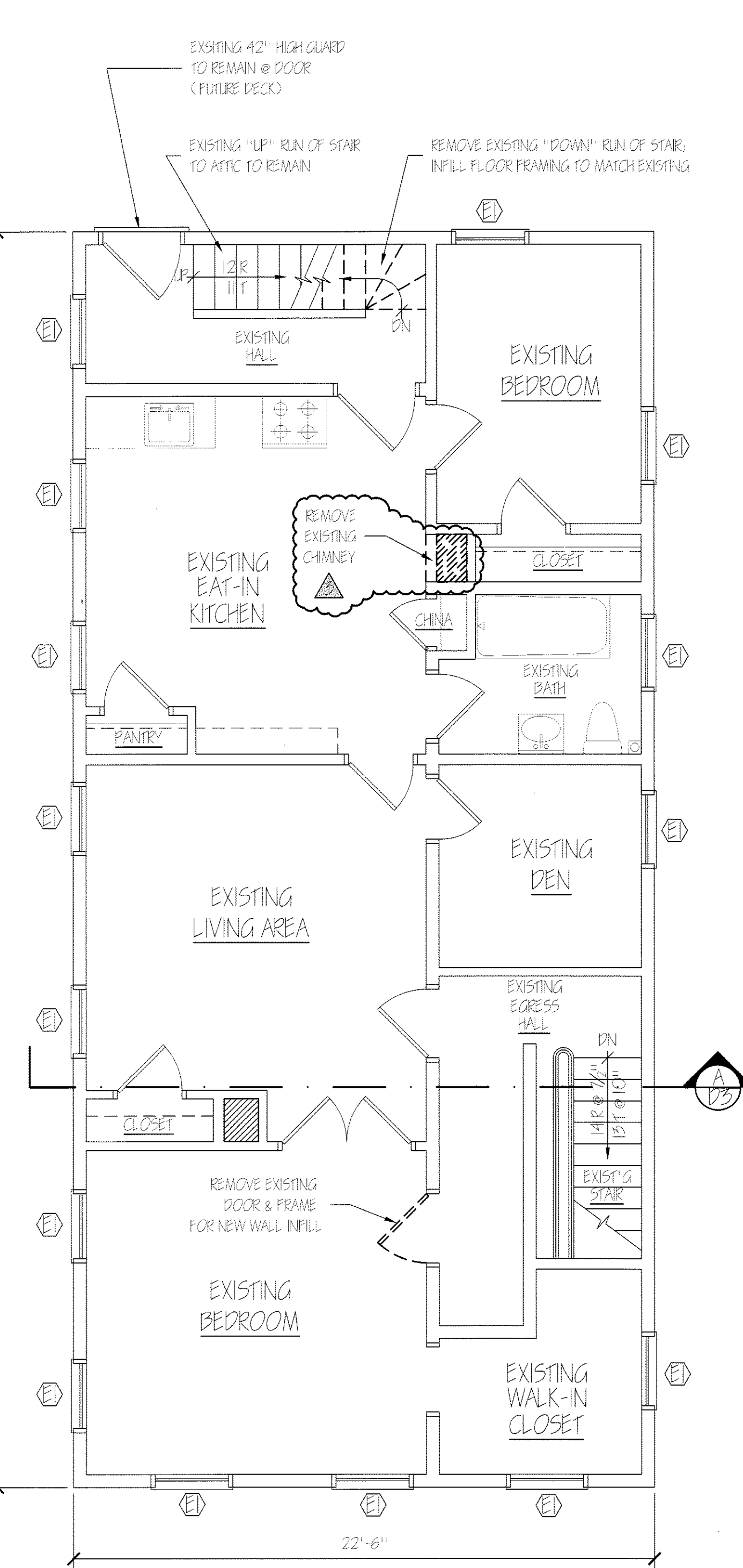
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EXISTING FIRST FLOOR-DEMOLITION

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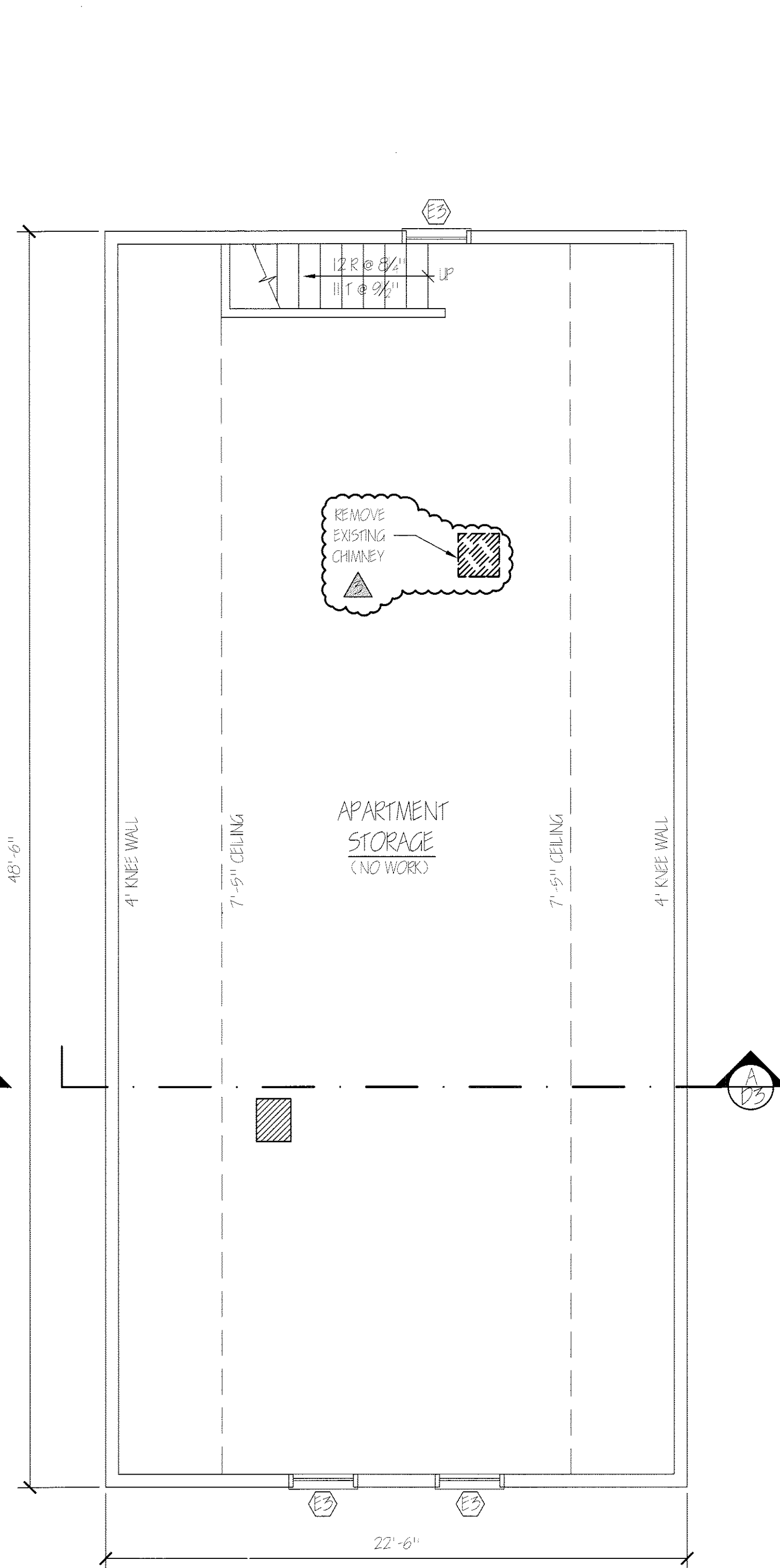
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EXISTING SECOND FLOOR-DEMOLITION

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SINGLE FAMILY APARTMENT

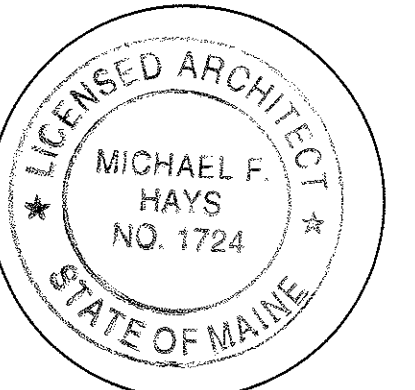


EXISTING THIRD / ATTIC

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

SINGLE FAMILY APARTMENT

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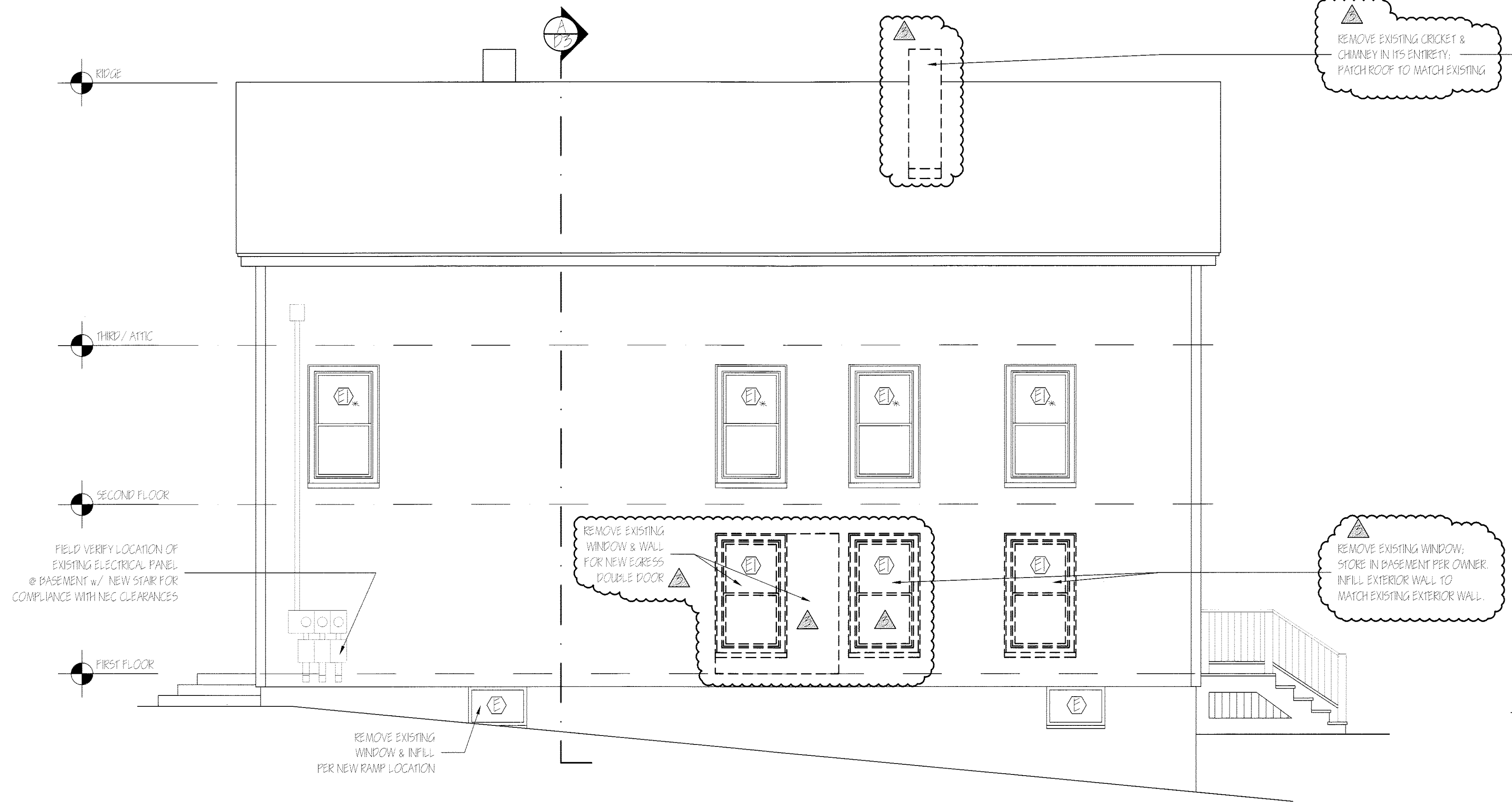
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▲ 12 Sep '11

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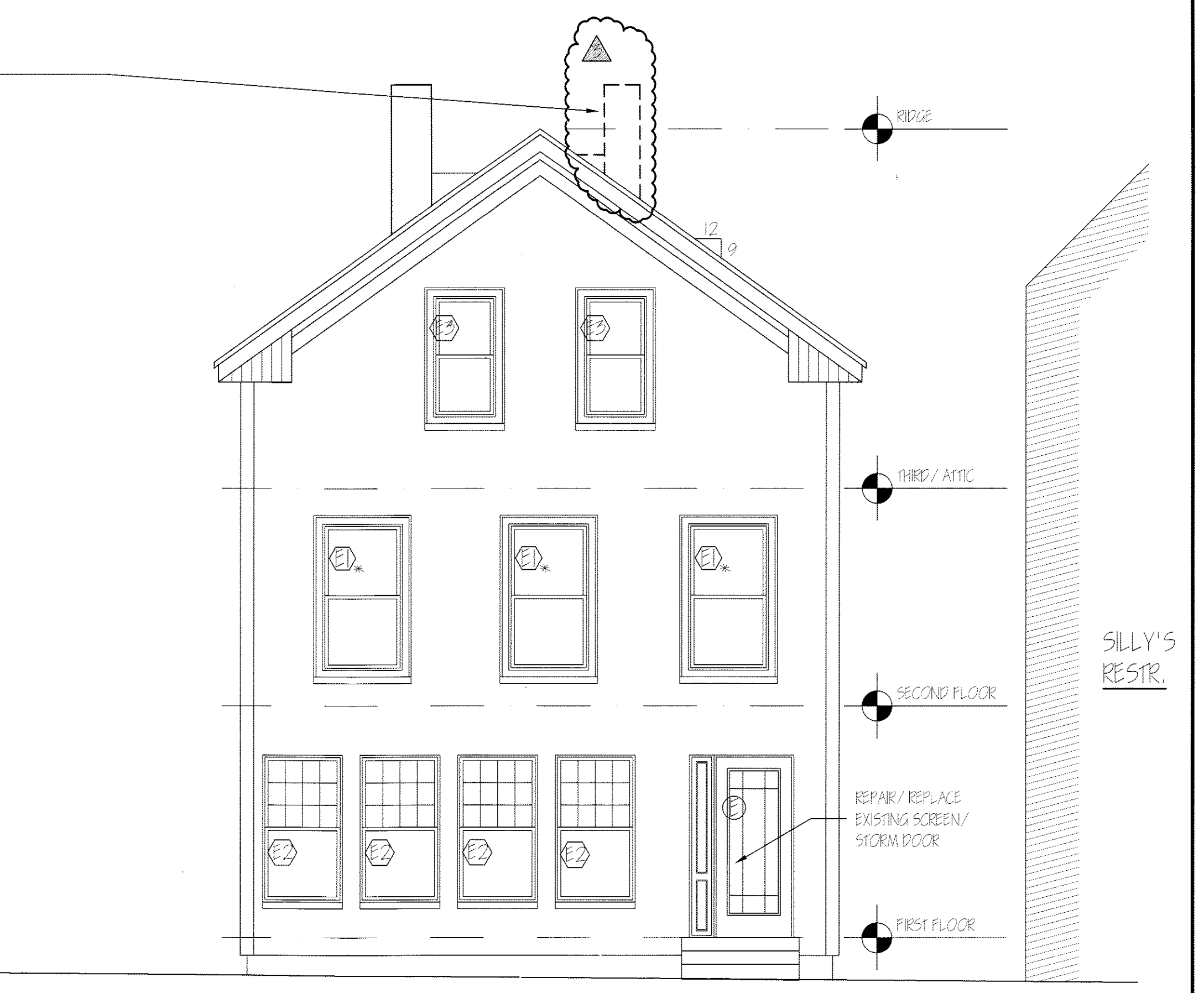
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DEMOLITION  
ELEVATIONS  
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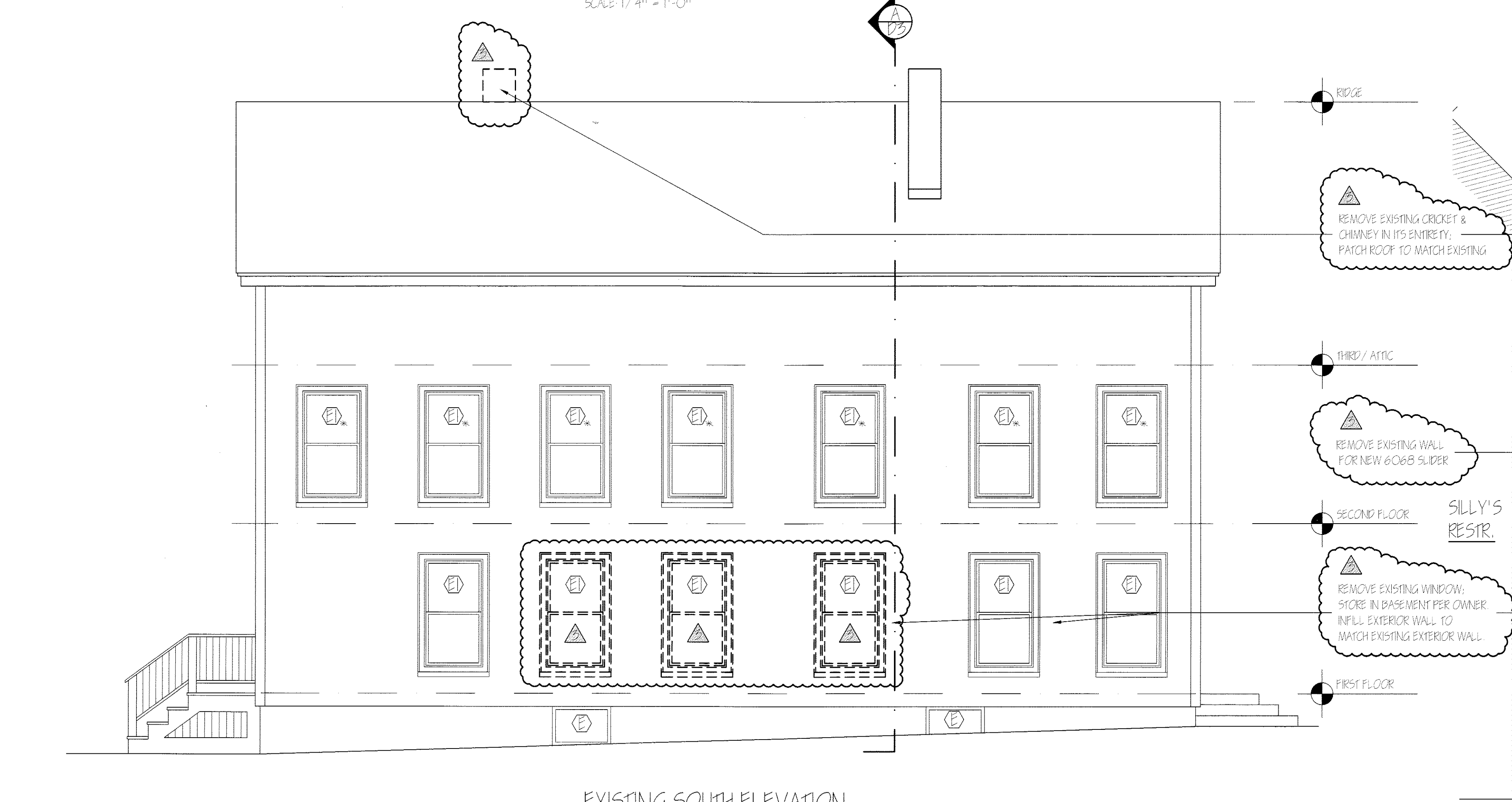
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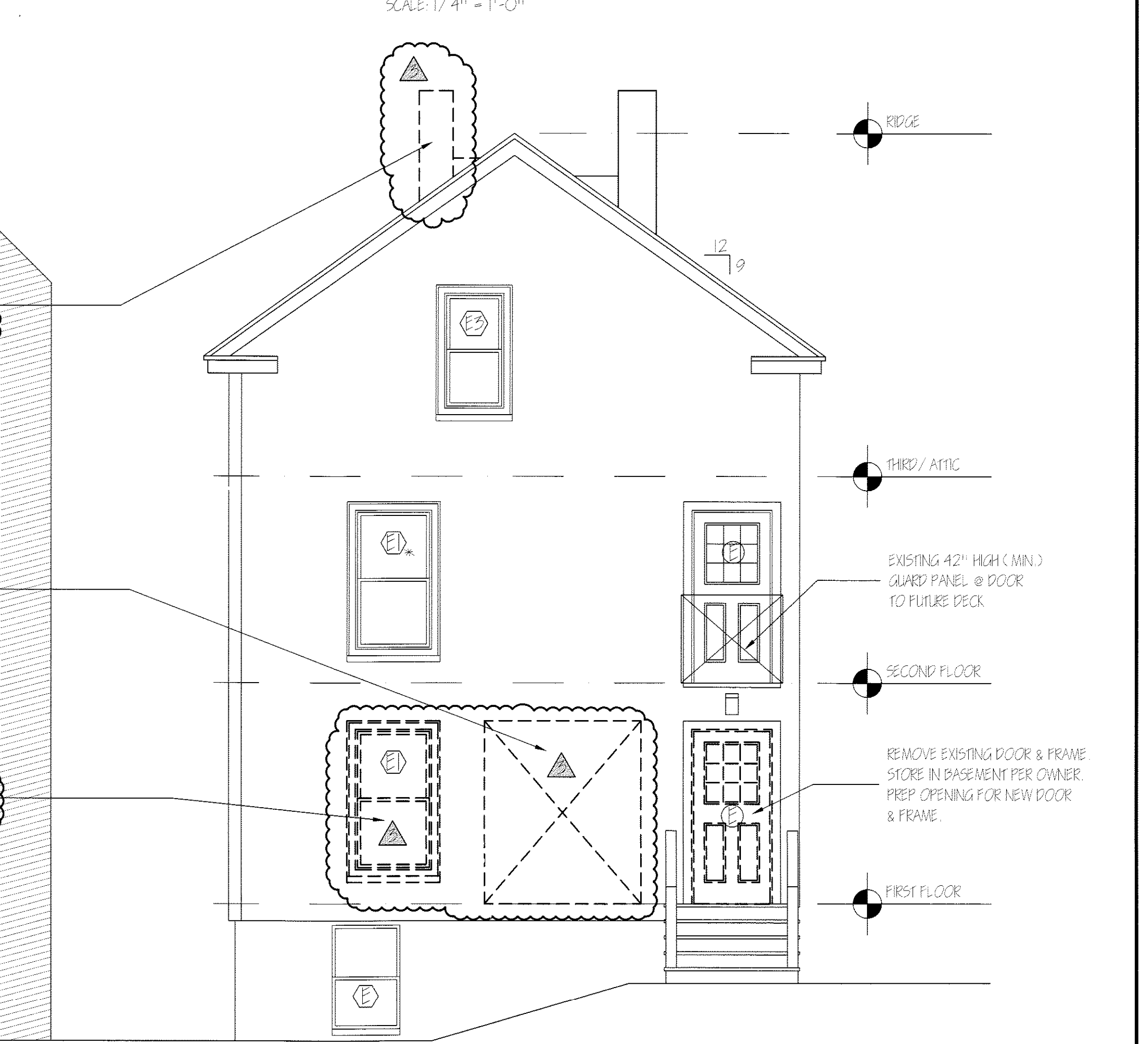
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EXISTING EAST ELEVATION  
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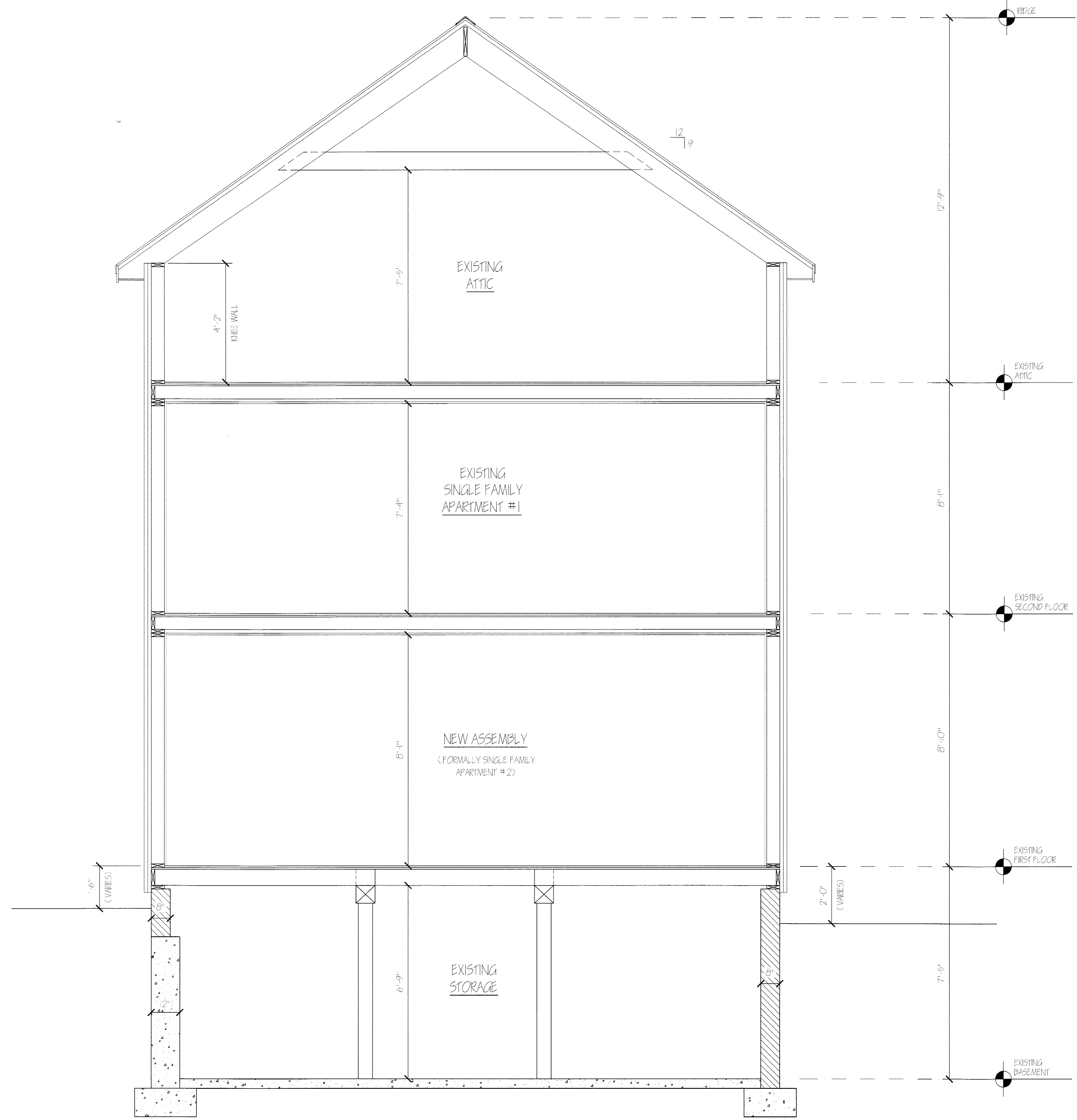


EXISTING SOUTH ELEVATION  
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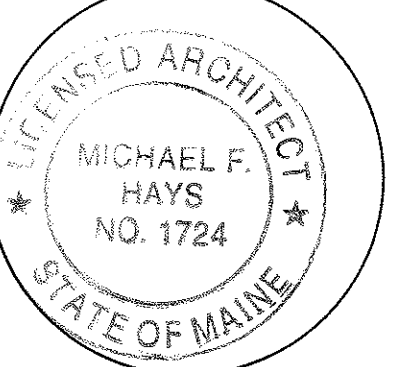
EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

- Ⓧ EXISTING DOOR
- Ⓧ EXISTING WINDOW
- Ⓧ EXISTING EGRESS WINDOW



**A** EXISTING TYPICAL SECTION  
SCALE: 1/2" = 1'-0"

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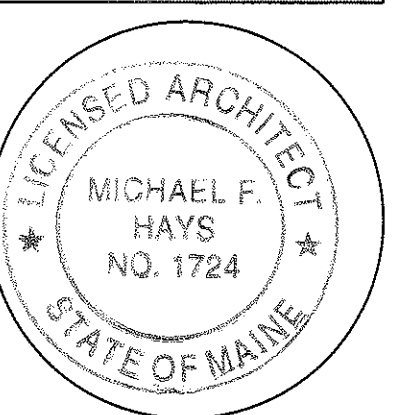
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**38 WASHINGTON AVE**  
PORTLAND, MAINE, 04101

**GRIM HAYS ASSOCIATES ARCHITECTURE**  
INTERIOR DESIGN  
P.O. BOX 6179 FALMOUTH, MAINE 04105  
(207) 871-5900 (207) 871-9308

**PR** **DEMOLITION BUILDING SECTION**  
DRAWING TITLE

SCALE	1/4" = 1'-0"
DATE	16 Jun '11
DRAWN BY	MFH/mak
JOB NO.	110701
DRAWING NO.	D-3

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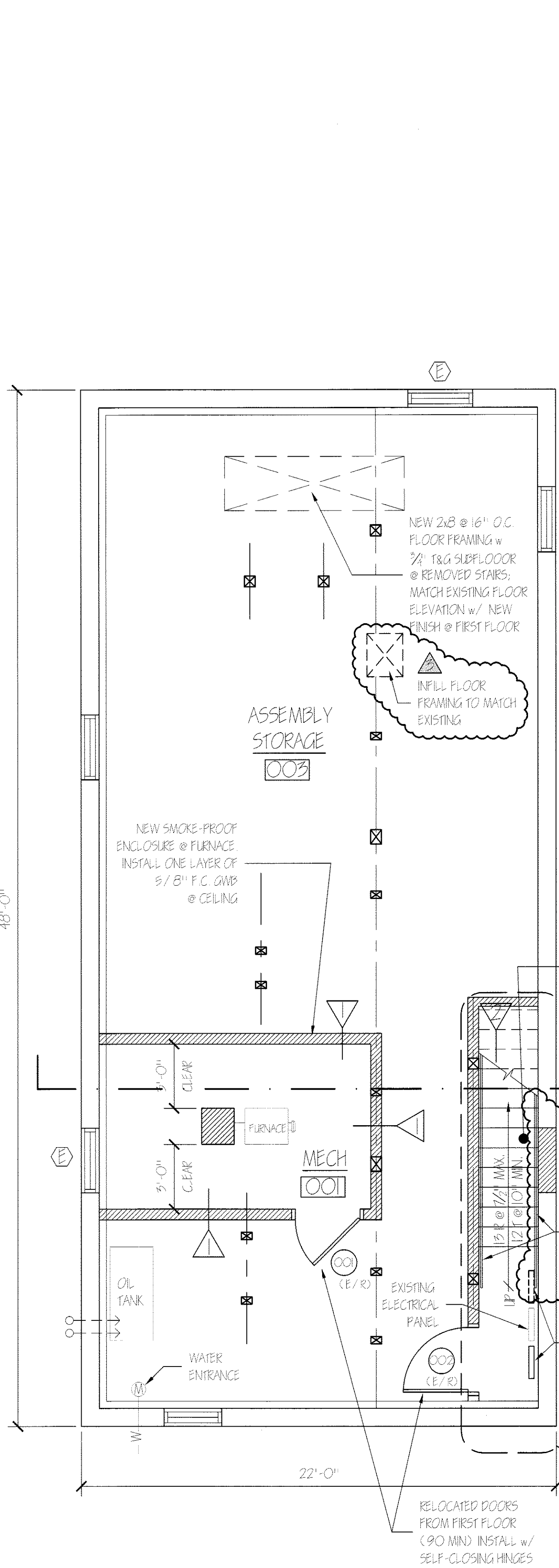


REVISIONS  
 18 Jul '11  
 28 Jul '11  
 12 Sep '11

ALTERATIONS TO  
**38 WASHINGTON AVE**  
 PORTLAND, MAINE, 04101  
 JOB TITLE

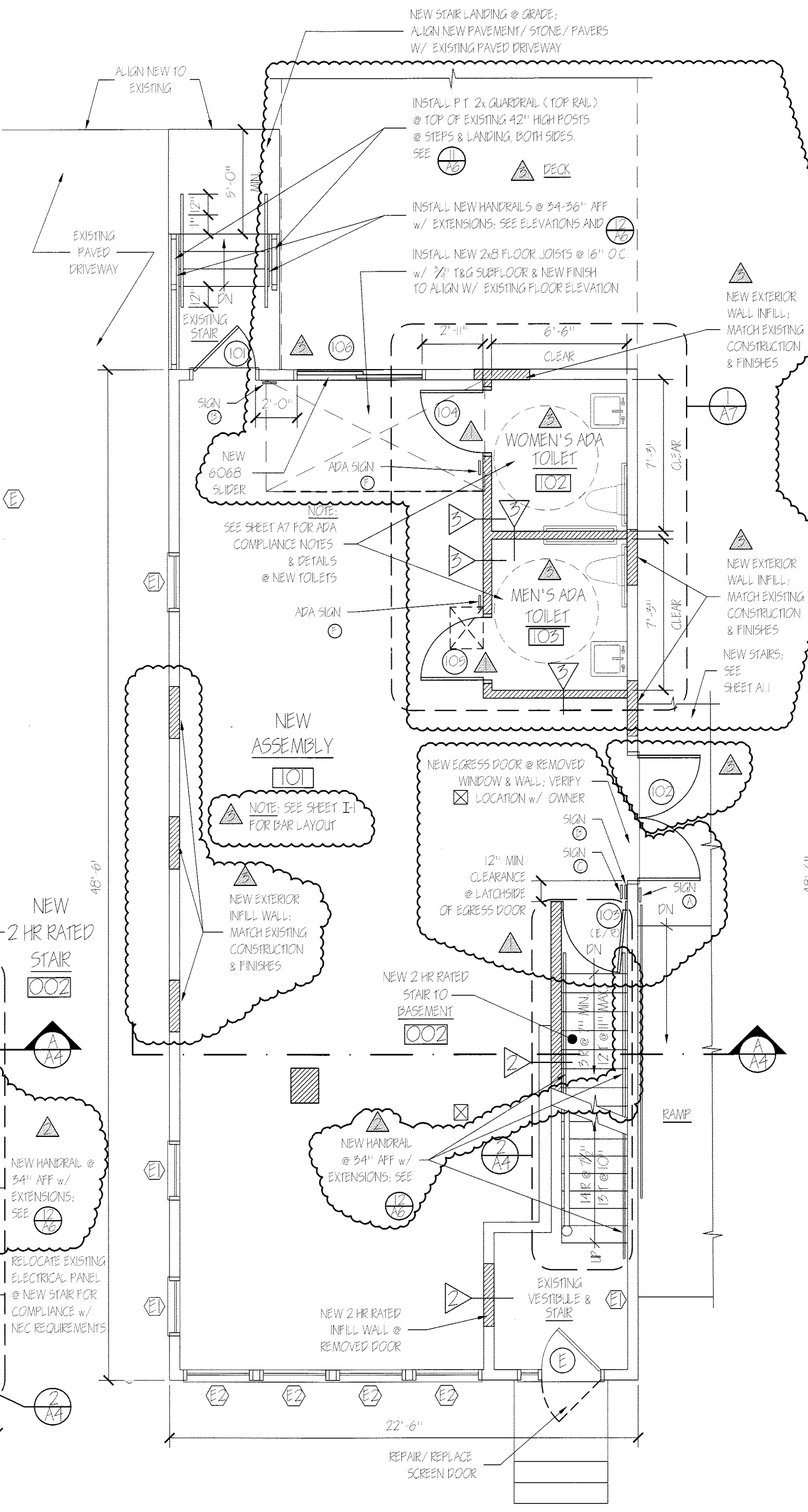
ARCHITECTURE  
 INTERIOR DESIGN  
 P.O. BOX 6179 FALMOUTH, MAINE 04105  
 (207) 871-5900  
 (207) 871-9308

PROPOSED  
 FLOOR  
 PLANS  
 DRAWING TITLE  
 SCALE: 1/4" = 1'-0"  
 DATE: 16 Jun '11  
 DRAWN BY: MFH/mak  
 JOB NO.: 110701  
 DRAWING NO.:  
**A-1**



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

MECHANICAL & ASSEMBLY STORAGE

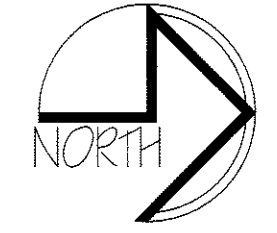


PROPOSED FIRST FLOOR  
 SCALE: 1/4" = 1'-0"

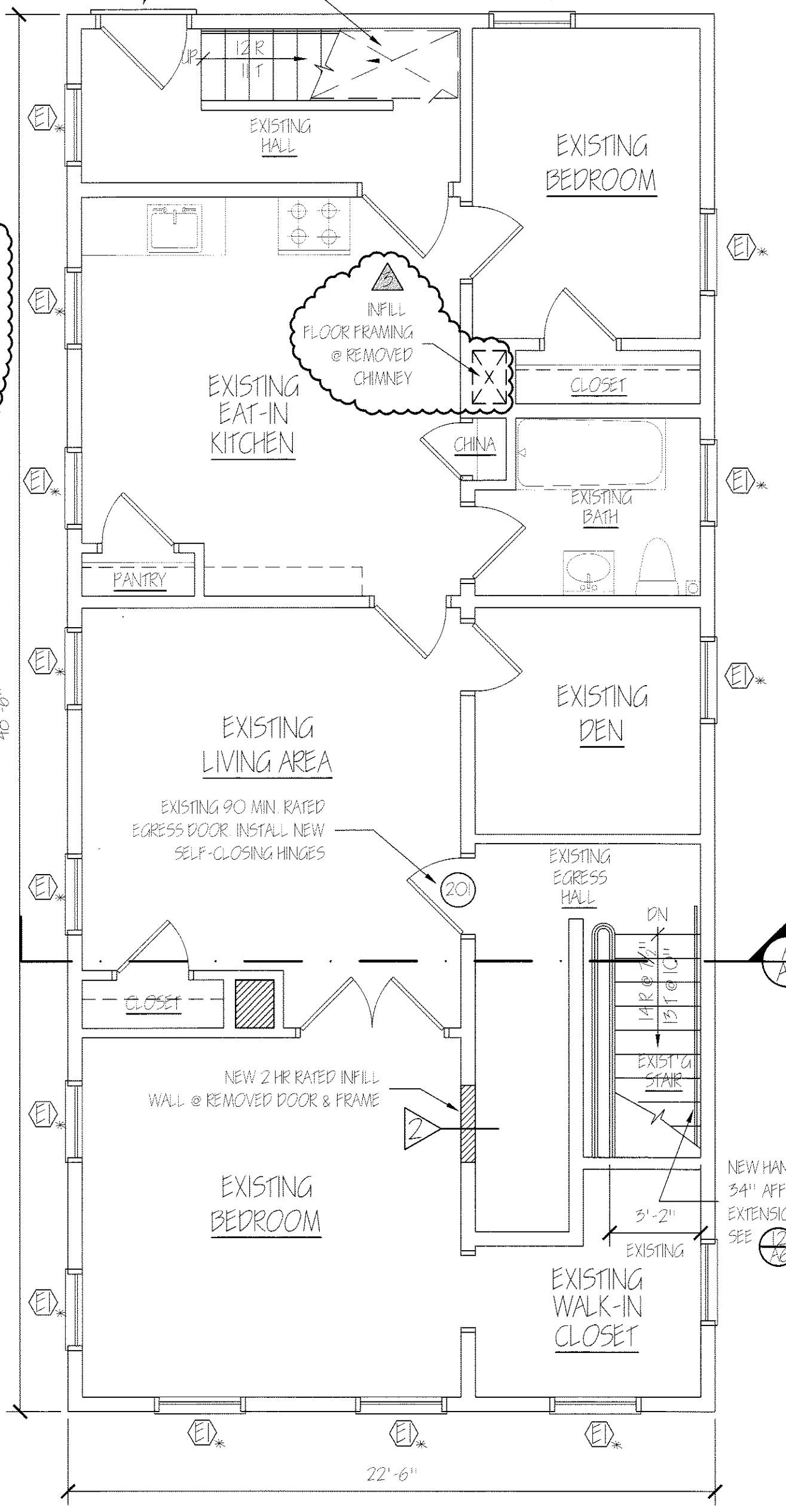
ASSEMBLY USE

SIGN		PARTITION LEGEND	
TAG	DETAIL	TAG	DETAIL
(A)	(A)	(1)	(1)
(B)	(B)	(2)	(2)
(C)	(C)	(3)	(3)
(D)	(D)	(4)	(4)
(E)	(E)	(5)	(5)
(F)	(F)	(6)	(6)

NOTE:  
 1. SEE SHEET I1 "SILLYS WITH A TWIST" FOR BAR LAYOUT  
 2. SEE SHEET A11 FOR EXTERIOR DECK & RAMP PLANS

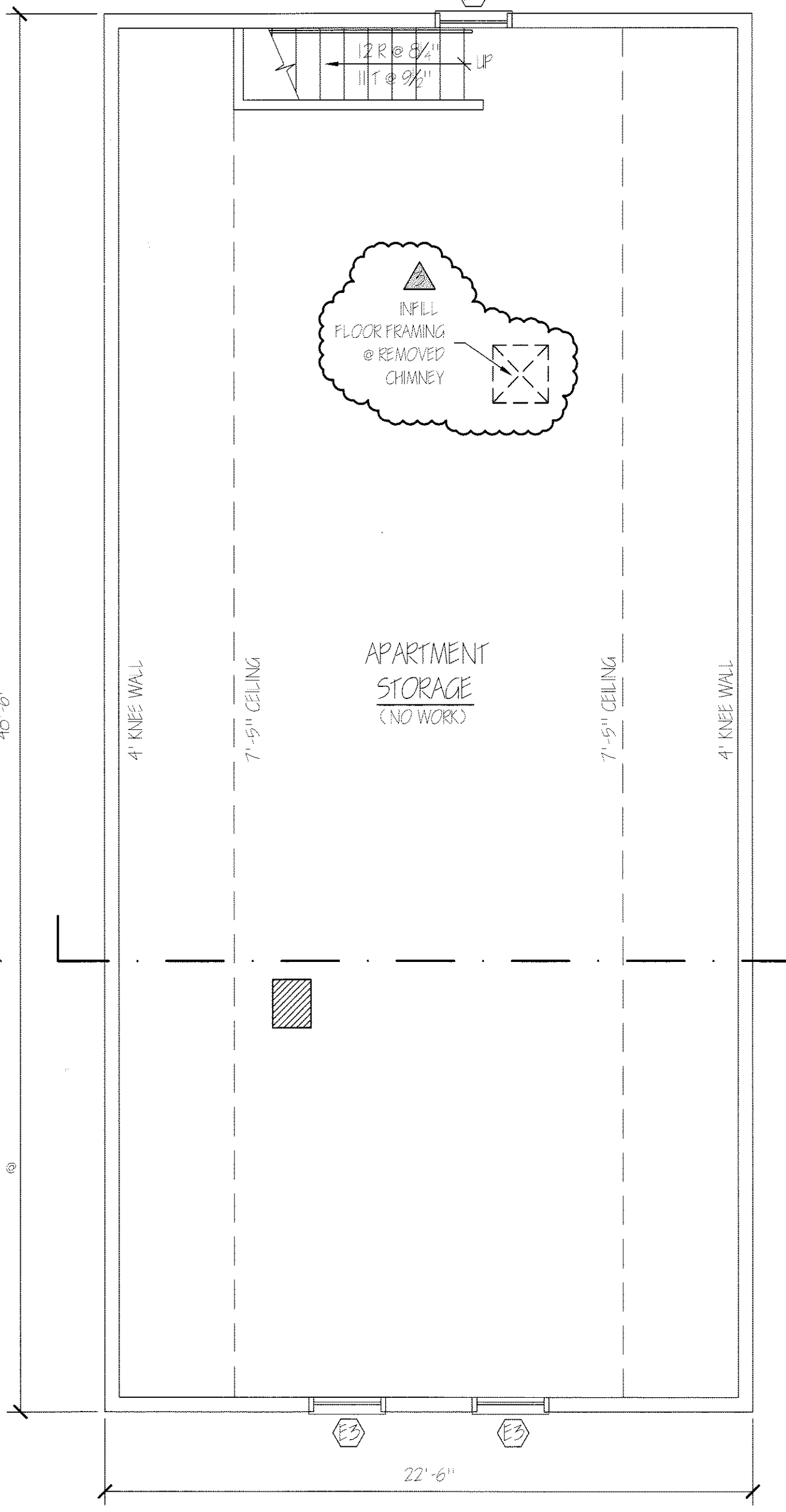


EXISTING PARTITIONS  
 NEW PARTITIONS



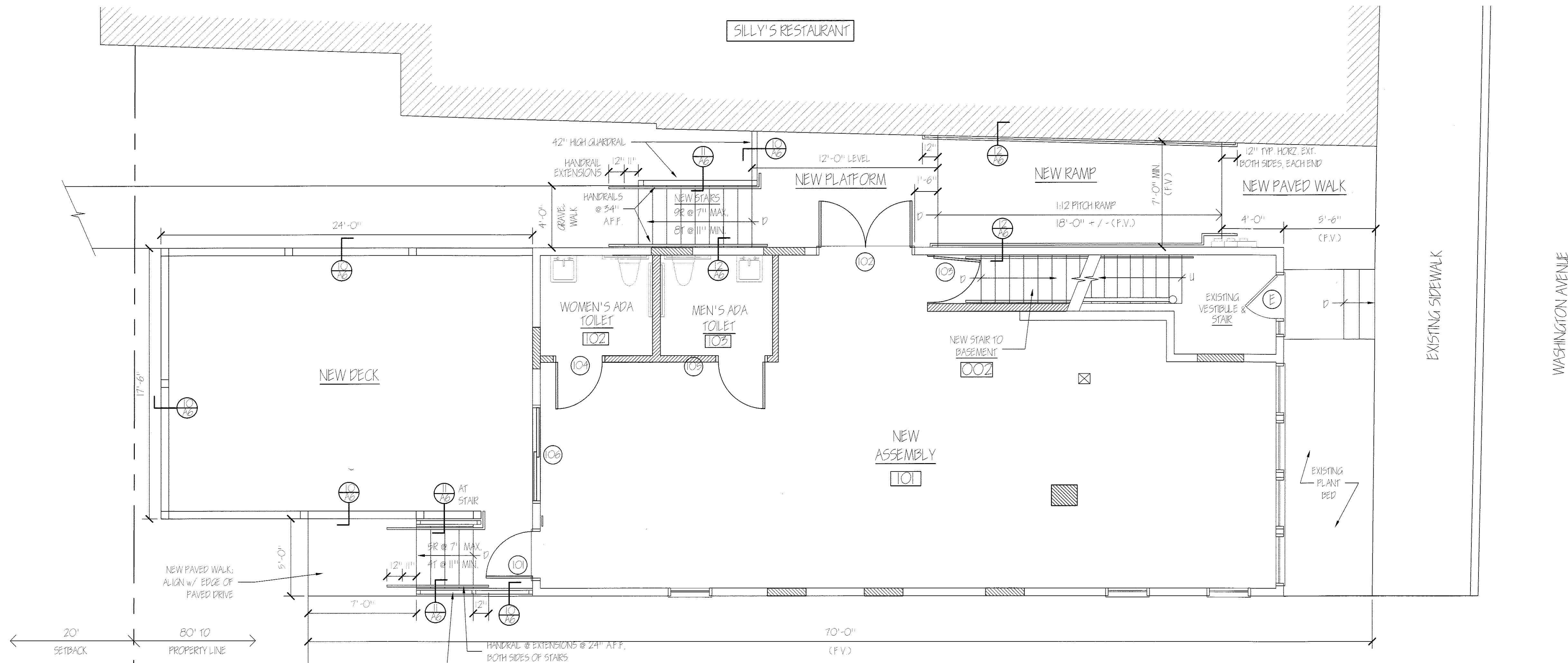
PROPOSED SECOND FLOOR  
 SCALE: 1/4" = 1'-0"

SINGLE FAMILY APARTMENT



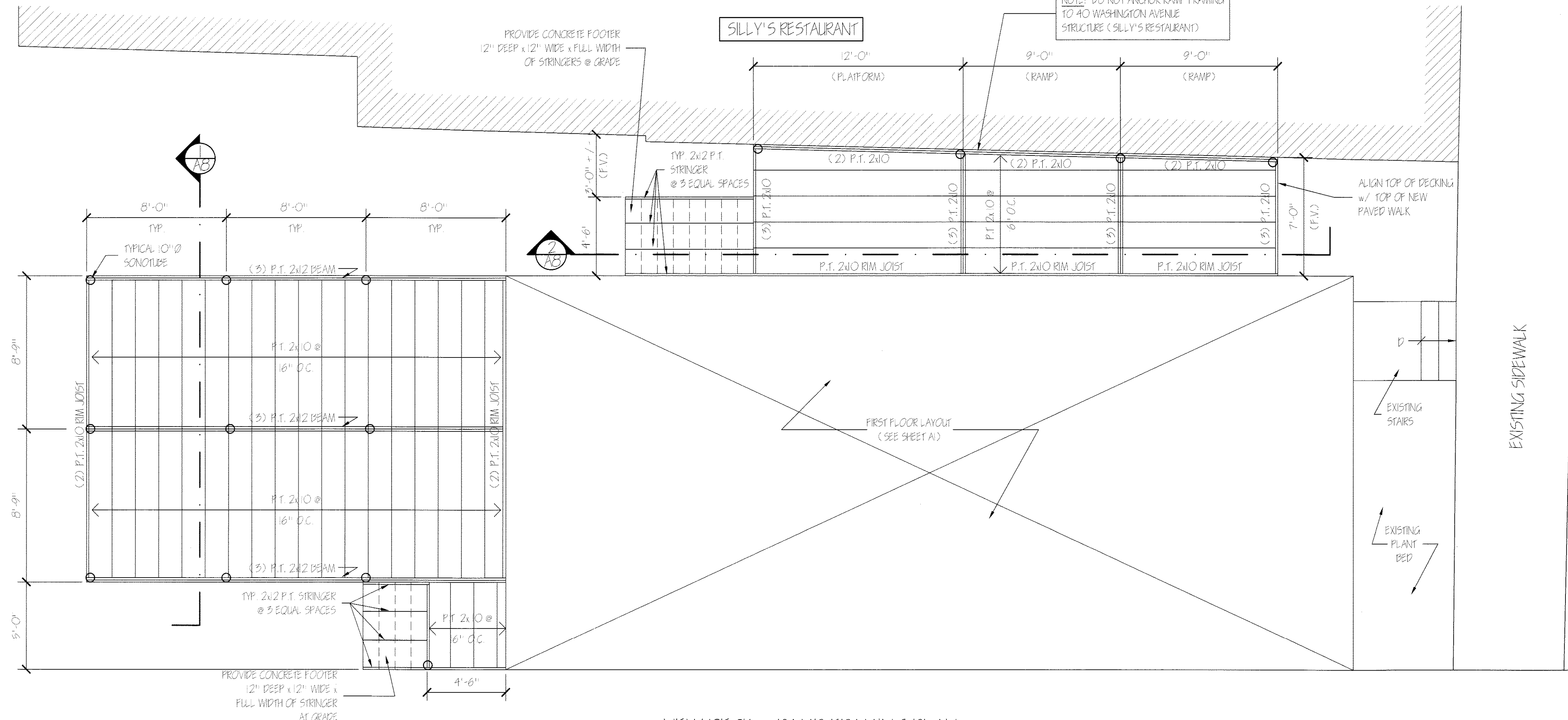
EXISTING THIRD/ ATTIC  
 SCALE: 1/4" = 1'-0"

SINGLE FAMILY APARTMENT



NEW DECK & RAMP PLAN

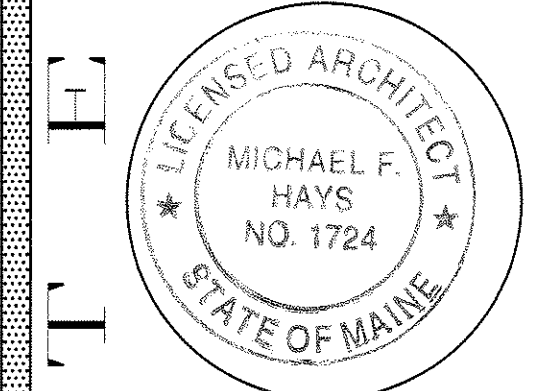
SCALE: 1/4" = 1'-0"



NEW DECK & RAMP FRAMING PLAN

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

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REVISIONS  
 12 Sep '11

ALTERATIONS TO  
**38 WASHINGTON AVE**  
 PORTLAND, MAINE, 04101

GRANT HAYS ARCHITECTURE  
 INTERIOR DESIGN  
 P.O. BOX 6179 PALMOUTH, MAINE 04105  
 (207) 871-5900 (207) 871-9308

PROJECT  
 FIRST FLOOR  
 RAMP & DECK  
 PLANS

SCALE: 1/4" = 1'-0"  
 DATE: 16 Jun '11  
 DRAWN BY: MFH/mak  
 JOB NO.: 110701  
 DRAWING NO.

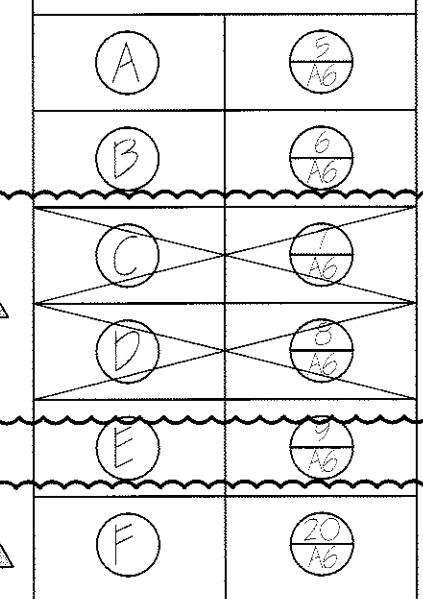
DRAWING TITLE  
**A-1-1**

CODE ANALYSIS, MIXED USE BUILDING

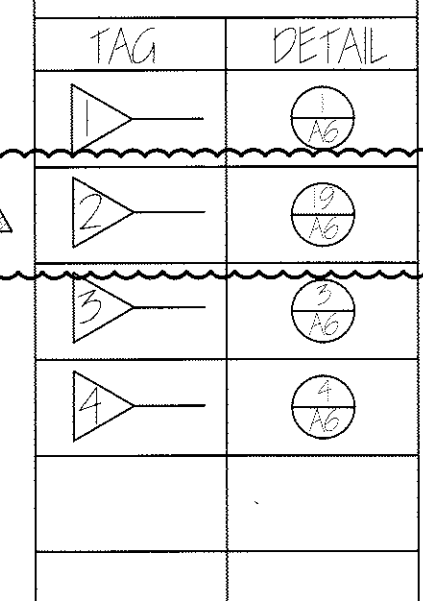
LIFE SAFETY SYMBOLS

- (E) EXIT LIGHT
  - (F) FIRE EXTINGUISHER
  - (L) EMERGENCY LIGHT
  - (N) NOT AN EXIT SIGN
  - (S) SMOKE DETECTOR w/ SOUNDING WAIR
  - (SM) SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
  - (SP) SPRINKLER HEAD
  - (F) EXISTING
- NOTE: ALL SAFETY DEVICES SHALL BE INTERCONNECTED ON ALL LEVELS

SIGNS



PARTITION LEGEND



**NFPA 101 Life Safety Code - 2009 Edition**

Building Classification: New Assembly Ch 12 (1,056 of Gross)  
Existing Apartment Ch 91 (1,056 of Gross)  
Construction Type: V (OOO)  
Hazard Classification: Class B - Ordinary Hazard  
Occupant Loads: Assembly: 700 sf net @ 7 sf/occ = 100  
700 sf net @ 15 sf/occ = 47  
(Actual seating capacity: 50 max)  
Staff areas: 216 sf @ 100 sf/occ = 3  
516 sf net @ 200 sf/occ = 4

Separation of Use Ratings:  
1 hour @ Storage/ Assembly  
2 hours @ Assembly/ Apartment  
Smoke Barrier Required

Mechanical Room:  
Stair Rating:  
2 hours  
Minimum Stair width:  
44" or 36" if serving under 50 occupants  
Maximum Riser height:  
7" maximum  
Minimum Tread width:  
11" minimum  
Minimum Headroom:  
6'-8" at stairs; 7'-6" at occupied spaces  
Maximum ht. between landings:  
12'-0"  
Guardrail Height:  
42"  
Handrail height:  
34-36"  
Handrail top extension:  
12" horiz.  
Handrail bottom extension:  
11" angled + 12" horiz.  
Handrail diameter:  
1-1/4" O.D.  
Maximum baluster open space:  
less than 4" (6" at tread/ riser triangle)  
Max. Allowable Travel Distance:  
200' @ Assembly; 125' @ Apartments  
Max. Allowable Common Path:  
75' @ Assembly; 35' @ Apartment  
Max. Allowable Dead End Corridor:  
20' @ Assembly; 50' @ Apartment  
Minimum Egress Corridor Width:  
44" or 36" if less than 50 total occupants  
Minimum Number of Required Exits:  
2 at Assembly  
1 at Apartment with Egress Windows at Living Areas/ Bedrooms  
Minimum Horiz. Egress Corridor ratings:  
1 hour

**NFPA 101 Life Safety Code - 2009 Edition (Cont.)**

Panic Hardware: Required if over 50 occupants  
Fire Escapes as means of egress: Allowed  
Minimum Egress Door Width: 36" (34" clear)  
Exit Lighting: Required  
Fire Extinguishers: Required  
Emergency Lighting: Required  
Fire Sprinkler System: Not Required at Assembly if under 500 occupants  
Fire Alarm System: Not Required at Assembly if under 500 occupants

**International Building Code - 2009 Edition**

Use Group Classification: Assembly (A-2) 1,056 of Gross  
Residential (R-2) 1,056 of Gross  
Occupant Loads: Assembly: 700 sf net @ 7 sf/occ = 100  
700 sf net @ 15 sf/occ = 47  
(Actual seating capacity: 50 max)  
Staff areas: 216 sf @ 100 sf/occ = 3  
Residential: 516 sf @ 200 sf/occ = 4

Occupancy Separation Ratings:  
2 hour at Assembly  
1 hour at Storage (S-2) / Assembly  
2 hours at Assembly/ Residential  
1 hour

Janitor, Mech & Storage Rooms:  
Building Limitations:  
Construction Type: VB Combustible/ Unprotected/ Non-Sprinkled  
Maximum Height:  
1 Story @ A-2; 2 Story @ R-2  
Maximum Area / Floor:  
6,000 sf @ A-2; 7,000 sf @ R-2  
Height/ Area Sprinkler Increases:  
1 Story and 200%

**International Building Code - 2009 Edition (Cont.)**

Fire Resistance Design Criteria:  
Load Bearing Exterior Walls: None  
Structural Frame: None  
Roof/ Floor Frame: None  
Load Bearing Interior Walls: None  
Fire Separation Exits (Stairs): 2 hours  
Elevator Hoistways: 2 hours (NA)  
Mechanical: 1 hour  
Exit Corridors: 1 hour  
Minimum Number of Exits: 2 per floor  
1 @ 1st floor A-2 if less than 50 occupants/ 75' travel  
1 @ 2nd floor R-2 if less than 4 units/ 50' travel

Maximum Dead End Corridor Length: 20'  
Maximum Common Travel Path: 75'  
Maximum Exit Travel Distance: 200'  
Minimum Stair/ Corridor Width: 44" (36" if less than 50 occupants)  
Maximum Riser Height: 7"  
Minimum Tread Depth: 11"  
Minimum Ramp Width: 44" or 36" (if less than 50 occupants)  
Maximum Ramp Pitch: 1:12  
Handrails & Guardrails: Same as NFPA 101  
Minimum Ceiling Height: 7'-6" at occupied spaces; 7'-0" otherwise; 6'-8" at stairs  
Egress Fire Escapes: Allowed  
Fire Alarm System: Not Required (A-2 < 300 occ.)  
Fire Sprinkler System: Not Required  
Exit Lighting: Required  
Emergency Lighting: Required  
Portable Fire Extinguishers: Required  
Panic Hardware: Required if over 100 total occupants

**International Building Code - 2009 Edition (Cont.)**

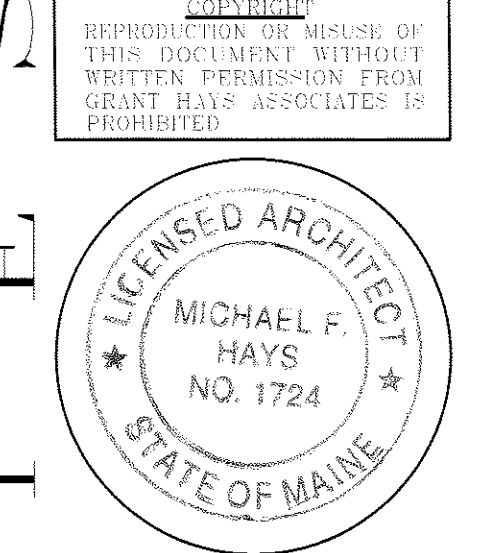
Building Live Loads:  
Assembly, Corridors, Lobbies & Stairs: 100 psf (except 80 psf @ upper floor corridors)  
Fixed Seating: 60 psf  
Apartments: 40 psf

**Maine State Plumbing Code/ LPC**

Occupancy Classification: Assembly  
Occupancy Area: 1,056  
Occupancy Load: 109 at Assembly

Assembly (ASSEMBLY): 95 - 103 Occupants (50-50 split Male/ Female)

FIXTURES	TOILETS	URINALS	LAVS
Men	1	1	1
Women	1	0	1
Drinking Fountain	None		



REVISIONS

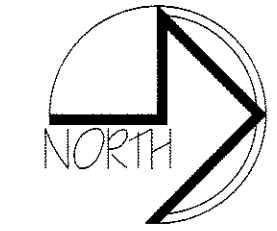
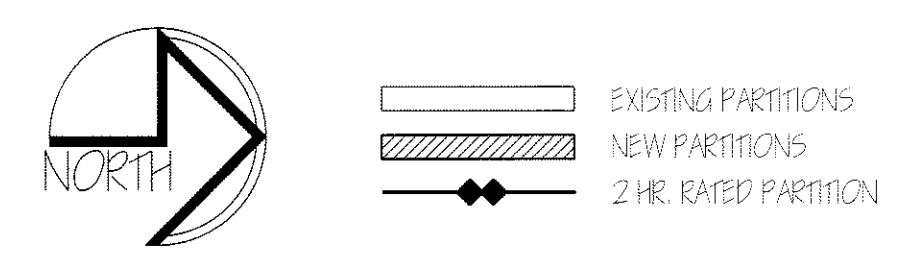
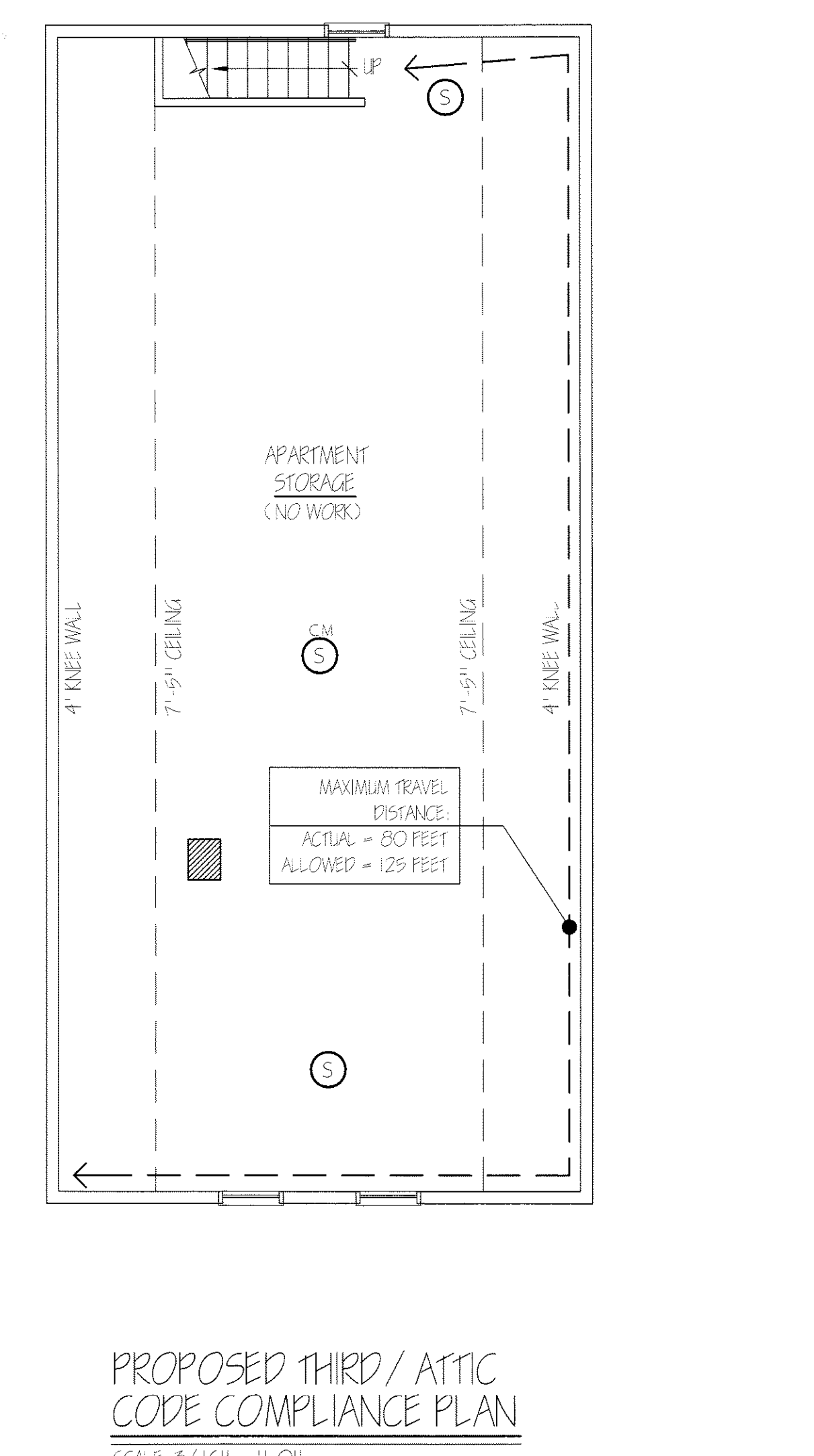
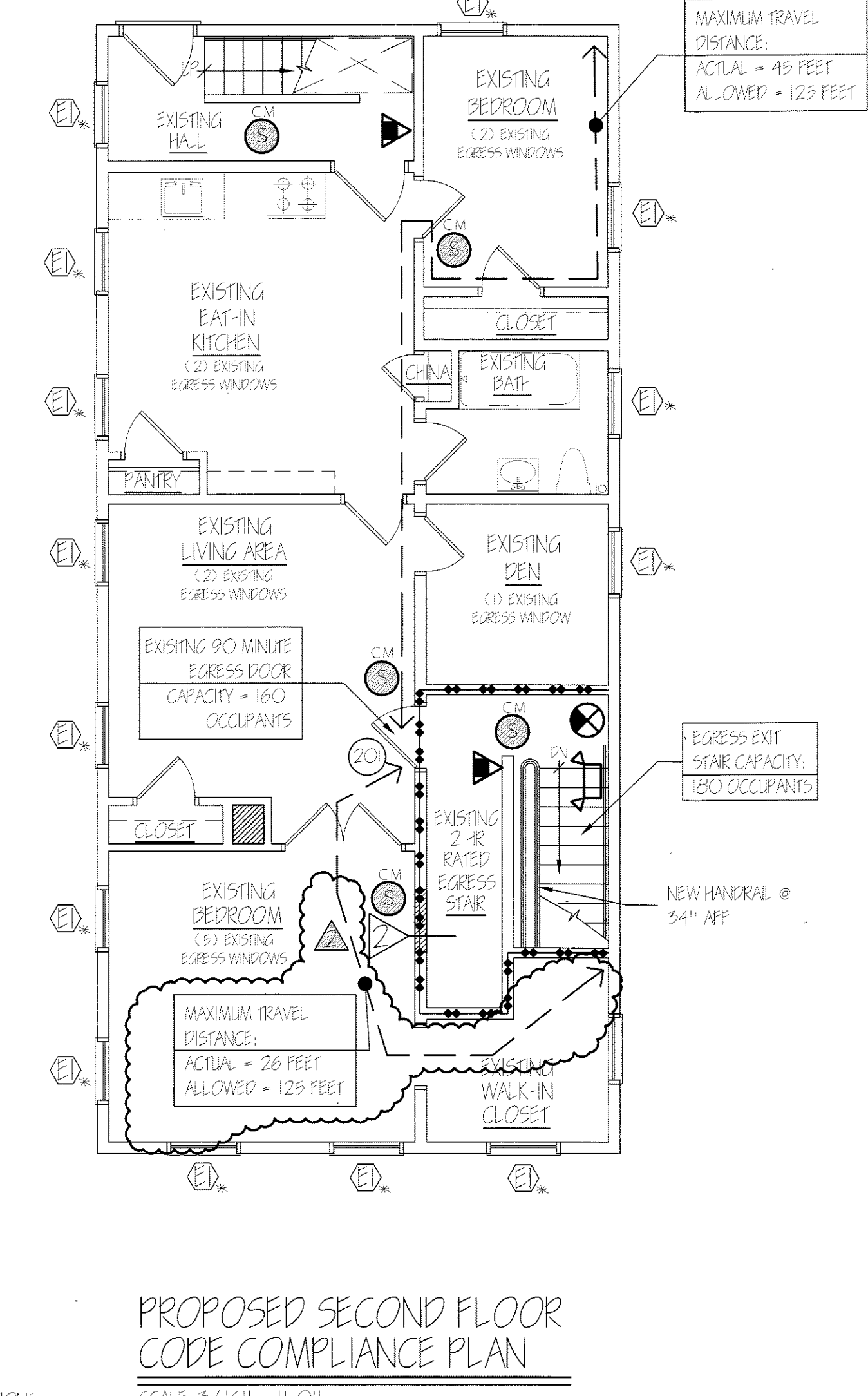
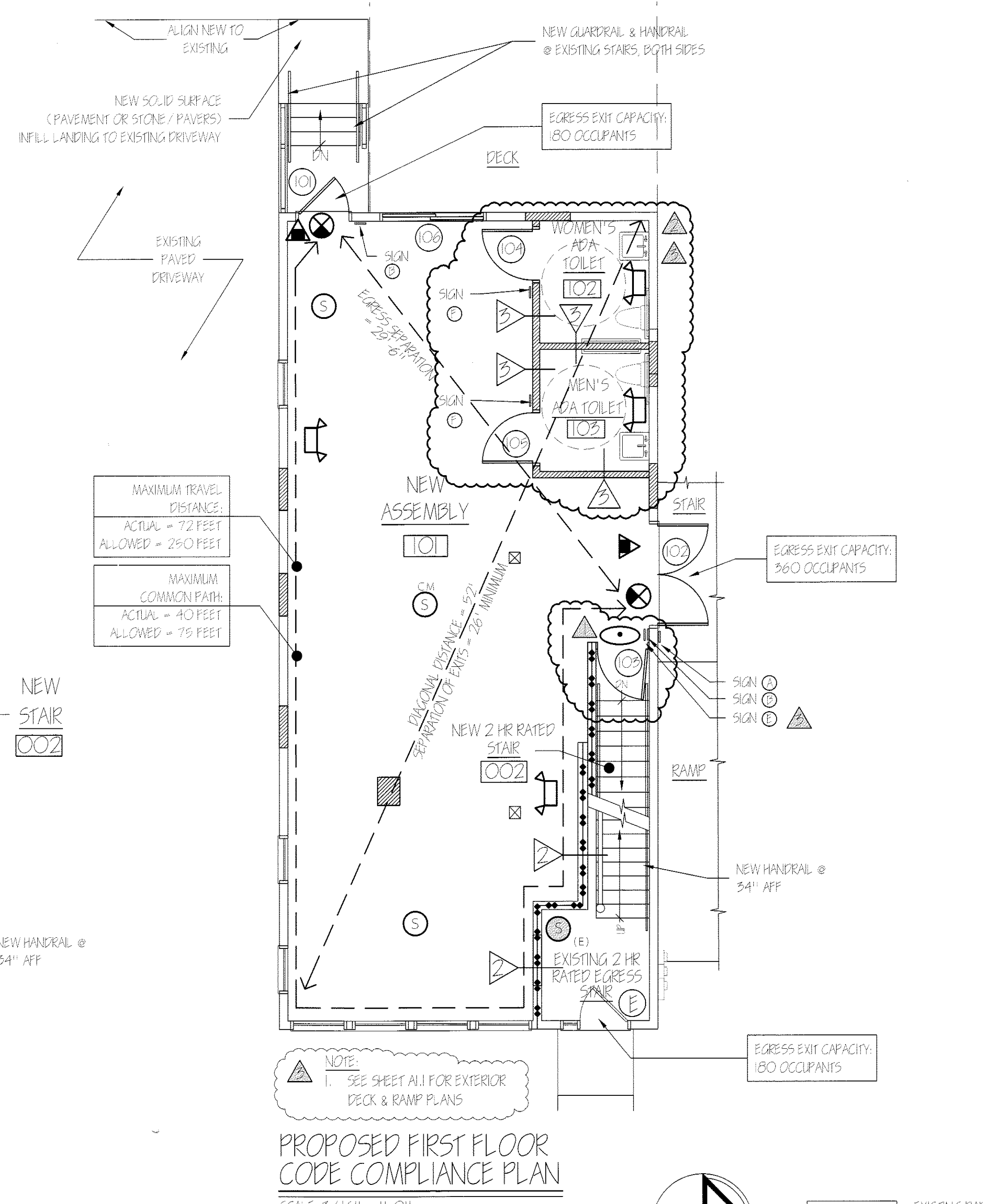
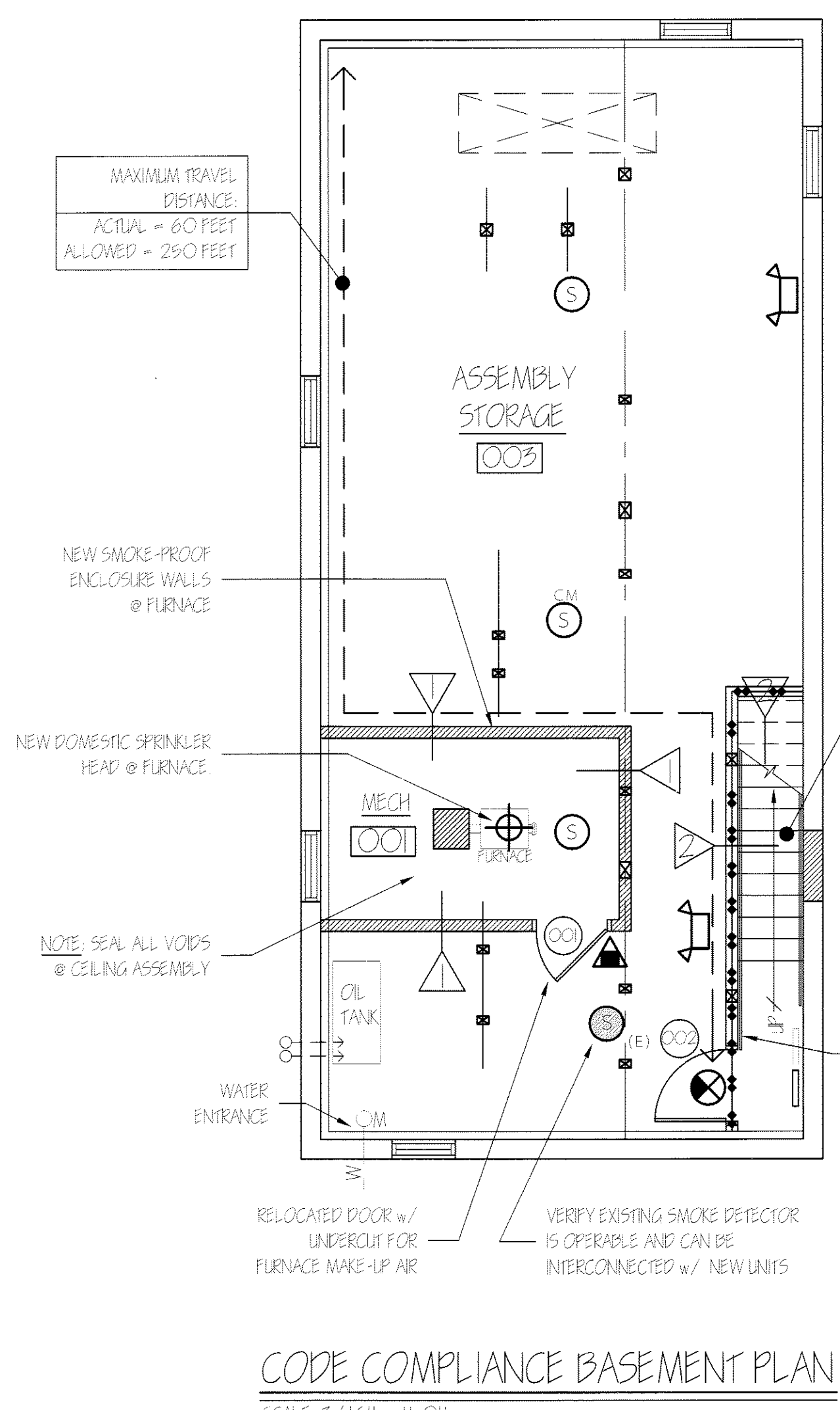
18 Jul '11
28 Jul '11
12 Sep '11

ALTERATIONS TO  
**38 WASHINGTON AVE**  
PORTLAND, MAINE 04101  
JOB TITLE

ARCHITECTURE  
INTERIOR DESIGN  
P.O. BOX 6179 FALMOUTH, MAINE 04105  
(207) 871-5900  
(207) 871-9308

PROPOSED CODE  
COMPLIANCE  
PLANS  
DRAWING TITLE

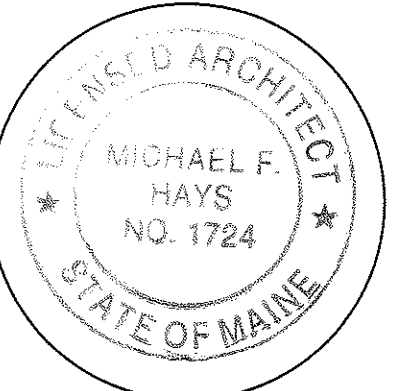
SCALE: 3/16" = 1'-0"  
DATE: 16 Jun '11  
DRAWN BY: MFH/mjk  
JOB NO: 110701  
DRAWING NO: A-2



EW = EGRESS WINDOW



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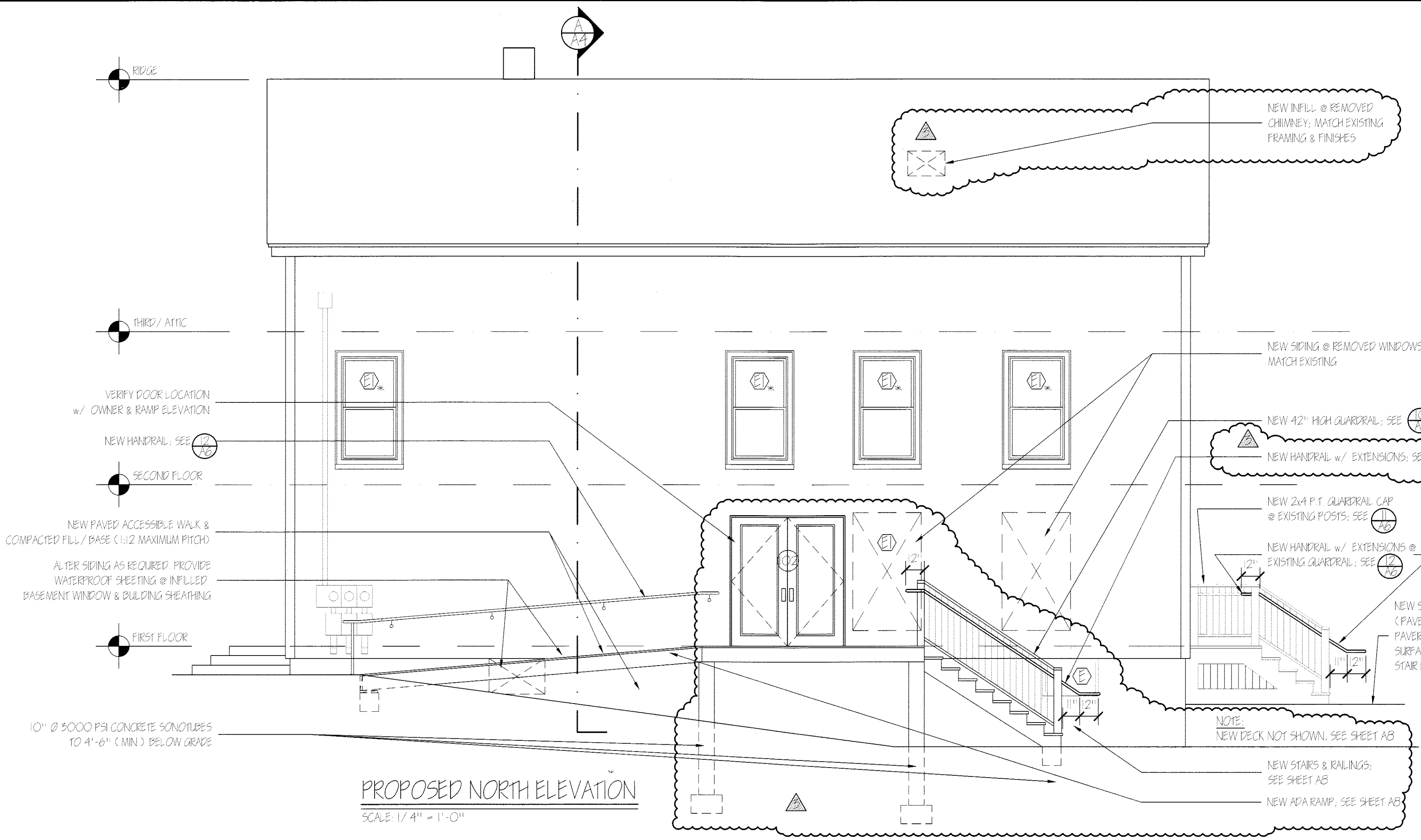
1	12 Sep '11
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ALTERATIONS TO  
**38 WASHINGTON AVE**  
 PORTLAND, MAINE, 04101

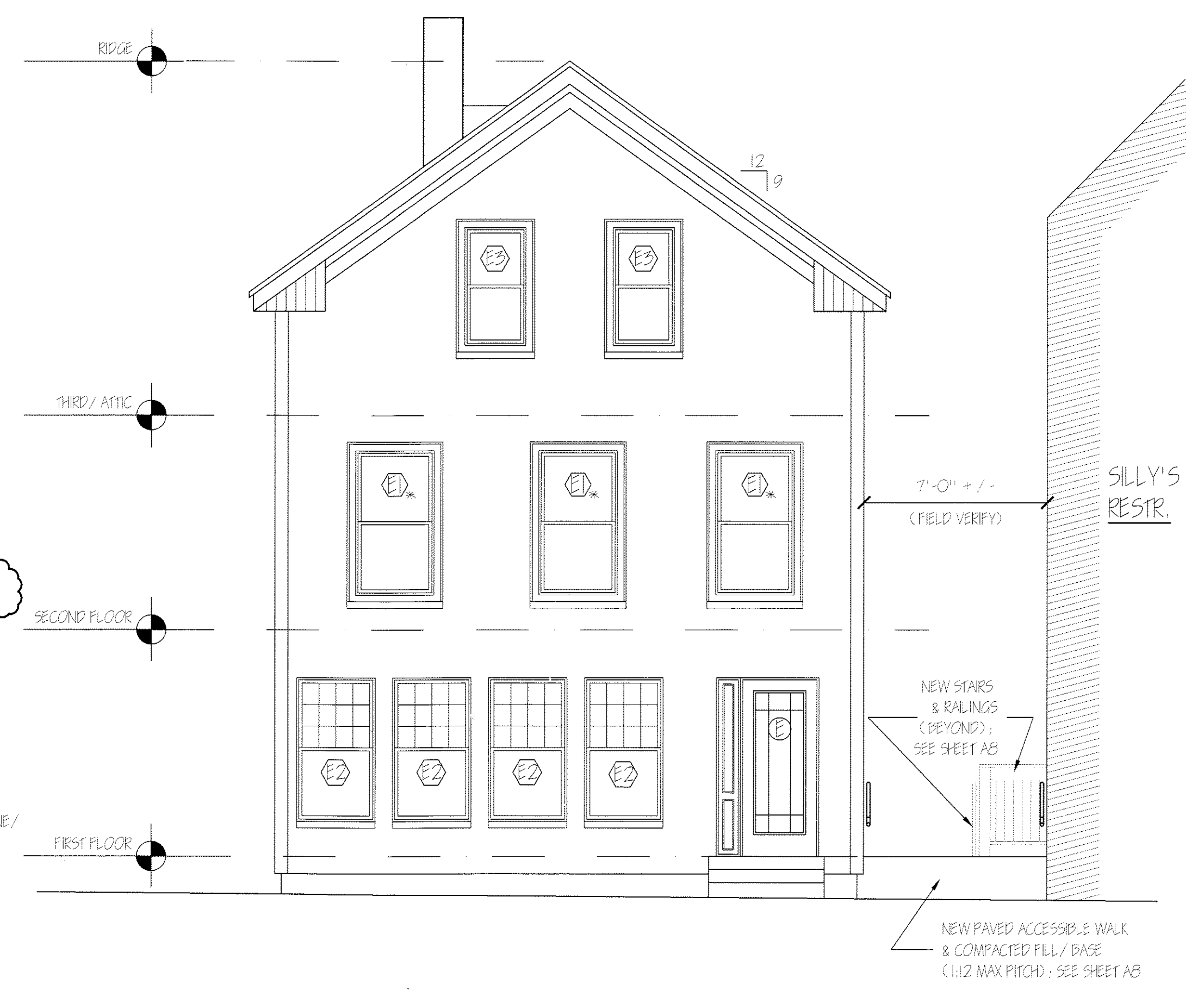
ARCHITECTURE  
 INTERIOR DESIGN  
 P.O. BOX 6179 FALMOUTH, MAINE 04105  
 (207) 871-9500 (207) 871-9308

PROPOSED ELEVATIONS  
 DRAWING TITLE

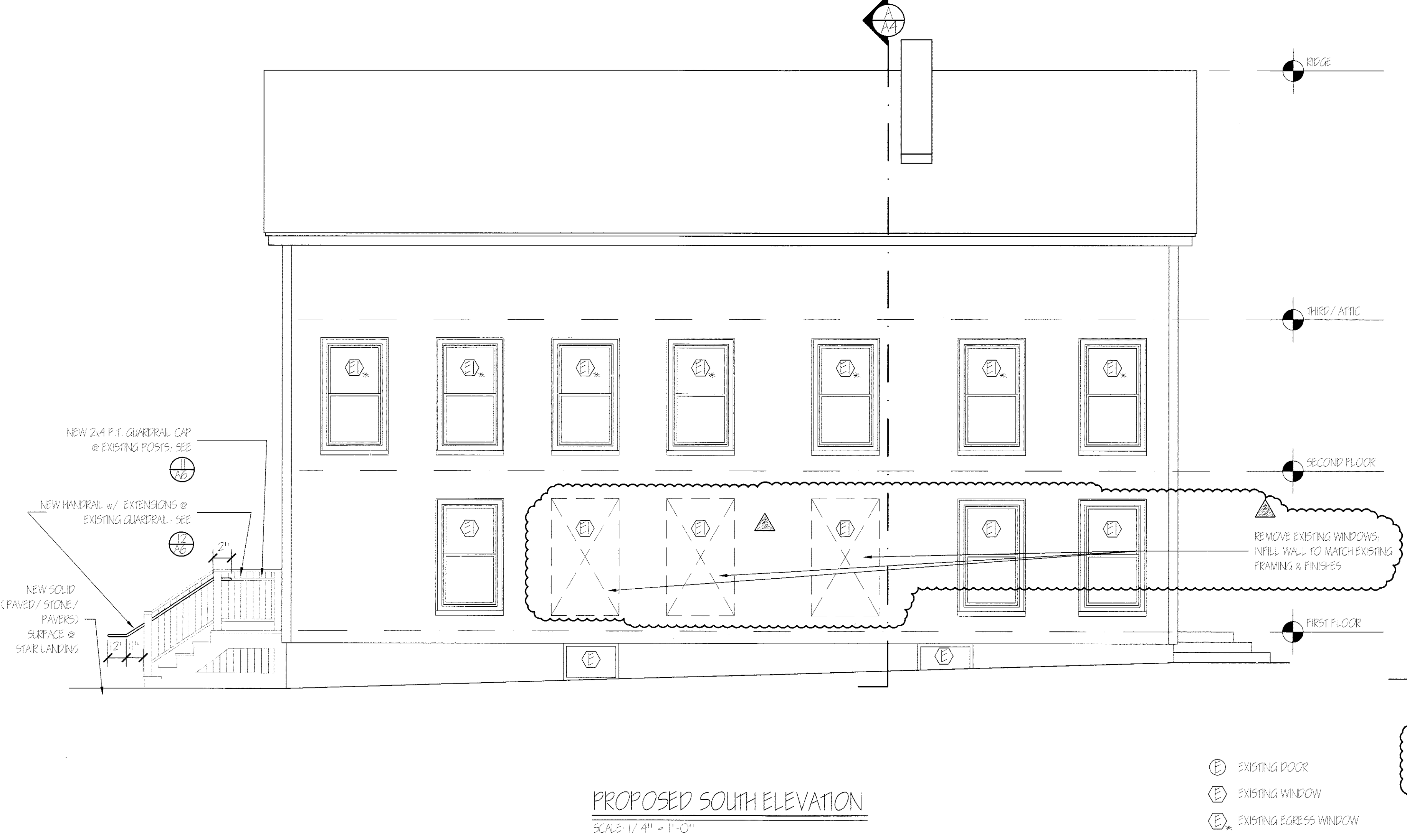
SCALE	1/4" = 1'-0"
DATE	16 Jun '11
DRAWN BY	MFH/mak
JOB NO.	110701
DRAWING NO.	A-3



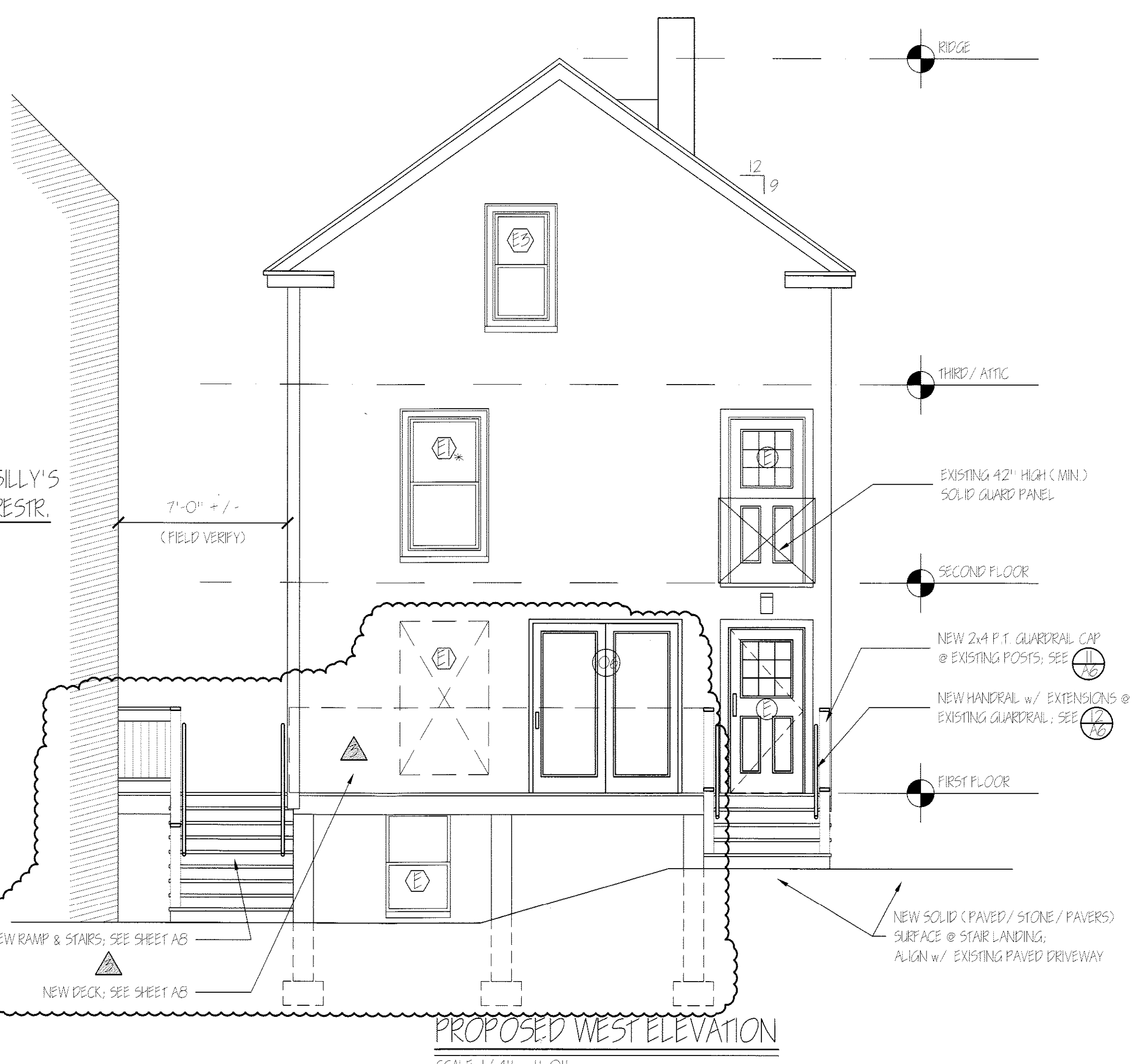
**PROPOSED NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



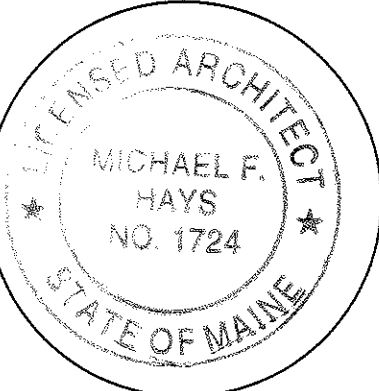
**PROPOSED SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PROPOSED WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

- ⊕ EXISTING DOOR
- ⊖ EXISTING WINDOW
- ⊗ EXISTING EGRESS WINDOW

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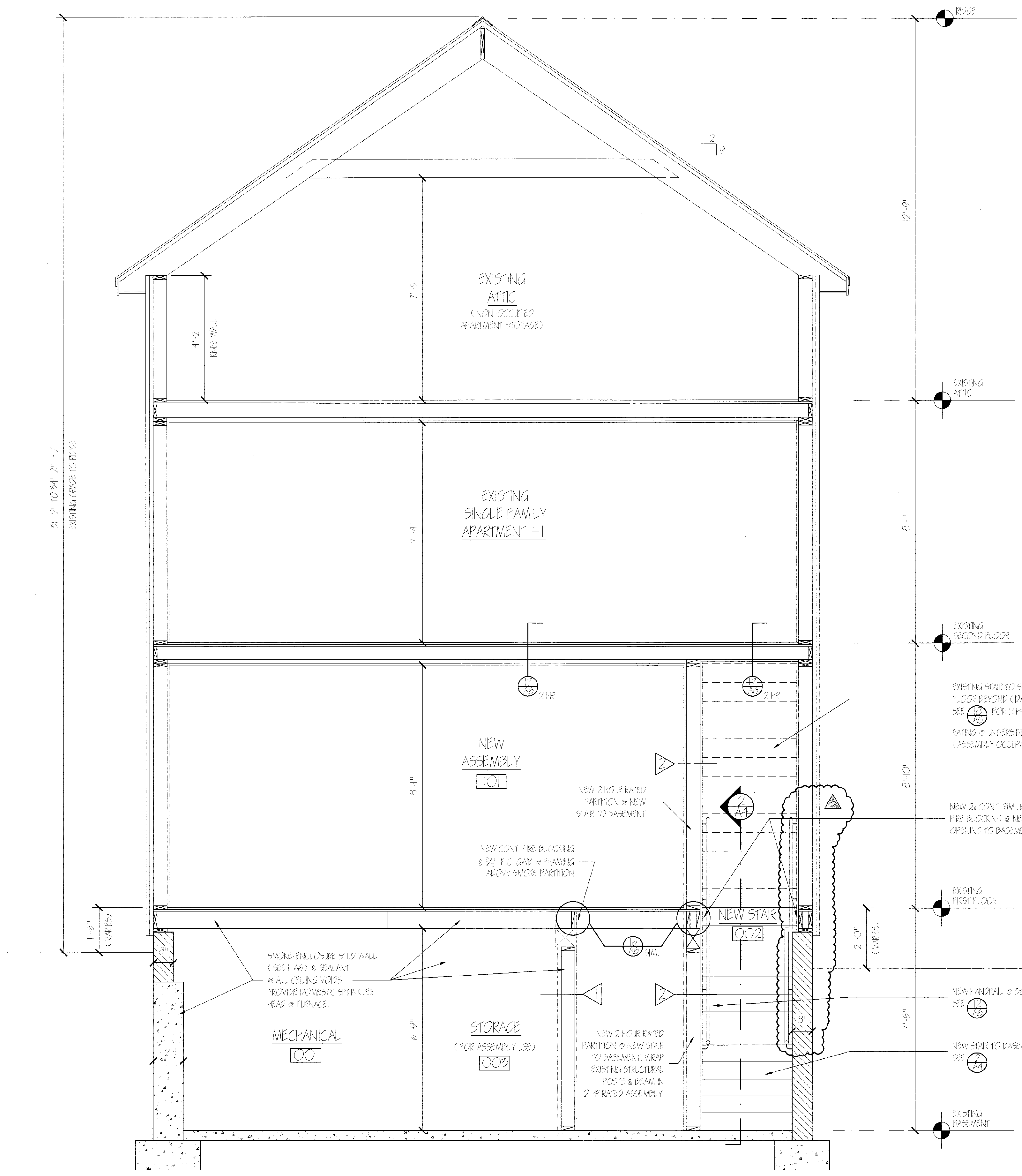
▲	18 Jul '11
▲	28 Jul '11
▲	12 Sep '11

ALTERATIONS TO  
**38 WASHINGTON AVE**  
 PORTLAND, MAINE, 04101

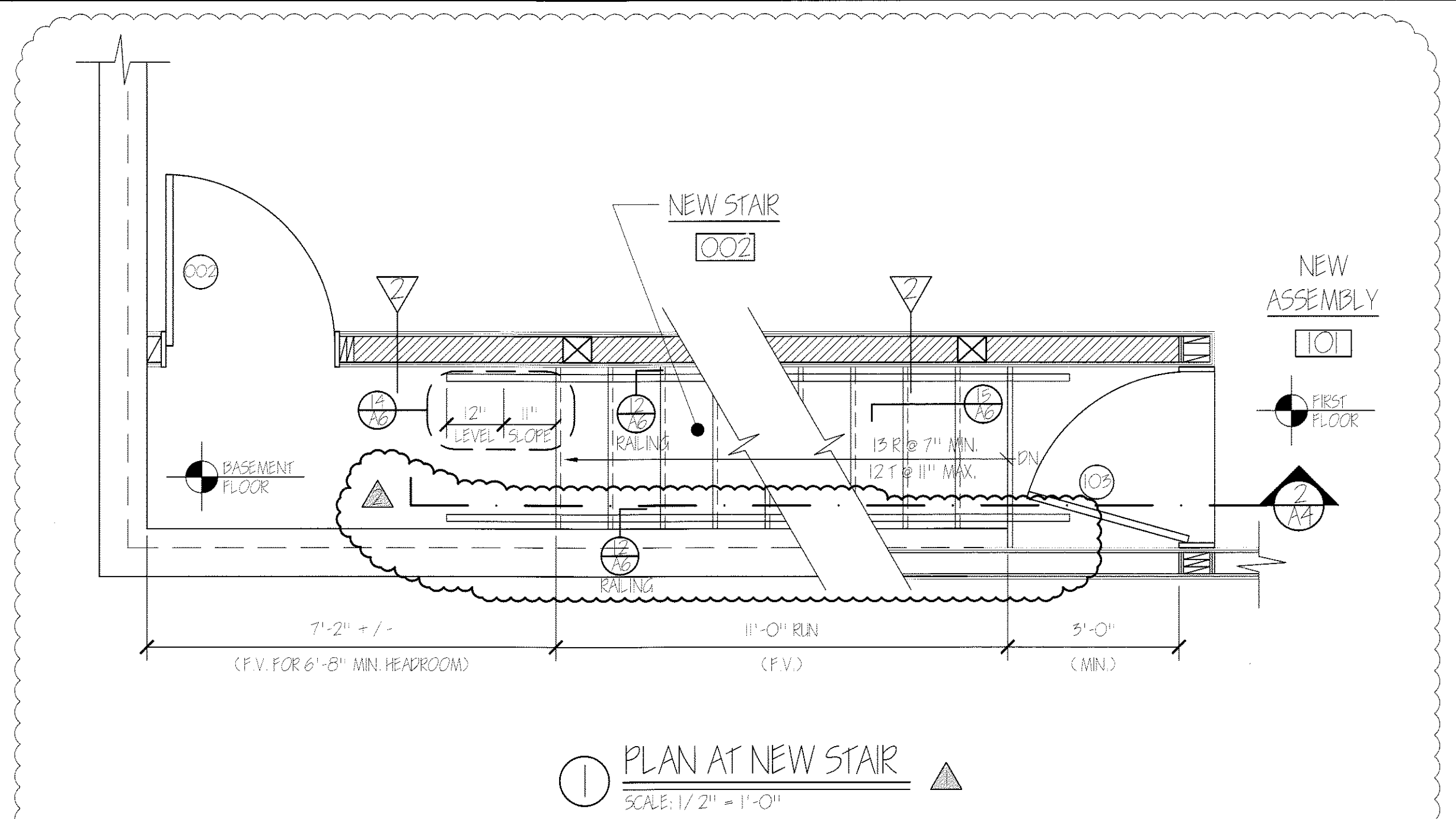
ARCHITECTURE  
 INTERIOR DESIGN  
 P.O. BOX 6179 FALMOUTH, MAINE 04105  
 (207) 871-5000 (207) 871-9368

PROPOSED  
 BUILDING & STAIR  
 SECTIONS  
 DRAWING TITLE

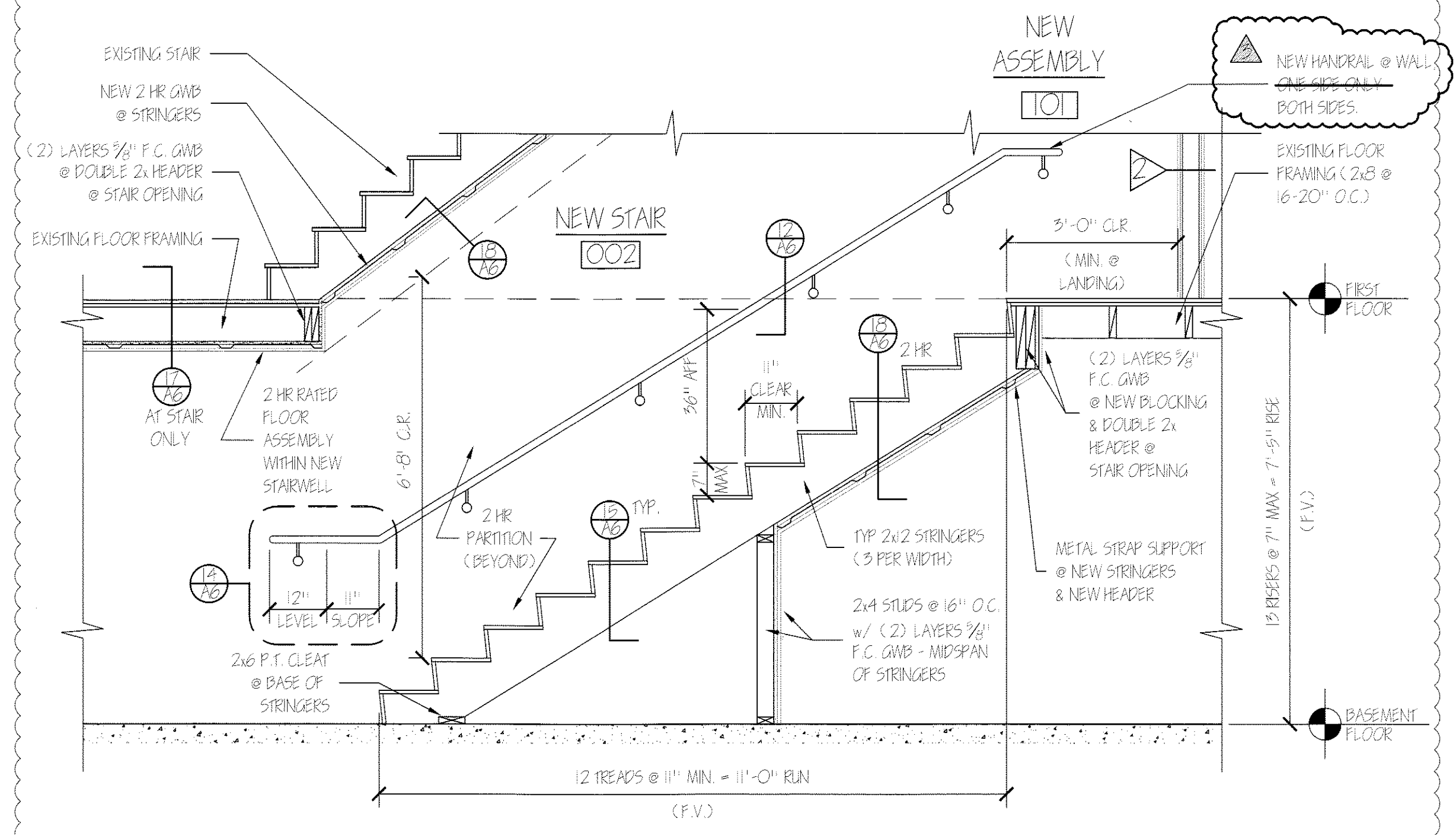
SCALE	AS NOTED
DATE	16 Jun '11
DRAWN BY	MFH/mak
JOB NO.	110701
DRAWING NO.	A-4



**A** EXISTING TYPICAL SECTION  
 SCALE: 1/2" = 1'-0"



**1** PLAN AT NEW STAIR  
 SCALE: 1/2" = 1'-0"



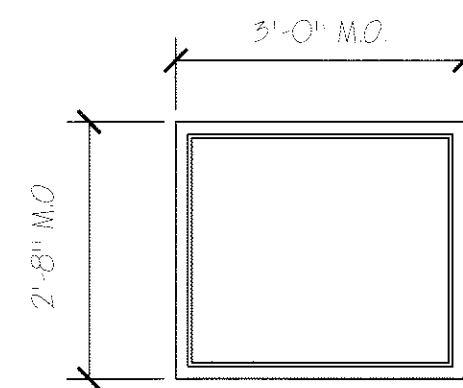
**2** SECTION AT NEW STAIR  
 SCALE: 1/2" = 1'-0"

# WINDOW SCHEDULE

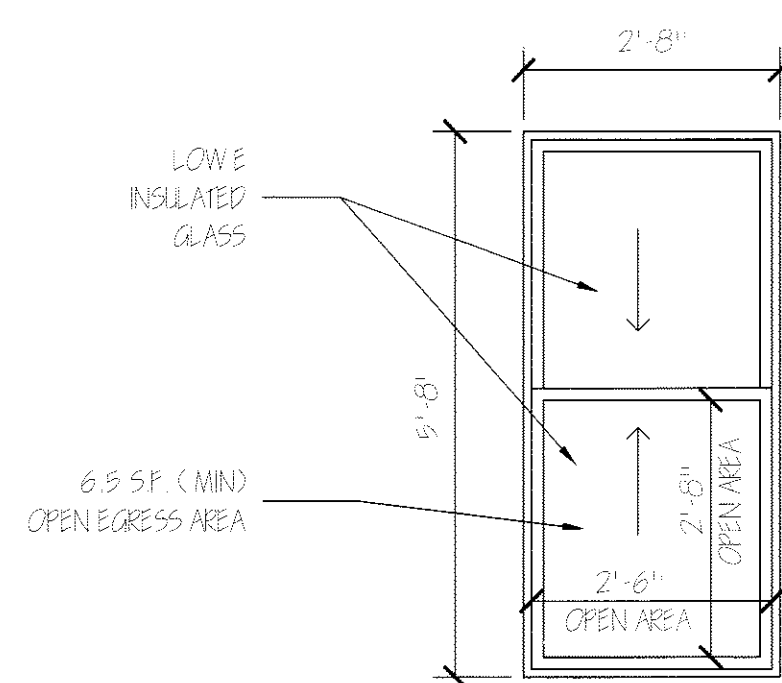
## ABBREVIATIONS

ALUMINUM	EXISTING	TEMPERED
GLASS	ELECTRO-MAGNETIC HOLD OPENER	WIRE GLASS
INSULATED	LOWE	W/ W/
NON-RATED	W/ W/	W/ W/

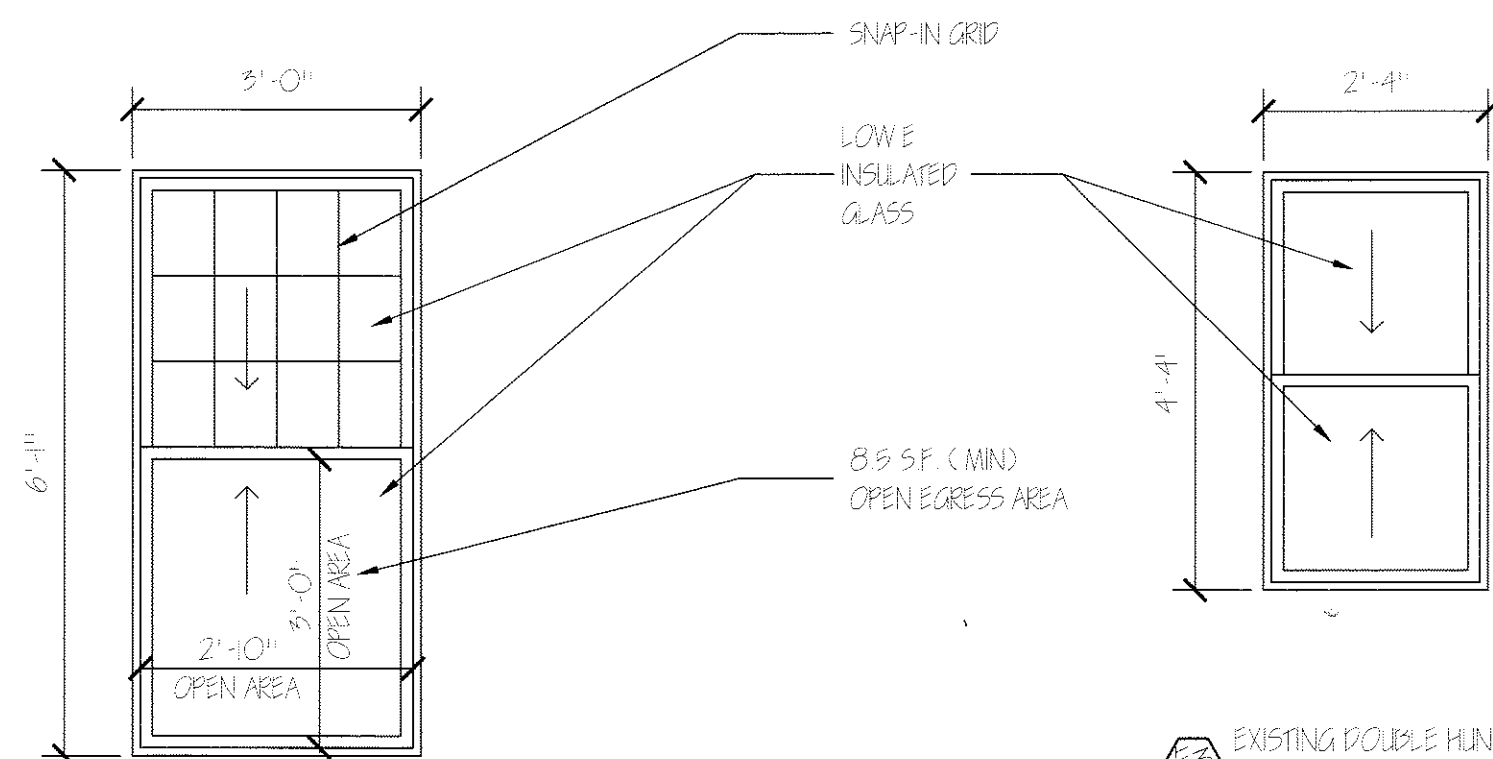
NO.	TYPE	MANUFACTURER		NOMINAL SIZE		DETAILS				REMARKS	
		MANUFACTURER	MODEL	WIDTH	HEIGHT	HEAD	JAMB	SILL	MUNT		MULL
E	FIXED	EXISTING	EXISTING	2'-8"	3'-0"	---	---	---	---	---	EXISTING TO REMAIN PANELS/ WINDOWS
E1	DOUBLE-HUNG	EXISTING	EXISTING	2'-8"	5'-8"	---	---	---	---	---	EXISTING EGRESS WINDOW (6.5 SF. OPENING) E/R WHERE NOTED
E2	DOUBLE-HUNG	EXISTING	EXISTING	3'-0"	6'-3"	---	---	---	---	---	EXISTING TO REMAIN
E3	DOUBLE-HUNG	EXISTING	EXISTING	2'-4"	4'-4"	---	---	---	---	---	EXISTING TO REMAIN



EXISTING FIXED  
INFILL PANEL / WINDOW  
(NO WORK)



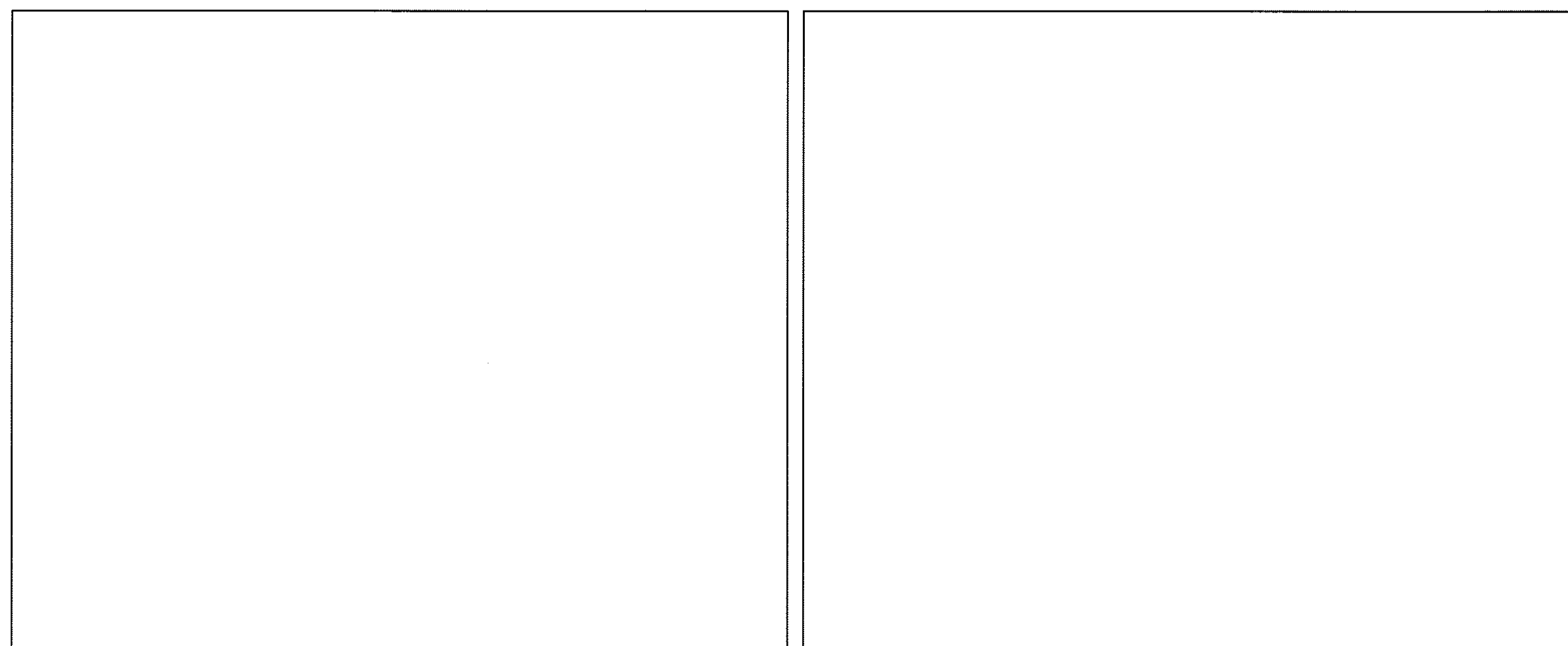
EXISTING DOUBLE HUNG  
(EGRESS) WINDOW-VINYL



EXISTING DOUBLE HUNG  
WINDOWS-VINYL CLAD WOOD

## WINDOW TYPES

NO SCALE



① ②

# DOOR SCHEDULE

## ABBREVIATIONS

ALUMINUM	EXISTING	TEMPERED
GLASS	ELECTRO-MAGNETIC HOLD OPENER	WIRE GLASS
INSULATED	LOWE	W/ W/
NON-RATED	W/ W/	W/ W/

NO.	TYPE	SIZE (w x h)	THK	INSUL	HDWE	FR	GLASS		REMARKS	FRAMES				THRESHOLDS			
							TYPE	SIZE		TYPE	FR	PROFILE	DETAILS	MATERIAL	DETAILS		
001	B	3068	1 1/2"	E	HW-1	90 MIN	NONE	NONE	EXISTING-RELOCATED	E	90 MIN	---	---	---	---	---	---
002	B	3068	1 1/2"	E	HW-2	90 MIN	NONE	NONE	---	E	90 MIN	---	---	---	---	---	---
101	A	3068	1 1/2"	YES	HW-3	NO	T/TH	FULL	---	A	NO	---	---	---	ALUM	1/2" x 5"	ADA
102	A	6068PR	1 1/2"	YES	HW-7	NO	T/TH	FULL	---	C	NO	---	---	---	ALUM	1/2" x 5"	ADA
103	B	21068	1 1/2"	NO	HW-4	90 MIN	NONE	NONE	---	B	90 MIN	DW	---	---	NONE	---	---
104	C	3068	1 1/2"	NO	HW-5	NO	NONE	NONE	---	A	NO	DW	---	---	NONE	---	---
105	C	3068	1 1/2"	NO	HW-5	NO	NONE	NONE	---	A	NO	DW	---	---	NONE	---	---
106	D	6068	1 1/2"	YES	HW-8	NO	T/TH	FULL	---	C	NO	---	---	---	ALUM	1/2" x 5"	ADA
201	E	E	E	NO	HW-6	E	E	E	EXISTING 90 MIN RATED	E	E	E	E	E	E	E	E

### HW-1 INTERIOR RATED SINGLE DOOR - EXISTING/RELOCATED

- 3 BUTTS - SELF CLOSING (REPLACE EXISTING)
- BALANCE OF EXISTING HARDWARE TO REMAIN

### HW-2 INTERIOR RATED SINGLE DOOR - EXISTING/RELOCATED

- 3 BUTTS - SELF CLOSING (REPLACE EXISTING)
- 1 LEVER LATCHSET - PASSAGE FUNCTION (REPLACE EXISTING)

### HW-3 NEW EXTERIOR SINGLE DOOR

- 3 BUTTS
- 1 EXIT DEVICE WITH PULL OR LEVER
- 1 CLOSER WITH PARALLEL ARM
- 1 KICKPLATE
- 1 DOOR BOTTOM
- 1 THRESHOLD (ADA)
- 1 WEATHERSTRIPPING

### HW-4 NEW INTERIOR RATED SINGLE DOOR

- 3 BUTTS - SELF CLOSING
- 1 LEVER LOCKSET - EXIT FUNCTION
- 1 DOOR STOP
- 1 SILENCERS

### HW-5 NEW INTERIOR SINGLE DOOR

- 3 BUTTS
- 1 LEVER LOCKSET - PRIVACY FUNCTION
- 1 DOOR STOP
- 1 SILENCERS

### HW-6 EXISTING INTERIOR RATED SINGLE DOOR

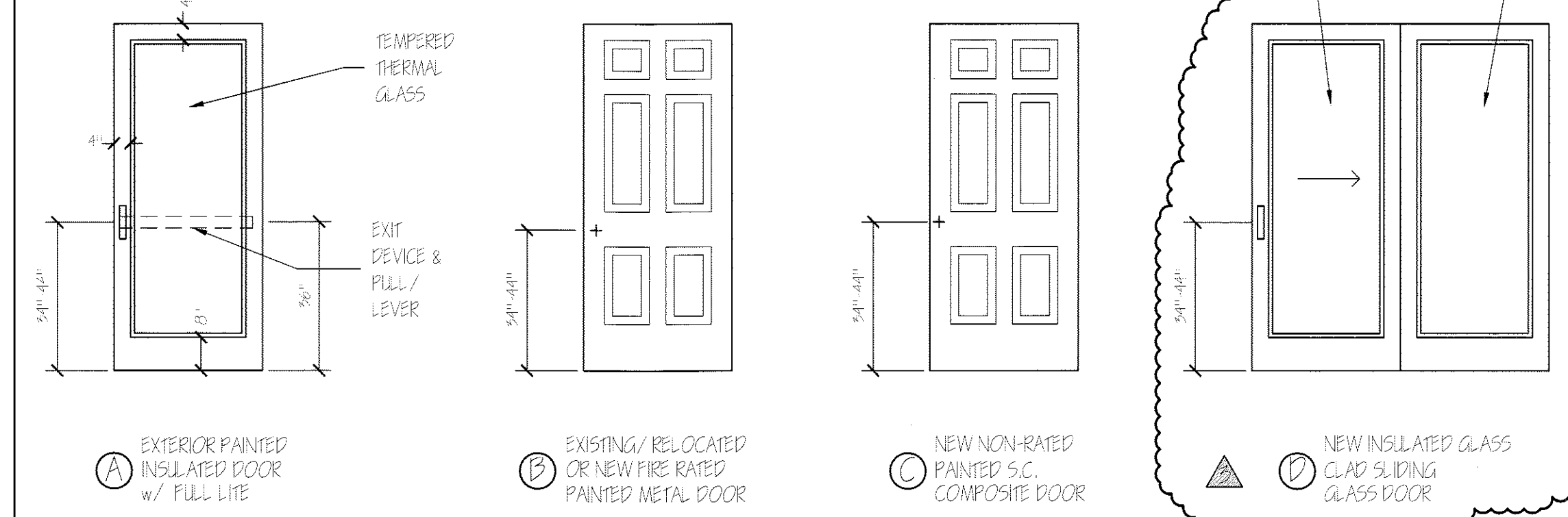
- 3 BUTTS - SELF CLOSING (REPLACE EXISTING)

### HW-7 NEW EXTERIOR PAIR OF DOORS

- 6 BUTTS
- 2 EXIT DEVICES WITH PULL OR LEVER & SURFACE RODS
- 2 CLOSERS WITH PARALLEL ARM
- 2 KICKPLATES
- 2 DOOR BOTTOMS
- 1 ASTRAL
- 1 THRESHOLD (ADA)
- 1 WEATHERSTRIPPING

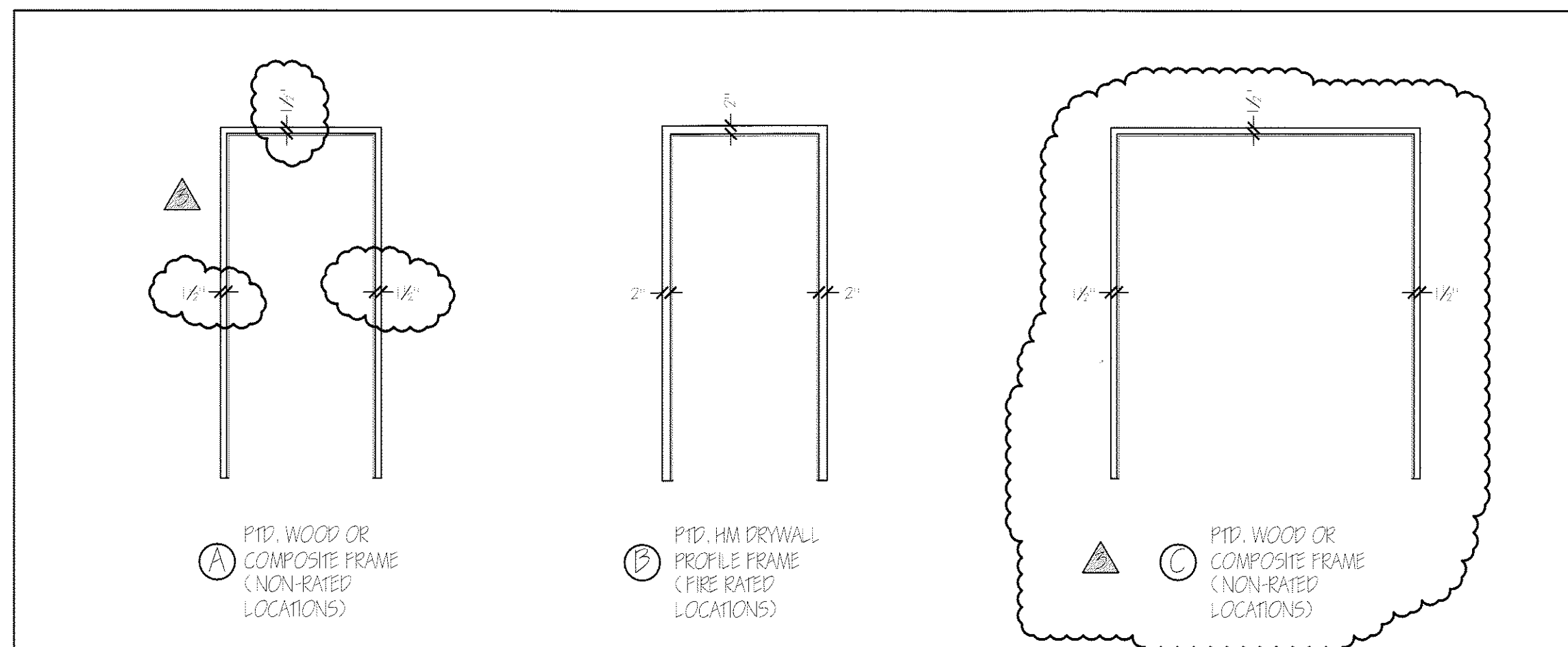
### HW-8 NEW EXTERIOR SLIDING DOOR

- HARDWARE BY MANUFACTURER
- BALANCE OF HARDWARE TO REMAIN



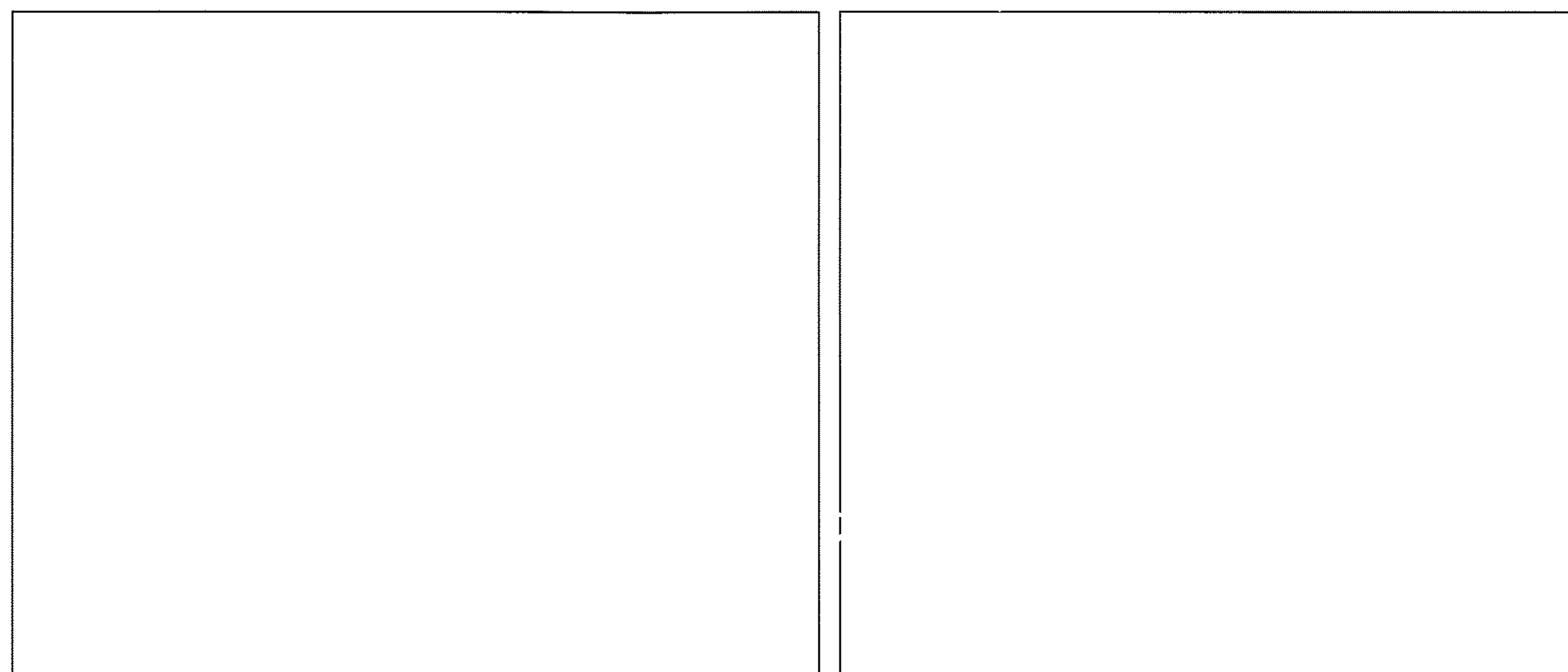
## DOOR TYPES

NO SCALE



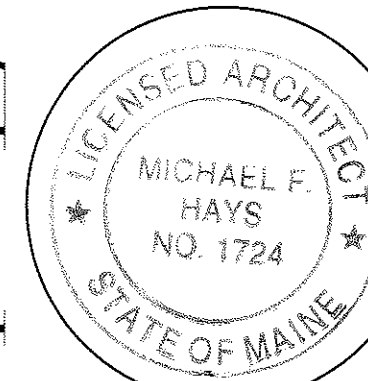
## FRAME TYPES

NO SCALE



③ ④ ⑤

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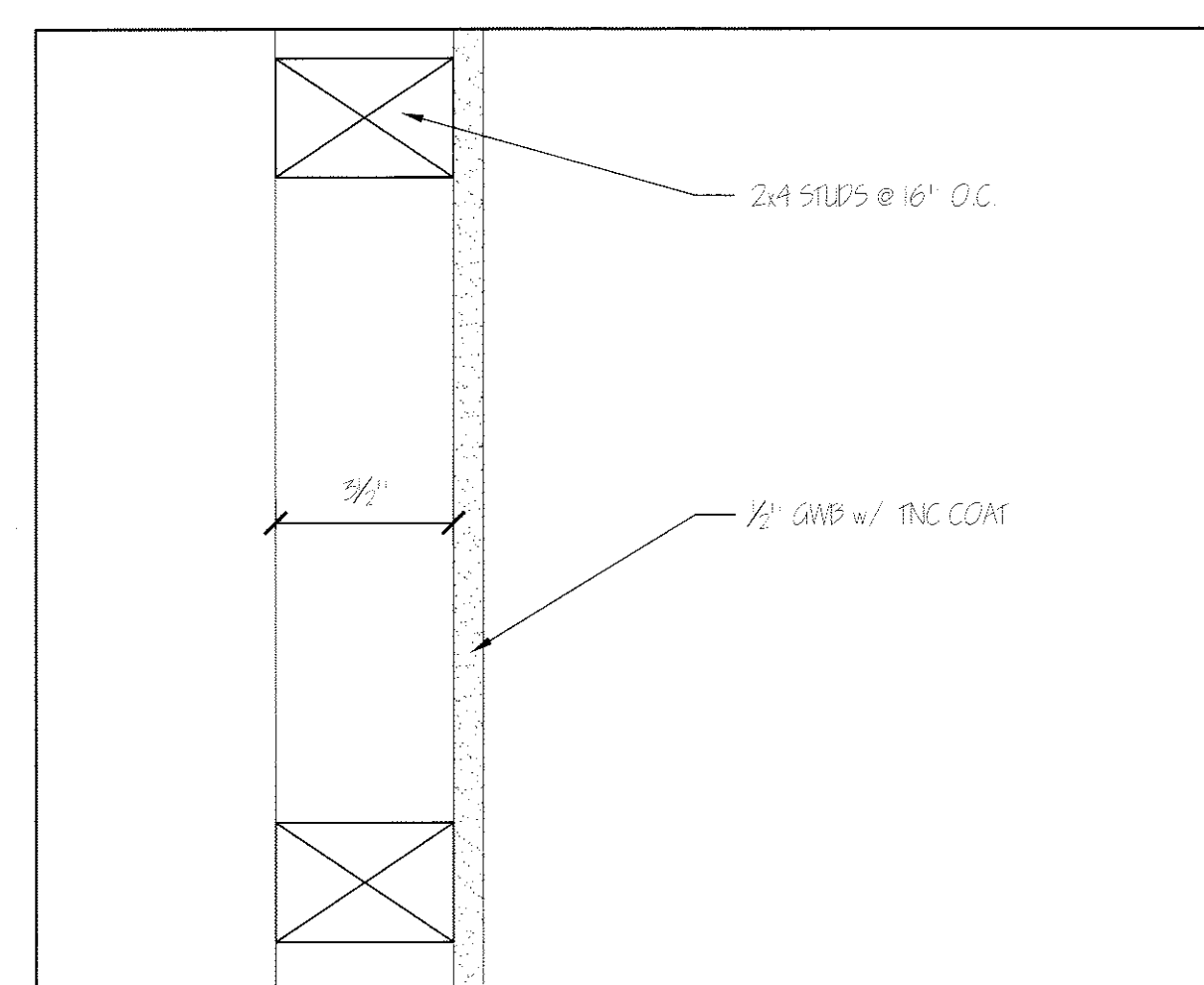
## REVISIONS

- 12 Sep '11

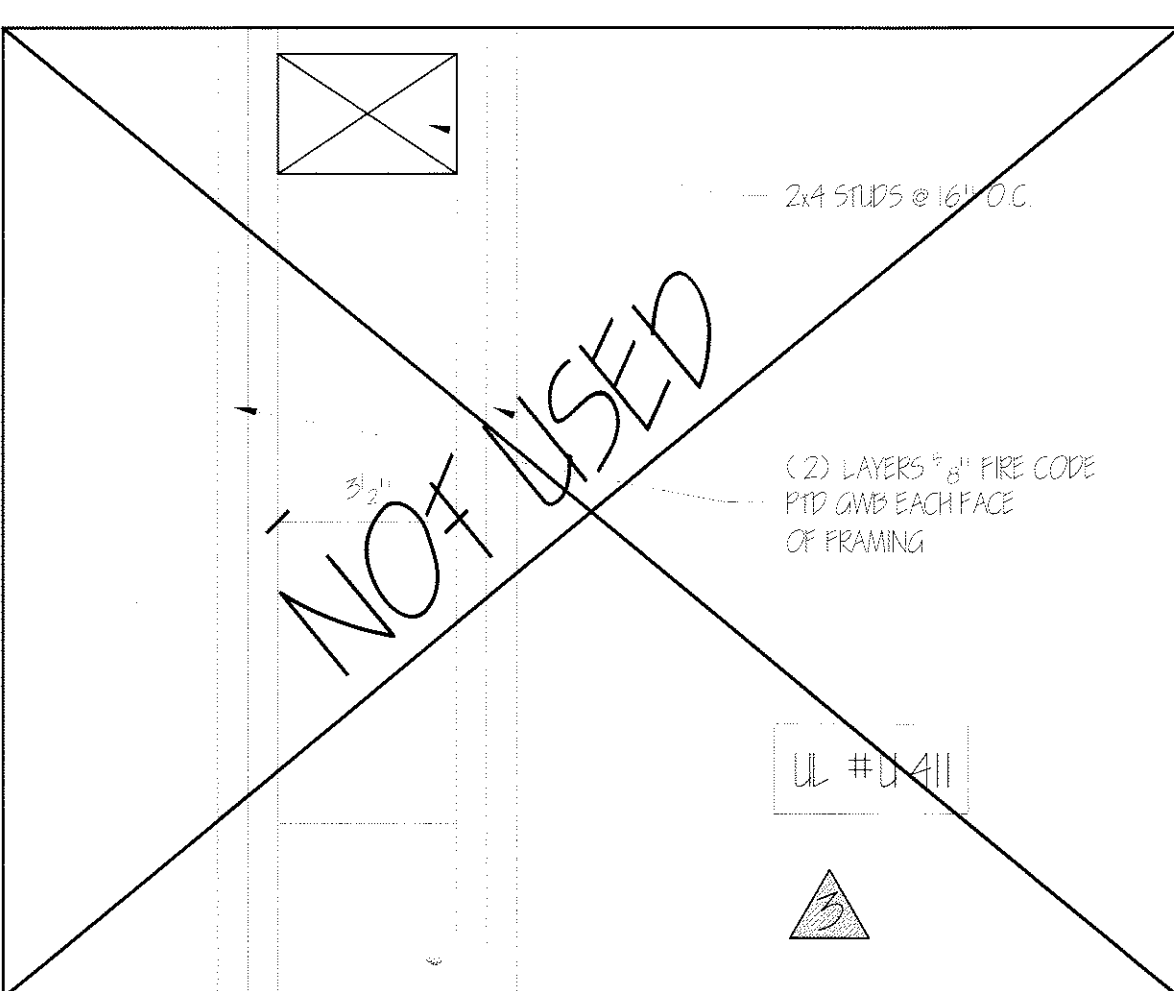
ALTERATIONS TO  
**38 WASHINGTON AVE**  
PORTLAND, MAINE, 04101

ARCHITECTURE  
INTERIOR DESIGN  
P.O. BOX 6179 FALMOUTH, MAINE 04105  
(207) 871-5000 (207) 871-9308

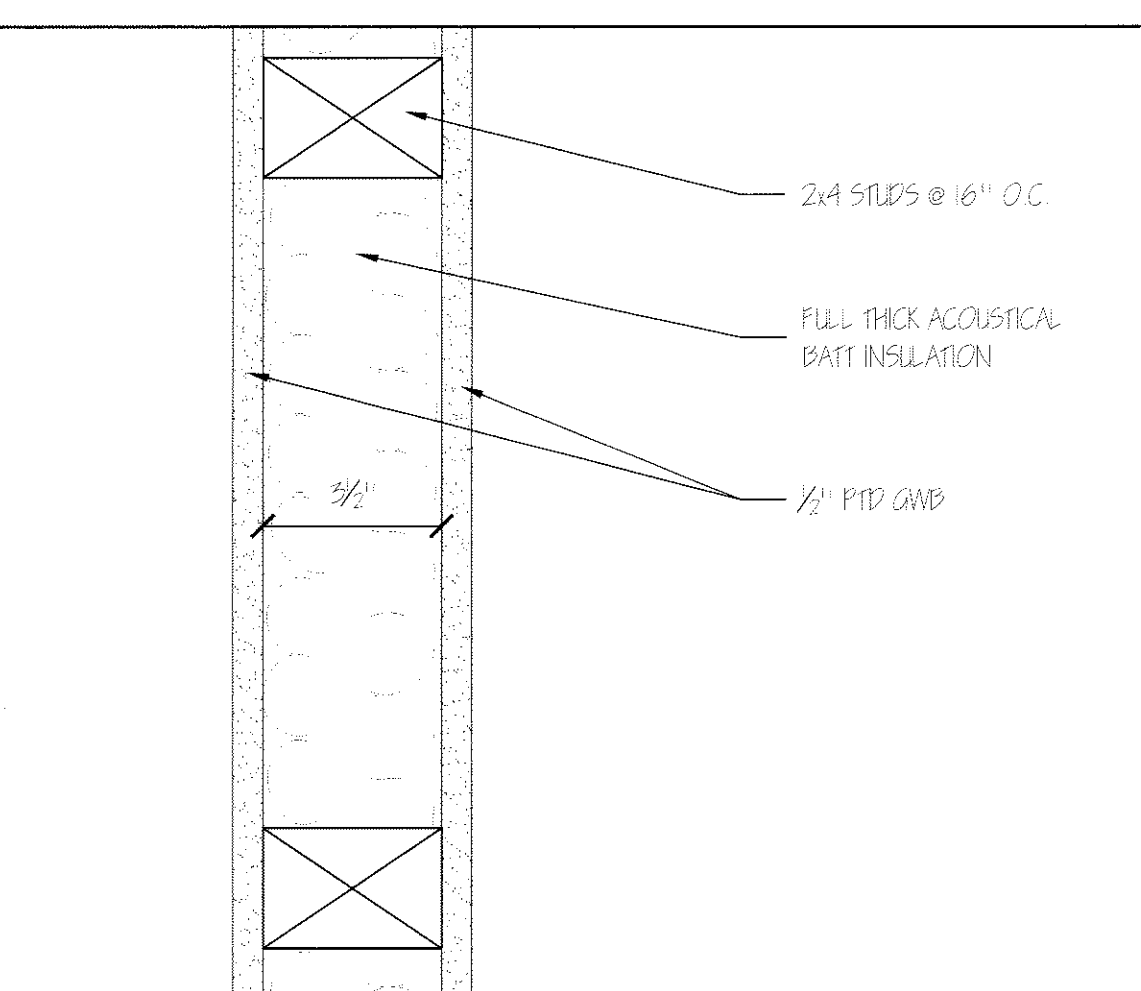
DOORS & WINDOWS  
SCALE AS NOTED  
DATE 16 Jun '11  
DRAWN BY MPH/mek  
JOB NO. 110701  
DRAWING NO. A-5



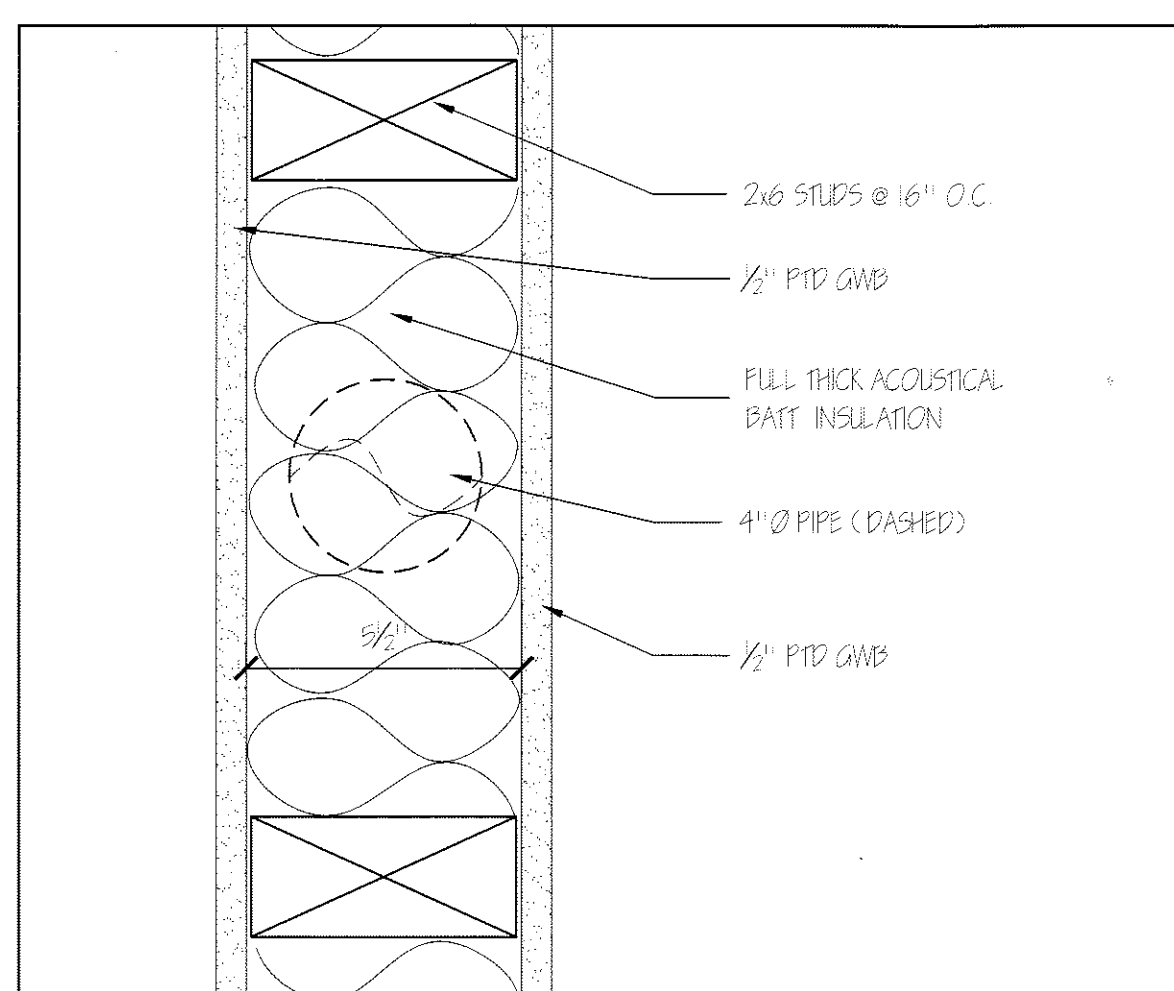
① PARTITION TYPE  $\Delta$  [SMOKE BARRIER] 3" = 1'-0"



② PARTITION TYPE  $\Delta$  [2 HOUR RATED] 3" = 1'-0"



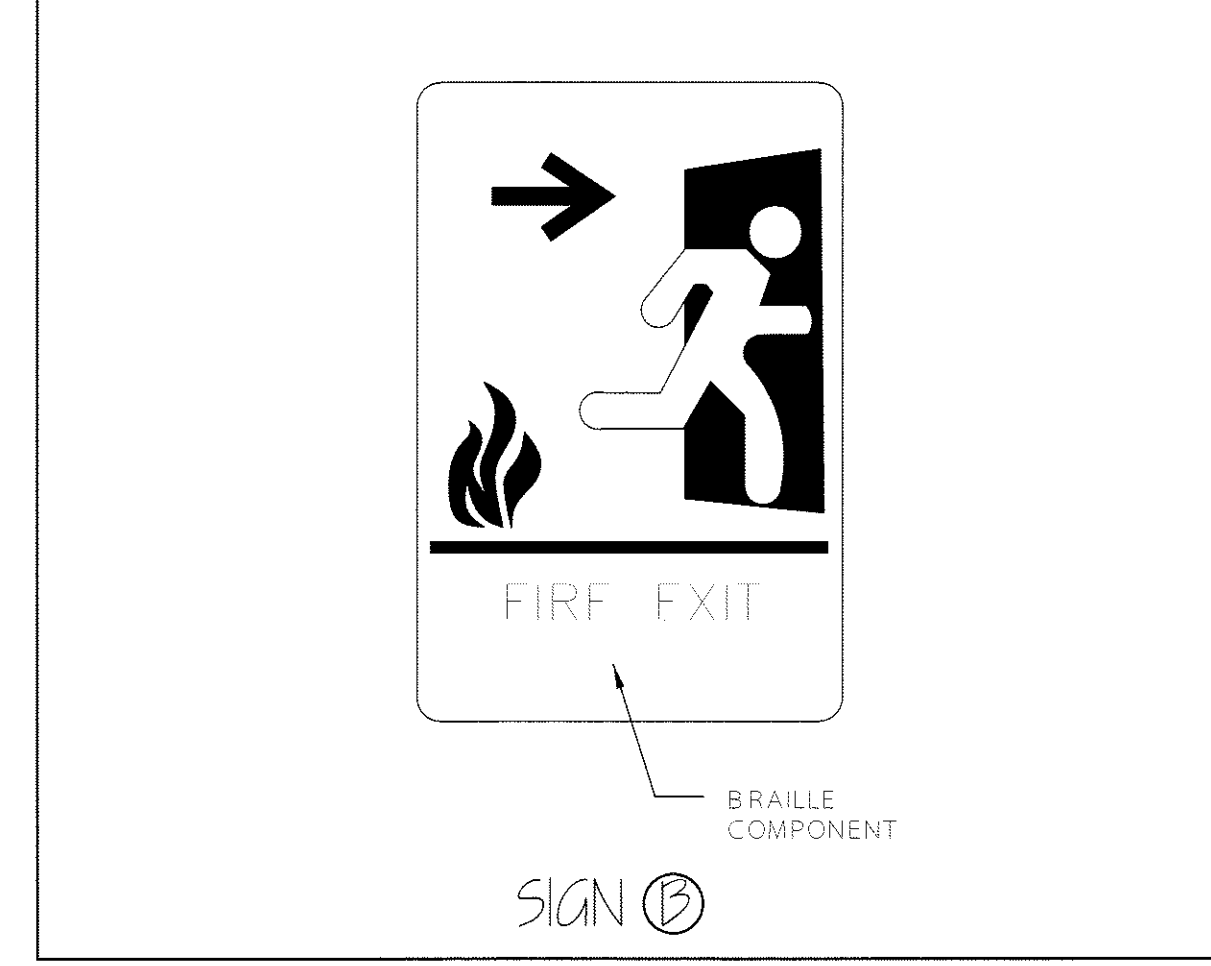
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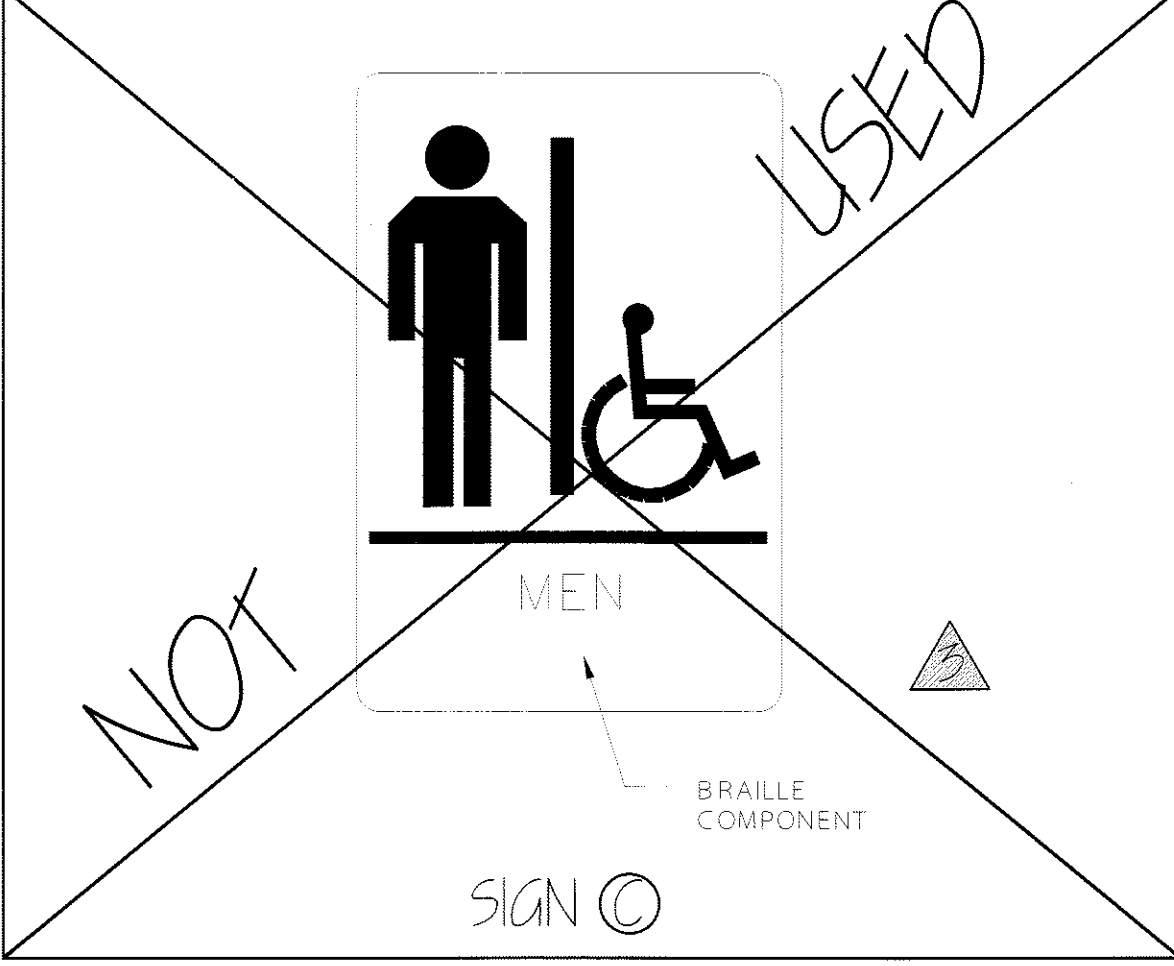
④ PARTITION TYPE  $\Delta$  3" = 1'-0"



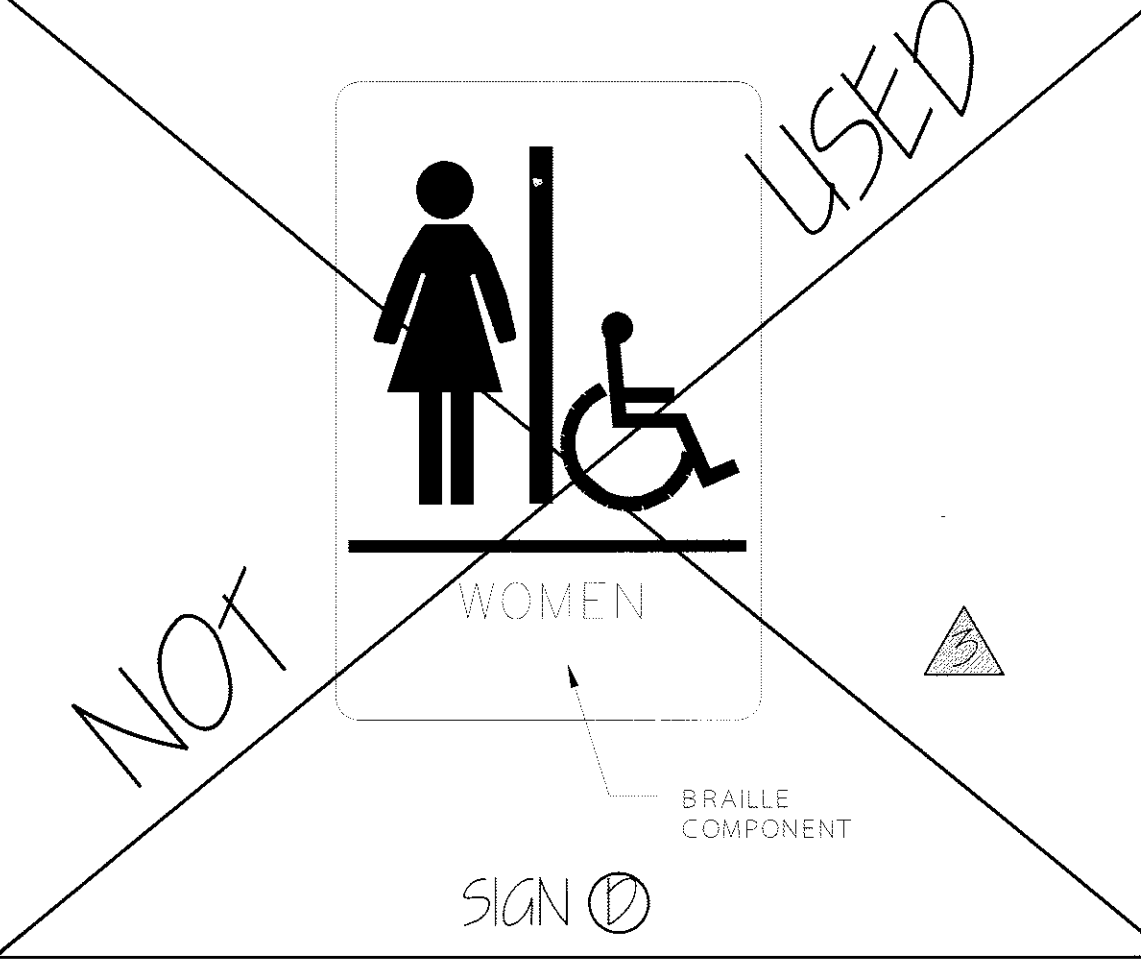
⑤ ACCESSIBLE ENTRANCE SIGN N.T.S.



⑥ EXIT SIGN N.T.S.



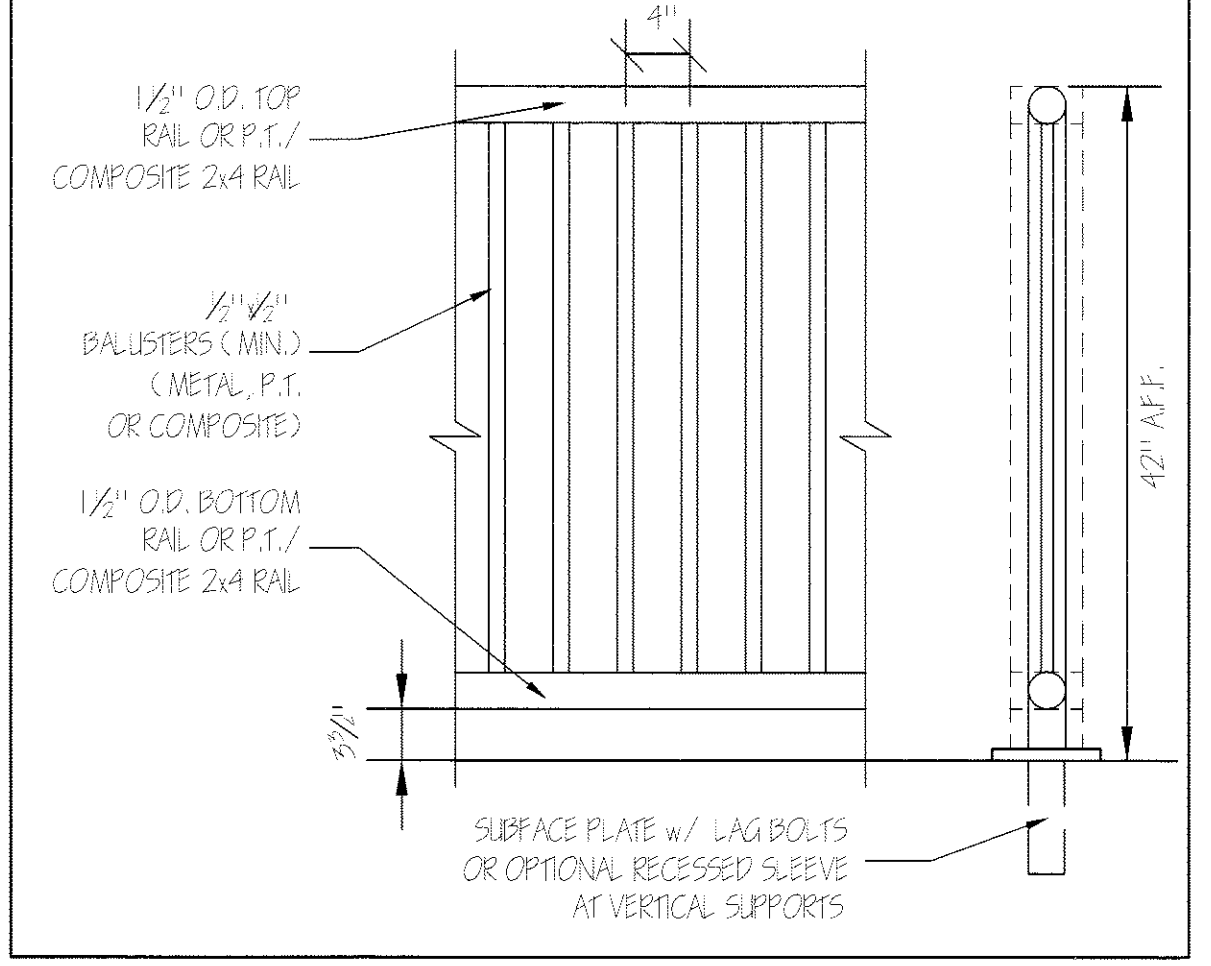
⑦ ACCESSIBLE MEN'S TOILET SIGN N.T.S.



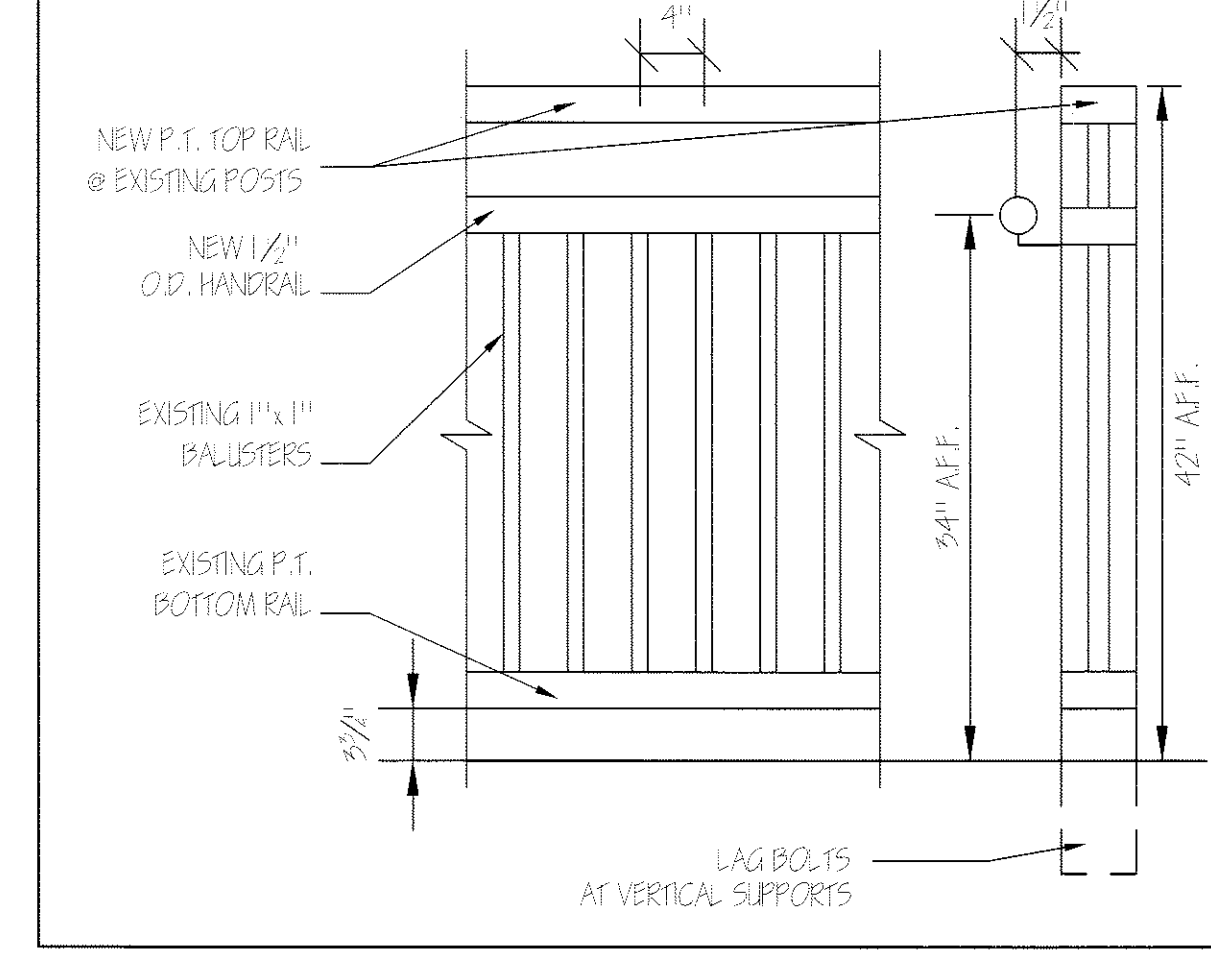
⑧ ACCESSIBLE WOMEN'S TOILET SIGN N.T.S.



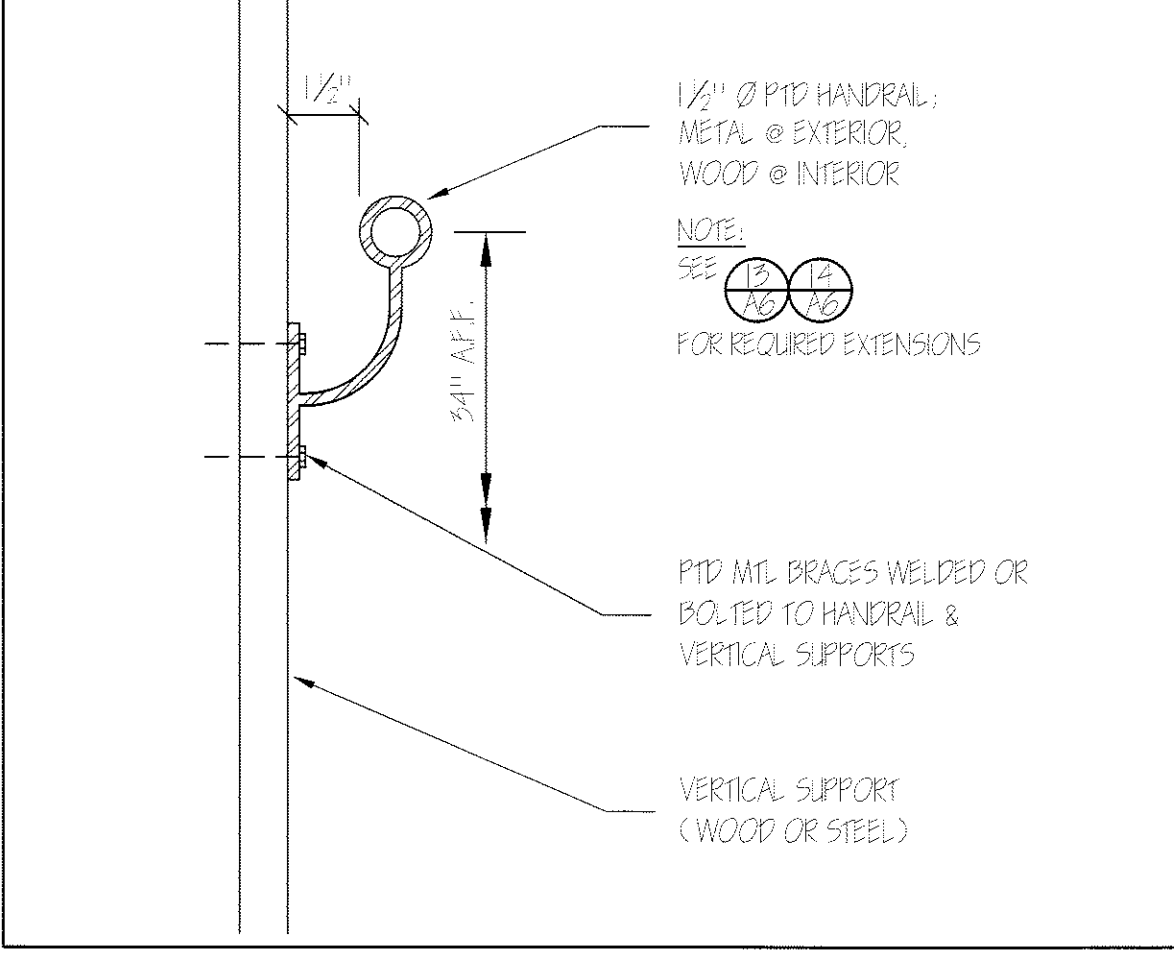
⑨ ACCESSIBLE ROUTE SIGN N.T.S.



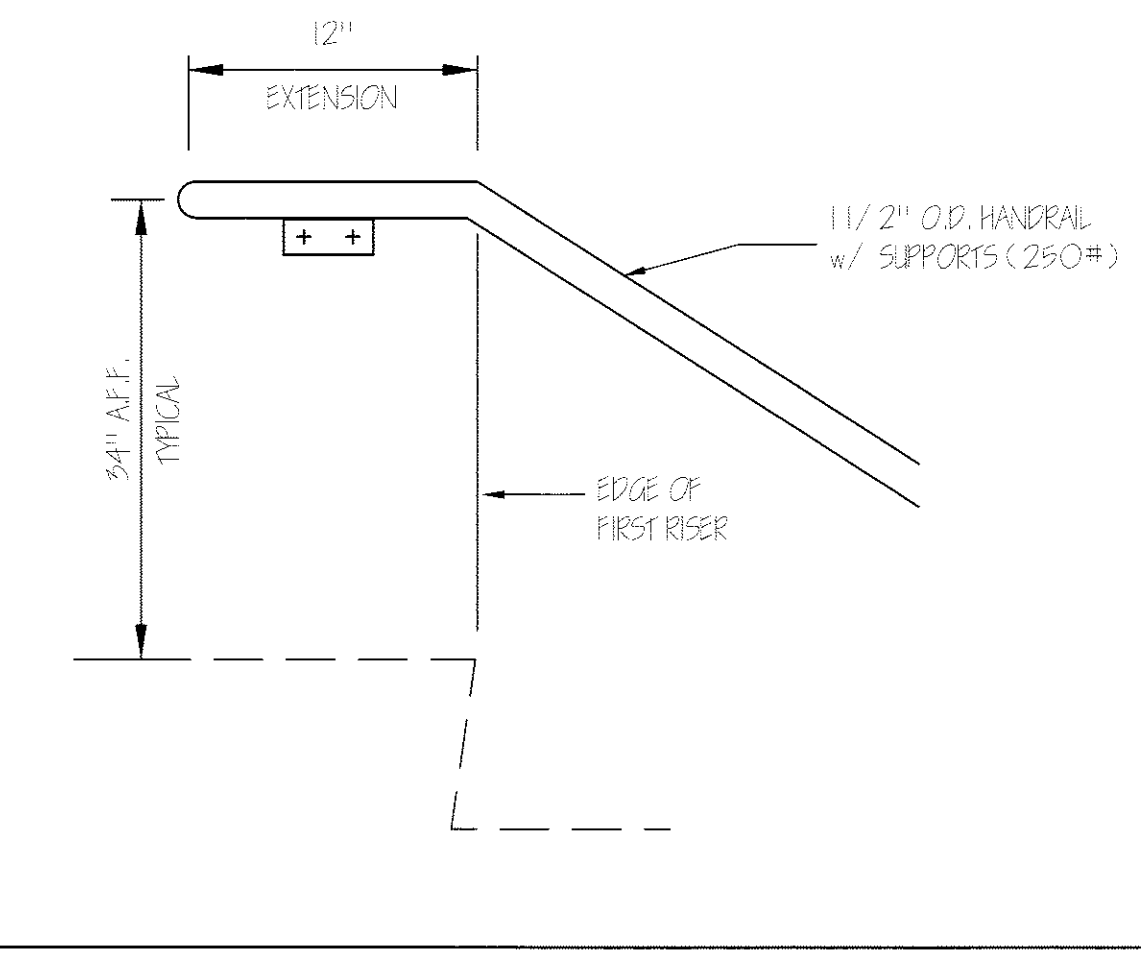
⑩ TYPICAL EXTERIOR GUARDRAIL N.T.S.



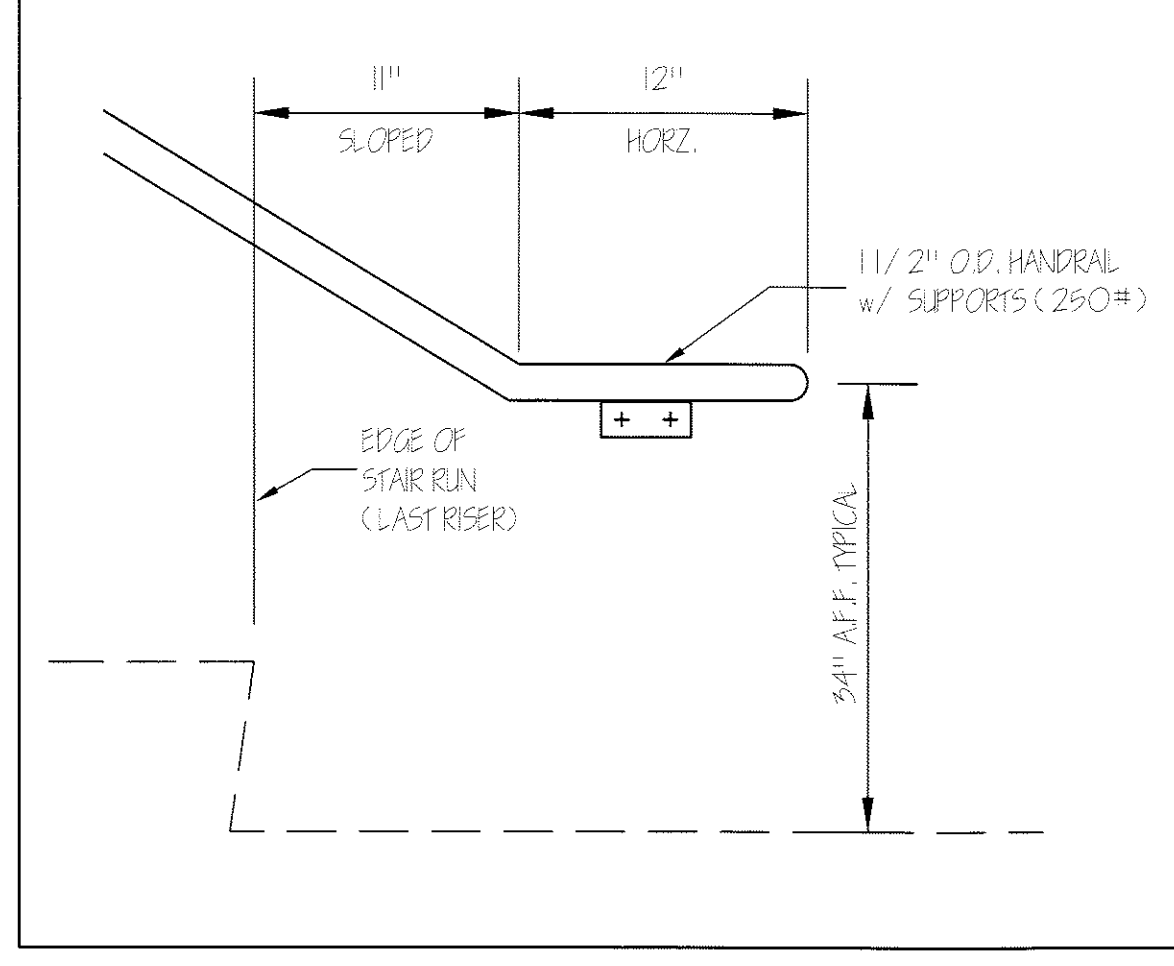
⑪ EXTERIOR GUARDRAIL / HANDRAIL N.T.S.



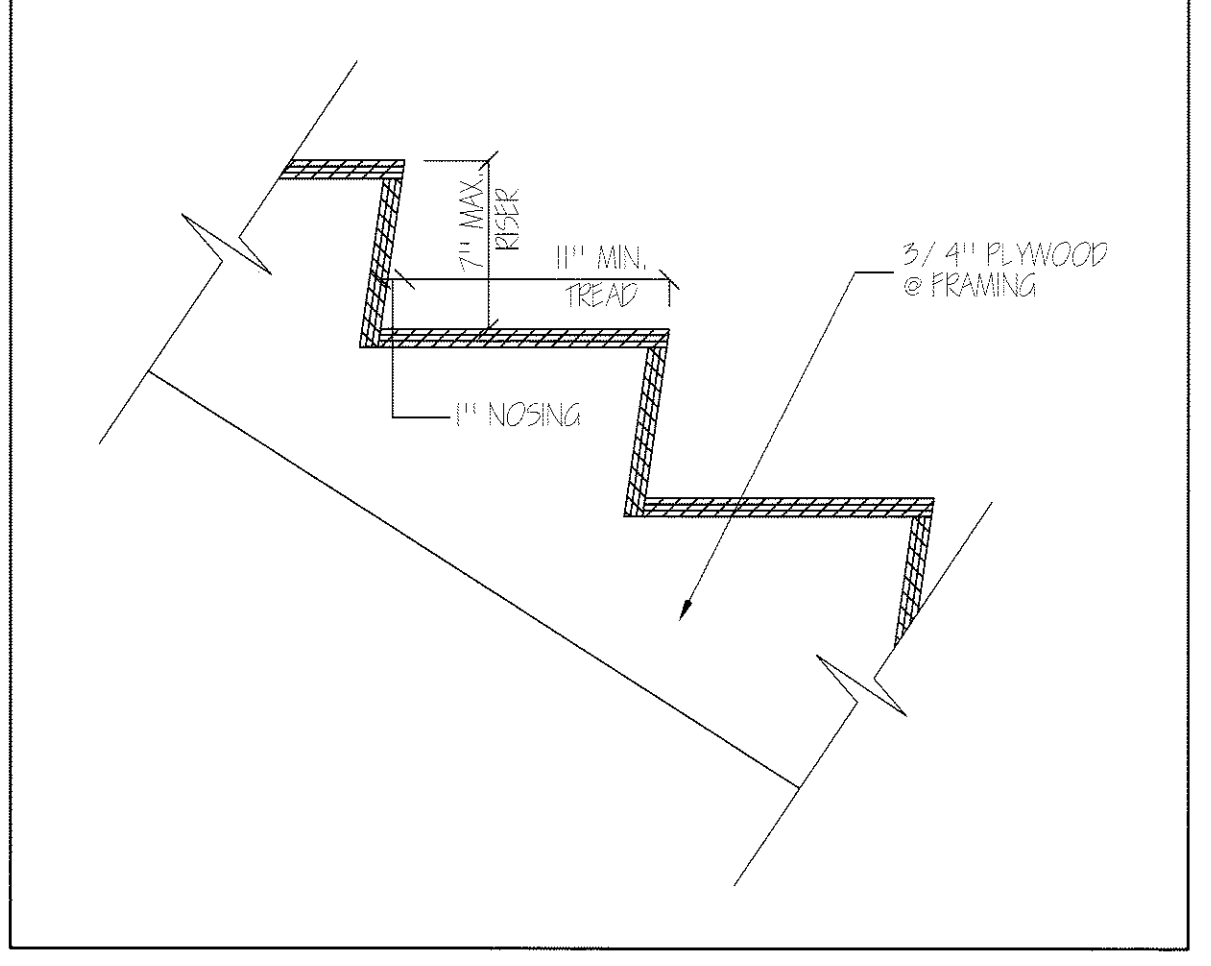
⑫ HANDRAIL @ POST OR WALL N.T.S.



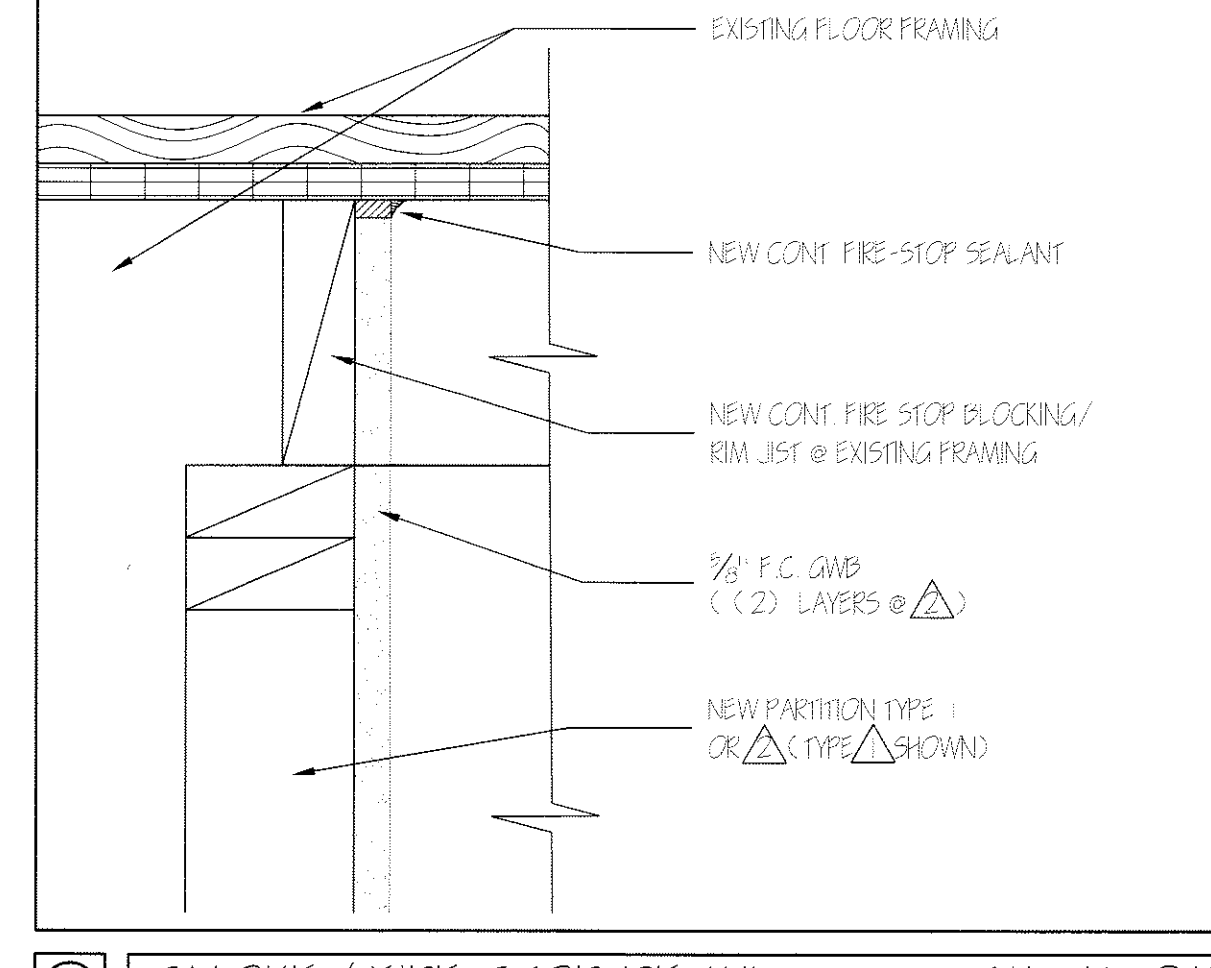
⑬ HANDRAIL EXTENSION @ TOP N.T.S.



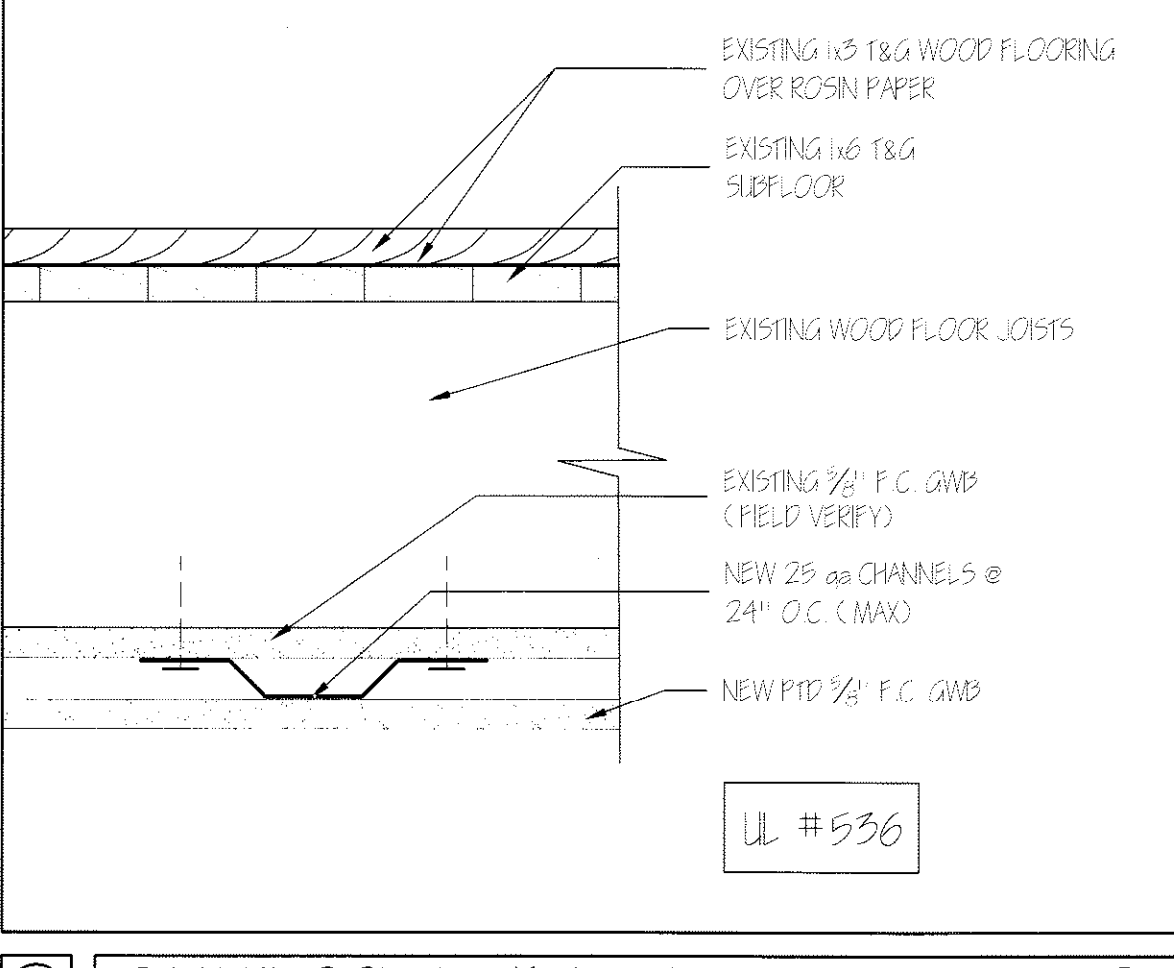
⑭ HANDRAIL EXTENSION @ BOTTOM N.T.S.



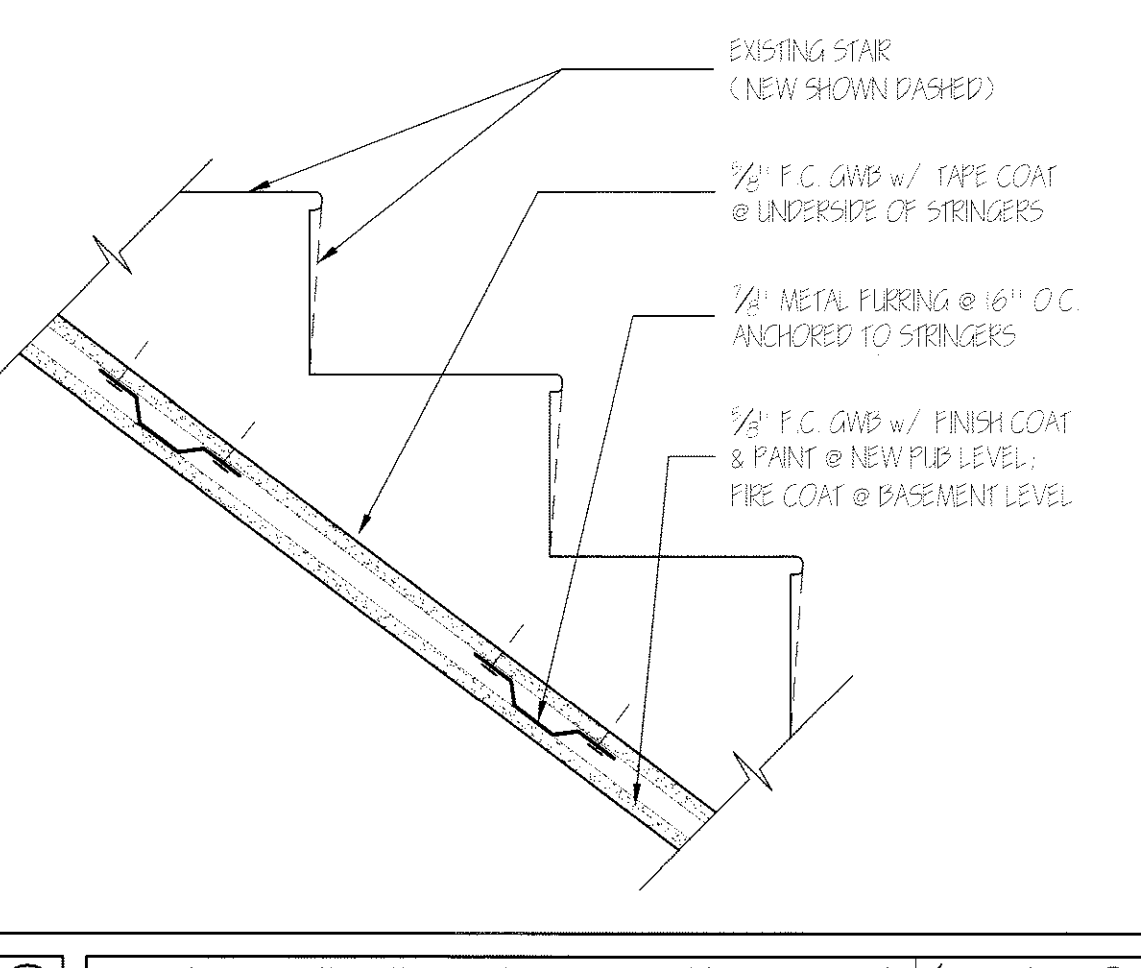
⑮ TYPICAL STAIR TREAD / RISER N.T.S.



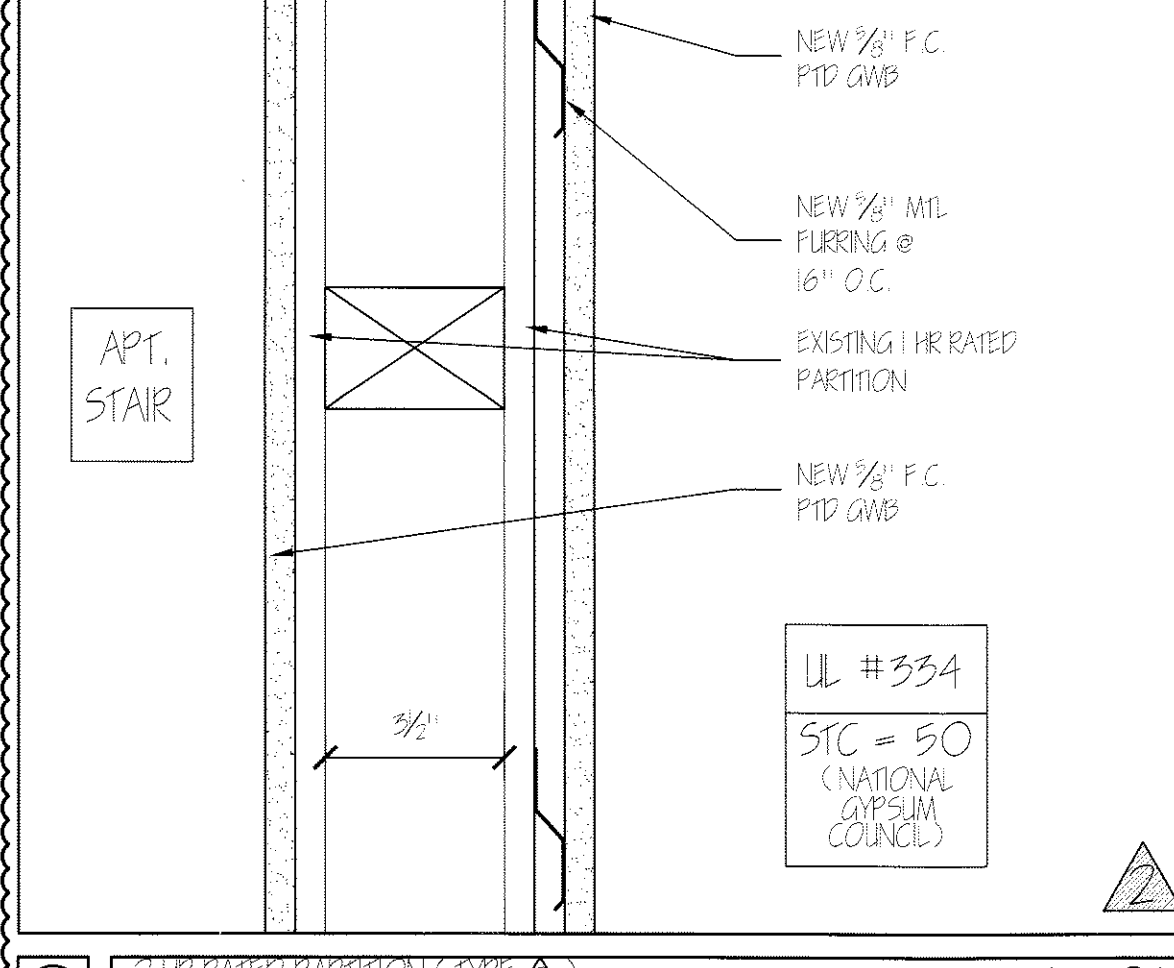
⑯ SMOKE / FIRE STOP DETAIL 3" = 1'-0"



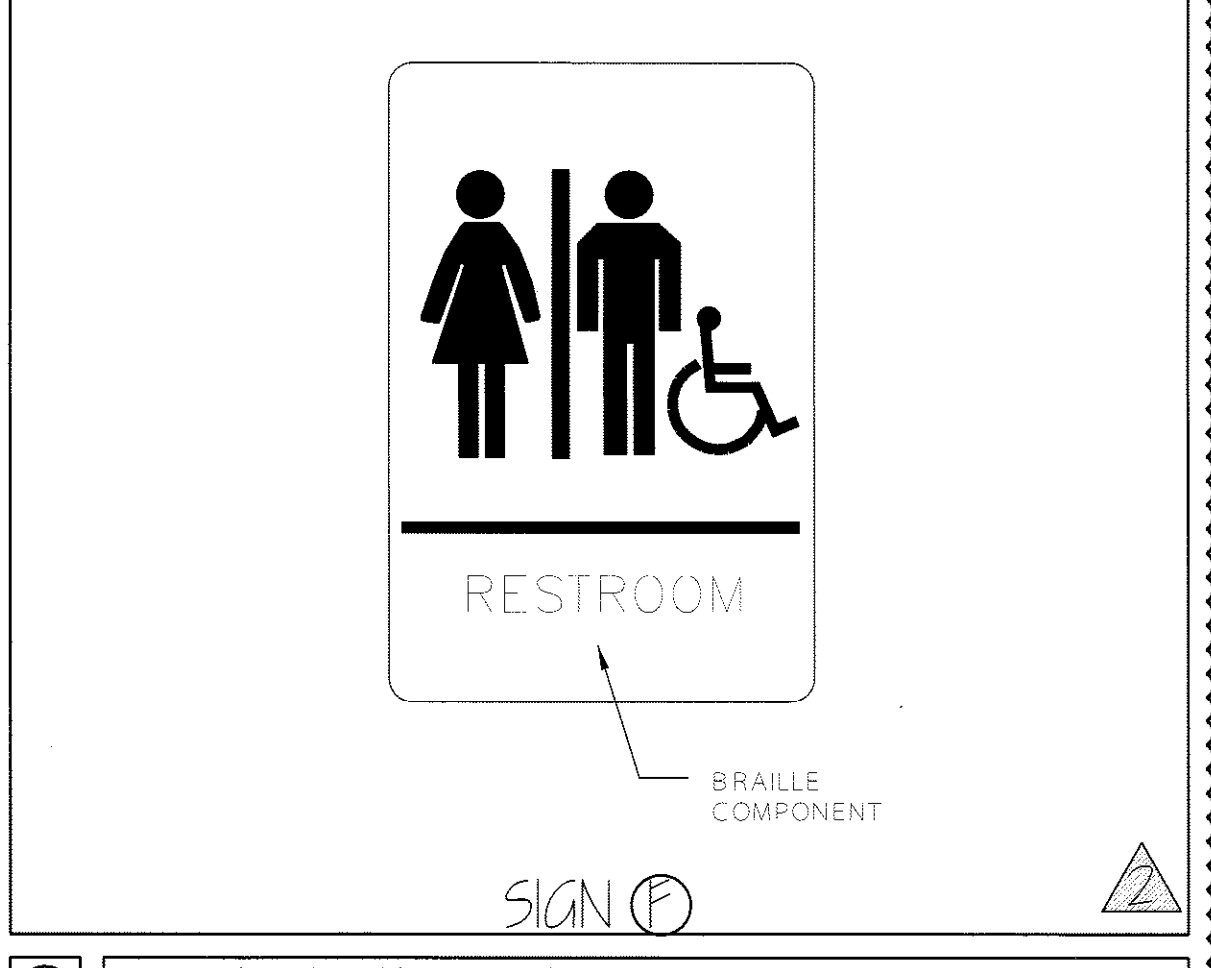
⑰ 2 HR FLOOR ASSEMBLY 3" = 1'-0"



⑱ 2 HR STAIR FRAMING ASSEMBLY 1 1/2" = 1'-0"



⑲ 2 HR RATED PARTITION (TYPE  $\Delta$ ) @ EXISTING 1 HR RATED ASSEMBLY 3" = 1'-0"



⑳ ACCESSIBLE TOILET SIGN N.T.S.

HAYSTACK ASSOCIATES

ARCHITECTURE  
INTERIOR DESIGN

P.O. BOX 6179 FALMOUTH, MAINE 04105

ALTERNATIONS TO  
38 WASHINGTON AVE  
PORTLAND, MAINE, 04101

DRAWING TITLE: DETAILS

SCALE: AS NOTED

DATE: 16 Jun '11

DRAWN BY: MFH/mmk

JOB NO.: 110701

DRAWING NO.: A-6

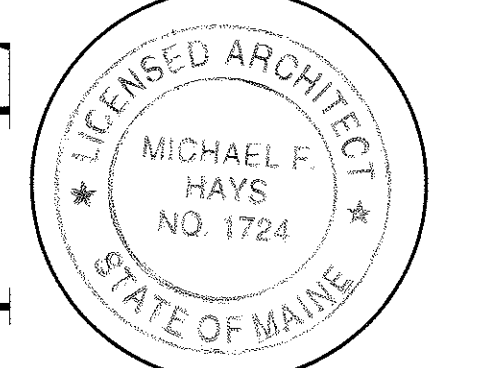
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LICENSED ARCHITECT  
MICHAEL F. HAYS  
NO. 1724  
STATE OF MAINE

REVISIONS:  
28 Jun '11  
12 Sep '11

(207) 871-5990 (207) 871-9308

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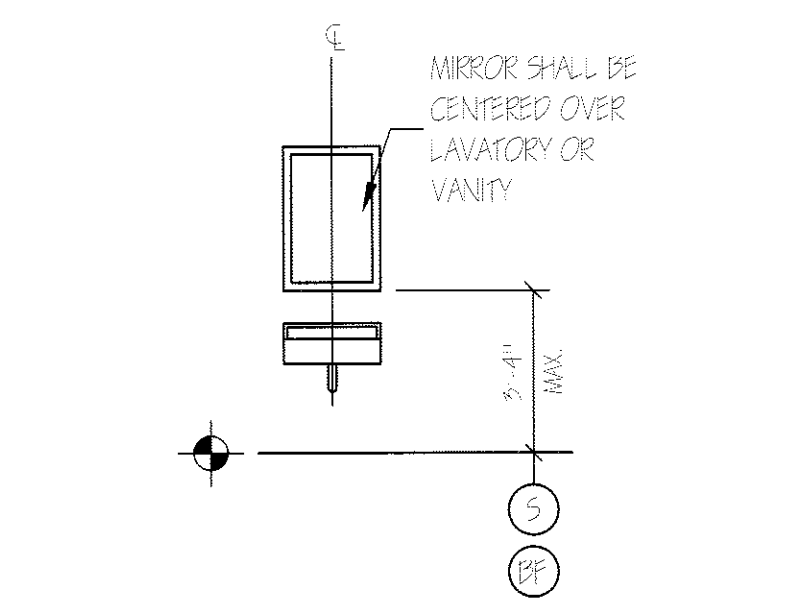
REVISIONS

ALTERATIONS TO  
**38 WASHINGTON AVE**  
 PORTLAND, MAINE 04101

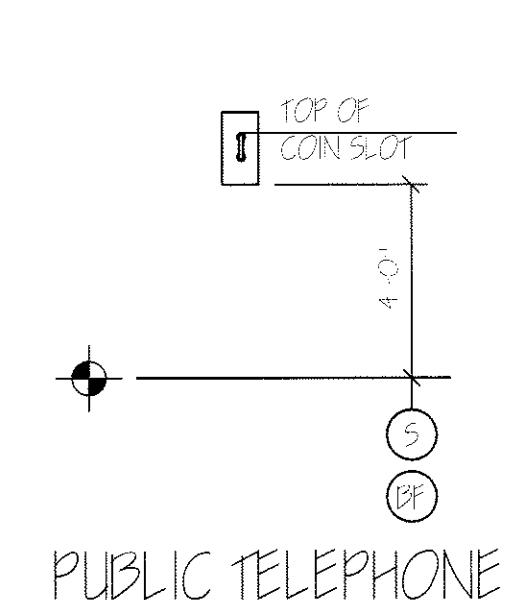
ARCHITECTURE  
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ACCESSIBILITY  
 DETAILS  
 AND NOTES  
 DRAWING TITLE

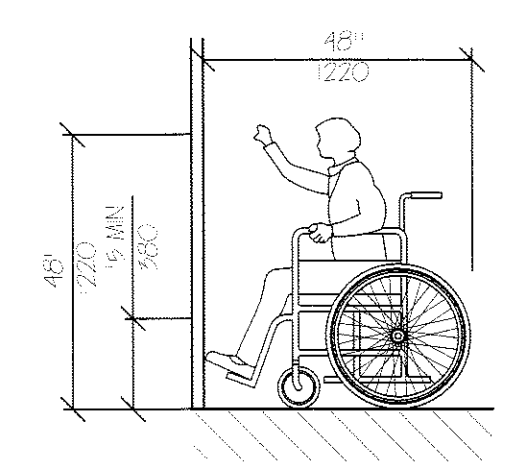
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 DATE 16 Jun '11  
 DRAWN BY MFH/mck  
 JOB NO. 110701  
 DRAWING NO. A-7



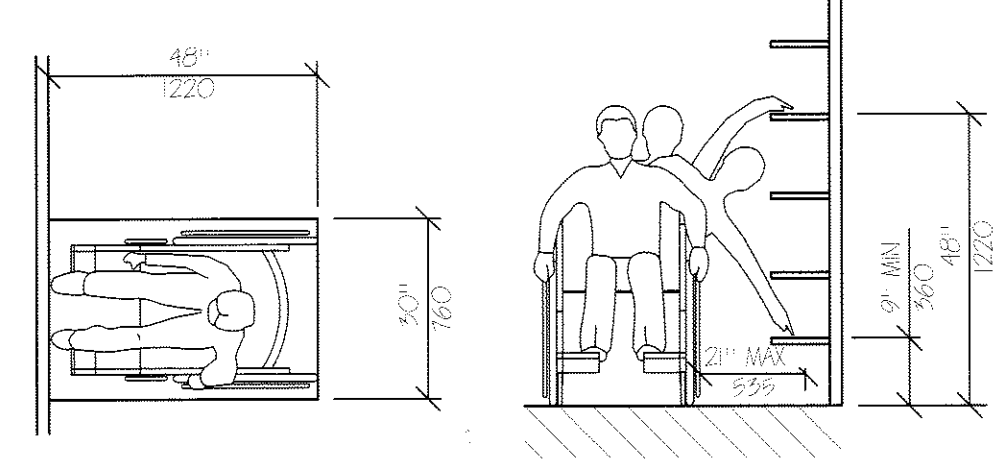
**MIRROR OR MEDICINE CABINET**  
 NTS



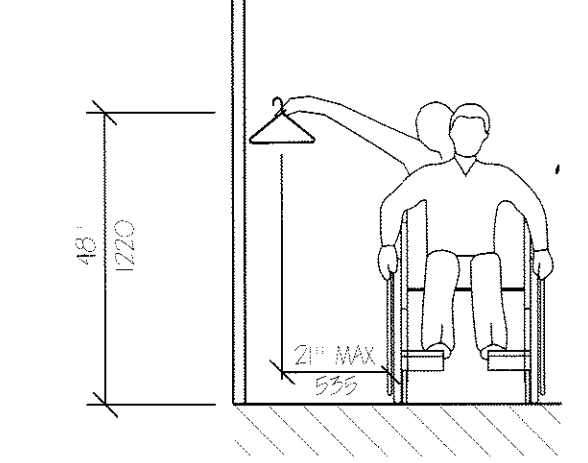
**PUBLIC TELEPHONE**  
 NTS



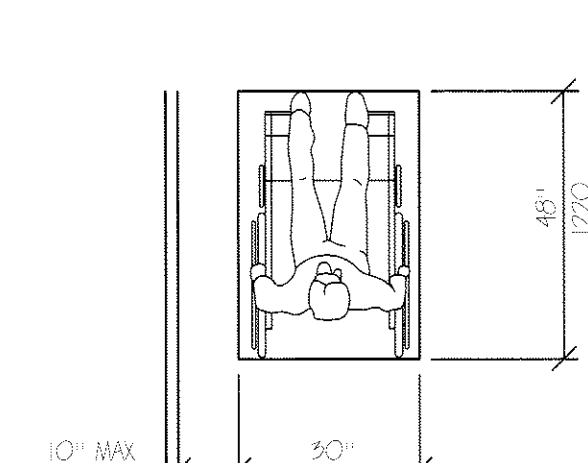
**HIGH FORWARD REACH LIMIT**  
 NTS



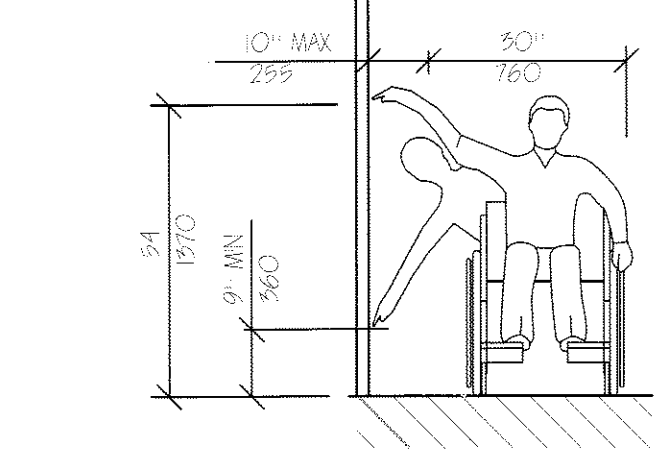
**STORAGE SHELVES AND CLOSETS**  
 NTS



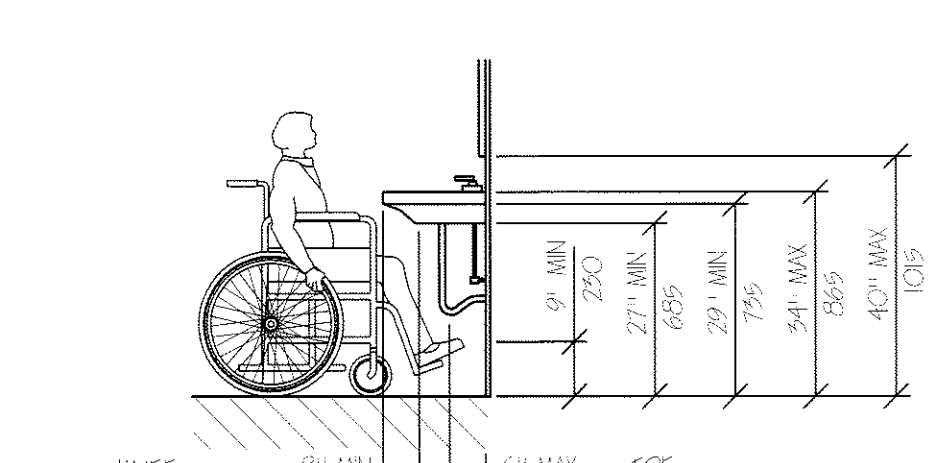
**CLOSETS**  
 NTS



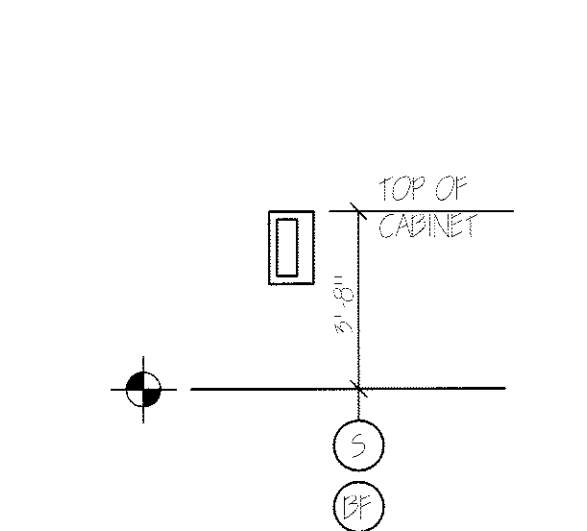
**CLEAR FLOOR SPACE PARALLEL APPROACH**  
 NTS



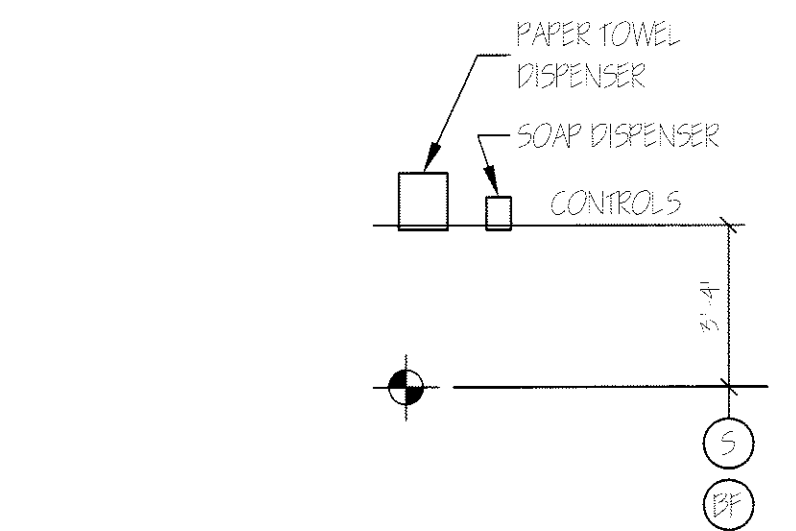
**HIGH AND LOW SIDE REACH LIMITS**  
 NTS



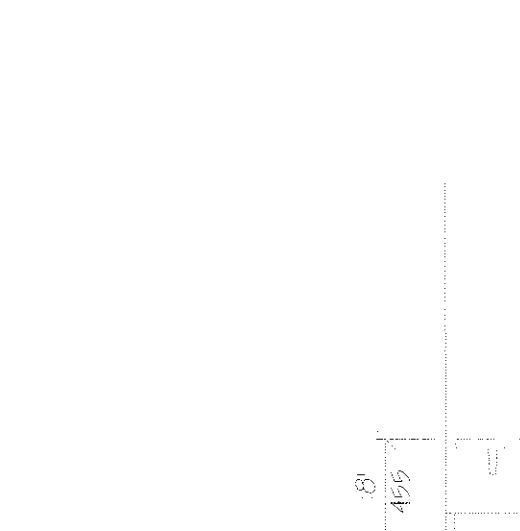
**LAVATORY CLEARANCES**  
 NTS



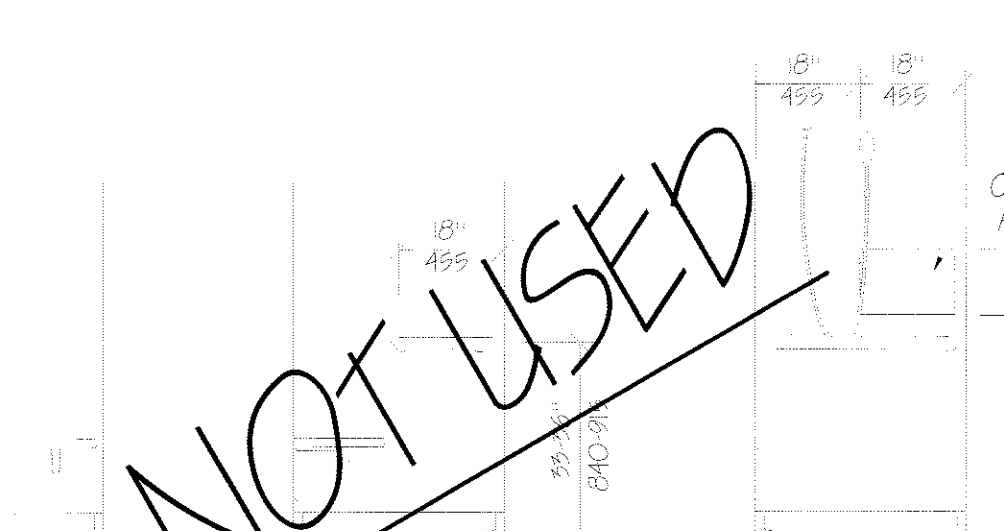
**FIRE EXTINGUISHER CABINET (FEC)**  
 NTS



**TOWEL & SOAP DISPENSERS**  
 NTS



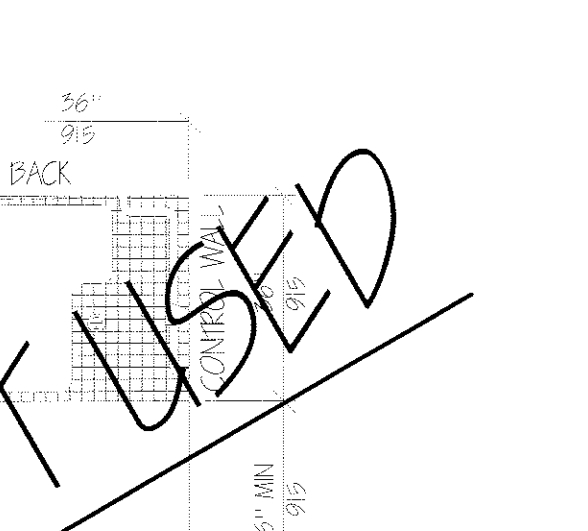
**SHOWER SEAT ELEVATIONS**  
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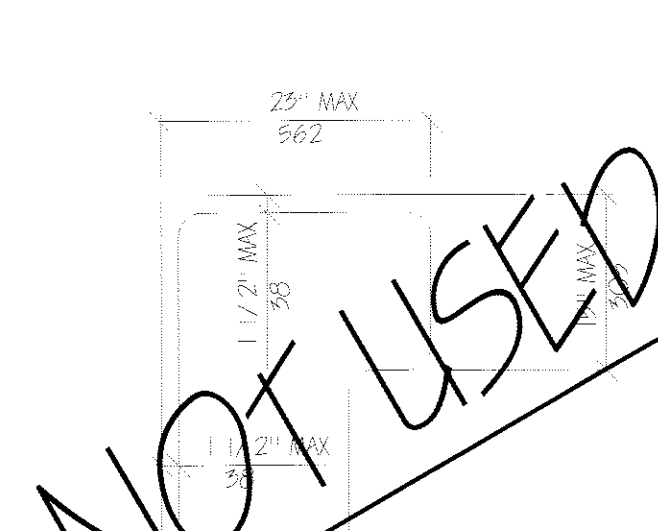
**SHOWER STALL PLAN**  
 NTS



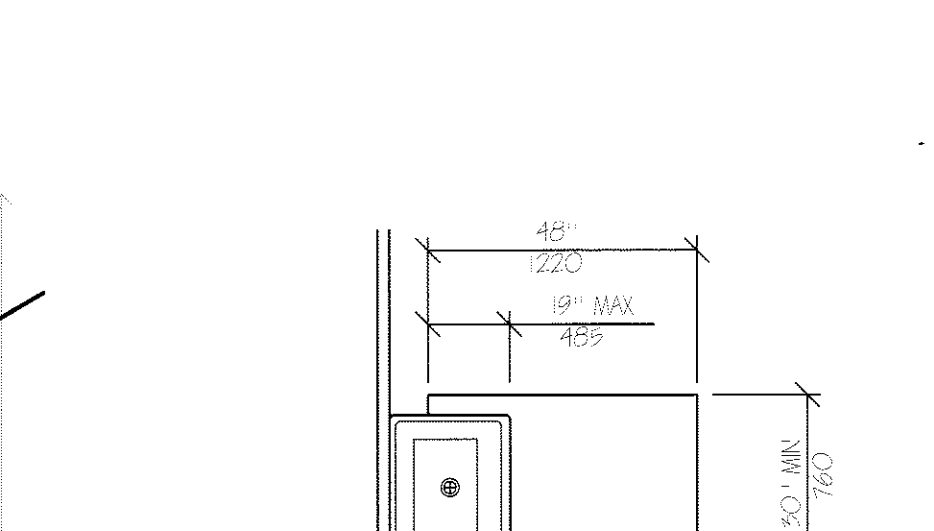
**SHOWER SEAT DESIGN**  
 NTS



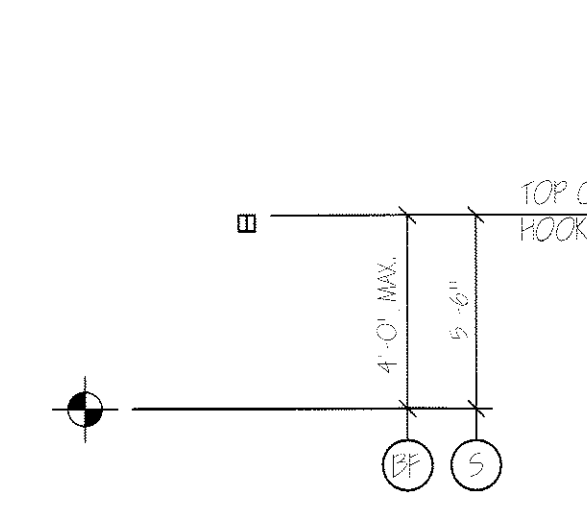
**CLEAR FLOOR SPACE AT LAVATORIES**  
 NTS



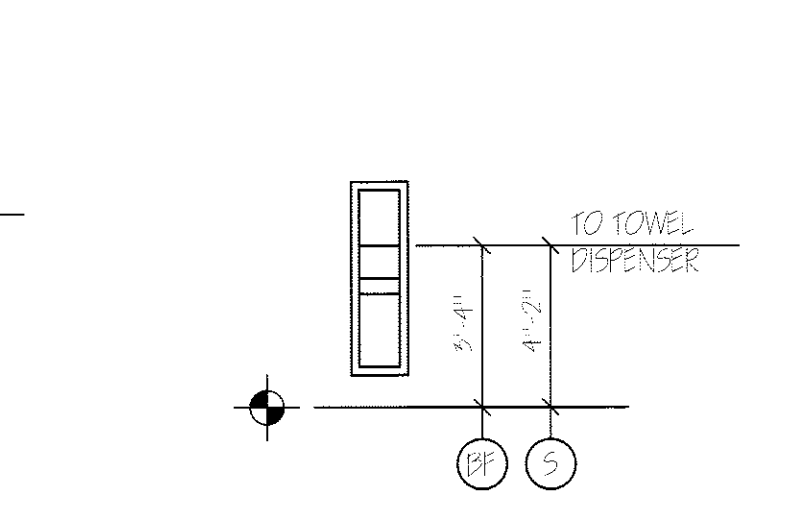
**DRINKING FOUNTAIN**  
 NTS



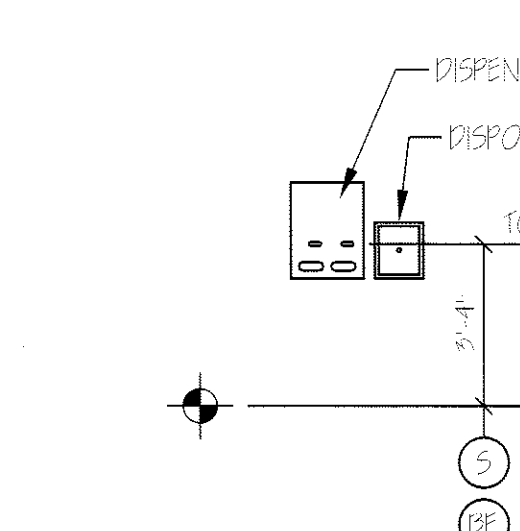
**HEIGHT AND DEPTH OF URINALS**  
 NTS



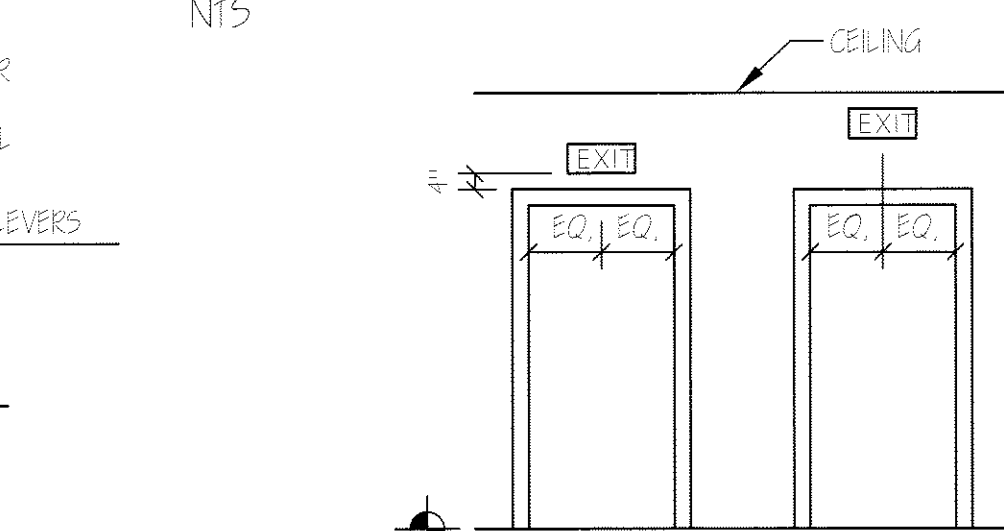
**CLOTHES HOOK**  
 NTS



**TOWEL DISPENSER DISPOSAL UNIT**  
 NTS



**SANITARY NAPKIN DISPENSER & DISPOSAL**  
 NTS



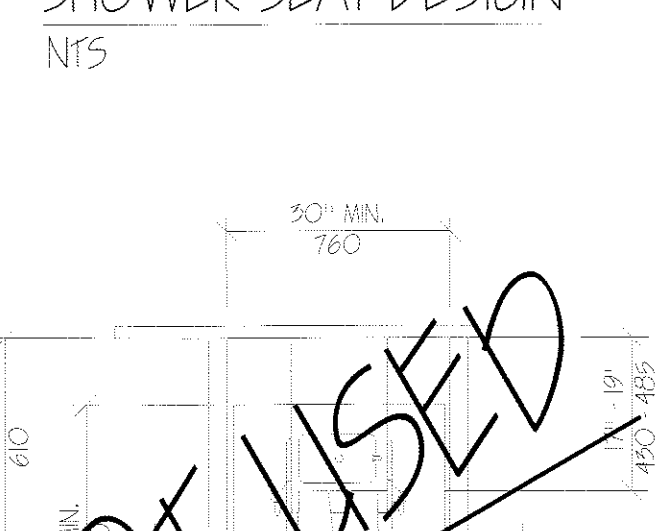
**EXIT SIGNS**  
 TYPICAL UNLESS OTHERWISE NOTED  
 NTS



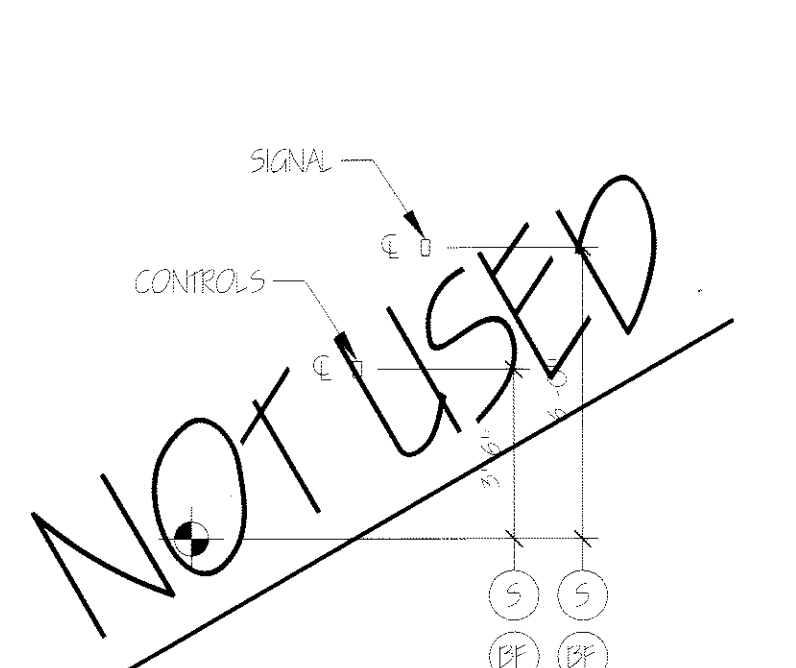
**EQUIPMENT PERMITTED IN SHADED AREA**  
 DRINKING FOUNTAIN SPOUT HEIGHT AND KNEE CLEARANCE  
 NTS



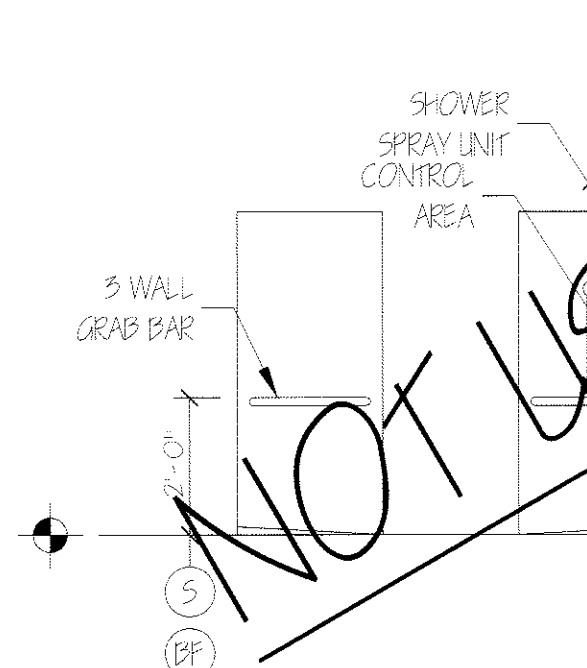
**GRAB BARS AT WATER CLOSETS**  
 NTS



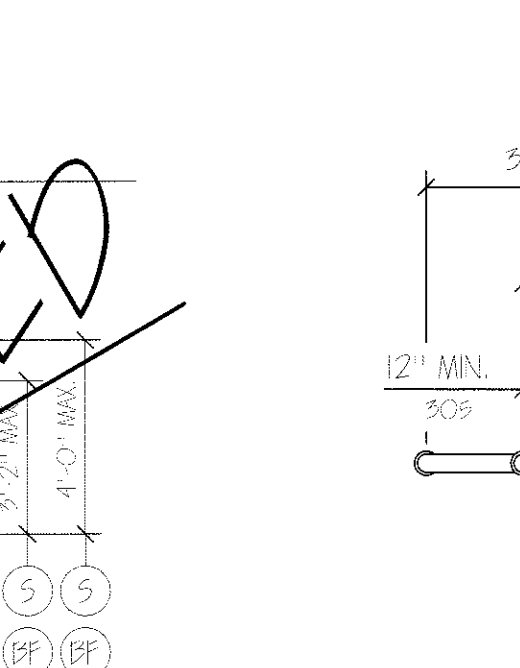
**ACCESSIBILITY ACCESSORY MOUNTING HEIGHTS**



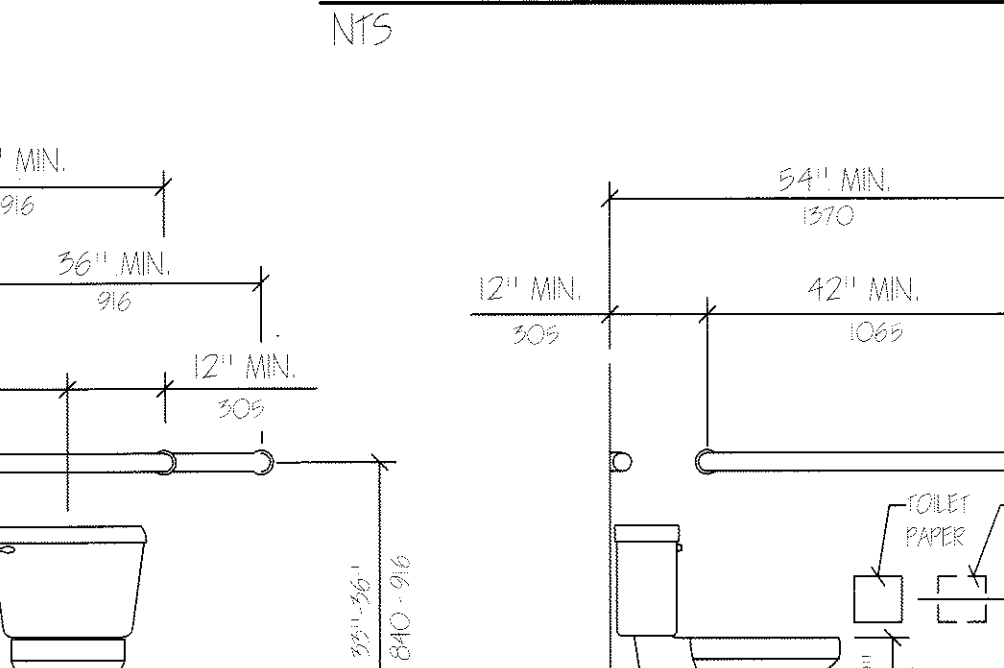
**ELEVATOR CONTROLS & SIGNALS**  
 NTS



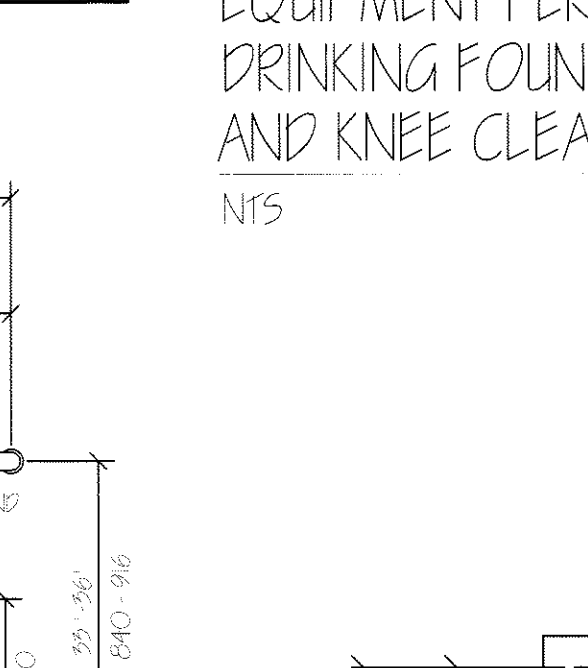
**BARRIER FREE SHOWER**  
 NTS



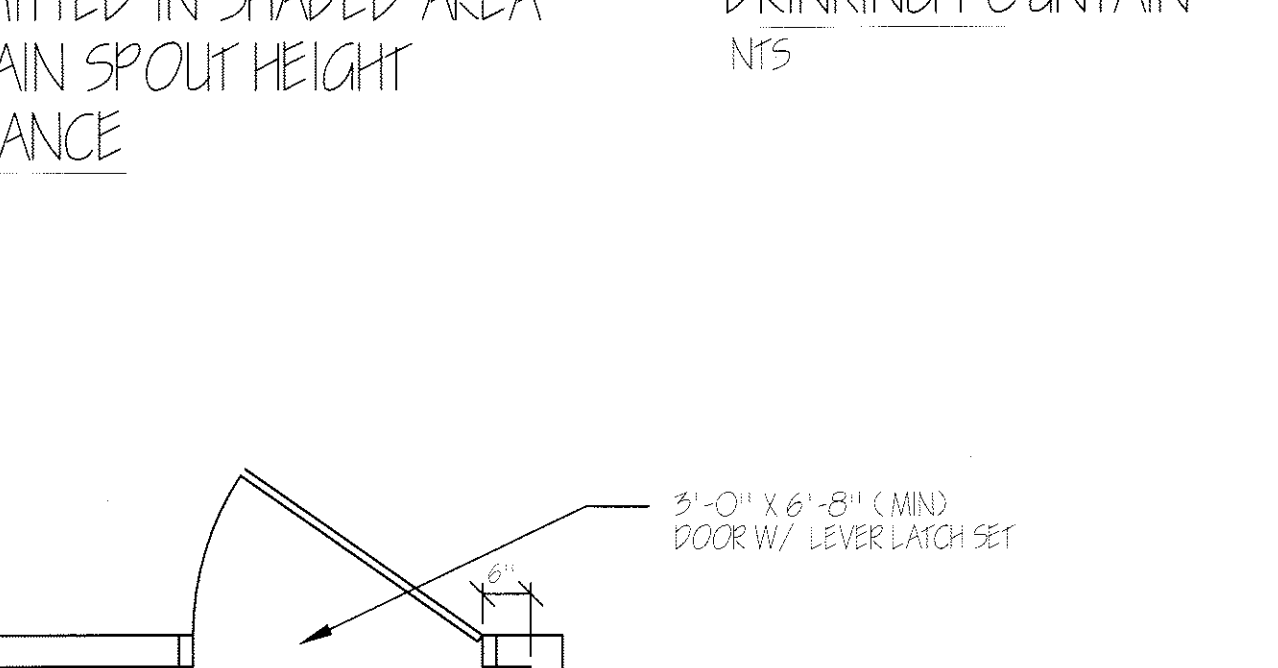
**ELECTRICAL & FIRE PROTECTION DEVICES**  
 TYPICAL UNLESS NOTED OTHERWISE  
 NTS



**ACCESSIBILITY GENERAL NOTES**



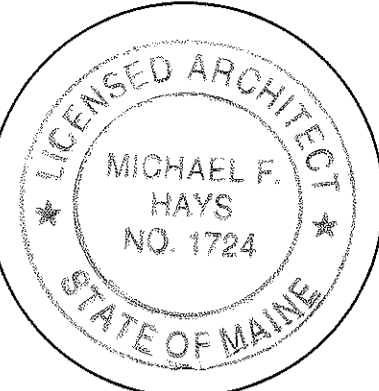
**LEGEND**  
 (S) STANDARD MOUNTING HEIGHT  
 (BR) BARRIER FREE ADULT MOUNTING HEIGHT  
 (F) FINISH FLOOR LINE  
**NOTE**  
 MOUNT ALL FIXTURES AT STANDARD MOUNTING HEIGHT UNLESS INDICATED ON PLAN BY A (S) SYMBOL. A (BR) SYMBOL AT ANY ROOM SHALL INCLUDE ONE OF ANY FIXTURE AND ACCESSORY WITHIN THE ROOM.



**TYPICAL ACCESSORIES**  
 NTS

- ACCESSIBILITY GENERAL NOTES**
- DOORWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
  - ALL DOORS SHALL HAVE LEVER HANDLE HARDWARE, EXCEPT AT SECURED STORAGE ROOMS, MECHANICAL ROOMS, AND ELEVATOR MACHINE ROOMS.
  - ALL CLOSERS SHALL BE SLIP PULL MAXIMUM AT DOORS EQUIPPED WITH LEVER HANDLE HARDWARE.
  - ALL DOORS WITH CLOSERS SHALL HAVE 18" CLEAR DISTANCE FROM THE LATCHSIDE OF THE OPENING TO ANY ADJACENT WALL OR OBSTRUCTION ON THE PULL SIDE OF THE OPENING.
  - ALL DOORS WITH CLOSERS SHALL HAVE 12" CLEAR DISTANCE FROM THE LATCHSIDE OF THE OPENING TO ANY ADJACENT WALL OR OBSTRUCTION ON THE PUSH SIDE OF THE OPENING.
  - ALL SIGNAGE SHALL BE MOUNTED 60" AFF TO BRaille COMPONENT AT LATCH-SIDE WALL OF DOORS AND OPENINGS.
  - REFER TO OWNER'S INTERIOR ARCHITECTURAL PACKAGE (UNTHINK DESIGNS) FOR ACTUAL ACCESSORIES SELECTIONS, LOCATIONS & MOUNTING HEIGHTS.

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REVISIONS

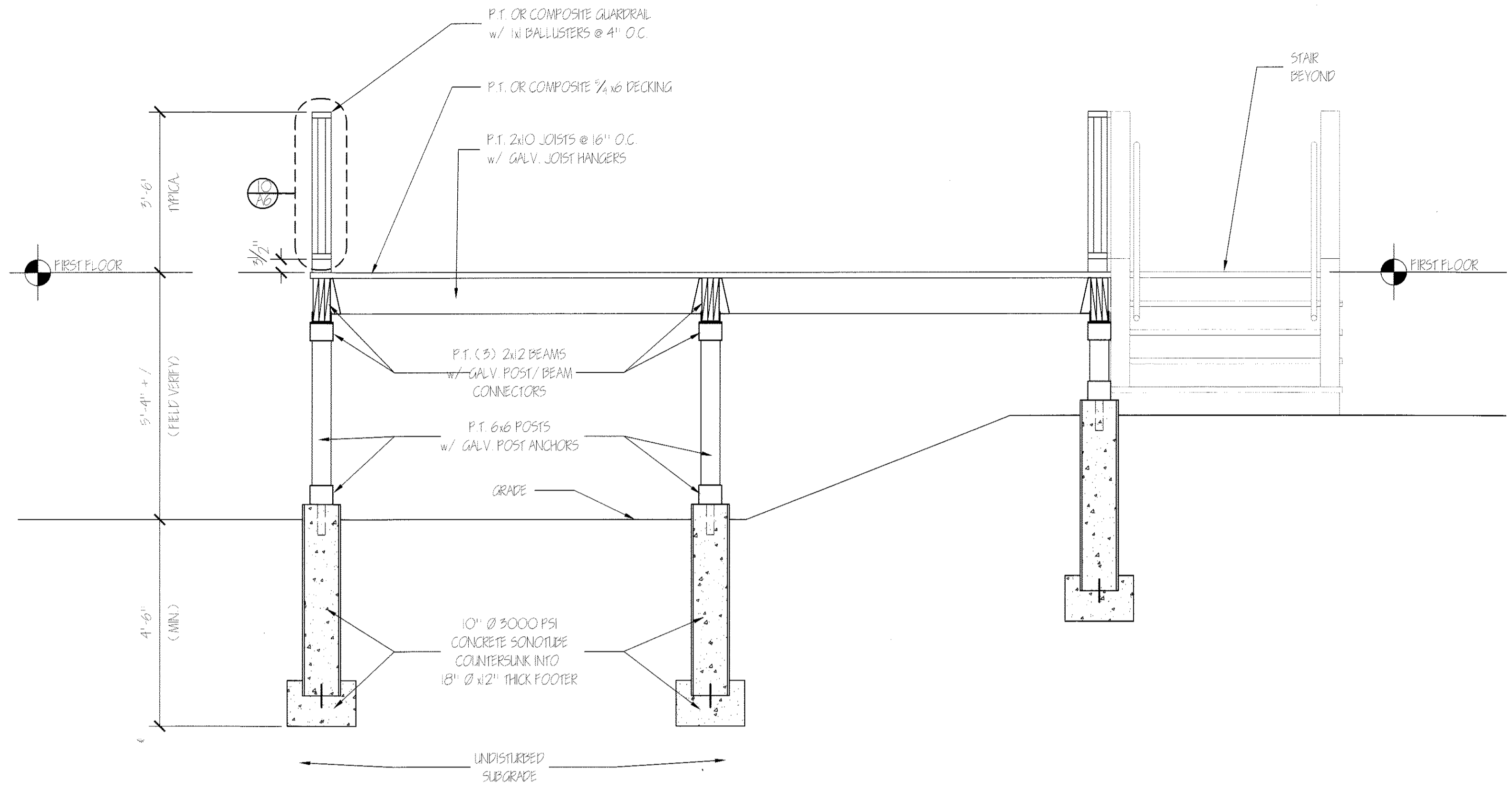
1	12 Sep '11
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ALTERATIONS TO  
**38 WASHINGTON AVE**  
 PORTLAND, MAINE, 04101

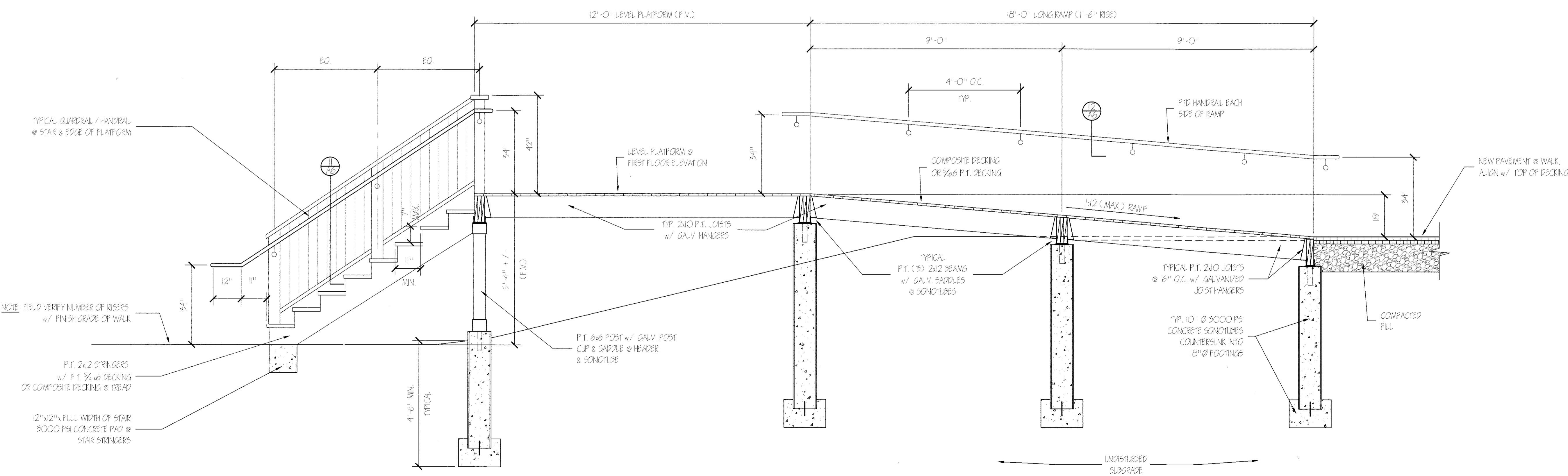
ARCHITECTURE  
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 (207) 871-9500 (207) 871-9308

EXTERIOR  
 RAMP & STAIR  
 DETAILS

SCALE: 1/2" = 1'-0"  
 DATE: 16 Jun '11  
 DRAWN BY: MFH/mak  
 JOB NO.: 110701  
 DRAWING NO.: A-8

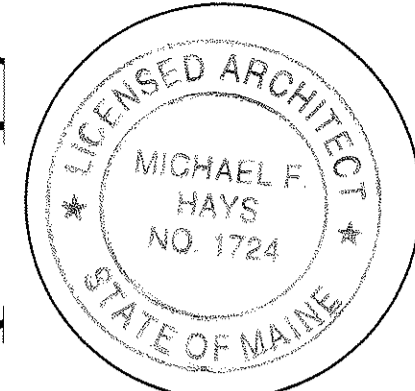


① NEW DECK FRAMING SECTION  
 SCALE: 1/2" = 1'-0"



② NEW RAMP AND STAIR FRAMING SECTION  
 SCALE: 1/2" = 1'-0"

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REVISIONS  
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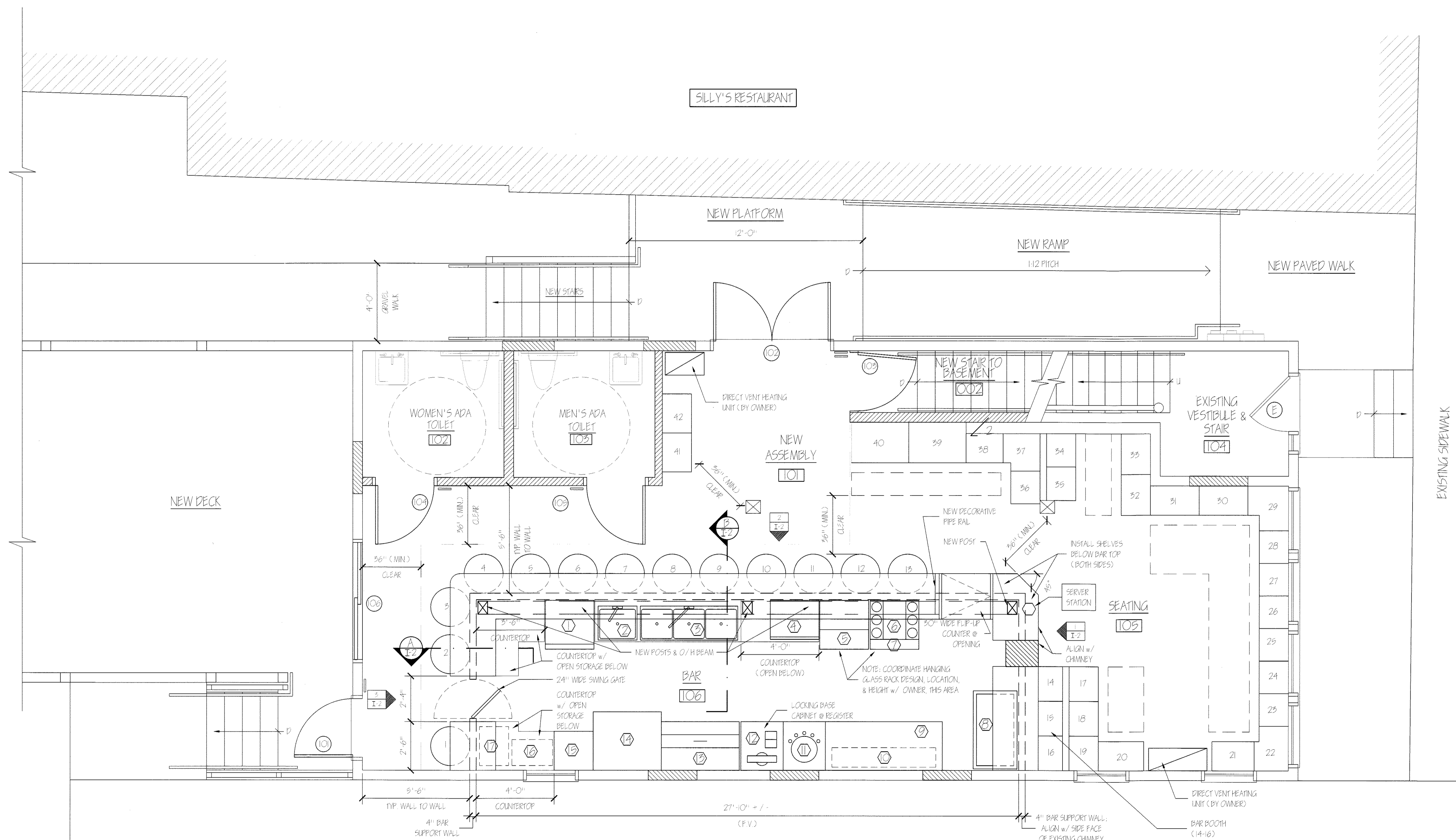
ALTERATIONS TO  
**38 WASHINGTON AVE**  
 PORTLAND, MAINE, 04101  
 JOB TITLE

ARCHITECTURE  
 INTERIOR DESIGN  
 P.O. BOX 6179 FALMOUTH, MAINE 04105  
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SILLY'S  
 WITH A TWIST  
 BAR LAYOUT  
 DRAWING TITLE

SCALE 3/8" = 1'-0"  
 DATE 16 Jun '11  
 DRAWN BY MFH/mak  
 JOB NO. 110701  
 DRAWING NO. I-1

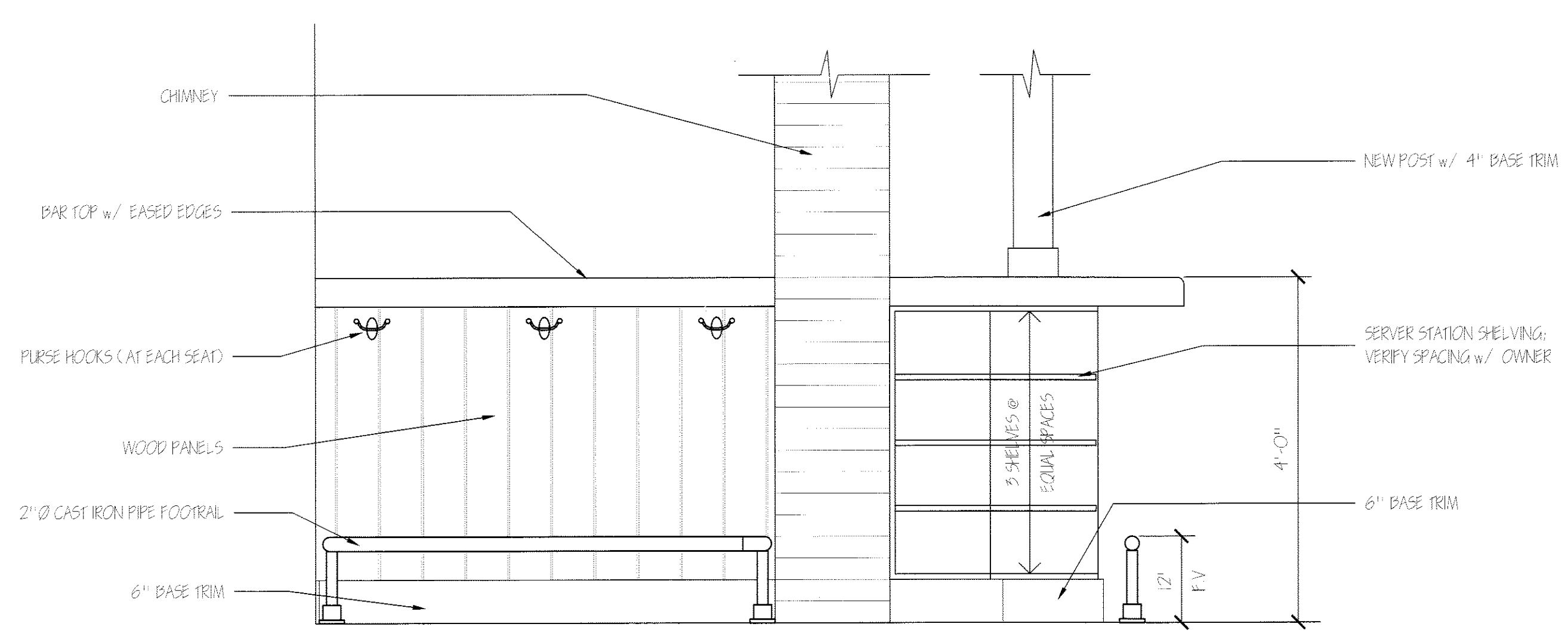
EQUIPMENT LIST		(DEPTH x WIDTH)	
1	30"x50" DISHWASHER	10	LIQUOR TERS
2	21"x24" 5.5 HAND SINK w/ LEGS	11	27"x27" MUSHROOM TAP SYSTEM (9)
3	21"x60" 5.5 3-BAY SINK w/ LEGS	12	CASH REGISTER SYSTEM
4	24"x30" W/ C GLASS DOOR REFRIGERATOR	13	30"x48" SANDWICH UNIT
5	30"x30" ICE MAKER	14	36"x42" PIZZA OVEN & 5.5 STAND/ SHELVES
6	24"x30" ICE BIN w/ JUICE TRAYS*	15	24"x24" 5.5 WORK TABLE/ SHELVES
7	50" SPEED RAL	16	MICROWAVE (27" MAX.)
8	27"x48" BOTTLE CHILLER	17	STEAMER UNIT (18"x24")
9	50"x72" GLASS DOOR REFRIGERATOR	*	VERIFY SODA GUN LOCATION w/ OWNER



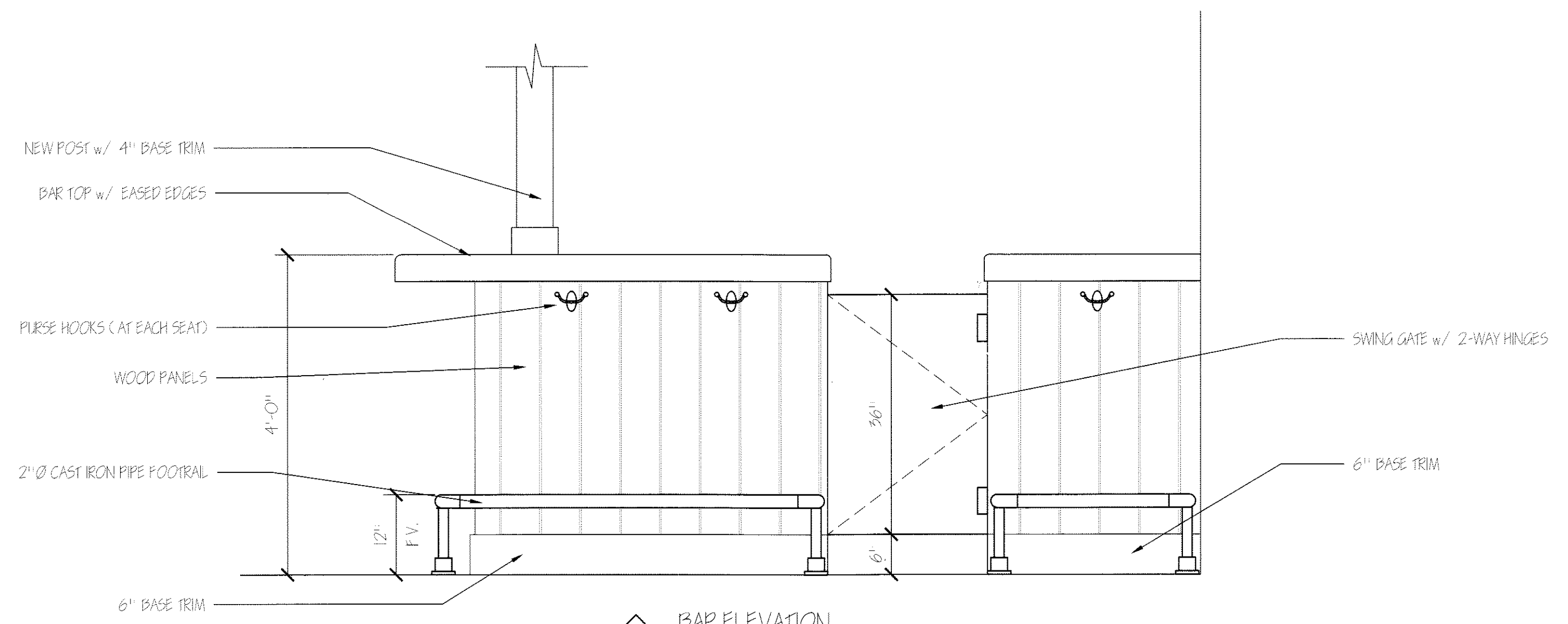
- NOTES:
- SEE SHEET A-1 FOR FIXED CONSTRUCTION
  - SEE SHEET A-2 FOR NFPA APPOINTANCES
  - SEE SHEET A-7 FOR NFPA COMPLIANCE DETAILS & NOTES
  - SEE SHEET I-2 FOR BAR DETAILS



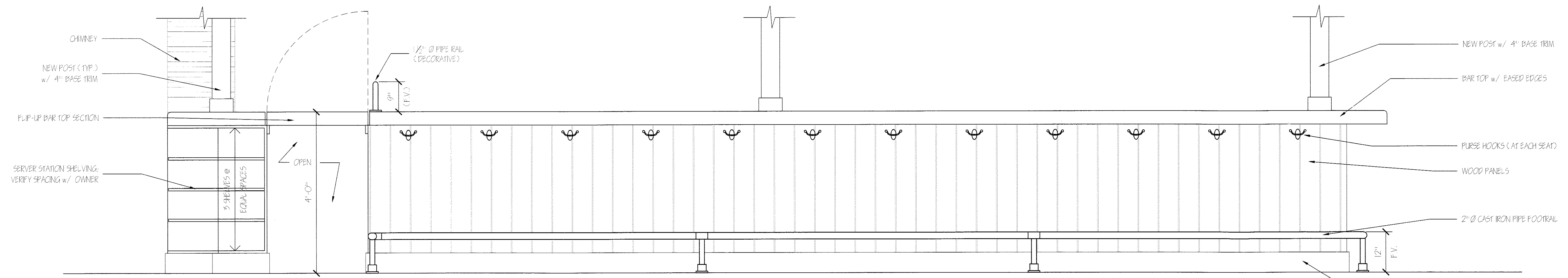
FIRST FLOOR BAR LAYOUT  
 SCALE 3/8" = 1'-0"



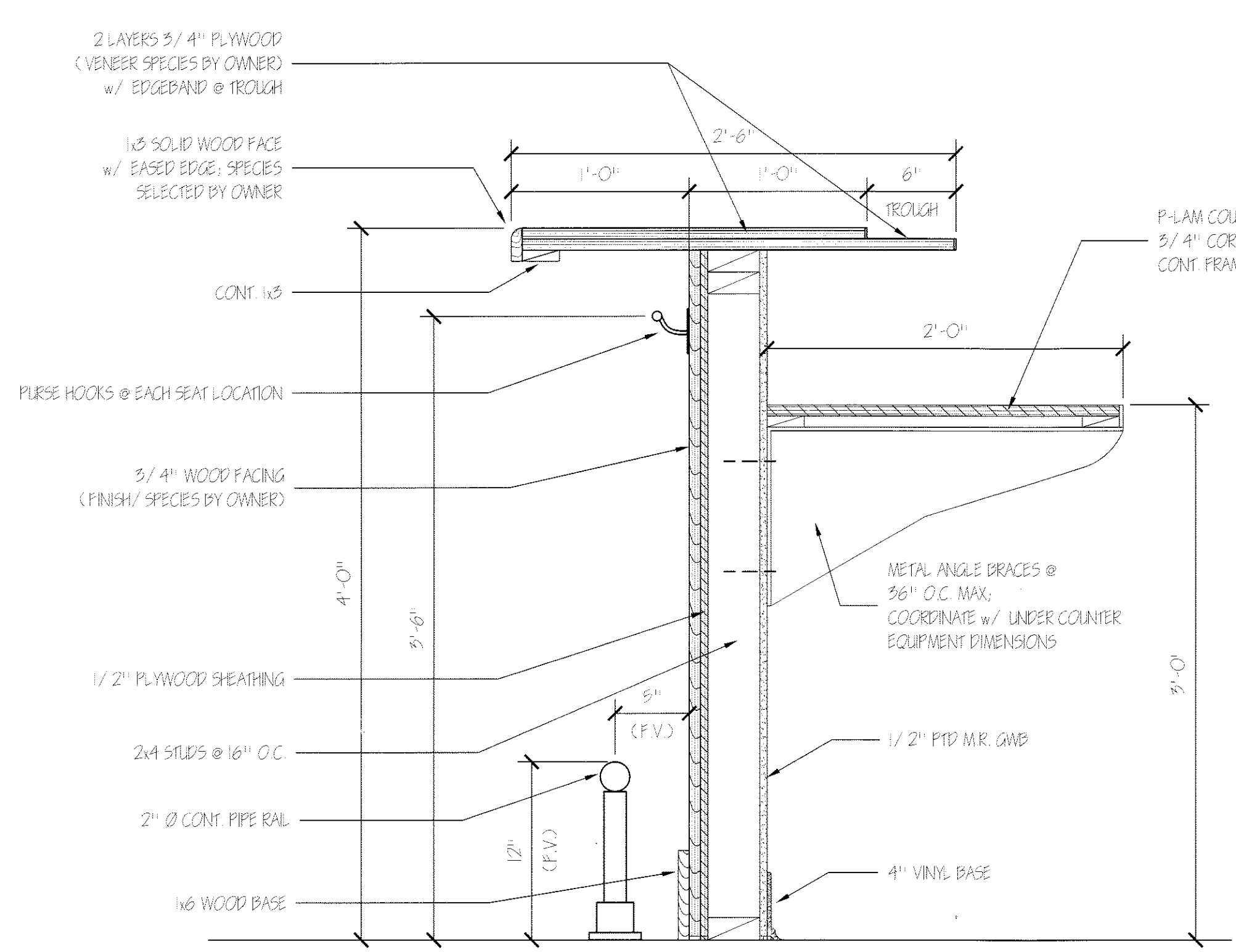
1 BAR ELEVATION  
SCALE: 3/4" = 1'-0"



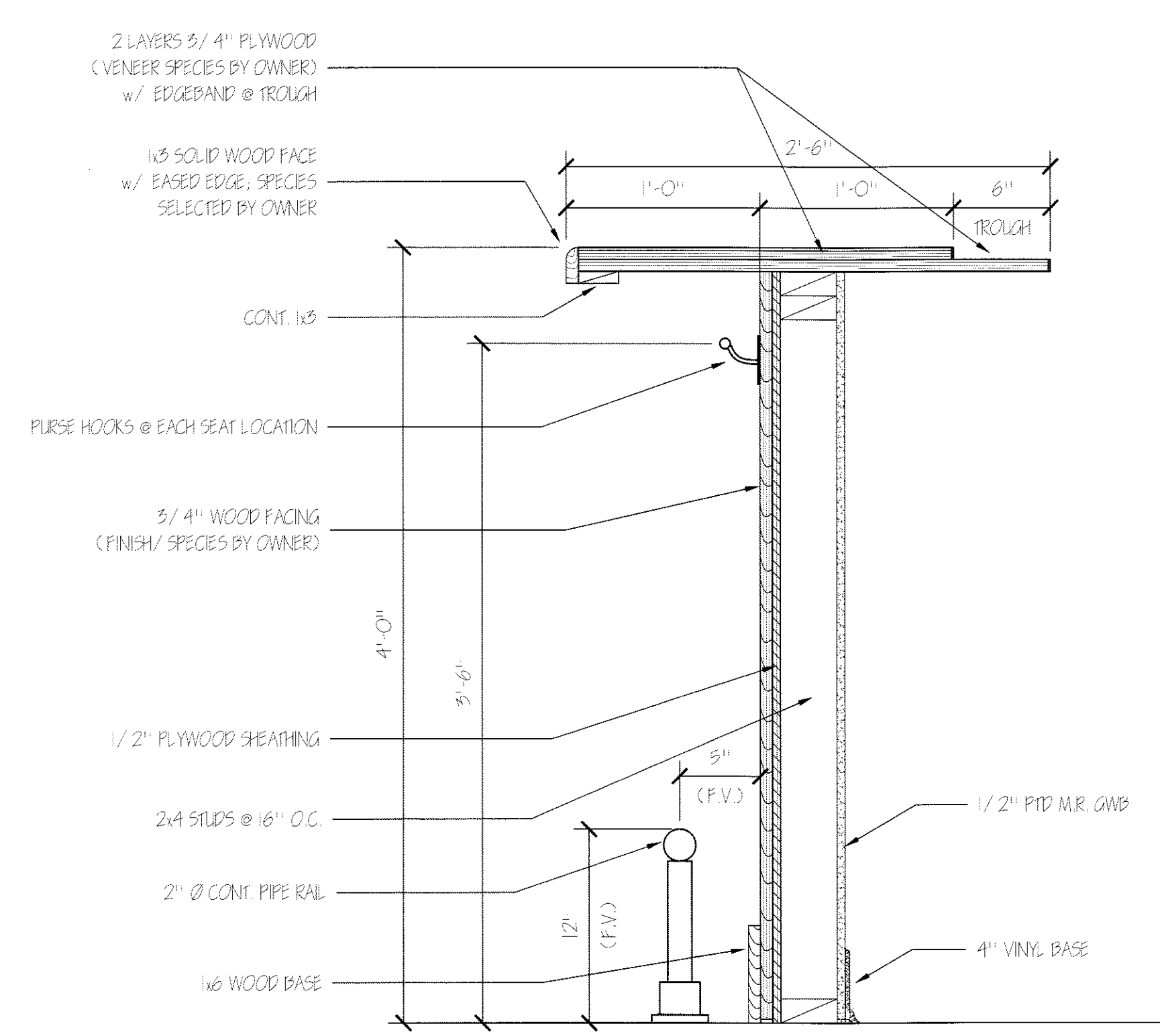
2 BAR ELEVATION  
SCALE: 3/4" = 1'-0"



3 BAR ELEVATION  
SCALE: 3/4" = 1'-0"

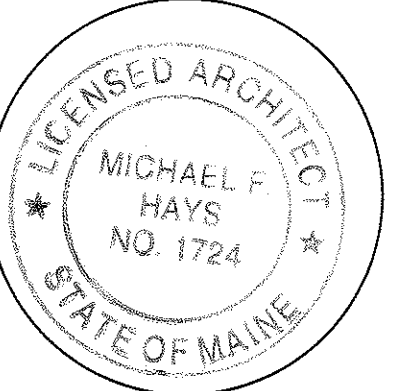


1 SECTION AT BAR  
SCALE: 1 1/2" = 1'-0"



2 SECTION AT BAR  
SCALE: 1 1/2" = 1'-0"

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REVISIONS  
12 Sep '11

ALTERATIONS TO  
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PORTLAND, MAINE, 04101

ARCHITECTURE  
INTERIOR DESIGN  
P.O. BOX 6179 FALMOUTH, MAINE 04105  
(207) 871-5900  
(207) 871-9308

SILLY'S  
WITH A TWIST  
BAR DETAILS

SCALE: AS NOTED  
DATE: 16 Jun '11  
DRAWN BY: MFH/mak  
JOB NO.: 110701

DRAWING NO.  
**I-2**