



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED
FEB 18 2011
CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Hamilton Marine/PM Construction Located At 100 FORE CBL: 019 A010001

has permission to Do Interior alterations to bulk retail area/ADA bathrooms PERMIT# 2011-01-245

provided that the person or persons, firm or corporation 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Sub per \$W

Fire Prevention Officer

James [Signature] 2/17/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CARD.

PERMIT ISSUED
 FEB 18 2011
 CITY OF PORTLAND

Job No: 2011-01-245-IND	Date Applied: 1/11/2011	CBL: 019 - - A - 010 - 001 - - - -	
Location of Construction: 100 FORE	Owner Name: * HOPE 1 LLC	Owner Address: 25 SOUTH SERVICE RD JERICHO, NY - NEW YORK 11753	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-6
Past Use: Warehouse (Hamilton Marine)	Proposed Use: Change of use from Warehouse to retail as per plans (Hamilton Marine)	Cost of Work: 55000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M Type: 2B DBL 2011
		Signature: <i>[Signature]</i> (58)	Signature: <i>[Signature]</i>
Proposed Project Description: 100 Fore St. / Change of Use from warehouse to retail		Pedestrian Activities District (P.A.D.) N/A 2/17/11	

Permit Taken By:	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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>[Signature]</i> <i>[Signature]</i> 1/14/11	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 Dist 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: <i>[Signature]</i>
	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	PHON

FIRE CONDITIONS

1. All construction shall comply with City Code Chapter 10.
2. Any cutting and welding done will require a Hot Work Permit from Fire Department.
3. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
5. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
9. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
10. Fire extinguishers are required. Installation per NFPA 10.
11. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
12. Application requires State Fire Marshal approval.
13. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
14. Non-combustible construction of this structure requires all construction to be Non-combustible.

100 Fore Street – conditions of approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a retail use with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
3. Separate permits shall be required for any new signage.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-01-245-IND

Located At: 100 FORE

CBL019 - - A - 010 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a retail use with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
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Fire

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12. Application requires State Fire Marshal approval.
13. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
14. Non-combustible construction of this structure requires all construction to be Non-combustible.

Building

1. Application approval based upon information provided by applicant including revisions received 2/17/11. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Close In Elec/Plmb/Framing

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

System Notes for 100 Fore St

This project is located within the B-6 Zone. Section 14-273(f) states that parking under division 20 is not in effect. If the project was subject to site plan review (it is not), then the parking requirements would be determined under the site plan requirements.

GRANT HAYS ASSOCIATES

ARCHITECTURE ↔ INTERIOR DESIGN

MEMO

DATE: February 16, 2011
TO: Jeannie Borque
FROM: Mike Hays
RE: Hamilton Marine Revised Drawings
CC: Rich McCarthy (FMO), Pete Ayers (Hamilton Marine), Karl Bacon, (PMC), file

Attached are the revised drawings for the above referenced project for your review and permitting, as discussed on Monday, February 14, 2011.

A-5	Accessibility Details and Notes	Revised to include ADA upgrades at the existing Toilet Rooms.
A-6	Men's & Women's Toilet Room Floor Plans	New drawing depicting the changes in each Toilet Room for ADA compliance and IPC compliance.

PDF versions have been emailed separately.

Thank you for your assistance. Please do not hesitate to contact me directly with any questions or comments.

Mike

RECEIVED
FEB 17 2011
Dept. of Building Inspections
City of Portland Maine

From: "Michael Hays" <mhays@earthlink.net>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 2/17/2011 2:20 PM
Subject: Re: Hamilton Marine Drawing revisions
Attachments: Toilet Room Upgrades 2-16-11.PDF

Hi Jeanie,

Hamilton has multiple water cooler locations with the large Poland Spring jugs/disposable cups to satisfy this portion of the requirements.

I've attached another set of pdf's, just in case you were still having difficulty opening the ones previously sent.

Thank You,

Mike

RECEIVED
FEB 17 2011
Dept. of Building Inspection
City of Portland Maine

----- Original Message -----

From: Jeanie Bourke
To: mhays@earthlink.net
Sent: 2/17/2011 11:13:54 AM
Subject: Re: Hamilton Marine Drawing revisions

Thanks for dropping these off....something just occurred to me....any chance of getting a water fountain installed? Just putting it out there if it can be conveniently located. I will still issue the permit regardless and notify Karl.

Thanks
Jeanie

Michael Hays" <mhays@earthlink.net> 2/17/2011 9:00 AM >>>

Rich & Jeannie,

Attached are the toilet room revisions the Owner has added to the scope of the project for compliance with ADA and the Maine State Plumbing Code (per Dana Tuttle).

Please let me know if you have any comments.

Jeannie - I will drop off hardcopies to Lannie in about an hour. Please contact Karl Bacon as soon as the permit is issued.

Karl - I have 6 sets of prints for you, and will leave them with Pete for you or Mike to pick up.

Thank You,

Mike

Michael Hays
Grant Hays Associates
P.O. Box 6179
Falmouth, Maine 04105
207.871.5900 v



General Building Permit Application

Office Business Commercial

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: 100 FORE STREET		
Total Square Footage of Proposed Structure/Area 5000 SF RENOVATION	Square Footage of Lot	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 019 A 010	Applicant *must be owner, Lessee or Buyer* Name HAMILTON MARINE Address 100 FORE STREET City, State & Zip PORTLAND, ME 04101	Telephone: PETE AYER - PLUD 207-774-1772 STEVE GRAEBELT - SEASPOUT 207-548-6302
Lessee/DBA (If Applicable) SAME	Owner (if different from Applicant) Name SAME Address City, State & Zip	Cost Of Work: \$ 55,000. C of O Fee: \$ 75.00 Total Fee: \$ 570.00
Current legal use (i.e. single family) MERCANTILE Number of Residential Units	If vacant, what was the previous use? N/A	645.00 645.00
Proposed Specific use: MERCANTILE - DISCOUNT MARINE SUPPLY	Is property part of a subdivision? NO If yes, please name	815 ENTERED ELECTRONIC
Project description: Warehouse to retail		PDF \$16 1.1.11 60
Contractor's name: PM CONSTRUCTION INC.	Address: P.O. BOX 728	OWES \$30.00
City, State & Zip: SACO, MAINE 04072	Telephone: 207-282-7697	
Who should we contact when the permit is ready: KARL BAXON	Telephone: 207-282-7697	
Mailing address: SAME AS ABOVE		

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: **Michael F. Hays, P.A.** Date: **January 6, 2011**

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



Commercial Interior & Change of Use 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
- Complete electrical and plumbing layout. (N/A)
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review (N/A)
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are also required if original plans are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant. (N/A)

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- 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
- Elevators shall be sized to fit an 80" x 24" stretcher. (N/A)

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

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 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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Certificate of Design Application

Designer: MICHAEL F HAYS
 Date: JANUARY 6, 2011
 Firm Name: HAMMOND MARINE RENOVATIONS
 Address of Construction: 100 FINE STREET; PORTLAND, ME

2003 International Building Code

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

Building Code & Year 2003/2009 Use Group Classification (s) MERCANTILE; CLASS B
 Type of Construction II B
 Is there a fire suppression system in accordance with Section 903.3.1 of the 2003 IBC? YES Supervisory alarm system? YES
 Is the structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED
 Is a geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

N/A 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
<u>N/A</u>	<u>N/A</u>

Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)
 Basic wind speed (1809.3)
 Building category and wind importance Factor, w (table 1604.5, 1609.5)
 Wind exposure category (1609.4)
 Internal pressure coefficient (ASCE 7)
 Component and cladding pressures (1609.1.1, 1609.6.2.2)
✓ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)
 Seismic use group ("Category")
 Spectral response coefficients, S_D s & S_{D1} (1615.1)
✓ Site class (1615.1.5)

N/A 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_f
 Roof thermal factor, C_t (1608.4)
 Sloped roof snowload, P_s (1608.4)
 Seismic design category (1616.3)
 Basic seismic force resisting system (1617.6.2)
 Response modification coefficient, R , and
 deflection amplification factor, C_d (1617.6.2)
 Analysis procedure (1616.6, 1617.5)
✓ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)
N/A Flood Hazard area (1612.3)
✓ Elevation of structure

Other loads
N/A 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)



Certificate of Design

Date:

JANUARY 6, 2011

From:

MICHAEL F. HAYS

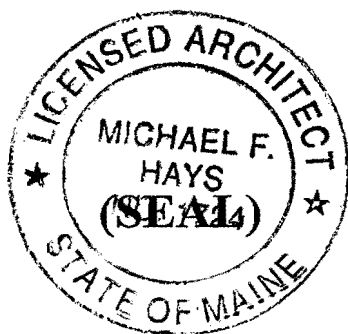
These plans and / or specifications covering construction work on:

INTERIOR RENOVATIONS FOR CONVERSION OF 5000 SF

WAREHOUSE SPACE TO BULK RETAIL SPACE AT

HAMILTON MARINE - 100 FORD ST.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature:

Michael F. Hays

Title:

PRINCIPAL

Firm:

GRANT HAYS ASSOCIATES

Address:

P.O. BOX 677

FARMINGTON, ME 04105

Phone:

207 871-5900

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



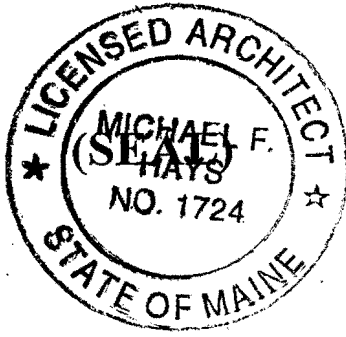
Accessibility Building Code Certificate

Designer: MICHAEL F. HAYS

Address of Project: 100 PINE ST.

Nature of Project: CONVERSION OF WAREHOUSE SPACE (INTERNAL)
TO BULK RETAIL SPACE - 5000 SF
INTERNAL RENOVATION

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: Michael F. Hays

Title: Principal

Firm: UMMANT HAYS ASSOCIATES

Address: P.O. Box 6779
Falmouth ME 04105

Phone: 207-871-5100

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

CODE ANALYSIS

**HAMILTON MARINE
100 FORE STREET - PORTLAND, MAINE**

NFPA 101 Life Safety Code - 2009 Edition

Building Classification:	Mercantile Class B (5,000 sf renov / 10,000 sf existing)
Hazard Classification:	Ordinary Hazard; Sprinkled
Construction Type:	Type II (000)
Occupant Loads:	Sales Area:(2400 sf/30 occ/sf) = 80 Occupants
Separation of Use Rating:	1 hour
Janitor, Mech, Stor Rating:	1 hour
Stair Rating:	2 hours (NA)
Elevator Shafts:	2 hours (NA)
Area of Refuge:	1 hour rated (30" x 48"), none if fully sprinkled. (NA)
Minimum Stair width:	44" clear
Maximum Riser height:	7"
Minimum Tread width:	11"
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Maximum ht between landings:	12'-0"
Guardrail/Handrail height:	42"/34"
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"

Building Uses	New Merch (Ch 36) 5,000 SF Renov
Max. Allowable Travel Distance:	150' (250')
Max. Allowable Common Path:	75' (100')
Max. Dead End Corridor Length:	20' (50')
Minimum Egress Corridor Width:	44"
Minimum Number of Required Exits	2; 1 per 36..2.4.3
Minimum Horz Egress Enclosure rating:	1 hr (none if sprinkled)
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required (Building over 20,000 sf)
Fire Sprinkler System:	Required (Building over 20,000 sf)
Portable Fire Extinguishers:	Required
Exit Device (Panic) Hardware	Required

2009 INTERNATIONAL BUILDING CODE

Use Group Classification: Mercantile – Use Group M; 5,000 sf Renovation
Occupant Loads: 80 Occupants at Renovation (2,400 sf of aisle space)
Area Use Separation Ratings: 2 hours (1 hour if sprinkled)
Janitor, Mech & Storage Rooms: 1 hour

Building Limitations

Construction Type: IIB
Maximum Height: 2 Story
Maximum Area: 12,500 sf (Existing Building approx 25,000 sf)
Sprinkled Height/Area Modifications: Add 1 Story/ increase allowable area by 200%
Maximum Exit Travel Distance: 200' (250")

Fire Resistance Ratings

Type IIB

Exterior Load Bearing Walls: None
Exterior Non-Load Bearing Walls: None
Structural Frame: None
Roof/Floor Construction: None
Fire Enclosure of Exits: 2 hours (1 hour)
Fire Separation Party Walls: 2 hours (1 hour)
Stairs & Elevator Hoistways: 2 hours (NA)
Mixed Use Separations: 2 hours (1 hour)
Shafts & Other Assemblies: 1 hour
Exit Corridors: 1 hour (none if sprinkled)
Minimum Number of Exits: 2
Maximum Dead End Corridor Length: 20'
Maximum Common Travel Path: 75'
Minimum Corridor Width: 44"
Stair/Ramp Criteria: Same as NFPA 101
Guardrails/Handrails: Same as NFPA 101
Minimum Ceiling Height: 7'-6"

Fire Protection Features:

Fire Alarm System: Required
Fire Sprinkler System: Required (multiple use classifications)
Area of Refuge: Not Required (single story at M)
Exit Signs/Lighting: Required
Emergency Egress Lighting: Required
Portable Fire Extinguishers: Required

Building Live Loads

Mercantile: 100 psf

End of Analysis



STATE OF MAINE
Department of Public Safety
Bureau of Building Codes and
Standards
State House Station
Augusta, ME 04333-0052

JOHN ELIAS BALDACCI
GOVERNOR

ANNE H. JORDAN
COMMISSIONER

Project Information

Project Name: HAMILTON MARINE RENOVATIONS
Street Location: 100 FORE STREET Town: PORTLAND
Square Footage: 5,000 Building Code Surcharge: \$200.00

Sec. 13. 25 MRSA §2450-A is enacted to read:

§ 2450-A. Surcharge on plan review fee for Uniform Building Codes and Standards Fund

In addition to the fees established in section 2450, a surcharge of 4¢ per square foot of occupied space must be levied on the existing fee schedule for new construction, reconstruction, repairs, renovations or new use for the sole purpose of funding the activities of the Technical Building Codes and Standards Board with respect to the Maine Uniform Building and Energy Code, established pursuant to the Title 10, chapter 1103, the activities of the Bureau of Building Codes and Standards under chapter 314 and the activities of the Executive Department, State Planning Office under Title 30-A, section 4451, subsection 3-A, except that the fee for review of a plan for the renovation of a public school, including the fee established under section 2450, may not exceed \$450. Revenue collected from this surcharge must be deposited into the Uniform Building Codes and Standards Fund established by section 2374.

Date Fee Received: _____

Check # : _____

CODE ANALYSIS

HAMILTON MARINE
100 FORE STREET - PORTLAND, MAINE

NFPA 101 Life Safety Code - 2009 Edition

Building Classification:	Mercantile Class B (5,000 sf renov / 10,000 sf existing)
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Janitor, Mech, Stor Rating:	1 hour
Stair Rating:	2 hours (NA)
Elevator Shafts:	2 hours (NA)
Area of Refuge:	1 hour rated (30" x 48"), none if fully sprinkled. (NA)
Minimum Stair width:	44" clear
Maximum Riser height:	7"
Minimum Tread width:	11"
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Maximum ht between landings:	12'-0"
Guardrail/Handrail height:	42"/34"
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"

<u>Building Uses</u>	<u>New Merch (Ch 36) 5,000 SF Renov</u>
Max. Allowable Travel Distance:	150' (250')
Max. Allowable Common Path:	75' (100')
Max. Dead End Corridor Length:	20' (50')
Minimum Egress Corridor Width:	44"
Minimum Number of Required Exits	2; 1 per 36..2.4.3
Minimum Horz Egress Enclosure rating:	1 hr (none if sprinkled)
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required (Building over 20,000 sf)
Fire Sprinkler System:	Required (Building over 20,000 sf)
Portable Fire Extinguishers:	Required
Exit Device (Panic) Hardware	Required

2009 INTERNATIONAL BUILDING CODE

Use Group Classification: Mercantile – Use Group M; 5,000 sf Renovation
Occupant Loads: 80 Occupants at Renovation (2,400 sf of aisle space)
Area Use Separation Ratings: 2 hours (1 hour if sprinkled)
Janitor, Mech & Storage Rooms: 1 hour

Building Limitations

Construction Type: IIB
Maximum Height: 2 Story
Maximum Area: 12,500 sf (Existing Building approx 25,000 sf)
Sprinkled Height/Area Modifications: Add 1 Story/ increase allowable area by 200%
Maximum Exit Travel Distance: 200' (250")

Fire Resistance Ratings

Type IIB

Exterior Load Bearing Walls: None
Exterior Non-Load Bearing Walls: None
Structural Frame: None
Roof/Floor Construction: None
Fire Enclosure of Exits: 2 hours (1 hour)
Fire Separation Party Walls: 2 hours (1 hour)
Stairs & Elevator Hoistways: 2 hours (NA)
Mixed Use Separations: 2 hours (1 hour)
Shafts & Other Assemblies: 1 hour
Exit Corridors: 1 hour (none if sprinkled)
Minimum Number of Exits: 2
Maximum Dead End Corridor Length: 20'
Maximum Common Travel Path: 75'
Minimum Corridor Width: 44"
Stair/Ramp Criteria: Same as NFPA 101
Guardrails/Handrails: Same as NFPA 101
Minimum Ceiling Height: 7'-6"

Fire Protection Features:

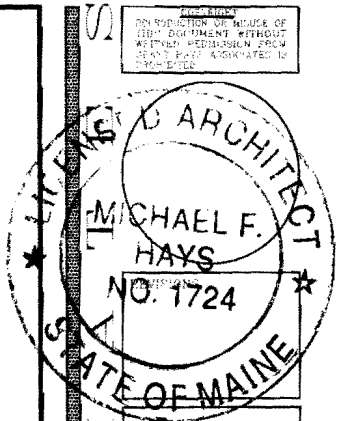
Fire Alarm System: Required
Fire Sprinkler System: Required (multiple use classifications)
Area of Refuge: Not Required (single story at M)
Exit Signs/Lighting: Required
Emergency Egress Lighting: Required
Portable Fire Extinguishers: Required

Building Live Loads

Mercantile: 100 psf

End of Analysis

INTERIOR ALTERATIONS TO HAMILTON MARINE, INC.



100 FORE STREET

PORTLAND, MAINE 04101

FIRE MARSHAL PERMIT PACKAGE

INTERIOR ALTERATIONS TO
HAMILTON MARINE, INC.
100 FORE STREET
PORTLAND, MAINE

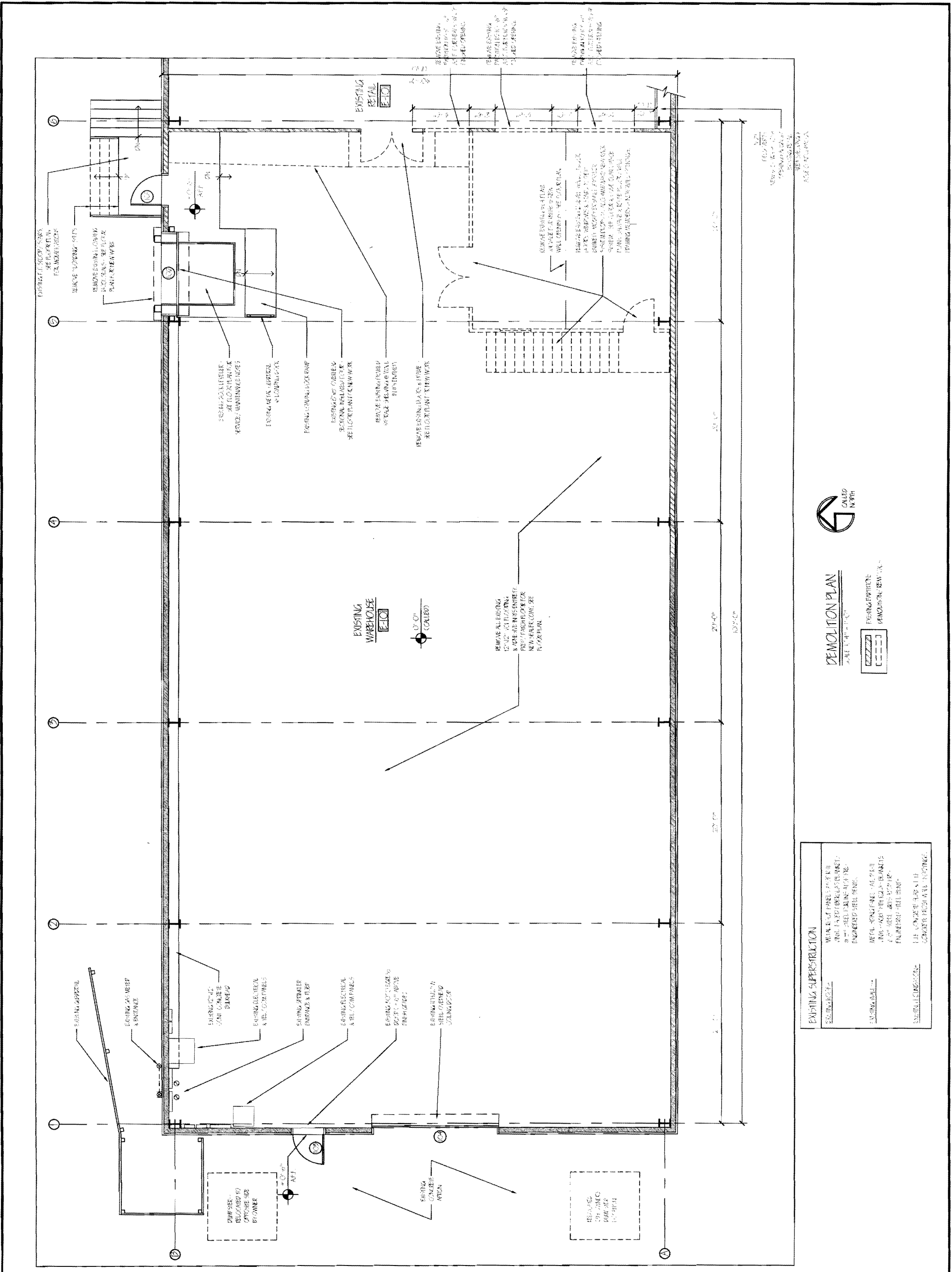
ARCHITECTURE
INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH, MAINE 04105

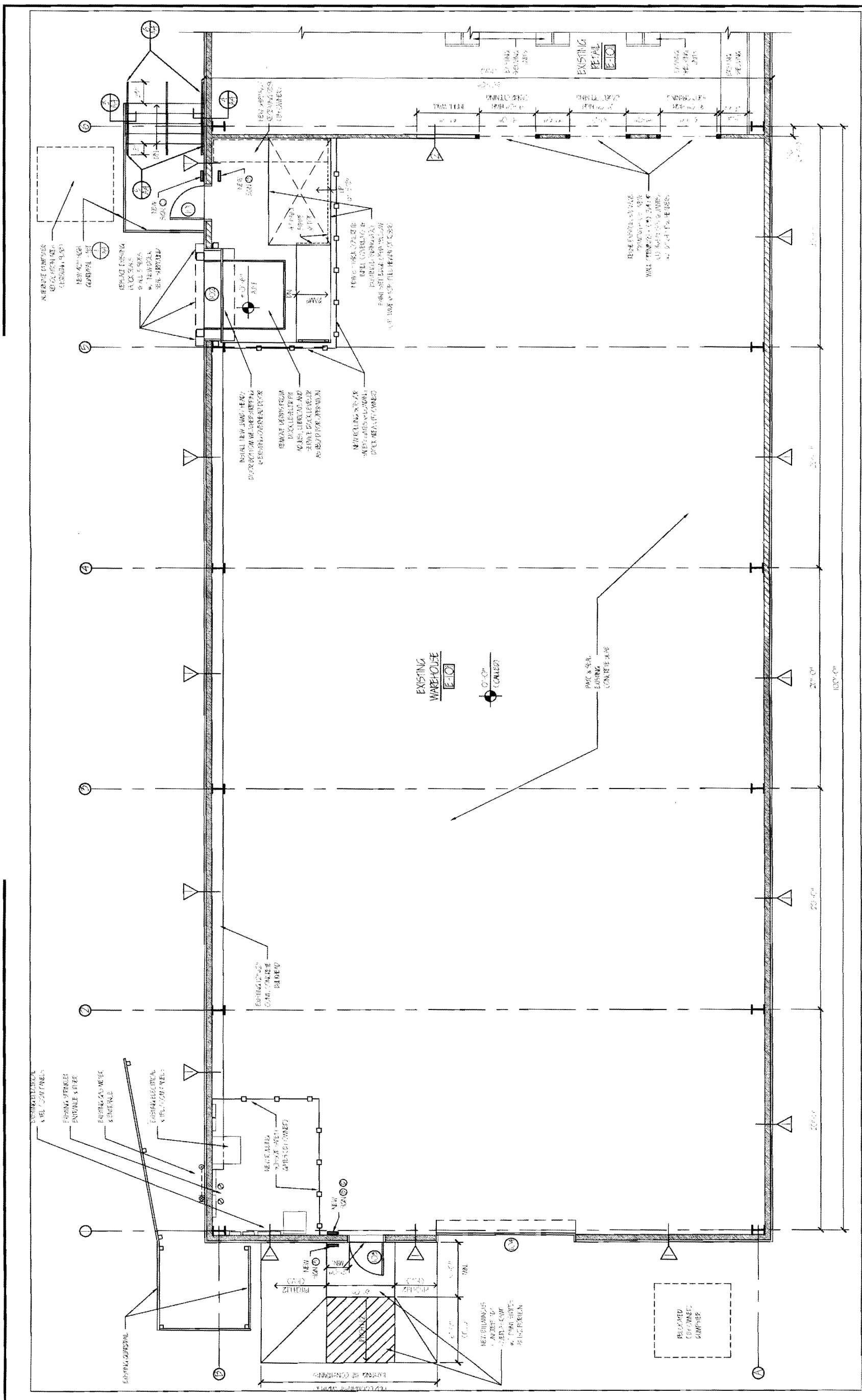
COVER SHEET

ABBREVIATIONS	GENERAL NOTES	MATERIALS	SYMBOLS	DRAWING INDEX
<p>APR ALUMINUM</p> <p>BR BRICK</p> <p>CON CONCRETE</p> <p>GLASS GLASS</p> <p>GR GRANITE</p> <p>IR IRON</p> <p>LD LUMBER</p> <p>MA MASONRY</p> <p>ME METAL</p> <p>ML MASONRY LUMBER</p> <p>MS MASONRY</p> <p>PL PLASTER</p> <p>PLUM PLUMBING</p> <p>ROOF ROOFING</p> <p>SP STRUCTURAL STEEL</p> <p>ST STEEL</p> <p>TR TRIM</p> <p>WALL WALL</p> <p>WOOD WOOD</p> <p>YR YARD</p> <p>ZN ZINC</p>	<ol style="list-style-type: none"> ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES AND REGULATIONS OF APPLICABLE 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 WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY IF THE DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT. CONTRACTOR SHALL ALLOW A 48 HOUR TIME FRAME FOR RESOLVING DISCREPANCIES ONCE THE ARCHITECT HAS ACKNOWLEDGED THE DISCREPANCY. 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 REPRESENTATIVE PROJECTS 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 DURING OR IMMEDIATELY AFTER WORK. LEAVE WORK AREA IN A CLEAN, SAFE CONDITION AT THE END OF EACH WORK DAY. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED AT AN APPROVED OFF-SITE FACILITY IN COMPLIANCE WITH ALL REGULATIONS. ALL WORK IN CONTACT WITH MAXIMUM LOADS SHALL BE RE-INSPECTED. ALL CEILING SHALL BE LEVEL TO A FINISH OF 1/4" IN A 10' OF RADIUS WHEN CHECKED WITH A 10' STRAIGHT EDGE. REMOVE SOLID FINISH AT WALL FOOTING BEHIND ALL CONTACT POINTS FOR ROOF AND HANDRAILS. ALL HANDRAILS AND HANDS SHALL BE ADOPTED TO SUPPORT A DESIGN WEIGHT OF 200 LBS. AT 90° POINTS. THE JOINTS IN THE HANDRAILS SHALL BE AT LEAST 1/4" FROM THE END OF THE WALL. ALL WALL FOOTINGS SHALL EXIST TO 12" BELOW FINISH FLOOR, UNLESS OTHERWISE NOTED. ALL NEW WETWORK IN WET AREAS SHALL BE PROTECTED FROM DAMAGE BY OVERHEAD PIPING AND ELECTRICAL WIRING. EXISTING WALLS TO BE REMOVED SHALL BE MARKED WITH THE MAIN LINE AND SUBLINE TO BE REMOVED. INDICATE WALL TO BE REMOVED WITH A DASHED LINE AND INDICATE THE REMAINING WALL WITH A SOLID LINE. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL OBSTACLES TO WORKING PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR OWNER AS PART OF AN APPROVED PERMIT APPLICATION AND ALL NECESSARY PERMITS FOR ALL ASPECTS OF THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR OWNER AS PART OF AN APPROVED PERMIT APPLICATION AND ALL NECESSARY PERMITS FOR ALL ASPECTS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR OWNER AS PART OF AN APPROVED PERMIT APPLICATION AND ALL NECESSARY PERMITS FOR ALL ASPECTS OF THE WORK. 	<p>CONCRETE</p> <p>CONCRETE MASONRY UNIT</p> <p>BRICK</p> <p>GRANITE</p> <p>SOIL</p> <p>SOFT PARTITION (NEW)</p> <p>STEEL</p> <p>WELD DRAWING</p> <p>WELD FINISHING</p> <p>PLYWOOD</p> <p>Gypsum Board</p> <p>PARTITION (EXIST)</p> <p>ROOF INSULATION</p> <p>FINISH WOOD</p> <p>ONE TRACK RAIL (SECTION)</p> <p>TWO TRACK RAIL (PARTITION)</p> <p>EXISTING PARTITION (SECTION)</p> <p>NEW PARTITION</p>	<p>101 ROOM NUMBER</p> <p>102 WINDOW NUMBER</p> <p>103 BUILDING SECTION</p> <p>104 WALL SECTION</p> <p>105 CEILING SECTION</p> <p>106 FLOOR ELEVATION</p> <p>107 WALL ELEVATION</p> <p>108 PARTITION TYPE</p> <p>109 SIBY WALL ELEVATION</p>	<p>A0 COVER SHEET</p> <p>D1 DEMOLITION PLAN</p> <p>A1 FLOOR PLAN</p> <p>A2 CODE COMPLIANCE PLAN</p> <p>A3 BUILDING SECTION</p> <p>A4 DOORS & DETAILS</p> <p>A5 ACCESSIBILITY DETAILS & NOTES</p>
			<p>KEY PLAN</p> <p>PLAN NORTH</p>	<p>OWNER/CLIENT</p> <p>HAMILTON MARINE, INC. P.O. BOX 227, ROUTE 1 SEARSPORT, ME 04974 207.548.6302 CONTACT: STEVE GRABERT, C.O.O.</p> <p>SCALE: NO SCALE</p> <p>DATE: 6 Jan 11</p> <p>DRAWN BY: MFM/mrk</p> <p>JOB NO: 110101</p> <p>DRAWING NO: AO</p>

G R A N T A R C H I T E C T S A S S O C I A T E S

DRAWING TITLE





GENERAL NOTES:

- ALL PROJECTING AREAS SHALL BE COMPLETED BY 12/31/11.
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MAINE ENERGY CODE REQUIREMENTS FOR COMMERCIAL BUILDING

UNIFORM ENERGY CODE	PROJECT
2006	2006
2009	2009
2012	2012
2015	2015
2018	2018
2021	2021
2024	2024
2027	2027
2030	2030
2033	2033
2036	2036
2039	2039
2042	2042
2045	2045
2048	2048
2051	2051
2054	2054
2057	2057
2060	2060
2063	2063
2066	2066
2069	2069
2072	2072
2075	2075
2078	2078
2081	2081
2084	2084
2087	2087
2090	2090
2093	2093
2096	2096
2100	2100

BRASSILE COMPONENT

SIGN ①

EMPLOYEE SERVICE ENTRANCE ONLY

BRASSILE COMPONENT

SIGN ②

BRASSILE COMPONENT

SIGN ③

ENTRANCE

BRASSILE COMPONENT

SIGN ④

ENTRANCE

BRASSILE COMPONENT

SIGN ⑤

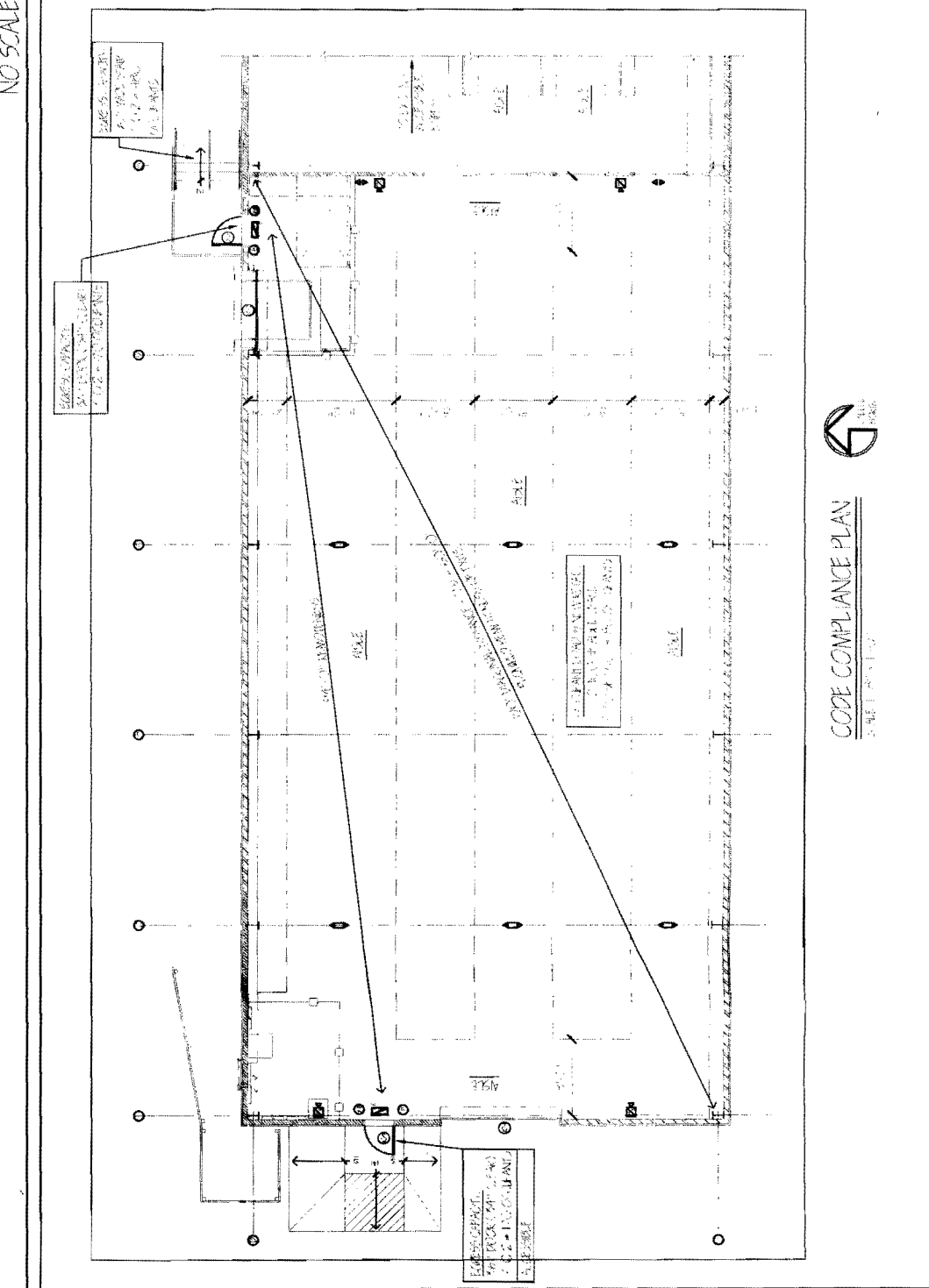
NO SCALE

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NO SCALE



ACCESSIBILITY SIGNAGE DETAILS

CODE COMPLIANCE SYMBOLS & NOTES

Symbol	Description
①	PERIODIC MAINTENANCE
②	PERIODIC MAINTENANCE
③	PERIODIC MAINTENANCE
④	PERIODIC MAINTENANCE
⑤	PERIODIC MAINTENANCE
⑥	PERIODIC MAINTENANCE
⑦	PERIODIC MAINTENANCE
⑧	PERIODIC MAINTENANCE
⑨	PERIODIC MAINTENANCE
⑩	PERIODIC MAINTENANCE
⑪	PERIODIC MAINTENANCE
⑫	PERIODIC MAINTENANCE
⑬	PERIODIC MAINTENANCE
⑭	PERIODIC MAINTENANCE
⑮	PERIODIC MAINTENANCE
⑯	PERIODIC MAINTENANCE
⑰	PERIODIC MAINTENANCE
⑱	PERIODIC MAINTENANCE
⑲	PERIODIC MAINTENANCE
⑳	PERIODIC MAINTENANCE
㉑	PERIODIC MAINTENANCE
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㊾	PERIODIC MAINTENANCE
㊿	PERIODIC MAINTENANCE

LIFE SAFETY NOTES

1. CONSULT BUILDING DEPT. FOR ALL LIFE SAFETY REQUIREMENTS. ALL LIFE SAFETY REQUIREMENTS SHALL BE MET PRIOR TO OBTAINING A PERMIT TO CONSTRUCT.

2. ALL LIFE SAFETY REQUIREMENTS SHALL BE MET PRIOR TO OBTAINING A PERMIT TO CONSTRUCT.

3. ALL LIFE SAFETY REQUIREMENTS SHALL BE MET PRIOR TO OBTAINING A PERMIT TO CONSTRUCT.

4. ALL LIFE SAFETY REQUIREMENTS SHALL BE MET PRIOR TO OBTAINING A PERMIT TO CONSTRUCT.

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16. ALL LIFE SAFETY REQUIREMENTS SHALL BE MET PRIOR TO OBTAINING A PERMIT TO CONSTRUCT.

17. ALL LIFE SAFETY REQUIREMENTS SHALL BE MET PRIOR TO OBTAINING A PERMIT TO CONSTRUCT.

18. ALL LIFE SAFETY REQUIREMENTS SHALL BE MET PRIOR TO OBTAINING A PERMIT TO CONSTRUCT.

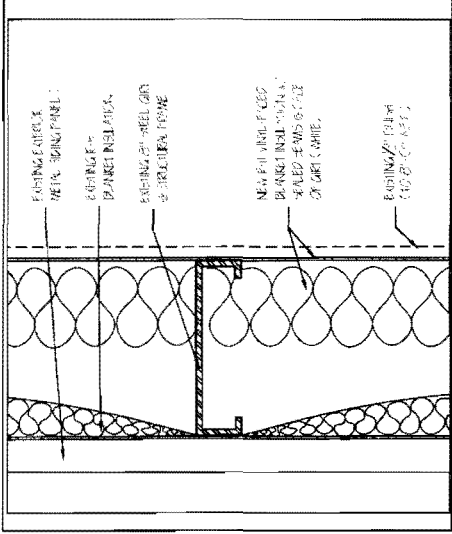
19. ALL LIFE SAFETY REQUIREMENTS SHALL BE MET PRIOR TO OBTAINING A PERMIT TO CONSTRUCT.

20. ALL LIFE SAFETY REQUIREMENTS SHALL BE MET PRIOR TO OBTAINING A PERMIT TO CONSTRUCT.

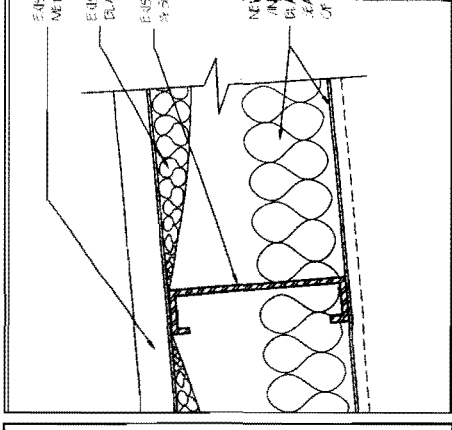
CODE ANALYSIS

NFPA LIFE SAFETY CODE - 2009 Edition
 Building Code Book
 Hazard Classification
 Construction Type
 Occupancy
 Area of Occupancy
 Maximum Allowable Building Height
 Maximum Allowable Building Area
 Maximum Allowable Building Footprint
 Maximum Allowable Building Volume
 Maximum Allowable Building Spacing
 Maximum Allowable Building Setback
 Maximum Allowable Building Height
 Maximum Allowable Building Area
 Maximum Allowable Building Footprint
 Maximum Allowable Building Volume
 Maximum Allowable Building Spacing
 Maximum Allowable Building Setback

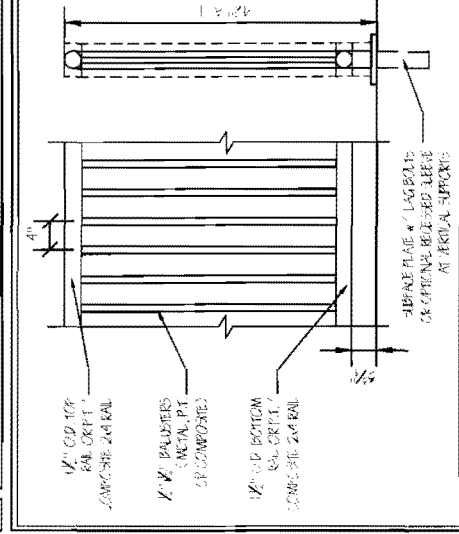
2009 INTERNATIONAL BUILDING CODE
 International Building Code
 International Fire Code
 International Mechanical Code
 International Plumbing Code
 International Energy Conservation Code
 International Fire Code
 International Mechanical Code
 International Plumbing Code
 International Energy Conservation Code



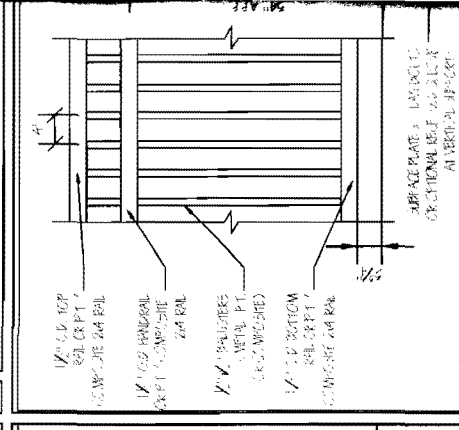
① EXTERIOR WALL INSULATION DETAIL 3/4" = 1'-0"



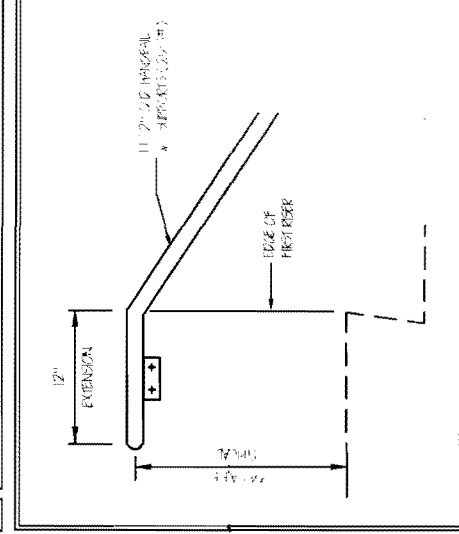
② EXTERIOR WALL TYPE



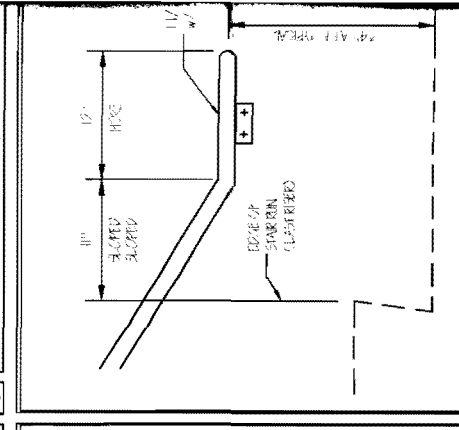
③ TYPICAL EXTERIOR GUARDRAIL NO SCALE



④ EXTERIOR GUARDRAIL / HANDRAIL



⑤ HANDRAIL EXTENSION @ TOP NO SCALE



⑥ HANDRAIL EXTENSION @ BOTTOM

⑦ TYPICAL H.M. DOOR SILL DETAIL 3/4" = 1'-0"

⑧ TYPICAL H.M. DOOR SILL DETAIL 3/4" = 1'-0"

INTERIOR ALTERATIONS TO HAMILTON MARINE, INC.

100 FORE STREET

PORTLAND, MAINE 04101

FIRE MARSHAL PERMIT PACKAGE

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

INTERIOR ALTERATIONS TO
HAMILTON MARINE, INC.
PORTLAND, MAINE

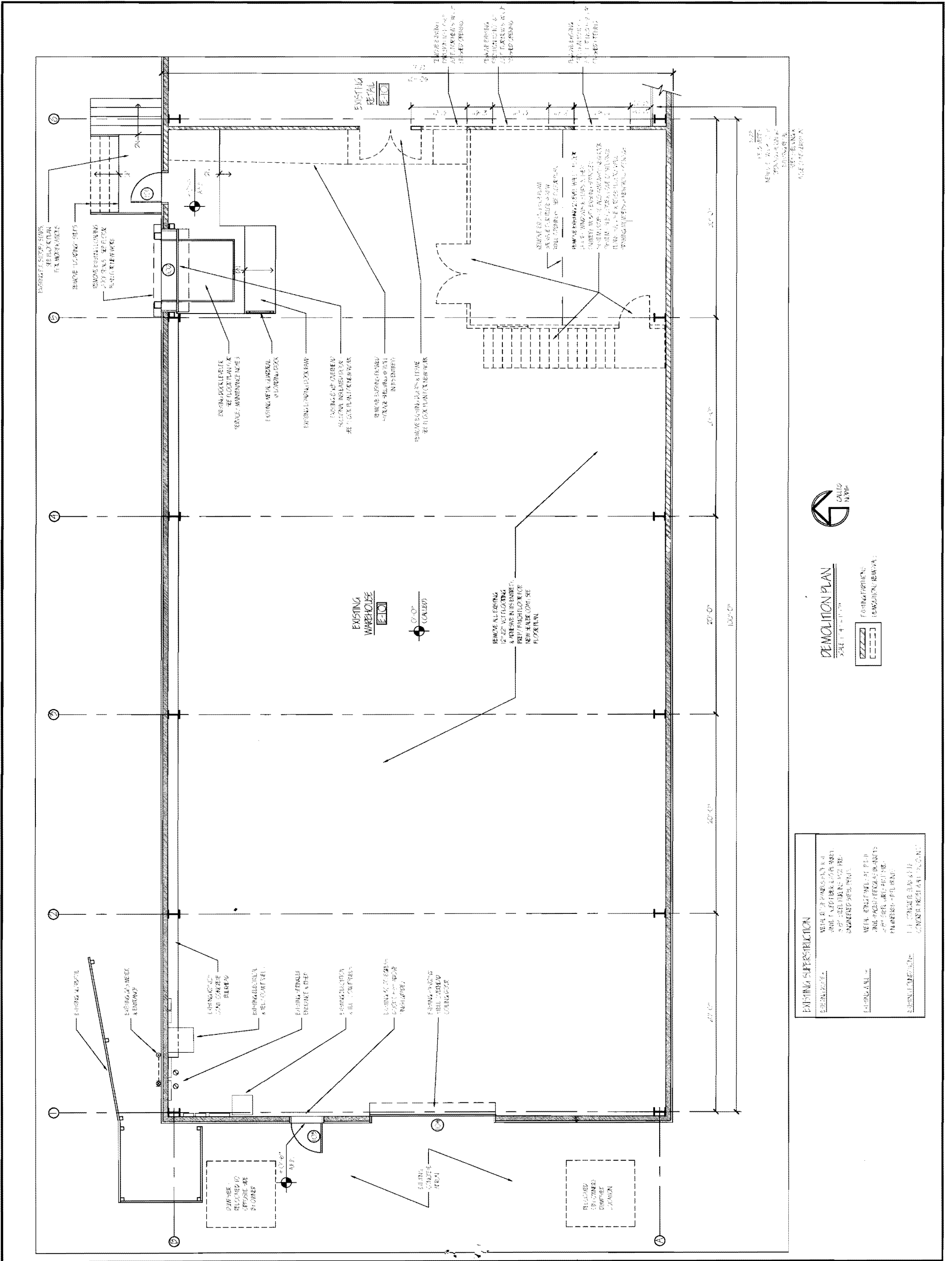
ARCHITECTURE
INTERIOR DESIGN
P.O. BOX 619 PALMOUTH MAINE 04105
(207) 871-9900

COVER SHEET
DRAWING TITLE

DATE: 6 Jan 11
DRAWN BY: JPH/mk
JOB NO: 110101
DRAWING NO: AO

100 FORE STREET
JOB TITLE

ABBREVIATIONS	GENERAL NOTES	MATERIALS	SYMBOLS	DRAWING INDEX
<p> ABBREVIATIONS A - ARCHITECT C - CLIENT D - DEMOLITION E - ELECTRICAL F - FINISH G - GLASS H - HARDWARE I - INSULATION J - JOINT K - KITCHEN L - LATHING M - MECHANICAL N - NAILING O - OPENING P - PARTITION Q - QUARTZ R - ROOFING S - STRUCTURE T - TILE U - UNDERLAYER V - VENTILATION W - WALL X - WINDOW Y - YARD Z - ZONE </p>	<p> GENERAL NOTES 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PERMITS FOR WORK. PERMITS SHALL BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL FIRE DEPARTMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS. </p>	<p> MATERIALS CONCRETE CONCRETE REINFORCEMENT FIBER GYPSONUM GYPSONUM BOARD INSULATION LATHING METAL LATHING MASONRY MASONRY REPAIR PAINT PARTITION BOARD ROOFING ROOFING UNDERLAYER ROOFING INSULATION ROOFING SHEET ROOFING FLASHING ROOFING DRAINAGE ROOFING GUTTER ROOFING DOWNSPOUT ROOFING FLASHING ROOFING DRAINAGE ROOFING GUTTER ROOFING DOWNSPOUT </p>	<p> SYMBOLS DEMOLITION WINDOW DOOR WALL PARTITION INSULATION ROOFING ROOFING UNDERLAYER ROOFING INSULATION ROOFING SHEET ROOFING FLASHING ROOFING DRAINAGE ROOFING GUTTER ROOFING DOWNSPOUT </p>	<p> DRAWING INDEX AO COVER SHEET D1 DEMOLITION PLAN A1 FLOOR PLAN A2 CORE COMPLIANCE PLAN A3 BUILDING SECTION A4 DOORS & DETAILS A5 ACCESSIBILITY DETAILS & NOTES </p>
			<p> KEY PLAN </p>	<p> OWNER/CLIENT HAMILTON MARINE, INC. P.O. BOX 227, ROUTE 1 SEASPORT, ME 04974 207.548.6302 CONTACT: STEVE GRANBEY, C.O.O. </p>

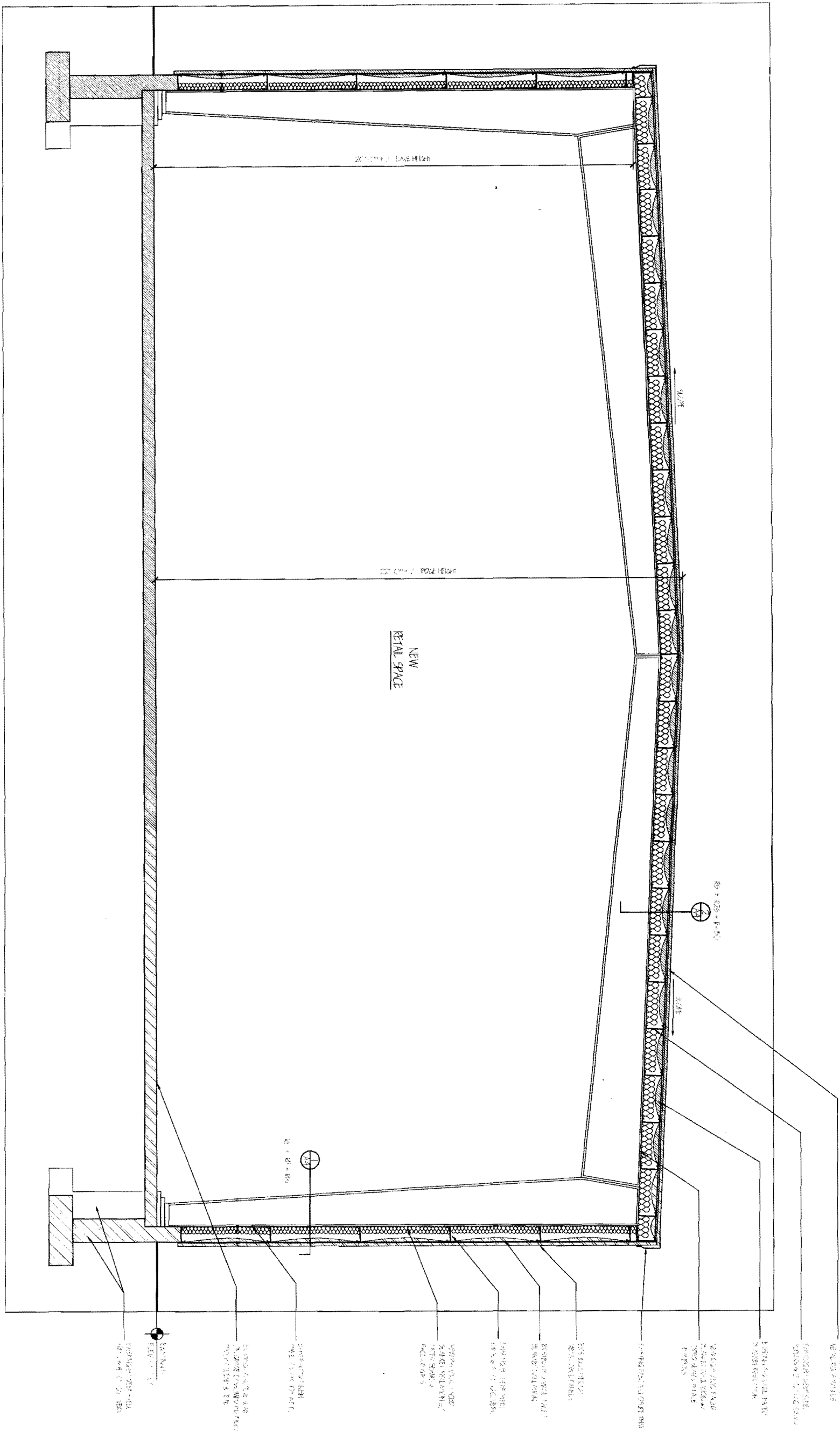


DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

FIRM: GRANT HAY ASSOCIATES
PROJECT: DEMOLITION BRAWVA

G CALLED MRP

EXISTING SUPERSTRUCTION	REMOVAL
<p>EXISTING SUPERSTRUCTION:</p> <ul style="list-style-type: none"> REMOVE ALL EXISTING 12" VENT FLOORING & INSULATION IN ISLANDS, PREP/PATCH FOR NEW FLOOR CONSOLE FLOOR PLAN 	<p>REMOVAL:</p> <ul style="list-style-type: none"> REMOVE ALL EXISTING 12" VENT FLOORING & INSULATION IN ISLANDS, PREP/PATCH FOR NEW FLOOR CONSOLE FLOOR PLAN

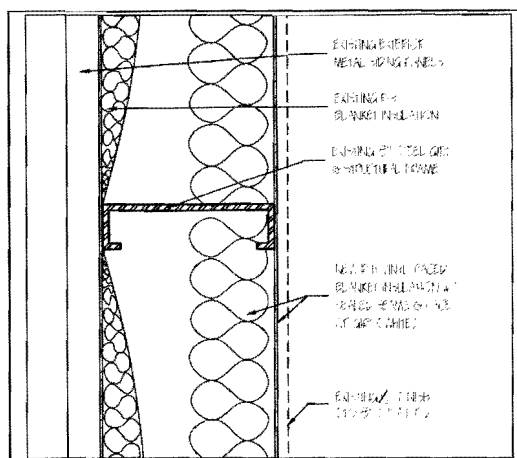


TYPICAL BUILDING CROSS SECTION

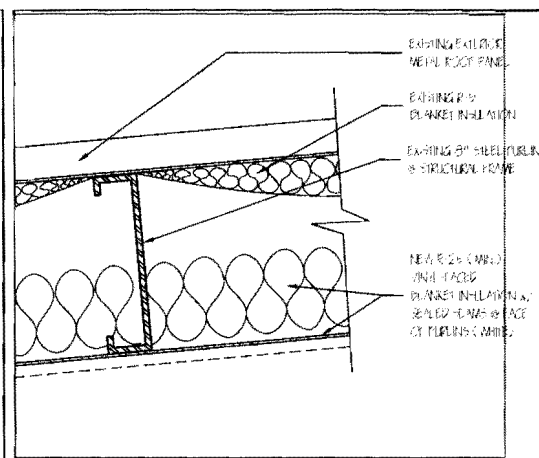
SCALE: 1/2" = 1'-0"

GRANT HAYS ASSOCIATES		ARCHITECTURE INTERIOR DESIGN P.O. BOX 6179 FALMOUTH MAINE 04103		INTERIOR ALTERATIONS TO HAMILTON MARINE, INC.		EDITIONS	JOB TITLE
DRAWING NO. A3	DRAWN BY MFD/mjk	DATE 6 Jan 11	SCALE 1/2" = 1'-0"	JOB NO. 110101	DRAWING TITLE BUILDING SECTION		
		(203) 871-5000		(203) 871-9308		100 FORE STREET PORTLAND, MAINE	

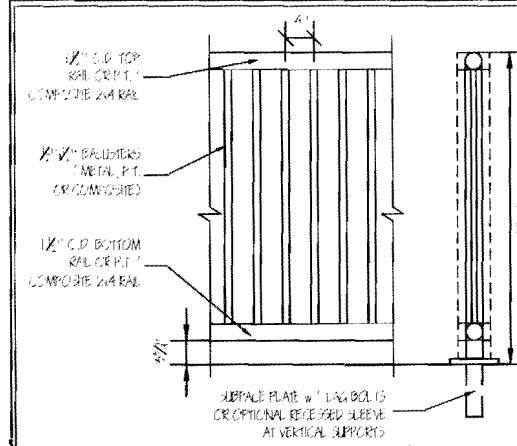
I am a registered professional architect in the State of Maine. My registration number is 110101. I am a registered professional interior designer in the State of Maine. My registration number is 110101.



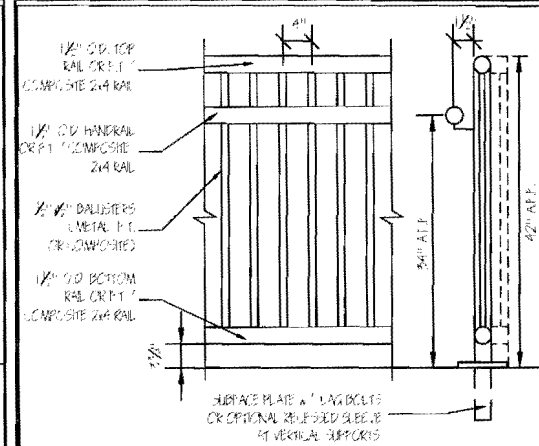
① EXTERIOR WALL INSULATION DETAIL 3"=1'-0"



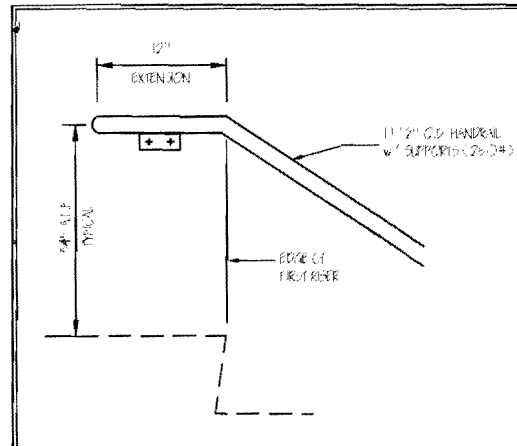
② EXTERIOR WALL TYPE 3"=1'-0"



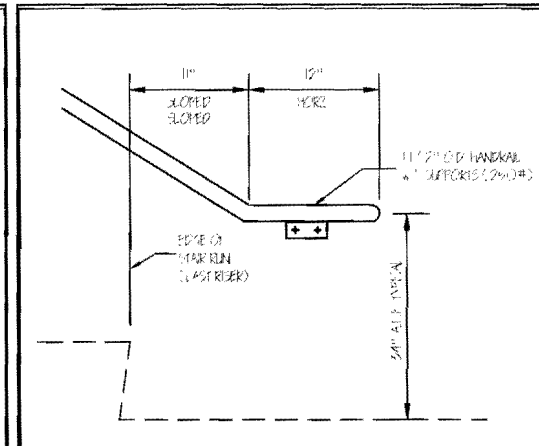
③ TYPICAL EXTERIOR GUARDRAIL NO SCALE



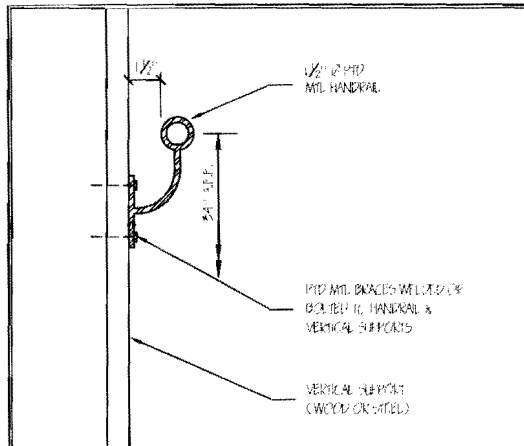
④ EXTERIOR GUARDRAIL / HANDRAIL NO SCALE



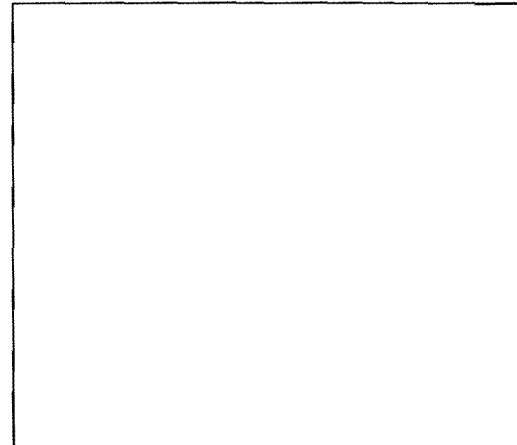
⑤ HANDRAIL EXTENSION @ TOP NO SCALE



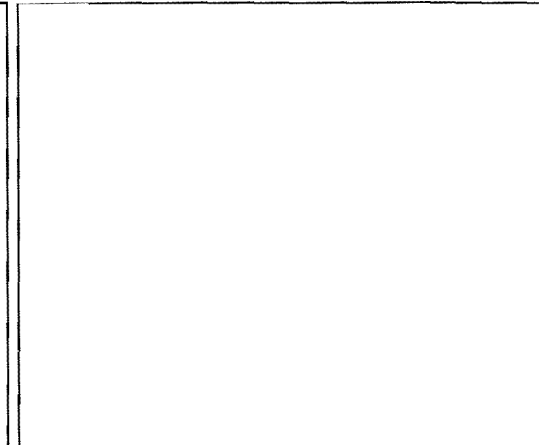
⑥ HANDRAIL EXTENSION @ BOTTOM NO SCALE



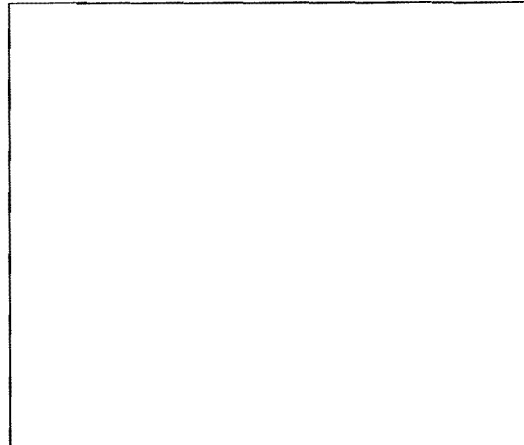
⑦ HANDRAIL @ EXTERIOR WALL NO SCALE



⑧ TYPICAL H.M. DOOR SILL DETAIL 3"=1'-0"



⑨ TYPICAL H.M. DOOR SILL DETAIL 3"=1'-0"



⑩ TYPICAL H.M. DOOR SILL DETAIL 3"=1'-0"

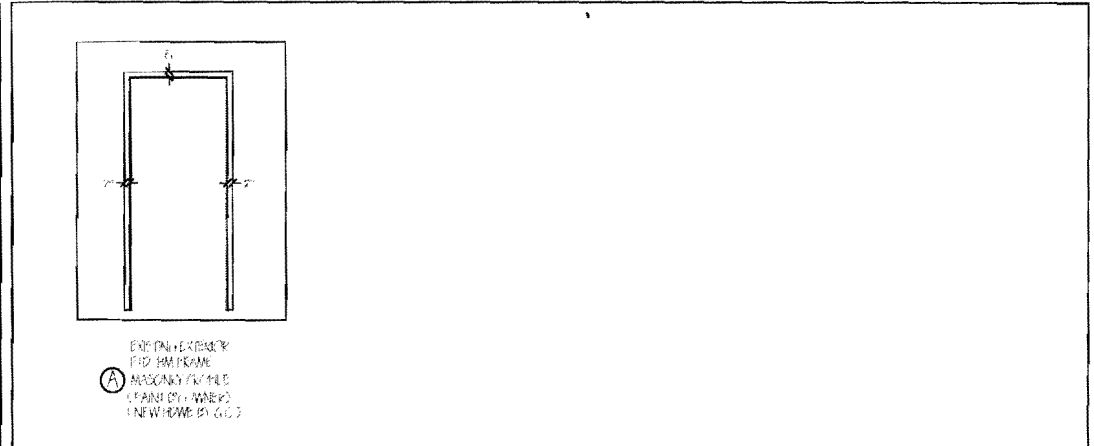
DOOR SCHEDULE

NO.	TYPE	SIZE (x x H)	THK	INSUL	FRAME	FR	GLASS		REMARKS	FRAMES			THRESHOLDS		
							TYPE	SIZE		TYPE	HEAD	JAMB	MATERIAL	DETAILS	
101	A	30x70	1/2"	YES	HW-1	NO	NONE	NONE	EXISTING	A	ALU	ALU	ALU	ALU	ALU
102	SH	56	---	---	HW-2	NO	NONE	NONE	EXISTING	A	---	---	---	---	---
103	A	30x70	1/2"	YES	HW-3	NO	NONE	NONE	NEW	A	ALU	ALU	ALU	ALU	ALU
104	SH	74x2	---	---	---	NO	NONE	NONE	EXISTING	---	---	---	---	---	---

NOTE 1: TRIM EXCESS FOAM INSULATION @ FRAME. REMOVE MOISTURE & KEEPER - SEE HARDWARE SET FOR NEW HARDWARE. PAINT BY OWNER.
NOTE 2: REPLACE WEATHERSTRIPPING - SEE HARDWARE SET FOR NEW HARDWARE.



DOOR TYPES NO SCALE



FRAME TYPES NO SCALE

HW-1 EXISTING EXTERIOR HM DOOR

- 1. DEADBOLT WITH HANDLE
- 1. DOOR BOTTOM
- 1. HEAD & JAMB WEATHERSTRIPPING
- 1. EXISTING SUITS, CLOSER & EXIT DEVICE TO REMAIN

HW-2 EXISTING OVERHEAD DOOR

- 1. DOOR BOTTOM
- 1. HEAD & JAMB WEATHERSTRIPPING

HW-3 NEW EXTERIOR HM DOOR

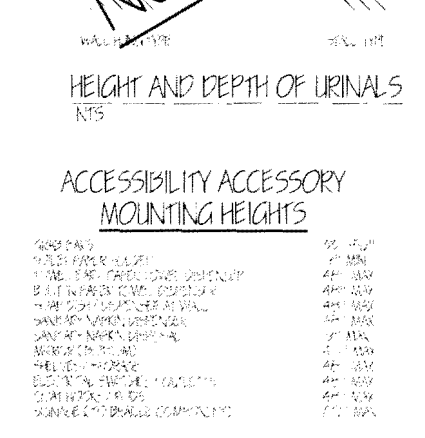
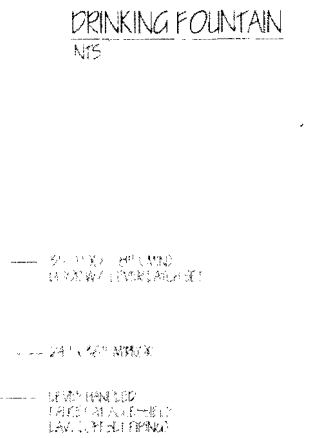
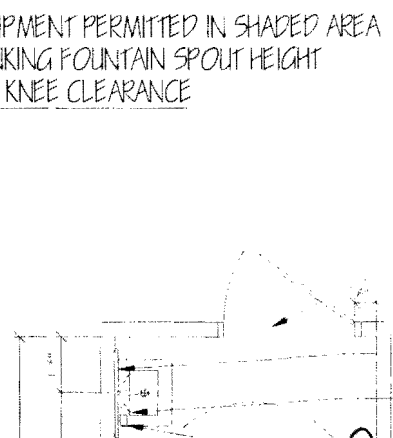
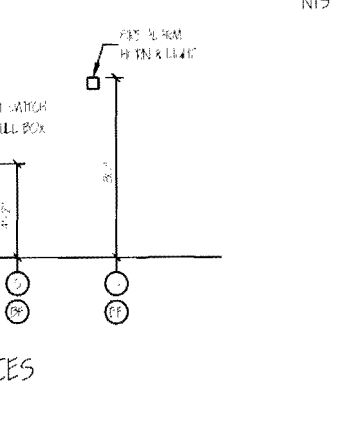
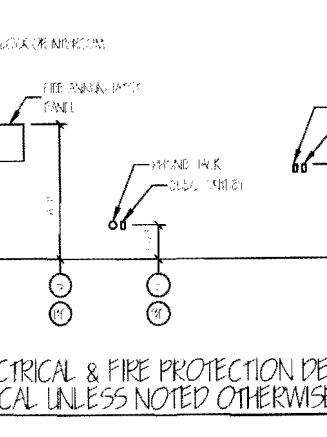
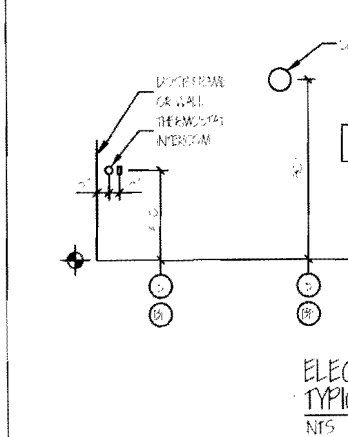
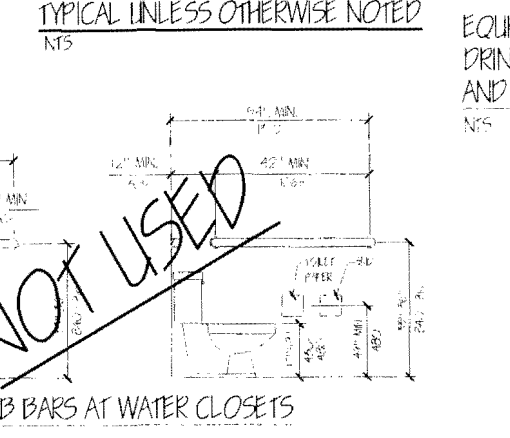
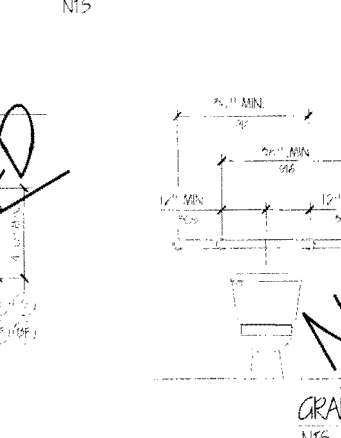
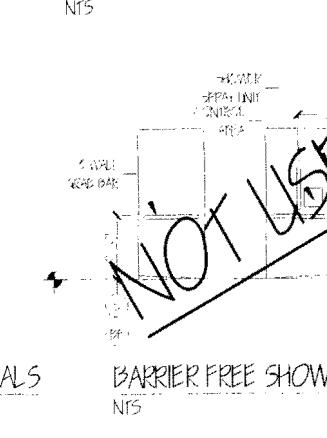
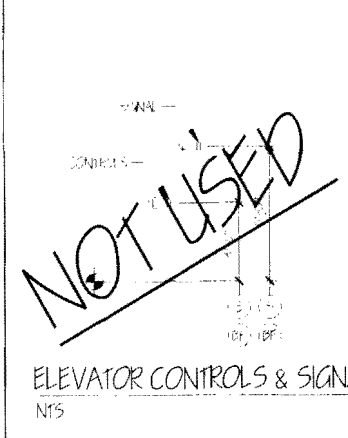
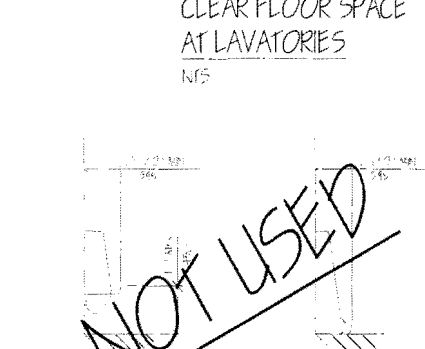
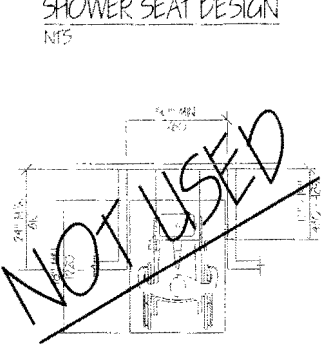
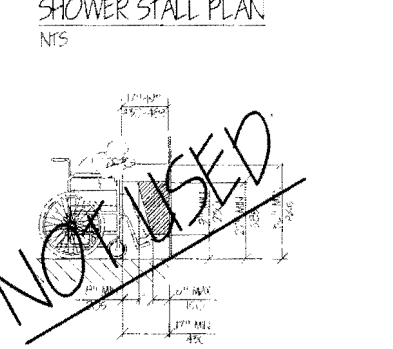
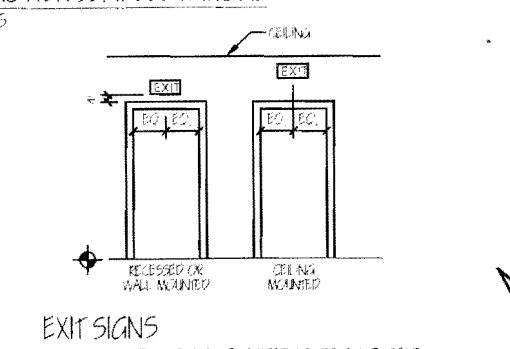
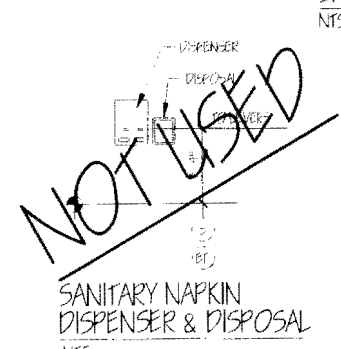
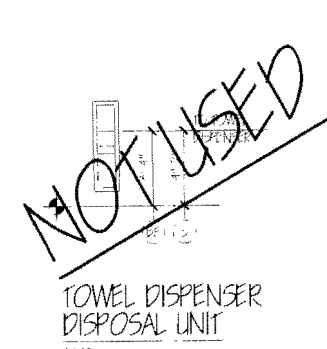
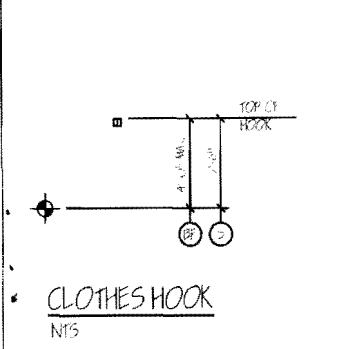
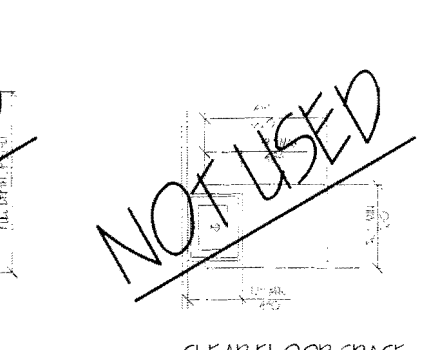
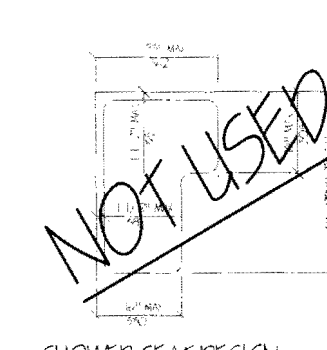
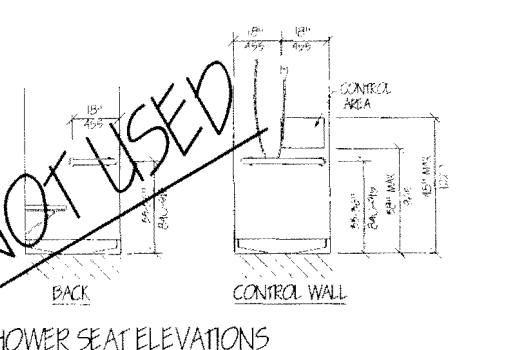
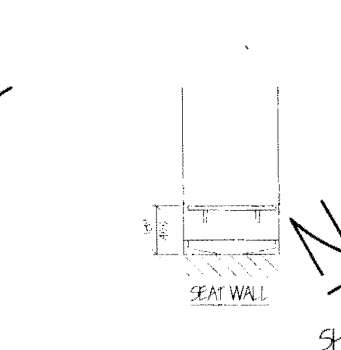
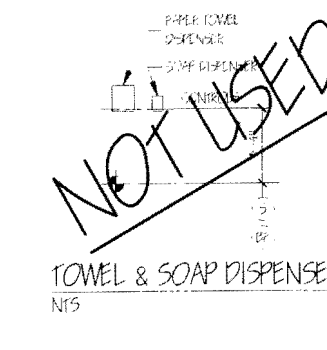
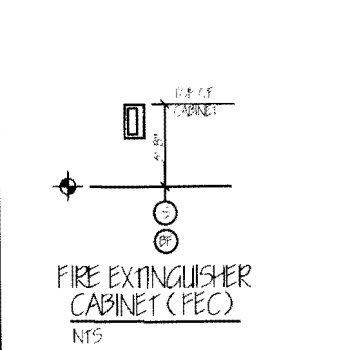
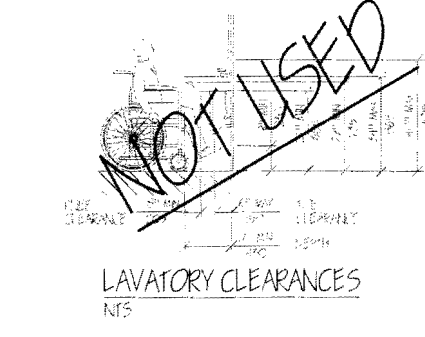
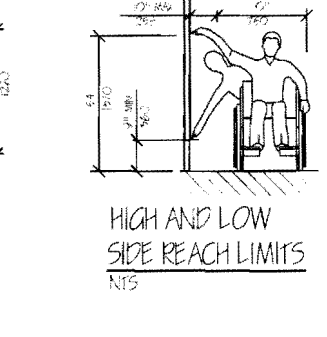
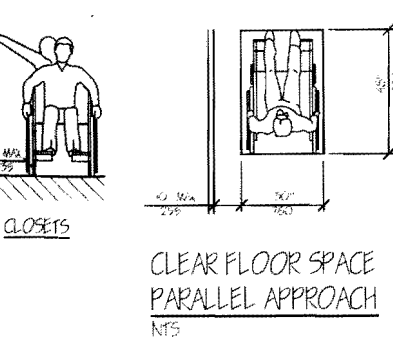
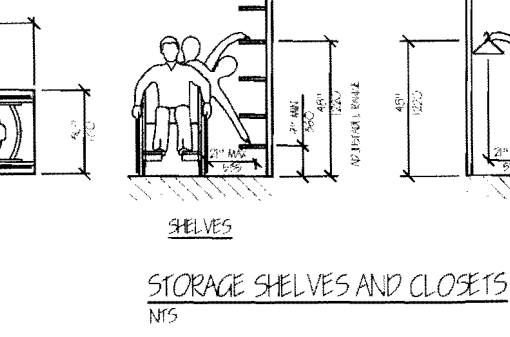
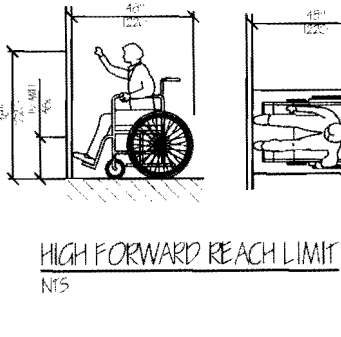
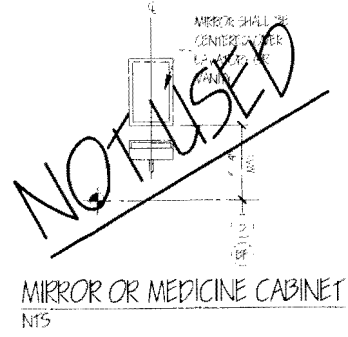
- 5. SUITS
- 1. EXIT DEVICE WITH LEVER
- 1. CLOSER WITH PARALLEL ARM
- 1. NICKPLATE
- 1. THRESHOLD
- 1. HEAD & JAMB WEATHERSTRIPPING
- 1. DOOR BOTTOM

H A Y S A S S O C I A T I O N

INTERIOR ALTERATIONS
HAMILTON MARINE, INC.
100 FORE STREET PORTLAND, MAINE

ARCHITECTURE
INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04103
(207) 871-9000

SCALE AS NOTED
DATE 6 Jan '11
DRAWN BY MFH/mrk
JOB NO 11010
DRAWING NO A4



LEGEND

NOTE

NOTE

NOTE

NOTE

NOTE

NOTE

SOCIETY ARCHITECTURE INTERIOR DESIGN P.O. BOX 6119 FALMOUTH MAINE 04103

HAMILTON MARINE, INC. PORTLAND, MAINE

100 FORE STREET

JOB TITLE

DRAWING TITLE

SCALE AS NOTED

DATE 6 Jan 11

DRAWN BY MPH/mak

JOB NO 100

DRAWING NO A5

GENERAL: APPROVED FOR RECORD OF THIS DOCUMENT WITHOUT ANY OTHER NOTATION FOR A REVISION OR AMENDMENT IS PROHIBITED.

REVISIONS

INTERIOR ALTERATIONS TO HAMILTON MARINE, INC. PORTLAND, MAINE

ARCHITECTURE INTERIOR DESIGN P.O. BOX 6119 FALMOUTH MAINE 04103

ACCESSIBILITY DETAILS & NOTES

- ACCESSIBILITY GENERAL NOTES
- 1. ALL ACCESSIBILITY FEATURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODE (IBC) AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 2. ALL ACCESSIBILITY FEATURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 3. ALL ACCESSIBILITY FEATURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 4. ALL ACCESSIBILITY FEATURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 5. ALL ACCESSIBILITY FEATURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
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