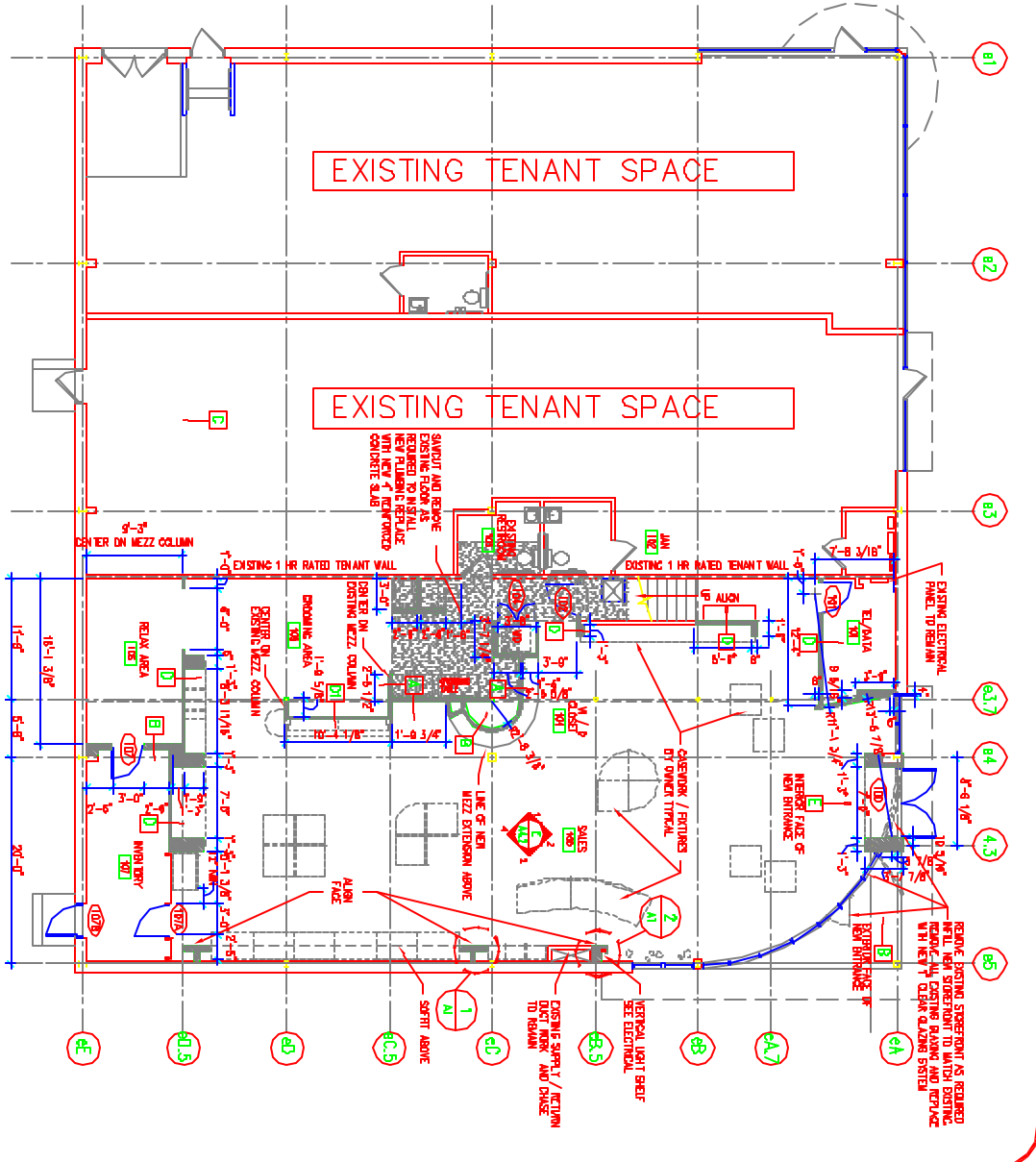


STEPHEN FLESHMAN ARCHITECT
 99 APPLE ROAD
 BRIMFIELD, MA 01010
 T: 508.347.7166 F: 508.347.8939

TENANT IMPROVEMENTS FOR PLANET DOG
 PORTLAND, MAINE
 FIRST FLOOR PLAN
 MEZZANINE PLAN

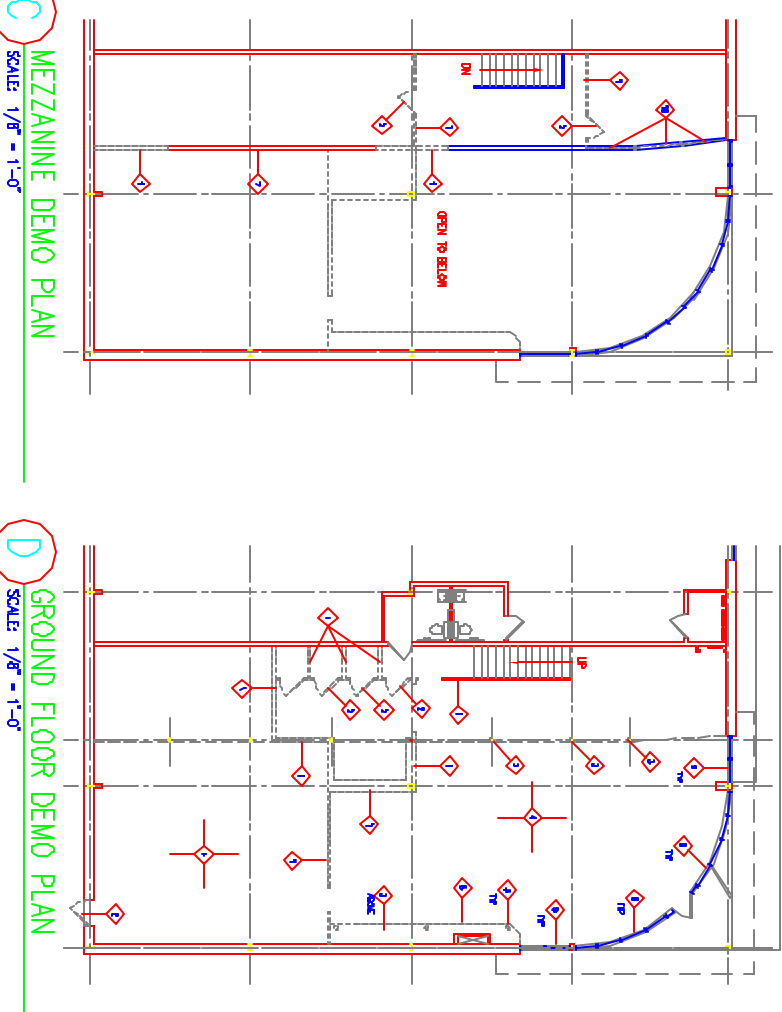
| ACTION | DATE | SRF BY | POINT RELEASE DESCRIPTION |
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| 04-002 | SCALE: DRAWN BY: |
| AS NOTED | SRF |
| DRAWING NO. | A1 |



A FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

B MEZZANINE FLOOR PLAN - 909 SQ FT
 SCALE: 1/8" = 1'-0"



D GROUND FLOOR DEMO PLAN
 SCALE: 1/8" = 1'-0"

C MEZZANINE DEMO PLAN
 SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL EXERCISE PROPER PRECAUTION AT ALL TIMES FOR THE PROTECTION OF REBORN AND PROPERTY, AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PERSONS OR PROPERTY, EITHER ON OR OFF THE PROJECT, AS A RESULT OF HIS WORK OR THE FAILURE OF HIS CONTRACTORS TO COMPLY WITH THE REQUIREMENTS OF THE WORK.
2. REMOVE ALL TEMPORARY SHORING, BRACING, FRAMING AND PROTECTION OF EXISTING WORK TO BE DEMOLISHED PRIOR TO THE DEMOLITION AND SHIELDING ALL OTHER WORK.
3. PROTECT CUTTING AND PATCHING AS REQUIRED FOR ALL DEMOLITION AND ALTERATION WORK. PATCHING AND PATCHING INCLUDE CUTTING INTO TO REPAIR EXISTING AND NEW CONSTRUCTION TO PROVIDE FOR THE INSTALLATION OR PERFORMANCE OF OTHER WORK, AND THE SUBSEQUENT FITTING AND PATCHING REQUIRED TO RESTORE THE CUT SPACES TO THEIR ORIGINAL CONDITION.
4. THE GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY PARTITIONS AND PROTECTIVE BARRELS AS REQUIRED TO PROTECT AREAS NOT UNDER CONSTRUCTION.
5. PREPARE DEMOLITION WORK CAREFULLY. ALL WORK TO BE REMOVED SHALL BE REMOVED IN SUCH MANNER AS TO AVOID DAMAGE TO ADJACENT AREAS AND TO WORK TO REMAIN.
6. REMOVAL OF ALL WORK INCLUDING BUT NOT LIMITED TO CONCRETE, MASONRY OR OTHER MATERIALS SHALL BE TO A CLEAN, OPEN AND LEVEL SURFACE.
7. DEMOLITION WORK SHALL BE ACCORDING TO THE FOLLOWING:
 - a. REMOVE FROM THE SITE AND STORE OR DESTROY ALL EXISTING MATERIALS, DEMOLITION DEBRIS, TRASH AND PACKAGING INCLUDING CUTTING INTO TO REPAIR EXISTING AND NEW CONSTRUCTION TO PROVIDE FOR THE INSTALLATION OR PERFORMANCE OF OTHER WORK, AND THE SUBSEQUENT FITTING AND PATCHING REQUIRED TO RESTORE THE CUT SPACES TO THEIR ORIGINAL CONDITION.
 - b. CERTAIN DEMOLITION ITEMS AS: ROOFING, FRAMES, HARDWARE, CASEWORK, LIGHT FIXTURES, ETC.) WHICH ARE NOT SCHEDULED TO BE INCORPORATED INTO THE NEW WORK SHALL FIRST BE OFFERED TO THE OWNER. IF THE OWNER ELECTS NOT TO KEEP THESE ITEMS THE CONTRACTOR SHALL THEN BE RESPONSIBLE FOR REMOVING SUCH ITEMS FROM THE PROJECT'S SITE.
 - c. REMOVE EXISTING STAIRS AND EQUIPMENT (DOORS AND MATERIALS, ACCESSORIES, LIGHT FIXTURES, RAILING PARTS, ETC.) ENTIRELY.
 - d. REMOVE EXISTING ELECTRICAL AND COMMUNICATIONS WIRING AND PROTECT FROM DAMAGE AS DIRECTED BY OWNER.
 - e. DEMOLITION OF UTILITIES SHALL BE PERFORMED BY QUALIFIED PERSONNEL. NO UTILITIES OR SERVICES SHALL BE DEMOLISHED UNTIL THE OWNER'S SUPERVISOR HAS BEEN ADVISED BY THE OWNER.
 - f. UTILITIES LINES TO BE DEMOLISHED SHALL BE DISCONNECTED, REMOVED AS REQUIRED, AND/OR CAPPED OFF.
 - g. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES.
 - h. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES.
 - i. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES.
 - j. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES.
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 - i. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES.
 - j. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES.

BUILDING CODE SUMMARY

LEASEE: PLANET DOG
 LOCATION: MARGINAL WAY
 PORTLAND, MAINE

1. CODE REQUIREMENTS
 • 1998 BOCA NATIONAL BUILDING CODE
 • NFPA 101 - LIFE SAFETY 1994 EDITION
 • AMERICANS WITH DISABILITY ACT

NFPA CODE INFORMATION:

MERCANTILE OCCUPANCY - CLASS 2 - PRIMARY HAZARD
 TRAVEL SPRINKLER: 1/2" - 1/2"
 ONE EXIT - COMMON HALL OF TRAVEL - 75'-0"

CALCULATED OCCUPANCY
 MERCHANDISE: 1275 SF / 30 SF = 41 OCCUPANTS
 BUSINESS MEET: 100 SF / 100 SF = 10 OCCUPANTS
 SUPPORT MEAS: 175 SF / 300 SF = 1 OCCUPANT
 TOTAL: 2350 SF / 100 SF = 102 OCCUPANTS

CALCULATED MEZZANINE AREA

REQUIRED ELEVATOR SHAFTS: 2000 SQ. FT.
 FLOOR SPACE OPEN TO MEZZANINE ABOVE: 2720 SQ. FT.
 ALLOWABLE MEZZANINE: 1/3 OF 2720: 910 SQ. FT.

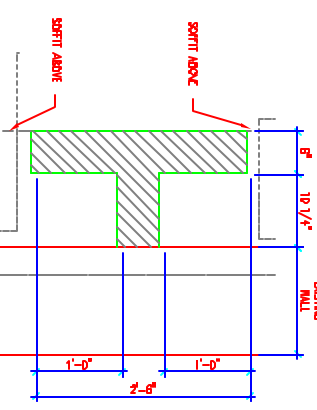
BOCA CODE INFORMATION:

USE GROUP: N - MERCANTILE
 CONSTRUCTION TYPE: 5 - NON-COMBUSTIBLE / UNPROTECTED
 OCCUPANT LOAD
 MERCHANDISE: 2130 SF / 30 SF = 71 OCCUPANTS
 BUSINESS MEET: 100 SF / 100 SF = 10 OCCUPANTS
 SUPPORT MEAS: 175 SF / 300 SF = 1 OCCUPANT
 TOTAL: 102 OCCUPANTS

TRAVEL DISTANCE
 SPRINKLER: 20 SF / 20 SF = 1 OCCUPANT
 TOTAL: 102 OCCUPANTS

• FIRE EXTINGUISHERS PROVIDED IN ACCORDANCE WITH NFPA-10
 • ALL FACILITY SIGNAGE TO BE DESIGNED WITH BRILLIANT IN ACCORDANCE TO ADA / A6.

1 DETAIL
 SCALE: 1" = 1'-0"



2 VERTICAL LIGHT TROUGH
 SCALE: 1" = 1'-0"

