

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

FLEMING CREEK LLC ETALS /TBD

**Located at**

145 COMMERCIAL ST

**PERMIT ID:** 2012-65597

**CBL:** 029 S001001

has permission to **space is currently one unit - fit up space for four separate units - move center entrance towards street (Commercial St side) & add two new entrances**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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 closoed-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.

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

A handwritten signature in black ink, appearing to read "Jamie Bouke".

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

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

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

<b>Permit No:</b> 2012-65597	<b>Issue Date:</b>	<b>CBL:</b> 029 S001001
---------------------------------	--------------------	----------------------------

<b>Location of Construction:</b> 145 COMMERCIAL ST	<b>Owner Name:</b> FLEMING CREEK LLC ETALS	<b>Owner Address:</b> 150 METRO PARK ROCHESTER, NY 14623	<b>Phone:</b> (914) 945-0848
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b> ME	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> B3
<b>Past Use:</b> Commercial - Office	<b>Proposed Use:</b> Create four units for future tenants (retail)	<b>Permit Fee:</b> \$980.00	<b>Cost of Work:</b> \$96,000.00
<b>Proposed Project Description:</b> space is currently one unit - fit up space for four separate units - move center entrance towards street (Commercial St side) & add two new entrances		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A <i>w/conditions</i>	<b>INSPECTION:</b> Use Group: <i>N/A</i> Type: <i>2B</i> <i>MUBEC 2009</i> Signature: <i>JMB 1/11/13</i>
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 12/11/2012	<b>Zoning Approval</b>	
------------------------------------	--	------------------------	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>12/13/12</i> <i>Approved w/conditions</i> <i>JMB for MES</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>12/13/12</i> <i>JMB for D.A.</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	PHONE

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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.**

**REQUIRED INSPECTIONS:**

Close-in/Elec./Plmb./Framing  
Plumbing Rough  
Above Ceiling Inspection  
Final - Commercial

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.

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

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

<b>Permit No:</b> 2012-65597	<b>Date Applied For:</b> 12/11/2012	<b>CBL:</b> 029 S001001
---------------------------------	--	----------------------------

<b>Location of Construction:</b> 145 COMMERCIAL ST	<b>Owner Name:</b> FLEMING CREEK LLC ETALS	<b>Owner Address:</b> 150 METRO PARK	<b>Phone:</b> (914) 945-0848
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Create four units for future tenants (retail)	<b>Proposed Project Description:</b> space is currently one unit - fit up space for four separate units - move center entrance towards street (Commercial St side) & add two new entrances
---	---

**Dept:** Historic      **Status:** Approved w/Conditions      **Reviewer:** Deb Andrews      **Approval Date:** 12/13/2012  
**Note:** **Ok to Issue:**   
 1) Exterior lighting of projecting blade sign to be integrated with bracket--no independent spot lights or exposed conduit.

**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/13/2012  
**Note:** **Ok to Issue:**   
 1) This permit is being issued to fit up the space only. When each unit is occupied, the tenant will have to apply for a permit to fit up the space and obtain a certificate of occupancy to establish the use of the space.  
 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.  
 3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to implementation  
 4) Separate permits shall be required for any new signage.  
 5) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 01/11/2013  
**Note:** **Ok to Issue:**   
 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.  
 2) Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.  
 3) 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.  
 4) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.  
 5) This permit approves the creation of 4 separate tenant spaces and new storefront entrances. No occupancy is approved, separate tenant permits are required for each unit prior to the issuance of a Certificates of Occupancy.  
 6) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Chris Pirone      **Approval Date:** 01/25/2013  
**Note:** **Ok to Issue:**

<b>Location of Construction:</b> 145 COMMERCIAL ST	<b>Owner Name:</b> FLEMING CREEK LLC ETALS	<b>Owner Address:</b> 150 METRO PARK	<b>Phone:</b> (914) 945-0848
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

- 1) All construction shall comply with City Code Chapter 10.
- 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.
- Fire extinguishers are required. Installation per NFPA 10.
- The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 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.
- A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- 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.
- Non-combustible construction of this structure requires all construction to be Non-combustible.
- Any cutting and welding done will require a Hot Work Permit from Fire Department.



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 145 Commercial Street		
Total Square Footage of Proposed Structure 11,414	Square Footage of Lot 14,978	
Tax Assessor's Chart, Block & Lot Chart# 29    Block# 5    Lot# 1	Owner: Fleming Creek LLC ETRALS 150 Metro Park Rochester, NY 14623	Telephone: (914) 945-0848
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: David Lloyd Archetype, P.A. 48 Union Wharf Portland, ME 04101 (207) 772-6022	Cost Of Work: \$ <u>596,000</u>  Fee: \$ <u>980.00</u>  C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Business</u> If vacant, what was the previous use? <u>Business - Office</u> Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: Prepare the lower level for future retail tenants. Presently the lower level is one unit and previously a business use. The space will be broke into four leasable areas. The exterior work consist of moving the center aluminum storefront toward the street, thus eliminating the recessed entry and adding two new retail entrances into what is presently storefront windows, using the same aluminum storefront systems that exist on the building.		
Contractor's name, address & telephone: Not known at this time		
Who should we contact when the permit is ready: <u>Kenneth Cianchette</u> Mailing address: <u>Portland Regency</u> Phone: <u>(207) 774-1000</u> <u>20 Milk Street</u> <u>PORTLAND, ME 04101</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://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 of applicant:

Date:

12-11-12

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



# Certificate of Design Application

From Designer: Archetype, PA  
 Date: December 11, 2012  
 Job Name: \_\_\_\_\_  
 Address of Construction: 145 Commercial Street

~~2003~~ **2009 International Building Code**

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

Building Code & Year IBC 2009 Use Group Classification (s) B3

Type of Construction 2B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3)

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) N/A

**Structural Design Calculations**

\_\_\_\_\_ 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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

N/A

**Wind loads (1603.1.4, 1609)**

- \_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)
- \_\_\_\_\_ Basic wind speed (1809.3)
- \_\_\_\_\_ Building category and wind importance factor,  $I_w$  (table 1604.5, 1609.5)
- \_\_\_\_\_ Wind exposure category (1609.4)
- \_\_\_\_\_ Internal pressure coefficient (ASCE 7)
- \_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- \_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

**Earth design data (1603.1.5, 1614-1623)**

- \_\_\_\_\_ Design option utilized (1614.1)
- \_\_\_\_\_ Seismic use group ("Category")
- \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_M$  (1615.1)
- \_\_\_\_\_ Site class (1615.1.5)

- \_\_\_\_\_ Live load reduction
- \_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)
- \_\_\_\_\_ Roof snow loads (1603.7.3, 1608)
- \_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)
- \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- \_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)
- \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)
- \_\_\_\_\_ Seismic design category (1616.3)
- \_\_\_\_\_ Basic seismic force resisting system (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, 16175.5.1)

**Flood loads (1803.1.6, 1612)**

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

**Other loads**

- \_\_\_\_\_ 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)



# Accessibility Building Code Certificate


**Designer:** Archetype, P.A.

**Address of Project:** 145 Commercial Street

**Nature of Project:** Prepare the lower level for future retail tenants. Presently the lower level is one unit and previously a business use. The space will be broke into four leasable areas. The exterior work consist of moving the center aluminum storefront toward the street, thus eliminating the recessed entry and adding two new retail entrances into what is presently storefront windows, using the same aluminum storefront systems that exist on the building.

The technical subject of this covering the proposed construction work is describe enforceability have designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Building with 4 units or more refer to the Federal Fair Housing Act. Accessibility standards: 2010 (2008) provisions apply as applicable.



**Signature:**   
David Lloyd

**Title:** Architect

**Firm:** Archetype, P.A.

**Address:** 48 Union Wharf  
Portland, ME

**Phone:** (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





# Certificate of Design

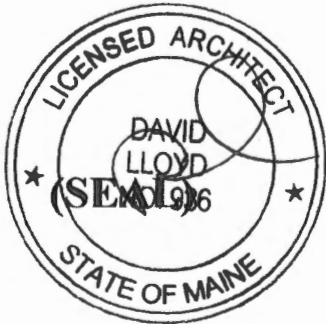
Date: Dec. 11, 2012

From: Archetype, PA

These plans and / or specifications covering construction work on:

145 Commercial Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ~~2003~~ **2009 International Building Code** and local amendments.



Signature: 

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

Phone: (207) 772-6022

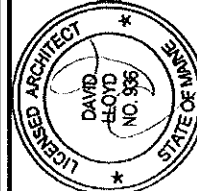
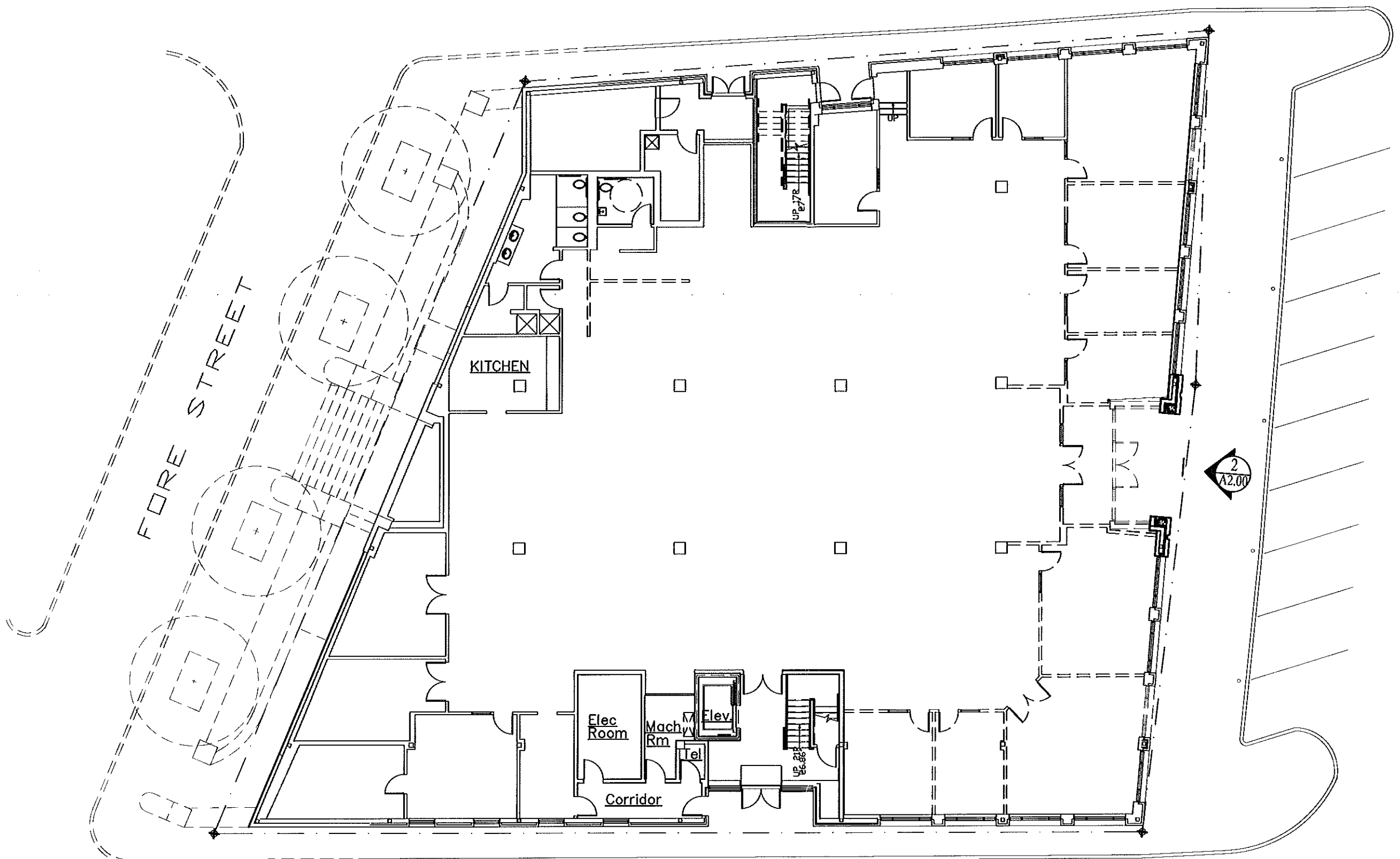
For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

SILVER STREET

FORE STREET

COMMERCIAL STREET

MARKET STREET



**ARCHETYPE**  
architects

48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

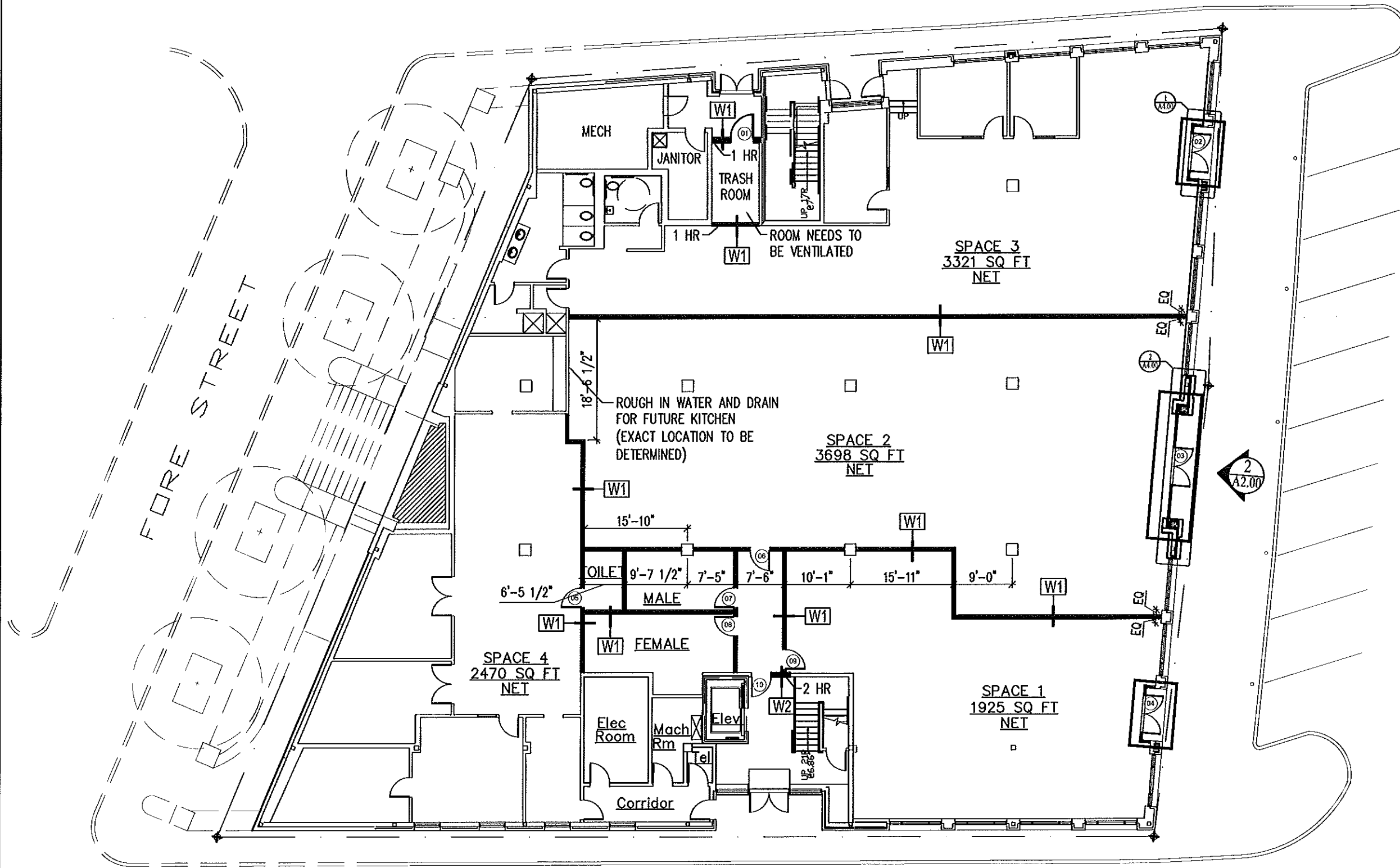
Date: 11 December 2012 Scale: 1/16"=1'-0"

**DEMO PLAN**  
**GROUND FLOOR**

Project: **145 COMMERCIAL STREET**  
COMMERCIAL STREET  
PORTLAND, ME

**D1.00**

SILVER STREET

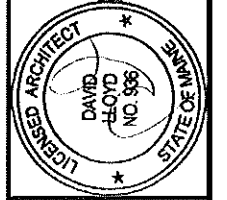


MARKET STREET

COMMERCIAL STREET



□ PROPOSED CHANGES



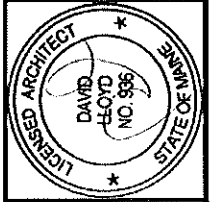
**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Date: 11 December 2012  
Scale: 1/16"=1'-0"

GROUND FLOOR PLAN

Project: 145 COMMERCIAL STREET  
COMMERCIAL STREET  
PORTLAND, ME

**A1.00**



**ARCHETYPE** architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Date: 11 December 2012  
Scale: 3/32"=1'-0"

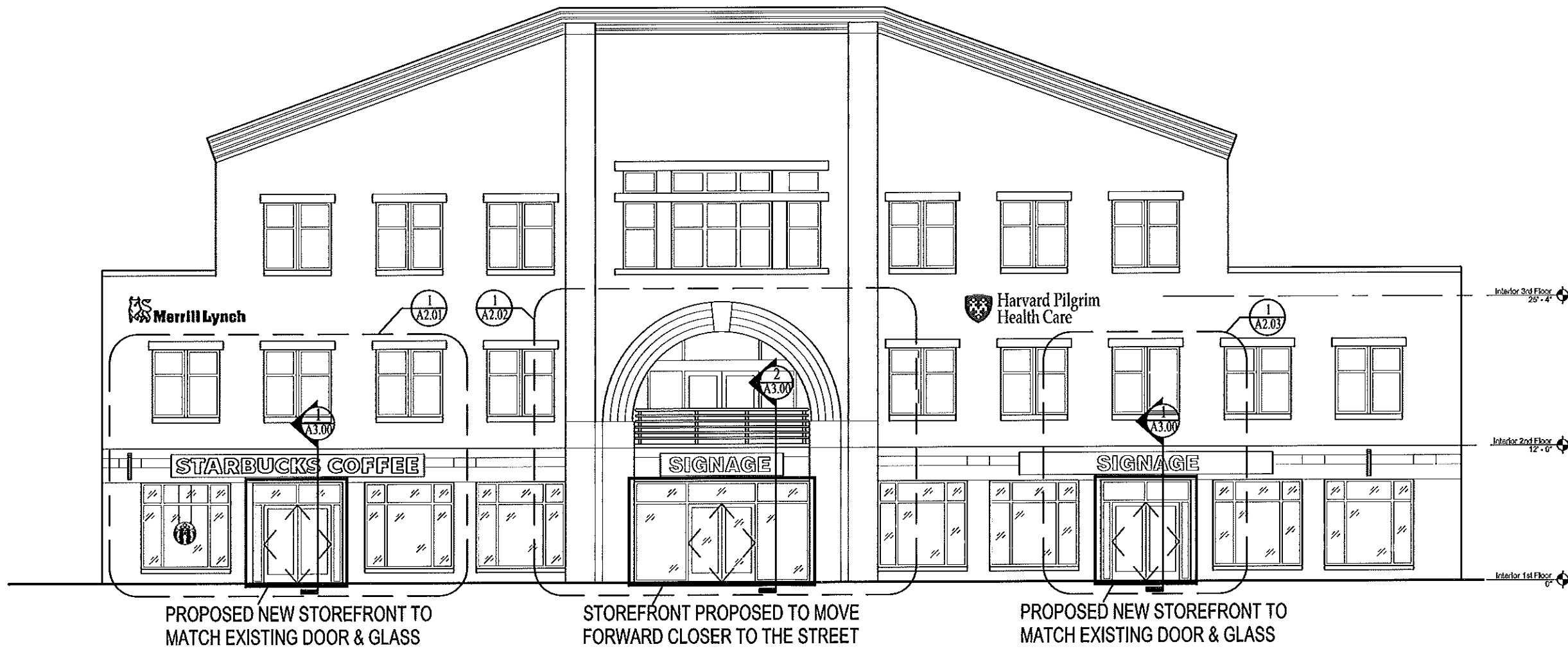
ELEVATIONS

Project: 145 COMMERCIAL STREET  
COMMERCIAL STREET  
PORTLAND, ME

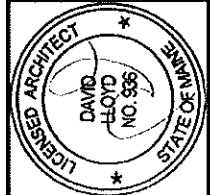
A2.00



1 PARTIAL MARKET STREET ELEVATION  
SCALE: 3/32" = 1'-0"



2 COMMERCIAL STREET ELEVATION  
SCALE: 3/32" = 1'-0"



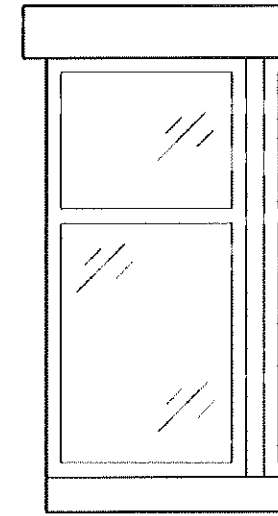
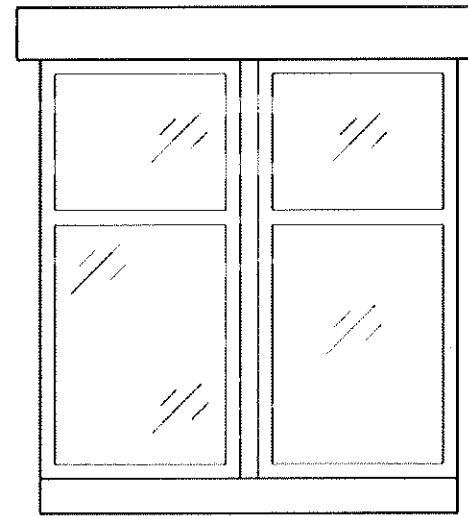
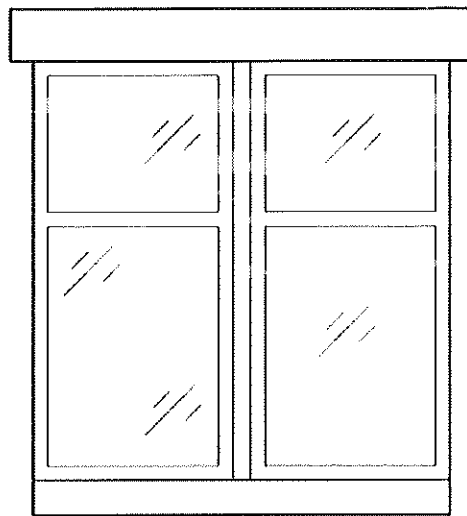
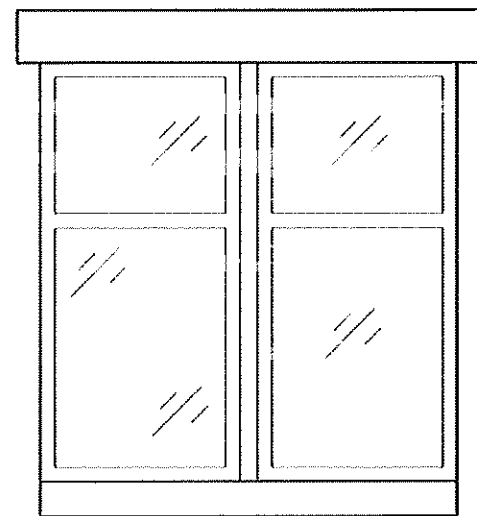
**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Date: 11 December 2012  
Scale: 1/4" = 1'-0"

ENLARGED  
STOREFRONT  
ELEVATIONS

Project: 145 COMMERCIAL  
STREET  
COMMERCIAL STREET  
PORTLAND, ME

**A2.01**

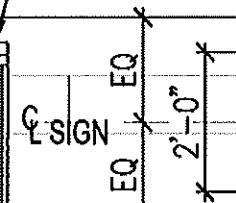


NEW EXTERNALLY  
ILLUMINATED 24IN  
BLADE SIGN

LIGHT GREY DIBOND BACKGROUND  
CABINET TO MATCH THE GRANITE

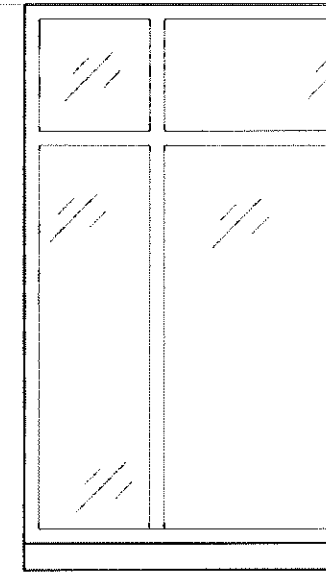
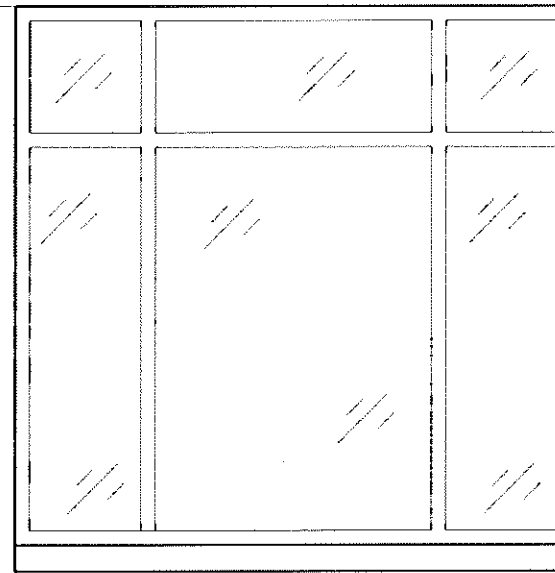
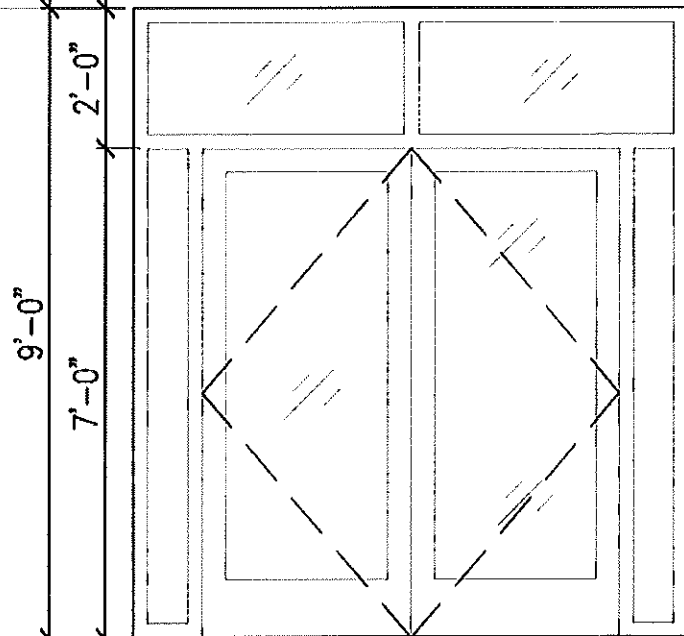
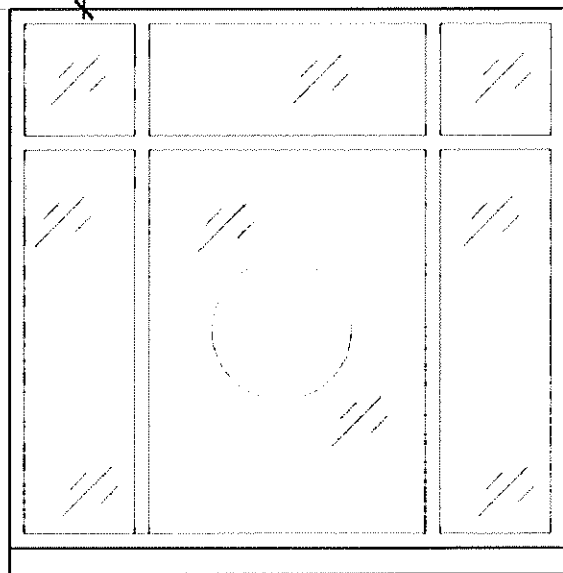
22'-8"

INTERNALLY ILLUMINATED  
HALO LIT CHANNEL LETTERS



STARBUCKS COFFEE

1'-4"



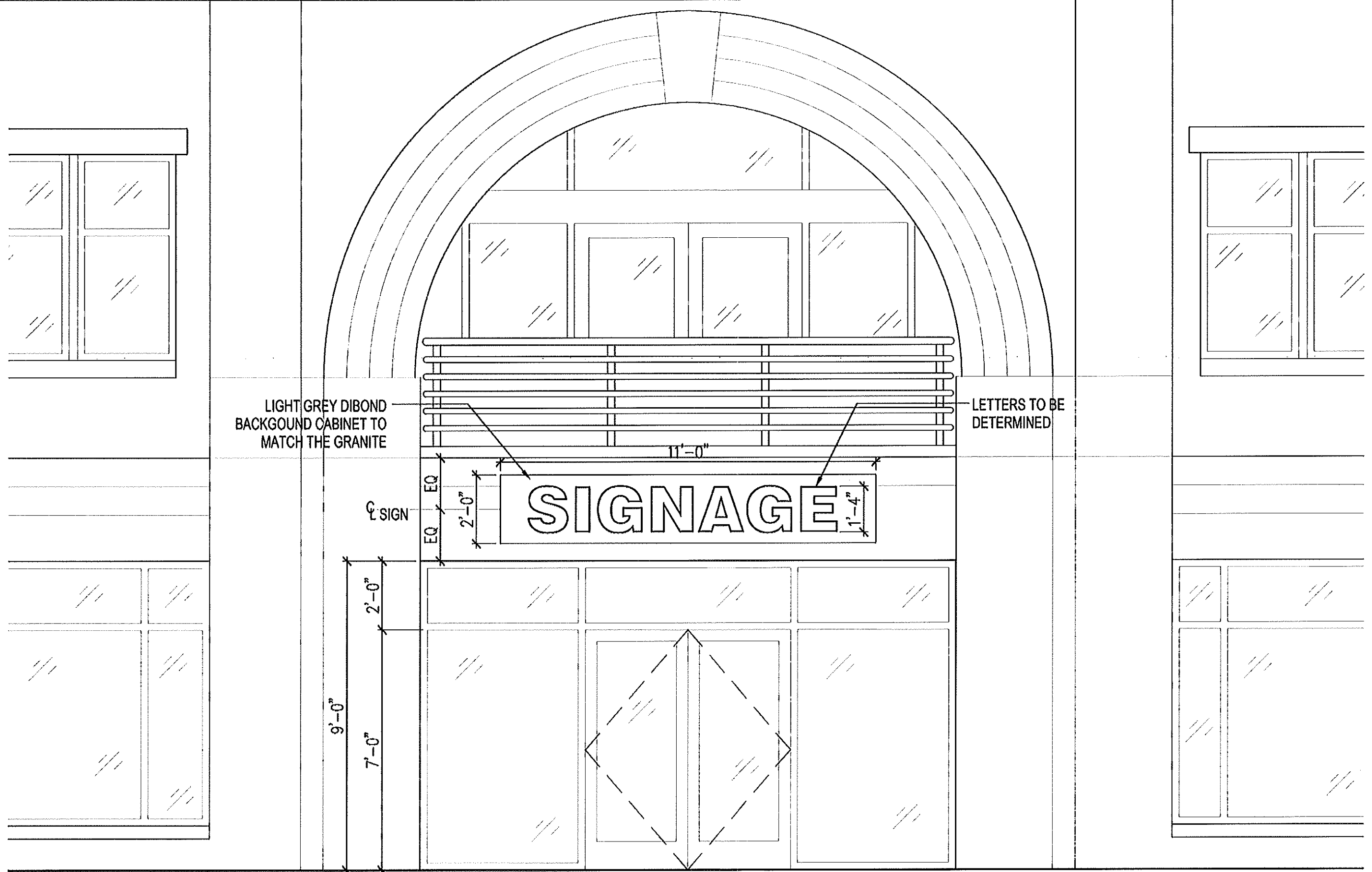
E.Q. 6'-0" E.Q.

8'-0"

NEW STOREFRONT  
MATCH EXISTING STOREFRONT

VERIFY ALL DIMENSIONS  
IN FIELD

1 ENLARGED STOREFRONT ELEVATION  
SCALE: 1/4" = 1'-0"



LIGHT GREY DIBOND  
BACKGROUND CABINET TO  
MATCH THE GRANITE

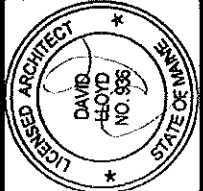
LETTERS TO BE  
DETERMINED

**SIGNAGE**

**1** ENLARGED CENTER STOREFRONT ELEVATION  
SCALE: 3/8" = 1'-0"

E.Q. 6'-0" E.Q.  
15'-8 1/8"  
EXISTING STOREFRONT TO BE MODIFIED TO FIT NEW LOCATION

VERIFY ALL DIMENSIONS  
IN FIELD

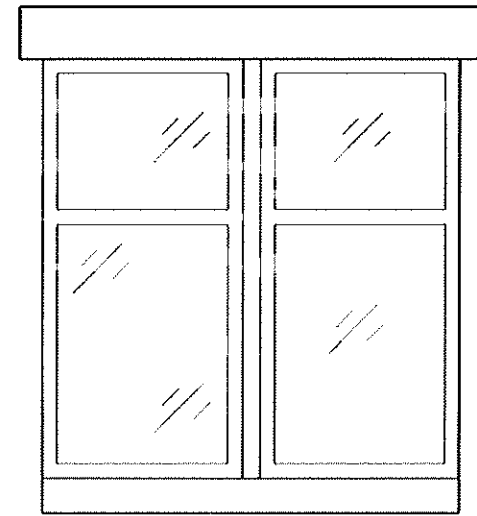
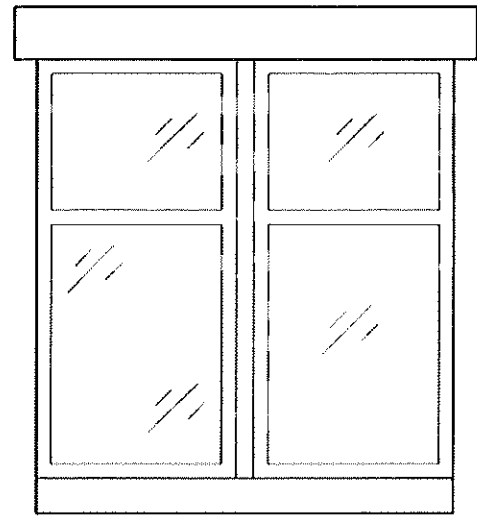
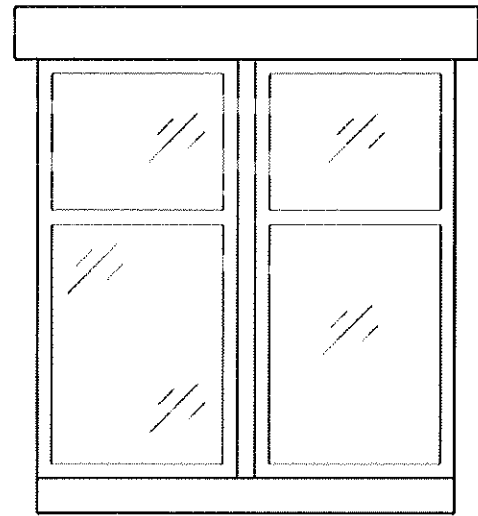
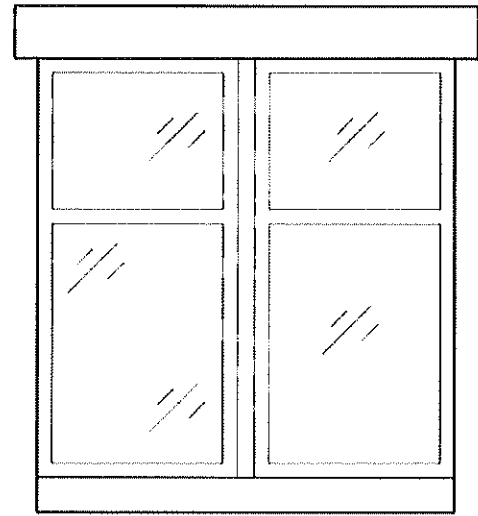


**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Date: 11 December 2012  
Scale: 1/4" = 1'-0"  
ENLARGED  
STOREFRONT  
ELEVATIONS

Project: 145 COMMERCIAL  
STREET  
COMMERCIAL STREET  
PORTLAND, ME

**A2.02**



LIGHT GREY DIBOND BACKGROUND  
CABINET TO MATCH THE GRANITE

22'-8"

LETTERS TO BE  
DETERMINED

NEW EXTERNALLY  
ILLUMINATED 24IN  
BLADE SIGN

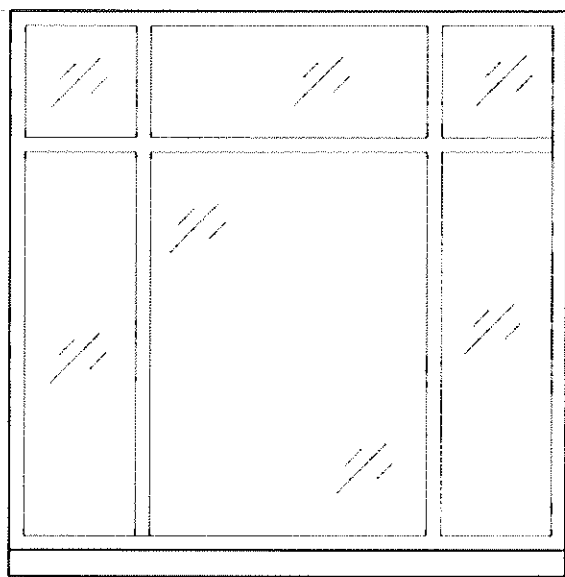
SIGNAGE

1'-4"

2'-0"

EQ

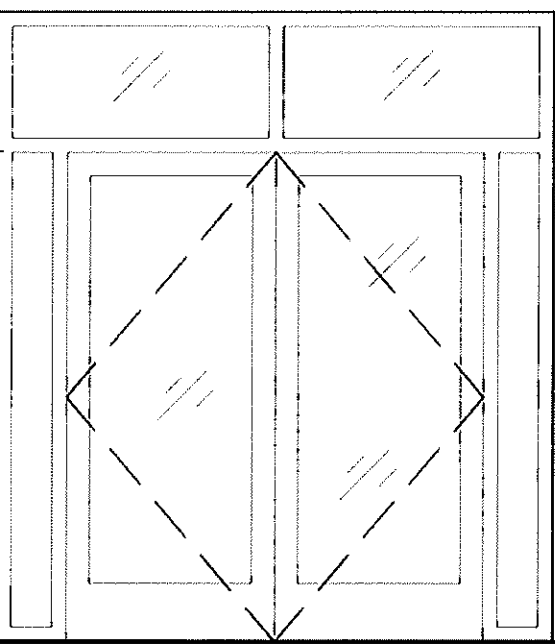
EQ SIGN



9'-0"

7'-0"

2'-0"



E.Q.

6'-0"

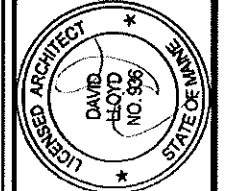
E.Q.

8'-0"

NEW STOREFRONT  
MATCH EXISTING STOREFRONT

VERIFY ALL DIMENSIONS  
IN FIELD

1 ENLARGED STOREFRONT ELEVATION  
SCALE: 1/4" = 1'-0"



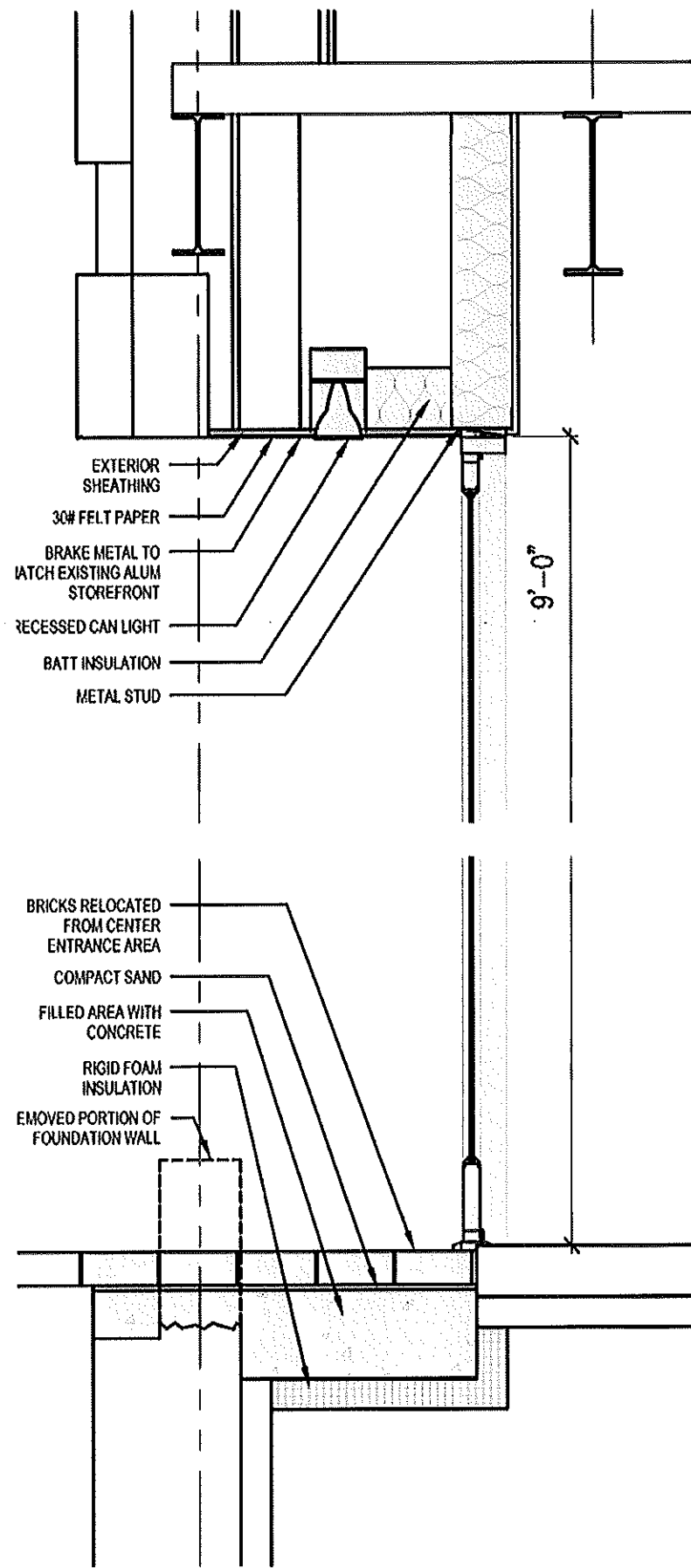
**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Date: 11 December 2012  
Scale: 1/4" = 1'-0"

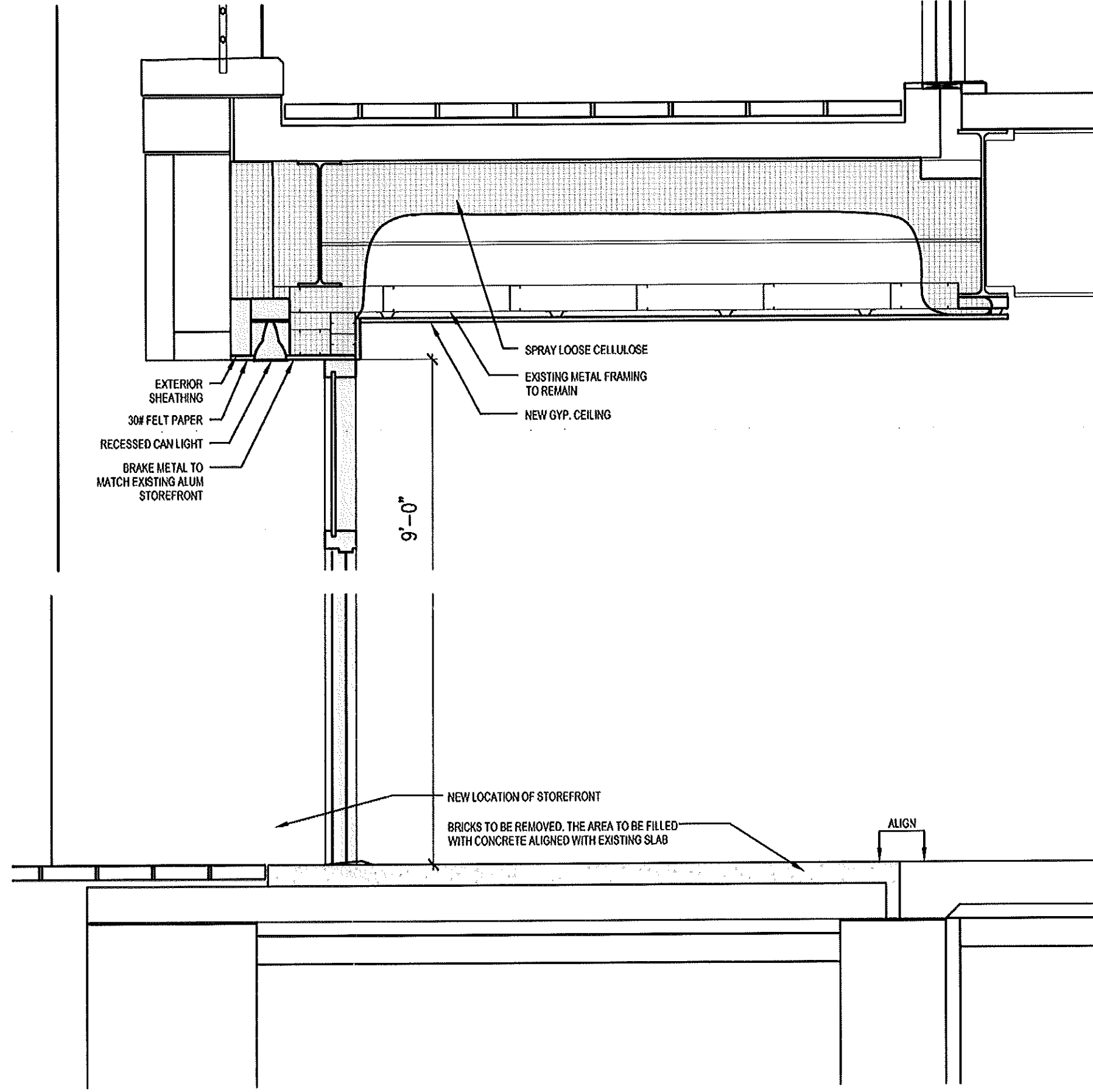
ENLARGED  
STOREFRONT  
ELEVATIONS

Project: 145 COMMERCIAL  
STREET  
COMMERCIAL STREET  
PORTLAND, ME

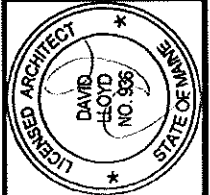
A2.03



1 | WALL SECTION AT NEW STOREFRONT  
SCALE: 3/4" = 1'-0"



2 | WALL SECTION AT CENTER STOREFRONT  
SCALE: 3/4" = 1'-0"



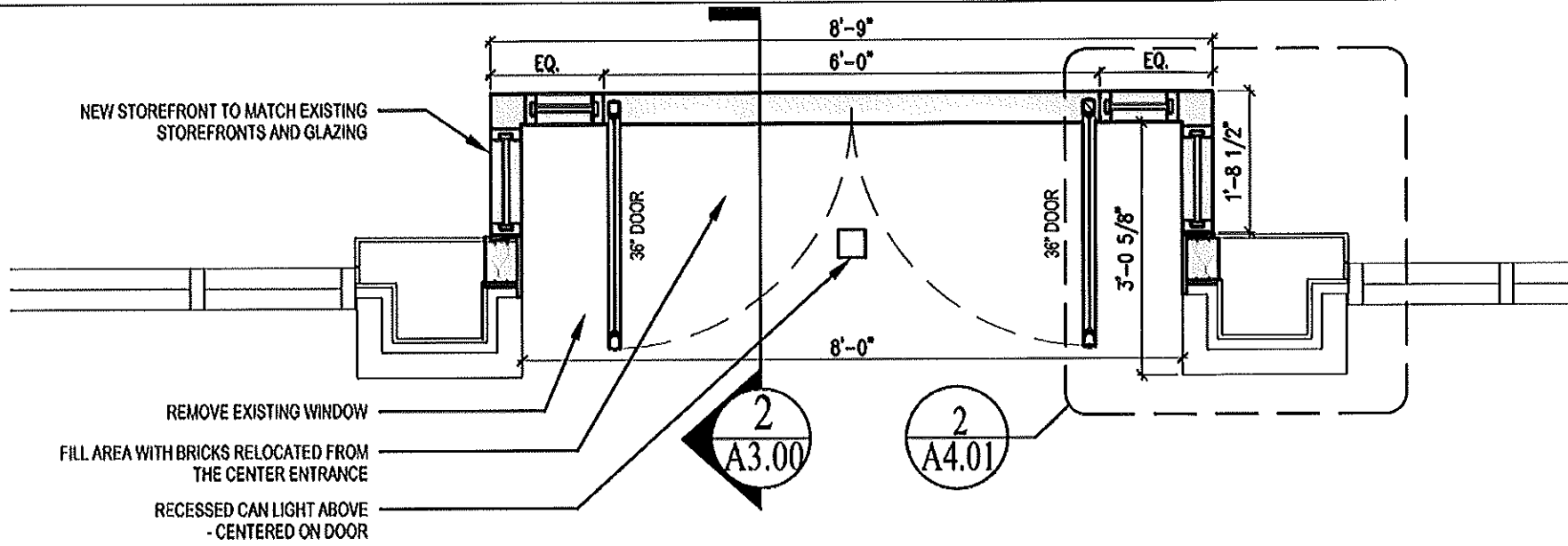
**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Date: 11 December 2012  
Scale: 3/4" = 1'-0"  
**WALL SECTIONS  
AT STOREFRONTS**

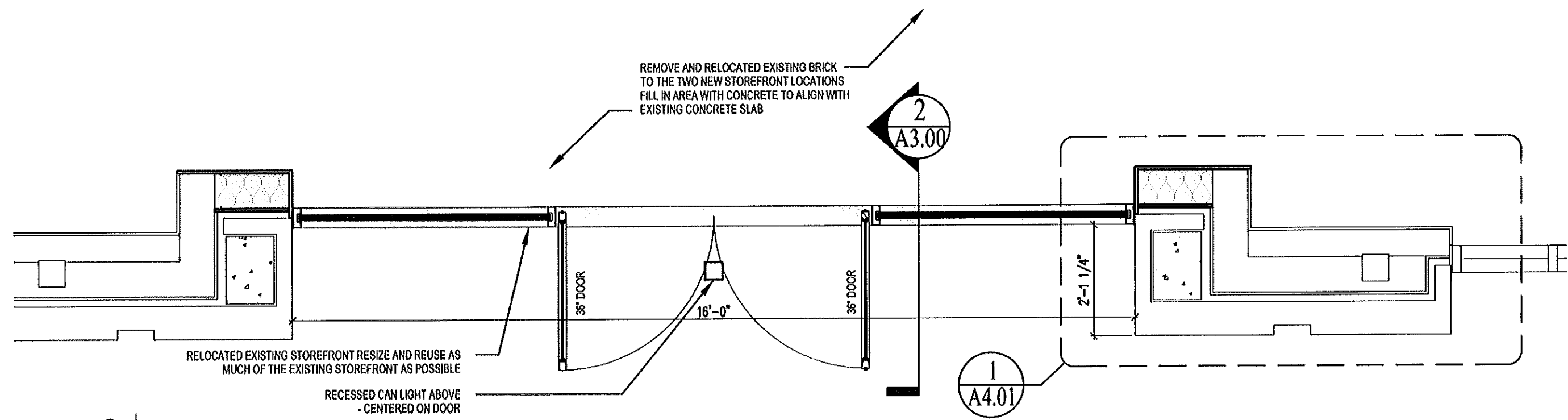
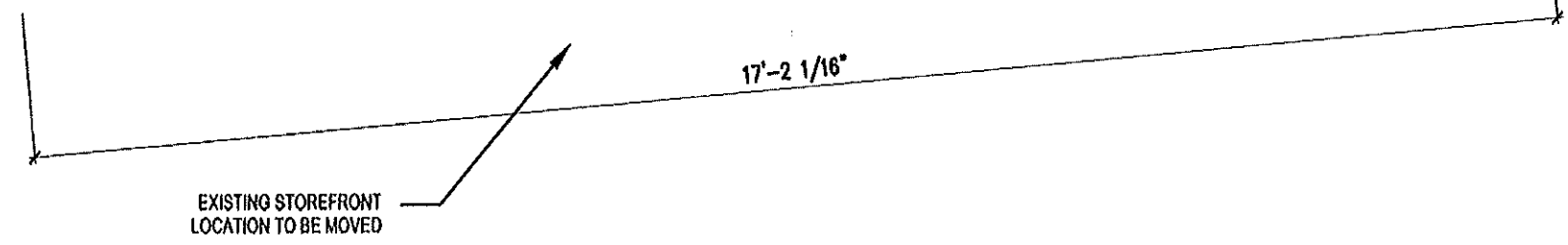
Project: 145 COMMERCIAL  
STREET  
COMMERCIAL STREET  
PORTLAND, ME

**A3.00**

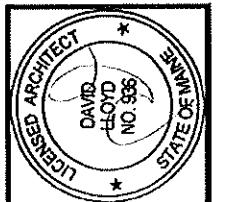




1 | STOREFRONT PLAN  
SCALE: 1/2" = 1'-0"



2 | CENTRAL STOREFRONT PLAN  
SCALE: 1/2" = 1'-0"

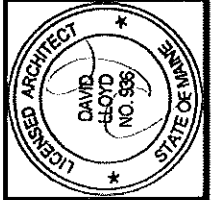


**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Date: 11 December 2012  
Scale: 1/4" = 1'-0"  
**ENLARGED STOREFRONT PLANS**

Project: 145 COMMERCIAL STREET  
COMMERCIAL STREET  
PORTLAND, ME

**A4.00**



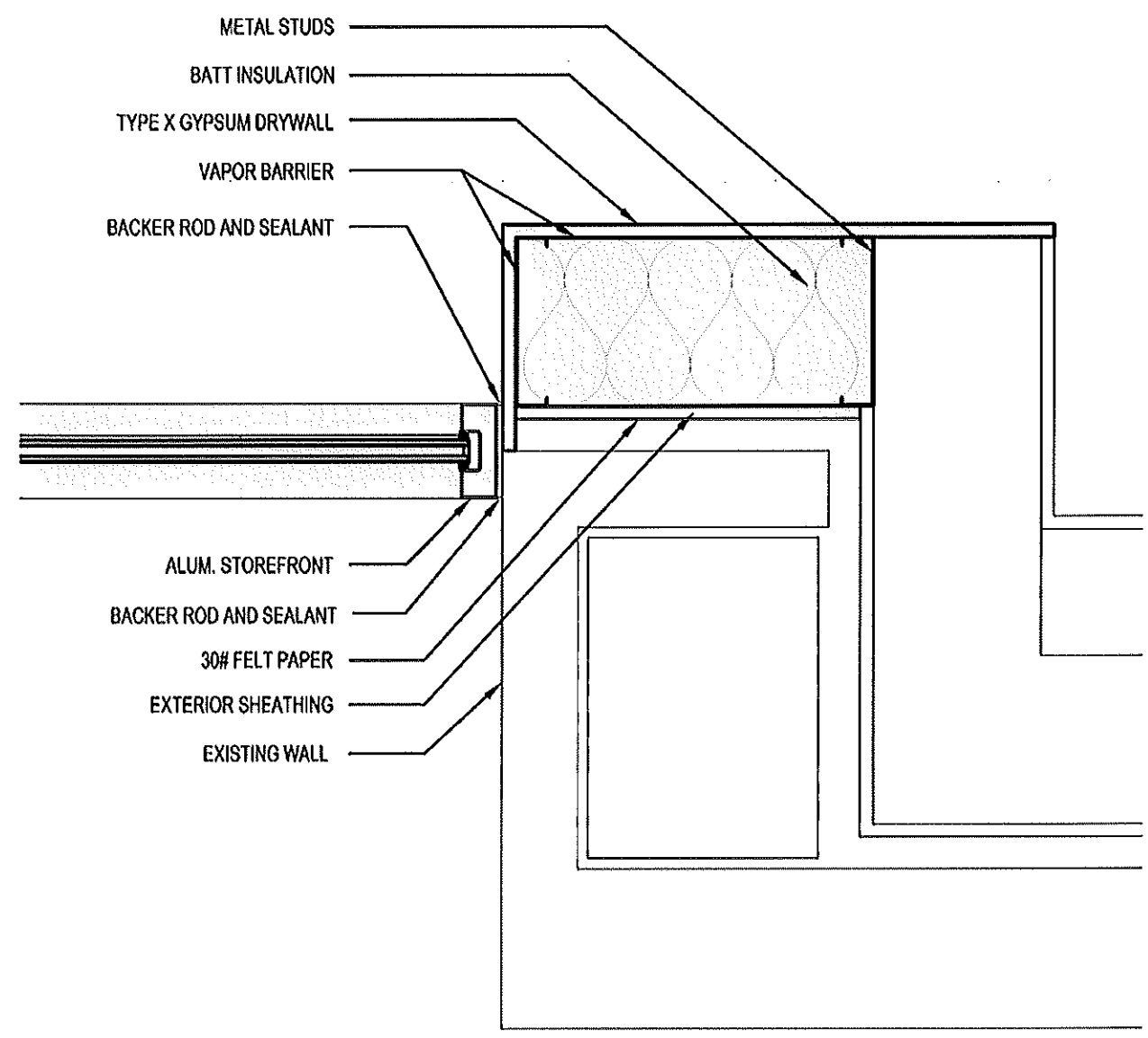
**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Date: 11 December 2012  
Scale: 1/4" = 1'-0"

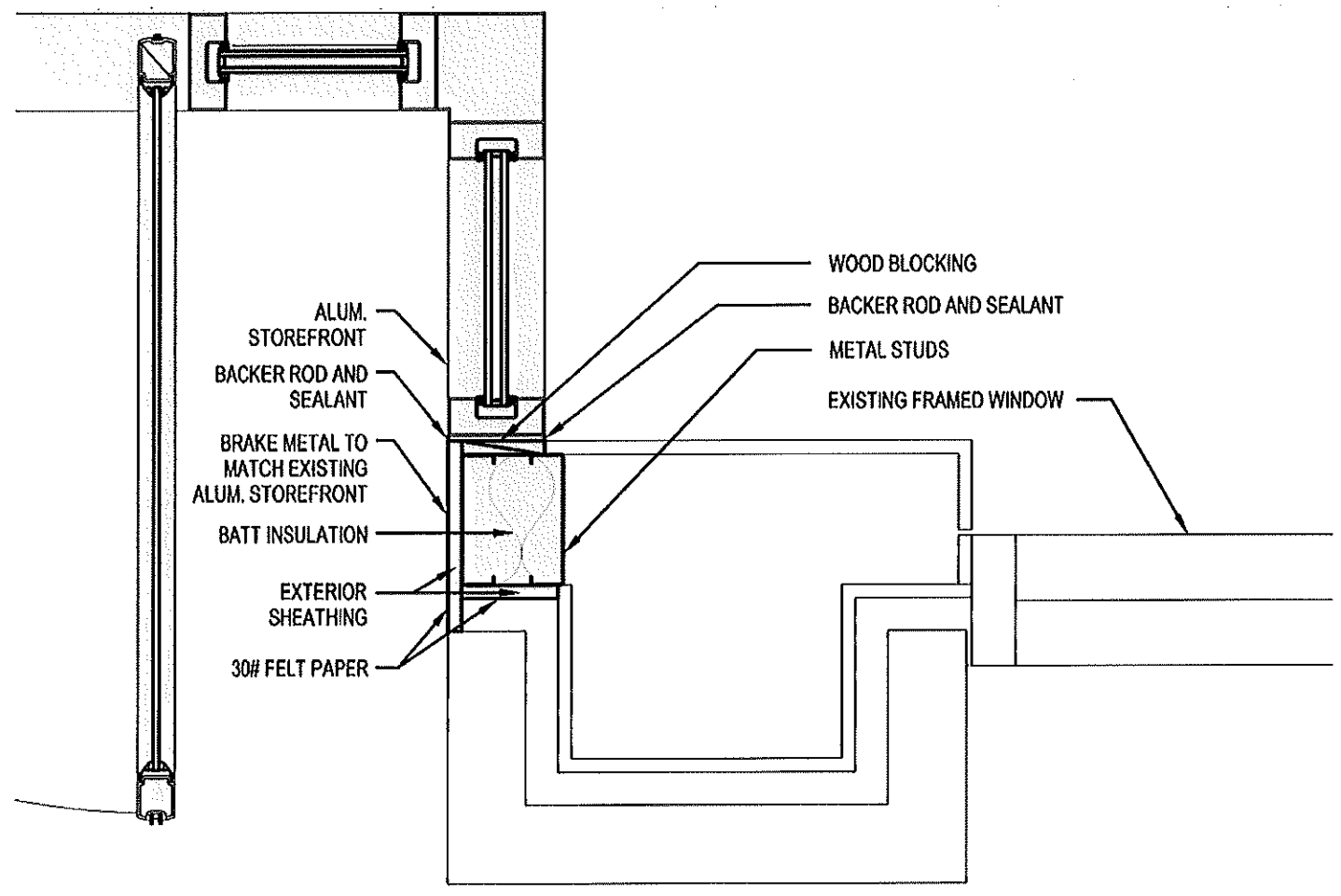
**PLAN DETAILS**

Project: 145 COMMERCIAL STREET  
COMMERCIAL STREET  
PORTLAND, ME

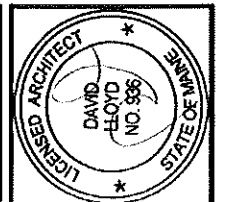
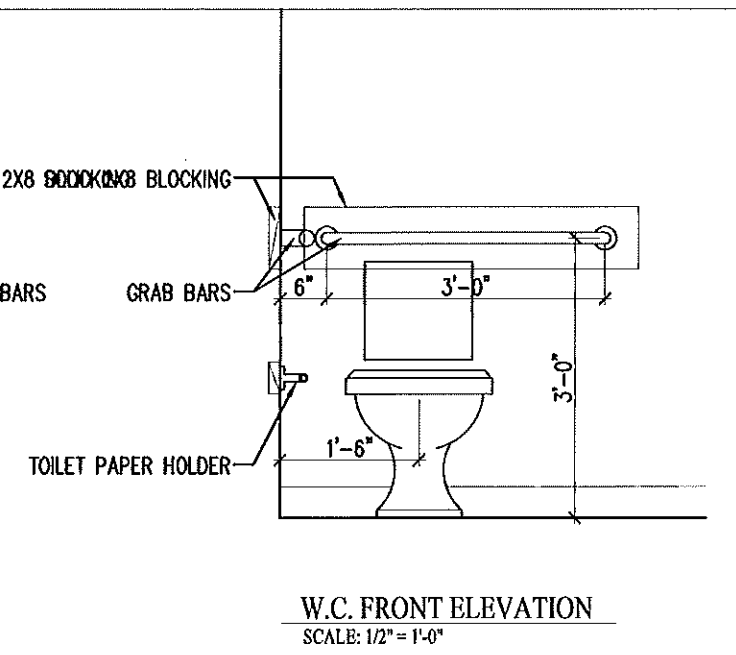
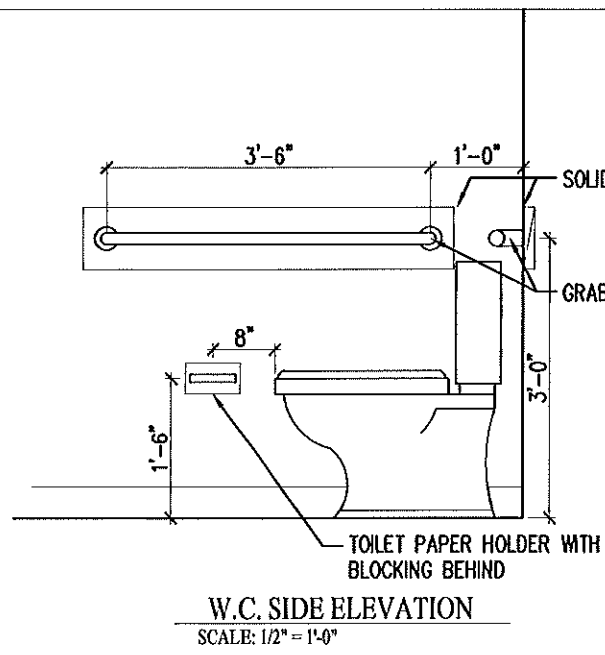
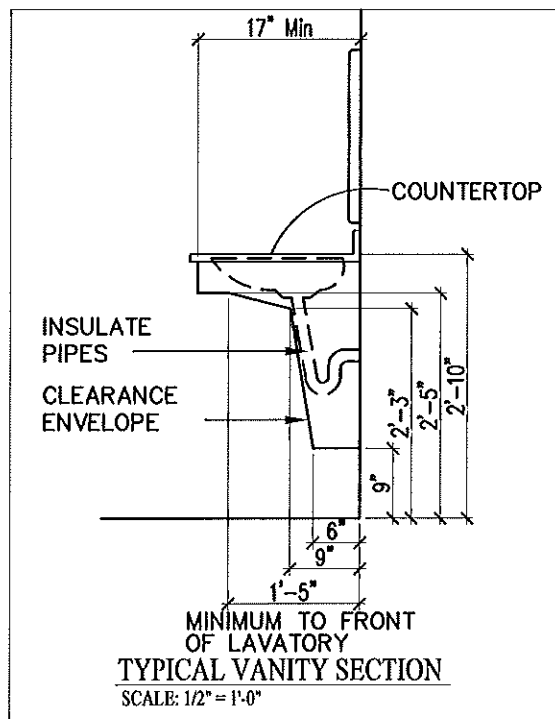
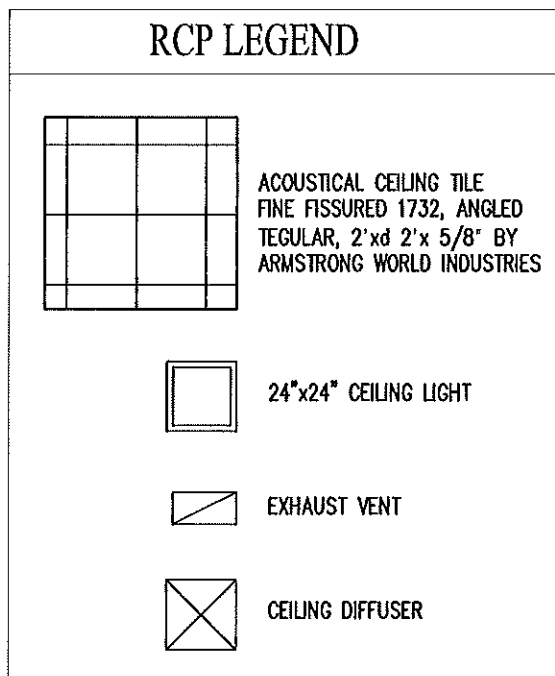
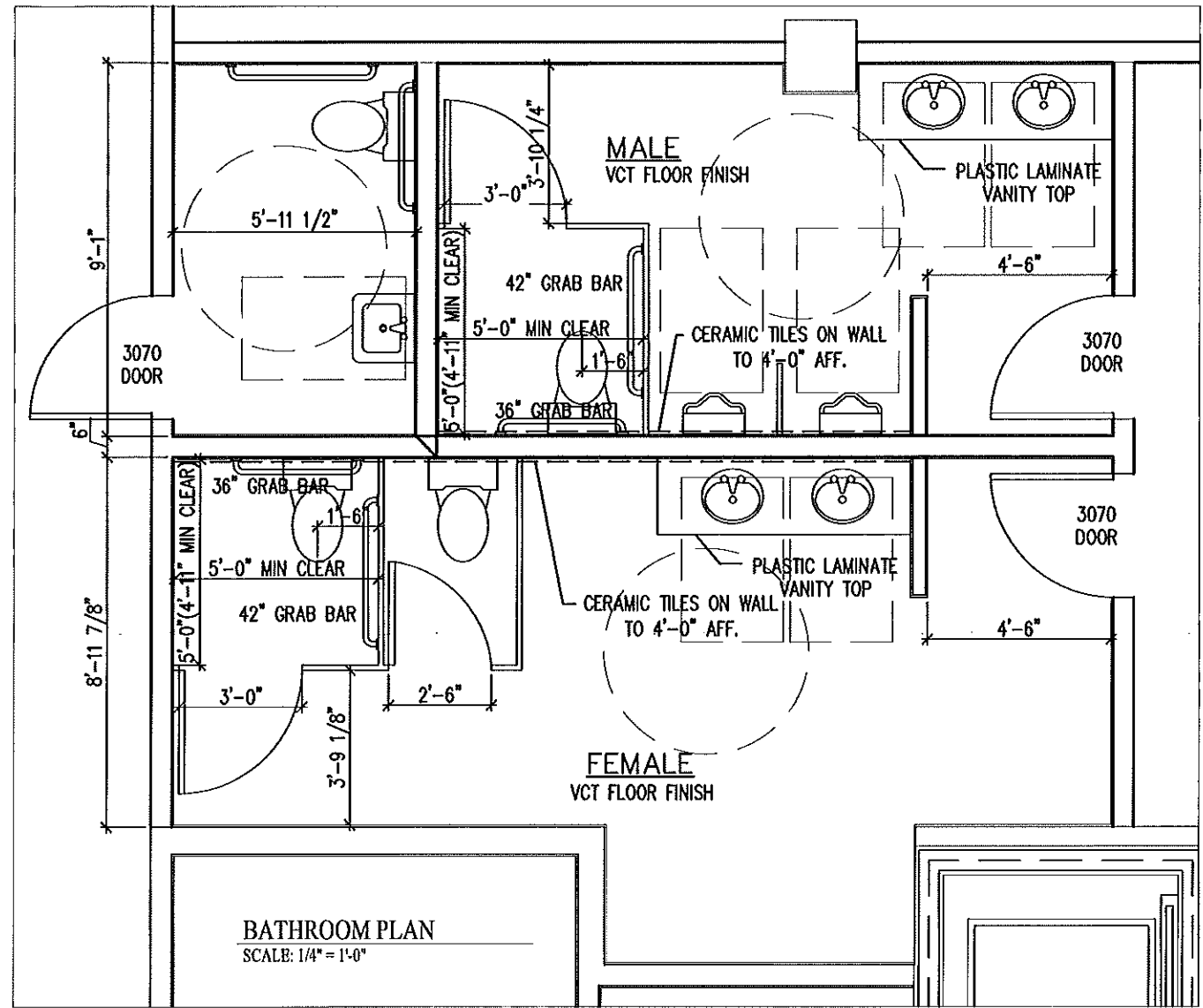
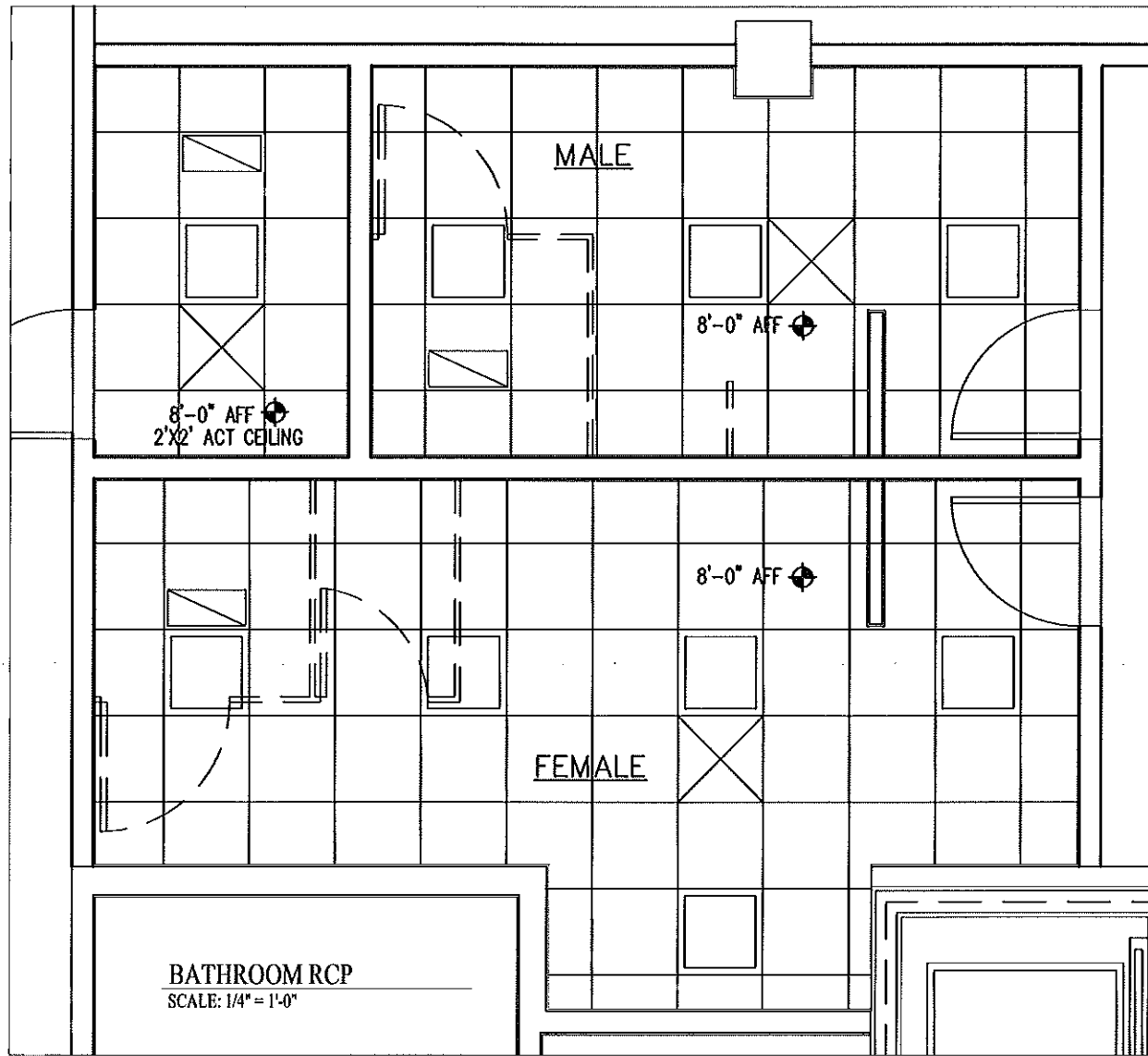
**A4.01**



**1** STOREFRONT PLAN DETAIL  
SCALE: 1 1/2" = 1'-0"



**2** STOREFRONT PLAN DETAIL  
SCALE: 1 1/2" = 1'-0"



**ARCHETYPE**  
architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Date: 11 December 2012  
Scale: AS NOTED  
**BATHROOM DETAILS**

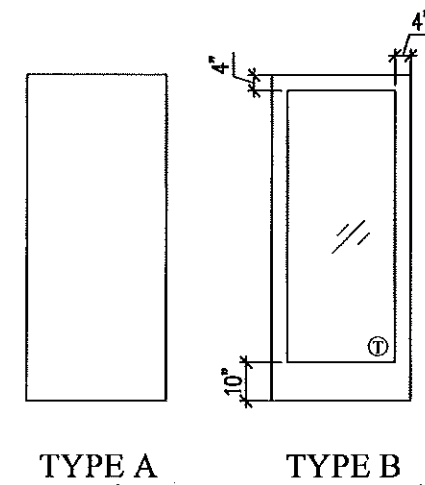
Project: **145 COMMERCIAL STREET**  
COMMERCIAL STREET  
PORTLAND, ME

**A5.00**

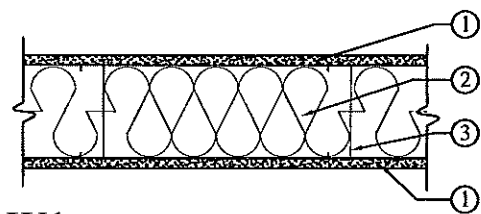
# \* DOOR SCHEDULE \*

No.	SIZE	DOOR		FINISH	THRESH	FRAME		REMARKS
	W x H x T	Type	Material			Material	Finish	
01	3'-0" x 7'-0" x 1 3/4"	A	Birch Faced w/ 45 min. Mineral Core	Poly	Alum	HM	Ptd.	45 min. Rated Door
02	(2) 3'-0" x 7'-0" x 1 3/4"	B	Aluminum	Factory Finish	Alum	Aluminum	Fact. Fi.n.	Match Existing Storefront
03	(2) 3'-0" x 7'-0" x 1 3/4"	B	Aluminum	Factory Finish	Alum	Aluminum	Fact. Fi.n.	Match Existing Storefront
04	(2) 3'-0" x 7'-0" x 1 3/4"	B	Aluminum	Factory Finish	Alum	Aluminum	Fact. Fi.n.	Match Existing Storefront
05	3'-0" x 7'-0" x 1 3/4"	A	SCW	Poly		HM	Ptd.	
06	3'-0" x 7'-0" x 1 3/4"	A	SCW	Poly		HM	Ptd.	Panic Hardware
07	3'-0" x 7'-0" x 1 3/4"	A	SCW	Poly		HM	Ptd.	
08	3'-0" x 7'-0" x 1 3/4"	A	SCW	Poly		HM	Ptd.	
09	3'-0" x 7'-0" x 1 3/4"	A	SCW	Poly		HM	Ptd.	
10	3'-0" x 7'-0" x 1 3/4"	A	Birch Faced w/ 45 min. Mineral Core	Poly	Alum	HM	Ptd.	45 min. Rated Door Panic Hardware

## \* DOOR TYPES \*



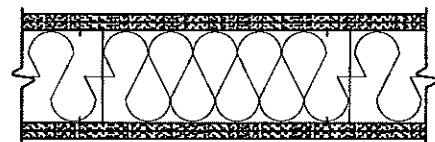
## \* WALL TYPES \*



W1 TYPICAL WALL TYPE

### W1 TYPICAL INTERIOR PARTITION

1. Gypsum Board -- 5/8 in. Type "X" GWB, 4 ft wide, attached to studs with Type S-12 steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly 48 in. OC.
2. Metal Studs -- 6 in. 20 gauge metal studs spaced 16 in. OC.
3. Insulation -- 6 in. Fiberglass batt insulation friction fit in stud space.
4. Joint Tape and Compound -- Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.



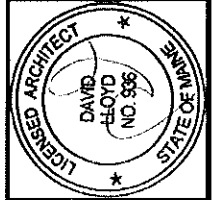
W2 2 HOUR WALL ASSEMBLY

### W2 WALL ASSEMBLY -2 HOUR

GA FILE NO. WP1450 -- 2 HOUR FIRE - 60-64 STC SOUND  
 Sound Test: RAL TL07-359, 11-8-07  
 Fire Test: UL R3660, 07NK14500, 8-16-07 UL DESIGN V450

Base layer -- 5/8 in. thick proprietary Type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 6" proprietary steel studs 16" oc with 1" Type S drywall screws 16" oc. Face layer -- 5/8" proprietary Type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1-5/8" Typs S drywall screws 16" o.c. Face layer offset not less than 12" from base layer horizontal joints. 6" glass fiber insulation in stud cavity.  
 Horizontal joints on opposite sides need not be staggered or backed.

*1/11/13  
 Per Tel/con w/ David L.  
 Door will be 90 min  
 2 hr rated enclosure  
 JmR*



**ARCHETYPE**  
 architects  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 Fax (207) 772-4056

Date: 11 December 2012  
 Scale: AS NOTED  
**DOOR SCHEDULE  
 & WALL TYPES**

Project: 145 COMMERCIAL STREET  
 COMMERCIAL STREET  
 PORTLAND, ME

**A6.00**