

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number 004

Please Read Application And Notes, If Any, Attached

This is to certify that FURMAN ROSWELL Y / Justo J. Andaró has permission to Interior renovations & Upgrade to existing space

OCT 26 2009

AT 143 Kennebec St 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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is done-in. 2 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. N. Santoro
Health Dept.
Appeal Board
Other

Signature of Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1004	Issue Date:	CBL: 034 K004001
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Location of Construction: 143 Kennebec St	Owner Name: FURMAN ROSWELL Y	Owner Address: PO BOX 2	Phone:
Business Name: The Grapheteria	Contractor Name: Justin Fundaro	Contractor Address: 396 Sabbathday Road New Gloucester	Phone: 2079397376
Lessee/Buyer's Name: Jim & Lisa Castonia	Phone: 207-719-9824	Permit Type: Alterations - Commercial	Zone: B-7

Past Use: Commercial Mercantile - Frame Shop "The Grapheteria"	Proposed Use: Commercial Mercantile - Frame Shop "The Grapheteria" - Interior renovations & Upgrades to existing space	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>M</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description: Interior renovations & Upgrades to existing space	Signature: <i>(KG)</i>	Signature: <i>(Signature)</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Ldobson	Date Applied For: 09/14/2009	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>9/16/09</i>	Date:	Date:

PERMIT ISSUED

OCT 26 2009

City of Portland

CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1004	Date Applied For: 09/14/2009	CBL: 034 K004001
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Location of Construction: 143 Kennebec St	Owner Name: FURMAN ROSWELL Y	Owner Address: PO BOX 2	Phone:
Business Name: The Grapheteria	Contractor Name: Justin Fundaro	Contractor Address: 396 Sabbathday Road New Gloucester	Phone (207) 939-7376
Lessee/Buyer's Name Jim & Lisa Castonia	Phone: 207-719-9824	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Mercantile - Frame Shop "The Grapheteria" - Interior renovations & Upgrades to existing space	Proposed Project Description: Interior renovations & Upgrades to existing space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/16/2009

Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 10/19/2009

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Separate Permits shall be required for any new signage.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 09/17/2009

Note: **Ok to Issue:**

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) Exit signs are required.
- 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 4) All construction shall comply with NFPA 101

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

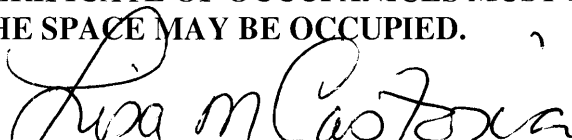
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

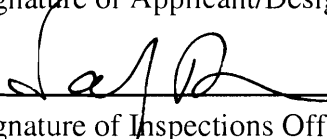
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

10-26-09
Date



Signature of Inspections Official

10-26-09
Date



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: 143 KENNEDY STREET, PORTLAND, ME		
Total Square Footage of Proposed Structure/Area 1,200 SF	Square Footage of Lot UNKNOWN	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# 34 Block# K Lot# 4	Applicant * <u>must be owner, Lessee or Buyer</u> * Name JIM & LISA CASTONIA Address 105 PINEBURY ST. City, State & Zip S. PORTLAND, ME 04106	Telephone: 207.799.1058 (H) 207.719.9824 (C)
Lessee/DBA (If Applicable) THE GRAPHETERIA 141 PINEBURY STREET PORTLAND, MAINE 04101 772.3709	Owner (if different from Applicant) Name ROSS FURMAN Address 58 AUBURN ST #98 City, State & Zip PORTLAND, ME 04101	Cost of Work: \$5000 C of O Fee: \$ Total Fee: \$ 70
Current legal use (i.e. single family) MERCANTILE Number of Residential Units 0 If vacant, what was the previous use? NOT APPLICABLE Proposed Specific use: MERCANTILE - FRAME SHOP Is property part of a subdivision? NO If yes, please name NOT APPLICABLE Project description: INTERIOR RENOVATIONS (FINISHES UPGRADES) & MAINTENANCE/REPAIR OF EXISTING LEASE SPACE FOR PICTURE FRAME SHOP USE.		
Contractor's name: JUSTIN FUNDARO Address: 396 SABBATHDAY ROAD City, State & Zip NEW BRUNSWICK, ME 04260 Telephone: 207.939.7376 Who should we contact when the permit is ready: JIM & LISA CASTONIA Telephone: 207.799.1058 Mailing address: 105 PINEBURY ST, SOUTH PORTLAND, ME 04106		

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. Hayes** Date: **Sept 14, 2009**

This is not a permit, you may not commence ANY work until the permit is issue



Certificate of Design

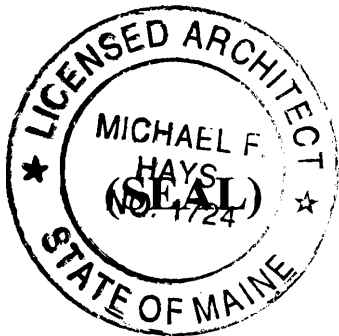
Date: SEPT 14, 2009

From: MICHAEL F. HAYS

These plans and / or specifications covering construction work on:

INTERIOR RENOVATIONS (FINISHES UPDATES) &
MAINTENANCE / REPAIR OF EXISTING LEASE
SPACE FOR PICTURE FRAME SHOP.

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 Architect

Firm: Grant Hays Associates

Address: P.O. Box 679

Falmouth, Maine 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



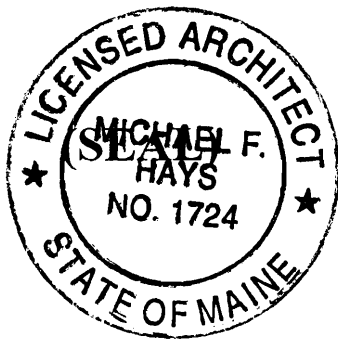
Accessibility Building Code Certificate

Designer: Michael F. Hays

Address of Project: 143 KENNEDY STREET, PORTLAND

Nature of Project: Interior renovations (finishes upgrades) & maintenance/repair of existing lease space for picture frame shop use.

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 Architect

Firm: Grant Hays Associates

Address: P.O. Box 6179
Falmouth, Maine 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



Certificate of Design Application

Room Designer:

MICHAEL F. HAYS - GRANT HAYS ASSOC.

Date:

SEPT 14, 2009

Job Name:

TENANT MODIFICATIONS FOR THE GRAPHETERIA

Address of Construction:

143 KEMPER STREET, PORTLAND, ME.

2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) M - MERCANTILE

Type of Construction SB

Is there a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC? YES Supervisory alarm system? NO

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

Geotechnical/Soils report required? (See Section 1802.2) NO

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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, 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 & S_{D1} (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_d 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)

- _____ 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)

INTERIOR ALTERATIONS TO

THE GRAPHERIA

143 KENNEDIC STREET

PORTLAND, MAINE 04101

PERMIT DRAWINGS PACKAGE

ABBREVIATIONS	GENERAL NOTES	MATERIALS	SYMBOLS	DRAWING INDEX
<p>Abbreviations list including: A.A., A.C., A.E., A.H., A.I., A.L., A.M., A.P., A.S., A.T., A.V., A.W., A.X., A.Y., A.Z., B.A., B.C., B.D., B.E., B.F., B.G., B.H., B.I., B.J., B.K., B.L., B.M., B.N., B.O., B.P., B.Q., B.R., B.S., B.T., B.U., B.V., B.W., B.X., B.Y., B.Z., C.A., C.B., C.C., C.D., C.E., C.F., C.G., C.H., C.I., C.J., C.K., C.L., C.M., C.N., C.O., C.P., C.Q., C.R., C.S., C.T., C.U., C.V., C.W., C.X., C.Y., C.Z., D.A., D.B., D.C., D.D., D.E., D.F., D.G., D.H., D.I., D.J., D.K., D.L., D.M., D.N., D.O., D.P., D.Q., D.R., D.S., D.T., D.U., D.V., D.W., D.X., D.Y., D.Z., E.A., E.B., E.C., E.D., E.E., E.F., E.G., E.H., E.I., E.J., E.K., E.L., E.M., E.N., E.O., E.P., E.Q., E.R., E.S., E.T., E.U., E.V., E.W., E.X., E.Y., E.Z., F.A., F.B., F.C., F.D., F.E., F.F., F.G., F.H., F.I., F.J., F.K., F.L., F.M., F.N., F.O., F.P., F.Q., F.R., F.S., F.T., F.U., F.V., F.W., F.X., F.Y., F.Z., G.A., G.B., G.C., G.D., G.E., G.F., G.G., G.H., G.I., G.J., G.K., G.L., G.M., G.N., G.O., G.P., G.Q., G.R., G.S., G.T., G.U., G.V., G.W., G.X., G.Y., G.Z., H.A., H.B., H.C., H.D., H.E., H.F., H.G., H.H., H.I., H.J., H.K., H.L., H.M., H.N., H.O., H.P., H.Q., H.R., H.S., H.T., H.U., H.V., H.W., H.X., H.Y., H.Z., I.A., I.B., I.C., I.D., I.E., I.F., I.G., I.H., I.I., I.J., I.K., I.L., I.M., I.N., I.O., I.P., I.Q., I.R., I.S., I.T., I.U., I.V., I.W., I.X., I.Y., I.Z., J.A., J.B., J.C., J.D., J.E., J.F., J.G., J.H., J.I., J.J., J.K., J.L., J.M., J.N., J.O., J.P., J.Q., J.R., J.S., J.T., J.U., J.V., J.W., J.X., J.Y., J.Z., K.A., K.B., K.C., K.D., K.E., K.F., K.G., K.H., K.I., K.J., K.K., K.L., K.M., K.N., K.O., K.P., K.Q., K.R., K.S., K.T., K.U., K.V., K.W., K.X., K.Y., K.Z., L.A., L.B., L.C., L.D., L.E., L.F., L.G., L.H., L.I., L.J., L.K., L.L., L.M., L.N., L.O., L.P., L.Q., L.R., L.S., L.T., L.U., L.V., L.W., L.X., L.Y., L.Z., M.A., M.B., M.C., M.D., M.E., M.F., M.G., M.H., M.I., M.J., M.K., M.L., M.M., M.N., M.O., M.P., M.Q., M.R., M.S., M.T., M.U., M.V., M.W., M.X., M.Y., M.Z., N.A., N.B., N.C., N.D., N.E., N.F., N.G., N.H., N.I., N.J., N.K., N.L., N.M., N.N., N.O., N.P., N.Q., N.R., N.S., N.T., N.U., N.V., N.W., N.X., N.Y., N.Z., O.A., O.B., O.C., O.D., O.E., O.F., O.G., O.H., O.I., O.J., O.K., O.L., O.M., O.N., O.O., O.P., O.Q., O.R., O.S., O.T., O.U., O.V., O.W., O.X., O.Y., O.Z., P.A., P.B., P.C., P.D., P.E., P.F., P.G., P.H., P.I., P.J., P.K., P.L., P.M., P.N., P.O., P.P., P.Q., P.R., P.S., P.T., P.U., P.V., P.W., P.X., P.Y., P.Z., Q.A., Q.B., Q.C., Q.D., Q.E., Q.F., Q.G., Q.H., Q.I., Q.J., Q.K., Q.L., Q.M., Q.N., Q.O., Q.P., Q.Q., Q.R., Q.S., Q.T., Q.U., Q.V., Q.W., Q.X., Q.Y., Q.Z., R.A., R.B., R.C., R.D., R.E., R.F., R.G., R.H., R.I., R.J., R.K., R.L., R.M., R.N., R.O., R.P., R.Q., R.R., R.S., R.T., R.U., R.V., R.W., R.X., R.Y., R.Z., S.A., S.B., S.C., S.D., S.E., S.F., S.G., S.H., S.I., S.J., S.K., S.L., S.M., S.N., S.O., S.P., S.Q., S.R., S.S., S.T., S.U., S.V., S.W., S.X., S.Y., S.Z., T.A., T.B., T.C., T.D., T.E., T.F., T.G., T.H., T.I., T.J., T.K., T.L., T.M., T.N., T.O., T.P., T.Q., T.R., T.S., T.T., T.U., T.V., T.W., T.X., T.Y., T.Z., U.A., U.B., U.C., U.D., U.E., U.F., U.G., U.H., U.I., U.J., U.K., U.L., U.M., U.N., U.O., U.P., U.Q., U.R., U.S., U.T., U.U., U.V., U.W., U.X., U.Y., U.Z., V.A., V.B., V.C., V.D., V.E., V.F., V.G., V.H., V.I., V.J., V.K., V.L., V.M., V.N., V.O., V.P., V.Q., V.R., V.S., V.T., V.U., V.V., V.W., V.X., V.Y., V.Z., W.A., W.B., W.C., W.D., W.E., W.F., W.G., W.H., W.I., W.J., W.K., W.L., W.M., W.N., W.O., W.P., W.Q., W.R., W.S., W.T., W.U., W.V., W.W., W.X., W.Y., W.Z., X.A., X.B., X.C., X.D., X.E., X.F., X.G., X.H., X.I., X.J., X.K., X.L., X.M., X.N., X.O., X.P., X.Q., X.R., X.S., X.T., X.U., X.V., X.W., X.X., X.Y., X.Z., Y.A., Y.B., Y.C., Y.D., Y.E., Y.F., Y.G., Y.H., Y.I., Y.J., Y.K., Y.L., Y.M., Y.N., Y.O., Y.P., Y.Q., Y.R., Y.S., Y.T., Y.U., Y.V., Y.W., Y.X., Y.Y., Y.Z., Z.A., Z.B., Z.C., Z.D., Z.E., Z.F., Z.G., Z.H., Z.I., Z.J., Z.K., Z.L., Z.M., Z.N., Z.O., Z.P., Z.Q., Z.R., Z.S., Z.T., Z.U., Z.V., Z.W., Z.X., Z.Y., Z.Z.</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. ALL WORK SHALL conform to LOCAL AND STATE LAWS, ORDINANCES AND REGULATIONS AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AUTHORITY. 2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND PREPARE TO CORRECT THE WORK AND REPAIR ANY DAMAGE TO THE EXISTING STRUCTURE BEFORE THE WORK BEGINS. ALL REPAIRS SHALL BE APPROVED BY THE ARCHITECT. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS. 4. WORK WITH EXISTING STRUCTURE AND LAINE SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY. 5. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A NEAT, SAFE AND CLEAN MANNER AND SHALL NOT BE A BURDEN ON THE ADJACENT PROPERTY. 6. ALL WALLS SHALL BE CONSTRUCTED WITH HYDRANT OR CONCRETE SHALL BE REPAIRS TREATED WITH A WATER RESISTANT FINISH TO A MINIMUM OF 1/2" IN A 12" OF FINISH. 7. ALL WALLS SHALL BE FINISHED TO THE FINISH LINE OF THE EXISTING FINISH. 8. ALL WALLS SHALL BE FINISHED TO THE FINISH LINE OF THE EXISTING FINISH. 9. FINISH SHALL BE DONE IN ACCORDANCE WITH THE FINISH SCHEDULE. 10. ALL SPACINGS AND INTERVALS SHALL BE AS TO SUPPORT A SPACER BOARD OF 2" TO 4" AT ALL POINTS. 11. THE LOCATION OF ALL DOORS SHALL BE AS TO SUPPORT A SPACER BOARD OF 2" TO 4" AT ALL POINTS. 12. ALL WALL PARTITIONS SHALL BE BUILT TO STRUCTURE ABOVE UNLESS OTHERWISE NOTED. 13. ALL NEW STRUCTURE SHALL BE FINISHED TO THE FINISH LINE OF THE EXISTING FINISH. 14. ALL INTERIOR WALLS SHALL HAVE FULL THICK FINISH PAINT FINISH. 15. ALL INTERIOR WALLS SHALL HAVE FULL THICK FINISH PAINT FINISH. 16. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING PARTITIONS PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORK. 17. THERE ARE ADDITIONAL CONDITIONS AND NOTES TO THE GENERAL CONDITIONS/GENERAL NOTES WHICH ARE REFERRED TO BY THE ARCHITECT'S DRAWINGS. 18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL ACTIVITIES OF THE WORK, INCLUDING BUT NOT LIMITED TO, O.A., STRUCTURAL, MECHANICAL, AND ELECTRICAL CONTRACTORS AND TRADES. 19. REFER TO ACCESSIBILITY DETAIL SHEET FOR ACCESSIBLE WITH DEVALUED AND UNDEVALUED HUMAN RIGHTS ACT FROM CONSTRUCTION DETAIL. 	<p>MATERIALS</p> <ul style="list-style-type: none"> CONCRETE CONCRETE HYDRANT UNIT FINISH GRAVEL S&L SLIP PARTITION BOARD STEEL WOOD FINISH WOOD BLOCKS PLYWOOD SPACER BOARD SUBSTRATE ACoustICAL TILE PAINT FINISH ROOF FINISH FINISH WOOD ONE HOUR RATED PARTITION TWO HOUR RATED PARTITION EXISTING PARTITION RECONSTRUCT NEW PARTITION 	<p>SYMBOLS</p> <ul style="list-style-type: none"> ROOM NUMBER DOOR NUMBER WALL NUMBER BUILDING SECTION WALL SECTION SEAL SECTION CREASURER ELEVATION FIREWALL ELEVATION VERTICAL ELEVATION PARTITION TYPE STRUCTURAL DETAIL 	<p>DRAWING INDEX</p> <ul style="list-style-type: none"> N0 COVER SHEET N1 DEMOLITION PLAN & CORES N2 FLOOR PLAN & DETAILS N3 LIFE SAFETY PLAN & CORES M ACCESSIBILITY DETAILS <p>LOCATION MAP</p> <p>CLIENT</p> <p>THE GRAPHERIA 414 USA CASHVA 141 RIDDLE STREET PORTLAND, MAINE 04101 807-778-5709</p>

<p>G R A N T H A Y S</p> <p>ARCHITECTURE INTERIOR DESIGN P.O. BOX 6179 FALMOUTH, MAINE 04106 (207) 871-0900</p>	<p>INTERIOR ALTERATIONS TO THE GRAPHERIA</p> <p>143 KENNEDIC STREET PORTLAND, MAINE 04101</p> <p>JOB TITLE</p>	<p>REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN CONSENT OF GRANT HAYS ASSOCIATES IS PROHIBITED</p> <p>REGISTERED ARCHITECT MICHAEL F. HAYS NO. 1724</p>	<p>SCALE: NO SCALE</p> <p>DATE: 9/14/09</p> <p>DRAWN BY: SAWYER</p> <p>JOB NO.: 090906</p> <p>DRAWING NO.: A-0</p>
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GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

CODE ANALYSIS

NFPA 101 Life Safety Code - 2006 Edition

Building Classification:	Manufacture Class C (1,200 sf)
Hazard Classification:	Ordinary Hazard, Sprinkled
Construction Type:	Type V (100)
Occupant Load:	Staff Area: 3 Occupants Total Occupant Load: 17 Occupants

Separation of Use Rating:	1 hour
Exit Rating:	1 hour
Exit Sign Rating:	2 hours (NA)
Exit Sign Area:	2 hours (NA)
Minimum Exit Width:	1 hour rated (9" x 48"), none if fully sprinkled (NA)
Minimum Exit Height:	4' clear
Minimum Headroom:	7'
Minimum Headroom:	6'-6" at stairs; 7'-6" at occupied areas
Handrail top extension:	12" or
Handrail bottom extension:	42" / 34"
Handrail diameter:	1 1/2" angled + 1 1/2" boxes
Handrail diameter:	1 1/4" O.D.
Minimum balustrade open space:	less than 4"

Building Area	New March (CA, SO, 1,200 SF)
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 50, 2: 43
Minimum Floor Egress Enclosure Rating:	1 hr (none if sprinkled)
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Not Required
Fire Sprinkler System:	Not Required
Portable Fire Extinguishers:	Required
Exit Devices (Push) Hardware:	Not Required

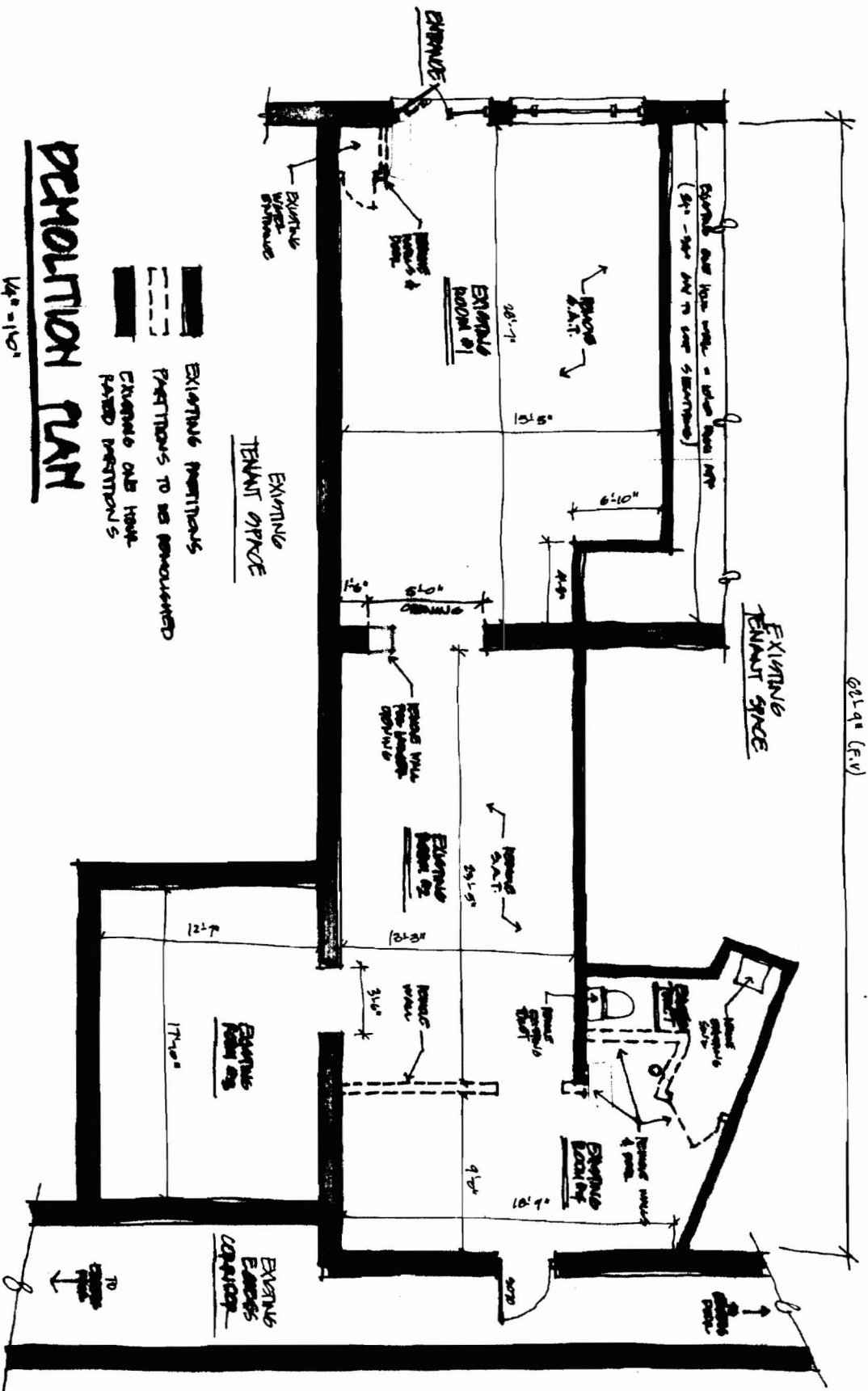
2003/2006 INTERNATIONAL BUILDING CODE

Use Group Classification:	Manufacture - The Group M, 1,200 SF
Occupancy Code:	M-1 Occupancy
Area for Sprinkler Rating:	2 hours (1 hour if sprinkled)
Janitor, Mail & Storage Rooms:	1 hour
Building Junctions	
Construction Type:	5B
Minimum Height:	1 Story
Minimum Area:	9,000 sf
Sprinkled Height/Area Modifications:	Add 1 Story / increase allowable area by 200%
Minimum Exit Travel Distance:	200' (250')

Fire Resistance Rating	Type 5B
Exterior Load Bearing Walls:	None
Exterior Non-Load Bearing Walls:	None
Structural Frame:	None
Roof/Floor Construction:	None
Fire Protection of Egress:	2 hours (1 hour)
Fire Separation Party Walls:	2 hours (1 hour)
Stair & Elevator Hoistways:	2 hours (NA)
Mixed Use Separation:	2 hours (1 hour)
Stairs & Other Assemblies:	1 hour
Exit Caissons:	1 hour (none if sprinkled)
Minimum Number of Exits:	2: 1 per exception 101.5.1
Minimum Dead End Corridor Length:	20'
Minimum Common Travel Path:	75'
Minimum Corridor Width:	44"
Stair/Ramp Width:	44"
Stair/Ramp Handrail:	None as NFPA 101
Grandstands/Headstalls:	None as NFPA 101
Minimum Ceiling Height:	7'-6"

Fire Protection Features	
Fire Alarm System:	Not Required
Fire Sprinkler System:	Not Required
Area of Refuge:	Not Required
Exit Sign/Lighting:	Required
Emergency Egress Lighting:	Required
Portable Fire Extinguishers:	Required
Building Joints/Seals:	100 psf
Minimum:	End of Analysis

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

- EXISTING PARTITIONS
- PARTITIONS TO BE DEMOLISHED
- CHANGES ONLY HAVE
- RAISED PARTITIONS

GRANT HAYS ASSOCIATES

SCALE AS NOTED
DATE 1-4-07 OF
DRAWN BY YTH
JOB NO. 090711
DRAWING NO. AI

DEMOLITION PLAN & CORES

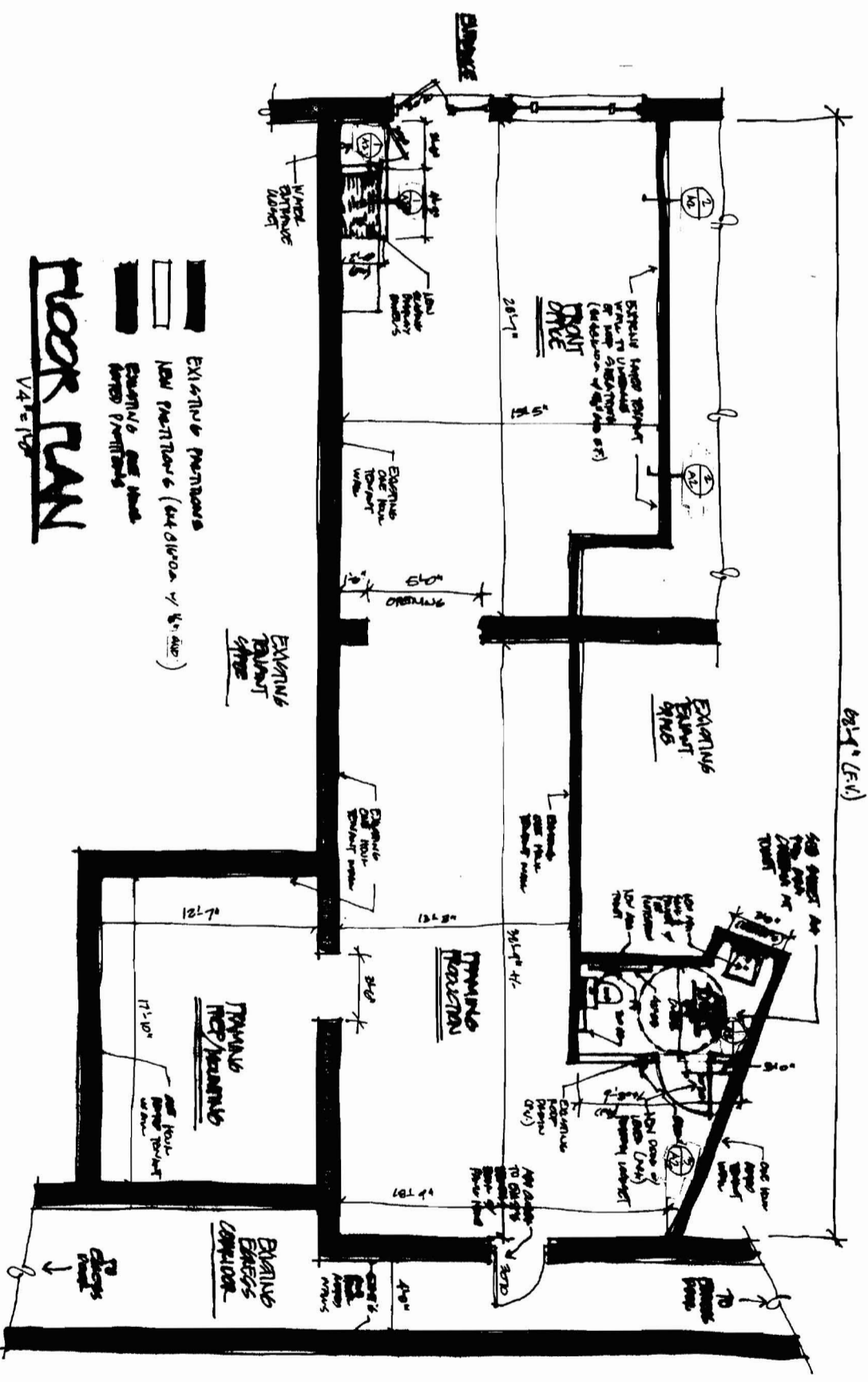
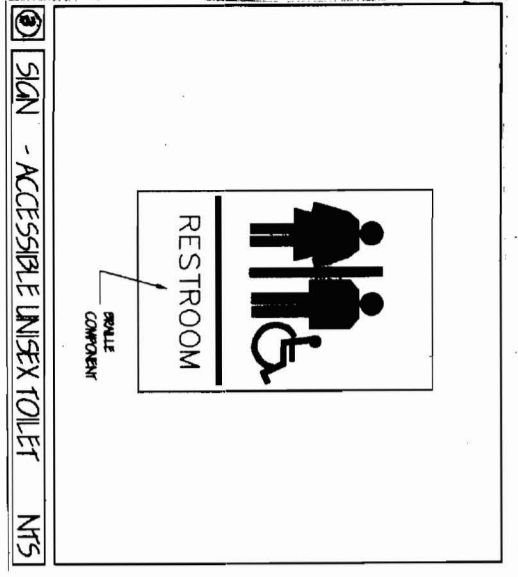
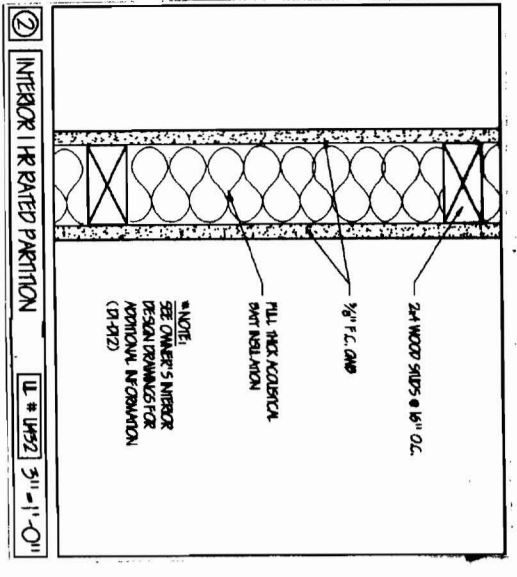
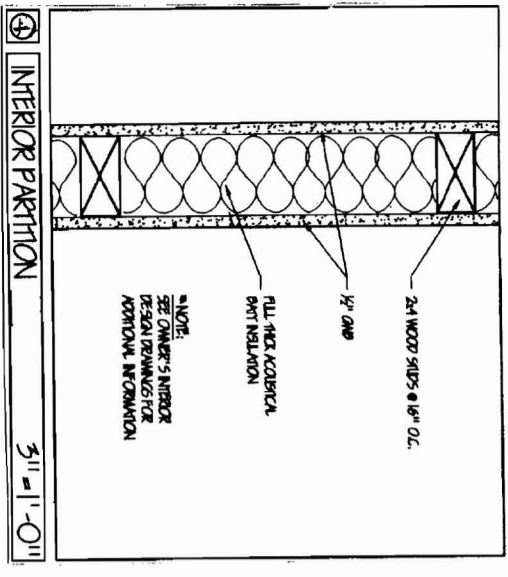
ARCHITECTURE
INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH, MAINE 04105
(207) 871-9900 (207) 871-9308

TENANT FIT-UP MODIFICATIONS FOR
THE CRATTERIA
KENNEBEC ST. PORTLAND, MAINE
JOB TITLE

REVISIONS

REGISTERED ARCHITECT
MICHAEL F. HAYS
NO. 1754
MAINE

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GRANT HAYS ASSOCIATES

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

TENANT FIT-UP MODIFICATIONS FOR
THE GRAPHICORLA
KENNEBEC ST. PORTLAND, MAINE

SCALE AS NOTED
DATE 11/27/07
DRAWN BY MTH
JOB NO. 040911
DRAWING NO. **A2**

DRAWING TITLE

9036-174-9306 (207) 871-9300

0069-560 (207) 871-9300

REVISIONS

MICHAEL F. HAYS
REGISTERED ARCHITECT
NO. 1724
MAINE

PROFESSIONAL SEAL OF THE ARCHITECTURE BOARD OF THE STATE OF MAINE

NEPA 2012a Safety Code - 2006 Edition

Building Classification:	Mercantile Class C (1,200 sf)
Hazard Classification:	Ordinary Hazard Sprinkled
Construction Type:	Type V (000)
Occupant Load:	14 Occupants
Separation of Use Rating:	1 Occupant
Jeopardy, Merch, Stor Rating:	1 Occupant
Shor Rating:	1 hour
Exit Route Rating:	2 hours (NA)
Area of Refuge:	1 hour (NA)
Minimum Room Height:	1 hour (NA)
Minimum Room Width:	44" clear
Minimum Room Depth:	7'
Minimum Handroom:	11"
Minimum Clearance:	6'-0" at stairs, 7'-0" at occupied areas
Clearance/Handrail height:	12'-0"
Handrail top extension:	42"/34"
Handrail bottom extension:	12" base
Handrail diameter:	1 1/4" - 1 1/2" max.
Maximum balustrade open space:	1 1/4" O.D.
	Less than 4"

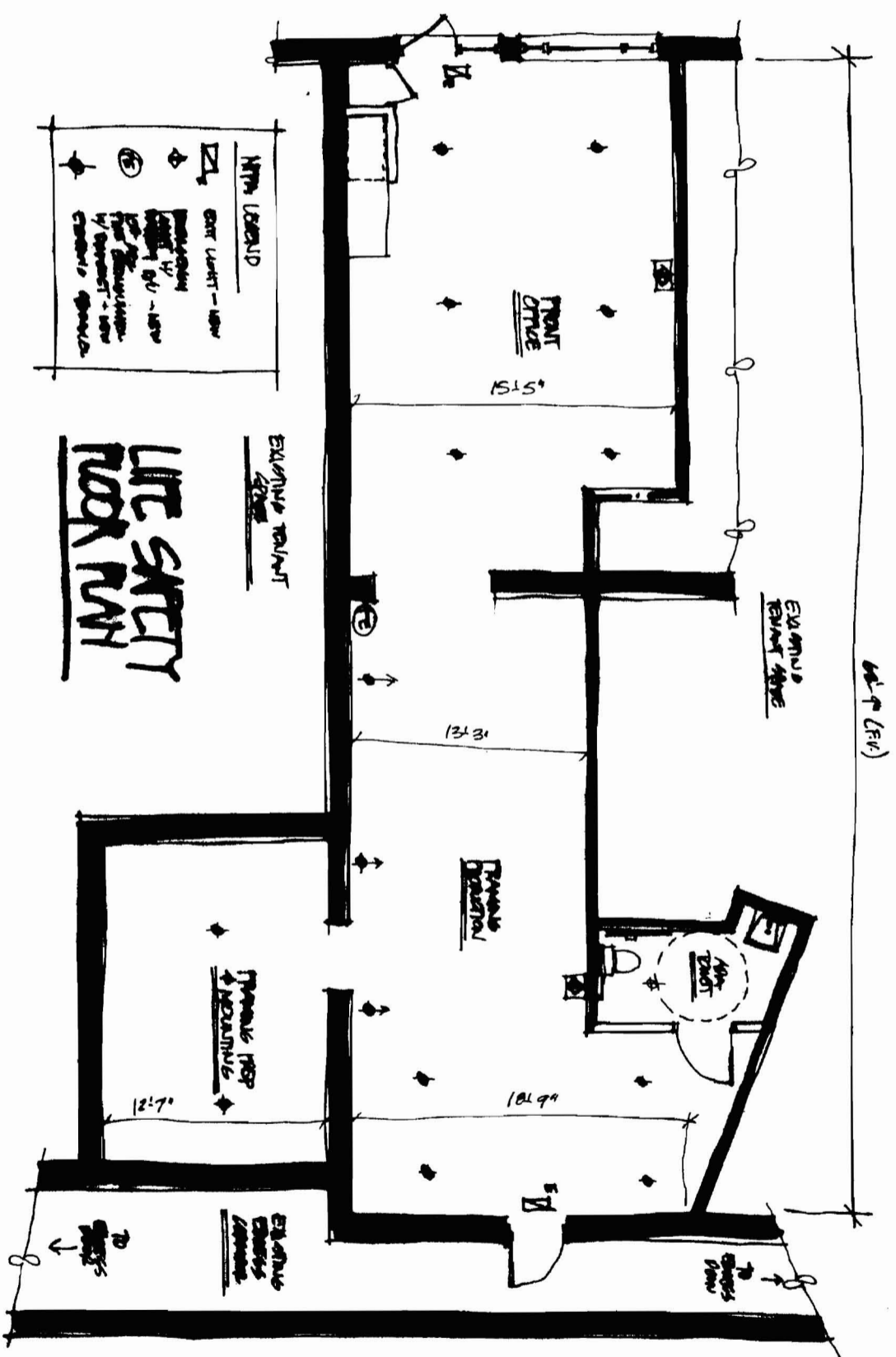
Building Lines	New Marsh (Ch. 30) 1,200 SF
Max. Allowable Travel Distance:	150' (250')
Max. Allowable Common Path:	75' (100')
Max. Dead End Corridor Length:	20' (50')
Minimum Egress Corridor Width:	44"
Minimum Number of Required Exits:	2, 1 per 36, 2, 4, 3
Minimum Egress Door Width:	1 hr (score if sprinkled)
Minimum Egress Door Height:	36"
Emergency Lighting:	Required
Fire Alarm System:	Not Required
Fire Sprinkler System:	Not Required
Portable Fire Extinguishers:	Required
Exit Devices (Push) Hardware:	Not Required

2006/2006 INTERNATIONAL BUILDING CODE

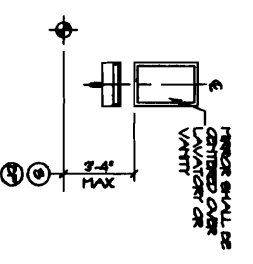
Use Group Classification:	Mercantile - Use Group M; 1,200 SF
Occupant Load:	14 Occupants
Area Use Separation Rating:	2 hours (1 hour if sprinkled)
Jeopardy, Merch & Storage Rating:	1 hour
Building Identification	
Construction Type:	5B
Maximum Height:	1 Story
Maximum Area:	9,000 sf
Maximum Egress Travel Distance:	Add 1 Story / increase allowable area by 200%
Maximum Exit Travel Distance:	200' (250')

Fire Resistance Rating	Type 5B
Exterior Load Bearing Walls:	None
Exterior Non-Load Bearing Walls:	None
Structural Frame:	None
Roof/Piece Construction:	None
Fire Enclosure of Exit:	2 hours (1 hour)
Fire Separation Party Walls:	2 hours (1 hour)
Stairs & Elevator Hoistways:	2 hours (NA)
Mixed Use Separation:	2 hours (1 hour)
Shafts & Other Assemblies:	1 hour
Exit Corridor:	1 hour (score if sprinkled)
Minimum Number of Exits:	2, 1 per exception 1015.1
Maximum Dead End Corridor Length:	20'
Maximum Common Travel Path:	75'
Maximum Corridor Width:	44"
Maximum Ceiling Height:	Same as NFPA 101
Steel/Truss Ceiling:	Same as NFPA 101
Ceiling/Truss Height:	7'-6"
Fire Protection Features	
Fire Alarm System:	Not Required
Fire Sprinkler System:	Not Required (multiple use classifications)
Area of Refuge:	Not Required
Exit Signage/Signage:	Required
Emergency Exit Lighting:	Required
Portable Fire Extinguishers:	Required
Building Area Loads	
Mercantile:	100 pcf

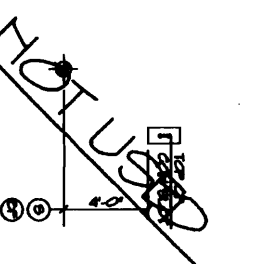
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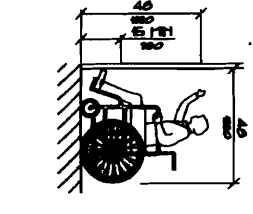
<p>GRANT HAYS ASSOCIATES</p> <p>ARCHITECTURE INTERIOR DESIGN P.O. BOX 6179 FALMOUTH, MAINE 04105</p> <p>(207) 871-5900 (207) 871-5906</p>	<p>TENANT FIT-UP MODIFICATIONS FOR</p> <p>THE GRAMETERIA</p> <p>KENNEBEC ST. PORTLAND, MAINE</p> <p>JOB TITLE</p>	<p>STATE OF MAINE</p> <p>REGISTERED ARCHITECT</p> <p>MICHAEL F. HAYS NO. 1724</p>	<p>SCALE: AS SHOWN</p> <p>DATE: 11/07/09</p> <p>DRAWN BY: MHT</p> <p>JOB NO.: 040911</p> <p>DRAWING NO.: AS</p>
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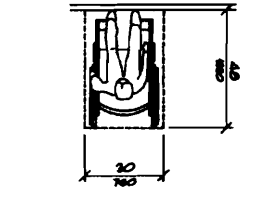
FIRE EXTINGUISHER CABINET
MHS



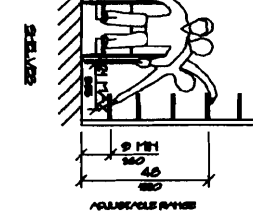
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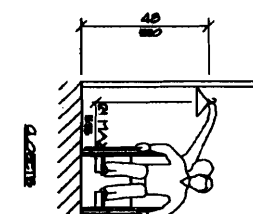
HIGH FORWARD REACH UNIT
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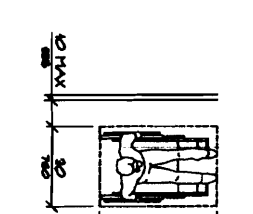
STORAGE SHELVES AND CLOSETS
MHS



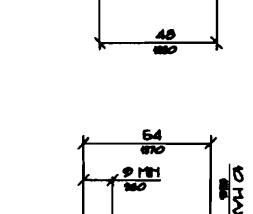
CLEAR FLOOR SPACE PARALLEL APPROACH
MHS



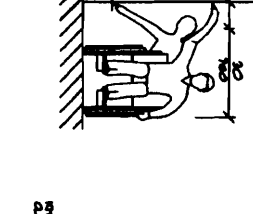
HIGH AND LOW SIDE REACH UNITS
MHS



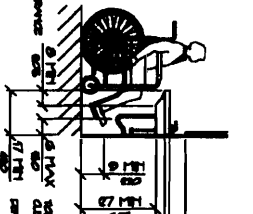
LAVATORY CLEARANCES
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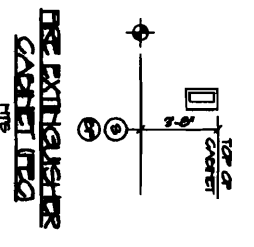
CLEAR FLOOR SPACE AT LAVATORIES
MHS



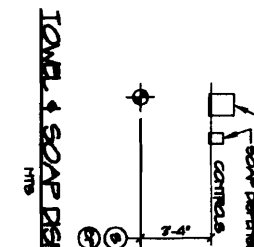
DRINKING FOUNTAIN
MHS



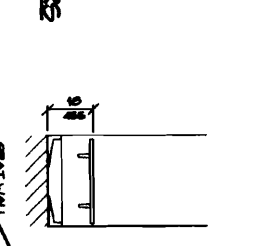
TOILET ROOM LAYOUT
MHS



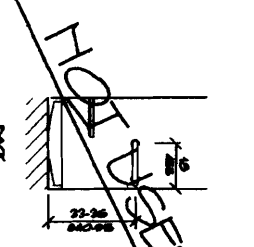
CLOTHES HOOK
MHS



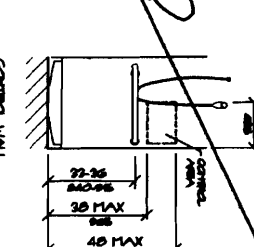
TOWEL & SOAP DISPENSERS
MHS



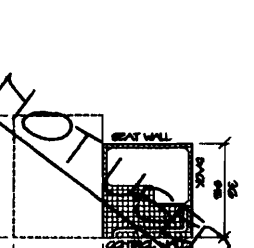
SHOWER SEAT ELEVATIONS
MHS



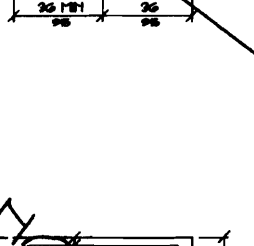
SHOWER STALL PLAN
MHS



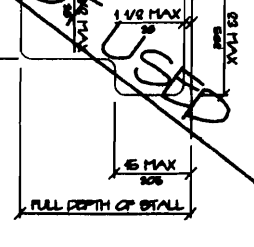
SHOWER SEAT DESIGN
MHS



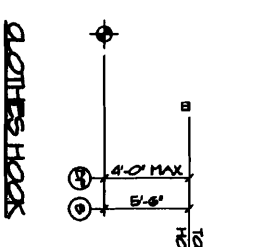
CLEAR FLOOR SPACE AT LAVATORIES
MHS



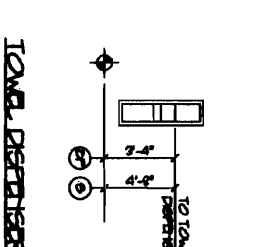
DRINKING FOUNTAIN
MHS



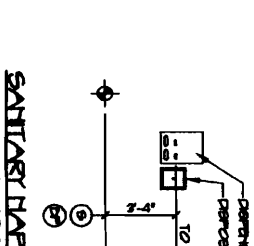
HIGH AND LOW SIDE REACH UNITS
MHS



TOWEL DISPENSERS DISPOSAL UNIT
MHS



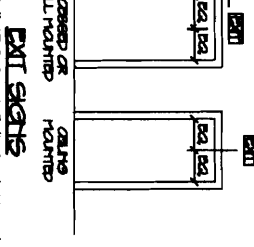
SANITARY NAPKIN DISPENSER & DISPOSAL
MHS



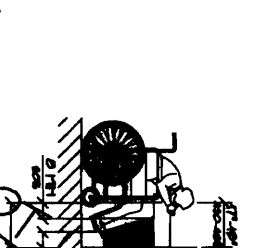
TYPICAL EXIT SIGNS
MHS



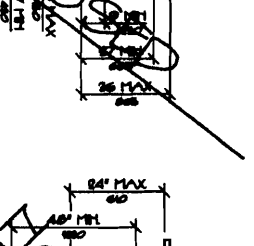
GRAB BARS AT WATER CLOSETS
MHS



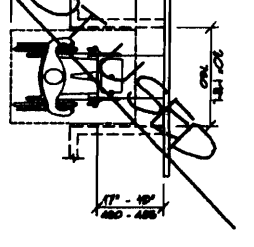
TOILET ROOM LAYOUT
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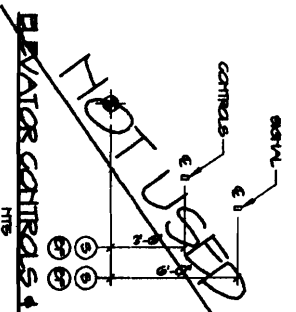
HIGH AND LOW SIDE REACH UNITS
MHS



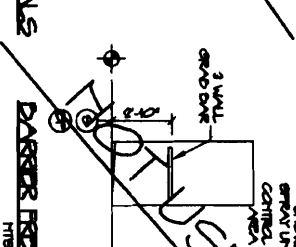
DRINKING FOUNTAIN
MHS



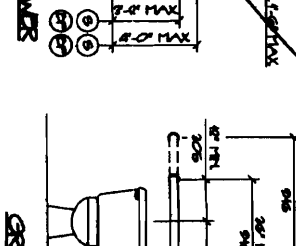
HIGH AND LOW SIDE REACH UNITS
MHS



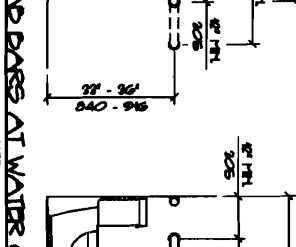
HOT TUB
MHS



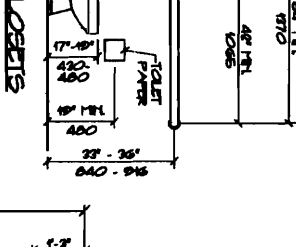
BARBER FREE SHOWERS
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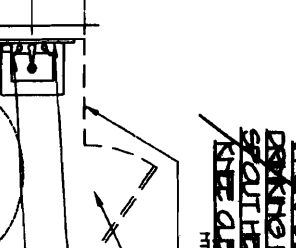
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MHS



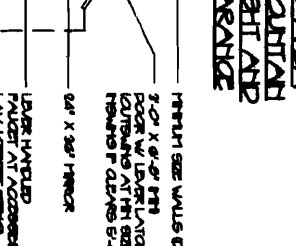
HOT TUB
MHS



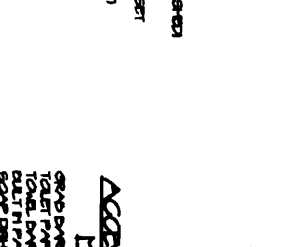
HOT TUB
MHS



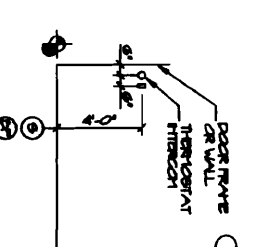
HOT TUB
MHS



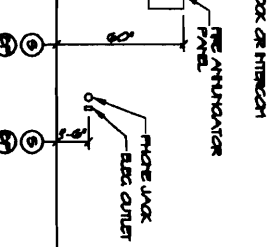
HOT TUB
MHS



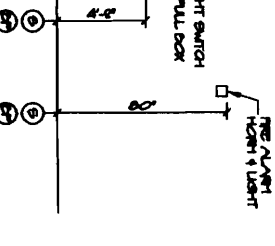
HOT TUB
MHS



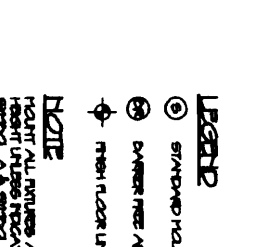
HOT TUB
MHS



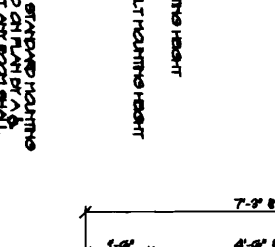
HOT TUB
MHS



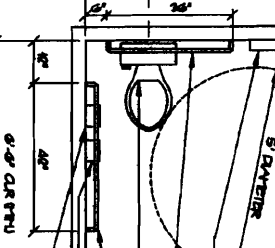
HOT TUB
MHS



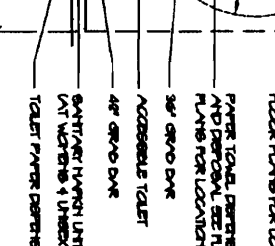
HOT TUB
MHS



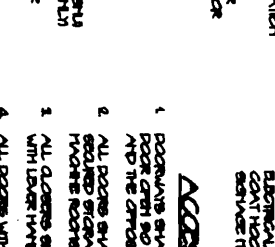
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HOT TUB
MHS



HOT TUB
MHS



HOT TUB
MHS

ELECTRICAL & FIRE PROTECTION DEVICES
TYPICAL UNLESS NOTED OTHERWISE

- LEGEND**
- STANDARD HOUSING HEIGHT
 - ⊙ DIMENSION FROM ADULT HOUSING HEIGHT
 - ⊕ FROM FLOOR LINE
- NOTE**
- HEIGHT ALL DIMENSIONS AT SHIPWAY HOUSING HEIGHT UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE DEVICE UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE DEVICE UNLESS NOTED OTHERWISE.

ACCESSIBILITY GENERAL NOTES

1. DOORS SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" WITH THE DOOR OPEN 90 DEGREES. REVERSED DOORS SHALL HAVE THE FACE OF THE DOOR AND THE OPERATING SIDE.
2. ALL DOORS SHALL HAVE HANDLE HARDWARE LOCATED AT HANDED REACH HEIGHTS.
3. ALL DOORS SHALL BE BLD FULL HANDED AT DOORS ROUTED WITH LEVER HANDLE HARDWARE.
4. ALL DOORS WITH GLASS SHALL HAVE 36" CLEARANCE FROM THE BOTTOM OF THE GLASS TO THE BOTTOM OF THE DOOR OR OPERATING SIDE OF THE GLASS.
5. ALL DOORS WITH GLASS SHALL HAVE 36" CLEARANCE FROM THE BOTTOM OF THE GLASS TO THE BOTTOM OF THE DOOR OR OPERATING SIDE OF THE GLASS.
6. ALL SIGNAGE SHALL BE MOUNTED 60" AF TO BEADLE CORNER AT LATCHES WALL OF DOORS AND CLOSETS.

ARCHITECTURE
INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH, MAINE 04106

INTERIOR ALTERATIONS TO
THE GRAPHETERIA

443 KENNEBEC STREET PORTLAND, MAINE 04101

