

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 555 Congress St		Owner: Paulson, Richard		Phone:	
Owner Address:		Leasee/Buyer's Name: Aubergine 555 Congress St		Phone: Ptld, ME 04101	
Contractor Name: Sewall Associates		Address:		Phone:	
Past Use: Restaurant		Proposed Use: Same		COST OF WORK: \$ 60,000.00 PERMIT FEE: \$ 320.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: <i>[Signature]</i> Signature:	
Proposed Project Description: Make Interior Renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input checked="" type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: Mary Gresik		Date Applied For: 09 October 1996			

Permit No: **961035**

PERMIT ISSUED

Permit Issued:
OCT 17 1996

CITY OF PORTLAND

Zone: **B-3** CBL: 037-A-043

Zoning Approval:
SEPARATE PERMIT
Special Zone or Reviews:
 Shoreland *required*
 Wetland *signature*
 Flood Zone *ok*
 Subdivision *ok*
 Site Plan *major* minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

1. This permit application doesn't 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 information may invalidate a building permit and stop all work..

Buell Heminway
 50 West St
 Ptld, ME 04102
 772-8892

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

[Signature] 50 WEST ST. PORTLAND 04102 09 october 1996

SIGNATURE OF APPLICANT: Heminway ADDRESS: DATE: PHONE:

STEPHEN SEWALL - CONTRACTOR
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **3**

[Signature]

COMMENTS

11/29/96 Did final walk thru with England Iron-Steel, checked exits, door closers still needed in bedroom, still closing in wing OK for hot water ok above boiler checked boiler & controls, cellar area still some open slopes wing. Looking for Temp for ceiling

Audj

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

BUILDING PERMIT REPORT

DATE: 10/10/96 ADDRESS: 558 Congress St

REASON FOR PERMIT: renovation

BUILDING OWNER: Richard Gaulton

CONTRACTOR: Se Will Assoc.

PERMIT APPLICANT: Bo. / Herrington APPROVAL: *5 *6 *7 *9
~~DENIED: *11 *14 *17 *19~~

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
5. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
6. Headroom in habitable space is a minimum of 7'6".
7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall

have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.

12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

15. The Fire Alarm System shall be maintained to NFPA #72 Standard.

16. The Sprinkler System shall maintained to NFPA #13 Standard.

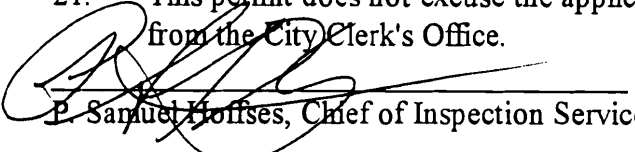
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)

18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

c.c. Lt. McDougall P. F. D.

FIRE CODE PERMIT REPORT

DATE: 10/11/96 ADDRESS: 555 Congress
PERMIT TO: MAKE ALTERATION
OWNER/CONTRACTOR: Sewall ASSOC.
APPROVED *19*20 ~~DENIED~~


CONDITIONS OF APPROVAL/DENIAL

1. The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm, per square foot of floor throughout the entire area. An indicating shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
2. All required Fire Alarm Systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
3. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
4. Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
5. All Master Box locations shall be approved by the Fire Department Director of Communications. A Master Box shall be located so that the center of the box is five feet above finished floor.
6. All Master Box locations are required to have a locked box (knoxbox).
7. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
8. All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Regulations (Chapter 691).
9. **No cutting of tanks on site.** Cutting of tanks is to be done at an approved tank disposal site.
10. Fire Dispatcher must be at least 48 hours in advance of removal and/or transportation of tanks.
11. All above ground L/P storage tanks shall be located in accordance with NFPA 58 Standards.
12. Any tank located near the path of vehicle movement shall be protected with appropriate permanent barricades.

(over)

13. All piping shall be protected from possible mechanical damage and vandalism.
14. A 4" storz fire department connection is required.
15. Any new sprinkler construction over six sprinkler heads needs to have State Fire Marshal approval.
16. Any renovations of sprinkler systems over 20 sprinkler heads needs to have State Fire Marshal approval.
17. A sprinkler performance test shall be submitted to the Portland Fire Department after completion of sprinkler work.
18. State Fire Marshal approval is required for this project.

- 19) All devices in connection with the preparation of food shall be of an approved type and shall be installed in an approved manner.
- 20) Commercial cooking equipment shall be installed in accordance with NFPA 96

Lt. G. McDougall 
Fire Prevention Officer
City of Portland

DIVISION 1 - GENERAL REQUIREMENTS

01010 SUMMARY

- 037-A-043
- A. Renovation and alterations to 555 Congress Street, Portland, Maine. Premises leased by Astley-Grant Consultants Limited (the Owner) from Richard Paulson (the Landlord) for use as a restaurant.
 - B. General Conditions as found in AIA Owner-Contractor agreement All7-1987 .
 - C. Applicable Codes and Ordinances, latest editions as adopted by the City of Portland:
 - 1. Portland Zoning Ordinance
 - 2. BOCA Basic Building and Mechanical Codes
 - 3. NFPA 101 Life Safety Code
 - 4. NFPA 70 Electrical Code
 - 5. Maine Plumbing Code
 - 6. Other applicable codes and ordinances
 - D. Owner to secure and pay for the Building Permit; all trades to secure respective sub-permits before starting work.

01500 TEMPORARY FACILITIES:

- A. Owner will secure and pay for all water, electricity, gas, telephone and other utilities during the construction period.
- B. Provide such temporary facilities as are required for safe and proper completion of the work, including waste containers, protection of existing work to remain, temporary lighting and wiring , staging, scaffolding, shoring and bracing.
- C. Contractor may erect a site sign.

01700 PROJECT CLOSEOUT

- A. Contractor to restore all paving and site features disturbed by construction.
- B. Prerequisite to substantial completion: furnish all warranties, certifications and supporting documentation, Certificate of Occupancy.

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- C. Prerequisite to final acceptance, punch list completed, final payment request with lien waivers from subcontractors and other supporting affidavits.

DIVISION 2 - SITE WORK

02110 DEMOLITION:

- A. Obtain permits for and effect the safe removal of all materials including those not accounted for on the Drawings. Notify Owner immediately if hazardous substances suspected or encountered for notification by him of Landlord.
- B. All plumbing fixtures, electrical fixtures and appliances, exhaust fans and radiators, kitchen or other cabinets are the property of the Landlord. Such items will be reused, retained or disposed of at the Landlord's option.
- C. Doors and interior trim scheduled for removal to be stockpiled in a secure area on the jobsite. These may be designated by the Architect for future re-use.

DIVISION 3 - CONCRETE

03300 CAST IN PLACE CONCRETE:

- A. Lean concrete mix (sand/cement) for use over existing basement slab, and infill to level sills in openings in existing masonry party walls.

DIVISION 4 - MASONRY

04100 MORTAR and UNIT MASONRY

- A. Salvage brick and new mortar as required to construct head and jambs in masonry openings in existing party walls for new fire exit doors between 555 and 553 Congress Street.

DIVISION 5 - METALS

05500 MISCELLANEOUS METALS:

- A. Steel lintels in masonry openings:
 - 1. 1- 3.5" x 3.5" x 3/8" steel angle iron for each wythe of brick masonry; 4" bearing either side of finished opening.

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- B. 4" sch. 40 steel pipe columns as shown in drawings to support kitchen passthru and roof.
- C. Galvanized sheet metal to line existing cooler in basement

DIVISION 6 - WOOD AND PLASTICS

06100 ROUGH CARPENTRY:

- A. Provide rough carpentry materials and labor required for proper completion of the Work, including but not limited to:
 - 1. Non-structural framing - studs, headers and partition cripples necessary for new partitions as shown.
 - 2. Installation of plywood sheathing and subfloors for new flooring on first and third floors.
 - 3. Structural framing for new roof window.
 - 4. Metal framing connectors, joist hangers as required.
 - 5. Blocking for and installation of bathroom accessories and grab bars.
 - 6. Installation of new hollow metal frames and wood window.
 - 7. Construction of infill steps and landings as required for emergency exits to 553 Congress Street.

06200 FINISH CARPENTRY

- A. Provide finish carpentry materials and labor required for proper completion of the Work:
 - 1. Interior wood trim, casings and baseboard.
 - 2. Architectural woodwork including countertops, stair railings, shelving, cabinets, chair rails, wainscoat and other wood trim items.
 - 3. Replacement or repair of existing woodwork as required.
 - 4. Refurbishment and repair of exterior trim on Congress Street facade to be reimbursed to Owner by Landlord.

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06600 PLASTIC FABRICATIONS:

- A. Plastic laminate countertops - Formica, Wilsonart or approved substitute; color selected by Owner.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

07100 -WATERPROOFING AND DAMPPROOFING:

- A. Cementitious coating applied to Congress Street facade concrete sills, headers and bands. Reimbursed to Owner by Landlord. Thoroseal coating, color selected by Architect.

07200 THERMAL INSULATION:

- A. Rigid polyisocyanurate board to enhance thermal performance of existing cooler in basement.
- B. Foil faced fiberglass batts as required to replace that displaced by demolition at 3rd floor.

07600 FLASHING AND SHEETMETAL:

- A. Provide preformed flashing as required to prevent penetration of water through the exterior shell of the building:
 - 1. plumbing vent and vent jack flashing, and roof curb flashing for skylight.

07900 CAULKING AND SEALANTS:

- A. Caulk and seal as specified to provide a positive barrier against passage of moisture and air.
- B. Provide two-component caulking compounds:
 - 1. Exterior - Mono by Tremco for metal to wood.
 - 2. Interior - Silicone for baths and bedding applications, Butyl-Latex for painted woodwork

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DIVISION 8 - DOORS AND WINDOWS

08200- DOORS AND FRAMES:

- A. New 1 hour fire-rated steel doors and frames at all fire exit stairs and other spaces opening into fire-rated corridors as shown on the drawings. Ceco, Curries or approved substitute.

- C. Existing salvage doors refurbished and re-hung in new or existing openings.

- D. Install this work anchored securely, in compliance with codes and plumb to recommended tolerances.

- E. Rehang existing doors to remain which are damaged, hingebound or which do not swing freely at direction of Owner.

08560 INTERIOR STORM WINDOWS:

- A. Existing to be replaced after windows refurbished.

08610 WOOD WINDOWS:

- A. Existing windows on Congress Street facade: refurbish sash, reglaze as required, replace sash weight cords, install tee bulb jamb liners, sill and meeting rail weatherstripping. To be reimbured to Owner by Landlord.

- B. New scullery windows as specified in the window schedule.

08655 ROOF WINDOWS

- A. New roof window to be installed in existing roof access hatch over 3rd floor bathroom. Size as required to fit or approximate opening; venting unit only per Window Schedule.

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08700 FINISH HARDWARE:

- A. All doors to receive new hardware as shown in the Door Schedules.
 - 1. Interior Sets: Schlage D series Entry, Passage and Privacy. Lever Handle (Ventura) at Lavatory 2 door. Orbit design knobs at other doors, 605 finish.
- B. Door closers required at all exit stair and exterior doors; LCN with parallel arms or approved substitute.
- C. Exit Device for 2nd floor emergency exit door: Sargent 2800 series, 2828 function, no dogging feature, fire exit only or approved substitute.

08800 GLAZING

- A. Comparable float glass for replacement in existing sash where required.

DIVISION 9 - FINISHES

09250 GYPSUM WALLBOARD

- A. Provide gypsum wallboard complying with Fed Spec SS-L-30D.
 - 1. 5/8" fire code gyp board each side on 1 hour fire separations where shown on plans.
 - 2. 1/2" each side for interior walls as required.
- B. Install the work of this Section in strict accordance with recommendations contained in the USG "Gypsum Construction Handbook".
- C. Finish: Provide smooth-sanded taped finish throughout, three tape coats on walls and ceilings.

09650 RESILIENT FLOORING:

- A. Vinyl Composition Tile; Armstrong Standard Excelon or approved substitute. Colors and patterns selected by Owner and Architect.
- B. Vinyl cove base - 6" cove base at VCT except where shown on finish schedule to be painted wood, Johnsonite or approved substitute.

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- C. Stair treads in 553 Congress: Johnsonite vinyl heavy duty stair treads.

09680-CARPET:

- A. Carpet: 28 oz. level loop nylon Class I. ASTM E648/Smoke Density ASTM E662 - equal to Stratton Performance Plus. Re-use existing pad where practicable.

09900 PAINTING:

- A. Use the indicated products by Pratt and Lambert, Benjamin Moore or approved substitute.
- B. Exterior Painting:
1. Trim; knots clear shellacked, 1 coat tinted alkyd exterior wood primer, 2 coats Satin Latex Housepaint finish.
 2. Metal: shop finish and 2 coats Satin Latex Housepaint.
 3. All exterior painting on Congress Street facade to be reimbursed to Owner by Landlord.
- C. Interior Painting:
1. Walls: GWB with 1 coat tinted latex primer (vapor barrier perm rating on exterior walls), 2 coats latex eggshell finish. Note! alkyd base finishes required on bathroom GWB wall and ceiling surfaces.
 2. Trim: 1 coat alkyd enamel undercoater, 2nd and 3rd coat alkyd semi-gloss enamel.
 3. Floors/Treads: If any painted; 2 coats Tileclad II epoxy If clear finish; 1 coat SW oil stain if stained, 2 coats Rheavy duty polyurethane satin varnish
 4. Existing clear finish woodwork: thorough cleaning and treatment with an oil finishing product to achieve luster.
- D. Prepare surfaces and apply paint coatings in strict accordance with recommendations of the manufacturer of the approved paint systems.

DIVISION 10 SPECIALITIES

10800 TOILET AND BATH ACCESSORIES:

- A. Toilet paper holder-1 per lavatory selected by Owner
- B. Robe Hook -1 per lavatory door selected by Owner
- C. Paper towel dispenser-1 per lavatory selected by Owner.

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OCTOBER 7, 1996

- C. Mirrors: Bobrick B-290 series, 18"x36" or tempered plate glass applied to GWB wall.
- F. Grab Bars for LAV 2: Bobrick B-490 series.
- G. Install blocking required in Div. 6 for all above items.

10900 WARDROBE

- A. Wardrobe closet adjacent Lavatory 1 to have one 1" Sch 40 steel pipe coat bar with 3/4" pine-edged plywood shelf above as a minimum.

DIVISION 11 - EQUIPMENT

11950 RESTAURANT KITCHEN:

- A. Kitchen Equipment
 - 1. All furnished by Owner, installed by Contractor
- B. Exhaust Hood
 - 1. Compensating type: furnished by Owner installed by Contractor to current codes.
- C. Dish Machine
 - 1. Furnished by Owner, installed by Contractor.

DIVISION 12 FURNISHINGS

12390 CABINETS and CASEWORK

- A. Salvage material adapted and installed by Contractor in accordance with drawings.
- B. Material furnished by Owner, installed by Contractor; banquettes, etc.
- C. Prefab cabinet units meeting ANSI A161-1-1973 and NKCA certified for coffee station or as furnished by Owner.

12690 ENTRANCE MAT

- A. Polypropylene, 38 oz., glued down: Decorib or Berber by Mats Inc.

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DIVISION 15 MECHANICAL

15010 GENERAL

- A. All designs for modifications to building's existing systems shall conform to the overall intent of the architectural designs as shown in the Mechanical Drawing

15400 PLUMBING:

- A. Materials: Type M copper supply piping ; Schedule 40 PVC waste piping. Main waste stacks to be no-hub cast iron.
- B. Fixtures: as shown in the Plumbing Fixture Schedule.
- C. Domestic hot water system: new gas hot water heater for restaurant. Salvage electric hot water heater for office bath on 3rd floor.

15600 HEATING

- A. Perform heat loss calculation to determine if heating coil needed in existing AC air handling unit.
- B. Relocate existing fin-tube radiation as shown on the drawings.

15800 VENTILATING

- A. Kitchen Exhaust Hood
 - 1. Compensating type supplied by Owner, installed by Contractor.
 - 2. Calculate CFM required and install Owner's fans or supply and install booster fans.
 - 3. Install required size ductwork on adjacent building(553 Congress St.) after demolishing existing ductwork. Reuse building hangers if practicable.
- B. Scullery Exhaust Fan
 - 1. Furnish and install new fan in existing ductwork sized for room load.
- C. Lavatory Fans (1st floor)
 - 1. Reuse existing if practicable. Furnish and install new per Legend on Electrical Drawing or approved substitute..

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D. Bath Fan (3rd Floor)

1. Furnish and install Heat-Vent-Light as specified in Legend on Electrical Drawing or approved substitute.

E. Wall and Roof Jacks

1. Furnish and install jacks as required for all fans as required, also clothes dryer.

DIVISION 16 - ELECTRICAL

16010 GENERAL:

- A. Furnish and install new 200 amp service per requirements of CMP and Portland Codes Enforcement . Extend main feed to existing electrical panel in 1st floor Scullery if practicable. Do not connect to knob and tube or old BX above basement level . All new wire to be #12 AWG copper NMC.

16500 LIGHTING , RECEPTACLES and DEVICES

- A. Furnish and install all light fixtures complete in working order in accordance with NFPA 70.
 1. All interior and exterior fixtures shall be UL listed
 2. All switches to be 15 amp, all receptacles 20 amp
 3. Install GFI receptacles in locations as required by code, 1 per lavatory. All Kitchen, Bar and Scullery receptacles to be on GFI circuit breaker
 4. Install Heat and Smoke detectors, Exit and Emergency lighting in locations shown on the Electrical Drawing and/or in accordance with directives of Code Enforcement.

16610 TELEPHONE SYSTEM / DATA WIRING

- A. Furnish and install all telephone wiring from service interface to and including phone receptacles for all telephone outlets shown on the Electrical Drawing, including Kitchen, Bar and Office on 3rd floor.
- B. Furnish and Install or provide chases for data wiring as may be required by Owner.

END

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