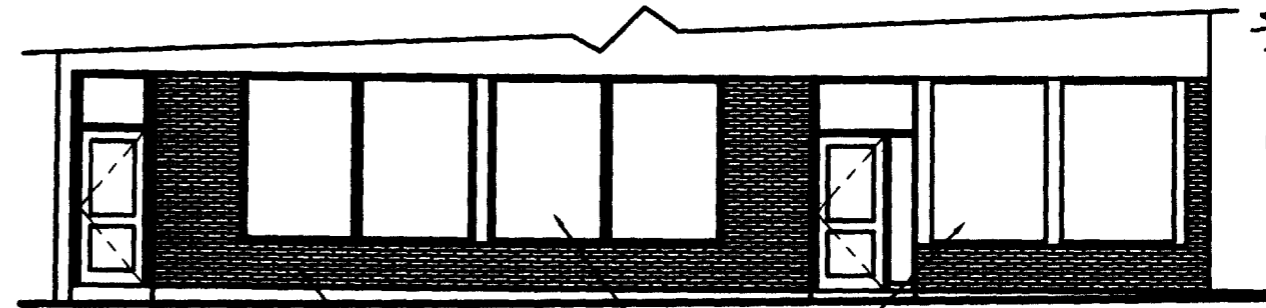


FLOOR PLAN
SCALE 1/4" = 1'-0"



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

LEGEND OF SYMBOLS

EL	EMERGENCY LIGHTS
WH	FIRE EXT. (WALL HUNG)
SR	FIRE EXT. (SEMI-RECESSED)
R	FIRE EXT. (RECESSED)
FD	FLOOR DRAIN
W	WALL TYPE
EXIT	EXIT SIGN TO BE SELF ILLUMINATED
ADA EXIT	ADA EXIT SIGN TO BE LOCATED ON THE WALL ON THE LATCH SIDE 5' TO THE CENTER FROM THE FLOOR
PH	ADA APPROVED PANG HARDWARE

GENERAL NOTES

- GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK.
- GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCY OF ANY DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH WORK.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE NEW WORK WITH EXISTING BEFORE PROCEEDING WITH WORK.
- ALL WORK DONE BY SUBCONTRACTORS SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK.
- ALL DOORS REQUIRED TO PROVIDE ACCESSIBILITY SHALL BE A MINIMUM OF 36" WIDE WITH APPROVED LEVER HANDLES UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL CONFORM TO ALL STATE AND LOCAL CODES.
- ALL DRYWALL SHALL BE MIN. 5/8" FIRE CODE UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL BE RESPONSIBLE FOR FOLLOWING AND PROVIDING FOR ALL ADA STANDARDS AND CODES THAT APPLY TO THE BUILDING.
- CONTRACTORS SHALL PROVIDE EXIT SIGNAGE IN BRILLE MOUNTED AT 60" ABOVE FIN. FLR. ON THE WALL AT EACH EXIT DOOR.
- CONTRACTOR SHALL VERIFY ALL PLACEMENT AND ROUGH OPENING DIMS. FOR EQUIPMENT AND / OR MILLWORK SUPPLIED BY OTHERS.

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH ANY WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SUPPORT OF ALL EXISTING STRUCTURES THAT ARE TO REMAIN.
- CONTRACTOR SHALL RECORD LOCATIONS AND SIZES OF PIPINGS, OUTBACKS AND CAPPING DURING HIS WORK.
- ANY ITEMS IN QUESTION AS TO BE REMOVED OR TO REMAIN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR FINAL STATUS.
- CONTRACTOR SHALL PROVIDE ALL "TEMPORARY DUST" SOUND CONTROL PARTITIONS AS REQUIRED FOR WORK TO BE DONE. TEMPORARY PARTITIONS SHALL BE CONSTRUCTED WITH 2x4 STUDS @ 24" OC WITH 6" POLY-VAPOR BARRIER AND 1/2" PLYWOOD OR HARDBOARD.
- CONTRACTOR SHALL MAINTAIN BARRICADES AS REQUIRED TO MAINTAIN A SECURE AND SAFE WORKING SITE.
- CONTRACTOR SHALL DEPOSE OF ALL DEBRIS ACCORDING TO ALL STATE AND LOCAL CODES.

NOTE

MOST OF THE EXISTING WALLS ON THE INTERIOR OF THE FIRST FLOOR WERE COVERED WITH 1/2" SHEETROCK PRIOR TO THIS ARCHITECT BEING CONTRACTED TO PROVIDE SERVICES. A NUMBER OF WALL CHANGES AND RECONSTRUCTION HAD ALREADY BEEN MADE BY THE OWNERS CONTRACTOR BY THAT TIME. THE ARCHITECT VISITED THE SITE ON THE 25th OF MARCH, 2003 FOR THE FIRST TIME. THE DRAWING REFLECTS THE FLOOR PLAN AT THE TIME OF THE SITE VISIT.

THE EXISTING WALLS AND CEILING WERE CONSTRUCTED WITH A PLASTER AND LATH FINISH OVER WOOD FRAMING.

SHELLEY ENGINEERING INC. BRIDGE STREET WESTBROOK, MAINE IS RESPONSIBLE FOR VERIFYING COMPLETION OF REQUIRED STRUCTURAL MODIFICATIONS AS PUBLISHED IN THE BUILDING INSPECTION REPORT SUBMITTED TO THE CITY OF PORTLAND.

CODE REVIEW

HEADING	99 BOCA	2000 LIFE SAFETY
USE GROUP	MIXED - MERCANTILE & R-3 RESIDENTIAL TABLE 303.1.2 2 nd SEPARATION	MIXED - MERCANTILE & RESIDENTIAL
GENERAL BUILDING LIMITATIONS	MERCANTILE - TYPE 5B CONSTR. - 1st 4800sf RESIDENTIAL - TYPE 5B CONSTR. - 2 nd 4800sf	
OCCUPANT LOAD	MERCANTILE - 30sf/person - RESIDENTIAL - 200sf/person	MERCANTILE - 30sf/person - RESIDENTIAL - 200sf/person
MEANS OF EGRESS NUMBER OF EXITS	MERCANTILE - 2 RESIDENTIAL - 1 w/ WINDOW	MERCANTILE - 2 RESIDENTIAL - 1 (SEE EXCEPT. 24.2.2.3)
STAIRWAYS GENERAL WIDTH	RESIDENTIAL - 104.3 (EXCEPT. 3, 36')	7.2.2 (EXCEPT. 2)
HANDRAILS	RESIDENTIAL - 104.7 (EXCEPT. 5)	
RATINGS	RESIDENTIAL - 104.7 - 1 st	
EXISTING STRUCTURES	3408.2.4 ALTERATIONS AND REPAIRS	

REVISIONS

NOTE: THE ARCHITECT HAS REVIEWED THESE REVISIONS FOR CONFORMANCE WITH THE BUILDING CODES AND LOCAL ORDINANCES. THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE REVISIONS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE REVISIONS OR FOR THE PERFORMANCE OF THE WORK. THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE REVISIONS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE REVISIONS OR FOR THE PERFORMANCE OF THE WORK.

PROPOSED RENOVATIONS FOR ARTS AND CRAFTS SHOP 545-547 CONGRESS STREET PORTLAND, MAINE
DATE: MAY 1, 2003
BY: HESH

FLOOR PLAN

A-1

SBM associates inc. ARCHITECT

14 Deer Run Drive • Gorham, Maine 04038 • Telephone 207-689-9400

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 030334

Please Read Application And Notes, If Any, Attached

This is to certify that Weiner William S/Johnny C Universal Group of NY Inc. has permission to Retail 1st floor, residential 2nd floor with front windows & doors, replace siding, new ceiling on 1st floor AT 947 Congress St 065 C002001

provided that the person or persons, firm or person 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 when permission is procured before this building or part thereof is leased or otherwise used-in. HOUR NOTICES REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Health Dept. Appeal Board Other Department Name

Handwritten signature and date 5/18/03 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: 03-0334	Issue Date:	CBL: 065 C002001
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Location of Construction: 947 Congress St	Owner Name: Weiner William S	Owner Address: 105 Craigie St	Phone: 671-3849
Business Name:	Contractor Name: Johnny Claw Universal Group of N	Contractor Address: 55c Delancey Street New York	Phone: 2072295307
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2

Past Use: Retail 1st floor, residential 2nd floor	Proposed Use: Retail 1st floor, residential 2nd floor with new storefront windows & doors, replace siding, new ceiling on 1st floor, cosmetics	Permit Fee: \$338.00	Cost of Work: \$45,000.00	CEO District: 3
Proposed Project Description: Retail 1st floor, residential 2nd floor with new storefront windows & doors, replace siding, new ceiling on 1st floor, cosmetics		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M/R-3 Type: RB <i>5/18/03</i>	
		Signature: <i>[Signature]</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: gad	Date Applied For: 04/11/2003	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>		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 <input type="checkbox"/> 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
		<i>separate permits are required for any new signage</i> Date: <i>5/6/03</i>		Date: <i>[Signature]</i>

CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0334	Date Applied For: 04/11/2003	CBL: 065 C002001
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Location of Construction: 947 Congress St	Owner Name: Weiner William S	Owner Address: 105 Craigie St	Phone: () 671-3849
Business Name:	Contractor Name: Johnny Claw Universal Group of N	Contractor Address: 55c Delancey Street New York	Phone (207) 229-5307
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Retail 1st floor, one (1) residential 2nd floor with new storefront windows & doors, replace siding, new ceiling on 1st floor, cosmetics	Proposed Project Description: Retail 1st floor, one (1) residential 2nd floor with new storefront windows & doors, replace siding, new ceiling on 1st floor, cosmetics
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/06/2003

Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain first floor retail use and a single family dwelling on the second floor. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

03-0384

All Purpose 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: <u>945 - 947 Congress Street, Portland, Maine</u>		
Total Square Footage of Proposed Structure <u>APPROXIMATE 19,3500 EXISTING STRUCTURE</u>	Square Footage of Lot <u>5030 Sq. Ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>065</u> Block# <u>C</u> Lot# <u>002</u>	Owner:	Telephone: <u>671-3849</u>
Lessee/Buyer's Name (if Applicable) <u>CHINA TRADING INCORPORATED</u>	Applicant name, address & telephone: <u>Ri Teng Li</u> <u>671-3849</u>	Cost Of Work: \$ <u>45,000.</u> Fee: \$ <u>338.00</u>
Current use: <u>Retail (1st Floor) Residential (2nd Floor)</u>		
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>Retail (1st Floor) Residential (2nd Floor)</u> - <u>NO CHANGE</u> Project description: <u>in use</u>		
Contractor's name, address & telephone: <u>JOHNNY CHAW, UNIVERSAL GROUP OF NY, INC</u> <u>55C DELANCEY STREET, NY, NY 10002</u>		
Who should we contact when the permit is ready: <u>Ri Teng Li</u>		
Mailing address: <u>86 BOURNE AVENUE</u> <u>WELLS, ME 04090</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>671-3849</u>		

229-5307x

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

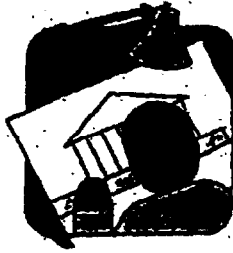
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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:
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

WORK TO BE DONE

1. New Streetfront windows + Doors
2. New Siding on 2nd Floor Exterior
3. PAINT OUTSIDE 1st Floor Wall
4. INSIDE 1st Floor New CARPET
5. Remove 1st Floor Old CARPET
6. PAINT INTERIOR 1st Floor
7. 1st Floor New Ceiling



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: SBM ASSOCIATES INC.
Harvey E. Sawyer MA

DATE: 5/1/03

Job Name: Proposed Renovations For Arts and Crafts Shop

Address of Construction: 945-947 Congress St. Portland, ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year 99 BOCA Use Group Classification(s) Mixed Mercantile Residential

Type of Construction 5B Bldg. Height NA Bldg. Sq. Footage 3530 SF

Seismic Zone NA Group Class NA

Roof Snow Load Per Sq. Ft. NA Dead Load Per Sq. Ft. NA

Basic Wind Speed (mph) NA Effective Velocity Pressure Per Sq. Ft. NA

Floor Live Load Per Sq. Ft. NA

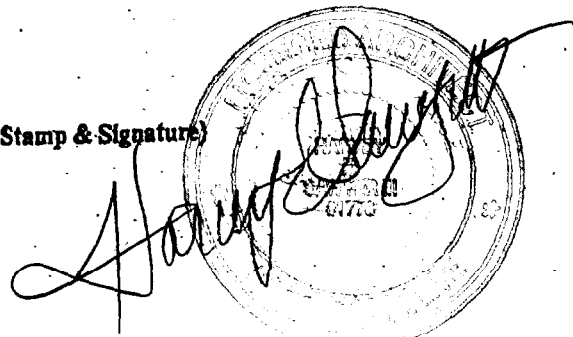
Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

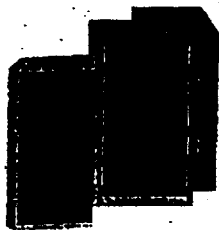
Is structure being considered unlimited area building: Yes No

If mixed use, what subsection of 313 is being considered MERCANTILE

List Occupant loading for each room or space, designed into this Project.

SEE BOCA 99
SECT. 3408.2.4 (Designers Stamp & Signature)
ALTERATIONS AND REPAIRS





**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Harvey E Sawyer, AIA SBM ASSOCIATES INC.

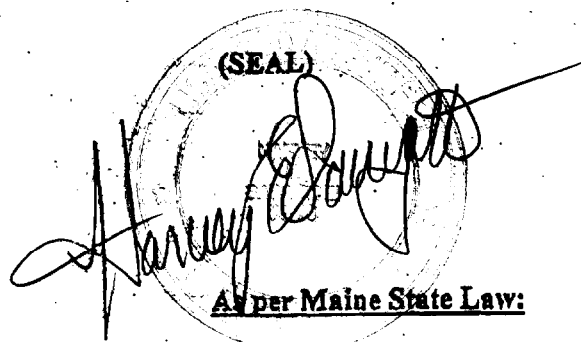
RE: Certificate of Design

DATE: 5/1/03

These plans and/or specifications covering construction work on:

FIRST FLOOR RENOVATIONS 945-947 CONGRESS
ST. PORTLAND ME

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition; and local amendments.



Signature Harvey E Sawyer
Title ARCHITECT
Firm SBM ASSOCIATES INC
Address 14 DEER RUN DRIVE GORHAM, ME

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

Designer: Harvey E. Sawyer III SBM ASSOCIATES INC.
Address of Project 945-947 CONGRESS ST. PORTLAND, ME
Nature of Project FIRST FLOOR RENOVATIONS FOR
ARTS & CRAFTS SHOP (GIFT STORE)
Date 5/1/03

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.

(SEAL)



Signature Harvey E. Sawyer III
Title ARCHITECT
Firm SBM ASSOCIATES
Address 14 DEEP RUN DRIVE
GORHAM, MAINE
Telephone 839-2420