

DMD
FAX 772-6726

Memorandum

RECEIVED

To: Alan Kuniholm

From: Mike Nugent/Manager of Inspection Services

NOV 17 2003

Date: 11/17/2003

Re: 352 Warren Ave. (303 G001)

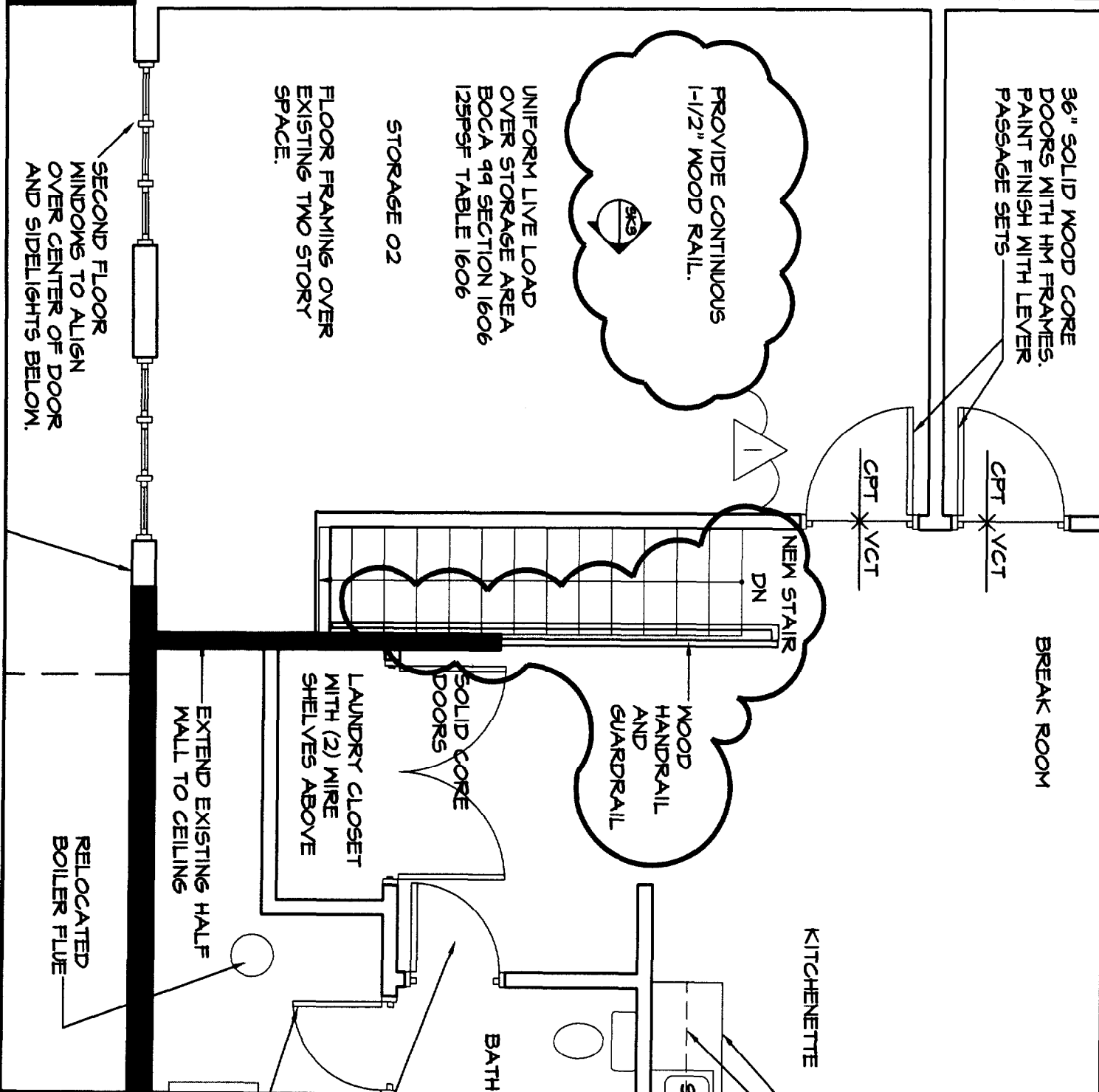
PDT ARCHITECTS

I have conducted a partial review of the plans submitted for the above property and have the following questions/comments:

- 1) The proposed stair treads do not comply with Section 1014 of the 1999 BOCA Code.
- 2) Please indicate the proposed floor load for the stairway and storage area floor system and these submissions need to be stamped.
- 3) Is the handrail/guard rail open or closed, also provide stamped construction details.
- 4) The awning and signage are not a part of this permit, a separate permit is required.
- 5) Are there other uses abutting this use that may need to be fire separated?

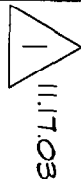
874-87021

→ BRAD TO REVIEW



ARCHITECTURE
INTERIOR DESIGN
PLANNING
ARCHITECTS

49 DARTMOUTH STREET
PORTLAND, ME 04101
207 775-1059
207 775-2694 FAX



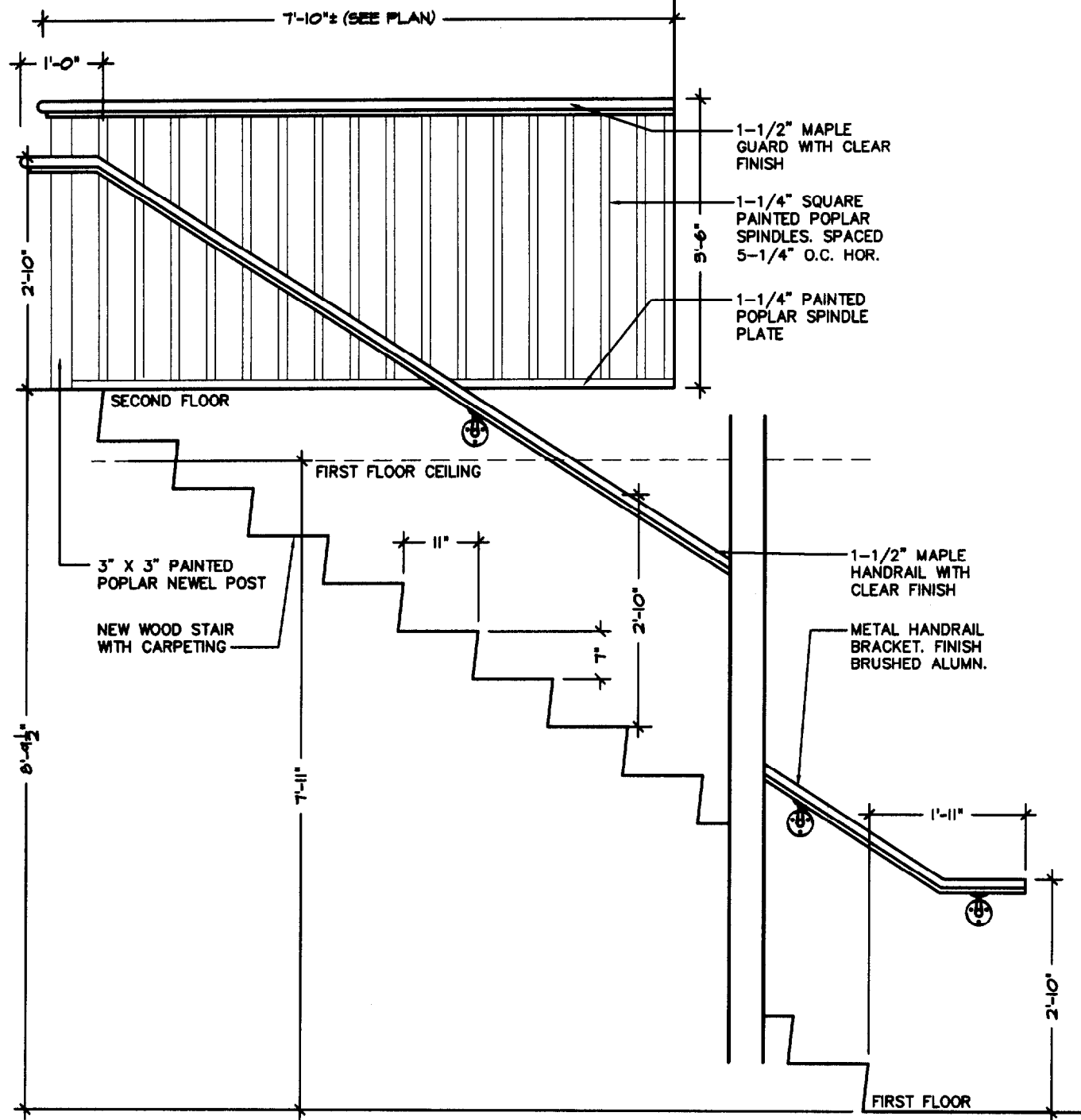
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Animal Ultrasound Clinic Portland, Maine

TITLE
STAIR HANDRAIL NOTE

JOB # 03-014
DATE November 17, 2003
SCALE

SHEET
SK2B



B GUARDRAIL ELEVATION
3/4" = 1'-0"



ARCHITECTS

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ARCHITECTURE
INTERIOR DESIGN
PLANNING

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Animal Ultrasound Clinic
Portland, Maine

TITLE
SECTION THROUGH
STAIR

JOB # 03-014

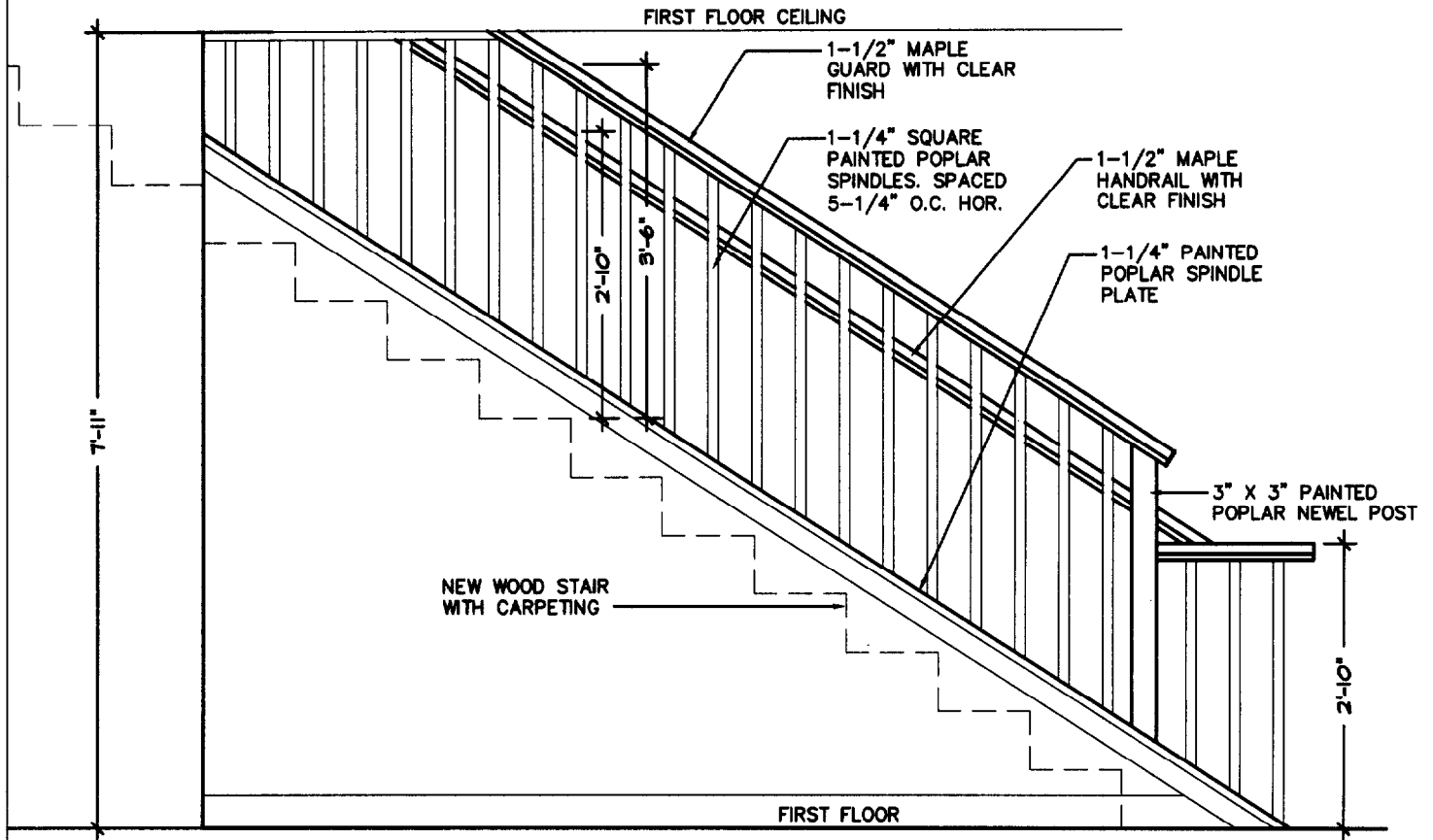
DATE November 17, 2003

SCALE 3/4" = 1'-0"

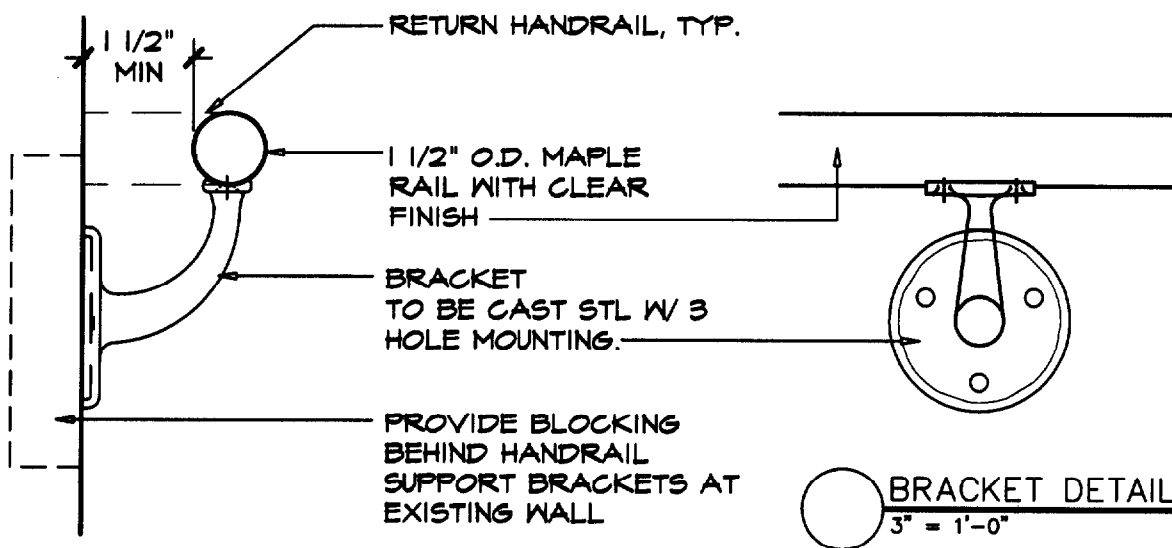
SHEET

SK3B

SECOND FLOOR



A HANDRAIL ELEVATION
3/4" = 1'-0"



BRACKET DETAIL
3" = 1'-0"

ARCHITECTS
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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Animal Ultrasound Clinic
Portland, Maine

TITLE
STAIR ELEVATION
FROM EXAM ROOM

JOB # 03-014
DATE November 17, 2003
SCALE 3/4" = 1'-0"

SHEET
SK3A



**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

Designer: PDT ARCHITECTS

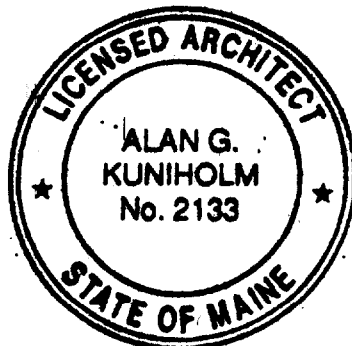
Address of Project: 352 WARREN AVE, UNIT 2, PORTLAND, ME

Nature of Project: TENANT INTERIOR FIT-UP

Date: 10.12.03

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)



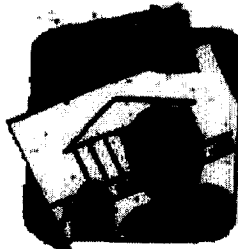
Signature: [Handwritten Signature]

Title: PRINCIPAL

Firm: PDT ARCHITECTS

Address: 49 DARTMOUTH ST.
PORTLAND, ME 04101

Telephone: 207-775-1059 x224



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: PDT ARCHITECTS

Date: 10-22-03

Job Name: ANIMAL ULTRASOUND CLINIC

Address of Construction: 352 WARREN AVE, UNIT 2

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year: 1999 BOCA Use Group Classification(s): B-BUSINESS

Type of Construction: 5 Bldg. Height: 4.35 Bldg. Sq. Footage: 1900 SF.

Seismic Zone: _____ Group Class: _____

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 X Alarm System? Yes X No _____ SMOKE & SEALITY
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

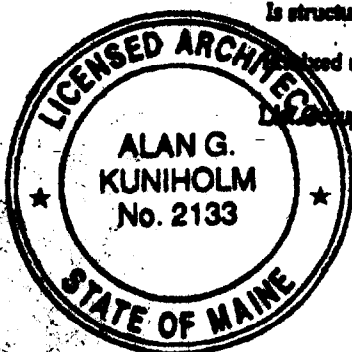
Is structure being considered unlimited area building: Yes _____ No NA

Special use, what subsection of 313 is being considered: NA

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

(SEE ATTACHED
OCCUPANCY CHARTS)

(Designers Stamp & Signature)



**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: PDT ARCHITECTS

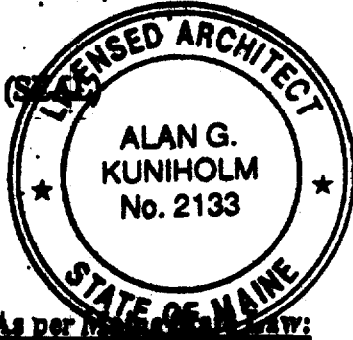
RE: Certificate of Design

DATE: 10.22.03

These plans and/or specifications covering construction work on:

RENTAL FTNP @ 352 WARREN AVE, UNIT 2
ANIMAL ULTRASOUND CLINIC

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.



As per Maine Code Sec. 10-A:

Signature Alan Kuniholm
Title PRINCIPAL
Firm PDT ARCHITECTS
Address 49 PORTMAN ST.
PORTLAND, ME 04101

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

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	303 G001002
Location	352 WARREN AVE
Land Use	COMMERCIAL CONDOS
Owner Address	ROSSI THOMAS & PAVALO ROSSI JTS 9 ANGENICA TERR MARBLEHEAD MA 01945
Book/Page	19877/203
Legal	303-G-1 WARREN AVE 354-362 UNIT #2 WARREN AVE TRADE CENTER CONDO

Valuation Information

Land	Building	Total
\$12,390	\$54,080	\$66,470

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1988	1	2350	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0	2350		RETAIL CONDO	

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	1175	MULTI-USE SALES
1	M1/M1	1175	MULTI-USE STORAGE

Height	Walls	Heating	A/C
16	FRAME	UNIT HEAT	
8		UNIT HEAT	

Building Other Features

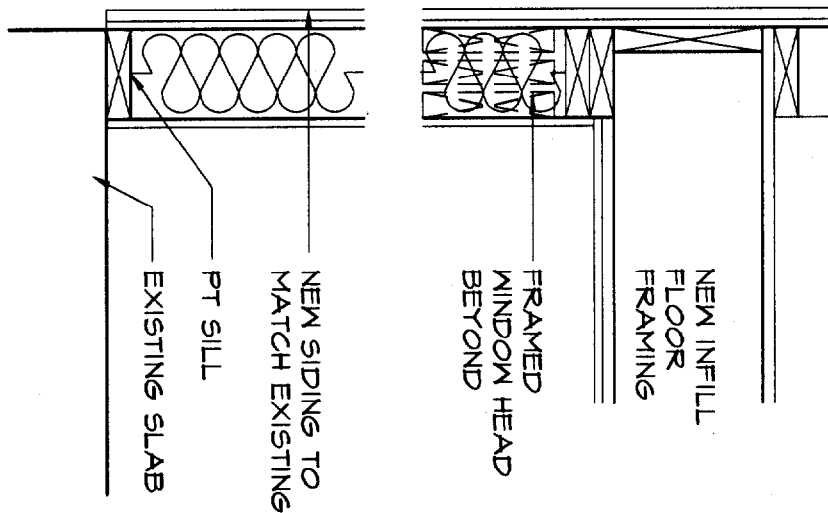
Line	Structure Type	Identical Units
------	----------------	-----------------

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1988	ASPHALT PARKING	2000	1

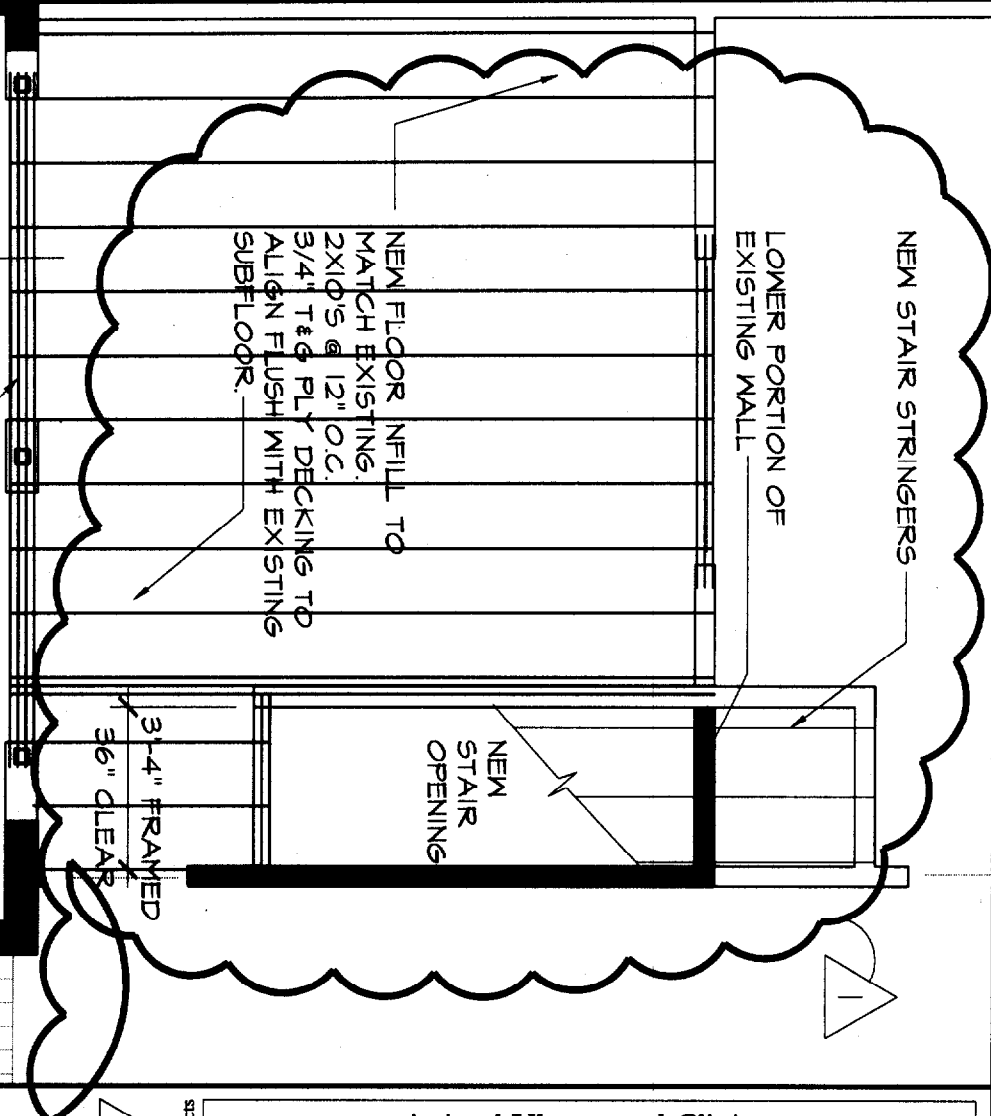
A
1" = 1'-0"

WALL SECTION - INFILL



NEW EXTERIOR WALL
INFILL AT DEMO'D
GARAGE DOOR. WALL TO
BE 2X6 @ 16" O.C. 5/8"
CDX PLY, BATT
INSULATION, VAPOR
BARRIER, AND 1/2 GNB. PT
SILL PLATE ANCHOR
BOLTED TO EXISTING
SLAB

WINDOW OPENING
HEADERS TO BE (3)
2X10 WITH (2) LAYERS
OF 1/2" CDX. POST
SUPPORTS AT
OPENINGS (2) 2X6.



ARCHITECTS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
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207 775-1059
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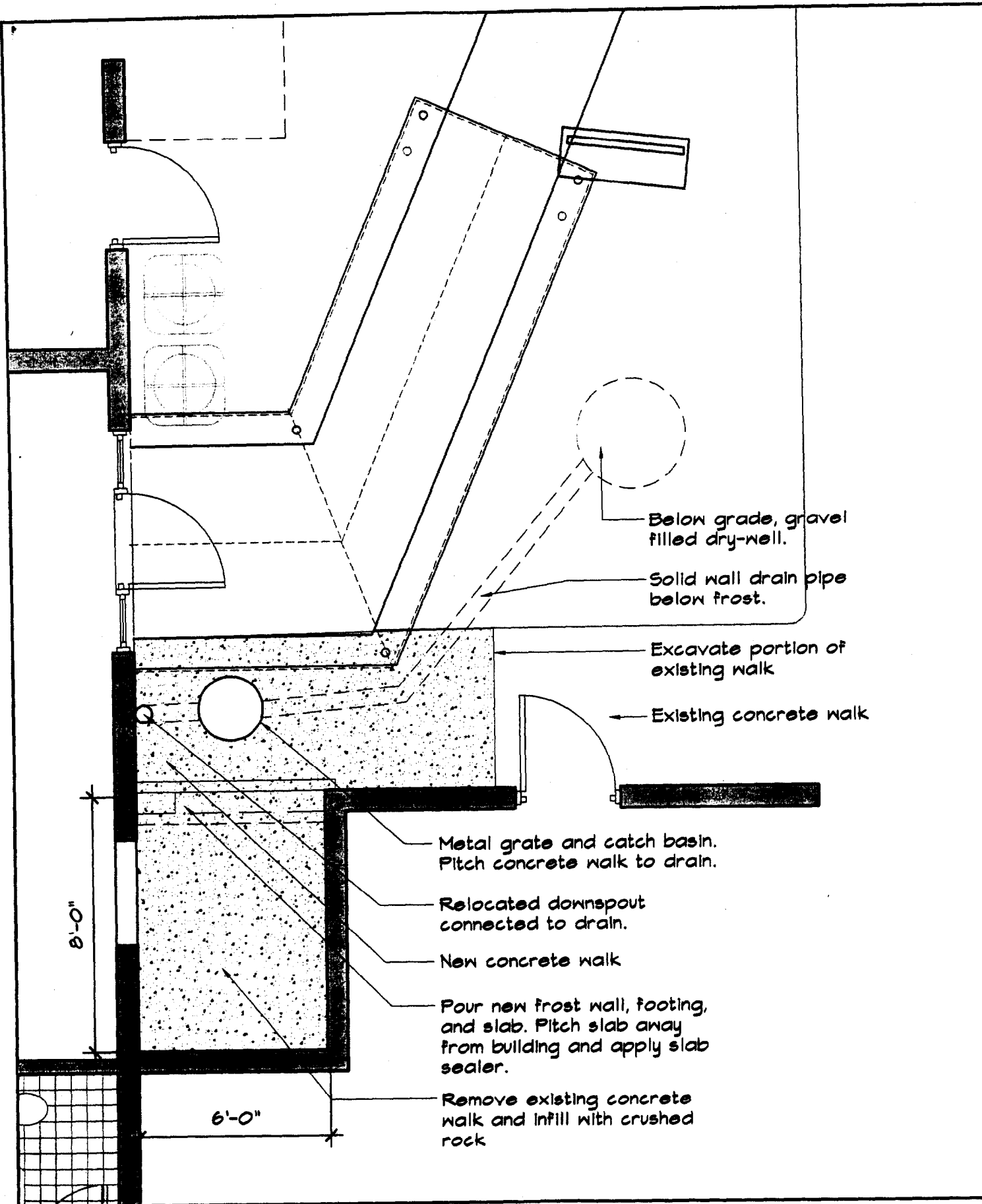
11.7.03
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Animal Ultrasound Clinic
Portland, Maine

TITLE
FRAMING INFILL PLAN AND
WALL SECTION

JOB # 03-094
DATE November 17, 2003
SCALE

SHEET
SK2A



ARCHITECTURE
INTERIOR DESIGN
PLANNING

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49 DARTMOUTH STREET
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Animal Ultrasound Clinic
Portland, Maine

TITLE

SITE DRAINAGE

JOB # 03-094

DATE October 13, 2003

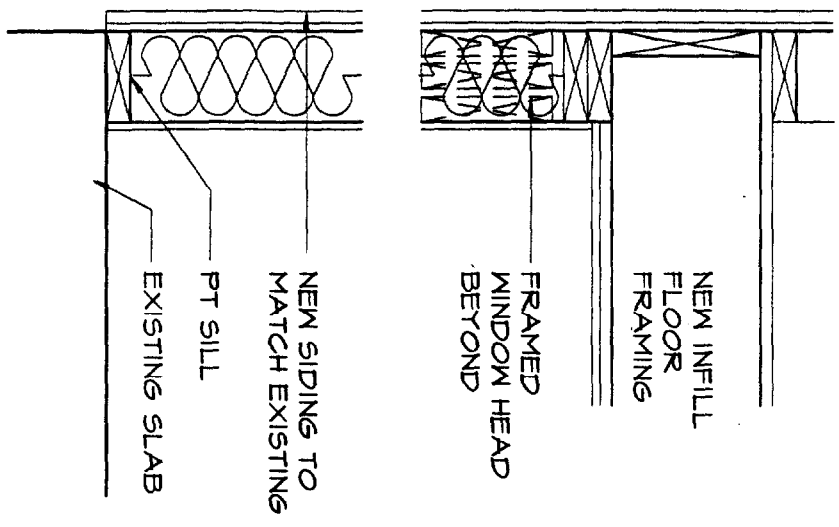
SCALE

SHEET

SKI

A

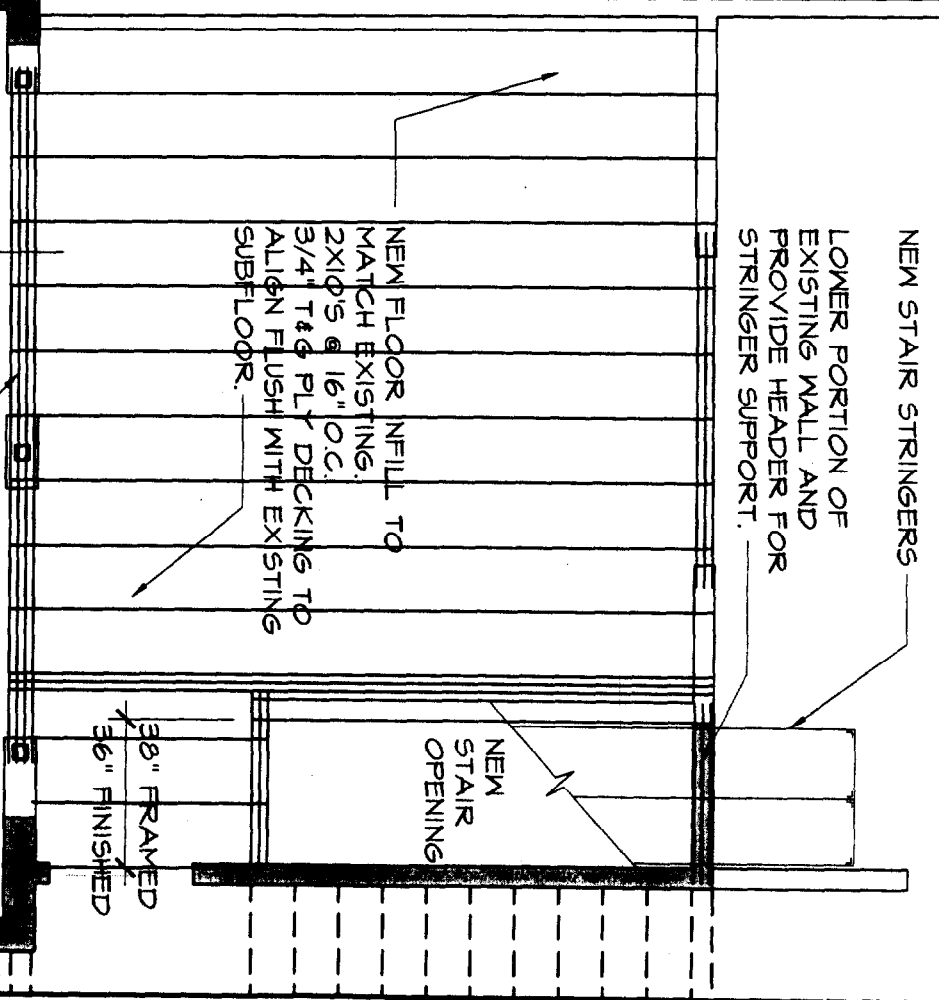
WALL SECTION - INFILL
1" = 1'-0"



NEW EXTERIOR WALL
INFILL AT DEMO'D
GARAGE DOOR. WALL TO
BE 2X6 @ 16" O.C. 5/8"
CDX PLY, BATT
INSULATION, VAPOR
BARRIER, AND 1/2 GWB. PT
SILL PLATE ANCHOR
BOLTED TO EXISTING
SLAB

A

WINDOW OPENING
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ARCHITECTS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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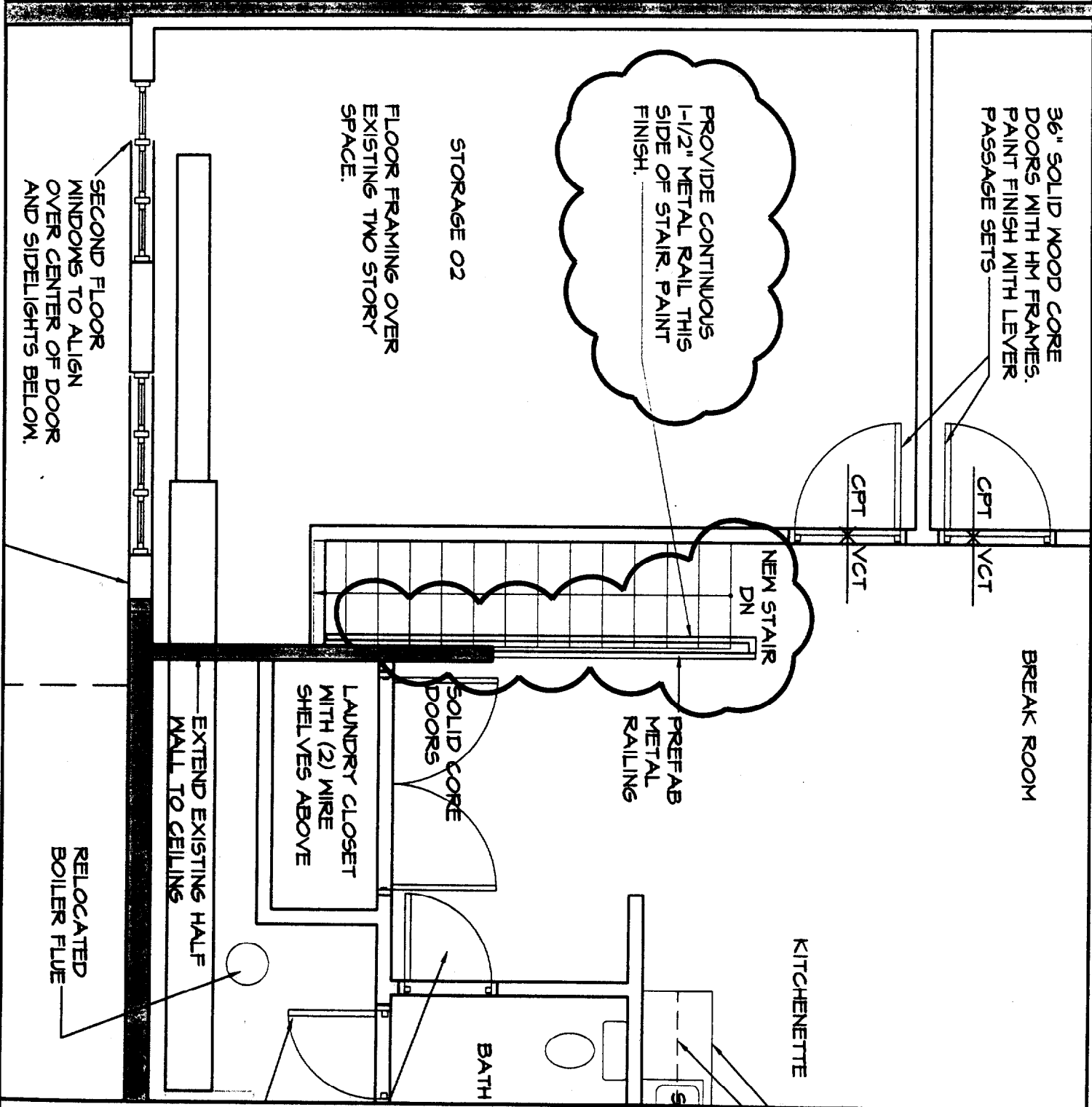
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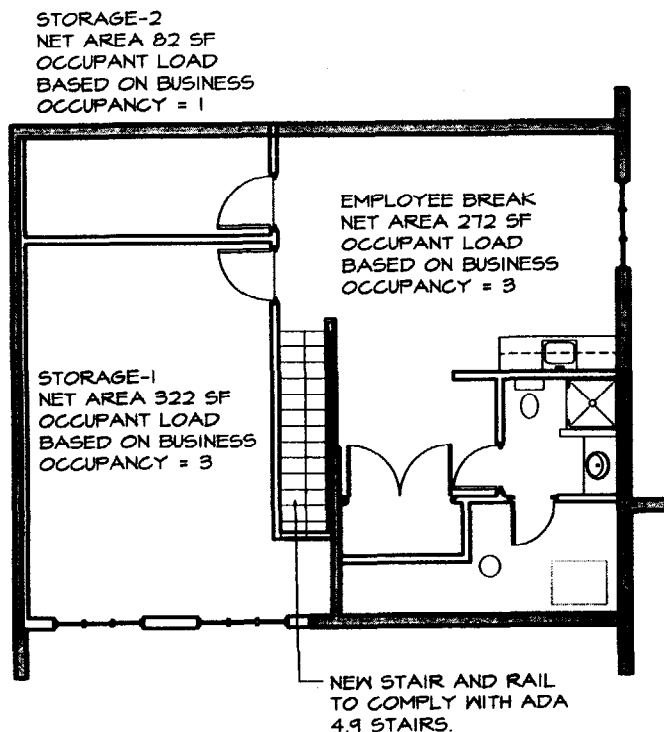
TITLE
FRAMING INFILL PLAN AND
WALL SECTION

JOB # 03-094
DATE October 15, 2003
SCALE

SHEET
SK2A

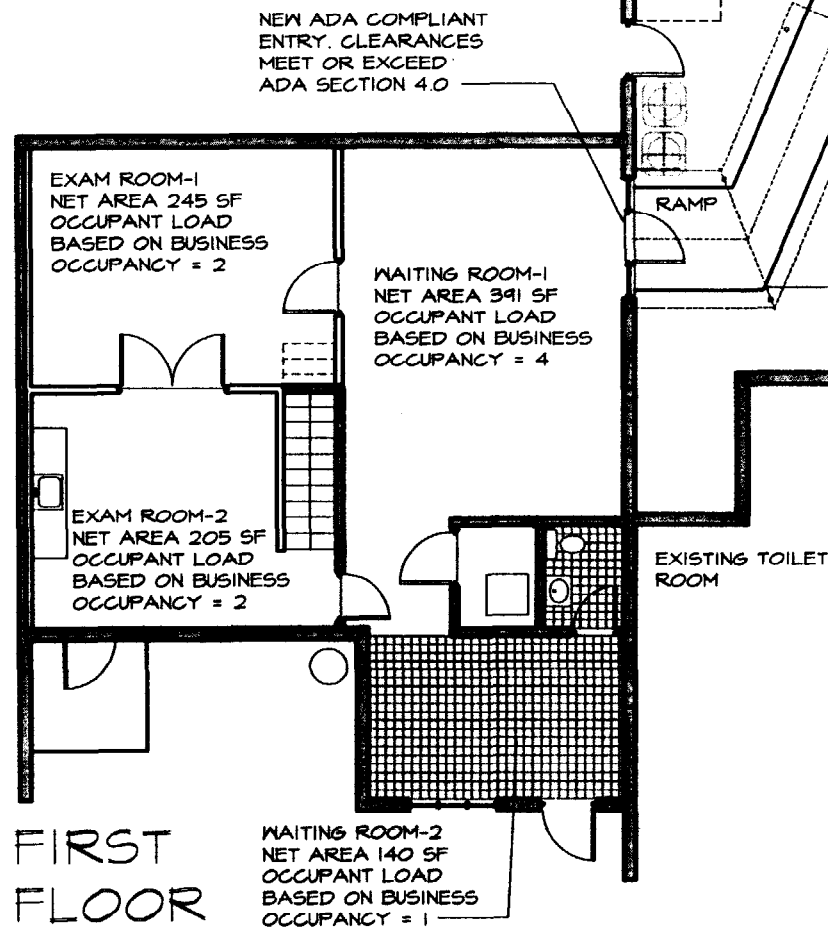


 <p>ARCHITECTS</p> <p>49 DARTMOUTH STREET PORTLAND, ME 04101 207 775-1059 207 775-2694 FAX</p>	<p>ARCHITECTURE INTERIOR DESIGN PLANNING</p>		<p>Animal Ultrasound Clinic Portland, Maine</p>		<p>SHEET SK2B</p>
	<p>TITLE STAIR HANDRAIL NOTE</p>		<p>JOB # 05-094</p>		
	<p>DATE October 15, 2005</p>		<p>SCALE</p>		
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SECOND FLOOR

SECOND FLOOR TOTAL
OCCUPANCY LOAD = 7



FIRST FLOOR

FIRST FLOOR TOTAL
OCCUPANCY LOAD = 9

Animal Ultrasound Clinic
Portland, Maine

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ARCHITECTURE
INTERIOR DESIGN
PLANNING

ARCHITECTS

SHEET
SK2C

JOB # 03-044

DATE October 15, 2003

SCALE

TITLE
OCCUPANCY CHART

49 DARTMOUTH STREET
PORTLAND, ME 04101
207-5-1059
207-5-2094 FAX