

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ION

Permit Number: 090681

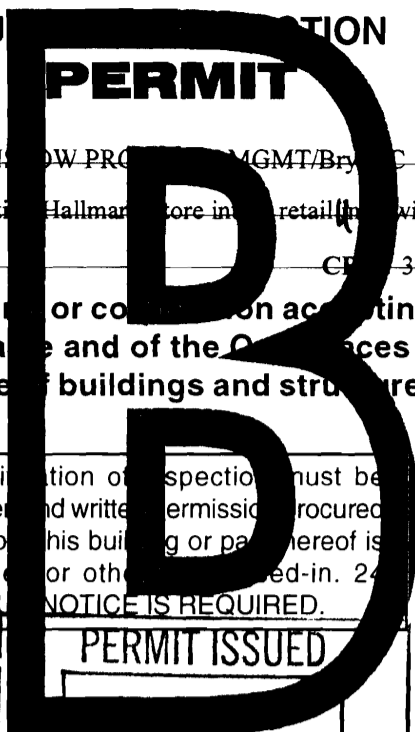
This is to certify that A & D REALTY LLC % WIN OW PRO MGMT/Bry
has permission to Renovate a portion of the existing Hallmark store into retail with common rear corridor and 2 Toilet Room
AT 21 AUBURN ST CE 375 C001001

provided that the person or persons, firm or corporation accounting for 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. 24 HOURS 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. R. Sautreau

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature] 7/8/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

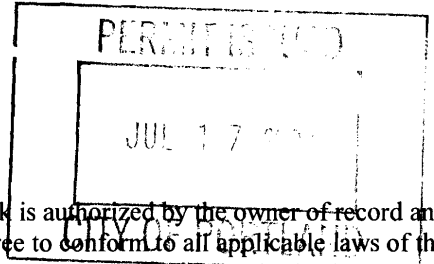
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0681	Issue Date: 7/8/09	CBL: 375 C001001
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Location of Construction: 21 AUBURN ST	Owner Name: A & D REALTY LLC % WINSLO	Owner Address: 5 MILITIA DR	Phone: 871-674-2020
Business Name:	Contractor Name: Bryce Construction Mgt.	Contractor Address: 1 India St Portland	Phone: 2077751955
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Commercial/Retail-Hallmark	Proposed Use: Commercial/Retail - Renovate a portion of the existing Hallmark Store into 2 retail units with common rear corridor and 2 Toilet Rooms.	Permit Fee: \$570.00	Cost of Work: \$55,000.00	CEO District: 5
Proposed Project Description: Renovate a portion of the existing Hallmark Store into 2 retail units with common rear corridor and 2 Toilet Rooms.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: M Type: IB IBC-2003	
		Signature: (KG)		Signature: CL
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: lmd	Date Applied For: 06/29/2009	Zoning Approval		
1. This permit application does not 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..		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"/> Date: 7/2/09	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date: 7/2/09	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:



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

8-24-09 OK - rough-in elec/plumb/frames. (Note: fire cock all penetration between units). W&W

9-15-09 - List-1 label panel & exit lights 2. install additional emergency light batteries, secure fire alarm wires, compliance letter on fire sprinkler system, check on annunciator for labeling

9-17-09 - Work completed - OK - Final W&W

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.

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

 X **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

Date

Signature of Inspections Official

Date

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

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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ELECTRICAL PERMIT

City of Portland, Me.



200 94476

To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 8/20/09
 Permit # 20094476
 CBL# 375-001

LOCATION: 21 AUBURN ST METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER A+D Realty
 TENANT _____ PHONE # _____

2114476

							TOTAL EACH FEE		
OUTLETS	<u>40</u>	Receptacles	<u>12</u>	Switches		Smoke Detector	.20	<u>10.40</u>	
FIXTURES		Incandescent	<u>30</u>	Fluorescent		Strips	.20	<u>10.00</u>	
SERVICES	<u>X</u>	Overhead		Underground		TTL AMPS <u>200A</u>	15.00	<u>15.00</u>	
		Overhead		Underground		≤800 >800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
METERS	<u>1</u>	(number of)					1.00	<u>1.00</u>	
MOTORS		(number of)					2.00		
RESID/COM		Electric units					1.00		
HEATING		oil/gas units		Interior		Exterior	5.00		
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00		
		Insta-Hot		Water heaters		Fans	2.00		
		Dryers		Disposals		Dishwasher	2.00		
		Compactors		Spa		Washing Machine	2.00		
		Others (denote)					2.00		
MISC. (number of)		Air Cond/win					3.00		
		Air Cond/cent				Pools	10.00		
		HVAC		EMS		Thermostat	5.00		
		Signs					10.00		
		Alarms/res					5.00		
		<u>1</u> Alarms/com					15.00	<u>15.00</u>	
		Heavy Duty(CRKT)					2.00		
		Circus/Carnv					25.00		
		Alterations					5.00		
		Fire Repairs					15.00		
	<u>6</u> E Lights					1.00	<u>1.00</u>		
	E Generators					20.00			
PANELS		Service	<u>1</u>	Remote		Main	4.00	<u>4.00</u>	
TRANSFORMER		0-25 Kva					5.00		
		25-200 Kva					8.00		
		Over 200 Kva					10.00		
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 55.00							MINIMUM FEE 45.00		45.00

CONTRACTORS NAME T.A. NAPOLITANO MASTER LIC. # 7765 55.00
 ADDRESS P.O. BOX 2301 S.P LIMITED LIC. # _____
 TELEPHONE 831-1031

SIGNATURE OF CONTRACTOR [Signature]



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: 21 Auburn Street		
Total Square Footage of Proposed Structure/Area 2,624 sf of renovation		Square Footage of Lot 12.095 acres
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 375 C 1-15-17	Applicant * must be owner, Lessee or Buyer* Name A & D Realty LLC Address c/o Winslow Property Mgmt 5 Militia Drive City, State & Zip Lexington, MA 02421	Telephone: 781-674-2020 x214
Lessee/DBA (If Applicable) JUN 29 2009	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>(\$55,000)</u> 570.00 C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>645.00</u>
Current legal use (i.e. single family) <u>Retail</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Retail</u> Is property part of a subdivision? <u>No.</u> If yes, please name _____ Project description: Renovate a portion of the existing Hallmark store into 2 retail units with common rear corridor and 2 toilet rooms		
Contractor's name: <u>Bryce Construction Managment</u> Address: <u>2 Fisher Street</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>878-1902</u> Who should we contact when the permit is ready: <u>Brad Bryce</u> Telephone: <u>878-1902</u> Mailing address: <u>2 Fisher Street, Portland, ME 04103</u>		

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: <u><i>MEH. DE</i></u>	Date: <u>6/29/09</u>
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This is not a permit; you may not commence ANY work until the permit is issue



Certificate of Design Application

From Designer: Michael Charek Architects
 Date: June 29, 2009
 Job Name: In-Line Vacancy Renovations at Northgate
 Address of Construction: 21 Auburn Street, Portland, ME 04103

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) M Mercantile
 Type of Construction II-B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes
 Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3)
 Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) No

Structural Design Calculations

N/A 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
<u>N/A</u>	<u>N/A</u>

Wind loads (1603.1.4, 1609)

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

Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)
 Seismic use group ("Category")
 Spectral response coefficients, S_x & SD_1 (1615.1)
 Site class (1615.1.5)

N/A 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 I_f
 If $P_g > 10$ psf, snow exposure factor, C_e
 If $P_g > 10$ psf, snow load importance factor, I_s
 Roof thermal factor, C_t (1608.4)
 Sloped roof snowload, P_s (1608.4)
 Seismic design category (1616.3)
 Basic seismic force resisting system (1617.6.2)
 Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
 Analysis procedure (1616.6, 1617.5)
 Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
 Elevation of structure

Other loads

N/A 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)



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Accessibility Building Code Certificate

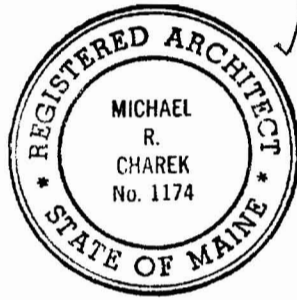
Designer: Michael Charek Architects


Address of Project: 21 Auburn Street

Nature of Project: In-Line Vacancy Renovations at Northgate:
Renovate a portion of the existing Hallmark
store into 2 retail units with common rear
corridor and 2 toilet rooms

To the best of my knowledge and belief,

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: 

Title: Principal

Firm: Michael Charek Architects

Address: 25 Hartley Street
Portland, ME 04103

Phone: 207-761-0556

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

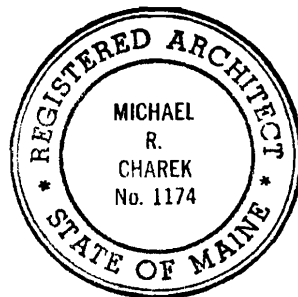
Date: June 29, 2009

From: Michael Charek Architects

To the best of my knowledge and belief,
These plans and / or specifications covering construction work on:

In-Line Vacancy Renovations at Northgate: Renovate a portion of the existing Hallmark
store into 2 retail units with common rear corridor and 2 toilet rooms

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: 

Title: Principal

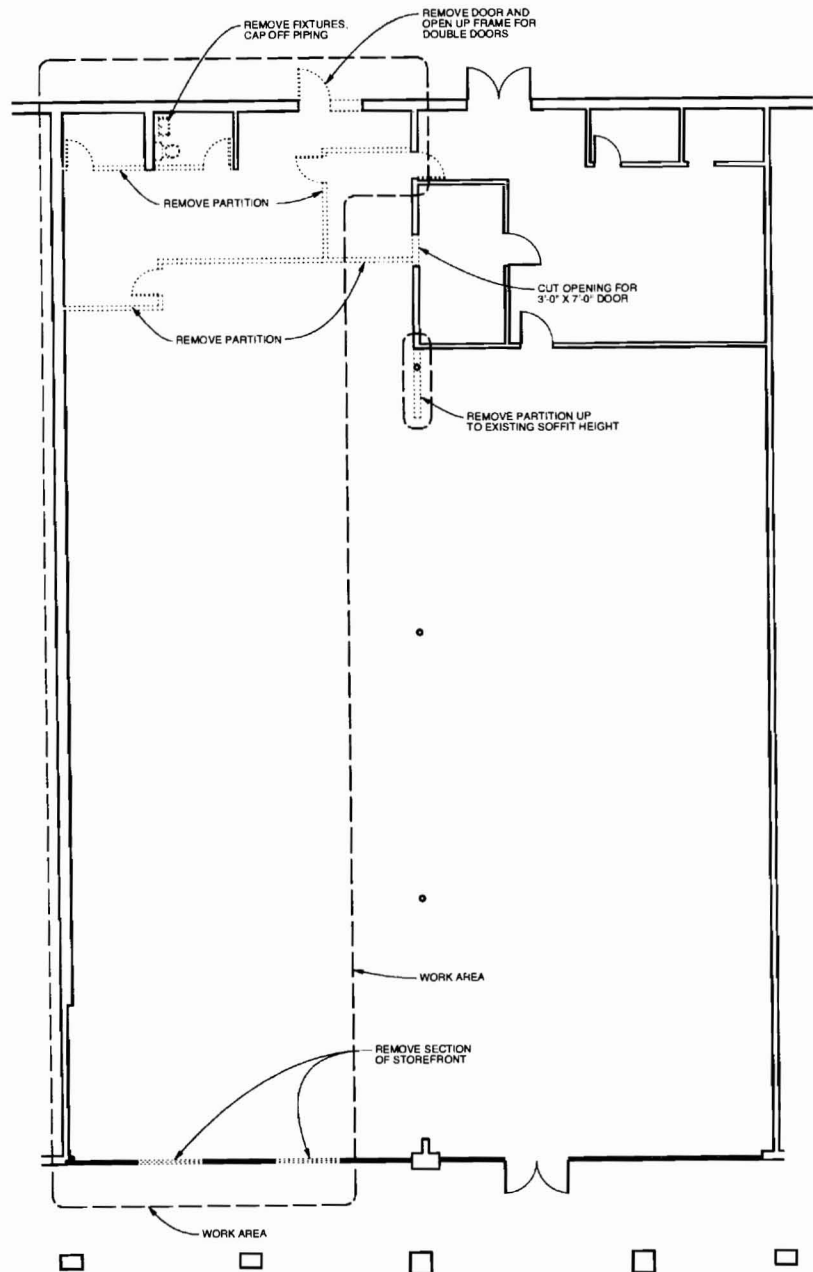
Firm: Michael Charek Architects

Address: 25 Hartley Street

Portland, ME 04103

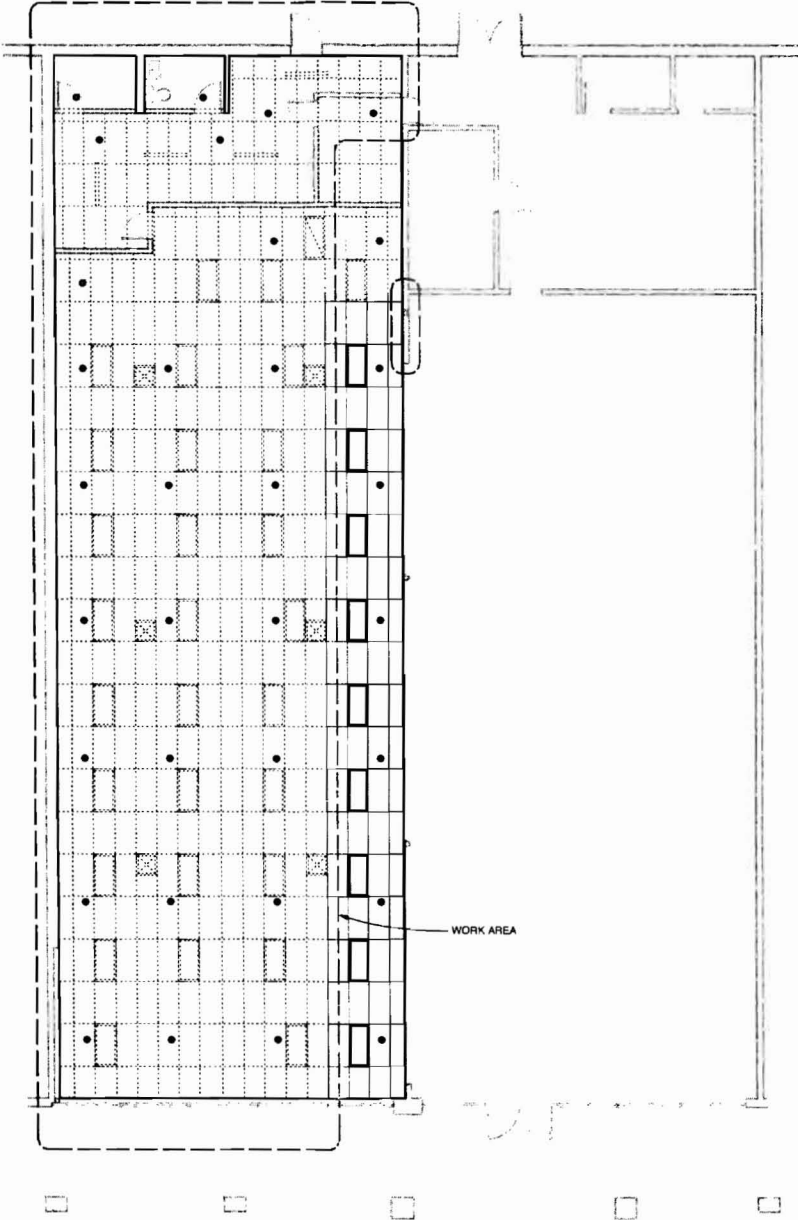
Phone: 207-761-0556

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1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"
2' 4' 8' 16'

PARTITIONS/WALLS KEY
 ——— EXISTING TO REMAIN
 - - - - - EXISTING TO BE REMOVED



2 CEILING DEMOLITION PLAN
SCALE: 1/8" = 1'-0"
2' 4' 8' 16'

CEILING DEMO PLAN LEGEND

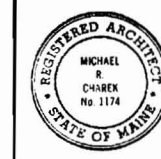
—+—+—+—	—+—+—+—	SUSPENDED CEILING
□	□	FLUORESCENT TROFFER 2' X 4'
⊗	⊗	SUPPLY REGISTER
⊠	⊠	RETURN REGISTER
•	•	SPRINKLER HEAD

- DEMOLITION GENERAL NOTES**
- ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN OWNER'S PROPERTY. REMOVE, CLEAN AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA.
 - COMPLY WITH EPA REGULATIONS AND HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 - OTHER TENANTS WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO TENANTS' OPERATIONS WILL NOT BE DISRUPTED.
 - IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
 - MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. BEFORE PROCEEDING WITH DEMOLITION, PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF THE BUILDING.
 - LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
 - PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
 - PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN OR CONSTRUCTION BEING DEMOLISHED.
 - PROVIDE TEMPORARY WEATHER PROTECTION TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS.
 - PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.
 - NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
 - PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
 - ITEMS TO BE REMOVED:
 - A FINISH FLOORING DOWN TO SLAB THROUGHOUT WORK AREA
 - B SPECIFIC ITEMS AS INDICATED BY KEYNOTE AND LEGEND



© 2009 Michael R. Charek, Architect

Michael Charek Architects
25 Hartley Street
Portland, Maine 04103
707.761.4662



In-Line Vacancy Renovations at Northgate
21 Auburn Street
Portland, ME

Title
CEILING DEMOLITION PLAN & REFLECTED CEILING PLAN
Scale: 1/8" = 1'-0"
Date: 6/29/09

Revisions

Sheet
A1



GENERAL NOTES

- BEFORE BEGINNING WORK AT THE SITE AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK RELATED TO THAT BEING INSPECTED.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS CONTRACT. INSPECT THOSE AREAS, ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
- DO NOT DRILL OR CUT EXISTING FLOOR JOISTS, BEAMS, COLUMNS, OR OTHER STRUCTURAL MEMBERS UNLESS SPECIFICALLY INDICATED.
- PROTECT EXISTING WORK TO REMAIN FROM DAMAGE.
- REPAIR, PATCH, AND FINISH, OR REFINISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES. THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK.
- EXCEPT IN SPACES WHERE NO WORK UNDER THIS CONTRACT IS REQUIRED, ENCLOSE EXISTING AND NEW CONDUITS, DUCTS, PIPES, AND SIMILAR ITEMS IN FURRING WHERE SUCH ITEMS PASS THROUGH FINISHED SPACES WHETHER OR NOT FURRING IS INDICATED. INSULATE IN UNHEATED SPACES.
- WHERE CONDUITS, WIRES, PIPES, AND SIMILAR ITEMS ARE TO BE INSTALLED IN EXISTING WALLS OR PARTITIONS, NEATLY CHASE THE WALLS OR PARTITIONS. INSTALL THE ITEMS, AND PATCH THE WALLS OR PARTITIONS TO MAKE THE INSTALLATION NOT DISCERNIBLE IN THE FINISHED WORK.
- WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH THE EXISTING IN EVERY PARTICULAR.
- DIMENSIONS ARE TO FINISH SURFACE AND TO OPENING CENTERLINE UNLESS NOTED OTHERWISE.

MECHANICAL SYSTEM NOTES

- PROVIDE ADDITIONS AND MODIFICATIONS TO EXISTING HVAC SYSTEM TO PROVIDE ADEQUATE HEAT, COOLING, AND VENTILATION TO RENOVATED SPACES.

LIFE SAFETY SYSTEM NOTES

- PROVIDE MODIFICATIONS TO EXISTING SPRINKLER SYSTEM AS NECESSARY TO PROVIDE COVERAGE TO RENOVATED AREAS.
- PROVIDE MODIFICATIONS TO EXISTING LIFE SAFETY SYSTEM AS SHOWN AND AS NECESSARY TO PROVIDE COVERAGE TO RENOVATED AREAS: FIRE ALARM, EXIT SIGNS, AND EMERGENCY LIGHTING.

ELECTRICAL SYSTEM NOTES

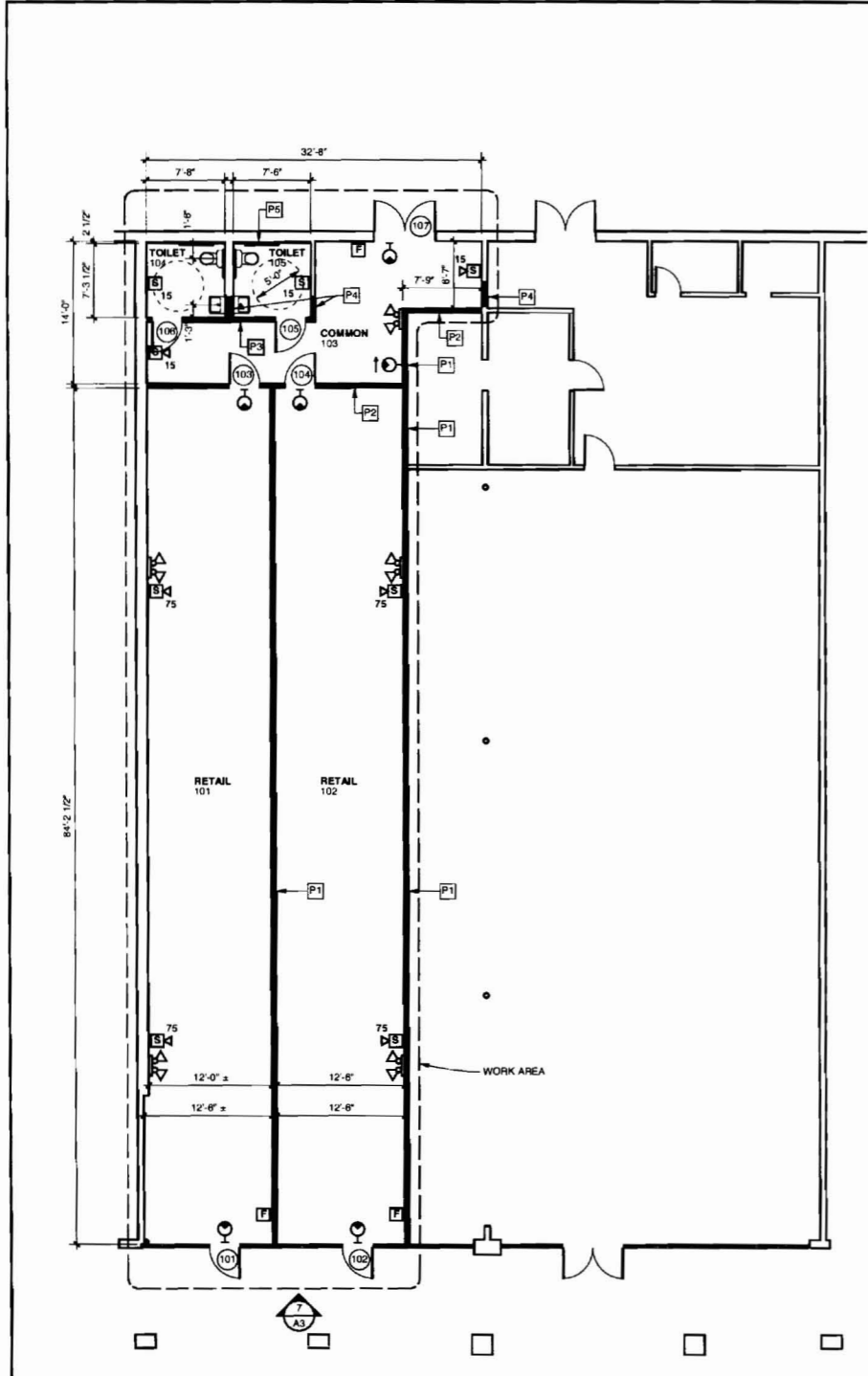
- PROVIDE MODIFICATIONS TO POWER AND LIGHTING SYSTEMS PER TENANT REQUIREMENTS.
- PROVIDE LIGHTING SYSTEM IN LAYOUT SHOWN ON REFLECTED CEILING PLAN.
- TELEPHONE AND DATA WIRING TO BE BY TENANT'S VENDOR.

FINISH NOTES

- FINISH MATERIALS AS NOTED BELOW IN COLORS AND PATTERNS SELECTED BY OWNER:
 - A. CEILING: 2 X 4 SUSPENDED ACOUSTICAL TILE, EQUAL TO ARMSTRONG CORTEGA
 - B. WALLS: GYPSUM BOARD, PAINTED
 - C. FLOORS: RETAIL 101 AND RETAIL 102: CARPET; COMMON 103: TOILET 104: TOILET 105: VCT
 - D. BASE: 4" VINYL COVE BASE.

REFLECTED CEILING PLAN GENERAL NOTES

- LIGHT FIXTURES SHOWN IN SUGGESTED LAYOUT TO MINIMIZE RELOCATION OF SPRINKLER HEADS.
- HVAC ELEMENTS NOT SHOWN. LAYOUT OF DIFFUSERS, GRILLES, AND OTHER ELEMENTS TO BE BY HVAC CONTRACTOR.
- EXISTING SPRINKLER HEADS ARE SHOWN WITH 2 HEADS SHOWN RELOCATED. FINAL SPRINKLER LAYOUT TO BE BY SPRINKLER CONTRACTOR.
- CEILING HEIGHTS:
 - A. RETAIL 101 AND RETAIL 102: 10'-4"
 - B. COMMON 103: 12'-0"
 - C. TOILET 104 AND TOILET 105: 8'-0"

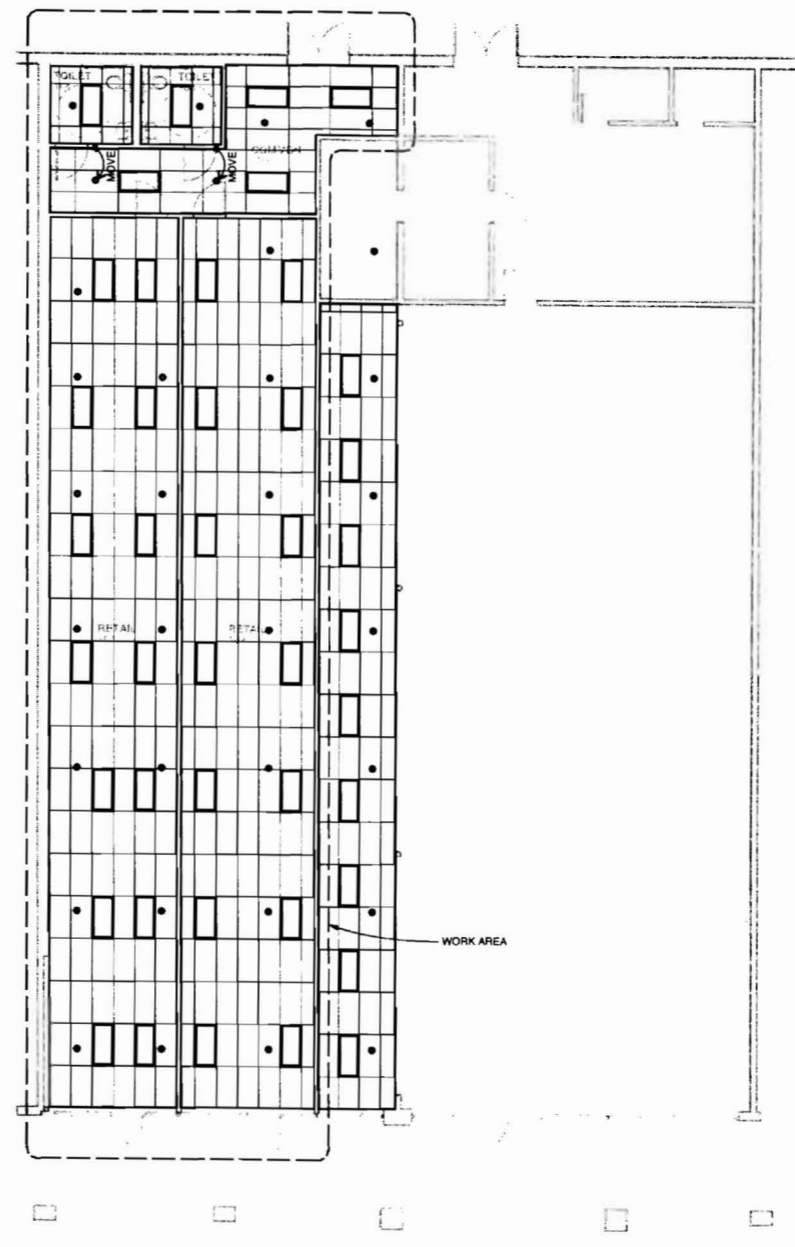


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
2' 4' 8' 16'

PARTITIONS/WALLS KEY
 [Solid line] EXISTING TO REMAIN
 [Dashed line] NEW PARTITION/WALL

- DOOR SCHEDULE**
DOORS NOT SCHEDULED ARE EXISTING TO REMAIN
- (101/102) 3'-0" X 7'-0" ALUMINUM & GLASS STOREFRONT DOOR WITH LEVER HANDLE LOCKSET, CLOSER, WEATHERSTRIP, THRESHOLD MATCH SHOPPING CENTER STANDARD DOOR.
 - (103/104) 3'-0" X 7'-0" SOLID CORE FLUSH WOOD DOOR IN HOLLOW METAL FRAME LEVER HANDLE LOCKSET, CLOSER.
 - (105/106) 3'-0" X 7'-0" SOLID CORE FLUSH WOOD DOOR IN HOLLOW METAL FRAME LEVER HANDLE PASSAGE SET.
 - (107) PAIR 3'-0" X 7'-0" HOLLOW METAL DOORS IN EXISTING FRAME, ONE LEAF WITH LOCKSET, ONE LEAF WITH FLUSH BOLTS.

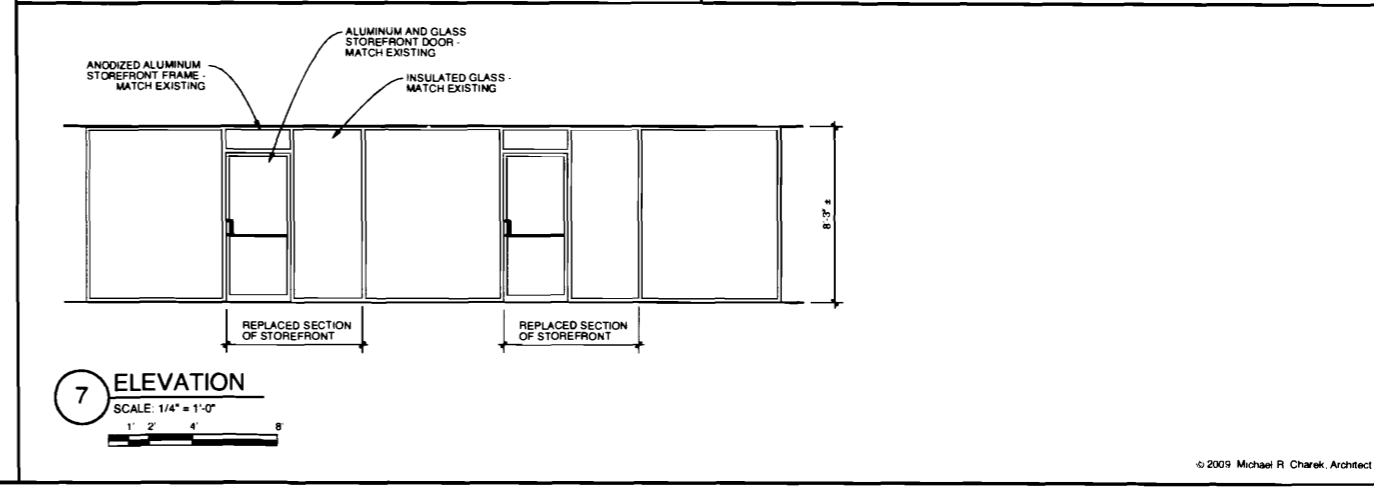
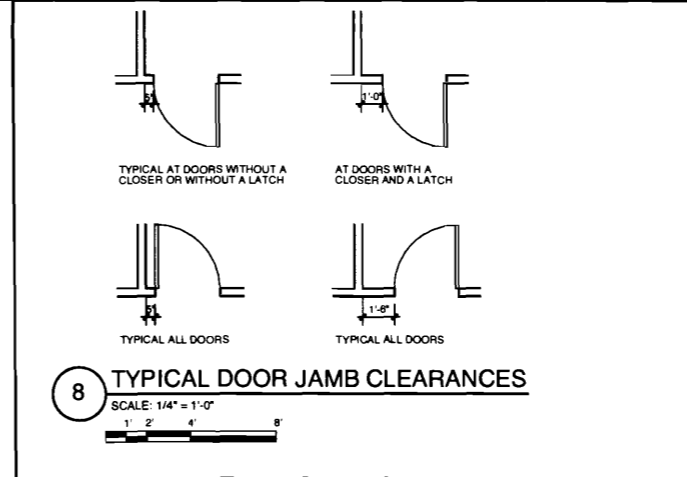
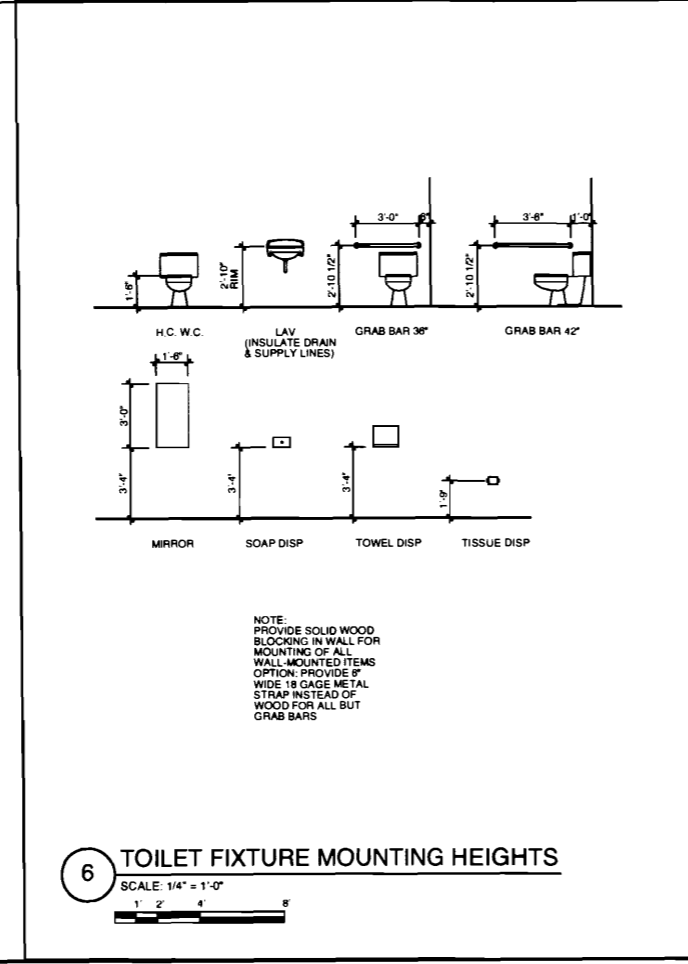
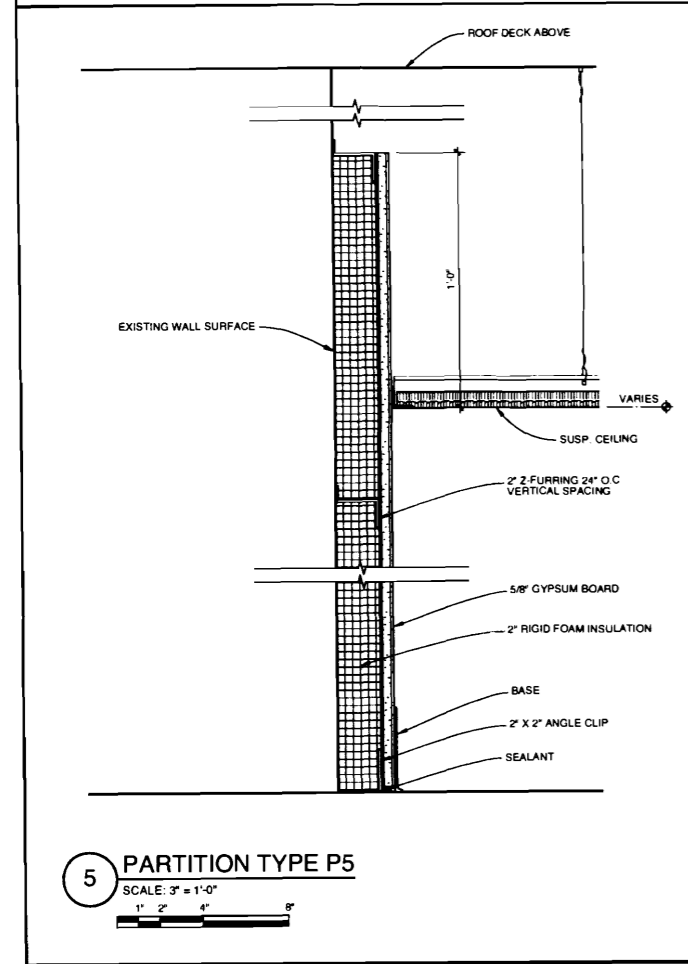
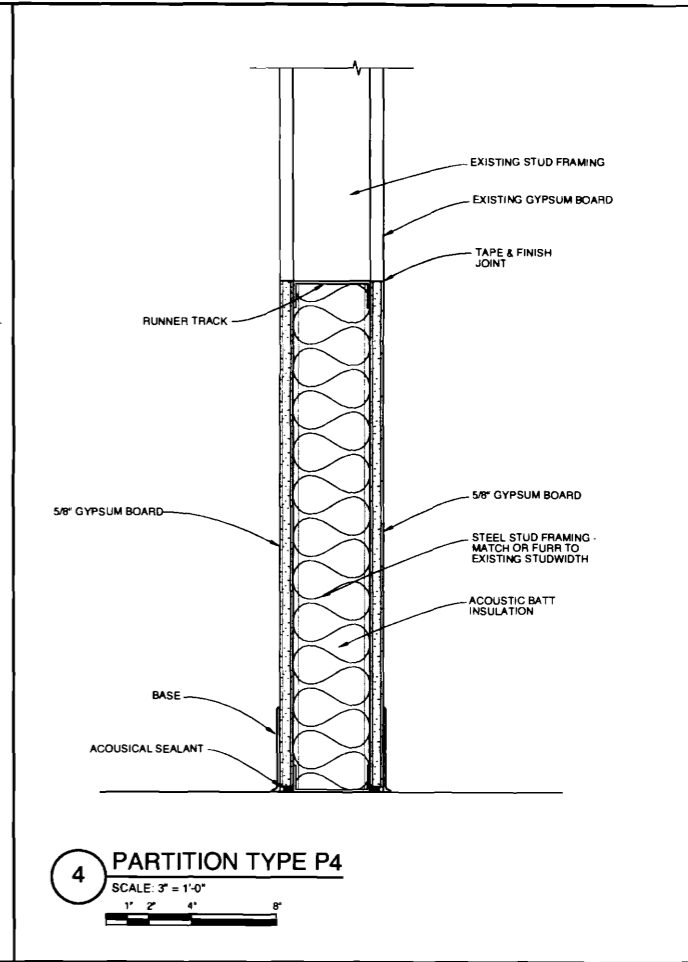
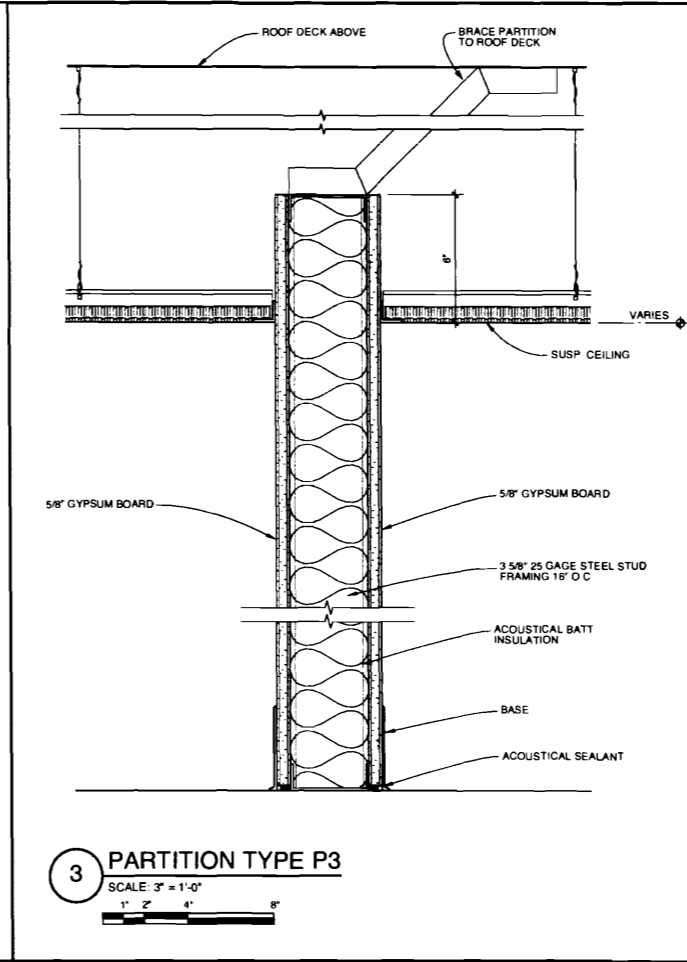
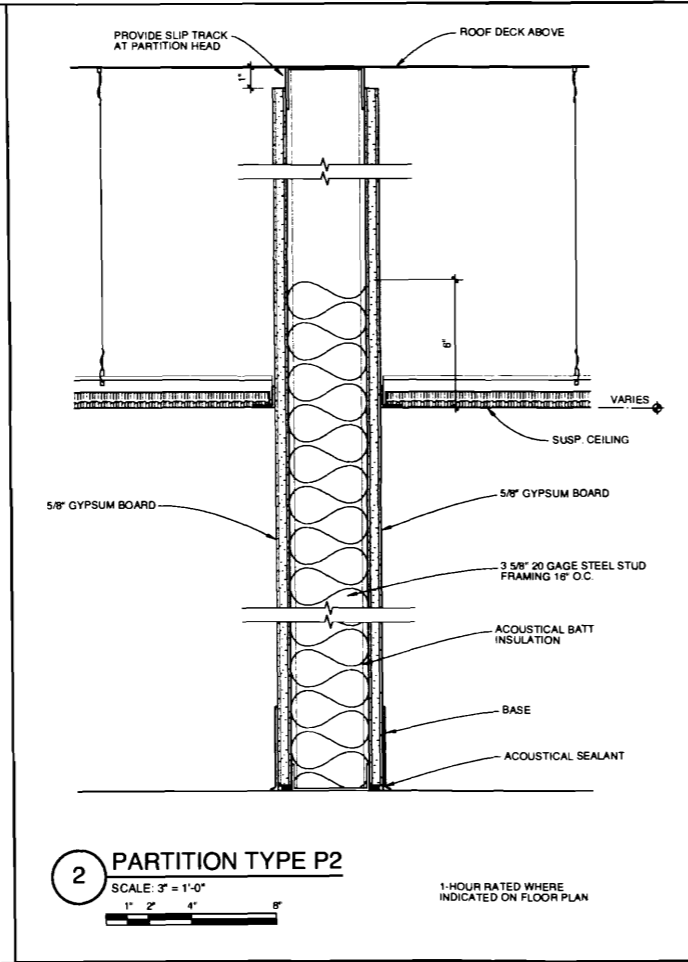
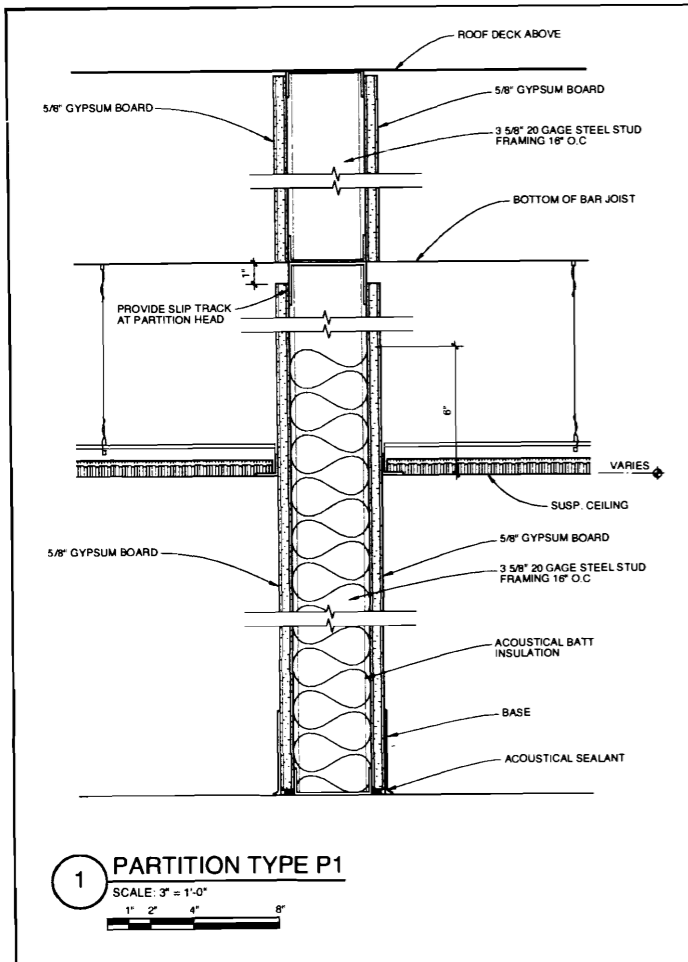
- LIFE SAFETY LEGEND**
- [Symbol] EMERGENCY LIGHT DOUBLE HEAD
 - [Symbol] EXIT SIGN - ARROWS INDICATE DIRECTION
 - [Symbol] HORN STROBE - NUMBER INDICATES CANDELA RATING
 - [Symbol] STROBE - NUMBER INDICATES CANDELA RATING
 - [Symbol] FIRE ALARM PULL STATION



2 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
2' 4' 8' 16'

CEILING PLAN LEGEND
 [Grid] SUSPENDED CEILING
 [Rectangle] FLUORESCENT TROFFER 2' X 4'
 [Dot] SPRINKLER HEAD





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In-Line Vacancy Renovations at Northgate
21 Auburn Street
Portland, ME

Title
DETAILS

Scale: AS NOTED

Date: 6/29/09

Revisions

Sheet
A3