

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that A & D REALTY, LLC - LITTLE CAESAR'S PIZZA

Located At 91 AUBURN ST

CBL: 375-C-001-001

Job ID: 2011-10-2436-CH OF USE

has permission to Renovate for fit-up of vacant space to Retail w/food Prep. Little Caesar's Pizza 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

 11/4/11  
\_\_\_\_\_  
Code Enforcement Officer / Plan/Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2011-10-2436-CH OF USE	Date Applied: 10/11/2011	CBL: 375- C-001-001	
Location of Construction: 91 AUBURN ST	Owner Name: A & D REALTY, LLC	Owner Address: 5 MILITIA DR LEXINGTON, 02421 MA - MASSACHUSETTS	Phone:
Business Name: Little Caesar's Pizza	Contractor Name: Otto Food erVICES, Inc	Contractor Address: 34 Barnfield Lane, Gorham, ME 04038	Phone: (207) 415-2067
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2
Past Use: Vacant	Proposed Use: Retail - Little Caesar's Pizza - fit up new space created from larger space.	Cost of Work: 49000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M Type: 2B IBC-2009
		Signature: <i>[Signature]</i> (58)	Signature: <i>[Signature]</i>
Proposed Project Description: fit-up of vacant space to Retail w/food Prep		Pedestrian Activities District (P.A.D.)  11/4/11	

Permit Taken By:	<b>Zoning Approval</b>		
<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>Ok w/ conditions</i> <i>10/27/11</i>	<b>Zoning Appeal</b> <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  Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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>ABM</i>
	<b>CERTIFICATION</b>		

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection / Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2436-CH OF USE

Located At: 91 AUBURN ST

CBL: 375- C-001-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. With the issuance of this permit and the certificate of occupancy the use of this space shall remain as retail. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
3. Fire alarm system requires a wireless master box connection per city ordinance.
4. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property, including requirement that the fire alarm system cover the entire plaza, have a remote annunciator on the front of the plaza with revolving red light, and AES master box updates.
5. A model 4100 Knox box shall be located at the annunciator and a model 3200 hinged Knox Box is required at the fire alarm and sprinkler room.
6. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
7. A separate Fire Alarm Permit is required.
8. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576. Master box design and installation shall be as approved by City Electrical Division.
9. The sprinkler system shall be installed in accordance with NFPA 13.
10. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
11. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
12. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.

13. Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with NFPA 25 and City Code Chapter 10, Art IV.
14. Fire extinguishers are required per NFPA 10.
15. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
16. Any cutting and welding done will require a Hot Work Permit from Fire Department.
17. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
18. A single source supplier should be used for all through penetrations.
19. Separate permits are required for hood and suppression systems.

## **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Equipment must be installed in compliance per the manufacturer's specifications
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
5. Approval of City license is subject to health inspections per the Food Code.
6. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



# General Building Permit Application

B-2

2011-10-2437

collected 10/12/11

Location/Address of Construction: <u>91 Auburn Street</u>		
Total Square Footage of Proposed Structure/Area <u>3,540 sf renovation</u>		Square Footage of Lot <u>12.095 acre</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>375          C          1-15-17</u>	Applicant * <b>must be owner, Lessee</b> Phone: Name <u>A &amp; D Realty LLC</u> <u>c/o Winslow Property Management</u> <u>781-674-2020 x214</u> Address <u>5 Militia Dr.</u> City, State & Zip <u>Lexington MA</u>	
Lessee/DBA (If Applicable) <u>OTTO Food Services, Inc.</u> <u>d/b/a Little Caesars Pizza</u>	Owner (if different) Name Address City, State	
Current legal use (i.e. single family) <u>Vacant</u> If vacant, what was the previous use? <u>Retail</u> Proposed Specific use: <u>Mercantile M</u> Is property part of a subdivision? <u>No.</u> If yes, please name subdivision: Project description: <u>Renovation of 3,540 sf of vacant retail space for a franchise.</u>		
Contractor's name: <u>OTTO FOOD SERVICES, INC.</u> Address: <u>34 BARNFIELD LANE</u> City, State & Zip <u>GORHAM ME 04038</u> Telephone: <u>2074152067</u> Who should we contact when the permit is ready: <u>Jonathan Smith</u> Telephone: <u>781-674-2020 x214</u> Mailing address: <u>Winslow Property Management, 5 Militia Dr., Lexington, MA 02421</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](http://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: [Signature]      Date: 10-11-11

**This is not a permit; you may not commence ANY work until the permit is issued**

RECEIVED  
OCT 11 2011  
Dept. of Building Inspections  
City of Portland, Maine



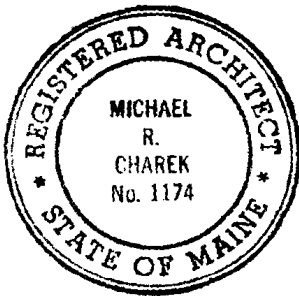
# Accessibility Building Code Certificate

**Designer:** Michael Charek Architects

**Address of Project:** 91 Auburn Street

**Nature of Project:** Renovation of existing vacant retail space into  
new Little Caesars franchise.

To the best of my knowledge and belief,



**Signature:** \_\_\_\_\_

**Title:** Principal

**Firm:** Michael Charek Architects

**Address:** 25 Hartley Street  
Portland, ME 04103

**Phone:** 207-761-0556



# Certificate of Design Application

From Designer: Michael Charek Architects  
 Date: October 3, 2011  
 Job Name: Little Caesars  
 Address of Construction: 91 Auburn Street, Portland, ME 04103

## 2009 International Building Code

## 2003 International Building Code

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

Building Code & Year IBC 2009 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? Yes If yes, separated or non separated or non separated (section 302.3) Non separated  
 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,  $S_D$  &  $S_1$  (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  $P_f$   
 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,  $R_f$  and deflection amplification factor,  $C_d$  (1617.6.2)  
 Analysis procedure (1616.6, 1617.5)  
 Design base shear (1617.4, 16175.5.1)

### 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)





# Certificate of Design

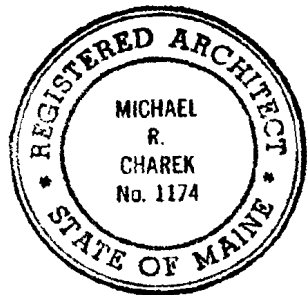
**Date:** October 3, 2011

**From:** Michael Charek Architects

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

Renovation of existing vacant retail space into new Little Caesars franchise.

Have been designed and drawn up by the undersigned, a Maine registered Architect /  
Engineer according to the **2003 International Building Code** and local amendments.  
**2009 International Building Code**



Signature: [Signature]

Title: Principal

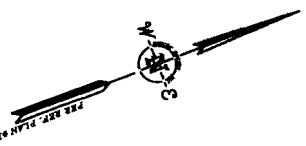
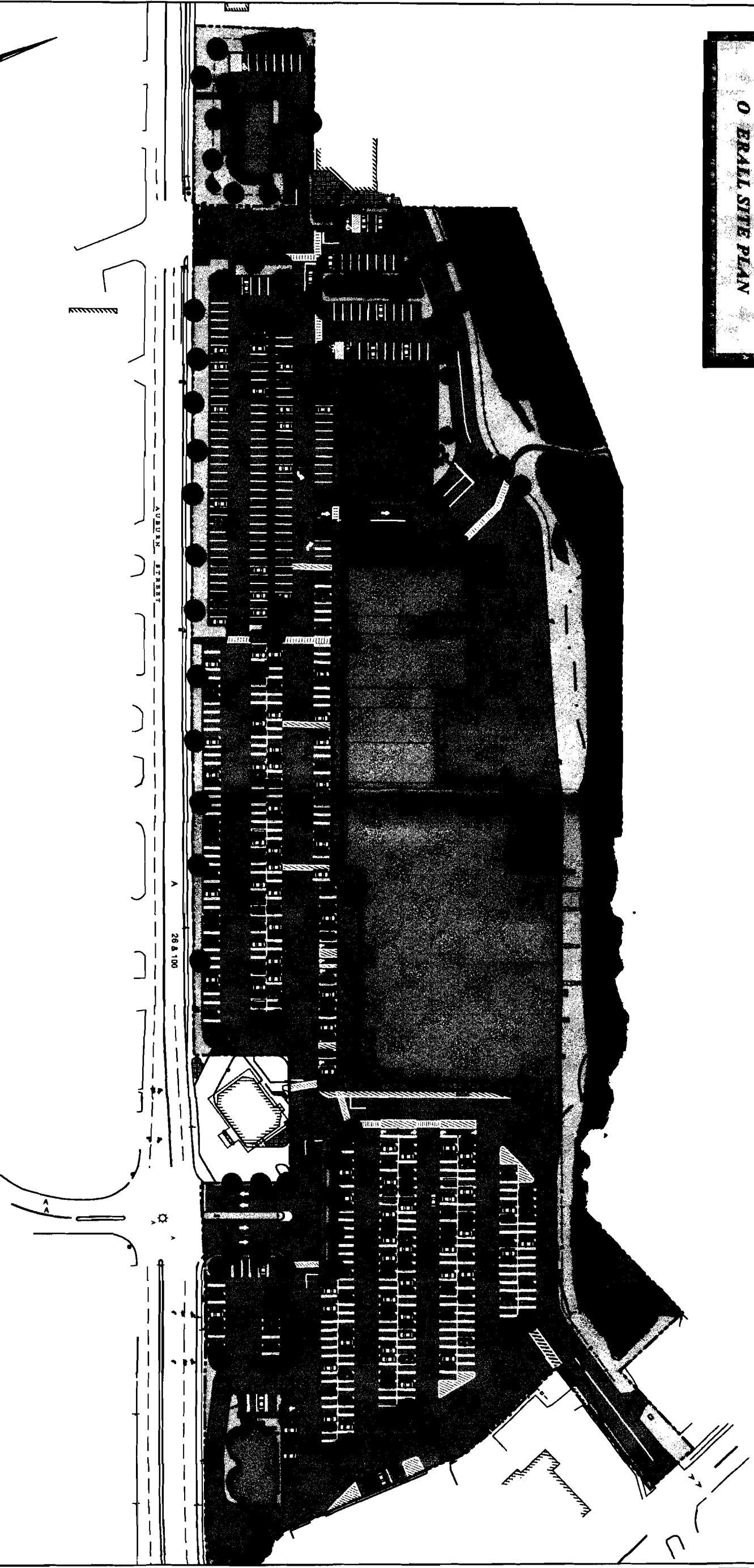
Firm: Michael Charek Architects

Address: 25 Hartley Street

Portland, ME 04103

Phone: 207-761-0556

**NORTHGATE SHOPPING CENTER  
A B RN STREET  
PORTLAND, MAINE  
O RRAIL SITE PLAN**



**APPLEDORE**  
ENGINEERING

177  
(603) 433-8818  
4, 2008

03801  
2025

**DEMOLITION 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.
- OWNER WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNER'S 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 SERVICE SYSTEMS THAT BYPASS AREAS 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 DUST/PROOF 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:
  - SPECIFIC ITEMS AS INDICATED BY NOTE AND LEGEND.
  - SUSPENDED CEILING IN ALL AREAS.

**PARTITION TYPES**

**P1** 3 5/8" 20 GAUGE STEEL STUD FRAMING 16" O.C.  
5/8" GYPSUM BOARD BOTH SIDES  
ACOUSTIC INSULATION FULL HEIGHT  
PARTITION HEAD UP TO ROOF DECK  
SLIP TRACK AT HEAD  
ACOUSTICAL SEALANT AT FLOOR TRACK

**P2** 3 5/8" 20 GAUGE STEEL STUD FRAMING 16" O.C.  
5/8" GYPSUM BOARD BOTH SIDES  
ACOUSTIC INSULATION FULL HEIGHT  
PARTITION HEAD UP TO 6" ABOVE CEILING  
GRADE TO STRUCTURE ABOVE  
ACOUSTICAL SEALANT AT FLOOR TRACK

NOTE: PARTITIONS AND WALLS NOT OTHERWISE NOTED BY PARTITION TYPE OR BY NEW WORK KEYNOTE ARE EXISTING TO REMAIN. PATCH AS NECESSARY AND PAINT.

**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.
- PATCH EXISTING WALL SURFACES AS NEEDED TO PROVIDE A SMOOTH SURFACE FOR FINISHES.
- 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 UNREATED 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 WALL SURFACE AND TO OPENING CENTERLINE UNLESS NOTED OTHERWISE.
- TENANT PLANS BY LITTLE CAESAR ENTERPRISES ARE INCORPORATED BY REFERENCE.

**MECHANICAL SYSTEM NOTES**

- PROVIDE ADDITIONS AND MODIFICATIONS TO EXISTING HVAC SYSTEM TO PROVIDE ADEQUATE HEAT, COOLING, AND VENTILATION TO RENOVATED SPACES. PROVIDE SPIRAL DUCT IN EXPOSED STRUCTURE CEILING AREAS.

**PLUMBING SYSTEM NOTES**

- PROVIDE ADDITIONS AND MODIFICATIONS TO EXISTING SUPPLY AND WASTE PIPING AS NECESSARY TO CONNECT NEW FIXTURES.
- PLUMBING FIXTURES: PROVIDE FIXTURES INDICATED ON TENANT PLANS.

**SPRINKLER SYSTEM NOTES**

- PROVIDE MODIFICATIONS TO EXISTING SPRINKLER SYSTEM AS NECESSARY TO PROVIDE COVERAGE TO RENOVATED AREAS.

**LIFE SAFETY SYSTEM NOTES**

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

**ELECTRICAL SYSTEM NOTES**

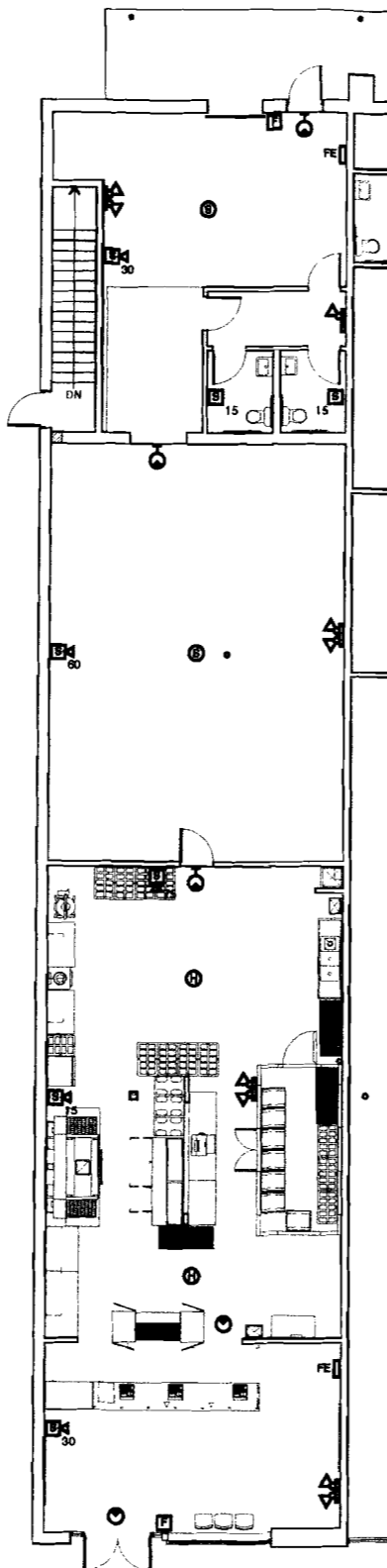
- PROVIDE MODIFICATIONS TO ELECTRICAL SYSTEM AS SHOWN ON TENANT PLANS AND AS NEEDED IN RENOVATED SPACES, INCLUDING NEW DISTRIBUTION PANEL.
- PROVIDE NEW LIGHT FIXTURES OF TYPE SPECIFIED IN TENANT PLANS AND ELSEWHERE IN SUFFICIENT QUANTITIES TO PROVIDE SPECIFIED LIGHTING LEVELS.
- PROVIDE POWER WIRING AND DEVICES AS SPECIFIED IN TENANT PLANS.
- PROVIDE J BOXES AND CONDUITS AT LOCATIONS SPECIFIED IN TENANT PLANS FOR DATA WIRING BY OTHERS.

**DOOR NOTES**

- ALL INTERIOR DOOR LEAVES ARE 3'-0" X 7'-0" SOLID CORE WOOD, IN HOLLOW METAL FRAMES, WITH LEVER HANDLE HARDWARE.

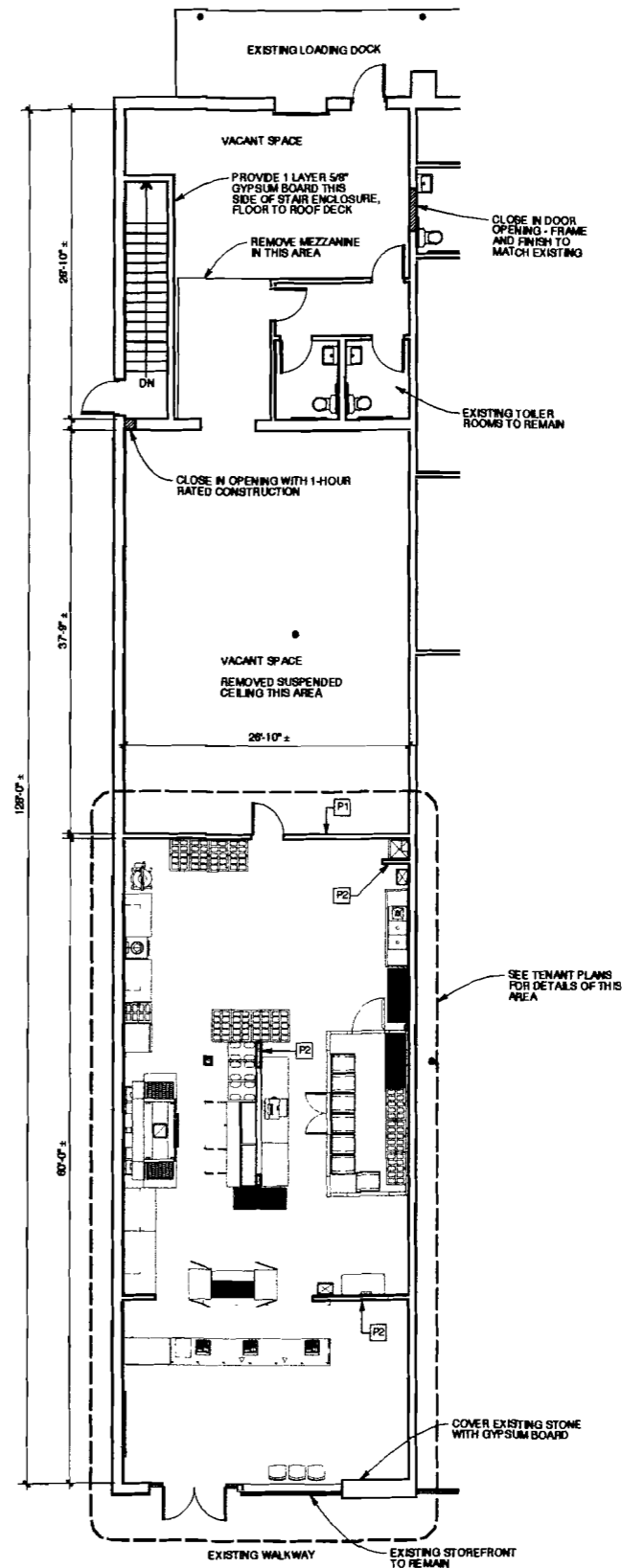
**FINISH NOTES**

- FINISH MATERIALS AND COLORS AS SPECIFIED IN TENANT PLANS.

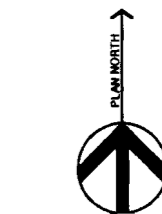


**2 LIFE SAFETY PLAN**  
SCALE: 1/8" = 1'-0"  
2' 4' 8' 16'

- LIFE SAFETY PLAN LEGEND**
- EMERGENCY LIGHT DOUBLE HEAD
  - EMERGENCY LIGHT SINGLE HEAD
  - EXIT SIGN WALL MOUNT
  - EXIT SIGN CEILING MOUNT
  - FIRE ALARM PULL STATION
  - HORN STROBE - NUMBER INDICATES CANDELA RATING
  - STROBE - NUMBER INDICATES CANDELA RATING
  - HEAT DETECTOR
  - SMOKE DETECTOR
  - FIRE EXTINGUISHER



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



**Michael Charek Architects**

25 Hartley Street  
Portland, Maine 04103  
(207) 761-0556



**Little Caesar Pizza Northgate Plaza**

91 Auburn Street  
Portland, ME 04103

**Title**

PLANS AND NOTES

**Scale:** AS NOTED

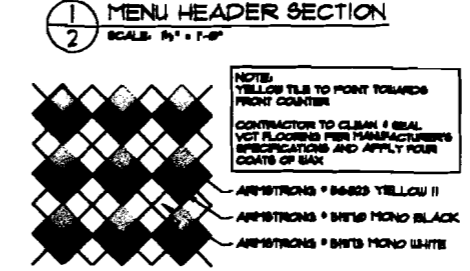
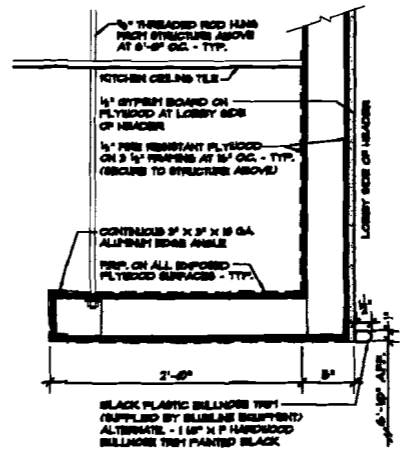
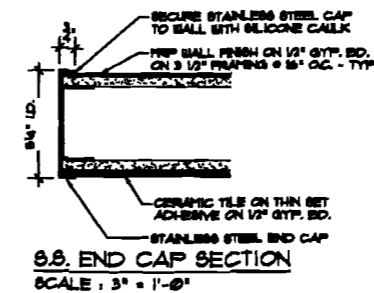
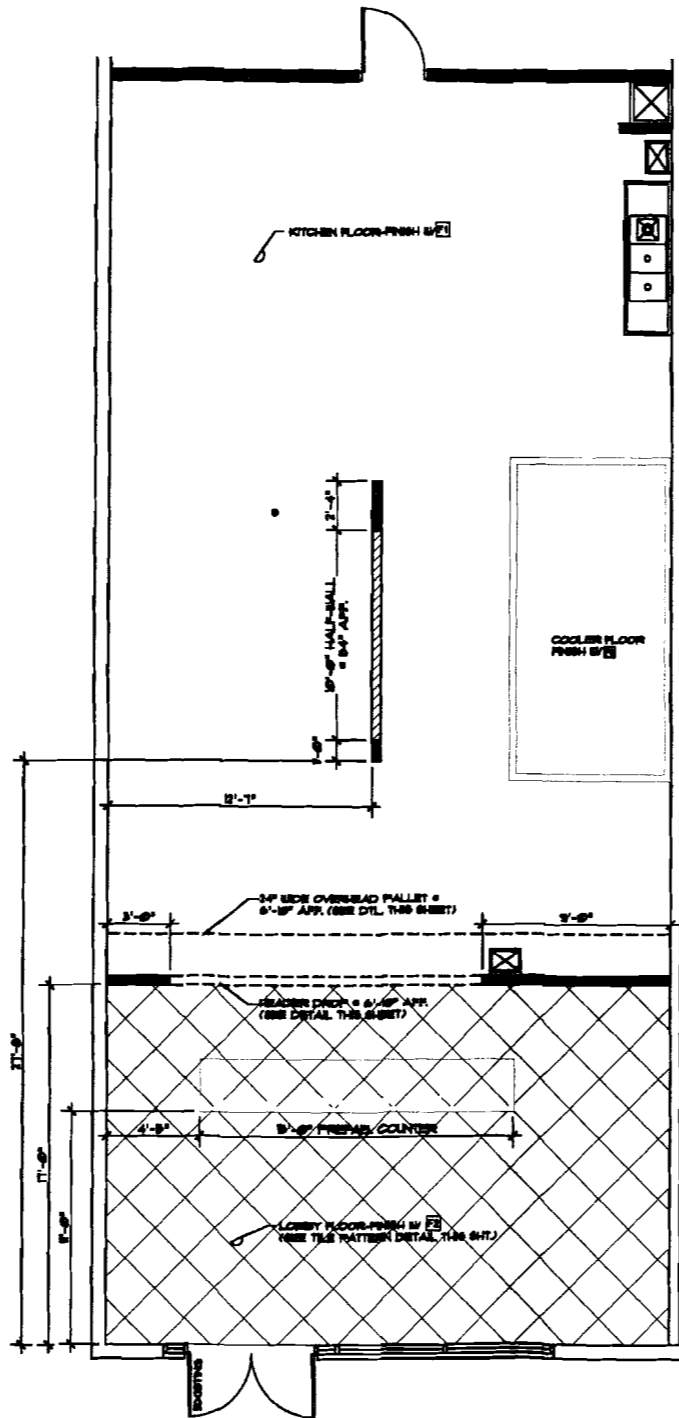
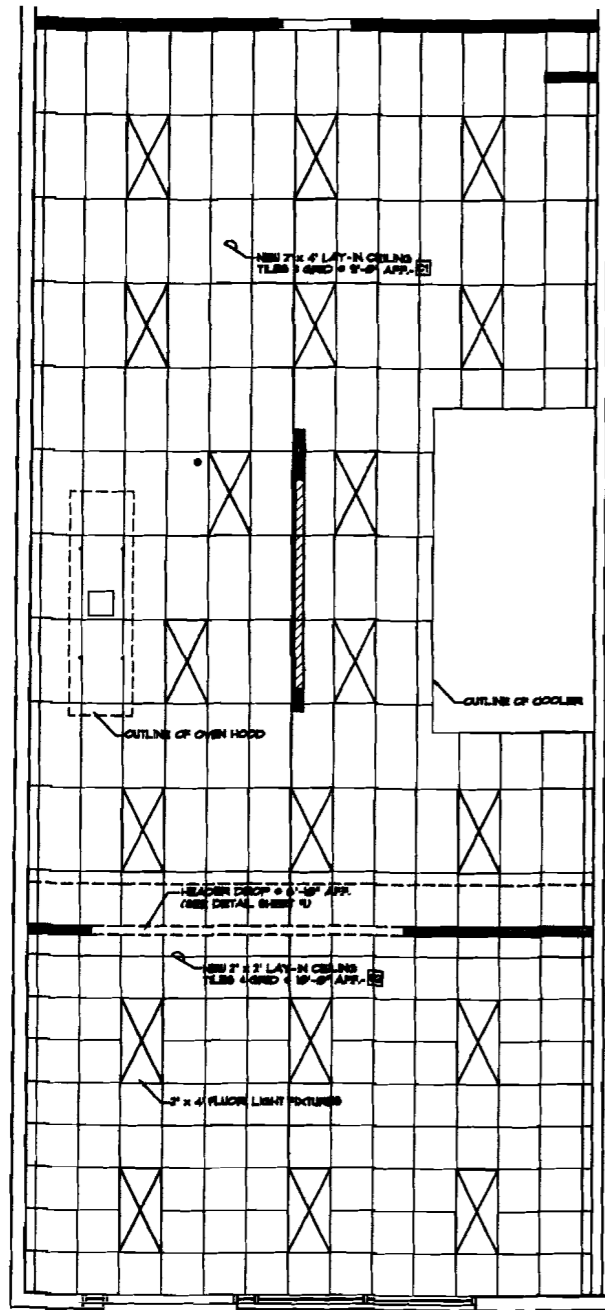
**Date:** 10/3/11

**Revisions**

**ISSUED FOR PERMIT**

**Sheet**

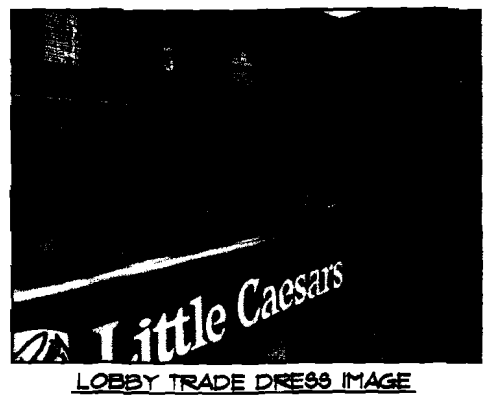
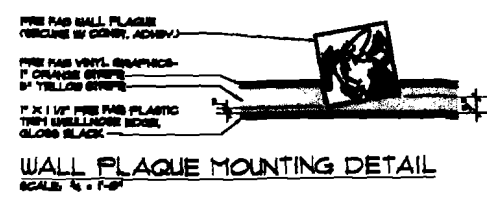
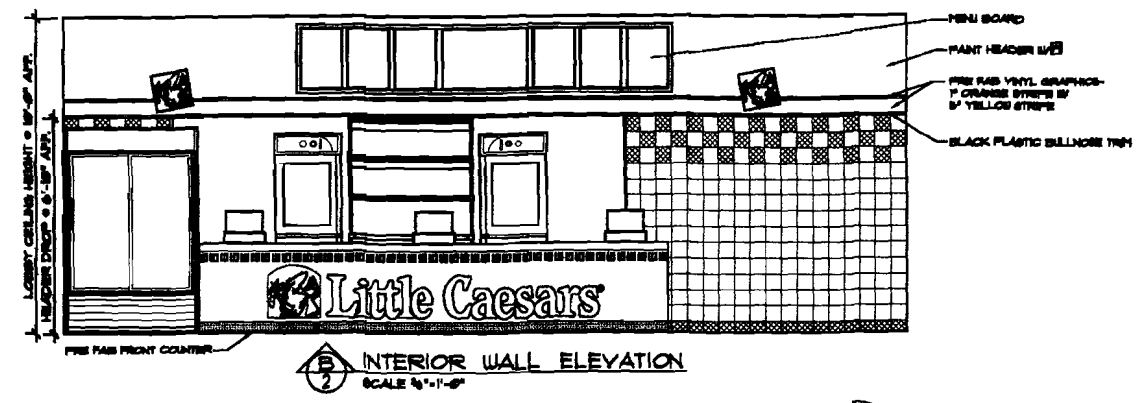
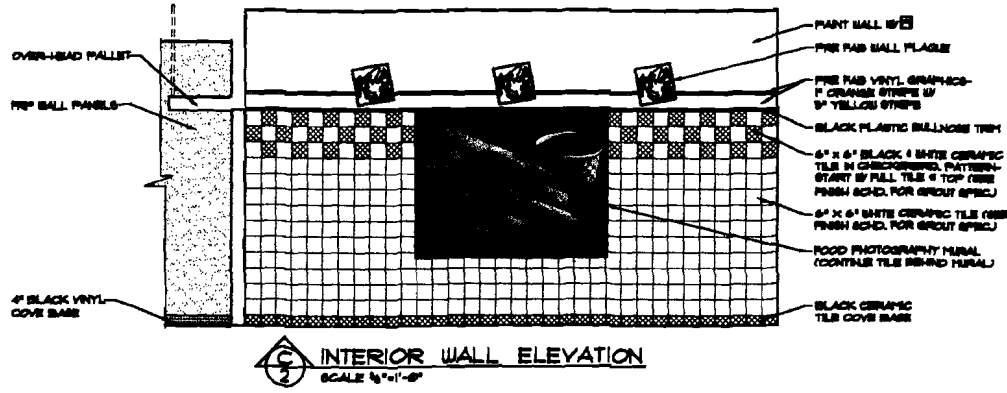
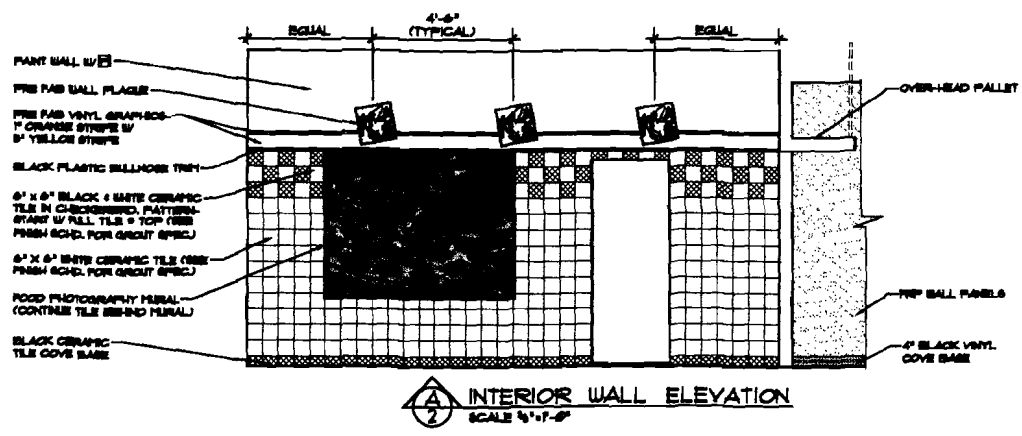
**A1**



FINISH SCHEDULE	
<b>FINISH NOTES:</b> 1. ALL KITCHEN WALL FINISHES ARE TYPE [ ] WITH A 4" VINYL COVE BASE UNLESS NOTED OTHERWISE. 2. ALL LOBBY WALL FINISHES ARE TYPE [ ] TO 8'-10" A.F.F. WITH GYP. BD. PAINTED [ ] FROM 8'-10" A.F.F. TO CEILING UNLESS NOTED OTHERWISE. (SEE ELEVATIONS SHEET 2.) 3. ALL RESTROOM WALL FINISHES ARE TYPE [ ] UNLESS NOTED OTHERWISE.	
<b>FLOORINGS</b> [ ] KITCHEN: VINYL COMPOSITE TILE 12"x12" IMP. ARMSTRONG, STANDARD BRIDLEON IMPERIAL TEXTURE, 61941, POLAR WHITE. CONTACT: www.armstrong.com 800-222-2828 ALTERNATE: AEROCK, CORKERA COLOR, V488, CLOUD WHITE. CONTACT: www.aerock.com 878-355-2888 [ ] LOBBY: VINYL COMPOSITE TILE (LOBBY) 3/4"x6" CHESEBROUGH PATTERN ON 4" ANGLE, 12"x12" IMP. ARMSTRONG, STANDARD BRIDLEON IMPERIAL TEXTURE, 61941 POLAR WHITE & 6196 CLARING BLACK WEAFTURE TILE, 8888, YELLOW I. CONTACT: www.armstrong.com 800-222-2828 WALL BASE: PROVIDE 4" VINYL COVE BASE, JOISTBONTE, 40 BLACK FOR ALL WALLS EXCEPT CERAMIC TILE WALL. CONTACT: www.joistbonte.com 800-282-8678	
<b>UPGRADE FLOORING</b> [ ] KITCHEN: 6"x6"x1/2" QUARRY TILE WITH PVP 1/2" COVER TOP BASE, AMERICAN CLEAR, GLASSY NATURAL, 146 BRONZE GRAY, 517 GROUT JOINTS, HYDROSEAL, HYDROSEAL, H44 MISTY GRAY. CONTACT: www.beck.com 800-728-7946 ALTERNATE: DALTILE, GLASSY TEXTURES, 6718 ASHEN GRAY, GROUT W/MAPEL, 27 SILVER. CONTACT: www.daltile.com 914-882-4746 CONTACT: www.mapei.com 888-882-8734 [ ] KITCHEN: SOLID SHEET VINYL FLOOR W/ CONTINUOUS BASE (MIN. 4" HIGH) W/ 3/8" 3/4" COVER W/ CONTINUOUS SOLID BACKER ROD, MANHATTAN ADHESIVE, 1/2" GLASS GLASS. CONTACT: www.manhattan.com 888-911-2282 [ ] LOBBY: CREATE 3/4" x 3/4" CHESEBROUGH PATTERN ON 4" ANGLE WITH DALTILE, 12" x 12" IMP. ARMSTRONG, STANDARD BRIDLEON IMPERIAL TEXTURE, 61941 POLAR WHITE & 6196 CLARING BLACK WEAFTURE TILE, 8888, YELLOW I. CONTACT: www.daltile.com 914-882-4746 CONTACT: www.armstrong.com 800-222-2828 ALTERNATE: CREATE 3/4" x 3/4" CHESEBROUGH PATTERN ON 4" ANGLE WITH AMERICAN CLEAR, GLASSY NATURAL, 146 BRONZE GRAY, 517 GROUT JOINTS, HYDROSEAL, H44 MISTY GRAY. CONTACT: www.beck.com 800-728-7946	
<b>WALLS</b> [ ] 4" x 8" CERAMIC WALL TILE, FLORIDA TILE, BRIGHT GLAZE, 1 WHITE & 3 BLACK, GROUT W/MAPEL, HYDROSEAL, H44 MISTY GRAY. CONTACT: www.beck.com 800-728-7946 ALTERNATE: DALTILE, 6666 GLOSS, 6718 WHITE & 6711 BLACK, GROUT W/MAPEL, 27 SILVER. CONTACT: www.daltile.com 914-882-4746 CONTACT: www.mapei.com 888-882-8734 AMERICAN CLEAR, W/WHITE, 020 WHITE & 020 GLOSS BLACK, GROUT W/MAPEL, 27 SILVER. CONTACT: www.americanclear.com 800-222-2828 WALL BASE: PROVIDE 4" x 8" BANTARY COVE BASE, FLORIDA TILE, BRIGHT, 6-9410-6 BLACK, GROUT W/MAPEL, 27 SILVER. CONTACT: www.beck.com 800-728-7946 ALTERNATE: DALTILE, BANTARY COVE BASE, 6711 BLACK, GROUT W/MAPEL, 27 SILVER. CONTACT: www.daltile.com 914-882-4746 CONTACT: www.mapei.com 888-882-8734 ALTERNATE: MARITTE, PVC BASE MOLDING, 1000 BLACK, CONTACT: www.marittemolding.com 800-877-1221 [ ] FIBERGLASS REINFORCED POLYESTER PANEL, (PVP), MATRIX ST, 1150 COTTON WHITE. CONTACT: www.beck.com 800-485-0282 [ ] FIBERGLASS REINFORCED POLYESTER PANEL, (PVP), MATRIX ST, 1150 COTTON WHITE. CONTACT: www.beck.com 800-485-0282	
<b>CEILING</b> [ ] KITCHEN CEILING - 24" x 24" 1/2" LAY-IN PANEL, UNITED STATES GYPSUM (USG) SHEETROCK, CLIMAPLUS, 8270 WHITE, VINYL FINISH. CONTACT: www.usg.com 800-882-2828 [ ] LOBBY CEILING - 24" x 24" 1/2" LAY-IN PANEL, ARMSTRONG, DUNE 774, WHITE, TELLERS EDGE DETAIL. CONTACT: www.armstrong.com 878-355-2888 ALTERNATE: CERTAIN TEED, CHEMERS, 02-404 WHITE W/VEINCH EDGE. CONTACT: www.certainteed.com 800-222-2828 ALTERNATE: LMG, SOLFIRE CLIMAPLUS, 87 EDGE, 7670 WHITE. CONTACT: www.usg.com 800-882-2828 NOTE: PROVIDE MATCHING TILE GRID SYSTEM	
<b>PAINT</b> [ ] BERAMIN MOORE, INTERIOR READY MIXED, 149 ATRIUM WHITE. CONTACT: www.beraminmoore.com 800-244-0400 NOTE: USE BERAMIN MOORE 800 8190 BERAMIN CHANGEL, 228 FOR INTERIOR. USE BERAMIN MOORE 800 8190 BERAMIN FINISH HOUSE PAINT FOR EXTERIOR.	
<b>GENERAL NOTES</b> 1. ALL WORK SHALL CONFORM TO ALL FEDERAL, STATE AND MUNICIPAL CODES HAVING JURISDICTION OVER THIS PROJECT. 2. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONTRACT TO VERIFY EXISTING FIELD CONDITIONS. ALL EXISTING DIMENSIONS SHALL BE VERIFIED AND/OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAME. 3. ANY VARIATIONS OF THE DRAWINGS TO BE APPROVED BY LITTLE CAESARS ARCHITECTURAL DEPARTMENT (973) 881-0000. 4. GENERAL CONTRACTOR TO REMOVE, UNLOAD AND INSTALL ALL KITCHEN EQUIPMENT, FINISH MATERIALS AND ALL OTHER ITEMS DELIVERED TO STORE LOCATION. 5. GENERAL CONTRACTOR TO PROVIDE A MINIMUM OF ONE FIRE EXTINGUISHER IN COMPLIANCE WITH THE LOCAL FIRE MARSHAL. LOCATION & QUANTITY OF FIRE EXTINGUISHER(S) TO BE DETERMINED BY THE FIRE MARSHAL. 6. PROVIDE NON-COMBUSTIBLE PLYWOOD BACKING IN LIEU OF GYPSUM BOARD AS BACKING FOR WALL MOUNTED FIRE EXTINGUISHERS AT ALL 10" A.F.F. SEE FLOOR/EQUIPMENT PLAN FOR SHELVE LOCATIONS & WALL FINISH. 7. OVER TO BE SET IN PLACE PRIOR TO INSTALLATION OF COUNTERTOP. 8. CERAMIC TILE TO BE SEALED WITH SILICONE SEALANT. 9. WALL PARTITION KEY: [ ] TYP. INTERIOR PARTITION WALL, 1/2" GYPSUM BOARD EACH SIDE OF 1/2" x 3/4" x 3/4" GA. METAL STUDS AT 16" O.C. WITH INDICATED FINISH. [ ] EXISTING WALL [ ] EXISTING WALL TO BE REMOVED (SHOWN DASHED) [ ] HALF HEIGHT WALL (3/4" APP.) [ ] EQUIPMENT INDICATOR [ ] INTERIOR FINISH INDICATOR 11. [ ] INDICATES PHONE LOCATION ON FLOOR/EQUIPMENT PLAN.	

NOTICE: Attention Little Caesars franchisees, architects and contractors. These design intent drawings represent the approved layout of equipment and finishes for this Little Caesars location. Any reconfiguration or modification requires written approval from Little Caesars Architecture and Design Department. Modification without such approval may result in reconstruction or default.

JOB: LITTLE CAESARS  
 18 ARDEN AVENUE  
 PORTLAND, ME 04106  
 NO. 142-0000 DRAWN BY: PJP  
**Little Caesar's ENTERPRISES, INC.**  
 2211 WOODWARD AVENUE DETROIT, MICHIGAN 48201-3400  
 (313) 471-6000  
 1 OF 2



**LITTLE CAESARS STANDARD SIGN SPECIFICATION**

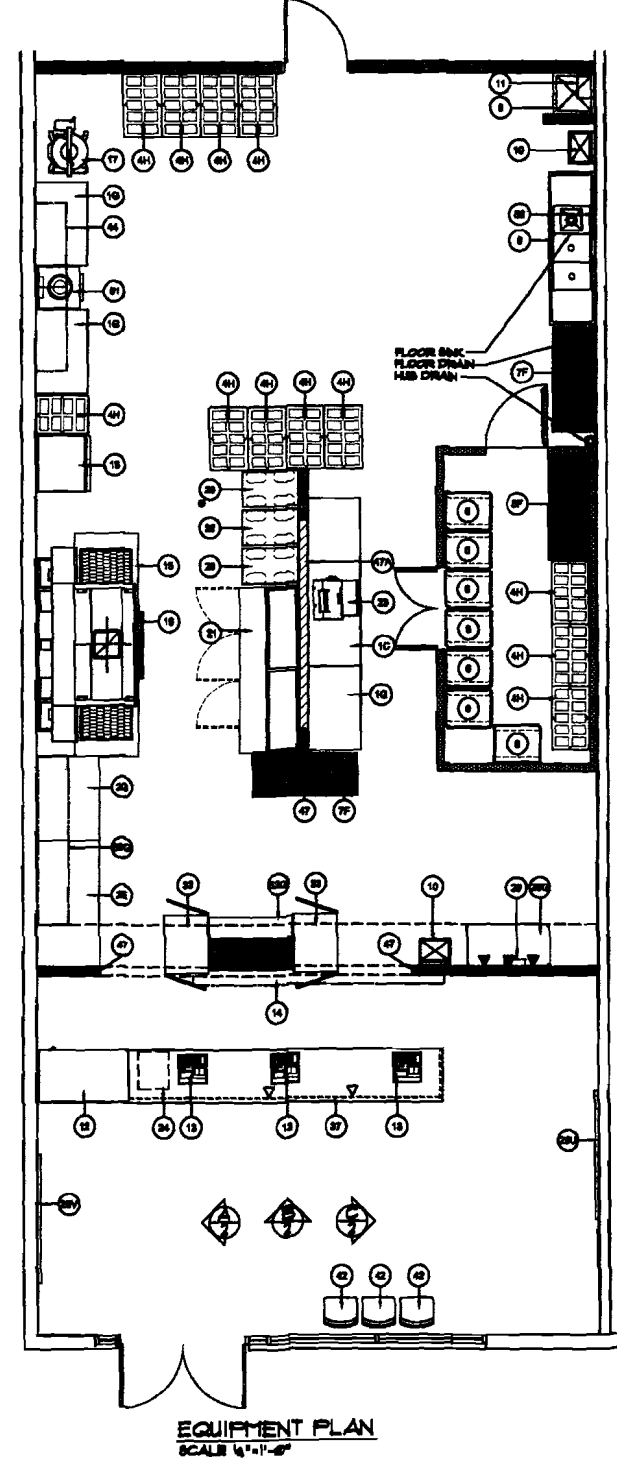
LITTLE CAESAR SIGNS ARE TO BE ONLY MANUFACTURED BY APPROVE LITTLE CAESAR SIGN MANUFACTURER. CONTACT BLUELINE 1-800-447-1833 OR VISIT FORUM FOR APPROVED VENDORS. 10-1-06

**SIGN SQUARE FOOTAGE:**  
 SIGN OUTLINE  
 SIGN SQUARED OFF

SIGN HGT.	LENGTH	OUTLINE S.F.	SQUARED OFF S.F.	AMPS
18"	11'-1 1/2"	13 S.F.	18 S.F.	3
24"	14'-10"	23 S.F.	31 S.F.	4
28"	17'-3 5/8"	31 S.F.	42 S.F.	5
32"	19'-9 3/8"	40 S.F.	51 S.F.	7
36"	22'-3"	51 S.F.	70 S.F.	7

**RACEWAY MOUNTED SIGN SECTION**

NOTES: 1. SIGN TO BE U.L. APPROVED & LABELED.  
 2. POWER REQUIREMENTS 3 - 7 AMPS.  
 3. RACEWAY TO BE PAINTED TO MATCH FASCIA.



EQUIPMENT SCHEDULE

INDICATES EQUIPMENT CALLOUT

#	DESCRIPTION	MANUFACTURER	MODEL NO.	BLUELINE NO.	1	2	3	VOLTS	POLE	PHASE	FLTR	WTR	DRN	SH	BTNS	COMMENTS
10	24" W x 36" D	CLASE MANUFACTURING CO.	243-243-243	243243												WITH CHAIRS
11	24" W x 36" D	CLASE MANUFACTURING CO.	243-243-243	243243												WITH CHAIRS
12	24" W x 36" D	CLASE MANUFACTURING CO.	243-243-243	243243												WITH CHAIRS
13	24" W x 36" D	CLASE MANUFACTURING CO.	243-243-243	243243												WITH CHAIRS
14	POLYMER DRAINAGE BACK (24" x 36")	METRO	1750000	1750000												
15	POLYMER DRAINAGE BACK (24" x 36")	METRO	1750000	1750000												
16	POLYMER DRAINAGE BACK (24" x 36")	METRO	1750000	1750000												
17	DOUSH FACES (24" x 36")	LOGWOOD	1475 24 36 2	147524												
18	SUPER BRCTA VENE BACK (24" x 36")	METRO	1750000	1750000												METROBALL & FINISH
19	3 COMP. POT BRN VNE DRNAGEUR	ABRO MANUFACTURING CO.	1874-210-1874	1874210												COMPARTMENTS 36" W X 24" L X 14" D
20	100 SERVICE BASKET (BY CONTRACTOR)	BY CONTRACTOR														
21	HAND BISE	ABRO MANUFACTURING CO.	187	187210												
22	TANKLESS GAS WATER HEATER	FINISH	BY CONTRACTOR													WATERLESS (300-400-400)
23	RECHARGE SODA COOLER	TITLE MANUFACTURING	2024-42	202442												100A 6-SP
24	CHAFER	BY CONTRACTOR														ISOLATED GROUND
25	24" W x 36" D	NATIONAL BSH	107-14-107	10714												
26	GAS COOKTOP OVER (24" x 36")	BOY	243-243-243	243243												
27	HOOD SYSTEM (24" x 36")	HILTON	243-243-243	243243												12 AMPS & 14000 BTU/H PER DECK
28	EXHAUST FAN (24" x 36")	ADDORER	243-243-243	243243												LOW FREQUENCY FAN
29	EXHAUST FAN (24" x 36")	VEBETECH INC.	243-243-243	243243												INTERLOCK WITH EXHAUST AIR
30	EXHAUST FAN (24" x 36")	AVON	243-243-243	243243												ORDER PER ROOF TYPE & CODE
31	FAN ROOF CURB (24" x 36")	AVON	243-243-243	243243												INTERLOCK WITH EXHAUST FAN
32	VENTILATION INTERLOCK CONTROL PANEL	HILTON	243-243-243	243243												ORDER PER ROOF TYPE & CODE
33	WATER	ACORANT	243-243-243	243243												PROVIDE NON PURGED RECONNECT
34	FRIGIDIZER	ARTIGAR	243-243-243	243243												24 CIRC. FEET
35	HEAT RECOVERY (BY W/WORKSHEET)	RUSSELL	243-243-243	243243												100A 6-SP
36	SHOWER	SCORNET	243-243-243	243243												
37	UNDER COUNTER SINK	BLUEDDY SINKS	243-243-243	243243												NEED BY BATTERY
38	PHONE STATION (24" x 36")	METRO	243-243-243	243243												SLIPPER BRCTA CHROME
39	NOT & READY DOUBLE BACK	LOGWOOD	243-243-243	243243												
40	24" x 36" FOOD PHOTOGRAPHY MURAL	ADDORER	243-243-243	243243												
41	TIME CLOCK (BY CONTRACTOR)	BLUELINE	243-243-243	243243												
42	HEATED HOLDING CHIMNEY	CHIME CO.	243-243-243	243243												100A 6-SP
43	24" x 36" FIRE-FAB PICTURE COUNTER	CLASE MANUFACTURING CO.	243-243-243	243243												
44	CUSTOMER WAITING CHAIR	BOY	243-243-243	243243												MOLDED BLEED BASE BRACK CHAIR
45	DOUBLE WALL SERVING UNIT (24" x 36")	METRO	243-243-243	243243												
46	24" x 36" x 18" WALK-IN COOLER	BLUELINE	243-243-243	243243												EXHAUSTION & COMPRESSION WITH TWO SLASH DOORS
47	24" x 36" x 18" WALK-IN COOLER LIGHT	LOGWOOD	243-243-243	243243												
47A	24" x 36" x 18" WALK-IN COOLER BRN CAP	LOGWOOD	243-243-243	243243												
48	DOUSH HOLDER	AM MANUFACTURING	243-243-243	243243												AVAILABLE IN 3 PHASE
49	48" BRN STATION	METRO	243-243-243	243243												
50	WITH HEAT LAMP & 24" BLEED SHLF	APW WYOTT	243-243-243	243243												ONE CIRCUIT @ 60W 24 HEAT
51	DRYING/HEATING STATION BRN	METRO	243-243-243	243243												27 x 27" WALK-IN COOLER
52	48" LANDING STATION BRN & GRD	METRO	243-243-243	243243												27 x 48" WALK-IN COOLER

BLUELINE FINISH QUANTITY INFORMATION

LOBBY FLOORING	= 400	SQ. FT.
KITCHEN FLOORING	= 1000	SQ. FT.
WALK-IN COOLER	= 110	SQ. FT.
WALL TILE	= 800-0"	LINEAR FEET
WALL STRIPE	= 70-0"	LINEAR FEET

**Little Caesars ENTERPRISES, INC.**  
 2211 WOODWARD AVENUE DETROIT, MICHIGAN 48207-8400  
 (313) 471-6000

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JOB: LITTLE CAESARS  
 PORTLAND, ME  
 DRAWN BY: PGP  
 NO. 042-0001

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 2 of 2