**Grime Studios LLC**

Attachment to Commercial Use and Interior renovation

1. Applicant Grime Studios LLC
	1. owner: Justin Curtsinger
	2. address: P O Box 4776, Portland, Maine 04112
	3. Phone: 207-831-3624
2. Design Professional :
	1. Name; Ryan Senatore
	2. address: 565 Congress St, Portland, Maine04101
	3. Phone: 207-650-6414
3. Proposed use: Office use, musician rehearsal spaces
4. Square footage: 7816 sf first floor, 760 sf second floor
5. Existing fire protection: Wet sprinkler system
6. Proposed fire protection: Wet sprinkler system
7. Separate plan for suppression and detection:
	1. to be applied for by the vendors
8. Life Safety Plan see separate page as well
	1. all egress doors are located on exterior walls and are from non rated corridors
	2. travel distance from the most remote point is 100 feet
	3. Fire extinguishers will be located on the second floor and at each exit see attached plan
	4. 8 Emergency lights in accordance with the attached plan
	5. 6 Exit signs according to the plan
	6. see attached NFPA 101 summary

Other issues

**Narrative of project**

Grime studios is being forced to relocate after 25 years of operation on Thompsons Point. The existing building is being bulldozed for a parking lot.

After an extensive search of several months a new location has been found in warehouse in the IM zone at 299 Presumpscot Street. The space is home to the landlords import business. The landlord is enthusiatic about Grime Studios and is working hard to accommodate the project. He is aware of the noise that will be generated, and understands the issues. Grime has explored several sound attenuation products and techniques and is very comfortable that the sound can be managed in accordance with the building code and, in a manner that also does not affect neighboring tenants.

The project entails the construction of a sound attenuated demising wall with 18 ga 2x6 metal studs to the roof deck with a 5/8 rated sheetrock on both sides sandwiching Roxul or equivalent insulation. Up to 9 feet on the demising wall an additional layer of 5/8 sheetrock will be installed. There are more than 1000 lf of interior partitions that will be constructed out of 25 ga 2x4 metal studs with roxul or equilavent insulation in the center. Resillent channel and/ or sound board will be installed on selected walls after testing with a sound meter to achieve a cost effective sound containment. All sheetrock will be fire taped.

The ceilings will be suspended with different acoustic tiles being considered . Testing will determine the product selection. Sound attenuating insulation will be placed on top of the suspended ceiling.

The building has an existing wet fire suppression system which will be expanded in a code complaint fashion for coverage to each room and common areas.

The electrical will be installed also in a code compliant fashion with emergency lights and exits installed at the appropriate locations.

Carpeting will be installed to enhance the sound attenuating characteristics of the space.