

Grime Studios
Project narrative

Grime Studios received building permit 2014-02379 on 11/04/2014. This permit was for the creation of 31 individual musician rehearsal spaces and artist studios in a former warehouse. The original plans have been modified due to several changes of circumstances. The square footage of the floor plan has been reduced to 7442 sf. One area was offered to an abutting tenant addressing his needs and an additional 1000 sf was added to compensate for this loss. A second floor is contemplated in the future. At that time a set of plans will be submitted for review for this second phase with a building permit application.

The individual rooms will all be sprinkled and built with sound attenuation materials and construction practices implemented to minimize the impact upon other abutting tenants and subtenants. The rooms will be constructed with noncombustible materials, with one exception.

The prior landlord of Grime Studios allowed the principals of Grime to salvage for the purpose of repurposing, approximately 120 lf of old wall. This repurposed wall system are 2x4 kd studs filled with unfaced fiberglass insulation and at least 1 layer of 1/2 sheetrock and often up to 3 layers. The repurposed walls will be covered with 5/8 rated sheetrock. All of the exposed combustible surfaces will be coated with a code compliant intumescent paint with a one hour fire rating as required by code. The base of these existing walls will be placed in a metal track, and an additional 1 foot of wall will be constructed on top of these 8' wall with metal studs to meet the designed 9' wall height.

The studio walls will constructed with 2x4 metal studs to a height of 9' and filled with Roxul insulation. Then a layer of sound board will be installed on one side then the entire wall and soundboard will be covered with 5/8 rated sheetrock. These walls will be tested for the sound containment properties and if insufficient sound containment is detected, additional layers of sound board will be installed covered with 5/8 rated sheetrock. The ceilings will be acoustic ceiling covered with roxul insulation, except in areas where the phase 2 second floor will be constructed, where the ceiling with be metal floor joists covered by galvanized metal corrugated metal sheeting and 2" of concrete as reflected on the attached plans from Structural Integrity. The cavities will be filled with roxul insulation and either a 5/8 rated sheetrock or acoustic ceiling will be installed depending on resources available. In either case construction and materials will be code compliant.

A demising wall has been built and inspected. This wall was constructed with 2x6 metal studs to an average height of 22' and covered with sound board to a height of 9'

on the Grime side and then covered with 5/8 rated sheetrock on both sides as reflected in the submitted plans.

Fire Department Requirements

1. The applicant is: Grime Studios; address 299 Presumpscot Street, Portland, Maine 04103, Phone number of Justin curtsinger the manager of Grime is 207-831-3621.
2. Design professional: Ryan Senatore, 565 Congress Street 04101 207-650-6414
3. Office use, musician rehearsal spaces
4. Square footage 7442sf first floor and 760sf existing second floor
5. Existing fire protection: wet sprinkler system
6. Proposed fire protection system: wet sprinkler system
7. Separate plan for suppression and detection: to be supplied by the vendors
8. Life safety Plan
 - a. All egress doors are located on exterior walls and are from nonrated corridors
 - b. Travel distance from the most remote point is 100 feet
 - c. Fire extinguishers will be located on the second floor and at each exit
 - d. 8 Emergency lights as reflected on a plan to be submitted by the electrician
 - e. 7 exit signs as set forth on the plans to be submitted by the electrician
 - f. See the attached NFPA 101 summary

Parking plan was previously submitted

Zoning

The site is located in the IM zone. See attached addendum for the permit 2014-02379