CONGRESS STREET APARTMENTS
229 CONGRESS STREET
Portland, Maine 04104

DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE: 8.13.13 PERMIT SET	11.20.13 REVISION 1			
T-1.0	TITLE SHEET	●	●			
T-1.1	CODE REVIEW	●	●			
LS-1	LIFE SAFETY PLAN	●	●			
A-1.0	FLOOR PLANS - BSMT AND FIRST	●	●			
A-1.1	FLOOR PLANS - SECOND AND THIRD	●	●			
A-1.2	FLOOR PLANS - FOURTH & DETAILS	●	●			

PROJECT CODES

2009 INTERNATIONAL EXISTING BUILDING CODE
2009 NFPA 101 LIFE SAFETY CODE
MAINE STATE PLUMBING CODE
CITY OF PORTLAND CODE OF ORDINANCES

PROJECT CONTACTS

ARCHITECT: (MARK A. CHALOUPECKY)
PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
TEL: (207) 761-9000
E-MAIL: MARK@PORTCITYARCH.COM

STRUCTURAL ENGINEER: (MATT J. MILLER, P.E.)
M2 STRUCTURAL ENGINEERING, P.C.
23 THORNBURY WAY
WINDHAM, ME 04062
TEL: (207) 892-0983
E-MAIL: MATT@M2SE.COM

OWNER: (SHELDON ASHBY)
ASHBY REAL ESTATE
229 CONGRESS STREET
P.O. BOX 3793
PORTLAND, ME 04104
TEL: (207) 797-0000
EMAIL: SHELDON_ASHBY@YAHOO.COM

PROJECT SUMMARY

1

EXISTING CONDITIONS:

THE CURRENT BUILDING IS A FOUR (4) STORY BUILDING COMPRISED OF TWO ADDRESSES (229 CONGRESS STREET AND 7 MONTGOMERY STREET). THE 229 CONGRESS STREET PORTION HAS 11 APARTMENT UNITS (2nd, 3rd, AND 4th FLOORS) AND RETAIL ON THE FIRST FLOOR. THE 7 MONTGOMERY PORTION HAS 8 APARTMENT UNITS. THIS BUILDING ALSO HAS A PARTIAL BASEMENT. IN THE RECENT PAST, THE BUILDING HAD A SMALL FIRE ON THE SECOND FLOOR. AS A RESULT OF THE FIRE, THE INTERIOR WALL COVERINGS (GYPSUM BOARD, LATH AND PLASTER, ECT.) HAS BEEN REMOVED FROM APPROXIMATELY ONE-THIRD (1/3) OF THE BUILDING. THE WORK IS CONTAINED TO THE SIX (6) APARTMENTS ABOVE THE RETAIL SPACE ON THE UPPER THREE FLOORS (2ND, 3RD, AND 4TH). SOME ITEMS IN THE RETAIL SPACE HAVE BEEN REMOVED, BUT MOST IS LEFT INTACT. IN ADDITION TO THE INTERIOR WALL COVERINGS THAT WERE REMOVED, INTERIOR ELECTRICAL, MILLWORK, INSULATION, AND PLUMBING FIXTURES HAVE BEEN REMOVED ALSO. ALL THAT REMAINS IN THE AREA OF WORK ARE THE INTERIOR STUD WALL FRAMING, THE FLOOR/CEILING FRAMING, THE STAIRS, PLUMBING LINES AND DRAINS, AND THE FIRE ALARM SYSTEM.

NO WORK HAS BEEN DONE TO THE EXISTING BUILDING OUTSIDE OF THE WORK AREA. THIS AREA IS CURRENTLY OCCUPIED WITH TENANTS.

SCOPE OF WORK:

IT IS THE INTENT OF THIS PROJECT TO REPLACE THE INTERIOR FINISH SHEATHING, FINISH FLOORING, ELECTRICAL, MILLWORK, TRIM, AND OTHER INTERIOR FINISHES ON THE EXISTING WOOD STUD WALLS WITHIN THE WORK AREA. THESE DRAWINGS WILL ADDRESS THESE INTERIOR FINISHES ALONG WITH THE FIRE RESISTANCE REQUIREMENTS PER 2009 NFPA 101.

IN ADDITION, THERE ARE CERTAIN CODE REQUIREMENTS THAT NEED TO BE SATISFIED, AND ARE INCLUDED IN THIS PROJECT.

SPRINKLER SYSTEM:

DUE TO THE CODE REQUIREMENTS OF NFPA, A SPRINKLER SYSTEM IS REQUIRED. THIS SYSTEM SHALL MEET ALL REQUIREMENTS OF AN NFPA 13R SYSTEM (IN THE APARTMENTS) AND AN NFPA 13 SYSTEM (IN THE RETAIL). THESE DRAWINGS DO NOT ADDRESS THE REQUIREMENTS FOR THESE SYSTEMS. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF THE SPRINKLER SYSTEM.

STRUCTURAL:

THERE ARE A NUMBER OF STRUCTURAL ITEMS TO BE RECTIFIED IN THE AREA OF WORK. THESE DRAWINGS DO NOT ADDRESS THESE STRUCTURAL ISSUES. AN ENGINEER, REGISTERED IN THE STATE OF MAINE, SHALL PROVIDE SEALED DRAWINGS IN ADDITION TO THE ARCHITECTURAL DRAWINGS, TO ADDRESS THESE ISSUES.

MECHANICAL, ELECTRICAL AND PLUMBING:

THESE DRAWINGS DO NOT ADDRESS ANY ISSUES WITH REGARDS TO MECHANICAL, ELECTRICAL OR PLUMBING WITHIN THE WORK AREA. THE OWNER IS RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS FOR ANY WORK IN THESE DISIPLINES.

FIRE ALARM SYSTEM:

THERE IS A FIRE ALARM SYSTEM CURRENTLY INSTALLED IN THIS BUILDING. THESE DRAWINGS DO NOT ADDRESS ANY ISSUES ASSOCIATED WITH THE REQUIREMENTS OF THIS SYSTEM. THE OWNER IS RESPONSIBLE FOR THIS SYSTEM AND ITS OPERATIONS.

LEGEND

- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- INDICATES BUILDING SECTION
- BUILDING SECTION LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- INTERIOR ELEVATION NUMBER (1 / 4 3 2)
- SHEET WHERE ELEVATION IS DRAWN
- LOBBY 101 — ROOM NAME AND NUMBER
- A — KEYED NOTE
- 101 — DOOR NUMBER
- A — COLUMN GRID LINE
- ELEVATION TARGET
- 1A — WALL TYPE
- A — WINDOW TYPE
- 1 — REVISION ITEM

GENERAL NOTES

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER)
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
9. ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
10. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
11. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
12. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.

DEMO NOTES

1. REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. VERIFY THAT STRUCTURAL ELEMENTS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER OF ANY DISCREPANCIES. BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT OR STRUCTURAL ENGINEER FOR APPROVAL.
2. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
3. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
4. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
5. IF SUSPECT ASBESTOS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S ABATOR ON THESE EFFORTS.
6. UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
7. CONTRACTOR TO REPAIR ALL FINISH AND PROVIDE INFILL WALL AND FLOOR FINISHES WHERE REQUIRED.

PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
info@portcityarch.com

REGISTERED ARCHITECT LITA SEMRAU NO. 2667 STATE OF MAINE

229 Congress St Apartments

Portland, Maine

REVISIONS

#	DATE	DESCRIPTION
1	8-15-13	FOR PERMIT
2	11-20-13	REVISION 1

Date Issued: Nov 20, 2013
Project Number: 13116
Drawing Scale:
SHEET NAME
TITLE PAGE
Drawn By:
Checked By:
T1.0

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT – SCALE ACCORDINGLY

COPYRIGHT: Reuse or reproduction of the contents of this document is not permitted without written permission of PORT CITY ARCHITECTURE PA