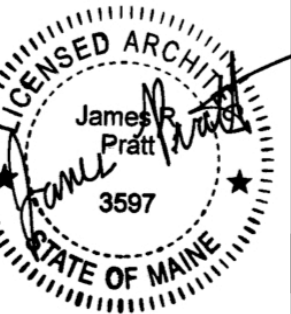
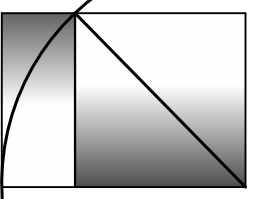


FACADE RENOVATION FOR 290 CONGRESS PLAZA

FACADE RENOVATION
PORTLAND, ME
290 CONGRESS STREET



WHIPPLE |
CALLENDER
ARCHITECTS



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DESCRIPTION
DATE
MARK

DATE: 06/05/14
07/02/14
06/05/14
CHECKED BY: AEC
DRAWN BY: JRP/AEC
JOB: 14-CPF
SHEET TITLE:

A0.1

VICINITY MAP



GENERAL NOTES

- EXISTING FRAMING HAS NOT BEEN DOCUMENTED AND WILL REQUIRE INVESTIGATION PRIOR TO START OF CONSTRUCTION. ASSUMPTIONS FOR NEW FRAMING MAY NEED TO BE REVISITED ONCE EXISTING CONDITIONS HAVE BEEN ESTABLISHED.
- NOT ALL EXISTING CONDITIONS MAY HAVE BEEN PICKED UP DURING FORMATION OF AS-BUILT DRAWINGS. PLEASE BRING ANY UNDOCUMENTED CONDITION TO ARCHITECT'S ATTENTION BEFORE COMMENCING OR PROCEEDING WITH WORK WHERE A CONFLICT MAY OCCUR.
- TENANTS WILL CONTINUE TO OCCUPY THE BUILDING DURING CONSTRUCTION. CONSTRUCT BARRIERS TO PROTECT TENANTS, CUSTOMERS, AND THE FINISHED TENANT SPACES FROM DUST AND CONSTRUCTION ACTIVITIES. PROTECT PORTIONS OF BUILDING, SITE, AND ADJACENT STRUCTURES AFFECTED BY DEMOLITION OPERATIONS.
- OWNER TO OBTAIN BUILDING PERMIT. CONTRACTOR TO OBTAIN ELECTRICAL AND OTHER PERMITS REQUIRED TO PERFORM THE WORK.
- SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY EXTENT OF DEMOLITION REQUIRED.
- VERIFY CONDITIONS AT SITE TO DETERMINE WHETHER DEMOLITION METHODS PROPOSED FOR USE WILL NOT ENDANGER EXISTING STRUCTURES BY OVERLOADING, FAILURE, OR UNPLANNED COLLAPSE.
- PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC.
- PERFORM DEMOLITION OPERATIONS TO PREVENT DUST AND POLLUTANT HAZARDS. PROVIDE CHUTES AS REQUIRED TO CONTROL DUST AND DEBRIS
- REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.

PROJECT DATA

ZONING: B2b abutting R6
FRONT YARD SET BACK 10' max
SIDE YARD SET BACK 10' max on side streets, and none except abutting Residential then 10'
REAR YARD SET BACK 10'
MAX. BLDG. HT. 50'

SITE AREA: 41,943 sf (.9629 acres)
BLDG USE: EXISTING RETAIL
OCC. GROUP: MERCANTILE GROUP M
CONST. TYPE: IEBC: TYPE VB
CLIMATE ZONE: 6A
BLDG. CODE: EXISTING BUILDING BUILT IN 1964
FIRE SPRINKLERS: YES

SITE SKETCH



1" = 30'

PORTLAND MAINE - GOOGLE MAPS

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF MAINE AND LOCAL JURISDICTION.

IBC 2009
NFPA 101 2009
NEC 2011 ELECTRICAL CODE
MAINE STATE PLUMBING CODE
PORTLAND ZONING ORDINANCE
DEPARTMENT OF JUSTICE 2010 ADA STANDARDS

SCOPE OF WORK

RENOVATION OF EXTERIOR COVERED WALKWAY STRUCTURE
REMOVAL OF EXISTING EXTERIOR COVERED WALKWAY STRUCTURE AS NOTED ON PLANS
REPLACEMENT OF EXTERIOR COVERED WALKWAY STRUCTURE IN FRONT OF RITE-AID
REPLACEMENT OF 4' CONCRETE SIDEWALK IN FRONT OF BUILDING

SHEET INDEX

ID	Name
A0.1	TITLE SHEET
A0.2	SPECS
A0.3	SPECS
A1.1	1st FLOOR PLAN
A2.1	ELEVATIONS
A3.1	BUILDING SECTION
A3.2	WALL SECTIONS
A3.3	WALL SECTIONS
A3.4	WALL SECTIONS
C1	SITE PLAN/FIRE DEPT. REQUIR...
S000	STRUCTURAL NOTES
S100	STRUCTURAL MODIFICATION ...
S200	STRUCURAL SECTIONS/DETAILS

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