

582-4 Congress Street

Renovations and Change of Use



65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000



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PERMIT SET - NOT FOR CONSTRUCTION -

CONGRESS STREET MIXED USE

582-584
Congress Street
Portland, Maine

#	DATE	DESCRIPTION
1	10/6/11	REVIEW DWG
1	10/23/11	PERMIT SET

Date Issued: October 23, 2011
Project Number: 15102
Drawing Scale: As Noted

TITLE SHEET

Drawn By: MC
Checked By: ACH
T 1.0

DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE
T-10	TITLE SHEET	
LS-10	EGRESS PLAN - B3MT / CODE REVIEW	
LS-11	EGRESS PLANS - 1st AND 2nd FLOORS	
LS-12	EGRESS PLANS - 3rd AND 4th FLOORS	
EX-10	EXISTING CONDITIONS PLANS	
D-10	DEMOLITION PLANS	
A-10	FLOOR PLANS - B3MT, 1st, 2nd, 3rd	
A-11	FLOOR PLANS - 4th / ROOF DECK	
A-20	STAIR SECTION	
A-21	STAIR SECTION	
S-10	GENERAL STRUCTURAL NOTES	
S-11	1st FLOOR FRAMING PLAN	
S-12	2nd FLOOR FRAMING PLAN	
S-13	3rd FLOOR FRAMING PLAN	
S-14	4th FLOOR FRAMING PLAN	
S-15	ROOF DECK FRAMING PLAN	
S-21	STRUCTURAL DETAILS	

PROJECT SUMMARY

EXISTING CONDITIONS:

THE CURRENT BUILDING IS A MULTI-WYTHE MASONRY BUILDING. 582 CONGRESS STREET IS 4 STORIES AND 584 CONGRESS STREET IS 3 STORIES. CURRENTLY, THE BUILDING HOUSES A FLOWER SHOP TENANT ON THE FIRST FLOOR OF BOTH ADDRESSES. THE BASEMENT LEVEL IS USED FOR STORAGE FOR THE TENANT. THE SECOND FLOOR IS USED FOR OFFICE AND STORAGE SPACE FOR THE TENANT. THE THIRD (AND FOURTH) FLOORS ARE USED FOR STORAGE FOR THE TENANT. THE FRONT OF THE BUILDING FACES CONGRESS STREET WHILE THE REAR OF THE BUILDING FACES FREE STREET. THE OTHER TWO OUTER WALLS ARE MULTI-WYTHE MASONRY SHARED WALLS WITH THE ADJACENT BUILDINGS (BOTH MERCANTILE).

PROJECT DESCRIPTION:

THE FIRST FLOOR OF THE BUILDING WILL REMAIN MERCANTILE, BUT WILL HAVE THE OPTION TO REMAIN AS ONE TENANT OR HAVE TWO TENANTS. THE BASEMENT LEVEL WILL REMAIN STORAGE, BUT WILL ALSO ACCOMMODATE TWO TENANTS (MAX). THE SECOND FLOOR IS CURRENTLY OFFICES FOR THE TENANT AND WILL REMAIN. HOWEVER, IT IS POSSIBLE THAT THIS FLOOR WILL BECOME RESIDENTIAL UNITS (ONE UNIT AT 582 AND ONE UNIT AT 584). THE THIRD AND FOURTH FLOORS OF 582 WILL BECOME ONE RESIDENTIAL UNIT. THE THIRD FLOOR OF 584 WILL BECOME ONE RESIDENTIAL UNIT. A ROOF DECK WILL BE ADDED TO THE 584 UNIT.

CURRENTLY, THERE IS AN OPEN STAIR FROM THE FIRST FLOOR TO THE SECOND FLOOR IN 582. ALSO IN 582, THERE IS A STAIR UP TO THE THIRD FLOOR (WITH A DOOR AT THE BOTTOM) AND ANOTHER OPEN STAIR FROM THE THIRD TO THE FOURTH FLOOR. IN 584, THERE IS AN OPEN STAIR FROM THE SECOND FLOOR TO THE THIRD FLOOR. NONE OF THESE STAIRS ARE CONNECTED. THE PROJECT WILL REMOVE ALL OF THESE STAIRS AND REPLACE THEM WITH ONE CONNECTED FIRE-RATED STAIR. THE OPEN STAIR FROM THE THIRD LEVEL IN 582 TO THE FOURTH LEVEL WILL BE RELOCATED AND REMAIN OPEN (AS IT WILL BE COMPLETELY WITHIN THE UNIT).

MECHANICAL, ELECTRICAL AND PLUMBING:

NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS WILL BE INSTALLED IN THE BUILDING. THE MEP SYSTEMS FOR THE BUILDING WILL BE DESIGN-BUILD. THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR THIS WORK.

SPRINKLER SYSTEM:

THE CURRENT BUILDING IS NOT SPRINKLED. A FULL NFPA 13 SYSTEM WILL BE INSTALLED THROUGHOUT THE BUILDING. THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE SPRINKLER SYSTEM.

FIRE ALARM SYSTEM:

THE CURRENT BUILDING DOES NOT HAVE A FIRE ALARM SYSTEM. A FIRE ALARM SYSTEM WILL BE INSTALLED THROUGHOUT THE BUILDING (ALSO SEE CODE REVIEW). THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE SPRINKLER SYSTEM.

CIVIL ENGINEERING:

CIVIL ENGINEERING IS NOT REQUIRED AS PART OF THIS PROJECT.

EXTERIOR SIGNAGE:

NONE.

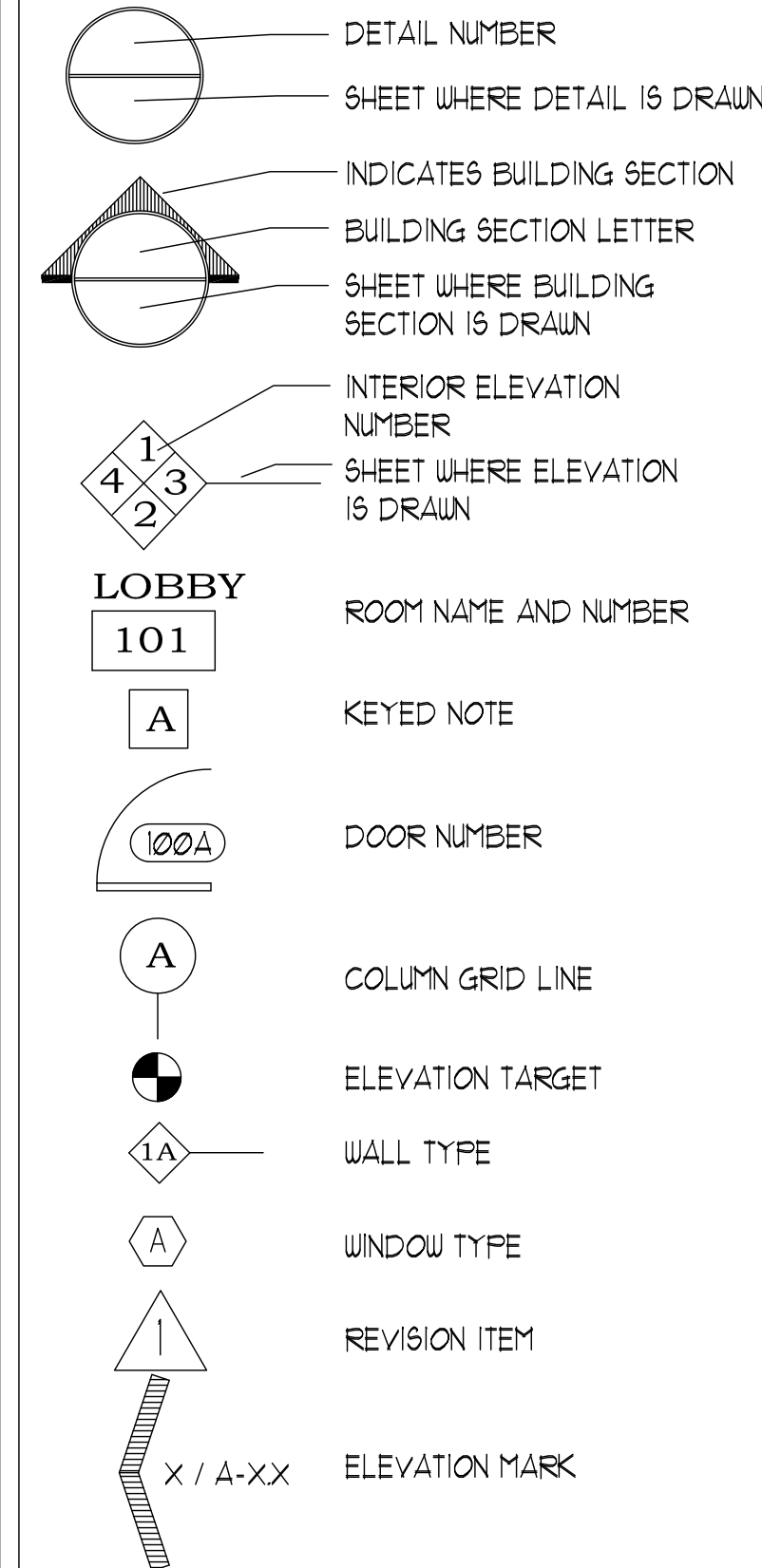
ZONING:

THE BUILDING WILL HOUSE MERCANTILE AND RESIDENTIAL UNITS. BOTH USES ARE ALLOWED IN THE B-3 ZONE.

ADA:

ADA AND MHRA COMPLIANT TO THE GREATEST EXTENT POSSIBLE

LEGEND



GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- 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.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- 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.
- 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.
- 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.
- ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- 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.
- 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.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- ALL DOORS SHOULD HAVE ADA COMPLIANT LEVER HANDLES.
- SIGNAGE TO MEET ALL ADA REQUIREMENTS INCLUDING THE ONES INDICATED ON THE ADA BLOCK UNLESS NOTED OTHERWISE.

CODE REVIEW

SEE SHEETS LS-1.0, LS-1.1 AND LS-1.2 FOR FULL CODE REVIEW

PROJECT CODES

2009 INTERNATIONAL BUILDING CODE
2009 NFPA 101 LIFE SAFETY CODE

PROJECT CONTACTS

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DEMO NOTES

- 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 DEMOLITION OF JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT OR STRUCTURAL ENGINEER FOR APPROVAL.
- 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.
- 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.
- 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.
- IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY HAZARDOUS 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.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- CONTRACTOR TO REPAIR ALL FINISHES AND PROVIDE INFILL WALLS AND FLOOR FINISHES WHERE REQUIRED.

PERMIT NOTE

THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO: BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLER SYSTEM, AND FIRE ALARM SYSTEM). THESE DRAWINGS ARE FOR PURPOSES OF CONSTRUCTION AND OBTAINING THE BUILDING PERMIT ONLY.

RENOVATION NOTE

THIS BUILDING IS EXISTING AND WAS CONSTRUCTED MANY YEARS PRIOR TO THE EXISTING CONDITIONS HAVE BEEN SHOWN ON THESE PLANS TO THE BEST OF EVERYONE'S ABILITIES. DUE TO THE AGE AND COMPLEXITY OF THE BUILDING, IT IS ASSUMED THAT ACTUAL CONDITIONS MAY VARY. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND DIMENSIONS.

PROJECT NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING, AND COORDINATING ALL WORK WITH THE OWNER'S SCHEDULE, WORK TIMES, STORAGE AREAS AND BUILDING ACCESS PRIOR TO BIDDING.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND THE OWNER IF CONDITIONS IN THE FIELD ARE NOT AS REPRESENTED ON THESE DRAWINGS, PRIOR TO CONTINUING THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED SAFETY MEASURES.
- CONTRACTORS TO PROTECT ALL SURROUNDING CONSTRUCTION AS REQUIRED. REPAIR AND REPLACE ALL DAMAGE DONE TO SURROUNDING CONSTRUCTION AS REQUIRED.