



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

**A.K.LONGFELLOW**  
P.O. BOX 179  
SOUTH FREEPORT, MAINE 04078

Building Inspections Division  
City of Portland  
Portland , ME 04101

Attention Jeanie Bourke  
August 28, 2014

Enclosed, please find plans and documents supporting our application for the **Phase Two** permitting of a two-phase project of repairs and renovations to 660 Congress Street.

660 Congress Street is a Certified Historic Structure in the Congress Street and Spring Street Historic Districts. The project has been reviewed and approved by the Portland Historical Preservation Board, the Maine Historical Preservation Commission and the United States Department of the Interior.

The building , vacant for over 5 years and further damaged by fire, was in critical condition and demanded immediate exterior and structural attention. In an attempt to address those immediate needs we were granted permitting for Phase One, as outlined below.

**Phase One :**

Permitted by City of Portland on 07/09/2013

The repair, rehabilitation or replacement of all exterior building components, including roofing, exterior windows, doors, custom storefronts, gutters, flashing, and masonry repairs

The repair and replacement of internal structural components as outlined and detailed in Structural Drawings S-1 thru S-6

**Phase One Status:** ongoing and 95% complete

**Phase Two:**

The construction of all interior finishes, as well as installation of all support and health safety systems including electrical, fire suppression, plumbing, HVAC and alarms.



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Understanding that all systems will be required to apply separately for their respective permits, we believe that we are providing the necessary information for the issuance of a **Phase Two Permit** to complete our renovations to 660 Congress Street. We welcome and encourage your department to contact us with any questions or clarifications that may arise in your review.

Thank You and Very Sincerely,

Kenn Guimond  
Owner and Managing Member



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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**  
**BUILDING PERMIT**



**This is to certify that**

A K LONGFELLOW LLC /Bayhill Building & Design

**Located at**

660 CONGRESS ST

**PERMIT ID:** 2013-00995

**ISSUE DATE:** 07/09/2013

**CBL:** 045 A001001

has permission to **Renovation of building on Congress Street Phase I - repair, rehabilitate or replace all exterior building components and repair and replace internal structural components - tenant fit ups will be applied for under a separate permit for Phase II** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ Chris Pirone

/s/ Jeanie Bourke

**Fire Official**

**Building Official**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**Approved Property Use - Zoning**

Two commercial units with 7 dwelling units above

**Building Inspections**

**Use Group:** N/A      **Type:** 3B  
N/A on Phase 1 permit, to be established on Phase 2 Permit  
ENTIRE  
MUBEC/IBC 2009

**Fire Department**



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**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

**REQUIRED INSPECTIONS:**

Footings/Setbacks  
Foundation/Rebar  
Plumbing Only  
Electrical - Commercial  
Framing Only  
Close-in Plumbing/Framing  
Electrical Close-in

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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**City of Portland, Maine - Building or Use Permit**  
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**Permit No:**  
2013-00995

**Date Applied For:**  
05/17/2013

**CBL:**  
045

**Proposed Use:**  
Change of use will be established with next permit which will encompass Phase II

**Proposed Project Description:**  
Renovation of building on Congress Street Phase I - repair, rehabilitate or replace all exterior building components and repair and replace internal structural components - tenant fit ups will be applied for under a separate permit for Phase II

**Dept:** Historic      **Status:** Approved w/Conditions      **Reviewer:** Deb Andrews      **Approval Date:** 06/20/2013

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) 1. A test patch of proposed repointing to be reviewed and approved by HP staff prior to proceeding with masonry repair.
2. If Low-E glazing is proposed for replacement windows, glass to have Visual Transmittance Ratio (VTR) of 70 or above to read as clear.
3. For 2/2 replacement windows, muntins to measure 7/8" wide.
4. If any roof vents will be visible, such vents to be black iron pipe rather than PVC.
5. Final detail of the transition between the eastern storefront and the concrete base to be submitted to HP staff for review and approval.
6. Any signage to be reviewed and approved by HP staff.

**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/28/2013

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This current legal use of this property is two commercial units on the first floor and seven dwelling units above. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 07/09/2013

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) A separate Phase 2 permit is required for the interior fit up, occupancy classification and separation details.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) This phase 1 interior structural and exterior repair/replacement permit does not relieve compliant design requirements for building and life safety codes for the use and occupancy of the structure.
- 4) Permit approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.
- 5) A final special inspection report with compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Chris Pirone      **Approval Date:** 06/02/2013

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*



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Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

## **Electronic Signature and Fee Payment Confirmation**

*Notice: Your electronic signature is considered a legal signature per state law.*

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: Kenn Guimond

Date: 9/5/2014

I have provided digital copies and sent them on:

Date: 9/5/2014

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.



# Commercial Interior & Change of Use Permit Application Checklist



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Date: \_\_\_\_\_

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

## For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)



## Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**





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# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any Date: 11/12/14  
within the City, payment arrangements must be made before permits of any kind are accepted.

<b>Address/Location of Construction:</b> 660 - 662 Congress Street, Portland, ME		
<b>Total Square Footage of Proposed Structure:</b>		7274 sq.ft.
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 045          A-001          001	<b>Applicant Name:</b> A.K. Longfellow LLC Address P.O. Box 179 City, State & Zip South Freeport, ME, 04078	Telephone: (207) 865-9351 Email: guimondgroup@aol.com
<b>Lessee/Owner Name :</b> A.K. Longfellow LLC (if different than applicant) Address: P.O. Box 179 City, State & Zip: South Freeport, ME, 04078 Telephone & E-mail: (207) 865-9351	<b>Contractor Name:</b> Bayhill Building & Design (if different from Applicant) Address: P.O. Box 179 City, State & Zip: South Freeport, ME, 04078 Telephone & E-mail: (207) 865-9351	Cost Of Work: \$ <u>400,000</u> C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
<b>Current use</b> (i.e. single family) <u>vacant</u>		
<b>If vacant, what was the previous use?</b> <u>mixed use</u>		
<b>Proposed Specific use:</b> <u>mixed use - Ground floor &amp; Basement commercial, 2nd &amp; 3rd Floor residential</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
<b>Project description:</b> Complete renovation of historic George S. Hunt Block building on Congress Street.		
<b>Who should we contact when the permit is ready:</b> Kenn Guimond		
<b>Address:</b> P.O. Box 179		
<b>City, State &amp; Zip:</b> South Freeport, ME, 04078		
<b>E-mail Address:</b> guimondgroup@aol.com		
<b>Telephone:</b> (207) 865-9351		

**Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**Signature:** Kenn Guimond **Date:** September 5, 2014

This is not a permit; you may not commence ANY work until the permit is issued.



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# Certificate of Design Application

From Designer: Larry A. Wichroski, P.E.  
 Date: May 15, 2013  
 Job Name: Congress Street Building Remodel  
 Address of Construction: 660 - 662 Congress Street, Portland, Maine

## 2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 IBC Use Group Classification (s) I  
 Type of Construction III  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC Yes  
 Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated  
 Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations

Yes Submitted for all structural members (106.1 – 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>Retail</u>	<u>100.0 psf</u>
<u>Residential</u>	<u>40.0 psf</u>

### Wind loads (1603.1.4, 1609)

Method 1 Design option utilized (1609.1.1, 1609.6)

100 mph Basic wind speed (1809.3)

Cat #1,1.00 Building category and wind importance Factor,  $I_w$   
table 1604.5, 1609.5)

B Wind exposure category (1609.4)

0.18 Internal pressure coefficient (ASCE 7)

18.0 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)

25.0 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

page 2 Design option utilized (1614.1)

page 2 Seismic use group ("Category")

page 2 Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)

page 2 Site class (1615.1.5)

None Live load reduction

45.0 psf Roof *live* loads (1603.1.2, 1607.11)

45.0 psf Roof snow loads (1603.7.3, 1608)

60.0 psf Ground snow load,  $P_g$  (1608.2)

45.0 psf If  $P_g > 10$  psf, flat-roof snow load  $P_f$

0.9 If  $P_g > 10$  psf, snow exposure factor,  $C_e$

1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$

1.0 Roof thermal factor,  $C_t$  (1608.4)

n/a Sloped roof snowload,  $P_s$  (1608.4)

page 2 Seismic design category (1616.3)

page 2 Basic seismic force resisting system (1617.6.2)

page 2 Response modification coefficient,  $R$ , and  
deflection amplification factor  $C_d$  (1617.6.2)

page 2 Analysis procedure (1616.6, 1617.5)

page 2 Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

n/a Flood Hazard area (1612.3)

40' Elevation of structure

### Other loads

2000# Concentrated loads (1607.4)

n/a Partition loads (1607.5)

n/a Misc. loads (Table 1607.8, 1607.6.1, 1607.7,  
1607.12, 1607.13, 1610, 1611, 2404)



**ENGINEERING DESIGN PROFESSIONALS**  
Consulting Engineers

P.O. Box 575, Freeport, Maine 04032 (207) 865-9505



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May 15, 2013

**Mr. Ken Guimond**

Bayhill Building and Design  
174 South Freeport Road  
South Freeport, Maine 04078

RE: Retail & Office Building Renovations  
660 Congress Street, Portland, Maine  
EDP Project #02412

Dear Ken:

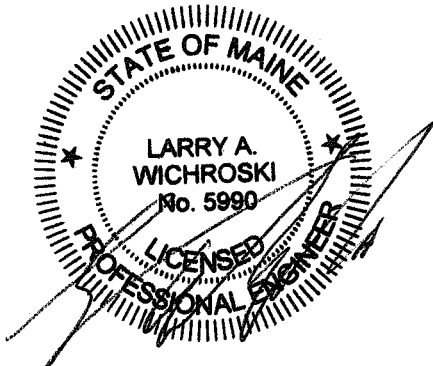
The buildings seismic/wind resistance system consists of plywood roof and floor diaphragms and exterior brick masonry shear walls. The work being done to this building is primarily internal and consists of replacing some of the interior masonry and wood stud bearing wall with beams supported by columns. Although we are removing a portion of the interior brick wall that exists, the wall is much smaller in size compared with the exterior walls and is not considered a contributor to resisting lateral loads due to its much lower rigidity.

In conclusion, due to the lack of modifications to the buildings current seismic/wind resisting elements, it is our professional opinion that a wind/seismic analysis is not necessary. By adding plywood sheathing to the floors which is improving the existing floor diaphragms and by removing a portion of the interior brick we are reducing overall building weight which also reduces the overall seismic shear force on the building.

If you have any questions, please do not hesitate to call.

Sincerely;

Larry A. Wichroski, P.E.





# Accessibility Building Code Certificate



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**Designer:** Andre M. Guimond

**Address of Project:** 660-662 Congress Street, Portland, ME

**Nature of Project:** Existing historic 3 story brick mixed-use commercial and residential building. One commercial unit for a restuarant (Assembly Group A-2) and two rental apartments (Residential R-3). See attached letter for further information.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: \_\_\_\_\_

Title: Director

Firm: PRESENT Architecture PLLC

Address: 66 West Broadway, Suite 306

New York, NY, 10007

Phone: 207 449 8513

**(SEAL)**

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



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# PRESENT

ARCHITECTURE

66 West Broadway, Sui  
New York, NY, 10007  
telephone 207 449

Building Inspections Division  
City of Portland  
389 Congress St.  
Portland, Maine 04101

August 24, 2014

RE: Accessibility Building Code Certificate, Phase II Permitting  
660-662 Congress Street  
Portland, Maine, 04101

Inspections Division:

660-662 Congress Street is a brick building built in 1886 with storefronts added in 1912 and 1950. It is certified by the federal government as a contributing building in the Spring Street Historic District and has been designated a landmarked building in the Congress Street Historic District by the City of Portland.

The 2010 ADA Standards permit exceptions to its accessibility guidelines where compliance would threaten or destroy the historic significance of a building. Given the historic brick facade, the height above sidewalk level of the finished 1st Floor commercial space and the limited building site, it is my professional belief that it is not possible to provide an accessible entry to the proposed commercial unit without threatening the historic significance of the building. The State of Maine Historic Preservation Office, The U.S. Park Service and the State of Maine Fire Marshall has endorsed this interpretation of the building's historic significance and the waiver of ADA Standards, as herein presented.

2010 ADA Standards citation:

*Where the State Historic Preservation Officer or Advisory Council on Historic Preservation determines that compliance with the requirements for accessible routes, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the exceptions for alterations to qualified historic buildings or facilities for that element shall be permitted to apply. (Section 202.5, Alterations to Qualified Historic Buildings and Facilities)*

If you have any questions, please do not hesitate to contact me.

Sincerely,

Andre Guimond, R.A.  
Director, PRESENT Architecture PLLC



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Date: \_\_\_\_\_

## **A.K. Longfellow, LLC**

**Richard Nason  
State of Maine  
Office of State Fire Marshall**

**Re: 660 Congress Street  
Portland, Maine**

**February 6, 2014**

### **REQUEST For WAIVER**

In reference to IBC- 1008 , NFPA Life Safety Code 101- 7.2 and ADA Standards

660 Congress Street now defined and officially identified as a Landmark Building in the City of Portland's Arts District and having been reviewed by the City of Portland Historic Preservation Board, The State of Maine Historic Preservation Commission, and United States Department of the Interior – National Parks Service, herein, requests certain waivers as outlined below.

An exception to the codes, IBC, NFPA and ADA presented as attached, is requested concerning access and egress of the building and specifically covering the two historic doors exiting the building onto the Congress Street sidewalk.

1. With the first floor sitting approximately 48" above ground level and the building footprint resting fundamentally on the property line, any opportunity to create ADA access by means of ramping, or otherwise, is eliminated.
2. The six existing granite steps and landing, identical to both Congress Street exits, do not and cannot be modified to meet the codes listed below. The top landings sit 7" below the entry/exit doors and attempts to raise and extend the exterior steps would encroach the Congress Street sidewalk.
3. The swing of both doors, currently and historically installed to swing to the interior cannot be modified to swing to the exterior without creating the hazard of forcing someone approaching the entry from the outside off the landing onto the stairs themselves.
4. With the exit doors swinging to the interior an approved lever type exit hardware must replace a "panic bar" installation.



## **International Building Code:**

1008.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type.

Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy.

1008.1.5 Floor elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope).

1008.1.6 Landings at doors. Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches (178 mm). When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (1118 mm).

1008.1.9 Door operations. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

1008.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.



# National Fire Protection Association (NFPA) Life Safety Code 101

## 7.2.1.4 Swing and Force to Open.

7.2.1.4.1\* Any door in a means of egress shall be of the side-hinged or pivoted-swinging type, and shall be installed to be capable of swinging from any position to the full required width of the opening in which it is installed, unless otherwise specified in 7.2.1.4.1.1 through 7.2.1.4.1.9.

7.2.1.4.2 Doors required to be of the side-hinged or pivoted swinging type shall swing in the direction of egress travel where serving a room or area with an occupant load of 50 or more.

## 7.2.2.3.2 Landings:

7.2.2.3.2.1 Stairs shall have landings at door openings, except as permitted in 7.2.2.3.2.5.

7.2.2.3.2.5 In one- and two-family dwellings and existing buildings, a door at the top of a stair shall be permitted to open directly to the stair, provided that the door does not swing over the stair and the door serves an area with an occupant load of fewer than 50 persons.

## Chapter 12 New Assembly Occupancies:

12.2.2.2.4 Locking devices complying with 7.2.1.5.4 shall be permitted to be used on a single door or a single pair of doors if both of the following conditions apply:

(1) The door or pair of doors serve as the main exit and the assembly occupancy has an occupant load not greater than 500.

(2) Any latching devices on such a door(s) from an assembly occupancy having an occupant load of 100 or more are released by panic hardware or fire exit hardware.





## **ADA STANDARDS**

### **New construction and alterations. § 35.151**

#### **(b) Alterations. (3)**

(i) Alterations to historic properties shall comply, to the maximum extent feasible, with the provisions applicable to historic properties in the design standards specified in § 35.151(c).

(ii) If it is not feasible to provide physical access to an historic property in a manner that will not threaten or destroy the historic significance of the building or facility, alternative methods of access shall be provided pursuant to the requirements of § 35.150.

#### **(4) Path of travel**

(A) Alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area.

(B) Costs that may be counted as expenditures required to provide an accessible path of travel may include:

(1) Costs associated with providing an accessible entrance and an accessible route to the altered area, for example, the cost of widening doorways or installing ramps;

(2) Costs associated with making restrooms accessible, such as installing grab bars, enlarging toilet stalls, insulating pipes, or installing accessible faucet controls;

(3) Costs associated with providing accessible telephones, such as relocating the telephone to an accessible height, installing amplification devices, or installing a text telephone (TTY); and

(4) Costs associated with relocating an inaccessible drinking fountain

### **§ 36.404 Alterations: Elevator exemption.**

1) For purposes of this paragraph (d)—



(2) This section does not require the installation of an elevator in a facility that is less than three stories or has less than 3000 square feet per story. Exceptions: N/A.

## **CHAPTER 4: ACCESSIBLE ROUTES**

### **303 Changes in Level**

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.

303.3 Beveled. Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramps. Changes in level greater than ½ inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

### **403 Walking Surfaces**

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

404.2.5 Thresholds. Thresholds, if provided at doorways, shall be ½ inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY  
 OFFICE OF STATE FIRE MARSHAL  
 45 COMMERCE DR STE 1  
 AUGUSTA, ME 04333-0001



Reviewed for Code Compliance  
 Inspections Division  
 Approved with Conditions  
 Date: 11/12/14

## Construction Permit

No.21958

*In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.*

**Each permit issued shall be displayed at the site of construction.**

**Building:** GEORGE S. HUNT BLOCK  
**Location:** 660-662 CONGRESS STREET, PORTLAND, ME 04101  
**Owner:** A.K. LONGFELLOW LLC  
**Owner Address:** PO BOX 179, SOUTH FREEPORT, ME 04078-0179

Occupancy Type: Assembly Class <300  
 Secondary Use: Apartments  
 Use Layout: Separated Use  
 Sprinkler System  
 Fire Alarm System  
 Barrier Free  
 Construction Mode: Renovation  
 Unprotected Ordinary: Type III (200)  
 Final Number of Stories: 3

**Permit Date:** 03/14/2014

**Expiration Date:** 09/13/2014

*John E. Morley*

COMMISSIONER OF PUBLIC SAFETY



# Certificate of Design



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14


Date: September 5, 2014

From: Andre M. Guimond

These plans and / or specifications covering construction work on:

660-662 Congress Street, Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

Signature: 

Title: Director

Firm: PRESENT Architecture PLLC

Address: 66 West Broadway, Suite 306  
New York, NY, 10007

Phone: 207 449 8513



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
11/12/14

Date:

## Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

June 6, 2014

Bayhill Building & Design  
PO Box 179  
South Freeport, ME 04078

Attn: Kenn Guimond  
Re: 660 Congress Street, Portland  
Ability to Serve with PWD Water

Dear Mr. Guimond :

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on May 22, 2014. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

**Please note that this letter does not constitute approval of this project from the District.** Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

### Existing Site Service

According to District records, the project site does currently have existing water service. A 3/4-inch diameter copper water service line, located as shown on the attached water service card, provides water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

### Water System Characteristics

According to District records, there is a 16-inch diameter cast iron water main on the north side of Congress Street and a public fire hydrant located across the street from the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location: Congress Street at Avon Street  
Hydrant Number: POD-HYD00089  
Last Tested: 4/29/1992  
Static Pressure: 51 psi  
Residual Pressure: 47  
Flow: 1,087 GPM

### Public Fire Protection

It is not anticipated that this project will include the installation of new public hydrants to be accepted into the District water system. The decision to require new hydrants and to determine their locations is solely that of the local fire department. It is your responsibility to contact the



Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

#### Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of the proposed renovation into two apartment units and a restaurant.

#### Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact the MEANS Division to request a hydrant flow test and we will work with you to get more complete data.

#### Conditions of Service

The District can confirm that the existing water system has the capacity to serve the proposed mixed-use building. New water service(s) may be installed from the water main in Congress Street. Please note that only one meter and one bill will be associated to a single domestic service line. This one master meter must be located in a common space that all tenants could gain access to if necessary. If the existing ¾-inch service will no longer be used as a result of the development, then it must be terminated by shutting the corporation valve and cutting the pipe from the water main.

As design plans become available please send a copy to MEANS for review and we will work with you to ensure that the design meets our current standards. If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

Glissen Havu, E.I.  
Design Engineer



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

# CITY OF PORTLAND, MAINE

---

## HISTORIC PRESERVATION BOARD

Rick Romano, Chair  
Martha Burke Vice-Chair  
Scott Benson  
Rebecca Ermlich  
Michael Hammen  
Ted Oldham  
Susan Wroth

December 13, 2012

Kenn Guimond  
The Guimond Group  
Box 179  
South Freeport, Maine 04078

Re: Exterior Rehabilitation of 660 Congress Street

Dear Mr. Guimond:

On November 28, 2012, the City of Portland's Historic Preservation Board voted 4-0 (Benson abstaining; Hammen, Wroth absent) to approve your application for a Certificate of Appropriateness for the comprehensive exterior rehabilitation of 660 Congress Street. Approval was on the basis of plans and specifications submitted for the 11/28/12 hearing.

Board approval was made subject to the following conditions:

1. A test patch of proposed repointing to be reviewed and approved by HP staff prior to proceeding with masonry repair.
2. If Low-E glazing is proposed for replacement windows, glass to have Visual Transmittance Ratio (VTR) of 70 or above to read as clear.
3. For 2/2 replacement windows, muntins to measure 7/8" wide.
4. If any roof vents will be visible, such vents to be black iron pipe rather than PVC.
5. Final detail of the transition between the eastern storefront and the concrete base to be submitted to HP staff for review and approval.
6. Any signage to be reviewed and approved by HP staff.

Note that Mr. Benson, who abstained from the vote based on his concerns about the proposed treatment for the eastern storefront, submitted his position in writing following the meeting. A copy of Mr. Benson's letter is enclosed.

Project to be carried out as shown on the plans and specifications submitted for the 11/28/12 public hearing except as to comply with the above conditions. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative



work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Deborah Andrews  
Historic Preservation Program Manager





Historic Preservation Certification Application  
State Historic Preservation Office Review & Recommendation Sheet  
Significance - Part 1

Project Number: \_\_\_\_\_

Number 1  
George S. Hunt Block  
(Property)  
660 Congress Street, Portland, ME  
Congress Street Historic District and Spring Street Historic District  
(Historic District)

\_\_\_\_\_ Preliminary done

NR District  Certified State or Local district  
Date application received by State 4/2/13  
Date(s) additional information requested by State \_\_\_\_\_  
Date complete information received by State 4/2/13  
Date of transmittal to NPS 4/30/13  
Property visited by State staff? no

SHPO REVIEW SUMMARY  
 Fully reviewed by SHPO  
 No outstanding concerns  
 Owner informed of SHPO recommendation  
\_\_\_\_\_ In-depth NPS review requested  
\_\_\_\_\_ Recommendation different from applicant's request

Number 2 STATE RECOMMENDATION:

Michael D. Johnson  
who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.

- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- \_\_\_\_\_ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.
- \_\_\_\_\_ The property does not contribute to the significance of the above-named district.
- \_\_\_\_\_ Insufficient documentation has been provided to evaluate the structure.
- \_\_\_\_\_ This application is being forwarded without recommendation.

Preliminary determinations:

- \_\_\_\_\_ The property appears to meet National Register Criteria for Evaluation and will be nominated individually.
- \_\_\_\_\_ The property does not appear to meet National Register Criteria for Evaluation and will not be nominated.
- \_\_\_\_\_ The property appears to contribute to the significance of a:
  - \_\_\_\_\_ potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.
  - \_\_\_\_\_ registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS and nomination will be amended.
- \_\_\_\_\_ The property is located in a proposed historic district and:
  - \_\_\_\_\_ the property does not appear to contribute to the significance of the proposed historic district.
  - \_\_\_\_\_ The proposed historic district does not appear to meet the NR Criteria for Evaluation and will not be nominated.

4/30/2013  
Date

Kurt A. Mohney  
State Official Signature

Deputy SHPO



Number  
3

ISSUES:

- Extensive loss or deterioration of historic fabric
- Moved property
- Substantial alterations over time
- State recommendation inconsistent with NR documentation
- Significance less than 50 years old
- Functionally related complex or multiple buildings within an individual nomination.
- Obscured or covered elevation(s)
- Other (explain)

Number  
4

Complete items below as appropriate:

- (1) 1785-1958 (Congress St. H.D.); 19<sup>th</sup> C. (Spring St. H.D.) is the period(s) of significance of the district.
- (2) The property is mentioned in the NR or state or local district documentation, Section 7, Page Hist. Res. Inventory
- (3) For preliminary determinations, the status of the nomination for the property/historic district:
  - Nomination has already been submitted to State Review Board, and will be forwarded to the NPS within \_\_\_\_\_ months. Draft nomination is enclosed.
  - Nomination was submitted to NPS on \_\_\_\_\_
  - Nomination process will likely be completed within thirty months.
  - Other, explain: \_\_\_\_\_
- (4) \_\_\_\_\_ The property is located in a registered district, but its current condition is inconsistent with the determination of its contribution to the district as stated in the nomination. Supplemental Listing Record requested.

Number  
5

Describe problematic issues or other concerns.

The Congress Street Historic District Inventory (section 7) identifies the subject building as a contributing property within the certified Congress Street Historic District. The property also contributes to the significance of the National Register listed Spring Street Historic District.

See attachments: \_\_\_\_\_ photographs \_\_\_\_\_ maps \_\_\_\_\_ other: \_\_\_\_\_

NPS COMMENTS:

Date \_\_\_\_\_ NPS Reviewer \_\_\_\_\_



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

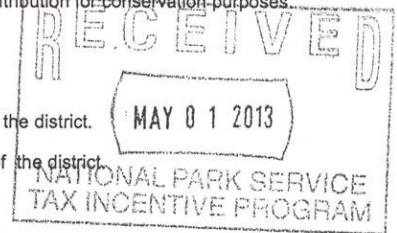
NPS Project Number 28761

**Instructions:** This page of the form must appear exactly as below and must bear the owner's original signature. Other sections may be expanded as needed or continued on blank pages. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** George S. Hunt Block  
Street 660 - 662 Congress Street  
City Portland County Cumberland State Maine Zip 04101  
Name of Historic District Spring Street Historic District (National); Congress Street Historic District (Local)

National Register district       certified state or local district       potential district

2. **Nature of request** (check only one box)  
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.



3. **Project contact** (if different from Owner)  
Name \_\_\_\_\_  
Street \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

4. **Owner**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.  
Name Kenn Guimond Signature [Signature] Date 4/2/13  
Organization A K Longfellow LLC Social Security OR Taxpayer ID Number 45-3929086  
Street P.O. Box 179 City South Freeport  
State Maine Zip 04078 Telephone (207) 865-9351

**NPS Official Use Only**

The National Park Service has reviewed the Historic Certification Application – Part 1 for the above-named property and has determined that the property:  
 contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district.

**Preliminary Determinations:**

appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
 appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.  
 does not appear to qualify as a certified historic structure.

5/2/2013  
Date

[Signature]  
National Park Service Authorized Signature

See Attachments



**Historic Preservation Certification Application**  
**State Historic Preservation Office Review & Recommendation Sheet**  
**Rehabilitation—Part 2/Part 3**

Project Number: \_\_\_\_\_

Number 1	George S. Hunt Block (Property) 660 Congress Street (Property) Portland, ME
-------------	---

\_\_\_\_\_ Preliminary done  
\_\_\_\_\_ Non-standard billing

Certified Historic Structure? \_\_\_\_\_ Yes  pending

Type of Request:  Part 2  
\_\_\_\_\_ Part 3 (Part 2 previously reviewed)  
\_\_\_\_\_ Part 3 (Part 2 not previously reviewed)  
\_\_\_\_\_ Amendment

Date application received by State 4/2/13  
Date(s) additional information requested by State 4/26/13, \_\_\_\_\_, \_\_\_\_\_  
Complete information received by State 4/26/13  
Date transmitted to NPS 4/30/13  
Property visit by State staff \_\_\_\_\_ (before) \_\_\_\_\_ (during) \_\_\_\_\_ (after) rehab.

PROJECT SUMMARY REVIEW	
<input checked="" type="checkbox"/>	Fully reviewed by SHPO
_____	No outstanding concerns
<input checked="" type="checkbox"/>	Owner informed of SHPO recommendation
_____	In-depth NPS review requested

Number  
2

**STATE RECOMMENDATION:**

Michael D. Johnson  
who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.

The project:  
\_\_\_\_\_ meets the Standards.

meets the Standards *only* if the attached conditions are met.

\_\_\_\_\_ does not meet Standard number(s) \_\_\_\_\_ for the reasons listed on reverse.

\_\_\_\_\_ warrants denial for lack of information.

\_\_\_\_\_ This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:  
\_\_\_\_\_ completed rehabilitation conforms to work previously approved.

\_\_\_\_\_ completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse).

4/30/2013 Karl A. Mohney  
Date State Official Signature Deputy SHPO



Number 3	ISSUES:	
<input type="checkbox"/>	Additions, including rooftop	<input type="checkbox"/> Alteration of significant exterior features or surfaces
<input type="checkbox"/>	Alteration, removal, or covering of significant interior finishes or features	<input type="checkbox"/> Adjacent new construction, extensive site work, or demolition of adjacent structures
<input type="checkbox"/>	Changes in significant interior spaces or plan features (including circulation patterns).	<input checked="" type="checkbox"/> Window replacements on any major elevation that do not match historic configuration, material, and profiles
<input type="checkbox"/>	Damaging or inadequately specified masonry treatments	<input type="checkbox"/> Other (explain)

Number 4	Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.
-------------	--

STATE EVALUATION OF PROJECT & CONCERNS:

As is documented by the Part 1 and Part 2 narratives and photos, the subject building has been vacant and neglected for several years, has had its interior completely gutted by a previous owner, and has been damaged by fire and vandalism. The proposed project represents a substantial investment on the part of the current owner to address long neglected maintenance issues; restore and replace windows that were damaged or lost to fire and vandals; upgrade the building's structural, HVAC and fire protection systems; and to completely re-finish the interior. Due to its small size and poor condition, the Commission believes that the subject building would be in danger of demolition if not for the current proposal.

The Commission has no concerns regarding the proposed modernization of the interior due to the complete lack of historic materials and finishes remaining. Two alterations to the appearance of the historic exterior are proposed, including a redesign of the c.1950 colonial revival style display window that is too deteriorated for restoration, and replacement of a damaged paneled entry door with a compatible glazed door. The paneled entry door proposed for replacement does not appear to be original to the building and may have been salvaged from another building. The Commission has enclosed a letter from an architect member of the Portland Historic Preservation Board who abstained from voting on the rehabilitation proposal due to his support for the significant benefits of the overall project and his conflicting concern regarding the proposed treatment of the c.1950 display window that was designed by architect John Howard Stevens. While the Commission concurs with the Board member's assessment of the aesthetic significance of the existing storefront window, we consider the proposed window to be a compatible alteration that retains the dimensions and location of the c.1950 window, which will continue to reflect its cultural significance as a historic change to the building that was implemented to appeal to passing motorists.

Please note that while the submitted Part 2 application covers all aspects of the project, an amendment sheet was provided on April 26, 2013 to clarify that the owner wishes to take a phased approach to the project. Phase 1 will address all of the work on the structural systems and the building envelope. Phase 2 will address the interior and finishes.

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:

new technical process  creative design solution  noteworthy project

See attachments:  plans  specifications  photographs  other:  
 Items sent separately:  plans  specifications  photographs  other:  
 Other documentation on file in State:

NPS COMMENTS:

\_\_\_\_\_  
Date National Park Service Reviewer



**CONDITIONS SHEET**  
**Historic Preservation Certification Application**

Property name: George S. Hunt Block

Project Number: \_\_\_\_\_

Property address: 660 Congress Street

Portland, ME

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

**Numbers 6, 10, 11, and 12: Chimneys, brick masonry walls, architectural terra cotta, architectural stone**

Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic mortar. Specifications, repointing samples, cleaning samples, and any proposed replacement brick, stone, or terra cotta patching materials should be reviewed and approved by the SHPO prior to proceeding with this work. Cleaning must not damage or alter the character or appearance of the masonry materials. Good quality overall and close-up photos of the masonry before and after repointing and cleaning must be submitted with the Request for Certification of Completed Work.

**Number 13: Typical double hung windows**

2-over-2 replacement windows must include a spacer bar between the glass panes with interior and exterior muntins or grilles (the Pella Architect Series references these as "Integral Light Technology Grilles").

4/30/2013

*Kath. Mohney*

Date

State Official Signature

Deputy SHPO

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date

National Park Service Signature

Telephone Number

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**CONDITIONS SHEET**  
**Historic Preservation Certification Application**



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Property name: George S. Hunt Block

Project Number: 28761

Property address: 660 Congress Street

Portland, ME

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

**Numbers 6, 10, 11, and 12: Chimneys, brick masonry walls, architectural terra cotta, architectural stone**  
Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic mortar. Specifications, repointing samples, cleaning samples, and any proposed replacement brick, stone, or terra cotta patching materials should be reviewed and approved by the SHPO prior to proceeding with this work. Cleaning must not damage or alter the character or appearance of the masonry materials. Good quality overall and close-up photos of the masonry before and after repointing and cleaning must be submitted with the Request for Certification of Completed Work.

**Number 13: Typical double hung windows**  
2-over-2 replacement windows must include a spacer bar between the glass panes with interior and exterior muntins or grilles (the Pella Architect Series references these as "Integral Light Technology Grilles").

\*\*\* Added by NPS:

**Storefront Windows** – The replacement first floor commercial bay window located on the eastern side of the Congress Street elevation must match the configuration of the existing multi-light window designed by John Howard Stevens. This 1950 window was constructed during the period of significance for the Congress Street Historic District and has gained significance in its own right. The proposed window is not based on any historical documentation and is not compatible with the proportions of the façade.

**Insulation** – Caution should be taken to ensure that the proposed rigid insulation is vapor permeable to avoid masonry deterioration due to freeze-thaw cycles.

4/30/2013

Kurt A. Mohney

Date State Official Signature Deputy SHPO

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

5/29/2013

J. Ellen Hensley

Date National Park Service Signature

Telephone Number



# United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, DC 20240

Reviewed for Code Compliance

Inspections Division

Approved with Conditions

Date: 11/12/14

September 25, 2013

Mr. Kenn Guimond  
A. K. Longfellow LLC  
PO Box 179  
South Freeport, ME 04078

**PROPERTY: George S. Hunt Block, 660-662 Congress Street, Portland, ME**  
**PROJECT NUMBER: 28761**  
**APPLICATION: Part 2 Amendment**  
**DECISION: Approval**

Dear Mr. Guimond:

The National Park Service has reviewed the additional information received on August 27, 2013 for the above-referenced Historic Preservation Certification Application for this project. After careful consideration, we have determined that the revised storefront proposal is in conformance with the Secretary of the Interior's Standards for Rehabilitation and with the preliminary approval issued by this office on May 29, 2013.

As you are aware, a formal "certification of rehabilitation" can be issued only to the owner or qualified lessee of a "certified historic structure" after the rehabilitation work is completed. At that time, please submit a Request for Certification of Completed Work, with interior and exterior photographs of the completed work, to this office through the State Historic Preservation Office. An onsite inspection of the completed work by an authorized representative of the Secretary of the Interior may be undertaken prior to issuance of the final certification of rehabilitation.

If you have any questions, please call the State Historic Preservation Office or me at 202-354-2026.

Sincerely,

Jo Ellen Hensley  
Technical Preservation Services Branch

Enclosure

cc: ME SHPO





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Project No. 13965

December 5, 2013

Mr. Craig Turcotte  
S.W. Cole Engineering  
286 Portland Road  
Gray, ME 04039-9586  
USA

Dear Mr. Turcotte:

**Re: 660 Congress Street, Portland, Maine**

We are in receipt of a sample of mortar which based on its composition is believed to be a historic mortar of the late 1800's. The strength, color and mineralogy tend to indicate that it had a high content of hydrated lime, but also possessed hydraulicity afforded by portland cement.

The mortar samples received from S.W. Cole were too small for a comprehensive analysis, thus, only wet chemistry and optical microscopy was performed on the "grey" non-colored sample. The preliminary analysis was performed by microscopy to determine the mineralogy of sand component and approximate quantity of cementitious materials prior to formulating a test procedure.

The wet chemical analysis of the soluble mortar fraction determines the oxides of the cementitious components and the sand. Insoluble components in the mortar sample analyzed consists principally of high quality natural quartz sand. The main oxides used to compute the cementitious fraction are the oxides of  $\text{SiO}_2$ ,  $\text{Al}_2\text{O}_3$ ,  $\text{CaO}$  and  $\text{MgO}$ . Through a series of iterations, it is possible to arrive at an approximation only, of the cementitious materials, in this case portland cement and hydrated lime. It is assumed that all the  $\text{CaO}$  present is combined in the cementitious material. Based on the microscopic examination, there are no calcareous aggregate in the mortar.

The analysis assumes the absence of natural pozzolans, fly ash or slag. This, I believe, is a reasonable assumption if my assumption is correct on the age of the structure (mortar). A significant component of historic mortars is calcium carbonate, formed by atmospheric carbonation of the hydrated lime and to a lesser extent the calcium silicate

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Mr. Craig Turcotte  
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December 5, 2013



Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions  
Date: 11/12/14

hydrate of the portland cement. This can skew the results, based on chemical analysis only.

The strength of the mortar was assessed to be in the 200 to 400 psi range based on the physical effort to breakup and powder the sample.

The approximate percentages of portland cement and hydrated lime is in the range of 40 percent cement to 60 percent lime (carbonated). The cementitious materials (cement plus lime) are approximately 1 part cementitious to 3.5 parts sand by mass.

The analyzed sample did not contain any pigment. If pigmented mortar is desired, the above mortar proportions can be colored with two to four percent inorganic pigment, depending on the intensity of color desired.

We trust the above information is that which you require at this time. If you have any questions please do not hesitate to contact us at your convenience.

Yours very truly,

W.S. LANGLEY CONCRETE & MATERIALS TECHNOLOGY INC.

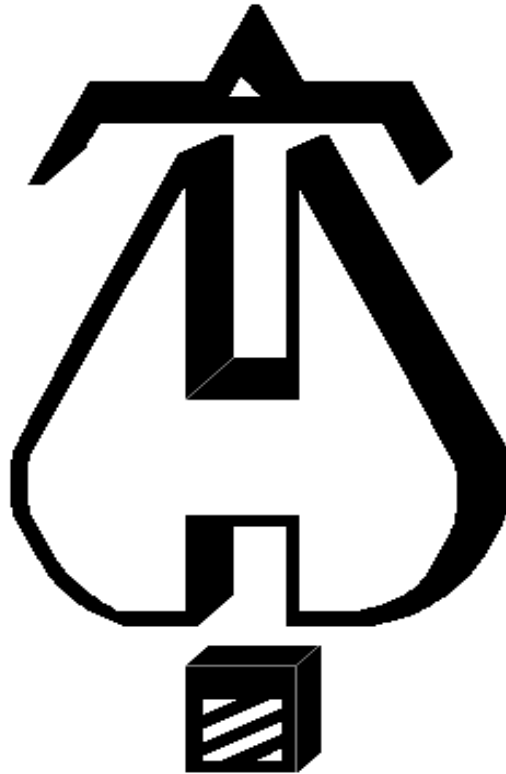
Dr. Wilbert S. Langley, M.Eng., P.Eng., F.A.C.I., F.C.S.C.E.

WSL:hmg



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Inspections Division  
Approved with Conditions

Date: 11/12/14



**... Fire Protection by Computer Design**

HIGH TECH FIRE PROTECTION  
84 HACKETT MILLS ROAD  
P.O. BOX 156  
POLAND, ME 04274  
207-998-2551

Job Name : 660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE  
Drawing : FP-01  
Location : 1ST FLOOR COMMERCIAL / RETAIL SPACE 104  
Remote Area : #1  
Contract :  
Data File : 1ST FLOOR COM.WXF



**HYDRAULIC CALCULATIONS**  
**for**

**Project name:** 660 CONGRESS STREET 3RD FLOOR RESIDENTIAL  
**Location:** 1ST FLOOR COMMERCIAL / RETAIL SPACE 104  
**Drawing no:** FP-01  
**Date:** 8-12-14

**Design**

**Remote area number:** #1  
**Remote area location:** 1ST FLOOR COMMERCIAL / RETAIL SPACE 104  
**Occupancy classification:** COMMERCIAL / ORDINARY HAZARD GROUP 2  
**Density:** .2 - Gpm/SqFt  
**Area of application:** 900 - SqFt  
**Coverage per sprinkler:** 120 - SqFt  
**Type of sprinklers calculated:** COMMERCIAL PENDENTS AND HSW  
**No. of sprinklers calculated:** 11  
**In-rack demand:** N/A - GPM  
**Hose streams:** 250 - GPM  
**Total water required (including hose streams):** 551 - GPM @ 58 - Psi  
**Type of system:** WET SYSTEM NFPA 13  
**Volume of dry or preaction system:** N/A - Gal

**Water supply information**

**Date:** 8-8-2014  
**Location:** TEST HYDRANT ACROSS THE STREET FROM SITE  
**Source:** PORTLAND WATER DISTRICT

**Name of contractor:** HIGH TECH FIRE PROTECTION  
**Address:** 84 HACKETT MILLS ROAD / P.O. BOX 156 / POLAND, ME 04274  
**Phone number:** 207-998-2551  
**Name of designer:** ED POULIN  
**Authority having jurisdiction:** STATE OF MAINE / CITY OF PORTLAND  
**Notes: (Include peaking information or gridded systems here.)**

# Water Supply Curve (C)

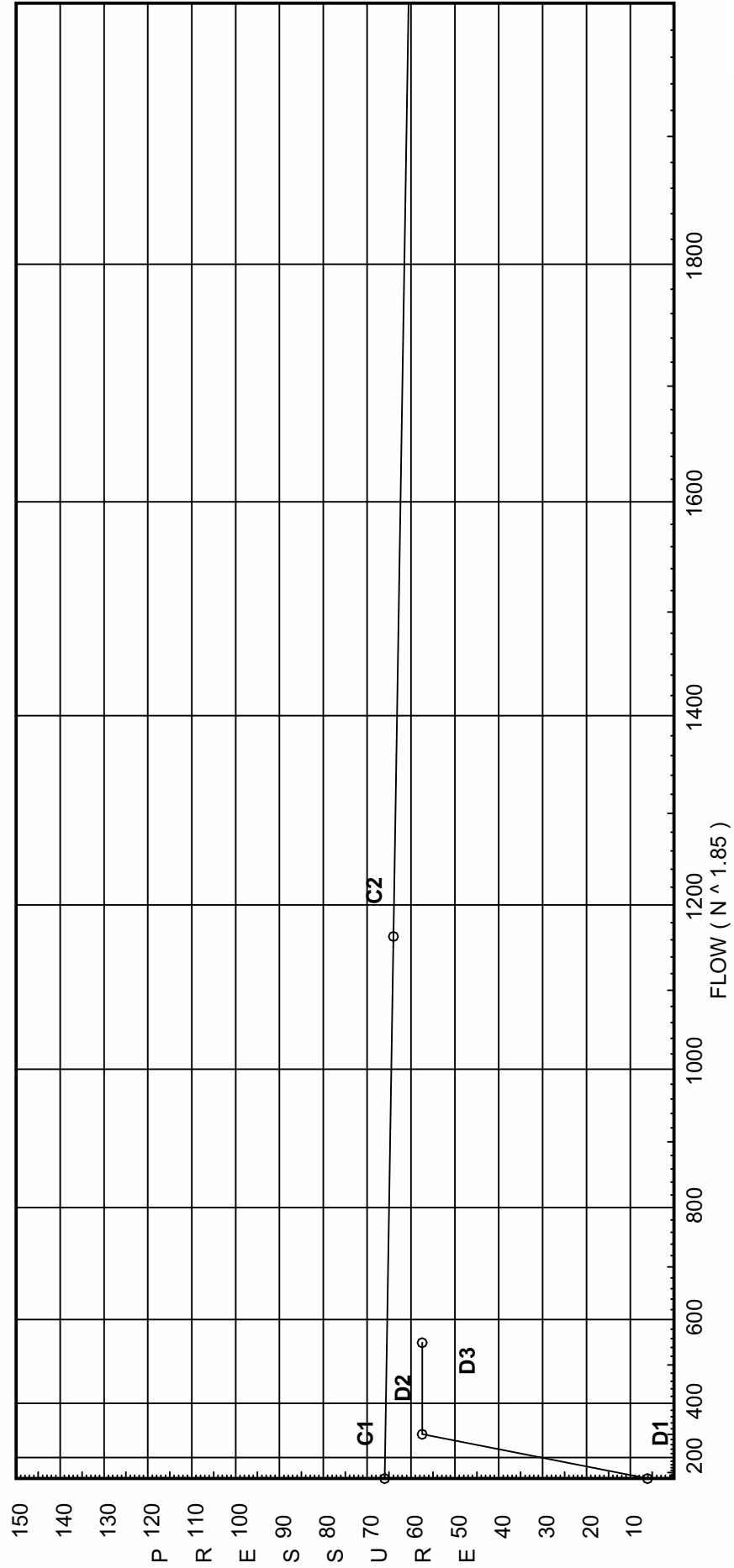
HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

### City Water Supply:

C1 - Static Pressure : 66  
C2 - Residual Pressure: 64  
C2 - Residual Flow : 1164

### Demand:

D1 - Elevation : 6.063  
D2 - System Flow : 301.065  
D2 - System Pressure : 57.441  
Hose ( Demand ) : 250  
D3 - System Demand : 551.065  
Safety Margin : 8.057



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# Fittings Used Summary

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

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Date 8-12-14

Fitting Legend Abbrev. Name	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	5	6	8	10	12	14	16	18	20	24
B NFPA 13 Butterfly Valve	0	0	0	0	0	6	7	10	0	12	9	10	12	19	21	0	0	0	0	0
E NFPA 13 90' Standard Elbow	1	2	2	3	4	5	6	7	8	10	12	14	18	22	27	35	40	45	50	61
F NFPA 13 45' Elbow	1	1	1	1	2	2	3	3	3	4	5	7	9	11	13	17	19	21	24	28
Fsp Flow Switch Potter VSR	Fitting generates a Fixed Loss Based on Flow																			
G NFPA 13 Gate Valve	0	0	0	0	1	1	1	1	1	2	2	3	4	5	6	7	8	10	11	13
T NFPA 13 90' Flow thru Tee	3	4	5	6	8	10	12	15	17	20	25	30	35	50	60	71	81	91	101	121
V 90' Ell Firelock #001	0	0	0	0	0	3.5	4.3	5	0	6.8	8.5	10	13	0	0	0	0	0	0	0
X 90'Tee-BranchFirelock002	0	0	0	0	0	8.5	10.8	13	0	16	21	25	33	0	0	0	0	0	0	0
Zia Wilkins 350	Fitting generates a Fixed Loss Based on Flow																			

## Units Summary

Diameter Units Inches  
 Length Units Feet  
 Flow Units US Gallons per Minute  
 Pressure Units Pounds per Square Inch

Note: Fitting Legend provides equivalent pipe lengths for fittings types of various diameters. Equivalent lengths shown are standard for actual diameters of Sched 40 pipe and CFactors of 120 except as noted with \*. The fittings marked with a \* show equivalent lengths values supplied by manufacturers based on specific pipe diameters and CFactors and they require no adjustment. All values for fittings not marked with a \* will be adjusted in the calculation for CFactors of other than 120 and diameters other than Sched 40 per NFPA.



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# Pressure / Flow Summary - STANDARD

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

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Node No.	Elevation	K-Fact	Pt Actual	Pn	Flow Actual	Density	Area	
DP1	-1.0	5.6	18.37	na	24.0	0.2	120	7.0
DP2	-1.0	5.6	18.37	na	24.0	0.2	120	7.0
100	20.0	5.6	17.3	na	23.29	0.2	100	7.0
101	20.0	K = K @ EQ01	19.03	na	24.0			
102	20.0	K = K @ EQ01	20.31	na	24.79			
105	20.0	K = K @ EQ01	24.28	na	27.11			
106	20.0		24.55	na				
110	20.0	K = K @ EQ02	24.1	na	27.41			
111	20.0		25.68	na				
120	20.0	K = K @ EQ02	20.49	na	25.27			
121	20.0		25.9	na				
125	20.0	K = K @ EQ01	26.31	na	28.22			
126	20.0	K = K @ EQ02	28.78	na	29.95			
131	20.0	K = K @ EQ01	31.05	na	30.66			
132	20.0		32.07	na				
135	20.0	K = K @ EQ02	28.58	na	29.84			
136	20.0		32.12	na				
140	20.0		32.49	na				
141	20.0		32.63	na				
142	20.0		33.14	na				
127	20.0		33.29	na				
150	20.0	K = K @ EQ02	29.89	na	30.52			
151	20.0		33.88	na				
152	20.0		37.22	na				
153	8.0		43.89	na				
TO1	8.0		45.84	na				
BO1	3.0		53.88	na				
BASE	0.0		59.22	na				
H1	0.0		59.74	na				
H2	0.0		59.75	na	250.0			
TEST	6.0		57.44	na				

The maximum velocity is 12.36 and it occurs in the pipe between nodes 126 and 127

# Final Calculations - Hazen-Williams

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

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Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv. Ln.	Pipe Fng's Total	Pt Pe Pf	Pt Pv Pn	*****	Note
DP1 to EQ01	24.00 24.0	1.049 120.0 0.1823	1T 5.0 0.0 0.0	1.000 5.000 6.000	18.367 -0.433 1.094			K Factor = 5.60 Vel = 8.91
	0.0 24.00					19.028		K Factor = 5.50
DP2 to EQ02	24.00 24.0	1.049 120.0 0.1823	1E 2.0 0.0 0.0	1.000 2.000 3.000	18.367 -0.433 0.547			K Factor = 5.60 Vel = 8.91
	0.0 24.00					18.481		K Factor = 5.58
100 to 101	23.29 23.29	1.049 120.0 0.1725	3E 6.0 0.0 0.0	4.000 6.000 10.000	17.303 0.0 1.725			K Factor = 5.60 Vel = 8.65
101 to 102	24.00 47.29	1.38 120.0 0.1683	0.0 0.0 0.0	7.600 0.0 7.600	19.028 0.0 1.279			K Factor @ node EQ01 Vel = 10.14
102 to 106	24.80 72.09	1.61 120.0 0.1731	1E 4.0 1T 8.0 0.0	12.500 12.000 24.500	20.307 0.0 4.242			K Factor @ node EQ01 Vel = 11.36
	0.0 72.09					24.549		K Factor = 14.55
105 to 106	27.11 27.11	1.38 120.0 0.0600	0.0 0.0 0.0	4.500 0.0 4.500	24.279 0.0 0.270			K Factor @ node EQ01 Vel = 5.82
106 to 111	72.09 99.2	2.067 120.0 0.0925	1T 10.0 0.0 0.0	2.200 10.000 12.200	24.549 0.0 1.129			Vel = 9.48
	0.0 99.20					25.678		K Factor = 19.58
110 to 111	27.41 27.41	1.049 120.0 0.2330	1T 5.0 0.0 0.0	1.750 5.000 6.750	24.105 0.0 1.573			K Factor @ node EQ02 Vel = 10.18
111 to 121	99.20 126.61	2.635 120.0 0.0446	0.0 0.0 0.0	5.000 0.0 5.000	25.678 0.0 0.223			Vel = 7.45
	0.0 126.61					25.901		K Factor = 24.88
120 to 121	25.27 25.27	1.049 120.0 0.2006	3E 6.0 1T 5.0 0.0	16.000 11.000 27.000	20.486 0.0 5.415			K Factor @ node EQ02 Vel = 9.38
121 to 125	126.60 151.87	2.635 120.0 0.0625	0.0 0.0 0.0	6.500 0.0 6.500	25.901 0.0 0.406			Vel = 8.94
125 to 126	28.22 180.09	2.635 120.0 0.0855	1T 16.474 0.0 0.0	12.400 16.474 28.874	26.307 0.0 2.469			K Factor @ node EQ01 Vel = 10.60
126 to 127	29.95 210.04	2.635 120.0 0.1137	2T 32.948 0.0 0.0	6.750 32.948 39.698	28.776 0.0 4.514			K Factor @ node EQ02 Vel = 12.36



# Final Calculations - Hazen-Williams

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

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Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv. Ln.	Pipe Ftng's Total	Pt Pe Pf	Pt Pv Pn	*****	Note
	0.0 210.04					33.290		K Factor = 36.40
131 to 132	30.66	1.38 120.0 0.0754	2E 6.0 0.0	7.500 6.000	31.049 0.0			K Factor @ node EQ01
132 to 136	30.66	0.0754 2.157 120.0 0.0086	0.0	13.500 6.500 0.0	1.018 32.067 0.0			Vel = 6.58
	0.0 30.66					32.123		K Factor = 5.41
135 to 136	29.84	1.049 120.0 0.2728	1T 5.0 1E 2.0	6.000 7.000	28.576 0.0			K Factor @ node EQ02
136 to 140	29.84	0.2728 2.157 120.0 0.0301	0.0	13.000 3.500 8.615 12.115	3.547 32.123 0.0			Vel = 11.08
140 to 141	60.5	0.0301 2.157 120.0 0.0300	2V 8.615 0.0	0.500 4.307	0.365 32.488 0.0			Vel = 5.31
141 to 142	60.5	0.0300 2.157 120.0 0.0302	1V 4.307 0.0	4.807 12.500 4.307 16.807	0.144 32.632 0.0			Vel = 5.31
	0.0 60.50					33.139		K Factor = 10.51
142 to 127	60.50	2.157 120.0 0.0302	0.0	5.000 0.0 5.000	33.139 0.0			Vel = 5.31
127 to 151	210.04	3.26 120.0 0.0644	0.0	9.100 0.0 9.100	33.290 0.0			Vel = 10.40
	0.0 270.54					33.876		K Factor = 46.48
150 to 151	30.52	1.049 120.0 0.2845	1E 2.0 1T 5.0	7.000 7.000	29.893 0.0			K Factor @ node EQ02
151 to 152	30.52	0.2845 3.26 120.0 0.0785	0.0	14.000 11.700 30.911 42.611	3.983 33.876 0.0			Vel = 11.33
152 to 153	270.54	0.0785 3.26 120.0 0.0785	2V 13.44 1X 17.471	11.700 30.911 42.611	33.876 0.0			Vel = 11.57
153 to TO1	301.06	0.0785 3.26 120.0 0.0785	1V 6.72 0.0	12.000 6.720 18.720	37.220 5.197 1.470			Vel = 11.57
TO1 to BO1	301.06	0.0785 3.26 120.0 0.0785	2V 13.44 0.0	11.500 13.440 24.940	43.887 0.0			Vel = 11.57
	0.0	3.26 120.0 0.0785	1Fsp 0.0 1B 13.44	3.000 33.599 36.599	45.844 5.166			* Fixed loss = 3
	301.06	0.0785	1T 20.159	36.599	2.872			Vel = 11.57

# Final Calculations - Hazen-Williams

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

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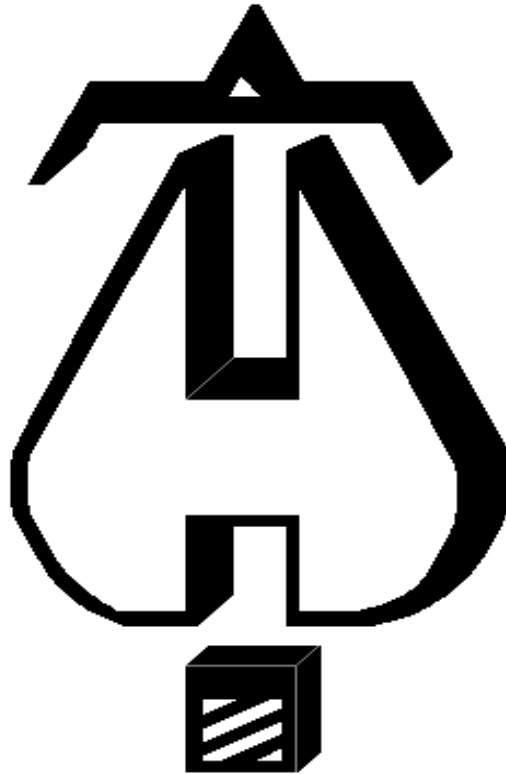


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Date: 11/12/14

Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv. Ln.	Pipe Ftng's Total	Pt Pe Pf	Pt Pv Pn	*****	Note
BO1 to BASE	0.0 301.06	4.26 120.0 0.0214	1Zia 0.0 1E 13.167 0.0	2.000 13.167 15.167	53.882 5.012 0.324			* Fixed loss = 3.713 Vel = 6.78
BASE to H1	0.0 301.06	6.16 140.0 0.0027	2F 20.084 1G 4.304 1T 43.037	130.000 67.425 197.425	59.218 0.0 0.526			Vel = 3.24
H1 to H2	0.0 301.06	16.32 100.0 0.0	1T 87.173 0.0 0.0	20.000 87.174 107.174	59.744 0.0 0.004			Vel = 0.46
H2 to TEST	250.01 551.07	6.16 140.0 0.0082	1G 4.304 1E 20.084 1Eq 1.435	10.000 25.823 35.823	59.748 -2.599 0.292			Qa = 250 Vel = 5.93
	0.0 551.07					57.441		K Factor = 72.71



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Inspections Division  
Approved with Conditions  
Date: 11/12/14



**... Fire Protection by Computer Design**

HIGH TECH FIRE PROTECTION  
84 HACKETT MILLS ROAD  
P.O. BOX 156  
POLAND, ME 04274  
207-998-2551

Job Name : 660 CONGRESS STREET 3RD FLOOR RESIDENTIAL  
Drawing : FP-01  
Location : 3RD FLOOR RESIDENTIAL  
Remote Area : #3  
Contract :  
Data File : 3RD FLOOR RES.WXF



**HYDRAULIC CALCULATIONS**  
**for**

**Project name:** 660 CONGRESS STREET 3RD FLOOR RESIDENTIAL  
**Location:** 3RD FLOOR RESIDENTIAL  
**Drawing no:** FP-01  
**Date:** 8-12-14

**Design**

**Remote area number:** #3  
**Remote area location:** 3RD FLOOR LIVING AND DINING AREA 309  
**Occupancy classification:** RESIDENTIAL / LIGHT HAZARD  
**Density:** .1 - Gpm/SqFt  
**Area of application:** 4 HEAD - SqFt  
**Coverage per sprinkler:** 256 - SqFt  
**Type of sprinklers calculated:** RESIDENTIAL PENDENTS AND HSW  
**No. of sprinklers calculated:** 4  
**In-rack demand:** N/A - GPM  
**Hose streams:** 100 - GPM  
**Total water required (including hose streams):** 207 - GPM @ 60 - Psi  
**Type of system:** WET SYSTEM NFPA 13  
**Volume of dry or preaction system:** N/A - Gal

**Water supply information**

**Date:** 8-8-2014  
**Location:** TEST HYDRANT ACROSS THE STREET FROM SITE  
**Source:** PORTLAND WATER DISTRICT

**Name of contractor:** HIGH TECH FIRE PROTECTION  
**Address:** 84 HACKETT MILLS ROAD / P.O. BOX 156 / POLAND, ME 04274  
**Phone number:** 207-998-2551  
**Name of designer:** ED POULIN  
**Authority having jurisdiction:** STATE OF MAINE / CITY OF PORTLAND  
**Notes: (Include peaking information or gridded systems here.)**

# Water Supply Curve (C)

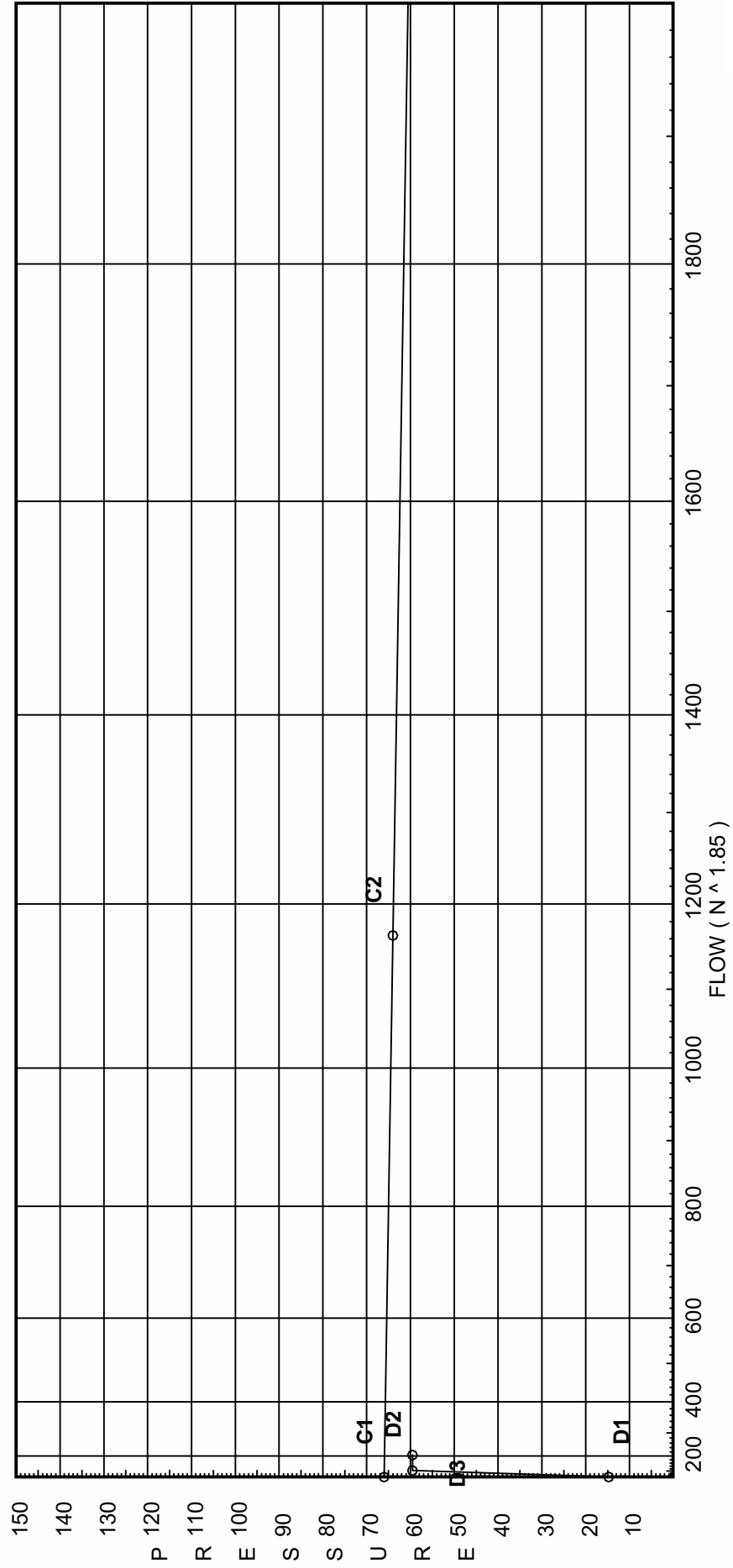
HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 3RD FLOOR RESIDENTIAL

### City Water Supply:

C1 - Static Pressure : 66  
C2 - Residual Pressure: 64  
C2 - Residual Flow : 1164

### Demand:

D1 - Elevation : 14.725  
D2 - System Flow : 106.654  
D2 - System Pressure : 59.547  
Hose ( Demand ) : 100  
D3 - System Demand : 206.654  
Safety Margin : 6.372



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Inspections Division  
Approved with Conditions  
Date: 11/12/14

# Fittings Used Summary

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 3RD FLOOR RESIDENTIAL

Fitting Legend Abbrev. Name	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	5	6	8	10	12	14	16	18	20	24
B NFPA 13 Butterfly Valve	0	0	0	0	0	6	7	10	0	12	9	10	12	19	21	0	0	0	0	0
E NFPA 13 90' Standard Elbow	1	2	2	3	4	5	6	7	8	10	12	14	18	22	27	35	40	45	50	61
F NFPA 13 45' Elbow	1	1	1	1	2	2	3	3	3	4	5	7	9	11	13	17	19	21	24	28
Fsp Flow Switch Potter VSR	Fitting generates a Fixed Loss Based on Flow																			
G NFPA 13 Gate Valve	0	0	0	0	1	1	1	1	1	2	2	3	4	5	6	7	8	10	11	13
N * CPVC 90'EII Harvet-Spears	7	7	7	8	9	11	12	13	0	0	0	0	0	0	0	0	0	0	0	0
O * CPVC Tee - Branch	3	3	5	6	8	10	12	15	0	0	0	0	0	0	0	0	0	0	0	0
T NFPA 13 90' Flow thru Tee	3	4	5	6	8	10	12	15	17	20	25	30	35	50	60	71	81	91	101	121
V 90' EII Firelock #001	0	0	0	0	0	3.5	4.3	5	0	6.8	8.5	10	13	0	0	0	0	0	0	0
Zia Wilkins 350	Fitting generates a Fixed Loss Based on Flow																			

## Units Summary

Diameter Units Inches  
 Length Units Feet  
 Flow Units US Gallons per Minute  
 Pressure Units Pounds per Square Inch

Note: Fitting Legend provides equivalent pipe lengths for fittings types of various diameters. Equivalent lengths shown are standard for actual diameters of Sched 40 pipe and CFactors of 120 except as noted with \*. The fittings marked with a \* show equivalent lengths values supplied by manufacturers based on specific pipe diameters and CFactors and they require no adjustment. All values for fittings not marked with a \* will be adjusted in the calculation for CFactors of other than 120 and diameters other than Sched 40 per NFPA.



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Date: 11/12/14

# Pressure / Flow Summary - STANDARD

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 3RD FLOOR RESIDENTIAL

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Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Node No.	Elevation	K-Fact	Pt Actual	Pn	Flow Actual	Density	Area	
DP1	-1.0	5.8	19.48	na	25.6	0.1	256	7.6
300	40.0	5.8	19.48	na	25.6	0.1	256	11.9
301	40.0	5.8	20.67	na	26.37	0.1	256	11.9
302	40.0		21.39	na				
303	41.0		22.06	na				
310	41.5	K = K @ EQ01	21.07	na	26.34			
311	41.5		22.38	na				
312	41.0		23.45	na				
305	41.0		24.36	na				
320	41.0	K = K @ EQ01	24.41	na	28.35			
321	41.0		25.67	na				
322	41.0		27.69	na				
323	41.0		32.0	na				
324	21.0		43.19	na				
325	21.0		43.52	na				
326	8.0		49.63	na				
TO2	8.0		50.85	na				
BO2	3.0		56.96	na				
BASE	0.0		62.02	na				
H1	0.0		62.1	na				
H2	0.0		62.1	na	100.0			
TEST	6.0		59.55	na				

The maximum velocity is 12.53 and it occurs in the pipe between nodes 305 and 321

# Final Calculations - Hazen-Williams

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 3RD FLOOR RESIDENTIAL

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Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv.	Ln.	Pipe Fng's Total	Pt Pe Pf	Pt Pv Pn	*****	Note
DP1 to EQ01	25.60 25.6	1.101 150.0 0.1074	1N	7.0 0.0 0.0	1.000 7.000 8.000	19.482 -0.433 0.859			K Factor = 5.80 Vel = 8.63
	0.0 25.60						19.908		K Factor = 5.74
300 to 302	25.60 25.6	1.101 150.0 0.1074	1O	5.0 0.0 0.0	12.750 5.000 17.750	19.482 0.0 1.906			K Factor = 5.80 Vel = 8.63
	0.0 25.60						21.388		K Factor = 5.54
301 to 302	26.37 26.37	1.101 150.0 0.1135	1O	5.0 0.0 0.0	1.300 5.000 6.300	20.673 0.0 0.715			K Factor = 5.80 Vel = 8.89
302 to 303	25.60 51.97	1.394 150.0 0.1262	1N	8.0 0.0 0.0	0.750 8.000 8.750	21.388 -0.433 1.104			Vel = 10.92
303 to 305	0.0 51.97	1.394 150.0 0.1262	1O	6.0 0.0 0.0	12.200 6.000 18.200	22.059 0.0 2.297			Vel = 10.92
	0.0 51.97						24.356		K Factor = 10.53
310 to 311	26.34 26.34	1.101 150.0 0.1132	1N	7.0 0.0 0.0	4.600 7.000 11.600	21.071 0.0 1.313			K Factor @ node EQ01 Vel = 8.88
311 to 312	0.0 26.34	1.101 150.0 0.1132	1N	7.0 0.0 0.0	0.500 7.000 7.500	22.384 0.217 0.849			Vel = 8.88
312 to 305	0.0 26.34	1.101 150.0 0.1132	1N	7.0 0.0 0.0	1.000 7.000 8.000	23.450 0.0 0.906			Vel = 8.88
305 to 321	51.97 78.31	1.598 150.0 0.1385		0.0 0.0 0.0	9.500 0.0 9.500	24.356 0.0 1.316			Vel = 12.53
	0.0 78.31						25.672		K Factor = 15.46
320 to 321	28.35 28.35	1.101 150.0 0.1297	1O	5.0 0.0 0.0	4.750 5.000 9.750	24.407 0.0 1.265			K Factor @ node EQ01 Vel = 9.55
321 to 322	78.30 106.65	2.003 150.0 0.0816	1O	10.0 0.0 0.0	14.750 10.000 24.750	25.672 0.0 2.020			Vel = 10.86
322 to 323	0.0 106.65	2.003 150.0 0.0817	2N	22.0 0.0 0.0	30.700 22.000 52.700	27.692 0.0 4.303			Vel = 10.86
323 to 324	0.0 106.65	2.003 150.0 0.0816	1N	11.0 0.0 0.0	20.000 11.000 31.000	31.995 8.662 2.531			Vel = 10.86
324 to 325	0.0 106.65	2.635 150.0 0.0215	1N	12.0 0.0 0.0	3.500 12.000 15.500	43.188 0.0 0.333			Vel = 6.27



# Final Calculations - Hazen-Williams

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 3RD FLOOR RESIDENTIAL

Page 6  
Date 8-

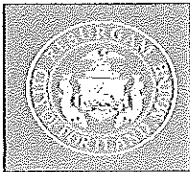


Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv. Ln.	Pipe Ftng's Total	Pt Pe Pf	Pt Pv Pn	*****	Note
325 to 326	0.0 106.65	2.635 150.0 0.0215	1E 0.0	12.447 0.0	10.000 12.446	43.521 5.630		Vel = 6.27
326 to TO2	0.0 106.65	2.635 120.0 0.0325	4V 0.0	23.613 0.0	14.000 23.613	49.633 0.0		Vel = 6.27
TO2 to BO2	0.0 106.65	2.635 120.0 0.0324	1Fsp 1B 1T	0.0 9.61 16.474	3.000 26.084 29.084	50.854 5.166 0.943		* Fixed loss = 3 Vel = 6.27
BO2 to BASE	0.0 106.65	4.26 120.0 0.0032	1Zia 1E	0.0 13.167	2.000 13.167	56.963 5.011		* Fixed loss = 3.712 Vel = 2.40
BASE to H1	0.0 106.65	6.16 140.0 0.0004	2F 1G 1T	20.084 4.304 43.037	130.000 67.425 197.425	62.022 0.0 0.077		Vel = 1.15
H1 to H2	0.0 106.65	16.32 100.0 0.0	1T 0.0	87.173 0.0	20.000 87.174	62.099 0.0		Vel = 0.16
H2 to TEST	100.0 206.65	6.16 140.0 0.0013	1G 1E	4.304 20.084	10.000 24.388	62.100 -2.599		Qa = 100 Vel = 2.22
	0.0 206.65					59.547		K Factor = 26.78



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14



*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

**Planning & Urban Development Department**  
Jeff Levine, AICP, Director

**Planning Division**  
Alexander Jaegerman, FAICP, Director

**November 5, 2012**

Kenn Guimond  
The Guimond Group  
Box 179  
South Freeport, ME 04078

045-A-001

Re: A.K. Longfellow LLC  
660 Congress Street  
Letter of November 1, 2012  
Housing Replacement Ordinance

Dear Mr. Guimond:

Thank you for your letter updating the plans for the renovations to 660 Congress Street, currently under review by the Historic Preservation Board. You have asked for a determination as to whether the latest plans which contemplate utilizing the upper floors of the subject building for one two-bedroom apartment on each of the second and third floors, with a commercial suite on the first floor, is in compliance with Chapter 14 Division 29, Housing Preservation and Replacement. In previous correspondence from this department on October 27, 2011, we determined that a consolidation from seven units to three units is consistent with the provisions of Division 29. As long as all previously residential space in the building continues to be utilized for residences, the consolidation is allowed and no fee for lost units is required.

Therefore, we conclude that the proposed consolidation of the upper floors to two dwelling units does not require the payment of a housing replacement fee, based on the provisions of Section 14-483(d). As noted previously, you will need to complete plan submissions and review procedures as specified in the Land Use Code, including separate permits from Inspection Services to change the use.

Sincerely,

Alexander Jaegerman, FAICP  
Planning Division Director

Cc: Jeff Levine, AICP, Director of Planning & Urban Development  
Deb Andrews, Historic Preservation Manager  
Danielle West-Chuhta, Acting Corporation Counsel  
Marge Schmuckal, Zoning Administrator  
Barbara Barhydt, Development Review Manager

**Code Analysis for 660-662 Congress Street (continued)**

2009 International Energy Conservation Code – Code Review

CHAPTER 5 COMMERCIAL ENERGY EFFICIENCY

PRESCRIPTIVE ENERGY ANALYSIS – ARCHITECTURAL

COMMERCIAL ENERGY EFFICIENCY ANALYSIS FOR 660-662 CONGRESS STREET, PORTLAND, ME  
ANALYSIS FOR COMMERCIAL UNIT LOCATED IN BASEMENT AND 1ST FLOOR  
CLIMATE ZONE 6  
CHAPTER 5, 2009 IECC

ITEM DESCRIPTION	CODE-PERSCRIBED VALUE AND CITATION	PROPOSED VALUE
BUILDING ENVELOPE (OPAQUE ELEMENT)	(IECC TABLE 502.1.2) U-0.048 (R-20.8) FOR MASS BUILDING IN CLIMATE ZONE 6	U-0.067 (R-15) (RECOMMENDED VALUE FOR HISTORIC BRICK STRUCTURES IN ZONE 6 COLD CLIMATES). EXEMPTION FROM ENERGY CODE (IECC 2009 101.4.2) FOR HISTORIC BUILDINGS.
BUILDING ENVELOPE (FENESTRATION)	(IECC TABLE 502.3) FENESTRATION ALLOWED FOR 40% MAX. OF ABOVE-GRADE WALL.	U-0.24 (R-4.17) FOR ALL DOUBLE HUNG WINDOWS. LEADED GLASS TRANSOMS ON 1ST FLOOR NOT COMPLIANT. EXEMPTION FROM ENERGY CODE (IECC 2009 101.4.2) FOR HISTORIC BUILDINGS.
BUILDING ENVELOPE (ROOF)	N/A – COVERED BY CHAPTER 4 – RESIDENTIAL USE (SEE SHEET A-002)	N/A
BUILDING ENVELOPE (FLOORS OVER OUTDOOR AIR)	(IECC TABLE 502.2(1)) R-20.5 FOR WOOD FRAMED CONSTRUCTION IN ZONE 6	R-20.5
AIR LEAKAGE	(IECC 502.4 & 502.4.2) AIR LEAKAGE SHALL BE DETERMINED IN ACCORDANCE WITH CODE OR VERIFIED BY AN ACCREDITED LABORATORY.	EXEMPTION FROM ENERGY CODE (IECC 2009 101.4.2) FOR HISTORIC BUILDINGS.
VESTIBULES	(IECC 502.4.7) A DOOR THAT SEPARATES CONDITIONED SPACE FROM THE EXTERIOR SHALL BE PROTECTED WITH AN ENCLOSED VESTIBULE.	EXCEPTION FOR DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQ.FT. IN AREA.

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

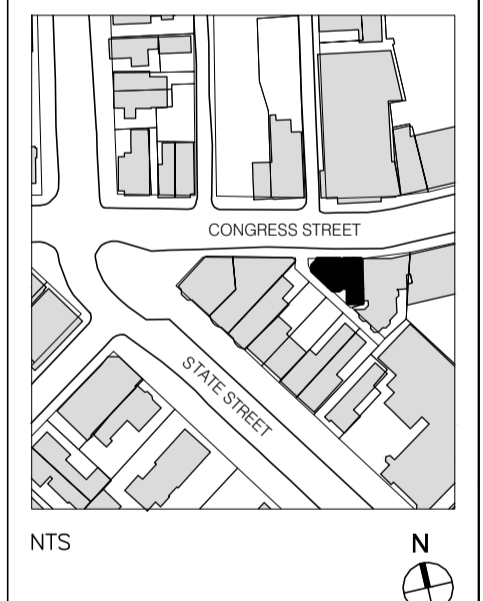
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
5	10/31/2014	PHASE 2- REVISION 01
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**CODE ANALYSIS**

DATE: October 31, 2014  
SCALE: N.T.S.  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-003**

SHEET NO.:

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

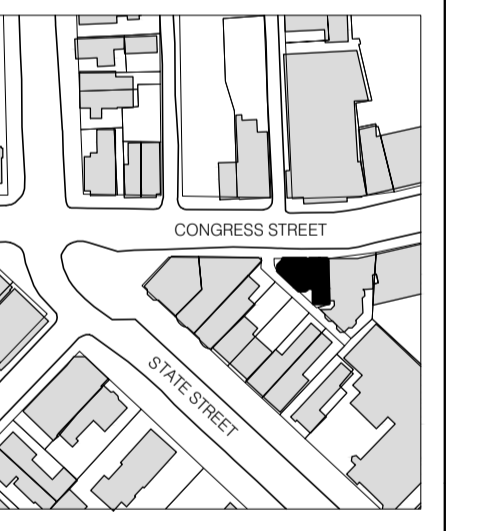
CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
6	11/10/2014	PHASE 2 - REVISION 02
5	10/31/2014	PHASE 2 PERMIT ADDITION
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**OCCUPANT LOAD  
CALCULATIONS**

DATE: November 10, 2014  
SCALE: 1/8" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-007**

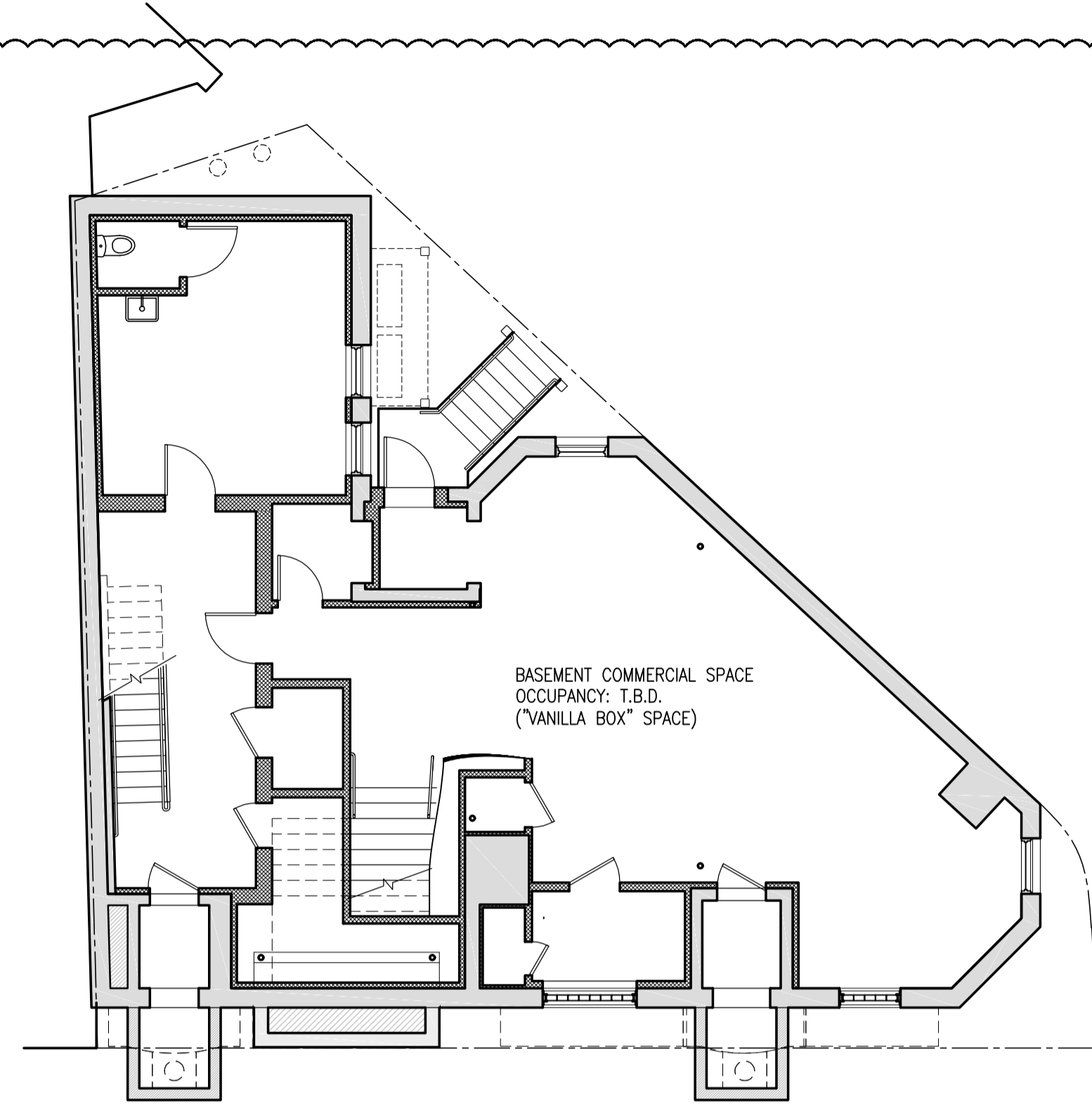
SHEET NO.:

**MUBEC (IBC) OCCUPANT LOAD CALCULATIONS**

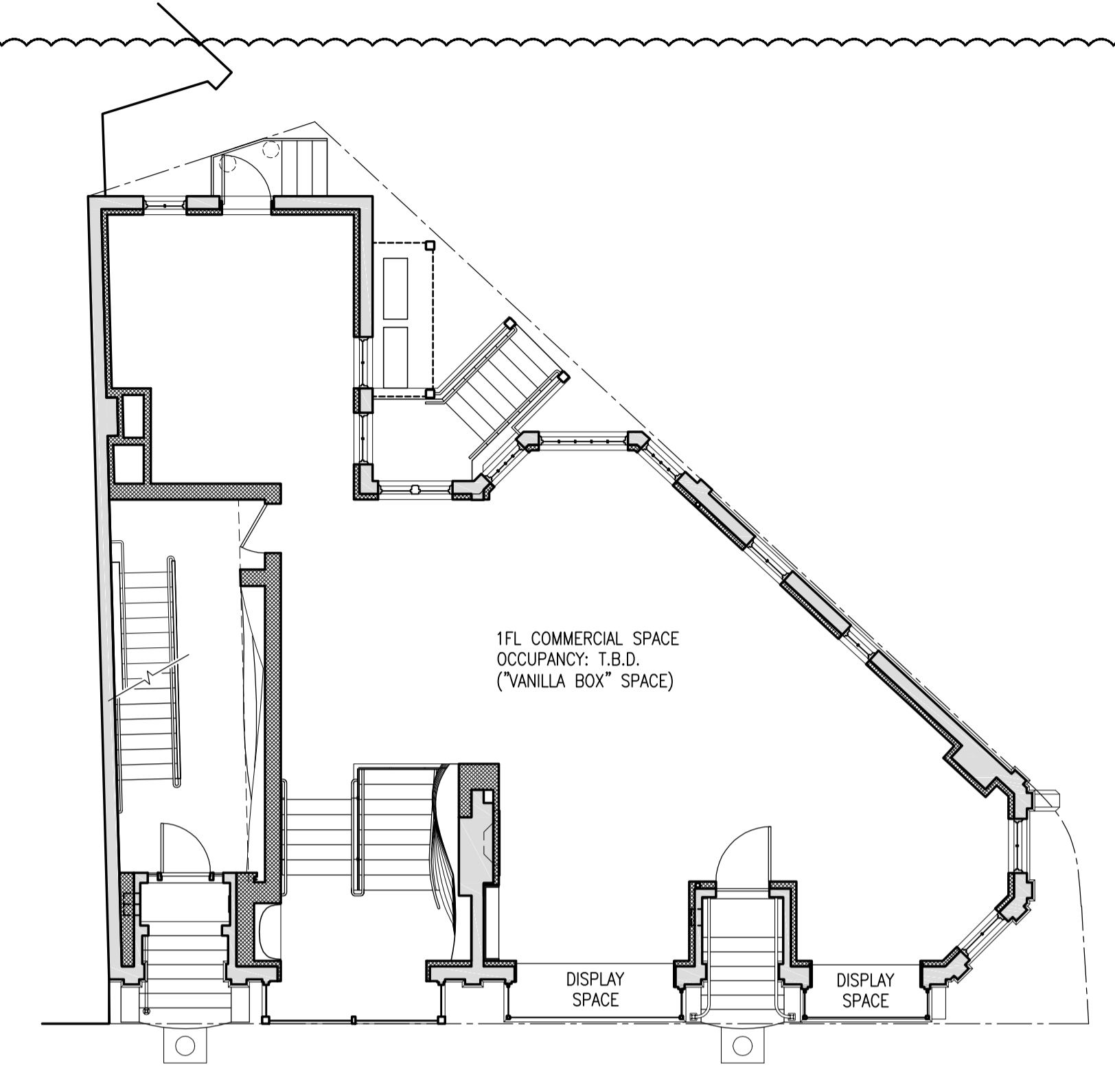
ROOM NO.	NAME	OCCUPANCY	FUNCTION OF SPACE	AREA	SQFT PER OCCUPANT	OCCUPANT LOAD
B05	BASEMENT COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
103	1ST FLOOR COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
104	1ST FLOOR COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
N/A	2ND FLOOR RESIDENTIAL UNIT	R-3	RESIDENTIAL	1365 SQFT (GROSS)	200 (GROSS)	7
N/A	3RD FLOOR RESIDENTIAL UNIT	R-3	RESIDENTIAL	1372 SQFT (GROSS)	200 (GROSS)	7

**NFPA 101 OCCUPANT LOAD CALCULATIONS**

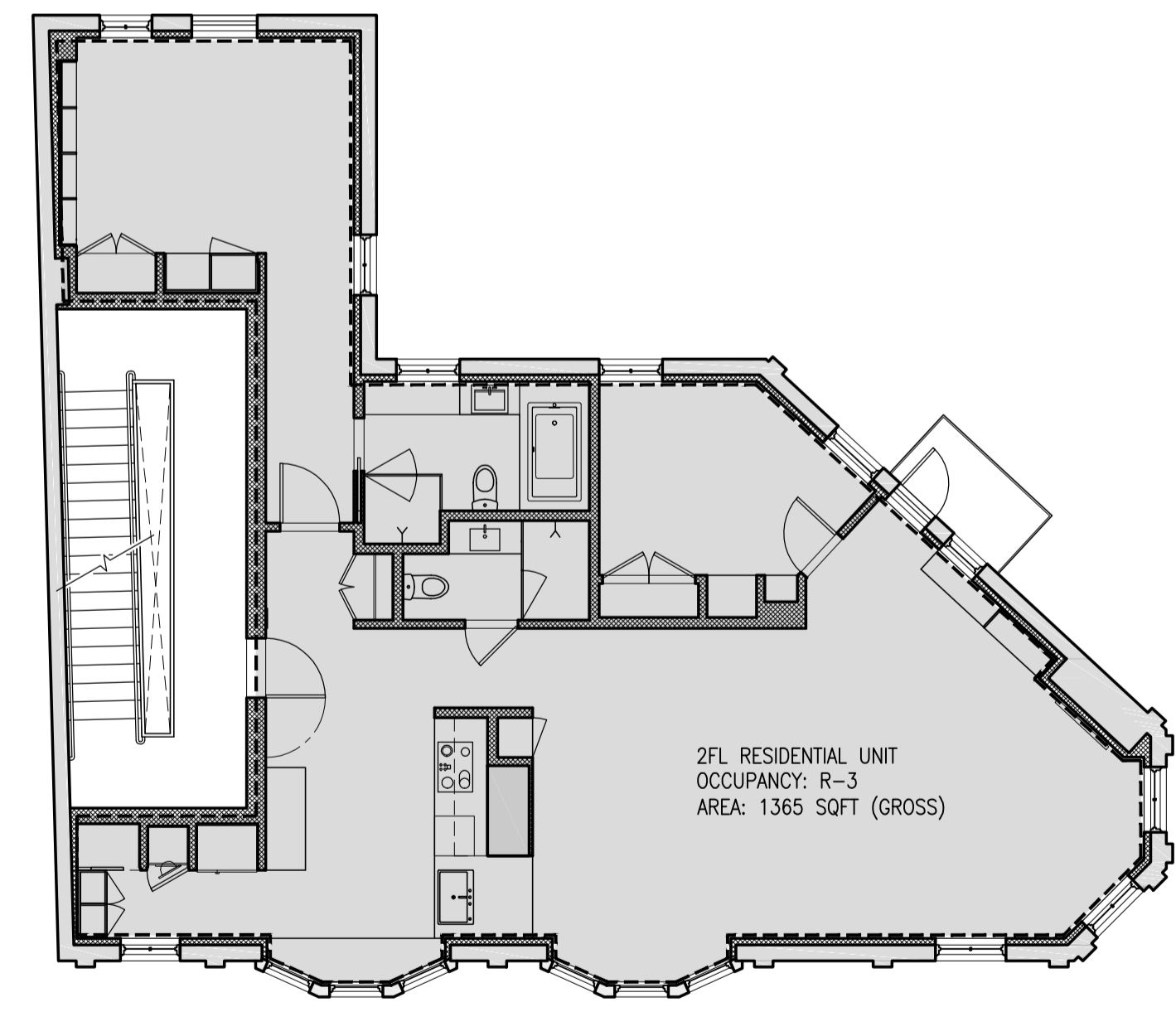
ROOM NO.	NAME	OCCUPANCY	FUNCTION OF SPACE	AREA	SQFT PER OCCUPANT	OCCUPANT LOAD
B05	BASEMENT COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
103	1ST FLOOR COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
104	1ST FLOOR COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
N/A	2ND FLOOR RESIDENTIAL UNIT	RESIDENTIAL USE	APARTMENT BUILDINGS	1365 SQFT (GROSS)	200	7
N/A	3RD FLOOR RESIDENTIAL UNIT	RESIDENTIAL USE	APARTMENT BUILDINGS	1372 SQFT (GROSS)	200	7



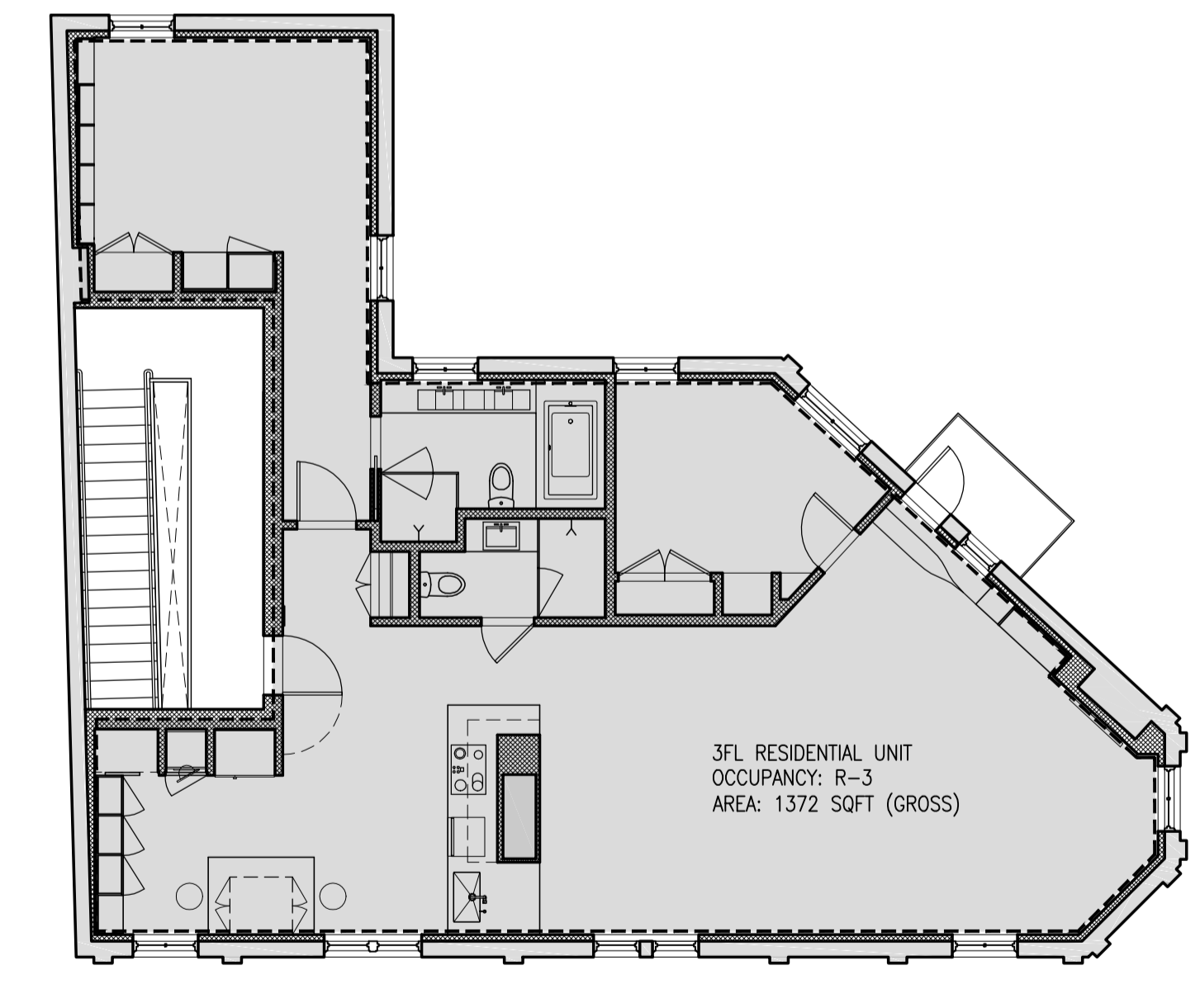
**1** BASEMENT OCCUPIED AREA  
A-007 1/8" = 1'-0"



**2** 1ST FLOOR OCCUPIED AREA  
A-007 1/8" = 1'-0"



**3** 2ND FLOOR OCCUPIED AREA  
A-007 1/8" = 1'-0"



**4** 3RD FLOOR OCCUPIED AREA  
A-007 1/8" = 1'-0"

2

# 660-662 CONGRESS STREET

PORTLAND, ME 04101

## PHASE 2 PERMIT ISSUE

660-662  
CONGRESS  
STREET

PORTLAND, MAINE

ARCHITECT:  
PRESENT ARCHITECTURE PLLC

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
BAYHILL BUILDING & DESIGN

P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

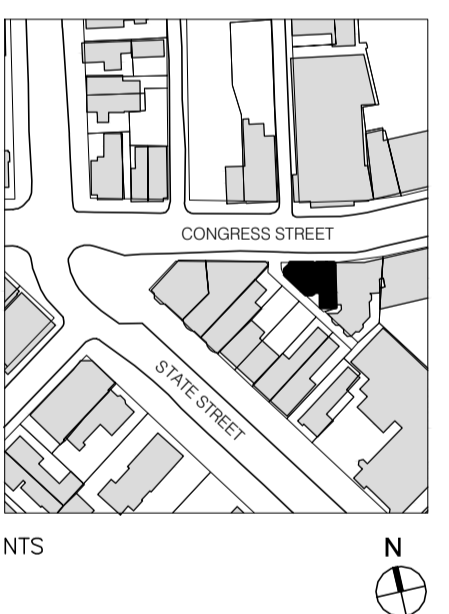
STRUCTURAL ENGINEER:  
ENGINEERING DESIGN  
PROFESSIONALS

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
A.K. LONGFELLOW LLC

660 CONGRESS STREET  
PORTLAND, ME 04101

4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET
NO.	DATE	ISSUE



B-SCAN:

DWG CONTENTS:  
**TITLE SHEET, DRAWING LIST & NOTES**

DATE: September 5, 2014  
SCALE:  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-000**

SHEET NO.:

### SYMBOL LEGEND

	INTERIOR ELEVATION TAG		ELEVATION TAG - PLAN
	WINDOW NUMBER		ELEVATION TAG - SECT/ELEV
	DOOR NUMBER		ELEVATION TAG
	WALL TYPE TAG		REVISION TAG
	ROOM NUMBER AND NAME		CENTER LINE TAG
	MATERIAL TAG		COLUMN GRID- HORIZONTAL AND VERTICAL
	DETAIL TAG		
	SECTION TAG		

### MATERIAL LEGEND

	EARTH
	POROUS FILL
	CONCRETE
	BRICK
	STONE
	CONCRETE MASONRY UNIT
	SAND/PLASTER
	STEEL
	FINISHED WOOD
	BLOCKING OR ROUGH WOOD
	PLYWOOD/LVL
	MINERAL WOOL INSULATION
	BATT INSULATION
	RIGID INSULATION
	CELLULOSE INSULATION

### GENERAL NOTES

- All work shall conform to the requirements of the Maine Uniform Building and Energy Code, Fire Department Rules and Regulations, utility company requirements, and the best trade practices.
- Before commencing work, the contractor shall file all required insurance certificates with the Department of Buildings, obtain all required permits, and pay all fees required by the governing city agencies.
- Minor details not usually shown or specified, but required for proper construction of any part of the work shall be included as if they were indicated in the drawings.
- The contractor shall coordinate all work procedures with the stipulations of local authorities, building management or board of directors.
- The contractor shall be responsible for the protection of all conditions and materials within the proposed construction area. The contractor shall have sole responsibility for any damage or injuries caused by or during the execution of the work.
- The contractor shall lay out his own work, and shall provide all dimensions required for other trades: plumbing, electrical, etc.
- Plumbing work shall be performed by persons licensed in their trades, who shall arrange for and obtain through the Department of Buildings all required permits, inspections and required sign-offs.
- Electrical work shall be performed by persons licensed in their trades, who shall arrange for and obtain through the Bureau of Electrical Control all required permits, inspections and required sign-offs.
- The contractor shall do all cutting, patching, repairing as required to perform all of the work indicated on the drawings, and all other work that may be required to complete the job.
- All piping and wiring shown to be demolished shall be removed to a point of concealment and shall be properly capped or plugged.

### ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	HVAC	HEATING VENTILATION AIR CONDITIONING	RCP	REFLECTED CEILING PLAN
ADJ	ADJACENT	HT/HGT	HEIGHT	REQ'D	REQUIRED
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	HR	HOUR	RD	ROUGH DRAIN
ADA	AMERICANS WITH DISABILITIES ACT	INCL	INCLUDE(ED)(ING)	RO	ROUGH OPENING
APPROX	APPROXIMATE(LY)	LVL	LAMINATED VENEER LUMBER	SCHED	SCHEDULE
A/V	AUDIO VISUAL	MFR	MANUFACTURER	SIM	SIMILAR
B.O.	BOTTOM OF	M.O.	MASONRY OPENING	STC	SOUND TRANSMISSION COEFFICIENT
CAB	CABINET	MECH	MECHANICAL	SPKR	SPEAKER
CLG	CEILING	MIN	MINIMUM	SPEC	SPECIFICATION
CL	CENTER LINE	MISC	MISCELLANEOUS	SPKLR	SPRINKLER
CLR	CLEAR(ANCE)	MNTD	MOUNTED	SQ	SQUARE FOOT
COL	COLUMN	NFPA	NATIONAL FIRE PROTECTION ASSOC	STL	STAINLESS STEEL
CONC	CONCRETE	NRC	NOISE REDUCTION COEFFICIENT	STL	STEEL
CMU	CONCRETE MASONRY UNIT	N/A	NOT APPLICABLE	SD	STORM DRAIN
CONT	CONTINUOUS	NTS	NOT TO SCALE	SFT	STRUCTURAL FACED TILE
DTL	DETAIL	OC	ON CENTER	STRUCT	STRUCTURAL SWITCH
DIA	DIAMETER	OPP	OPPOSITE	SW	SWITCH
DIM	DIMENSION	OH	OPPOSITE HAND	TEL	TELEPHONE
DN	DOWN	PTD	PAINTED	TV	TELEVISION
DWG	DRAWING	PERF	PERFORATED	THK	THICK(NESS)
EA	EACH	PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED
ELEC	ELECTRICAL OR ELECTRIC	PLYWD	PLYWOOD	TP	TOILET PAPER
ELEV	ELEVATOR	PSF	POUNDS PER SQ FOOT	TO	TOP OF
EQ	EQUAL	PSI	POUNDS PER SQ INCH	TYP	TYPICAL
EQPT	EQUIPMENT	PREFAB	PREFABRICATE(D)	UL	UNDERWRITERS LABORATORY
EXIST	EXISTING	QTY	QUANTITY	VIF	VERIFY IN FIELD
EXIST'G	EXISTING			VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR			VOL	VOLUME
F.O.	FACE OF FINISHED FLOOR			WC	WATER CLOSET
FIN	FINISHED FLOOR			WO	WINDOW OPENING
FLR	FLOOR			W/	WITH
FT	FOOT OR FEET			W/O	WITHOUT
GA	GALVANIZED GAUGE			WD	WOOD
GBW	GYPSUM WALL BOARD				

### DRAWING LIST

DWG. NO.	DRAWING TITLE	SCALE:
A-000.00 (1)	TITLE SHEET, DRAWING LIST & NOTES	N.T.S.
A-002.00 (2)	CODE ANALYSIS	N.T.S.
A-005.00 (3)	LIFE SAFETY PLANS	3/8" = 1'-0"
A-006.00 (4)	LIFE SAFETY PLANS	3/8" = 1'-0"
A-010.00 (5)	SITE PLAN	1/2" = 1'-0"
A-100.00 (6)	BASEMENT PLAN	1/2" = 1'-0"
A-101.00 (7)	1ST FLOOR PLAN	1/2" = 1'-0"
A-102.00 (8)	2ND FLOOR PLAN	1/2" = 1'-0"
A-103.00 (9)	3RD FLOOR PLAN	1/2" = 1'-0"
A-110.00 (10)	ROOF PLAN	1/2" = 1'-0"
A-150.00 (11)	BASEMENT RCP	1/2" = 1'-0"
A-151.00 (12)	1ST FLOOR RCP	1/2" = 1'-0"
A-152.00 (13)	2ND FLOOR RCP	1/2" = 1'-0"
A-153.00 (14)	3RD FLOOR RCP	1/2" = 1'-0"
A-200.00 (15)	NORTH ELEVATION (CONGRESS STREET)	1/2" = 1'-0"
A-201.00 (16)	WEST ELEVATION	1/2" = 1'-0"
A-202.00 (17)	SOUTHWEST ELEVATION	1/2" = 1'-0"
A-203.00 (18)	SOUTH ELEVATION	1/2" = 1'-0"
A-300.00 (19)	BUILDING CROSS SECTION AT RESIDENTIAL ENTRY	1/2" = 1'-0"
A-301.00 (20)	BUILDING CROSS SECTION AT MIDDLE STOREFRONT	1/2" = 1'-0"
A-401.00 (21)	ENLARGED PLANS AT ADA ACCESSIBLE RESTROOMS	1/2" = 1'-0"

DWG. NO.	DWG. TITLE	SCALE:
A-500.00 (22)	WALL SECTIONS	1/2" = 1'-0"
A-502.00 (23)	FIRE RATED VERTICAL CORRIDOR DETAILS	1/2" = 1'-0"
A-505.00 (24)	STAIR SKYLIGHT SECTIONS	1" = 1'-0"
A-550.00 (25)	DETAILS	AS NOTED
A-560.00 (26)	STAIR DETAILS	AS NOTED
A-590.00 (27)	WALL TYPES	3" = 1'-0"
A-600.00 (28)	DOOR DETAILS	6" = 1'-0"
A-601.00 (29)	DOOR SCHEDULE/DOOR TYPES	1/2" = 1'-0"
A-602.00 (30)	STOREFRONT WINDOW DETAILS	3" = 1'-0"
A-603.00 (31)	STOREFRONT WINDOWS	1/2" = 1'-0"
A-604.00 (32)	WINDOW DETAILS	1/2" = 1'-0"
A-605.00 (33)	WINDOW TYPES	1/2" = 1'-0"
A-606.00 (34)	WINDOW TYPES	1/2" = 1'-0"
A-800.00 (35)	SCHEDULES	N.T.S.

DWG. NO.	DWG. TITLE	SCALE:
E-100.00 (1)	BASEMENT ELECTRICAL PLAN	1/2" = 1'-0"
E-101.00 (2)	1ST FLOOR ELECTRICAL PLAN	1/2" = 1'-0"
E-102.00 (3)	2ND FLOOR ELECTRICAL PLAN	1/2" = 1'-0"
E-103.00 (4)	3RD FLOOR ELECTRICAL PLAN	1/2" = 1'-0"

DWG. NO.	DWG. TITLE	SCALE:
P-100 (1)	BASEMENT PLUMBING & FIXTURE PLAN	1/2" = 1'-0"
P-101 (2)	1ST FLOOR PLUMBING & FIXTURE PLAN	1/2" = 1'-0"
P-102 (3)	2ND FLOOR PLUMBING & FIXTURE PLAN	1/2" = 1'-0"
P-103 (4)	3RD FLOOR PLUMBING & FIXTURE PLAN	1/2" = 1'-0"
P-800 (5)	PLUMBING SCHEDULES	N.T.S.

DWG. NO.	DWG. TITLE	SCALE:
S-1 (1)	DETAILS AND NOTES	1/2" = 1'-0"
S-2 (2)	FOUNDATION PLAN	1/2" = 1'-0"
S-3 (3)	1ST FLOOR FRAMING PLAN	1/2" = 1'-0"
S-4 (4)	2ND FLOOR FRAMING PLAN	1/2" = 1'-0"
S-5 (5)	3RD FLOOR FRAMING PLAN	1/2" = 1'-0"
S-6 (6)	ROOF FRAMING PLAN	1/2" = 1'-0"

DWG. NO.	DWG. TITLE	SCALE:
FP-01 (1)	PLANS, SECTION, DETAIL	AS NOTED

DWG. NO.	DWG. TITLE	SCALE:
M-0 (1)	COVER SHEET	N.T.S.
M-1 (2)	BASEMENT DUCT AND BOILER VENTING PLAN	1/2" = 1'-0"
M-2 (3)	1ST FLOOR DUCT PLAN	1/2" = 1'-0"
M-3 (4)	2ND FLOOR DUCT PLAN	1/2" = 1'-0"
M-4 (5)	3RD FLOOR DUCT PLAN	1/2" = 1'-0"
M-5 (6)	BASEMENT PIPING & GAS PIPING PLAN	1/2" = 1'-0"
M-6 (7)	1ST FLOOR PIPING PLAN	1/2" = 1'-0"
M-7 (8)	2ND FLOOR PIPING PLAN	1/2" = 1'-0"
M-8 (9)	3RD FLOOR PIPING PLAN	1/2" = 1'-0"
M-9 (10)	DETAILS	N.T.S.
M-10 (11)	EQUIPMENT SCHEDULES	N.T.S.
M-11 (12)	SPECIFICATIONS	N.T.S.

### Code Analysis for 660-662 Congress Street

660-662 Congress Street, Portland, ME

Existing 3 story brick mixed-use commercial and residential building. Basement floor area, 1,813 sf; 1st Floor area, 1819 sf; 2nd Floor area, 1,821 sf; 3rd Floor area, 1,791 sf (total of 7,247 sf). Building will be fully sprinklered. Per the State Fire Marshal, an elevator is not required.

#### IBC 2009 Code Review

Chapter 3 Use and Occupancy Classification

Section 303	Occupancy T.B.D.
Section 310	Residential R-3

#### Chapter 4 Special Detailed Requirements Based on Use and Occupancy

Section 420.2 Separation Walls	Walls separating dwelling units or dwelling units from other occupancies shall be constructed as fire partitions in accordance with Section 709.
Section 420.3 Horizontal Separation	Floor assemblies separating dwelling units or dwelling units from other occupancies shall be constructed as horizontal assemblies in accordance with Section 712.

#### Chapter 5 General Building Heights and Areas

Construction Type	IIIB
Table 503 - Area Limitations (A-2)	9,500 sf per floor
Table 503 - Area Limitations (R-3)	Existing 1,409 sf - OK unlimited sf per floor
Table 503 - Height limitation (A-2)	Existing 1,582 sf - OK
Table 503 - Height limitation (R-3)	2 stories - OK, per Section 508.4.3
Table 503 - Maximum Height	4 stories - OK, per Section 508.4.3
Table 503 - Maximum Height	55' for Construction Type IIIB
Section 504.2 - Automatic Sprinkler system increase	Existing 42'-3" - OK if sprinklered, increase maximum height to 60' - OK
Table 508.4 - Required Separation	1 hour separation required between A-2 & R-3 if sprinklered No separation required between commercial kitchen and restaurant seating area
Section 508.4.3 - Allowable Height	Each separated occupancy shall comply with the building height limitations based on the type of construction of the building in accordance with Section 503.1.

#### Chapter 6 Types of Construction

Table 601 Fire Resistance Rating Requirements for Structure Elements	
Structural Frame	0 Hour - OK
Interior bearing walls	2 Hours / Existing to remain, 2 hr - OK
Interior bearing walls	0 Hour - OK
Nonbearing walls and partitions	0 Hour - OK
Floor construction	0 - OK
Roof construction	0 - OK
Table 602 Fire Resistance Rating Requirements for Exterior Walls	
Less than 5'	1 Hour (A-2, R-3)
5' to 10'	1 Hour (A-2, R-3)
10' to 30'	1 Hour (A-2, R-3)
More than 30'	0 Hour (A-2, R-3)

#### Chapter 7 Fire and Smoke Protection Features

Table 705.8 Max Area of Exterior Wall Openings Based on Fire Separation Dist.	
0 to 3'	Not permitted
3' to 5'	15%
5' to 10'	25%
10' to 15'	45%
15' to 20'	75%
More than 20'	No limit
Section 712.3 Fire Resistance Rating	Dwelling unit separations in building of Type IIIB construction shall have fire-resistance ratings of not less than 1/2 hour when sprinklered.
Table 715.4 Fire Door and Fire Shutter Fire Protective Ratings	
Fire Walls, 2 hour	1 1/2 Hour rating
Shaft, 1 hour	1 Hour
Exit enclosures, 1 hour	1 Hour
Corridor walls, 1 hour	20 Minutes

#### Chapter 8 Interior Finishes

Section 803.1.1 Interior Wall and Ceiling Finish Material	
Class A	Flame spread index 0-25; smoke-developed index 0-450
Class B	Flame spread index 26-75; smoke-developed index 0-450
Class C	Flame spread index 76-200; smoke-developed index 0-450
Table 803.9 Interior Wall and Ceiling Finish Requirements By Occupancy	
Exit enclosures and exit passageways	B (A-2); C (R-3)
Corridors	B (A-2); C (R-3)
Rooms and enclosed spaces	C (A-2 & R-3)

Section 804.4 Interior Floor Finish Requirements	Interior floor finish for exit enclosures, exit passageways and corridors	Not less than Class II and comply with DOCFF-1 "pill test"
Section 806 Decorative Material and Trim	Fabric partitions suspended from the ceiling	Shall meet flame propagation performance criteria of Section 806.2 and NFPA 701 for Class A

#### Chapter 9 Fire Protective Systems

Section 903.2 - Automatic Sprinkler Systems	An NFPA 13 sprinkler system shall be installed throughout the building.
Section 903.4.1 Monitoring	Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station.

#### Chapter 10 Means of Egress

Table 1004.1.1 Max. Occupant Load (refer to drawings)	
Basement	
Ground Floor	
Second Floor	7 Occupants (Group R-3)
Third Floor	7 Occupants (Group R-3)
Total occupant load = T.B.D.	
Sec 1005 Egress Width	
Stairways	0.3' per person - OK
Doors, ramps and corridors	0.2' per person - OK
Sec 1005.2 Door encroachment	
Doors and handrails shall not reduce required means of egress by more than 7". Doors in any position shall not reduce the required width by more than one-half.	
Sec 1006.2 Illumination Level	
Means of egress illumination level shall not be less than 1 foot-candle at the walking surface.	
Sec 1006.3 Illumination Emergency Power	
Power supply for means of egress illumination shall normally be provided by premises electrical power.	
Sec 1018.4 Dead Ends	
In power failure event, automatic illumination shall include corridors, exit enclosures, exit passageways, interior exit discharge elements for a duration of 90 minutes with battery backup or on-site generator.	
Sec 1007.1 Accessible Means of Egress	
Accessible spaces must be provided with an accessible means of egress. Exception, accessible means of egress not required in alterations to existing buildings.	
Sec 1007.3 Stairways	
Minimum width between handrails	48" unless sprinklered - N/A
Sec 1008.1.1.1 Projections into Clear Width	
No projections into required clear width allowed lower than 34" above the floor. Shall not exceed 4" between 34" and 80" above the floor.	
Sec 1008.1.2 Door swing	
Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons.	
Sec 1008.1.5 Floor Elevation	
There shall be a floor or landing on each side of a door and shall be at the same elevation. Exterior may slope 2.5 / 12 units (2%).	
Sec 1008.1.6 Landings at Doors	
Landings shall have a width not less than the width of the stairway. When serving an occupant load of 50 or more, doors shall not reduce the landing to less than 1/2 its required width. Landings shall not have a length less than 44" in the direction of travel.	
Sec 1008.1.7 Thresholds	
Thresholds shall not exceed 1/2"	
Sec 1008.1.10 Panic Hardware	
Doors serving rooms or spaces with 50 or more occupants shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.	
Sec 1009.1 Stairway width	
Minimum width	3'-8"
Exception serving less than 50	3'-0"
Min headroom	6'-8"
Sec 1009.4 Stair treads and risers	
Stair riser	Max 7"
Exception for R-3 occupancies	Max 7-3/4"
Stair riser	Min 4"
Stair tread	Min 11"
Exception for R-3 occupancies	Min 10"
Sec 1009.5 Stairway Landings	
There shall be a floor or landing at the top and bottom of each stairway. The width shall not be less than the width of the stairway. The length must be at least the same as the width but need not exceed 48" in a straight run.	
Sec 1009.7 Vertical Rise	
Max 12' vertical rise between landings or levels	

Sec 1009.12 Handrails	Handrails shall be on both sides of stairways
Sec 1012 Handrails	Between 34" and 38" above nosing
	Handrail gripping surfaces shall be continuous, without interruption
	Handrails shall return to a wall, guard, or be continuous.
	Handrails shall extend 12" horizontally above top riser and continue to slope for the depth of one tread beyond the bottom riser
Sec 1013.1 Guards	Guards required
When more than 30" above floor	3'-6"
Exception for R-3 occupancies	2'-10"
Sec 1014.2 Egress through intervening spaces	Shall not pass through adjoining spaces, including kitchens and storage rooms
Exception for dwelling units	Egress through kitchens within dwelling unit OK
Sec 1014.3, 1028.8 Common path of egress travel	Commercial Occupancy T.B.D.
Occupancy R-3 (sec 1014.3)	Not more than 75'
Table 1015.1 Spaces with 1 exit	Commercial Occupancy T.B.D.
Commercial Occupancy T.B.D.	Max occupant load = 10
Table 1015.2.1 Two exits	
When 2 are required	Not less than 1/3 overall diagonal when sprinklered
Table 1016.1 Exit Access Travel Distance Limitations	
Occupancy A-2, R-3	250' (with sprinkler system)
Table 1018.1 Corridor Fire-Resistance Rating	
Occupancy A-2, corridor serving more than 30	0 Hour when sprinklered
Occupancy R-3, corridor serving more than 10	0.5 Hour when sprinklered
Sec 1018.2 Corridor Width	
Minimum width	44"
Req occupant capacity less than 50	36"
Sec 1018.4 Dead Ends	
Group A-2	Dead-end corridors shall not exceed 20'
Group R-3	Dead-end corridors shall not exceed 50' when sprinklered
1021.2 Single Exits	
Occupancy R-3	Only one exit required from R-3 Occupancy buildings
Mixed Occupancies	
Permitted provided each occupancy complies with individual requirements of occupancy	
Table 1021.2 Stories with One Exit	
First story or basement (A-2)	49 Occupants and 75' travel distance
Sec 1022 Exit Enclosures	
Stairway enclosure	2 Hour rating (4 stories)
Sec 1027 Exit Discharge	
Exits shall discharge directly to the exterior of the building and shall be at grade or direct access to grade. The exit discharge shall not reenter a building.	
Sec 1027.3 Exit Discharge Location	
Exterior balconies, stairways and ramps	Located at least 10' from lot lines
Sec 1029 Emergency Escape and Rescue	
Group R sleeping rooms below the fourth story shall have at least one exterior emergency escape and rescue opening.	
Sec 1029.2 Minimum Size	
Minimum height	Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sf.
Minimum width	24" clear
Maximum height from floor	20" clear
Sec 1029.4 Operational Constraints	Openings shall be operational from inside without the use of keys or tools.
Chapter 11 Accessibility	
Sec 1105.1 Public Entrance	Minimum 60% accessible entrances
Exception	See Sec 3407.1 Historic Buildings
Sec 1107.6.3 Group R-3	When there are 4 or more dwelling units in building, all units are to be Type B Unit.
Chapter 12 Indoor Environment	
Sec 1207.2 Air-borne Sound	Min STC of 49 for Wall and Floor assemblies between adjacent dwelling units and between dwelling units and adjacent public areas.
Chapter 13 Energy Efficiency	
Buildings shall be designed and constructed in accordance with the International Energy Code.	
Chapter 34 Existing Structures	
Sec 3409.1 Historic Buildings	The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

NFPA 101 Life Safety Code Review	
Chapter 7 Means of Egress	
Sec 7.1.3.1 Exit Access Corridors	1 Hour when occupant load exceeds 30
Exception	Does not apply to existing buildings if occupancy classification does not change
Sec 7.1.3.2 Exits	1 Hour separation for exits in existing buildings allowed when sprinklered
	Openings in exit limited to doors from normally occupied spaces and corridors and doors for egress from the enclosure
	An exit enclosure shall provide a continuous protected path of travel to an exit discharge
Sec 7.1.5.1 Means of Egress Headroom	Not less than 7'-6" with projections from the ceiling not less than 6'-8"
Sec 7.1.5.2 Headroom In Existing Buildings	Not less than 7'-0" with projections from the ceiling not less than 6'-8"
Sec 7.2.1.4.2 Door Swing Direction	When serving occupant load of 50 or more, doors shall swing in the direction of egress travel
Sec 7.2.1.4.4 Egress Encroachment	During its swing, a door in a means of egress shall not obstruct more than 1/2 of passageway and shall not project more than 7" when open
Sec 7.2.2.1 New Stairs	
Minimum width	36" when occupant load less than 50
	44" when occupant load less than 2000
Maximum riser	7"
Exception: Sec. 10-3 Amendment (g)	
Minimum riser	Maximum 7 3/4" riser permitted in one and two family dwellings
Minimum tread depth	4"
Minimum headroom	11"
Maximum height between landings	6'-8"
Sec 7.2.2.3.2 Landings	Not required to exceed 48"
Exception: Sec. 10-3 Amendment (g)	
City of Portland - Code of Ordinances	Maximum 7 3/4" riser permitted in one and two-family dwellings
Sec 7.2.2.4.1 Handrails	Stairs and ramps shall have handrails on both sides
Sec 7.2.2.4.5.2 Guards	
Not less than 42"	
Exception: Sec. 10-3 Amendment (g)	
City of Portland - Code of Ordinances	Minimum 36" guard height permitted in one and two-family dwellings
Sec 7.2.2.4.5.3 Open Guards	4" sphere shall not be able to pass through any opening to a height of 42"
Sec 7.2.2.5.2.1 Exposures	
Where nonrated walls or unprotected openings enclose the exterior of a stairway, and the walls are exposed by other parts of a building at an angle of less than 180 degrees, the building enclosure walls within 10' shall be 1 Hour rated	
Sec 7.2.2.5.3 Usable Space	
Enclosed, usable spaces within exit enclosures shall be prohibited, including under stairs	
Sec 7.3.1.2 Occupant Load	
Basement (T.B.D.)	
1st Floor (T.B.D.)	
2nd Floor (Residential - Apartments)	7 Occupants
3rd Floor (Residential - Apartments)	7 Occupants
Sec 7.5.1.3.4 Egress Arrangement	
Distance between exits not less than 1/3 length of maximum diagonal dimension of building or space	
Sec 7.7.2 Discharge through Areas on Level of Exit Discharge	
Not more than 50% of required exits and egress capacity shall discharge through areas on the level of exit discharge	
The level of discharge shall be protected throughout by a sprinkler system	
Chapter 24 One and Two-Family Dwellings	
This chapter applies to one and two-family dwellings, which includes buildings containing not more than two dwelling units.	
Sec 24.1.2.3 Mixed Use	Dwelling units and exits shall be separated from nonresidential occupancy by 1 Hour construction
Sec 24.3.4.1 Smoke Alarms	Installed in all sleeping rooms, outside each separate sleeping area, and on each level of dwelling unit, including basements
Sec 24.3.5.1 Sprinkler System	Must be installed in all new one and two-family dwellings
Chapter 12 New Assembly Occupancies	
Sec 12.2.2.2.3 Door Lock	Doors serving rooms or spaces with 100 or more occupants shall not be provided with a latch or lock unless it is panic hardware.
Table 12.1.6 Construction Type Limitations	
Any assembly type limited to 1 level below level of exit discharge	
Sec 12.2.3.6 Main Entrance/Exit	Assembly occupancy to be provided with a main entrance/exit at the level of discharge or connected to a stair leading to street
Shall be of width to accommodate 1/2 of total occupant load	
Sec 12.2.5.1.2 Common Path of Travel	Shall not exceed 20' for any number of occupants and 75' for not more than 50
Sec 12.2.5.1.3 Dead-end Corridors	Shall not exceed 20'
Sec 12.2.5.2 Access Through Hazardous Areas	Shall not pass through kitchens, storerooms, platforms, etc.
Sec 12.2.6 Travel Distance to Exits	Shall not exceed 250' if sprinklered

Maine State Internal Plumbing Code (Uniform Plumbing Code 2009)	
301.1.4 Existing Buildings	In existing buildings or premises in which plumbing installations are to be altered, repaired, or renovated, the Authority Having Jurisdiction has discretionary powers to permit deviation from the provisions of this code, provided that such a proposal to deviate is first submitted for proper determination in order that health and safety requirements, as they pertain to plumbing, shall be observed
Table 4-1 Minimum Plumbing Facilities	
Occupant Load	The total occupant load shall be determined in accordance with the Building Code.
Dwellings	1 water closet, 1 lavatory & 1 shower/bathtub per dwelling
Commercial Unit (Occupancy T.B.D.)	T.B.D.
Male	WC - T.B.D.
Female	Urinal - T.B.D. WC - T.B.D.
2009 International Energy Conservation Code - Code Review	
Chapter 1 Administration	
101.4.4 Mixed Occupancy	Where a building includes both residential and commercial occupancies, each occupancy shall be separately considered and meet the applicable provisions of Chapter 4 for residential and Chapter 5 for commercial.
101.4.5 Historic Buildings	See Section 3409 of the IBC
Chapter 3 Climate Zones	
Cumberland County, Maine	Climate Zone 6
Chapter 4 Energy Efficiency	
TABLE 401.1 (1) Prescriptive Envelope Requirements	
Wall insulation (above grade)	R-15 (Recommended value for historic brick structures in cold climates similar to Portland, Maine.)
Ceiling insulation	R-49
Windows	U-0.35
Skylights	U-0.60
407.2 High-efficiency lighting systems	A minimum of 50 percent of the lamps in permanently installed lighting fixtures shall be compact or linear fluorescent, or a lighting source that has a minimum efficacy of 40 lumens per input watt.

### 660-662 CONGRESS STREET

PORTLAND, MAINE

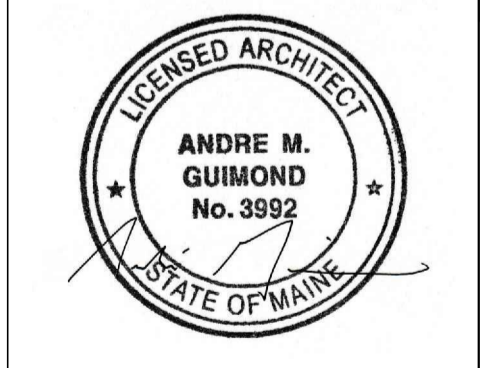
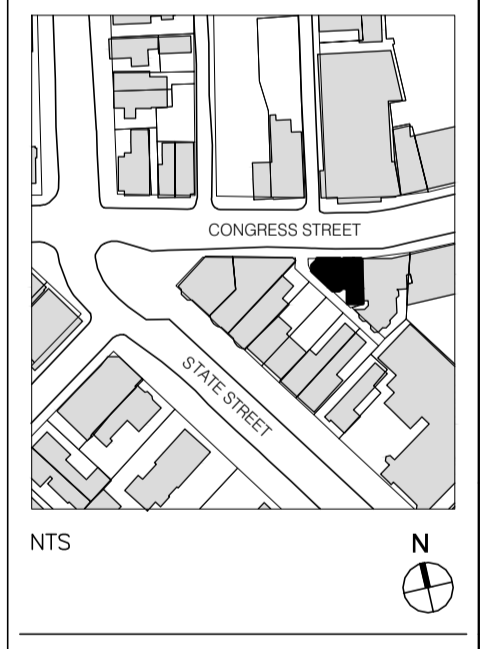
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
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OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

6	11/10/2014	PHASE 2 - REVISION 02
5	10/31/2014	PHASE 2 - REVISION 01
4	11/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET
NO.	DATE	ISSUE



B-SCAN:

DWG. CONTENTS:  
**CODE ANALYSIS**

DATE: November 10, 2014  
SCALE: N.T.S.  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-002**

SHEET NO.:

**LEGEND**

- 2 HOUR FIRE RATED WALL
- ↖ EMERGENCY LIGHT
- EXIT EXIT SIGN
- FIRE ALARM PULL BOX
- FE FIRE EXTINGUISHER
- SD CEILING SMOKE & CARBON MONOXIDE DETECTOR/SIREN
- SD◁ WALL SMOKE & CARBON MONOXIDE DETECTOR/SIREN
- KB KNOX BOX - FIRE DEPT. KEYS

**660-662 CONGRESS STREET**  
 PORTLAND, MAINE

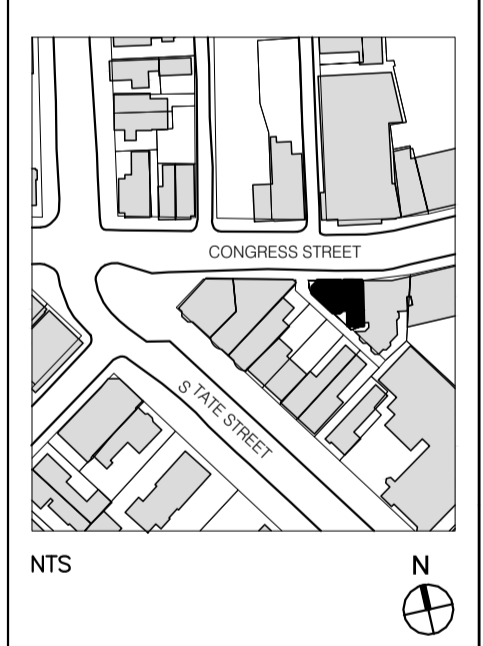
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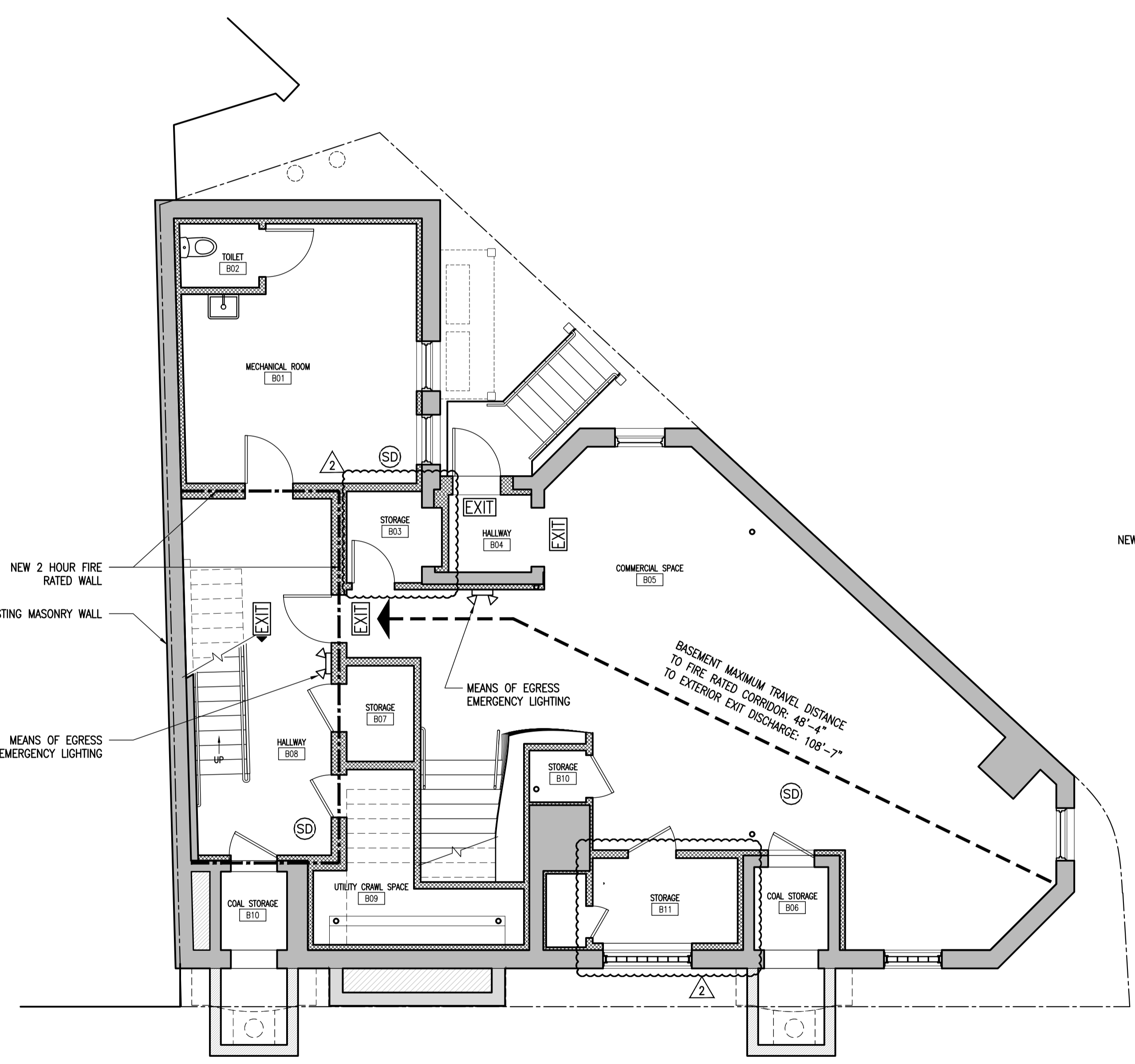
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4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



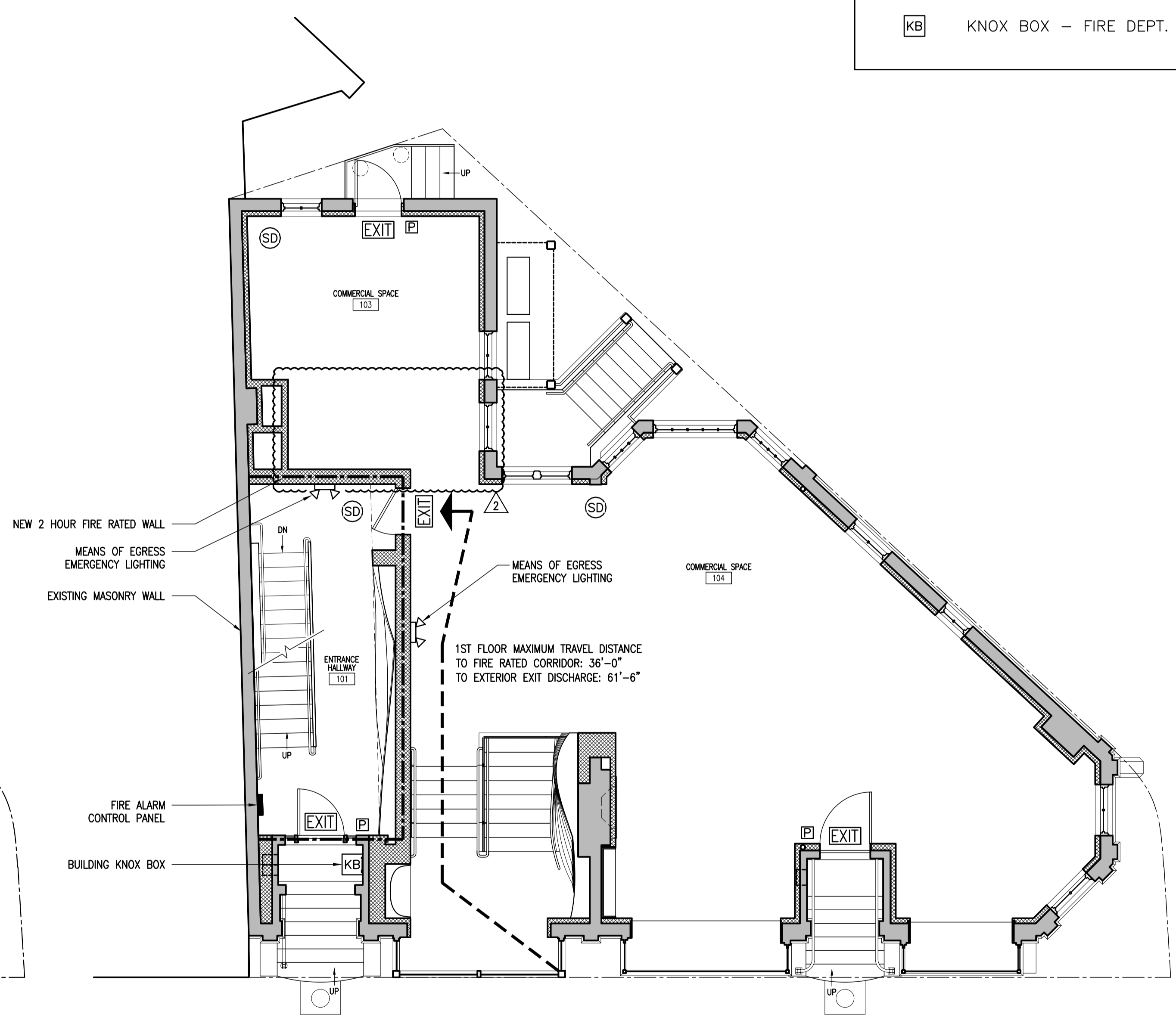
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**LIFE SAFETY PLANS**

DATE: November 10, 2014  
 SCALE: 3/16" = 1'-0"  
 DWG. BY:  
 PROJECT NO.: 008  
 DWG. NO.: **A-005**  
 SHEET NO.:



**1 BASEMENT LIFE SAFETY PLAN**  
 A-005 3/16" = 1'-0"



**2 1ST FLOOR LIFE SAFETY PLAN**  
 A-005 3/16" = 1'-0"

# 660-662 CONGRESS STREET

PORTLAND, MAINE

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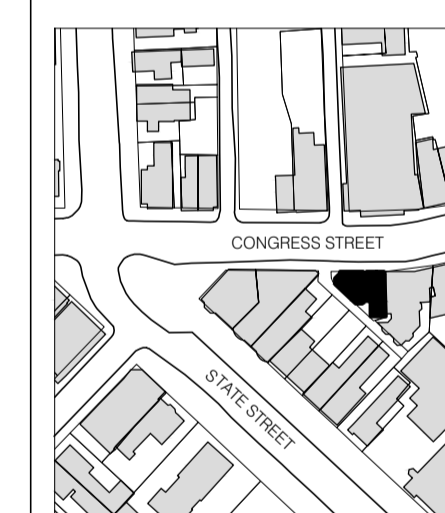
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**ENGINEERING DESIGN PROFESSIONALS**

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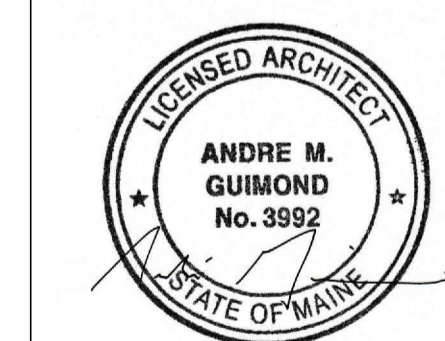
OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
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3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET
1	NO.	DATE



NTS  
N



B-SCAN:

DWG. CONTENTS:

## LIFE SAFETY PLANS

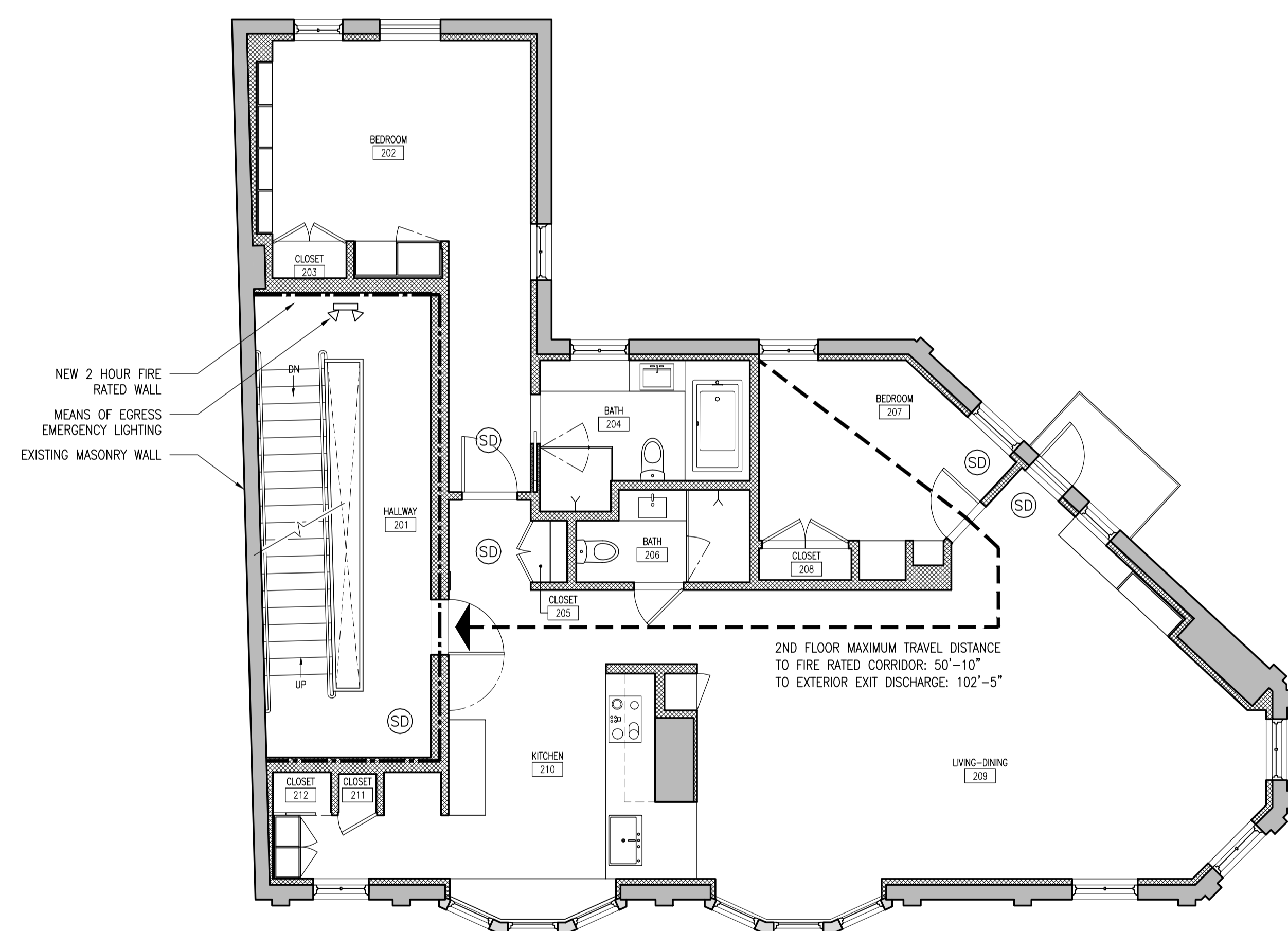
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PROJECT NO.: 008

DWG. NO.: **A-006**

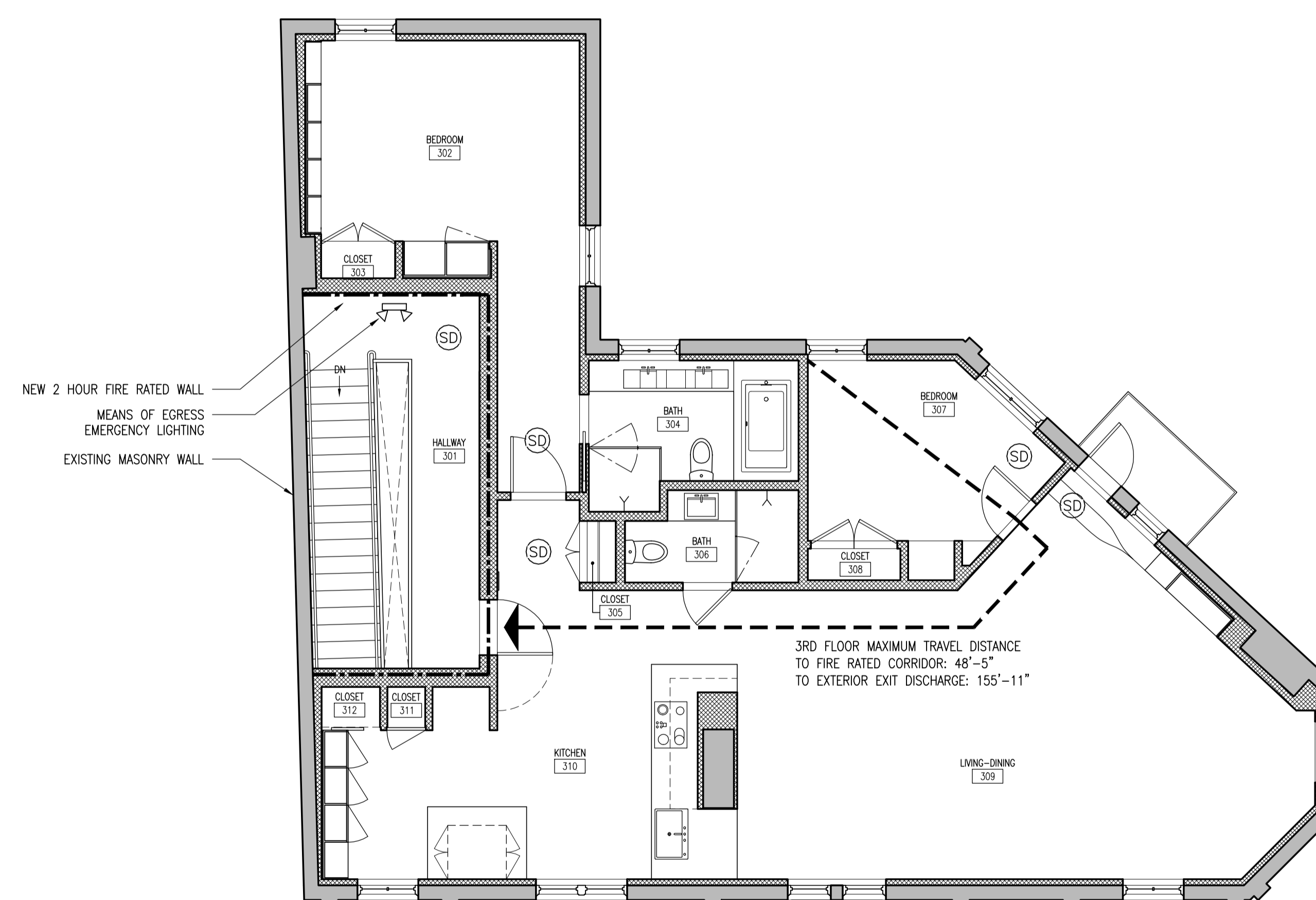
SHEET NO.:

### LEGEND

- 2 HOUR FIRE RATED WALL
- EMERGENCY LIGHT
- EXIT SIGN
- FIRE ALARM PULL BOX
- FIRE EXTINGUISHER
- CEILING SMOKE & CARBON MONOXIDE DETECTOR/SIREN
- WALL SMOKE & CARBON MONOXIDE DETECTOR/SIREN
- KNOX BOX - FIRE DEPT. KEYS

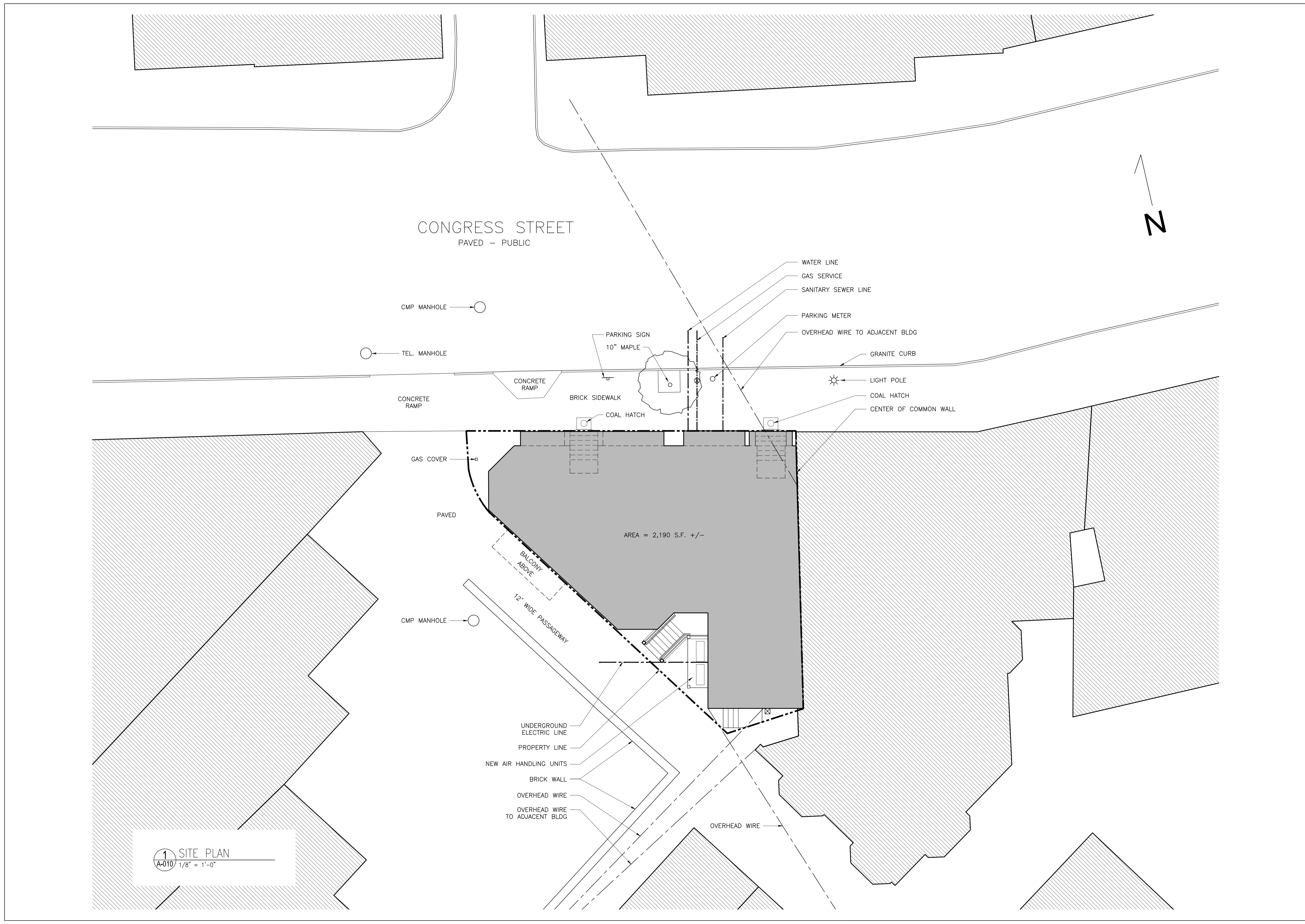


**1** 2ND FLOOR LIFE SAFETY PLAN  
A-006 3/16" = 1'-0"



**2** 3RD FLOOR LIFE SAFETY PLAN  
A-006 3/16" = 1'-0"





**660-662  
CONGRESS  
STREET**  
PORTLAND, MAINE

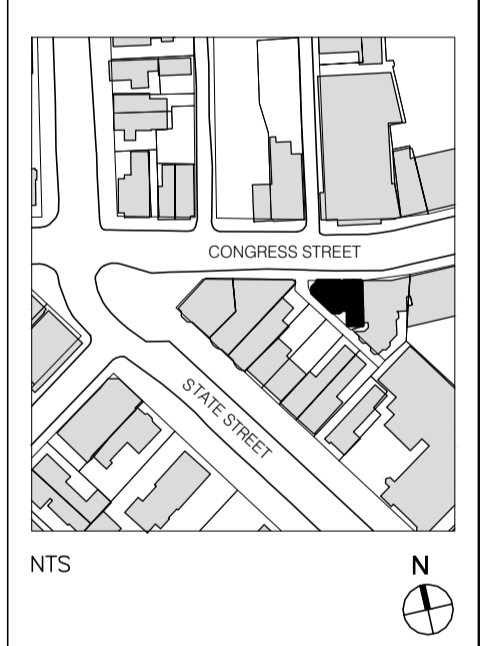
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OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**SITE PLAN**

DATE: September 5, 2014  
SCALE: 1/8" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-010**  
SHEET NO.:

**1 SITE PLAN**  
A-010 1/8" = 1'-0"

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

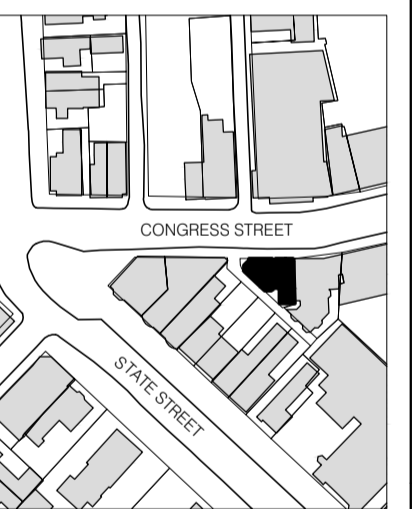
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

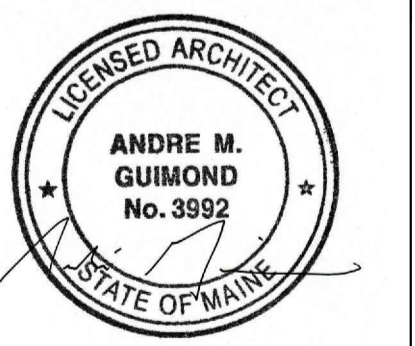
OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
5	11/10/2014	REVISION 02
4	7/16/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



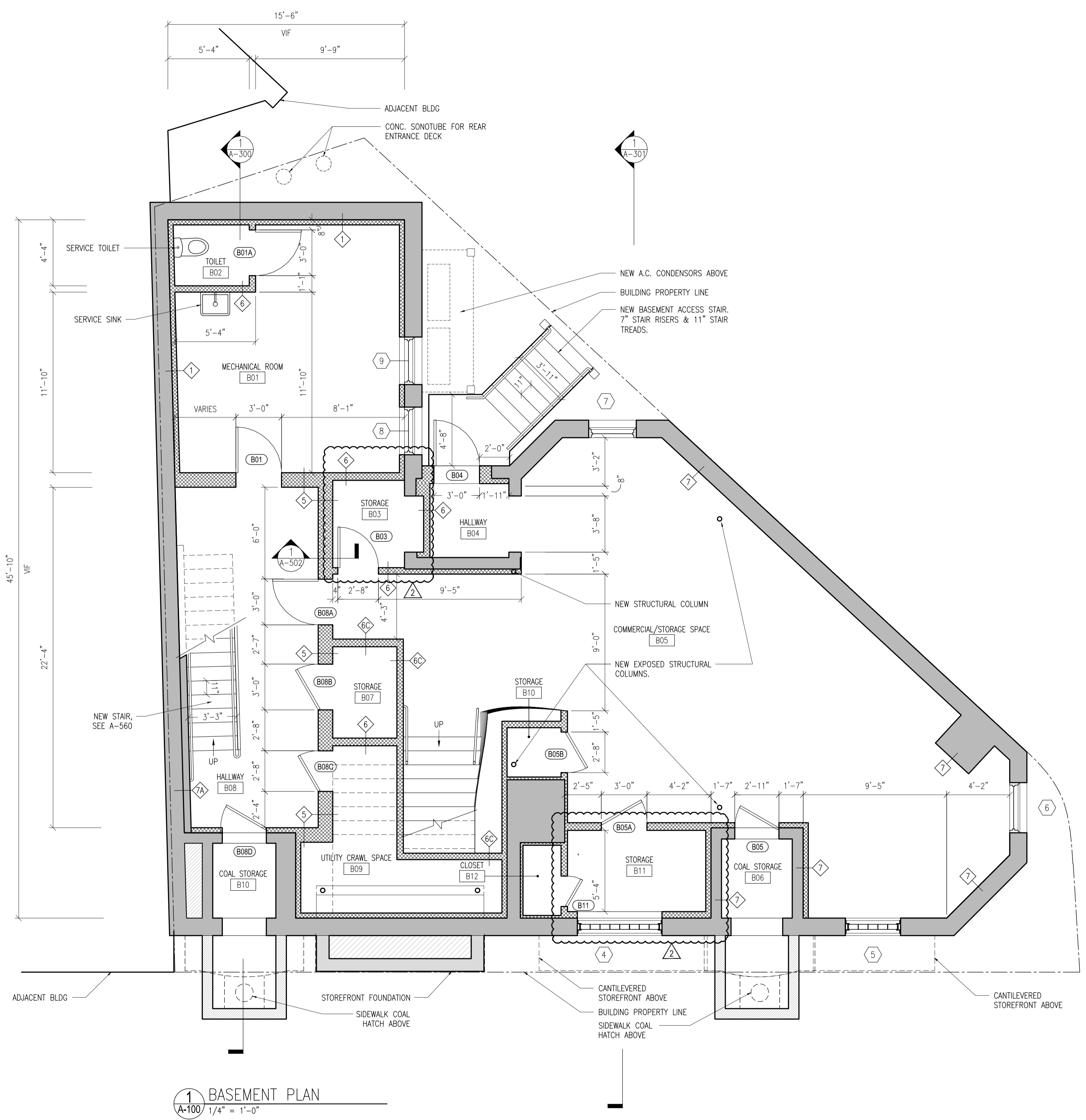
B-SCAN:

DWG. CONTENTS:  
**BASEMENT PLAN**

DATE: November 10, 2014  
SCALE: 1/4" = 1'-0"

DWG. NO.: **A-100**

SHEET NO.:



**1 BASEMENT PLAN**  
A-100 1/4" = 1'-0"

**LEGEND**

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

# 660-662 CONGRESS STREET

PORTLAND, MAINE

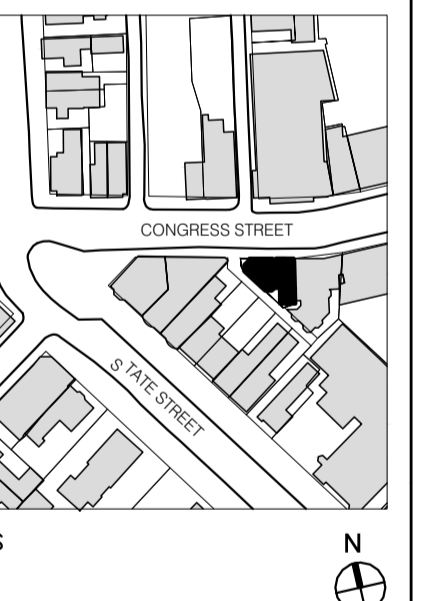
ARCHITECT:  
PRESENT ARCHITECTURE PLLC  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
BAYHILL BUILDING & DESIGN  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
ENGINEERING DESIGN PROFESSIONALS  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
A.K. LONGFELLOW LLC  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
5	11/10/2014	PHASE 2 - REVISION 02
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET

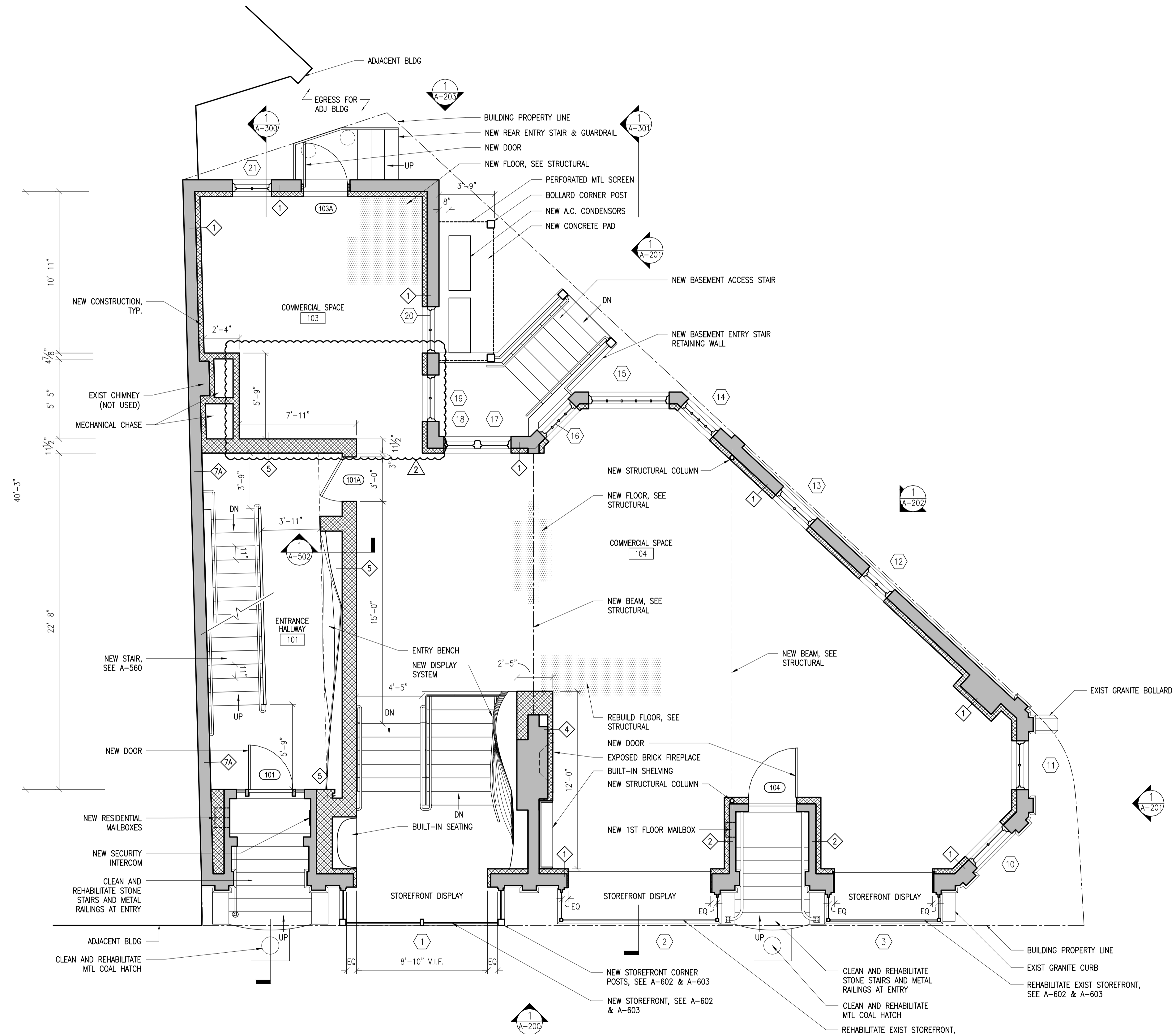


B-SCAN:

## 1ST FLOOR PLAN

DATE: November 10, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-101**

SHEET NO.:



**1 1ST FLOOR PLAN**  
A-101 1/4" = 1'-0"

**LEGEND**

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

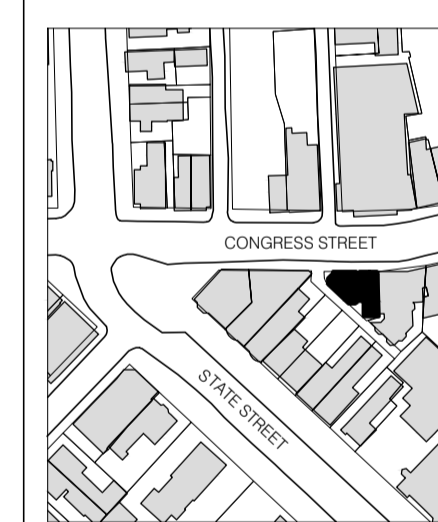
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	3/18/2014	PERMITS/PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET
NO.	DATE	ISSUE



NTS



B-SCAN:

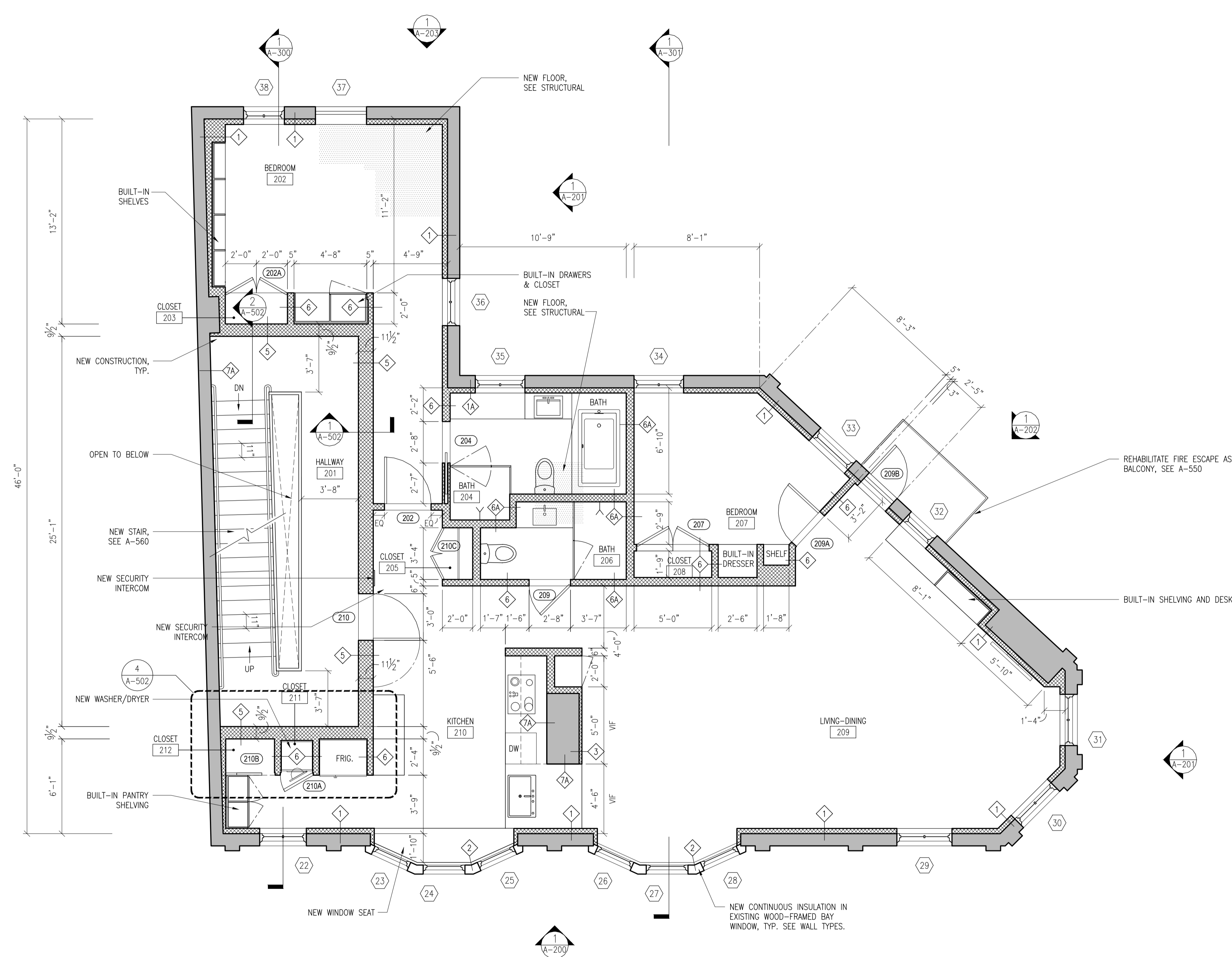
DWG. CONTENTS:  
**2ND FLOOR PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY: PROJECT NO.: 008

DWG. NO.: **A-102**

SHEET NO.:



**1** 2ND FLOOR PLAN  
A-102 1/4" = 1'-0"

LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

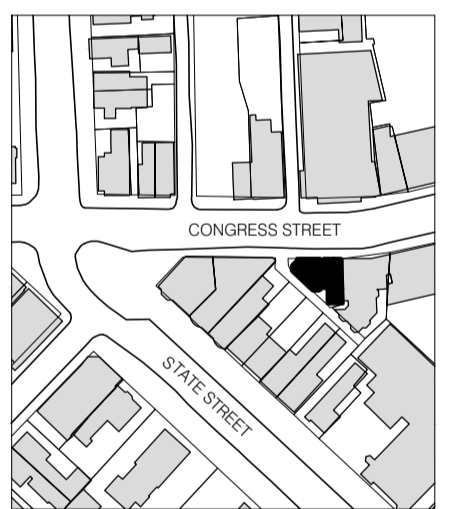
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	3/18/2014	PERMITS/PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



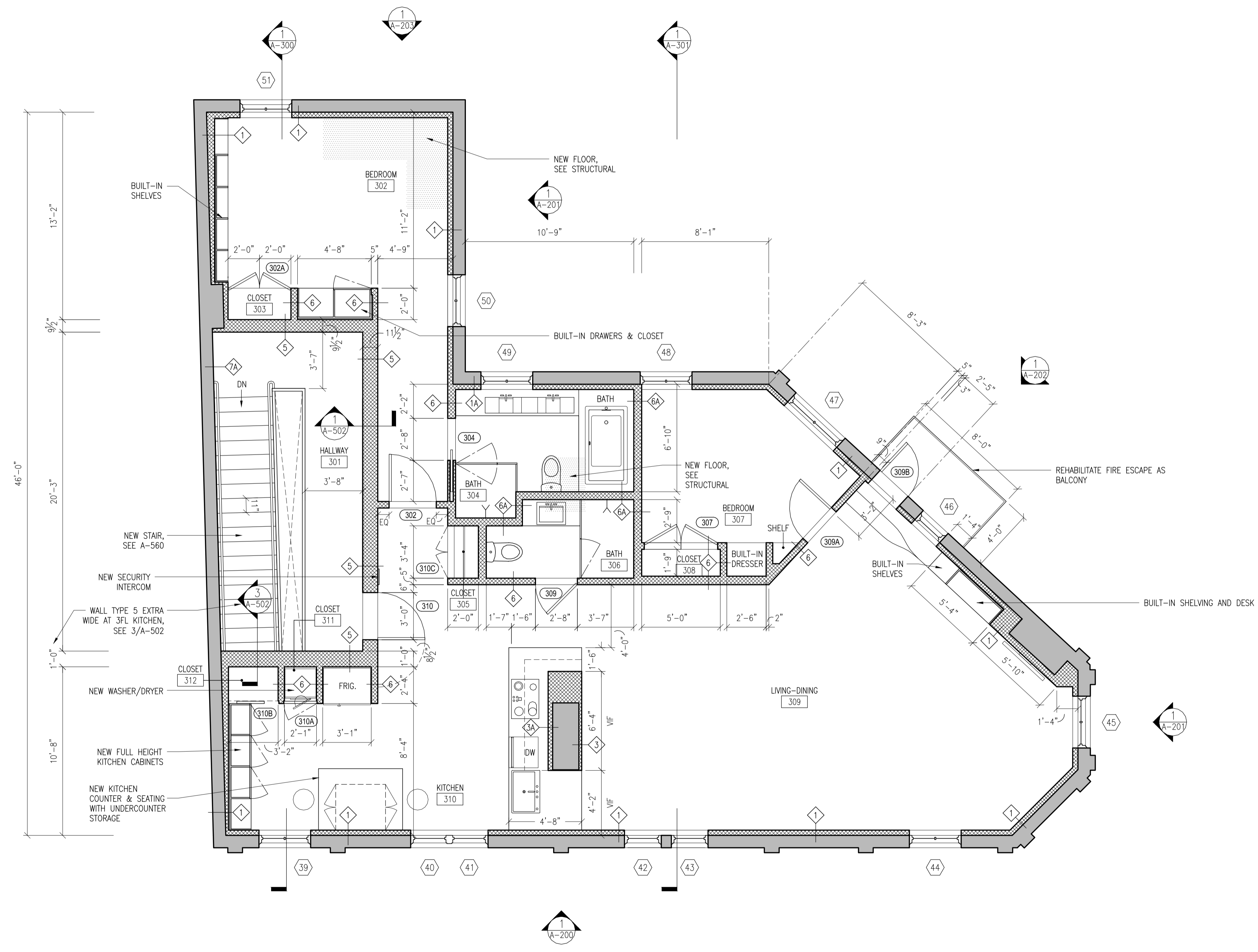
B-SCAN:

DWG. CONTENTS:  
**3RD FLOOR PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-103**

SHEET NO.:



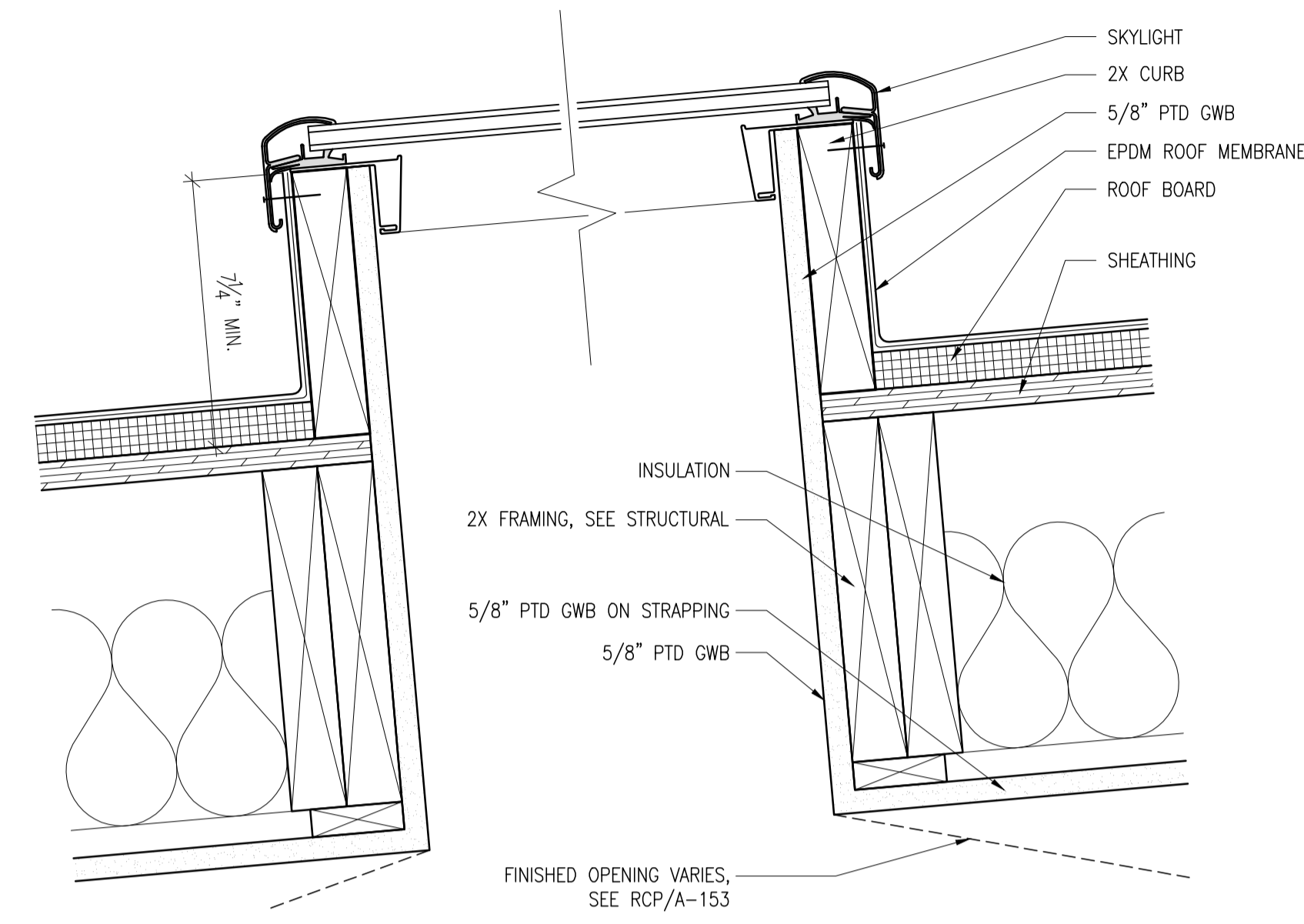
**1** 3RD FLOOR PLAN  
A-103 1/4" = 1'-0"

**LEGEND**

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

**GENERAL NOTES**

1. CONTINUOUS CUSTOM EPDM CHANNEL TO BE BUILT AT CURBS OF GANGED SKYLIGHTS, SEE 2/A-505.



**2** FIXED SKYLIGHT VERTICAL CROSS SECTION  
3\"/>

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

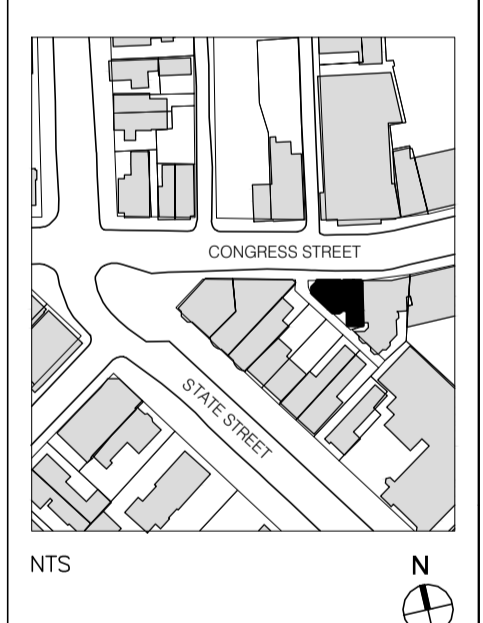
CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

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PORTLAND, ME 04101

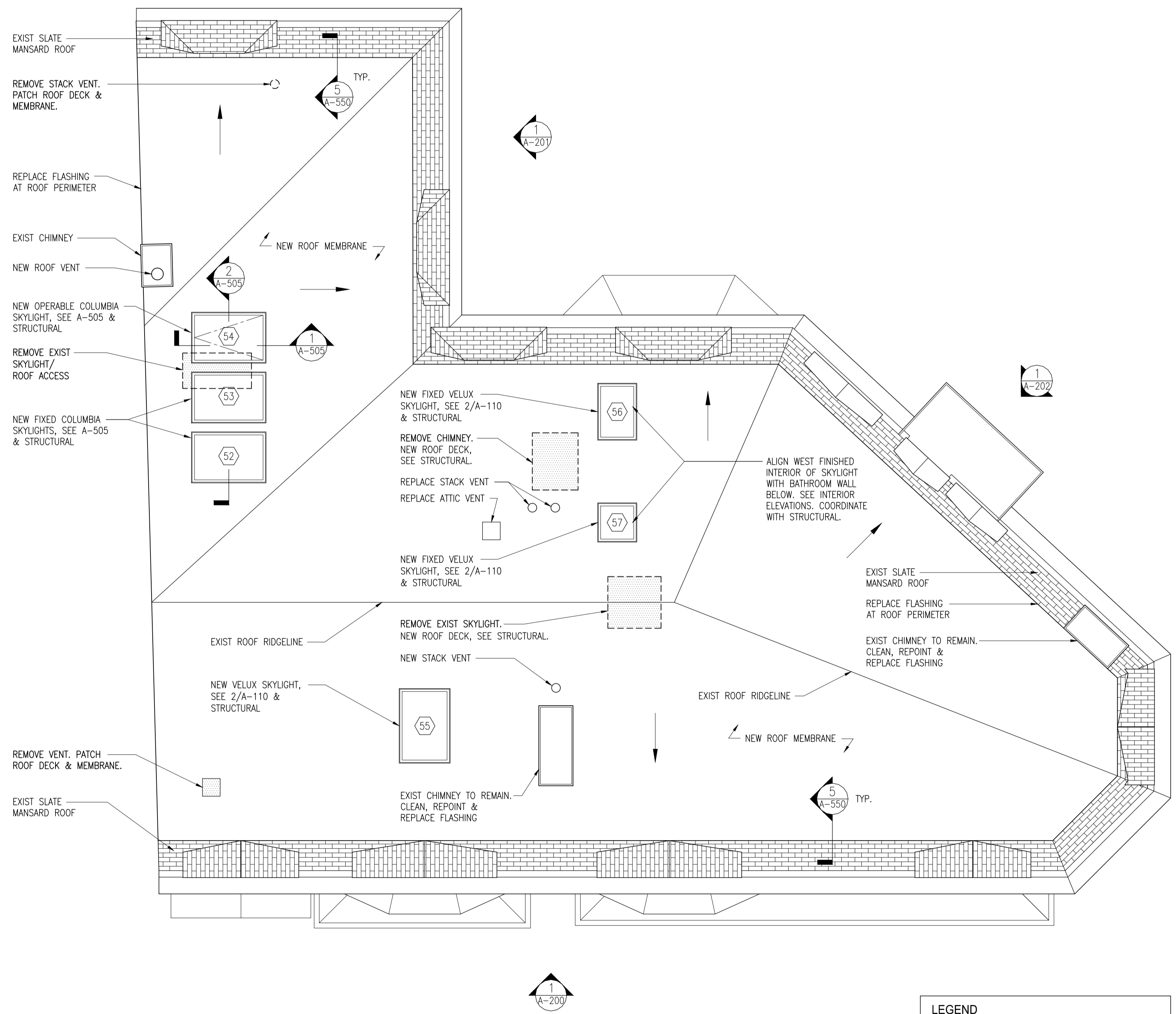
NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**ROOF PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-110**  
SHEET NO.:



**1** ROOF PLAN  
1/4" = 1'-0"

**LEGEND**

[Symbol] SLATE ROOF

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-9513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

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T: (207) 865-9351

STRUCTURAL ENGINEER:  
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**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

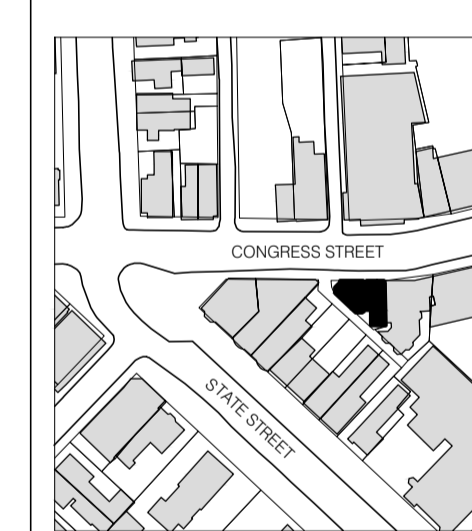
- RCP NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ROLLER SHADES TO BE MECHOSHADE MECO/5 W/ MANUAL DRIVE CHAIN; MECHOSHADE ECOVEIL SCREENS 0950 SERIES (X% OPEN) SHADE CLOTH.
  - 4) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 5) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 6) ALL WIRING TO BE CONCEALED IN WALLS
  - 7) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
  - 8) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
  - 9) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL.
  - 10) CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 11) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 12) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 13) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 14) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

**RCP & LIGHTING LEGEND:**

FA	○	RECESSED EXTERIOR LIGHT
FB	◻	WALL MOUNTED EXTERIOR FLOOD LIGHT
FC	◊	EXTERIOR WALL SCONCE
FD	○	TRIMLESS RECESSED DOWNLIGHT
FE	⊙	SURFACE MOUNTED DOWNLIGHT
FF	●	TASK POINT LIGHT
FG	▬	RECESSED T5 LINEAR FLUORESCENT
FH	▬	PENDANT HANGING
FI	-	-
FJ	○	PENDANT LIGHT
FK	○	MILLWORK PUCK LIGHT
FL	⊙	RECESSED SPOT LIGHTS
FM	-	LINEAR LED
FN	▬	RECESSED WALL WASHER
FR	▬	CEILING/WALL WASHER
FP	-	-
FT	▬	SURFACE MOUNTED LINEAR T5
FU	▬	SURFACE MOUNTED T5 WET LOCATION
FV	-	BATHROOM VANITY
FX	-	-
RS	-	RECESSED SHADE
SD	⊙	SMOKE DETECTOR
LD	▬	LINEAR GRILLE
SG	⊠	SQUARE GRILLE
VENT	⊙	EXHAUST VENT

NOTE: SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

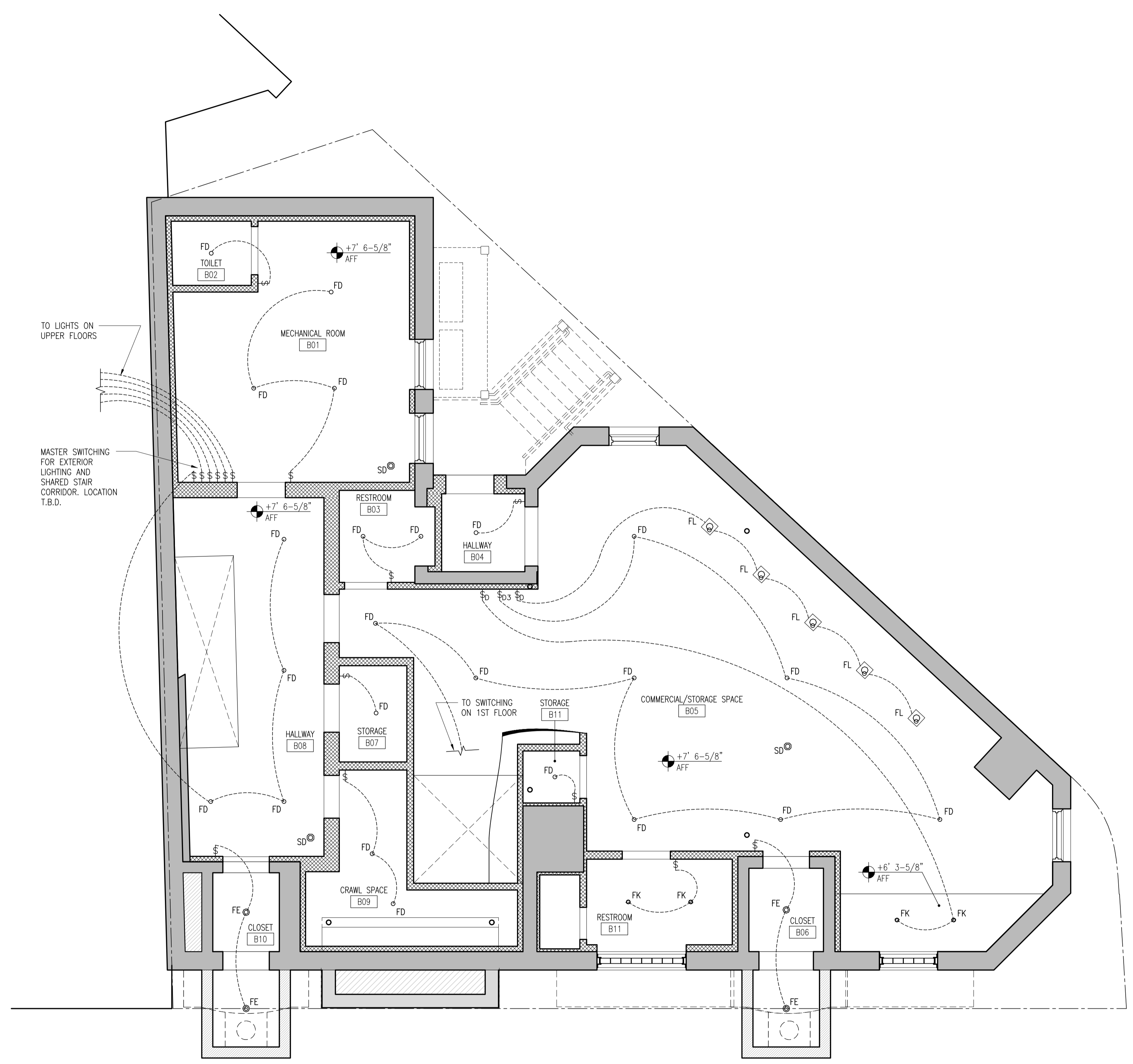
DWG. CONTENTS:  
**BASEMENT RCP**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-150**

SHEET NO.:



TO LIGHTS ON UPPER FLOORS

MASTER SWITCHING FOR EXTERIOR LIGHTING AND SHARED STAIR CORRIDOR. LOCATION T.B.D.

TO SWITCHING ON 1ST FLOOR

**1** BASEMENT REFLECTED CEILING PLAN  
A-150 1/4" = 1'-0"

**LEGEND**

▬	EXISTING CONSTRUCTION TO REMAIN
▨	NEW CONSTRUCTION

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
 NEW YORK, NY 10007  
 T: (207) 449-9513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
 SOUTH FREEPORT, ME 04078  
 T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
 FREEPORT, ME 04032  
 T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

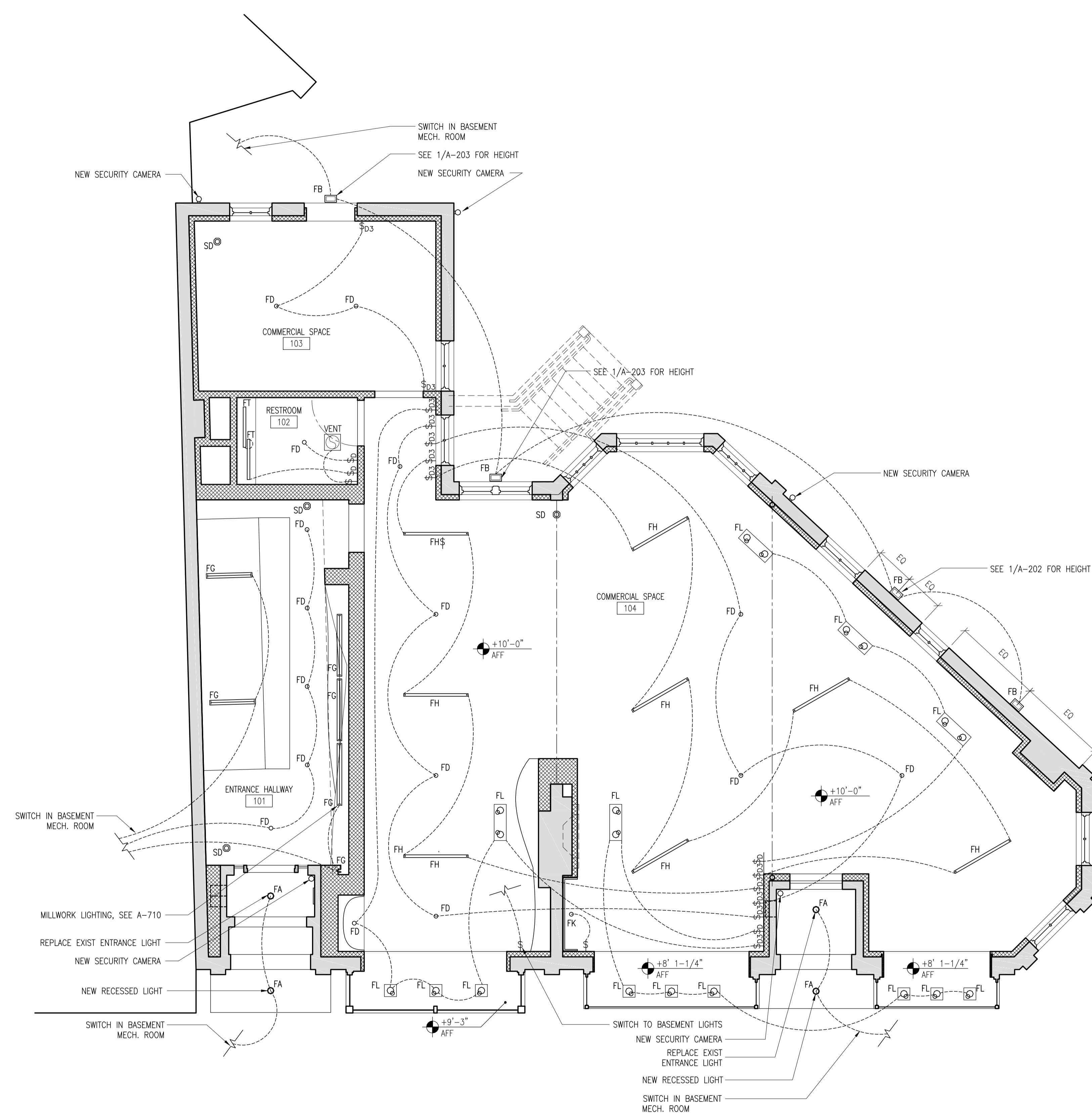
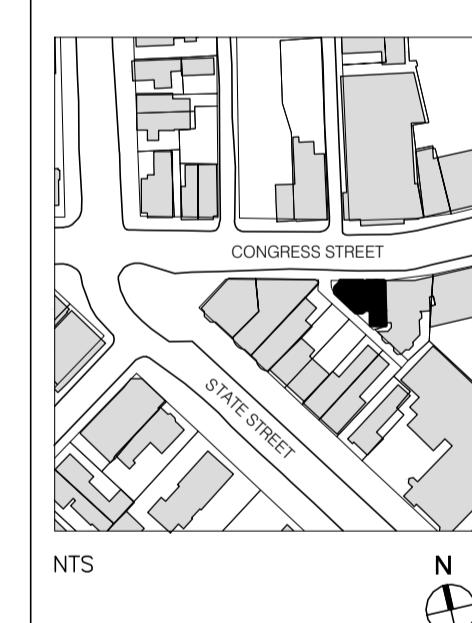
660 CONGRESS STREET  
 PORTLAND, ME 04101

- RCP NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ROLLER SHADES TO BE MECHOSHADE MECO/5 W/ MANUAL DRIVE CHAIN; MECHOSHADE ECOVEIL SCREENS 0950 SERIES (X% OPEN) SHADE CLOTH.
  - 4) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 5) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 6) ALL WIRING TO BE CONCEALED IN WALLS
  - 7) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
  - 8) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
  - 9) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL.
  - 10) CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 11) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 12) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 13) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 14) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

**RCP & LIGHTING LEGEND:**

FA	○	RECESSED EXTERIOR LIGHT
FB	◻	WALL MOUNTED EXTERIOR FLOOD LIGHT
FC	◊	EXTERIOR WALL SCONCE
FD	○	TRIMLESS RECESSED DOWNLIGHT
FE	⊙	SURFACE MOUNTED DOWNLIGHT
FF	●	TASK POINT LIGHT
FG	▬	RECESSED T5 LINEAR FLUORESCENT
FH	▬	PENDANT HANGING
FI	-	-
FJ	○	PENDANT LIGHT
FK	○	MILLWORK PUCK LIGHT
FL	⊙	RECESSED SPOT LIGHTS
FM	-	LINEAR LED
FN	▬	RECESSED WALL WASHER
FR	▬	CEILING/WALL WASHER
FP	-	-
FT	▬	SURFACE MOUNTED LINEAR T5
FU	▬	SURFACE MOUNTED T5 WET LOCATION
FV	▬	BATHROOM VANITY
FX	-	-
RS	▬	RECESSED SHADE
SD	⊙	SMOKE DETECTOR
LD	⊙	LINEAR GRILLE
SG	⊠	SQUARE GRILLE
VENT	⊙	EXHAUST VENT

NOTE: SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION



**1 1ST FLOOR REFLECTED CEILING PLAN**  
 A-151 1/4" = 1'-0"

**LEGEND**

▬	EXISTING CONSTRUCTION TO REMAIN
▨	NEW CONSTRUCTION



B-SCAN:

DWG. CONTENTS:

**1ST FLOOR RCP**

DATE: September 5, 2014  
 SCALE: 1/4" = 1'-0"  
 DWG. BY:  
 PROJECT NO.: 008  
 DWG. NO.: **A-151**  
 SHEET NO.:



# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
 NEW YORK, NY 10007  
 T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
 SOUTH FREEPORT, ME 04078  
 T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
 FREEPORT, ME 04032  
 T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
 PORTLAND, ME 04101

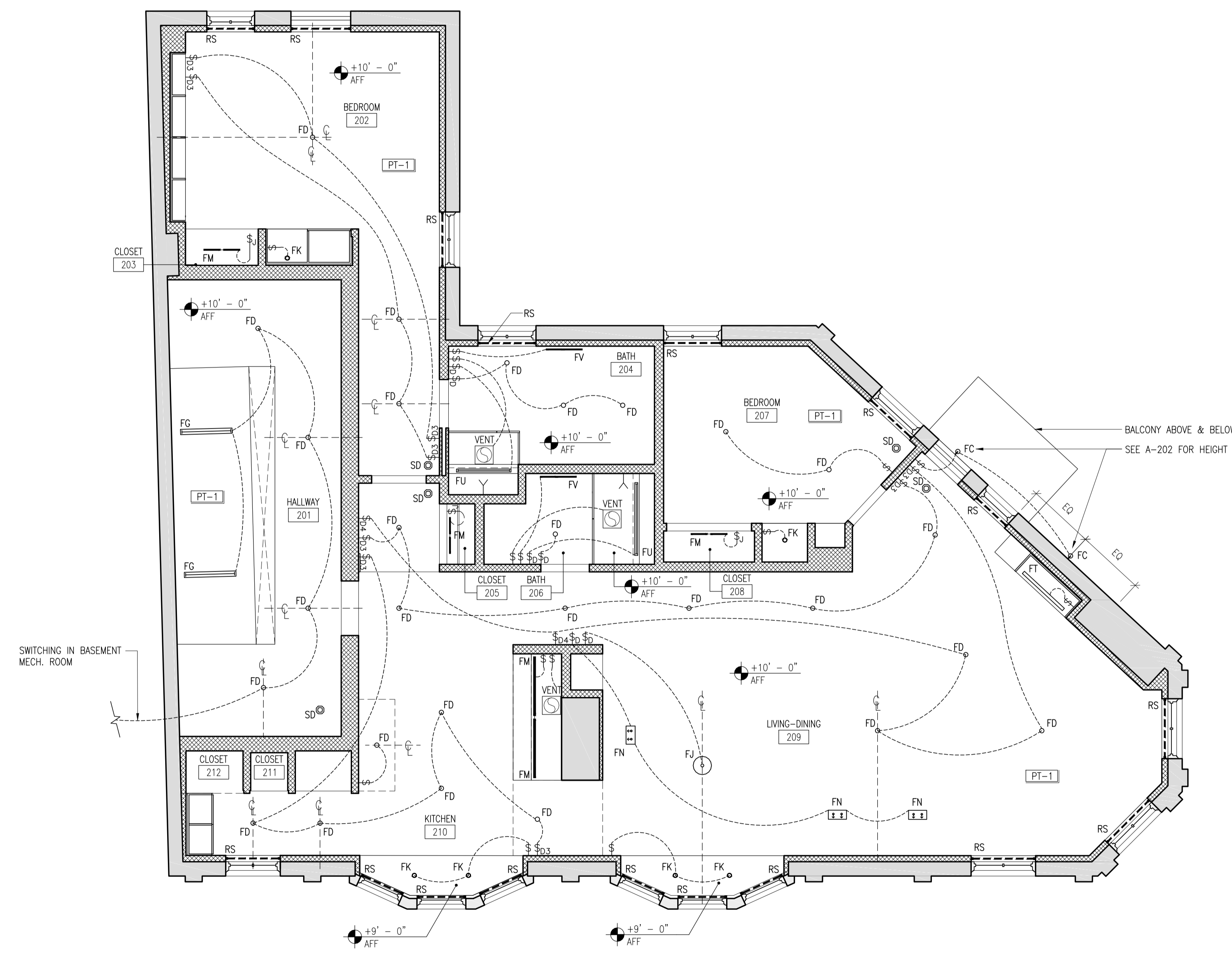
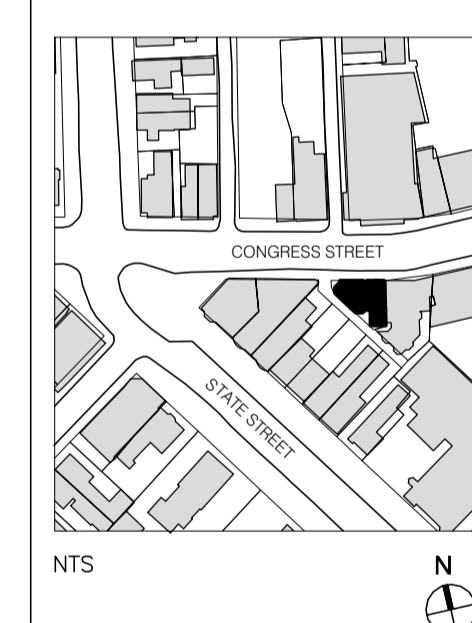
- RCP NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
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**RCP & LIGHTING LEGEND:**

FA	○	RECESSED EXTERIOR LIGHT
FB	◻	WALL MOUNTED EXTERIOR FLOOD LIGHT
FC	◊	EXTERIOR WALL SCONCE
FD	○	TRIMLESS RECESSED DOWNLIGHT
FE	⊙	SURFACE MOUNTED DOWNLIGHT
FF	●	TASK POINT LIGHT
FG	▬	RECESSED T5 LINEAR FLUORESCENT
FH	▬	PENDANT HANGING
FI	-	-
FJ	○	PENDANT LIGHT
FK	○	MILLWORK PUCK LIGHT
FL	⊙	RECESSED SPOT LIGHTS
FM	▬	LINEAR LED
FN	▬	RECESSED WALL WASHER
FR	▬	CEILING/WALL WASHER
FP	-	-
FT	▬	SURFACE MOUNTED LINEAR T5
FU	▬	SURFACE MOUNTED T5 WET LOCATION
FV	▬	BATHROOM VANITY
FX	-	-
RS	▬	RECESSED SHADE
SD	⊙	SMOKE DETECTOR
LD	▬	LINEAR GRILLE
SG	⊠	SQUARE GRILLE
VENT	⊙	EXHAUST VENT

NOTE: SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



**LEGEND**

▬	EXISTING CONSTRUCTION TO REMAIN
▨	NEW CONSTRUCTION



B-SCAN:

DWG. CONTENTS:  
**2ND FLOOR RCP**

DATE: September 5, 2014  
 SCALE: 1/4" = 1'-0"  
 DWG. BY:  
 PROJECT NO.: 008  
 DWG. NO.: **A-152**  
 SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
 66 WEST BROADWAY, SUITE 306  
 NEW YORK, NY 10007  
 T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
 P.O. BOX 178  
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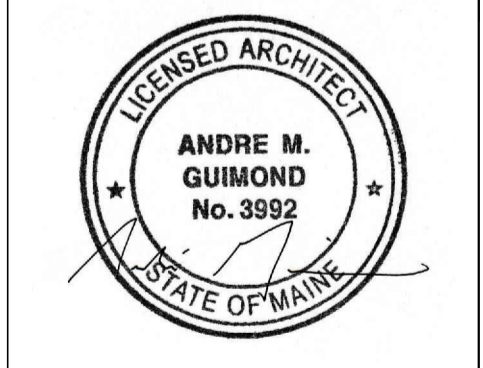
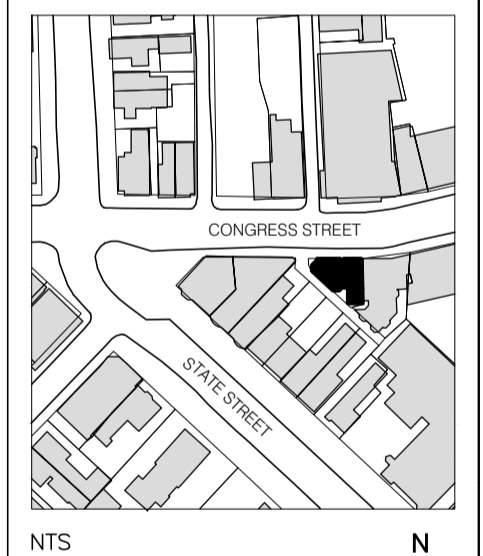
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
 FREEPORT, ME 04032  
 T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
 PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**3RD FLOOR RCP**

DATE: September 5, 2014  
 SCALE: 1/4" = 1'-0"  
 DWG. BY:  
 PROJECT NO.: 008

DWG. NO.: **A-153**

SHEET NO.:

### RCP NOTES:

- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
- 2) ALL HVAC GRILLES TO BE TITUS
- 3) ROLLER SHADES TO BE MECHOSHADE MECO/5 W/ MANUAL DRIVE CHAIN; MECHOSHADE ECOVEIL SCREENS 0950 SERIES (X% OPEN) SHADE CLOTH.
- 4) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- 5) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
- 6) ALL WIRING TO BE CONCEALED IN WALLS
- 7) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
- 8) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
- 9) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL.
- 10) CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
- 11) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
- 12) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
- 13) ALL BATHROOM EXHAUST FANS TO BE NUTONE
- 14) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

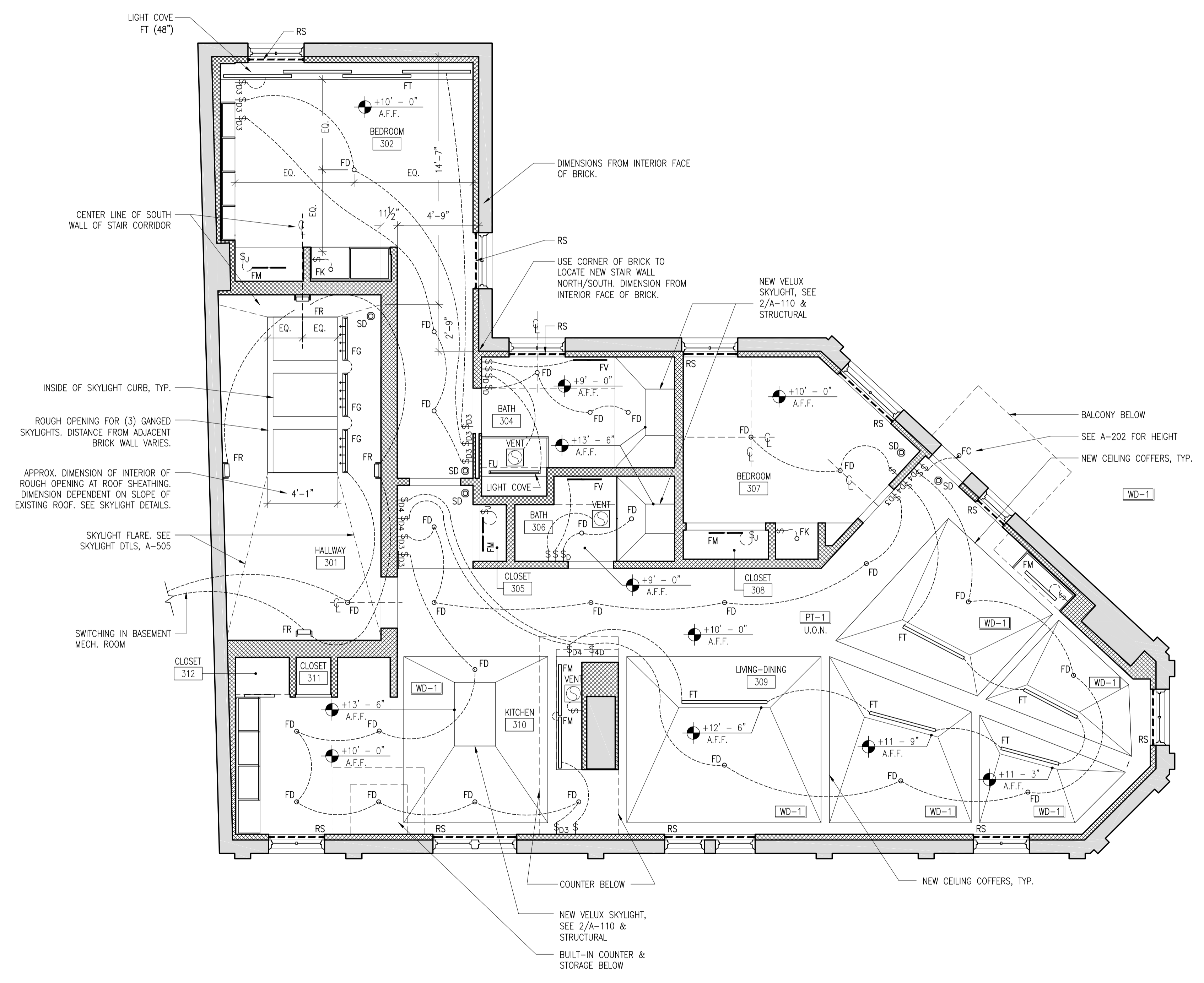
### RCP & LIGHTING LEGEND:

FA	○	RECESSED EXTERIOR LIGHT
FB	◻	WALL MOUNTED EXTERIOR FLOOD LIGHT
FC	◊	EXTERIOR WALL SCONCE
FD	○	TRIMLESS RECESSED DOWNLIGHT
FE	●	SURFACE MOUNTED DOWNLIGHT
FF	●	TASK POINT LIGHT
FG	▬	RECESSED T5 LINEAR FLUORESCENT
FH	▬	PENDANT HANGING
FI	—	—
FJ	○	PENDANT LIGHT
FK	○	MILLWORK PUCK LIGHT
FL	○	RECESSED SPOT LIGHTS
FM	▬	LINEAR LED
FN	▬	RECESSED WALL WASHER
FR	▬	CEILING/WALL WASHER
FP	—	—
FT	▬	SURFACE MOUNTED LINEAR T5
FU	▬	SURFACE MOUNTED T5 WET LOCATION
FV	▬	BATHROOM VANITY
FX	—	—
RS	▬	RECESSED SHADE
SD	⊙	SMOKE DETECTOR
LD	⊙	LINEAR GRILLE
SG	⊠	SQUARE GRILLE
VENT	⊙	EXHAUST VENT

NOTE: SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION

### LEGEND

▬	EXISTING CONSTRUCTION TO REMAIN
▨	NEW CONSTRUCTION



**1** 3RD FLOOR REFLECTED CEILING PLAN  
 A-153 1/4" = 1'-0"

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

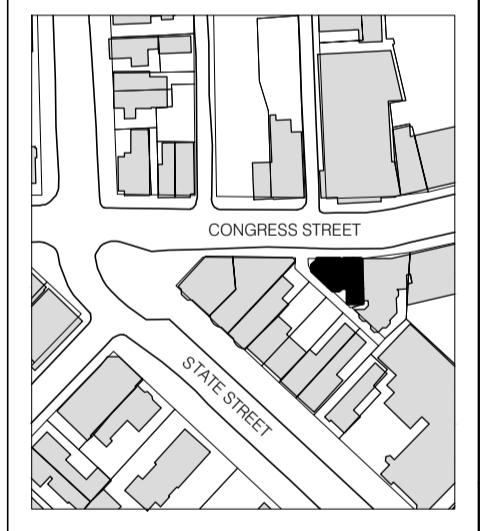
**GENERAL NOTES**

1. ALL EXTERIOR WORK TO FOLLOW SECRETARY  
OF INTERIOR'S STANDARDS FOR REHABILITATION.



**1** NORTH ELEVATION AT CONGRESS STREET  
A-200 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**NORTH ELEVATION  
(CONGRESS STREET)**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-200**

SHEET NO.:

**GENERAL NOTES**

1. ALL EXTERIOR WORK TO FOLLOW SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.

**660-662 CONGRESS STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

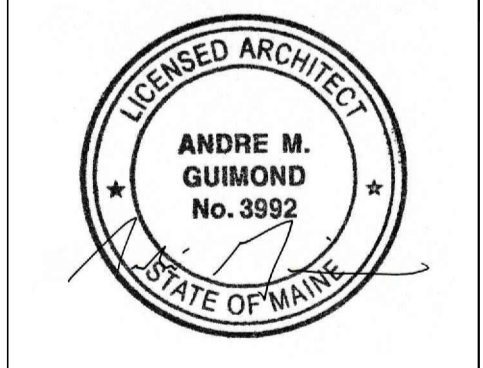
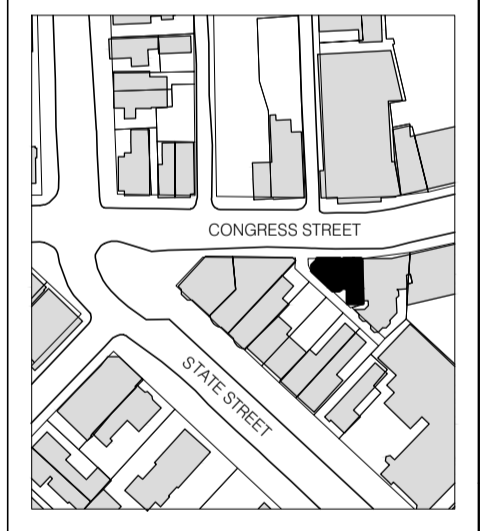
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**WEST ELEVATION**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-201**

SHEET NO.:



**1 WEST ELEVATION**  
A-201 1/4" = 1'-0"

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

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SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

**GENERAL NOTES**

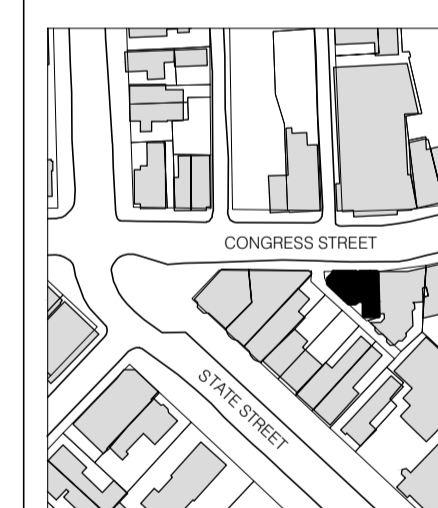
1. ALL EXTERIOR WORK TO FOLLOW SECRETARY  
OF INTERIOR'S STANDARDS FOR REHABILITATION.



- NEW ROOF MEMBRANE
- CLEAN AND REHABILITATE ARCHITECTURAL METALWORK. REPLACE AS NECESSARY
- NEW EXTERIOR SCONCE, SEE A-153
- REPLACE DOOR
- CLEAN AND REHABILITATE SLATE. REPLACE AS NECESSARY
- REPAIR AND REPLACE GUTTERS IN KIND AS NECESSARY
- REMOVE AND REPLACE DOWNSPOUT ON BLDG INTERIOR
- REPAIR AND REPLACE METAL CAP & FLASHING
- REHABILITATE AND REPAINT METAL CORNICE & DENTIL
- NEW EXTERIOR SCONCES, SEE A-152
- REPLACE DOOR
- REMOVE FIRE ESCAPE STAIR
- NEW SECURITY CAMERA
- REHABILITATE FIRE ESCAPE AS BALCONY
- NEW EXTERIOR SURFACE-MOUNTED LIGHT, SEE A-151
- REPOINT BRICK AS NECESSARY
- CLEAN & LEVEL PERIMETER STONE MASONRY

**1** **SOUTHWEST ELEVATION**  
A-202 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



B-SCAN:

DWG. CONTENTS:  
**SOUTHWEST  
ELEVATION**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-202**

SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
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CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

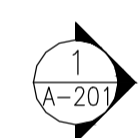
P.O. BOX 575  
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T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

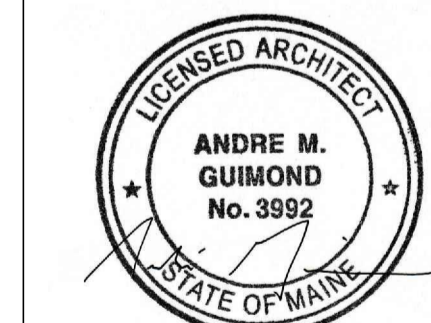
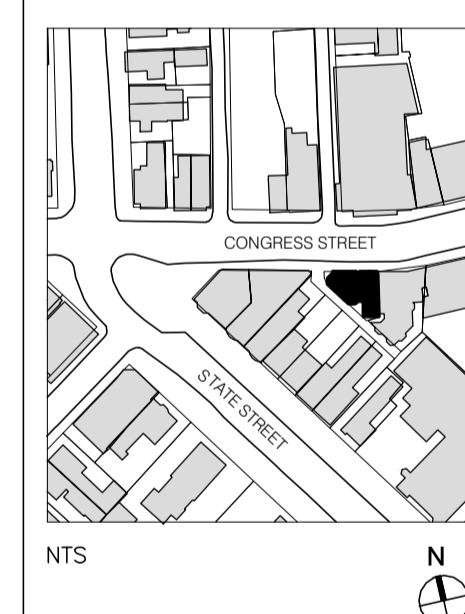
**GENERAL NOTES**

1. ALL EXTERIOR WORK TO FOLLOW SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.



**1 SOUTH ELEVATION**  
A-203 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**SOUTH ELEVATION**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-203**  
SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
PRESENT ARCHITECTURE PLLC

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CONTRACTOR:  
BAYHILL BUILDING & DESIGN

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SOUTH FREEPORT, ME 04078  
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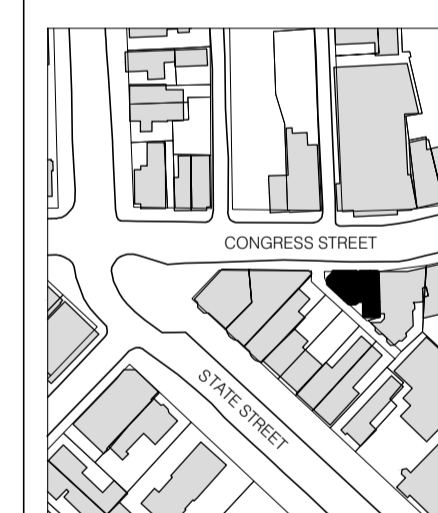
STRUCTURAL ENGINEER:  
ENGINEERING DESIGN PROFESSIONALS

P.O. BOX 575  
FREEPORT, ME 04032  
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OWNER:  
A.K. LONGFELLOW LLC

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
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3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



B-SCAN:

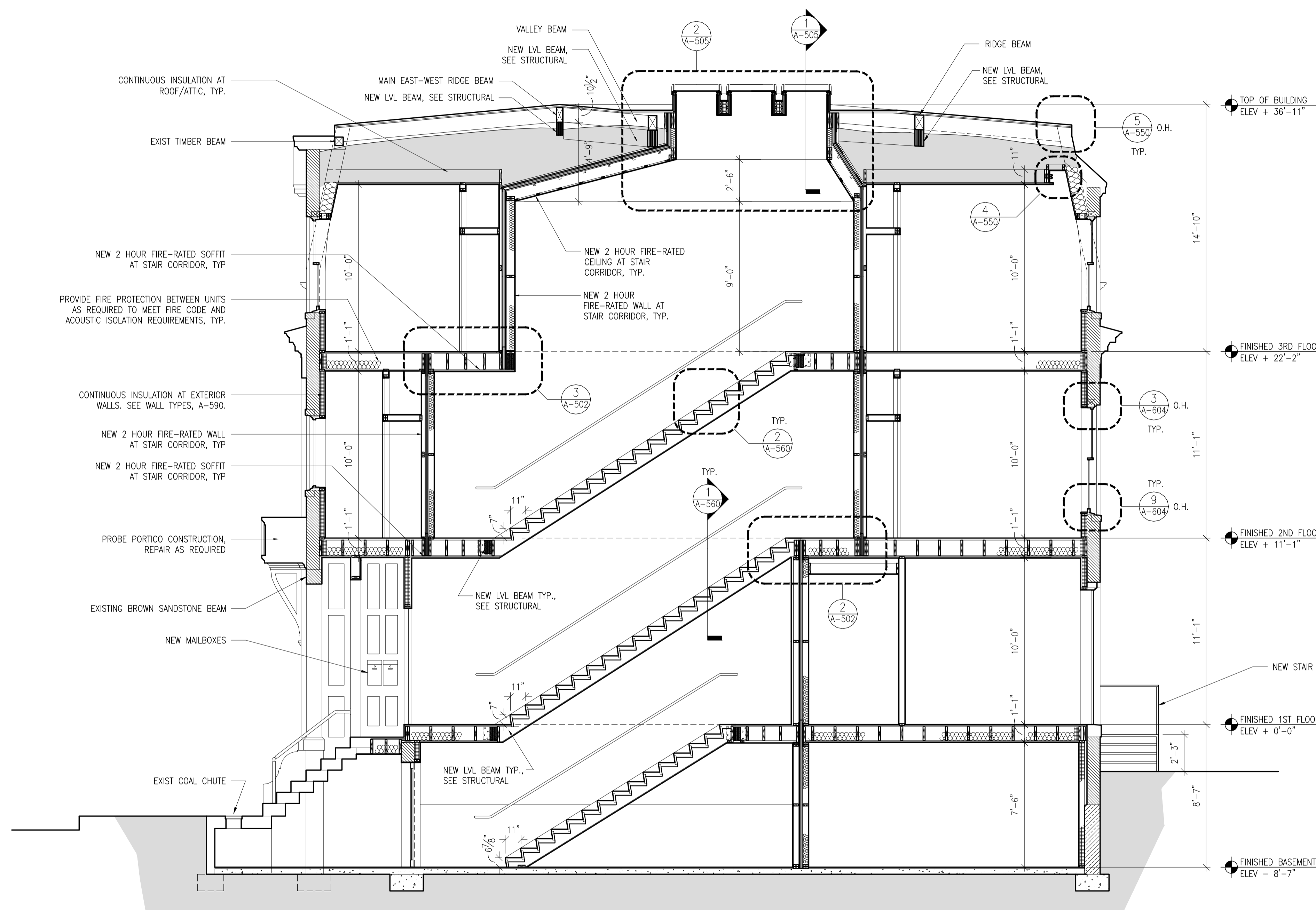
DWG CONTENTS:  
**BUILDING SECTION AT RESIDENTIAL STAIR**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-300**

SHEET NO.:



1 CROSS SECTION AT RESIDENTIAL ENTRY  
A-300 1/4" = 1'-0"

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

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CONTRACTOR:  
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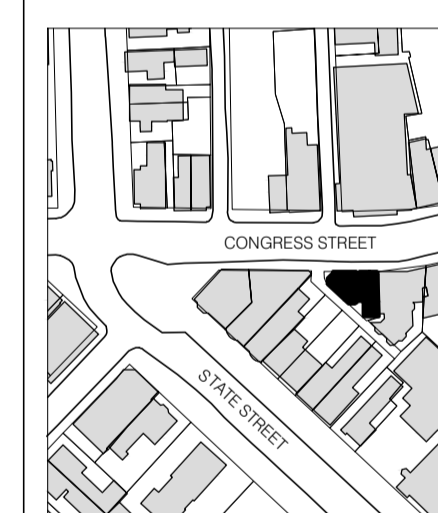
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

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FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
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2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



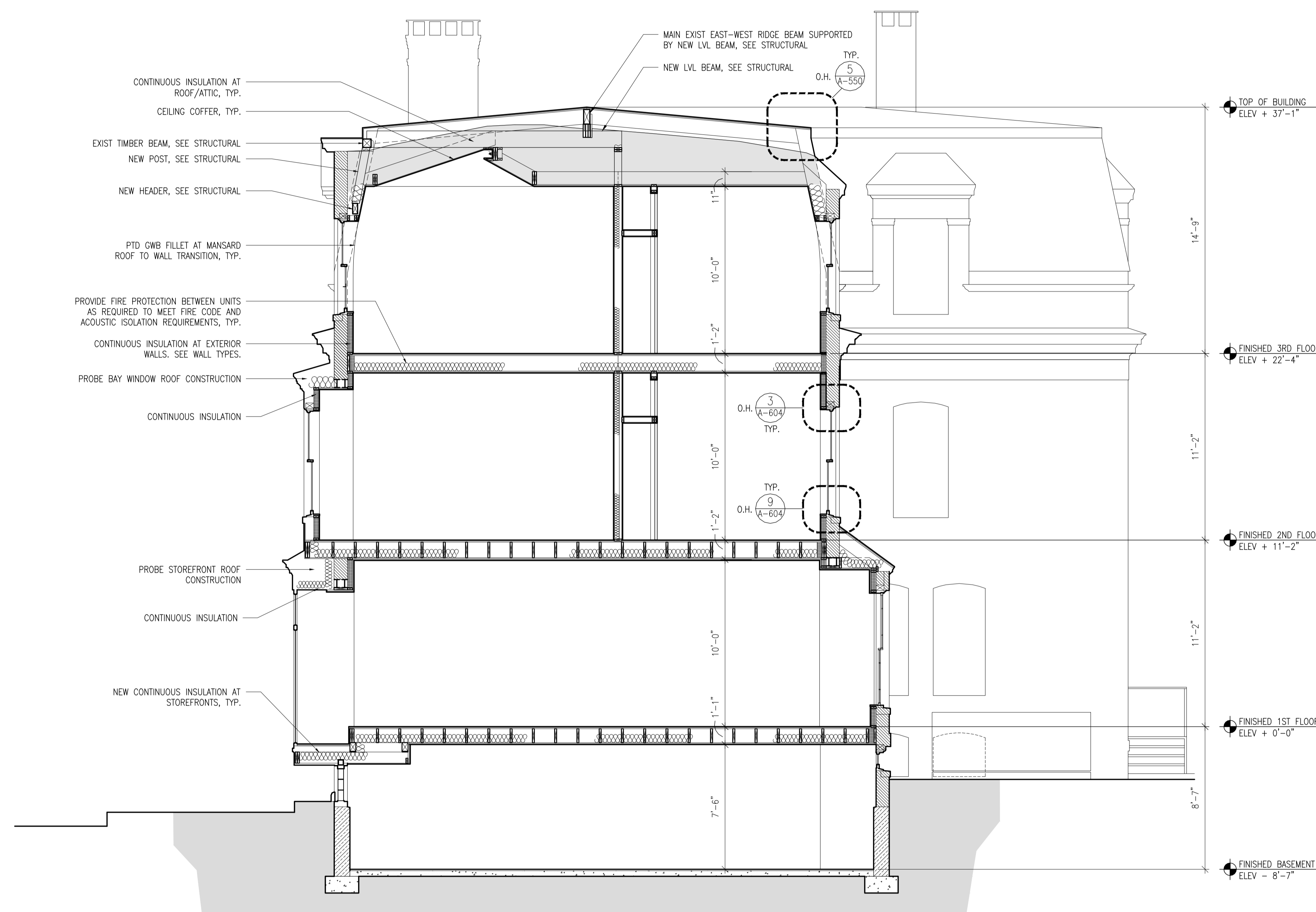
B-SCAN:

DWG CONTENTS:  
**BUILDING SECTION AT  
MIDDLE STOREFRONT**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-301**

SHEET NO.:



**1** CROSS SECTION AT MIDDLE STOREFRONT  
A-301 1/4" = 1'-0"



**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

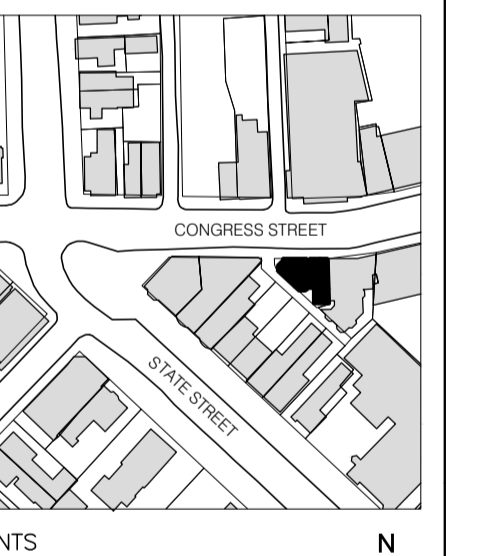
CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

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OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	3/18/2014	PHASE 1 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



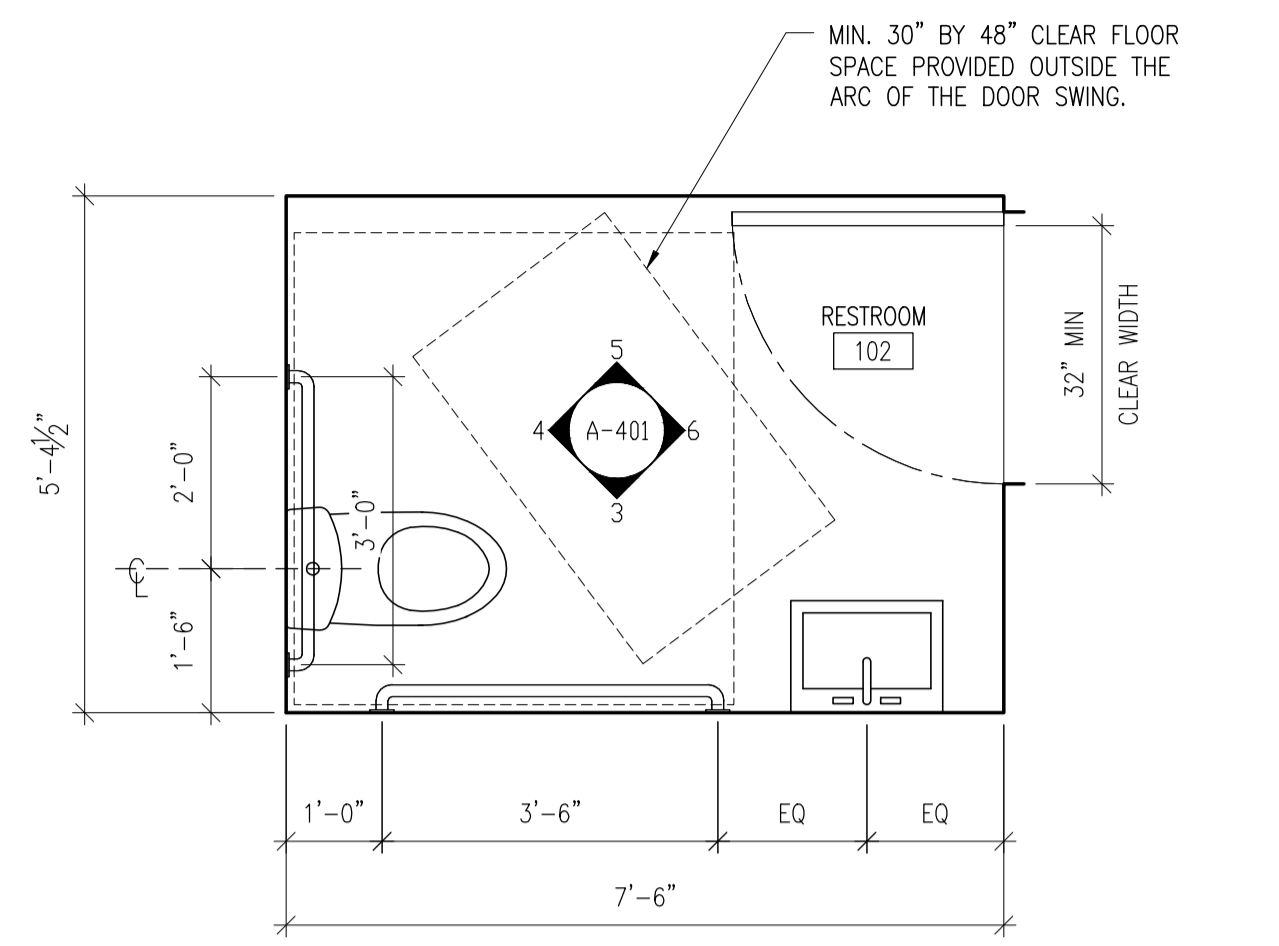
B-SCAN:

DWG. CONTENTS:  
**RESTROOM ELEVATIONS &  
ENLARGED PLAN**

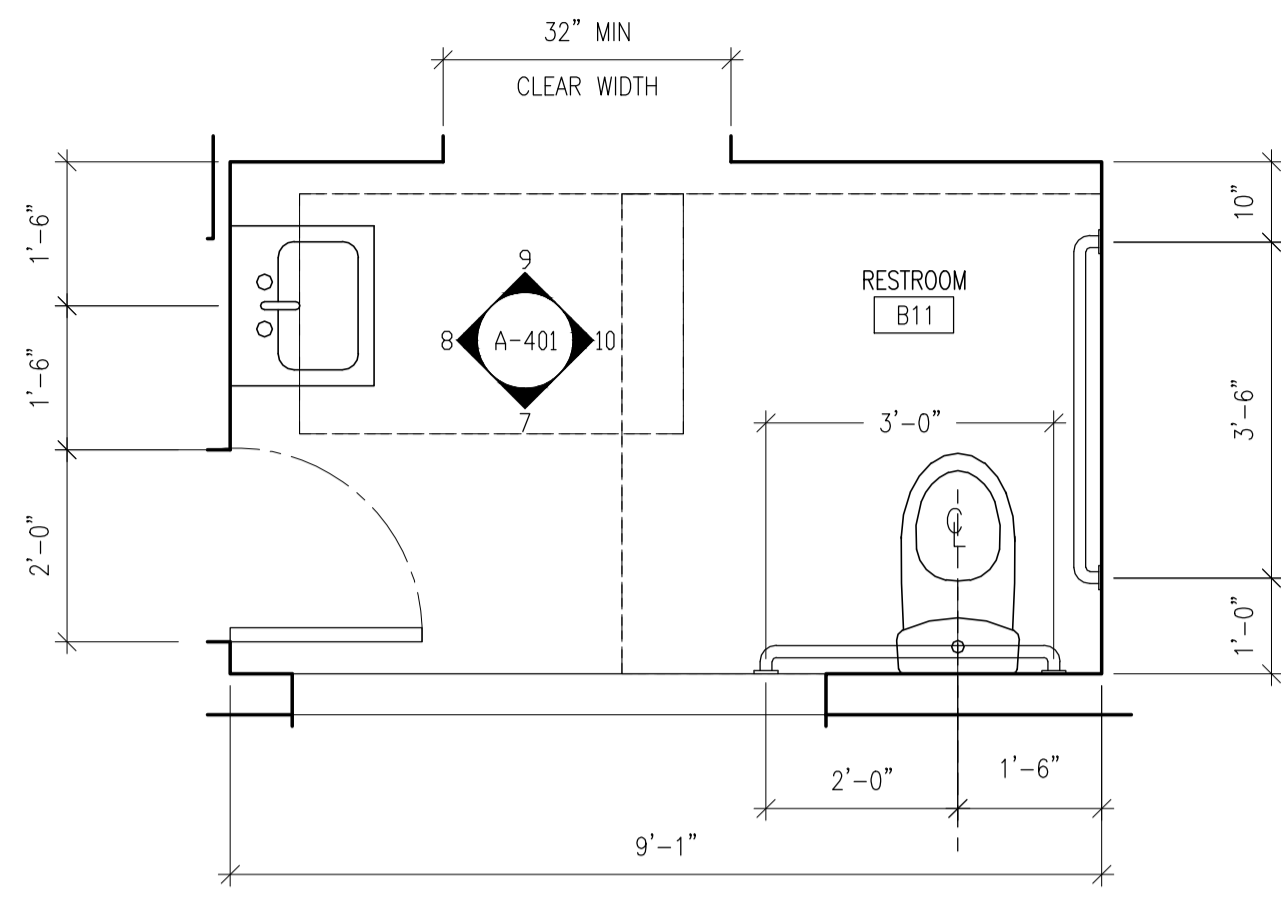
DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-401**

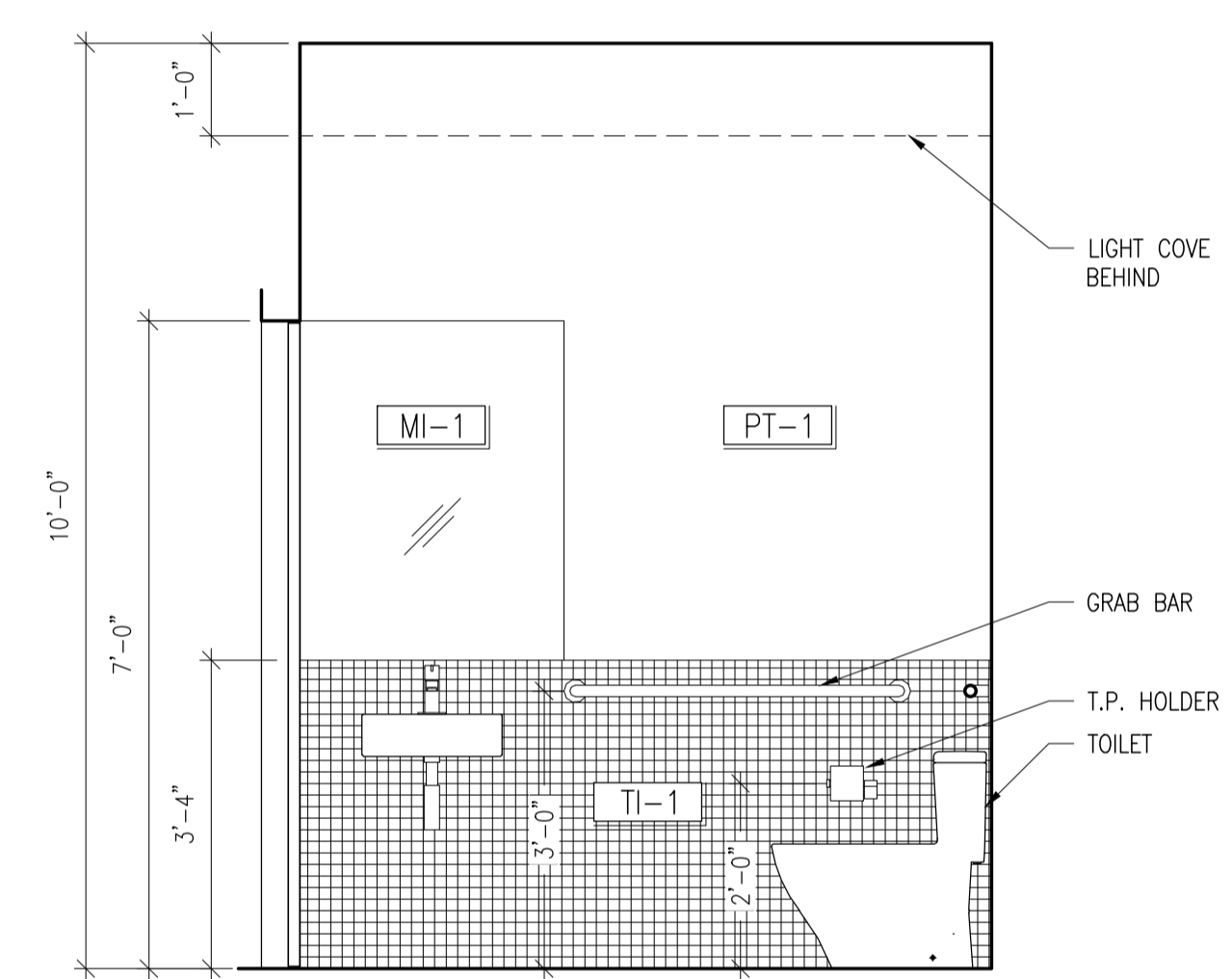
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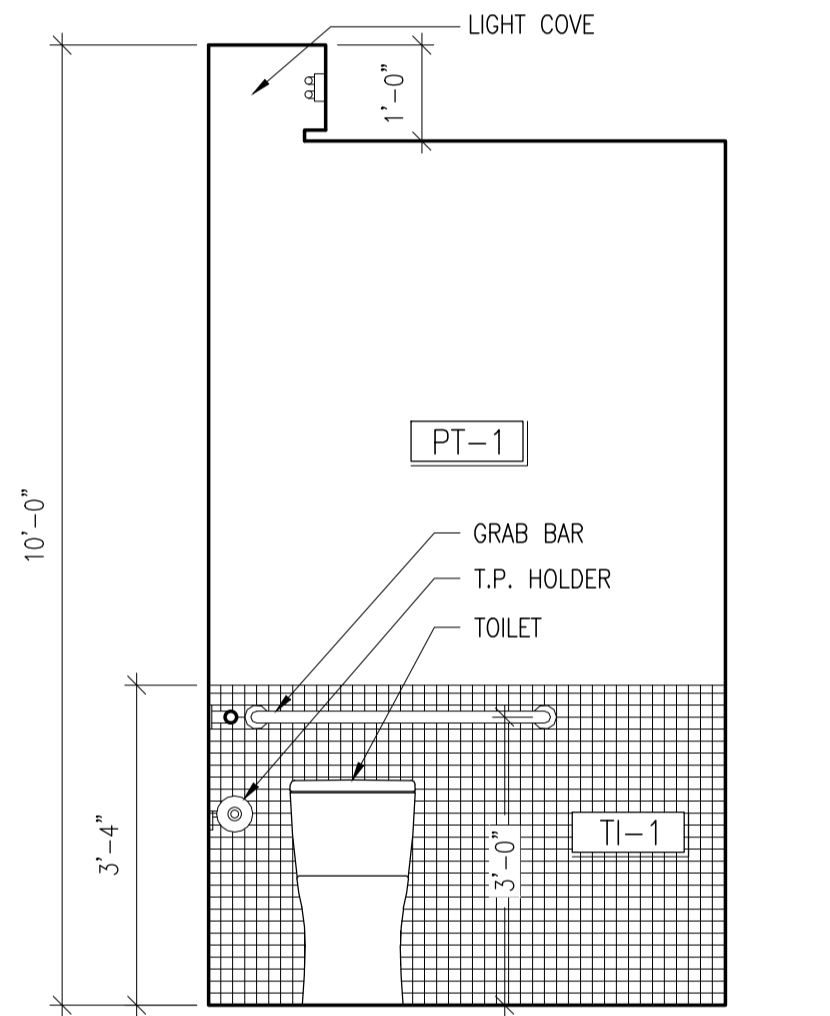
**1** FIRST FLOOR RESTROOM ENLARGED PLAN  
A-401 1/2" = 1'-0"



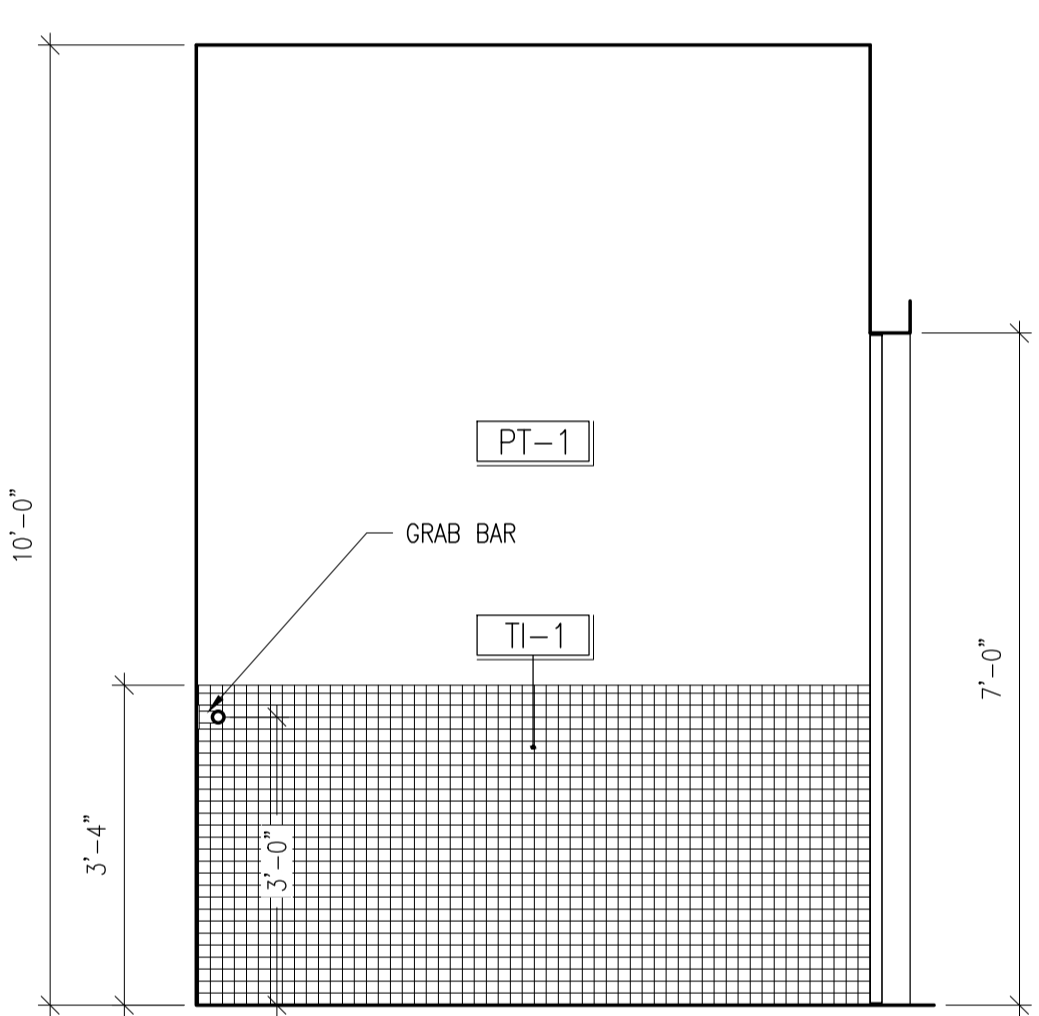
**2** BASEMENT RESTROOM ENLARGED PLAN  
A-401 1/2" = 1'-0"



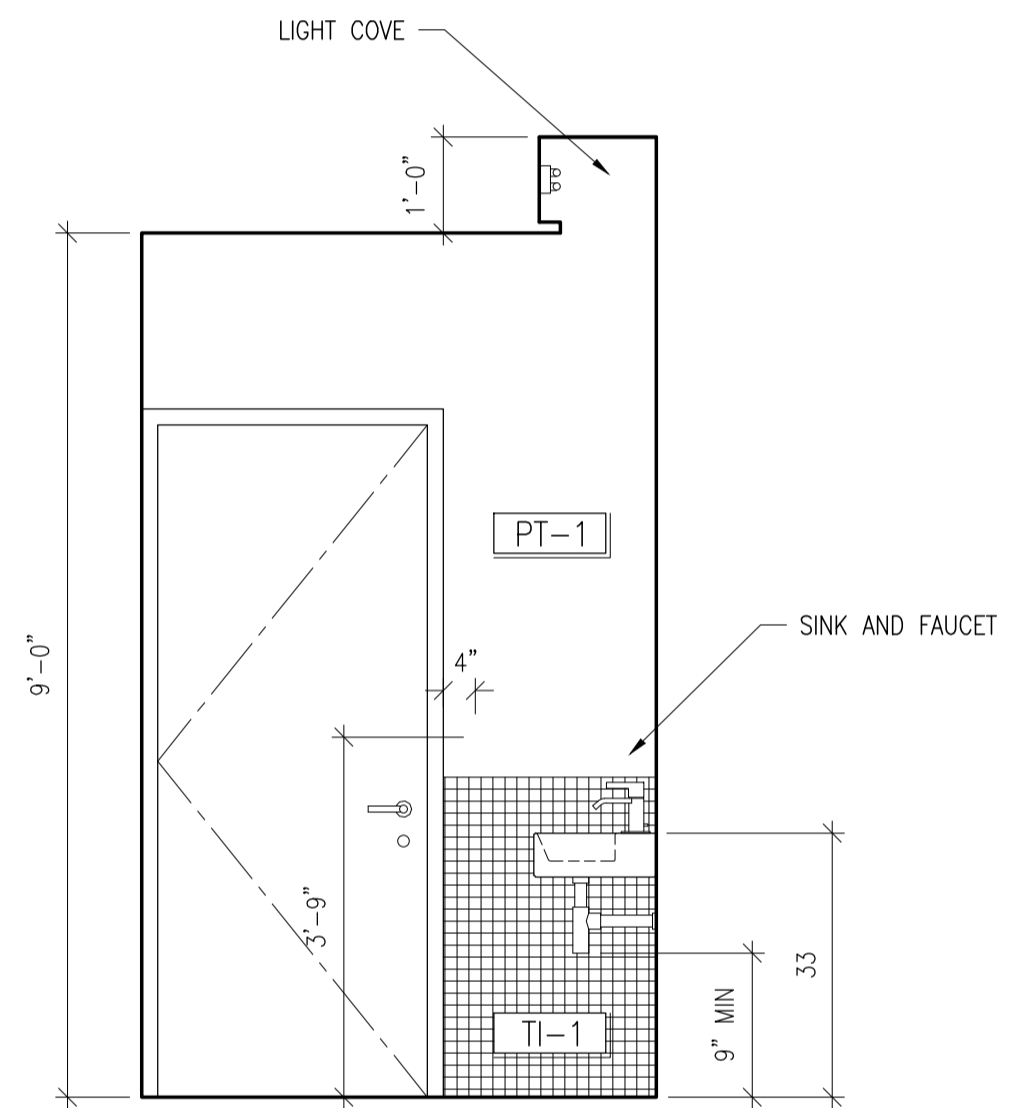
**3** SOUTH ELEV-ROOM NO. 102  
A-401 1/2" = 1'-0" 1ST FLOOR RESTROOM



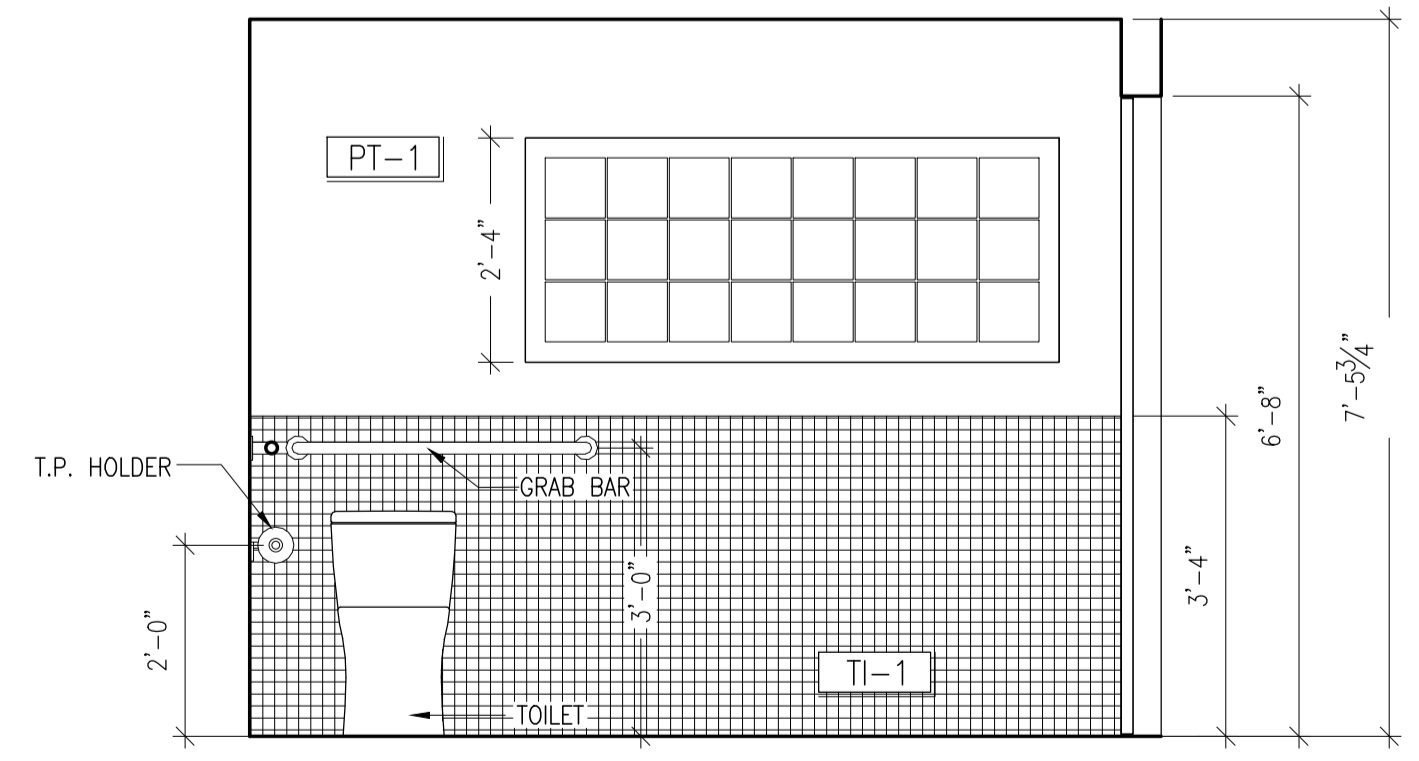
**4** EAST ELEV-ROOM NO. 102  
A-401 1/2" = 1'-0" 1ST FLOOR RESTROOM



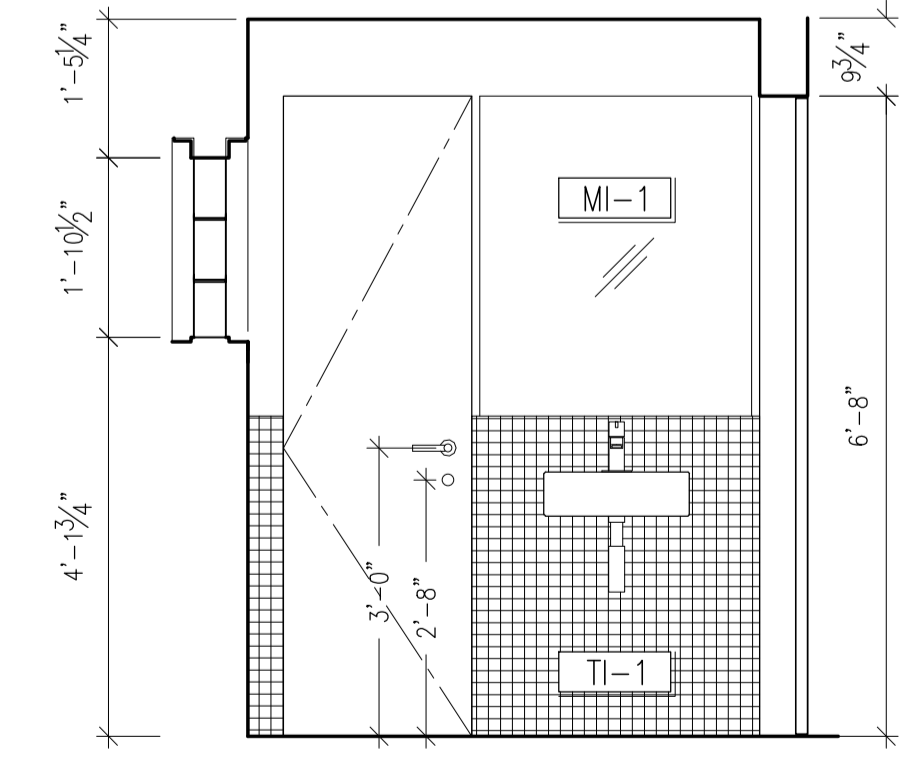
**5** NORTH ELEV-ROOM NO. 102  
A-401 1/2" = 1'-0" 1ST FLOOR RESTROOM



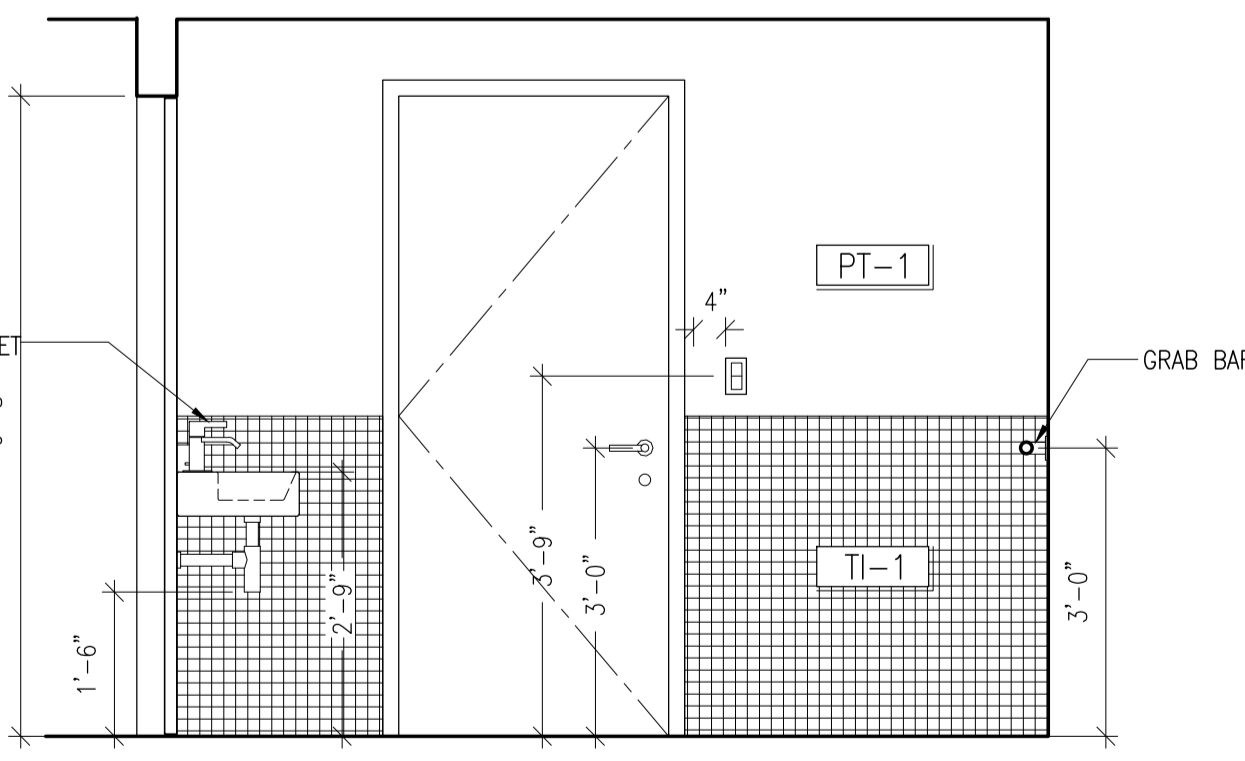
**6** WEST ELEV-ROOM NO. 102  
A-401 1/2" = 1'-0" 1ST FLOOR RESTROOM



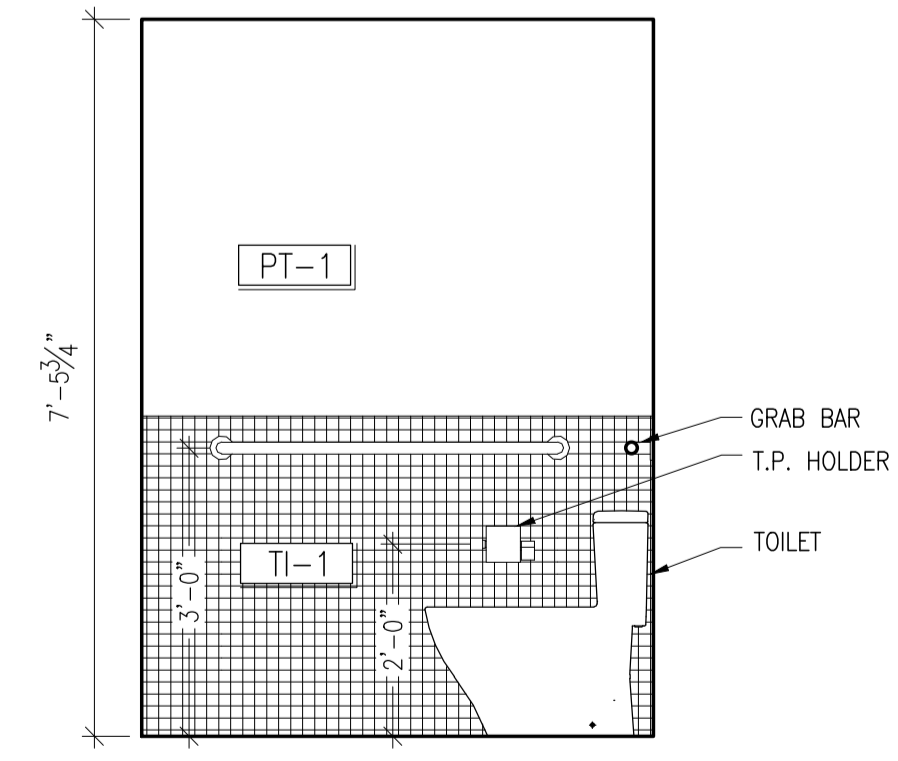
**7** SOUTH ELEV-ROOM NO. B11  
A-401 1/2" = 1'-0" BASEMENT RESTROOM



**8** EAST ELEV-ROOM NO. B11  
A-401 1/2" = 1'-0" BASEMENT RESTROOM



**9** NORTH ELEV-ROOM NO. B11  
A-401 1/2" = 1'-0" BASEMENT RESTROOM



**10** WEST ELEV-ROOM NO. B11  
A-401 1/2" = 1'-0" BASEMENT RESTROOM

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
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BAYHILL BUILDING & DESIGN

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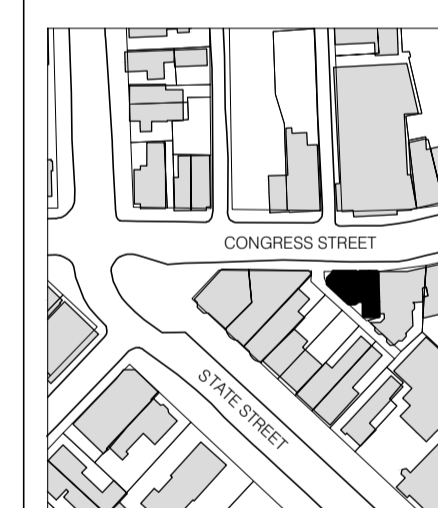
STRUCTURAL ENGINEER:  
ENGINEERING DESIGN PROFESSIONALS

P.O. BOX 575  
FREEPORT, ME 04032  
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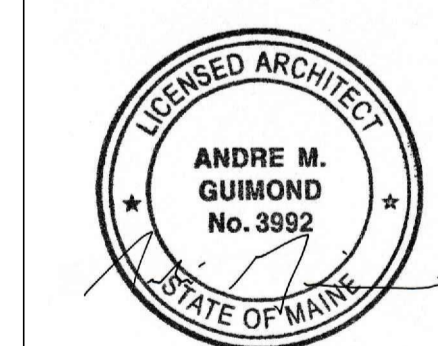
OWNER:  
A.K. LONGFELLOW LLC

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
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2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



B-SCAN:

DWG. CONTENTS:

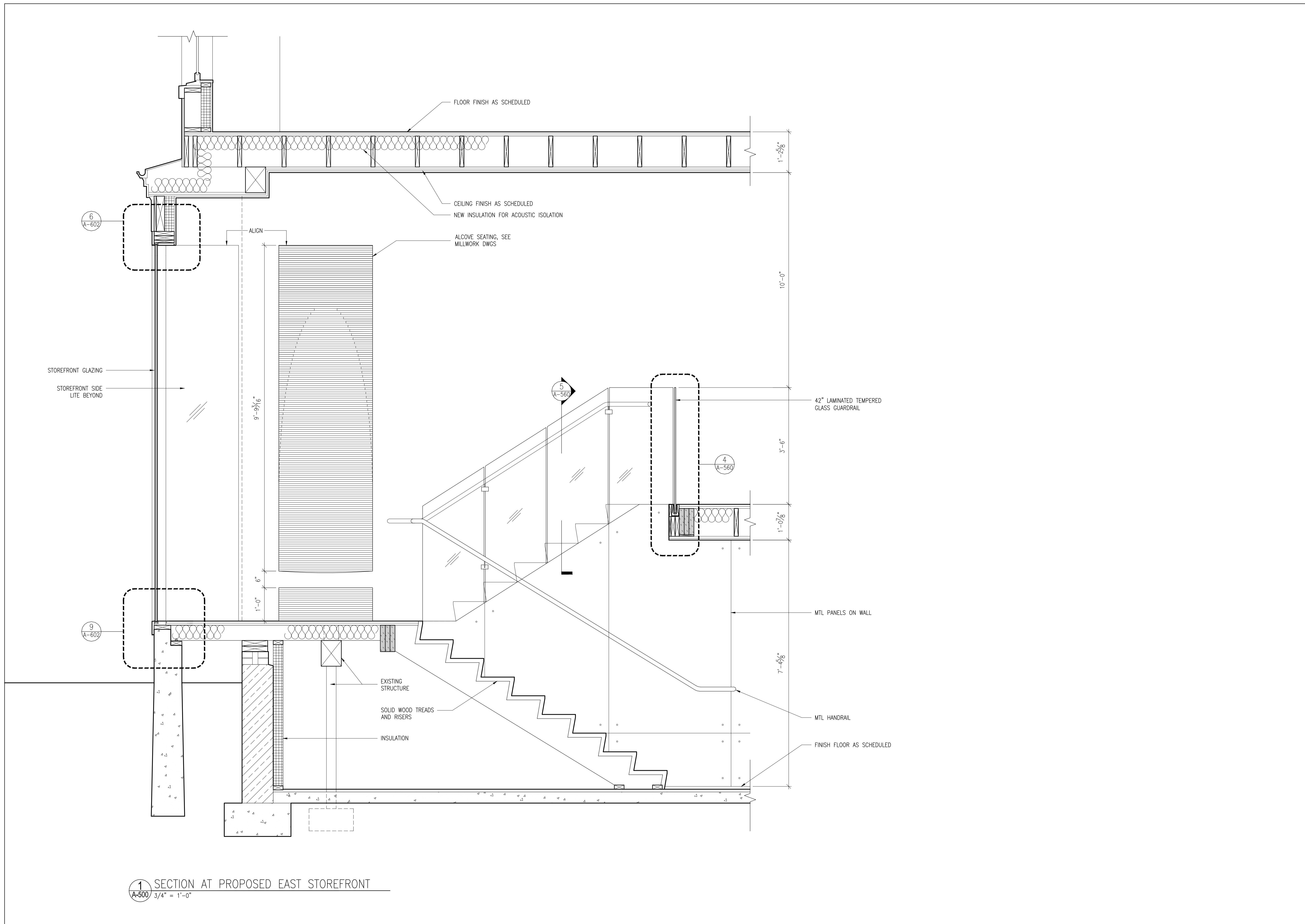
**WALL SECTIONS**

DATE: September 5, 2014  
SCALE: 3/4" = 1'-0"

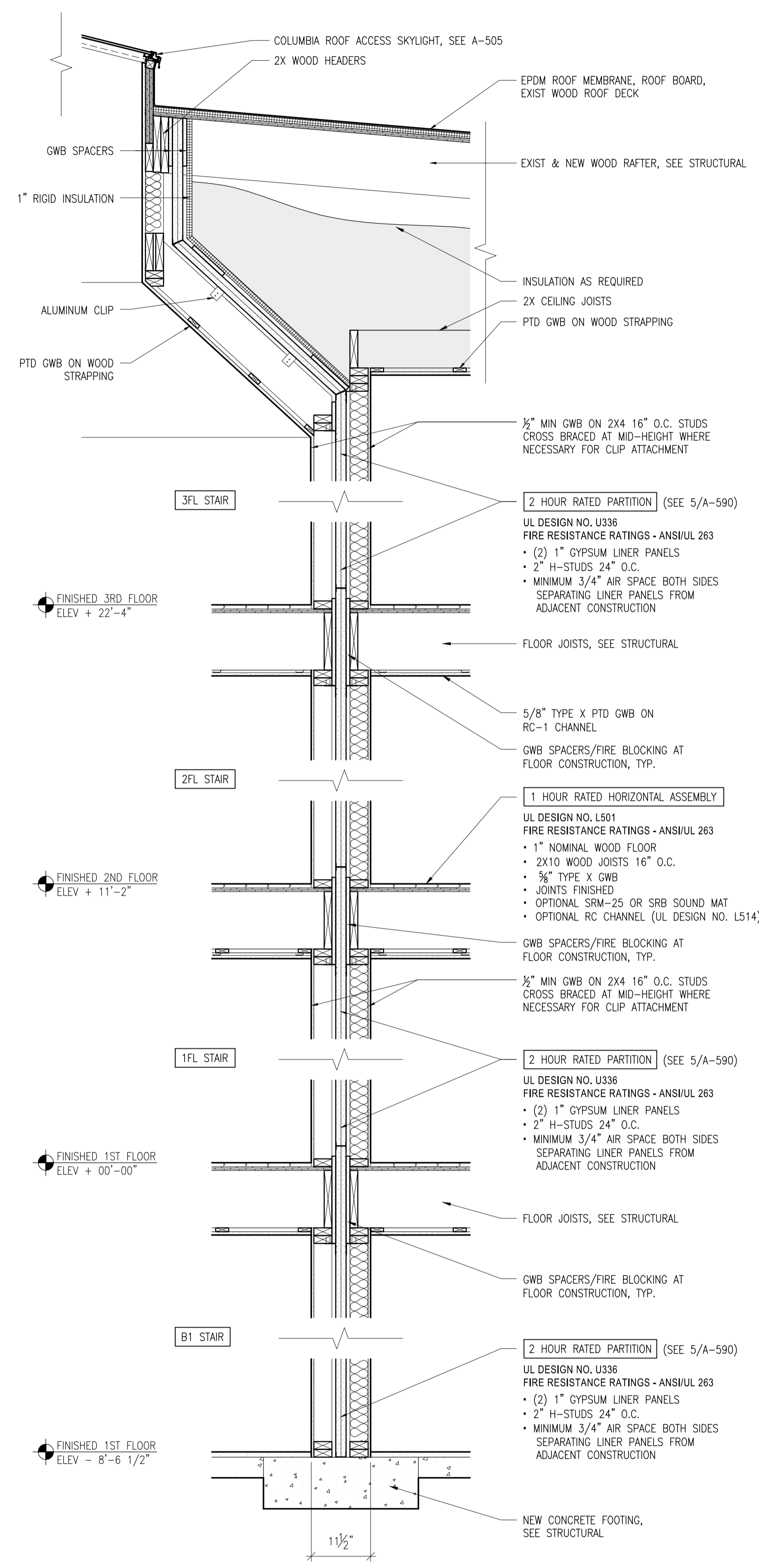
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-500**

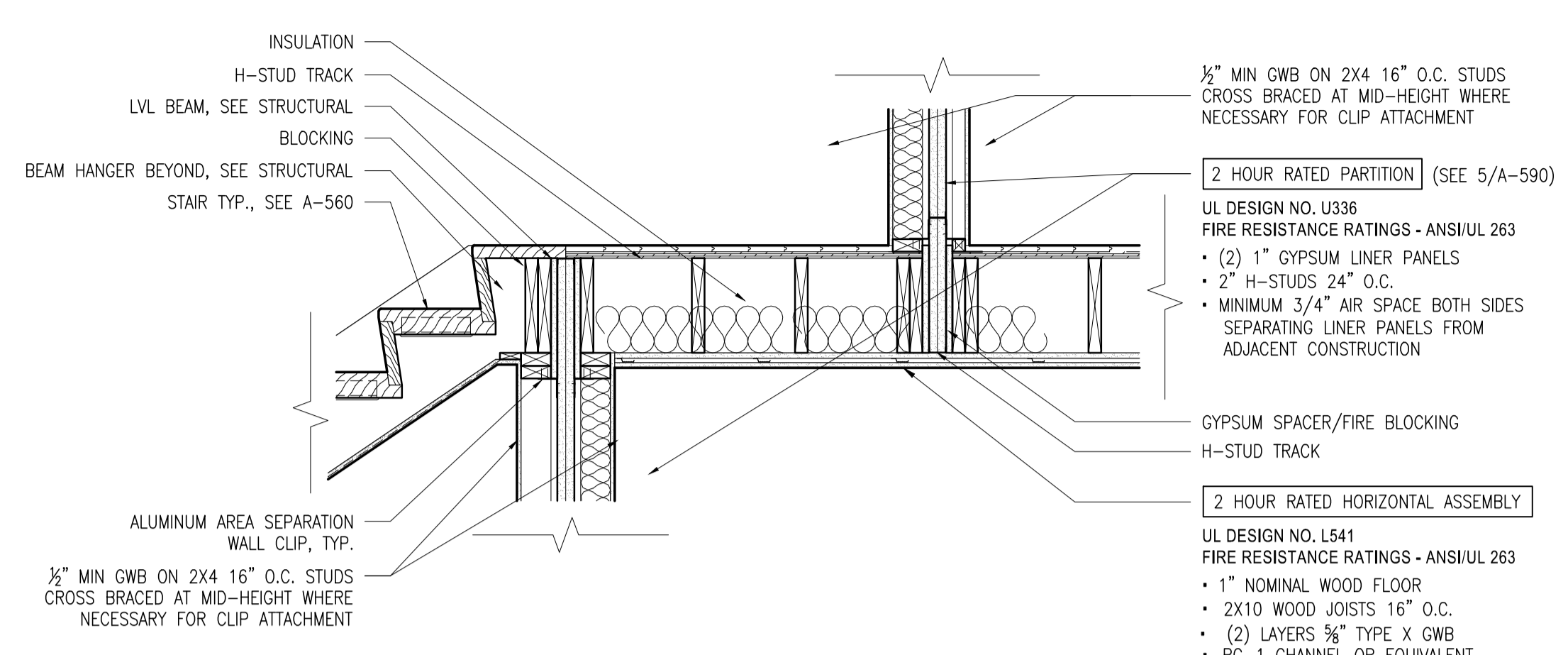
SHEET NO.:



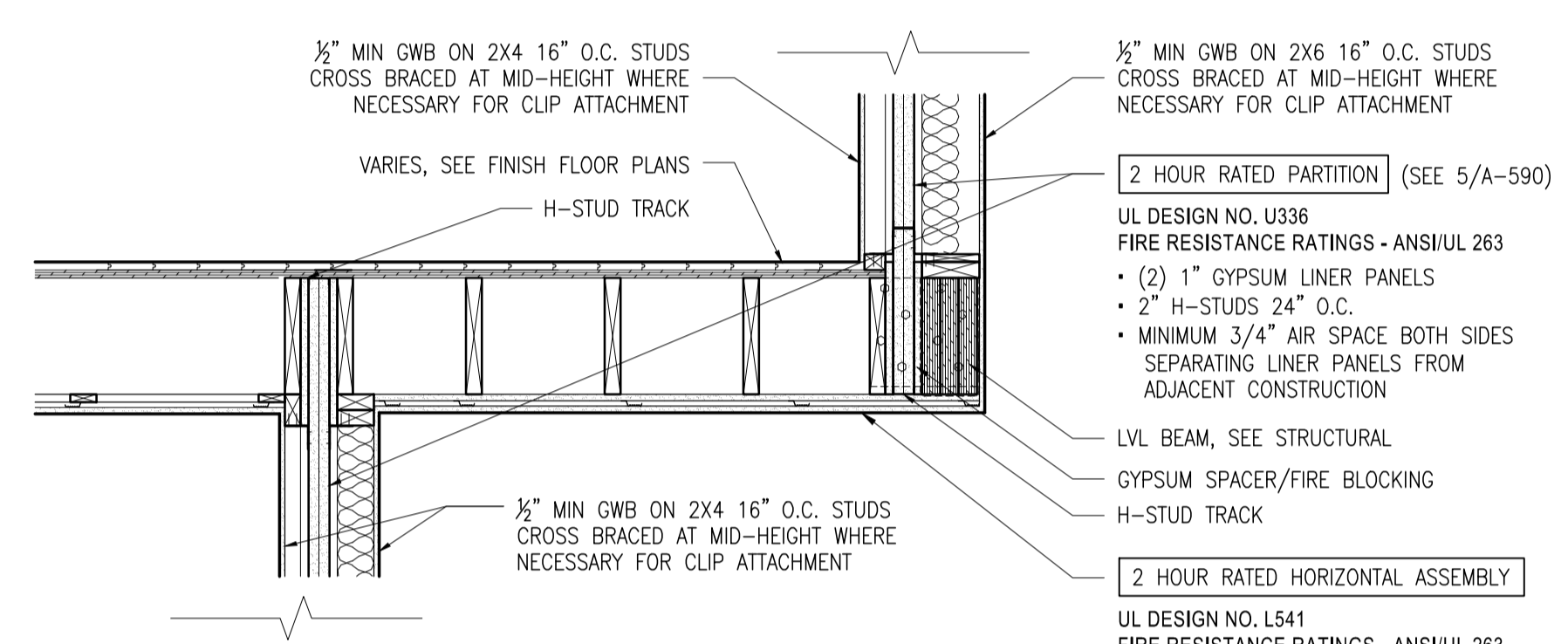
**1** SECTION AT PROPOSED EAST STOREFRONT  
A-500 3/4" = 1'-0"



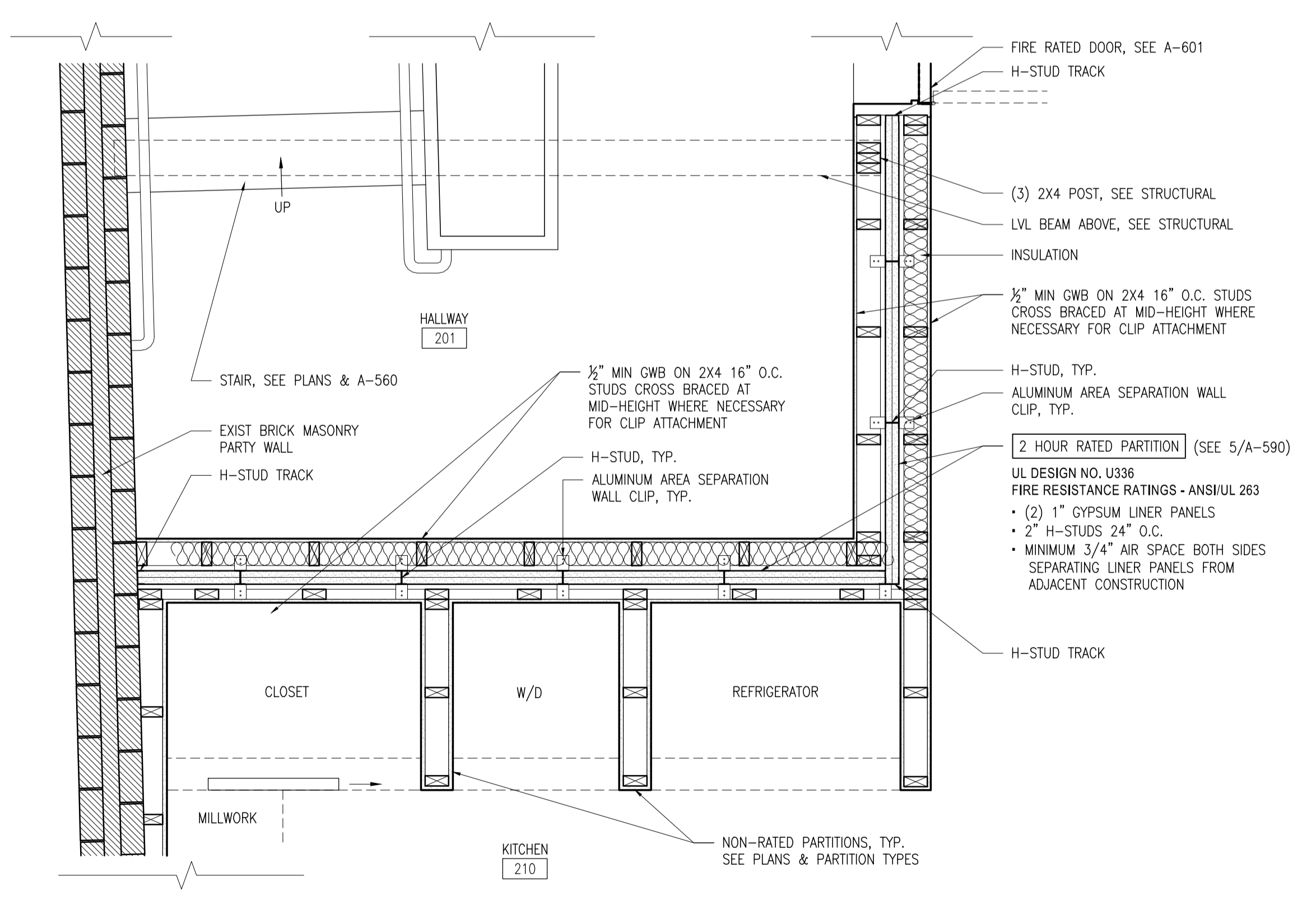
1 DTL SECTION AT 2 HOUR WALL  
A-502 3/4" = 1'-0"



2 DTL SECTION AT 2 HOUR WALL/FLOOR  
A-502 3/4" = 1'-0"



3 DTL SECTION AT 2 HOUR WALL/FLOOR  
A-502 3/4" = 1'-0"



4 PARTIAL 2ND FLOOR PLAN AT 2 HOUR WALL  
A-502 3/4" = 1'-0"

660-662  
CONGRESS  
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PORTLAND, MAINE

ARCHITECT:  
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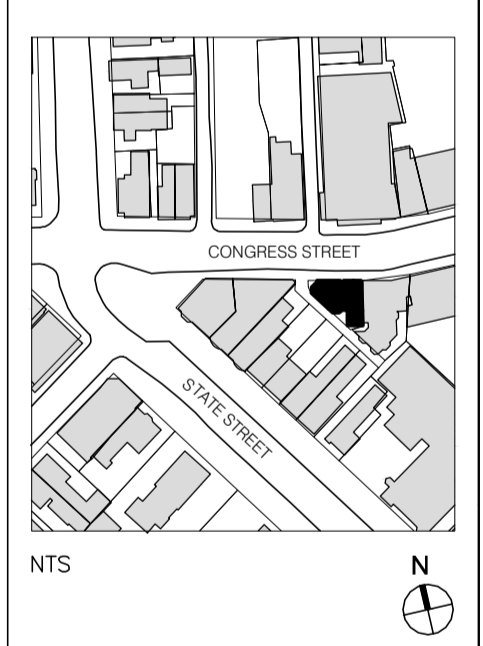
CONTRACTOR:  
BAYHILL BUILDING & DESIGN  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
ENGINEERING DESIGN  
PROFESSIONALS

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
A.K. LONGFELLOW LLC  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**FIRE RATED VERTICAL  
CORRIDOR DETAILS**

DATE: September 5, 2014  
SCALE: 3/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-502**

SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

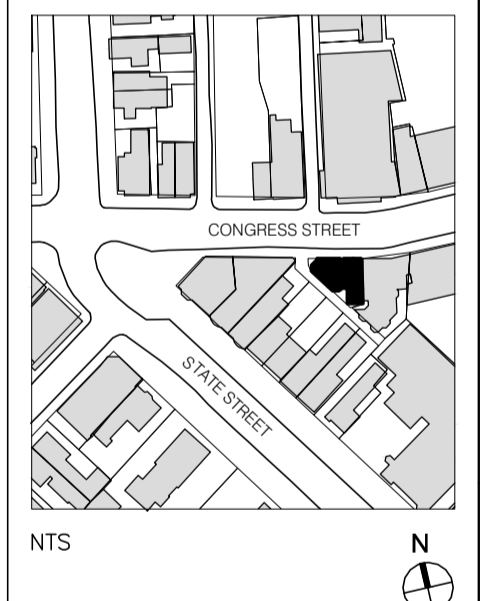
ARCHITECT:  
PRESENT ARCHITECTURE PLLC  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-9513

CONTRACTOR:  
BAYHILL BUILDING & DESIGN  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
ENGINEERING DESIGN PROFESSIONALS  
P.O. BOX 575  
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OWNER:  
A.K. LONGFELLOW LLC  
660 CONGRESS STREET  
PORTLAND, ME 04101

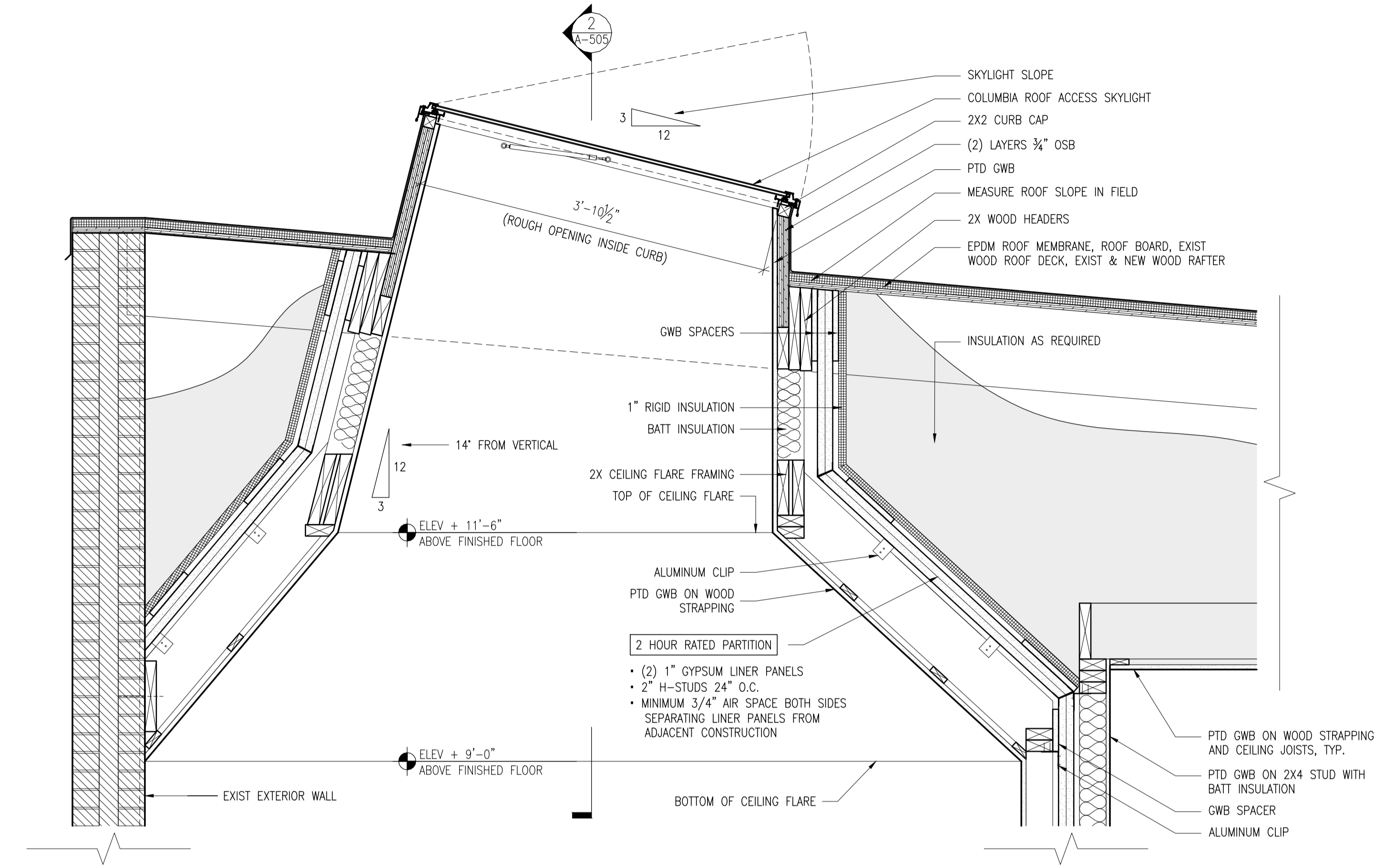
NO.	DATE	ISSUE
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1	3/28/2013	HPCA SET



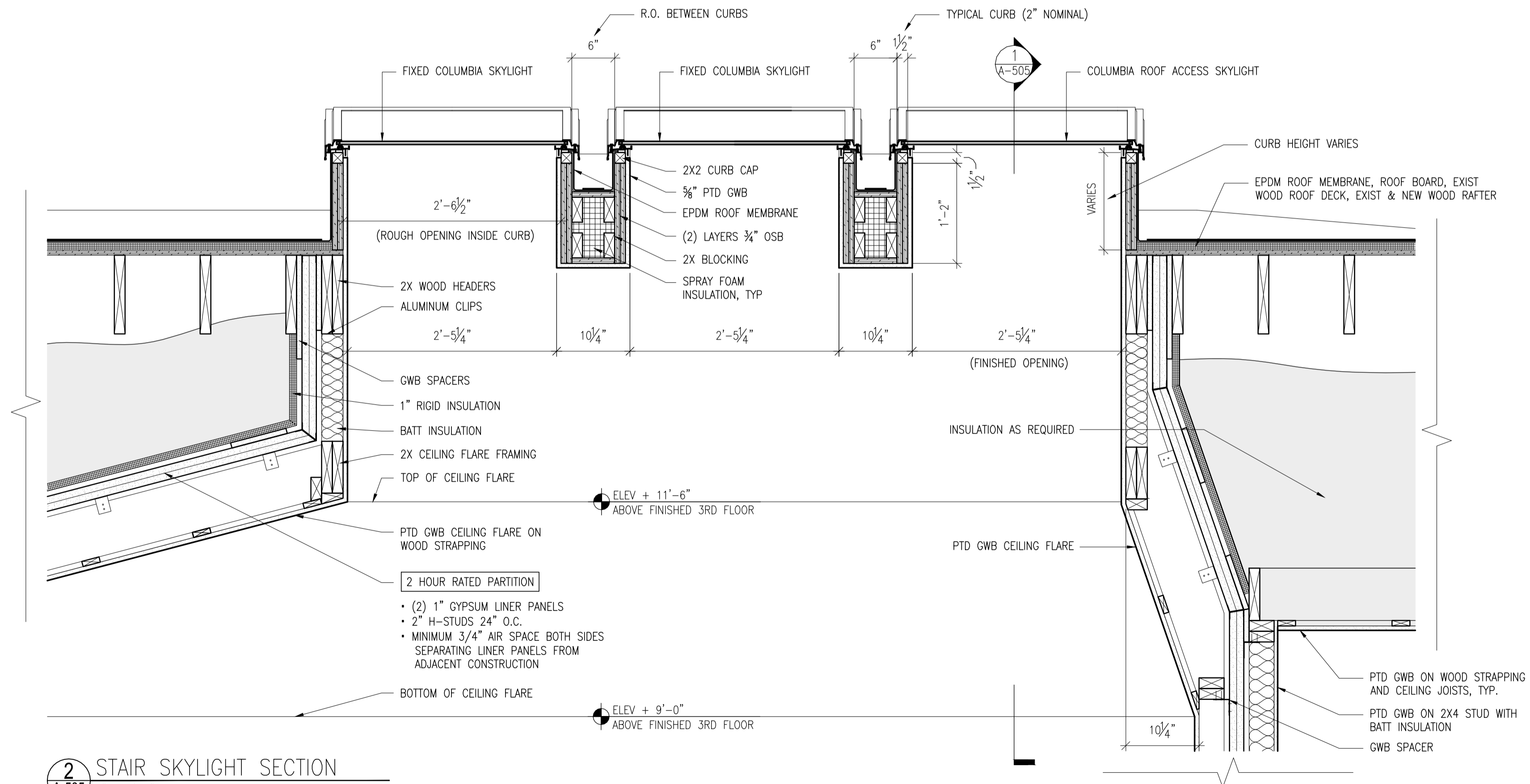
B-SCAN:

DWG CONTENTS:  
**STAIR SKYLIGHT SECTIONS**

DATE: September 5, 2014  
SCALE: 1" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-505**  
SHEET NO.:



**1** STAIR SKYLIGHT SECTION  
A-505 1" = 1'-0"



**2** STAIR SKYLIGHT SECTION  
A-505 1" = 1'-0"

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
PRESENT ARCHITECTURE PLLC  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
BAYHILL BUILDING & DESIGN  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

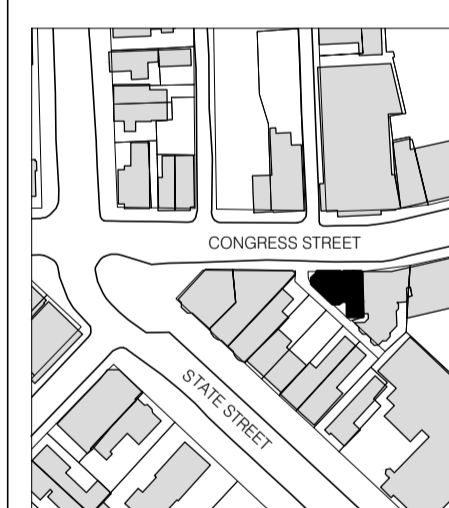
STRUCTURAL ENGINEER:  
ENGINEERING DESIGN PROFESSIONALS

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660 CONGRESS STREET  
PORTLAND, ME 04101

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B-SCAN:

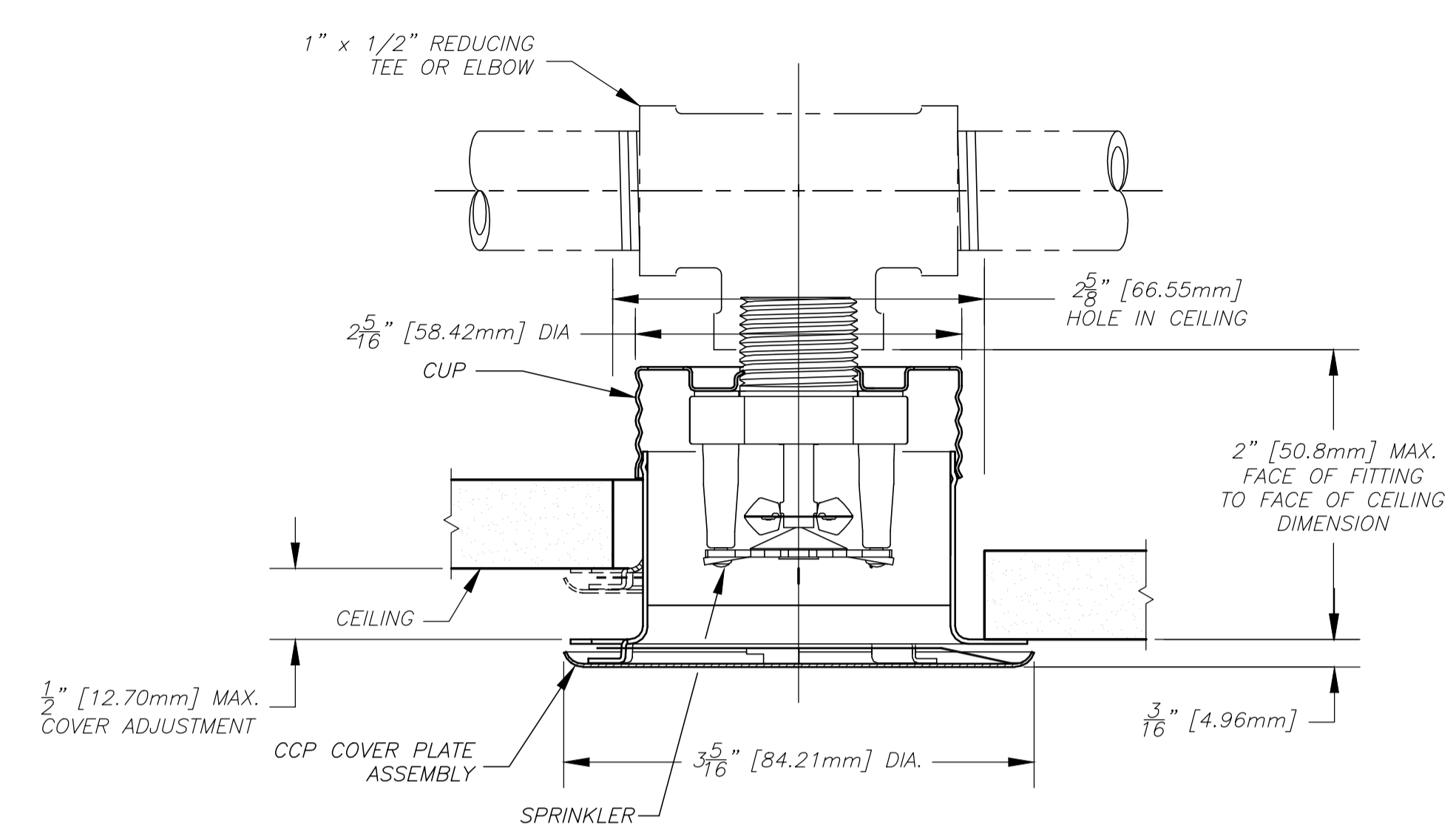
DWG. CONTENTS:

### DETAILS

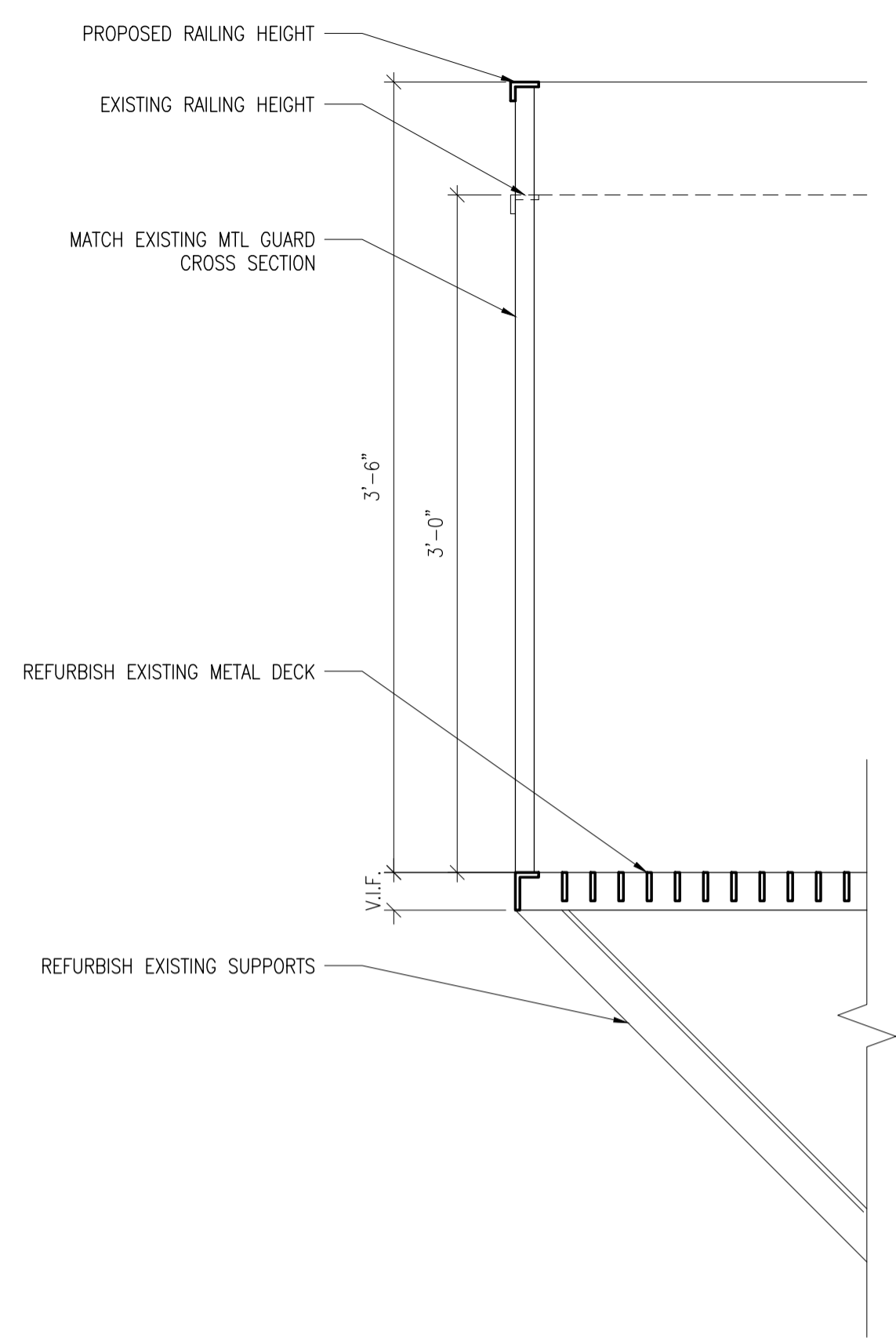
DATE: September 5, 2014  
SCALE: AS NOTED  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-550**

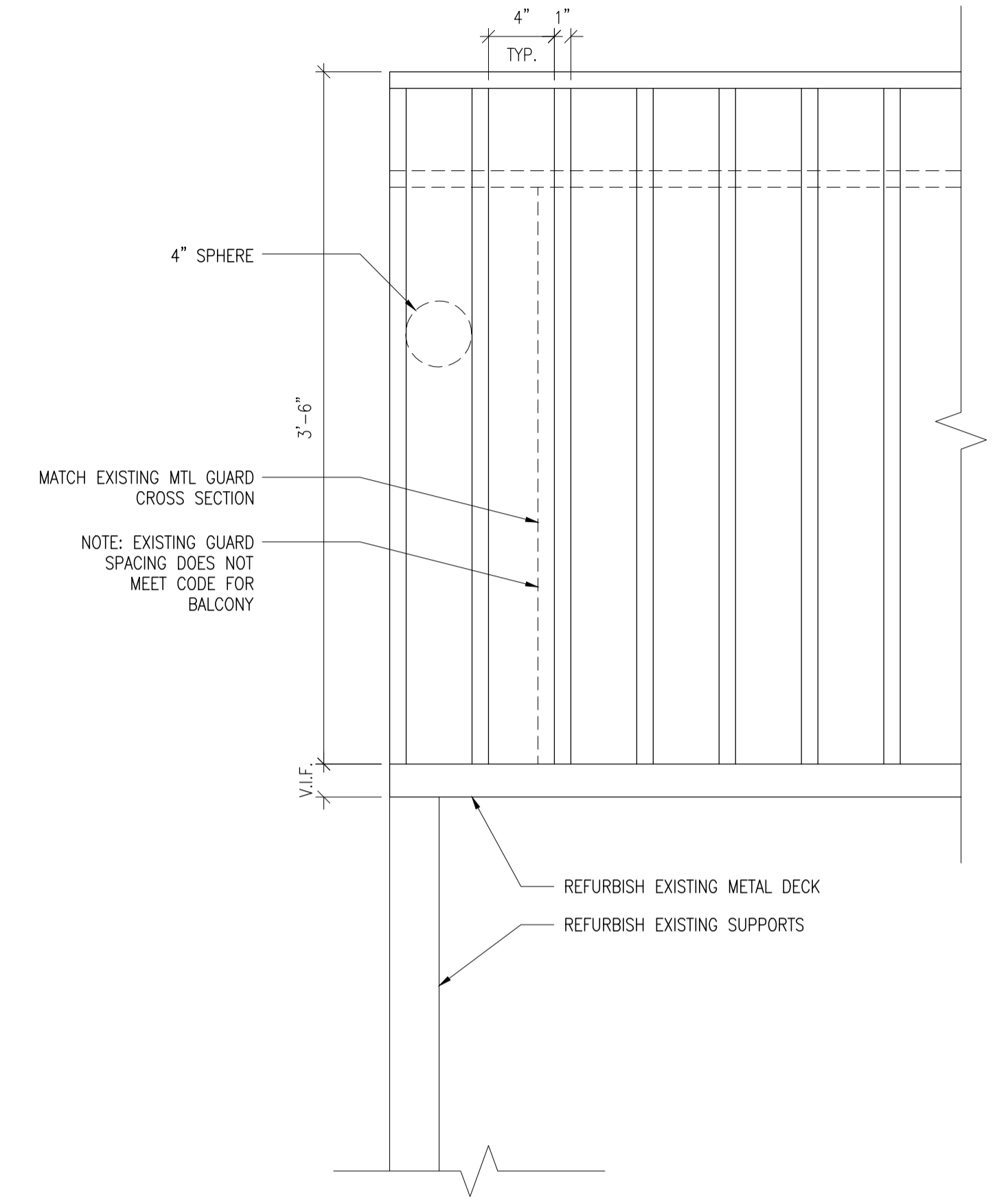
SHEET NO.:



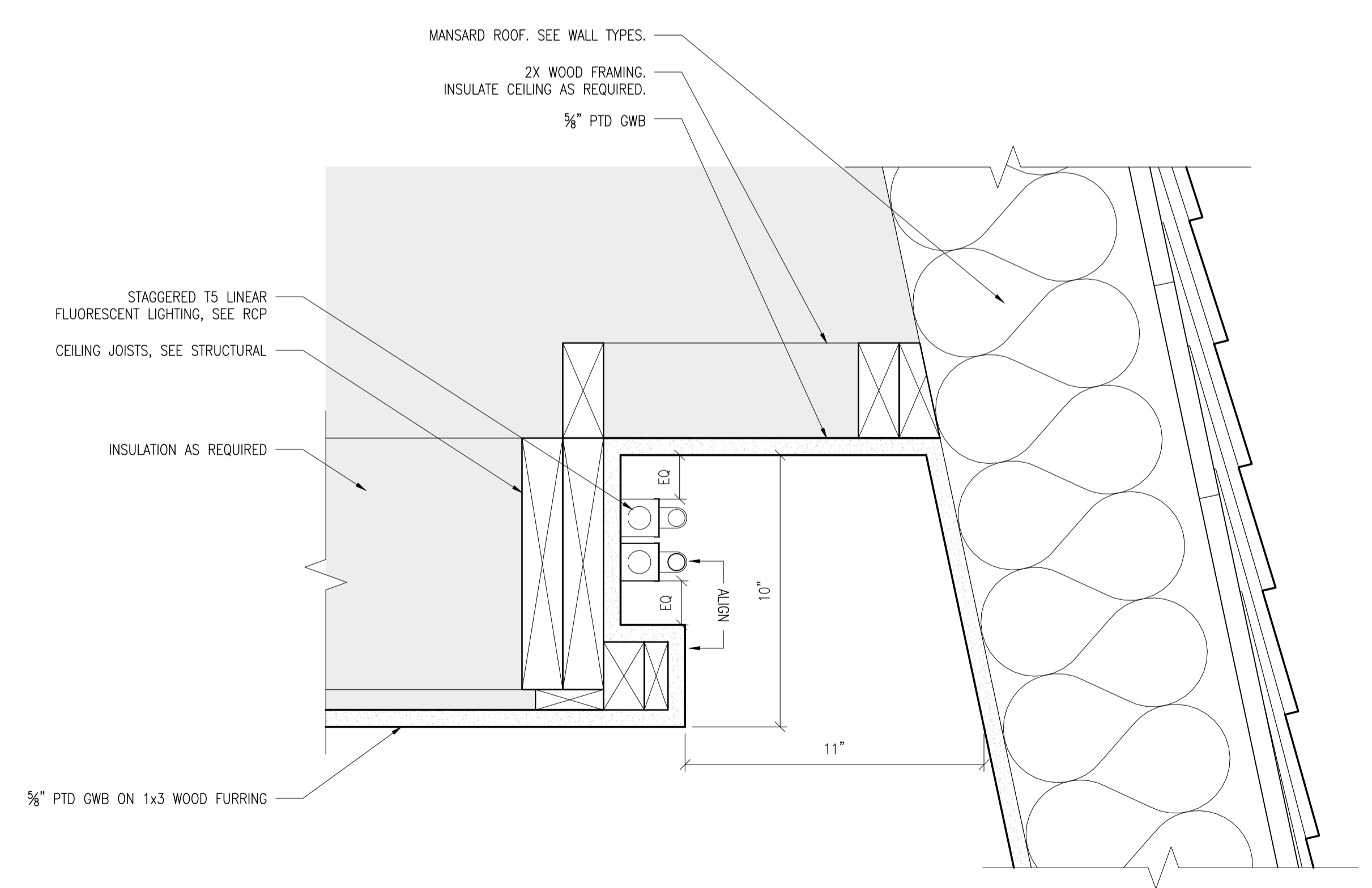
**1** CONCEALED SPRINKLER W/ COVER PLATE  
A-550 12" = 1'-0"



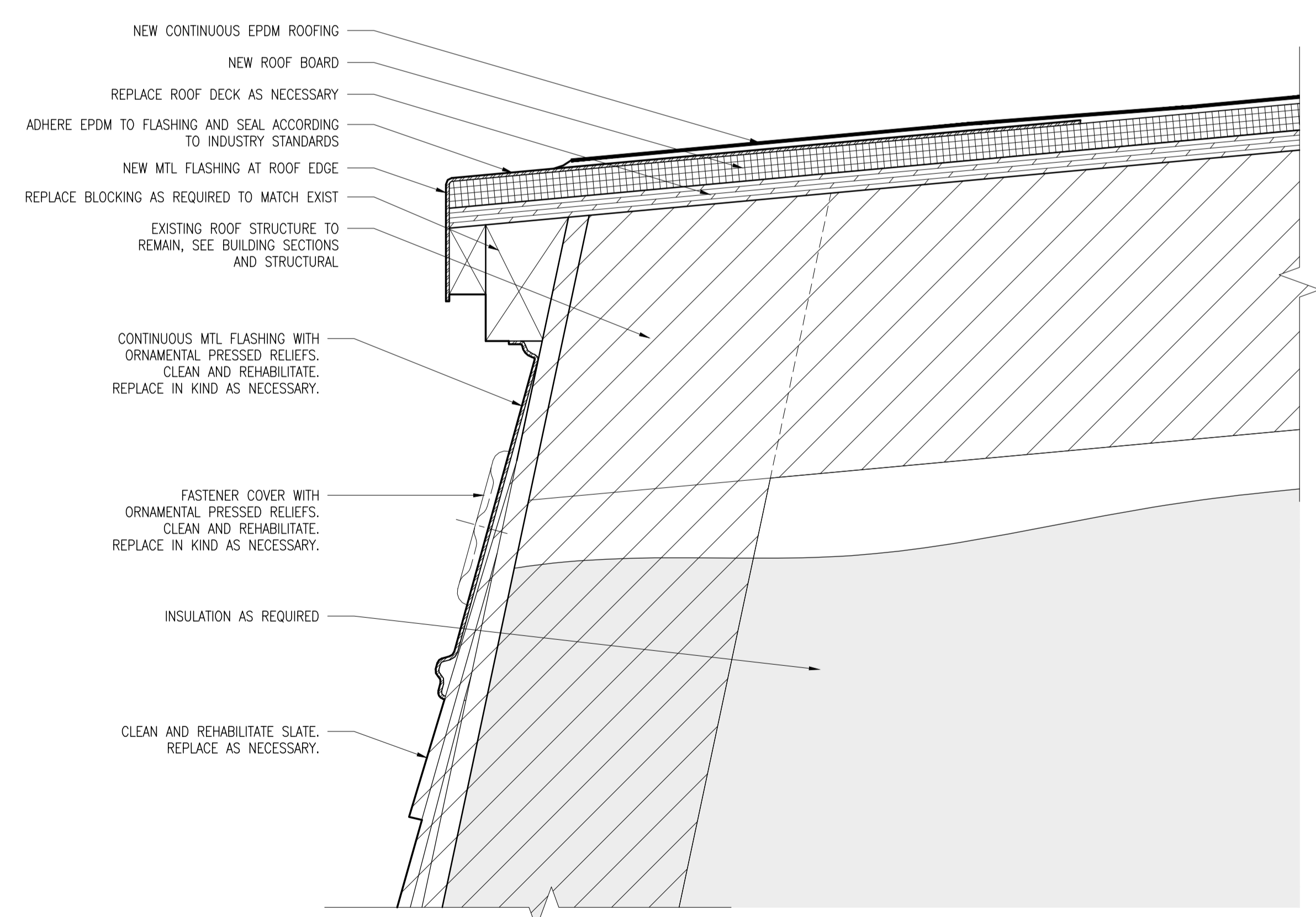
**2** SECTION AT PROPOSED BALCONY RAILING  
A-550 1 1/2" = 1'-0"



**3** ELEVATION AT PROPOSED BALCONY RAILING  
A-550 1 1/2" = 1'-0"



**4** DETAIL AT CEILING POCKET LIGHT  
A-550 3" = 1'-0"



**5** FLASHING DETAIL AT BUILDING CORNICE  
A-550 3" = 1'-0"

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-9513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

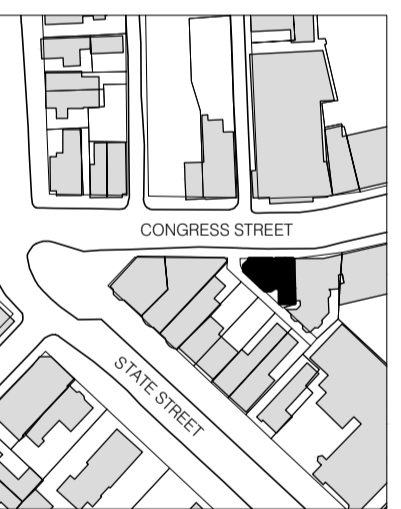
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
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NTS



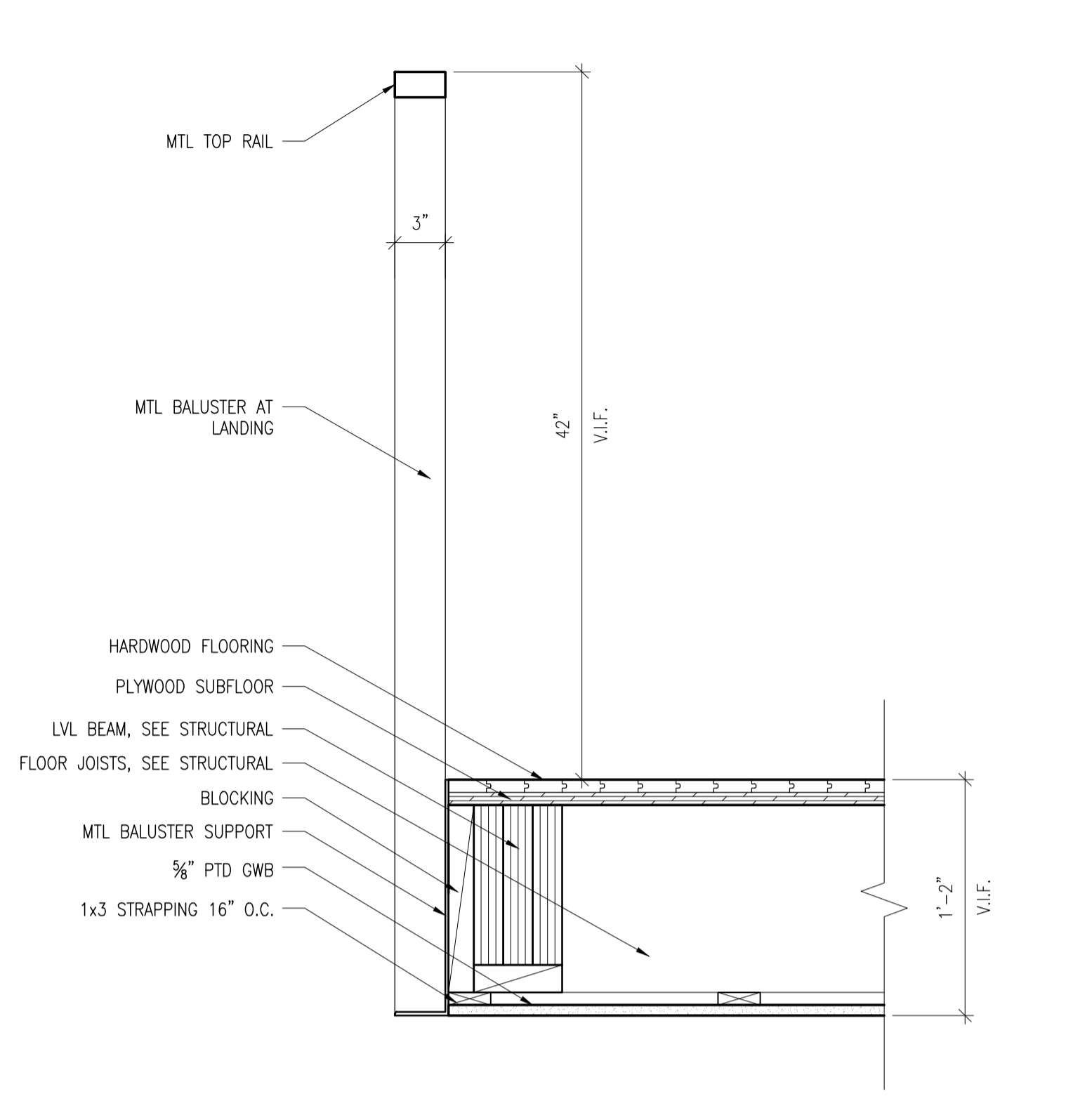
B-SCAN:

DWG. CONTENTS:  
**STAIR DETAILS**

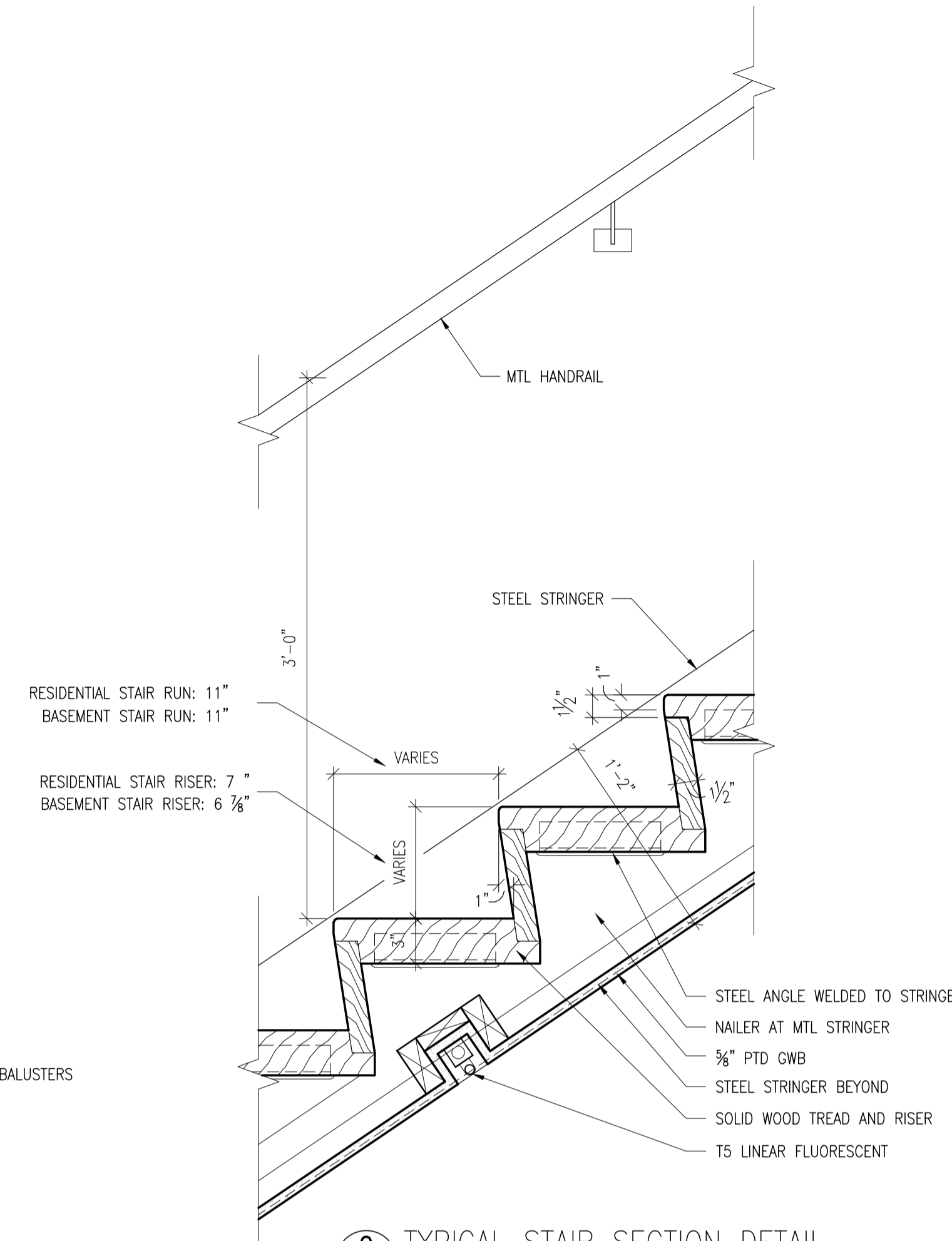
DATE: September 5, 2014  
SCALE: AS NOTED  
DWG. BY: AS NOTED  
PROJECT NO.: 008

DWG. NO.: **A-560**

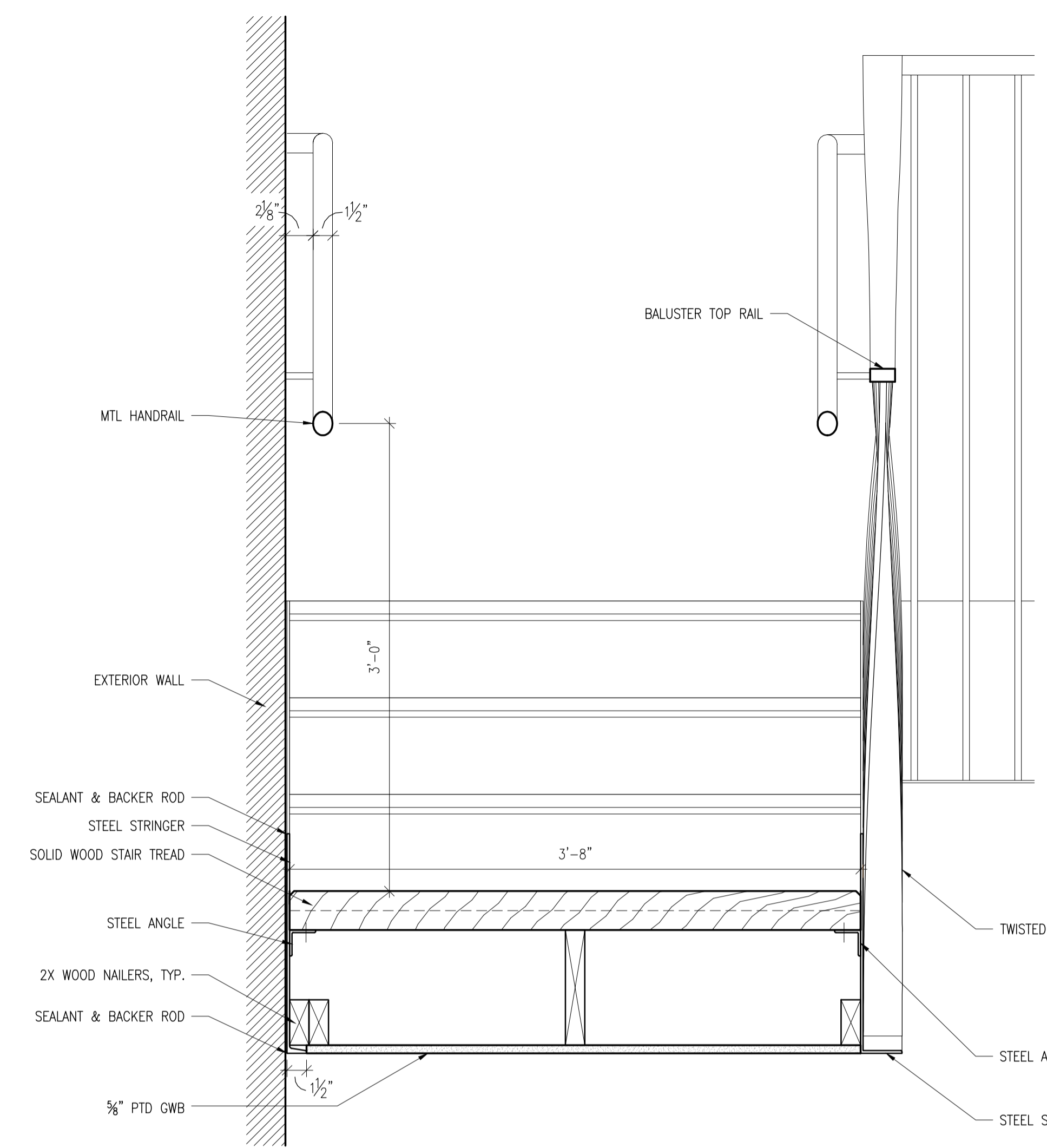
SHEET NO.:



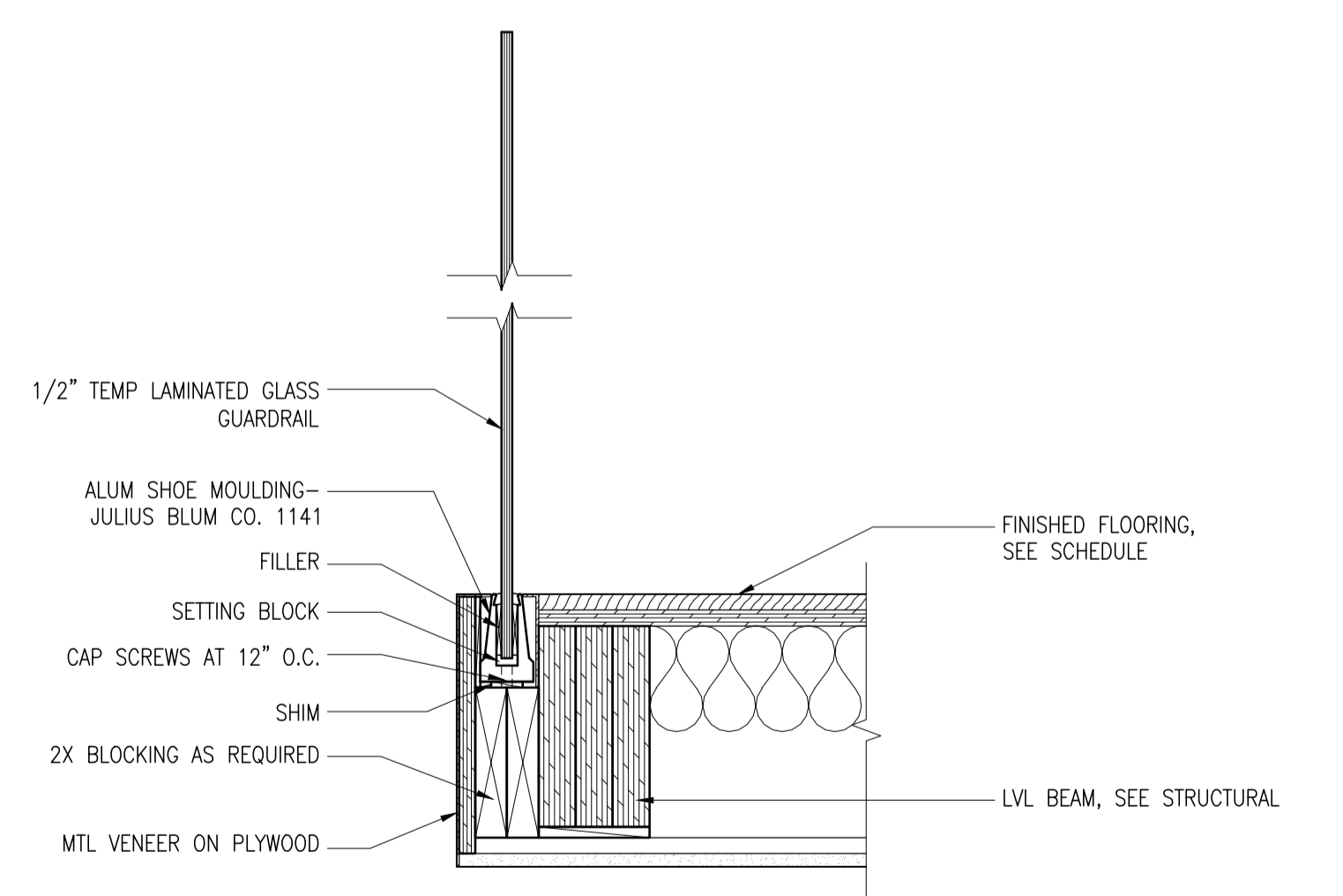
**3** TYPICAL STAIR LANDING SECTION DETAIL  
A-560 1 1/2" = 1'-0"



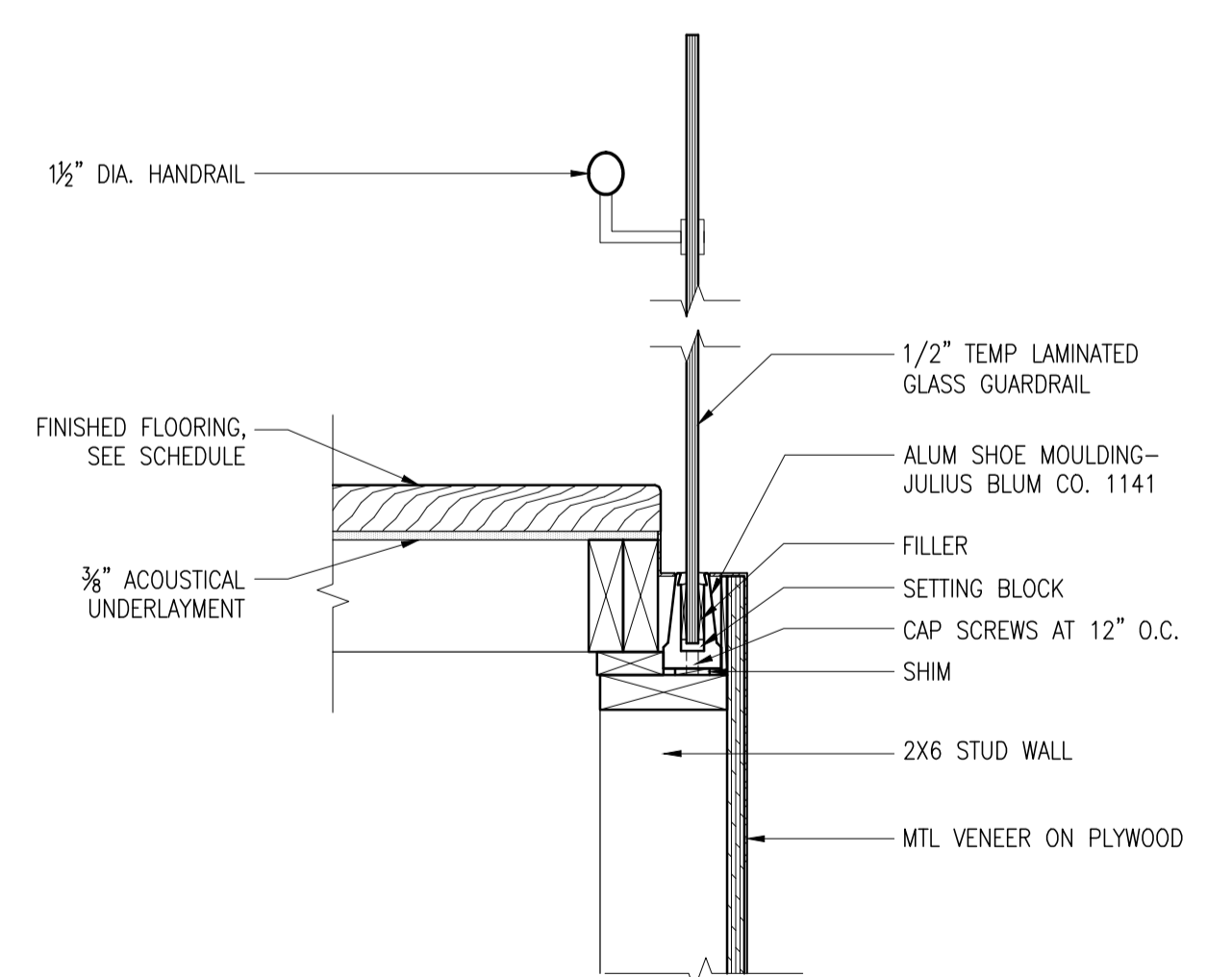
**2** TYPICAL STAIR SECTION DETAIL  
A-560 1 1/2" = 1'-0"



**1** TYPICAL STAIR SECTION DETAIL  
A-560 1 1/2" = 1'-0"



**4** GUARD RAIL SECTION DTL AT 1ST FLOOR SOFFIT  
A-560 1 1/2" = 1'-0"



**5** GUARD RAIL SECTION DTL AT STAIR  
A-560 1 1/2" = 1'-0"

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-9513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

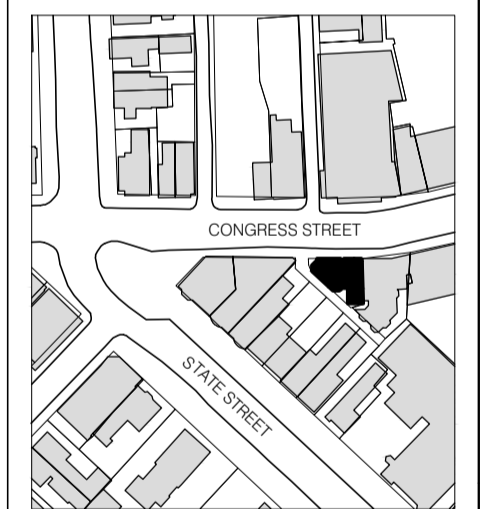
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
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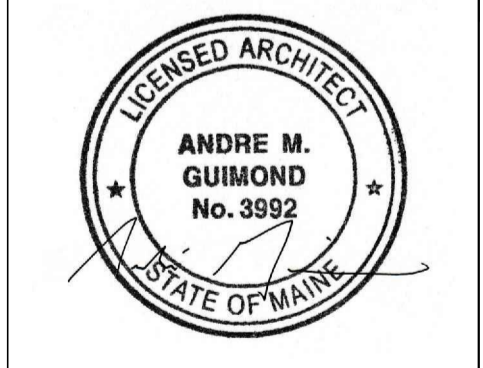
OWNER:  
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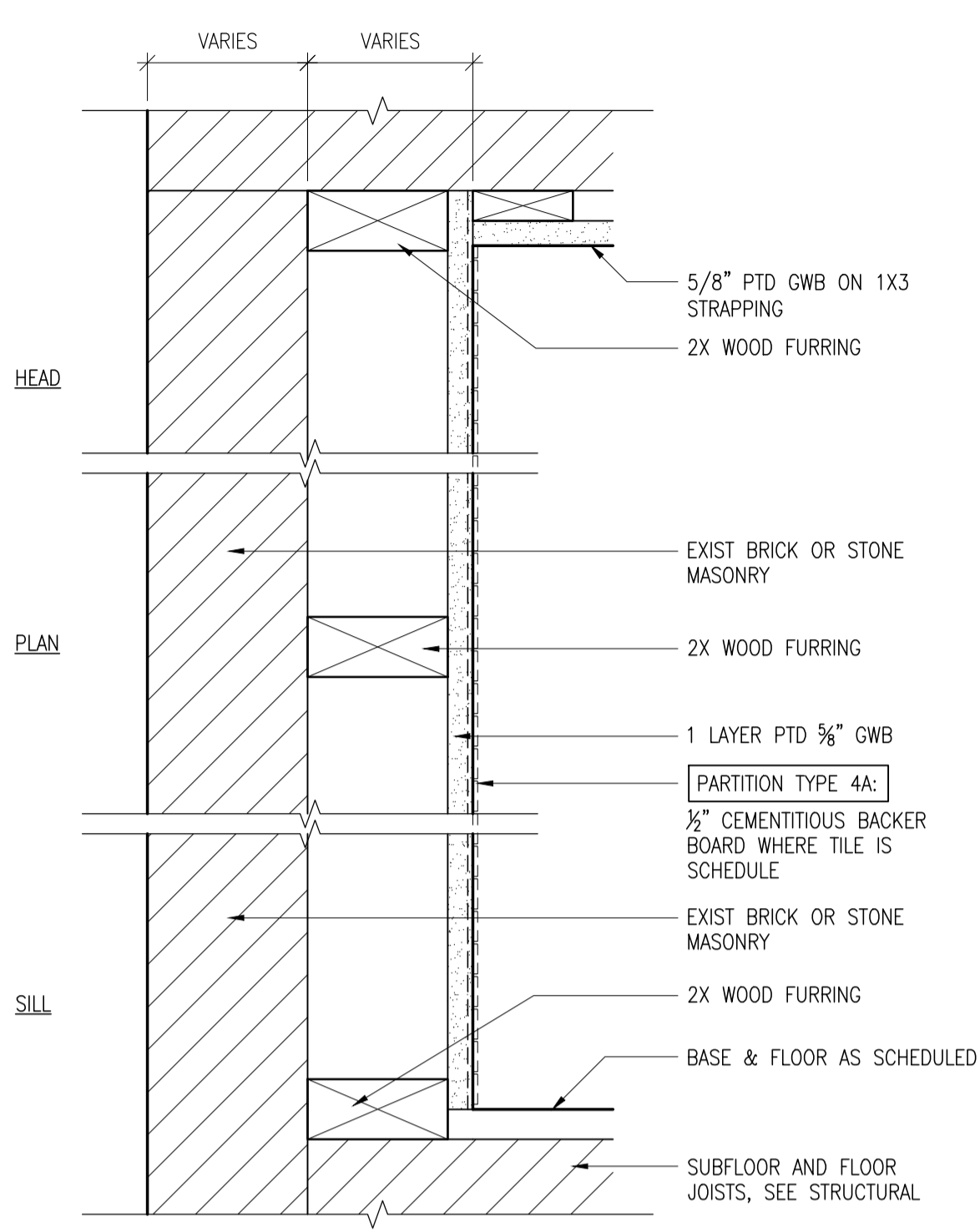


B-SCAN:

DWG. CONTENTS:  
**WALL TYPES**

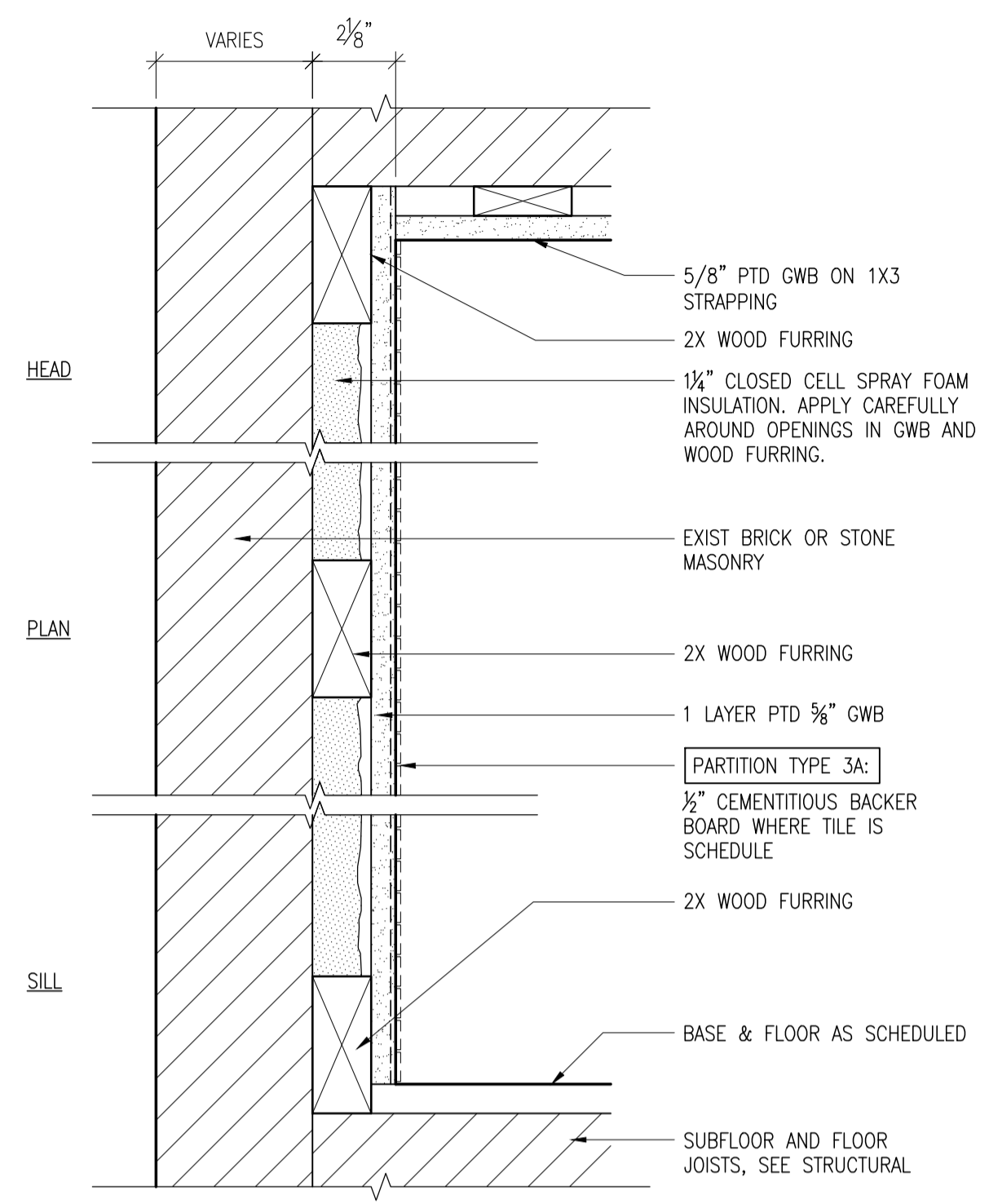
DATE: September 5, 2014  
SCALE: 3" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-590**

SHEET NO.:



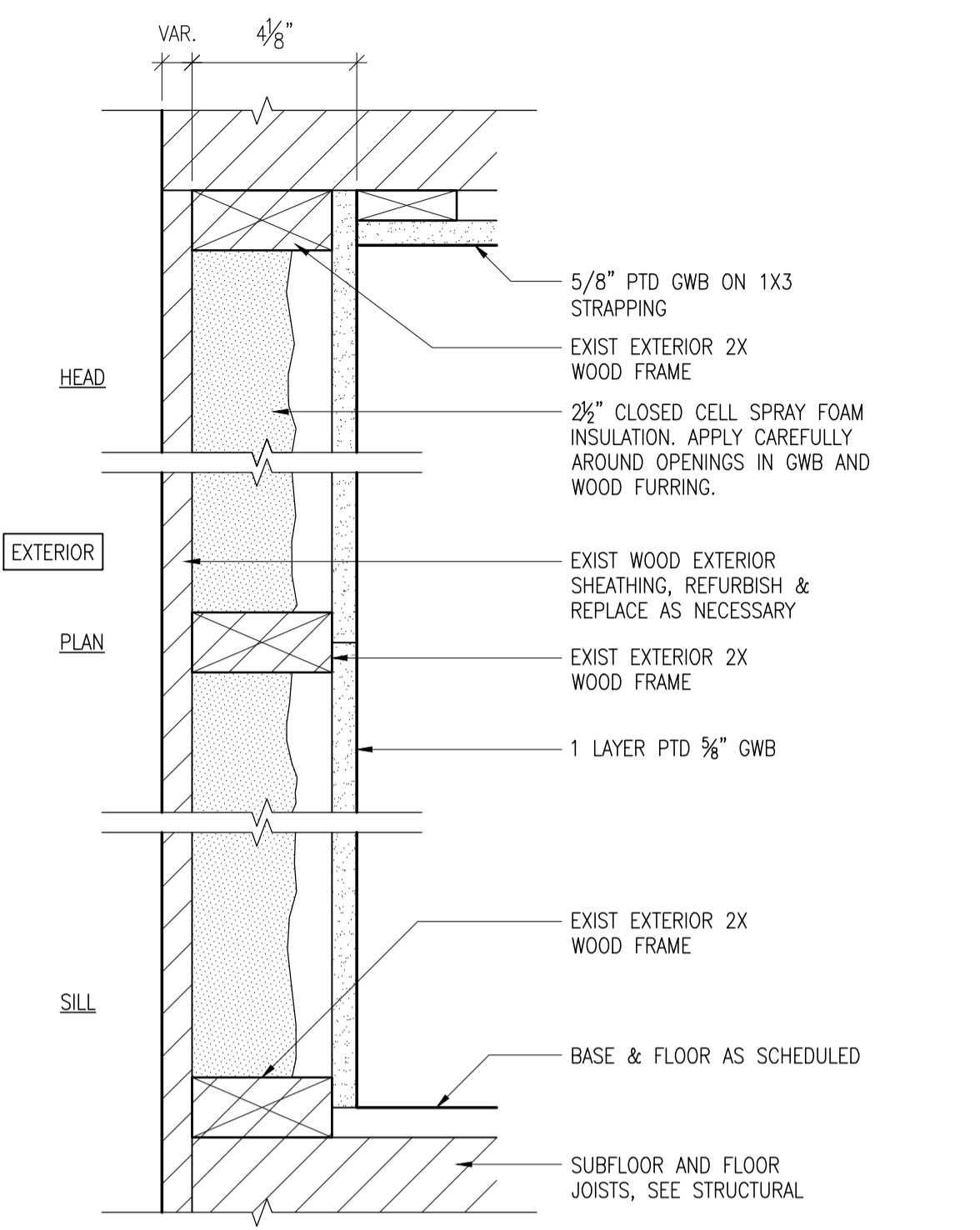
4 PARTITION TYPE 4

4A PARTITION TYPE 4A

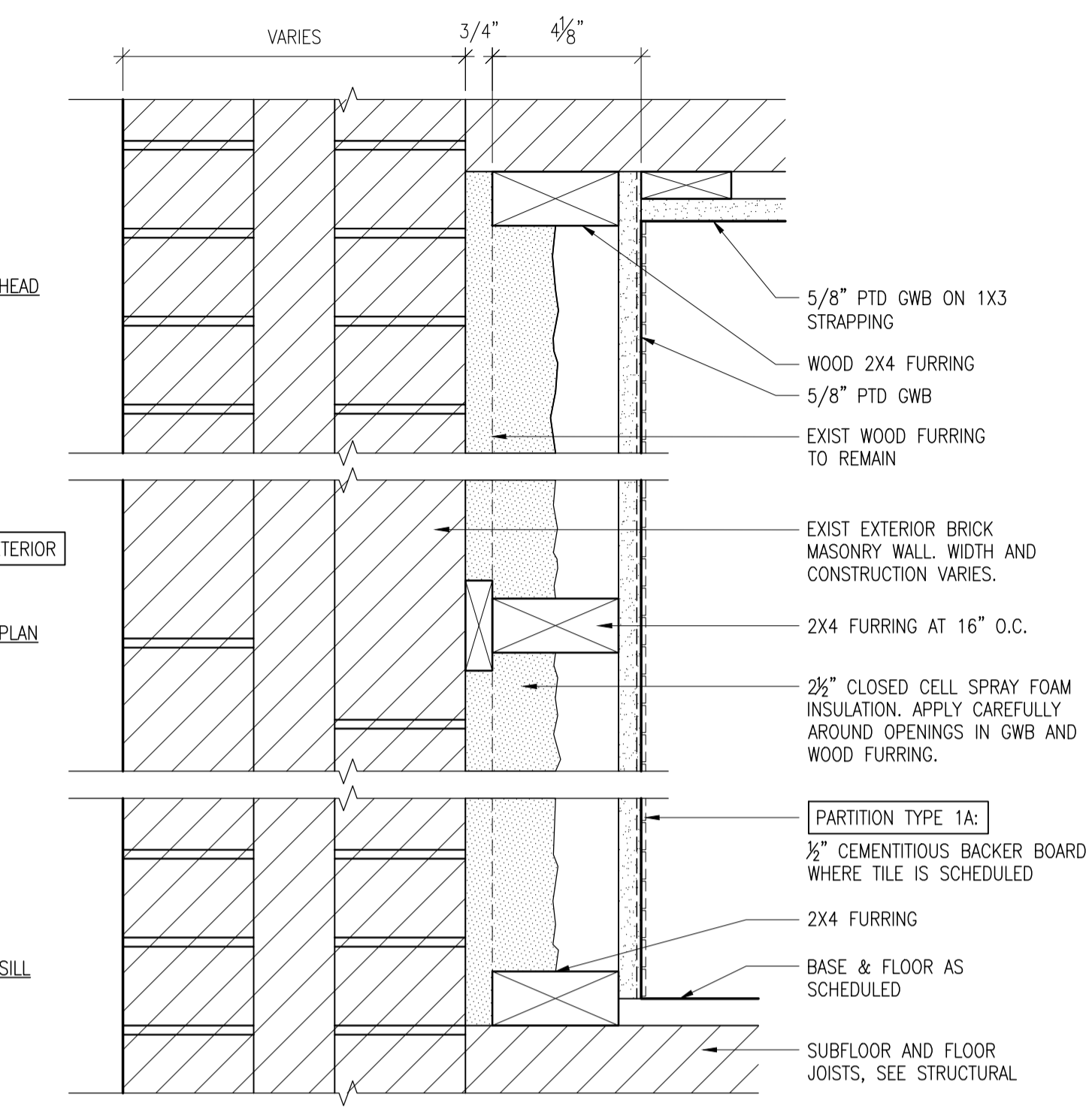


3 PARTITION TYPE 3

3A PARTITION TYPE 3A

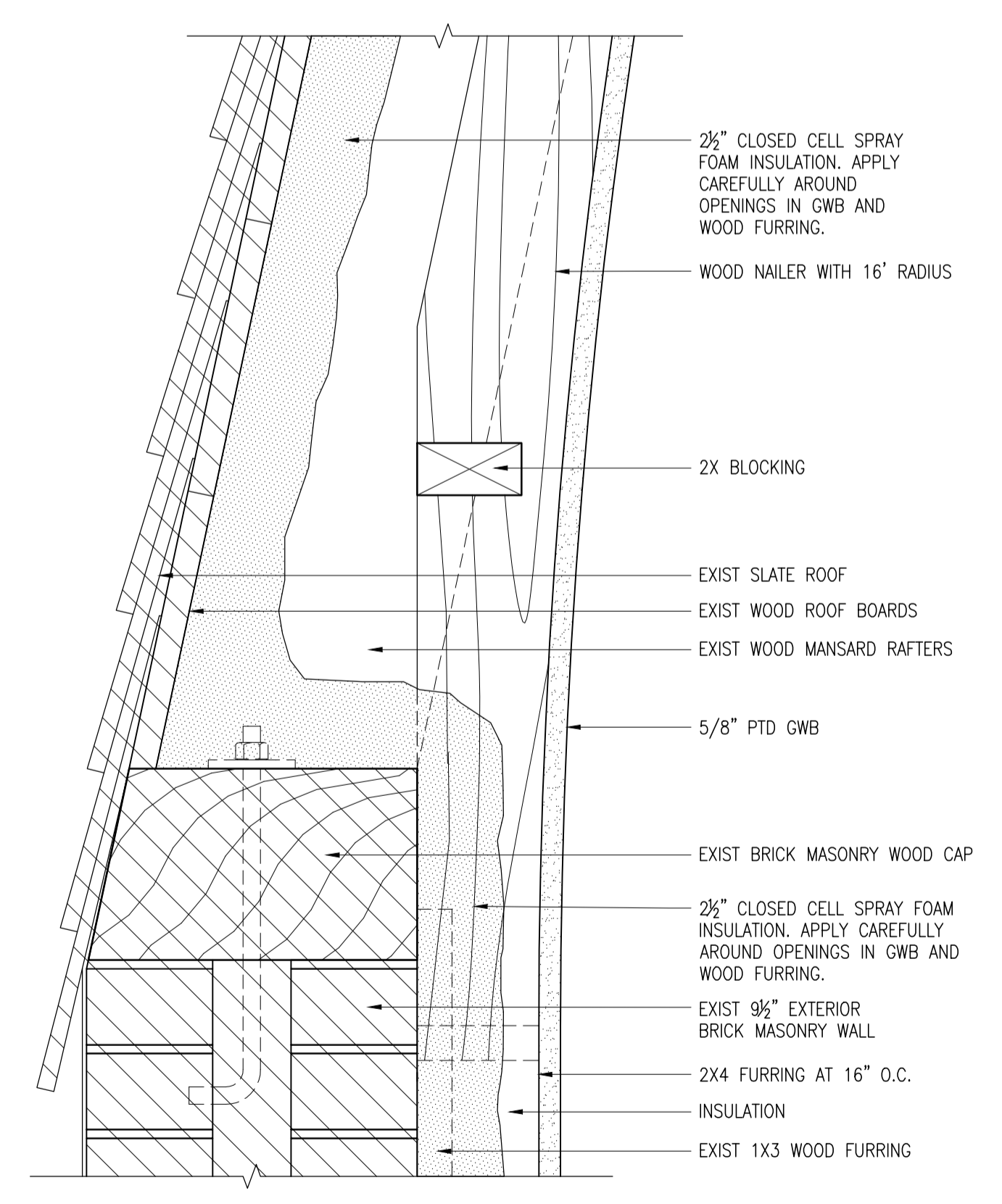


2 PARTITION TYPE 2

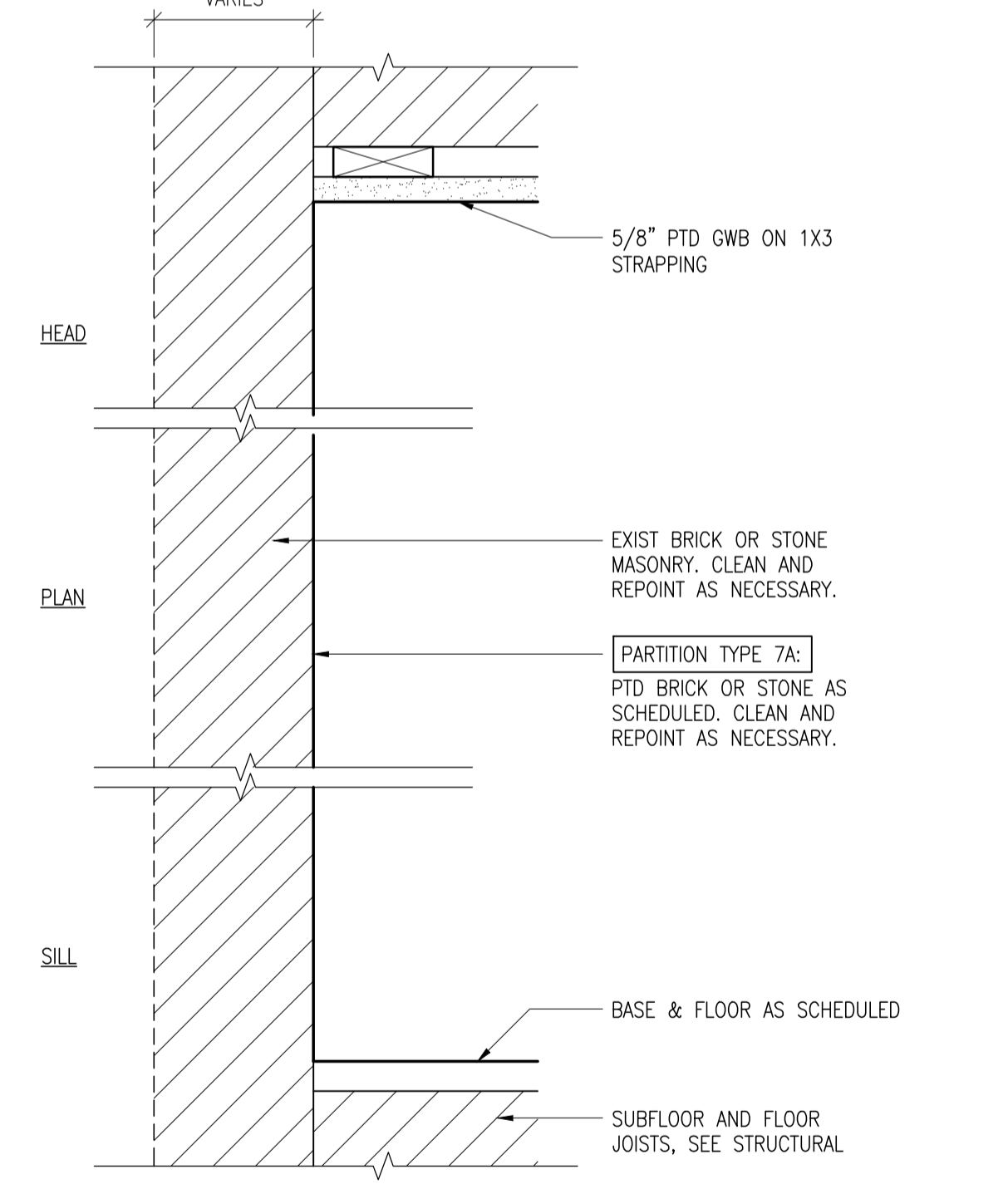


1 PARTITION TYPE 1

1A PARTITION TYPE 1A

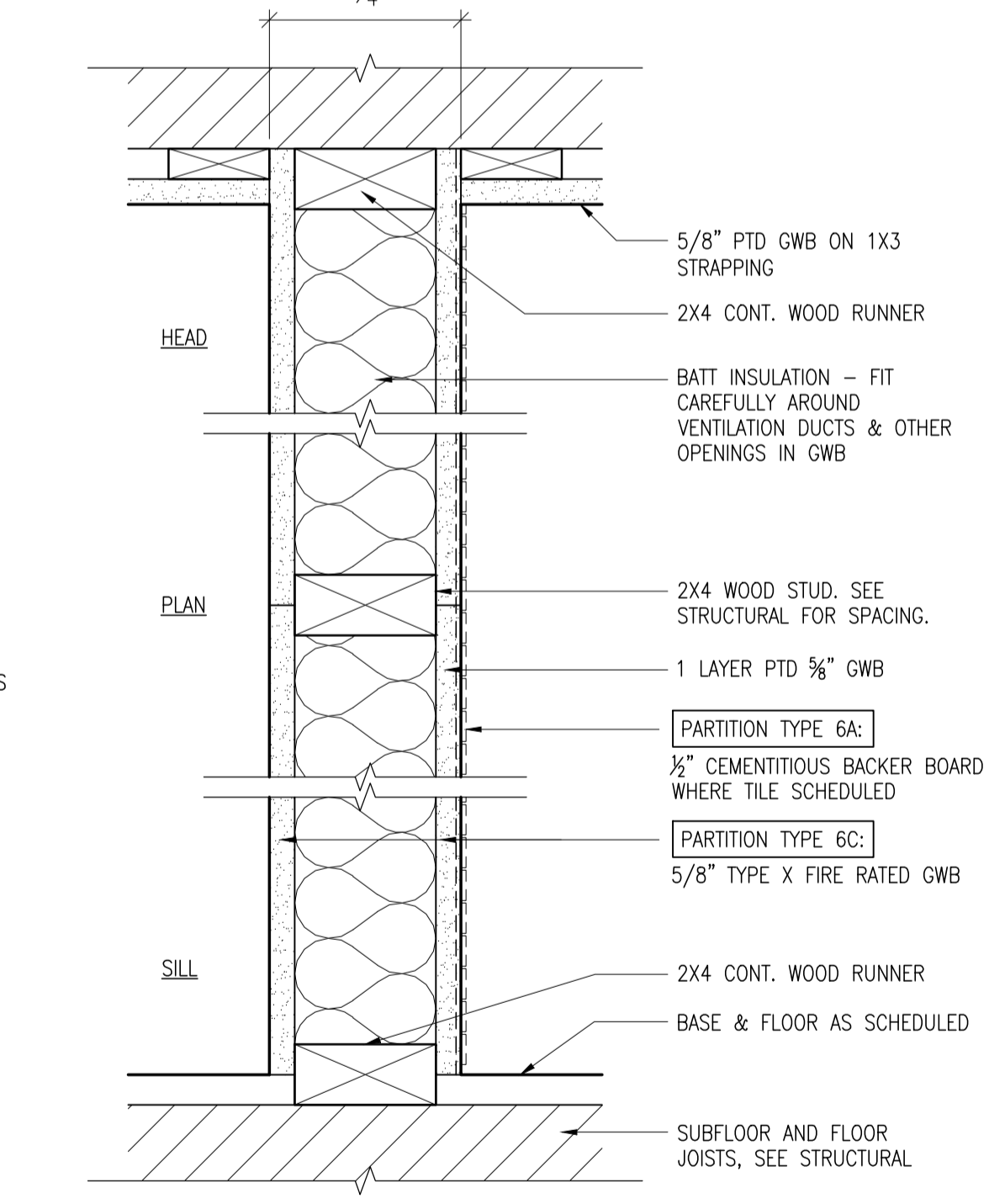


X BRICK TO MANSARD TRANSITION



7 PARTITION TYPE 7

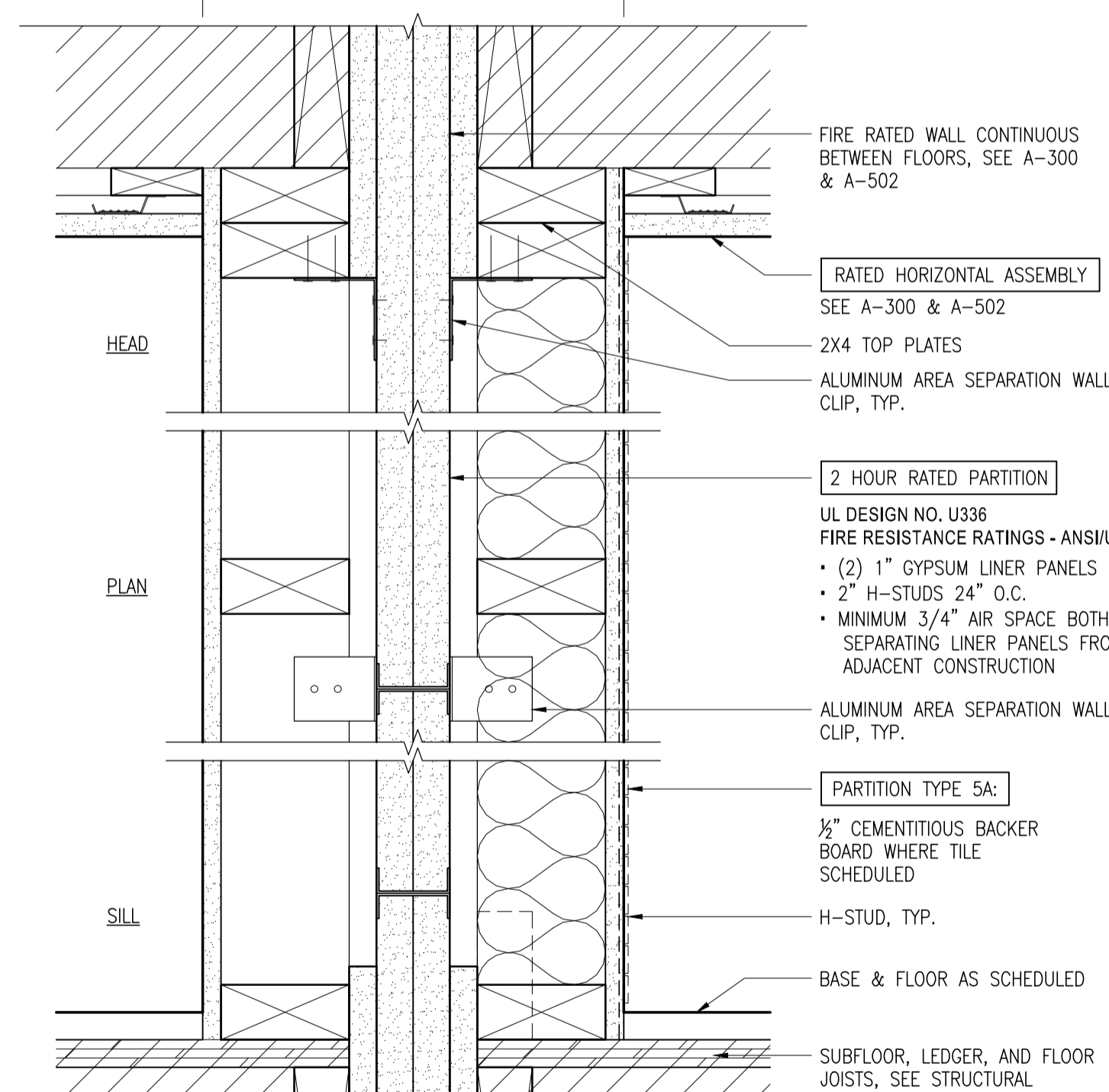
7A PARTITION TYPE 7A



6 PARTITION TYPE 6

6A PARTITION TYPE 6A

6C PARTITION TYPE 6C  
1 HOUR FIRE RATED



5 PARTITION TYPE 5  
2 HOUR FIRE RATED

5A PARTITION TYPE 5A

# 660-662 CONGRESS STREET

PORTLAND, MAINE

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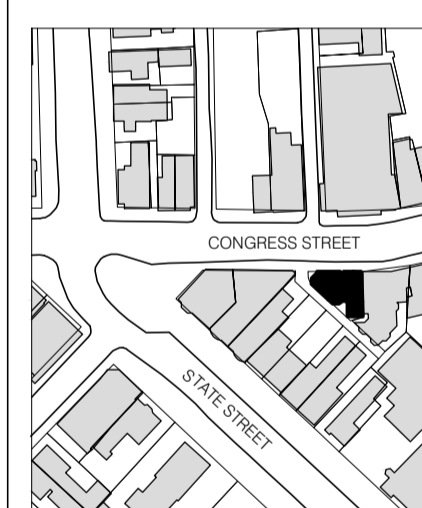
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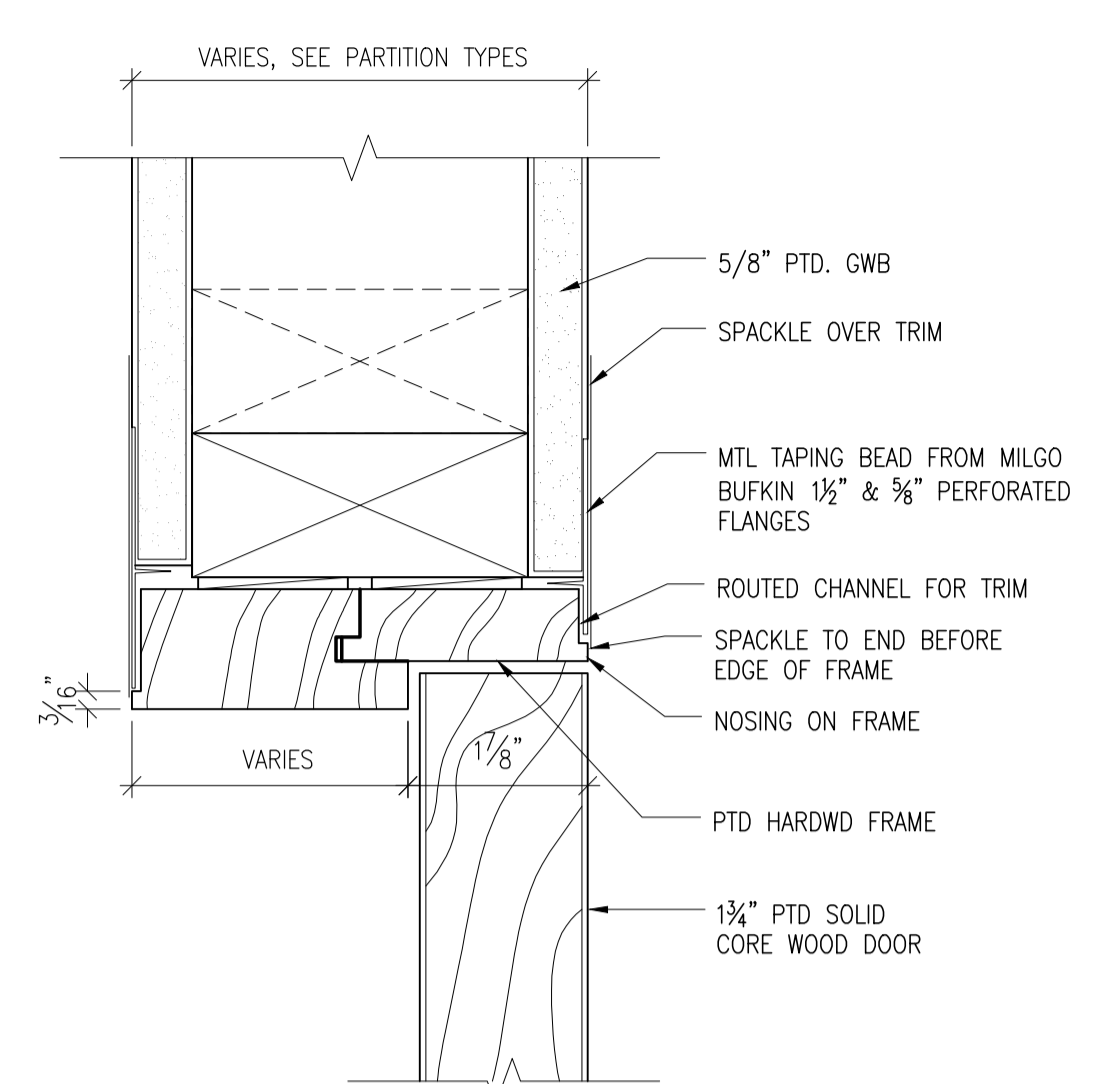
B-SCAN:

DWG. CONTENTS:  
**DOOR DETAILS**

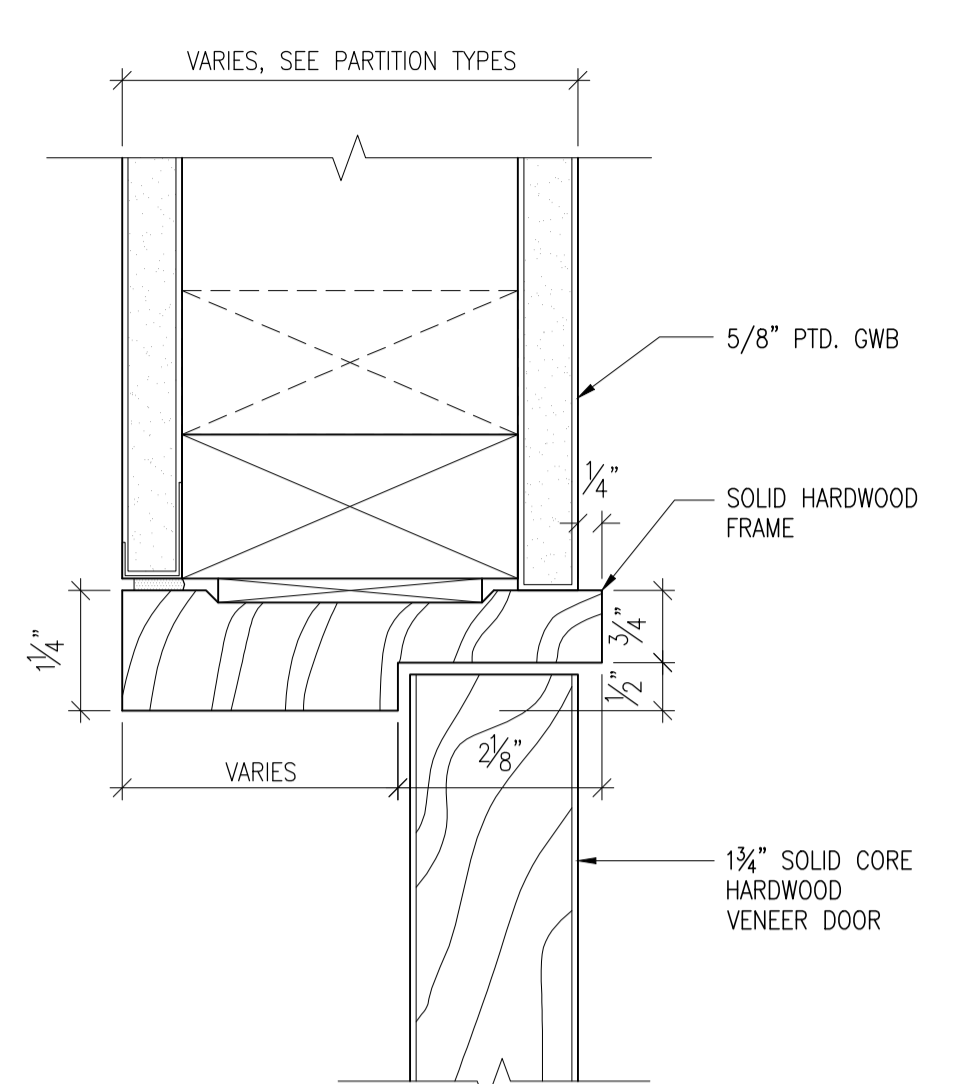
DATE: September 5, 2014  
SCALE: 6" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-600**

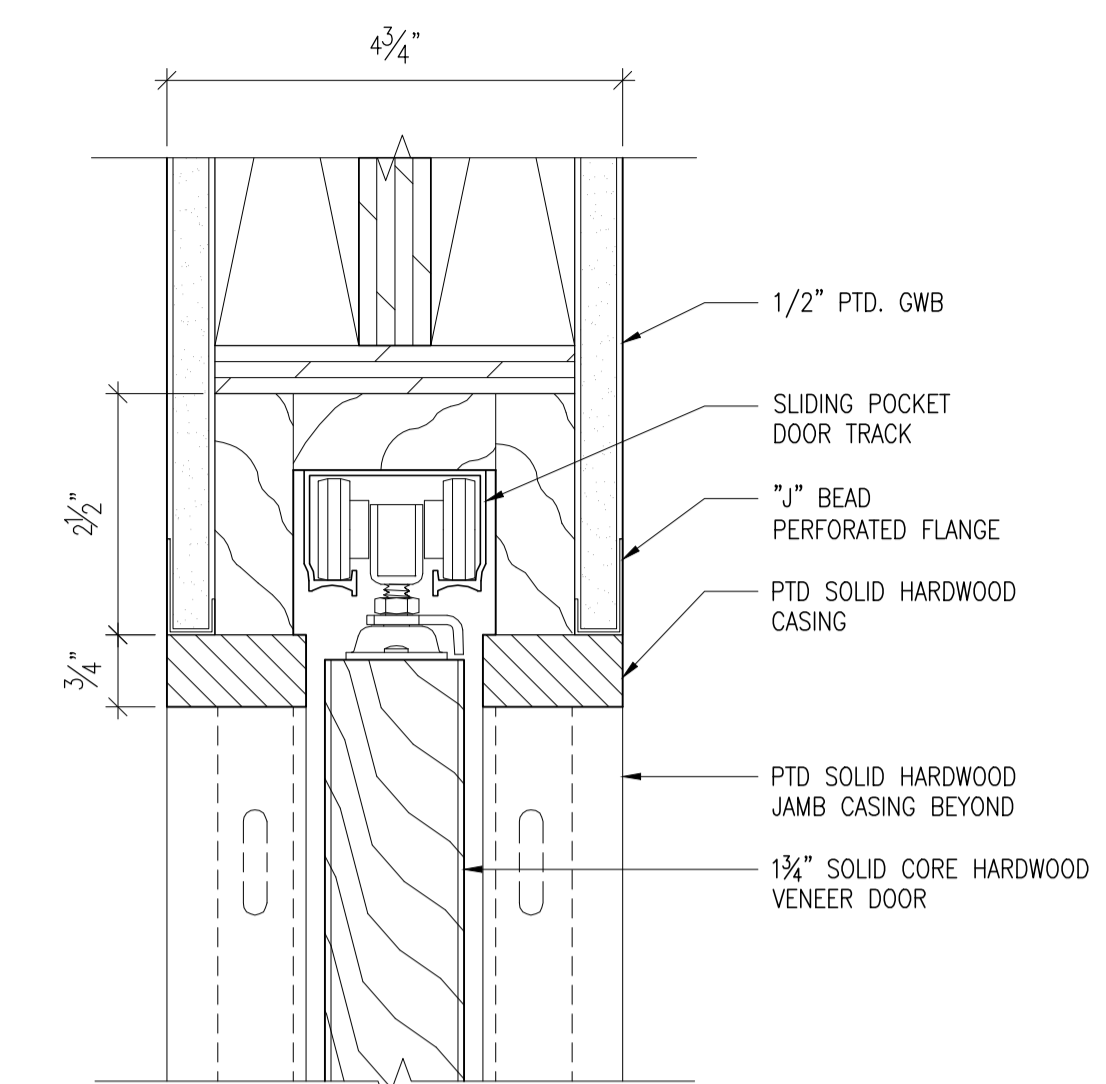
SHEET NO.:



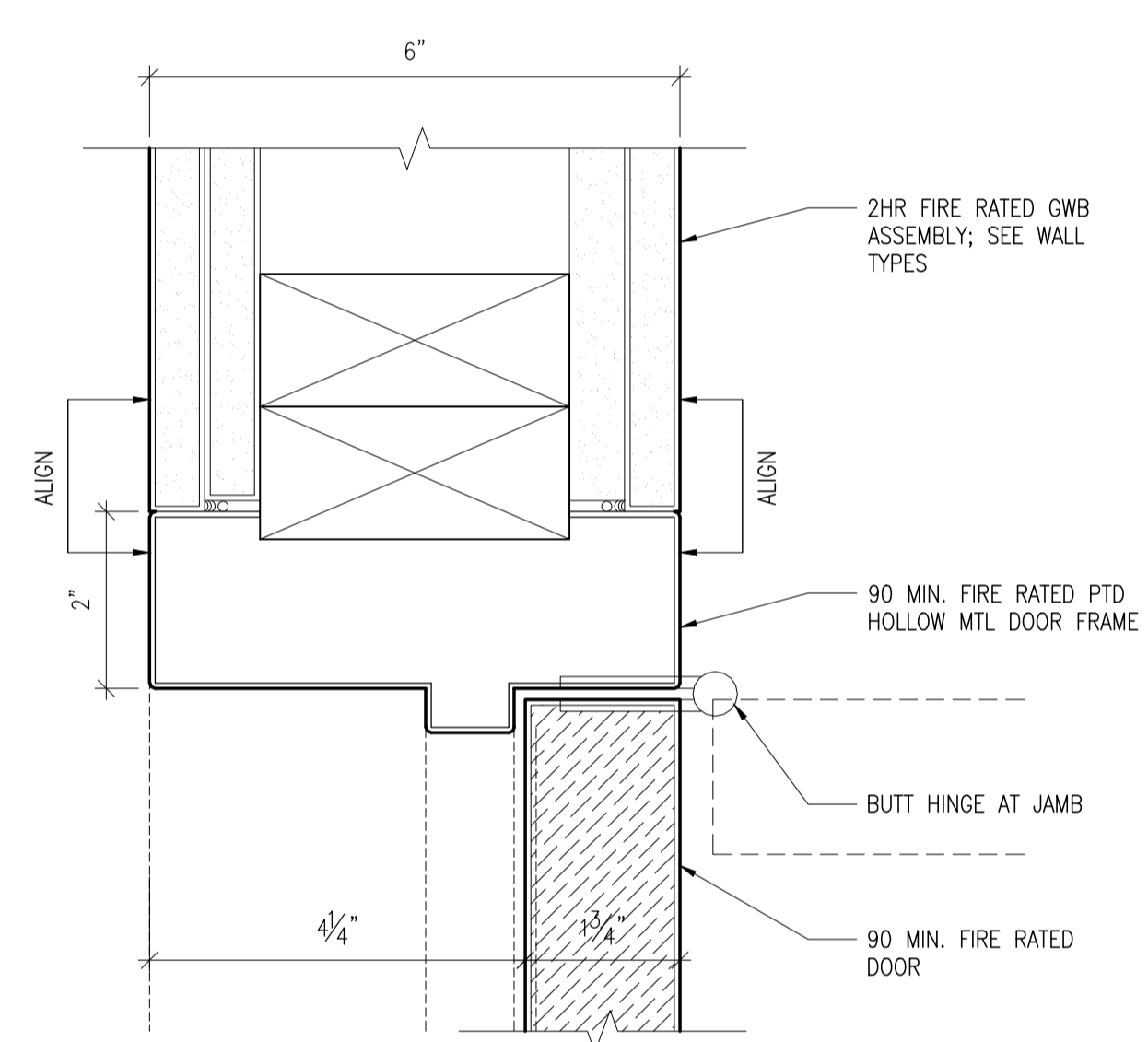
**2** JAMB DTL - CONCEALED HARDWD FRAME  
A-600 6" = 1'-0"



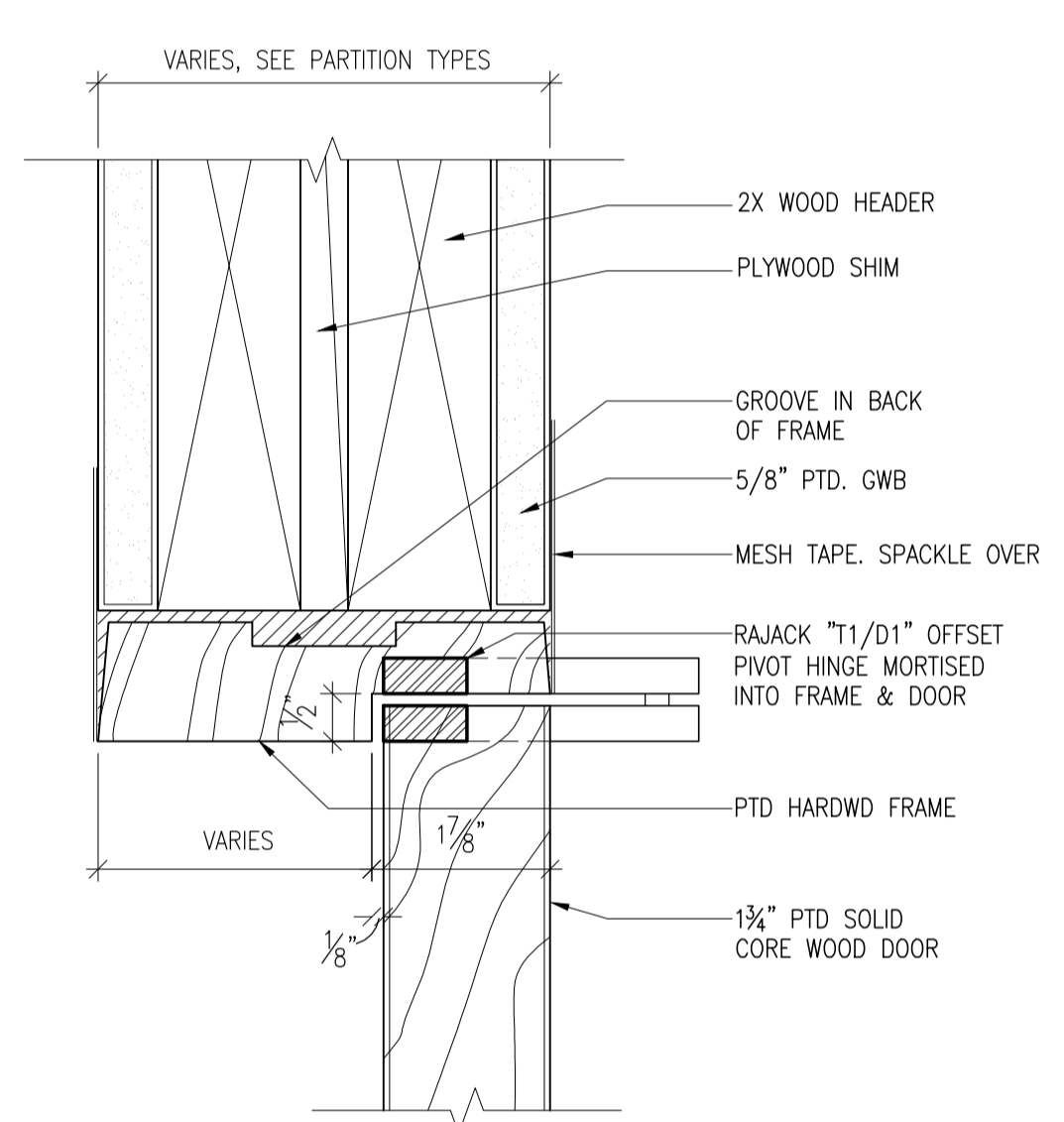
**3** JAMB DTL W/ HARDWD FRAME  
A-600 6" = 1'-0"



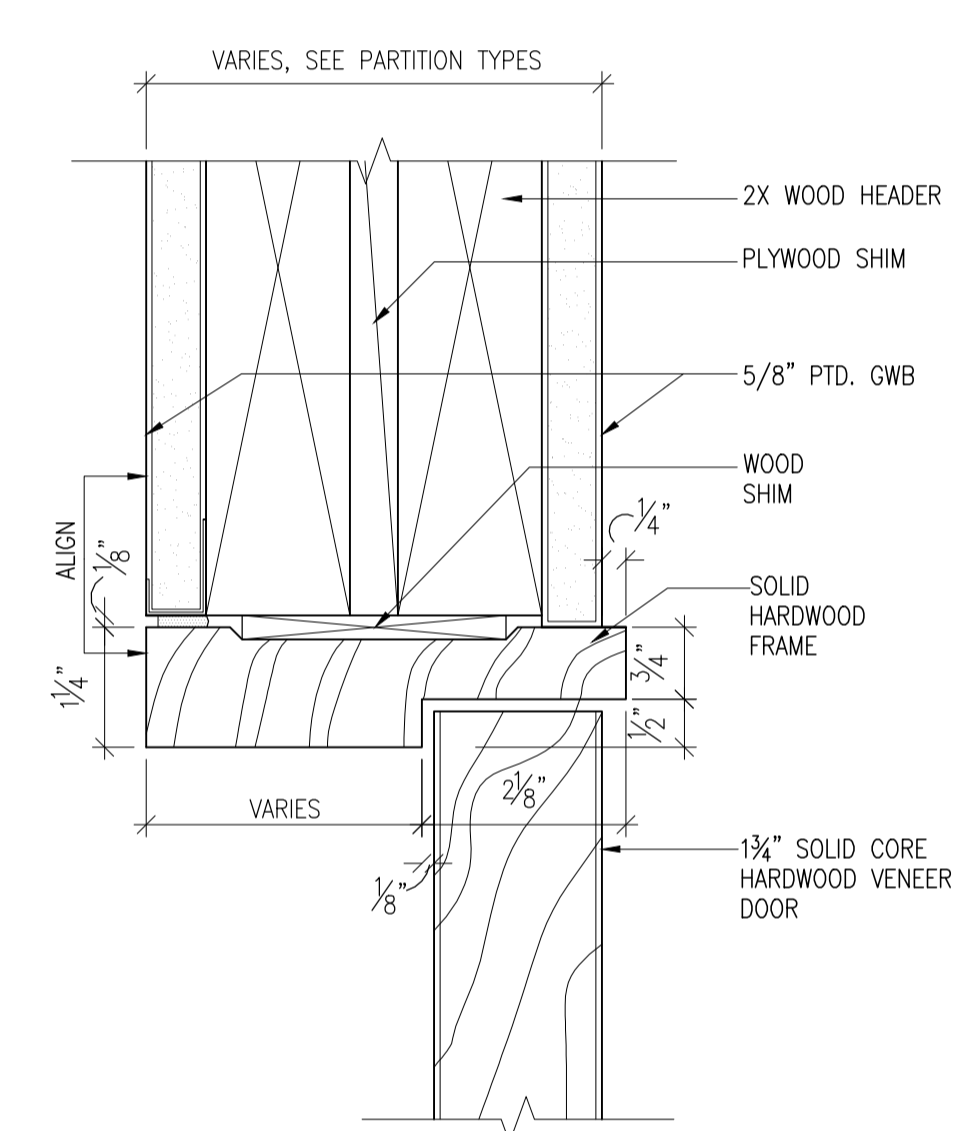
**4** POCKET DOOR HEAD DTL  
A-600 6" = 1'-0"



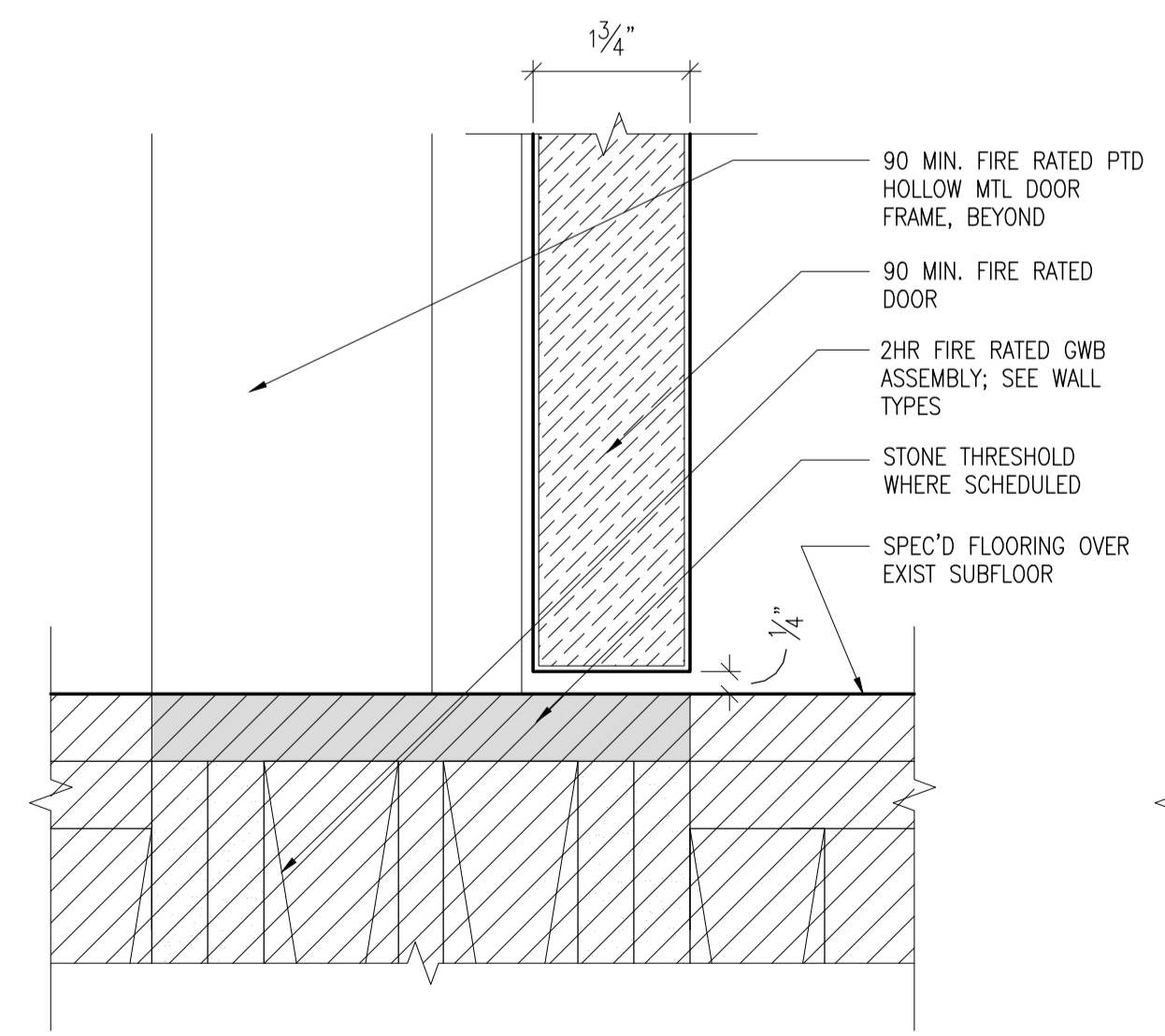
**6** DOOR JAMB & HEAD DTL  
A-600 6" = 1'-0"



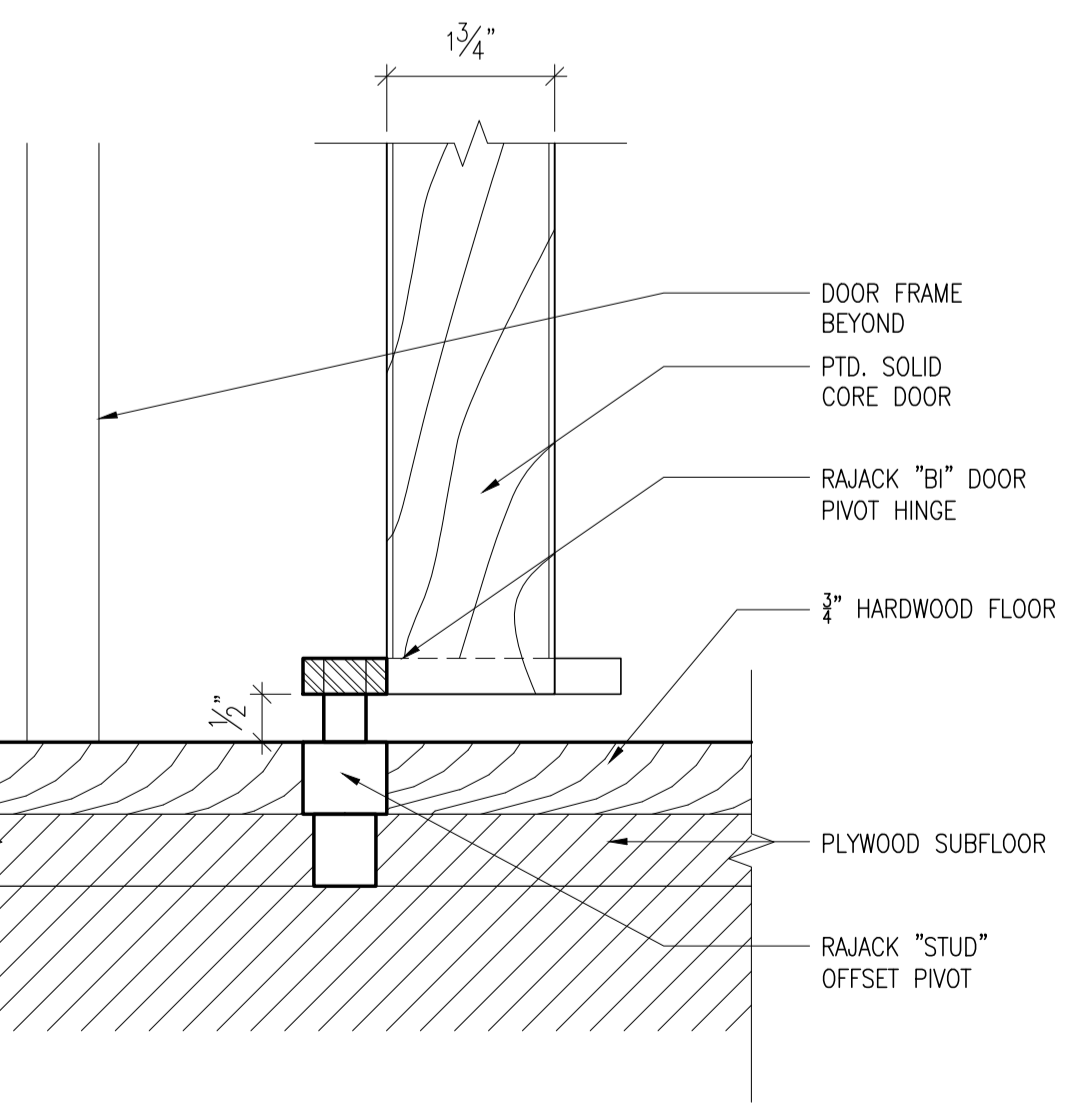
**7** DOOR HEAD - CONCEALED FRAME  
A-600 6" = 1'-0"



**8** HEAD DTL W/ HARDWD FRAME  
A-600 6" = 1'-0"



**11** DOOR SILL DTL  
A-600 6" = 1'-0"



**12** DOOR SILL OFFSET PIVOT- HINGE  
A-600 6" = 1'-0"



**DOOR SCHEDULE**

DOOR NO.	TYPE	MATERIAL	FINISH	WIDTH	HEIGHT	THICKNESS	HARDWARE	HEAD	JAMB	SILL	RATING	REMARKS
B01	E	HOLLOW MTL	PT-1	3'-0"	6'-8"	1 3/4"	HW-4	6/A-600	6/A-600	11/A-600	90 MIN	--
B01A	--	SOLID CORE WD	PT-1	3'-0"	6'-8"	1 3/4"	HW-1	--	--	--	--	--
B03	F	SOLID CORE WD	PT-1	3'-0"	6'-8"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
B04	E	INSUL. MTL	PT-1	V.I.F.	V.I.F.	1 3/4"	HW-3	--	--	--	--	--
B05A	F	SOLID CORE WD	PT-1	3'-0"	6'-8"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	ADA COMPLIANT
B05B	F	SOLID CORE WD	PT-1	2'-8"	6'-8"	1 3/4"	T.B.D.	7/A-600	--	--	--	--
B08	E	HOLLOW MTL	PT-1	3'-0"	6'-8"	1 3/4"	HW-4	6/A-600	6/A-600	11/A-600	90 MIN	--
B08A	E	HOLLOW MTL	PT-1	3'-0"	6'-8"	1 3/4"	HW-3	6/A-600	6/A-600	11/A-600	90 MIN	EGRESS DOOR WITH KEYED PUSH PADDLE EXIT ALARM
B08B	E	HOLLOW MTL	PT-1	3'-0"	6'-8"	1 3/4"	HW-4	6/A-600	6/A-600	11/A-600	90 MIN	--
B08C	E	HOLLOW MTL	PT-1	3'-0"	6'-8"	1 3/4"	HW-4	6/A-600	6/A-600	11/A-600	90 MIN	--
B08D	E	HOLLOW MTL	PT-1	3'-0"	V.I.F.	1 3/4"	HW-4	6/A-600	6/A-600	11/A-600	90 MIN	--
B11	G	SOLID CORE WD	PT-1	V.I.F.	6'-8"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOOR
101	A	SOLID CORE WD	WD-1	3'-0"	7'-0"	1 3/4"	HW-2	MATCH EXIST	MATCH EXIST	MATCH EXIST	--	--
101A	E	HOLLOW MTL	PT-1	3'-0"	7'-0"	1 3/4"	HW-3	6/A-600	6/A-600	11/A-600	90 MIN	EGRESS DOOR WITH KEYED PUSH PADDLE EXIT ALARM
102	F	SOLID CORE WD	PT-1	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
103	F	SOLID CORE WD	PT-1	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
103A	D	SOLID CORE WD	WD-1	3'-0"	7'-0"	1 3/4"	HW-6	MATCH EXIST	MATCH EXIST	MATCH EXIST	--	INTEGRAL TRANSOM
104	B	SOLID WD/GLASS	WD-1	3'-0"	7'-0"	1 3/4"	HW-2	TBD	TBD	TBD	90 MIN	REFURBISH TRANSOM; MATCH EXISTING TRIM & CASING
202	F	SOLID CORE WD	WD-2	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
202A	H	SOLID CORE WD	PT-1	4'-0"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS
204	I	SOLID CORE WD	PT-1	2'-8"	7'-0"	1 3/4"	HW-8	4/A-600	--	--	--	SLIDING POCKET DOOR
207	H	SOLID CORE WD	PT-1	4'-8"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS
209	F	SOLID CORE WD	PT-1	2'-8"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
209A	F	SOLID CORE WD	WD-2	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
209B	C	SOLID WD/GLASS	ALUM/WD-1	2'-6"	V.I.F.	6'-7"	V.I.F.	1 3/4"	HW-5	--	--	--
210	E	HOLLOW MTL	PT-1	3'-0"	7'-0"	1 3/4"	HW-9	6/A-600	6/A-600	11/A-600	90 MIN	--
210A	G	SOLID CORE WD	PT-1	2'-1"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOOR
210B	G	SOLID CORE WD	PT-1	1'-10"	7'-0"	1 3/4"	HW-8	4/A-600	--	--	--	SLIDING CLOSET DOOR
210C	H	SOLID CORE WD	PT-1	3'-4"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS
302	F	SOLID CORE WD	WD-2	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
302A	H	SOLID CORE WD	PT-1	4'-0"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS
304	I	SOLID CORE WD	PT-1	2'-8"	7'-0"	1 3/4"	HW-8	4/A-600	--	--	--	SLIDING POCKET DOOR
307	H	SOLID CORE WD	PT-1	4'-8"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS
309	F	SOLID CORE WD	PT-1	2'-8"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
309A	F	SOLID CORE WD	WD-2	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
309B	C	SOLID WD/GLASS	ALUM/WD-1	2'-6"	V.I.F.	6'-7"	V.I.F.	1 3/4"	HW-5	--	--	--
310	E	HOLLOW MTL	PT-1	3'-0"	7'-0"	1 3/4"	HW-9	6/A-600	6/A-600	11/A-600	90 MIN	--
310A	G	SOLID CORE WD	PT-1	2'-1"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOOR
310B	G	SOLID CORE WD	PT-1	1'-10"	7'-0"	1 3/4"	HW-8	4/A-600	--	--	--	SLIDING CLOSET DOOR
310C	H	SOLID CORE WD	PT-1	3'-4"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS

**DOOR HARDWARE**

QUANTITY	HW SET 1	QUANTITY	HW SET 2
10	KNOB - OMNIA DOOR HARDWARE STAINLESS STEEL LATCHSET NO. 12. HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL FUNCTION - PRIVACY LOCK	2	HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL DOOR CLOSER - CONCEALED OR SURFACE MOUNTED FUNCTION - ENTRANCE LOCK
2	KEYED PUSH PADDLE EXIT ALARM SET HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL DOOR CLOSER - CONCEALED OR SURFACE MOUNTED	5	KNOB - LEVER: SATIN STAINLESS STEEL HINGE - 4.5" MORTISE-MOUNT SELF-CLOSING SPRING HINGE SATIN STAINLESS STEEL FUNCTION - STOREROOM CLOSET LOCK
3	EXTERIOR BALCONY DOOR SET KNOB - OMNIA DOOR HARDWARE S.S. LATCHSET NO. 12. HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL FUNCTION - PATIO LOCK	1	KNOB - LEVER: SATIN STAINLESS STEEL HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL DOOR CLOSER - CONCEALED OR SURFACE MOUNTED FUNCTION - ENTRANCE LOCK
8	CLOSET DOOR SET HINGE - RAJACK OFFSET PIVOT PULL - SUGATSUNE SN SERIES STAINLESS STEEL EDGE PULL	4	SLIDING DOOR SET HAWA TOP HUNG SLIDING DOOR HARDWARE PULL - T.B.D.
2	KNOB - LEVER: SATIN STAINLESS STEEL HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL DOOR CLOSER - T.B.D. FUNCTION - APARTMENT ENTRANCE (DEADBOLT BY KEY OUTSIDE, THUMBTURN INSIDE WITH PASSAGE FUNCTION AND ANTI-PANIC DEADBOLT)		

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
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NEW YORK, NY 10007  
T: (207) 448-9513

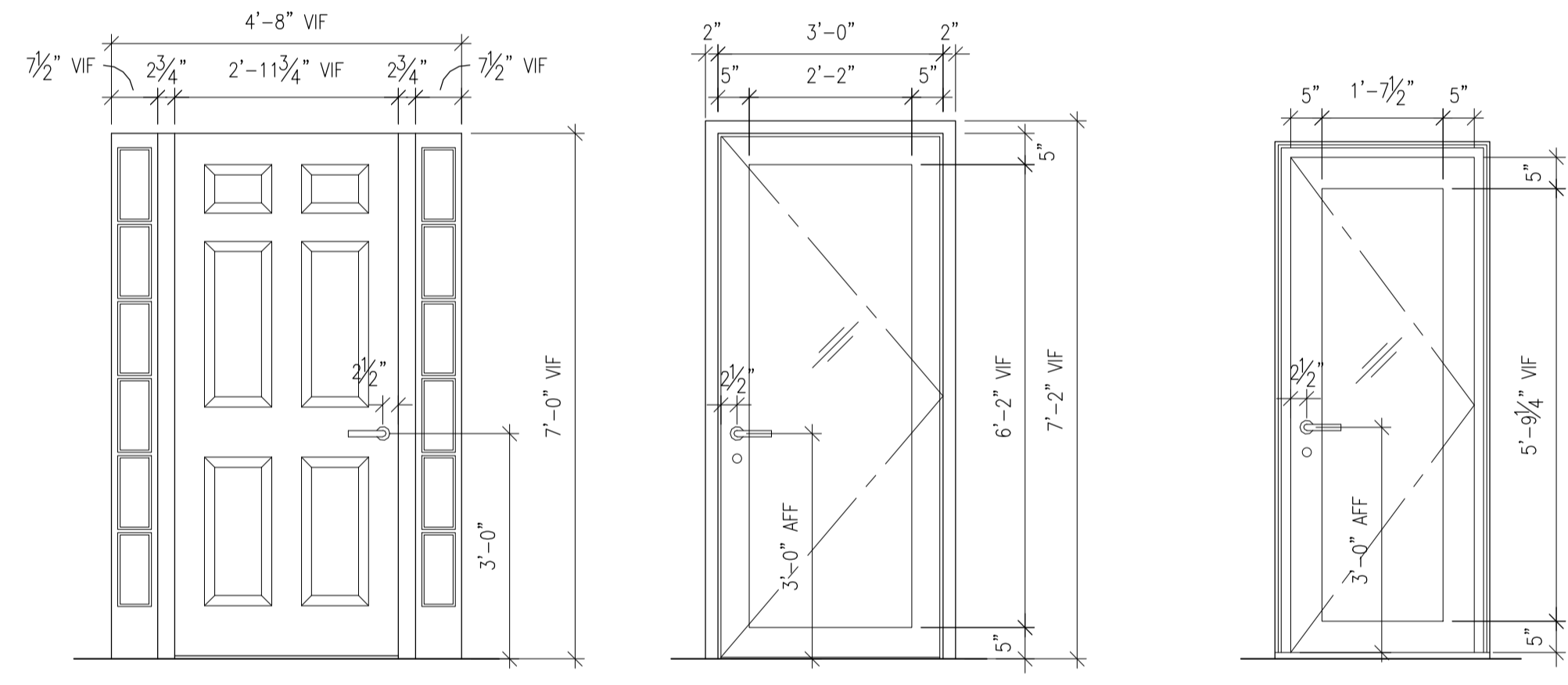
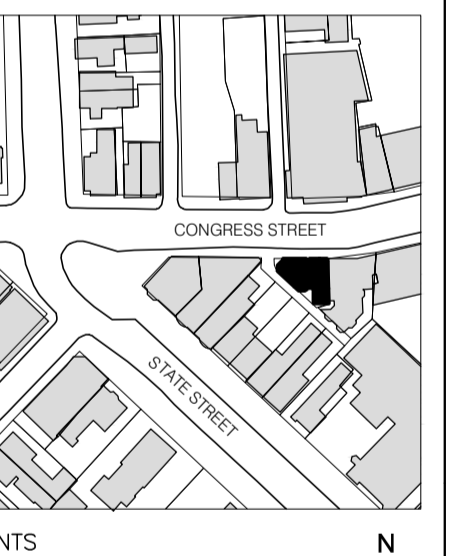
CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

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FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

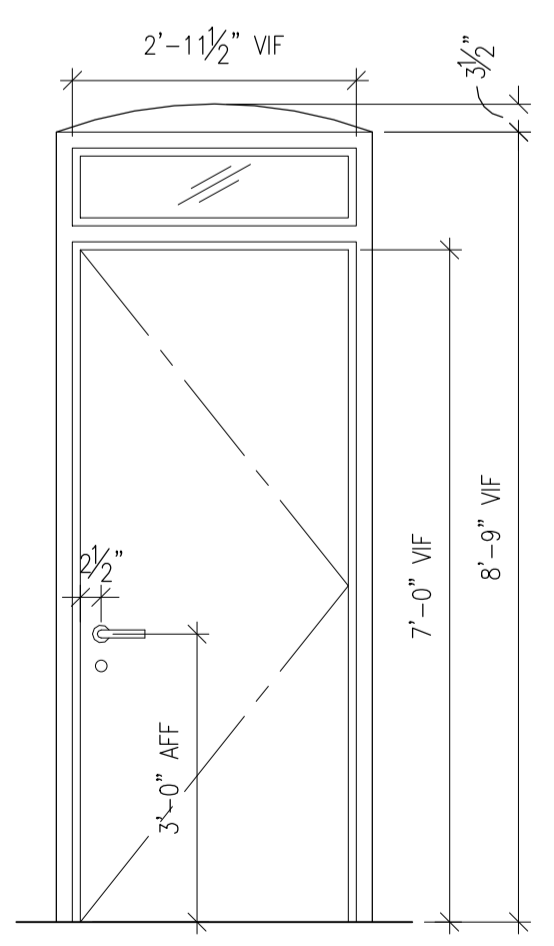
NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



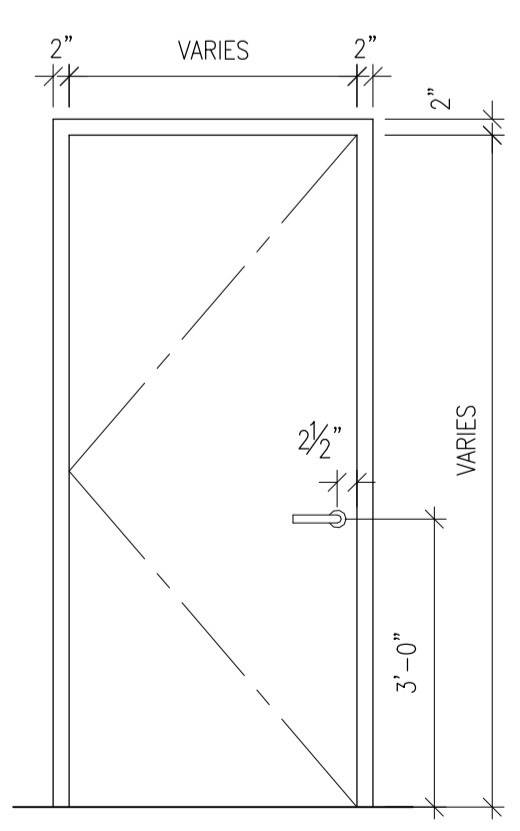
**DOOR TYPE A**  
1/2" = 1'-0"

**DOOR TYPE B**  
1/2" = 1'-0"

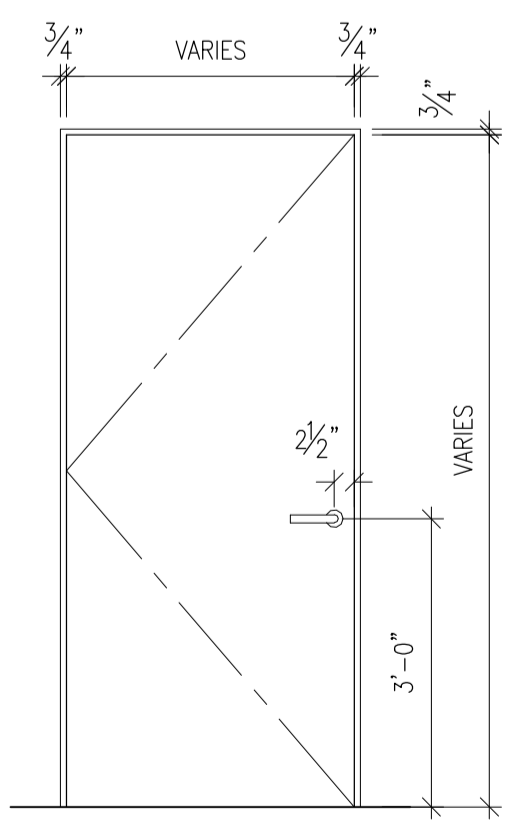
**DOOR TYPE C**  
1/2" = 1'-0"



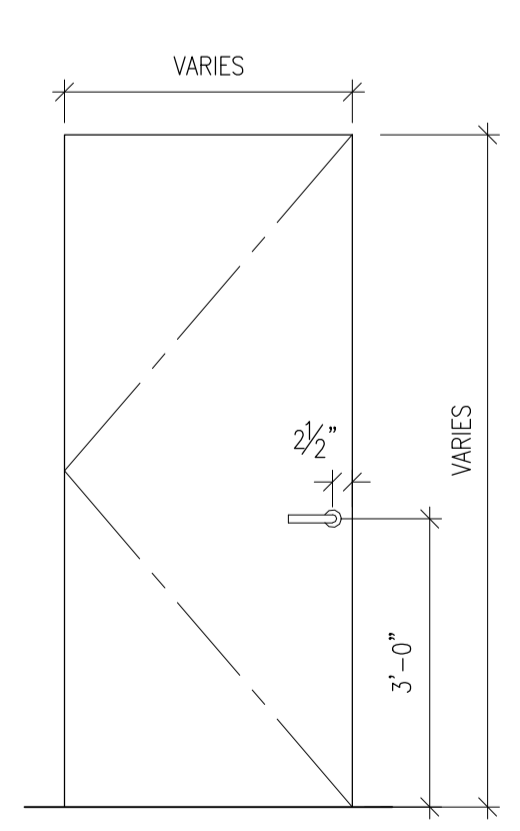
**DOOR TYPE D**  
1/2" = 1'-0"



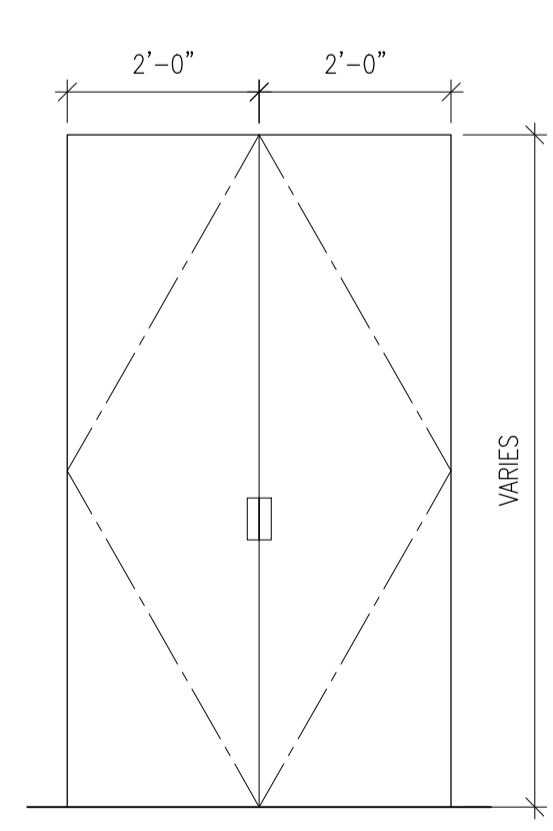
**DOOR TYPE E**  
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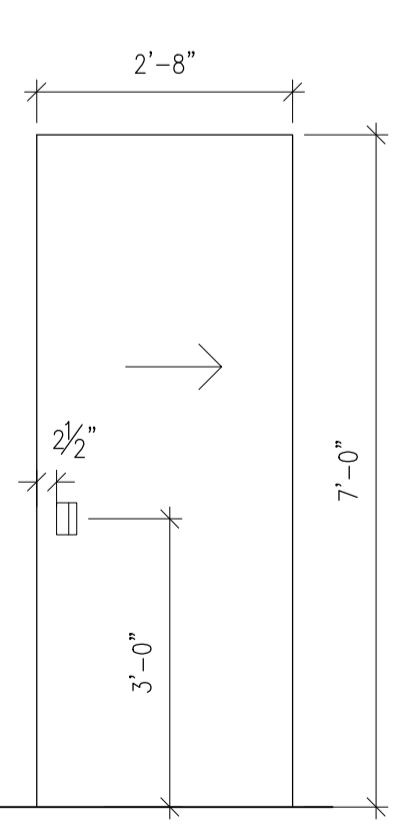
**DOOR TYPE F**  
1/2" = 1'-0"



**DOOR TYPE G**  
1/2" = 1'-0"



**DOOR TYPE H**  
1/2" = 1'-0"



**DOOR TYPE I**  
1/2" = 1'-0"



B-SCAN:

DWG. CONTENTS:  
**DOOR TYPES & SCHEDULES**

DATE: September 5, 2014  
SCALE: 1/2" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-601**

SHEET NO.:

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
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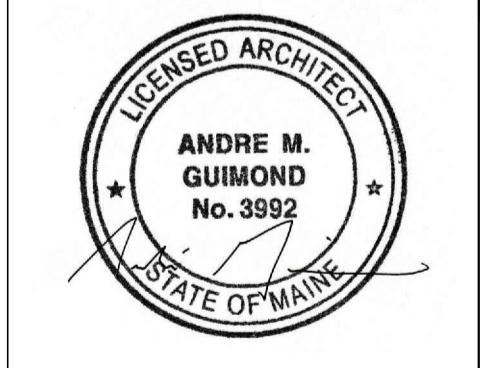
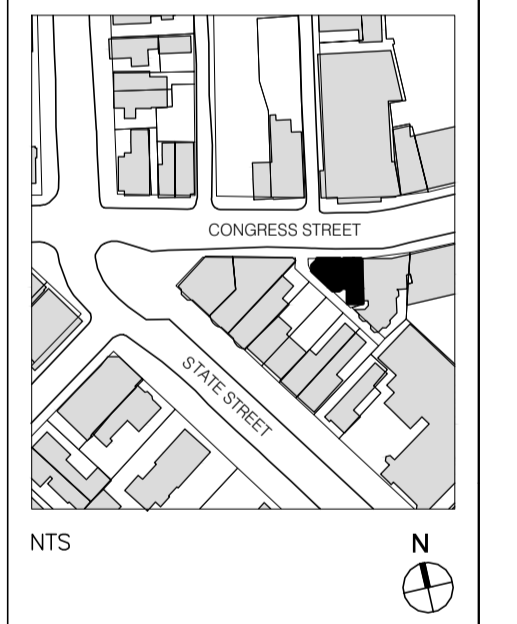
CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
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SOUTH FREEPORT, ME 04078  
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STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

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OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET

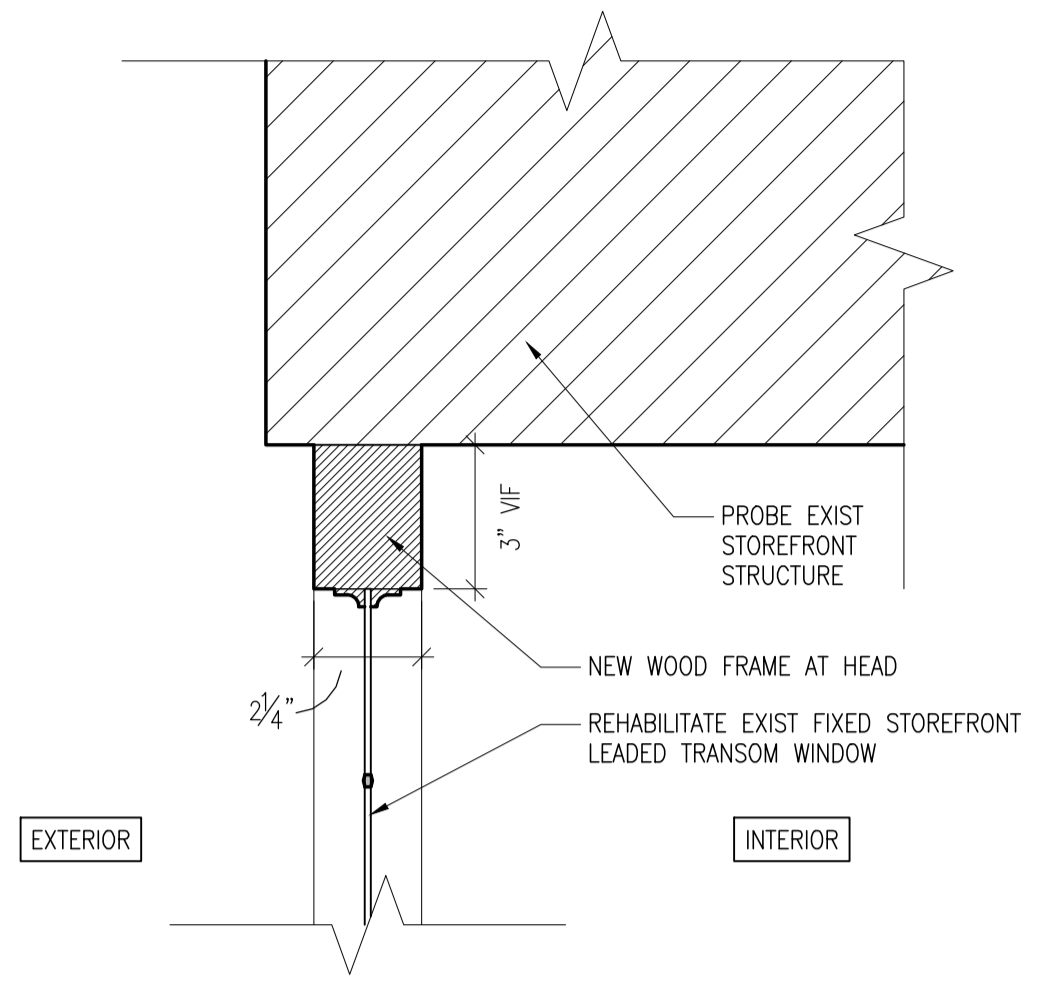


B-SCAN:

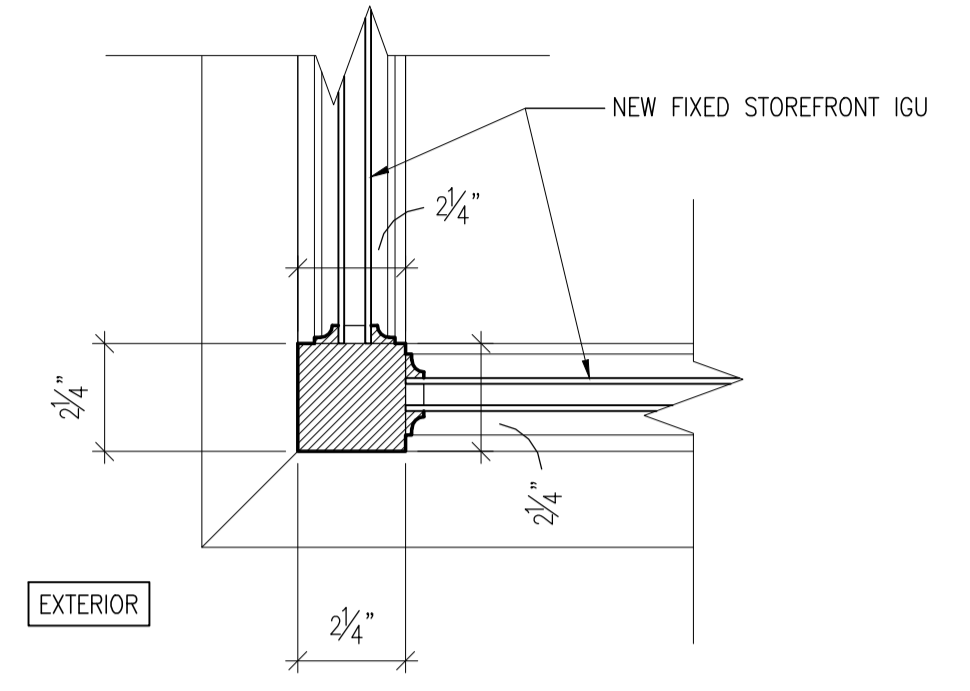
DWG. CONTENTS:  
**STOREFRONT  
WINDOW DETAILS**

DATE: September 5, 2014  
SCALE: 3" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-602**

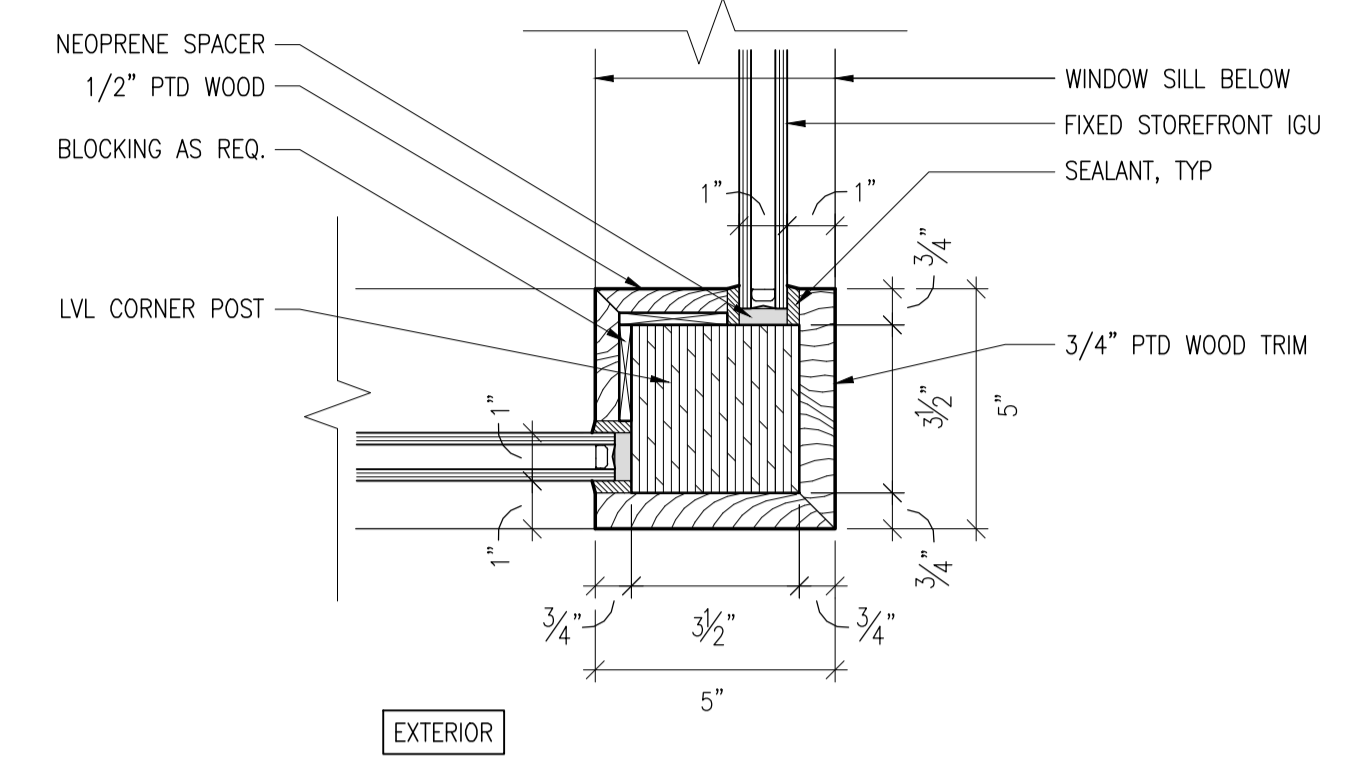
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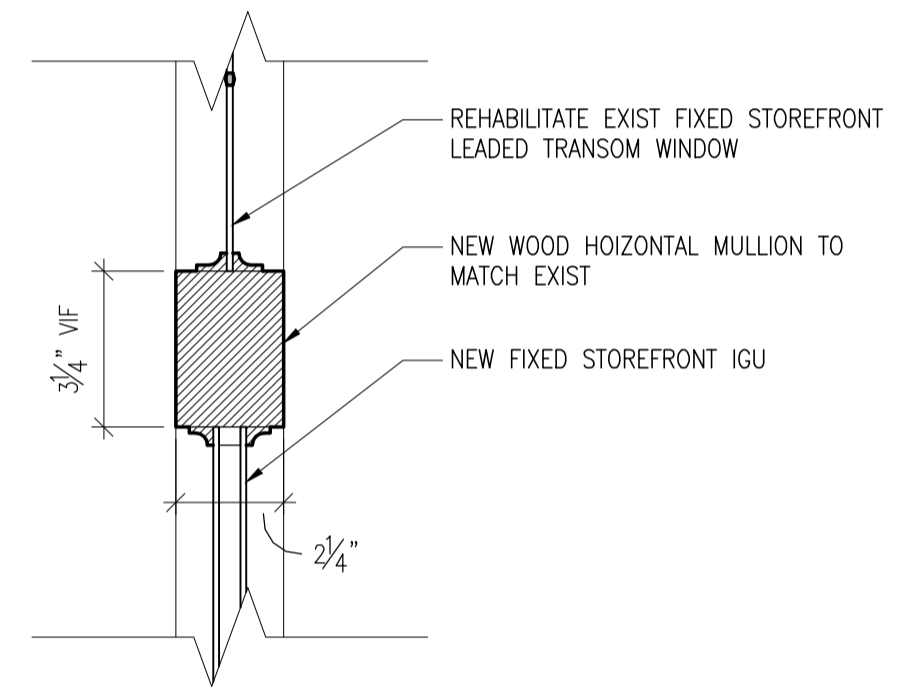
**1** WEST STOREFRONT HEAD-PROPOSED  
A-602 3" = 1'-0"



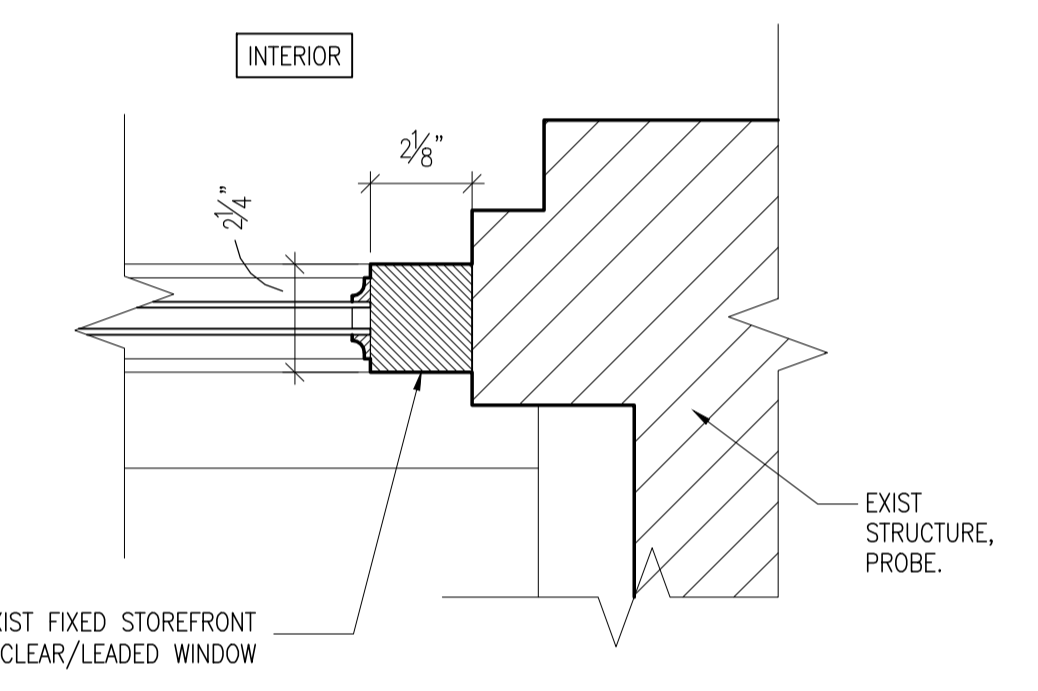
**2** WEST STOREFRONT PLAN DTL @ CORNER-PROPOSED  
A-602 3" = 1'-0"



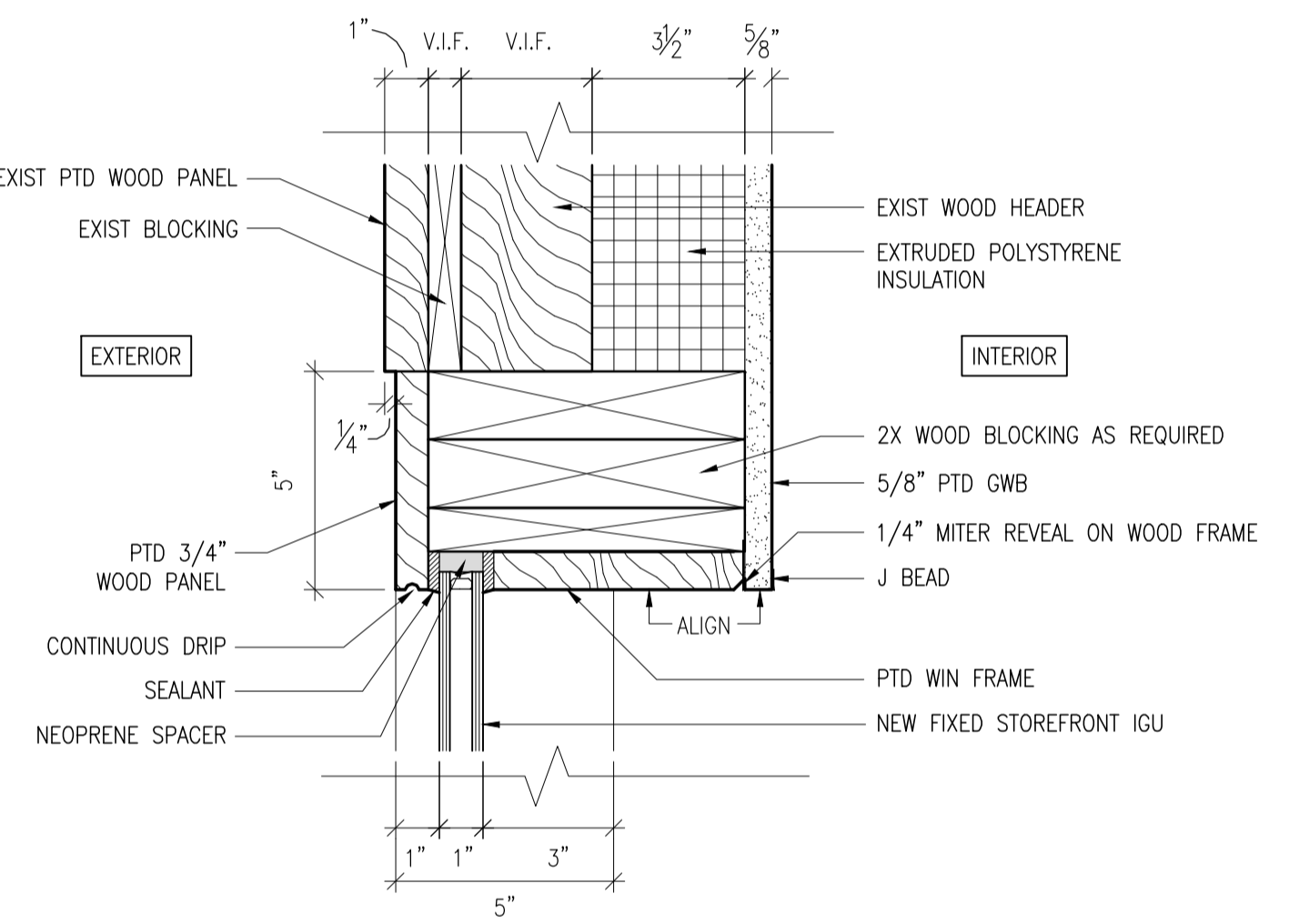
**3** EAST STOREFRONT PLAN DTL @ CORNER-PROPOSED  
A-602 3" = 1'-0"



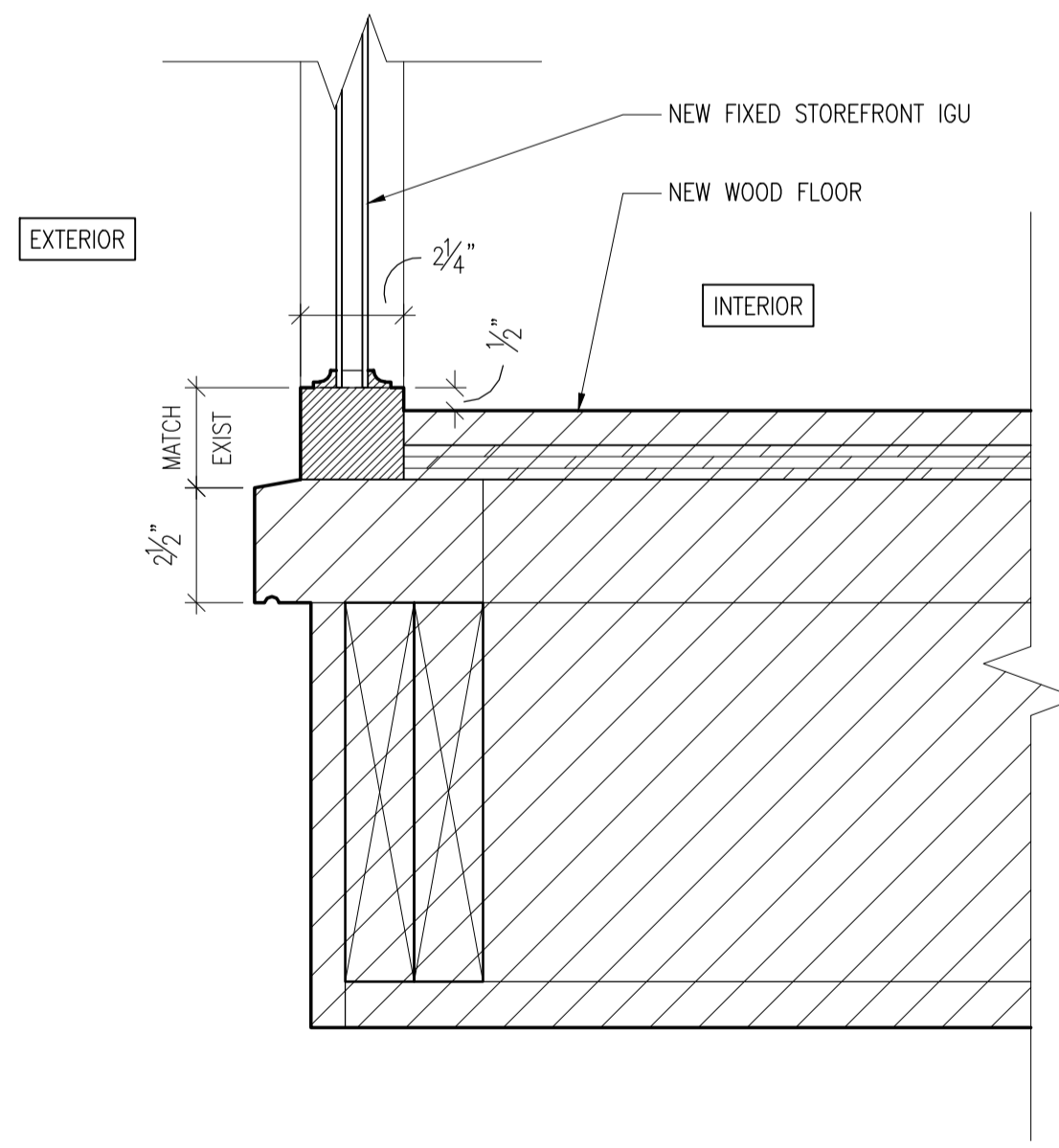
**4** WEST STOREFRONT HORIZ. MULLION-PROPOSED  
A-602 3" = 1'-0"



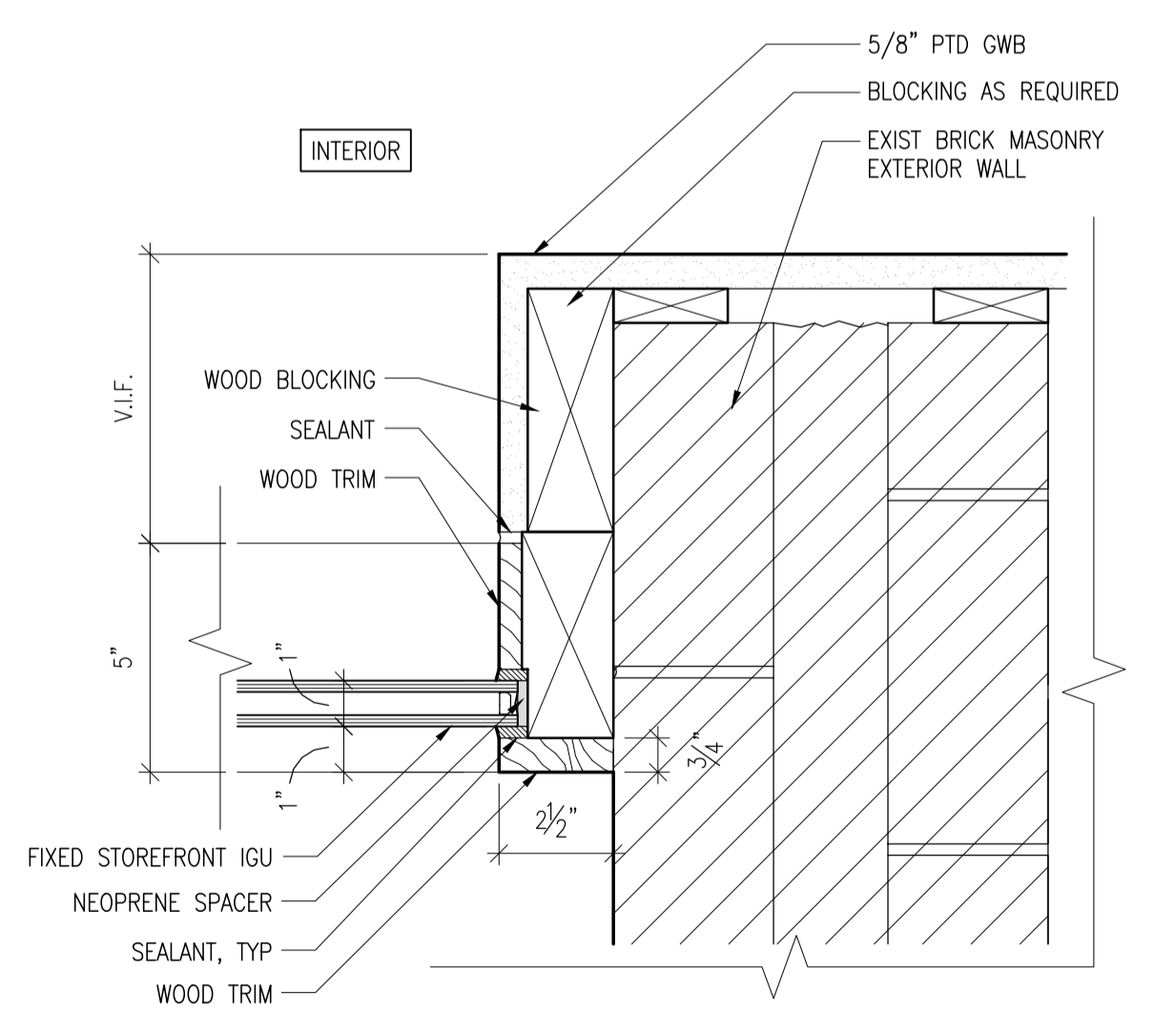
**5** WEST STOREFRONT PLAN DTL @ JAMB-PROPOSED  
A-602 3" = 1'-0"



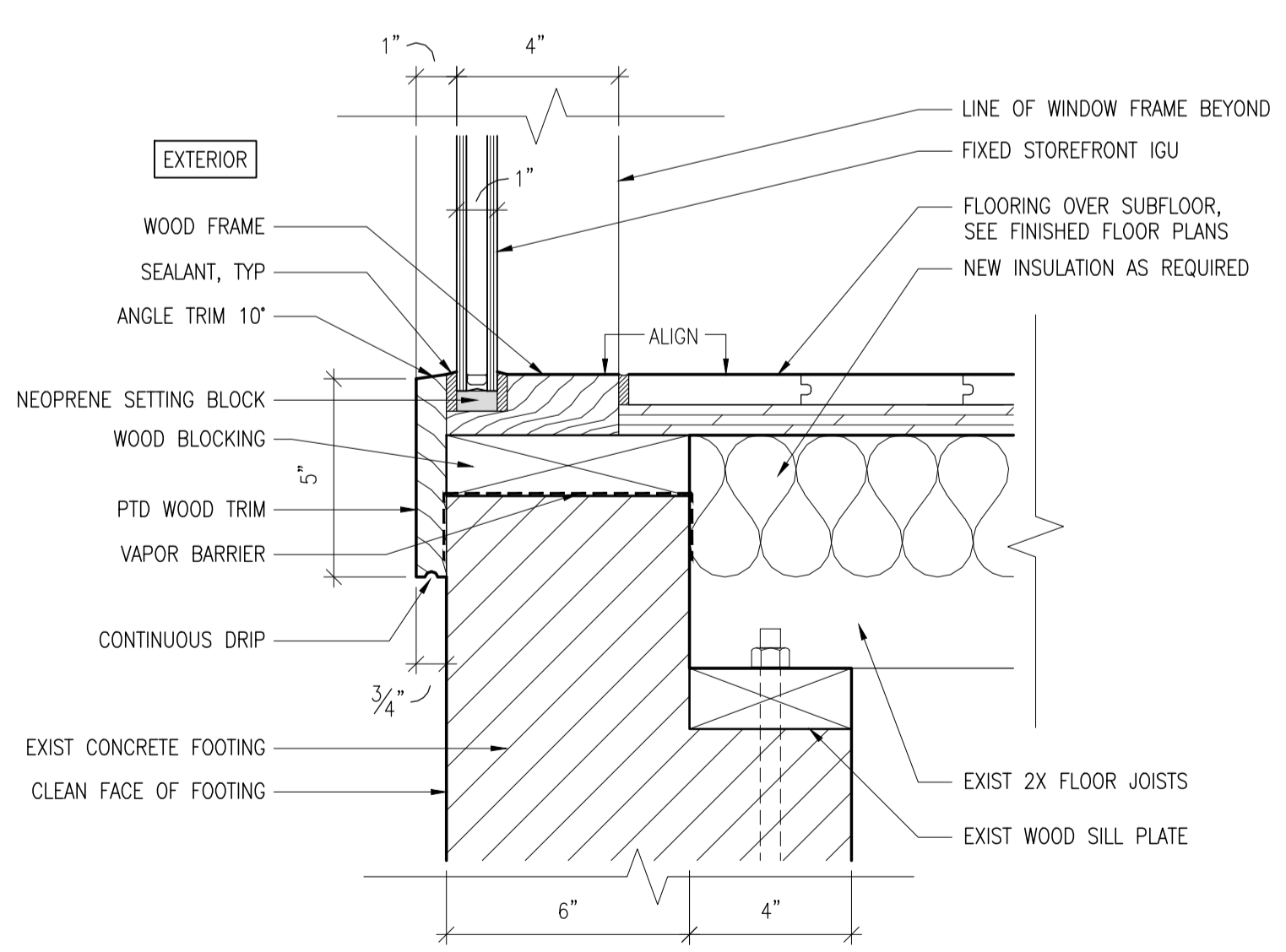
**6** EAST STOREFRONT WD HEAD DTL-PROPOSED  
A-602 3" = 1'-0"



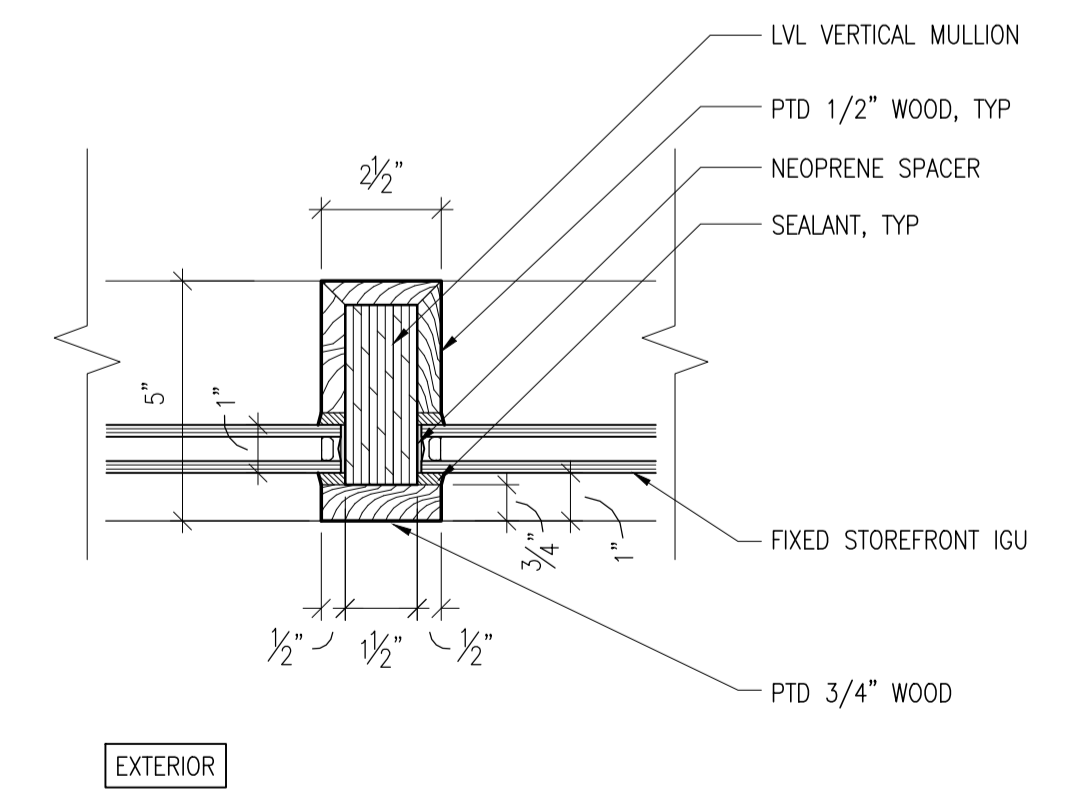
**7** WEST STOREFRONT SILL-PROPOSED  
A-602 3" = 1'-0"



**8** EAST STOREFRONT WD JAMB DTL-PROPOSED  
A-602 3" = 1'-0"



**9** EAST STOREFRONT WD SILL DTL-PROPOSED  
A-602 3" = 1'-0"



**10** EAST STOREFRONT WD VERT. MULLION DTL-PROPOSED  
A-602 3" = 1'-0"

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

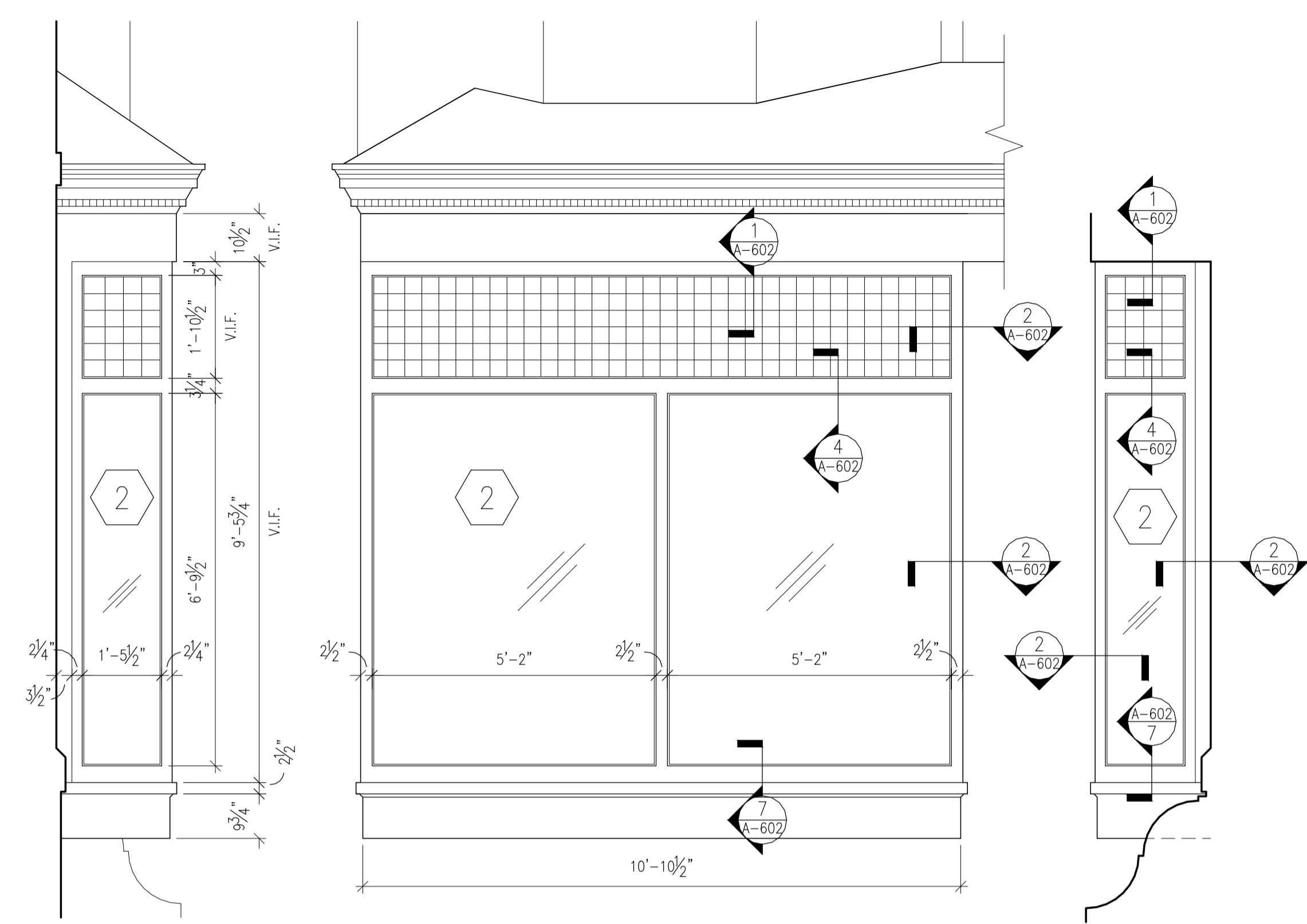
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY, 10007  
T: (207) 449-8513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

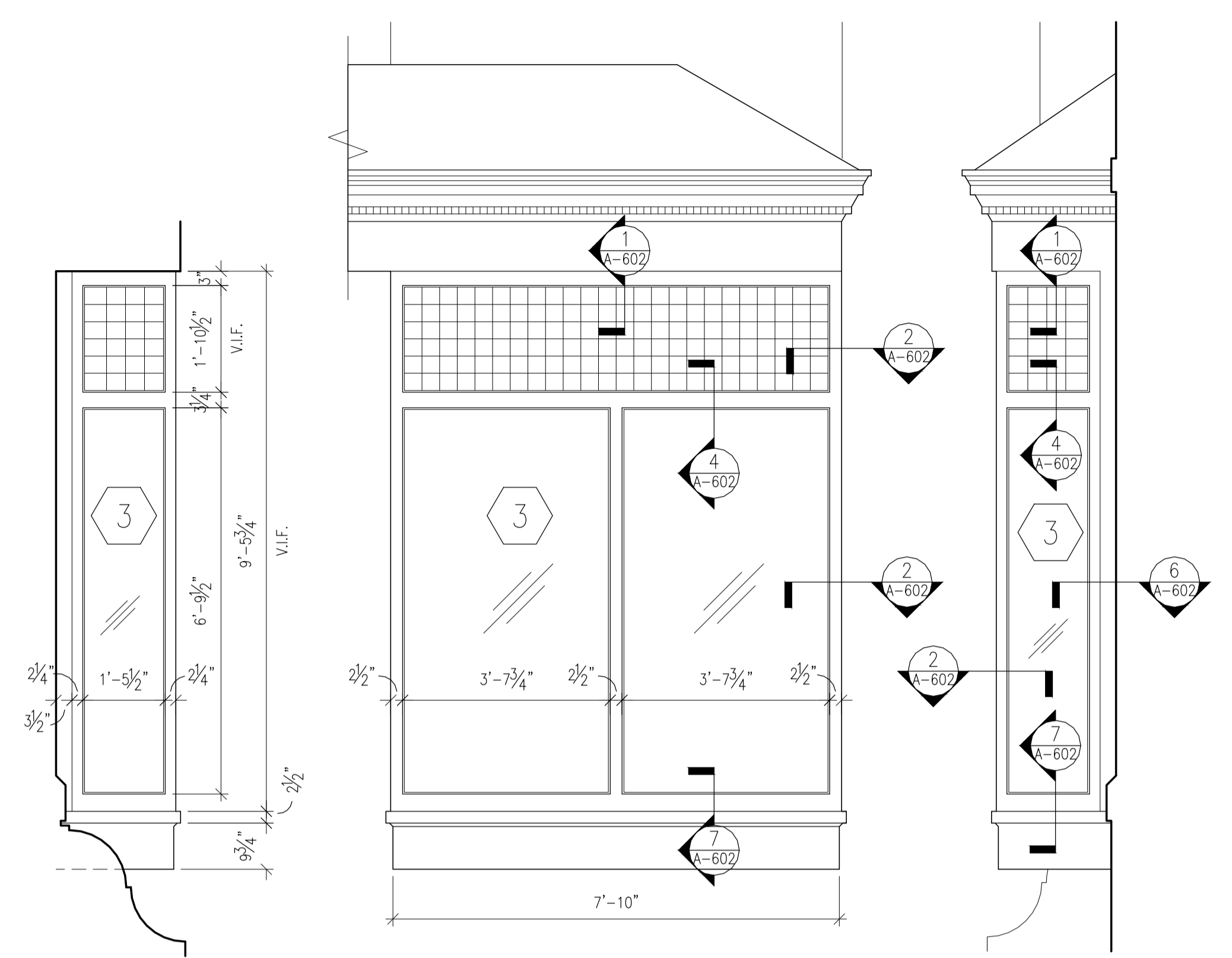
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

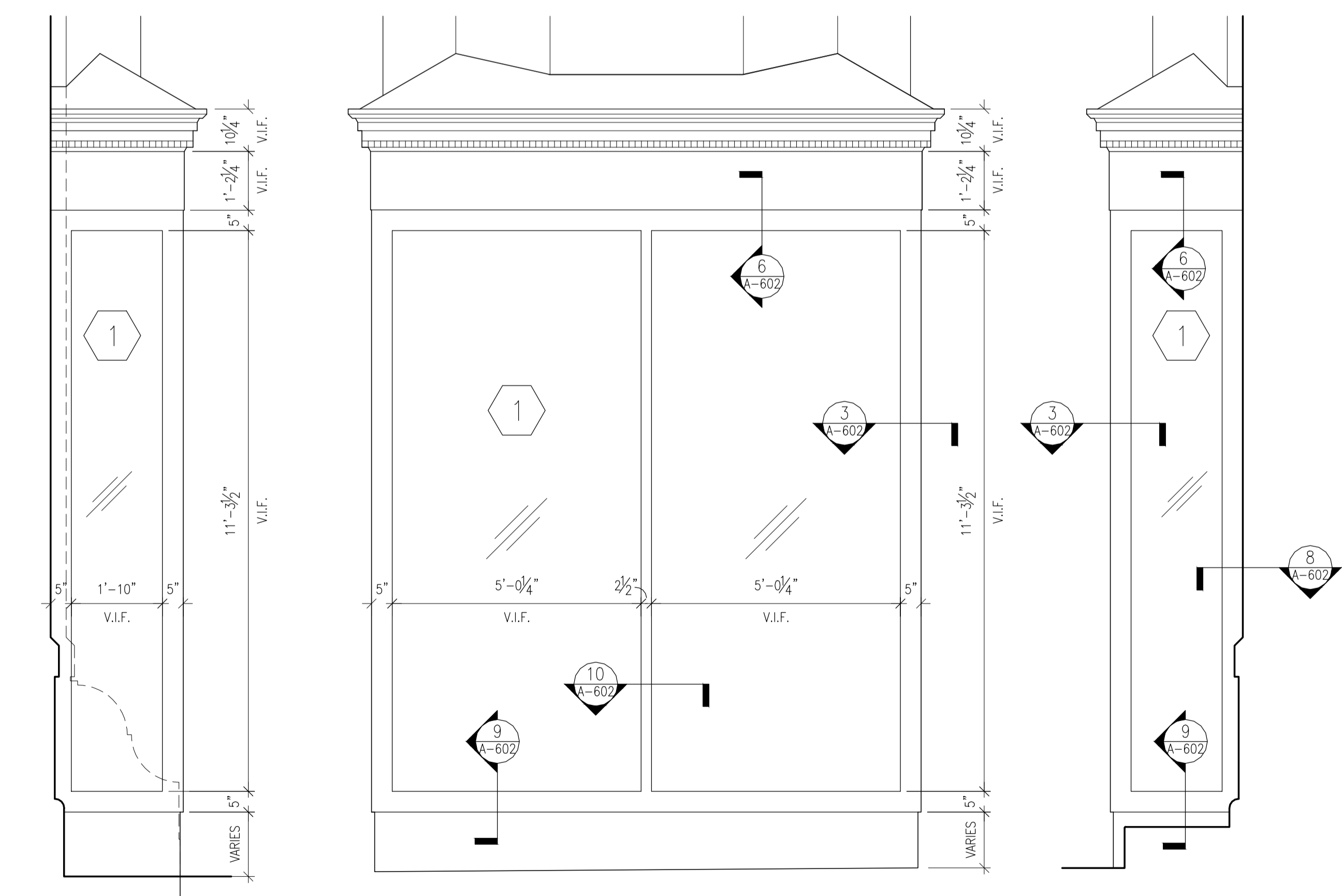
OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101



**1** WEST STOREFRONT ELEVATIONS (WINDOW 2)  
A-603 1/2" = 1'-0"

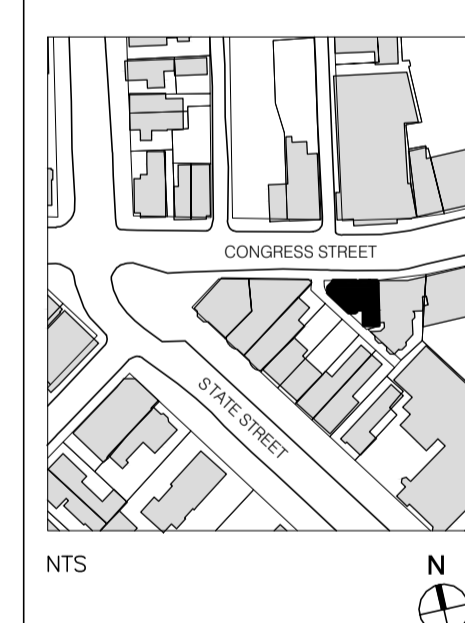


**2** WEST STOREFRONT ELEVATIONS (WINDOW 3)  
A-603 1/2" = 1'-0"



**3** EAST STOREFRONT ELEVATIONS (WINDOW 1)  
A-603 1/2" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**STOREFRONT  
WINDOWS**

DATE: September 5, 2014  
SCALE: 1/2" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-603**

SHEET NO.:

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

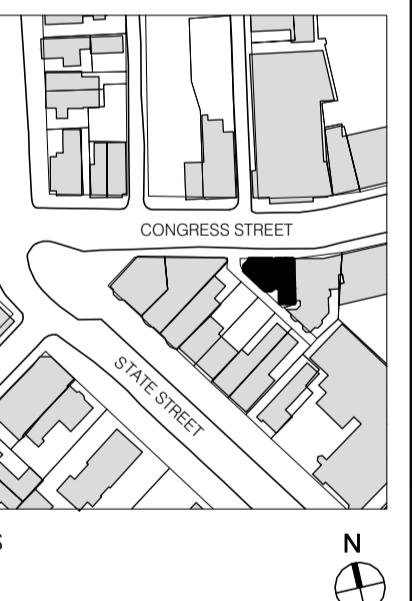
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-9513

CONTRACTOR:  
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SOUTH FREEPORT, ME 04078  
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STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
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OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET

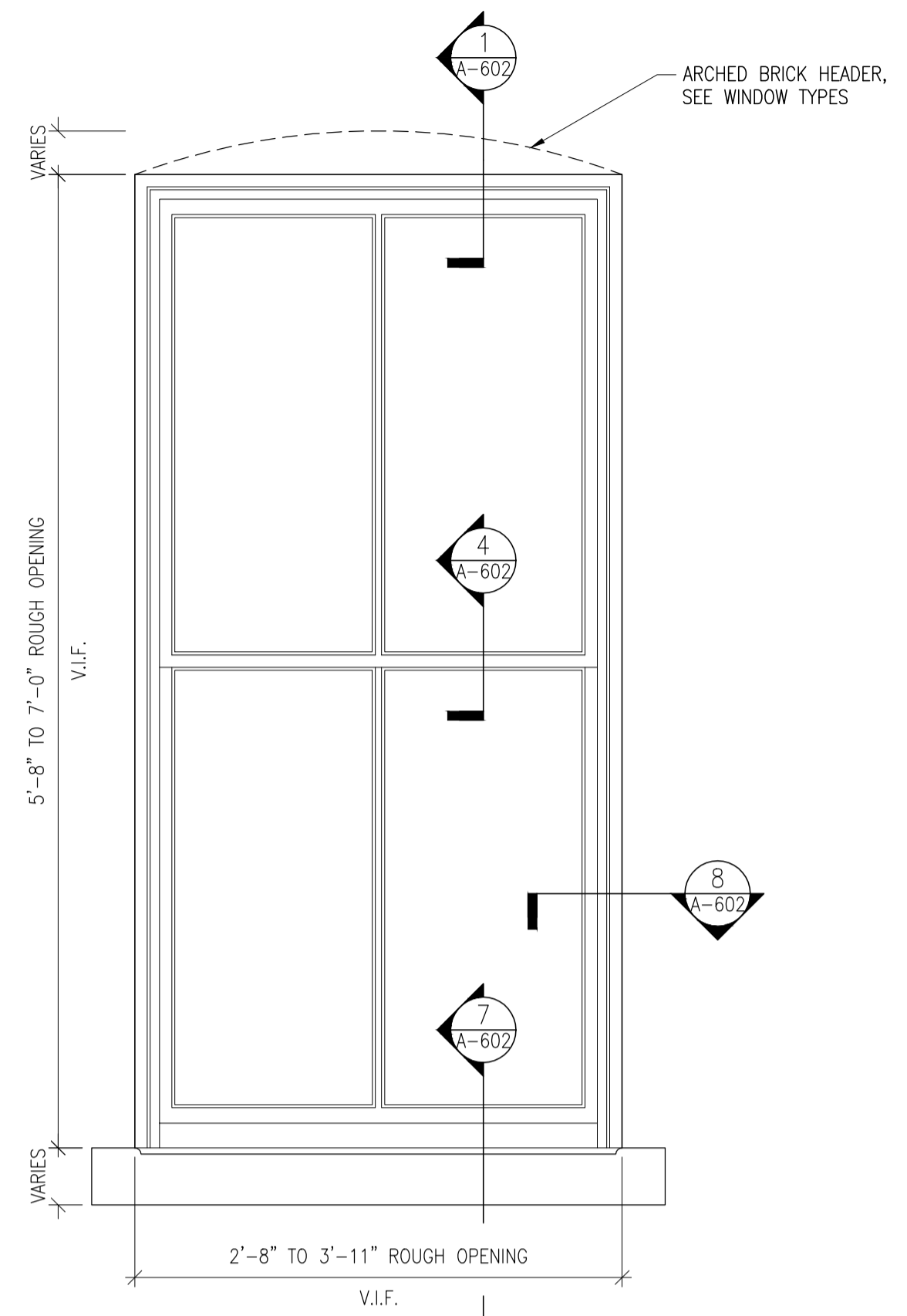


B-SCAN:

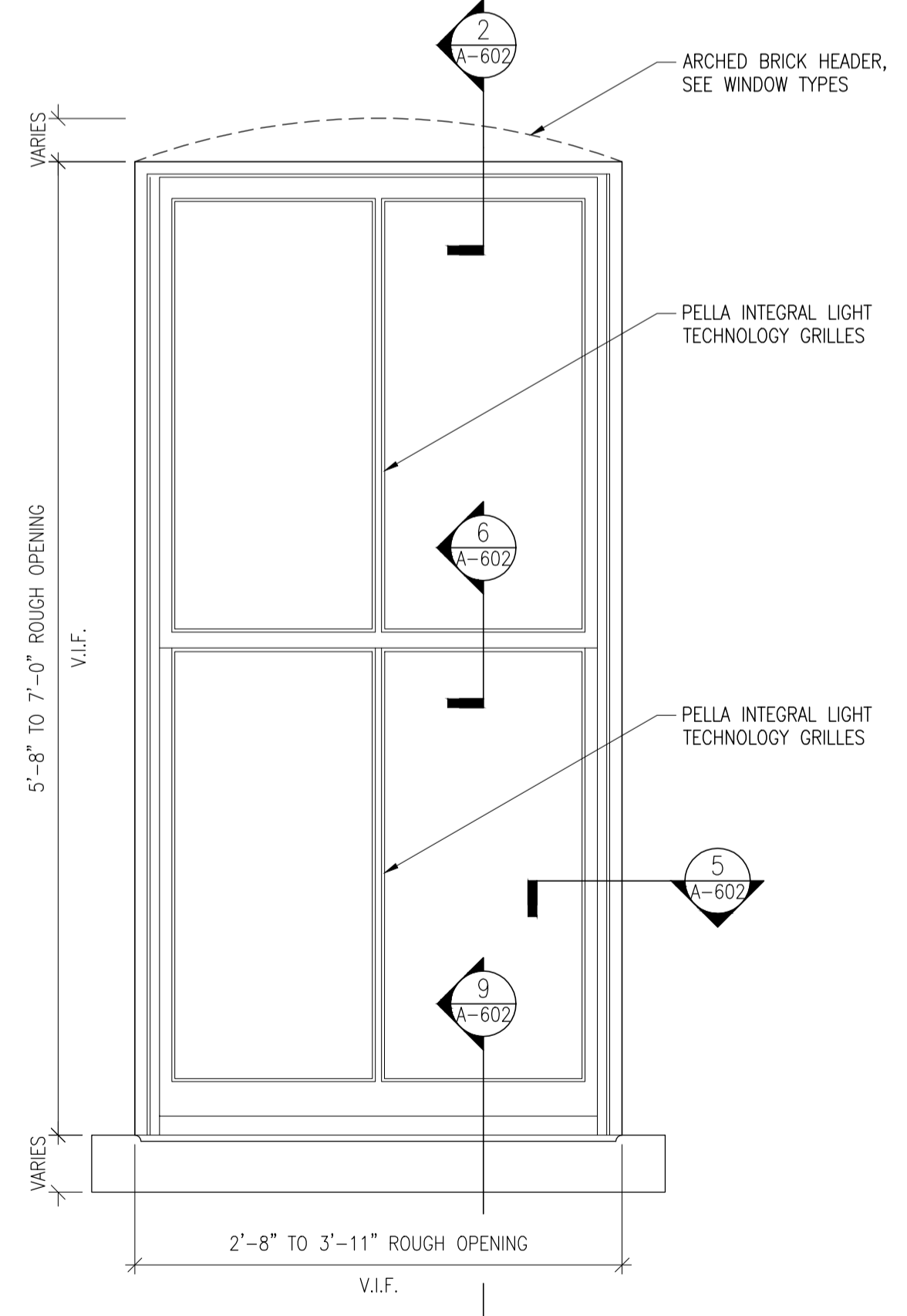
**WINDOW DETAILS**

DATE: September 5, 2014  
SCALE: AS NOTED  
DWG. BY: PROJECT NO.: 008  
DWG. NO.: **A-604**

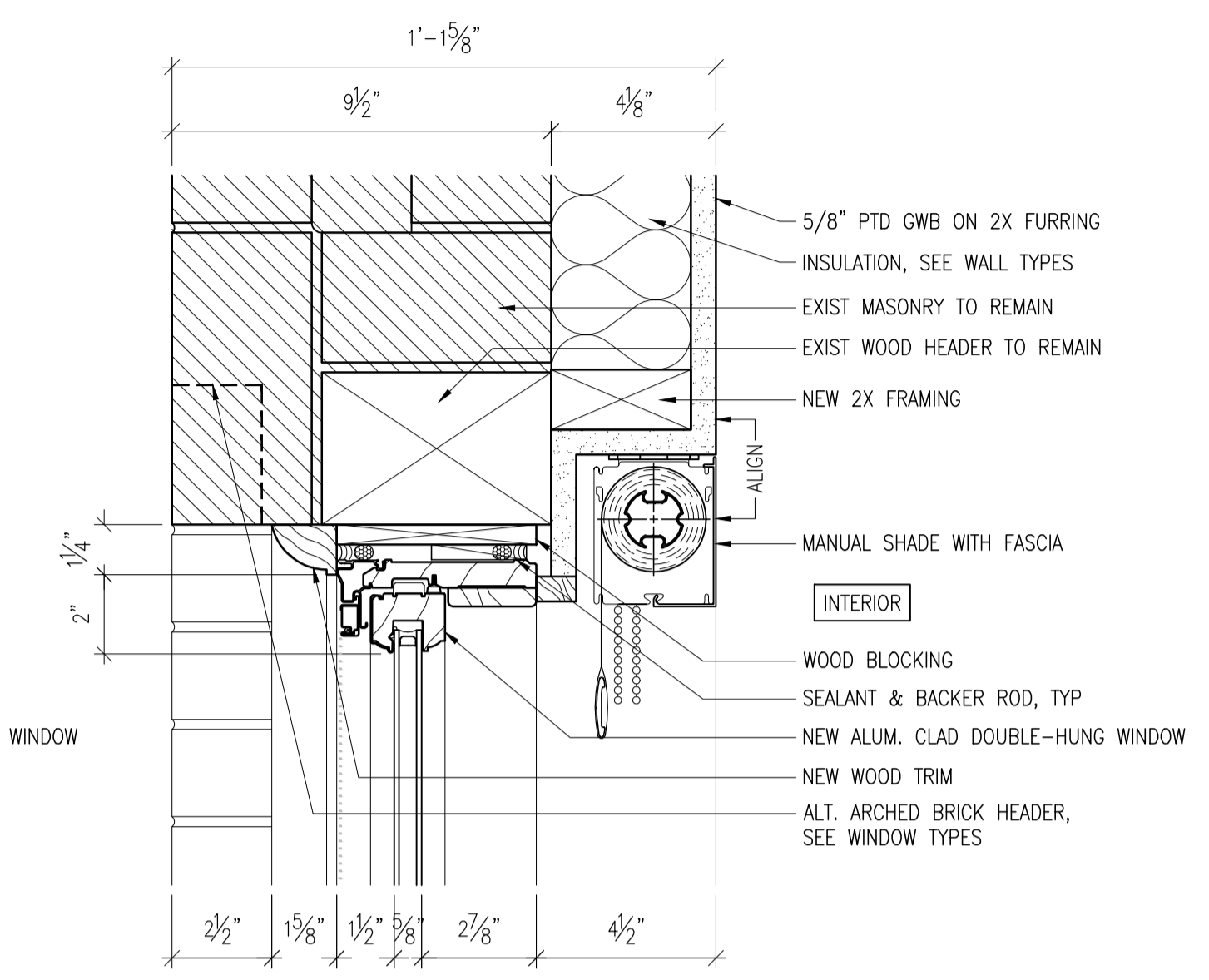
SHEET NO.:



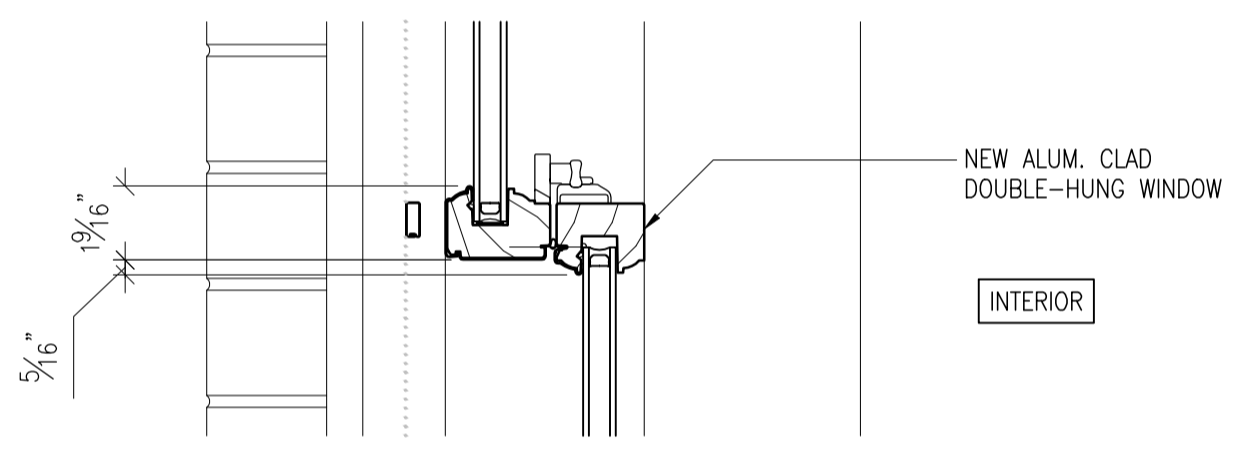
**4 TYPICAL EXISTING WINDOW ELEVATION**  
A-604 1" = 1'-0"



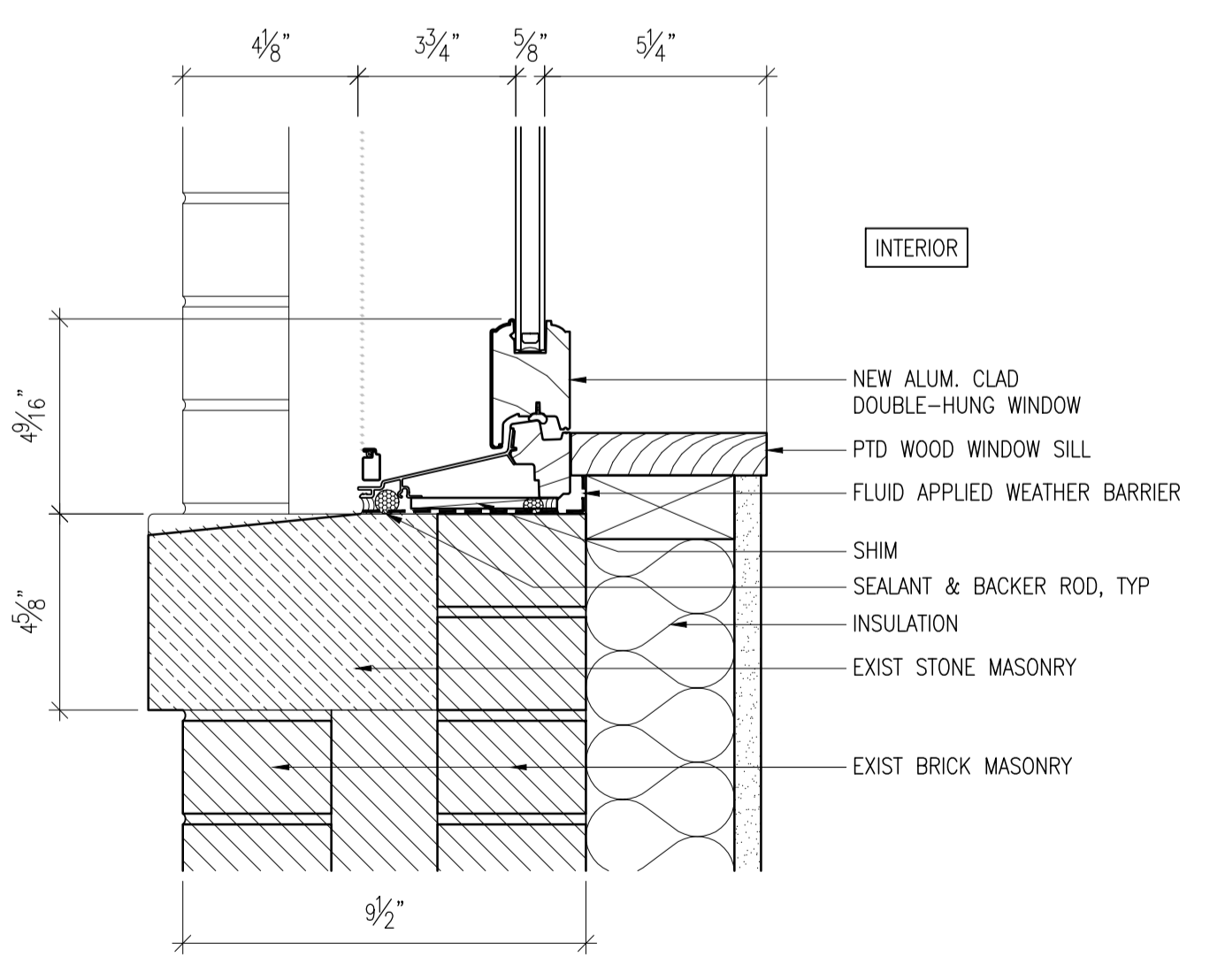
**10 TYPICAL PROPOSED WINDOW ELEVATION**  
A-604 1" = 1'-0"



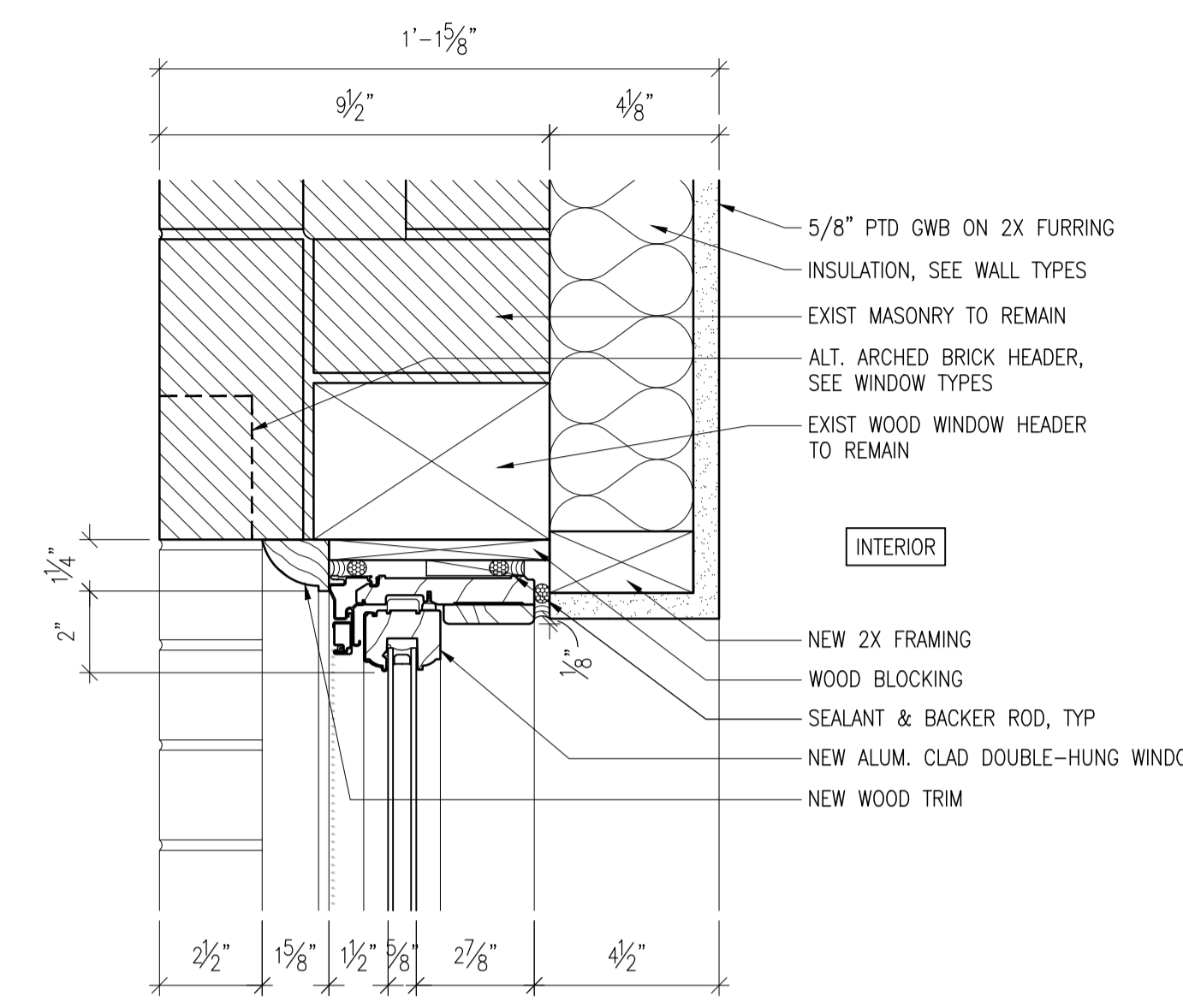
**3 TYP WINDOW DTL AT HEAD W/ SHADE - PROPOSED**  
A-604 3" = 1'-0"



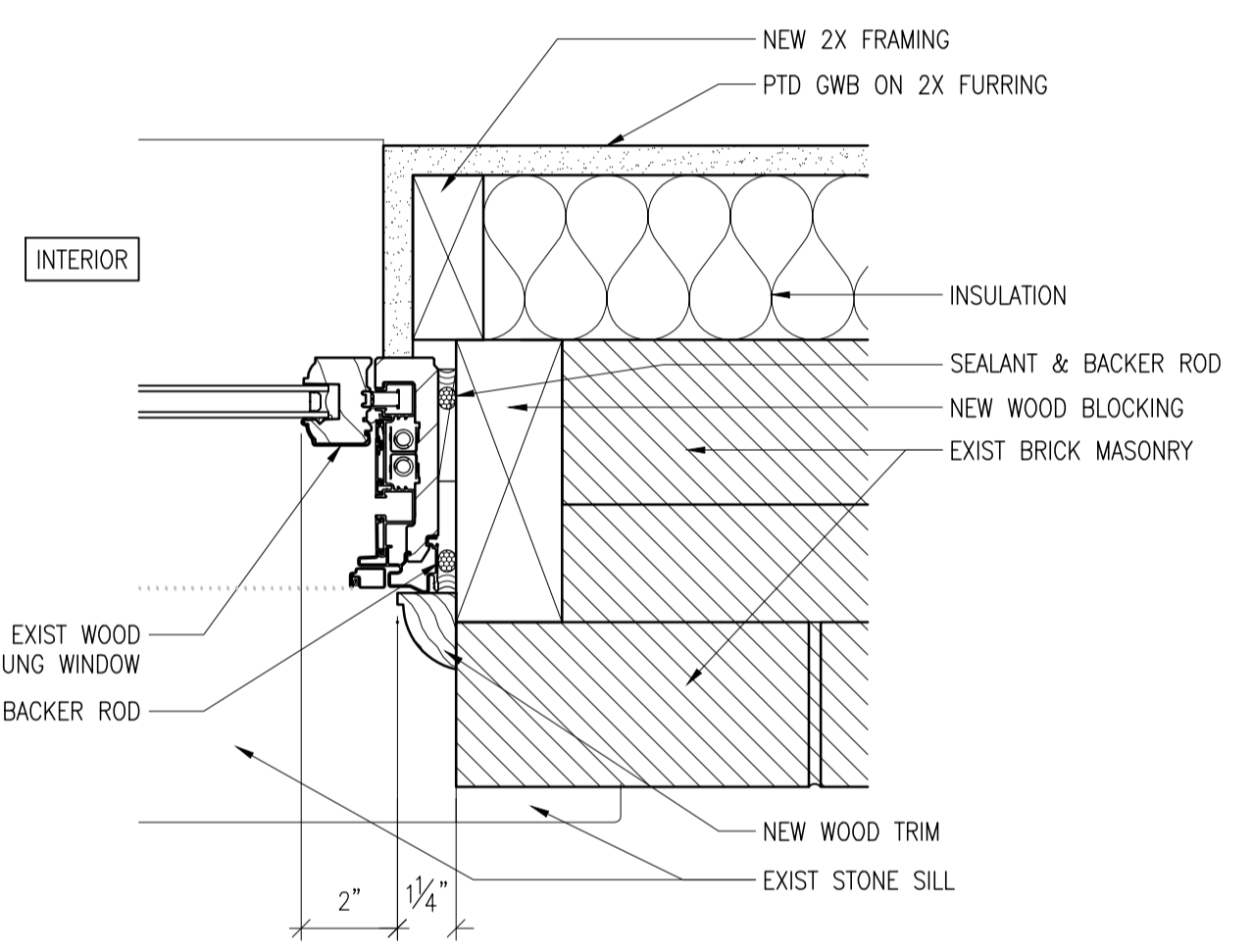
**6 TYP WINDOW DTL AT HORIZ. MULLION - PROPOSED**  
A-604 3" = 1'-0"



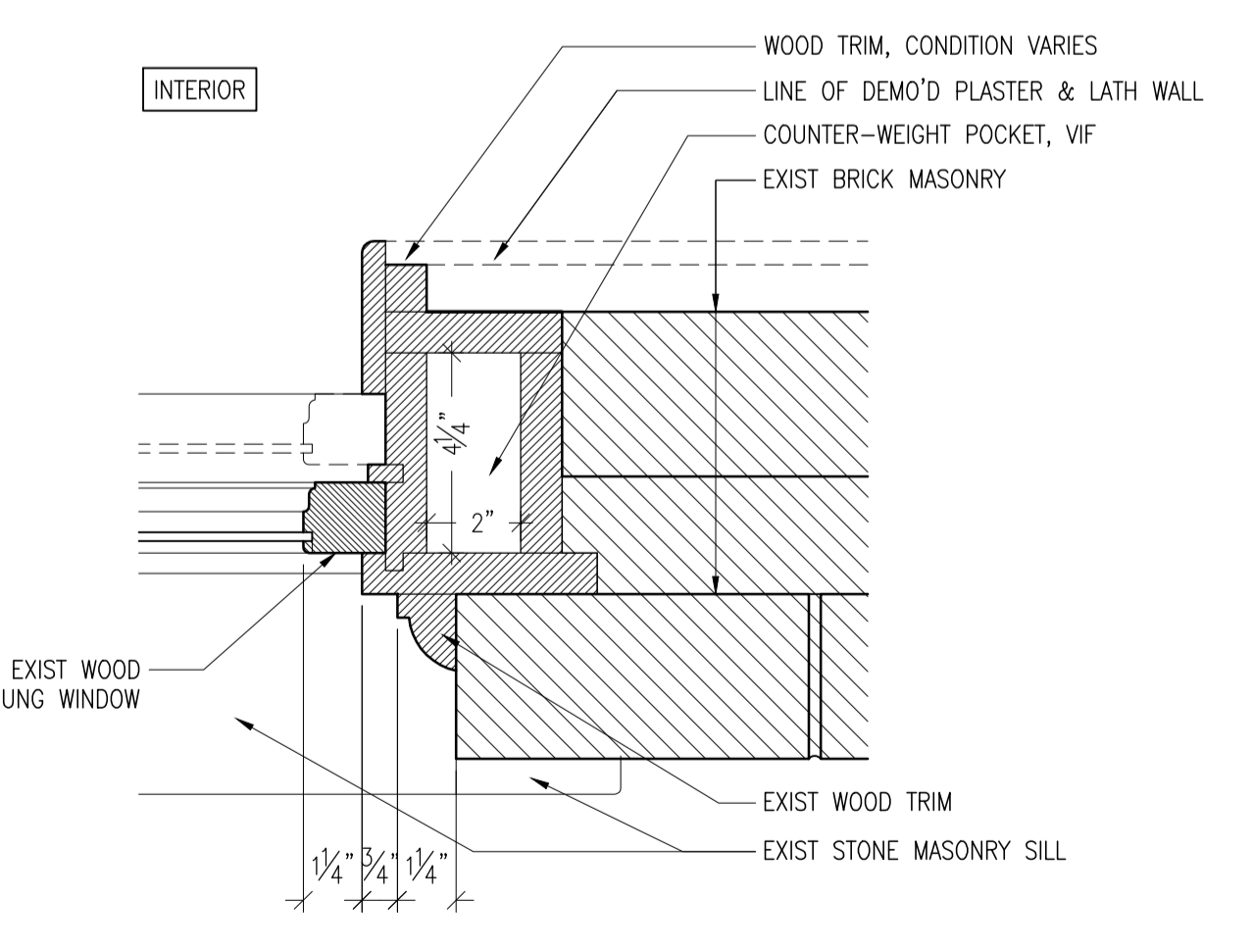
**9 TYP WINDOW DTL AT SILL - PROPOSED**  
A-604 3" = 1'-0"



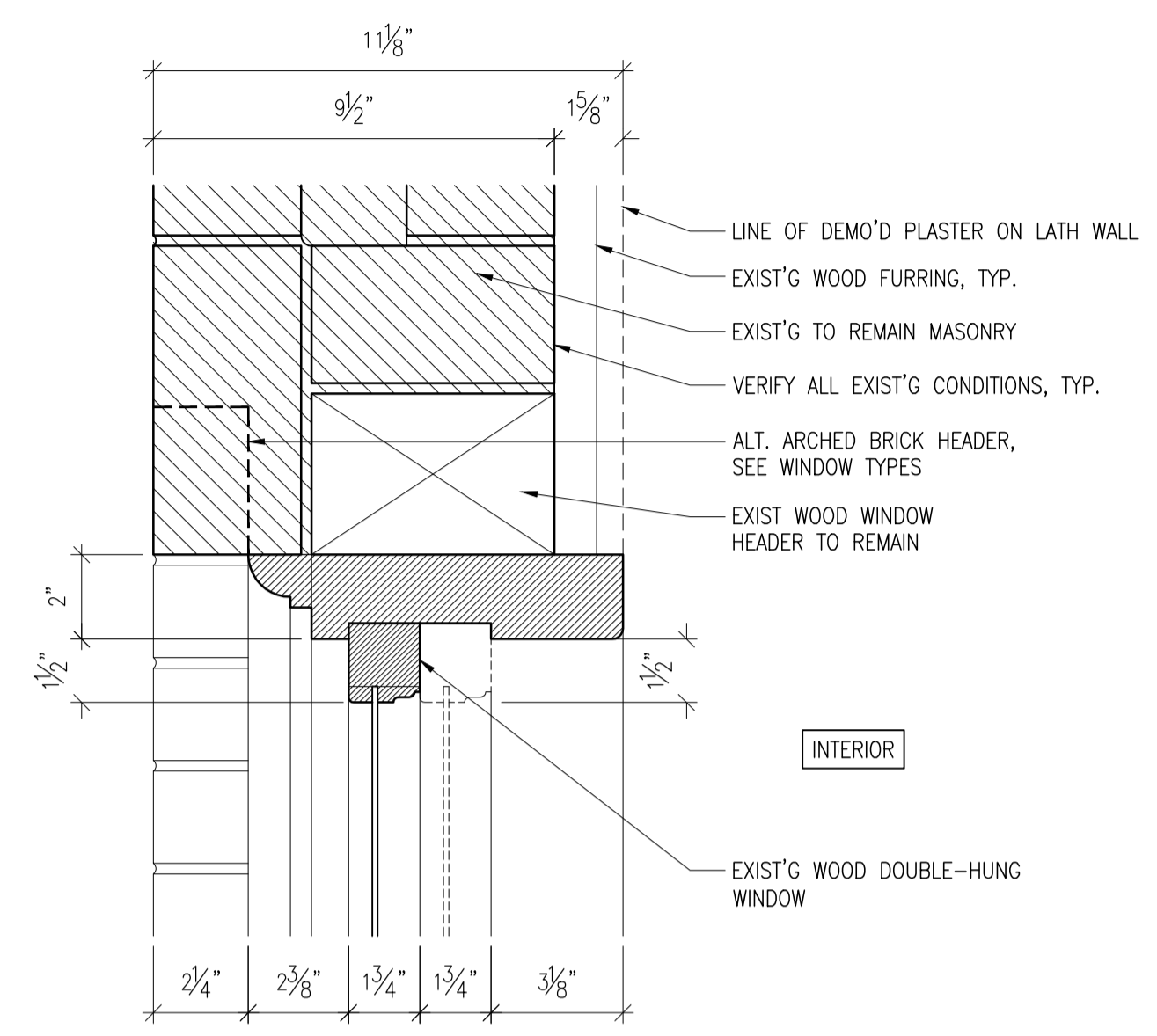
**2 TYP WINDOW DTL AT HEAD - PROPOSED**  
A-604 3" = 1'-0"



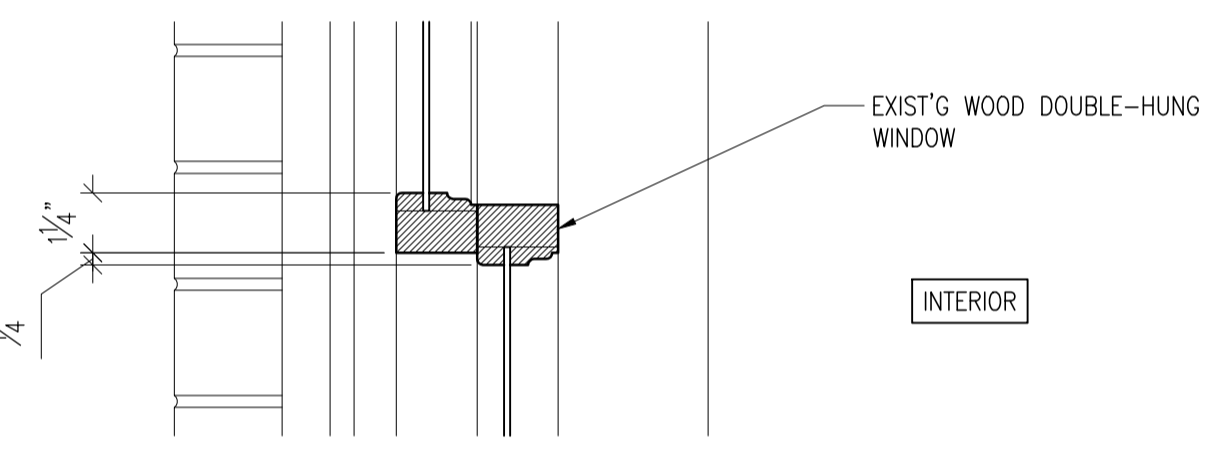
**5 TYP WINDOW DTL AT JAMB - PROPOSED**  
A-604 3" = 1'-0"



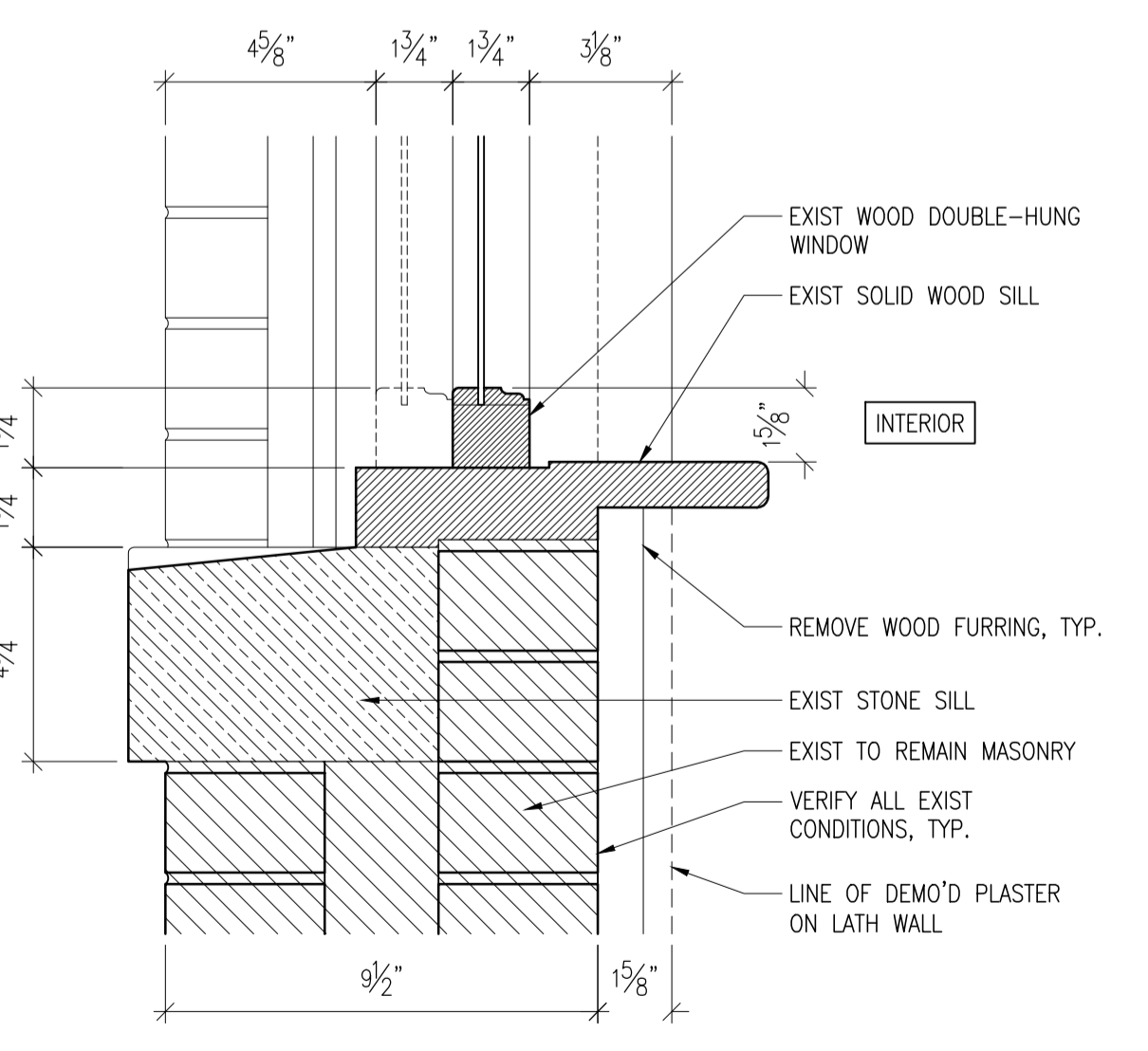
**8 TYP WINDOW DTL AT JAMB - EXISTING**  
A-604 3" = 1'-0"



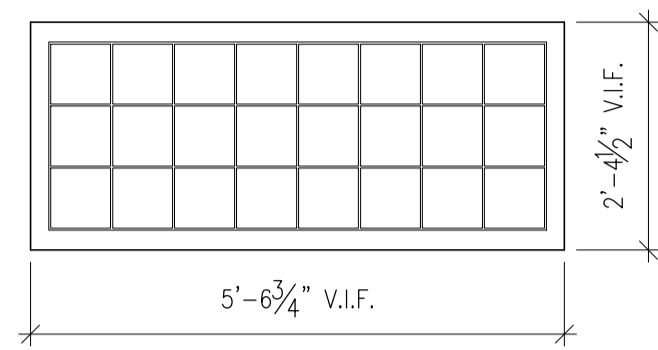
**1 TYP WINDOW DTL AT HEAD - EXISTING**  
A-604 3" = 1'-0"



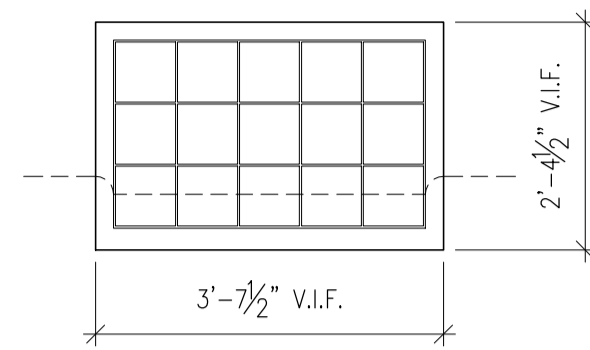
**4 TYP WINDOW DTL AT HORIZ. MULLION - EXISTING**  
A-604 3" = 1'-0"



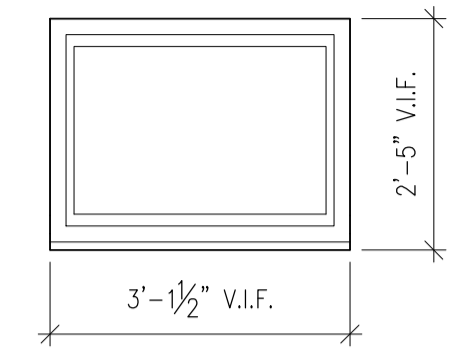
**7 TYP WINDOW DTL AT SILL - EXISTING**  
A-604 3" = 1'-0"



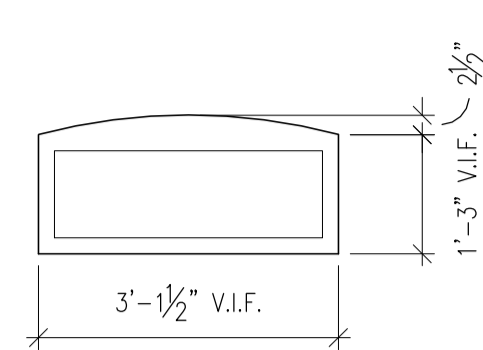
4 GLASS BLOCK WINDOW  
1/2" = 1'-0"



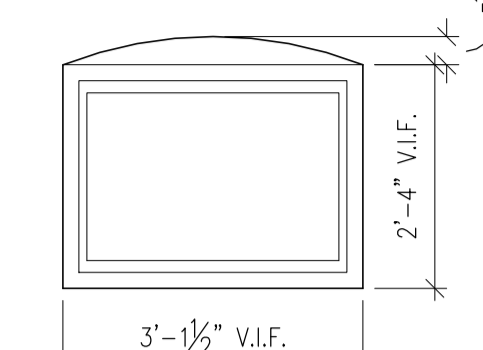
5 GLASS BLOCK WINDOW  
1/2" = 1'-0"



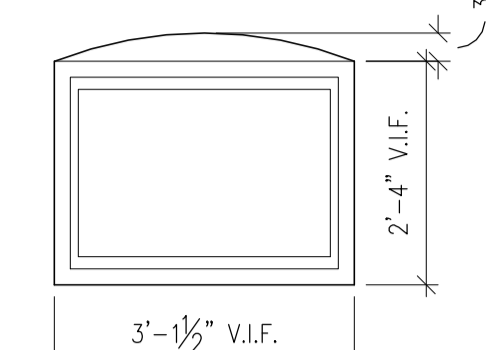
6  
1/2" = 1'-0"



7  
1/2" = 1'-0"



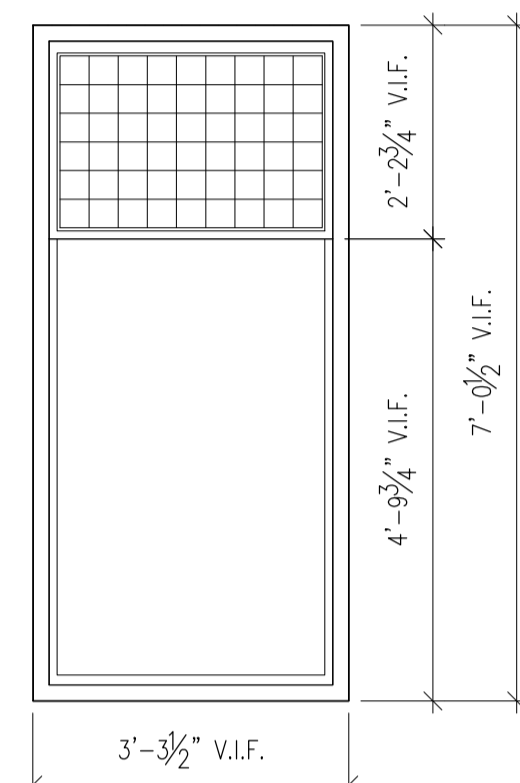
8  
1/2" = 1'-0"



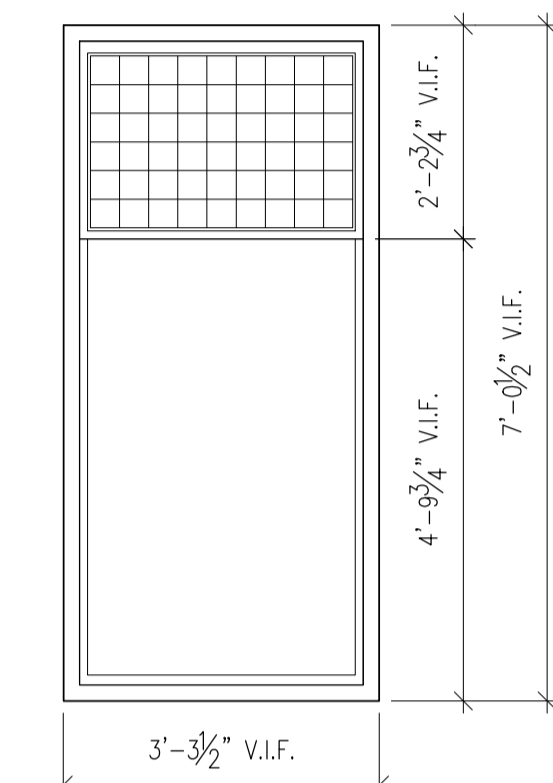
9  
1/2" = 1'-0"

**GENERAL NOTES**

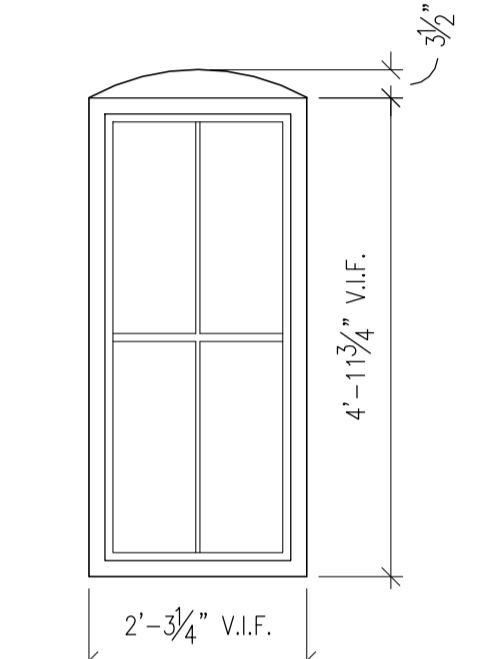
- 1) ALL WINDOW ROUGH OPENINGS ARE TO BE FIELD VERIFIED BY CONTRACTOR.
- 2) ALL FINISHED CURB DIMENSIONS ON SKYLIGHT TYPES ARE APPROXIMATE. INSTALLER TO COORDINATE WITH APPROVED MANUFACTURER INSTALLATION INSTRUCTIONS.
- 3) WINDOW SILL HEIGHTS ARE TO BE FIELD MEASURED BY INSTALLER. SAFETY GLAZING AND WINDOW OPENING LIMITING DEVICES ARE TO BE INSTALLED AS REQUIRED BY CODE.



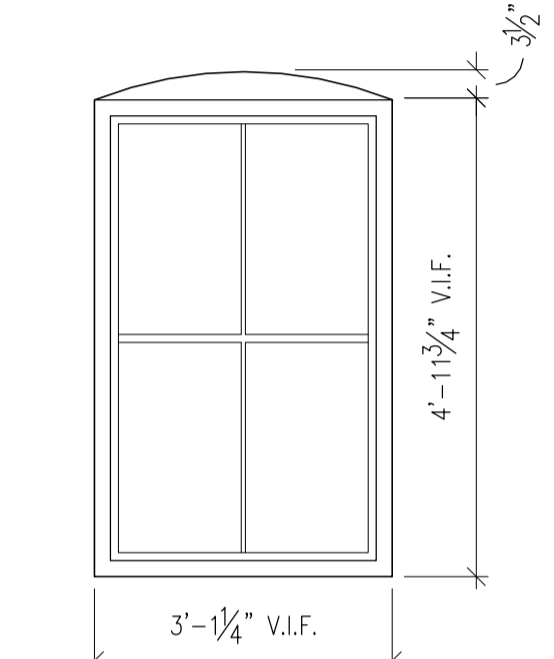
10 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



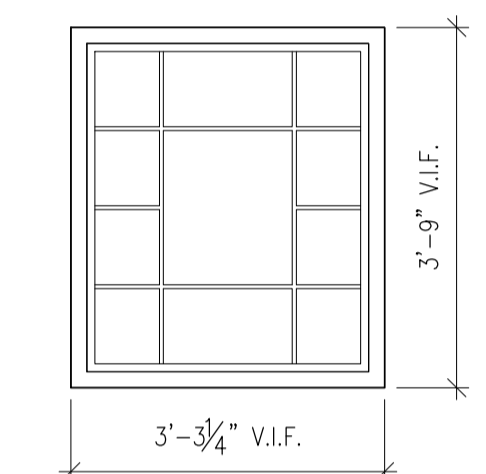
11 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



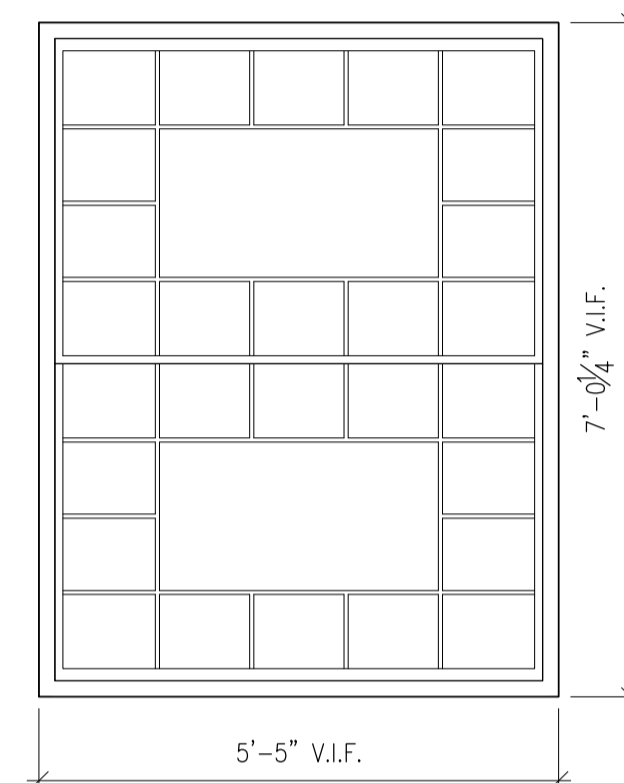
12  
1/2" = 1'-0"



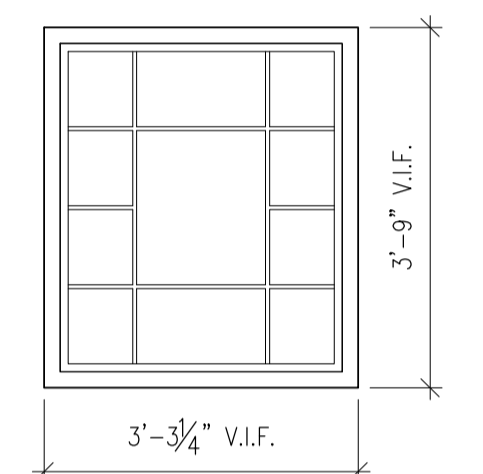
13  
1/2" = 1'-0"



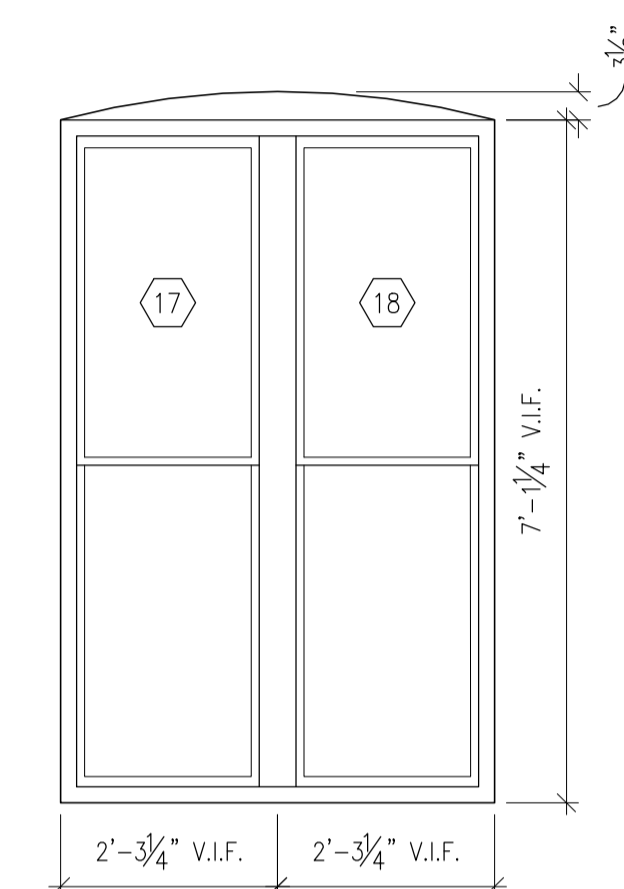
14 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



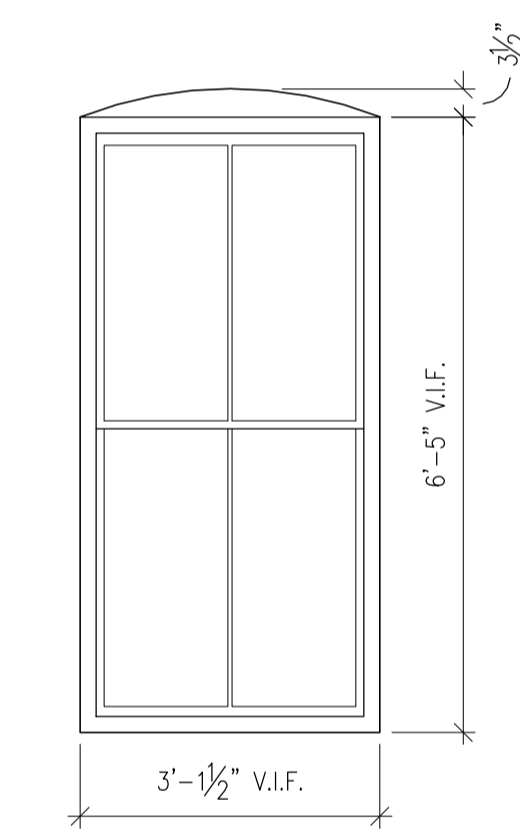
15 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



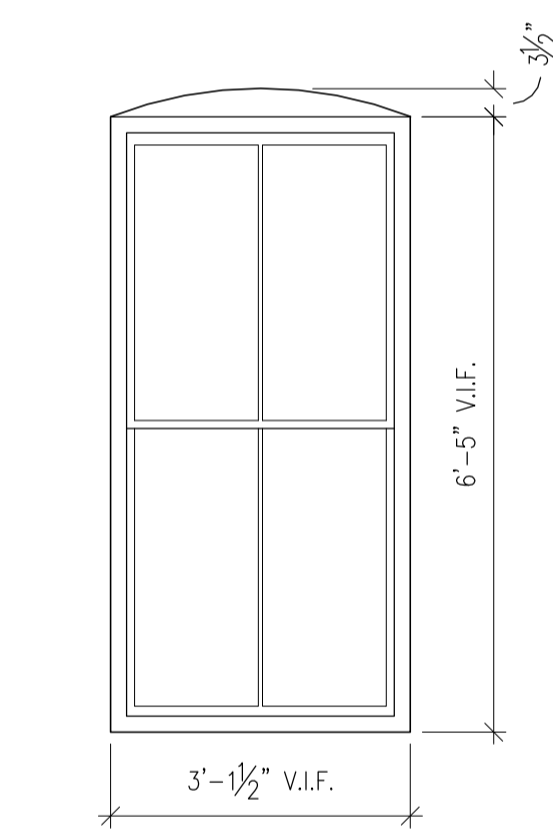
16 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



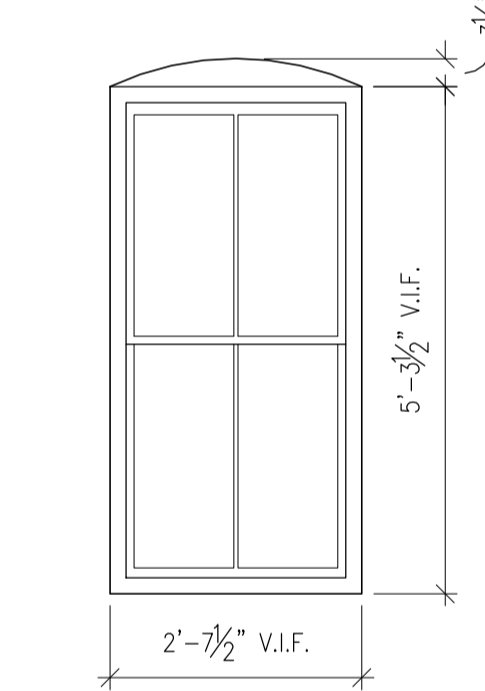
17 18  
1/2" = 1'-0"



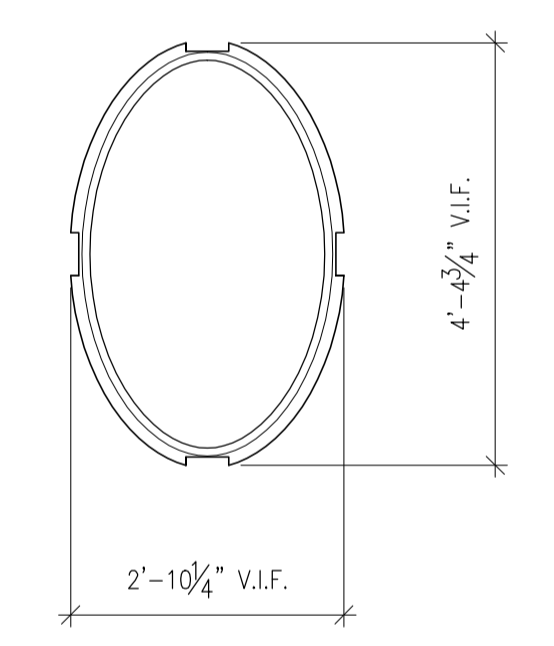
19  
1/2" = 1'-0"



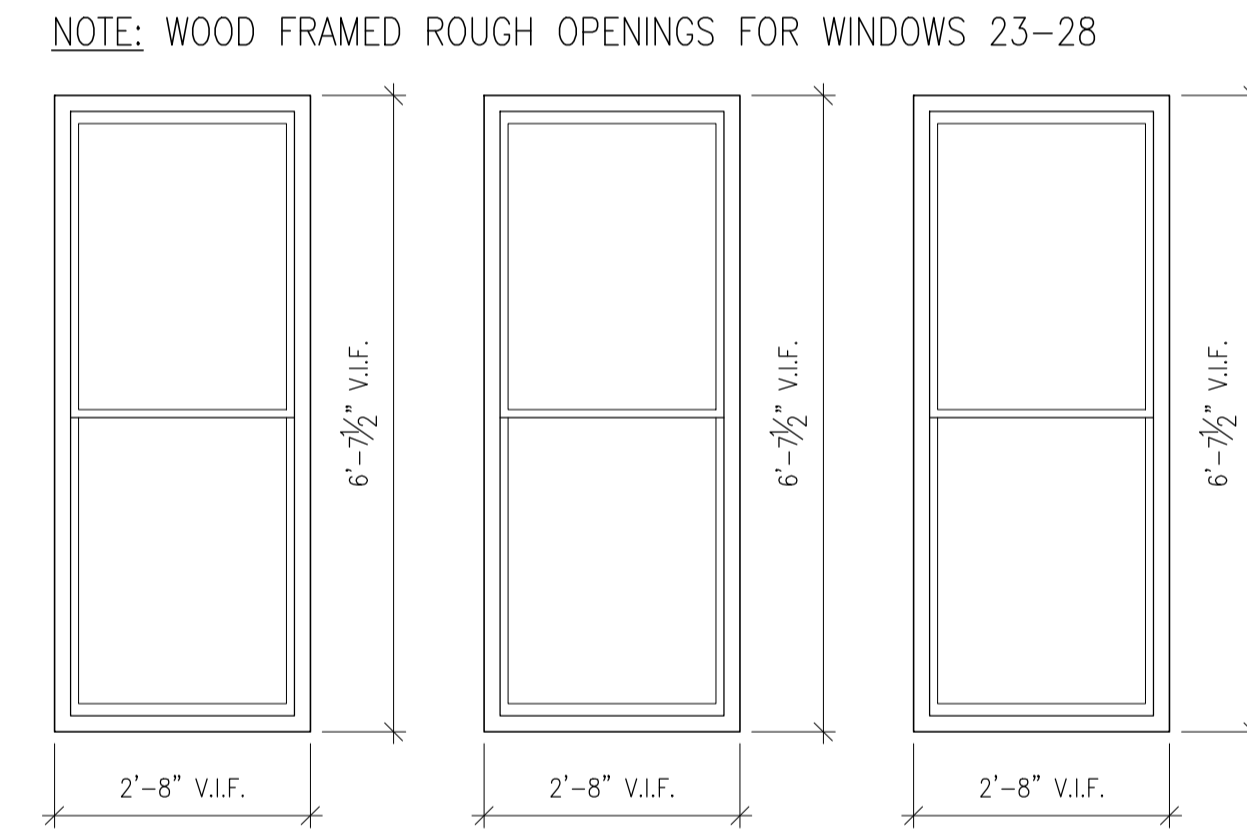
20  
1/2" = 1'-0"



21  
1/2" = 1'-0"



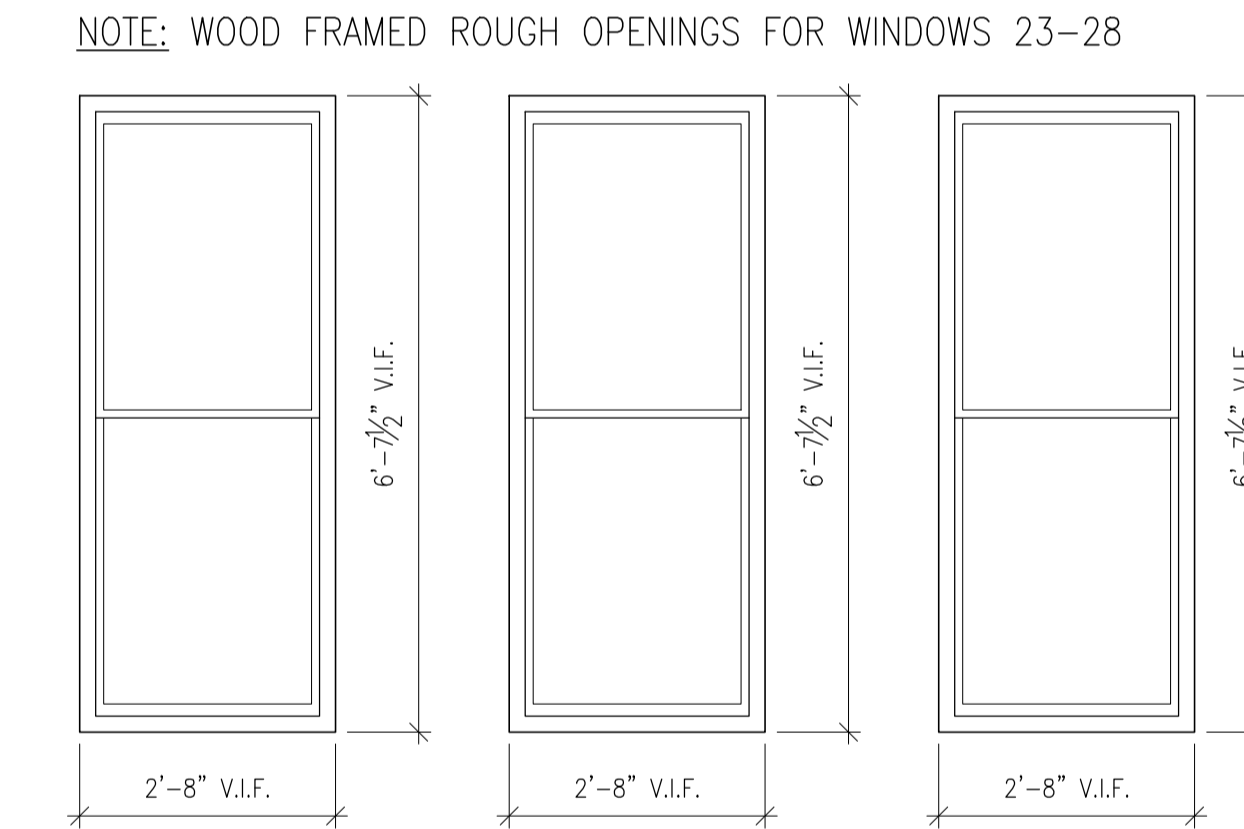
22 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



23  
1/2" = 1'-0"

24  
1/2" = 1'-0"

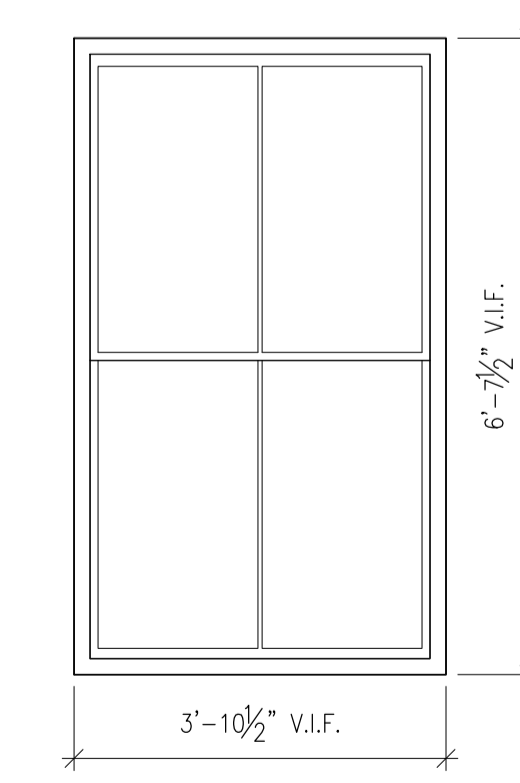
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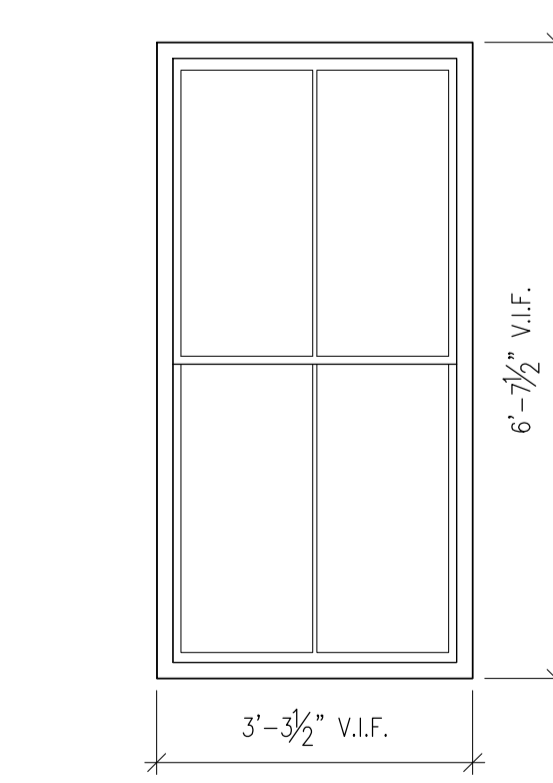
26  
1/2" = 1'-0"

27  
1/2" = 1'-0"

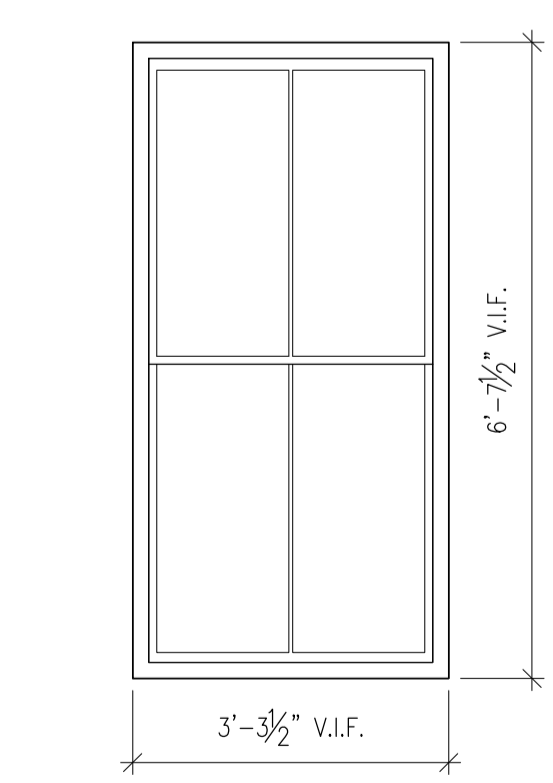
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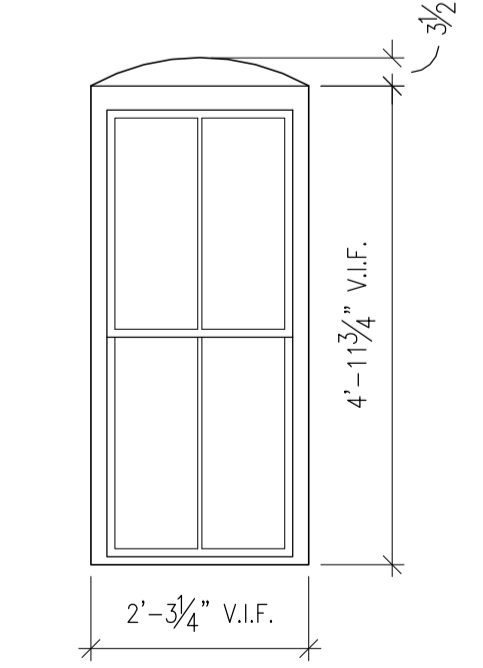
29  
1/2" = 1'-0"



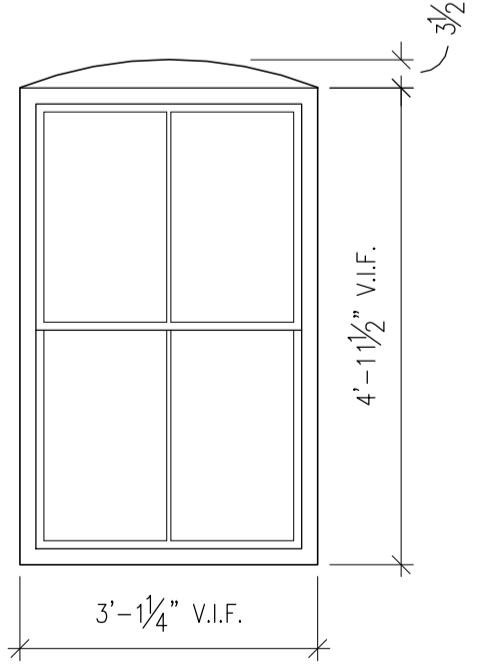
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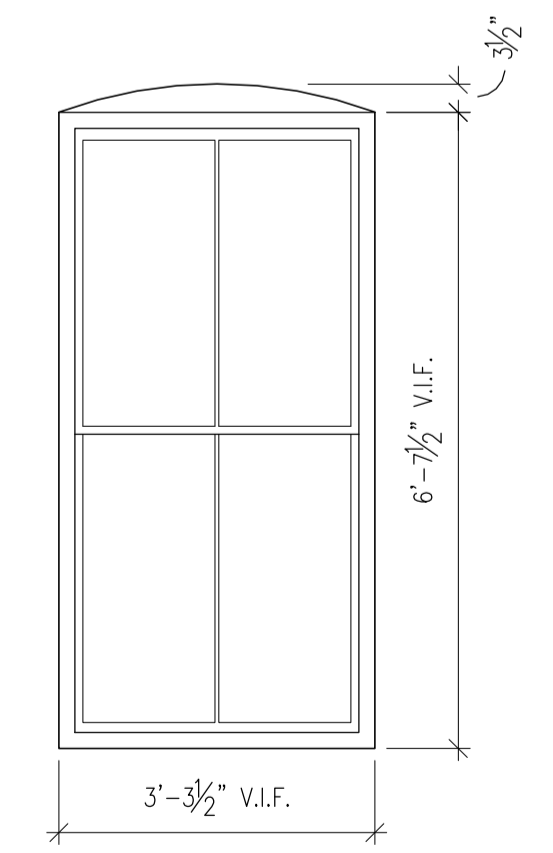
31  
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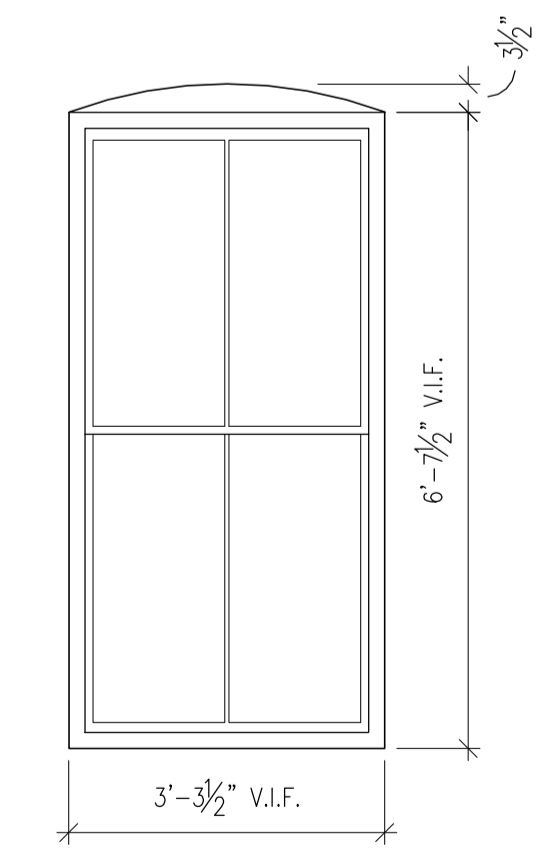
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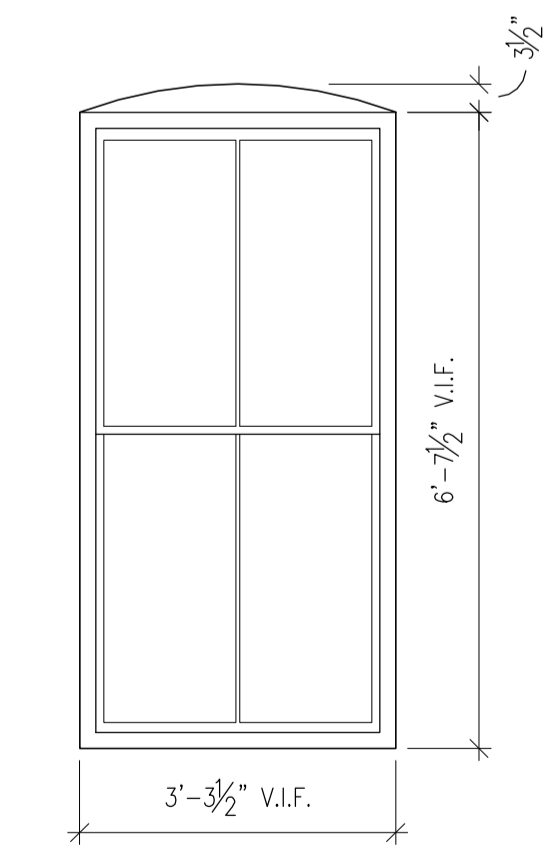
33  
1/2" = 1'-0"



34  
1/2" = 1'-0"



35  
1/2" = 1'-0"



36  
1/2" = 1'-0"

**660-662 CONGRESS STREET**

PORTLAND, MAINE

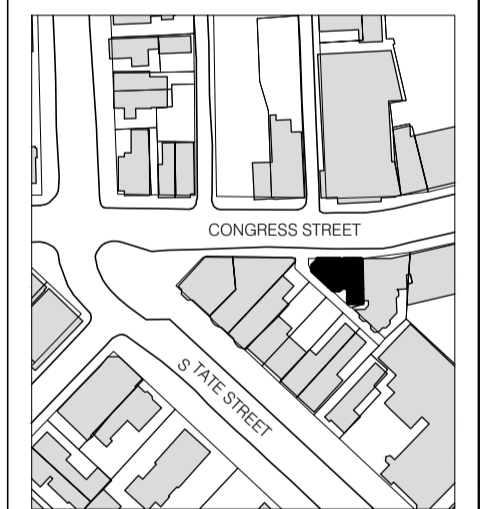
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 448-8513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

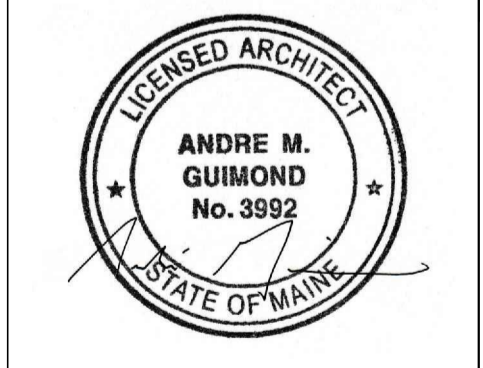
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS

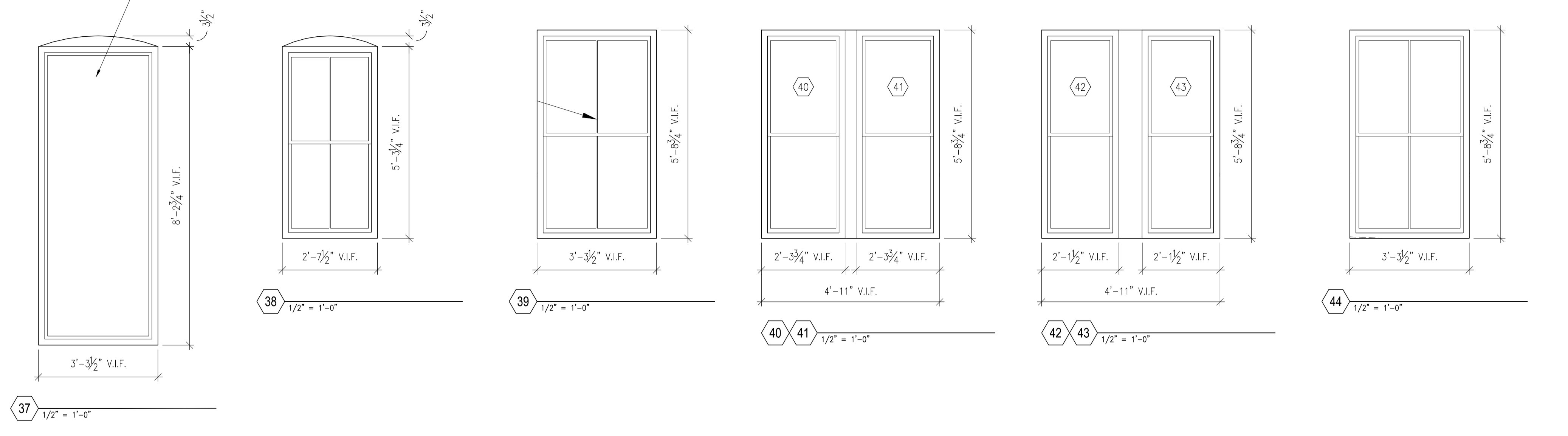


B-SCAN:

DWG. CONTENTS:  
**WINDOW TYPES**

DATE: September 5, 2014  
SCALE: 1/2" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-605**  
SHEET NO.:

CONVERT UNUSED DOOR TO FULL-HEIGHT WINDOW



**GENERAL NOTES**

- 1) ALL WINDOW ROUGH OPENINGS ARE TO BE FIELD VERIFIED BY CONTRACTOR.
- 2) ALL FINISHED CURB DIMENSIONS ON SKYLIGHT TYPES ARE APPROXIMATE. INSTALLER TO COORDINATE WITH APPROVED MANUFACTURER INSTALLATION INSTRUCTIONS.
- 3) WINDOW SILL HEIGHTS ARE TO BE FIELD MEASURED BY INSTALLER. SAFETY GLAZING AND WINDOW OPENING LIMITING DEVICES ARE TO BE INSTALLED AS REQUIRED BY CODE.

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

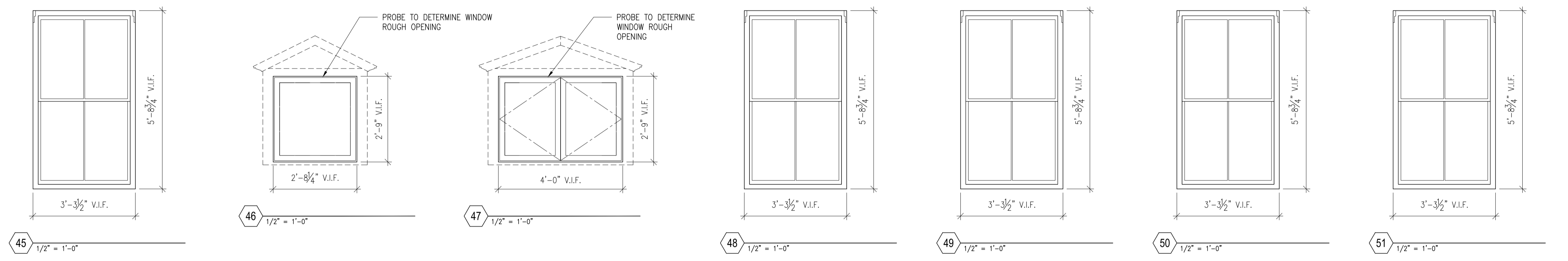
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-8513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

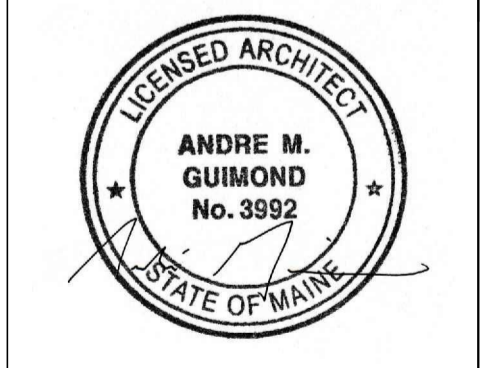
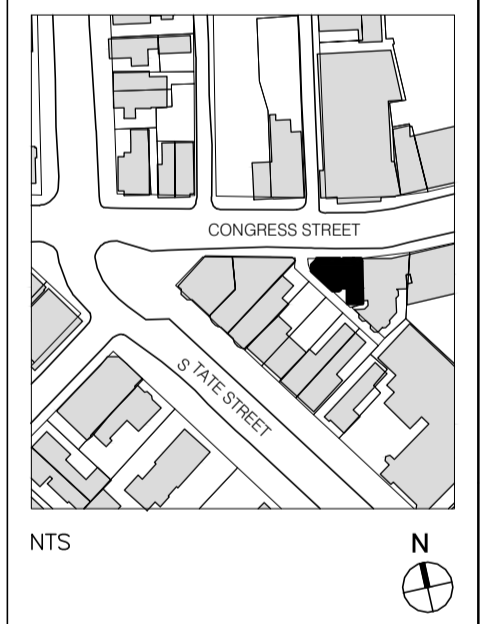
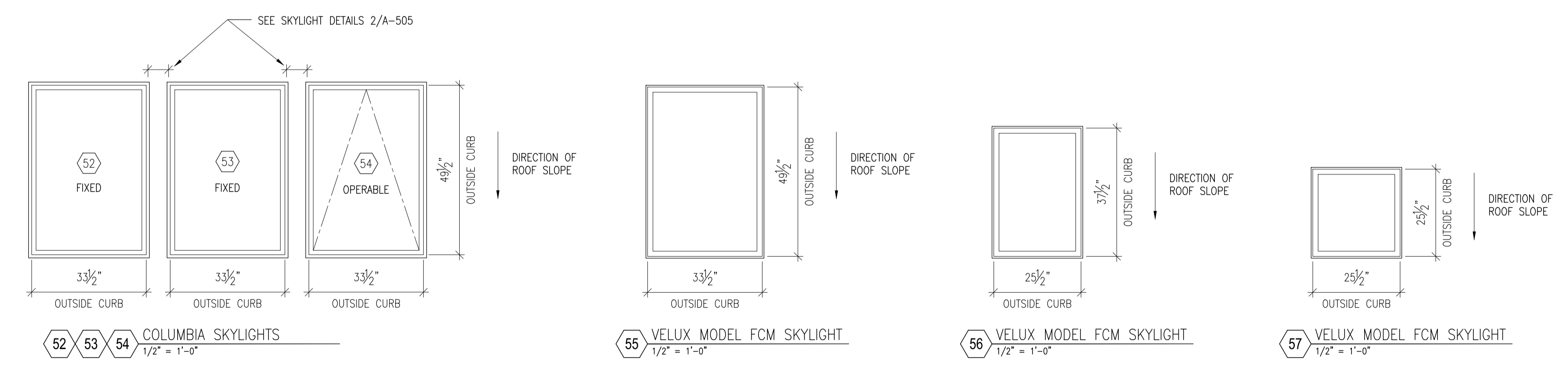
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



**SKYLIGHT TYPES**



B-SCAN:

DWG. CONTENTS:  
**WINDOW TYPES**

DATE: September 5, 2014  
SCALE: 1/2" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-606**  
SHEET NO.:

**LIGHTING SCHEDULE**

SYMBOL	QUANTITY	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COLOR/FINISH	COMMENTS
FA	--	RECESSED EXTERIOR LIGHT	--	--	--	--	--
FB	--	WALL-MOUNTED EXTERIOR FLOOD LIGHT	--	--	--	--	--
FC	--	EXTERIOR WALL SCONCE	--	--	--	--	--
FD	--	TRIMLESS RECESSED DOWNLIGHTS	--	--	--	--	--
FE	--	--	--	--	--	--	--
FF	--	TASK POINT LIGHT	PHILIPS	CALCULITE LED	1.75"	--	--
FG	--	T5 LINEAR FLUORESCENT	--	--	--	--	--
FH	--	PENDANT HANGING	--	--	--	--	--
FI	--	EXTERIOR DOWNLIGHT	--	--	--	--	--
FJ	--	PENDANT LIGHT	--	--	--	--	--
FK	--	MILLWORK PUCK LIGHT	--	--	--	--	--
FL	--	SPOT LIGHT	--	--	--	--	--
FM	--	LINEAR LED	--	--	--	--	--
FN	--	RECESSED WALL WASHER	--	--	--	--	--
FR	--	INTERIOR WALL SCONCE	--	--	--	--	--
FS	--	EXTERIOR WALL SCONCE	--	--	--	--	--
FT	--	SURFACE MOUNTED LINEAR T5	--	--	--	--	--
FV	--	BATHROOM VANITY	--	--	--	--	--
FX	--	--	--	--	--	--	--

**NOTES**

1) WINDOW MANUFACTURERS TO VERIFY ALL WINDOW OPENING SIZES IN FIELD.

**660-662 CONGRESS STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-8513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
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**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

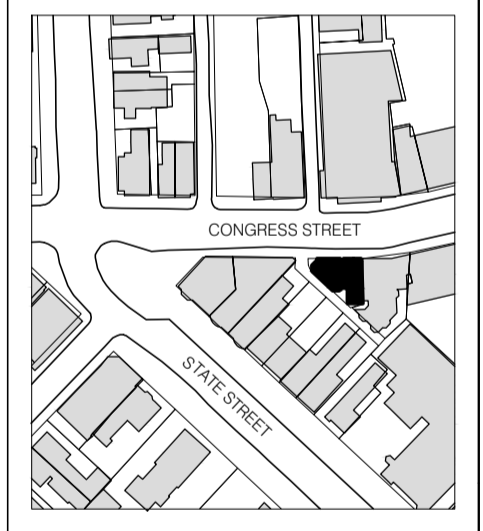
**WINDOW SCHEDULE**

SYMBOL	MANUFACTURER	MODEL	TYPE	ROUGH OPENING (WIN)/ OUTSIDE CURB (SKL)	COLOR/FINISH	GLASS TYPE	COMMENTS
1	TBD	--	STOREFRONT	SEE A-602 & A-603	PT-6/TBD	TEMPERED IGU	EAST STOREFRONT WINDOWS (4 IGUs)
2	CUSTOM REHABILITATION	--	WOOD STOREFRONT	SEE A-602 & A-603	PT-6/TBD	TEMPERED IGU	MIDDLE STOREFRONT WINDOWS (4 IGUs)
3	CUSTOM REHABILITATION	--	WOOD STOREFRONT	SEE A-602 & A-603	PT-6/TBD	TEMPERED IGU	WEST STOREFRONT WINDOWS (4 IGUs)
4	CUSTOM	--	GLASS BLOCK	5'-6 3/4" x 2'-4 1/4"	TBD	GLASS BLOCK	--
5	CUSTOM	--	GLASS BLOCK	3'-7 1/2" x 2'-4 1/4"	TBD	GLASS BLOCK	--
6	PELLA	ARCHITECT SERIES	CLAD FIXED	3'-1 1/2" x 2'-5"	CLD-1/TBD	CLEAR IGU	--
7	PELLA	ARCHITECT SERIES	CLAD FIXED	3'-1 1/2" x 1'-5 1/2"	CLD-1/TBD	CLEAR IGU	--
8	PELLA	ARCHITECT SERIES	CLAD TILT	3'-1 1/2" x 2'-7 1/2"	CLD-1/TBD	CLEAR IGU	--
9	PELLA	ARCHITECT SERIES	CLAD TILT	3'-1 1/2" x 2'-7 1/2"	CLD-1/TBD	CLEAR IGU	--
10	CUSTOM REHABILITATION	--	WOOD FIXED	3'-3 1/2" x 7'-0 1/2"	PT-6/TBD	CLEAR IGU	REFURBISH EXISTING LEADED GLASS TRANSOM AND FRAMES; NEW IGU
11	CUSTOM REHABILITATION	--	WOOD FIXED	3'-3 1/2" x 7'-0 1/2"	PT-6/TBD	CLEAR IGU	REFURBISH EXISTING LEADED GLASS TRANSOM AND FRAMES; NEW IGU
12	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-4 1/4" x 5'-3 1/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
13	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-1 1/4" x 5'-3 1/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
14	CUSTOM REHABILITATION	--	WOOD FIXED	3'-3 1/4" x 3'-9"	PT-6/TBD	CLEAR IGU	REFURBISH EXISTING 11-LITE WINDOW
15	CUSTOM REHABILITATION	--	WOOD DOUBLE HUNG	5'-5" x 7'-0 1/4"	PT-6/TBD	CLEAR IGU	REFURBISH EXISTING 11-LITE WINDOW
16	CUSTOM REHABILITATION	--	WOOD FIXED	3'-3 1/4" x 3'-9"	PT-6/TBD	CLEAR IGU	REFURBISH EXISTING 11-LITE WINDOW
17	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-3 1/4" x 7'-4 3/4"	CLD-1/TBD	CLEAR IGU	ARCHED HEADER SHARED WITH WINDOW 18
18	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-3 1/4" x 7'-4 3/4"	CLD-1/TBD	CLEAR IGU	ARCHED HEADER SHARED WITH WINDOW 17
19	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-1 1/2" x 6'-8 1/2"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
20	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-1 1/2" x 6'-8 1/2"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
21	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-7 1/2" x 5'-7"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
22	PELLA	ARCHITECT SERIES	CLAD FIXED	2'-10 1/4" x 4'-4 1/4"	CLD-1/TBD	CLEAR IGU	OVAL SPECIALTY WINDOW
23	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
24	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
25	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
26	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
27	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
28	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
29	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-10 1/2" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
30	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
31	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
32	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-3 1/4" x 5'-3 1/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
33	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-1 1/4" x 5'-3 1/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
34	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 6'-11"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER; EGRESS WINDOW
35	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 6'-11"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
36	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 6'-11"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER; EGRESS WINDOW
37	PELLA	ARCHITECT SERIES	CLAD FIXED	3'-3 1/2" x 8'-6 1/4"	CLD-1/TBD	TEMPERED IGU	ARCHED HEADER
38	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-7 1/2" x 5'-6 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER; EGRESS WINDOW
39	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
40	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-3 3/4" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU	COORDINATE WITH WINDOW 41
41	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-3 3/4" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU	COORDINATE WITH WINDOW 40
42	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-1 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU	COORDINATE WITH WINDOW 43
43	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-1 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU	COORDINATE WITH WINDOW 42
44	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
45	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
46	PELLA	ARCHITECT SERIES	CLAD FIXED	2'-8 1/4" x 2'-9"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING; SEE WINDOW TYPES
47	PELLA	ARCHITECT SERIES	2 CLAD CASEMENTS	4'-0" x 2'-9"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING; SEE WINDOW TYPES
48	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	EGRESS WINDOW
49	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
50	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	EGRESS WINDOW
51	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	EGRESS WINDOW
52	COLUMBIA SKYLIGHTS	VCM	FIXED CURB MOUNTED	33 1/2" x 49 1/2"	TBD	LAMINATED GLASS W/ LoE3	--
53	COLUMBIA SKYLIGHTS	VCM	FIXED CURB MOUNTED	33 1/2" x 49 1/2"	TBD	LAMINATED GLASS W/ LoE3	--
54	COLUMBIA SKYLIGHTS	RAS	VENT. CURB MOUNTED	33 1/2" x 49 1/2"	TBD	LAMINATED GLASS W/ LoE3	--
55	VELUX SKYLIGHT	FCM 3046	FIXED CURB MOUNTED	33 1/2" x 49 1/2"	TBD	LAMINATED GLASS W/ LoE3	--
56	VELUX SKYLIGHT	FCM 2234	FIXED CURB MOUNTED	25 1/2" x 37 1/2"	TBD	LAMINATED GLASS W/ LoE3	--
57	VELUX SKYLIGHT	FCM 2222	FIXED CURB MOUNTED	25 1/2" x 25 1/2"	TBD	LAMINATED GLASS W/ LoE3	--

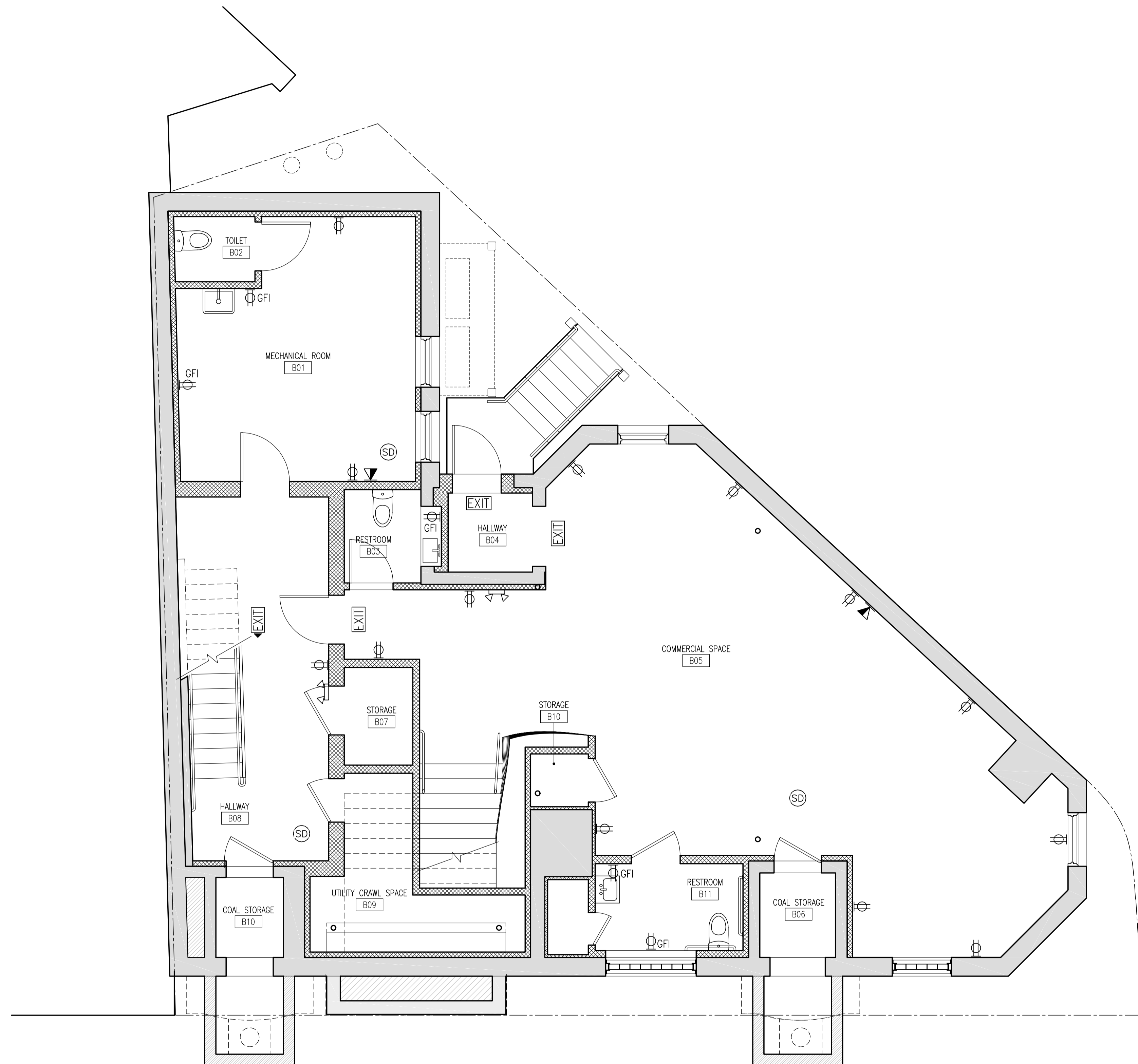
**FINISH CODE LEGEND**

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NAME/NUMBER
CT-1	CERAMIC TILE 1	--	--
CT-2	CERAMIC TILE 2	--	--
CT-3	CERAMIC TILE 3	--	--
ST-1	STONE TILE 1	--	--
ST-2	STONE TILE 2	--	--
B-1	GWB REVEAL BASE	--	--
B-2	HARDWOOD BASE	--	--
WF-1	WOOD FLOORING 1	--	--
WF-2	WOOD FLOORING 2	--	--
WD-1	WOOD 1	--	VENEERED PLYWOOD
WD-2	WOOD 2	--	WOOD FINIS
WD-3	WOOD 3	--	--
PT-1	INTERIOR PAINT 1	BENJAMIN MOORE	WHITE
PT-2	INTERIOR PAINT 1	BENJAMIN MOORE	LIGHT GRAY
PT-3	INTERIOR PAINT 1	BENJAMIN MOORE	RED
PT-4	--	--	--
PT-5	EXTERIOR TRIM PAINT	BENJAMIN MOORE	COLOR 2138-60 (GRAY CASHMERE)
PT-6	EXTERIOR TRIM/WIN FRAME PAINT	BENJAMIN MOORE	COLOR: SATIN BLACK
MTL-1	BLACKENED STEEL	--	--
MTL-2	BRUSHED ALUMINUM	--	--
SS-1	BRUSHED STAINLESS STEEL	--	--
GZ-1	SANDBLASTED MIRROR	--	--
SP-1	SOLID PLASTIC	CORIAN	--
C-1	CONCRETE TOPPING SLAB	--	--
DC-1	DROPPED CEILING	--	--

NO.	DATE	ISSUE
5	11/10/2014	PHASE 2 - REVISION 02
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:  
DWG. CONTENTS:  
**SCHEDULES**  
DATE: November 10, 2014  
SCALE: N.T.S.  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-800**  
SHEET NO.:



1 BASEMENT ELECTRICAL PLAN  
E-100 1/4" = 1'-0"

- ELECTRICAL NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 4) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 5) ALL WIRING TO BE CONCEALED IN WALLS
  - 6) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
  - 7) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
  - 8) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL. CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 9) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 10) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 11) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 12) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.
  - 13) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

**ELECTRICAL SYMBOLS**

\$K	WALL SWITCH SPECIAL SWITCH TYPES: 2 - TWO WAY 3 - THREE WAY 4 - FOUR WAY D - DIMMER E - EXISTING LOCATION K - KEY OPERATED OC - OCCUPANT SENSOR P - PILOT LIGHTED
JS	JAMB SWITCH/DOOR SWITCH
EXIT	EXIT LIGHT
⊕ GFI	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE GFI - GROUND FAULT INTERRUPTER D - DEDICATED DUPLEX RECEPTACLE E - EXISTING RECEPTACLE C - CLOCK RECEPTACLE SP - SURGE PROTECTION RECEPTACLE IG - ISOLATED GROUND RECEPTACLE
⊕	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE
⊕ 220V	WALL MOUNTED SPECIAL PURPOSE RECEPTACLE SIZE AND TYPE AS INDICATED ON PLANS
⊕ 30A	WALL MOUNTED 208V, 1 PHASE RECEPTACLE NUMBER INDICATES RATED AMPERAGE
⊕	CEILING MOUNTED DUPLEX CONVENIENCE RECEPTACLE
⊕	CEILING MOUNTED JUNCTION BOX
⊕	FLOOR MOUNTED JUNCTION BOX
⊕	WALL MOUNTED JUNCTION BOX
⊕	4" SQUARE BACKBOX FOR WALL MOUNTED DATA OUTLET
⊕	4" SQUARE BACKBOX FOR WALL MOUNTED TELE/DATA OUTLET
⊕	4" SQUARE BACKBOX FOR WALL MOUNTED TELEPHONE OUTLET
⊕	4" SQUARE BACKBOX FOR WALL MOUNTED CABLE TELEVISION
I	INTERCOM STATION
P	FIRE ALARM PULL BOX
⊕ SD	SMOKE/CO DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
⊕ H	HEAT DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
⊕ VA	VISUAL ALARM CONNECTED TO ⊕ SP
⊕ SP	STROBE PANEL
⊕	EMERGENCY LIGHT

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

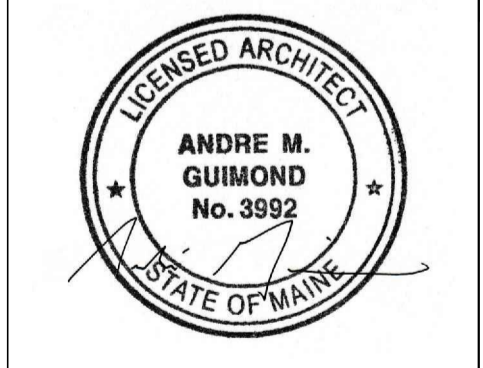
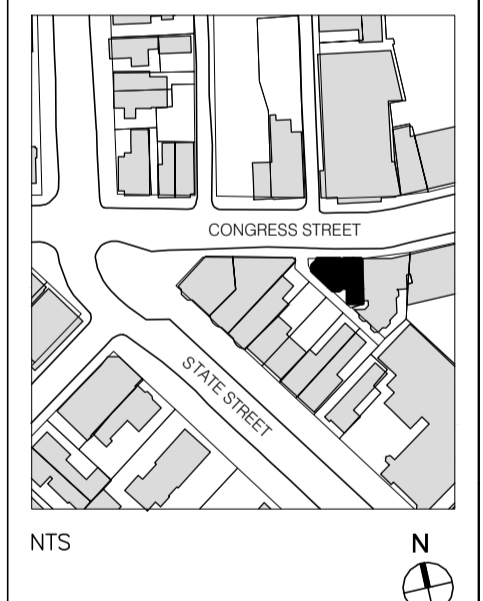
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET

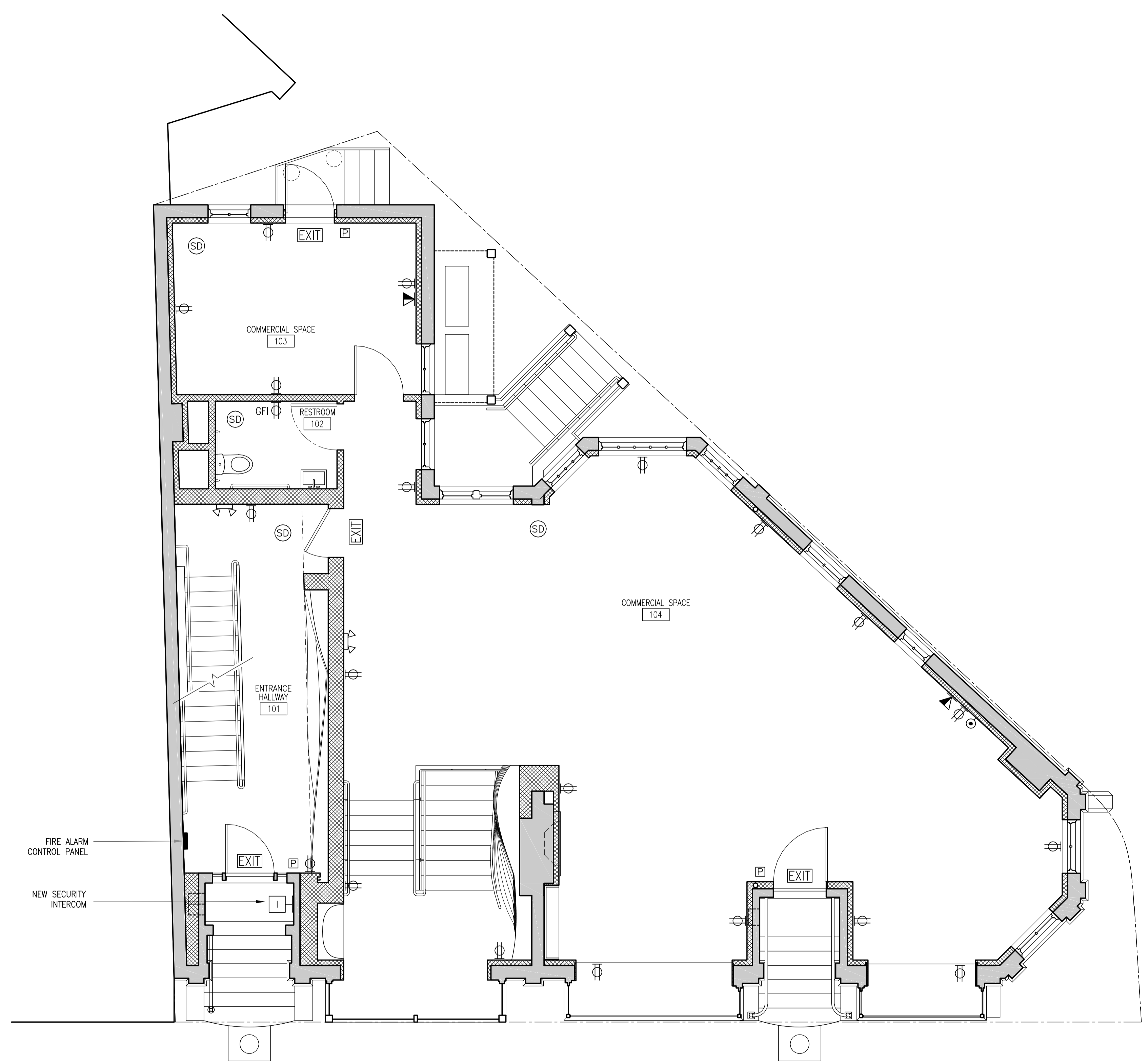


B-SCAN:

DWG. CONTENTS:  
**BASEMENT ELECTRICAL PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **E-100**  
SHEET NO.:





1 1ST FLOOR ELECTRICAL PLAN  
E-101 1/4" = 1'-0"

- ELECTRICAL NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 4) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 5) ALL WIRING TO BE CONCEALED IN WALLS
  - 6) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
  - 7) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
  - 8) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL. CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 9) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 10) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 11) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 12) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.
  - 13) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

**ELECTRICAL SYMBOLS**

⌘	WALL SWITCH SPECIAL SWITCH TYPES: 2 - TWO WAY 3 - THREE WAY 4 - FOUR WAY D - DIMMER E - EXISTING LOCATION K - KEY OPERATED OC - OCCUPANT SENSOR P - PILOT LIGHTED
JS	JAMB SWITCH/DOOR SWITCH
EXIT	EXIT LIGHT
⌘ GFI	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE GFI - GROUND FAULT INTERRUPTER D - DEDICATED DUPLEX RECEPTACLE E - EXISTING RECEPTACLE C - CLOCK RECEPTACLE SP - SURGE PROTECTION RECEPTACLE IG - ISOLATED GROUND RECEPTACLE
⌘	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE
⌘ 220V	WALL MOUNTED SPECIAL PURPOSE RECEPTACLE SIZE AND TYPE AS INDICATED ON PLANS
⌘ 30A	WALL MOUNTED 208V, 1 PHASE RECEPTACLE NUMBER INDICATES RATED AMPERAGE
⌘	CEILING MOUNTED DUPLEX CONVENIENCE RECEPTACLE
⌘	CEILING MOUNTED JUNCTION BOX
⌘	FLOOR MOUNTED JUNCTION BOX
⌘	WALL MOUNTED JUNCTION BOX
⌘	4" SQUARE BACKBOX FOR WALL MOUNTED DATA OUTLET
⌘	4" SQUARE BACKBOX FOR WALL MOUNTED TELE/DATA OUTLET
⌘	4" SQUARE BACKBOX FOR WALL MOUNTED TELEPHONE OUTLET
⌘	4" SQUARE BACKBOX FOR WALL MOUNTED CABLE TELEVISION
I	INTERCOM STATION
P	FIRE ALARM PULL BOX
⊙ SD	SMOKE/CO DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
⊙ H	HEAT DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
⌘ VA	VISUAL ALARM CONNECTED TO ⌘ SP
⌘ SP	STROBE PANEL
⌘	EMERGENCY LIGHT

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

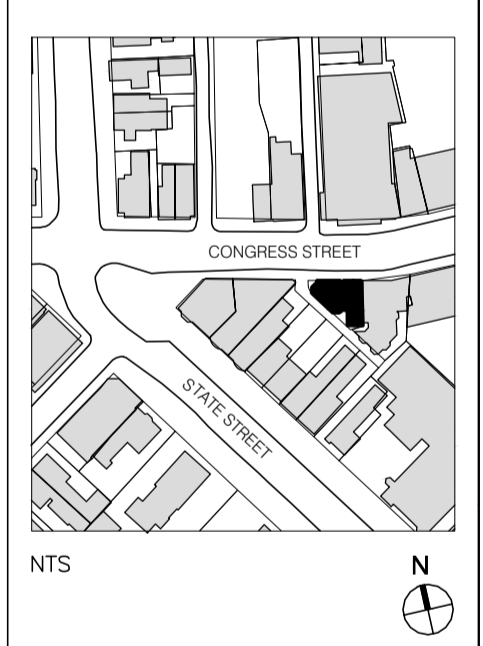
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG CONTENTS:  
**FIRST FLOOR ELECTRICAL PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **E-101**  
SHEET NO.:

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

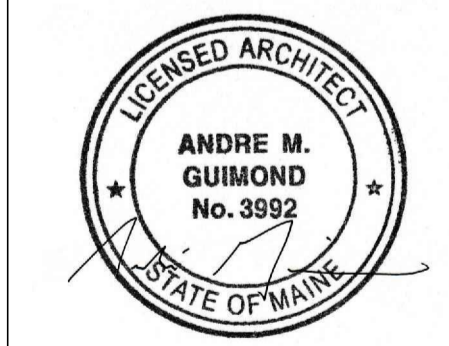
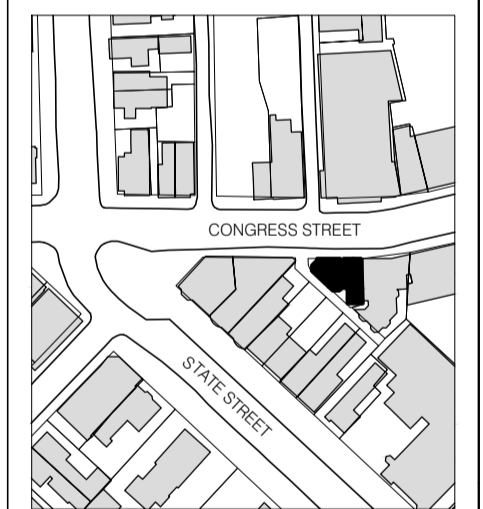
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**SECOND FLOOR  
ELECTRICAL PLAN**

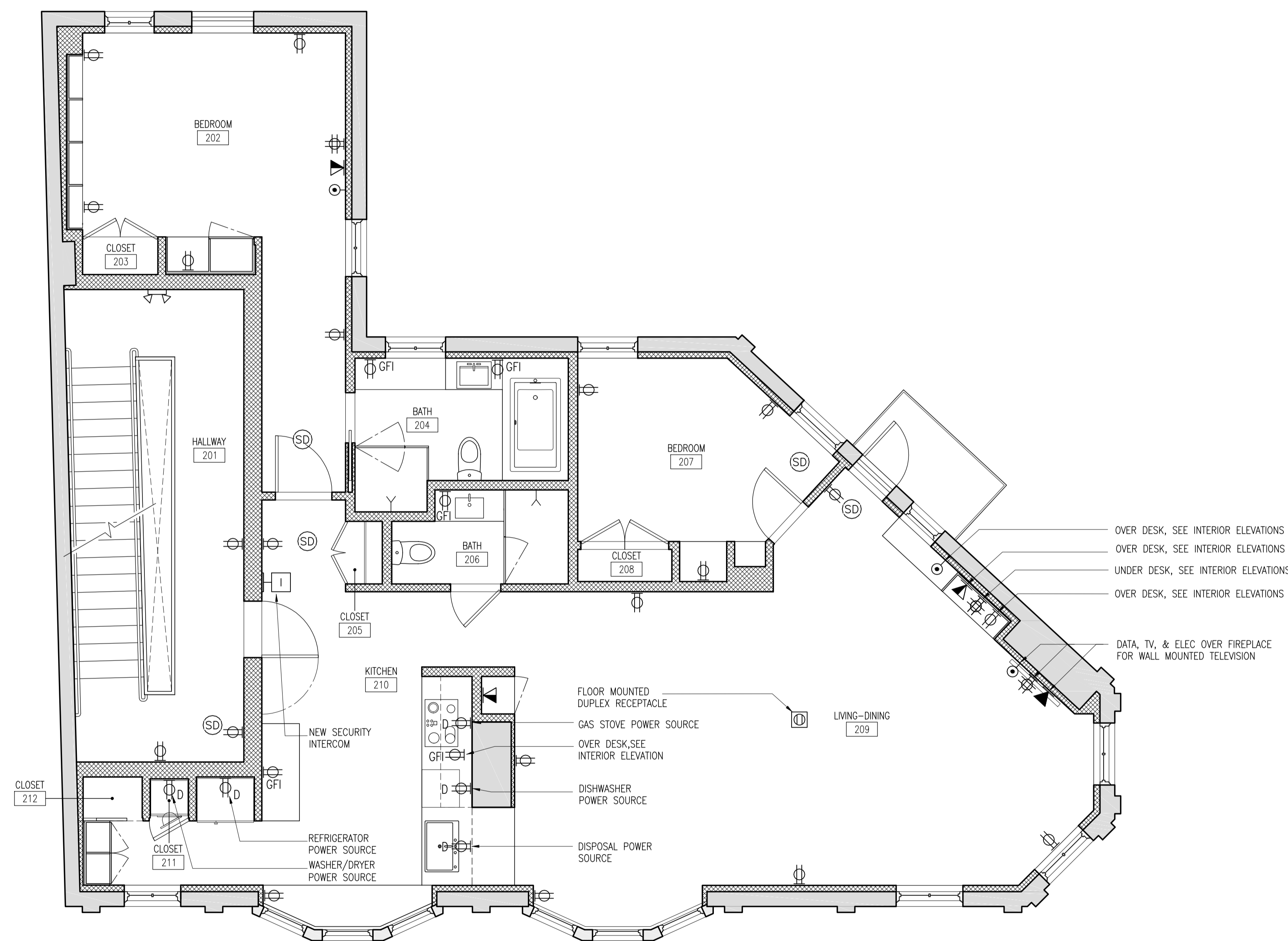
DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **E-102**

SHEET NO.:

- ELECTRICAL NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 4) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 5) ALL WIRING TO BE CONCEALED IN WALLS
  - 6) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
  - 7) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
  - 8) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL. CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 9) CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 10) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 11) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 12) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 13) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

**ELECTRICAL SYMBOLS**

⌘	WALL SWITCH SPECIAL SWITCH TYPES: 2 - TWO WAY 3 - THREE WAY 4 - FOUR WAY D - DIMMER E - EXISTING LOCATION K - KEY OPERATED OC - OCCUPANT SENSOR P - PILOT LIGHTED
JS	JAMB SWITCH/DOOR SWITCH
EXIT	EXIT LIGHT
⌘	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE GFI - GROUND FAULT INTERRUPTER D - DEDICATED DUPLEX RECEPTACLE E - EXISTING RECEPTACLE C - CLOCK RECEPTACLE SP - SURGE PROTECTION RECEPTACLE IG - ISOLATED GROUND RECEPTACLE
⌘	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE
⌘ 220V	WALL MOUNTED SPECIAL PURPOSE RECEPTACLE SIZE AND TYPE AS INDICATED ON PLANS
⌘ 30A	WALL MOUNTED 208V, 1 PHASE RECEPTACLE NUMBER INDICATES RATED AMPERAGE
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⌘	CEILING MOUNTED JUNCTION BOX
⌘	FLOOR MOUNTED JUNCTION BOX
⌘	WALL MOUNTED JUNCTION BOX
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⌘	4" SQUARE BACKBOX FOR WALL MOUNTED TELE/DATA OUTLET
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⌘	4" SQUARE BACKBOX FOR WALL MOUNTED CABLE TELEVISION
I	INTERCOM STATION
P	FIRE ALARM PULL BOX
SD	SMOKE/CO DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
H	HEAT DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
VA	VISUAL ALARM CONNECTED TO SP
SP	STROBE PANEL
⌘	EMERGENCY LIGHT



**1** 2ND FLOOR ELECTRICAL PLAN  
E-102 1/4" = 1'-0"

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
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CONTRACTOR:  
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STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

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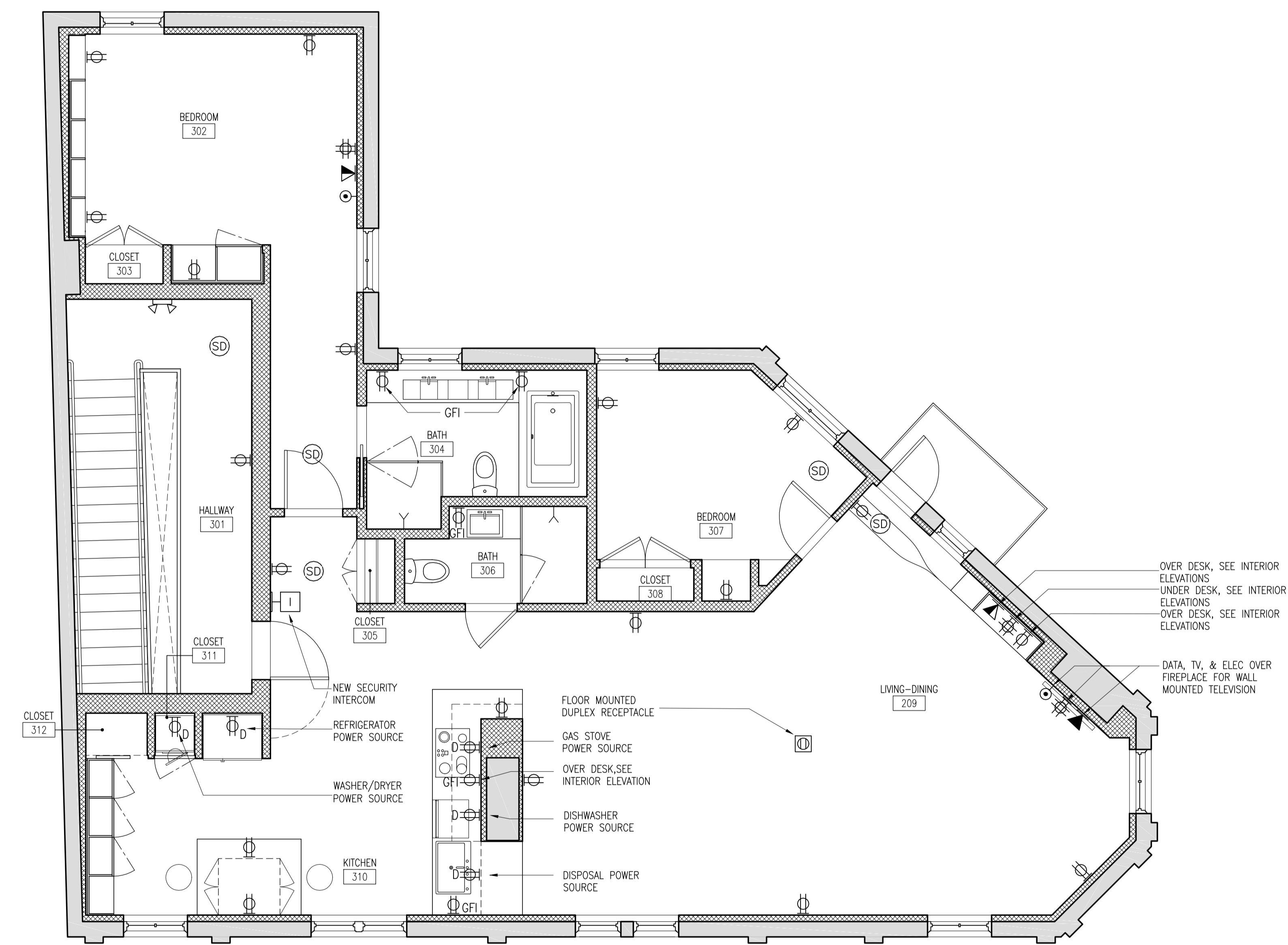
OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

- ELECTRICAL NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
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  - 6) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
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  - 8) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL.
  - 9) CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 10) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 11) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 12) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 13) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

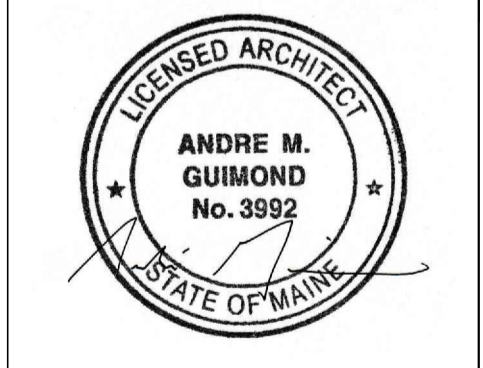
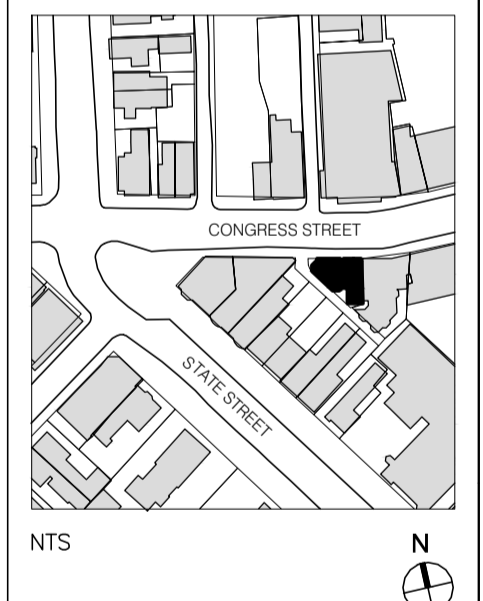
**ELECTRICAL SYMBOLS**

⌘	WALL SWITCH SPECIAL SWITCH TYPES: 2 - TWO WAY 3 - THREE WAY 4 - FOUR WAY D - DIMMER E - EXISTING LOCATION K - KEY OPERATED OC - OCCUPANT SENSOR P - PILOT LIGHTED
JS	JAMB SWITCH/DOOR SWITCH
EXIT	EXIT LIGHT
⌘ GFI	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE GFI - GROUND FAULT INTERRUPTER D - DEDICATED DUPLEX RECEPTACLE E - EXISTING RECEPTACLE C - CLOCK RECEPTACLE SP - SURGE PROTECTION RECEPTACLE IG - ISOLATED GROUND RECEPTACLE
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⌘ 220V	WALL MOUNTED SPECIAL PURPOSE RECEPTACLE SIZE AND TYPE AS INDICATED ON PLANS
⌘ 30A	WALL MOUNTED 208V, 1 PHASE RECEPTACLE NUMBER INDICATES RATED AMPERAGE
⌘	CEILING MOUNTED DUPLEX CONVENIENCE RECEPTACLE
⌘	CEILING MOUNTED JUNCTION BOX
⌘	FLOOR MOUNTED JUNCTION BOX
⌘	WALL MOUNTED JUNCTION BOX
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⌘	4" SQUARE BACKBOX FOR WALL MOUNTED TELE/DATA OUTLET
⌘	4" SQUARE BACKBOX FOR WALL MOUNTED TELEPHONE OUTLET
⌘	4" SQUARE BACKBOX FOR WALL MOUNTED CABLE TELEVISION
I	INTERCOM STATION
P	FIRE ALARM PULL BOX
⌘ SD	SMOKE/CO DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
⌘ H	HEAT DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
⌘ VA	VISUAL ALARM CONNECTED TO ⌘ SP
⌘ SP	STROBE PANEL
⌘	EMERGENCY LIGHT



**1** 3RD FLOOR ELECTRICAL PLAN  
E-103 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG CONTENTS:  
**THIRD FLOOR ELECTRICAL PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **E-103**  
SHEET NO.:

GENERAL CONTRACTOR ON RECORD:

SPECIAL APPLICATIONS:

- LEGEND:
- R/W/DN PIPE RISER UP OR DOWN
  - AUXILIARY DRAIN
  - PROPOSED STEEL PIPE
  - PROPOSED CPVC PIPE
  - ⊕ SYSTEM RISER
  - ⊕ SWAY BRACING
  - ⊕ HYDRAULIC CALC. POINT

DESIGN & SYSTEM NOTES:

ALL PIPING 1/2" & LARGER TO BE SCHEDULE 10 WITH GROOVED DUCTILE IRON FITTING OR CPVC. ALL PIPING 1/4" & SMALLER TO BE SCHEDULE 40 WITH APPROPRIATE FITTING OR CPVC. POSITION, LOCATION, SPACING, AND USE OF SPRINKLERS SHALL BE IN ACCORDANCE WITH NFPA 13. HYDRAULIC CALCULATION PROCEDURES HAVE BEEN DONE IN ACCORDANCE WITH NFPA 13. (SEE PLANS FOR LOCATION OF REMOTE AREAS, HYDRAULIC REFERENCE POINTS, AND SYSTEM DEMANDS.) HIGH TECH FIRE PROTECTION IS TO BEGIN WORK AT 6" UNDERGROUND 1' AFF INSIDE OF BUILDING. DIMENSIONS AND LOCATIONS GIVEN FOR SPRINKLER HEADS AND PIPE MAY VARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. OWNER TO PROVIDE ADEQUATE HEAT THROUGHOUT BUILDING TO PROTECT WATER FILLED PIPING AND EQUIPMENT FROM FREEZING TEMPERATURES. OWNER TO SEAL TYPE COUPLINGS TO BE INSTALLED ON DRY AND/OR PRE-ACTION SYSTEMS. OWNER IS RESPONSIBLE TO MAINTAIN THE SPRINKLER SYSTEM IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 25. INSPECTION, TESTING, & MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS AND/OR ALL APPLICABLE FEDERAL, STATE, AND/OR LOCAL LAWS, CODES AND ORDINANCES. ALL MECHANICAL, ELECTRICAL AND PLUMBING TRADES TO COORDINATE THEIR WORK WITH SPRINKLER CONTRACTOR. ALL ELECTRICAL WORK IS TO BE DONE BY OTHERS.

HEAD LEGEND:

- VIKING\* MODEL VK474  
22 / 155" K=5.8
- 1/2" RESIDENTIAL PENDENT WHITE CONCEALED ESC.  
16" X 16" SPACING
- VIKING\* MODEL VK460  
5 / 155" K=5.8
- 1/2" RESIDENTIAL WHITE HORIZONTAL SIDEWALL SEMI REC. ESC.  
DEFLECTORS 4" TO 6" BELOW CEILING  
16" X 16" SPACING
- GLOBE\* MODEL GL5615  
7 / 200" K=5.6
- 1/2" BRASS UPRIGHT ON SPRIGS
- DEFLECTORS 1" TO 12" BELOW NON-COMBUSTIBLE CEILINGS
- GLOBE\* MODEL GL5606  
38 / 155" K=5.6
- 1/2" WHITE CONCEALED PENDENT GLOBE\* MODEL GL5634  
2 / 155" K=5.6
- 1/2" DRY PENDENT WHITE CONCEALED ESC.  
12" MINIMUM
- GLOBE\* MODEL GL5626  
1 / 155" K=5.6
- 1/2" WHITE HORIZONTAL SIDEWALL SEMI REC. ESC.  
DEFLECTORS 4" TO 6" BELOW NON-COMBUSTIBLE CEILINGS  
\*OR APPROVED EQUAL\*

TOTAL HEADS ON THIS SHEET: 75

SCALE: 1/8" = 1'-0"

REVISIONS:  
NO. DATE: DESCRIPTION:

DATE: AUGUST 12, 2014  
 DESIGNER: ED POLUN (RMS# 515)  
 NICET LEVEL: IV CERT # 108534  
 CHECKED BY: J. FOSS

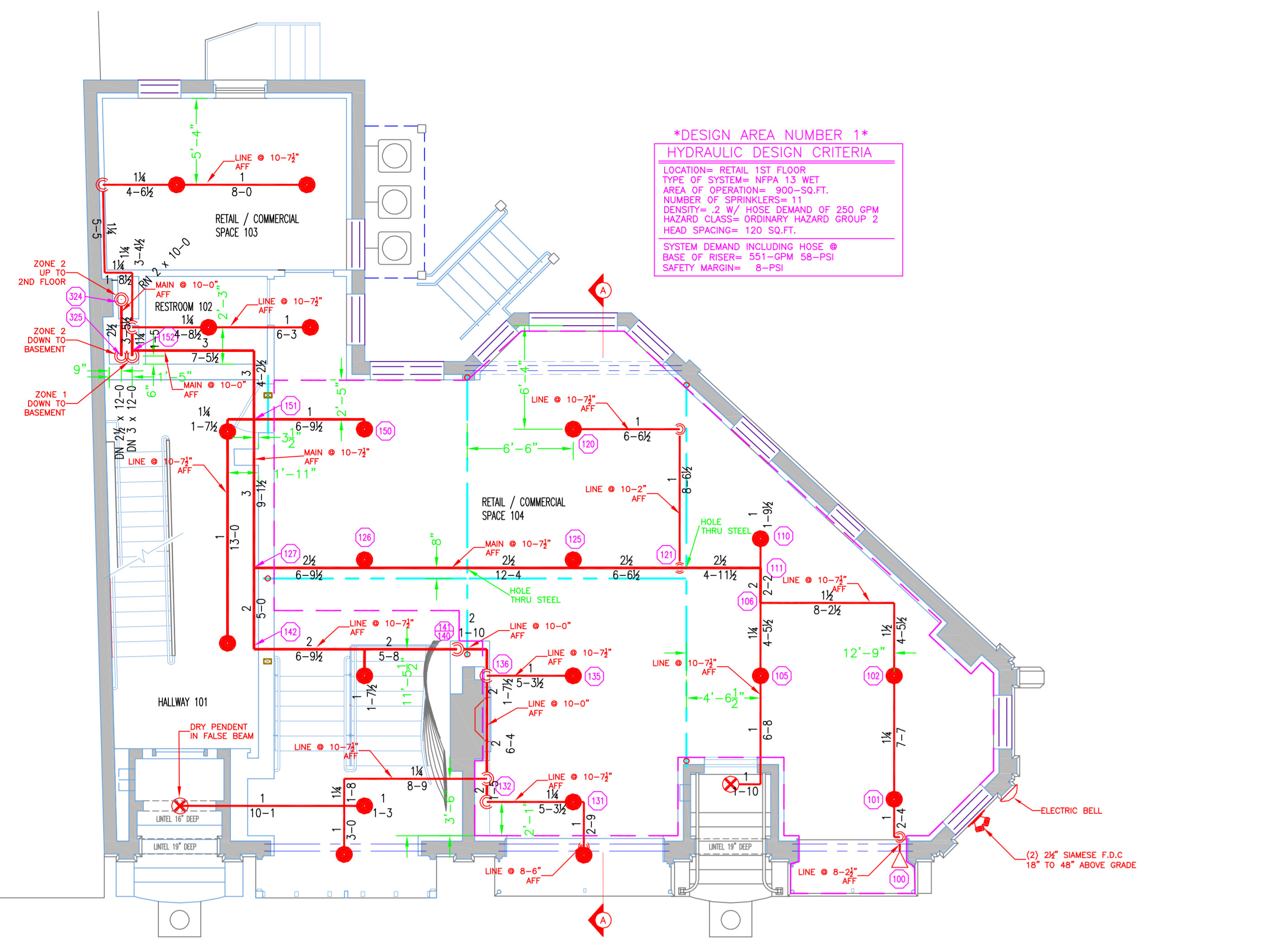
LOCATION:  
 660-662 CONGRESS ST  
 PORTLAND, ME

DRAWING TITLE:  
 660-662 CONGRESS ST.  
 COMMERCIAL ZONE 1  
 RESIDENTIAL ZONE 2  
 FIRE PROTECTION PLAN  
 (NFPA 13 2010ed.)

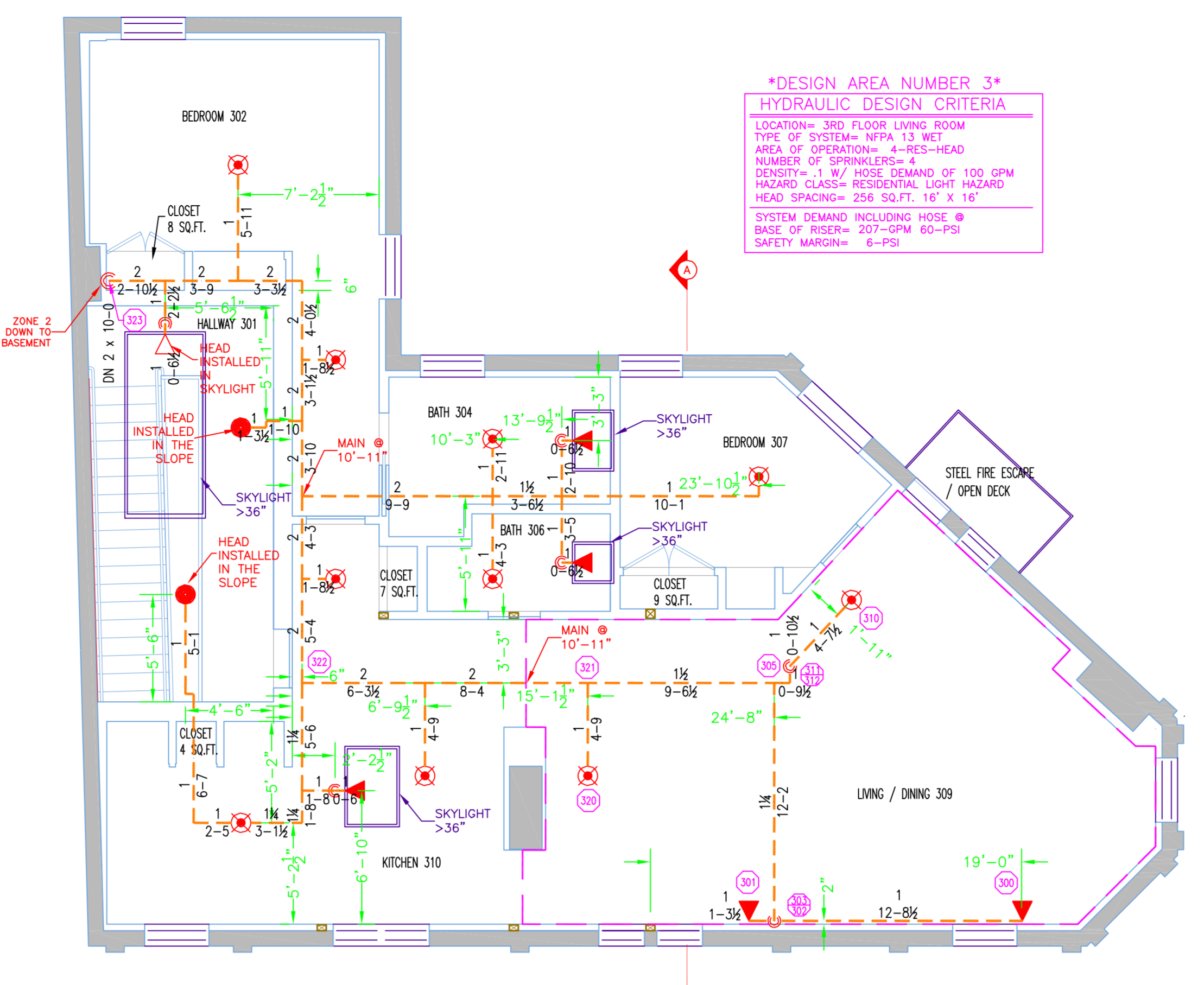
DRAWING NO.: FP-01



6 SITE PLAN  
 SCALE: N.T.S.



1 FIRST FLOOR (ZONE 1)  
 TOTAL PROTECTED AREA 1,740 SQ.FT.  
 SCALE 3/16" = 1'-0"



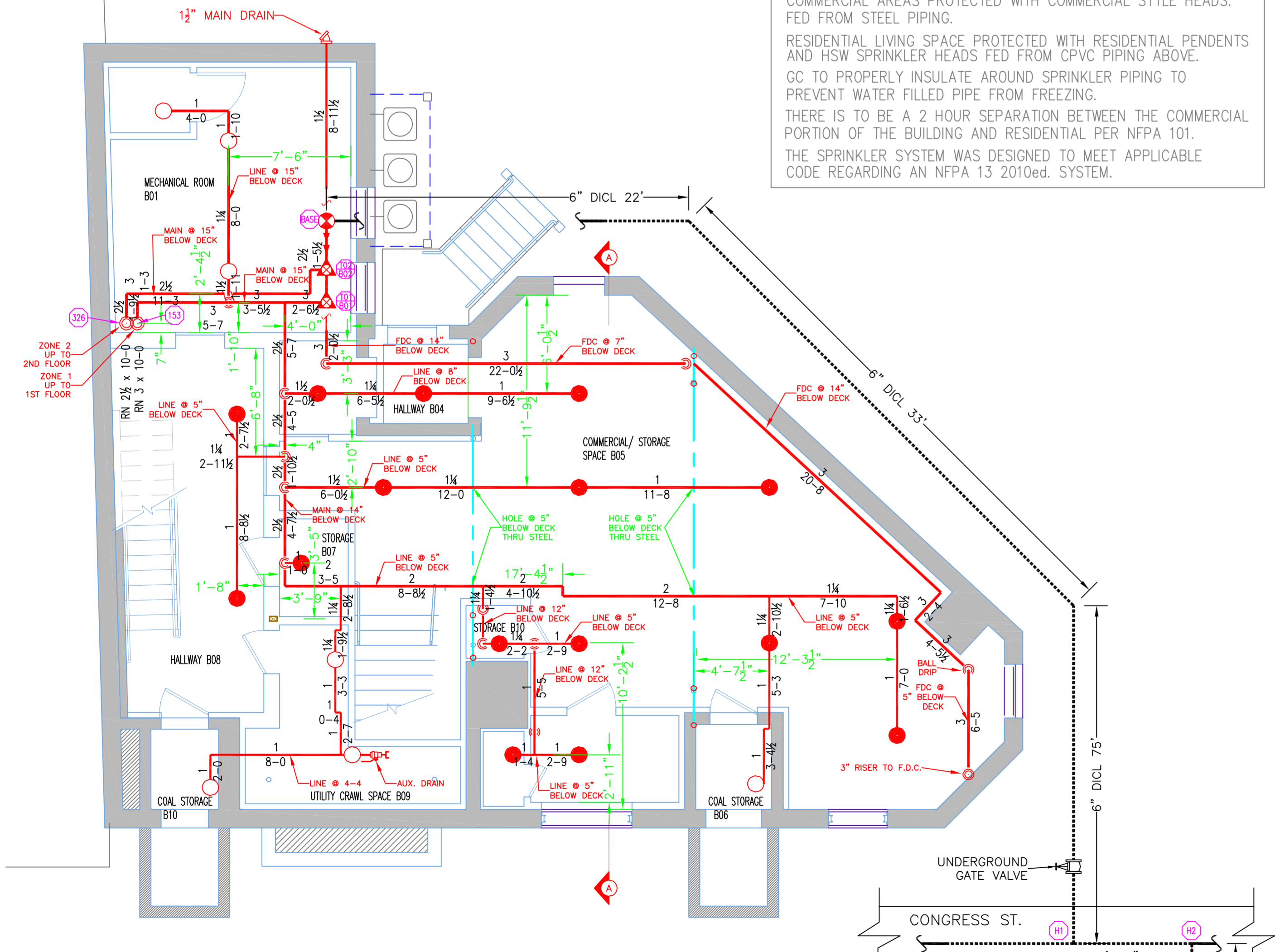
3 THIRD FLOOR (ZONE 2)  
 TOTAL PROTECTED AREA 1,600 SQ.FT.  
 SCALE 3/16" = 1'-0"

**PROJECT DESCRIPTION**

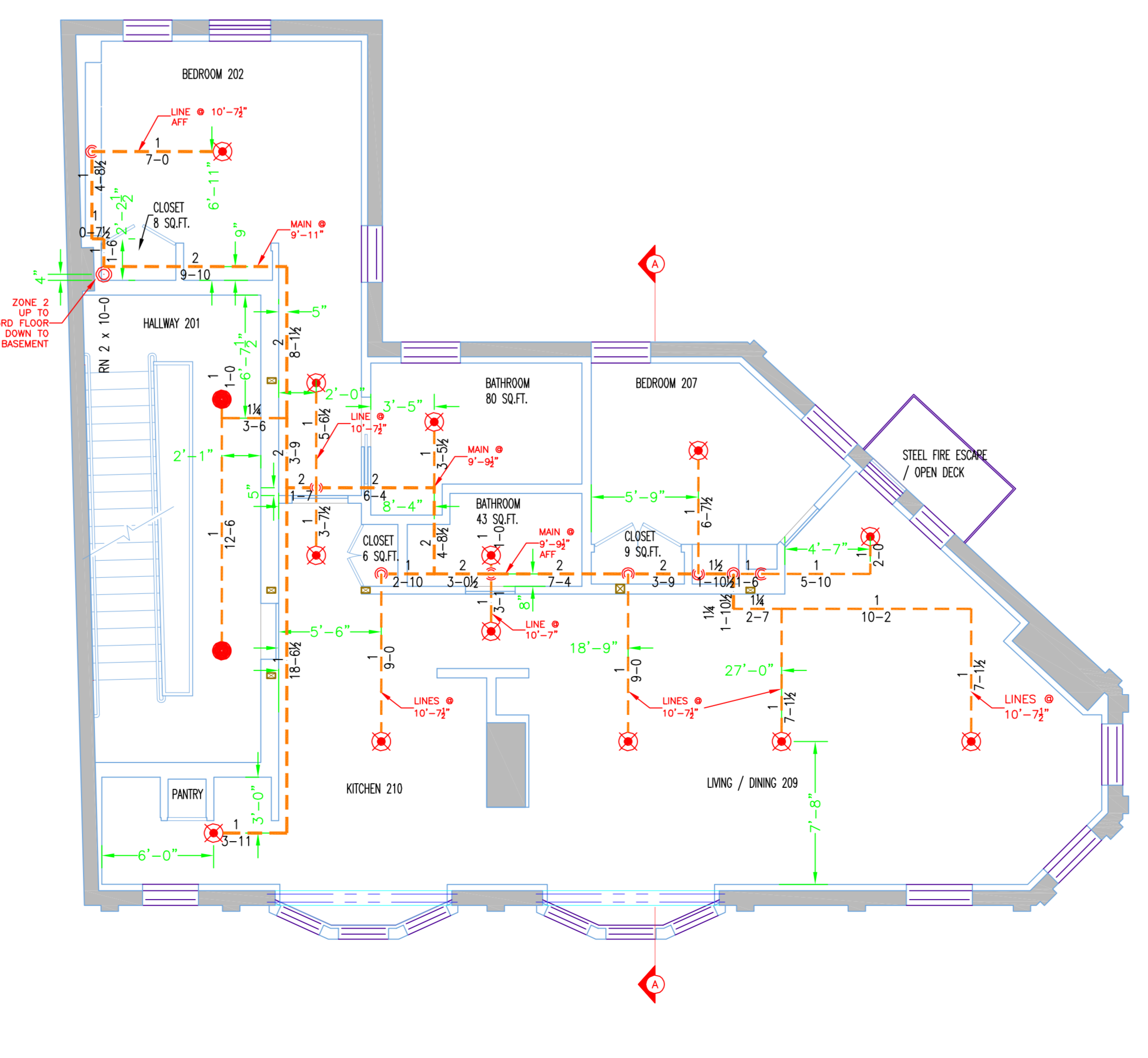
**BUILDING CONST.:**  
 THE BUILDING IS 3 LEVEL ABOVE GRADE + A BASEMENT LEVEL. CONSTRUCTED OF WOOD FRAMING, FIBERGLASS - BLOWN IN INSULATION, AND GYP BOARD CONSTRUCTION. CPVC AND STEEL SPRINKLER PIPING AS SHOWN ON THIS PLAN.

**BUILDING OCCUPANCY:**  
 THE BUILDING IS BEING REMODELED AND DESIGNED FOR MERCANTILE TYPE USAGE IN THE BASEMENT AND 1ST FLOOR. RESIDENTIAL LIVING TYPE USAGE ON THE SECOND AND THIRD FLOOR.

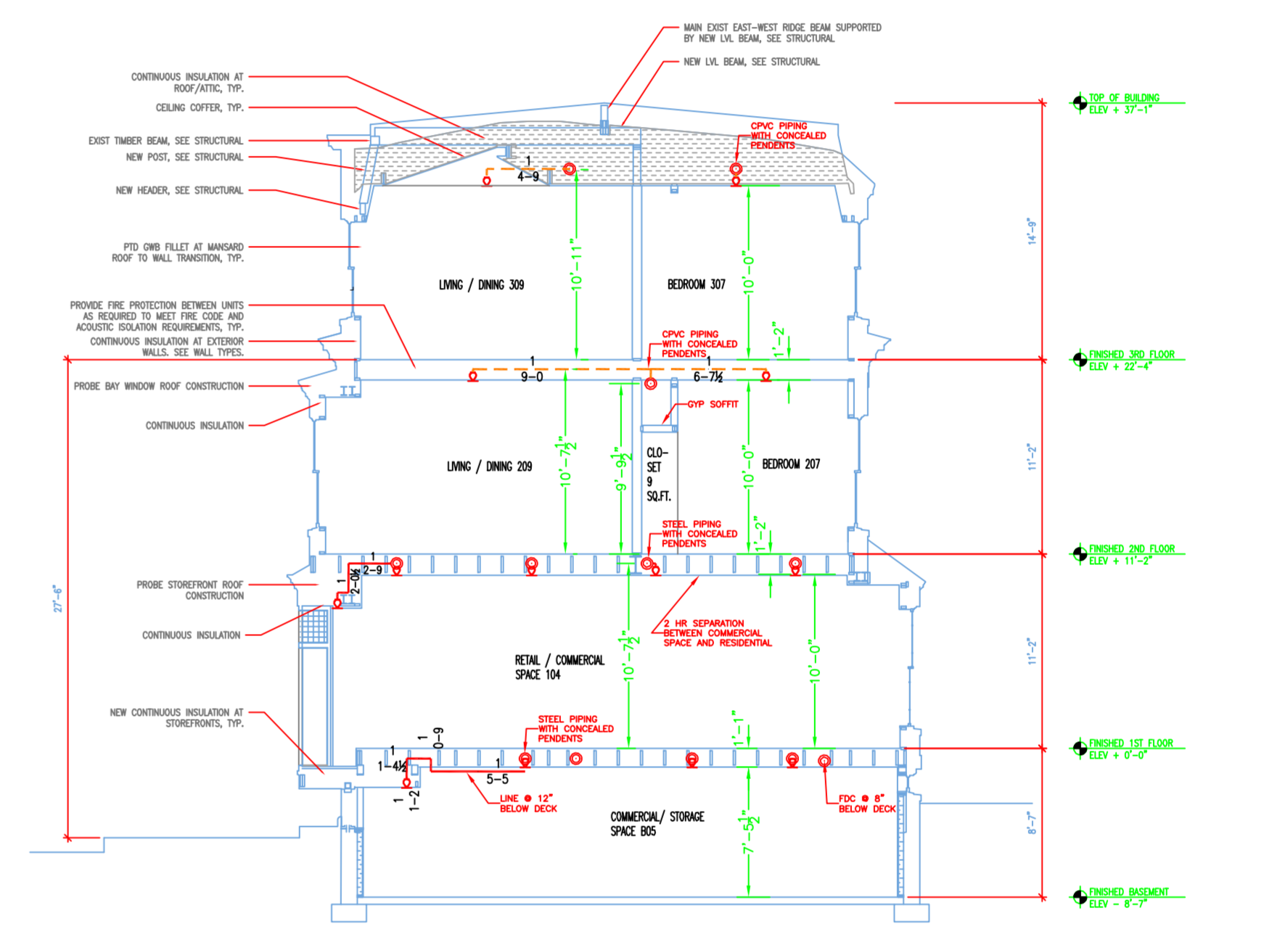
**SPRINKLER SYSTEM DESIGN:**  
 THERE ARE 2 WET ZONED SPRINKLER SYSTEMS FOR THE BUILDING. THE FIRST ZONE IS FOR THE BASEMENT AND 1ST FLOOR COMMERCIAL AREAS AND THE SECOND ZONE IS FOR THE SECOND AND THIRD FLOOR RESIDENTIAL AREAS. COMMERCIAL AREAS PROTECTED WITH COMMERCIAL STYLE HEADS. FED FROM STEEL PIPING. RESIDENTIAL LIVING SPACE PROTECTED WITH RESIDENTIAL PENDENTS AND HSW SPRINKLER HEADS FED FROM CPVC PIPING ABOVE. GC TO PROPERLY INSULATE AROUND SPRINKLER PIPING TO PREVENT WATER FILLED PIPE FROM FREEZING. THERE IS TO BE A 2 HOUR SEPARATION BETWEEN THE COMMERCIAL PORTION OF THE BUILDING AND RESIDENTIAL PER NFPA 101. THE SPRINKLER SYSTEM WAS DESIGNED TO MEET APPLICABLE CODE REGARDING AN NFPA 13 2010ed. SYSTEM.



8 BASEMENT LEVEL (ZONE 1)  
 TOTAL PROTECTED AREA 1,650 SQ.FT.  
 SCALE 3/16" = 1'-0"



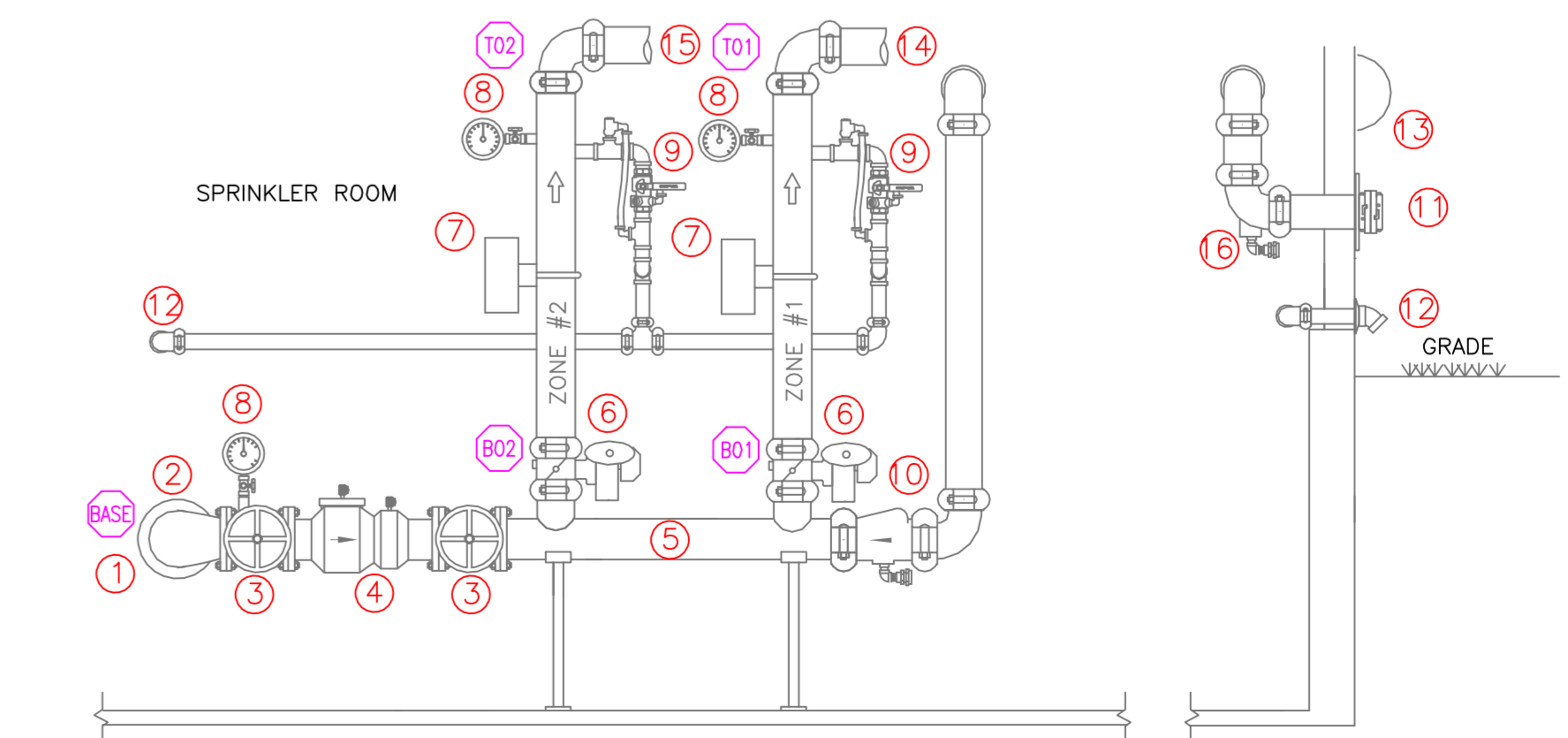
2 SECOND FLOOR (ZONE 2)  
 TOTAL PROTECTED AREA 1,640 SQ.FT.  
 SCALE 3/16" = 1'-0"



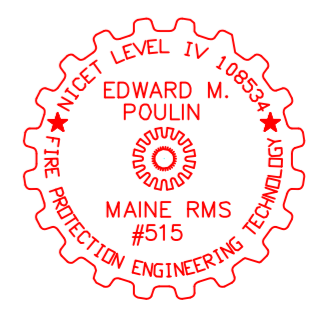
5 SECTION 'A'  
 SCALE 1/8" = 1'-0"

**SPRINKLER SYSTEM COMPONENT DESCRIPTIONS**

1. 6" DIOL UNDERGROUND (BY OTHERS) 1'-6" ABOVE GRADE MINIMUM
2. 6" X 4" FLANGED DUCTILE IRON 90 ELL
3. 4" OS&Y GATE VALVE WITH PRESSURE GAUGE & POTTER OSYSU-1 TAMPER SWITCH
4. 4" WILKINS 350 BACKFLOW PREVENTER
5. 4" HEADER TO FEED ZONE 1 & 2 WET SYSTEMS
6. BUTTERFLY VALVE WITH TAMPER SWITCH
7. POTTER VISR VANE FLOW SWITCH
8. WATER PRESSURE GAUGE
9. INSPECTORS TEST N DRAIN VALVE WITH RELIEF VALVE
10. 3" SWING CHECK VALVE FOR F.D.C. FEED 48" MINIMUM FROM EXTERIOR W BALL DRIP
11. (2) 2 1/2" SIEMSE F.D.C. FOR SPRINKLER SYSTEM (SEE PLAN FOR LOCATION)
12. 1 1/2" MAIN DRAIN PIPED TO EXTERIOR 18" ABOVE GRADE (SEE PLAN FOR LOCATION)
13. 6" ELECTRIC BELL FOR SPRINKLER SYSTEM ON EXTERIOR OF BUILDING
14. 3" WET FEED TO ZONE 1 (COMMERCIAL)
15. 2 1/2" WET FEED TO ZONE 2 (RESIDENTIAL)
16. ADDITIONAL BALL DRIP TO F.D.C.



4 RISER DETAIL  
 SCALE: N.T.S.



# 660 CONGRESS STREET PORTLAND, MAINE

**M-0: COVER SHEET**

**M-1: BASEMENT DUCT AND BOILER VENTING PLAN**

**M-2: FIRST FLOOR DUCT PLAN**

**M-3: SECOND FLOOR DUCT PLAN**

**M-4: THIRD FLOOR DUCT PLAN**

**M-5: BASEMENT PIPING PLAN**

**M-6: FIRST FLOOR PIPING PLAN**

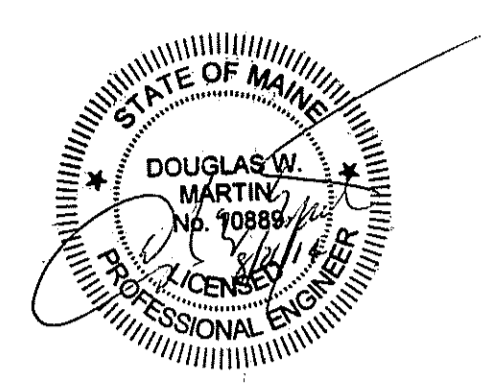
**M-7: SECOND FLOOR PIPING PLAN**

**M-8: THIRD FLOOR PIPING PLAN**

**M-9: DETAILS**

**M-10: EQUIPMENT SCHEDULES**

**M-11: SPECIFICATIONS**



**PERMIT SET**

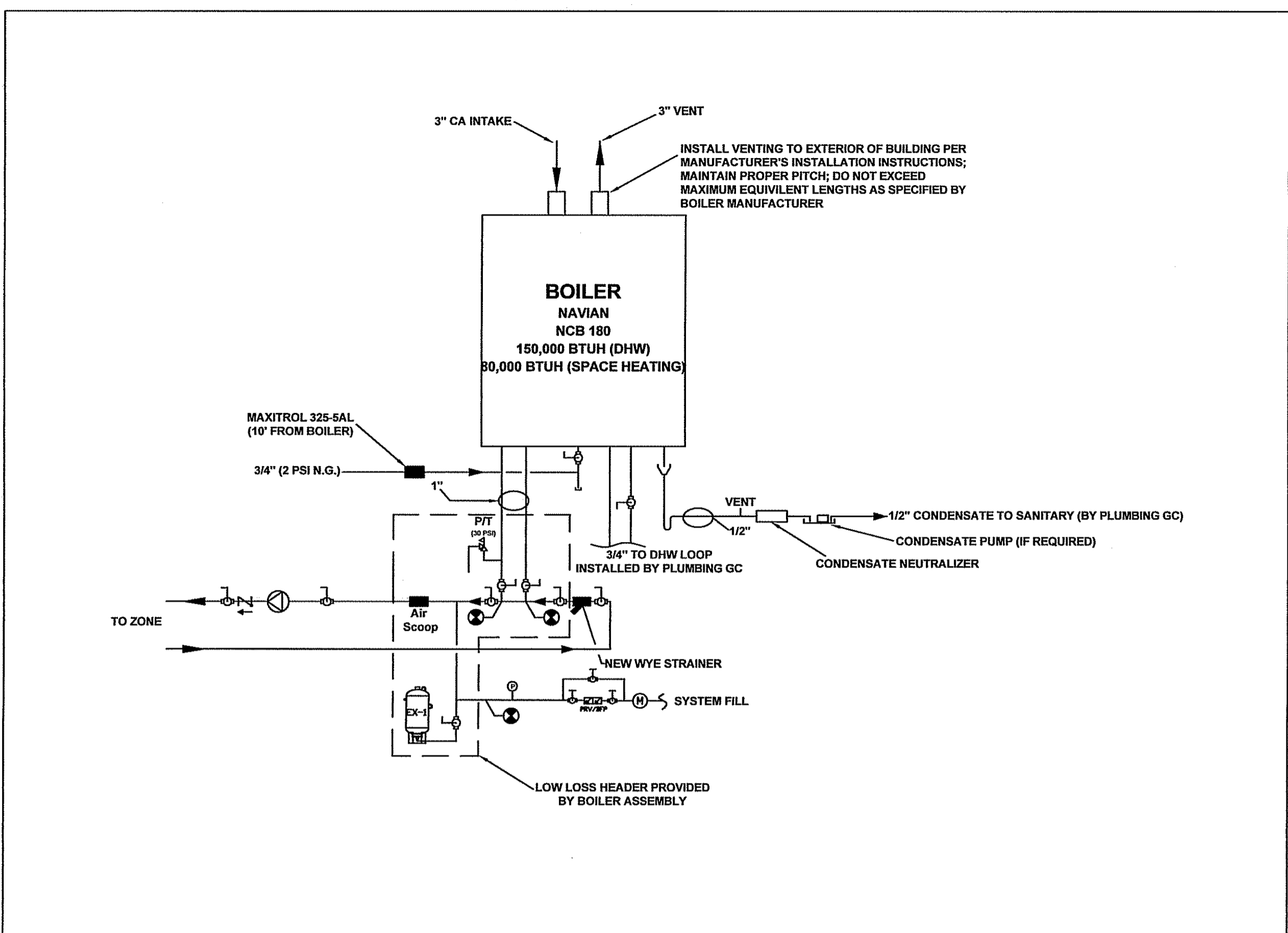
660 CONGRESS STREET  
PORTLAND, ME

**COVER SHEET**

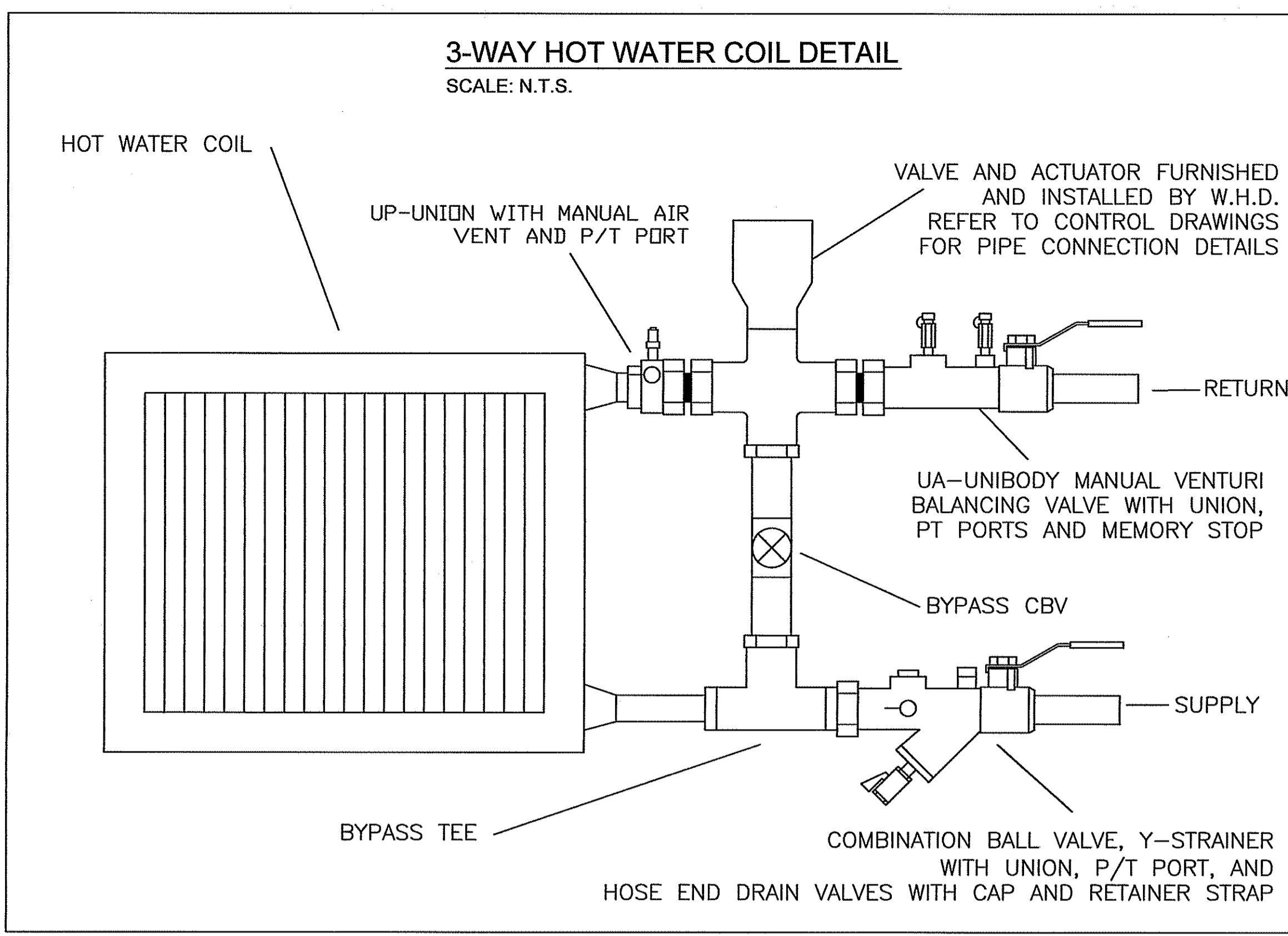
PROJECT NUMBER:	57708
ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

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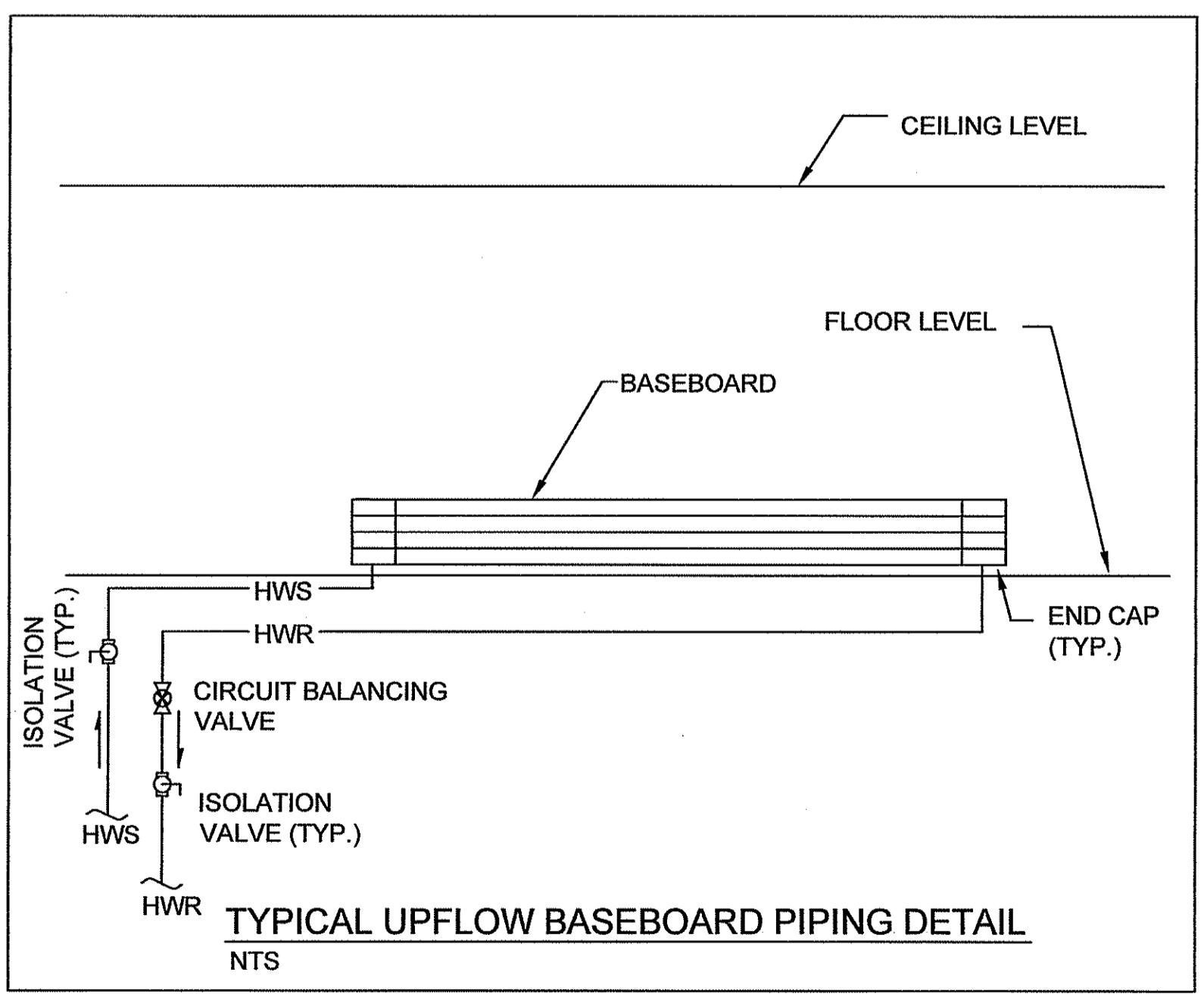
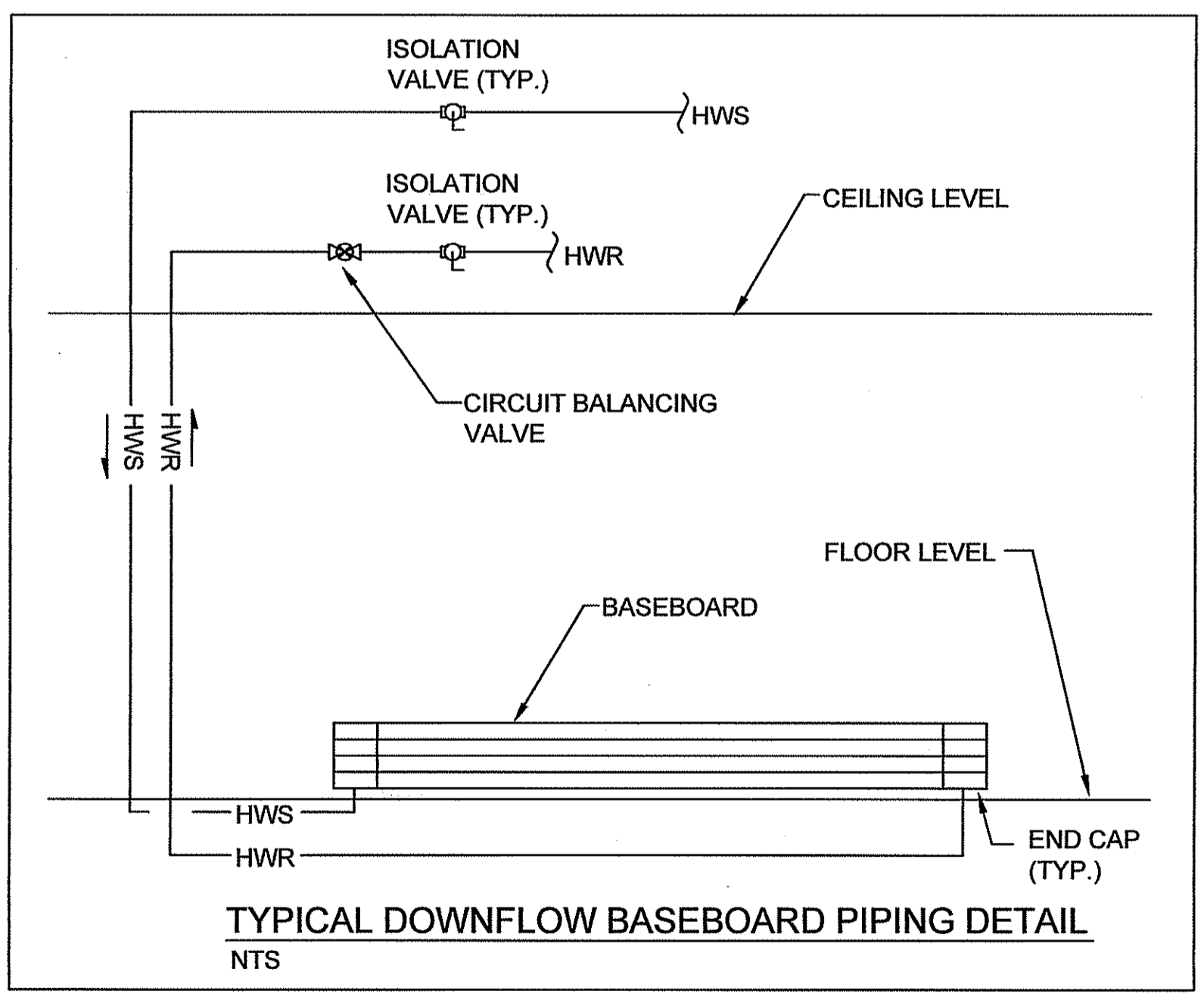
**M-0**



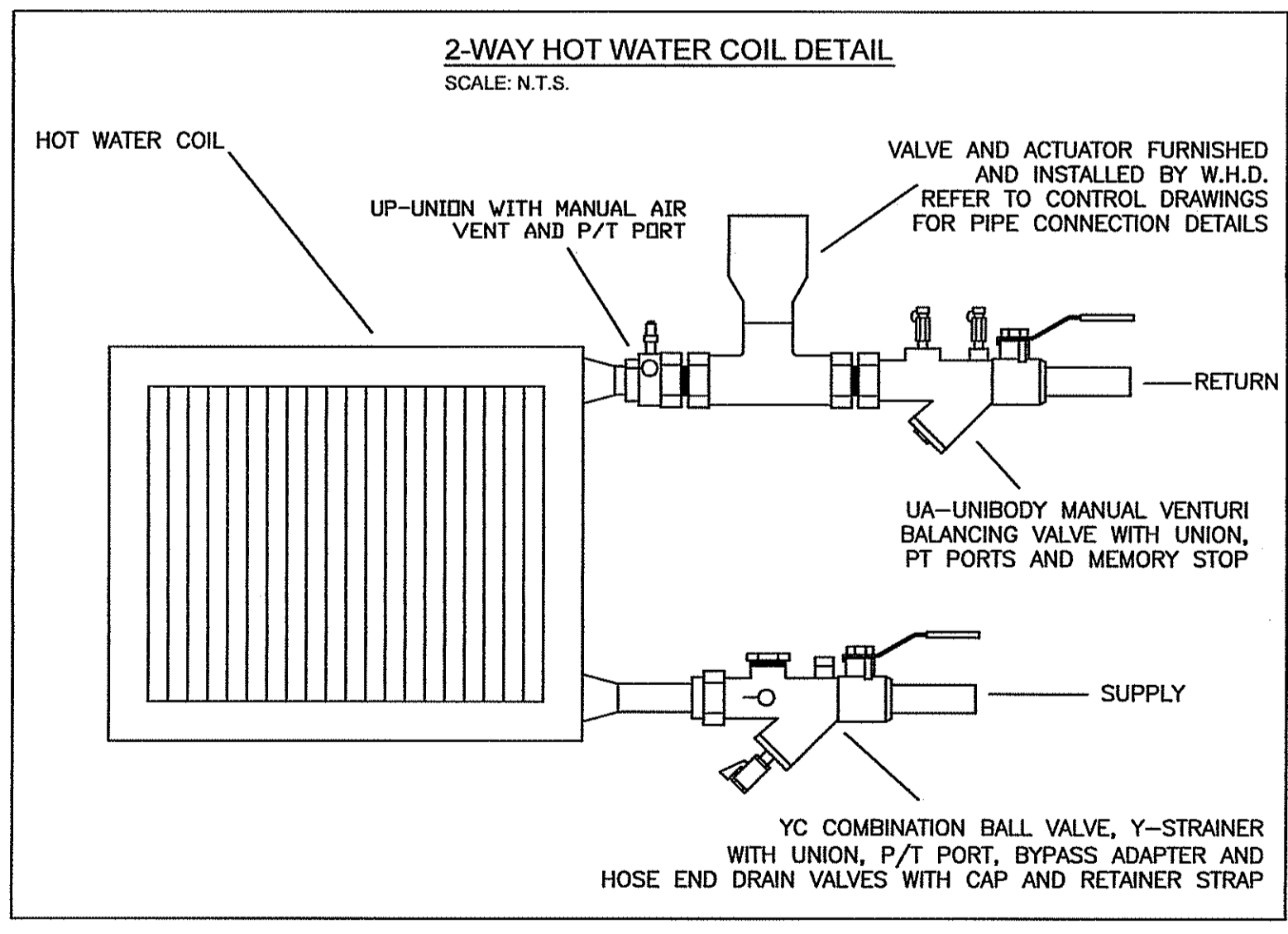
**BOILER DETAIL**  
SCALE: NTS



**3-WAY HOT WATER COIL DETAIL**  
SCALE: NTS

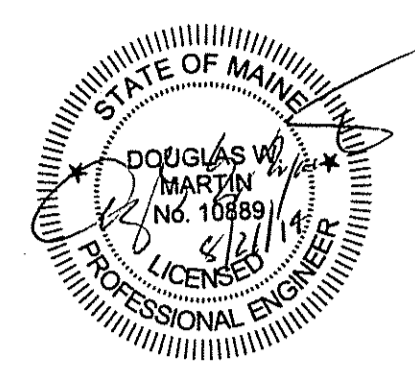


**BASEBOARD DETAIL**  
SCALE: NTS



**2-WAY HOT WATER COIL DETAIL**  
SCALE: NTS

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660 CONGRESS STREET  
PORTLAND, ME

DETAILS

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**M-9**



**BASEBOARD SCHEDULE**

BBTAG	LOCATION	FIN LENGTH (FT)	OUTPUT(BTUh)	GPM	NOTES
BB-1	FUTURE KITCHEN	9	4005	1	
BB-2	BASEMENT BATHROOM	4	1780	1	
BB-3	1ST FLOOR STAIRCASE	8	4000	1	

Note: All Baseboard to be Sterling Petite 9 with 0.75" CU Pipe  
Rated @ 1 GPM and 150 Average Water Temperature

**DUCTLESS MINI SPLIT SCHEDULE**

TAG	Capacity Cooling	Service	Manufacturer	Model Number	Max. Airflow CFM	Weight (Lbs.)	V-Ph-Hz	MCA (Amps)	Max. Fuse Size (Amps)	Cooling Output Capacity (Btuh)	Heating Output Capacity (Btuh)	Notes
DS-1	3 TON	Basement	Panasonic	CS-KE36NKU	671	32	208/230/1/60	20	45	34000	36000	

**PUMP AND HYDRONIC SPECIALTY SCHEDULE**

TAG	Service	GPM	HEAD FT.	Manufacture	Model	Electrical	HP/AMP/RPM	Notes
C-1	BB-1/BB-2/FC-1	TBD	TBD	TACO	TBD	TBD	TBD	
C-2	FC-2	TBD	TBD	TACO	TBD	TBD	TBD	
C-3	FC-3	TBD	TBD	TACO	TBD	TBD	TBD	
AS-1	B-1	-	TBD	TACO	433	-	-	
AS-2	B-2 / B-3	-	TBD	TACO	431	-	-	One Air Scoop per Boiler
EX-1	B-1 / B-2 / B-3	-	TBD	TACO	CBX-15	-	-	One Ex. Tank per Boiler

**RD&G SCHEDULE**

Tag	Manufacture	Model	Neck Size (in)	Throw (ft.)	CFM Range	Noise Criteria	Delta P (in.)	Style
S-1	Titus	300RL	6x6	10	100	15	.07	Surface Mount
S-2	Titus	300RL	14x6	16	300	19	.07	Lay-in
S-3	Titus	300RL	22x12		500-1000			Surface Mount
S-4	Titus	300RL	8x8	14	210-225	18	.07	Surface Mount
S-5	Titus	300RL	8x6	10	120	11	.05	Surface Mount
S-6	Titus	OMNI	6	2	70	<10	.05	Ceiling Mounted Diffuser
S-7	Titus	OMNI	8	5-6	210-300	12-24	0.156-0.352	Ceiling Mounted Diffuser
R-1	Titus	350ZR	34x18	-	1020			Side Wall Return Grille
R-2	Titus	350ZR	12x6	-	280	17	.07	Ceiling Return Grille
R-3	Titus	350ZR	40x20	-	1900			Side Wall Return Grille

**FAN COIL SCHEDULE**

Tag	Manufacturer	Model	NOMINAL CFM	Net Cooling Capacity (MBH)	CLG EAT °F	CLG LAT °F	CLG GPM	CLG WPD °F	CLG EWT °F	CLG LWT °F	HEATING CAPACITY (MBH)	HTG EAT °F	HTG LAT °F	HTG GPM	HTG WPD (FEET H2O)	HTG EWT °F	HTG LWT °F	V/Hz/Ph/MCA/MFS	Area Served
FC-1	TRANE	BCVD054A2	1900	66	78/64	53	-	-	-	-	105	55	106	10.5	1.8	150	130	115/1/60/16.63/25	See Drawings
FC-2/FC-3	TRANE	BCHD036A2	1300	44.75	78/64	53	-	-	-	-	35	72	97	3.6	11.2	150	130	115/1/60/16.63/25	See Drawings

**CONDENSOR UNIT SCHEDULE**

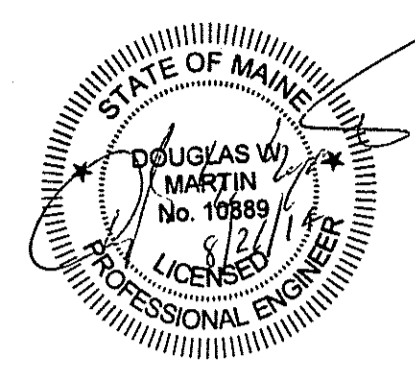
Tag	Manufacturer	Model	NOMINAL COOLING CAPACITY	OPERATING WEIGHT	SEER	V/Hz/Ph/MCA/MFS
CU-1	TRANE	4TTB306061A1000A	5 Tons	275	16	TBD
CU-2/CU-3	TRANE	4TTB3036E1000A	3 Tons	159	13	TBD
CU-4	PANASONIC	CU-KE36NKU	3 Tons	185	16	TBD

**BOILER SCHEDULE**

Tag	Manufacturer	Model	Space Heating Input (MBH)	Space Heating Output (MBH)	Gas Connection (in.)	Supply/Return Connections (in.)	Thermal Efficiency %	Flue Connection (C.A. / VENT) (in.)	Notes
B-1/B-2/B-3	Navian	NCB-180	80	74	3/4	1	93.5	2	Run 3" PVC Venting from Boilers to Concentric Vent Kits

**EXHAUST FAN SCHEDULE**

Tag	Service	Manufacturer	Model Number	CFM	SP (in. wg.)	Speed (rpm)	Power	Electric V/Ph/Hz	Notes
EF-1	Bathrooms	Panasonic	FV-08VKM3	80	0.25	1130	11 W	120/1/60	



**PERMIT SET**

660 CONGRESS STREET  
PORTLAND, ME

**EQUIPMENT SCHEDULES**

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**M-10**

**GENERAL**

**15101 CODES AND PERMITS**

1. THE FOLLOWING CODES WILL BE COMPLIED WITH WHEN DESIGNING AND INSTALLING COMPONENTS AND SYSTEMS UNDER DIVISION 15 - MECHANICAL: OSHA, BOCA, IBC, ASHRAE, SMACNA, NFPA, STATE AND LOCAL ENERGY CODES.  
2. STATE AND LOCAL MECHANICAL PERMITS WILL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR  
3. VENTILATION RATES ARE IN COMPLIANCE WITH ASHRAE 62.1 2007.

**15102 DESIGN CONDITIONS**

1. CLIMATIC DESIGN CONDITIONS WILL BE BASED ON PORTLAND, MAINE AND THE SURROUNDING ARE AS FOLLOWS:  
WINTER - 10° F  
SUMMER - 87° F DB AND 71° F WB  
INTERIOR CONDITIONS OF OFFICES AND COMMON AREAS: 70 DEGS F +/- 2

**15103 CONTRACTOR REQUIREMENTS**

1. MECHANICAL CONTRACTOR TO HAVE LICENSED PROFESSIONAL ENGINEER ON STAFF  
2. MECHANICAL CONTRACTOR TO HAVE A SERVICE DEPARTMENT OPERATING TWENTY-FOUR HOURS A DAY, SEVEN DAYS A WEEK  
3. DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MAINE

**15110 BASIC MECHANICAL REQUIREMENTS**

1. THESE DRAWINGS ARE DIAGRAMMATIC; IT IS THE INSTALLER'S RESPONSIBILITY TO VERIFY ALL CONDITIONS IN THE FIELD TO INSURE THE SYSTEMS CAN BE INSTALLED AS SHOWN. ANY CONFLICTS WITH STRUCTURE OF OTHER BUILDING SYSTEMS MUST BE RESOLVED PRIOR TO COMMENCING WORK  
2. IF THE INTENTION OF THESE DRAWINGS TO SHOW A COMPLETE HVAC SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEERING DEPARTMENT'S ATTENTION  
3. ALL EQUIPMENT MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEERING DEPARTMENT'S ATTENTION  
4. ALL MOTORS FURNISHED SHALL MEET NEMA REQUIREMENTS AND SHALL HAVE AN OPERATING TEMPERATURE OF NOT TO EXCEED 40° C ABOVE AMBIENT TEMPERATURE AND BE SO MARKED. EXCEPT AS NOTED, ALL MOTORS SHALL BE OF THE OPEN Drip-PROOF TYPE. MOTORS MAY BE FURNISHED OF THE FULLY ENCLOSED TYPE IF IT IS THE STANDARD EQUIPMENT.  
5. NAMES AND BEARING MANUFACTURERS NAME OR IDENTIFIABLE TRADEMARK SHALL BE SECURELY AFFIXED IN A CONSPICUOUS PLACE ON EQUIPMENT, OR OTHERWISE PERMANENTLY MARKED.  
6. FLEXIBLE METAL CONDUIT SHALL BE USED FOR ALL CONNECTIONS TO MOTORS AND VIBRATING EQUIPMENT.  
7. CIRCULATION PUMPS TO BE SIZED WITH A MINIMUM OF A 10% SAFETY FACTOR IN FLOW RATES.  
8. AIR SIDE HVAC SYSTEMS TO BE DESIGNED AT AN IN LEVEL OF 30 TO 35.

**SECTION 15100 DUCTWORK**

**PART 1 - GENERAL**

A. SECTION INCLUDES: THIS SPECIFICATION, IN CONJUNCTION WITH THE CONTRACT DOCUMENTS AND DESIGN DRAWINGS, PROVIDES THE MINIMUM REQUIREMENTS FOR MATERIALS AND OPERATIONS USED IN THE FABRICATION AND INSTALLATION OF DUCTWORK. SYSTEMS COVERED BY THIS DOCUMENT INCLUDE HEATING, VENTILATING, AIR CONDITIONING AND EXHAUST.  
B. REFERENCES:  
1. THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS SHALL BE USED, WHERE DIFFERENCES BETWEEN STANDARDS AND THIS SPECIFICATION EXIST, THIS SPECIFICATION SHALL TAKE PRECEDENCE.  
2. SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA)  
3. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)  
4. AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS (ASHRAE)

**PART 2 - PRODUCTS**

2.01 MATERIALS, GENERAL  
RIGID DUCTS, CASINGS AND FITTINGS: SHALL BE MADE FROM GALVANIZED STEEL SHEETS OF LOCK FORM QUALITY PER ASTM A663 WITH A G90 ZINC COATING (0.90 OZ/2FT<sup>2</sup> BOTH SIDES), UNLESS OTHERWISE SHOWN ON THE CONTRACT DOCUMENTS. SHEETS SHALL BE FREE OF PITS, BUSTERS, SILVERS, AND UNUSUAL SPOTS.

A. SUPPORTS: ANGLE IRON, CHANNELS, RODS AND RELATED SUPPORTING MATERIALS SHALL BE GALVANIZED OR RED OXIDE COATED.  
B. FASTENERS: USE GALVANIZED RIVETS, SCREWS AND BOLTS THROUGHOUT, EXCEPT ON STAINLESS STEEL DUCTWORK, USE SS FASTENERS.  
C. REINFORCEMENT: PROVIDE GALVANIZED STEEL OR STAINLESS STEEL REINFORCEMENT STRIPS AND PLATES WHERE REQUIRED.  
D. THE RODS: USE GALVANIZED STEEL, 1/4 INCH MINIMUM DIAMETER FASTENERS FOR DUCTWORK 36 INCH OR LESS IN LENGTH; USE 3/8 INCH MINIMUM DIAMETER FOR LENGTHS LONGER THAN 36 IN.  
E. FLEXIBLE DUCT - SUPPLY & RETURN AIR (INSULATED, LOW PRESSURE): DUCT TO BE A FACTORY FABRICATED ASSEMBLY WITH A LAMINATED INNER LINER OF ALUMINUM FOIL, FIBERGLASS AND POLYESTER, A GALVANIZED STEEL HELIX COIL FORMED TO THE INNER LINER, A FIBERGLASS INSULATION BLANKET, AND A POLYETHYLENE OUTER JACKET. FLEXIBLE DUCT SHALL BE RATED FOR 2" P.W.G. POSITIVE PRESSURE.  
F. MECHANICAL LINER AND FASTENERS:  
1. LINERS: INTERNAL DUCT LINERS SHALL BE 1 INCH THICK FIBERGLASS TYPE 1 OR 1/8 IN PER ASTM 1074 AND HAVE A THERMAL CONDUCTIVITY (K VALUE) OF 0.22 TO 0.75 DEG. F. LINERS SHALL COMPLY WITH NFPA 90A AND 90B AND WITH NAIMA AH14 AND HAVE A MAXIMUM FLAME-SPREAD INDEX OF 25 AND SMOKE-DEVELOPED INDEX OF 50 WHEN TESTED ACCORDING TO ASTM E84. LINERS SHALL BE TREATED WITH AN EPA APPROVED BIOCIDAL TO RESIST BACTERIAL AND FUNGAL GROWTH. ALL SURFACES EXPOSED TO THE AIR STREAM SHALL BE COATED TO PREVENT EROSION OF GLASS FIBERS.  
2. MECHANICAL FASTENERS: GALVANIZED STEEL, SUITABLE FOR ADHESIVE, MECHANICAL OR WELDING ATTACHMENT (SELF-STICK ADHESIVE FASTENERS ARE NOT PERMITTED). PROVIDE FASTENERS THAT WILL NOT DAMAGE THE LINER WHEN APPLIED AS RECOMMENDED BY THE MANUFACTURER, THAT DO NOT CAUSE LEAKAGE WITHIN THE DUCT AND THAT WILL SUSTAIN A 50-POUND TENSILE HEAD LOAD PERPENDICULAR TO DUCT WALL.  
3. LINER ADHESIVE: NON-OXIDIZING, VINYL ACRYLIC, WATER-BASED ADHESIVE USED TO BOND INSULATION TO SHEET METAL SURFACES. OPERATIONAL TEMPERATURE RANGE: 20 TO 160°. CURING TIME: 24 HOURS. MANUFACTURED BY UNITED MCGILL, TYPE I-6A, COMPLY WITH NFPA 90A AND 90B AND WITH ASTM C916

3.02 GAS FIRED EQUIPMENT  
A. COMBUSTION AIR AND VENTING OF GAS-FIRED EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE.  
3.03 DUCT LINERS  
A. INSTALL DUCT LINERS AT LOCATIONS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH NAIMA FIBROUS GLASS DUCT LNER STANDARD. APPLY WITH A SINGLE LAYER OF INDICATED THICKNESS.  
3.04 HANGERS AND SUPPORTS  
A. HANGERS SHALL BE INSTALLED PLUMB AND SHALL PRESENT A NEAT APPEARANCE. STRAP HANGERS SHALL EXTEND THE FULL DEPTH OF THE DUCT, SEND AND EXTEND 1 INCH UNDER AND AGAINST THE BOTTOM OF THE DUCT.  
C. ATTACH HANGERS TO THE DUCTS USING RIVETS OR SCREWS OF APPROPRIATE SIZES 8 INCHES ON CENTER (MINIMUM OF 2 EACH SIDE) AND ON THE BOTTOM RETURN.  
D. ALL DUCTS SHALL BE NICELY SUPPORTED.  
E. WHERE VERTICAL DUCTS PASS THROUGH FLOORS OR ROOFS, SUPPORTING ANGLES SHALL BE ATTACHED TO DUCTS AND TO THE STRUCTURE.  
2. PLACE SUPPORTING ANGLES ON AT LEAST TWO SIDES OF THE DUCT.  
3.05 CONNECTORS  
A. PROVIDE FLEXIBLE CONNECTIONS, NOT LESS THAN 4 INCHES WIDE, CONSTRUCTED OF APPROVED FIREPROOF, WATERPROOF, NON-ASBESTOS, AND GLASS FABRIC, AT THE INLET AND OUTLET CONNECTION OF EACH FAN UNIT. SECURELY FASTENED TO THE UNIT AND TO THE DUCTWORK BY A GALVANIZED IRON BAND PROVIDED WITH TIGHTENING SCREWS. THERE SHALL BE NO METAL-TO-METAL CONTACT AT FLEXIBLE CONNECTIONS. THERE SHALL BE NO STRETCHING OF THE FLEXIBLE MATERIAL AT FLEXIBLE CONNECTIONS. THIS CONNECTION SHALL BE UL LISTED, TO MEET NFPA 90 REQUIREMENTS AND THE FOLLOWING APPLICATIONS:  
1. INDOOR SUPPLY/RETURN AIR: NEOPRENE COATED GLASS FABRIC, MINIMUM 30 OZ/SQ.YD., VENTIFABRICS - "VENTIGLAS" OR DURODYNE - "NEOPRENE".  
2. OUTDOOR SUPPLY/RETURN AIR: U.V. RESISTANT HYPALON COATED GLASS FABRIC, MINIMUM 24 OZ/SQ.YD., VENTIFABRICS - "VENTILON" OR DURODYNE - "DUROLON".  
3.08 DAMPERS  
A. BALANCING DAMPERS: SHALL BE INSTALLED WHERE SHOWN ON DRAWINGS AND AS MAY BE REQUIRED TO BALANCE SYSTEM.

**2.02 DESIGN AND CONSTRUCTION**

**A. GENERAL:**

1. CONSTRUCT ALL DUCTS, CASINGS AND FITTINGS OF RIGID, GALVANIZED STEEL, UNLESS OTHERWISE INDICATED ON THE CONTRACT DOCUMENTS.  
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN THE DUCTWORK TRADE AND THE OTHER MECHANICAL, ELECTRICAL, AND ARCHITECTURAL TRADES.  
3. INSULATION SHALL BE AS SPECIFIED IN SECTION 15091, "DUCT INSULATION".  
4. INSTALL INTERNAL DUCT LINERS ON DUCTS INDICATED TO HAVE LINERS ON THE CONSTRUCTION DRAWINGS. INSTALL LINERS PER NAIMA DUCT LINER GUIDELINES.

B. DUCTWORK CLASSIFICATION  
1. RETURN AIR DUCTWORK SHALL BE FABRICATED TO MEET MINIMUM 2" W.G. INTERNAL PRESSURE.  
2. DUCTWORK FROM THE SUPPLY AIR FAN TO THE TERMINAL VELOCITY REDUCTION DEVICE (VAV BOX) OR ZONE-TEMPERING COIL SHALL BE FABRICATED TO MEET MINIMUM 2" W.G. INTERNAL PRESSURE.  
3. RECTANGULAR DUCTWORK:  
A. SHALL CONFORM TO SMACNA HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE OR SMACNA RECTANGULAR INDUSTRIAL DUCT CONSTRUCTION STANDARDS. MITERED ELBOWS TO HAVE SINGLE WALL TURNING VANES.  
D. ROUND DUCTWORK:  
1. SPIRAL LOCKSEAM OR LONGITUDINAL WELDED SEAM AS MANUFACTURED BY UNITED MCGILL SHEET METAL COMPANY OR EQUAL. MODELS UNSEAL, UNICOAT, OR LONGITUDINAL SEAM.  
2. MINIMUM GALVANIZED STEEL OR STAINLESS STEEL GAUGES, HANGER SPACING, AND REINFORCEMENT SHALL BE PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS.  
3. FITTINGS: FITTINGS SHALL HAVE A WALL THICKNESS NOT LESS THAN THAT REQUIRED FOR LONGITUDINAL-SEAM THROUGHT DUCT.

4. ELBOWS FOR ROUND DUCTS SHALL HAVE A MINIMUM CENTERLINE RADIUS OF 1-1/2 TIMES THE DIAMETER OF THE DUCT AND SHALL BE CONSTRUCTED WITHOUT SPLITTERS.  
2.03 DAMPERS  
A. OUTSIDE AIR DAMPERS: DAMPERS SHALL BE LOW-LEAKAGE TYPE, GREENECK MODEL, N20 OR EQUAL.  
B. MANUAL BALANCING DAMPERS (SUPPLY AIR AND GENERAL EXHAUST SYSTEMS): DAMPERS MAY BE FACTORY OR CONTRACTOR FABRICATED PER SMACNA DUCT CONSTRUCTION STANDARDS.  
2.04 HANGERS AND SUPPORTS  
A. GENERAL: REFER TO SMACNA DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE, RECTANGULAR INDUSTRIAL DUCT CONSTRUCTION STANDARDS, AND ROUND INDUSTRIAL DUCT CONSTRUCTION STANDARDS RESPECTIVELY FOR RECTANGULAR AND ROUND DUCTWORK FOR INSTALLATION OF HANGERS AND SUPPORTS.  
1. STRAPS AND ANGLES SHALL BE MANUFACTURED FROM GALVANIZED STEEL. RODS SHALL BE MANUFACTURED FROM UNCOATED OR GALVANIZED STEEL.  
2. REINFORCED IRON BAND FOR DUCT SUPPORT IS PROHIBITED.  
3. WIRE FOR DUCT SUPPORT IS PROHIBITED.  
2.05 SEALANTS  
A. DUCT SEALER SHALL BE WATER BASED SEALER FOR INDOOR/OUTDOOR USE. UL CLASSIFIED AND PAINTABLE AS MANUFACTURED BY DURODYNE MODEL SAS OR EQUAL.  
B. SELF-ADHERING VINYL COATED FABRIC DUCT TAPE IS NOT PERMITTED, EXCEPT TO TEMPORARILY SEAL THE DUCT OPENINGS FOR CONTAMINATION PREVENTION.  
PART 3 - EXECUTION  
3.01 INSTALLATION  
A. FLEXIBLE DUCTS:  
1. PROVIDE FLEXIBLE DUCT IN FULLY EXTENDED CONDITION, FREE FROM KINKS.  
2. USE ONLY THE MINIMUM LENGTH REQUIRED TO MAKE THE CONNECTION.  
3. DO NOT EXCEED 8'-0" IN LENGTH, FULLY EXTENDED.  
4. WHERE HORIZONTAL SUPPORT IS REQUIRED, HANGER OR SADDLE MATERIAL SHALL BE ENOUGH SO THAT IT DOES NOT REDUCE THE INTERNAL DIAMETER OF THE DUCT AND SHALL BE A MINIMUM 1" WIDE BANDING MATERIAL HANGERS AT NOT MORE THAN 2'-0" CENTERS. MAXIMUM ALLOWABLE SAG 1/2" PER FOOT OF SUPPORT SPACING. FLEXIBLE DUCT SHALL EXTEND STRAIGHT FOR SEVERAL INCHES FROM A CONNECTION BEFORE BENDING.  
5. MAKE JOINTS AND CONNECTIONS WITH 1/2" WIDE POSITIVE LOCKING STEEL, NYLON OR FLEXIBLE RATED STRAPS. CONNECTIONS SHALL BE PER SMACNA DUCT CONSTRUCTION STANDARDS.  
6. USE INSULATED FLEX WHERE INSULATED DUCT IS REQUIRED.  
3.02 METAL DUCTWORK  
1. INSTALL WITH A MINIMUM OF 4" SEPARATION FROM EARTH TO THE DUCT OR INSULATION FINISH.  
2. SECURELY FASTEN AT EACH CHANGE IN DIRECTION.  
3. INSTALL BRANCH CONNECTIONS AND COUPLINGS TIGHT TO THE DUCT WALL SURFACE WITH A MINIMUM OF PROJECTION INTO DUCT. SECURE WITH SHEET METAL SCREWS AT INTERVALS OF 12 INCHES WITH A MINIMUM OF 3 SCREWS IN EACH CONNECTION.  
C. INSULATION: SHALL BE INSTALLED AS DETAILED IN SECTION 15091, "DUCT INSULATION". THE INSULATION, FACING, TAPES AND ADHESIVES APPLIED TO THE EXTERIOR SURFACES OF DUCTS LOCATED WITHIN THE BUILDINGS SHALL HAVE A COMPOSITE FLAME SPREAD OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS.  
D. SEALING DUCTWORK:  
1. 0.2" W.G. CLASSIFICATION: TRANSVERSE JOINTS SHALL BE SEALED AS PER SMACNA GUIDELINES FOR SEAL CLASS A USING PRODUCTS LISTED IN SECTION 2.  
2. GAS FIRED EQUIPMENT  
A. COMBUSTION AIR AND VENTING OF GAS-FIRED EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE.  
3.03 DUCT LINERS  
A. INSTALL DUCT LINERS AT LOCATIONS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH NAIMA FIBROUS GLASS DUCT LNER STANDARD. APPLY WITH A SINGLE LAYER OF INDICATED THICKNESS.  
3.04 HANGERS AND SUPPORTS  
A. HANGERS SHALL BE INSTALLED PLUMB AND SHALL PRESENT A NEAT APPEARANCE. STRAP HANGERS SHALL EXTEND THE FULL DEPTH OF THE DUCT, SEND AND EXTEND 1 INCH UNDER AND AGAINST THE BOTTOM OF THE DUCT.  
C. ATTACH HANGERS TO THE DUCTS USING RIVETS OR SCREWS OF APPROPRIATE SIZES 8 INCHES ON CENTER (MINIMUM OF 2 EACH SIDE) AND ON THE BOTTOM RETURN.  
D. ALL DUCTS SHALL BE NICELY SUPPORTED.  
E. WHERE VERTICAL DUCTS PASS THROUGH FLOORS OR ROOFS, SUPPORTING ANGLES SHALL BE ATTACHED TO DUCTS AND TO THE STRUCTURE.  
2. PLACE SUPPORTING ANGLES ON AT LEAST TWO SIDES OF THE DUCT.  
3.05 CONNECTORS  
A. PROVIDE FLEXIBLE CONNECTIONS, NOT LESS THAN 4 INCHES WIDE, CONSTRUCTED OF APPROVED FIREPROOF, WATERPROOF, NON-ASBESTOS, AND GLASS FABRIC, AT THE INLET AND OUTLET CONNECTION OF EACH FAN UNIT. SECURELY FASTENED TO THE UNIT AND TO THE DUCTWORK BY A GALVANIZED IRON BAND PROVIDED WITH TIGHTENING SCREWS. THERE SHALL BE NO METAL-TO-METAL CONTACT AT FLEXIBLE CONNECTIONS. THERE SHALL BE NO STRETCHING OF THE FLEXIBLE MATERIAL AT FLEXIBLE CONNECTIONS. THIS CONNECTION SHALL BE UL LISTED, TO MEET NFPA 90 REQUIREMENTS AND THE FOLLOWING APPLICATIONS:  
1. INDOOR SUPPLY/RETURN AIR: NEOPRENE COATED GLASS FABRIC, MINIMUM 30 OZ/SQ.YD., VENTIFABRICS - "VENTIGLAS" OR DURODYNE - "NEOPRENE".  
2. OUTDOOR SUPPLY/RETURN AIR: U.V. RESISTANT HYPALON COATED GLASS FABRIC, MINIMUM 24 OZ/SQ.YD., VENTIFABRICS - "VENTILON" OR DURODYNE - "DUROLON".  
3.08 DAMPERS  
A. BALANCING DAMPERS: SHALL BE INSTALLED WHERE SHOWN ON DRAWINGS AND AS MAY BE REQUIRED TO BALANCE SYSTEM.

**SECTION 15055 DIFFUSERS, REGISTERS AND GRILLES**

1. PROVIDE SUPPLY DIFFUSERS, RETURN GRILLES AND EXHAUST OUTLETS OF SIZE, TYPE AND DESIGN AS SHOWN ON DRAWINGS. ACCEPTABLE MANUFACTURERS SHALL BE: TITUS, ANEMOSTAT, KRUEGER, OR METALFARE.  
2. EQUIPMENT SHALL BE TESTED AND RATED PER ASHRAE 91-70.  
3. EQUIPMENT SHALL HANDLE AIR QUANTITIES AT OPERATING VELOCITIES.  
4. WITHOUT OBSTRUCTION AIR MOVEMENT AS DETERMINED BY ENGINEER.  
5. WITH SOUND PRESSURE LEVEL NOT TO EXCEED 50 DB.  
4. DIFFUSERS WITHIN SAME ROOM OR AREA SHALL BE OF SAME TYPE AND STYLE TO PROVIDE ARCHITECTURAL UNIFORMITY.  
5. FINISH SHALL BE AS DIRECTED BY ARCHITECT.  
6. COORDINATE DIFFUSERS, REGISTERS AND GRILLES WITH CEILING AND WALL CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LENGTHS AND FOR FRAMING AND MITERING ARRANGEMENTS THAT MAY DIFFER FROM THOSE SHOWN ON HVAC DRAWINGS.

**SECTION 15091 DUCT INSULATION**

**PART 1 - GENERAL**

1.01 SUMMARY  
A. SECTION INCLUDES: SEMIRIGID AND FLEXIBLE INSULATION FOR DUCTS, PLENUMS, AND BREECHINGS; INSULATING CEMENTS, FIELD-APPLIED JACKETS, ACCESSORIES; AND SEALING COMPOUNDS.  
1.02 REFERENCES  
A. AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM)  
PART 2 - PRODUCTS  
2.01 INSULATION MATERIALS  
A. MINERAL-FIBER BOARD THERMAL INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 612, TYPE II, FOR USE TO 450 DEGS. F, WITH A FACTORY-APPLIED JACKET MANUFACTURED FROM FOIL, REINFORCING SCRM, AND KRAFT PAPER (FRK), MINIMUM DENSITY OF 3.14 LB./CU.FT., MAXIMUM CONDUCTIVITY OF 0.43 (BTU-IN./HR.-SQ.FT.-DEG. F) AT 300 DEGS. F.  
B. MINERAL-FIBER BLANKET THERMAL INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 553, TYPE II, FOR USE TO 450 DEGS. F, WITH A FACTORY-APPLIED JACKET MANUFACTURED FROM FOIL, REINFORCING SCRM, AND KRAFT PAPER (FRK), MINIMUM DENSITY OF 3.14 LB./CU.FT., MAXIMUM CONDUCTIVITY OF 0.43 (BTU-IN./HR.-SQ.FT.-DEG. F) AT 300 DEGS. F.  
C. FIBERGLASS "PIPE & TANK" INSULATION: SEMI-RIGID FIBERGLASS BOARD IN ROLL FORM. COMPLY WITH ASTM C 775, TYPE II, FOR USE TO 850 DEGS. F WITH A FACTORY-APPLIED JACKET MANUFACTURED FROM FOIL, REINFORCING SCRM, AND KRAFT PAPER (FRK).  
D. MAXIMUM CONDUCTIVITY OF 0.45 (BTU-IN./HR.-SQ.FT.-DEG. F) AT 300 DEGS. F.  
D. CALCIUM SILICATE INSULATION: FLAT, CURVED, AND GROOVED-CHANNEL SECTIONS OF NONCOMBUSTIBLE, INORGANIC HYDROUS CALCIUM SILICATE WITH A NONABRASIVE FIBROUS REINFORCEMENT. COMPLY WITH ASTM C 553, TYPE I.  
E. VAPOR RETARDER MASTICS: FIRE- AND WATER-RESISTANT, VAPOR-RETARDER MASTIC FOR INDOOR APPLICATIONS. COMPLY WITH MIL-C-15656C, TYPE II.

**PART 2 - PRODUCTS**

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**SECTION 15100 PIPING INSULATION**

**A. GENERAL**

1. ALL INSULATION MATERIALS INCLUDING JACKETS, FACING, ADHESIVE, COATINGS AND ACCESSORIES SHALL BE FIRE AND SMOKE HAZARD RATED AND LISTED BY UNDERWRITERS LABORATORIES, INC. AND COMPLY WITH UL 723 (ASTM E-84). THE FUEL CONTRIBUTED AND SMOKE DEVELOPED SHALL NOT EXCEED 50 AND FLAME SPREAD SHALL NOT EXCEED 25.  
B. PIPING INSULATION  
1. INSULATION FOR PIPING SHALL BE MOLDED FIBERGLASS, MAXIMUM 0.23 K-FACTOR AT 75° MEAN TEMPERATURE, 3/4 LB. DENSITY WITH 10% PIPING JACKET (FIRE RETARDANT LAMINATE OF WHITE KRAFT FACINGS, GLASS SCRM REINFORCING AND ALUMINUM FOL).  
2. INSULATION FOR PIPING SHALL BE MOLDED FIBERGLASS, MAXIMUM 0.23 K-FACTOR AT 75° MEAN TEMPERATURE, 3/4 LB. DENSITY WITH 10% PIPING JACKET (FIRE RETARDANT LAMINATE OF WHITE KRAFT FACINGS, GLASS SCRM REINFORCING AND ALUMINUM FOL).  
3. PROVIDE ADDITIONAL SUPPORTS AT CHANGE OF DIRECTION, RUNOUTS, AND CONCENTRATED LOADS DUE TO VALVES, ETC.  
4. VERTICAL PIPING SHALL BE SUPPORTED WITH BEARING PLATE ON STRUCTURAL SUPPORT. PROVIDE GUIDES AT EVERY SECOND FLOOR (SPACING NOT TO EXCEED 25 FT.). SUPPORT AT TOP SHALL BE PROVIDED WITH SPRING HANGER HAVING A PROVISION FOR EXPANSION.

DUCTWORK DESCRIPTION	FIBER CLASS	DUCT DATA		INSULATION
		SUPPLY	RETURN	
PIPE	2" W.G.	1" FREE OF DUCTWORK	1" FOR FIBER INSULATION FOR NONHORIZONTAL DUCTWORK	PIPE
ROOF SUPPLY	2" W.G.	1" FREE OF DUCTWORK	1" FOR FIBER INSULATION FOR NONHORIZONTAL DUCTWORK	PIPE
ROOF RETURN	2" W.G.	1" FREE OF DUCTWORK	1" FOR FIBER INSULATION FOR NONHORIZONTAL DUCTWORK	PIPE
INDOOR SUPPLY	2" W.G.	1" FREE OF DUCTWORK	1" FOR FIBER INSULATION FOR NONHORIZONTAL DUCTWORK	PIPE
INDOOR RETURN	2" W.G.	1" FREE OF DUCTWORK	1" FOR FIBER INSULATION FOR NONHORIZONTAL DUCTWORK	PIPE
OUTDOOR SUPPLY	2" W.G.	1" FREE OF DUCTWORK	1" FOR FIBER INSULATION FOR NONHORIZONTAL DUCTWORK	PIPE
OUTDOOR RETURN	2" W.G.	1" FREE OF DUCTWORK	1" FOR FIBER INSULATION FOR NONHORIZONTAL DUCTWORK	PIPE

**SECTION 15091 HYDRONIC PIPING SYSTEM**

1. HOT WATER HEATING PIPING: TYPE L HARD COPPER TUBING AND CAST BRONZE OR BROUGHT COPPER SOLDER FITTINGS OR SCHEDULE 40 CARBON STEEL PIPE WITH THREADED JOINTS AND MALLEABLE IRON FITTINGS OR PIPE TUBING AS SPECIFIED IN DRAWINGS.  
SUMMARY:  
- HOT WATER SUPPLY AND RETURN TO BE: SCH 40 WITH THREADED, OR WELDED CONNECTIONS, OR TYPE L HARD COPPER OR PEX TUBING AS SPECIFIED IN DRAWINGS  
2. ADJUSTABLE SWIVEL HANGERS: PIPE SIZES 2" AND LESS: CARPENTER AND PATERSON FIG. 600 CONFORMING TO MSS-SP-58, OVERSIZE FOR INSULATED PIPING SYSTEMS. PIPE SIZES LARGER THAN 2": CARPENTER AND PATERSON FIG. 100, OVERSIZE FOR INSULATED PIPING SYSTEMS.  
3. BALL VALVES: APOLLO 70-100 SERIES OR EQUAL, BRONZE BODY, FED. SPEC. WW-V-55, TYPE 11, CLASS (BRONZE), STYLE 3, BLOW-OUT PROOF STEM, 600 POUND W.O.G., SCREWED CONNECTION FOR STEEL PIPE, SWEAT CONNECTION FOR COPPER TUBE. PROVIDE STEM EXTENSION TO ALLOW OPERATION WITHOUT INTERFERING WITH PIPE INSULATION.  
4. GATE VALVES: NIBCO MODEL 5-113 OR 1-113, OR EQUAL, BRONZE BODY FED. SPEC. WW-V-54, WEDGE DISC, RISING STEM, SCREWED CONNECTION FOR STEEL PIPE, SWEAT CONNECTION FOR COPPER TUBE, 150-POUND CLASS.  
5. OUTSIDE SCREW AND YOKE (OS&Y) GATE VALVES: NIBCO MODEL F-617-B, IRON BODY, FED. SPEC. WW-V-58 WITH BRONZE TRIM, 125 POUND CLASS OR EQUAL.  
6. CHECK VALVES: TACO MPY, FLOWCHECKS, OR EQUAL.  
7. THERMOMETERS: TRENDE MODEL 190445 OR ASHROCKFIT SERIES 600A-04, DIAL TYPE, MIL SPEC MIL-T-9955, 4-1/2" DIAMETER TYPE.  
8. PRESSURE GAUGES: TRENDE SERIES 600 OR ASHROCKFIT TYPE 100B, GRADE B, ANSI B4.1, 3-1/2" DIAMETER FACE INSTALLED WITH SHUTOFF PETCOCK AND RESTRICTOR. PRESSURE RANGE: 0-60 PSIG WITH 5 PSI GRADUATIONS, 0-100 PSIG WITH 10 PSI GRADUATIONS FOR CONDENSER WATER PUMPS.  
9. MANUAL AIR VENTS: BRASS BODY, FIBER DISCS, 125 PSI WORKING PRESSURE, AND 240 DEGREE F MAXIMUM TEMPERATURE.  
10. AIR SEPARATOR TO TACO, AS SCHEDULED (WHEN APPLICABLE).

**SECTION 15100 PIPING INSULATION DATA**

SERVICE	INSULATION MATERIAL	VAPOR BARRIER REQUIRED	INSULATION WALL THICKNESS AT THE GIVEN PIPE DIAMETERS			
			<1"	1" to <1.5"	1.5" to 4"	
<b>Heating Systems (Hot Water Supply and Return)</b>						
Fluid Design Operating Temperature Range: 141° F to 200° F	Glass Fiber	Yes	1.0"	1.0"	1.0"	
Air Conditioning Condensate Drain Line Located Inside	Elastomeric Foam	NA	0.5"	0.5"	1.0"	
	Glass Fiber	Yes	0.5"	0.5"	1.0"	
<b>Cooling Systems (Chilled Water)</b>						
Fluid Design Operating Temperature Range: 40° F to 60° F	Elastomeric Foam	NA	0.5"	0.5"	1.0"	
	Glass Fiber	Yes	0.5"	0.5"	1.0"	

**COPPER PIPING**  
MAXIMUM SPACING  
3/8" AND UNDER THROUGH 3/4"  
1" THROUGH 1-1/2"  
2" AND LARGER 10'-0"  
VERTICAL: COPPER PIPING SHALL BE SUPPORTED AT 10 FEET INTERVALS  
MAXIMUM  
B. ROUND RODS SUPPORTING THE PIPE HANGERS SHALL BE THE FOLLOWING DIMENSIONS:  
2" PIPE AND UNDER 3/8" ROD  
2-1/2" TO 3" PIPE 1/2" ROD  
C. HANGER RODS SHALL BE CARBON STEEL PER ASTM A307, GRADE B, THREADED PER ANSI B1.1 COARSE THREAD SERIES, CLASS 2A FIT. HANGER RODS SHALL HAVE MINIMUM 6" THREADED ENDS.  
D. PLACE A HANGER WITHIN 1'-0" OF EACH SIDE FOR EACH HORIZONTAL ELBOW.  
E. USE HANGERS WHICH ARE VERTICALLY ADJUSTABLE 1-1/2" MINIMUM AFTER PIPING IS ERECTED.  
F. USE PLASTIC COATED STRAPS ON COPPER PIPE.  
3.08 BRAZED JOINTS  
A. WHEN BRAZING, REMOVE SOLENOID VALVE COILS AND SIGHT GLASSES; ALSO REMOVE VALVE STEMS, SEATS, AND PACKING, AND ACCESSIBLE INTERNAL PARTS OF REFRIGERANT SPECIALTIES. DO NOT APPLY HEAT NEAR EXPANSION VALVE BULB. JOINTS SHALL BE COOL BEFORE REASSEMBLY.  
B. TUBING SHALL BE CUT SQUARE, REAMED, AND BURRS REMOVED.  
C. BOTH INSIDE OF FITTINGS AND OUTSIDE OF TUBING SHALL BE WELL CLEANED WITH AN ABRASIVE CLOTH OR STAINLESS-STEEL WIRE BRUSH BEFORE BRAZING. STEEL WOOD IS NOT PERMITTED.  
D. DURING BRAZING AN INERT GAS (SUCH AS DRY NITROGEN) SHALL BE CONTINUOUSLY PASSED THROUGH THE SYSTEM AT A FLOW RATE SUFFICIENT TO MAINTAIN AN OXYGEN-FREE ENVIRONMENT TO PREVENT THE FORMATION OF COPPER OXIDE SCALE.  
E. CARE SHALL BE TAKEN TO PREVENT ANNEALING OF FITTINGS AND TUBING WHEN MAKING CONNECTIONS.  
F. COPPER TO COPPER JOINTS SHALL BE BRAZED WITH A COPPER-PHOSPHOROUS BRAZING ALLOY CONTAINING A MINIMUM OF 15% SILVER AND CONFORMING TO AWS A5.8, BCUPS.

**SECTION 15100 REFRIGERANT SYSTEMS**

**PART 1 - GENERAL**

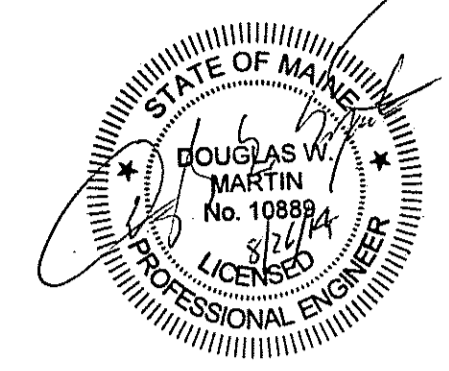
1.01 SUMMARY  
A. HANGER AND SUPPORT INSTALLATION  
1. VERTICAL PIPING: MSS TYPE B OR TYP3 42, CLAMPS.  
2. INDIVIDUAL, STRAIGHT, HORIZONTAL PIPING RUNS: ACCORDING TO THE FOLLOWING:  
A. 100 FEET OR LESS: MSS TYPE 1, ADJUSTABLE STEEL CLEVIS HANGERS.  
B. LONGER THAN 100 FEET: MSS TYPE 43, ADJUSTABLE ROLLER HANGERS.  
3. INDIVIDUAL, STRAIGHT, HORIZONTAL PIPING RUNS: ACCORDING TO THE FOLLOWING:  
4. ROD DIAMETER MAY BE REDUCED 1 SIZE FOR DOUBLE-ROD HANGERS, WITH 3/8" MINIMUM RODS.  
5. INSTALL HANGERS FOR COPPER PIPING WITH THE FOLLOWING MAXIMUM HORIZONTAL SPACING AND MINIMUM ROD DIAMETERS:  
A. NPS 1-1/2 AND NPS 2: 60 INCHES WITH 3/8" ROD.  
B. NPS 3: 60 INCHES WITH 1/2" ROD.  
C. NPS 4 AND NPS 5: 60 INCHES WITH 5/8" ROD.  
D. NPS 6: 60 INCHES WITH 1" ROD.  
E. NPS 8 TO NPS 12: 60 INCHES WITH 7/8" ROD.  
F. SPACING FOR 10 FOOT LENGTHS MAY BE INCREASED TO 10 FEET.  
G. SPACING FOR FITTINGS IS LIMITED TO 60 INCHES.  
6. INSTALL SUPPORTS FOR COPPER PIPING EVERY 15 FEET.  
7. SUPPORT PIPING AND TUBING NOT LISTED ABOVE ACCORDING TO MSS SP-68 AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

B. PIPING SUPPORTS  
1. HORIZONTAL PIPING SHALL BE SUPPORTED BY

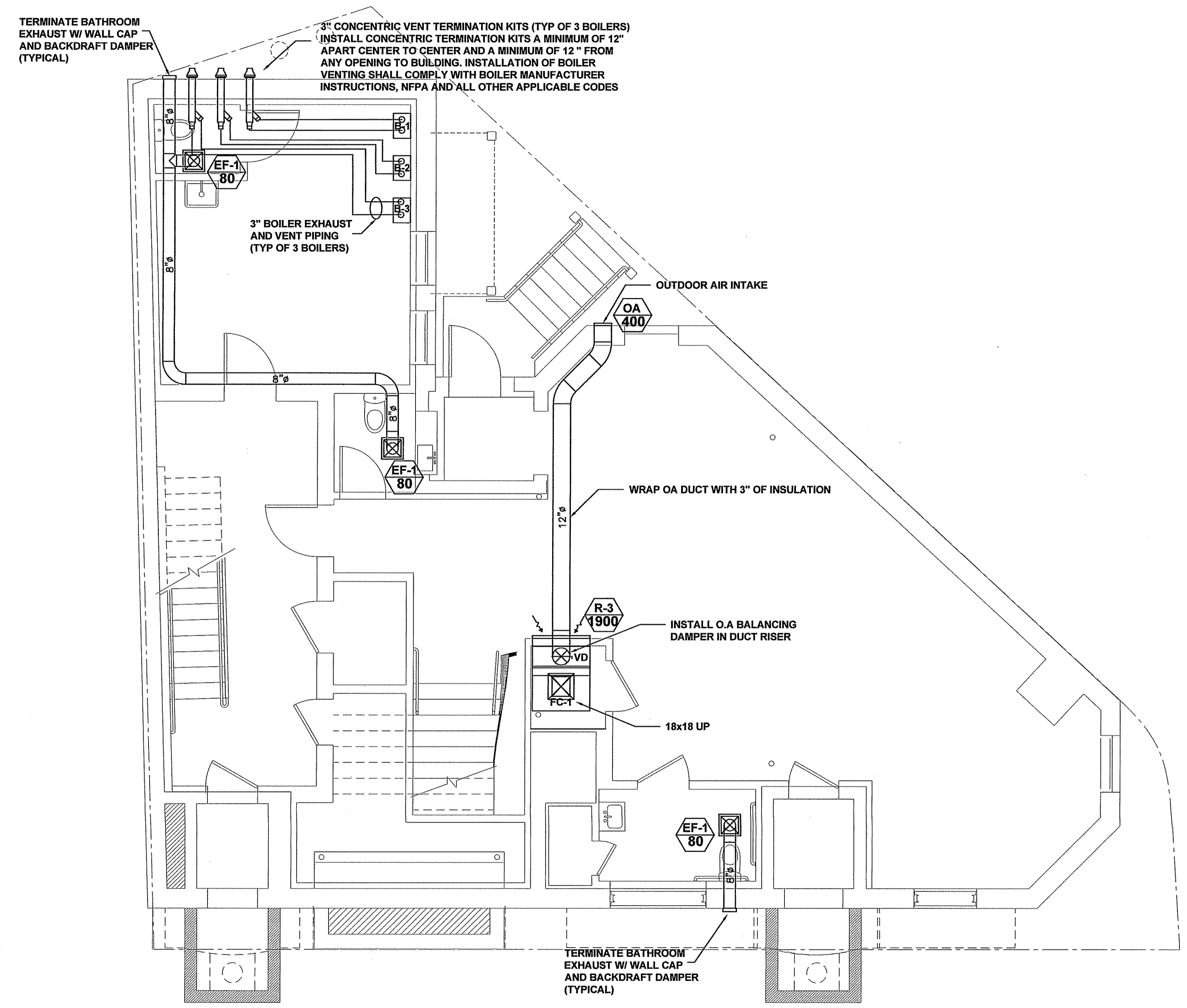




W.H. DEMMONS, INC. Date:



# PERMIT SET



## BASEMENT DUCT AND BOILER VENTING PLAN

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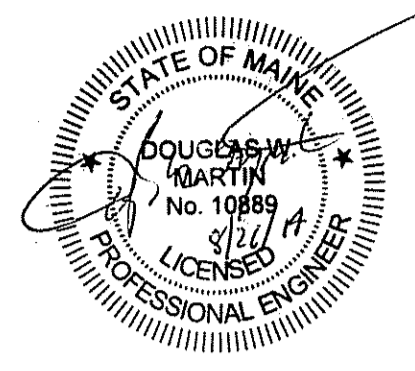
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660 CONGRESS STREET  
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BASEMENT DUCT AND  
BOILER VENTING PLAN

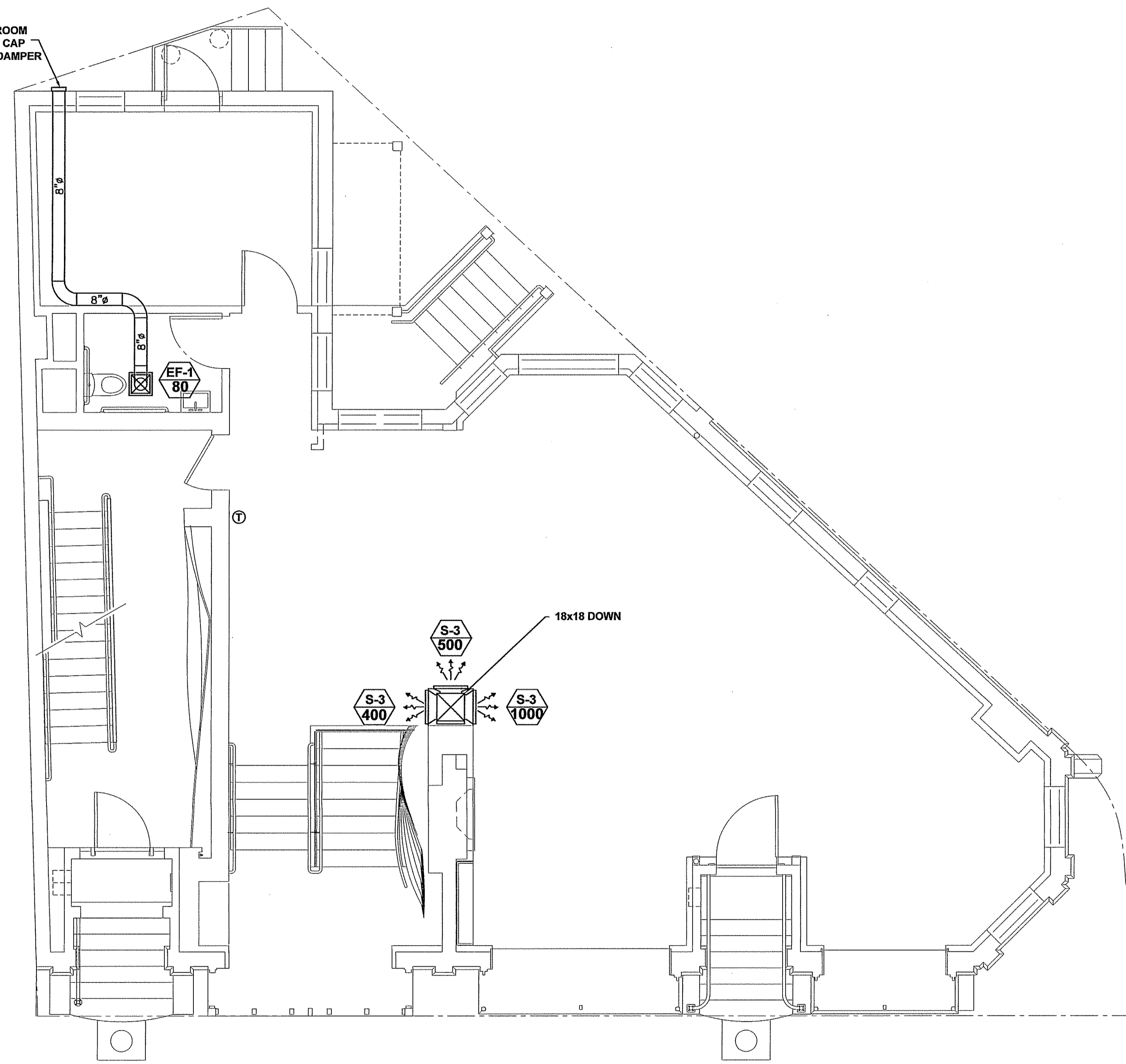
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ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

### M-1



# PERMIT SET

TERMINATE BATHROOM EXHAUST W/ WALL CAP AND BACKDRAFT DAMPER (TYPICAL)



## FIRST FLOOR DUCT PLAN

SCALE: 1/4"=1'-0

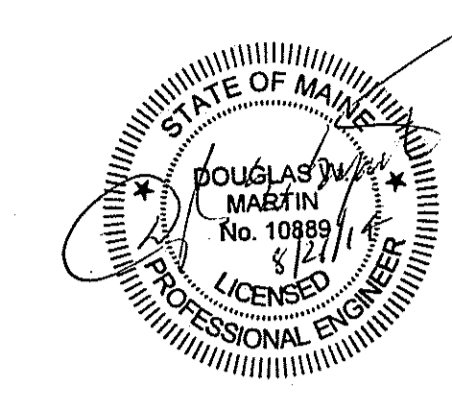
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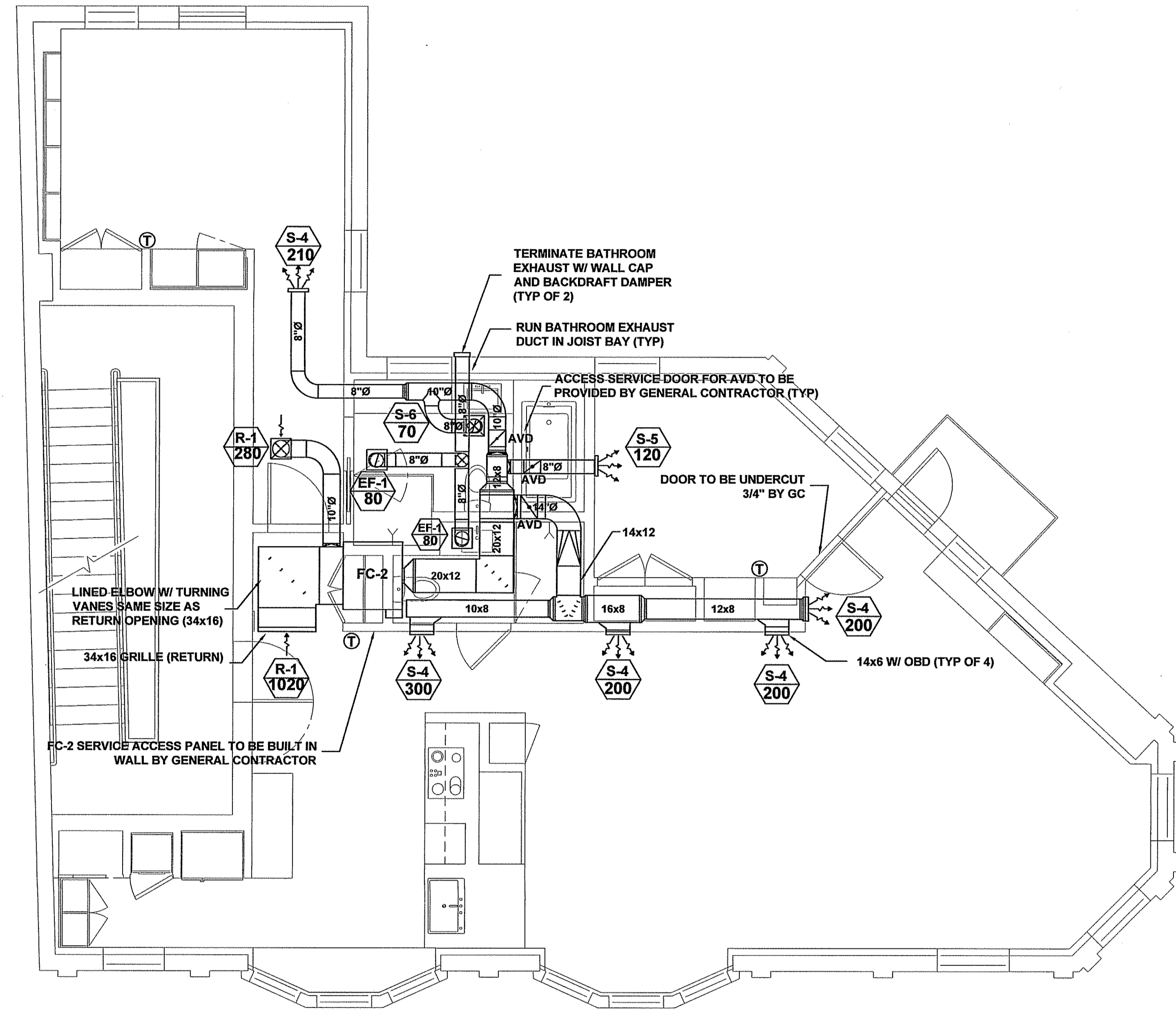
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CHECKED BY:	DWM
FILENAME:	.DWG

# M-2



# PERMIT SET



## SECOND FLOOR DUCT PLAN

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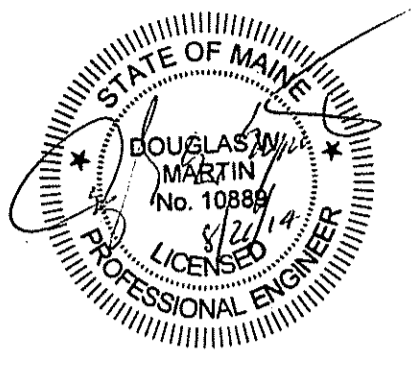
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### SECOND FLOOR DUCT PLAN

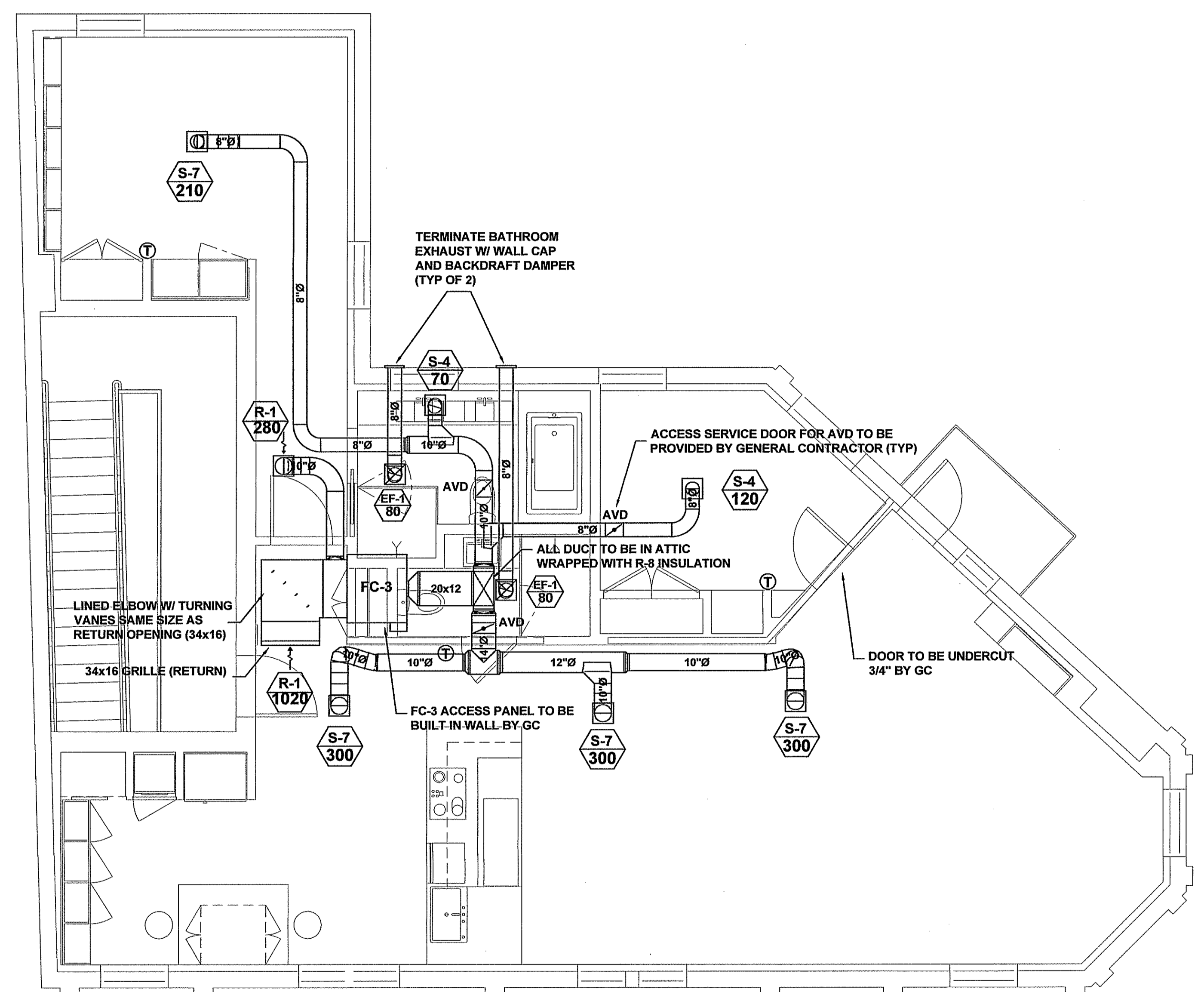
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# M-3



# PERMIT SET



## THIRD FLOOR DUCT PLAN

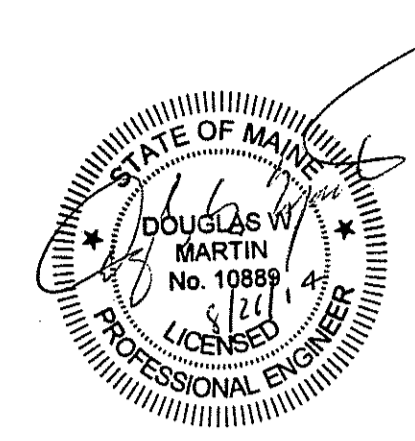
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PORTLAND, ME

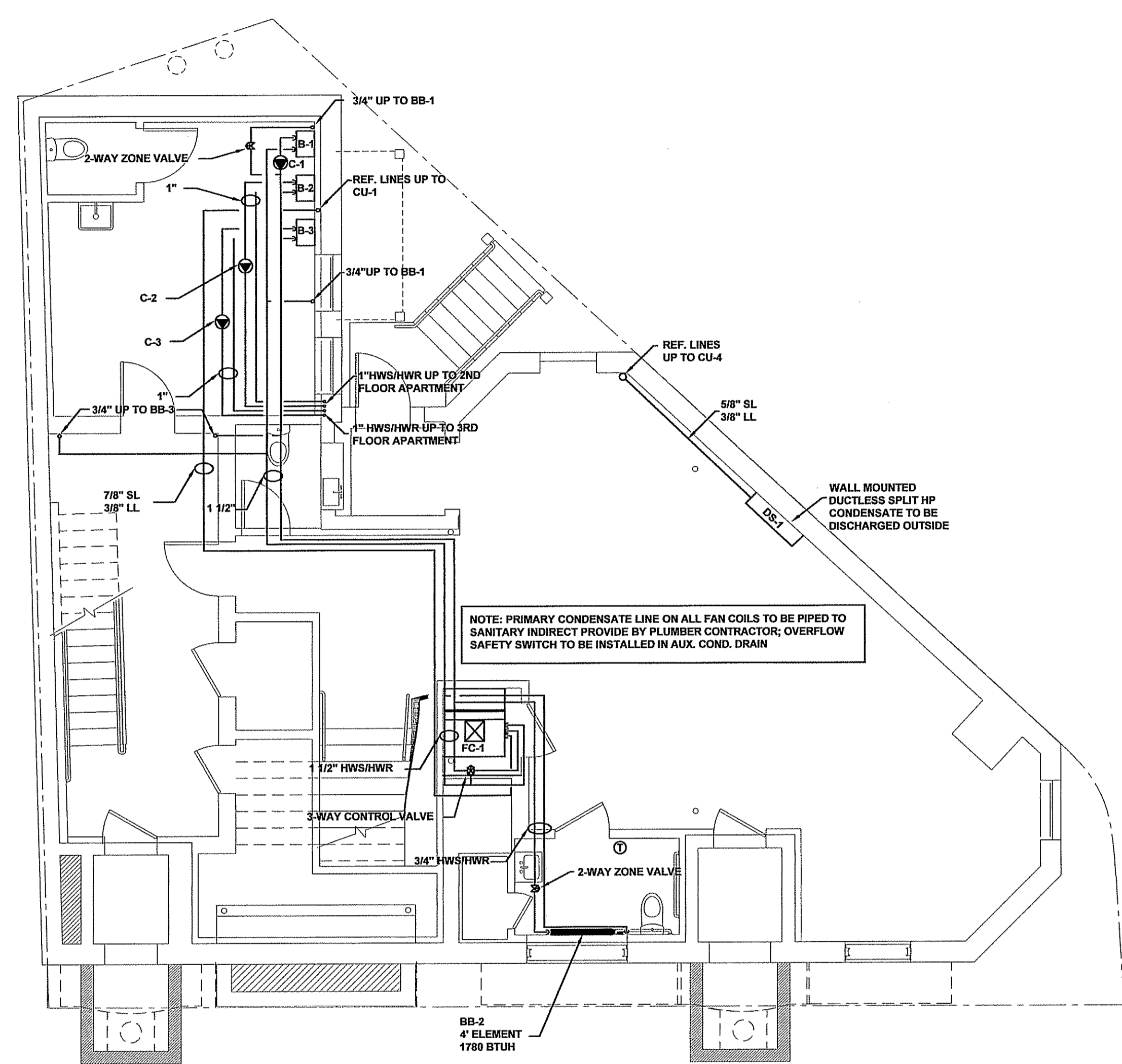
### THIRD FLOOR DUCT PLAN

PROJECT NUMBER:	57708
ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

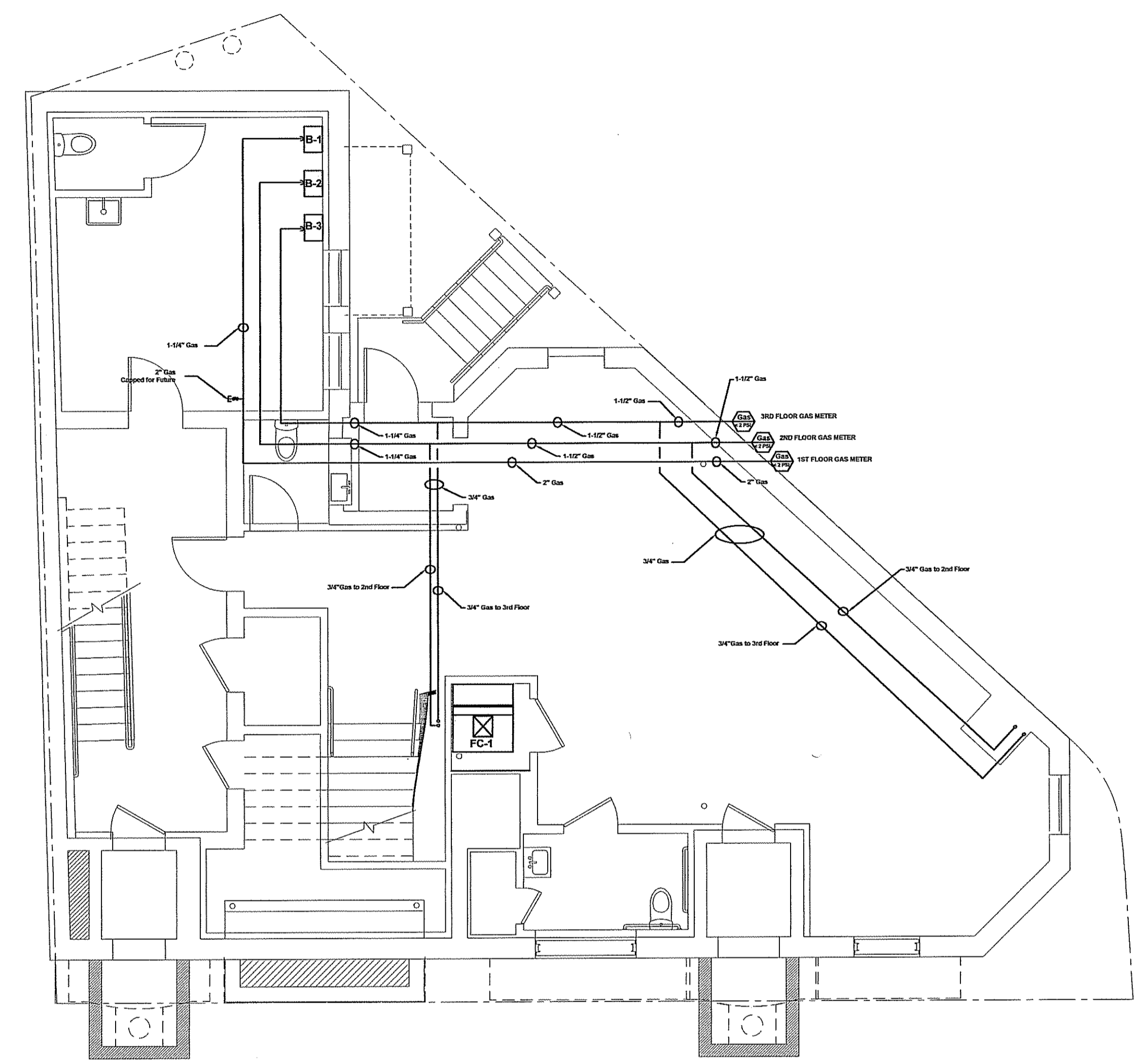
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PERMIT SET



**BASEMENT PIPING PLAN**  
SCALE: 3/16"=1'-0



**BASEMENT GAS PIPING PLAN**  
SCALE: 3/16"=1'-0

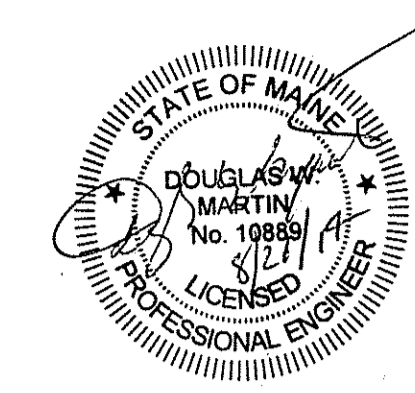
660 CONGRESS STREET  
PORTLAND, ME

**BASEMENT PIPING PLAN**

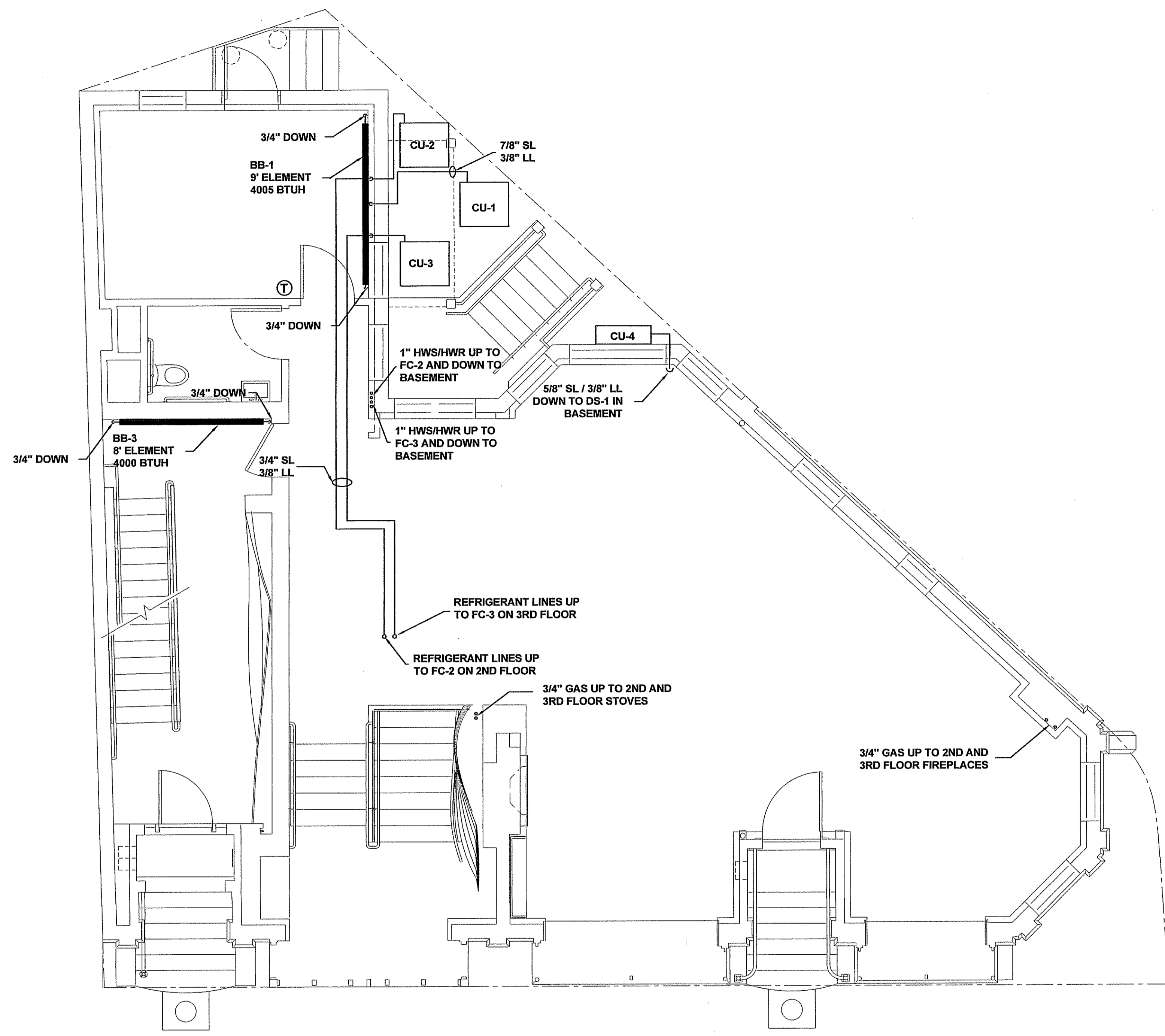
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ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

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**M-5**



**PERMIT SET**



**FIRST FLOOR PIPING PLAN**  
SCALE: 1/4"=1'-0

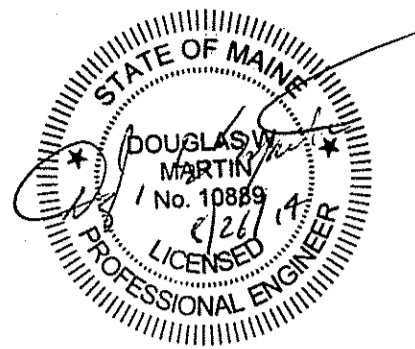
660 CONGRESS STREET  
PORTLAND, ME

**FIRST FLOOR PIPING PLAN**

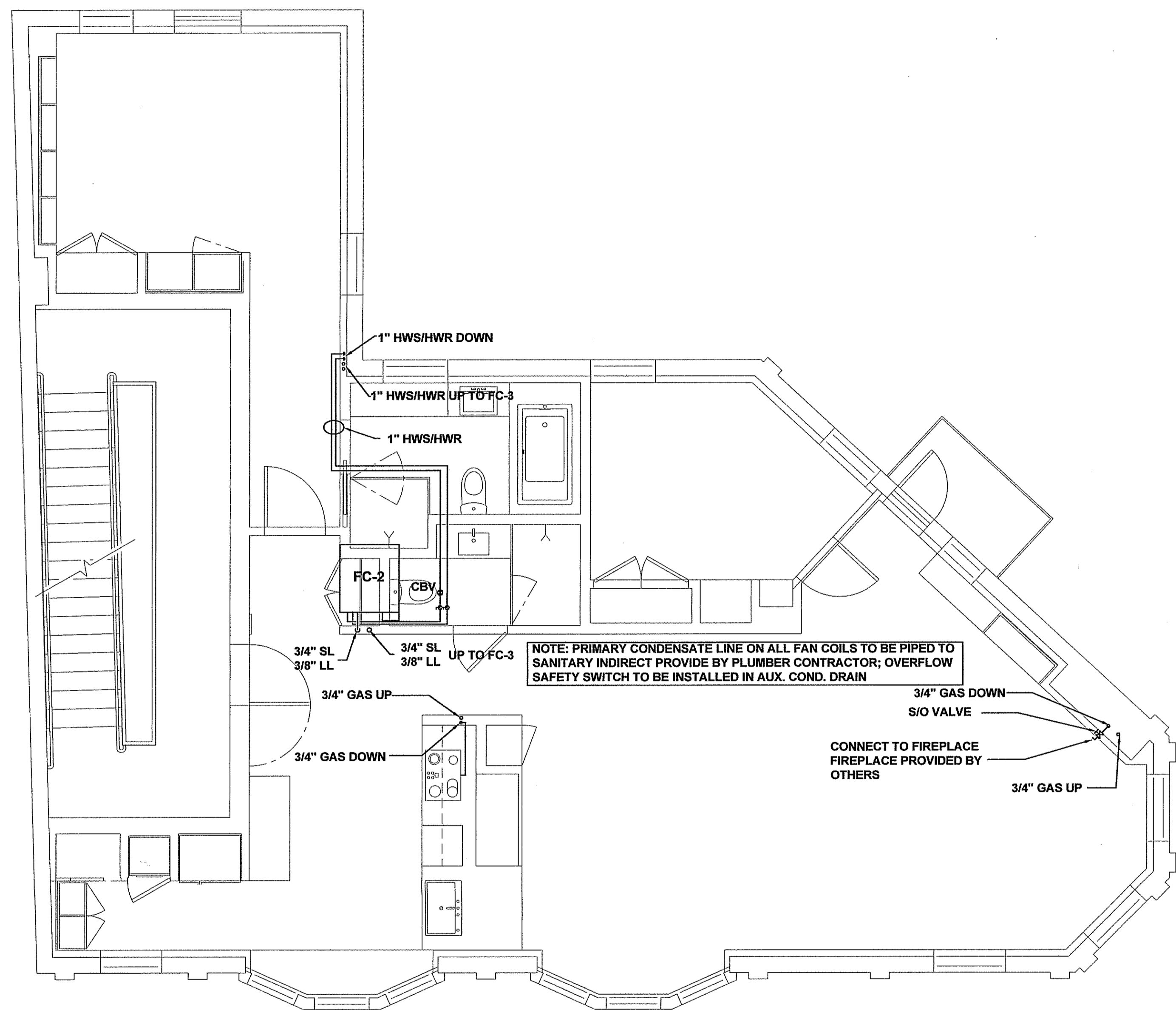
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ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

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**M-6**



# PERMIT SET



NOTE: PRIMARY CONDENSATE LINE ON ALL FAN COILS TO BE PIPED TO SANITARY INDIRECT PROVIDE BY PLUMBER CONTRACTOR; OVERFLOW SAFETY SWITCH TO BE INSTALLED IN AUX. COND. DRAIN

## SECOND FLOOR PIPING PLAN

SCALE: 1/4"=1'-0

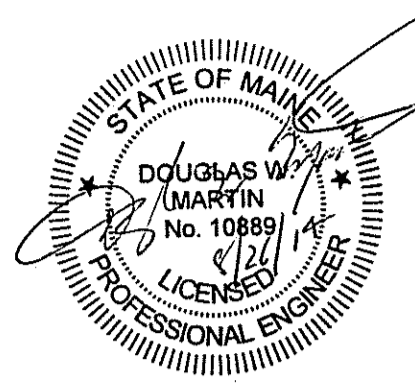
660 CONGRESS STREET  
PORTLAND, ME

### SECOND FLOOR PIPING PLAN

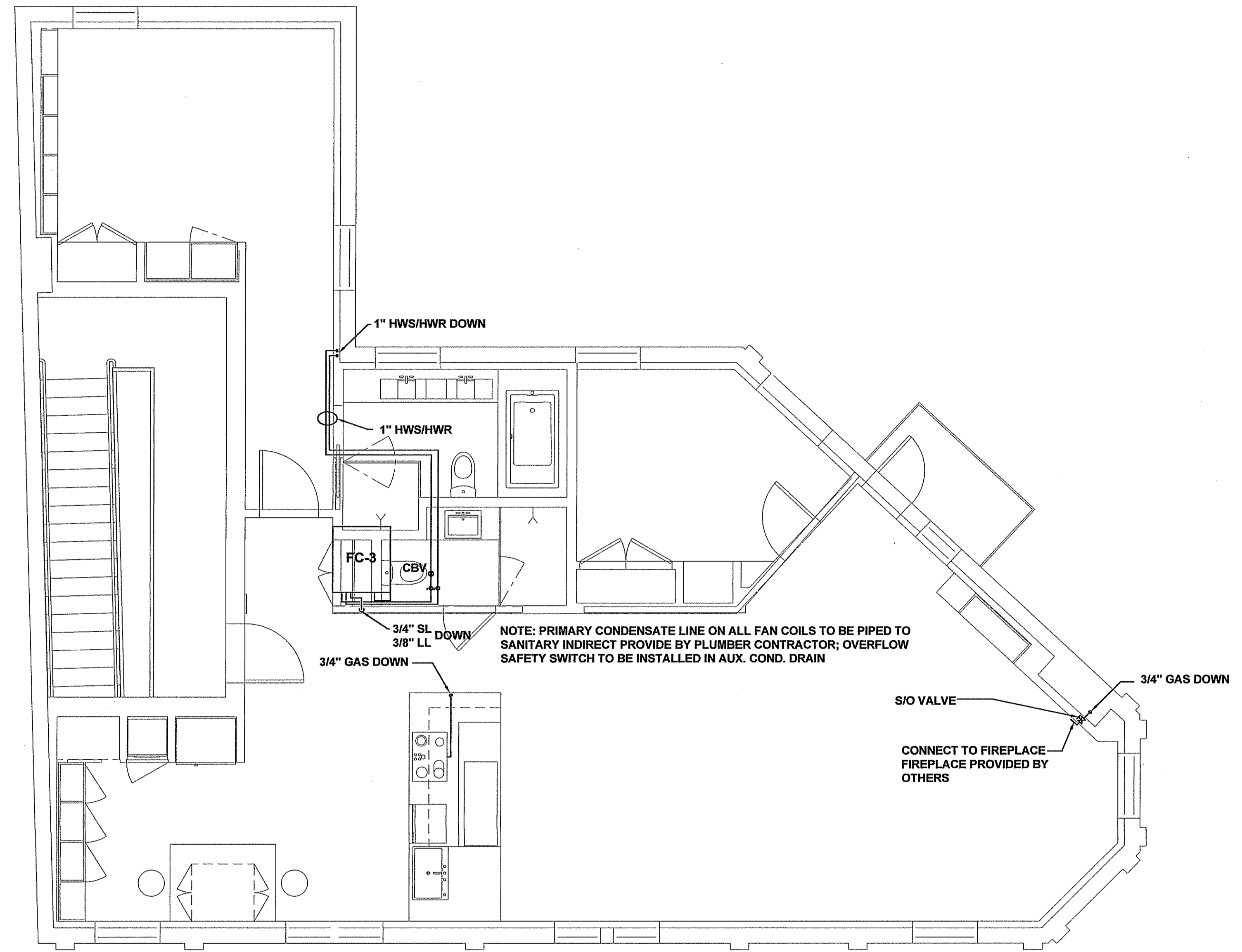
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ISSUED:	8.26.14
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CHECKED BY:	DWM
FILENAME:	.DWG

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# M-7



# PERMIT SET



## THIRD FLOOR PIPING PLAN

SCALE: 1/4"=1'-0

660 CONGRESS STREET  
 PORTLAND, ME

THIRD FLOOR PIPING PLAN

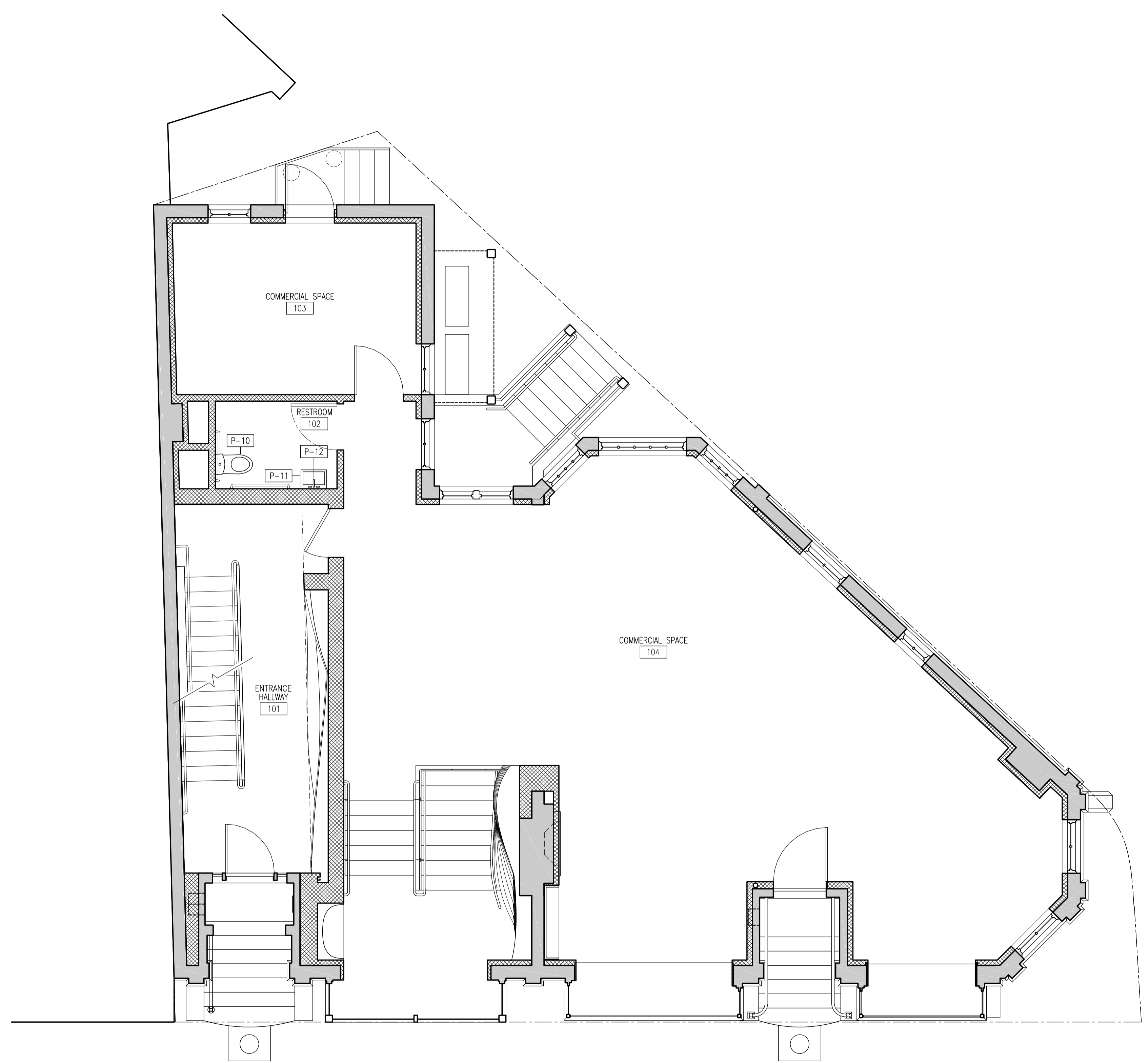
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ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

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# M-8







1 1ST FLOOR PLUMBING AND FIXTURE PLAN  
P-101/ 1/4" = 1'-0"

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

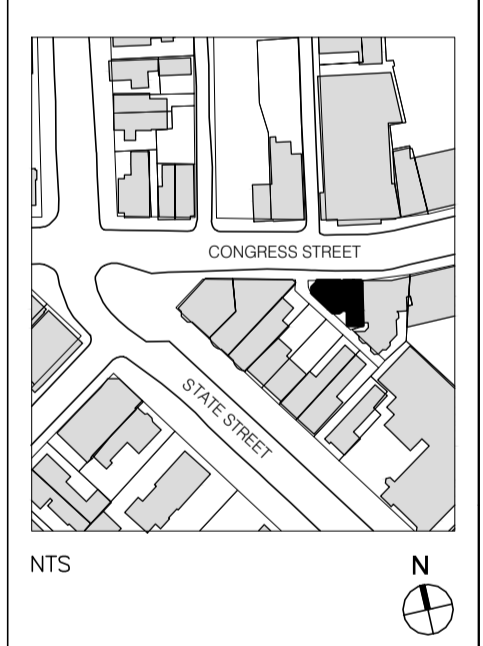
CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE

4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**1ST FLOOR PLUMBING & FIXTURE PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **P-101**  
SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

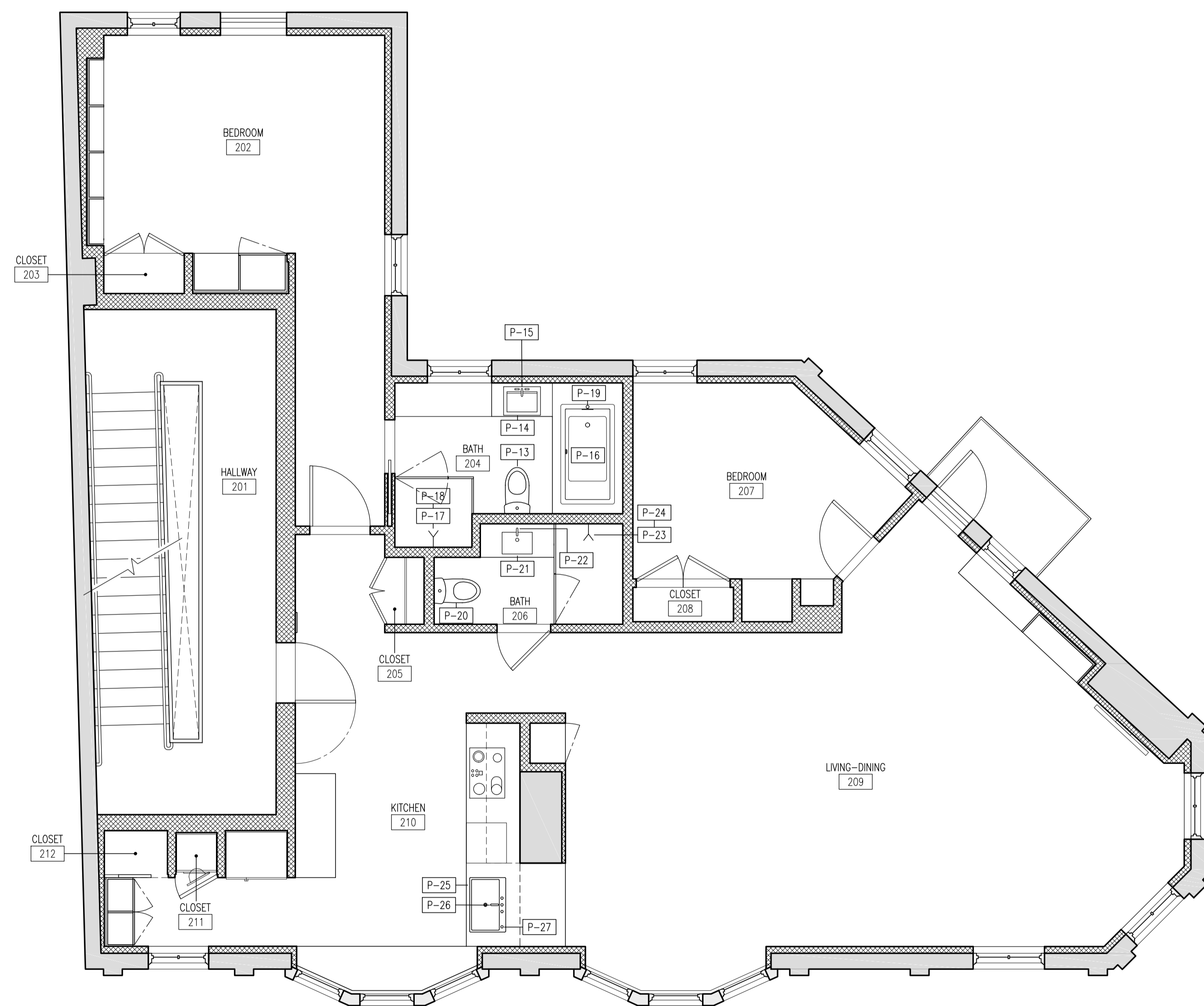
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

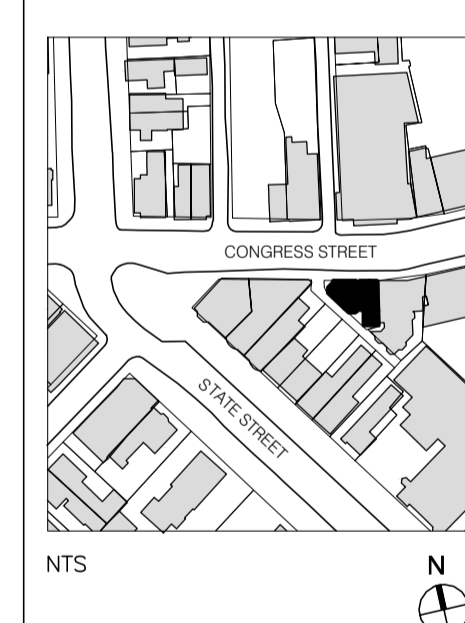
OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101



**1** 2ND FLOOR PLUMBING & FIXTURE PLAN  
P-102 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**2ND FLOOR PLUMBING & FIXTURE PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **P-102**  
SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

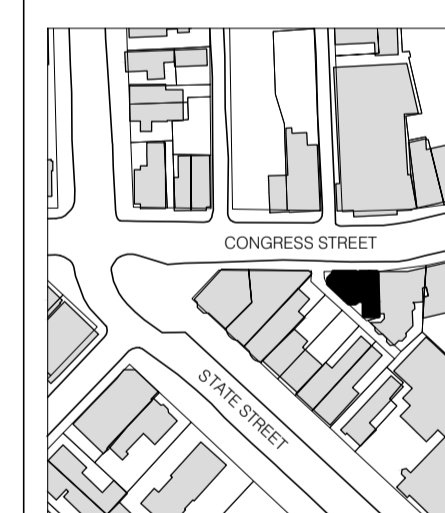
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



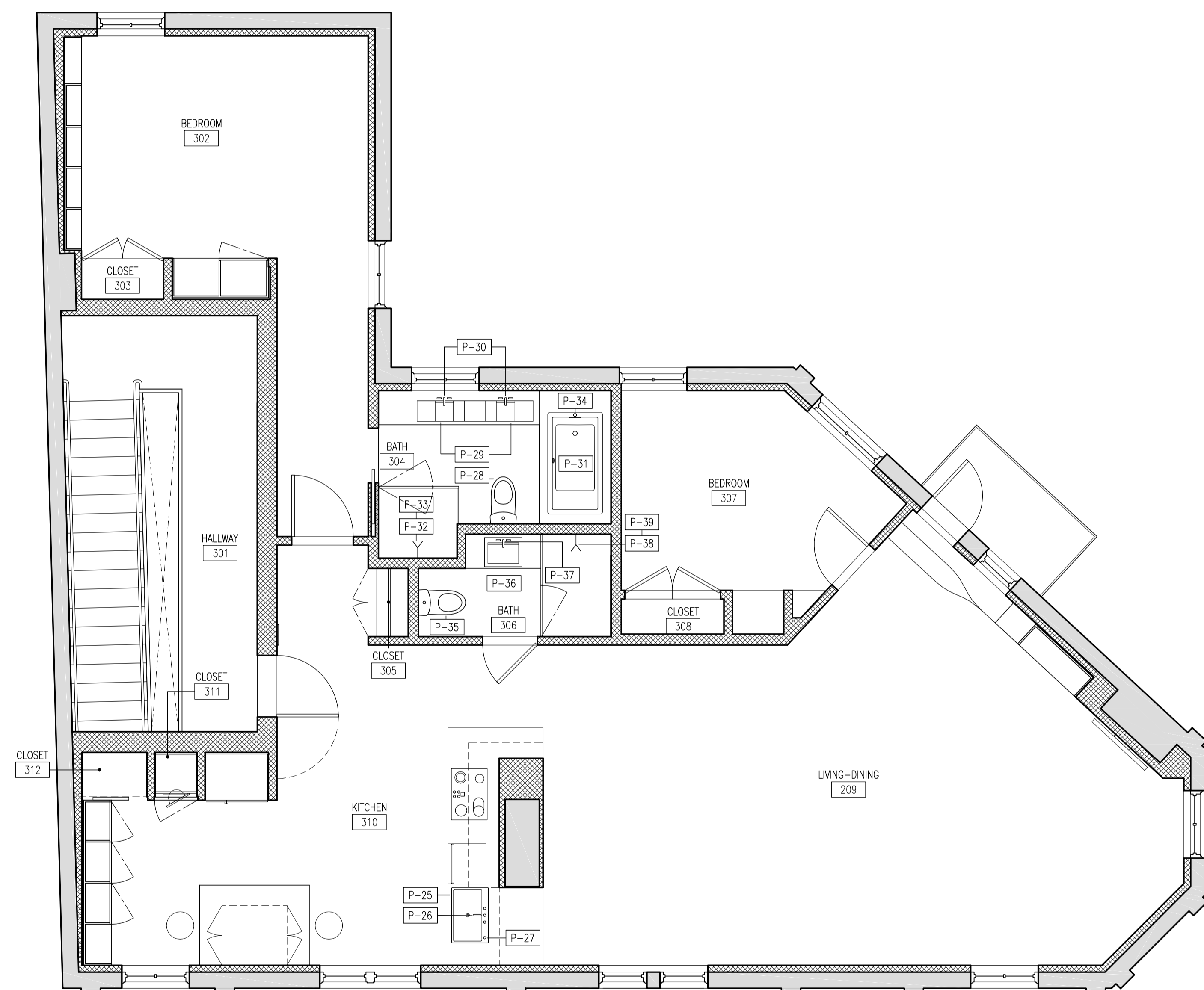
B-SCAN:

DWG CONTENTS:  
**3RD FLOOR PLUMBING &  
FIXTURE PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **P-103**

SHEET NO.:



**1** 3RD FLOOR PLUMBING & FIXTURE PLAN  
P-103 1/4" = 1'-0"

### PLUMBING SCHEDULE

ROOM	NO.	QUANT.	SYM.	ITEM	MANUFACTURER	MODEL	COLOR/FINISH	SIZE	COMMENTS
BASEMENT RESTROOM	B02	1	P-1	TOILET	-	-	-	-	-
		1	P-2	SINK	-	-	-	-	-
		1	P-3	LAV SPOUT	-	-	-	-	-
BASEMENT RESTROOM	B03	1	P-4	TOILET	-	-	-	-	-
		1	P-5	SINK	-	-	-	-	-
		1	P-6	LAV SPOUT	-	-	-	-	-
BASEMENT RESTROOM	B11	1	P-7	TOILET	-	-	-	-	ADA COMPLIANT
		1	P-8	SINK	-	-	-	-	ADA COMPLIANT
		1	P-9	LAV SPOUT	-	-	-	-	ADA COMPLIANT
1ST FLOOR RESTROOM	102	1	P-10	TOILET	-	-	-	-	ADA COMPLIANT
		1	P-11	SINK	-	-	-	-	ADA COMPLIANT
		1	P-12	LAV SPOUT	-	-	-	-	ADA COMPLIANT
2ND FLOOR RESTROOM	204	1	P-13	TOILET	-	-	-	-	-
		1	P-14	SINK	-	-	-	-	-
		1	P-15	LAV SPOUT	-	-	-	-	-
		1	P-16	TUB	-	-	-	-	-
		1	P-17	SHOWER HEAD	-	-	-	-	-
		1	P-18	VOLUME CONTROL	-	-	-	-	-
		1	P-19	TUB SPOUT	-	-	-	-	-
2ND FLOOR RESTROOM	206	1	P-20	TOILET	-	-	-	-	-
		1	P-21	SINK	-	-	-	-	-
		1	P-22	LAV SPOUT	-	-	-	-	-
		1	P-23	VOLUME CONTROL	-	-	-	-	-
		1	P-24	SHOWER HEAD	-	-	-	-	-
2ND FLOOR KITCHEN	210	1	P-25	SINK	-	-	-	-	-
		1	P-26	FAUCET	-	-	-	-	-
		1	P-27	SOUP DISPENSER	-	-	-	-	-
3RD FLOOR RESTROOM	304	1	P-28	TOILET	-	-	-	-	-
		2	P-29	SINK	-	-	-	-	-
		2	P-30	LAV SPOUT	-	-	-	-	-
		1	P-31	TUB	-	-	-	-	-
		1	P-32	SHOWER HEAD	-	-	-	-	-
		1	P-33	VOLUME CONTROL	-	-	-	-	-
		1	P-34	TUB SPOUT	-	-	-	-	-
3RD FLOOR RESTROOM	306	1	P-35	TOILET	-	-	-	-	-
		1	P-36	SINK	-	-	-	-	-
		1	P-37	LAV SPOUT	-	-	-	-	-
		1	P-38	SHOWER HEAD	-	-	-	-	-
		1	P-39	VOLUME CONTROL	-	-	-	-	-
3RD FLOOR KITCHEN	310	1	P-25	SINK	-	-	-	-	-
		1	P-26	FAUCET	-	-	-	-	-
		1	P-27	SOUP DISPENSER	-	-	-	-	-

### APPLIANCE SCHEDULE

ROOM	NO.	QUANT.	SYM.	ITEM	MANUFACTURER	MODEL	V	COLOR/FINISH	SIZE	COMMENTS
2ND FLOOR KITCHEN	210	1	AP-1	GAS RANGE	-	-		-	-	-
		1	AP-2	DISH WASHER	-	-		-	-	-
		1	AP-3	REF/FREEZER COMBO	-	-		-	-	-
		1	AP-4	MICRO/HOOD COMBO	-	-		-	-	-
		1	AP-5	WINE REF	-	-		-	-	-
3RD FLOOR KITCHEN	310	1	AP-1	GAS RANGE	-	-		-	-	-
		1	AP-2	DISH WASHER	-	-		-	-	-
		1	AP-3	REF/FREEZER COMBO	-	-		-	-	-
		1	AP-4	MICRO/HOOD COMBO	-	-		-	-	-
		1	AP-5	WINE REF	-	-		-	-	-

### BATHROOM ACCESSORIES

FIXT.	TYPE	DESCRIPTION	COLOR/SPEC	DIMENSION	COMMENTS
1	HAND TOWEL DISPENSER	-	-	-	ADA COMPLIANT
2	SOAP DISPENSER	-	-	-	ADA COMPLIANT
3	TOILET PAPER DISPENSER	-	-	-	ADA COMPLIANT
4	GRAB BAR	-	-	-	ADA COMPLIANT
5	BATHROOM PARTITION	-	-	-	-
6	TOWEL HOOK	-	-	-	-
7	SHOWER CURTAIN ROD	-	-	-	-
8	SOAP DISH	-	-	-	-
9	MEDICINE CABINET	-	-	-	-
10	SURFACE MOUNTED SHELF	-	-	-	-
11	-	-	-	-	-
12	-	-	-	-	-

## 660-662 CONGRESS STREET

PORTLAND, MAINE

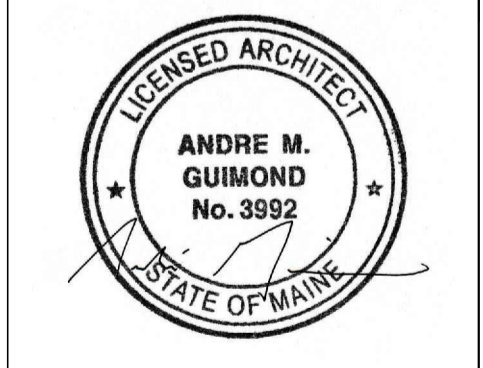
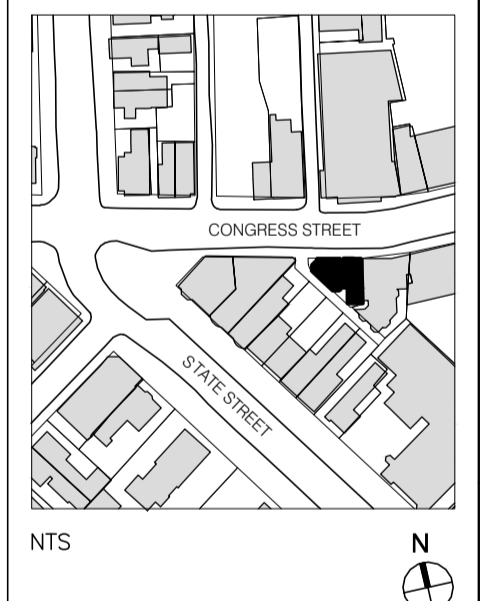
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-9513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET

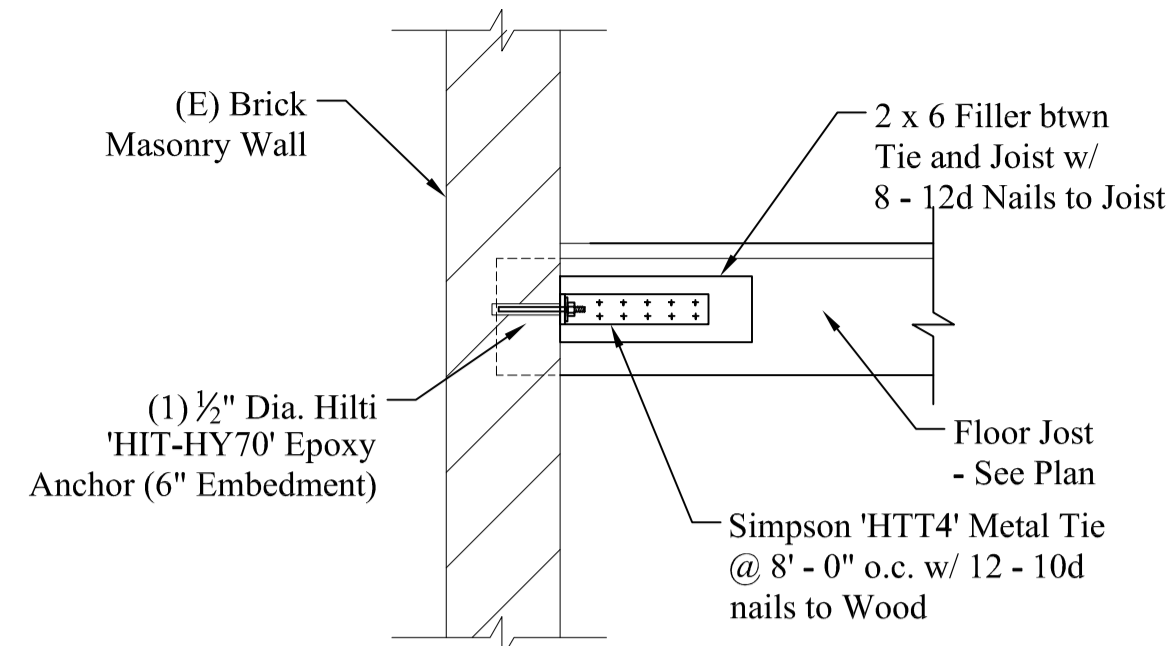


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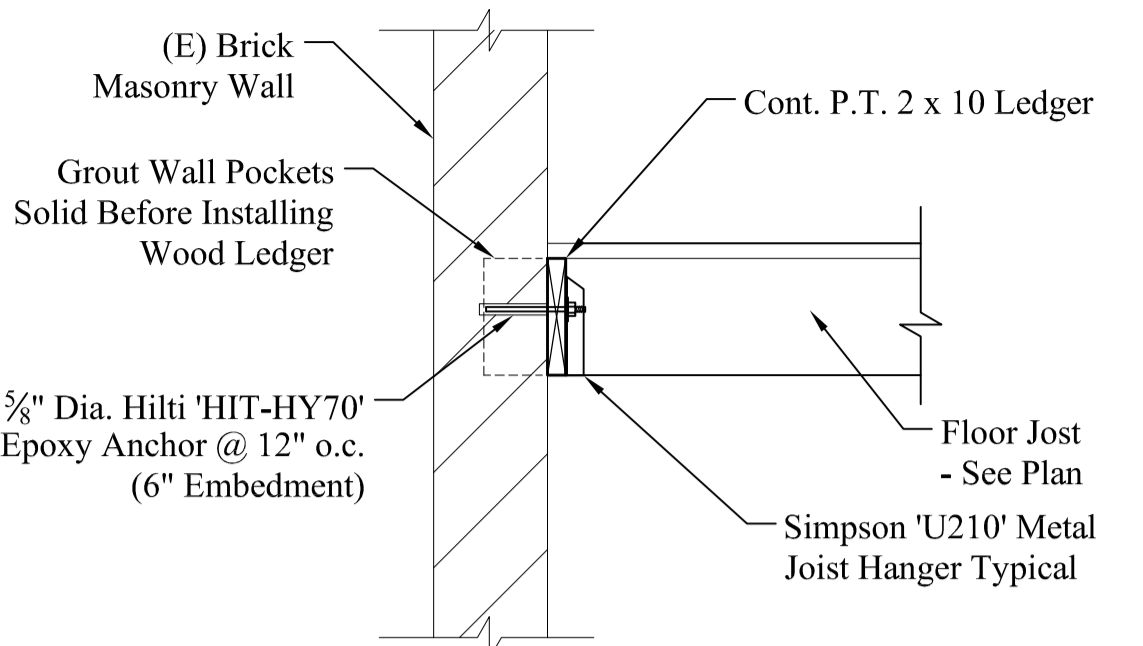
DWG. CONTENTS:  
**PLUMBING & APPLIANCE SCHEDULES**

DATE: September 5, 2014  
SCALE: N.T.S.  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **P-800**

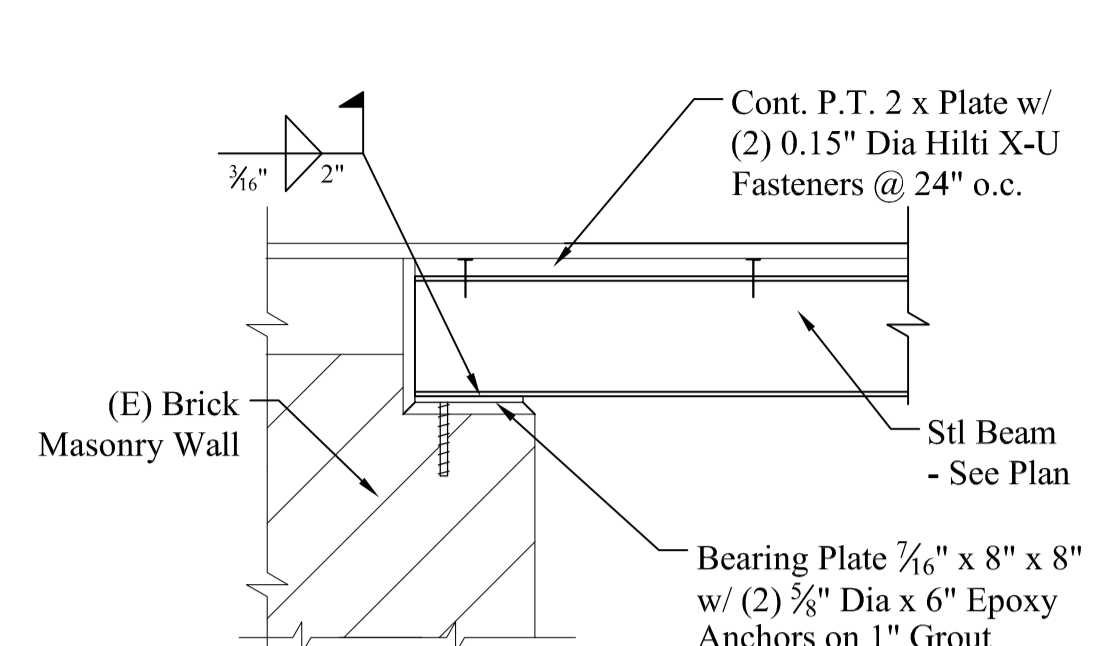
SHEET NO.:



**1 FLOOR TIES @ EXIST. BRICK WALL**  
S6 Scale: 3/4" = 1'-0"



**2 FLOOR JOISTS @ (E) BRICK WALL**  
S6 Scale: 3/4" = 1'-0"



**3 STEEL BEAM @ (E) BRICK WALL**  
S6 Scale: 3/4" = 1'-0"

**STRUCTURAL NOTES:**

**CODE:** Comply with the 2009 International Building Code (IBC) & the 2009 International Existing Building Code (IEBC).

**DESIGN LOADS:**  
 Dead Loads: Roof = 15.0 psf., Floors = 12.0 psf.  
 Live Loads: Roof = 45.0 psf (Plus Drift), 1st Floor = 100.0 psf (Retail), 2nd & 3rd Floor = 40.0 psf.  
 Wind Load: Building = 31.0 psf

**FOUNDATIONS:**

- Bear footings on firm, undisturbed dense native soil at depth shown.
- Assumed soil bearing pressure = 2,000 psf.
- Place foundation concrete only on clean, firm, dry bearing material.
- Engineer shall be notified if stone ledge or marine clay is found during excavation.

**CONCRETE:**

- Concrete regular weight (144 pcf) with Type II cement per ASTM C150, aggregate per ASTM C33, and potable water. No fly-ash permitted in floor slab. Aggregate size = 1" maximum for footings and slab. Minimum compressive strength = 3000 psi for foundations and slab on grade and 4,000 psi for exterior slabs and sidewalks.

**REINFORCING:**

- ASTM A 615-S1, Grade 60 except #2 and #3 bars ASTM A615-S1: Grade 40.
- Lap splices in concrete: 42 bar diameters.

**STEEL:**

- Wide - Flange Beams Sections: ASTM A992, Fy = 50 ksi (min).
- Rolled sections and plates: ASTM A-36, Fy = 36 ksi.
- Steel Pipe Column: (not lally columns) ASTM A-35, Fy = 35 ksi.
- Bolts and plain anchors: ASTM A 307.
- Submit shop drawings. Fabricate after Engineers review.

**WOOD:**

- General:
  - Each piece of lumber shall be "S-DRY" and bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.
  - Double up studs at jamps and under beams.
  - Do not notch or drill joists, beams or load bearing studs without approval.
- Connections:
  - Nail roof plywood with 8d common at 6" o.c. at all edges and boundary members and 10" o.c. at intermediate supports.
  - Glue floor plywood to all framing members and nail with 8d common at 6" o.c. at all plywood edges and boundary members and 10" o.c. at intermediate supports.
  - Nail wall plywood with 10d common nails at 6" o.c. at all edges and boundary members and 12" o.c. at intermediate supports.
- Structural Sawn Lumber:
  - 2 x 6 thru 2 x 14 joists: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.i.
  - Studs: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.i.
- Laminated Veneer Lumber (LVL): Fb = 2800 psi, Fv = 285 psi, E = 2,000 ksi
- Parallam Veneer Beams (PL): Fb = 2900 psi, Fv = 290 psi, E = 2,000 ksi
- Parallam Veneer Posts (PL): Fb = 2900 psi, Fv = 290 psi, E = 2,000 ksi
- Plywood:
  - Roof Sheathing: C-D INT-APA (PSI-94) with exterior glue; 1/2" with Identification Index 48/24. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
  - Sub-flooring: C-D INT-APA (PSI-94) with exterior glue; 3/4" with Identification Index 48/24. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
  - Wall Sheathing: C-D INT-APA (PSI-74) with exterior glue; 1/2" with Identification Index 24/0. All panel edges backed with 2" nominal or wider framing.

**SCHEDULE OF SPECIAL INSPECTION SERVICES:**

The following comprise the required schedule of special inspections for this project. All special inspections shall be performed by the Engineer of Record (EOR). The construction divisions which require special inspections for this project are as follows:

- Cast-In-Place Concrete
- Structural Steel
- Wood Framing

**Cast-In-Place Concrete:**

- Mix Designs; Provide a concrete footing mix design for engineers review.
- Reinforcement Installation; Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters.
- Concrete Placement; Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.

**Structural Steel:**

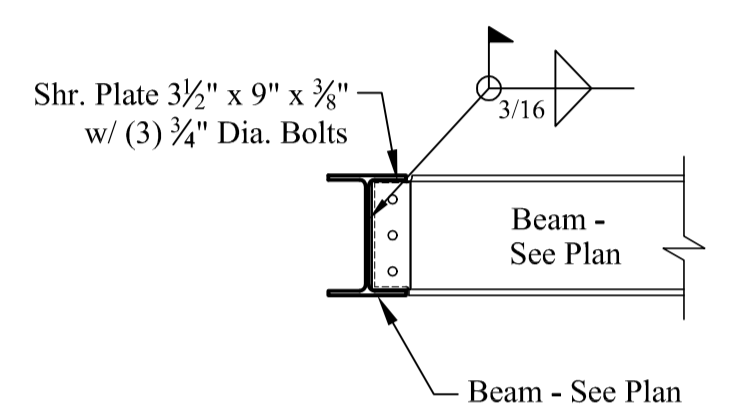
- Review shop fabrication drawings for steel members and connections.
- Bolting; Inspect installation and tightening of high-strength bolts.
- Welding; Visually inspect all welds. Verify size and length of fillet welds. Review welder qualification statements by fabricator and erector.
- Structural Details; Verify that the general geometry of the erected steel frame conforms to the construction documents and approved shop drawings.

**Wood Framing:**

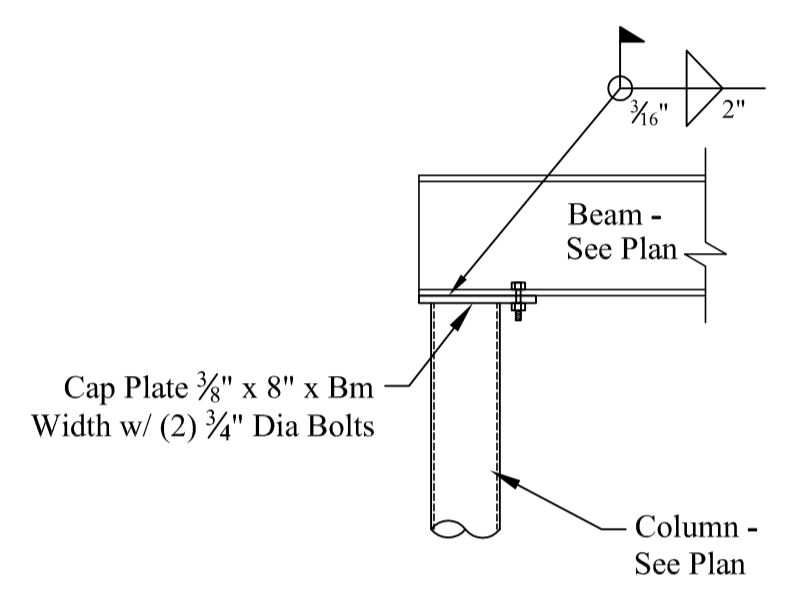
- Inspect installation of framing members and connections for conformance with contract documents.
- Field verify member sizes and materials.

**SUPPLEMENTARY NOTES:**

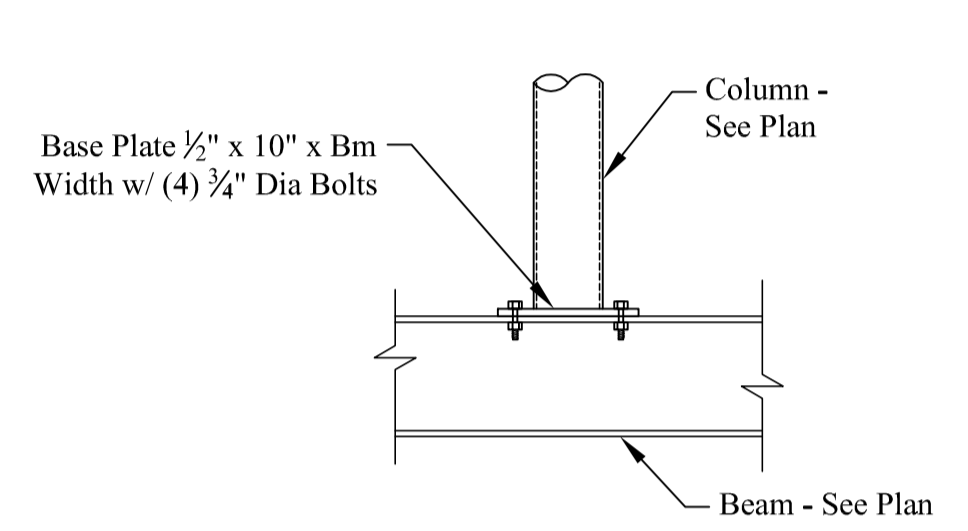
- Verify all dimensions and conditions with architectural drawings prior to starting work. Notify the Engineer of any discrepancies or inconsistencies.
- Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.



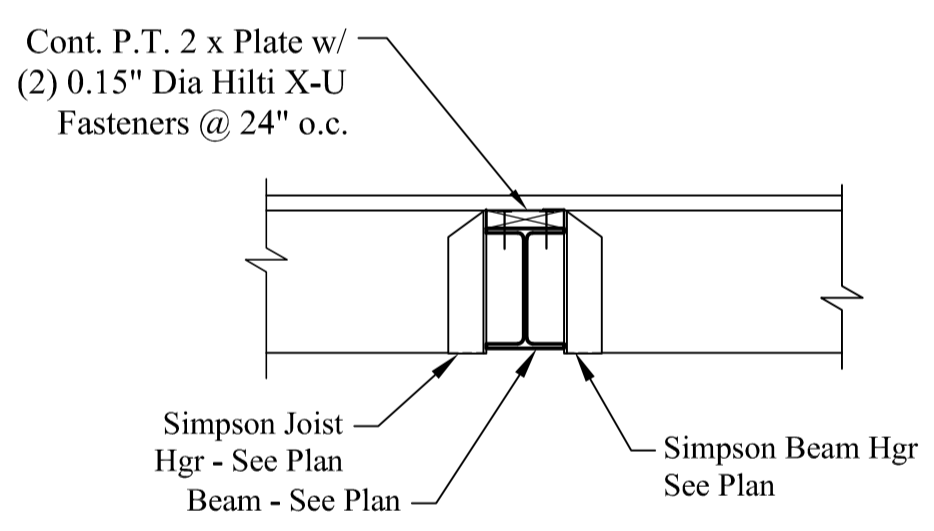
**4 BEAM TO BEAM CONN.**  
S4 Scale: 3/4" = 1'-0"



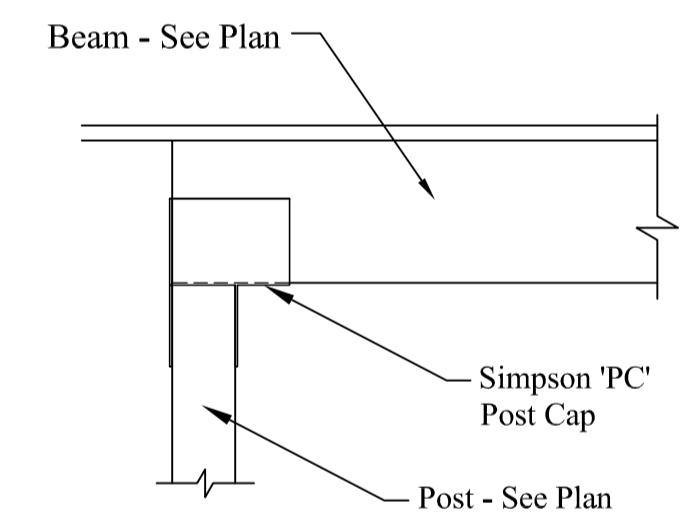
**5 BEAM TO COLUMN CONN.**  
S4 Scale: 3/4" = 1'-0"



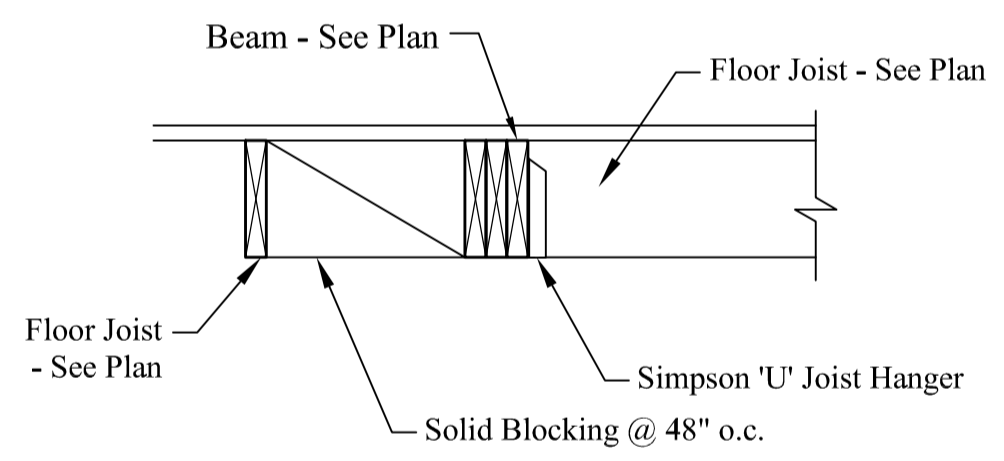
**6 STEEL COLUMN ON BEAM**  
S4 Scale: 3/4" = 1'-0"



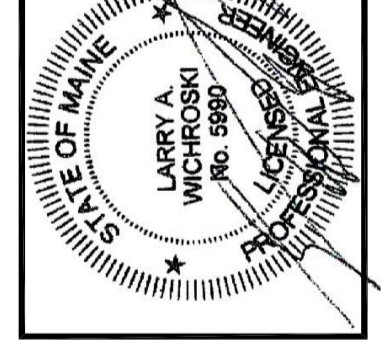
**7 WOOD BM. to STL BEAM CONN.**  
S4 Scale: 3/4" = 1'-0"



**8 WOOD BM. to WOOD POST CONN.**  
S4 Scale: 3/4" = 1'-0"

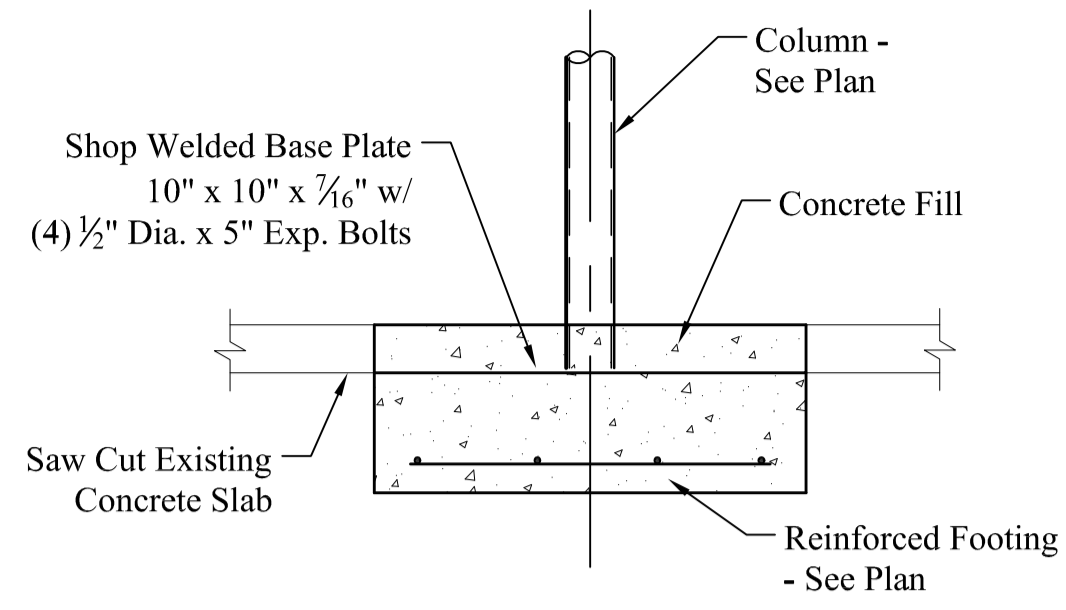


**9 WOOD JOISTS to WOOD BM. CONN.**  
S4 Scale: 3/4" = 1'-0"

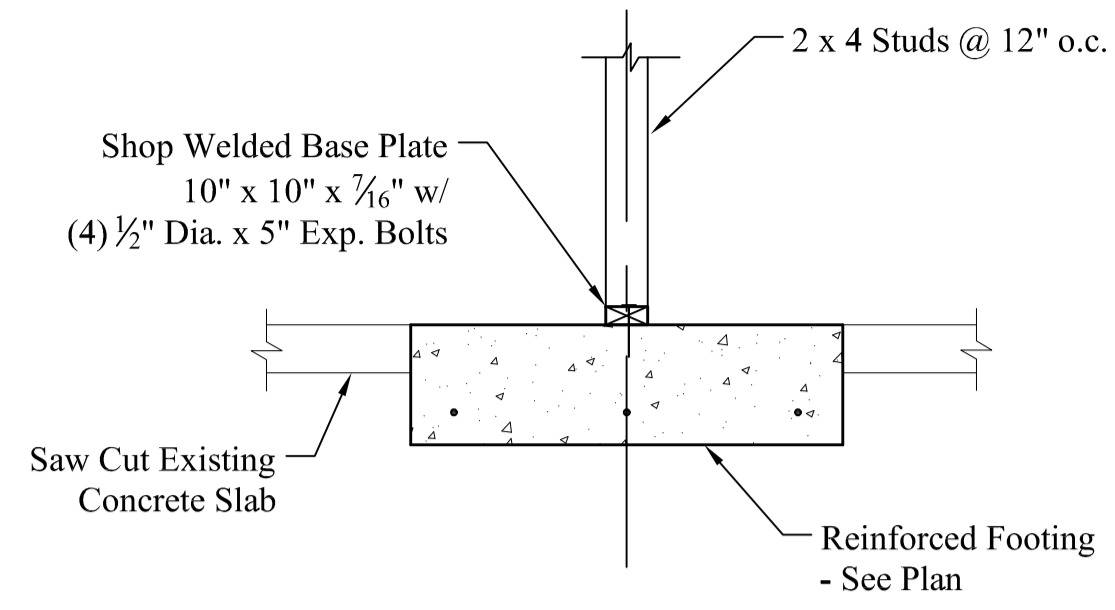


DESIGNED BY:  
 Larry Wichroski, P.E.  
 DRAWN BY:  
 LAW  
 JOB NO.:  
 02412  
 DATE:  
 04-20-2013

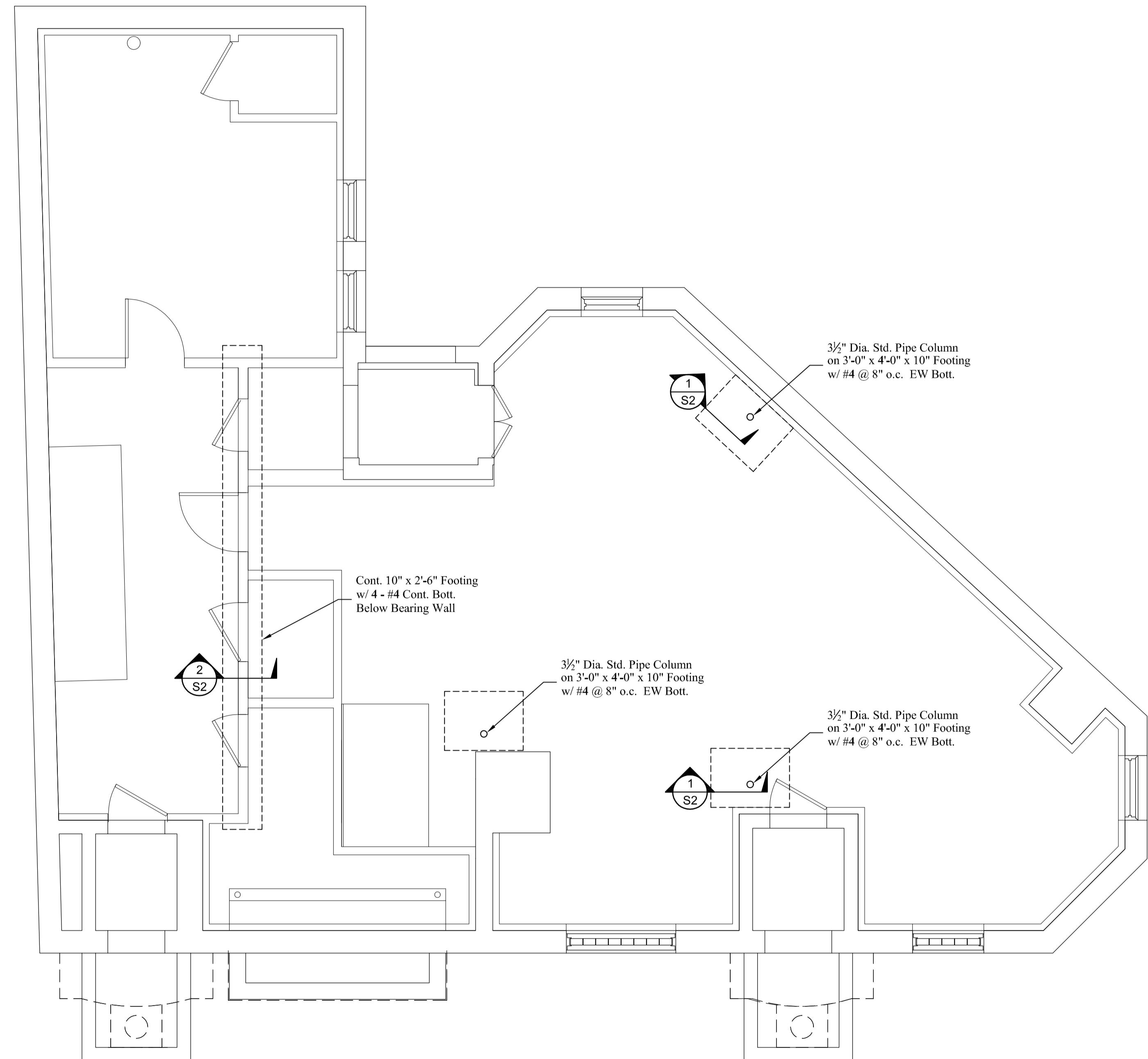
REVISIONS:  
 07-02-13



1  
S2  
**COLUMN FOOTING**  
Scale: 3/4" = 1'-0"

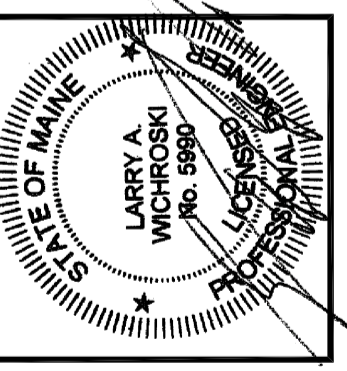


2  
S2  
**BEARING WALL FOOTING**  
Scale: 3/4" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

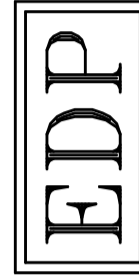
- FOUNDATION NOTES:**
1. See Structural Notes sheet S-1 for information.
  2. Refer to architectural drawings for dimensions, wall locations and door and window locations.
  3. Field verify all existing shown information prior to starting work.
  4. Prior to pouring column and wall footings, test bearing soils for proper capacity of 1,500 psf.



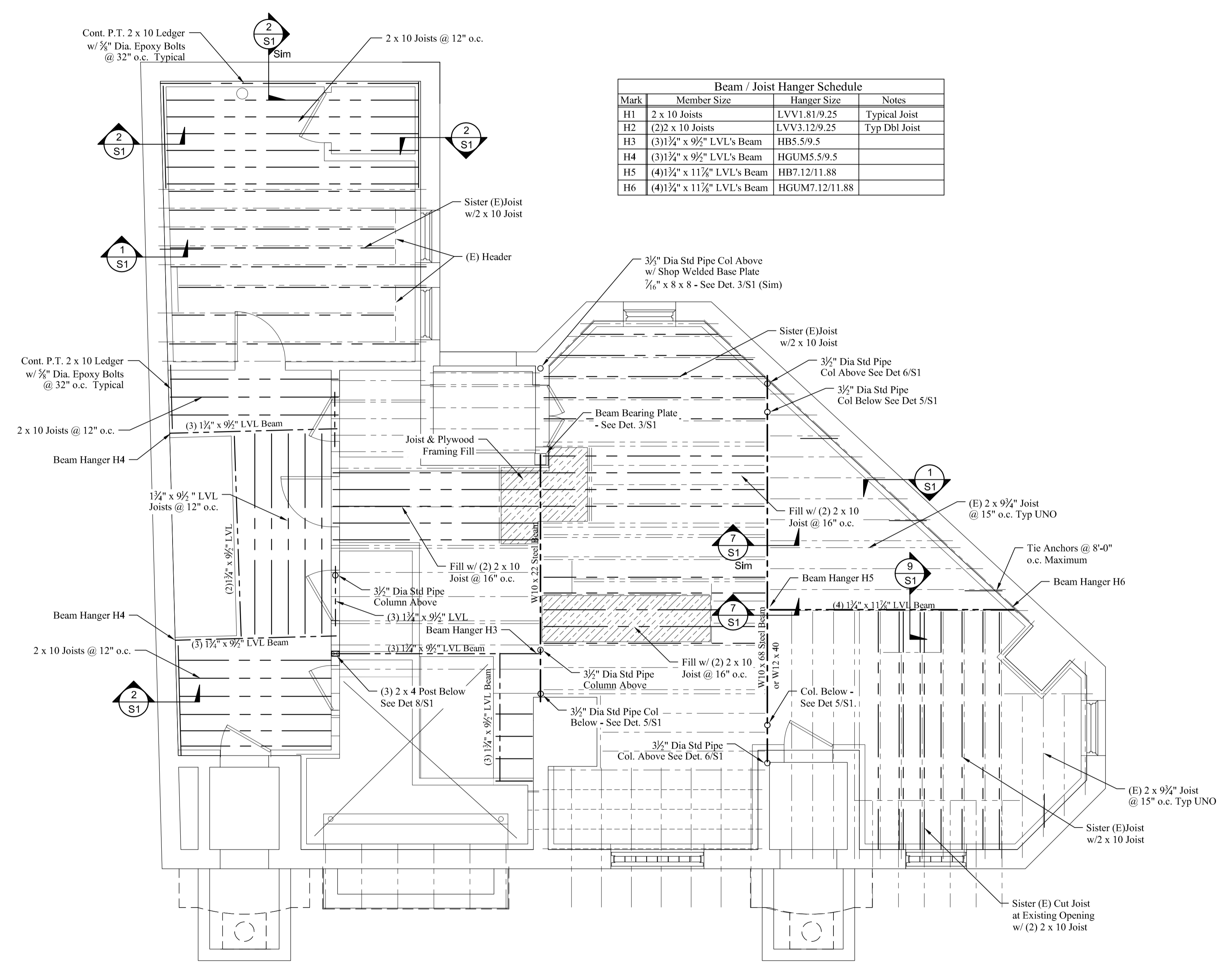
DESIGNED BY:  
 Larry Wichroski, P.E.  
 DRAWN BY:  
 LAW  
 JOB NO.:  
 02412  
 DATE:  
 04-20-2013

REVISIONS:


SHEET:  
**S2**



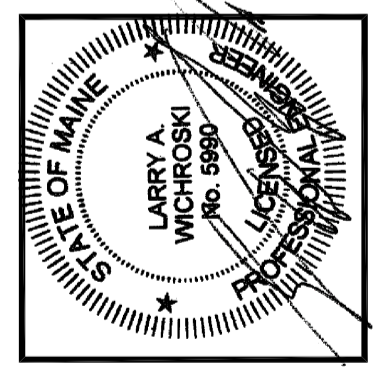
**BUILDING REMODEL & REPAIRS**  
**660 Congress Street \* Portland \* Maine**  
**FIRST FLOOR FRAMING PLAN**



Mark	Member Size	Hanger Size	Notes
H1	2 x 10 Joists	LVV1.81/9.25	Typical Joist
H2	(2) 2 x 10 Joists	LVV3.12/9.25	Typ Dbl Joist
H3	(3) 1 1/2" x 9 1/2" LVL's Beam	HB5.5/9.5	
H4	(3) 1 1/2" x 9 1/2" LVL's Beam	HGUM5.5/9.5	
H5	(4) 1 1/2" x 11 1/4" LVL's Beam	HB7.12/11.88	
H6	(4) 1 1/2" x 11 1/4" LVL's Beam	HGUM7.12/11.88	

- FLOOR FRAMING NOTES:**
- See Structural Notes sheet S-1 for information.
  - Refer to architectural drawings for dimensions, wall locations, door and window locations and stair opening sizes.
  - Field verify all existing shown information prior to starting work.
  - Spike all sistered joists together with 2 rows of 16d nails @ 16" o.c.

**FIRST FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

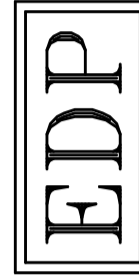


DESIGNED BY:  
 Larry Wichroski, P.E.  
 DRAWN BY:  
 LAW  
 JOB NO.:  
 02412  
 DATE:  
 04-20-2013

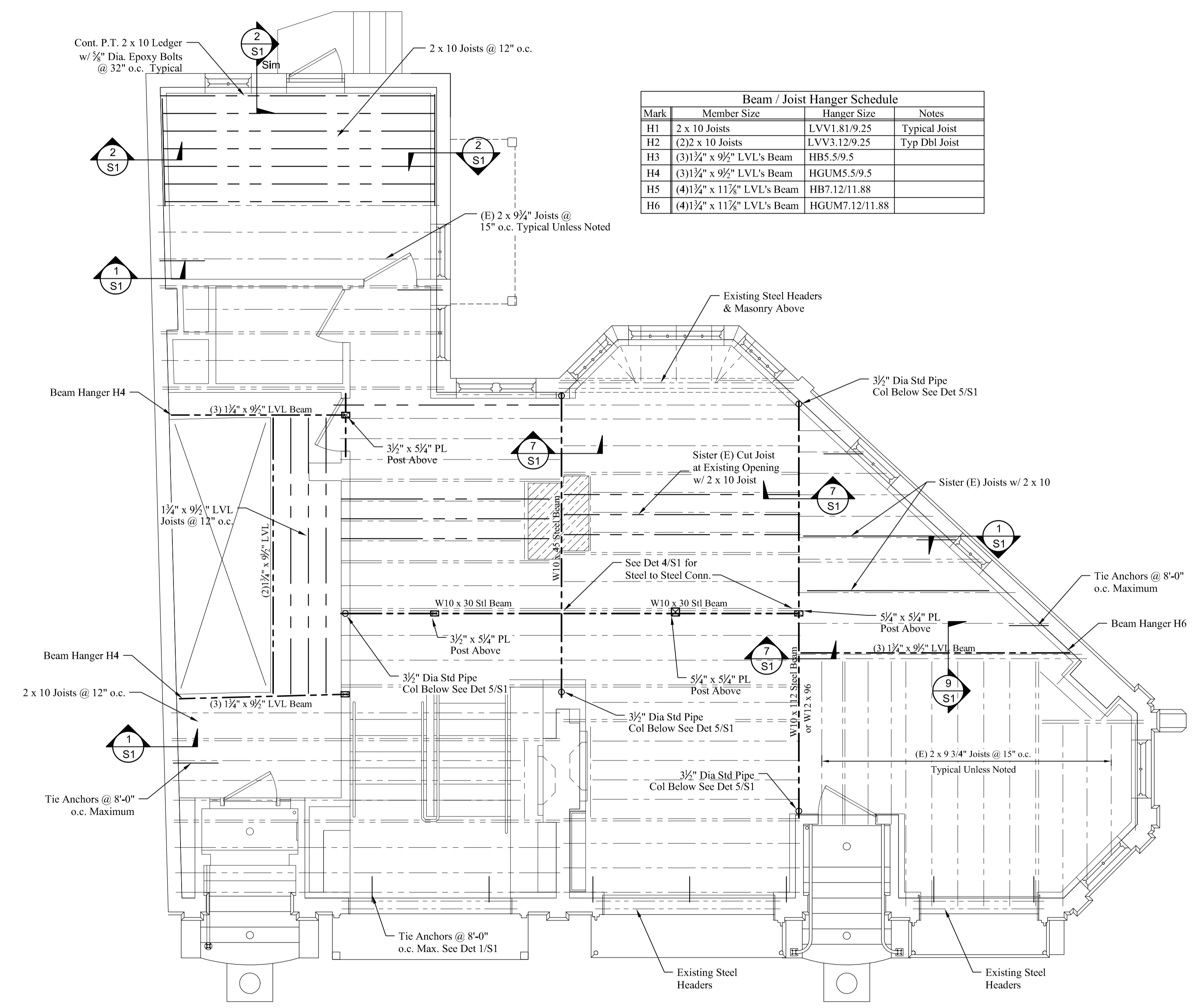
REVISIONS:

SHEET:  
**S3**





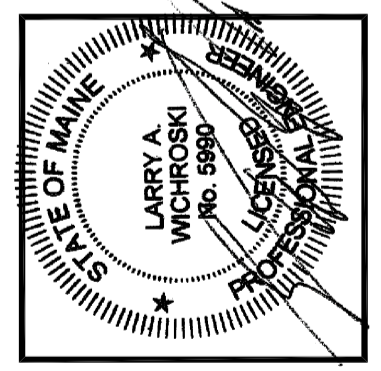
**BUILDING REMODEL & REPAIRS**  
**660 Congress Street \* Portland \* Maine**  
**SECOND FLOOR FRAMING PLAN**



Mark	Member Size	Hanger Size	Notes
H1	2 x 10 Joists	LVV1.81/9.25	Typical Joist
H2	(2) 2 x 10 Joists	LVV3.12/9.25	Typ Dbl Joist
H3	(3) 1 1/2" x 9 1/2" LVL's Beam	HB5.5/9.5	
H4	(3) 1 1/2" x 9 1/2" LVL's Beam	HGUM5.5/9.5	
H5	(4) 1 1/2" x 11 1/8" LVL's Beam	HB7.12/11.88	
H6	(4) 1 1/2" x 11 1/8" LVL's Beam	HGUM7.12/11.88	

- FLOOR FRAMING NOTES:**
1. See Structural Notes sheet S-1 for information.
  2. Refer to architectural drawings for dimensions, wall locations, door and window locations and stair opening sizes.
  3. Field verify all existing shown information prior to starting work.
  4. Spike all sistered joists together with 2 rows of 16d nails @ 16" o.c.

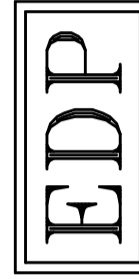
**SECOND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



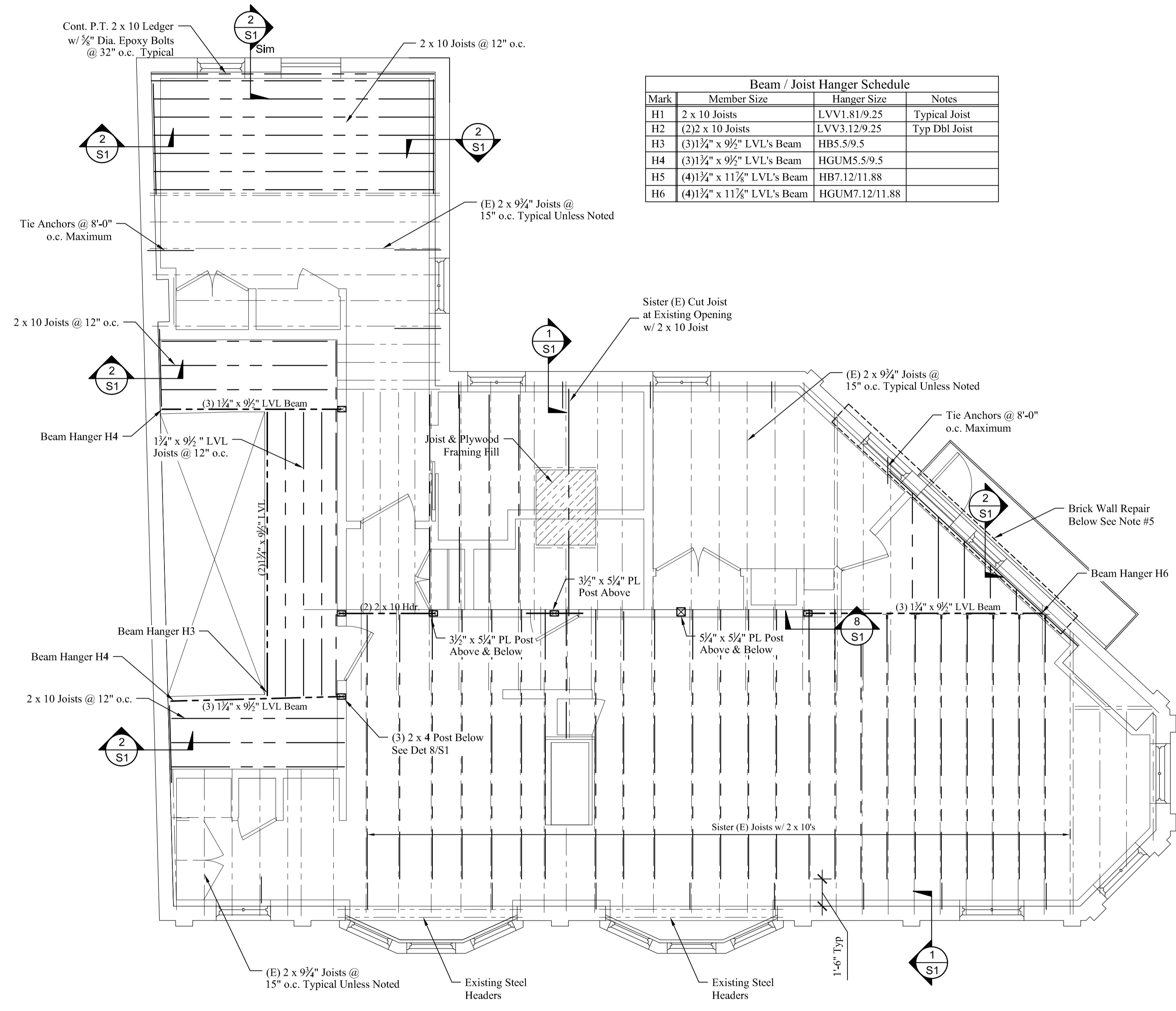
DESIGNED BY:  
Larry Wichroski, P.E.  
DRAWN BY:  
LAW  
JOB NO.:  
02412  
DATE:  
04-20-2013

REVISIONS:

SHEET:  
**S4**



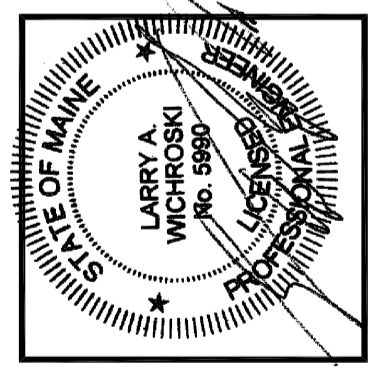
**BUILDING REMODEL & REPAIRS**  
**660 Congress Street \* Portland \* Maine**  
**THIRD FLOOR FRAMING PLAN**



Mark	Member Size	Hanger Size	Notes
H1	2 x 10 Joists	LVV1.81/9.25	Typical Joist
H2	(2) 2 x 10 Joists	LVV3.12/9.25	Typ Dbl Joist
H3	(3) 1 1/2" x 9 1/2" LVL's Beam	HB5.5/9.5	
H4	(3) 1 1/2" x 9 1/2" LVL's Beam	HGUM5.5/9.5	
H5	(4) 1 1/2" x 11 1/2" LVL's Beam	HB7.12/11.88	
H6	(4) 1 1/2" x 11 1/2" LVL's Beam	HGUM7.12/11.88	

- FLOOR FRAMING NOTES:**
1. See Structural Notes sheet S-1 for information.
  2. Refer to architectural drawings for dimensions, wall locations, door and window locations and stair opening sizes.
  3. Field verify all existing shown information prior to starting work.
  4. Spike all sistered joists together with 2 rows of 16d nails @ 16" o.c.
  5. Remove & rebuild damaged existing brick wall below.

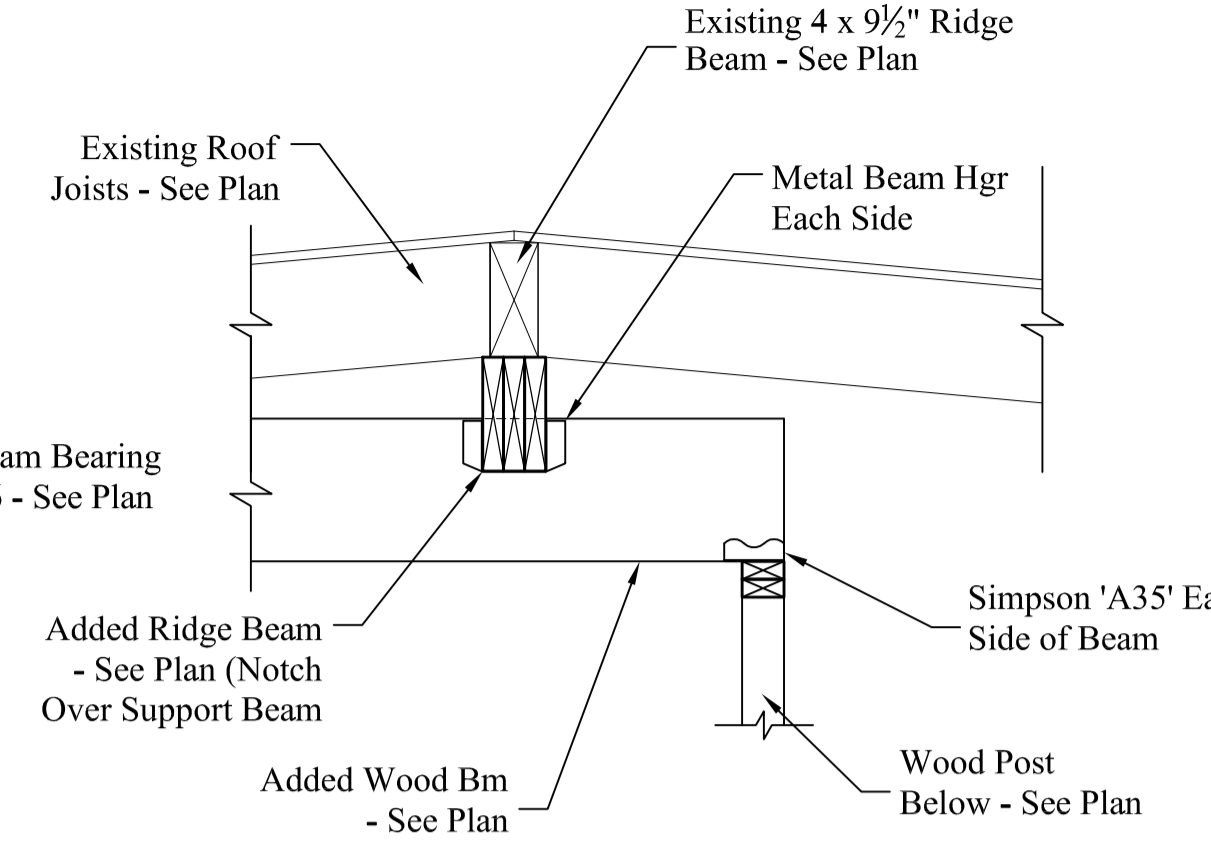
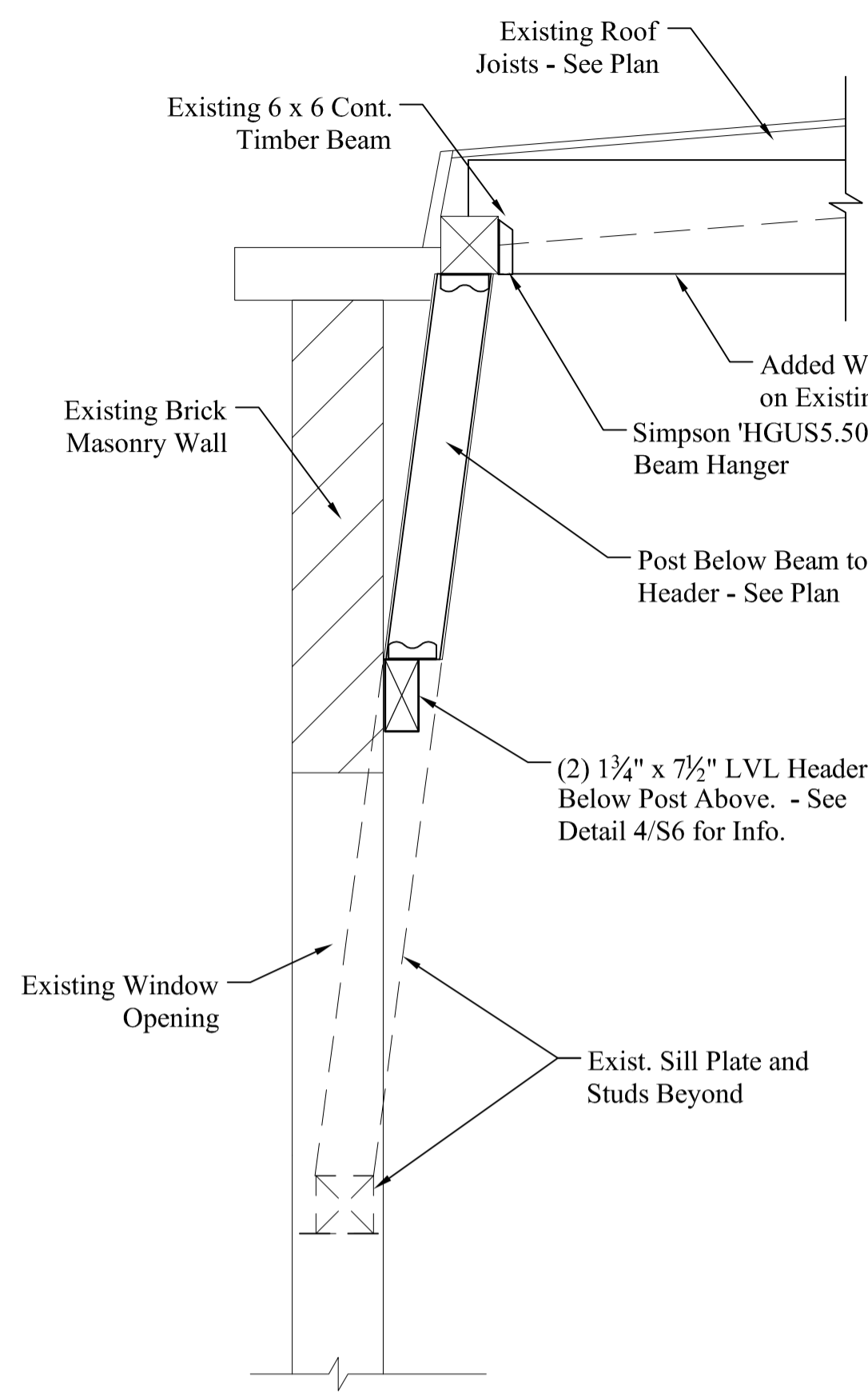
**THIRD FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



DESIGNED BY:  
 Larry Wichroski, P.E.  
 DRAWN BY:  
 LAW  
 JOB NO.:  
 02412  
 DATE:  
 04-20-2013

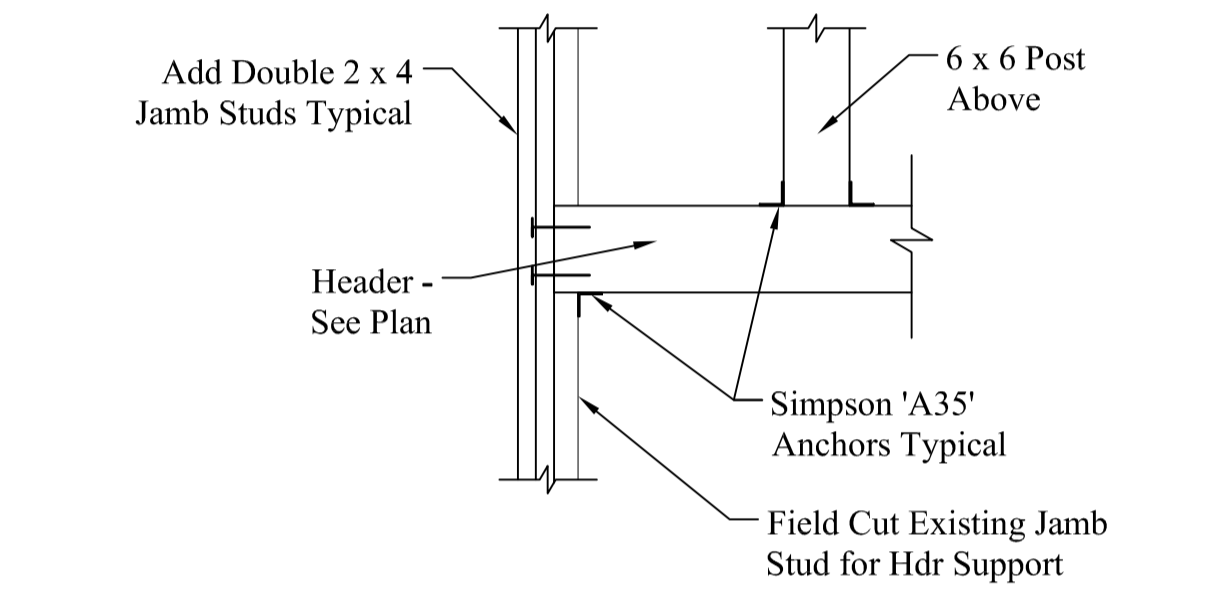
REVISIONS:

SHEET:  
**S5**

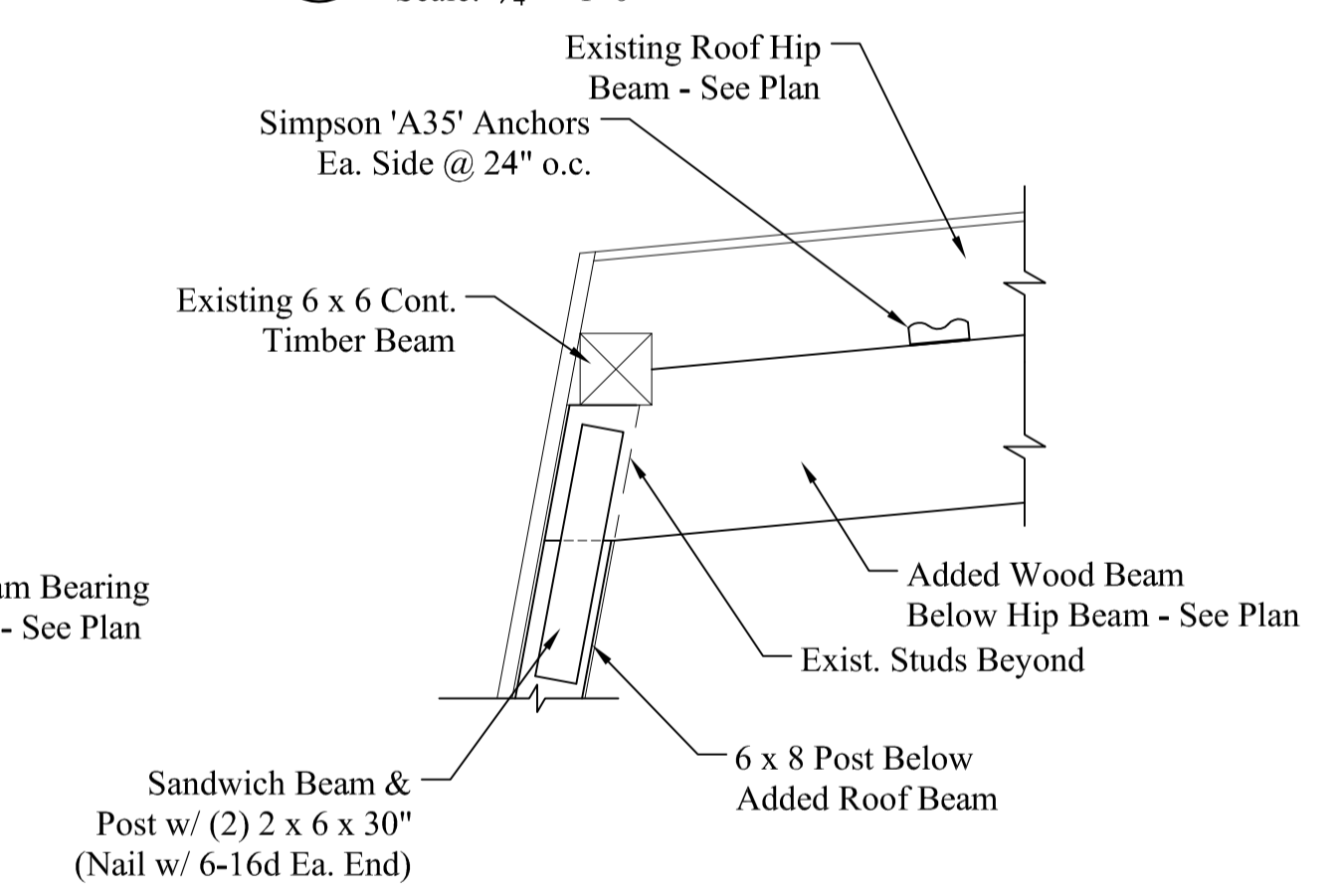


2 ROOF BEAM @ EXIST. RIDGE  
Scale: 3/4" = 1'-0"

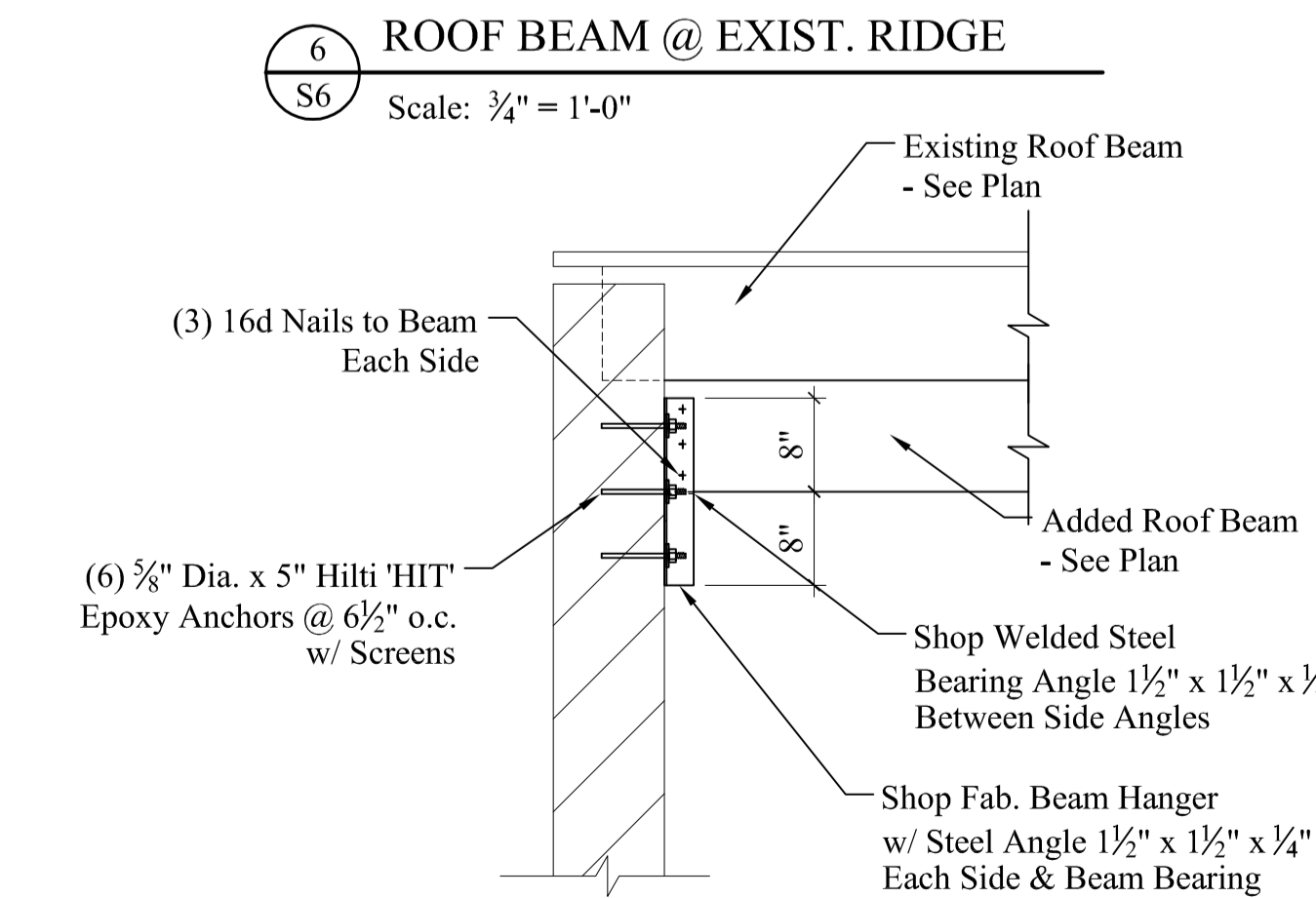
3 ROOF BEAM/HDR. @ EXIST. WALL  
Scale: 3/4" = 1'-0"



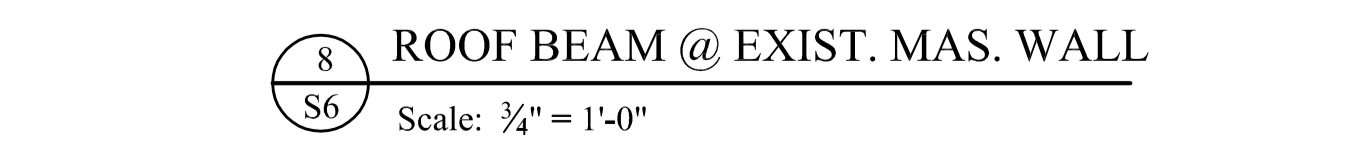
4 WINDOW HEADER @ EXIST. WALL  
Scale: 3/4" = 1'-0"



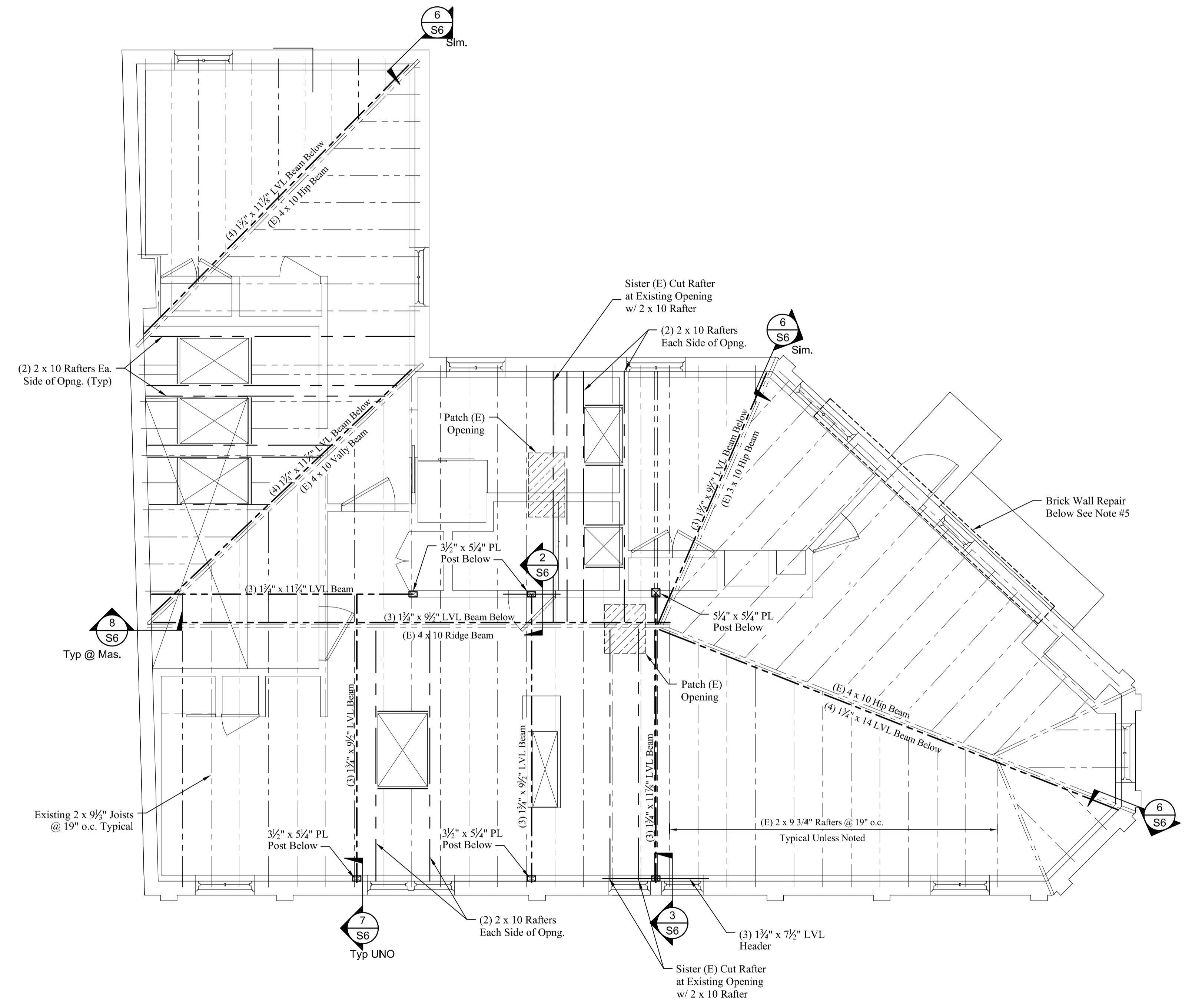
6 ROOF BEAM @ EXIST. RIDGE  
Scale: 3/4" = 1'-0"



7 ROOF BEAM @ EXIST. WALL  
Scale: 3/4" = 1'-0"




8 ROOF BEAM @ EXIST. MAS. WALL  
Scale: 3/4" = 1'-0"



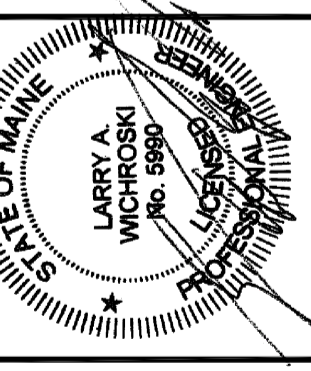
ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

- ROOF FRAMING NOTES:**
1. See Structural Notes sheet S-1 for information.
  2. Refer to architectural drawings for dimensions, wall locations and door and window locations.
  3. Field verify all existing shown information prior to starting work.
  4. Spike all sistered joists together with 2 rows of 16d nails @ 16" o.c.
  5. Remove & rebuild damaged existing brick wall below.

  
 ENGINEERING DESIGN PROFESSIONALS  
 Consulting Engineers  
 P.O. BOX 575, FREEPORT, MAINE 04032 (207) 866-9505  
 Date: 11/12/14

EDP

**BUILDING REMODEL & REPAIRS**  
**660 Congress Street \* Portland \* Maine**  
**ROOF FRAMING PLAN**

  
 LARRY A. WICHROSKI  
 P.E.

DESIGNED BY:	Larry Wichroski, P.E.
DRAWN BY:	LAW
JOB NO.:	02412
DATE:	04-20-2013

REVISIONS:	
SHEET:	S6



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

**A.K.LONGFELLOW**  
P.O. BOX 179  
SOUTH FREEPORT, MAINE 04078

Building Inspections Division  
City of Portland  
Portland , ME 04101

Attention Jeanie Bourke  
August 28, 2014

Enclosed, please find plans and documents supporting our application for the **Phase Two** permitting of a two-phase project of repairs and renovations to 660 Congress Street.

660 Congress Street is a Certified Historic Structure in the Congress Street and Spring Street Historic Districts. The project has been reviewed and approved by the Portland Historical Preservation Board, the Maine Historical Preservation Commission and the United States Department of the Interior.

The building , vacant for over 5 years and further damaged by fire, was in critical condition and demanded immediate exterior and structural attention. In an attempt to address those immediate needs we were granted permitting for Phase One, as outlined below.

**Phase One :**

Permitted by City of Portland on 07/09/2013

The repair, rehabilitation or replacement of all exterior building components, including roofing, exterior windows, doors, custom storefronts, gutters, flashing, and masonry repairs

The repair and replacement of internal structural components as outlined and detailed in Structural Drawings S-1 thru S-6

**Phase One Status:** ongoing and 95% complete

**Phase Two:**

The construction of all interior finishes, as well as installation of all support and health safety systems including electrical, fire suppression, plumbing, HVAC and alarms.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/12/14

Understanding that all systems will be required to apply separately for their respective permits, we believe that we are providing the necessary information for the issuance of a **Phase Two Permit** to complete our renovations to 660 Congress Street. We welcome and encourage your department to contact us with any questions or clarifications that may arise in your review.

Thank You and Very Sincerely,

Kenn Guimond  
Owner and Managing Member



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**  
**BUILDING PERMIT**



**This is to certify that**

A K LONGFELLOW LLC /Bayhill Building & Design

**Located at**

660 CONGRESS ST

**PERMIT ID:** 2013-00995

**ISSUE DATE:** 07/09/2013

**CBL:** 045 A001001

has permission to **Renovation of building on Congress Street Phase I - repair, rehabilitate or replace all exterior building components and repair and replace internal structural components - tenant fit ups will be applied for under a separate permit for Phase II** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

*/s/ Chris Pirone*

*/s/ Jeanie Bourke*

**Fire Official**

**Building Official**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

***Approved Property Use - Zoning***

Two commercial units with 7 dwelling units above

***Building Inspections***

**Use Group:** N/A      **Type:** 3B  
N/A on Phase 1 permit, to be established on Phase 2 Permit  
ENTIRE  
MUBEC/IBC 2009

***Fire Department***



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

**REQUIRED INSPECTIONS:**

Footings/Setbacks  
Foundation/Rebar  
Plumbing Only  
Electrical - Commercial  
Framing Only  
Close-in Plumbing/Framing  
Electrical Close-in

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

<b>City of Portland, Maine - Building or Use Permit</b> 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716	<b>Permit No:</b> 2013-00995	<b>Date Applied For:</b> 05/17/2013	<b>CBL:</b> 045
--	---------------------------------	--	--------------------

<b>Proposed Use:</b> Change of use will be established with next permit which will encompass Phase II	<b>Proposed Project Description:</b> Renovation of building on Congress Street Phase I - repair, rehabilitate or replace all exterior building components and repair and replace internal structural components - tenant fit ups will be applied for under a separate permit for Phase II
--	--

**Dept:** Historic      **Status:** Approved w/Conditions      **Reviewer:** Deb Andrews      **Approval Date:** 06/20/2013

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) 1. A test patch of proposed repointing to be reviewed and approved by HP staff prior to proceeding with masonry repair.
2. If Low-E glazing is proposed for replacement windows, glass to have Visual Transmittance Ratio (VTR) of 70 or above to read as clear.
3. For 2/2 replacement windows, muntins to measure 7/8" wide.
4. If any roof vents will be visible, such vents to be black iron pipe rather than PVC.
5. Final detail of the transition between the eastern storefront and the concrete base to be submitted to HP staff for review and approval.
6. Any signage to be reviewed and approved by HP staff.

**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/28/2013

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This current legal use of this property is two commercial units on the first floor and seven dwelling units above. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 07/09/2013

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) A separate Phase 2 permit is required for the interior fit up, occupancy classification and separation details.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) This phase 1 interior structural and exterior repair/replacement permit does not relieve compliant design requirements for building and life safety codes for the use and occupancy of the structure.
- 4) Permit approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.
- 5) A final special inspection report with compliance letter shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Chris Pirone      **Approval Date:** 06/02/2013

**Note:**      **Ok to Issue:**

**Conditions:**

- 1) All construction shall comply with City Code Chapter 10.  
<http://www.portlandmaine.gov/citycode/chapter010.pdf>





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

## **Electronic Signature and Fee Payment Confirmation**

*Notice: Your electronic signature is considered a legal signature per state law.*

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: Kenn Guimond

Date: 9/5/2014

I have provided digital copies and sent them on:

Date: 9/5/2014

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.



# Commercial Interior & Change of Use Permit Application Checklist



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
11/12/14

Date: \_\_\_\_\_

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

## For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)



## Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
11/12/14

# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any Date: \_\_\_\_\_  
within the City, payment arrangements must be made before permits of any kind are accepted.

Address/Location of Construction: 660 - 662 Congress Street, Portland, ME			
Total Square Footage of Proposed Structure:		7274 sq.ft.	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 045          A-001          001		<b>Applicant Name:</b> A.K. Longfellow LLC Address P.O. Box 179 City, State & Zip South Freeport, ME, 04078	
		Telephone: (207) 865-9351 Email: guimondgroup@aol.com	
<b>Lessee/Owner Name</b> : A.K. Longfellow LLC (if different than applicant) Address: P.O. Box 179 City, State & Zip: South Freeport, ME, 04078 Telephone & E-mail: (207) 865-9351		<b>Contractor Name:</b> Bayhill Building & Design (if different from Applicant) Address: P.O. Box 179 City, State & Zip: South Freeport, ME, 04078 Telephone & E-mail: (207) 865-9351	
		Cost Of Work: \$ 400,000 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____	
<b>Current use (i.e. single family)</b> <u>vacant</u>			
<b>If vacant, what was the previous use?</b> <u>mixed use</u>			
<b>Proposed Specific use:</b> <u>mixed use - Ground floor &amp; Basement commercial, 2nd &amp; 3rd Floor residential</u>			
Is property part of a subdivision? <u>no</u> If yes, please name _____			
<b>Project description:</b> Complete renovation of historic George S. Hunt Block building on Congress Street.			
<b>Who should we contact when the permit is ready:</b> Kenn Guimond			
<b>Address:</b> P.O. Box 179			
<b>City, State &amp; Zip:</b> South Freeport, ME, 04078			
<b>E-mail Address:</b> guimondgroup@aol.com			
<b>Telephone:</b> (207) 865-9351			

**Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Kenn Guimond	Date: September 5, 2014
-------------------------	-------------------------

This is not a permit; you may not commence ANY work until the permit is issued.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

# Certificate of Design Application

From Designer: Larry A. Wichroski, P.E.  
 Date: May 15, 2013  
 Job Name: Congress Street Building Remodel  
 Address of Construction: 660 - 662 Congress Street, Portland, Maine

## 2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 IBC Use Group Classification (s) I  
 Type of Construction III  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC Yes  
 Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated  
 Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations

Yes Submitted for all structural members (106.1 – 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>Retail</u>	<u>100.0 psf</u>
<u>Residential</u>	<u>40.0 psf</u>

### Wind loads (1603.1.4, 1609)

Method 1 Design option utilized (1609.1.1, 1609.6)

100 mph Basic wind speed (1809.3)

Cat #1,1.00 Building category and wind importance Factor,  $I_w$   
table 1604.5, 1609.5)

B Wind exposure category (1609.4)

0.18 Internal pressure coefficient (ASCE 7)

18.0 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)

25.0 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

page 2 Design option utilized (1614.1)

page 2 Seismic use group ("Category")

page 2 Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)

page 2 Site class (1615.1.5)

None Live load reduction  
45.0 psf Roof *live* loads (1603.1.2, 1607.11)  
45.0 psf Roof snow loads (1603.7.3, 1608)  
60.0 psf Ground snow load,  $P_g$  (1608.2)  
45.0 psf If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
0.9 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
1.0 Roof thermal factor,  $C_t$  (1608.4)  
n/a Sloped roof snowload,  $P_s$  (1608.4)  
page 2 Seismic design category (1616.3)  
page 2 Basic seismic force resisting system (1617.6.2)  
page 2 Response modification coefficient,  $R_f$  and  
 deflection amplification factor  $C_d$  (1617.6.2)  
page 2 Analysis procedure (1616.6, 1617.5)  
page 2 Design base shear (1617.4, 1617.5.1)  
**Flood loads (1803.1.6, 1612)**  
n/a Flood Hazard area (1612.3)  
40' Elevation of structure  
**Other loads**  
2000# Concentrated loads (1607.4)  
n/a Partition loads (1607.5)  
n/a Misc. loads (Table 1607.8, 1607.6.1, 1607.7,  
 1607.12, 1607.13, 1610, 1611, 2404)



**ENGINEERING DESIGN PROFESSIONALS**  
Consulting Engineers

P.O. Box 575, Freeport, Maine 04032 (207) 865-9505



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

May 15, 2013

**Mr. Ken Guimond**

Bayhill Building and Design  
174 South Freeport Road  
South Freeport, Maine 04078

RE: Retail & Office Building Renovations  
660 Congress Street, Portland, Maine  
EDP Project #02412

Dear Ken:

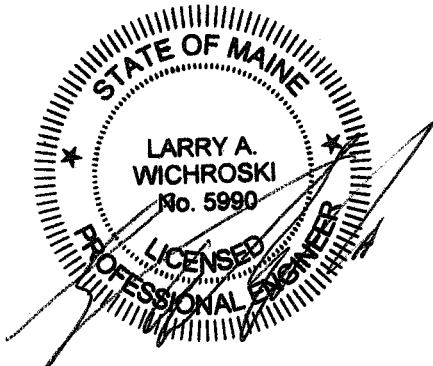
The buildings seismic/wind resistance system consists of plywood roof and floor diaphragms and exterior brick masonry shear walls. The work being done to this building is primarily internal and consists of replacing some of the interior masonry and wood stud bearing wall with beams supported by columns. Although we are removing a portion of the interior brick wall that exists, the wall is much smaller in size compared with the exterior walls and is not considered a contributor to resisting lateral loads due to its much lower rigidity.

In conclusion, due to the lack of modifications to the buildings current seismic/wind resisting elements, it is our professional opinion that a wind/seismic analysis is not necessary. By adding plywood sheathing to the floors which is improving the existing floor diaphragms and by removing a portion of the interior brick we are reducing overall building weight which also reduces the overall seismic shear force on the building.

If you have any questions, please do not hesitate to call.

Sincerely;

Larry A. Wichroski, P.E.





# Accessibility Building Code Certificate



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

**Designer:** Andre M. Guimond

**Address of Project:** 660-662 Congress Street, Portland, ME

**Nature of Project:** Existing historic 3 story brick mixed-use commercial and residential building. One commercial unit for a restuarant (Assembly Group A-2) and two rental apartments (Residential R-3). See attached letter for further information.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

**(SEAL)**

Signature: \_\_\_\_\_

Title: Director

Firm: PRESENT Architecture PLLC

Address: 66 West Broadway, Suite 306  
New York, NY, 10007

Phone: 207 449 8513

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

# PRESENT

ARCHITECTURE

66 West Broadway, Sui  
New York, NY, 10007  
telephone 207 449

Building Inspections Division  
City of Portland  
389 Congress St.  
Portland, Maine 04101

August 24, 2014

RE: Accessibility Building Code Certificate, Phase II Permitting  
660-662 Congress Street  
Portland, Maine, 04101

Inspections Division:

660-662 Congress Street is a brick building built in 1886 with storefronts added in 1912 and 1950. It is certified by the federal government as a contributing building in the Spring Street Historic District and has been designated a landmarked building in the Congress Street Historic District by the City of Portland.

The 2010 ADA Standards permit exceptions to its accessibility guidelines where compliance would threaten or destroy the historic significance of a building. Given the historic brick facade, the height above sidewalk level of the finished 1st Floor commercial space and the limited building site, it is my professional belief that it is not possible to provide an accessible entry to the proposed commercial unit without threatening the historic significance of the building. The State of Maine Historic Preservation Office, The U.S. Park Service and the State of Maine Fire Marshall has endorsed this interpretation of the building's historic significance and the waiver of ADA Standards, as herein presented.

2010 ADA Standards citation:

*Where the State Historic Preservation Officer or Advisory Council on Historic Preservation determines that compliance with the requirements for accessible routes, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the exceptions for alterations to qualified historic buildings or facilities for that element shall be permitted to apply. (Section 202.5, Alterations to Qualified Historic Buildings and Facilities)*

If you have any questions, please do not hesitate to contact me.

Sincerely,

Andre Guimond, R.A.  
Director, PRESENT Architecture PLLC





Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
11/12/14

Date: \_\_\_\_\_

## **A.K. Longfellow, LLC**

**Richard Nason  
State of Maine  
Office of State Fire Marshall**

**Re: 660 Congress Street  
Portland, Maine**

**February 6, 2014**

### **REQUEST For WAIVER**

In reference to IBC- 1008 , NFPA Life Safety Code 101- 7.2 and ADA Standards

660 Congress Street now defined and officially identified as a Landmark Building in the City of Portland's Arts District and having been reviewed by the City of Portland Historic Preservation Board, The State of Maine Historic Preservation Commission, and United States Department of the Interior – National Parks Service, herein, requests certain waivers as outlined below.

An exception to the codes, IBC, NFPA and ADA presented as attached, is requested concerning access and egress of the building and specifically covering the two historic doors exiting the building onto the Congress Street sidewalk.

1. With the first floor sitting approximately 48" above ground level and the building footprint resting fundamentally on the property line, any opportunity to create ADA access by means of ramping, or otherwise, is eliminated.
2. The six existing granite steps and landing, identical to both Congress Street exits, do not and cannot be modified to meet the codes listed below. The top landings sit 7" below the entry/exit doors and attempts to raise and extend the exterior steps would encroach the Congress Street sidewalk.
3. The swing of both doors, currently and historically installed to swing to the interior cannot be modified to swing to the exterior without creating the hazard of forcing someone approaching the entry from the outside off the landing onto the stairs themselves.
4. With the exit doors swinging to the interior an approved lever type exit hardware must replace a "panic bar" installation.



## **International Building Code:**

1008.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type.

Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy.

1008.1.5 Floor elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope).

1008.1.6 Landings at doors. Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches (178 mm). When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (1118 mm).

1008.1.9 Door operations. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

1008.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.



# National Fire Protection Association (NFPA) Life Safety Code 101

## 7.2.1.4 Swing and Force to Open.

7.2.1.4.1\* Any door in a means of egress shall be of the side-hinged or pivoted-swinging type, and shall be installed to be capable of swinging from any position to the full required width of the opening in which it is installed, unless otherwise specified in 7.2.1.4.1.1 through 7.2.1.4.1.9.

7.2.1.4.2 Doors required to be of the side-hinged or pivoted swinging type shall swing in the direction of egress travel where serving a room or area with an occupant load of 50 or more.

## 7.2.2.3.2 Landings:

7.2.2.3.2.1 Stairs shall have landings at door openings, except as permitted in 7.2.2.3.2.5.

7.2.2.3.2.5 In one- and two-family dwellings and existing buildings, a door at the top of a stair shall be permitted to open directly to the stair, provided that the door does not swing over the stair and the door serves an area with an occupant load of fewer than 50 persons.

## Chapter 12 New Assembly Occupancies:

12.2.2.2.4 Locking devices complying with 7.2.1.5.4 shall be permitted to be used on a single door or a single pair of doors if both of the following conditions apply:

(1) The door or pair of doors serve as the main exit and the assembly occupancy has an occupant load not greater than 500.

(2) Any latching devices on such a door(s) from an assembly occupancy having an occupant load of 100 or more are released by panic hardware or fire exit hardware.



## **ADA STANDARDS**

### **New construction and alterations. § 35.151**

#### **(b) Alterations. (3)**

(i) Alterations to historic properties shall comply, to the maximum extent feasible, with the provisions applicable to historic properties in the design standards specified in § 35.151(c).

(ii) If it is not feasible to provide physical access to an historic property in a manner that will not threaten or destroy the historic significance of the building or facility, alternative methods of access shall be provided pursuant to the requirements of § 35.150.

#### **(4) Path of travel**

(A) Alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area.

(B) Costs that may be counted as expenditures required to provide an accessible path of travel may include:

(1) Costs associated with providing an accessible entrance and an accessible route to the altered area, for example, the cost of widening doorways or installing ramps;

(2) Costs associated with making restrooms accessible, such as installing grab bars, enlarging toilet stalls, insulating pipes, or installing accessible faucet controls;

(3) Costs associated with providing accessible telephones, such as relocating the telephone to an accessible height, installing amplification devices, or installing a text telephone (TTY); and

(4) Costs associated with relocating an inaccessible drinking fountain

### **§ 36.404 Alterations: Elevator exemption.**

1) For purposes of this paragraph (d)—



(2) This section does not require the installation of an elevator in a facility that is less than three stories or has less than 3000 square feet per story. Exceptions: N/A.

## **CHAPTER 4: ACCESSIBLE ROUTES**

### **303 Changes in Level**

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.

303.3 Beveled. Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramps. Changes in level greater than ½ inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

### **403 Walking Surfaces**

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

404.2.5 Thresholds. Thresholds, if provided at doorways, shall be ½ inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY  
OFFICE OF STATE FIRE MARSHAL  
45 COMMERCE DR STE 1  
AUGUSTA, ME 04333-0001



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

## Construction Permit

No.21958

*In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.*

**Each permit issued shall be displayed at the site of construction.**

**Building:** GEORGE S. HUNT BLOCK  
**Location:** 660-662 CONGRESS STREET, PORTLAND, ME 04101  
**Owner:** A.K. LONGFELLOW LLC  
**Owner Address:** PO BOX 179, SOUTH FREEPORT, ME 04078-0179

Occupancy Type: Assembly Class <300  
Secondary Use: Apartments  
Use Layout: Separated Use  
Sprinkler System  
Fire Alarm System  
Barrier Free  
Construction Mode: Renovation  
Unprotected Ordinary: Type III (200)  
Final Number of Stories: 3

**Permit Date:** 03/14/2014

**Expiration Date:** 09/13/2014

COMMISSIONER OF PUBLIC SAFETY

Copy 2 - Architect



# Certificate of Design



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14


Date: September 5, 2014

From: Andre M. Guimond

These plans and / or specifications covering construction work on:

660-662 Congress Street, Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

Signature: 

Title: Director

Firm: PRESENT Architecture PLLC

Address: 66 West Broadway, Suite 306  
New York, NY, 10007

Phone: 207 449 8513



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
11/12/14

Date:

## Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

June 6, 2014

Bayhill Building & Design  
PO Box 179  
South Freeport, ME 04078

Attn: Kenn Guimond  
Re: 660 Congress Street, Portland  
Ability to Serve with PWD Water

Dear Mr. Guimond :

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on May 22, 2014. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

**Please note that this letter does not constitute approval of this project from the District.** Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

### Existing Site Service

According to District records, the project site does currently have existing water service. A 3/4-inch diameter copper water service line, located as shown on the attached water service card, provides water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

### Water System Characteristics

According to District records, there is a 16-inch diameter cast iron water main on the north side of Congress Street and a public fire hydrant located across the street from the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location: Congress Street at Avon Street  
Hydrant Number: POD-HYD00089  
Last Tested: 4/29/1992  
Static Pressure: 51 psi  
Residual Pressure: 47  
Flow: 1,087 GPM

### Public Fire Protection

It is not anticipated that this project will include the installation of new public hydrants to be accepted into the District water system. The decision to require new hydrants and to determine their locations is solely that of the local fire department. It is your responsibility to contact the





Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

#### Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of the proposed renovation into two apartment units and a restaurant.

#### Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact the MEANS Division to request a hydrant flow test and we will work with you to get more complete data.

#### Conditions of Service

The District can confirm that the existing water system has the capacity to serve the proposed mixed-use building. New water service(s) may be installed from the water main in Congress Street. Please note that only one meter and one bill will be associated to a single domestic service line. This one master meter must be located in a common space that all tenants could gain access to if necessary. If the existing ¾-inch service will no longer be used as a result of the development, then it must be terminated by shutting the corporation valve and cutting the pipe from the water main.

As design plans become available please send a copy to MEANS for review and we will work with you to ensure that the design meets our current standards. If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

Glissen Havu, E.I.  
Design Engineer



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD

Rick Romano, Chair  
Martha Burke Vice-Chair  
Scott Benson  
Rebecca Ermlich  
Michael Hammen  
Ted Oldham  
Susan Wroth

December 13, 2012

Kenn Guimond  
The Guimond Group  
Box 179  
South Freeport, Maine 04078

Re: Exterior Rehabilitation of 660 Congress Street

Dear Mr. Guimond:

On November 28, 2012, the City of Portland's Historic Preservation Board voted 4-0 (Benson abstaining; Hammen, Wroth absent) to approve your application for a Certificate of Appropriateness for the comprehensive exterior rehabilitation of 660 Congress Street. Approval was on the basis of plans and specifications submitted for the 11/28/12 hearing.

Board approval was made subject to the following conditions:

1. A test patch of proposed repointing to be reviewed and approved by HP staff prior to proceeding with masonry repair.
2. If Low-E glazing is proposed for replacement windows, glass to have Visual Transmittance Ratio (VTR) of 70 or above to read as clear.
3. For 2/2 replacement windows, muntins to measure 7/8" wide.
4. If any roof vents will be visible, such vents to be black iron pipe rather than PVC.
5. Final detail of the transition between the eastern storefront and the concrete base to be submitted to HP staff for review and approval.
6. Any signage to be reviewed and approved by HP staff.

Note that Mr. Benson, who abstained from the vote based on his concerns about the proposed treatment for the eastern storefront, submitted his position in writing following the meeting. A copy of Mr. Benson's letter is enclosed.

Project to be carried out as shown on the plans and specifications submitted for the 11/28/12 public hearing except as to comply with the above conditions. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative



work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Deborah Andrews  
Historic Preservation Program Manager



Historic Preservation Certification Application  
State Historic Preservation Office Review & Recommendation Sheet  
Significance - Part 1

Project Number: \_\_\_\_\_

Number 1	George S. Hunt Block (Property) 660 Congress Street, Portland, ME
	Congress Street Historic District and Spring Street Historic District (Historic District)

\_\_\_\_\_ Preliminary done

NR District     Certified State or Local district

Date application received by State 4/2/13  
Date(s) additional information requested by State \_\_\_\_\_  
Date complete information received by State 4/2/13  
Date of transmittal to NPS 4/30/13  
Property visited by State staff? no

<b>SHPO REVIEW SUMMARY</b>	
<input checked="" type="checkbox"/> Fully reviewed by SHPO	
<input checked="" type="checkbox"/> No outstanding concerns	
<input checked="" type="checkbox"/> Owner informed of SHPO recommendation	
<input type="checkbox"/> In-depth NPS review requested	
<input type="checkbox"/> Recommendation different from applicant's request	

Number 2	STATE RECOMMENDATION:
-------------	-----------------------

Michael D. Johnson  
who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.

- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.
- The property does not contribute to the significance of the above-named district.
- Insufficient documentation has been provided to evaluate the structure.
- This application is being forwarded without recommendation.

Preliminary determinations:

- The property appears to meet National Register Criteria for Evaluation and will be nominated individually.
- The property does not appear to meet National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
  - potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.
  - registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS and nomination will be amended.
- The property is located in a proposed historic district and:
  - the property does not appear to contribute to the significance of the proposed historic district.
  - The proposed historic district does not appear to meet the NR Criteria for Evaluation and will not be nominated.

4/30/2013  
Date

*Kurt A. Mohney*  
State Official Signature

Deputy SHPO



Number  
3

ISSUES:

- Extensive loss or deterioration of historic fabric
- Moved property
- Substantial alterations over time
- State recommendation inconsistent with NR documentation
- Significance less than 50 years old
- Functionally related complex or multiple buildings within an individual nomination.
- Obscured or covered elevation(s)
- Other (explain)

Number  
4

Complete items below as appropriate:

- (1) 1785-1958 (Congress St. H.D.); 19<sup>th</sup> C. (Spring St. H.D.) is the period(s) of significance of the district.
- (2) The property is mentioned in the NR or state or local district documentation, Section 7, Page Hist. Res. Inventory
- (3) For preliminary determinations, the status of the nomination for the property/historic district:
  - Nomination has already been submitted to State Review Board, and will be forwarded to the NPS within \_\_\_\_\_ months. Draft nomination is enclosed.
  - Nomination was submitted to NPS on \_\_\_\_\_
  - Nomination process will likely be completed within thirty months.
  - Other, explain: \_\_\_\_\_
- (4) \_\_\_\_\_ The property is located in a registered district, but its current condition is inconsistent with the determination of its contribution to the district as stated in the nomination. Supplemental Listing Record requested.

Number  
5

Describe problematic issues or other concerns.

The Congress Street Historic District Inventory (section 7) identifies the subject building as a contributing property within the certified Congress Street Historic District. The property also contributes to the significance of the National Register listed Spring Street Historic District.

See attachments: \_\_\_\_\_ photographs \_\_\_\_\_ maps \_\_\_\_\_ other: \_\_\_\_\_

NPS COMMENTS:

Date \_\_\_\_\_ NPS Reviewer \_\_\_\_\_



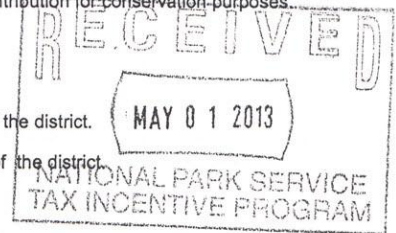
**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

NPS Project Number 28761

**Instructions:** This page of the form must appear exactly as below and must bear the owner's original signature. Other sections may be expanded as needed or continued on blank pages. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** George S. Hunt Block  
Street 660 - 662 Congress Street  
City Portland County Cumberland State Maine Zip 04101  
Name of Historic District Spring Street Historic District (National); Congress Street Historic District (Local)  
 National Register district     certified state or local district     potential district

2. **Nature of request** (check only one box)  
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.



3. **Project contact** (if different from Owner)  
Name \_\_\_\_\_  
Street \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

4. **Owner**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.  
Name Kenn Guimond Signature [Signature] Date 4/2/13  
Organization A K Longfellow LLC Social Security OR Taxpayer ID Number 45-3929086  
Street P.O. Box 179 City South Freeport  
State Maine Zip 04078 Telephone (207) 865-9351

**NPS Official Use Only**

The National Park Service has reviewed the Historic Certification Application – Part 1 for the above-named property and has determined that the property:  
 contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district.

**Preliminary Determinations:**

appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
 appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.  
 does not appear to qualify as a certified historic structure.

5/2/2013  
Date

[Signature]  
National Park Service Authorized Signature

See Attachments



**Historic Preservation Certification Application**  
**State Historic Preservation Office Review & Recommendation Sheet**  
**Rehabilitation—Part 2/Part 3**

Project Number: \_\_\_\_\_

Number 1	George S. Hunt Block (Property) 660 Congress Street (Property) Portland, ME	<input type="checkbox"/> Preliminary done <input type="checkbox"/> Non-standard billing
-------------	---	--

Certified Historic Structure?  Yes  pending

Type of Request:  Part 2  
 Part 3 (Part 2 previously reviewed)  
 Part 3 (Part 2 not previously reviewed)  
 Amendment

Date application received by State 4/2/13  
 Date(s) additional information requested by State 4/26/13, \_\_\_\_\_, \_\_\_\_\_  
 Complete information received by State 4/26/13  
 Date transmitted to NPS 4/30/13  
 Property visit by State staff \_\_\_\_\_ (before) \_\_\_\_\_ (during) \_\_\_\_\_ (after) rehab.

PROJECT SUMMARY REVIEW	
<input checked="" type="checkbox"/>	Fully reviewed by SHPO
<input type="checkbox"/>	No outstanding concerns
<input checked="" type="checkbox"/>	Owner informed of SHPO recommendation
<input type="checkbox"/>	In-depth NPS review requested

Number 2	STATE RECOMMENDATION:
-------------	-----------------------

Michael D. Johnson  
who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.

The project:  
 meets the Standards.

meets the Standards *only* if the attached conditions are met.

does not meet Standard number(s) \_\_\_\_\_ for the reasons listed on reverse.

warrants denial for lack of information.

This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:  
 completed rehabilitation conforms to work previously approved.

completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse).

4/30/2013 Karl A. Mohney  
 Date State Official Signature Deputy SHPO



Number 3	<b>ISSUES:</b>	
<input type="checkbox"/> Additions, including rooftop	<input type="checkbox"/> Alteration of significant exterior features or surfaces	
<input type="checkbox"/> Alteration, removal, or covering of significant interior finishes or features	<input type="checkbox"/> Adjacent new construction, extensive site work, or demolition of adjacent structures	
<input type="checkbox"/> Changes in significant interior spaces or plan features (including circulation patterns).	<input checked="" type="checkbox"/> Window replacements on any major elevation that do not match historic configuration, material, and profiles	
<input type="checkbox"/> Damaging or inadequately specified masonry treatments	<input type="checkbox"/> Other (explain)	

Number 4	Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.
-------------	--

STATE EVALUATION OF PROJECT & CONCERNS:

As is documented by the Part 1 and Part 2 narratives and photos, the subject building has been vacant and neglected for several years, has had its interior completely gutted by a previous owner, and has been damaged by fire and vandalism. The proposed project represents a substantial investment on the part of the current owner to address long neglected maintenance issues; restore and replace windows that were damaged or lost to fire and vandals; upgrade the building's structural, HVAC and fire protection systems; and to completely re-finish the interior. Due to its small size and poor condition, the Commission believes that the subject building would be in danger of demolition if not for the current proposal.

The Commission has no concerns regarding the proposed modernization of the interior due to the complete lack of historic materials and finishes remaining. Two alterations to the appearance of the historic exterior are proposed, including a redesign of the c.1950 colonial revival style display window that is too deteriorated for restoration, and replacement of a damaged paneled entry door with a compatible glazed door. The paneled entry door proposed for replacement does not appear to be original to the building and may have been salvaged from another building. The Commission has enclosed a letter from an architect member of the Portland Historic Preservation Board who abstained from voting on the rehabilitation proposal due to his support for the significant benefits of the overall project and his conflicting concern regarding the proposed treatment of the c.1950 display window that was designed by architect John Howard Stevens. While the Commission concurs with the Board member's assessment of the aesthetic significance of the existing storefront window, we consider the proposed window to be a compatible alteration that retains the dimensions and location of the c.1950 window, which will continue to reflect its cultural significance as a historic change to the building that was implemented to appeal to passing motorists.

Please note that while the submitted Part 2 application covers all aspects of the project, an amendment sheet was provided on April 26, 2013 to clarify that the owner wishes to take a phased approach to the project. Phase 1 will address all of the work on the structural systems and the building envelope. Phase 2 will address the interior and finishes.

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:

new technical process  creative design solution  noteworthy project

See attachments:  plans  specifications  photographs  other:  
 Items sent separately:  plans  specifications  photographs  other:  
 Other documentation on file in State:

NPS COMMENTS:

\_\_\_\_\_  
Date National Park Service Reviewer





**CONDITIONS SHEET**  
**Historic Preservation Certification Application**

Property name: George S. Hunt Block

Project Number: \_\_\_\_\_

Property address: 660 Congress Street

Portland, ME

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

**Numbers 6, 10, 11, and 12: Chimneys, brick masonry walls, architectural terra cotta, architectural stone**

Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic mortar. Specifications, repointing samples, cleaning samples, and any proposed replacement brick, stone, or terra cotta patching materials should be reviewed and approved by the SHPO prior to proceeding with this work. Cleaning must not damage or alter the character or appearance of the masonry materials. Good quality overall and close-up photos of the masonry before and after repointing and cleaning must be submitted with the Request for Certification of Completed Work.

**Number 13: Typical double hung windows**

2-over-2 replacement windows must include a spacer bar between the glass panes with interior and exterior muntins or grilles (the Pella Architect Series references these as "Integral Light Technology Grilles").

4/30/2013

*Kath. Mohney*

Date

State Official Signature

Deputy SHPO

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date

National Park Service Signature

Telephone Number

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**CONDITIONS SHEET**  
**Historic Preservation Certification Application**



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Property name: George S. Hunt Block

Project Number: 28761

Property address: 660 Congress Street

Portland, ME

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

**Numbers 6, 10, 11, and 12: Chimneys, brick masonry walls, architectural terra cotta, architectural stone**  
Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic mortar. Specifications, repointing samples, cleaning samples, and any proposed replacement brick, stone, or terra cotta patching materials should be reviewed and approved by the SHPO prior to proceeding with this work. Cleaning must not damage or alter the character or appearance of the masonry materials. Good quality overall and close-up photos of the masonry before and after repointing and cleaning must be submitted with the Request for Certification of Completed Work.

**Number 13: Typical double hung windows**  
2-over-2 replacement windows must include a spacer bar between the glass panes with interior and exterior muntins or grilles (the Pella Architect Series references these as "Integral Light Technology Grilles").

\*\*\* Added by NPS:

**Storefront Windows** – The replacement first floor commercial bay window located on the eastern side of the Congress Street elevation must match the configuration of the existing multi-light window designed by John Howard Stevens. This 1950 window was constructed during the period of significance for the Congress Street Historic District and has gained significance in its own right. The proposed window is not based on any historical documentation and is not compatible with the proportions of the façade.

**Insulation** – Caution should be taken to ensure that the proposed rigid insulation is vapor permeable to avoid masonry deterioration due to freeze-thaw cycles.

4/30/2013

Kurt A. Mohney

Date State Official Signature Deputy SHPO

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

5/29/2013

J. Ellen Hensley

Date National Park Service Signature

Telephone Number



# United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, DC 20240



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

September 25, 2013

Mr. Kenn Guimond  
A. K. Longfellow LLC  
PO Box 179  
South Freeport, ME 04078

**PROPERTY: George S. Hunt Block, 660-662 Congress Street, Portland, ME**  
**PROJECT NUMBER: 28761**  
**APPLICATION: Part 2 Amendment**  
**DECISION: Approval**

Dear Mr. Guimond:

The National Park Service has reviewed the additional information received on August 27, 2013 for the above-referenced Historic Preservation Certification Application for this project. After careful consideration, we have determined that the revised storefront proposal is in conformance with the Secretary of the Interior's Standards for Rehabilitation and with the preliminary approval issued by this office on May 29, 2013.

As you are aware, a formal "certification of rehabilitation" can be issued only to the owner or qualified lessee of a "certified historic structure" after the rehabilitation work is completed. At that time, please submit a Request for Certification of Completed Work, with interior and exterior photographs of the completed work, to this office through the State Historic Preservation Office. An onsite inspection of the completed work by an authorized representative of the Secretary of the Interior may be undertaken prior to issuance of the final certification of rehabilitation.

If you have any questions, please call the State Historic Preservation Office or me at 202-354-2026.

Sincerely,

Jo Ellen Hensley  
Technical Preservation Services Branch

Enclosure

cc: ME SHPO

Project No. 13965

December 5, 2013

Mr. Craig Turcotte  
S.W. Cole Engineering  
286 Portland Road  
Gray, ME 04039-9586  
USA

Dear Mr. Turcotte:

**Re: 660 Congress Street, Portland, Maine**

We are in receipt of a sample of mortar which based on its composition is believed to be a historic mortar of the late 1800's. The strength, color and mineralogy tend to indicate that it had a high content of hydrated lime, but also possessed hydraulicity afforded by portland cement.

The mortar samples received from S.W. Cole were too small for a comprehensive analysis, thus, only wet chemistry and optical microscopy was performed on the "grey" non-colored sample. The preliminary analysis was performed by microscopy to determine the mineralogy of sand component and approximate quantity of cementitious materials prior to formulating a test procedure.

The wet chemical analysis of the soluble mortar fraction determines the oxides of the cementitious components and the sand. Insoluble components in the mortar sample analyzed consists principally of high quality natural quartz sand. The main oxides used to compute the cementitious fraction are the oxides of  $\text{SiO}_2$ ,  $\text{Al}_2\text{O}_3$ ,  $\text{CaO}$  and  $\text{MgO}$ . Through a series of iterations, it is possible to arrive at an approximation only, of the cementitious materials, in this case portland cement and hydrated lime. It is assumed that all the  $\text{CaO}$  present is combined in the cementitious material. Based on the microscopic examination, there are no calcareous aggregate in the mortar.

The analysis assumes the absence of natural pozzolans, fly ash or slag. This, I believe, is a reasonable assumption if my assumption is correct on the age of the structure (mortar). A significant component of historic mortars is calcium carbonate, formed by atmospheric carbonation of the hydrated lime and to a lesser extent the calcium silicate

*Unit 106, 51 Cobequid Road  
Lower Sackville, Nova Scotia  
Canada B4C 2N1*

**tel: (902) 865-3177**

**fax: (902) 865-7252**

**[www.langleyconcrete.com](http://www.langleyconcrete.com)**

**[wlangley@accesscable.net](mailto:wlangley@accesscable.net)**

Mr. Craig Turcotte  
Page 2  
December 5, 2013



Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions  
Date: 11/12/14

hydrate of the portland cement. This can skew the results, based on chemical analysis only.

The strength of the mortar was assessed to be in the 200 to 400 psi range based on the physical effort to breakup and powder the sample.

The approximate percentages of portland cement and hydrated lime is in the range of 40 percent cement to 60 percent lime (carbonated). The cementitious materials (cement plus lime) are approximately 1 part cementitious to 3.5 parts sand by mass.

The analyzed sample did not contain any pigment. If pigmented mortar is desired, the above mortar proportions can be colored with two to four percent inorganic pigment, depending on the intensity of color desired.

We trust the above information is that which you require at this time. If you have any questions please do not hesitate to contact us at your convenience.

Yours very truly,

W.S. LANGLEY CONCRETE & MATERIALS TECHNOLOGY INC.

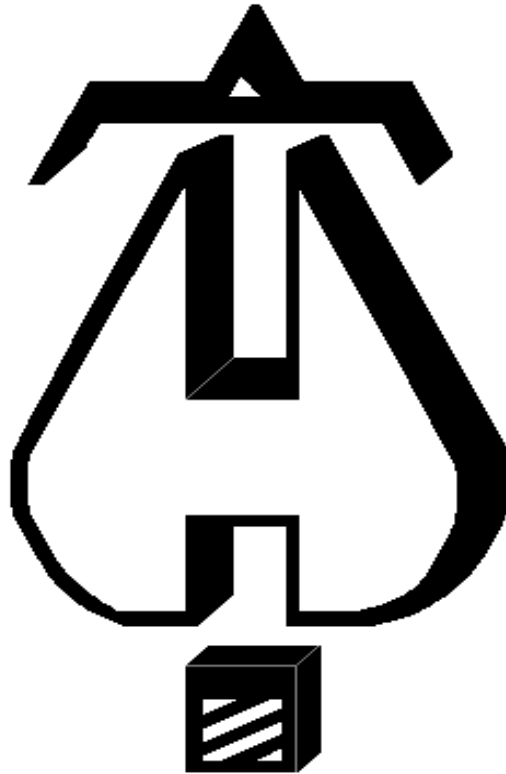
Dr. Wilbert S. Langley, M.Eng., P.Eng., F.A.C.I., F.C.S.C.E.

WSL:hmg



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 11/12/14



**... Fire Protection by Computer Design**

HIGH TECH FIRE PROTECTION  
84 HACKETT MILLS ROAD  
P.O. BOX 156  
POLAND, ME 04274  
207-998-2551

Job Name : 660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE  
Drawing : FP-01  
Location : 1ST FLOOR COMMERCIAL / RETAIL SPACE 104  
Remote Area : #1  
Contract :  
Data File : 1ST FLOOR COM.WXF



**HYDRAULIC CALCULATIONS**  
**for**

**Project name:** 660 CONGRESS STREET 3RD FLOOR RESIDENTIAL  
**Location:** 1ST FLOOR COMMERCIAL / RETAIL SPACE 104  
**Drawing no:** FP-01  
**Date:** 8-12-14

**Design**

**Remote area number:** #1  
**Remote area location:** 1ST FLOOR COMMERCIAL / RETAIL SPACE 104  
**Occupancy classification:** COMMERCIAL / ORDINARY HAZARD GROUP 2  
**Density:** .2 - Gpm/SqFt  
**Area of application:** 900 - SqFt  
**Coverage per sprinkler:** 120 - SqFt  
**Type of sprinklers calculated:** COMMERCIAL PENDENTS AND HSW  
**No. of sprinklers calculated:** 11  
**In-rack demand:** N/A - GPM  
**Hose streams:** 250 - GPM  
**Total water required (including hose streams):** 551 - GPM @ 58 - Psi  
**Type of system:** WET SYSTEM NFPA 13  
**Volume of dry or preaction system:** N/A - Gal

**Water supply information**

**Date:** 8-8-2014  
**Location:** TEST HYDRANT ACROSS THE STREET FROM SITE  
**Source:** PORTLAND WATER DISTRICT

**Name of contractor:** HIGH TECH FIRE PROTECTION  
**Address:** 84 HACKETT MILLS ROAD / P.O. BOX 156 / POLAND, ME 04274  
**Phone number:** 207-998-2551  
**Name of designer:** ED POULIN  
**Authority having jurisdiction:** STATE OF MAINE / CITY OF PORTLAND  
**Notes: (Include peaking information or gridded systems here.)**

# Water Supply Curve (C)

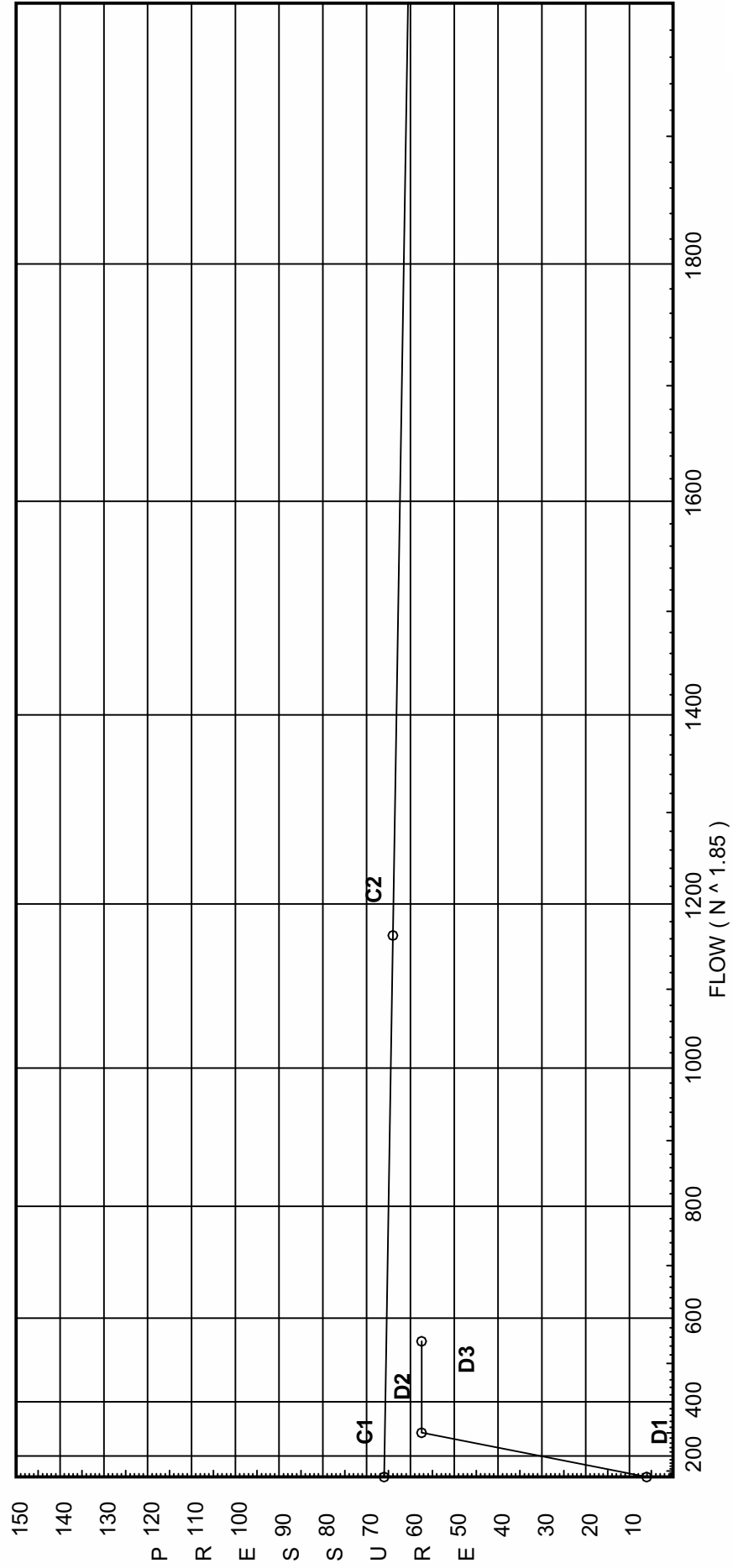
HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

## City Water Supply:

C1 - Static Pressure : 66  
C2 - Residual Pressure: 64  
C2 - Residual Flow : 1164

## Demand:

D1 - Elevation : 6.063  
D2 - System Flow : 301.065  
D2 - System Pressure : 57.441  
Hose ( Demand ) : 250  
D3 - System Demand : 551.065  
Safety Margin : 8.057



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14



# Fittings Used Summary

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

Page 3  
Date 8-12-14

Fitting Legend Abbrev. Name	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	5	6	8	10	12	14	16	18	20	24
B NFPA 13 Butterfly Valve	0	0	0	0	0	6	7	10	0	12	9	10	12	19	21	0	0	0	0	0
E NFPA 13 90' Standard Elbow	1	2	2	3	4	5	6	7	8	10	12	14	18	22	27	35	40	45	50	61
F NFPA 13 45' Elbow	1	1	1	1	2	2	3	3	3	4	5	7	9	11	13	17	19	21	24	28
Fsp Flow Switch Potter VSR	Fitting generates a Fixed Loss Based on Flow																			
G NFPA 13 Gate Valve	0	0	0	0	1	1	1	1	1	2	2	3	4	5	6	7	8	10	11	13
T NFPA 13 90' Flow thru Tee	3	4	5	6	8	10	12	15	17	20	25	30	35	50	60	71	81	91	101	121
V 90' Ell Firelock #001	0	0	0	0	0	3.5	4.3	5	0	6.8	8.5	10	13	0	0	0	0	0	0	0
X 90'Tee-BranchFirelock002	0	0	0	0	0	8.5	10.8	13	0	16	21	25	33	0	0	0	0	0	0	0
Zia Wilkins 350	Fitting generates a Fixed Loss Based on Flow																			

## Units Summary

Diameter Units Inches  
 Length Units Feet  
 Flow Units US Gallons per Minute  
 Pressure Units Pounds per Square Inch

Note: Fitting Legend provides equivalent pipe lengths for fittings types of various diameters. Equivalent lengths shown are standard for actual diameters of Sched 40 pipe and CFactors of 120 except as noted with \*. The fittings marked with a \* show equivalent lengths values supplied by manufacturers based on specific pipe diameters and CFactors and they require no adjustment. All values for fittings not marked with a \* will be adjusted in the calculation for CFactors of other than 120 and diameters other than Sched 40 per NFPA.



Reviewed for Code Compliance  
 Inspections Division  
 Approved with Conditions  
 Date: 11/12/14

# Pressure / Flow Summary - STANDARD

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

Page 4  
Date 8-



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Node No.	Elevation	K-Fact	Pt Actual	Pn	Flow Actual	Density	Area	
DP1	-1.0	5.6	18.37	na	24.0	0.2	120	7.0
DP2	-1.0	5.6	18.37	na	24.0	0.2	120	7.0
100	20.0	5.6	17.3	na	23.29	0.2	100	7.0
101	20.0	K = K @ EQ01	19.03	na	24.0			
102	20.0	K = K @ EQ01	20.31	na	24.79			
105	20.0	K = K @ EQ01	24.28	na	27.11			
106	20.0		24.55	na				
110	20.0	K = K @ EQ02	24.1	na	27.41			
111	20.0		25.68	na				
120	20.0	K = K @ EQ02	20.49	na	25.27			
121	20.0		25.9	na				
125	20.0	K = K @ EQ01	26.31	na	28.22			
126	20.0	K = K @ EQ02	28.78	na	29.95			
131	20.0	K = K @ EQ01	31.05	na	30.66			
132	20.0		32.07	na				
135	20.0	K = K @ EQ02	28.58	na	29.84			
136	20.0		32.12	na				
140	20.0		32.49	na				
141	20.0		32.63	na				
142	20.0		33.14	na				
127	20.0		33.29	na				
150	20.0	K = K @ EQ02	29.89	na	30.52			
151	20.0		33.88	na				
152	20.0		37.22	na				
153	8.0		43.89	na				
TO1	8.0		45.84	na				
BO1	3.0		53.88	na				
BASE	0.0		59.22	na				
H1	0.0		59.74	na				
H2	0.0		59.75	na	250.0			
TEST	6.0		57.44	na				

The maximum velocity is 12.36 and it occurs in the pipe between nodes 126 and 127

# Final Calculations - Hazen-Williams

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

Page 5  
Date 8-



Reviewed for Code Compliance  
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Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv.	Ln.	Pipe Fng's Total	Pt Pe Pf	Pt Pv Pn	*****	Note
DP1 to EQ01	24.00 24.0	1.049 120.0 0.1823	1T	5.0 0.0 0.0	1.000 5.000 6.000	18.367 -0.433 1.094			K Factor = 5.60 Vel = 8.91
	0.0 24.00						19.028		K Factor = 5.50
DP2 to EQ02	24.00 24.0	1.049 120.0 0.1823	1E	2.0 0.0 0.0	1.000 2.000 3.000	18.367 -0.433 0.547			K Factor = 5.60 Vel = 8.91
	0.0 24.00						18.481		K Factor = 5.58
100 to 101	23.29 23.29	1.049 120.0 0.1725	3E	6.0 0.0 0.0	4.000 6.000 10.000	17.303 0.0 1.725			K Factor = 5.60 Vel = 8.65
101 to 102	24.00 47.29	1.38 120.0 0.1683		0.0 0.0 0.0	7.600 0.0 7.600	19.028 0.0 1.279			K Factor @ node EQ01 Vel = 10.14
102 to 106	24.80 72.09	1.61 120.0 0.1731	1E 1T	4.0 8.0 0.0	12.500 12.000 24.500	20.307 0.0 4.242			K Factor @ node EQ01 Vel = 11.36
	0.0 72.09						24.549		K Factor = 14.55
105 to 106	27.11 27.11	1.38 120.0 0.0600		0.0 0.0 0.0	4.500 0.0 4.500	24.279 0.0 0.270			K Factor @ node EQ01 Vel = 5.82
106 to 111	72.09 99.2	2.067 120.0 0.0925	1T	10.0 0.0 0.0	2.200 10.000 12.200	24.549 0.0 1.129			Vel = 9.48
	0.0 99.20						25.678		K Factor = 19.58
110 to 111	27.41 27.41	1.049 120.0 0.2330	1T	5.0 0.0 0.0	1.750 5.000 6.750	24.105 0.0 1.573			K Factor @ node EQ02 Vel = 10.18
111 to 121	99.20 126.61	2.635 120.0 0.0446		0.0 0.0 0.0	5.000 0.0 5.000	25.678 0.0 0.223			Vel = 7.45
	0.0 126.61						25.901		K Factor = 24.88
120 to 121	25.27 25.27	1.049 120.0 0.2006	3E 1T	6.0 5.0 0.0	16.000 11.000 27.000	20.486 0.0 5.415			K Factor @ node EQ02 Vel = 9.38
121 to 125	126.60 151.87	2.635 120.0 0.0625		0.0 0.0 0.0	6.500 0.0 6.500	25.901 0.0 0.406			Vel = 8.94
125 to 126	28.22 180.09	2.635 120.0 0.0855	1T	16.474 0.0 0.0	12.400 16.474 28.874	26.307 0.0 2.469			K Factor @ node EQ01 Vel = 10.60
126 to 127	29.95 210.04	2.635 120.0 0.1137	2T	32.948 0.0 0.0	6.750 32.948 39.698	28.776 0.0 4.514			K Factor @ node EQ02 Vel = 12.36

# Final Calculations - Hazen-Williams

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

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Date 8-



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv. Ln.	Pipe Ftng's Total	Pt Pe Pf	Pt Pv Pn	*****	Note
	0.0 210.04					33.290		K Factor = 36.40
131 to 132	30.66	1.38 120.0 0.0754	2E 6.0 0.0	7.500 6.000	31.049 0.0			K Factor @ node EQ01
132 to 136	30.66	2.157 120.0 0.0086	0.0 0.0	6.500 0.0	32.067 0.0			Vel = 6.58
	0.0 30.66					32.123		K Factor = 5.41
135 to 136	29.84	1.049 120.0 0.2728	1T 5.0 1E 2.0	6.000 7.000	28.576 0.0			K Factor @ node EQ02
136 to 140	29.84	2.157 120.0 0.0301	2V 8.615 0.0	3.500 8.615	32.123 0.0			Vel = 11.08
140 to 141	60.5	0.0301	0.0	12.115	0.365			Vel = 5.31
140 to 141	0.0	2.157 120.0	1V 4.307 0.0	0.500 4.307	32.488 0.0			Vel = 5.31
141 to 142	60.5	0.0300	0.0	4.807	0.144			Vel = 5.31
141 to 142	0.0	2.157 120.0	1V 4.307 0.0	12.500 4.307	32.632 0.0			Vel = 5.31
	0.0 60.50					33.139		K Factor = 10.51
142 to 127	60.50	2.157 120.0	0.0 0.0	5.000 0.0	33.139 0.0			Vel = 5.31
127 to 151	60.5	0.0302	0.0	5.000	0.151			Vel = 5.31
127 to 151	210.04	3.26 120.0	0.0 0.0	9.100 0.0	33.290 0.0			Vel = 10.40
	0.0 270.54					33.876		K Factor = 46.48
150 to 151	30.52	1.049 120.0	1E 2.0 1T 5.0	7.000 7.000	29.893 0.0			K Factor @ node EQ02
151 to 152	30.52	0.2845	0.0	14.000	3.983			Vel = 11.33
151 to 152	270.54	3.26 120.0	2V 13.44 1X 17.471	11.700 30.911	33.876 0.0			Vel = 11.57
152 to 153	301.06	0.0785	0.0	42.611	3.344			Vel = 11.57
152 to 153	0.0	3.26 120.0	1V 6.72 0.0	12.000 6.720	37.220 5.197			Vel = 11.57
153 to TO1	301.06	0.0785	0.0	18.720	1.470			Vel = 11.57
153 to TO1	0.0	3.26 120.0	2V 13.44 0.0	11.500 13.440	43.887 0.0			Vel = 11.57
TO1 to BO1	301.06	0.0785	0.0	24.940	1.957			Vel = 11.57
TO1 to BO1	0.0	3.26 120.0	1Fsp 0.0 1B 13.44	3.000 33.599	45.844 5.166			* Fixed loss = 3
BO1	301.06	0.0785	1T 20.159	36.599	2.872			Vel = 11.57

# Final Calculations - Hazen-Williams

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 1ST FLOOR COMMERCIAL SPACE

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Date 8-

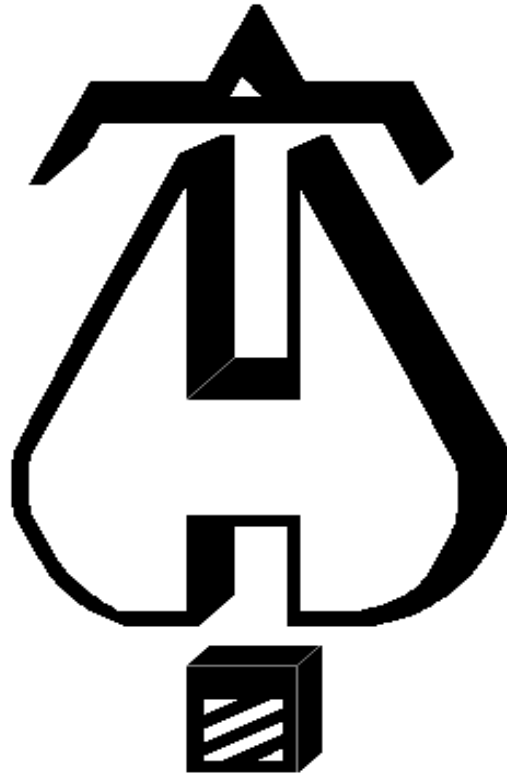


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Inspections Division  
Approved with Conditions  
Date: 11/12/14

Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv. Ln.	Pipe Ftng's Total	Pt Pe Pf	Pt Pv Pn	*****	Note
BO1 to BASE	0.0 301.06	4.26 120.0 0.0214	1Zia 0.0 1E 13.167 0.0	2.000 13.167 15.167	53.882 5.012 0.324			* Fixed loss = 3.713 Vel = 6.78
BASE to H1	0.0 301.06	6.16 140.0 0.0027	2F 20.084 1G 4.304 1T 43.037	130.000 67.425 197.425	59.218 0.0 0.526			Vel = 3.24
H1 to H2	0.0 301.06	16.32 100.0 0.0	1T 87.173 0.0 0.0	20.000 87.174 107.174	59.744 0.0 0.004			Vel = 0.46
H2 to TEST	250.01 551.07	6.16 140.0 0.0082	1G 4.304 1E 20.084 1Eq 1.435	10.000 25.823 35.823	59.748 -2.599 0.292			Qa = 250 Vel = 5.93
	0.0 551.07							K Factor = 72.71



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Inspections Division  
Approved with Conditions  
Date: 11/12/14



**... Fire Protection by Computer Design**

HIGH TECH FIRE PROTECTION  
84 HACKETT MILLS ROAD  
P.O. BOX 156  
POLAND, ME 04274  
207-998-2551

Job Name : 660 CONGRESS STREET 3RD FLOOR RESIDENTIAL  
Drawing : FP-01  
Location : 3RD FLOOR RESIDENTIAL  
Remote Area : #3  
Contract :  
Data File : 3RD FLOOR RES.WXF



**HYDRAULIC CALCULATIONS**  
**for**

**Project name:** 660 CONGRESS STREET 3RD FLOOR RESIDENTIAL  
**Location:** 3RD FLOOR RESIDENTIAL  
**Drawing no:** FP-01  
**Date:** 8-12-14

**Design**

**Remote area number:** #3  
**Remote area location:** 3RD FLOOR LIVING AND DINING AREA 309  
**Occupancy classification:** RESIDENTIAL / LIGHT HAZARD  
**Density:** .1 - Gpm/SqFt  
**Area of application:** 4 HEAD - SqFt  
**Coverage per sprinkler:** 256 - SqFt  
**Type of sprinklers calculated:** RESIDENTIAL PENDENTS AND HSW  
**No. of sprinklers calculated:** 4  
**In-rack demand:** N/A - GPM  
**Hose streams:** 100 - GPM  
**Total water required (including hose streams):** 207 - GPM @ 60 - Psi  
**Type of system:** WET SYSTEM NFPA 13  
**Volume of dry or preaction system:** N/A - Gal

**Water supply information**

**Date:** 8-8-2014  
**Location:** TEST HYDRANT ACROSS THE STREET FROM SITE  
**Source:** PORTLAND WATER DISTRICT

**Name of contractor:** HIGH TECH FIRE PROTECTION  
**Address:** 84 HACKETT MILLS ROAD / P.O. BOX 156 / POLAND, ME 04274  
**Phone number:** 207-998-2551  
**Name of designer:** ED POULIN  
**Authority having jurisdiction:** STATE OF MAINE / CITY OF PORTLAND  
**Notes: (Include peaking information or gridded systems here.)**

# Water Supply Curve (C)

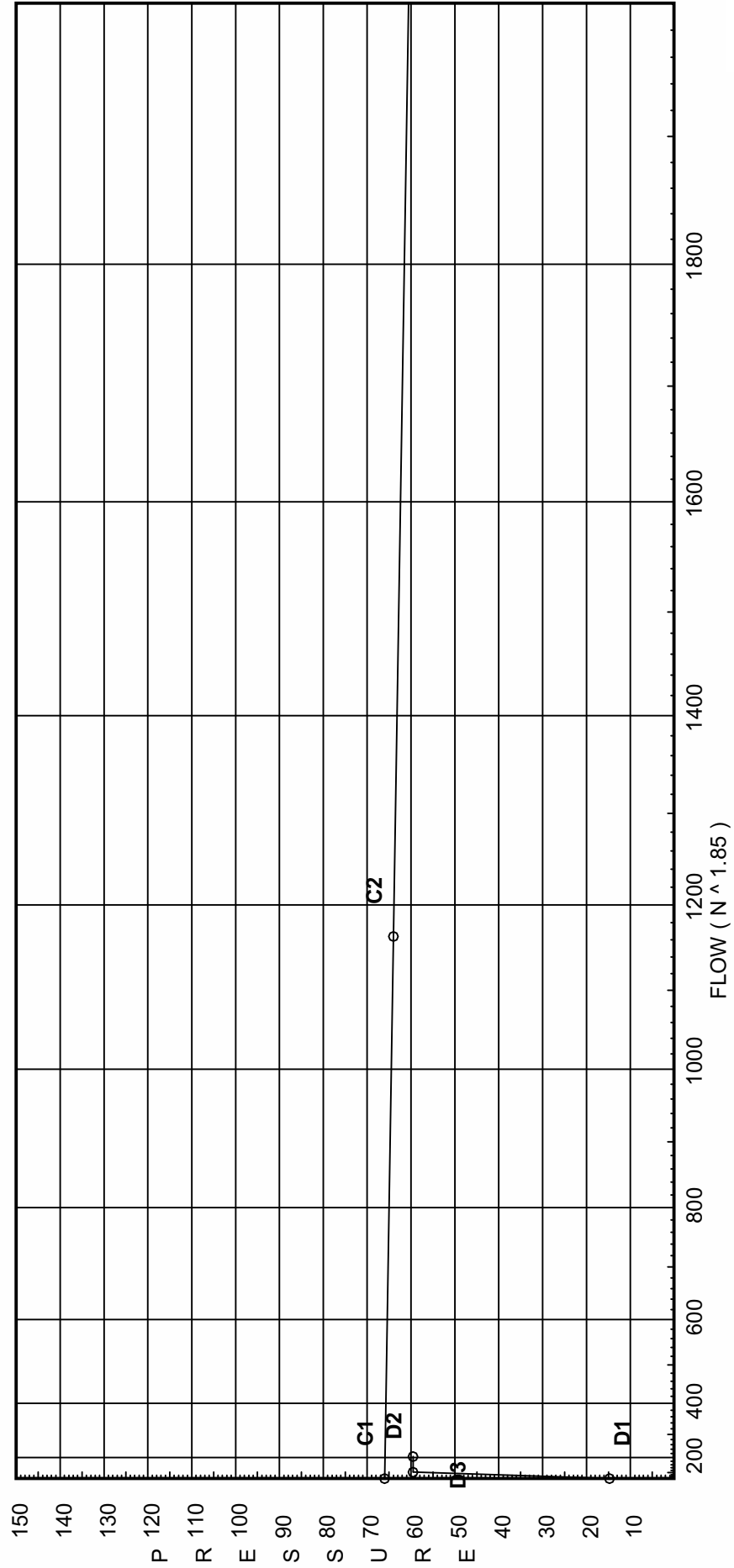
HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 3RD FLOOR RESIDENTIAL

### City Water Supply:

C1 - Static Pressure : 66  
C2 - Residual Pressure: 64  
C2 - Residual Flow : 1164

### Demand:

D1 - Elevation : 14.725  
D2 - System Flow : 106.654  
D2 - System Pressure : 59.547  
Hose ( Demand ) : 100  
D3 - System Demand : 206.654  
Safety Margin : 6.372



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14



# Fittings Used Summary

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 3RD FLOOR RESIDENTIAL

Page 3  
Date 8-12-14

Fitting Legend Abbrev. Name	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	3 1/2	4	5	6	8	10	12	14	16	18	20	24
B NFPA 13 Butterfly Valve	0	0	0	0	0	6	7	10	0	12	9	10	12	19	21	0	0	0	0	0
E NFPA 13 90° Standard Elbow	1	2	2	3	4	5	6	7	8	10	12	14	18	22	27	35	40	45	50	61
F NFPA 13 45° Elbow	1	1	1	1	2	2	3	3	3	4	5	7	9	11	13	17	19	21	24	28
Fsp Flow Switch Potter VSR	Fitting generates a Fixed Loss Based on Flow																			
G NFPA 13 Gate Valve	0	0	0	0	1	1	1	1	1	2	2	3	4	5	6	7	8	10	11	13
N * CPVC 90°/EII Harvet-Spears	7	7	7	8	9	11	12	13	0	0	0	0	0	0	0	0	0	0	0	0
O * CPVC Tee - Branch	3	3	5	6	8	10	12	15	0	0	0	0	0	0	0	0	0	0	0	0
T NFPA 13 90° Flow thru Tee	3	4	5	6	8	10	12	15	17	20	25	30	35	50	60	71	81	91	101	121
V 90° EII Firelock #001	0	0	0	0	0	3.5	4.3	5	0	6.8	8.5	10	13	0	0	0	0	0	0	0
Zia Wilkins 350	Fitting generates a Fixed Loss Based on Flow																			

## Units Summary

Diameter Units Inches  
 Length Units Feet  
 Flow Units US Gallons per Minute  
 Pressure Units Pounds per Square Inch

Note: Fitting Legend provides equivalent pipe lengths for fittings types of various diameters. Equivalent lengths shown are standard for actual diameters of Sched 40 pipe and CFactors of 120 except as noted with \*. The fittings marked with a \* show equivalent lengths values supplied by manufacturers based on specific pipe diameters and CFactors and they require no adjustment. All values for fittings not marked with a \* will be adjusted in the calculation for CFactors of other than 120 and diameters other than Sched 40 per NFPA.



# Pressure / Flow Summary - STANDARD

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 3RD FLOOR RESIDENTIAL

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Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Node No.	Elevation	K-Fact	Pt Actual	Pn	Flow Actual	Density	Area	
DP1	-1.0	5.8	19.48	na	25.6	0.1	256	7.6
300	40.0	5.8	19.48	na	25.6	0.1	256	11.9
301	40.0	5.8	20.67	na	26.37	0.1	256	11.9
302	40.0		21.39	na				
303	41.0		22.06	na				
310	41.5	K = K @ EQ01	21.07	na	26.34			
311	41.5		22.38	na				
312	41.0		23.45	na				
305	41.0		24.36	na				
320	41.0	K = K @ EQ01	24.41	na	28.35			
321	41.0		25.67	na				
322	41.0		27.69	na				
323	41.0		32.0	na				
324	21.0		43.19	na				
325	21.0		43.52	na				
326	8.0		49.63	na				
TO2	8.0		50.85	na				
BO2	3.0		56.96	na				
BASE	0.0		62.02	na				
H1	0.0		62.1	na				
H2	0.0		62.1	na	100.0			
TEST	6.0		59.55	na				

The maximum velocity is 12.53 and it occurs in the pipe between nodes 305 and 321

# Final Calculations - Hazen-Williams

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 3RD FLOOR RESIDENTIAL

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Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv.	Ln.	Pipe Fng's Total	Pt Pe Pf	Pt Pv Pn	*****	Note
DP1 to EQ01	25.60 25.6	1.101 150.0 0.1074	1N	7.0 0.0 0.0	1.000 7.000 8.000	19.482 -0.433 0.859			K Factor = 5.80 Vel = 8.63
	0.0 25.60						19.908		K Factor = 5.74
300 to 302	25.60 25.6	1.101 150.0 0.1074	1O	5.0 0.0 0.0	12.750 5.000 17.750	19.482 0.0 1.906			K Factor = 5.80 Vel = 8.63
	0.0 25.60						21.388		K Factor = 5.54
301 to 302	26.37 26.37	1.101 150.0 0.1135	1O	5.0 0.0 0.0	1.300 5.000 6.300	20.673 0.0 0.715			K Factor = 5.80 Vel = 8.89
302 to 303	25.60 51.97	1.394 150.0 0.1262	1N	8.0 0.0 0.0	0.750 8.000 8.750	21.388 -0.433 1.104			Vel = 10.92
303 to 305	0.0 51.97	1.394 150.0 0.1262	1O	6.0 0.0 0.0	12.200 6.000 18.200	22.059 0.0 2.297			Vel = 10.92
	0.0 51.97						24.356		K Factor = 10.53
310 to 311	26.34 26.34	1.101 150.0 0.1132	1N	7.0 0.0 0.0	4.600 7.000 11.600	21.071 0.0 1.313			K Factor @ node EQ01 Vel = 8.88
311 to 312	0.0 26.34	1.101 150.0 0.1132	1N	7.0 0.0 0.0	0.500 7.000 7.500	22.384 0.217 0.849			Vel = 8.88
312 to 305	0.0 26.34	1.101 150.0 0.1132	1N	7.0 0.0 0.0	1.000 7.000 8.000	23.450 0.0 0.906			Vel = 8.88
305 to 321	51.97 78.31	1.598 150.0 0.1385		0.0 0.0 0.0	9.500 0.0 9.500	24.356 0.0 1.316			Vel = 12.53
	0.0 78.31						25.672		K Factor = 15.46
320 to 321	28.35 28.35	1.101 150.0 0.1297	1O	5.0 0.0 0.0	4.750 5.000 9.750	24.407 0.0 1.265			K Factor @ node EQ01 Vel = 9.55
321 to 322	78.30 106.65	2.003 150.0 0.0816	1O	10.0 0.0 0.0	14.750 10.000 24.750	25.672 0.0 2.020			Vel = 10.86
322 to 323	0.0 106.65	2.003 150.0 0.0817	2N	22.0 0.0 0.0	30.700 22.000 52.700	27.692 0.0 4.303			Vel = 10.86
323 to 324	0.0 106.65	2.003 150.0 0.0816	1N	11.0 0.0 0.0	20.000 11.000 31.000	31.995 8.662 2.531			Vel = 10.86
324 to 325	0.0 106.65	2.635 150.0 0.0215	1N	12.0 0.0 0.0	3.500 12.000 15.500	43.188 0.0 0.333			Vel = 6.27

# Final Calculations - Hazen-Williams

HIGH TECH FIRE PROTECTION  
660 CONGRESS STREET 3RD FLOOR RESIDENTIAL

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Date 8-

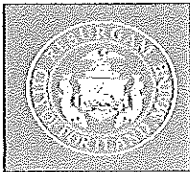


Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14

Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv. Ln.	Pipe Ftng's Total	Pt Pe Pf	Pt Pv Pn	*****	Note
325 to 326	0.0 106.65	2.635 150.0 0.0215	1E 0.0	12.447 0.0	10.000 12.446	43.521 5.630		Vel = 6.27
326 to TO2	0.0 106.65	2.635 120.0 0.0325	4V 0.0	23.613 0.0	14.000 23.613	49.633 0.0		Vel = 6.27
TO2 to BO2	0.0 106.65	2.635 120.0 0.0324	1Fsp 1B 1T	0.0 9.61 16.474	3.000 26.084 29.084	50.854 5.166 0.943		* Fixed loss = 3 Vel = 6.27
BO2 to BASE	0.0 106.65	4.26 120.0 0.0032	1Zia 1E	0.0 13.167	2.000 13.167	56.963 5.011		* Fixed loss = 3.712 Vel = 2.40
BASE to H1	0.0 106.65	6.16 140.0 0.0004	2F 1G 1T	20.084 4.304 43.037	130.000 67.425 197.425	62.022 0.0 0.077		Vel = 1.15
H1 to H2	0.0 106.65	16.32 100.0 0.0	1T 0.0	87.173 0.0	20.000 87.174	62.099 0.0		Vel = 0.16
H2 to TEST	100.0 206.65	6.16 140.0 0.0013	1G 1E	4.304 20.084	10.000 24.388	62.100 -2.599		Qa = 100 Vel = 2.22
	0.0 206.65					59.547		K Factor = 26.78



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions  
Date: 11/12/14



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**Planning & Urban Development Department**  
Jeff Levine, AICP, Director

**Planning Division**  
Alexander Jaegerman, FAICP, Director

**November 5, 2012**

Kenn Guimond  
The Guimond Group  
Box 179  
South Freeport, ME 04078

045-A-001

Re: A.K. Longfellow LLC  
660 Congress Street  
Letter of November 1, 2012  
Housing Replacement Ordinance

Dear Mr. Guimond:

Thank you for your letter updating the plans for the renovations to 660 Congress Street, currently under review by the Historic Preservation Board. You have asked for a determination as to whether the latest plans which contemplate utilizing the upper floors of the subject building for one two-bedroom apartment on each of the second and third floors, with a commercial suite on the first floor, is in compliance with Chapter 14 Division 29, Housing Preservation and Replacement. In previous correspondence from this department on October 27, 2011, we determined that a consolidation from seven units to three units is consistent with the provisions of Division 29. As long as all previously residential space in the building continues to be utilized for residences, the consolidation is allowed and no fee for lost units is required.

Therefore, we conclude that the proposed consolidation of the upper floors to two dwelling units does not require the payment of a housing replacement fee, based on the provisions of Section 14-483(d). As noted previously, you will need to complete plan submissions and review procedures as specified in the Land Use Code, including separate permits from Inspection Services to change the use.

Sincerely,

Alexander Jaegerman, FAICP  
Planning Division Director

Cc: Jeff Levine, AICP, Director of Planning & Urban Development  
Deb Andrews, Historic Preservation Manager  
Danielle West-Chuhta, Acting Corporation Counsel  
Marge Schmuckal, Zoning Administrator  
Barbara Barhydt, Development Review Manager

**Code Analysis for 660-662 Congress Street (continued)**

2009 International Energy Conservation Code – Code Review

CHAPTER 5 COMMERCIAL ENERGY EFFICIENCY

PRESCRIPTIVE ENERGY ANALYSIS – ARCHITECTURAL

COMMERCIAL ENERGY EFFICIENCY ANALYSIS FOR 660-662 CONGRESS STREET, PORTLAND, ME  
ANALYSIS FOR COMMERCIAL UNIT LOCATED IN BASEMENT AND 1ST FLOOR  
CLIMATE ZONE 6  
CHAPTER 5, 2009 IECC

ITEM DESCRIPTION	CODE-PERSCRIBED VALUE AND CITATION	PROPOSED VALUE
BUILDING ENVELOPE (OPAQUE ELEMENT)	(IECC TABLE 502.1.2) U-0.048 (R-20.8) FOR MASS BUILDING IN CLIMATE ZONE 6	U-0.067 (R-15) (RECOMMENDED VALUE FOR HISTORIC BRICK STRUCTURES IN ZONE 6 COLD CLIMATES). EXEMPTION FROM ENERGY CODE (IECC 2009 101.4.2) FOR HISTORIC BUILDINGS.
BUILDING ENVELOPE (FENESTRATION)	(IECC TABLE 502.3) FENESTRATION ALLOWED FOR 40% MAX. OF ABOVE-GRADE WALL.	U-0.24 (R-4.17) FOR ALL DOUBLE HUNG WINDOWS. LEADED GLASS TRANSOMS ON 1ST FLOOR NOT COMPLIANT. EXEMPTION FROM ENERGY CODE (IECC 2009 101.4.2) FOR HISTORIC BUILDINGS.
BUILDING ENVELOPE (ROOF)	N/A – COVERED BY CHAPTER 4 – RESIDENTIAL USE (SEE SHEET A-002)	N/A
BUILDING ENVELOPE (FLOORS OVER OUTDOOR AIR)	(IECC TABLE 502.2(1)) R-20.5 FOR WOOD FRAMED CONSTRUCTION IN ZONE 6	R-20.5
AIR LEAKAGE	(IECC 502.4 & 502.4.2) AIR LEAKAGE SHALL BE DETERMINED IN ACCORDANCE WITH CODE OR VERIFIED BY AN ACCREDITED LABORATORY.	EXEMPTION FROM ENERGY CODE (IECC 2009 101.4.2) FOR HISTORIC BUILDINGS.
VESTIBULES	(IECC 502.4.7) A DOOR THAT SEPARATES CONDITIONED SPACE FROM THE EXTERIOR SHALL BE PROTECTED WITH AN ENCLOSED VESTIBULE.	EXCEPTION FOR DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQ.FT. IN AREA.

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

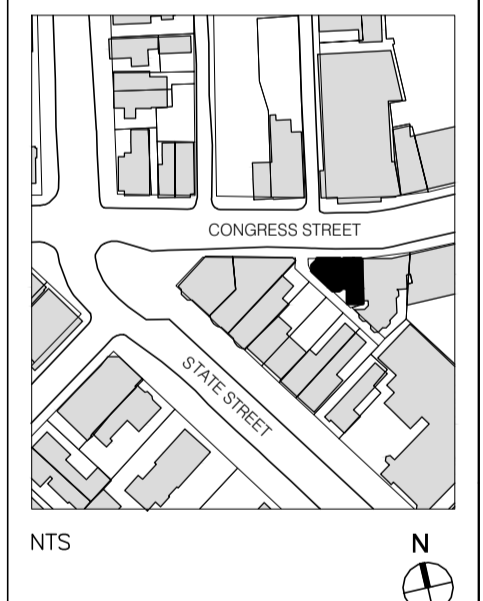
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
5	10/31/2014	PHASE 2- REVISION 01
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**CODE ANALYSIS**

DATE: October 31, 2014  
SCALE: N.T.S.  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-003**

SHEET NO.:

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

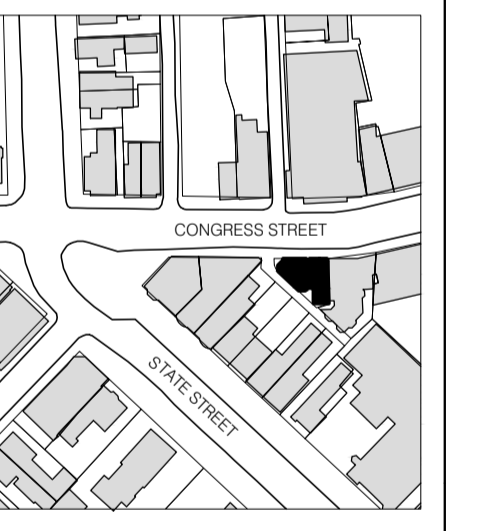
CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
6	11/10/2014	PHASE 2 - REVISION 02
5	10/31/2014	PHASE 2 PERMIT ADDITION
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**OCCUPANT LOAD  
CALCULATIONS**

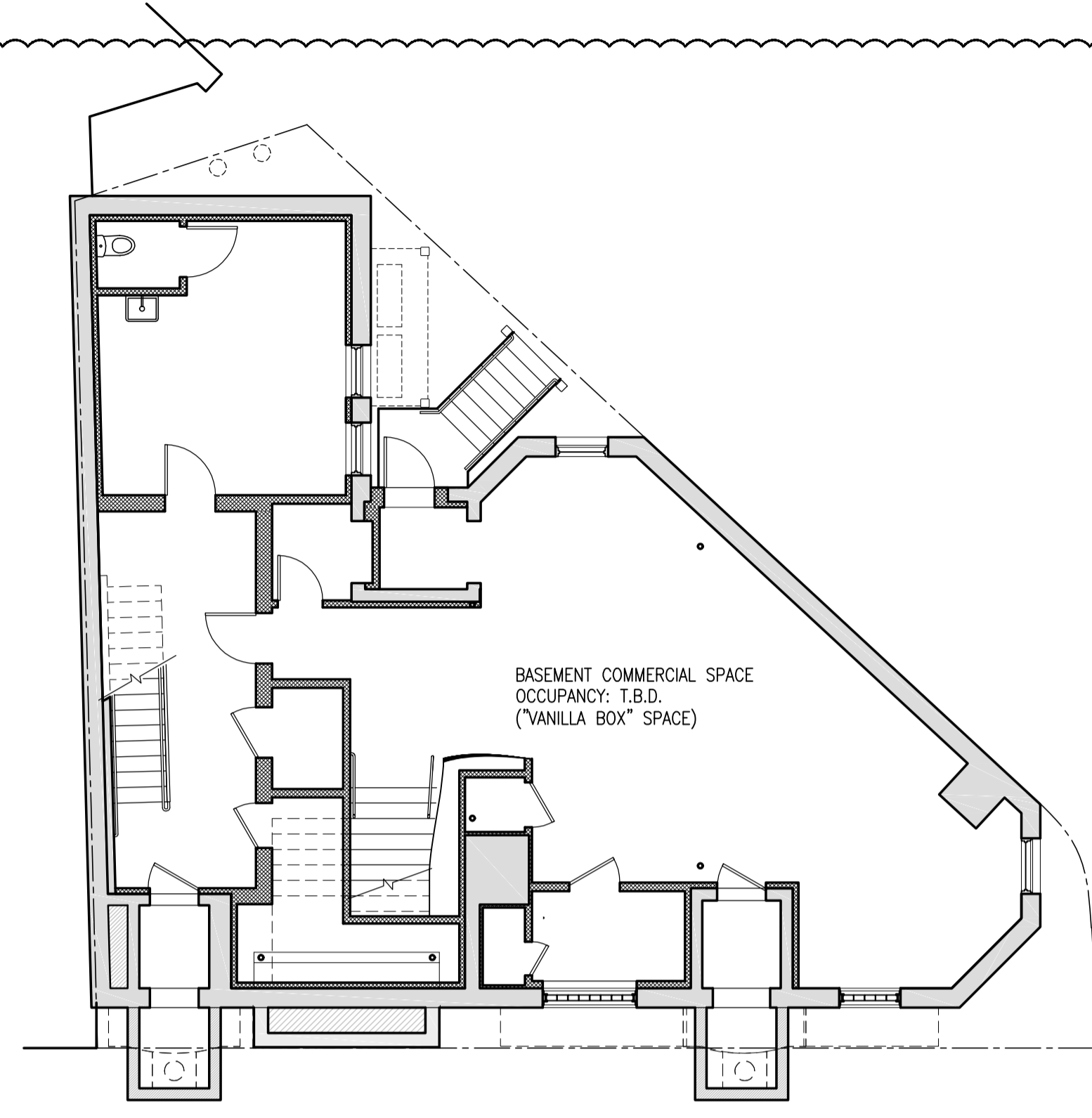
DATE: November 10, 2014  
SCALE: 1/8" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-007**

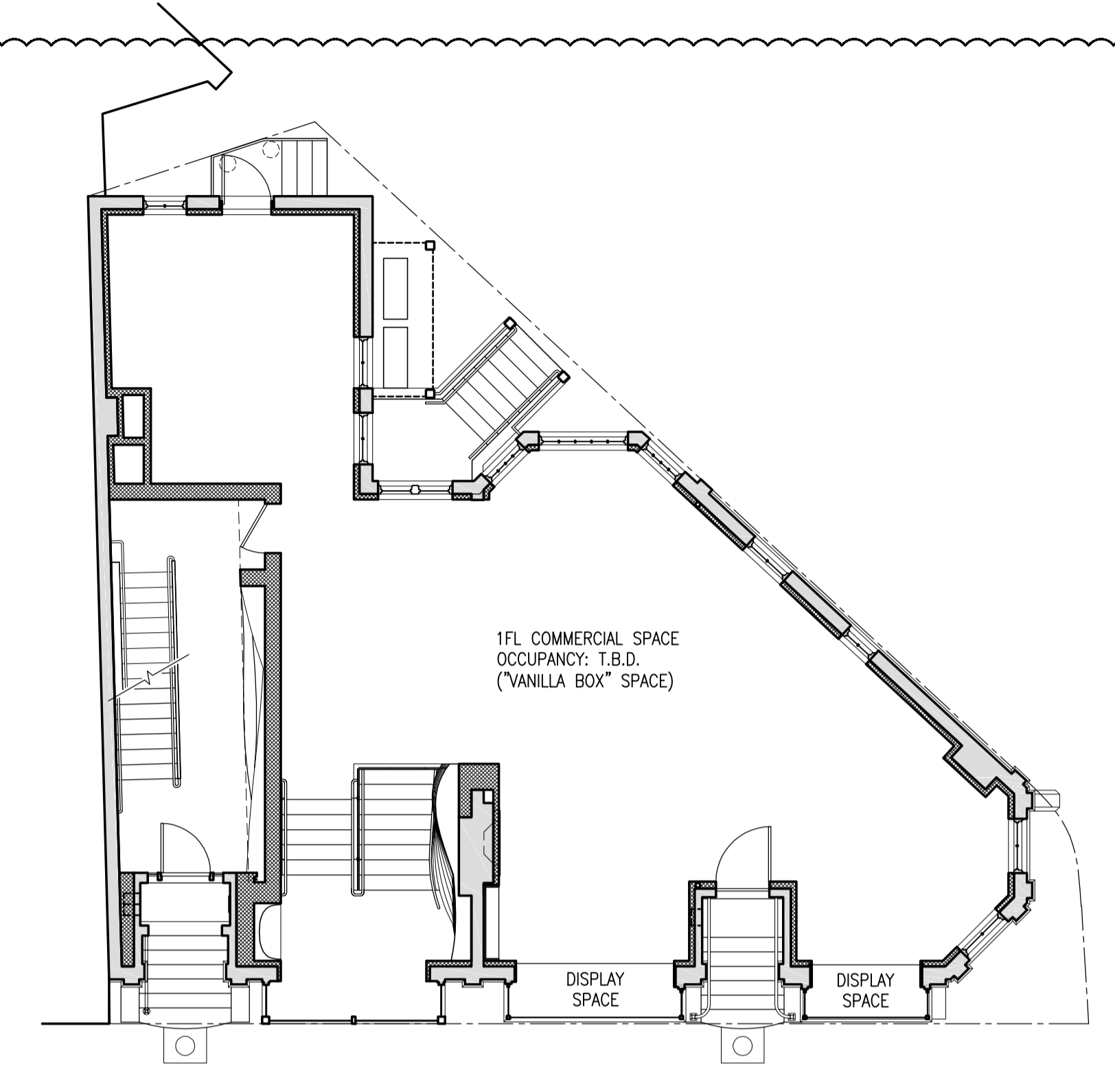
SHEET NO.:

ROOM NO.	NAME	OCCUPANCY	FUNCTION OF SPACE	AREA	SQFT PER OCCUPANT	OCCUPANT LOAD
B05	BASEMENT COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
103	1ST FLOOR COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
104	1ST FLOOR COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
N/A	2ND FLOOR RESIDENTIAL UNIT	R-3	RESIDENTIAL	1365 SQFT (GROSS)	200 (GROSS)	7
N/A	3RD FLOOR RESIDENTIAL UNIT	R-3	RESIDENTIAL	1372 SQFT (GROSS)	200 (GROSS)	7

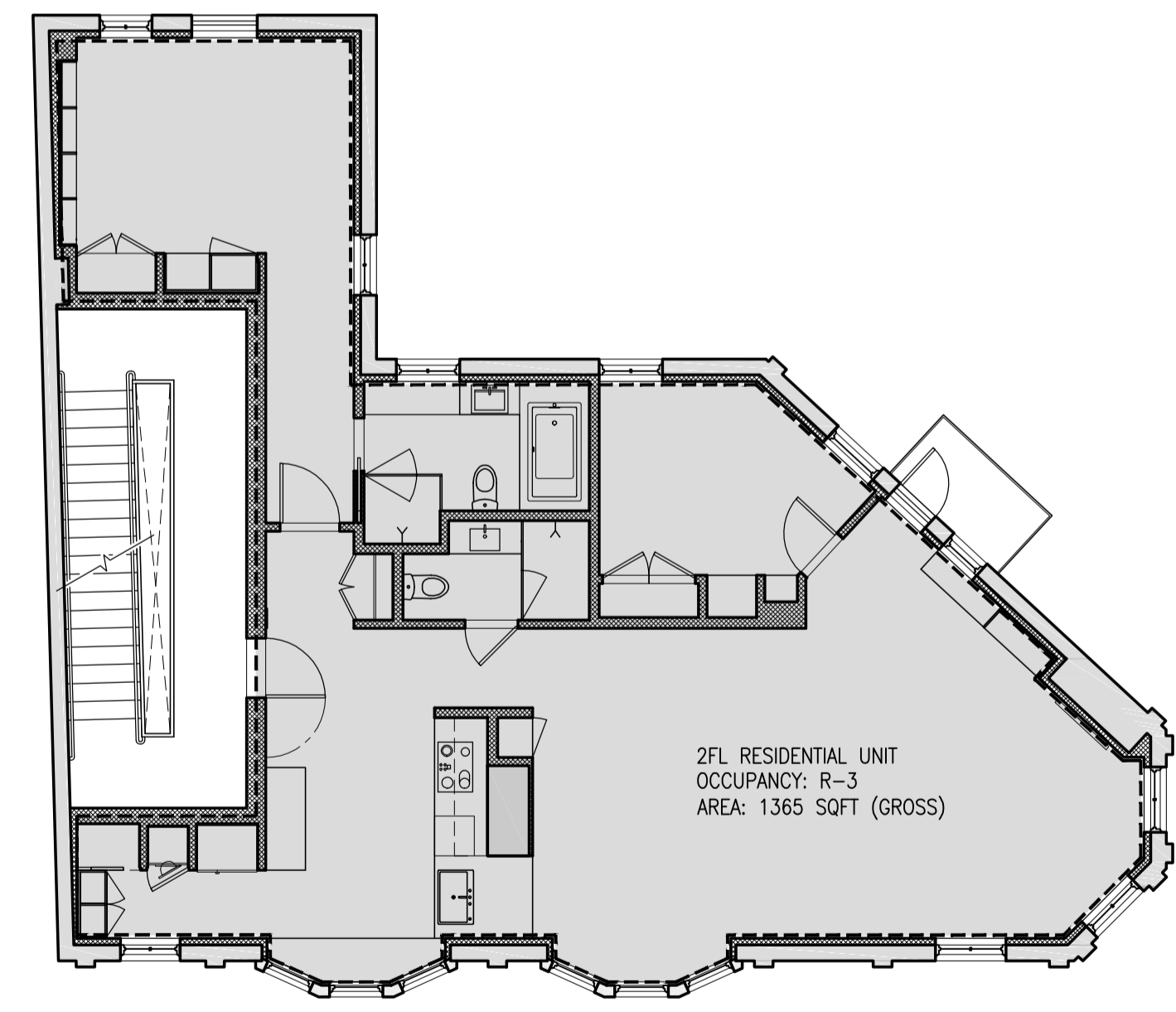
ROOM NO.	NAME	OCCUPANCY	FUNCTION OF SPACE	AREA	SQFT PER OCCUPANT	OCCUPANT LOAD
B05	BASEMENT COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
103	1ST FLOOR COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
104	1ST FLOOR COMMERCIAL SPACE	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
N/A	2ND FLOOR RESIDENTIAL UNIT	RESIDENTIAL USE	APARTMENT BUILDINGS	1365 SQFT (GROSS)	200	7
N/A	3RD FLOOR RESIDENTIAL UNIT	RESIDENTIAL USE	APARTMENT BUILDINGS	1372 SQFT (GROSS)	200	7



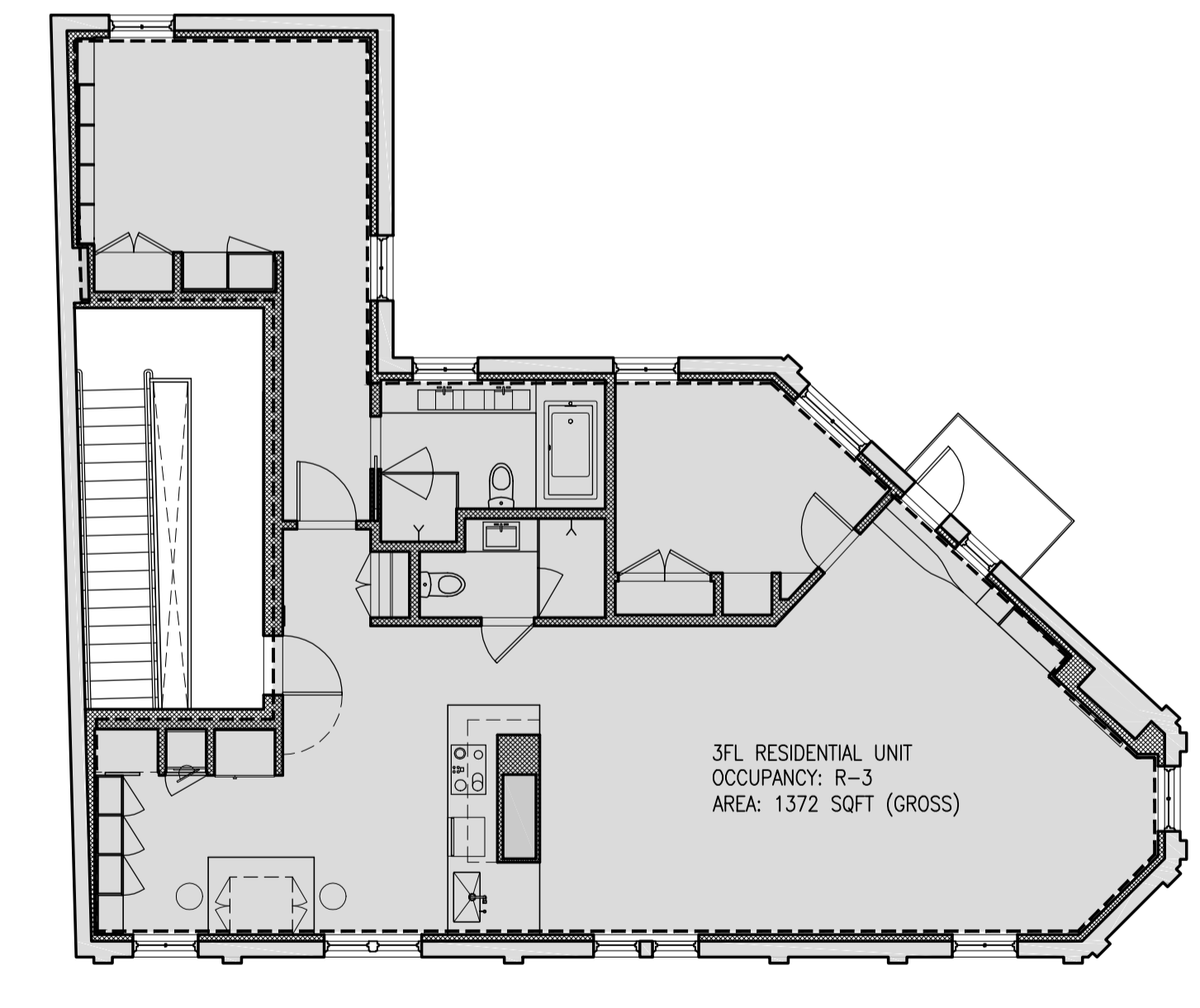
**1** BASEMENT OCCUPIED AREA  
A-007 1/8" = 1'-0"



**2** 1ST FLOOR OCCUPIED AREA  
A-007 1/8" = 1'-0"



**3** 2ND FLOOR OCCUPIED AREA  
A-007 1/8" = 1'-0"



**4** 3RD FLOOR OCCUPIED AREA  
A-007 1/8" = 1'-0"

2

# 660-662 CONGRESS STREET

PORTLAND, ME 04101

## PHASE 2 PERMIT ISSUE

660-662  
CONGRESS  
STREET

PORTLAND, MAINE

ARCHITECT:  
PRESENT ARCHITECTURE PLLC

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
BAYHILL BUILDING & DESIGN

P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

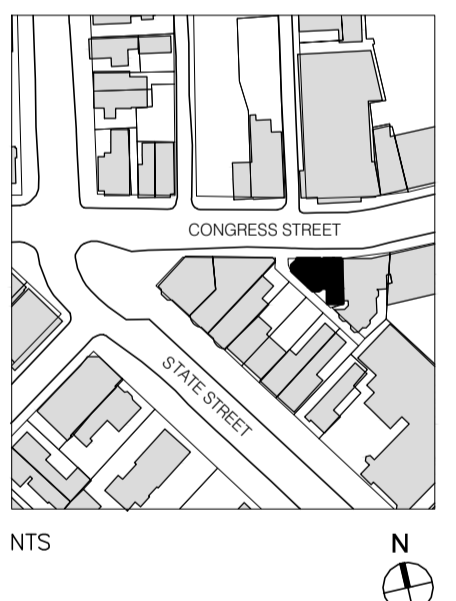
STRUCTURAL ENGINEER:  
ENGINEERING DESIGN  
PROFESSIONALS

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
A.K. LONGFELLOW LLC

660 CONGRESS STREET  
PORTLAND, ME 04101

4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET
NO.	DATE	ISSUE



B-SCAN:

DWG CONTENTS:  
**TITLE SHEET, DRAWING LIST & NOTES**

DATE: September 5, 2014  
SCALE:  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-000**

SHEET NO.:

### SYMBOL LEGEND

	INTERIOR ELEVATION TAG		ELEVATION TAG - PLAN
	WINDOW NUMBER		ELEVATION TAG - SECT/ELEV
	DOOR NUMBER		ELEVATION TAG
	WALL TYPE TAG		REVISION TAG
	ROOM NUMBER AND NAME		CENTER LINE TAG
	MATERIAL TAG		COLUMN GRID- HORIZONTAL AND VERTICAL
	DETAIL TAG		
	SECTION TAG		

### MATERIAL LEGEND

	EARTH
	POROUS FILL
	CONCRETE
	BRICK
	STONE
	CONCRETE MASONRY UNIT
	SAND/PLASTER
	STEEL
	FINISHED WOOD
	BLOCKING OR ROUGH WOOD
	PLYWOOD/LVL
	MINERAL WOOL INSULATION
	BATT INSULATION
	RIGID INSULATION
	CELLULOSE INSULATION

### GENERAL NOTES

- All work shall conform to the requirements of the Maine Uniform Building and Energy Code, Fire Department Rules and Regulations, utility company requirements, and the best trade practices.
- Before commencing work, the contractor shall file all required insurance certificates with the Department of Buildings, obtain all required permits, and pay all fees required by the governing city agencies.
- Minor details not usually shown or specified, but required for proper construction of any part of the work shall be included as if they were indicated in the drawings.
- The contractor shall coordinate all work procedures with the stipulations of local authorities, building management or board of directors.
- The contractor shall be responsible for the protection of all conditions and materials within the proposed construction area. The contractor shall have sole responsibility for any damage or injuries caused by or during the execution of the work.
- The contractor shall lay out his own work, and shall provide all dimensions required for other trades: plumbing, electrical, etc.
- Plumbing work shall be performed by persons licensed in their trades, who shall arrange for and obtain through the Department of Buildings all required permits, inspections and required sign-offs.
- Electrical work shall be performed by persons licensed in their trades, who shall arrange for and obtain through the Bureau of Electrical Control all required permits, inspections and required sign-offs.
- The contractor shall do all cutting, patching, repairing as required to perform all of the work indicated on the drawings, and all other work that may be required to complete the job.
- All piping and wiring shown to be demolished shall be removed to a point of concealment and shall be properly capped or plugged.

### ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	HVAC	HEATING VENTILATION AIR CONDITIONING	RCP	REFLECTED CEILING PLAN
ADJ	ADJACENT	HT/HGT	HEIGHT	REQ'D	REQUIRED
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	HR	HOUR	RD	ROUGH DRAIN
ADA	AMERICANS WITH DISABILITIES ACT	INCL	INCLUDE(ED)(ING)	RO	ROUGH OPENING
APPROX	APPROXIMATE(LY)	LVL	LAMINATED VENEER LUMBER	SCHED	SCHEDULE
A/V	AUDIO VISUAL	MFR	MANUFACTURER	SIM	SIMILAR
B.O.	BOTTOM OF	M.O.	MASONRY OPENING	STC	SOUND TRANSMISSION COEFFICIENT
CAB	CABINET	MECH	MECHANICAL	SPKR	SPEAKER
CLG	CEILING	MTL	METAL	SPEC	SPECIFICATION
CL	CENTER LINE	MIN	MINIMUM	SPKLR	SPRINKLER
CLR	CLEAR(ANCE)	MISC	MISCELLANEOUS	SF	SQUARE FOOT
COL	COLUMN	MOUNTED		ST STL	STAINLESS STEEL
CONC	CONCRETE	NFPA	NATIONAL FIRE PROTECTION ASSOC	STL	STEEL
CMU	CONCRETE MASONRY UNIT	NRC	NOISE REDUCTION COEFFICIENT	SD	STORM DRAIN
CONT	CONTINUOUS	N/A	NOT APPLICABLE	SFT	STRUCTURAL FACED TILE
DTL	DETAIL	NTS	NOT TO SCALE	STRUCT	STRUCTURAL SWITCH
DIA	DIAMETER	OC	ON CENTER	SW	SWITCH
DIM	DIMENSION	OPP	OPPOSITE	TEL	TELEPHONE
DN	DOWN	OH	OPPOSITE HAND	TV	TELEVISION
DWG	DRAWING	PTD	PAINTED	THK	THICK(NESS)
EA	EACH	PERF	PERFORATED	TBD	TO BE DETERMINED
ELEC	ELECTRICAL OR ELECTRIC	PLAM	PLASTIC LAMINATE	TP	TOILET PAPER
ELEV	ELEVATOR	PLYWD	PLYWOOD	TO	TOP OF
EQ	EQUAL	PSF	POUNDS PER SQ FOOT	TYP	TYPICAL
EQPT	EQUIPMENT	PSI	POUNDS PER SQ INCH	UL	UNDERWRITERS LABORATORY
EXIST	EXISTING	PREFAB	PREFABRICATE(D)	VIF	VERIFY IN FIELD
EXIST'G	EXISTING	QTY	QUANTITY	VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR			VOL	VOLUME
F.O.	FACE OF FINISHED FLOOR			WC	WATER CLOSET
FIN	FINISHED FLOOR			WO	WINDOW OPENING
FLR	FLOOR			W/	WITH
FT	FOOT OR FEET			W/O	WITHOUT
GA	GALVANIZED GAUGE			WD	WOOD
GWB	GYPSUM WALL BOARD				

### DRAWING LIST

DWG. NO.	DRAWING TITLE	SCALE:
A-000.00 (1)	TITLE SHEET, DRAWING LIST & NOTES	N.T.S.
A-002.00 (2)	CODE ANALYSIS	N.T.S.
A-005.00 (3)	LIFE SAFETY PLANS	3/8" = 1'-0"
A-006.00 (4)	LIFE SAFETY PLANS	3/8" = 1'-0"
A-010.00 (5)	SITE PLAN	1/2" = 1'-0"
A-100.00 (6)	BASEMENT PLAN	1/2" = 1'-0"
A-101.00 (7)	1ST FLOOR PLAN	1/2" = 1'-0"
A-102.00 (8)	2ND FLOOR PLAN	1/2" = 1'-0"
A-103.00 (9)	3RD FLOOR PLAN	1/2" = 1'-0"
A-110.00 (10)	ROOF PLAN	1/2" = 1'-0"
A-150.00 (11)	BASEMENT RCP	1/2" = 1'-0"
A-151.00 (12)	1ST FLOOR RCP	1/2" = 1'-0"
A-152.00 (13)	2ND FLOOR RCP	1/2" = 1'-0"
A-153.00 (14)	3RD FLOOR RCP	1/2" = 1'-0"
A-200.00 (15)	NORTH ELEVATION (CONGRESS STREET)	1/2" = 1'-0"
A-201.00 (16)	WEST ELEVATION	1/2" = 1'-0"
A-202.00 (17)	SOUTHWEST ELEVATION	1/2" = 1'-0"
A-203.00 (18)	SOUTH ELEVATION	1/2" = 1'-0"
A-300.00 (19)	BUILDING CROSS SECTION AT RESIDENTIAL ENTRY	1/2" = 1'-0"
A-301.00 (20)	BUILDING CROSS SECTION AT MIDDLE STOREFRONT	1/2" = 1'-0"
A-401.00 (21)	ENLARGED PLANS AT ADA ACCESSIBLE RESTROOMS	1/2" = 1'-0"

DWG. NO.	DWG. TITLE	SCALE:
A-500.00 (22)	WALL SECTIONS	1/2" = 1'-0"
A-502.00 (23)	FIRE RATED VERTICAL CORRIDOR DETAILS	1/2" = 1'-0"
A-505.00 (24)	STAIR SKYLIGHT SECTIONS	1" = 1'-0"
A-550.00 (25)	DETAILS	AS NOTED
A-560.00 (26)	STAIR DETAILS	AS NOTED
A-590.00 (27)	WALL TYPES	3" = 1'-0"
A-600.00 (28)	DOOR DETAILS	6" = 1'-0"
A-601.00 (29)	DOOR SCHEDULE/DOOR TYPES	1/2" = 1'-0"
A-602.00 (30)	STOREFRONT WINDOW DETAILS	3" = 1'-0"
A-603.00 (31)	STOREFRONT WINDOWS	1/2" = 1'-0"
A-604.00 (32)	WINDOW DETAILS	1/2" = 1'-0"
A-605.00 (33)	WINDOW TYPES	1/2" = 1'-0"
A-606.00 (34)	WINDOW TYPES	1/2" = 1'-0"
A-800.00 (35)	SCHEDULES	N.T.S.

DWG. NO.	DWG. TITLE	SCALE:
P-100 (1)	BASEMENT PLUMBING & FIXTURE PLAN	1/2" = 1'-0"
P-101 (2)	1ST FLOOR PLUMBING & FIXTURE PLAN	1/2" = 1'-0"
P-102 (3)	2ND FLOOR PLUMBING & FIXTURE PLAN	1/2" = 1'-0"
P-103 (4)	3RD FLOOR PLUMBING & FIXTURE PLAN	1/2" = 1'-0"
P-800 (5)	PLUMBING SCHEDULES	N.T.S.

DWG. NO.	DWG. TITLE	SCALE:
S-1 (1)	DETAILS AND NOTES	1/2" = 1'-0"
S-2 (2)	FOUNDATION PLAN	1/2" = 1'-0"
S-3 (3)	1ST FLOOR FRAMING PLAN	1/2" = 1'-0"
S-4 (4)	2ND FLOOR FRAMING PLAN	1/2" = 1'-0"
S-5 (5)	3RD FLOOR FRAMING PLAN	1/2" = 1'-0"
S-6 (6)	ROOF FRAMING PLAN	1/2" = 1'-0"

DWG. NO.	DWG. TITLE	SCALE:
FP-01 (1)	PLANS, SECTION, DETAIL	AS NOTED

SHEET NO.:



## Code Analysis for 660-662 Congress Street

660-662 Congress Street, Portland, ME

Existing 3 story brick mixed-use commercial and residential building. Basement floor area, 1,813 sf; 1st Floor area, 1819 sf; 2nd Floor area, 1,821 sf; 3rd Floor area, 1,791 sf (total of 7,247 sf). Building will be fully sprinklered. Per the State Fire Marshal, an elevator is not required.

### IBC 2009 Code Review

Chapter 3 Use and Occupancy Classification	
Section 303	Occupancy T.B.D.
Section 310	Residential R-3

### Chapter 4 Special Detailed Requirements Based on Use and Occupancy

Section 420.2 Separation Walls	Walls separating dwelling units or dwelling units from other occupancies shall be constructed as fire partitions in accordance with Section 709.
Section 420.3 Horizontal Separation	Floor assemblies separating dwelling units or dwelling units from other occupancies shall be constructed as horizontal assemblies in accordance with Section 712.

### Chapter 5 General Building Heights and Areas

Construction Type	IIIB
Table 503 - Area Limitations (A-2)	9,500 sf per floor
	Existing 1,409 sf - OK
Table 503 - Area Limitations (R-3)	unlimited sf per floor
	Existing 1,582 sf - OK
Table 503 - Height limitation (A-2)	2 stories - OK, per Section 508.4.3
Table 503 - Height limitation (R-3)	4 stories - OK, per Section 508.4.3
Table 503 - Maximum Height	55' for Construction Type IIIB
	Existing 42'-3" - OK
Section 504.2 - Automatic Sprinkler system increase	If sprinklered, increase maximum height to 60' - OK
Table 508.4 - Required Separation	1 hour separation required between A-2 & R-3 if sprinklered
	No separation required between commercial kitchen and restaurant seating area
Section 508.4.3 - Allowable Height	Each separated occupancy shall comply with the building height limitations based on the type of construction of the building in accordance with Section 503.1.

### Chapter 6 Types of Construction

Table 601 Fire Resistance Rating Requirements for Structure Elements	
Structural Frame	0 Hour - OK
Interior bearing walls	2 Hours / Existing to remain, 2 hr - OK
Interior bearing walls	0 Hour - OK
Nonbearing walls and partitions	0 Hour - OK
Floor construction	0 - OK
Roof construction	0 - OK
Table 602 Fire Resistance Rating Requirements for Exterior Walls	
Less than 5'	1 Hour (A-2, R-3)
5' to 10'	1 Hour (A-2, R-3)
10' to 30'	1 Hour (A-2, R-3)
More than 30'	0 Hour (A-2, R-3)

### Chapter 7 Fire and Smoke Protection Features

Table 705.8 Max Area of Exterior Wall Openings Based on Fire Separation Dist.	
0 to 3'	Not permitted
3' to 5'	15%
5' to 10'	25%
10' to 15'	45%
15' to 20'	75%
More than 20'	No limit
Section 712.3 Fire Resistance Rating	Dwelling unit separations in building of Type IIIB construction shall have fire-resistance ratings of not less than 1/2 hour when sprinklered.
Table 715.4 Fire Door and Fire Shutter Fire Protective Ratings	
Fire Walls, 2 hour	1 1/2 Hour rating
Shaft, 1 hour	1 Hour
Exit enclosures, 1 hour	1 Hour
Corridor walls, 1 hour	20 Minutes

### Chapter 8 Interior Finishes

Section 803.1.1 Interior Wall and Ceiling Finish Material	
Class A	Flame spread index 0-25; smoke-developed index 0-450
Class B	Flame spread index 26-75; smoke-developed index 0-450
Class C	Flame spread index 76-200; smoke-developed index 0-450
Table 803.9 Interior Wall and Ceiling Finish Requirements By Occupancy	
Exit enclosures and exit passageways	B (A-2); C (R-3)
Corridors	B (A-2); C (R-3)
Rooms and enclosed spaces	C (A-2 & R-3)

Section 804.4 Interior Floor Finish Requirements	
Interior floor finish for exit enclosures, exit passageways and corridors	Not less than Class II and comply with DOCFF-1 "pill test"
Section 806 Decorative Material and Trim	
Fabric partitions suspended from the ceiling	Shall meet flame propagation performance criteria of Section 806.2 and NFPA 701 for Class II

Chapter 9 Fire Protective Systems	
Section 903.2 - Automatic Sprinkler Systems	An NFPA 13 sprinkler system shall be installed throughout the building.
Section 903.4.1 Monitoring	Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station.

Chapter 10 Means of Egress	
Table 1004.1.1 Max. Occupant Load (refer to drawings)	
Basement	
Ground Floor	
Second Floor	7 Occupants (Group R-3)
Third Floor	7 Occupants (Group R-3)
	Total occupant load = T.B.D.

Sec 1005 Egress Width	
Stairways	0.3' per person - OK
Doors, ramps and corridors	0.2' per person - OK
Section 1005.2 Door encroachment	Doors and handrails shall not reduce required means of egress by more than 7". Doors in any position shall not reduce the required width by more than one-half.
Section 1006.2 Illumination Level	Means of egress illumination level shall not be less than 1 foot-candle at the walking surface.
Section 1006.3 Illumination Emergency Power	Power supply for means of egress illumination shall normally be provided by premises electrical power.
Section 1018.4 Dead Ends	In power failure event, automatic illumination shall include corridors, exit enclosures, exit passageways, interior exit discharge elements for a duration of 90 minutes with battery backup or on-site generator.

Sec 1007.1 Accessible Means of Egress	
Accessible spaces must be provided with an accessible means of egress. Exception, accessible means of egress not required in alterations to existing buildings.	

Sec 1007.3 Stairways	
Minimum width between handrails	48" unless sprinklered - N/A

Sec 1008.1.1.1 Projections into Clear Width	
No projections into required clear width allowed lower than 34" above the floor. Shall not exceed 4" between 34" and 80" above the floor.	

Sec 1008.1.2 Door swing	
Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons.	

Sec 1008.1.5 Floor Elevation	
There shall be a floor or landing on each side of a door and shall be at the same elevation. Exterior may slope 25 / 12 units (2%).	

Sec 1008.1.6 Landings at Doors	
Landings shall have a width not less than the width of the stairway. When serving an occupant load of 50 or more, doors shall not reduce the landing to less than 1/2 its required width. Landings shall not have a length less than 44" in the direction of travel.	

Sec 1008.1.7 Thresholds	
Thresholds shall not exceed 1/2"	
Sec 1008.1.10 Panic Hardware	
Doors serving rooms or spaces with 50 or more occupants shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.	

Sec 1009.1 Stairway width	
Minimum width	3'-8"
Exception serving less than 50	3'-0"
Min headroom	6'-8"
Sec 1009.4 Stair treads and risers	
Stair riser	Max 7"
Exception for R-3 occupancies	Max 7-3/4"
Stair riser	Min 4"
Stair tread	Min 11"
Exception for R-3 occupancies	Min 10"

Sec 1009.5 Stairway Landings	
There shall be a floor or landing at the top and bottom of each stairway. The width shall not be less than the width of the stairway. The length must be at least the same as the width but need not exceed 48" in a straight run.	

Sec 1009.7 Vertical Rise	
Max 12' vertical rise between landings or levels	

Sec 1009.12 Handrails	
Handrails shall be on both sides of stairways	
Sec 1012 Handrails	
Between 34" and 38" above nosing	
Handrail gripping surfaces shall be continuous, without interruption	
Handrails shall return to a wall, guard, or be continuous.	
Handrails shall extend 12" horizontally above top riser and continue to slope for the depth of one tread beyond the bottom riser	

Sec 1013.1 Guards	
When more than 30" above floor	Guards required
Height	3'-6"
Exception for R-3 occupancies	2'-10"
Sec 1014.2 Egress through intervening spaces	Shall not pass through adjoining spaces, including kitchens and storage rooms
Exception for dwelling units	Egress through kitchens within dwelling unit OK
Sec 1014.3, 1028.8 Common path of egress travel	
Commercial Occupancy T.B.D.	
Occupancy R-3 (sec 1014.3)	Not more than 75'
Table 1015.1 Spaces with 1 exit	
Commercial Occupancy T.B.D.	
Occupancy R-3	Max occupant load = 10

Table 1015.2.1 Two exits	
When 2 are required	Not less than 1/3 overall diagonal when sprinklered
Table 1016.1 Exit Access Travel Distance Limitations	
Occupancy A-2, R-3	250' (with sprinkler system)
Table 1018.1 Corridor Fire-Resistance Rating	
Occupancy A-2, corridor serving more than 30	0 Hour when sprinklered
Occupancy R-3, corridor serving more than 10	0.5 Hour when sprinklered

Sec 1018.2 Corridor Width	
Minimum width	44"
Req occupant capacity less than 50	36"
Sec 1018.4 Dead Ends	
Group A-2	Dead-end corridors shall not exceed 20'
Group R-3	Dead-end corridors shall not exceed 50' when sprinklered

1021.2 Single Exits	
Occupancy R-3	Only one exit required from R-3 Occupancy buildings
Mixed Occupancies	
Permitted provided each occupancy complies with individual requirements of occupancy	
Table 1021.2 Stories with One Exit	
First story or basement (A-2)	49 Occupants and 75' travel distance
Sec 1022 Exit Enclosures	
Stairway enclosure	2 Hour rating (4 stories)
Sec 1027 Exit Discharge	
Exits shall discharge directly to the exterior of the building and shall be at grade or direct access to grade. The exit discharge shall not reenter a building.	

Sec 1027.3 Exit Discharge Location	
Exterior balconies, stairways and ramps	Located at least 10' from lot lines
Sec 1029 Emergency Escape and Rescue	
Group R sleeping rooms below the fourth story shall have at least one exterior emergency escape and rescue opening.	

Sec 1029.2 Minimum Size	
Minimum height	24" clear
Minimum width	20" clear
Maximum height from floor	44"
Sec 1029.4 Operational Constraints	
Openings shall be operational from inside without the use of keys or tools.	

Chapter 11 Accessibility	
Sec 1105.1 Public Entrance	
Minimum 60% accessible entrances	
Exception	
See Sec 3407.1 Historic Buildings	
Sec 1107.6.3 Group R-3	
When there are 4 or more dwelling units in building, all units are to be Type B Unit.	

Chapter 12 Indoor Environment	
Sec 1207.2 Air-borne Sound	
Min STC of 49 for Wall and Floor assemblies between adjacent dwelling units and between dwelling units and adjacent public areas.	

Chapter 13 Energy Efficiency	
Buildings shall be designed and constructed in accordance with the International Energy Code.	

Chapter 34 Existing Structures	
Sec 3409.1 Historic Buildings	
The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.	

### NFPA 101 Life Safety Code Review

Chapter 7 Means of Egress	
Sec 7.1.3.1 Exit Access Corridors	
Exception	1 Hour when occupant load exceeds 30
Does not apply to existing buildings if occupancy classification does not change	
Sec 7.1.3.2 Exits	
1 Hour separation for exits in existing buildings allowed when sprinklered	
Openings in exit limited to doors from normally occupied spaces and corridors and doors for egress from the enclosure	
An exit enclosure shall provide a continuous protected path of travel to an exit discharge	

Sec 7.1.5.1 Means of Egress Headroom	
Not less than 7'-6" with projections from the ceiling not less than 6'-8"	
Sec 7.1.5.2 Headroom in Existing Buildings	
Not less than 7'-0" with projections from the ceiling not less than 6'-8"	
Sec 7.2.1.4.2 Door Swing Direction	
When serving occupant load of 50 or more, doors shall swing in the direction of egress travel	
Sec 7.2.1.4.4 Egress Encroachment	
During its swing, a door in a means of egress shall not obstruct more than 1/2 of passageway and shall not project more than 7" when open	

Sec 7.2.2.2.1 New Stairs	
Minimum width	36" when occupant load less than 50
	44" when occupant load less than 2000
Maximum riser	7"
Exception: Sec. 10-3 Amendment (g)	
Minimum riser	4"
Minimum tread depth	11"
Minimum headroom	6'-8"
Maximum height between landings	12'
Sec 7.2.2.3.2 Landings	
Not required to exceed 48"	

Exception: Sec. 10-3 Amendment (g) City of Portland - Code of Ordinances	
Maximum 7 3/4" riser permitted in one and two-family dwellings	
Sec 7.2.2.4.1 Handrails	
Stairs and ramps shall have handrails on both sides	
Sec 7.2.2.4.5.2 Guards	
Not less than 42"	
Exception: Sec. 10-3 Amendment (g) City of Portland - Code of Ordinances	
Minimum 36" guard height permitted in one and two-family dwellings	
Sec 7.2.2.4.5.3 Open Guards	
4" sphere shall not be able to pass through any opening to a height of 42"	
6" max sphere of triangular openings	

Sec 7.2.2.5.2.1 Exposures	
Where nonrated walls or unprotected openings enclose the exterior of a stairway, and the walls are exposed by other parts of a building at an angle of less than 180 degrees, the building enclosure walls within 10' shall be 1 Hour rated	
Sec 7.2.2.5.3 Usable Space	
Enclosed, usable spaces within exit enclosures shall be prohibited, including under stairs	

Sec 7.3.1.2 Occupant Load	
Basement (T.B.D.)	
1st Floor (T.B.D.)	
2nd Floor (Residential - Apartments)	
7 Occupants	
3rd Floor (Residential - Apartments)	
7 Occupants	
Sec 7.5.1.3.4 Egress Arrangement	
Distance between exits not less than 1/3 length of maximum diagonal dimension of building or space	
Sec 7.7.2 Discharge through Areas on Level of Exit Discharge	
Not more than 50% of required exits and egress capacity shall discharge through areas on the level of exit discharge	
The level of discharge shall be protected throughout by a sprinkler system	

Chapter 24 One and Two-Family Dwellings	
This chapter applies to one and two-family dwellings, which includes buildings containing not more than two dwelling units.	
Sec 24.1.2.3 Mixed Use	
Dwelling units and exits shall be separated from nonresidential occupancy by 1 Hour construction	
Nonresidential occupancy must be sprinklered and protected by automatic fire detection system	
Sec 24.3.4.1 Smoke Alarms	
Installed in all sleeping rooms, outside each separate sleeping area, and on each level of dwelling unit, including basements	
Sec 24.3.5.1 Sprinkler System	
Must be installed in all new one and two-family dwellings	

Chapter 12 New Assembly Occupancies	
Sec 12.2.2.2.3 Door Lock	
Doors serving rooms or spaces with 100 or more occupants shall not be provided with a latch or lock unless it is panic hardware.	
Table 12.1.6 Construction Type Limitations	
Any assembly type limited to 1 level below level of exit discharge	
Sec 12.2.3.6 Main Entrance/Exit	
Assembly occupancy to be provided with a main entrance/exit at the level of discharge or connected to a stair leading to street	
Shall be of width to accommodate 1/2 of total occupant load	
Sec 12.2.5.1.2 Common Path of Travel	
Shall not exceed 20' for any number of occupants and 75' for not more than 50	
Sec 12.2.5.1.3 Dead-end Corridors	
Shall not exceed 20'	
Sec 12.2.5.2 Access Through Hazardous Areas	
Shall not pass through hazardous areas, platforms, etc.	
Sec 12.2.6 Travel Distance to Exits	
Shall not exceed 250' if sprinklered	

### Maine State Internal Plumbing Code (Uniform Plumbing Code 2009)

301.1.4 Existing Buildings	
In existing buildings or premises in which plumbing installations are to be altered, repaired, or renovated, the Authority Having Jurisdiction has discretionary powers to permit deviation from the provisions of this code, provided that such a proposal to deviate is first submitted for proper determination in order that health and safety requirements, as they pertain to plumbing, shall be observed	

Table 4-1 Minimum Plumbing Facilities	
Occupant Load	The total occupant load shall be determined in accordance with the Building Code.
Dwellings	1 water closet, 1 lavatory & 1 shower/bathtub per dwelling
Commercial Unit (Occupancy T.B.D.)	T.B.D.
Male	WC - T.B.D.
	Urinal - T.B.D.
Female	WC - T.B.D.

### 2009 International Energy Conservation Code - Code Review

Chapter 1 Administration	
101.4.4 Mixed Occupancy	
Where a building includes both residential and commercial occupancies, each occupancy shall be separately considered and meet the applicable provisions of Chapter 4 for residential and Chapter 5 for commercial.	
101.4.5 Historic Buildings	
See Section 3409 of the IBC	
Chapter 3 Climate Zones	
Cumberland County, Maine	
Climate Zone 6	
Chapter 4 Energy Efficiency	
TABLE 401.1 (1) Prescriptive Envelope Requirements	
Wall insulation (above grade)	R-15 (Recommended value for historic brick structures in cold climates similar to Portland, Maine.)
Ceiling insulation	R-49
Windows	U-0.35
Skylights	U-0.60
407.2 High-efficiency lighting systems	A minimum of 50 percent of the lamps in permanently installed lighting fixtures shall be compact or linear fluorescent, or a lighting source that has a minimum efficacy of 40 lumens per input watt.

## 660-662 CONGRESS STREET

PORTLAND, MAINE

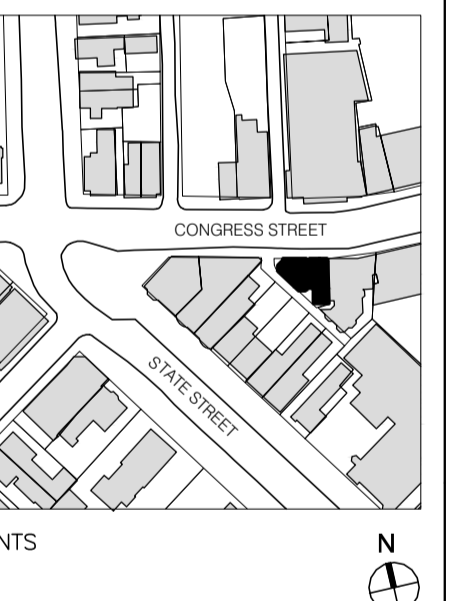
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
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T: (207) 449-8513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
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STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
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OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

6	11/10/2014	PHASE 2 - REVISION 02
5	10/31/2014	PHASE 2 - REVISION 01
4	11/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET
NO.	DATE	ISSUE



B-SCAN:

DWG. CONTENTS:  
**CODE ANALYSIS**

DATE: November 10, 2014  
SCALE: N.T.S.  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-002**

SHEET NO.:

# 660-662 CONGRESS STREET

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660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
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3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



B-SCAN:

DWG. CONTENTS:  
**LIFE SAFETY PLANS**

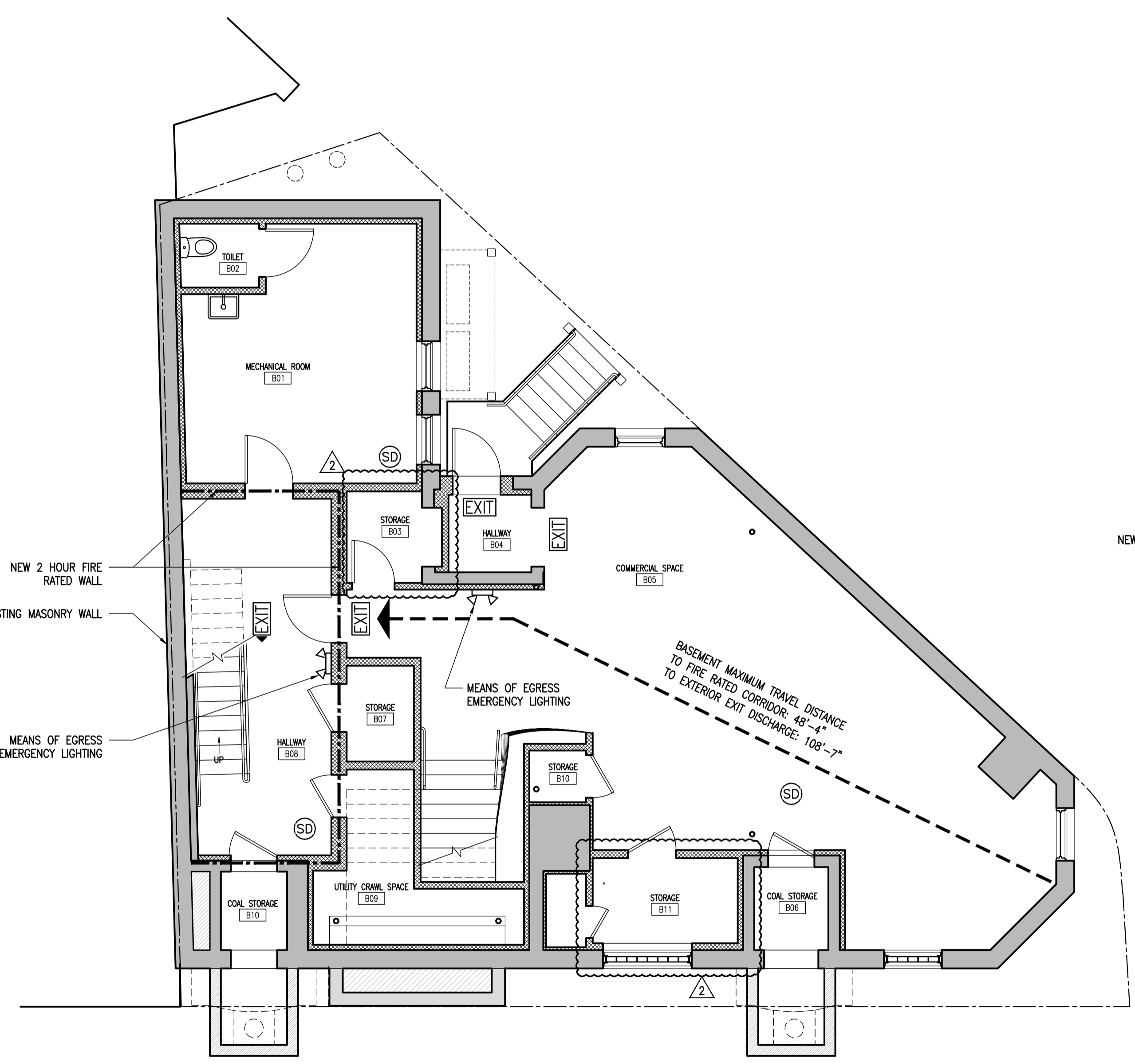
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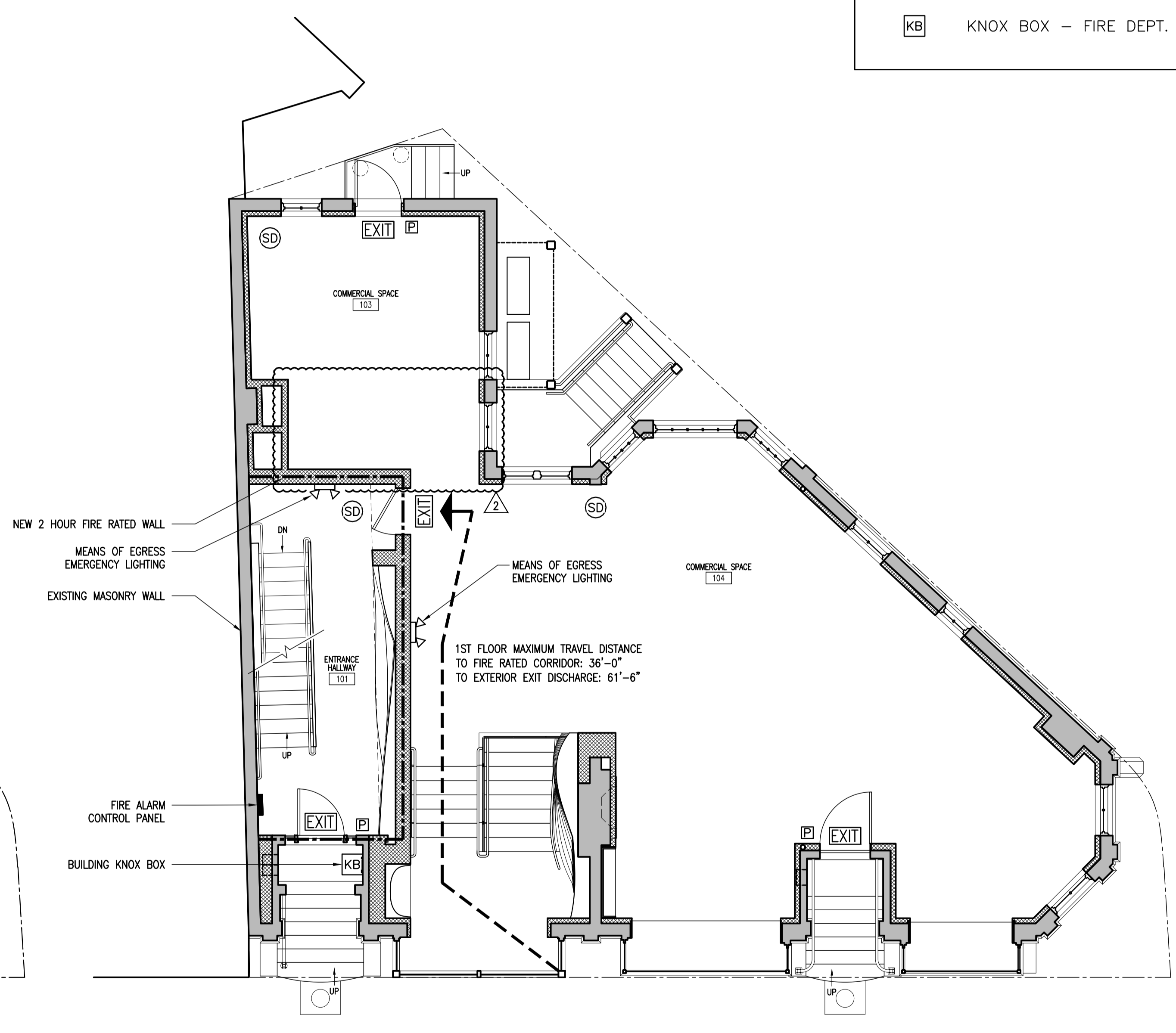
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### LEGEND

- 2 HOUR FIRE RATED WALL
- EMERGENCY LIGHT
- EXIT SIGN
- FIRE ALARM PULL BOX
- FIRE EXTINGUISHER
- CEILING SMOKE & CARBON MONOXIDE DETECTOR/SIREN
- WALL SMOKE & CARBON MONOXIDE DETECTOR/SIREN
- KNOX BOX - FIRE DEPT. KEYS



**1** BASEMENT LIFE SAFETY PLAN  
A-005 3/16" = 1'-0"



**2** 1ST FLOOR LIFE SAFETY PLAN  
A-005 3/16" = 1'-0"

# 660-662 CONGRESS STREET

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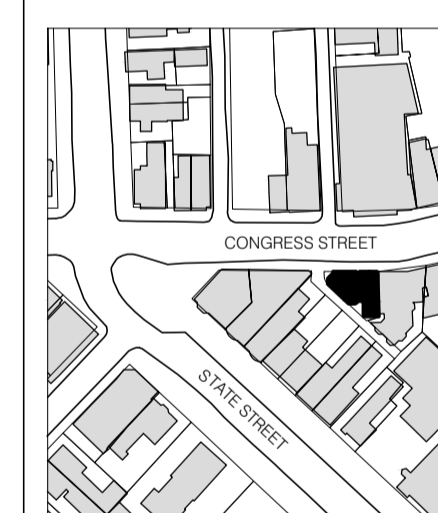
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**ENGINEERING DESIGN PROFESSIONALS**

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660 CONGRESS STREET  
PORTLAND, ME 04101

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2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



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B-SCAN:

DWG. CONTENTS:

## LIFE SAFETY PLANS

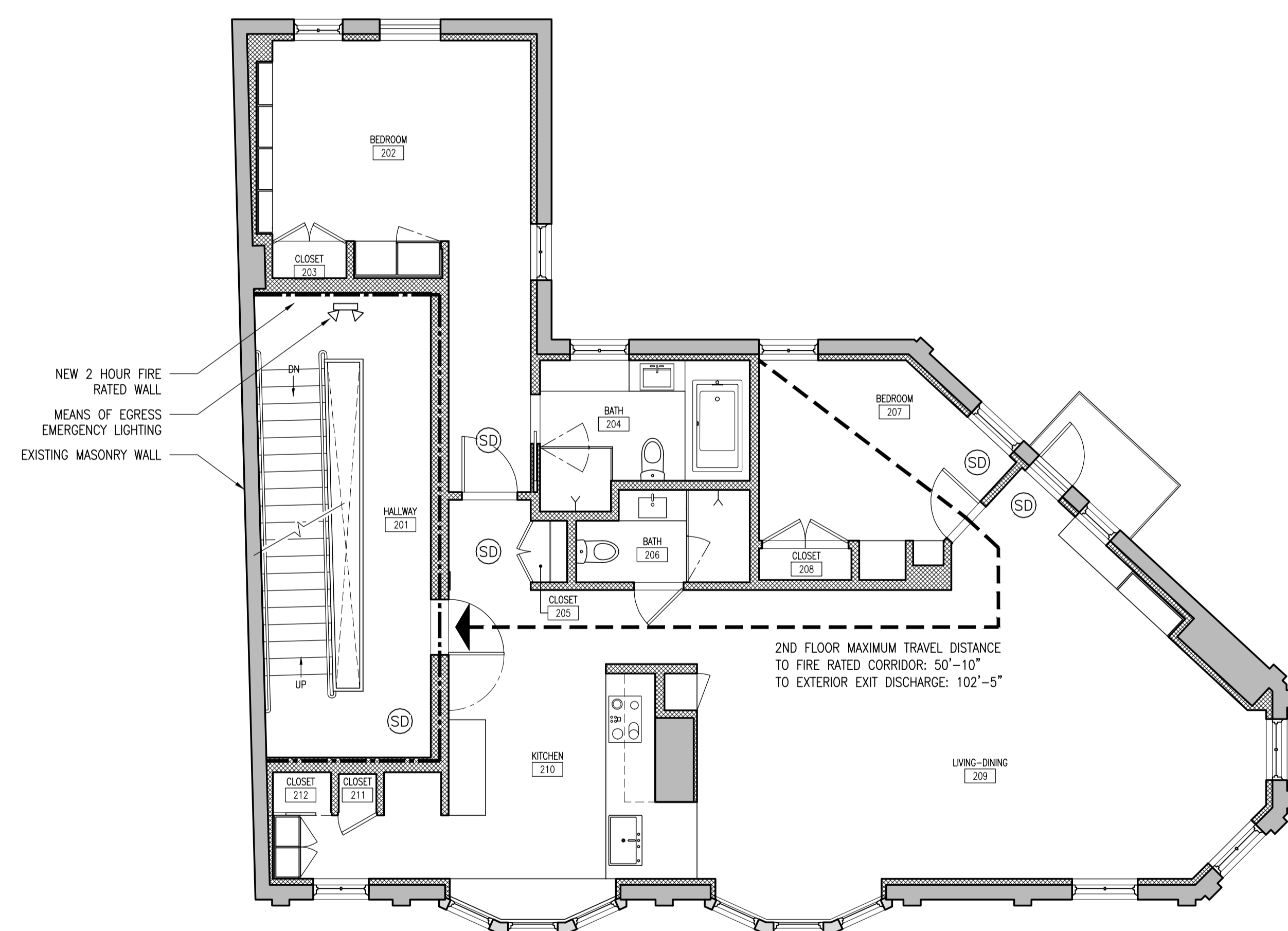
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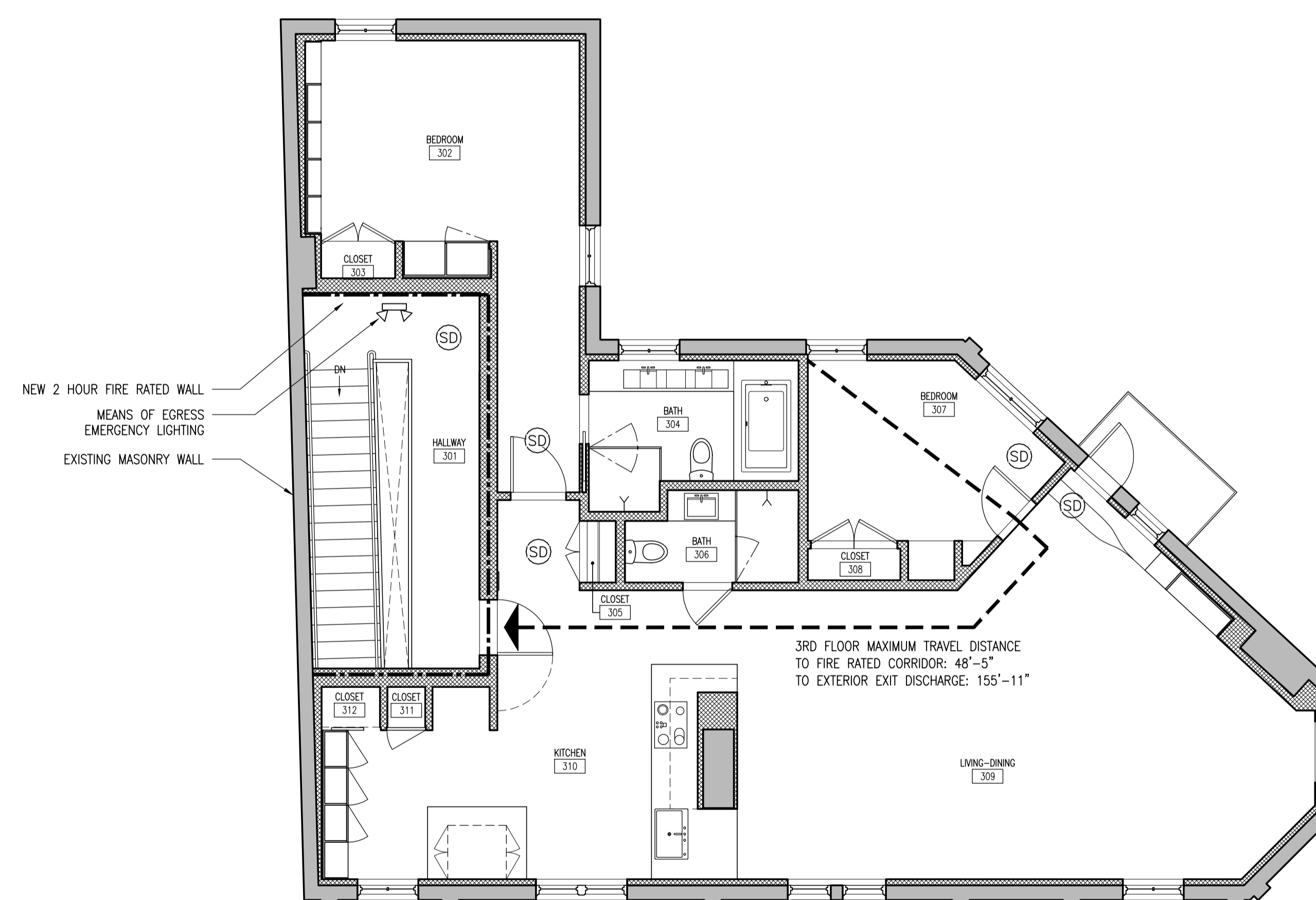
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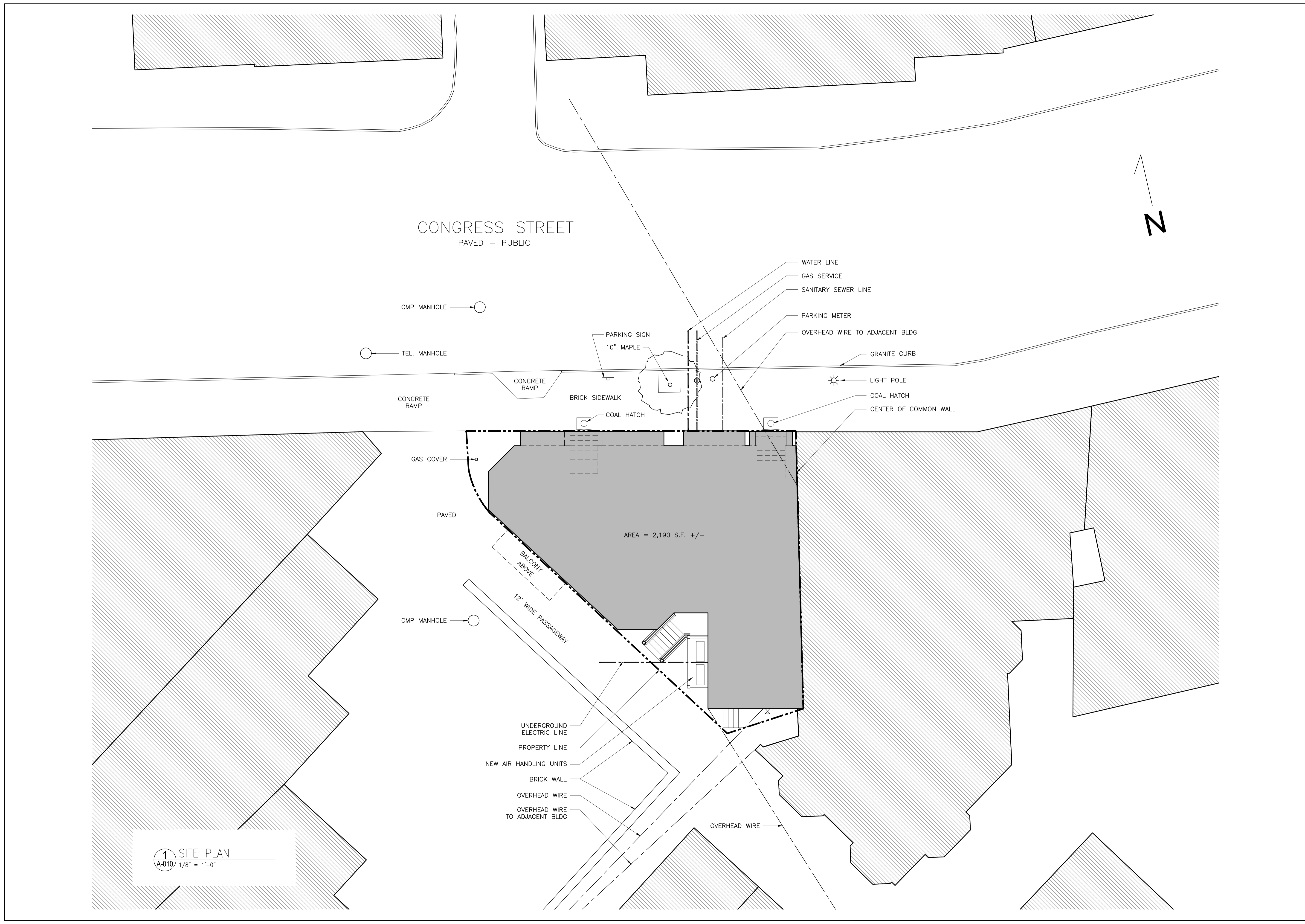
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- EMERGENCY LIGHT
- EXIT SIGN
- FIRE ALARM PULL BOX
- FIRE EXTINGUISHER
- CEILING SMOKE & CARBON MONOXIDE DETECTOR/SIREN
- WALL SMOKE & CARBON MONOXIDE DETECTOR/SIREN
- KNOX BOX - FIRE DEPT. KEYS



**1** 2ND FLOOR LIFE SAFETY PLAN  
A-006 3/16" = 1'-0"



**2** 3RD FLOOR LIFE SAFETY PLAN  
A-006 3/16" = 1'-0"



**660-662  
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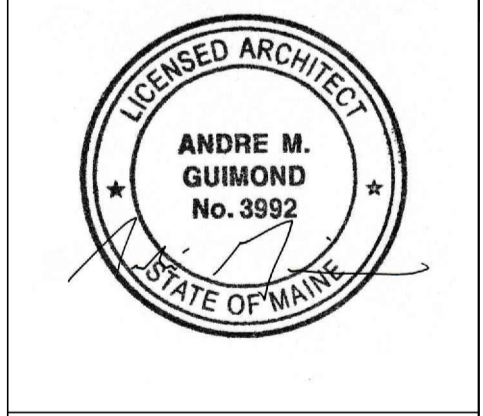
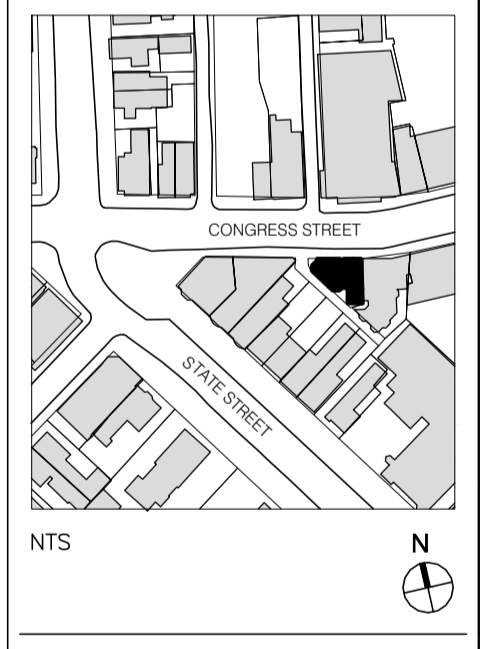
ARCHITECT:  
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660 CONGRESS STREET  
PORTLAND, ME 04101

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4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**SITE PLAN**

DATE: September 5, 2014  
SCALE: 1/8" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-010**  
SHEET NO.:

**1 SITE PLAN**  
A-010 1/8" = 1'-0"

**660-662  
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PORTLAND, MAINE

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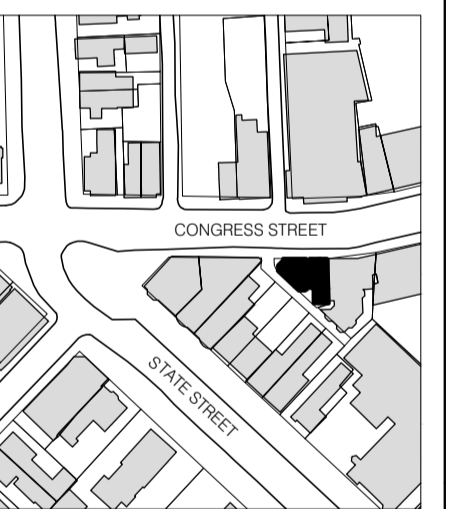
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PORTLAND, ME 04101

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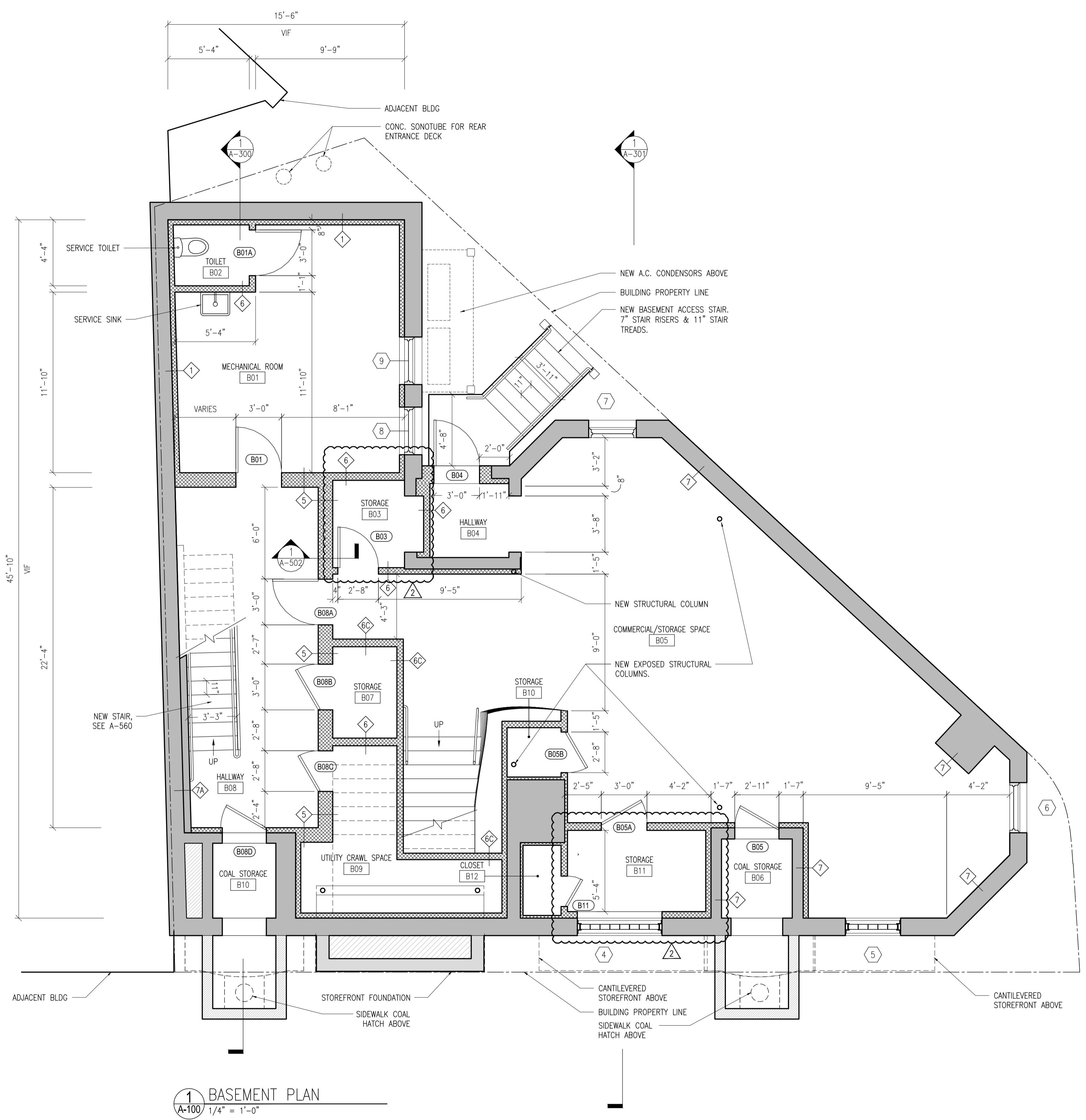
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DATE: November 10, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY: PROJECT NO.: 008

DWG. NO.: **A-100**

SHEET NO.:



**1 BASEMENT PLAN**  
A-100 1/4" = 1'-0"

**LEGEND**

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

# 660-662 CONGRESS STREET

PORTLAND, MAINE

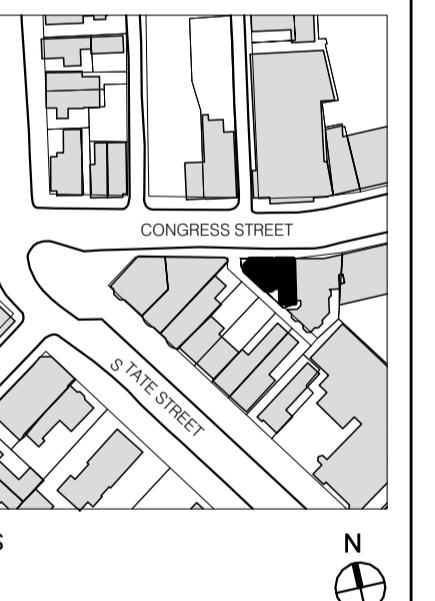
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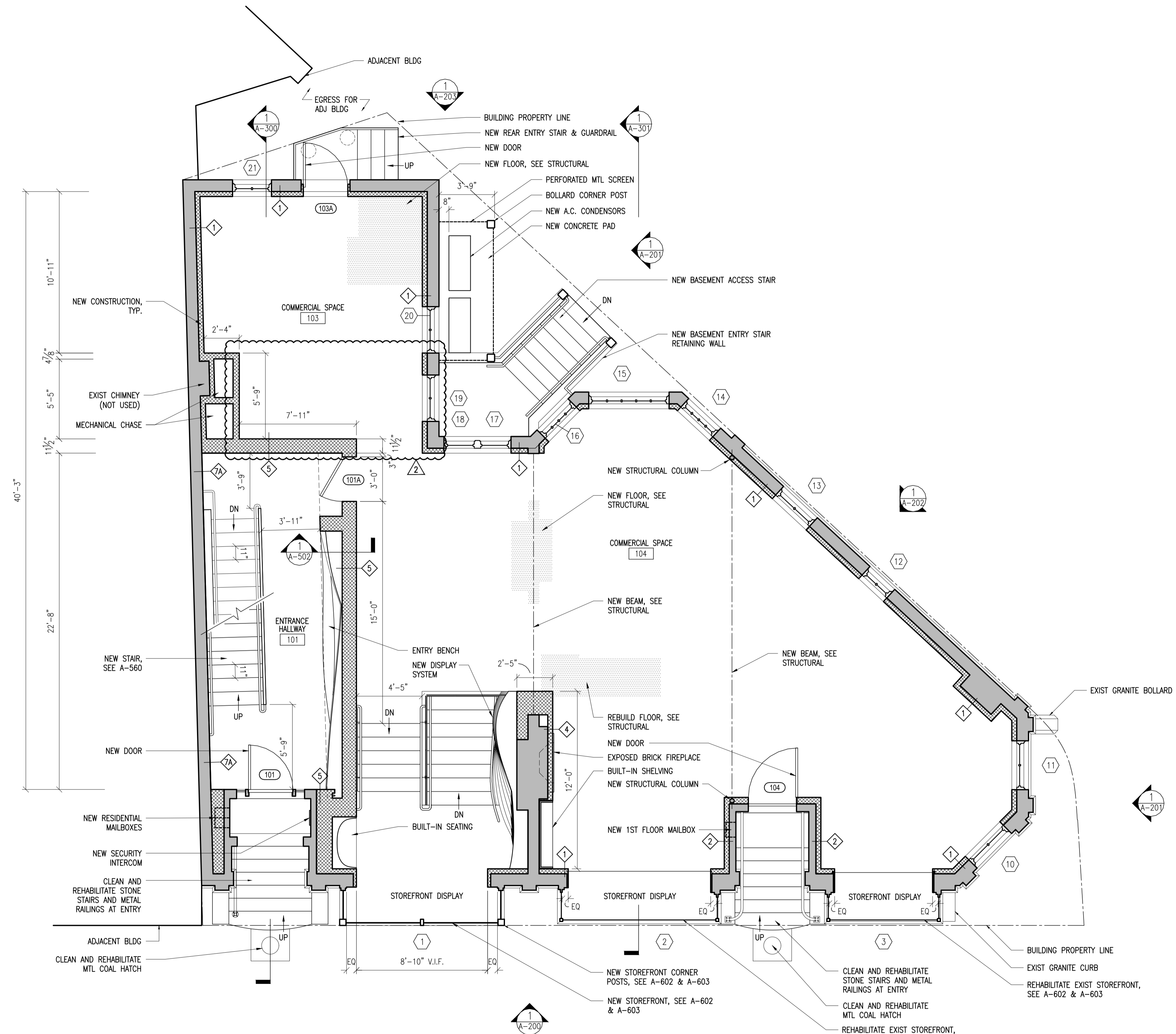
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**1ST FLOOR PLAN**

DATE: November 10, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-101**

SHEET NO.:



**1 1ST FLOOR PLAN**  
A-101 1/4" = 1'-0"

**LEGEND**

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION

# 660-662 CONGRESS STREET

PORTLAND, MAINE

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CONTRACTOR:  
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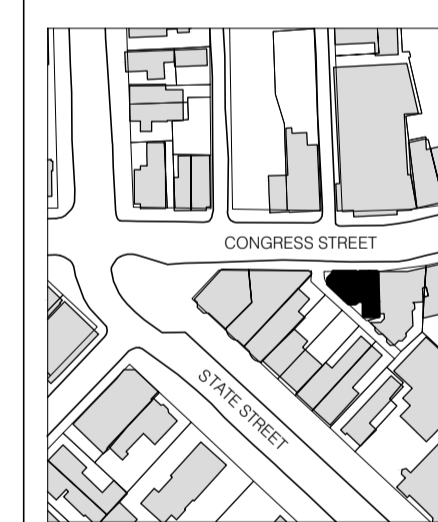
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**ENGINEERING DESIGN PROFESSIONALS**

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NO.	DATE	ISSUE
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2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET
NO.	DATE	ISSUE



NTS  
N



B-SCAN:

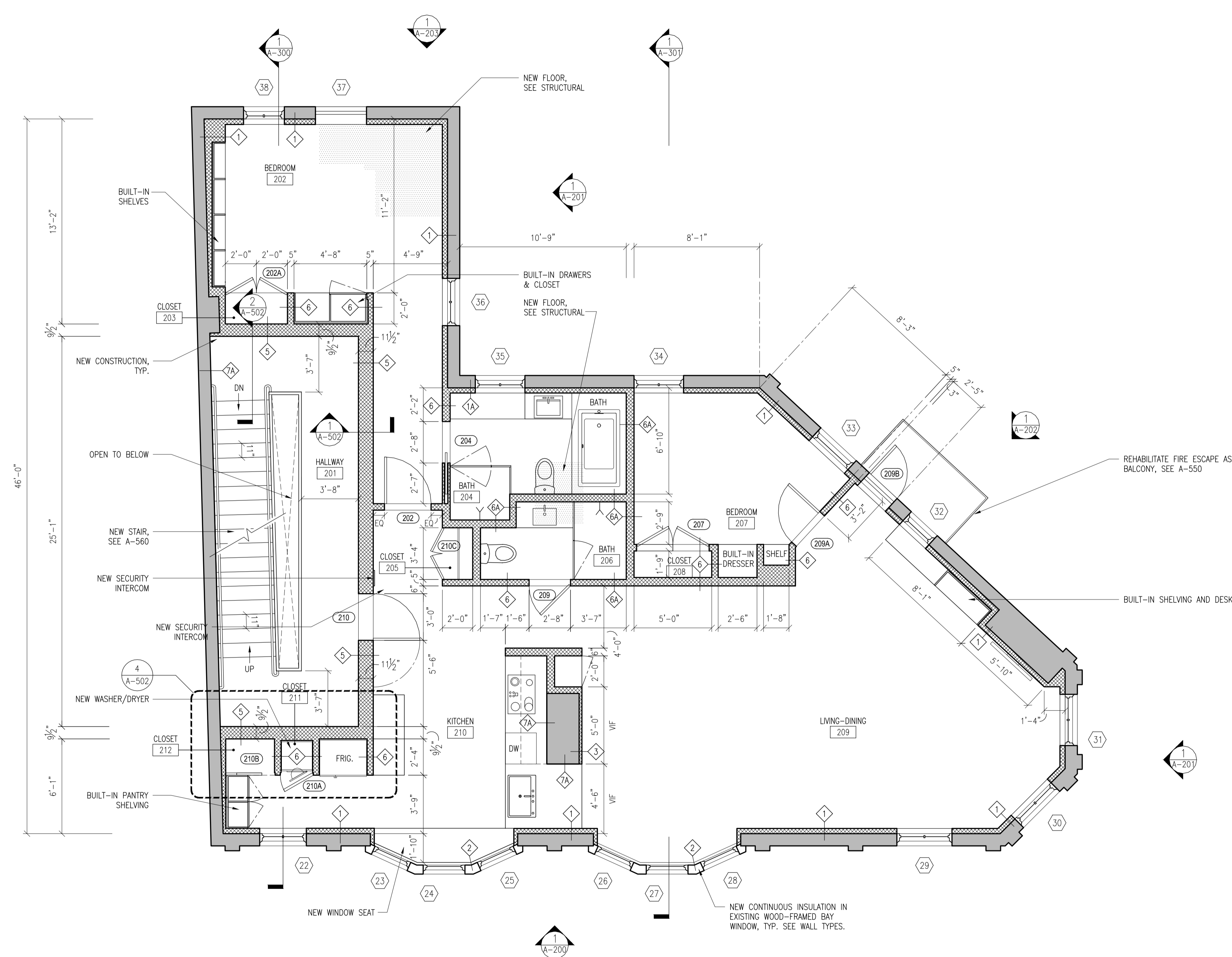
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**2ND FLOOR PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY: PROJECT NO.: 008

DWG. NO.: **A-102**

SHEET NO.:



**1 2ND FLOOR PLAN**  
A-102 1/4" = 1'-0"

LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

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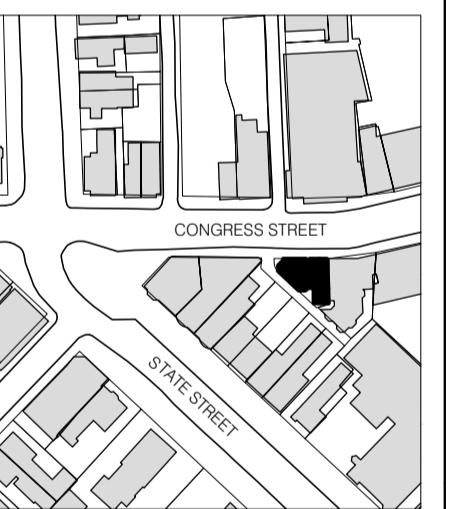
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

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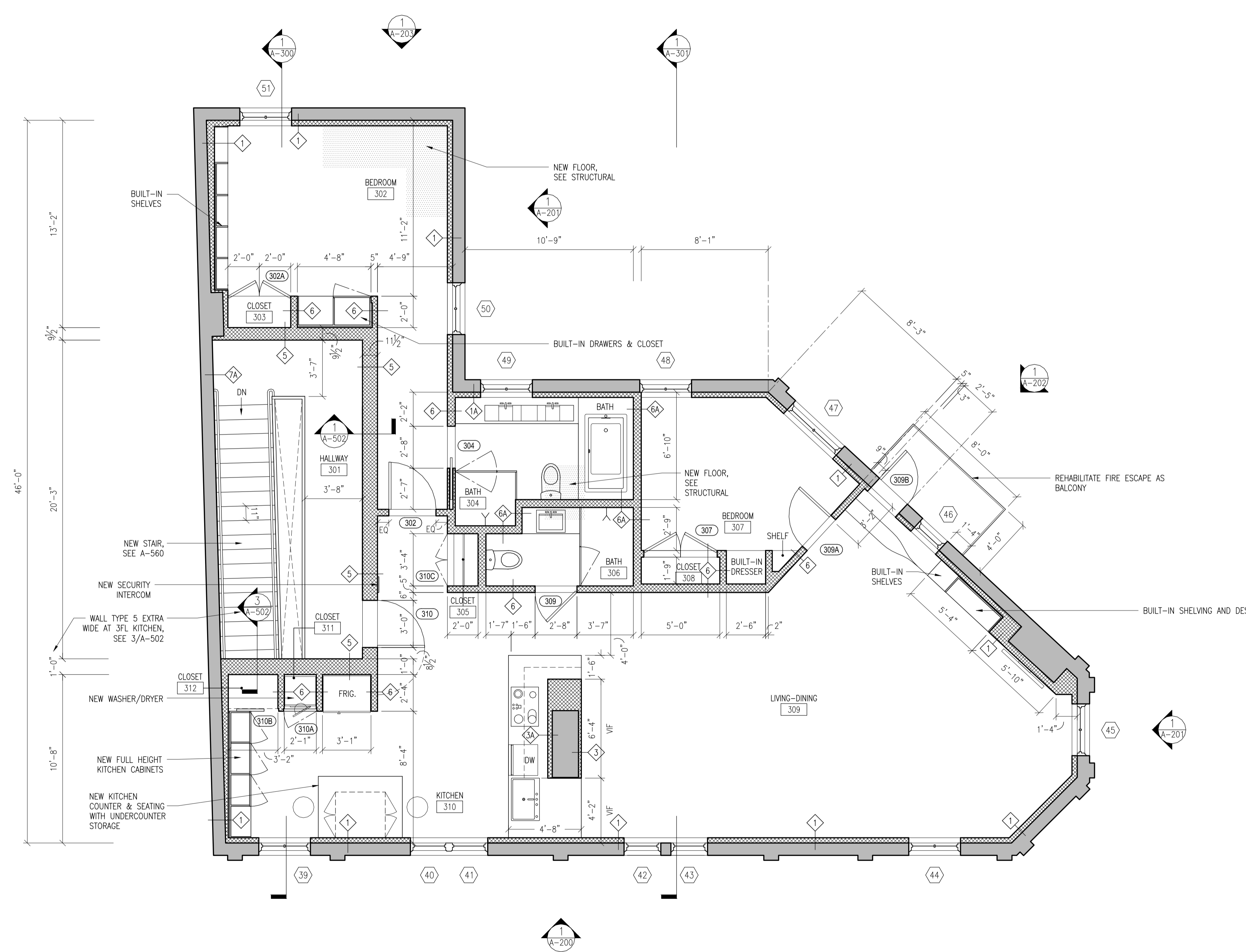
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**3RD FLOOR PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY: PROJECT NO.: 008

DWG. NO.: **A-103**

SHEET NO.:



**1** 3RD FLOOR PLAN  
A-103 1/4" = 1'-0"

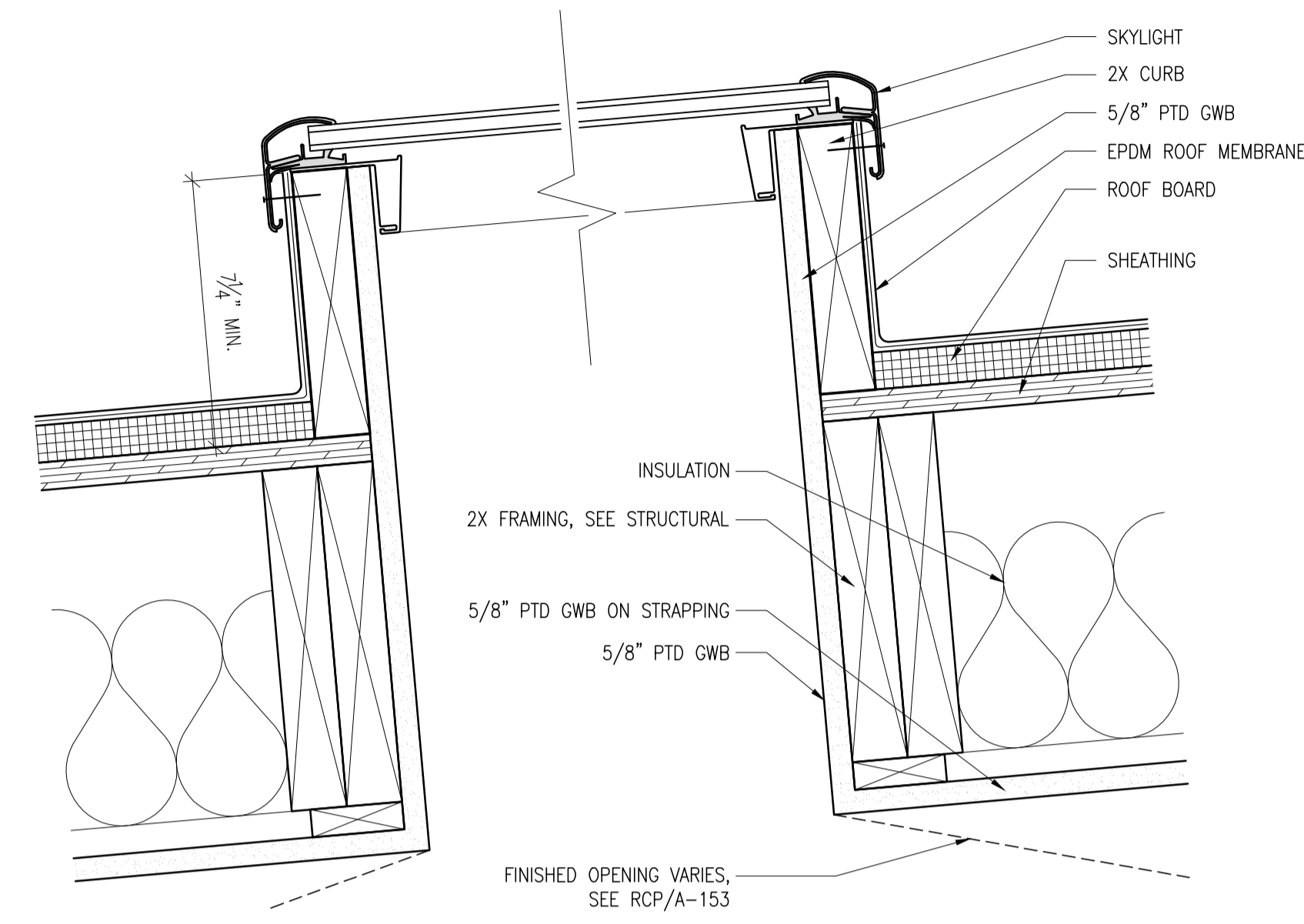
**LEGEND**

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION



**GENERAL NOTES**

1. CONTINUOUS CUSTOM EPDM CHANNEL TO BE BUILT AT CURBS OF GANGED SKYLIGHTS, SEE 2/A-505.



**2** FIXED SKYLIGHT VERTICAL CROSS SECTION  
A-110 3" = 1'-0"

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

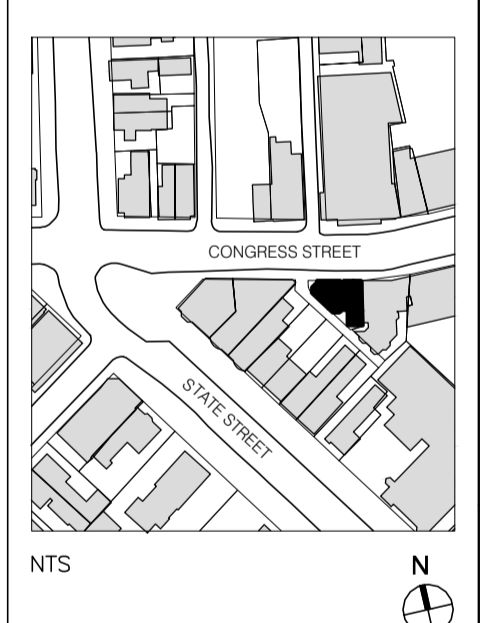
ARCHITECT:  
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CONTRACTOR:  
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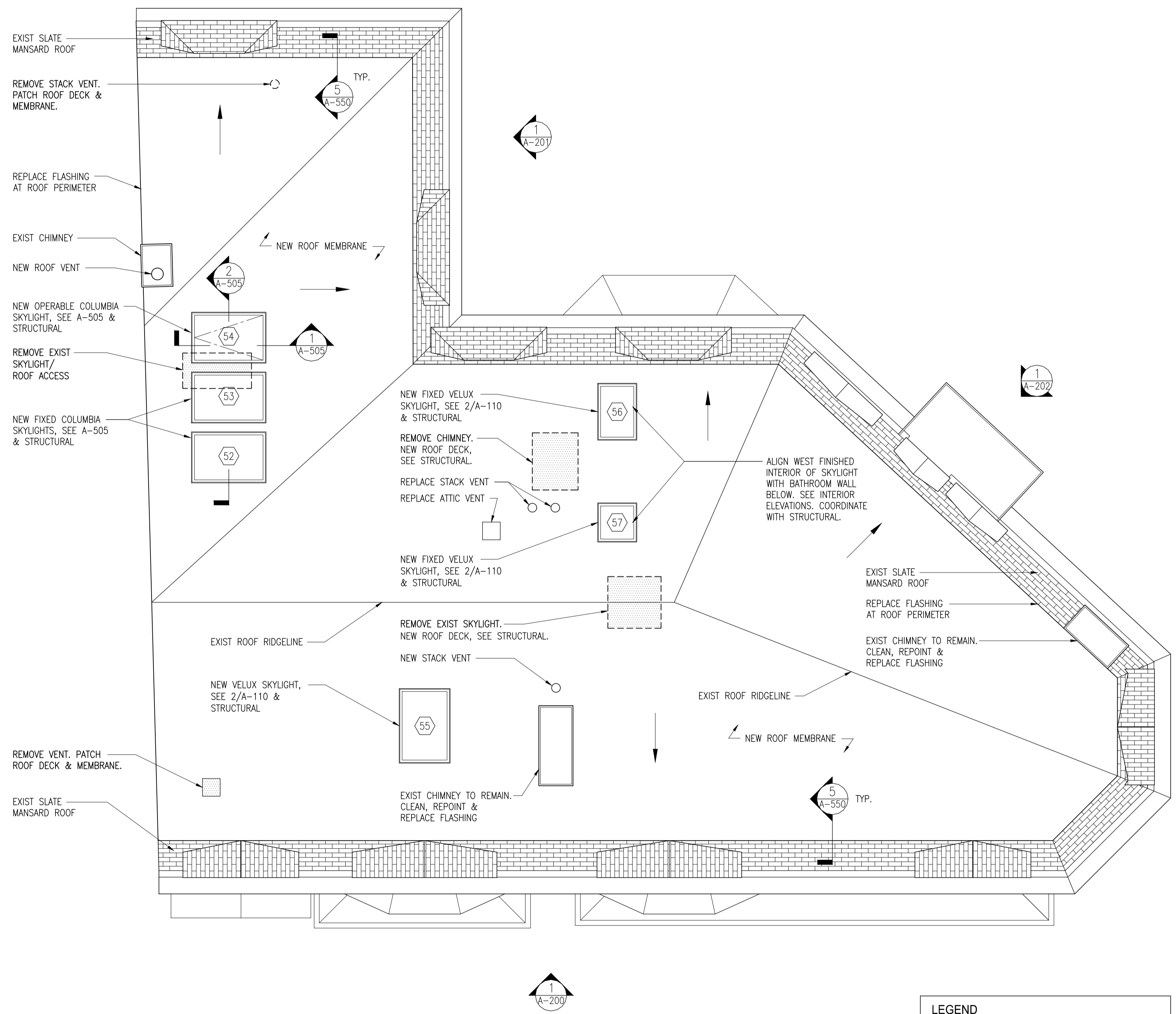
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B-SCAN:

DWG. CONTENTS:  
**ROOF PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-110**  
SHEET NO.:



**1** ROOF PLAN  
A-110 1/4" = 1'-0"

**LEGEND**

[Hatched pattern] SLATE ROOF

# 660-662 CONGRESS STREET

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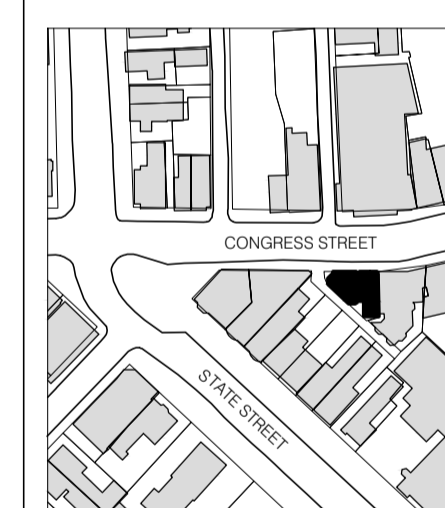
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1	3/28/2013	HPCA SET
NO.	DATE	ISSUE



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B-SCAN:

DWG. CONTENTS:

## BASEMENT RCP

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY: 008

PROJECT NO.: 008

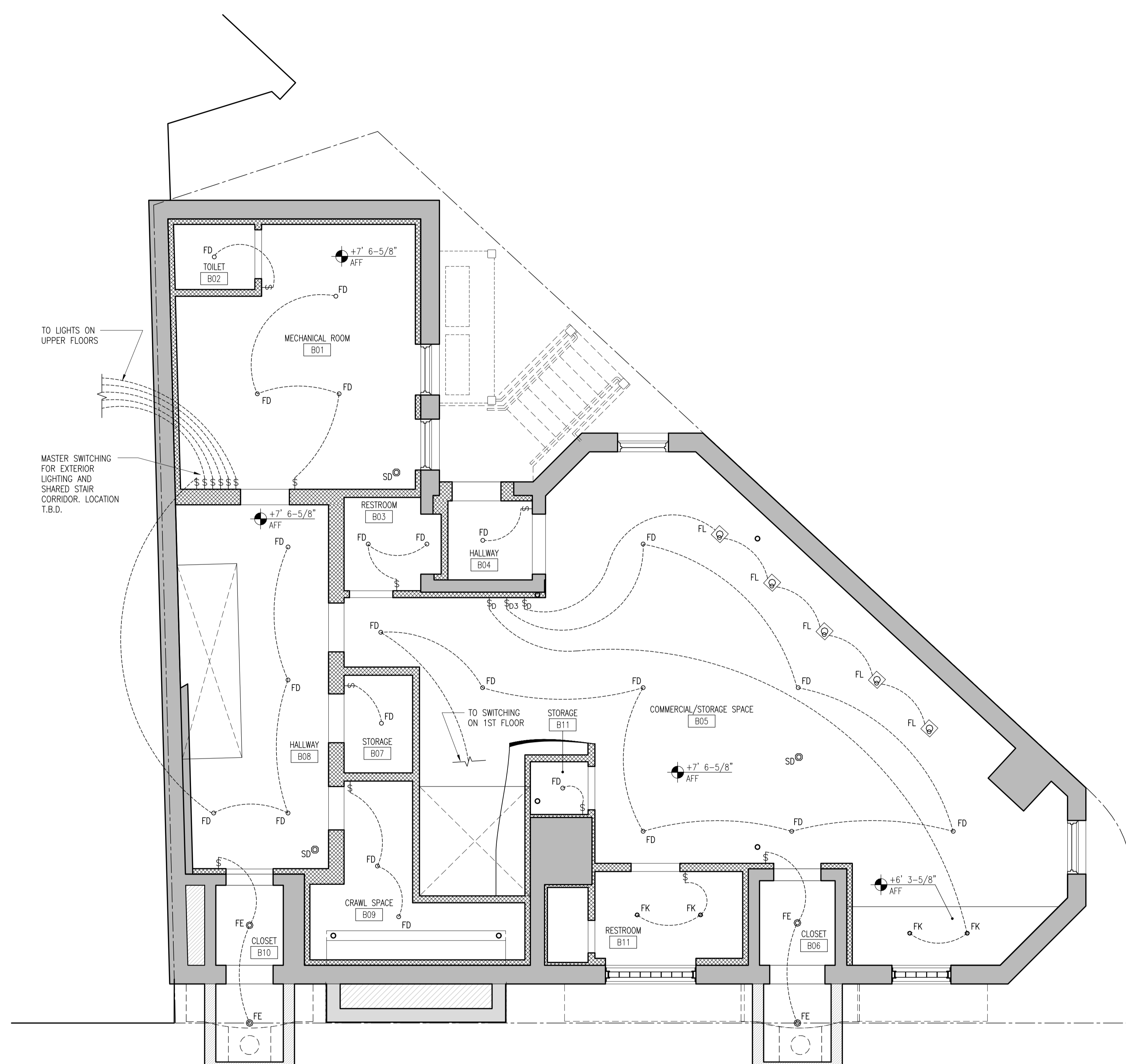
DWG. NO.: **A-150**

SHEET NO.:

- RCP NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ROLLER SHADES TO BE MECHOSHADE MECO/5 W/ MANUAL DRIVE CHAIN; MECHOSHADE ECOVEIL SCREENS 0950 SERIES (X% OPEN) SHADE CLOTH.
  - 4) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 5) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 6) ALL WIRING TO BE CONCEALED IN WALLS
  - 7) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
  - 8) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
  - 9) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL.
  - 10) CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 11) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 12) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 13) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 14) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

- RCP & LIGHTING LEGEND:**
- FA ○ RECESSED EXTERIOR LIGHT
  - FB □ WALL MOUNTED EXTERIOR FLOOD LIGHT
  - FC ◊ EXTERIOR WALL SCONCE
  - FD ○ TRIMLESS RECESSED DOWNLIGHT
  - FE ⊙ SURFACE MOUNTED DOWNLIGHT
  - FF ● TASK POINT LIGHT
  - FG ≡ RECESSED T5 LINEAR FLUORESCENT
  - FH ≡ PENDANT HANGING
  - FI -
  - FJ ○ PENDANT LIGHT
  - FK ○ MILLWORK PUCK LIGHT
  - FL ⊙ RECESSED SPOT LIGHTS
  - FM - LINEAR LED
  - FN ≡ RECESSED WALL WASHER
  - FR ≡ CEILING/WALL WASHER
  - FP -
  - FT ≡ SURFACE MOUNTED LINEAR T5
  - FU ≡ SURFACE MOUNTED T5 WET LOCATION
  - FV - BATHROOM VANITY
  - FX -
  - RS - RECESSED SHADE
  - SD ⊙ SMOKE DETECTOR
  - LD ⊙ LINEAR GRILLE
  - SG ⊙ SQUARE GRILLE
  - VENT ⊙ EXHAUST VENT
- NOTE: SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION

- LEGEND**
- ▒ EXISTING CONSTRUCTION TO REMAIN
  - ▨ NEW CONSTRUCTION



TO LIGHTS ON UPPER FLOORS

MASTER SWITCHING FOR EXTERIOR LIGHTING AND SHARED STAIR CORRIDOR. LOCATION T.B.D.

TO SWITCHING ON 1ST FLOOR

**1** BASEMENT REFLECTED CEILING PLAN  
A-150 1/4" = 1'-0"

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
 66 WEST BROADWAY, SUITE 306  
 NEW YORK, NY 10007  
 T: (207) 449-9513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
 P.O. BOX 178  
 SOUTH FREEPORT, ME 04078  
 T: (207) 865-9351

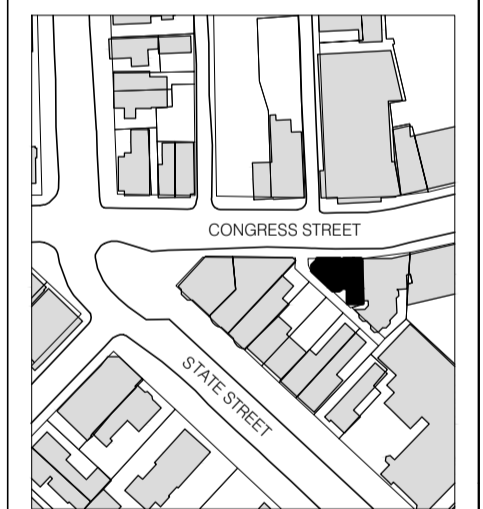
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
 FREEPORT, ME 04032  
 T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
 PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



B-SCAN:

DWG. CONTENTS:  
**1ST FLOOR RCP**

DATE: September 5, 2014  
 SCALE: 1/4" = 1'-0"

DWG. BY:  
 PROJECT NO.: 008

DWG. NO.: **A-151**

SHEET NO.:

### RCP NOTES:

- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
- 2) ALL HVAC GRILLES TO BE TITUS
- 3) ROLLER SHADES TO BE MECHOSHADE MECO/5 W/ MANUAL DRIVE CHAIN; MECHOSHADE ECOVEIL SCREENS 0950 SERIES (X% OPEN) SHADE CLOTH.
- 4) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- 5) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
- 6) ALL WIRING TO BE CONCEALED IN WALLS
- 7) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
- 8) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
- 9) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL.
- 10) CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
- 11) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
- 12) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
- 13) ALL BATHROOM EXHAUST FANS TO BE NUTONE
- 14) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

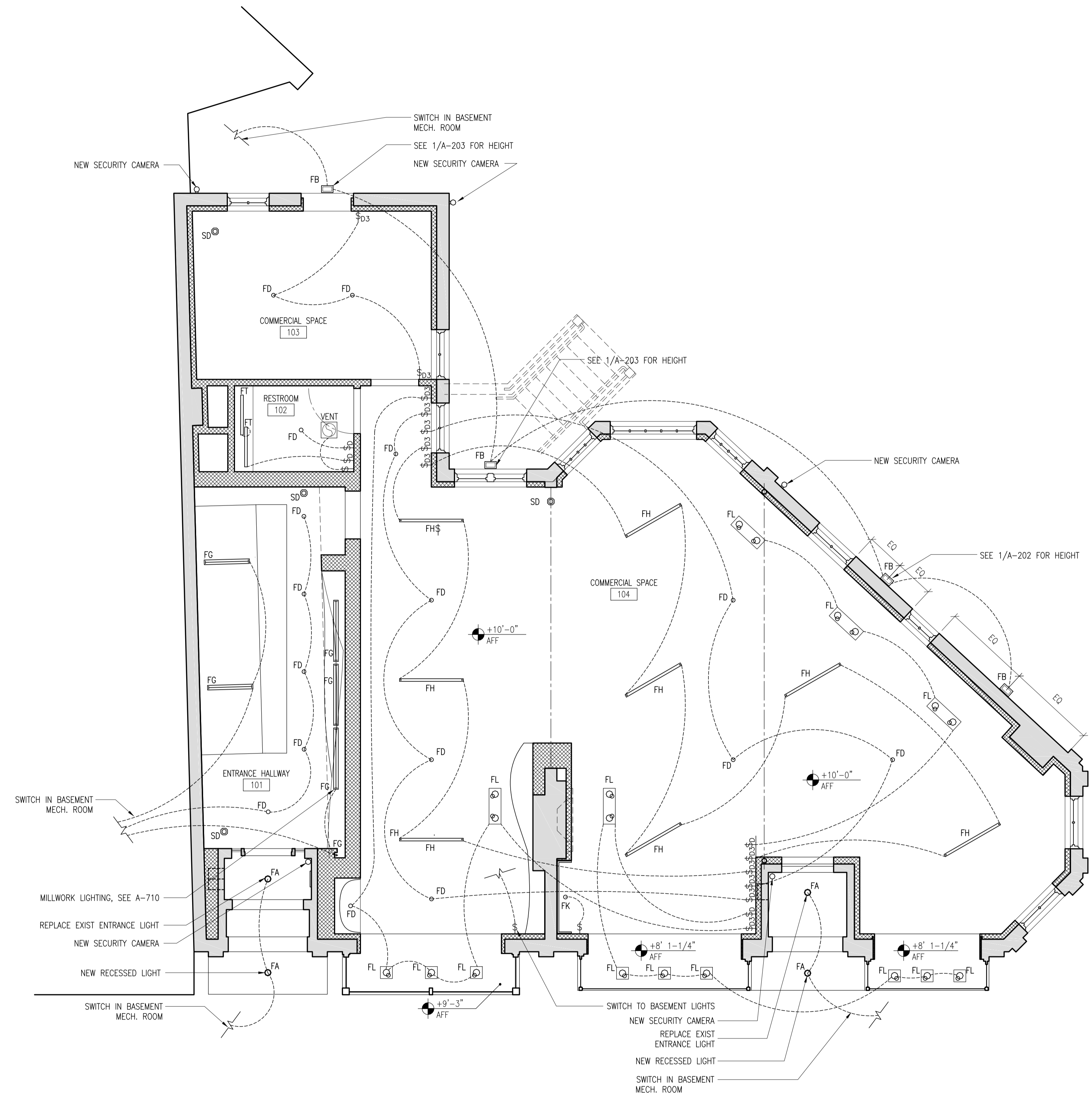
### RCP & LIGHTING LEGEND:

FA	○	RECESSED EXTERIOR LIGHT
FB	◻	WALL MOUNTED EXTERIOR FLOOD LIGHT
FC	◊	EXTERIOR WALL SCONCE
FD	○	TRIMLESS RECESSED DOWNLIGHT
FE	⊙	SURFACE MOUNTED DOWNLIGHT
FF	●	TASK POINT LIGHT
FG	▬	RECESSED T5 LINEAR FLUORESCENT
FH	▬	PENDANT HANGING
FI	-	-
FJ	○	PENDANT LIGHT
FK	○	MILLWORK PUCK LIGHT
FL	⊙	RECESSED SPOT LIGHTS
FM	-	LINEAR LED
FN	▬	RECESSED WALL WASHER
FR	▬	CEILING/WALL WASHER
FP	-	-
FT	▬	SURFACE MOUNTED LINEAR T5
FU	▬	SURFACE MOUNTED T5 WET LOCATION
FV	▬	BATHROOM VANITY
FX	-	-
RS	▬	RECESSED SHADE
SD	⊙	SMOKE DETECTOR
LD	⊙	LINEAR GRILLE
SG	⊠	SQUARE GRILLE
VENT	⊙	EXHAUST VENT

NOTE: SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION

### LEGEND

▬	EXISTING CONSTRUCTION TO REMAIN
▬	NEW CONSTRUCTION



**1 1ST FLOOR REFLECTED CEILING PLAN**  
 A-151 1/4" = 1'-0"

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
 NEW YORK, NY 10007  
 T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
 SOUTH FREEPORT, ME 04078  
 T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
 FREEPORT, ME 04032  
 T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
 PORTLAND, ME 04101

- RCP NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ROLLER SHADES TO BE MECHOSHADE MECO/5 W/ MANUAL DRIVE CHAIN; MECHOSHADE ECOVEIL SCREENS 0950 SERIES (X% OPEN) SHADE CLOTH.
  - 4) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 5) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 6) ALL WIRING TO BE CONCEALED IN WALLS
  - 7) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
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  - 9) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL.
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  - 12) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 13) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 14) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

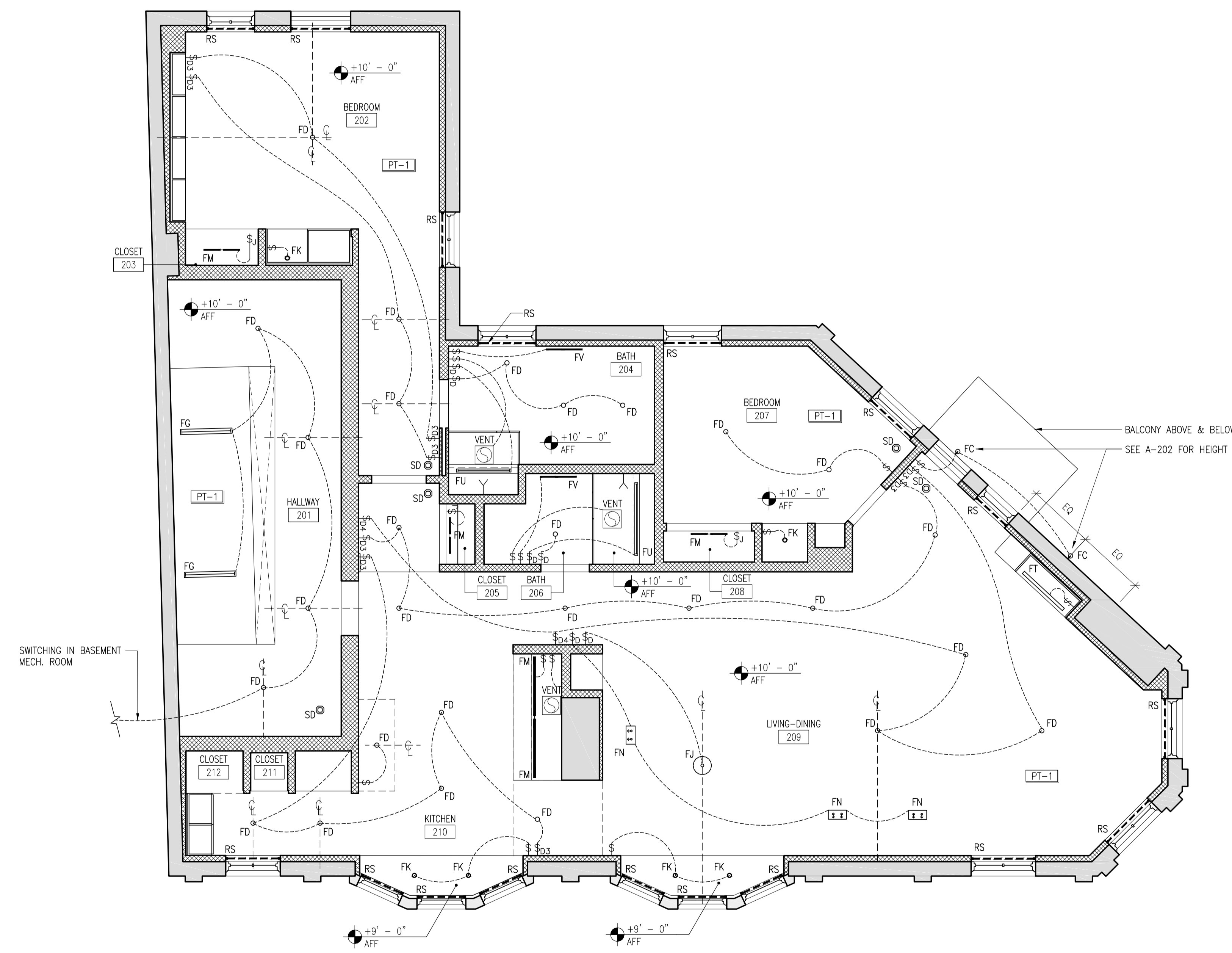
**RCP & LIGHTING LEGEND:**

FA	○	RECESSED EXTERIOR LIGHT
FB	◻	WALL MOUNTED EXTERIOR FLOOD LIGHT
FC	◊	EXTERIOR WALL SCONCE
FD	○	TRIMLESS RECESSED DOWNLIGHT
FE	●	SURFACE MOUNTED DOWNLIGHT
FF	●	TASK POINT LIGHT
FG	▬	RECESSED T5 LINEAR FLUORESCENT
FH	▬	PENDANT HANGING
FI	-	-
FJ	○	PENDANT LIGHT
FK	○	MILLWORK PUCK LIGHT
FL	○	RECESSED SPOT LIGHTS
FM	▬	LINEAR LED
FN	▬	RECESSED WALL WASHER
FR	▬	CEILING/WALL WASHER
FP	-	-
FT	▬	SURFACE MOUNTED LINEAR T5
FU	▬	SURFACE MOUNTED T5 WET LOCATION
FV	▬	BATHROOM VANITY
FX	-	-
RS	▬	RECESSED SHADE
SD	⊙	SMOKE DETECTOR
LD	▬	LINEAR GRILLE
SG	⊠	SQUARE GRILLE
VENT	⊞	EXHAUST VENT

NOTE: SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION

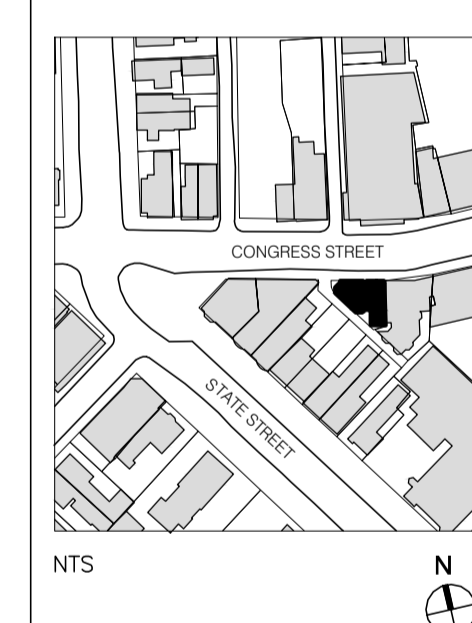
**LEGEND**

▬	EXISTING CONSTRUCTION TO REMAIN
▨	NEW CONSTRUCTION



**1 2ND FLOOR REFLECTED CEILING PLAN**  
 A-152 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**2ND FLOOR RCP**

DATE: September 5, 2014  
 SCALE: 1/4" = 1'-0"  
 DWG. BY:  
 PROJECT NO.: 008  
 DWG. NO.: **A-152**  
 SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

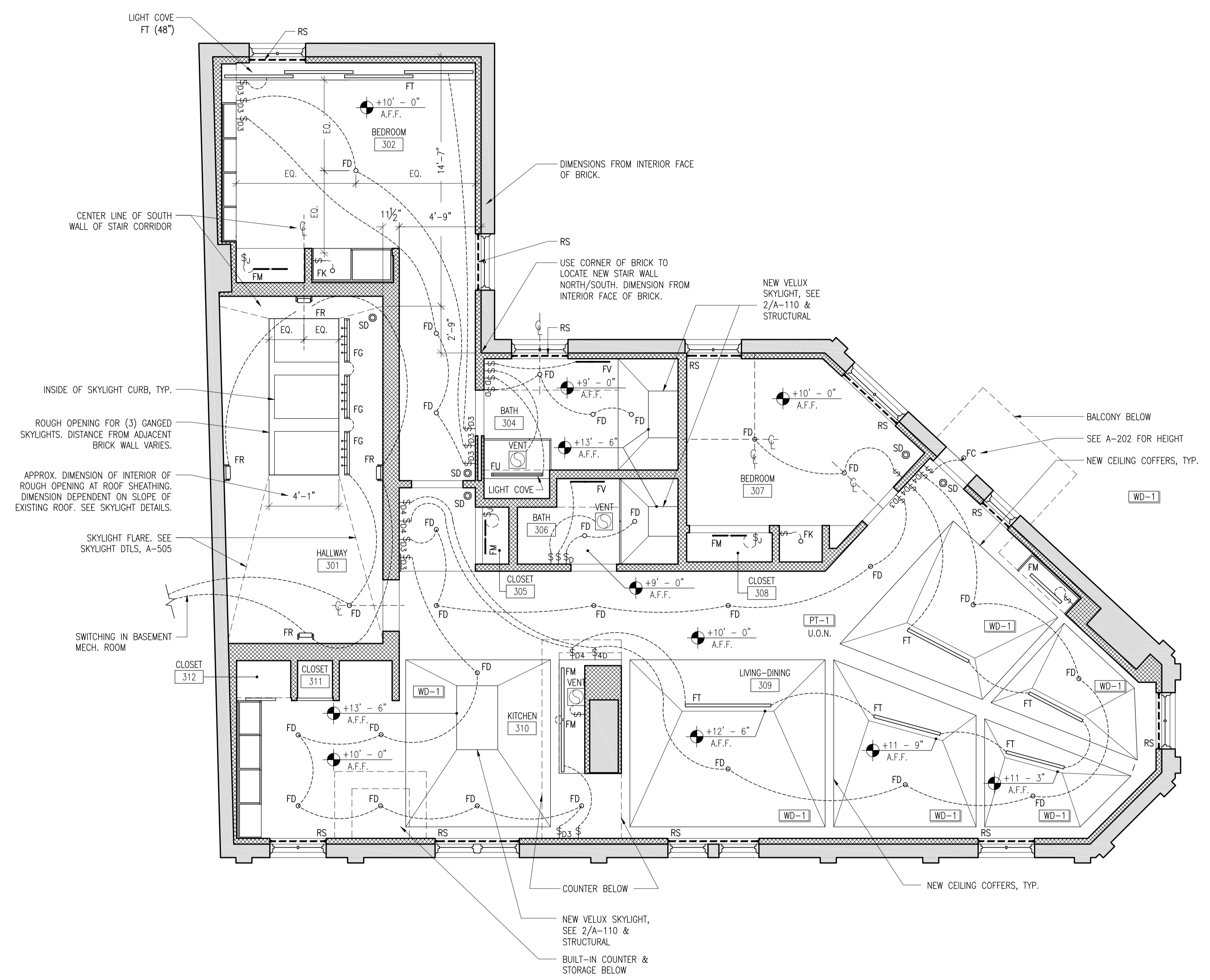
OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

- RCP NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ROLLER SHADES TO BE MECHOSHADE MECO/5 W/ MANUAL DRIVE CHAIN; MECHOSHADE ECOVEIL SCREENS 0950 SERIES (X% OPEN) SHADE CLOTH.
  - 4) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
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  - 10) CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 11) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 12) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 13) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 14) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

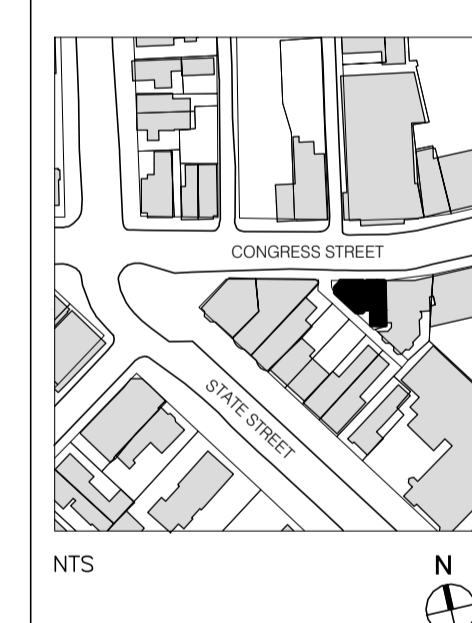
- RCP & LIGHTING LEGEND:**
- |      |   |                                   |
|------|---|-----------------------------------|
| FA   | ○ | RECESSED EXTERIOR LIGHT           |
| FB   | ◻ | WALL MOUNTED EXTERIOR FLOOD LIGHT |
| FC   | ◊ | EXTERIOR WALL SCONCE              |
| FD   | ○ | TRIMLESS RECESSED DOWNLIGHT       |
| FE   | ● | SURFACE MOUNTED DOWNLIGHT         |
| FF   | ● | TASK POINT LIGHT                  |
| FG   | ▬ | RECESSED T5 LINEAR FLUORESCENT    |
| FH   | ▬ | PENDANT HANGING                   |
| FI   | — | —                                 |
| FJ   | ○ | PENDANT LIGHT                     |
| FK   | ○ | MILLWORK PUCK LIGHT               |
| FL   | ◻ | RECESSED SPOT LIGHTS              |
| FM   | ▬ | LINEAR LED                        |
| FN   | ▬ | RECESSED WALL WASHER              |
| FR   | ▬ | CEILING/WALL WASHER               |
| FP   | — | —                                 |
| FT   | ▬ | SURFACE MOUNTED LINEAR T5         |
| FU   | ▬ | SURFACE MOUNTED T5 WET LOCATION   |
| FV   | ▬ | BATHROOM VANITY                   |
| FX   | — | —                                 |
| RS   | ▬ | RECESSED SHADE                    |
| SD   | ● | SMOKE DETECTOR                    |
| LD   | ● | LINEAR GRILLE                     |
| SG   | ◻ | SQUARE GRILLE                     |
| VENT | ⊞ | EXHAUST VENT                      |
- NOTE: SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION

- LEGEND**
- |   |                                 |
|---|---------------------------------|
| ▬ | EXISTING CONSTRUCTION TO REMAIN |
| ▨ | NEW CONSTRUCTION                |



**1 3RD FLOOR REFLECTED CEILING PLAN**  
A-153 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**3RD FLOOR RCP**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-153**  
SHEET NO.:

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

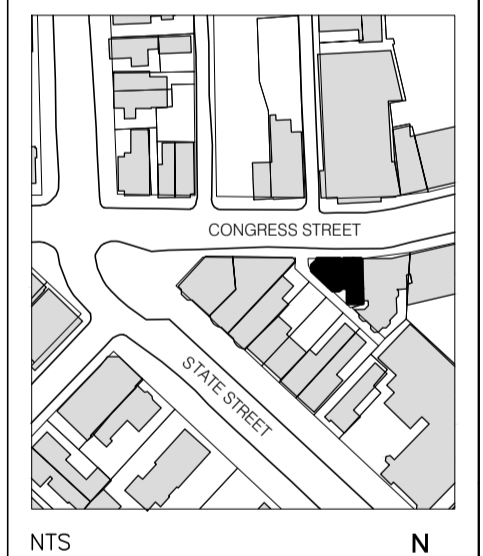
**GENERAL NOTES**

1. ALL EXTERIOR WORK TO FOLLOW SECRETARY  
OF INTERIOR'S STANDARDS FOR REHABILITATION.



**1** NORTH ELEVATION AT CONGRESS STREET  
A-200 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**NORTH ELEVATION  
(CONGRESS STREET)**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-200**

SHEET NO.:

**GENERAL NOTES**

1. ALL EXTERIOR WORK TO FOLLOW SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

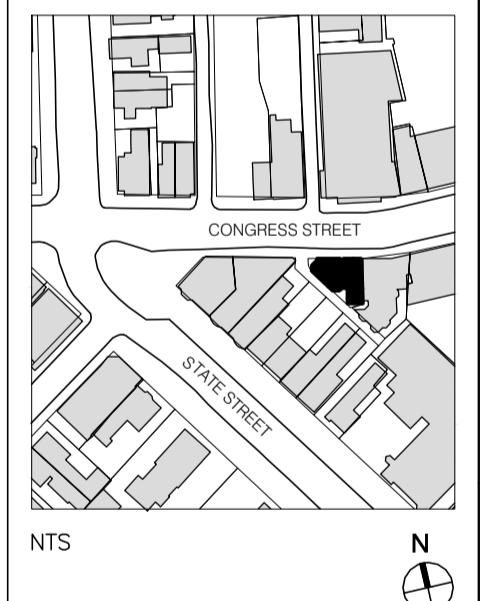
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**WEST ELEVATION**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY: PROJECT NO.: 008

DWG. NO.: **A-201**

SHEET NO.:



**1 WEST ELEVATION**  
A-201 1/4" = 1'-0"

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

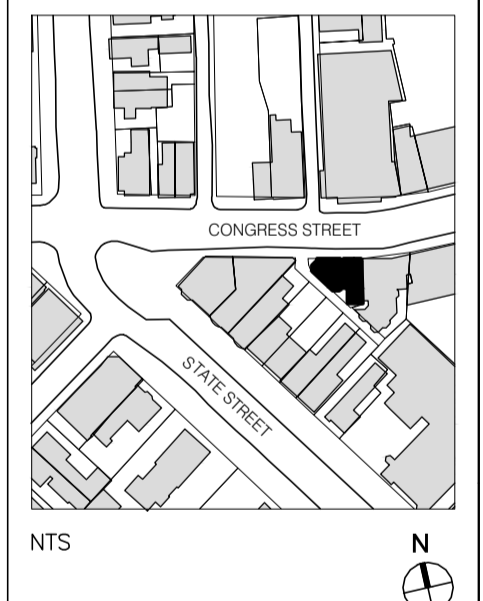
**GENERAL NOTES**

1. ALL EXTERIOR WORK TO FOLLOW SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.



**1** **SOUTHWEST ELEVATION**  
A-202 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**SOUTHWEST  
ELEVATION**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-202**

SHEET NO.:



# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY, 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

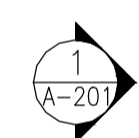
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

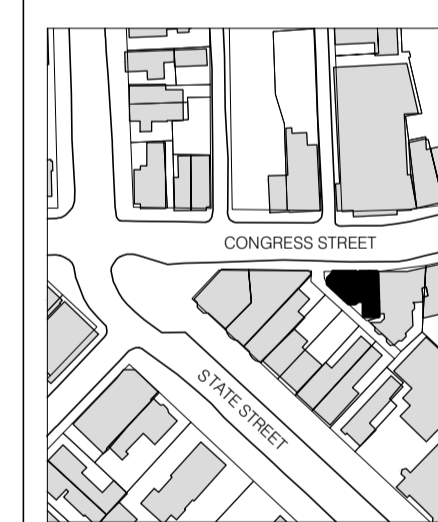
### GENERAL NOTES

1. ALL EXTERIOR WORK TO FOLLOW SECRETARY  
OF INTERIOR'S STANDARDS FOR REHABILITATION.



**1** SOUTH ELEVATION  
A-203 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



B-SCAN:

DWG. CONTENTS:  
**SOUTH ELEVATION**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-203**

SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
PRESENT ARCHITECTURE PLLC

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
BAYHILL BUILDING & DESIGN

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

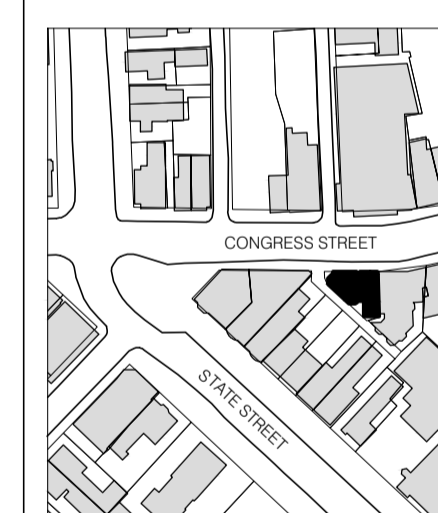
STRUCTURAL ENGINEER:  
ENGINEERING DESIGN PROFESSIONALS

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
A.K. LONGFELLOW LLC

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



B-SCAN:

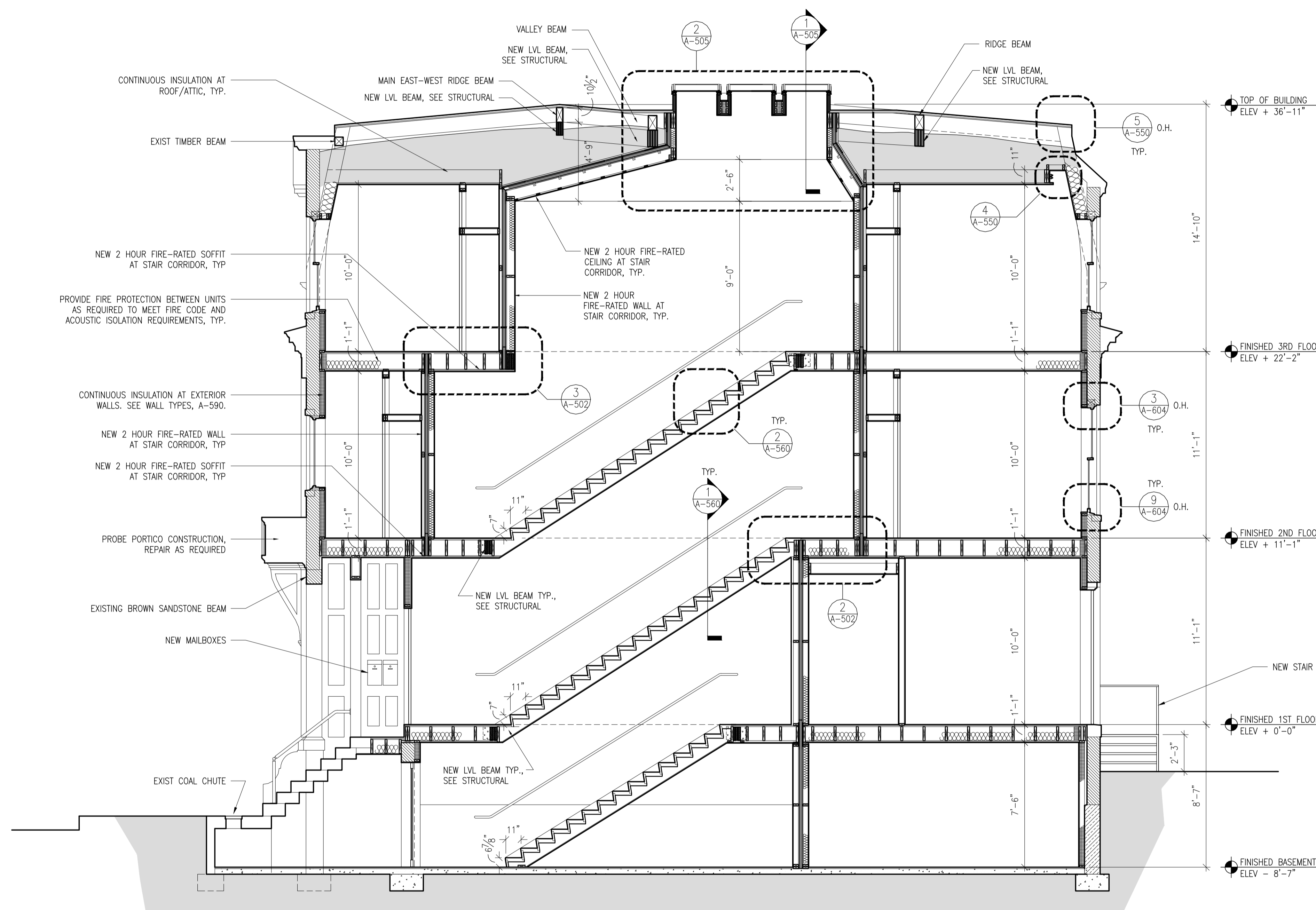
DWG CONTENTS:  
**BUILDING SECTION AT RESIDENTIAL STAIR**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-300**

SHEET NO.:



1 CROSS SECTION AT RESIDENTIAL ENTRY  
A-300 1/4" = 1'-0"

**660-662  
CONGRESS  
STREET**  
PORTLAND, MAINE

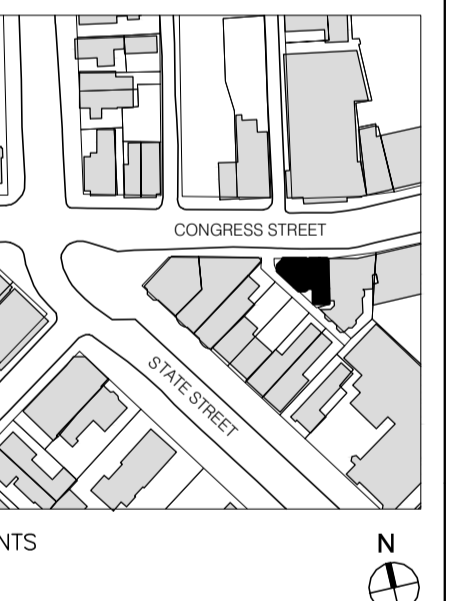
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY, 10007  
T: (207) 449-9513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



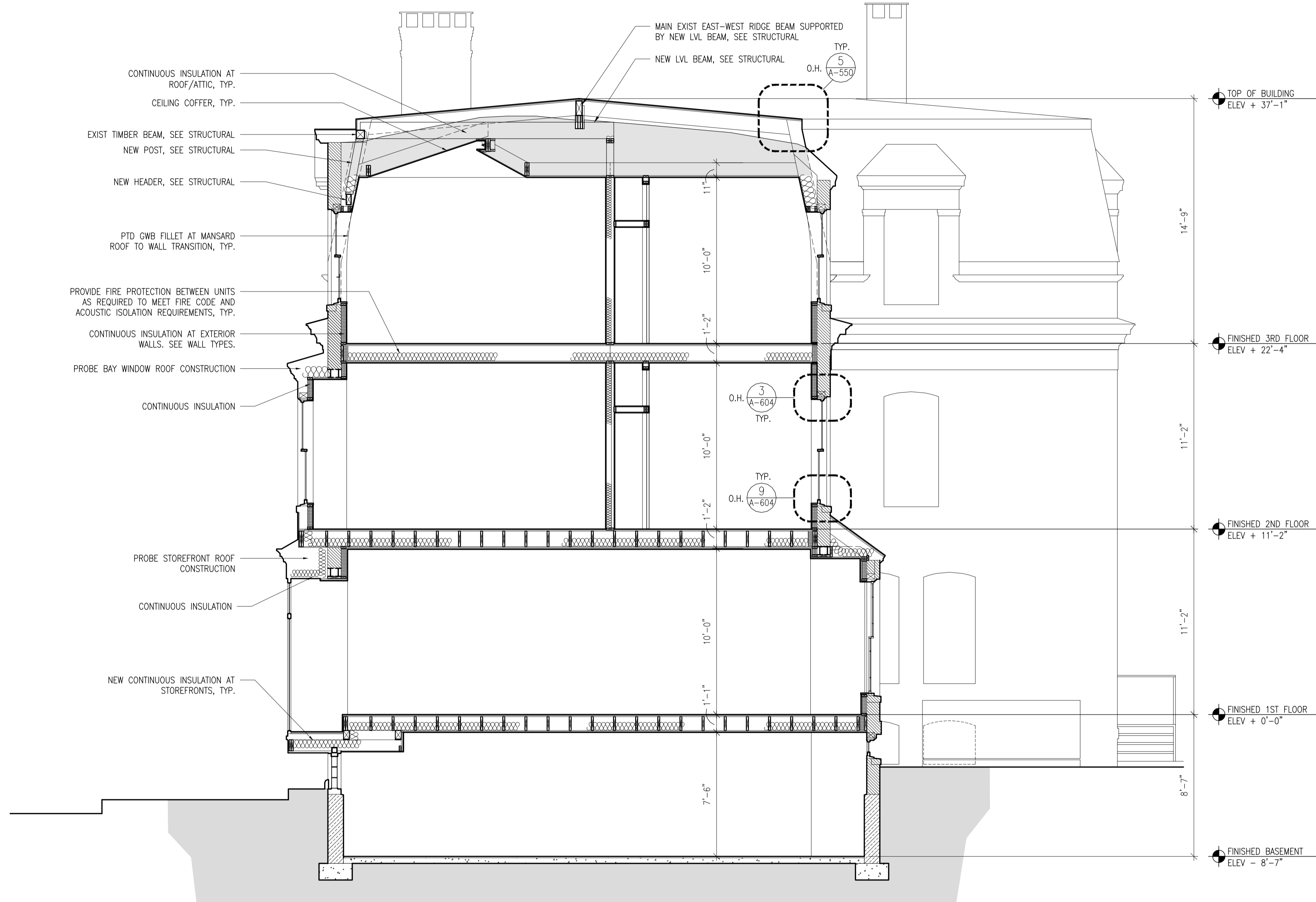
B-SCAN:

DWG CONTENTS:  
**BUILDING SECTION AT  
MIDDLE STOREFRONT**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-301**

SHEET NO.:



**1** CROSS SECTION AT MIDDLE STOREFRONT  
A-301 1/4" = 1'-0"

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

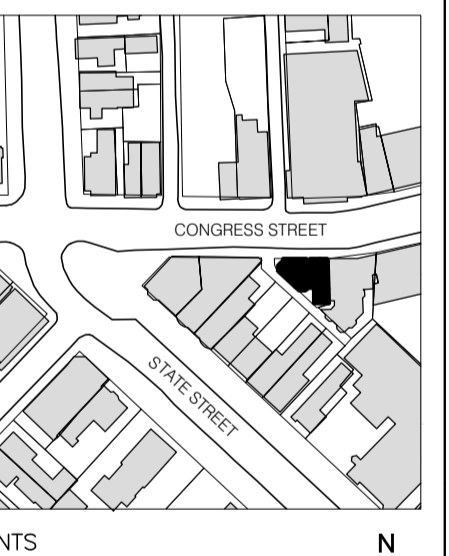
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	3/18/2014	PHASE 1 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



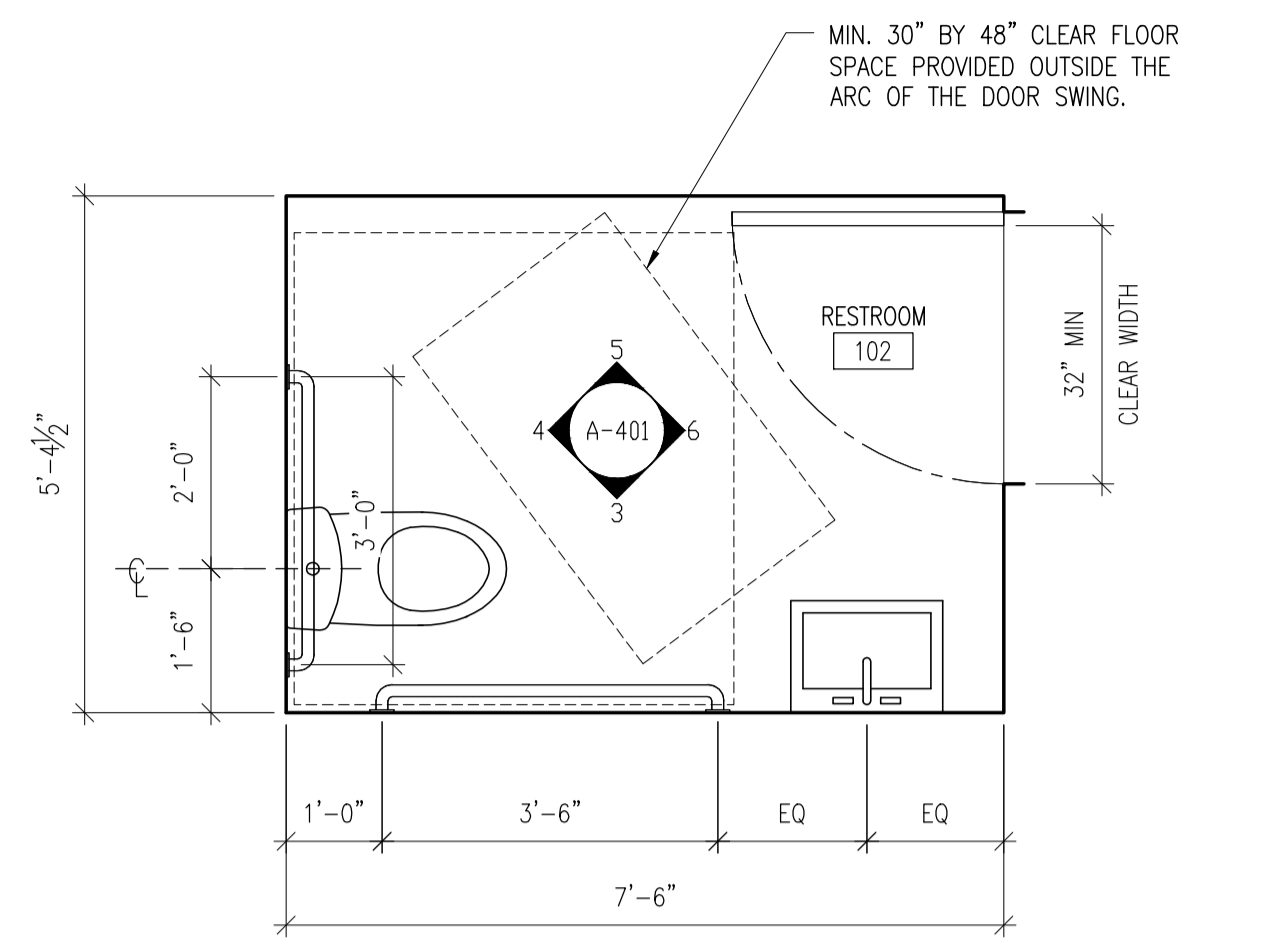
B-SCAN:

DWG. CONTENTS:  
**RESTROOM ELEVATIONS &  
ENLARGED PLAN**

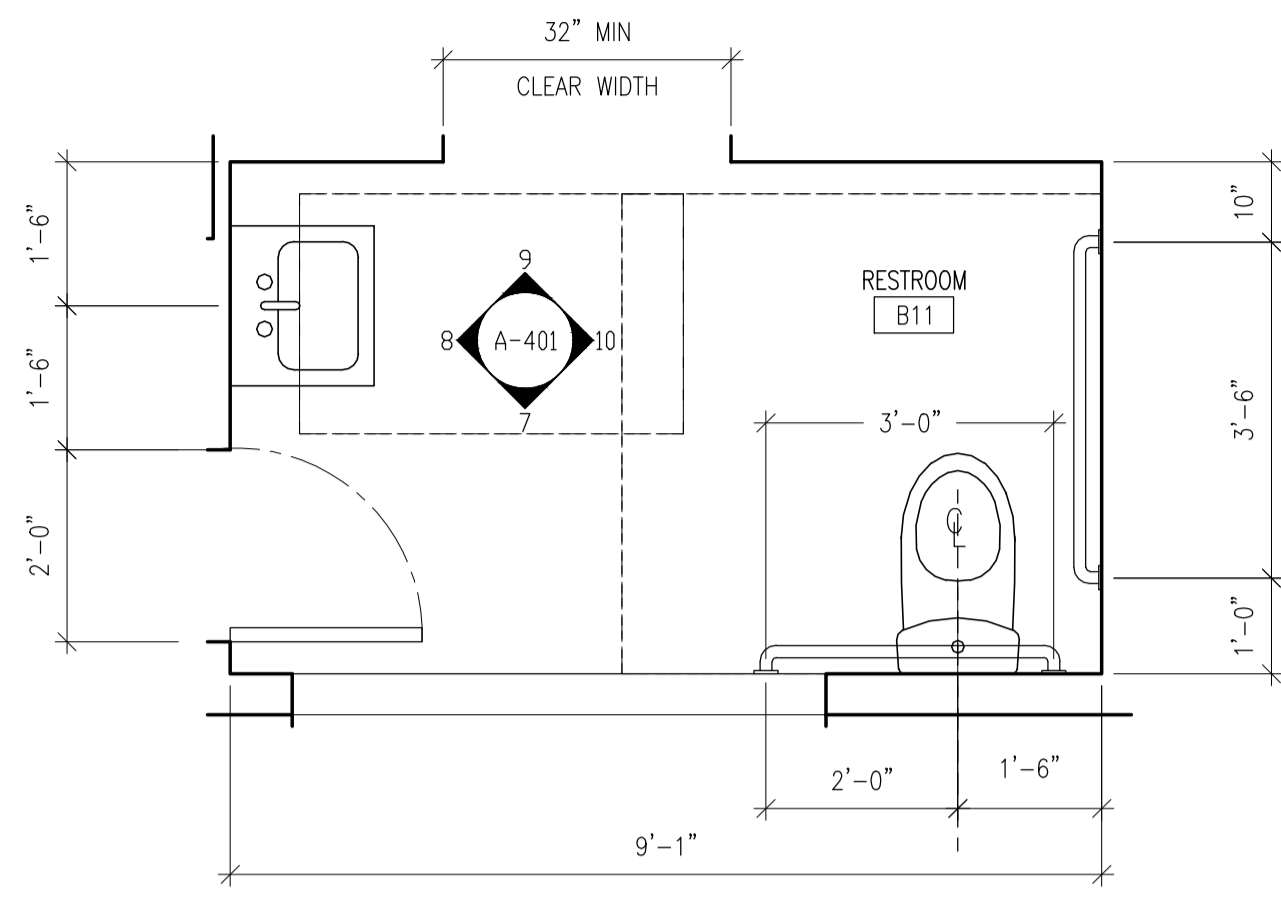
DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-401**

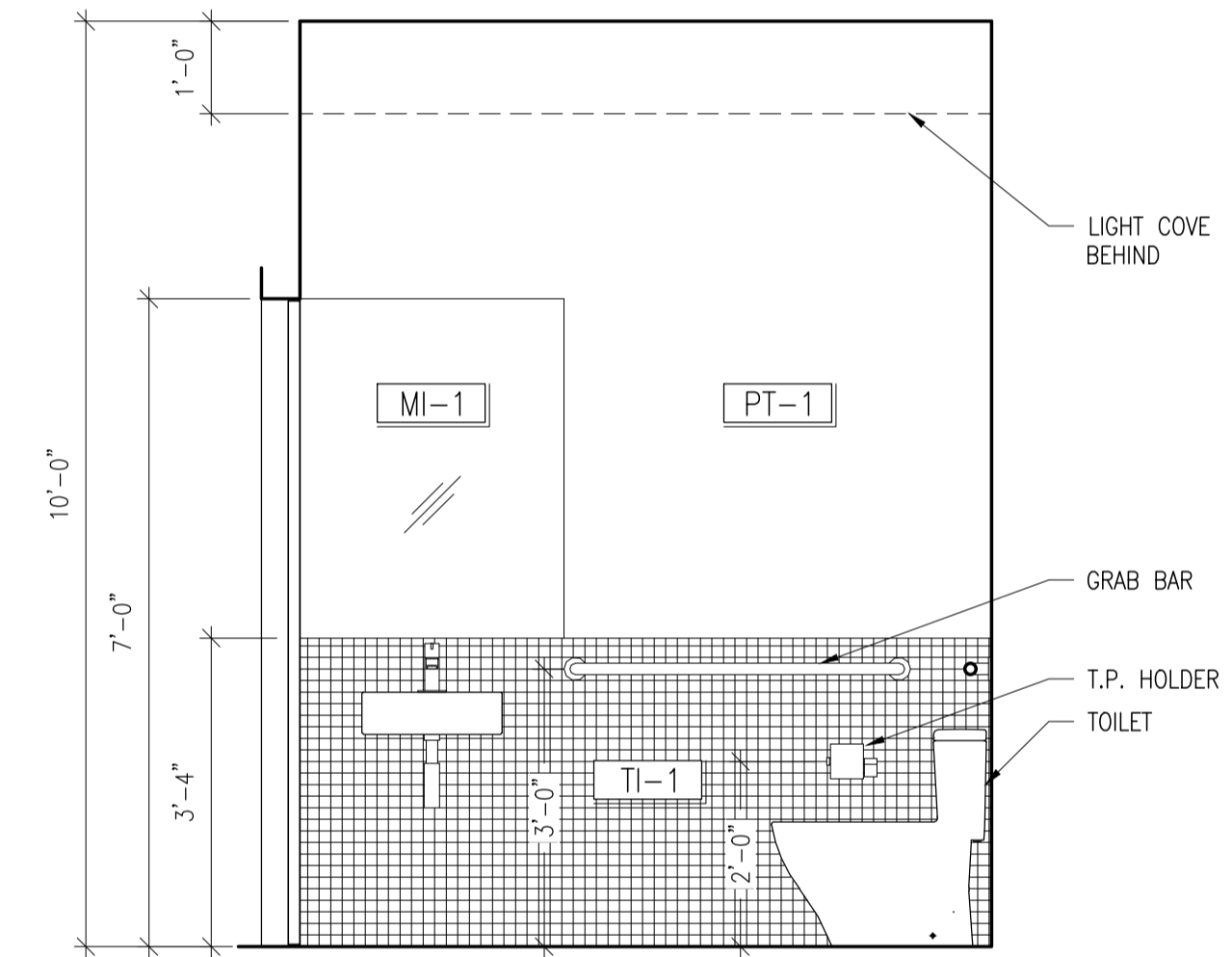
SHEET NO.:



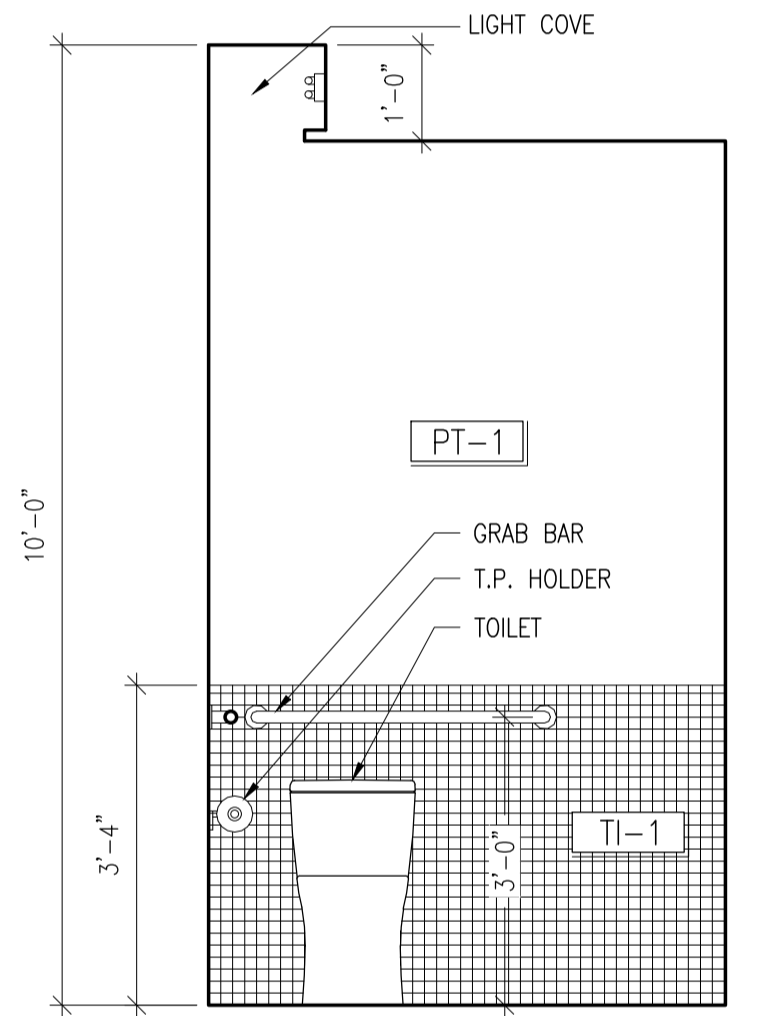
**1** FIRST FLOOR RESTROOM ENLARGED PLAN  
A-401 1/2" = 1'-0"



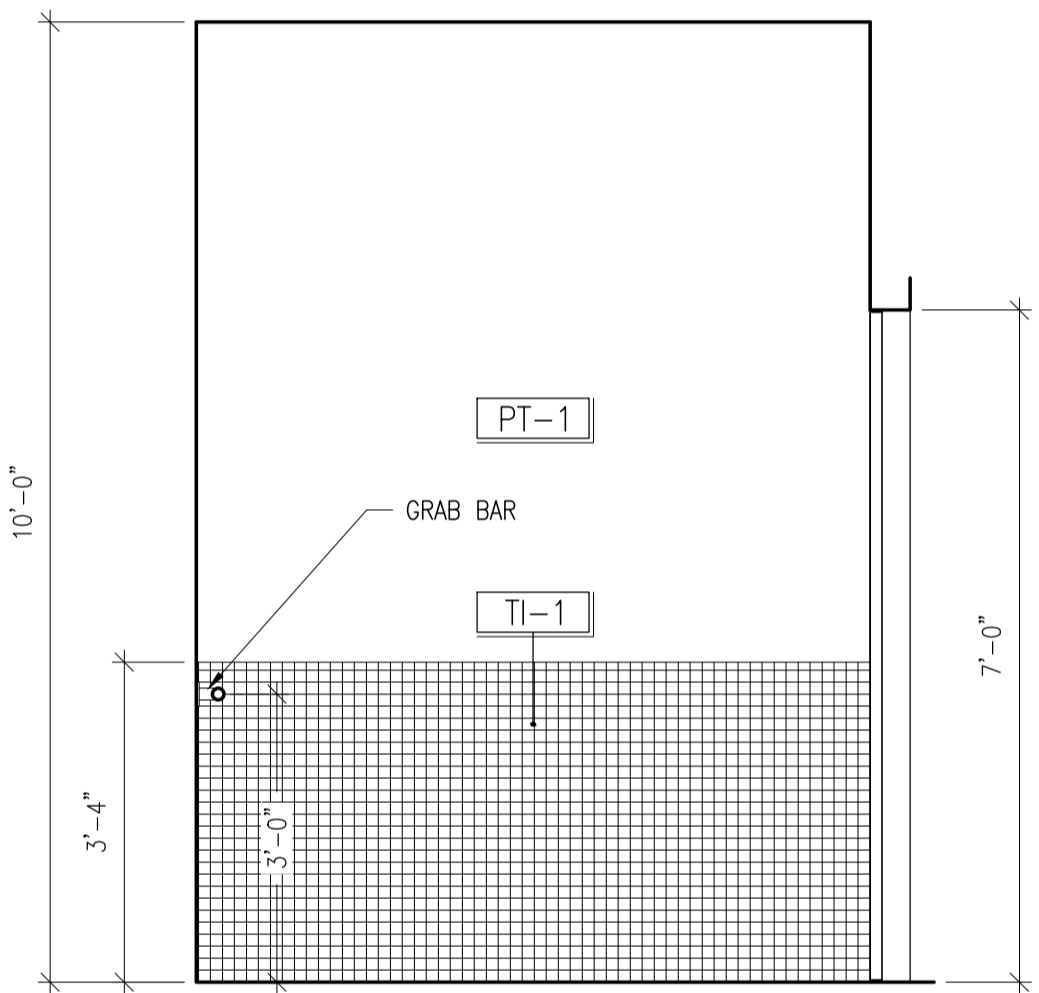
**2** BASEMENT RESTROOM ENLARGED PLAN  
A-401 1/2" = 1'-0"



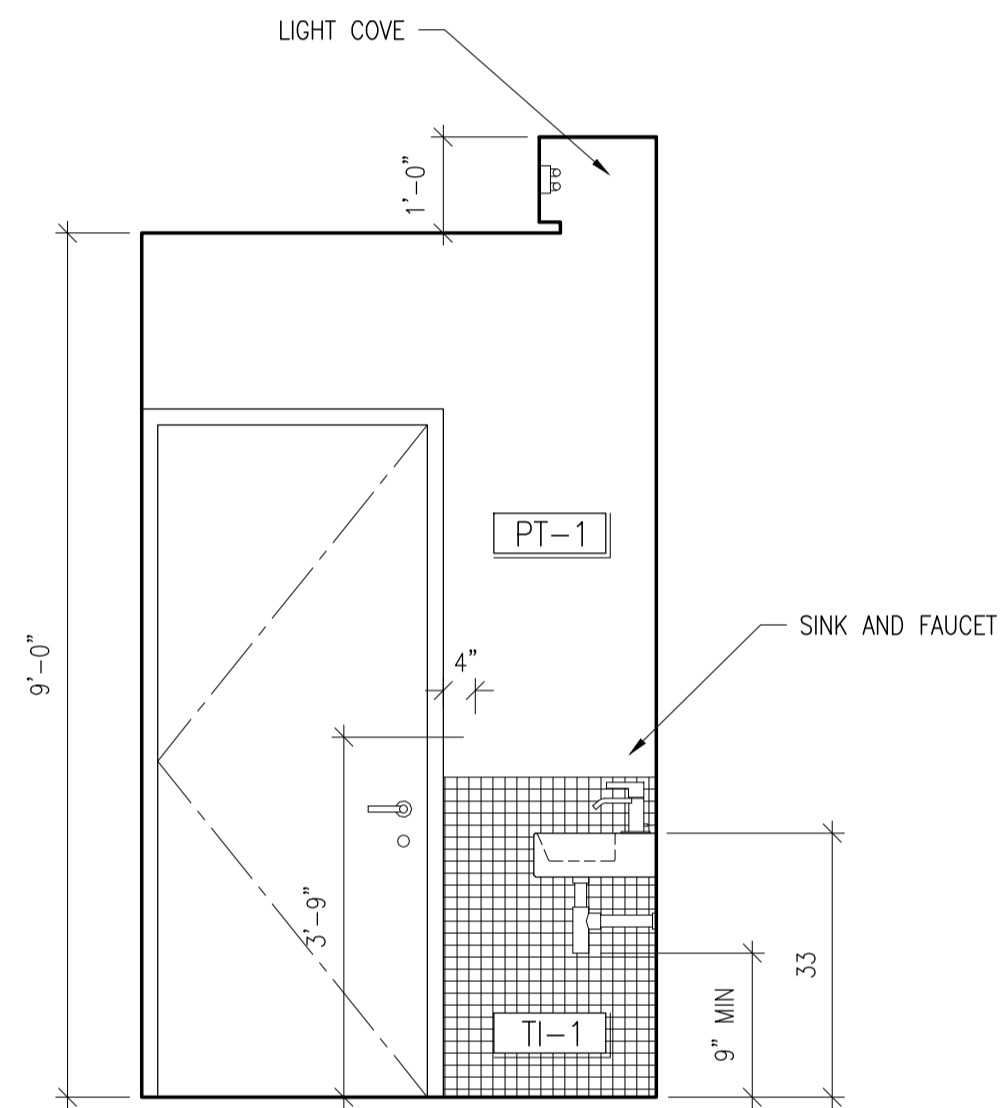
**3** SOUTH ELEV-ROOM NO. 102  
A-401 1/2" = 1'-0" 1ST FLOOR RESTROOM



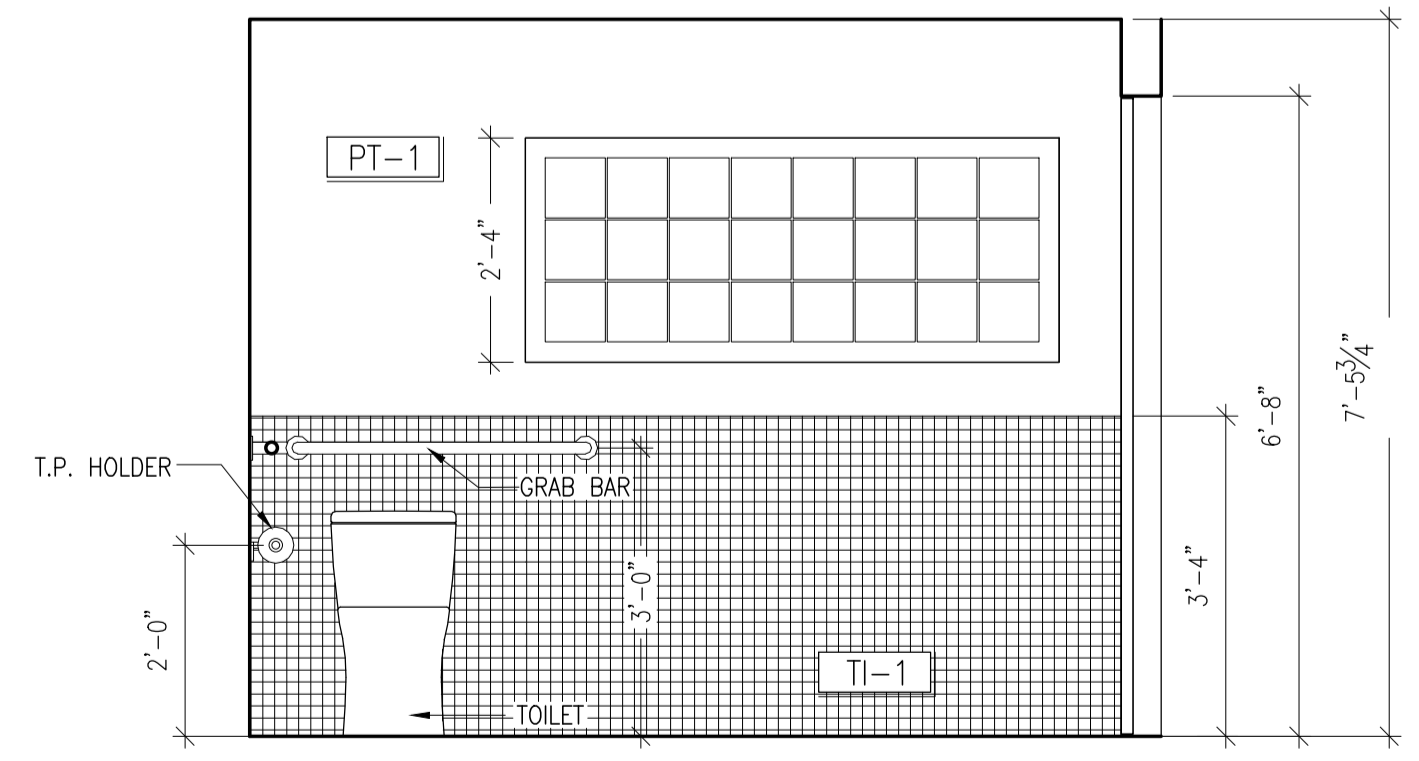
**4** EAST ELEV-ROOM NO. 102  
A-401 1/2" = 1'-0" 1ST FLOOR RESTROOM



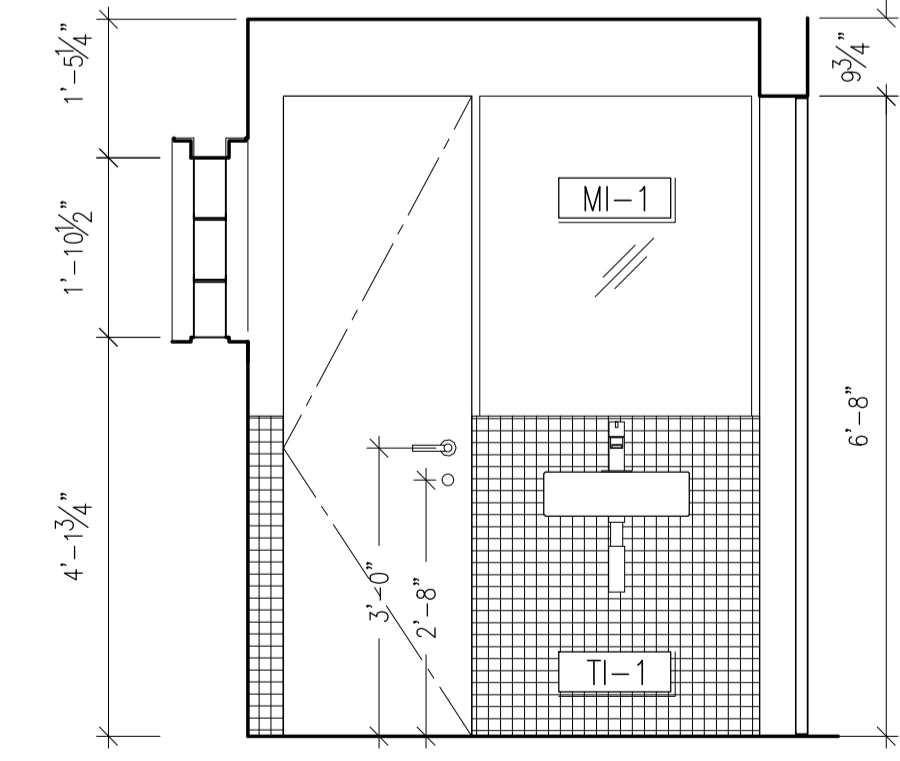
**5** NORTH ELEV-ROOM NO. 102  
A-401 1/2" = 1'-0" 1ST FLOOR RESTROOM



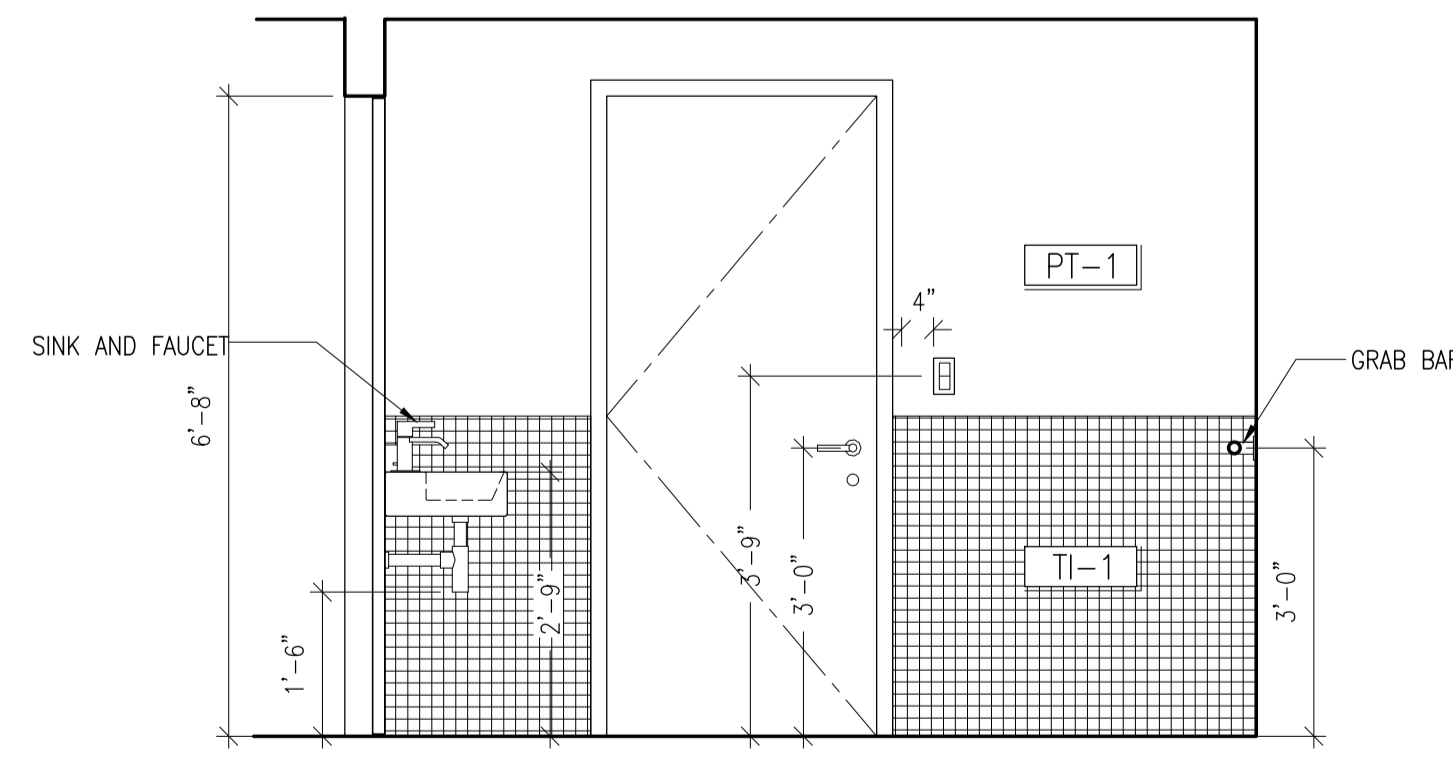
**6** WEST ELEV-ROOM NO. 102  
A-401 1/2" = 1'-0" 1ST FLOOR RESTROOM



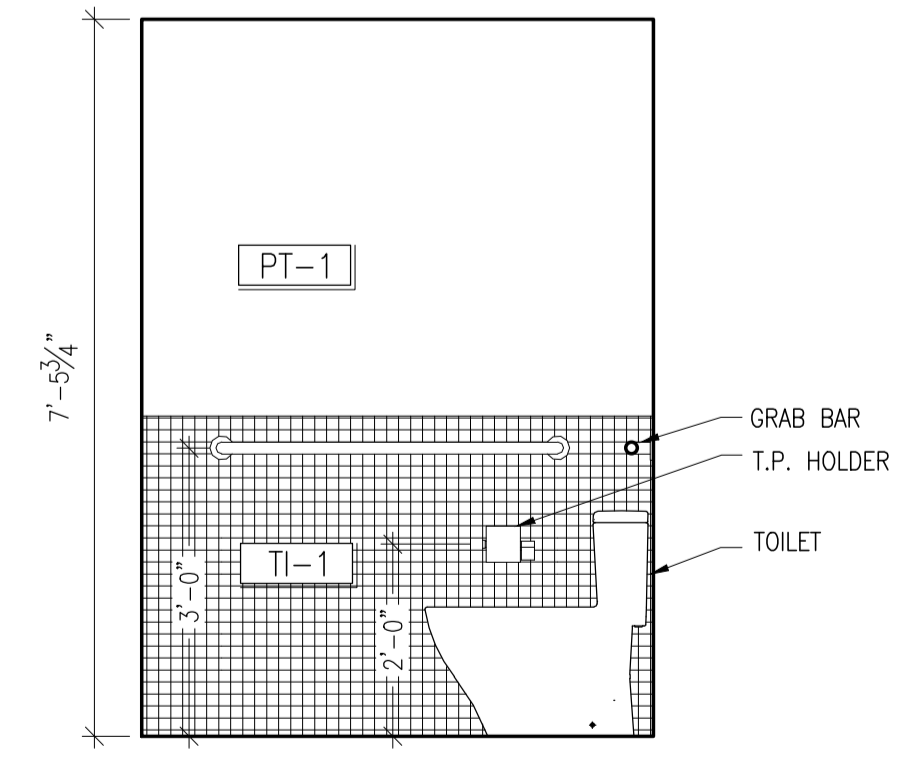
**7** SOUTH ELEV-ROOM NO. B11  
A-401 1/2" = 1'-0" BASEMENT RESTROOM



**8** EAST ELEV-ROOM NO. B11  
A-401 1/2" = 1'-0" BASEMENT RESTROOM



**9** NORTH ELEV-ROOM NO. B11  
A-401 1/2" = 1'-0" BASEMENT RESTROOM



**10** WEST ELEV-ROOM NO. B11  
A-401 1/2" = 1'-0" BASEMENT RESTROOM

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
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T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

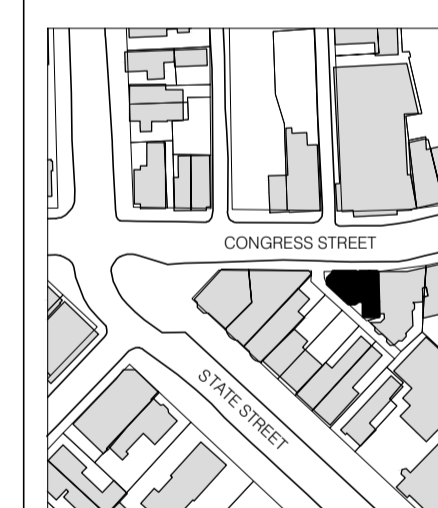
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

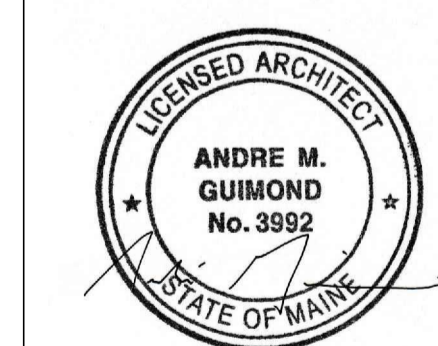
OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



B-SCAN:

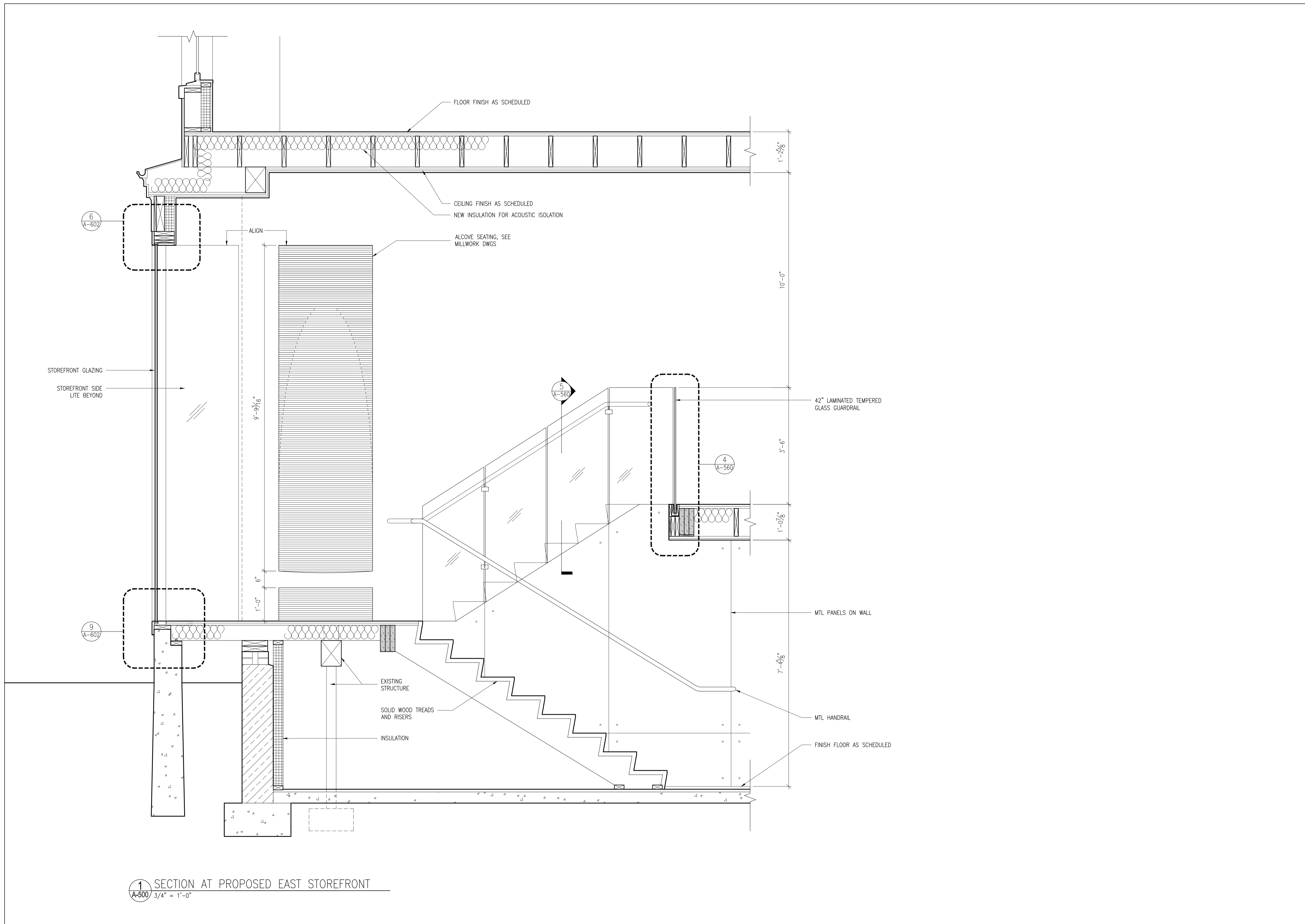
DWG. CONTENTS:

**WALL SECTIONS**

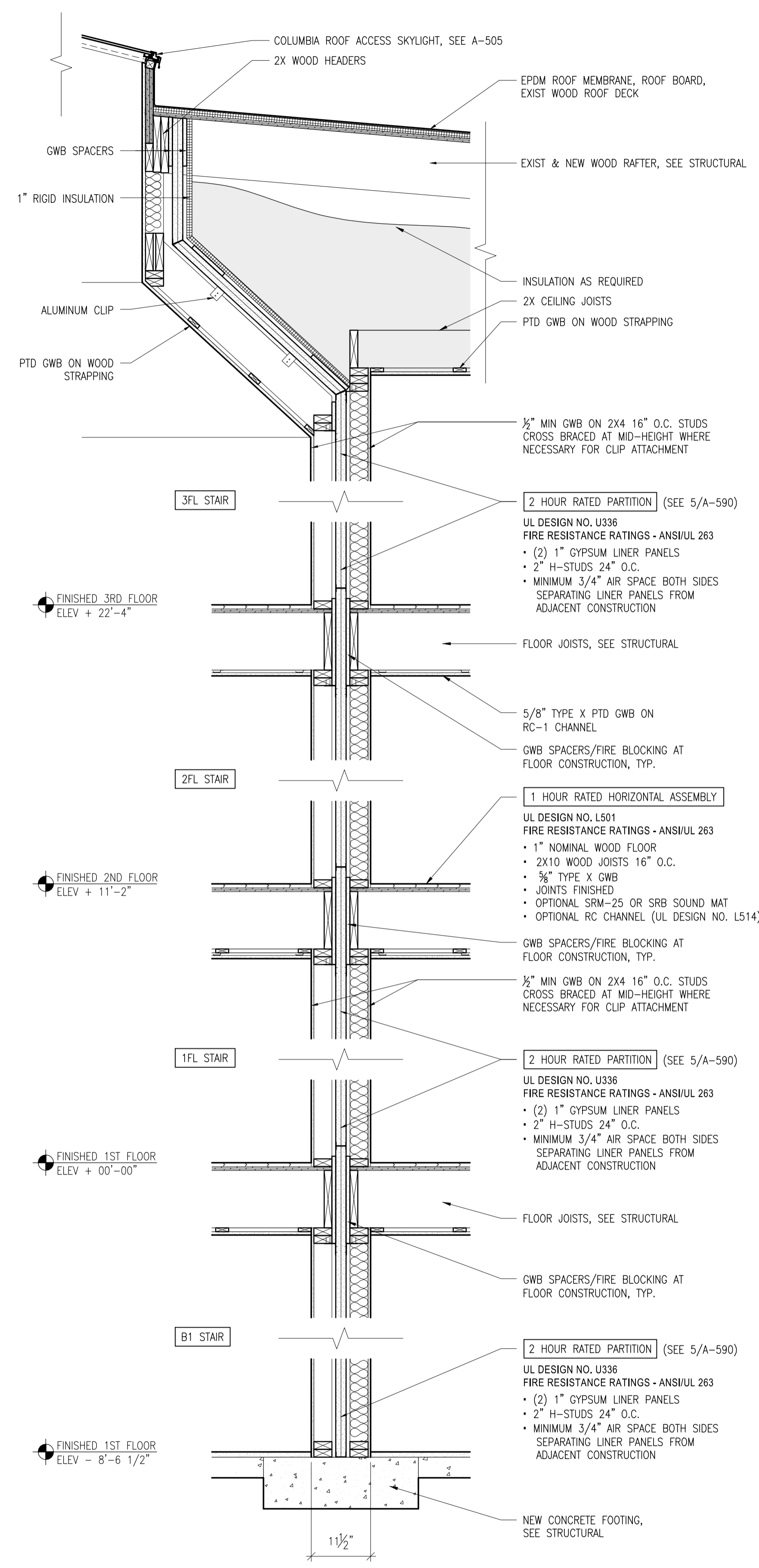
DATE: September 5, 2014  
SCALE: 3/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-500**

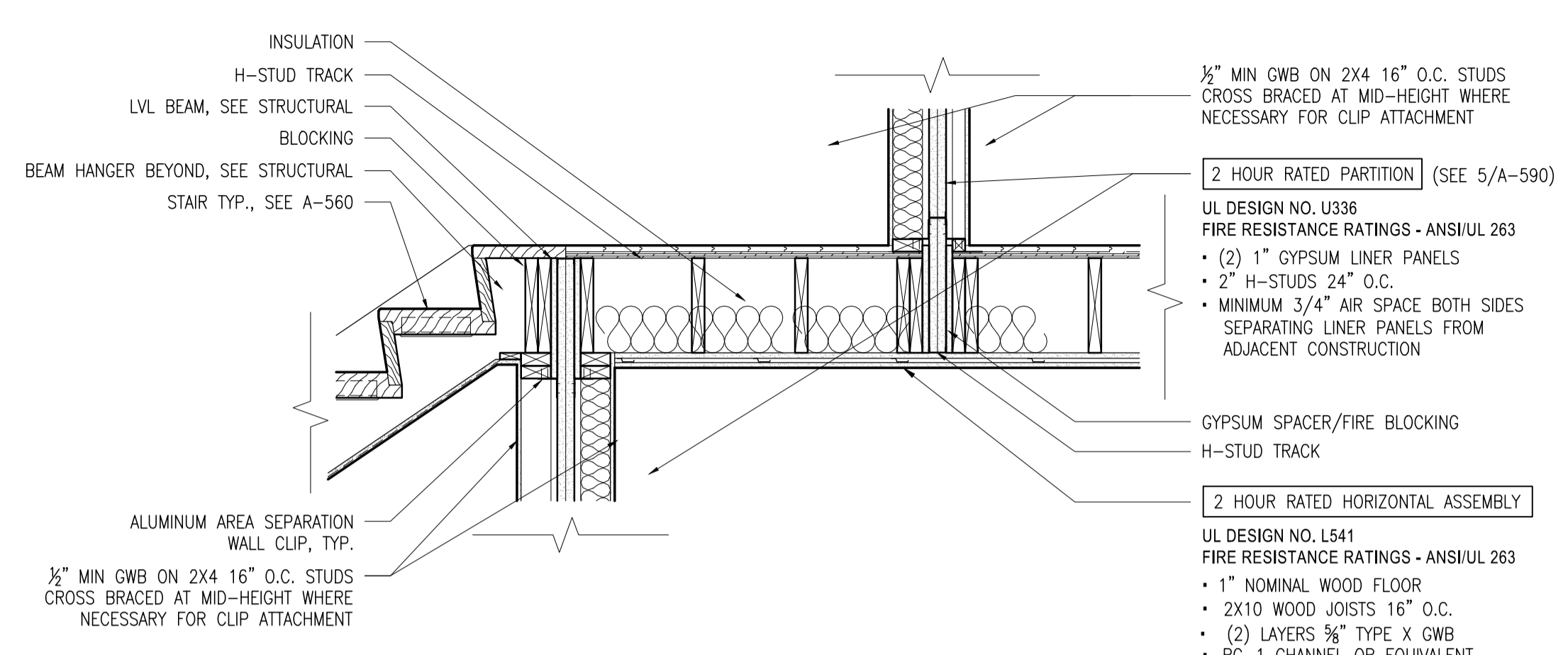
SHEET NO.:



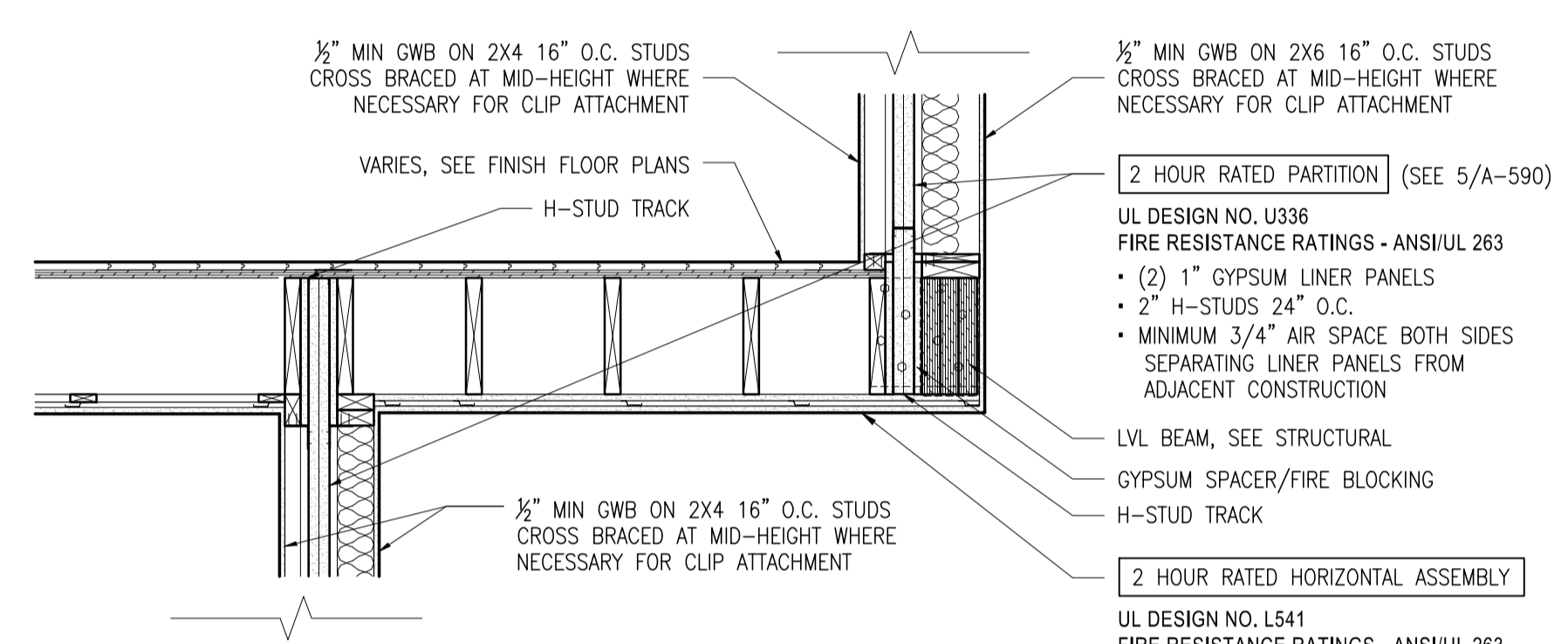
**1** SECTION AT PROPOSED EAST STOREFRONT  
A-500 3/4" = 1'-0"



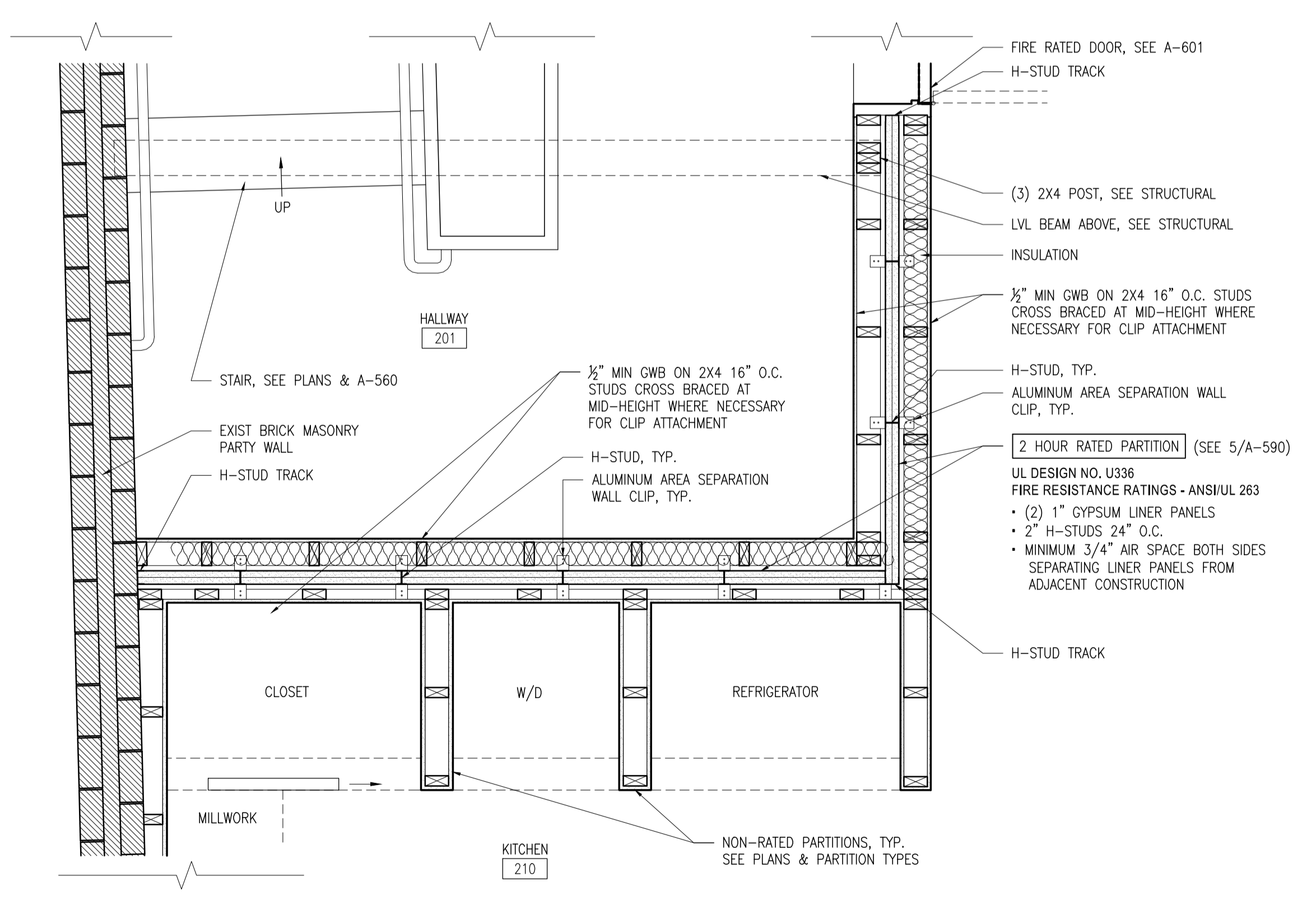
1 DTL SECTION AT 2 HOUR WALL  
A-502 3/4" = 1'-0"



2 DTL SECTION AT 2 HOUR WALL/FLOOR  
A-502 3/4" = 1'-0"



3 DTL SECTION AT 2 HOUR WALL/FLOOR  
A-502 3/4" = 1'-0"



4 PARTIAL 2ND FLOOR PLAN AT 2 HOUR WALL  
A-502 3/4" = 1'-0"

660-662  
CONGRESS  
STREET  
PORTLAND, MAINE

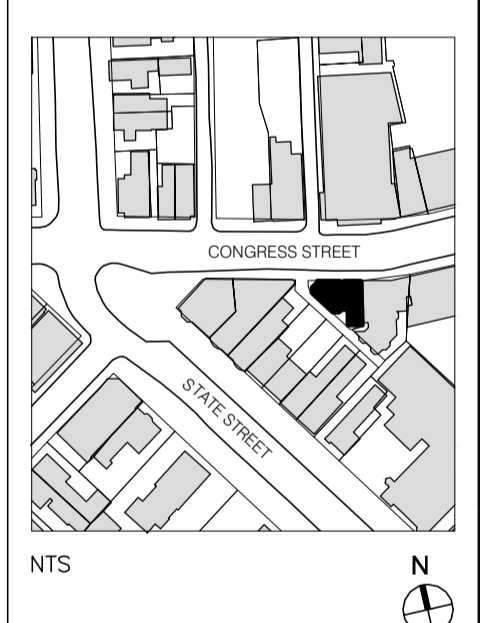
ARCHITECT:  
PRESENT ARCHITECTURE PLLC  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
BAYHILL BUILDING & DESIGN  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
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STRUCTURAL ENGINEER:  
ENGINEERING DESIGN  
PROFESSIONALS  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
A.K. LONGFELLOW LLC  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**FIRE RATED VERTICAL  
CORRIDOR DETAILS**

DATE: September 5, 2014  
SCALE: 3/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-502**

SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

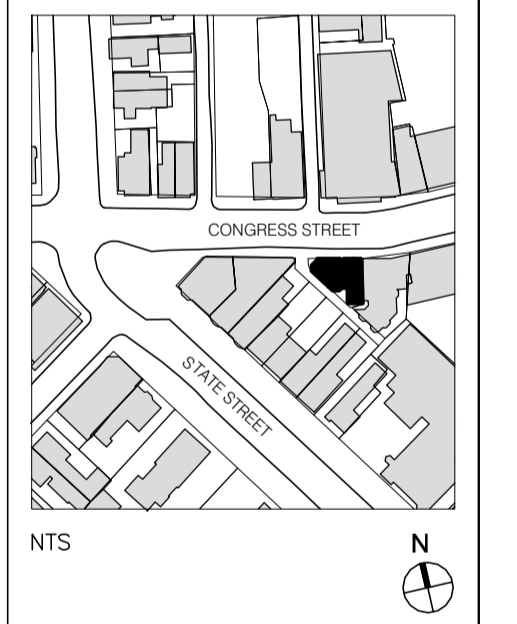
ARCHITECT:  
PRESENT ARCHITECTURE PLLC  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-9513

CONTRACTOR:  
BAYHILL BUILDING & DESIGN  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
ENGINEERING DESIGN PROFESSIONALS  
P.O. BOX 575  
FREEPORT, ME 04032  
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OWNER:  
A.K. LONGFELLOW LLC  
660 CONGRESS STREET  
PORTLAND, ME 04101

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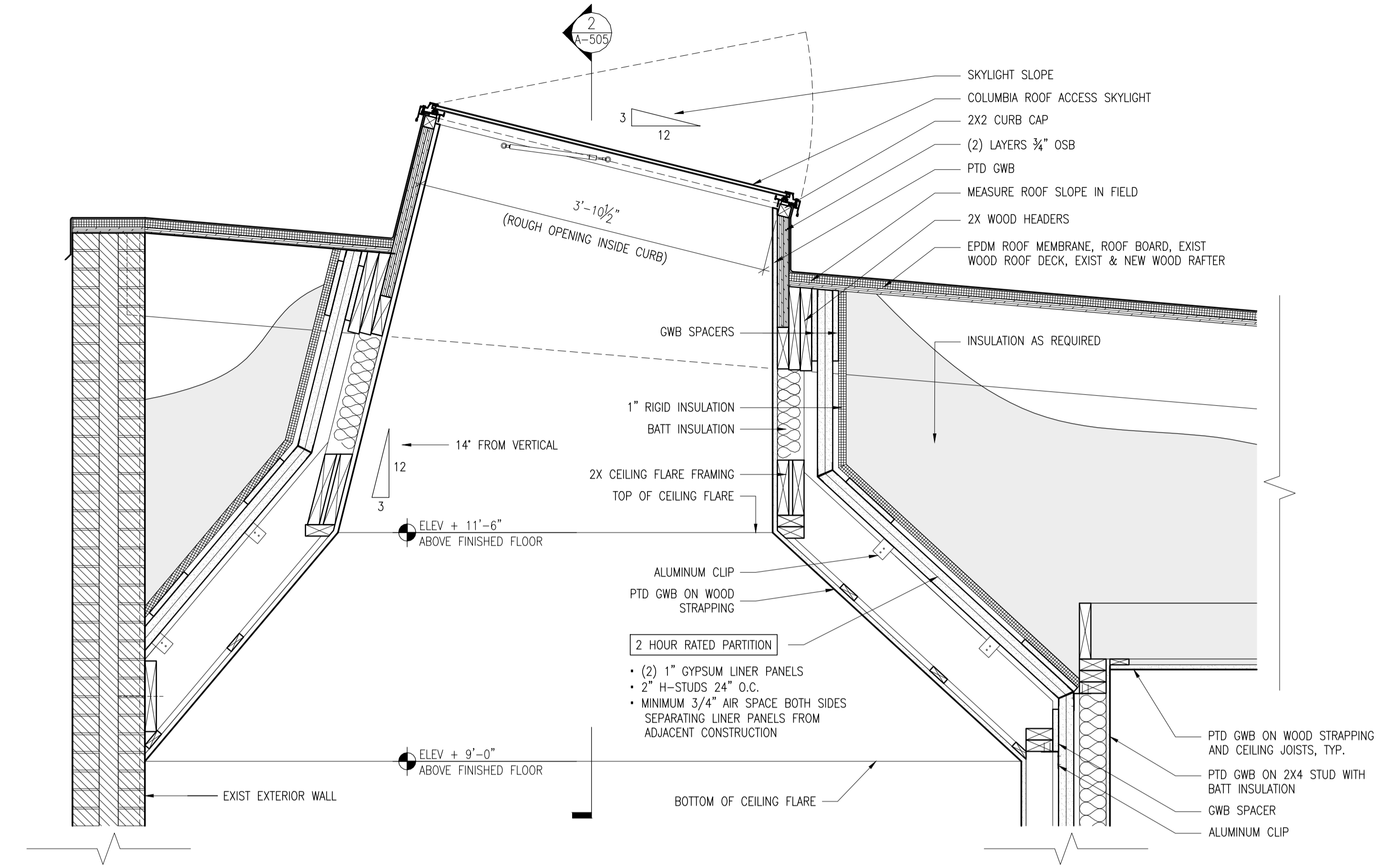


B-SCAN:

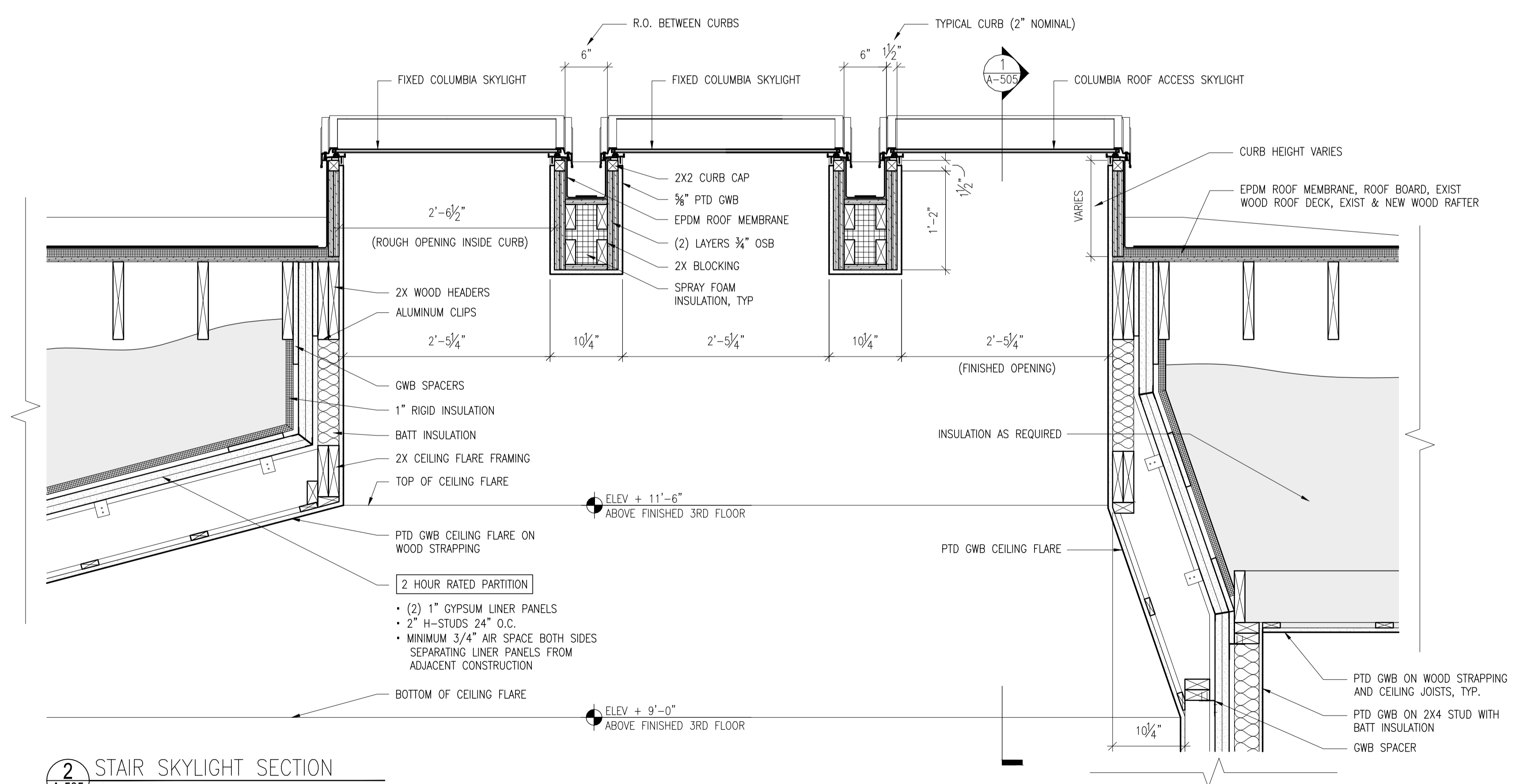
DWG CONTENTS:  
**STAIR SKYLIGHT SECTIONS**

DATE: September 5, 2014  
SCALE: 1" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-505**

SHEET NO.:



**1** STAIR SKYLIGHT SECTION  
A-505 1" = 1'-0"



**2** STAIR SKYLIGHT SECTION  
A-505 1" = 1'-0"

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
PRESENT ARCHITECTURE PLLC  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
BAYHILL BUILDING & DESIGN  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

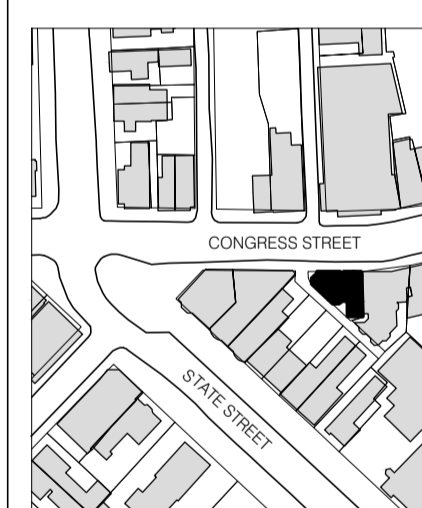
STRUCTURAL ENGINEER:  
ENGINEERING DESIGN PROFESSIONALS

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
A.K. LONGFELLOW LLC

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



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B-SCAN:

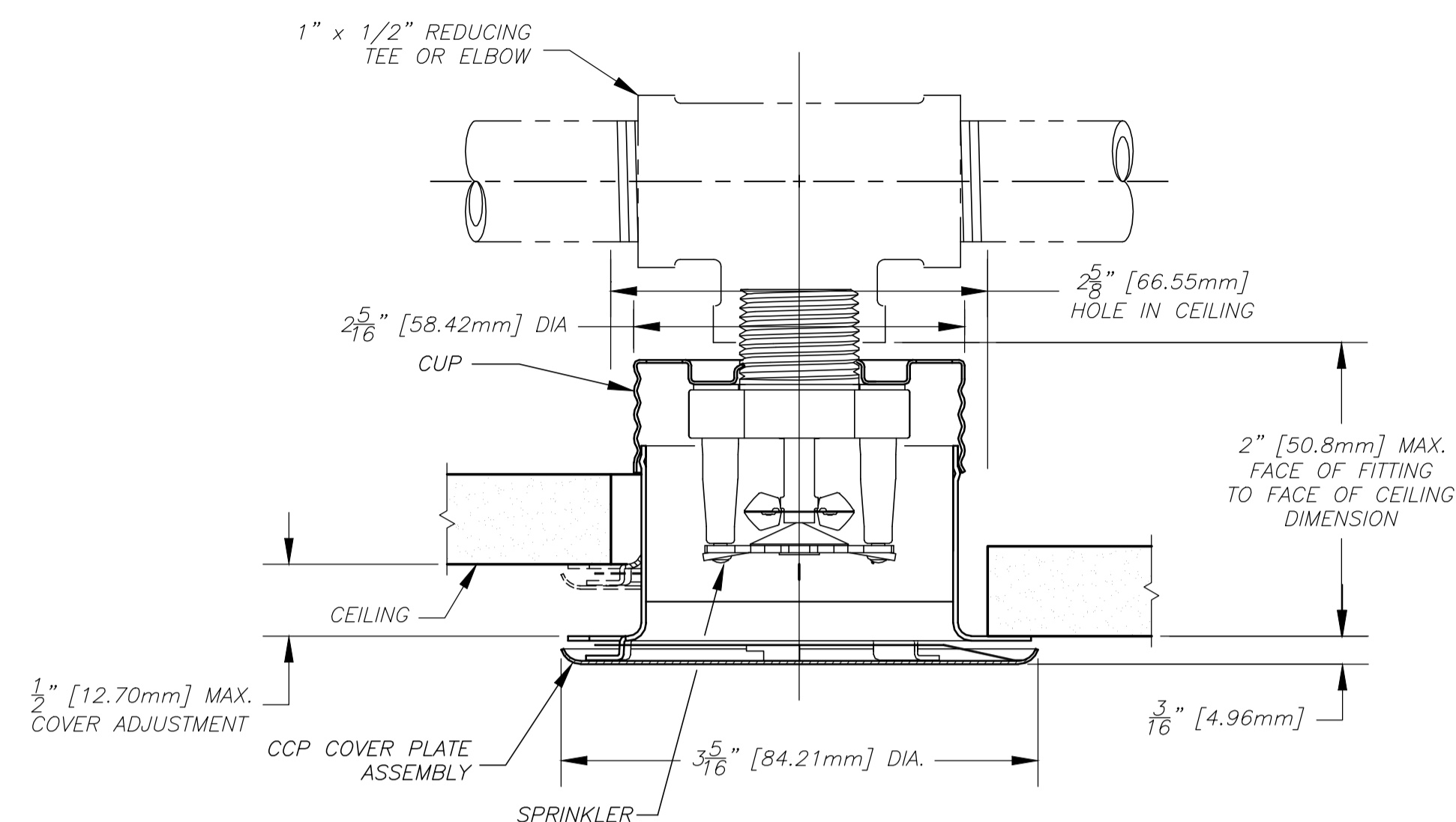
DWG. CONTENTS:

## DETAILS

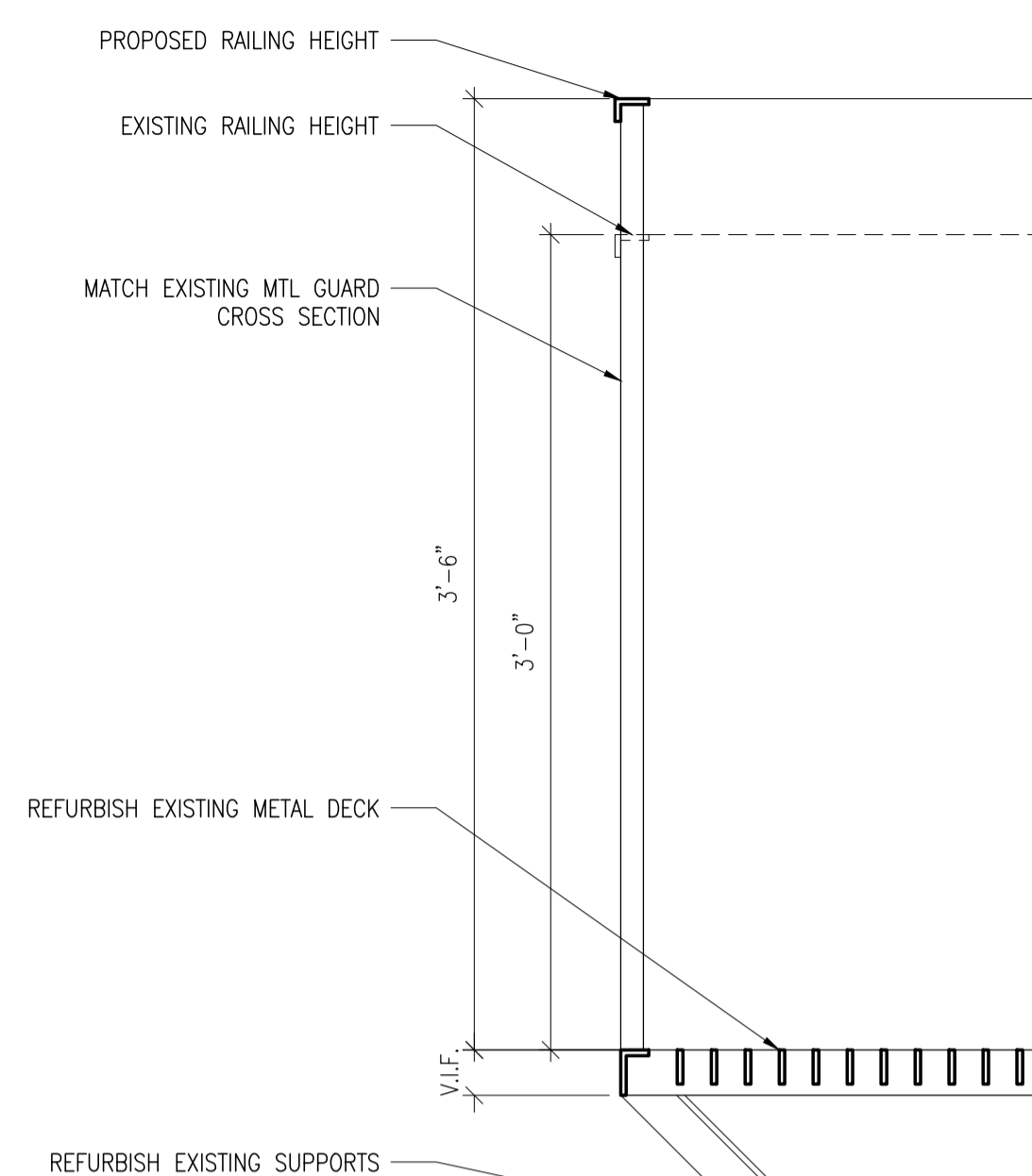
DATE: September 5, 2014  
SCALE: AS NOTED  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-550**

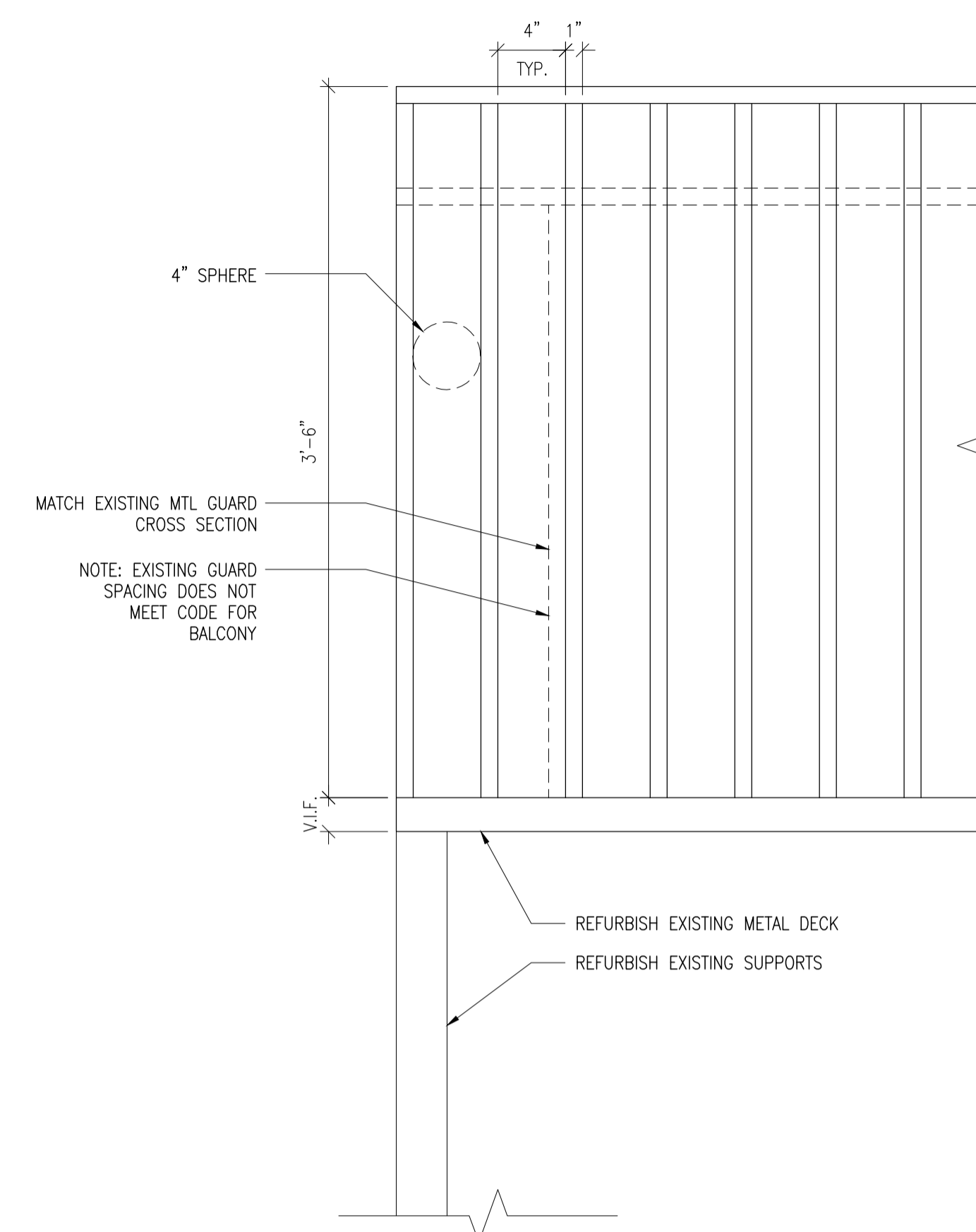
SHEET NO.:



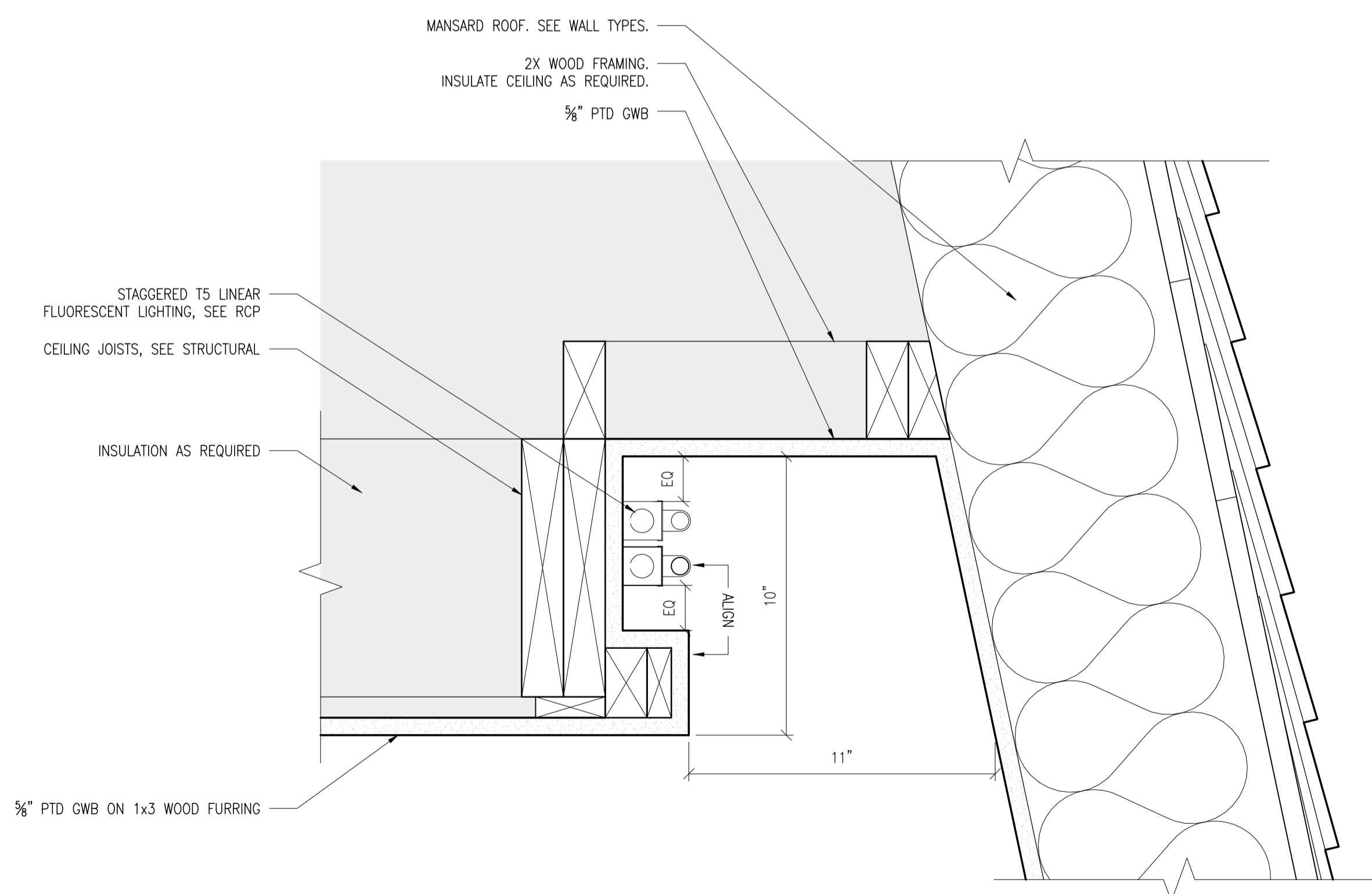
1 CONCEALED SPRINKLER W/ COVER PLATE  
A-550 12" = 1'-0"



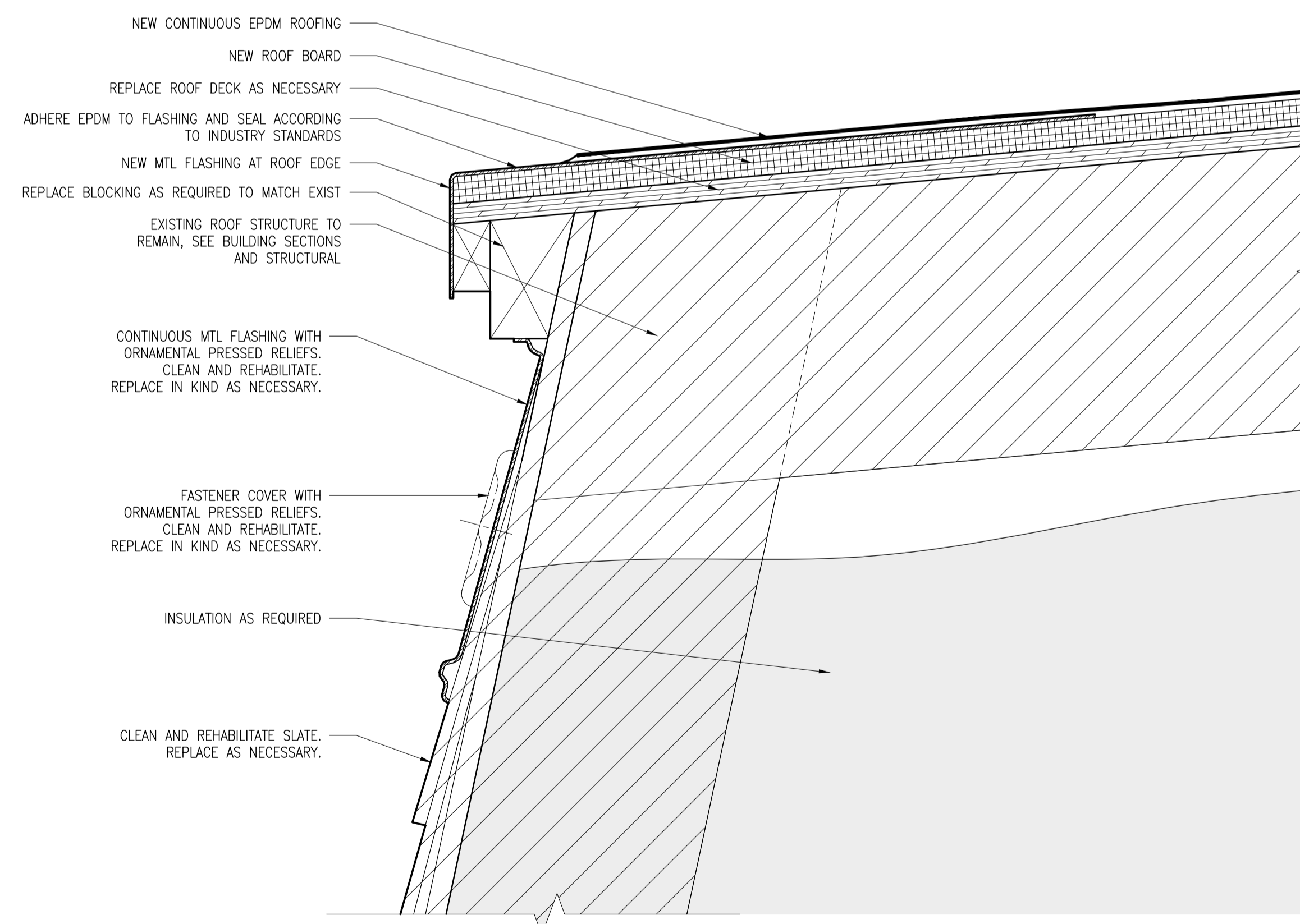
2 SECTION AT PROPOSED BALCONY RAILING  
A-550 1 1/2" = 1'-0"



3 ELEVATION AT PROPOSED BALCONY RAILING  
A-550 1 1/2" = 1'-0"



4 DETAIL AT CEILING POCKET LIGHT  
A-550 3" = 1'-0"



5 FLASHING DETAIL AT BUILDING CORNICE  
A-550 3" = 1'-0"



# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
PRESENT ARCHITECTURE PLLC  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-9513

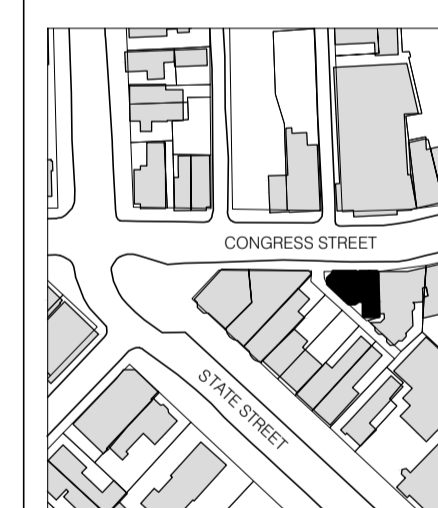
CONTRACTOR:  
BAYHILL BUILDING & DESIGN  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
ENGINEERING DESIGN PROFESSIONALS

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
A.K. LONGFELLOW LLC  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
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1	3/28/2013	HPCA SET



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N



B-SCAN:

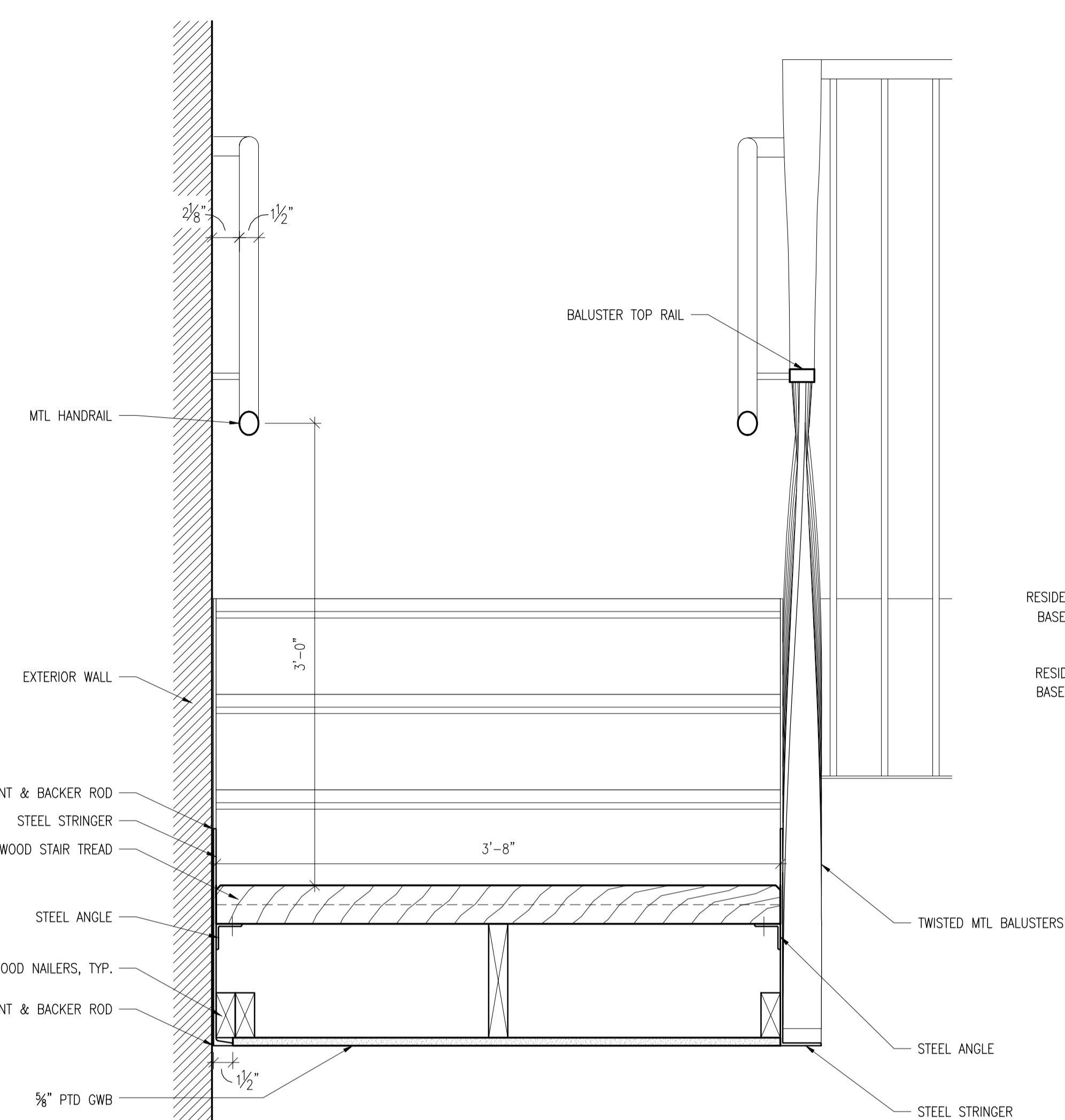
DWG. CONTENTS:

## STAIR DETAILS

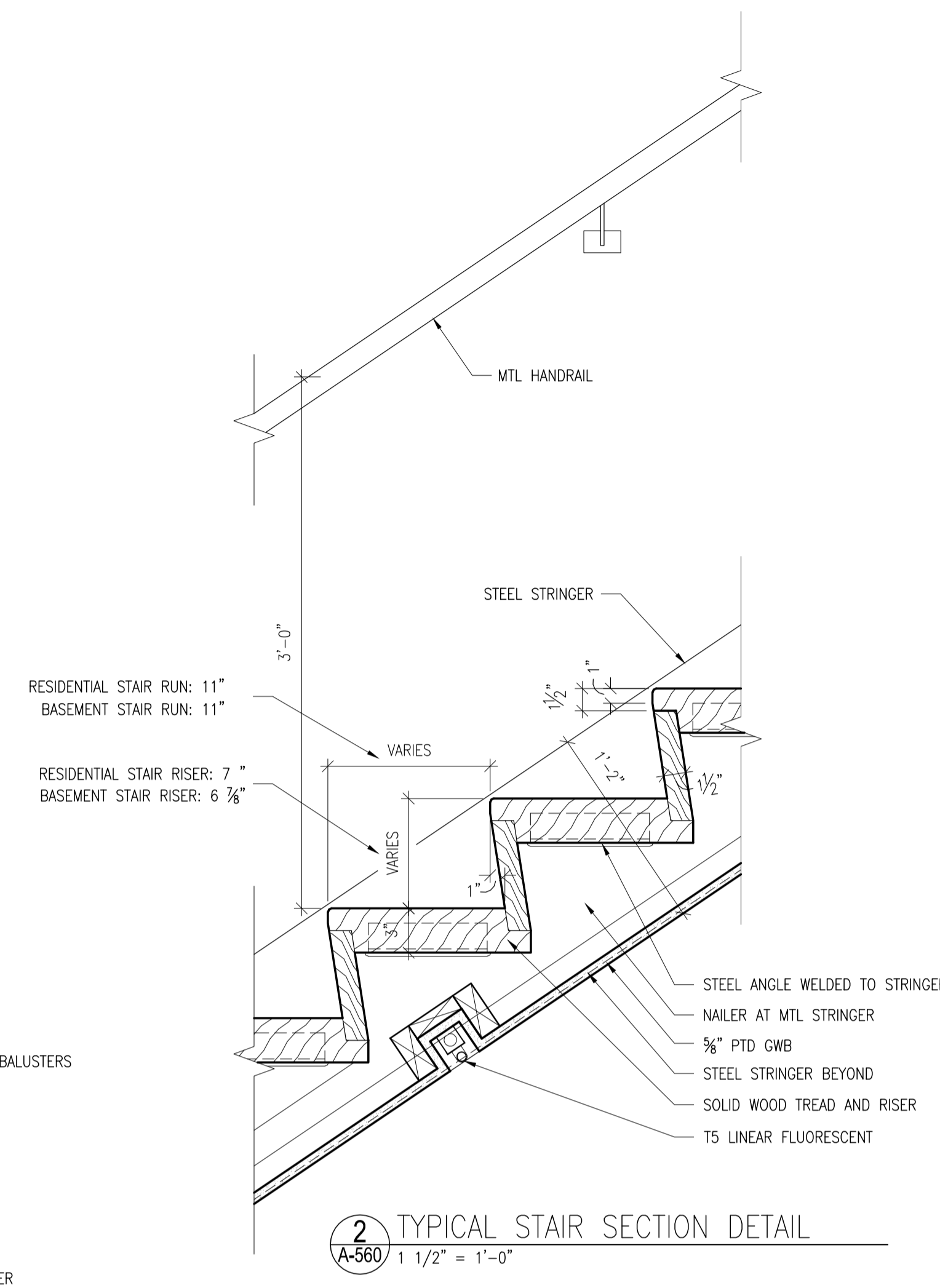
DATE: September 5, 2014  
SCALE: AS NOTED  
DWG. BY: AS NOTED  
PROJECT NO.: 008

DWG. NO.: **A-560**

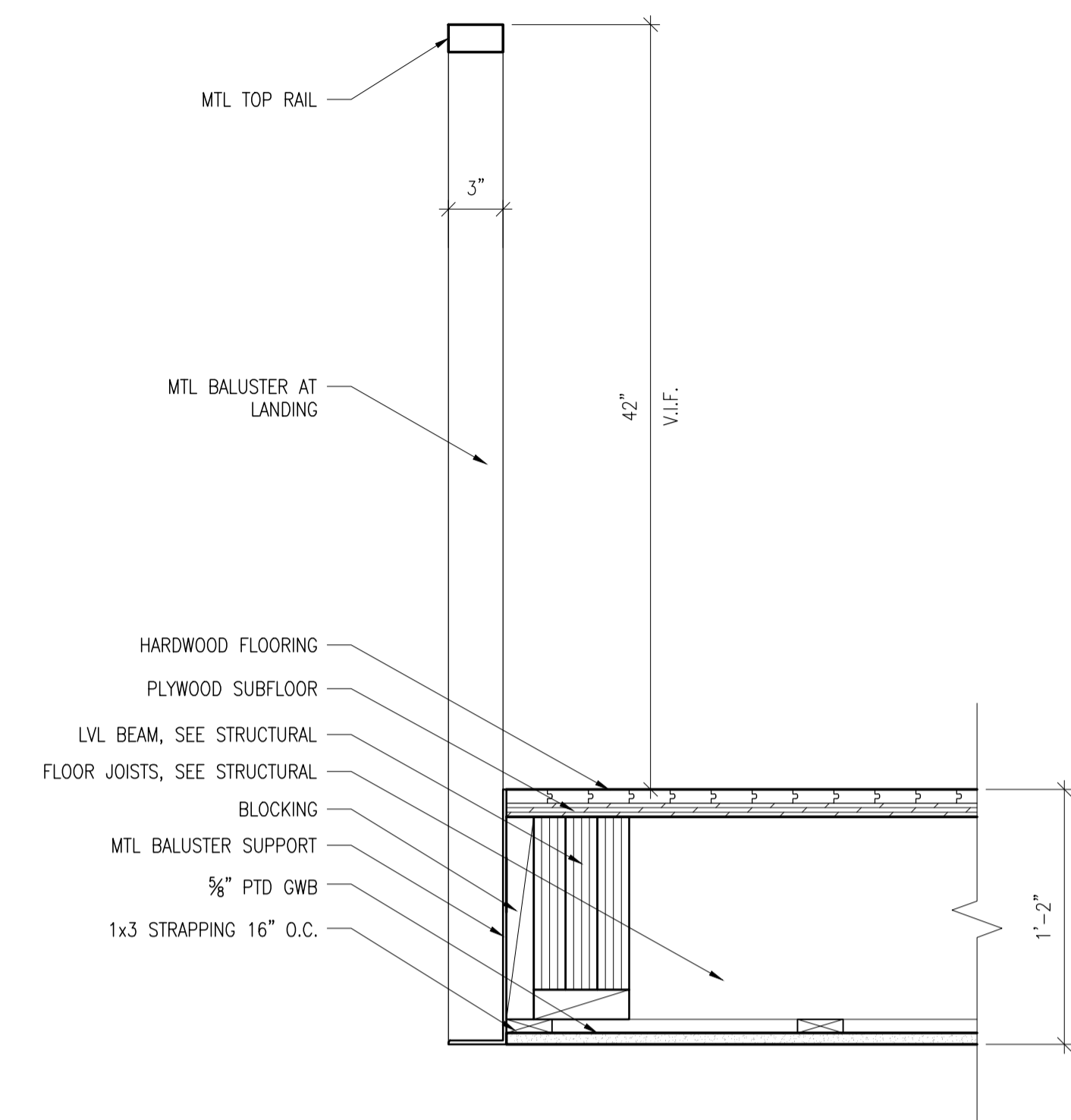
SHEET NO.:



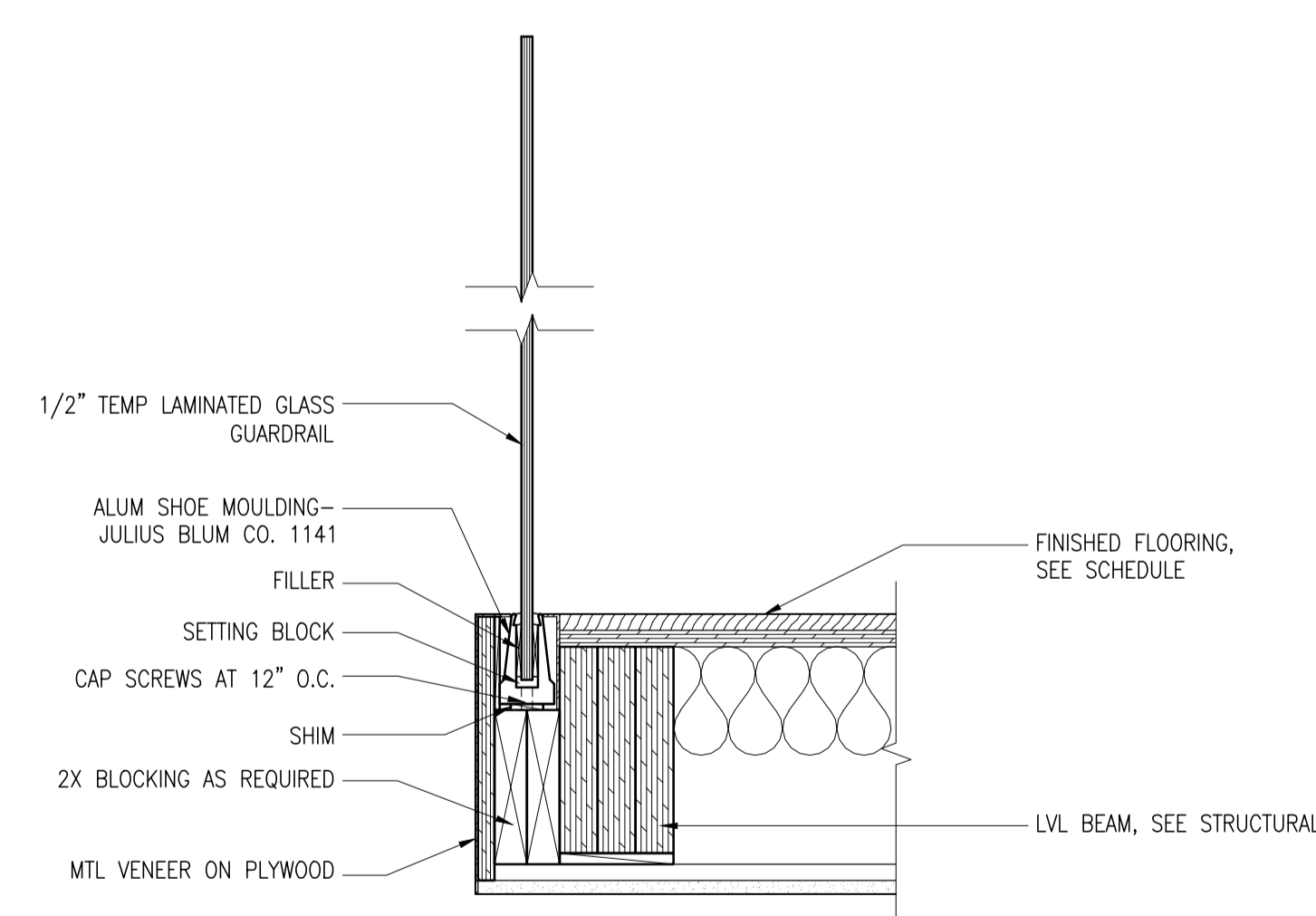
1 TYPICAL STAIR SECTION DETAIL  
A-560 1 1/2" = 1'-0"



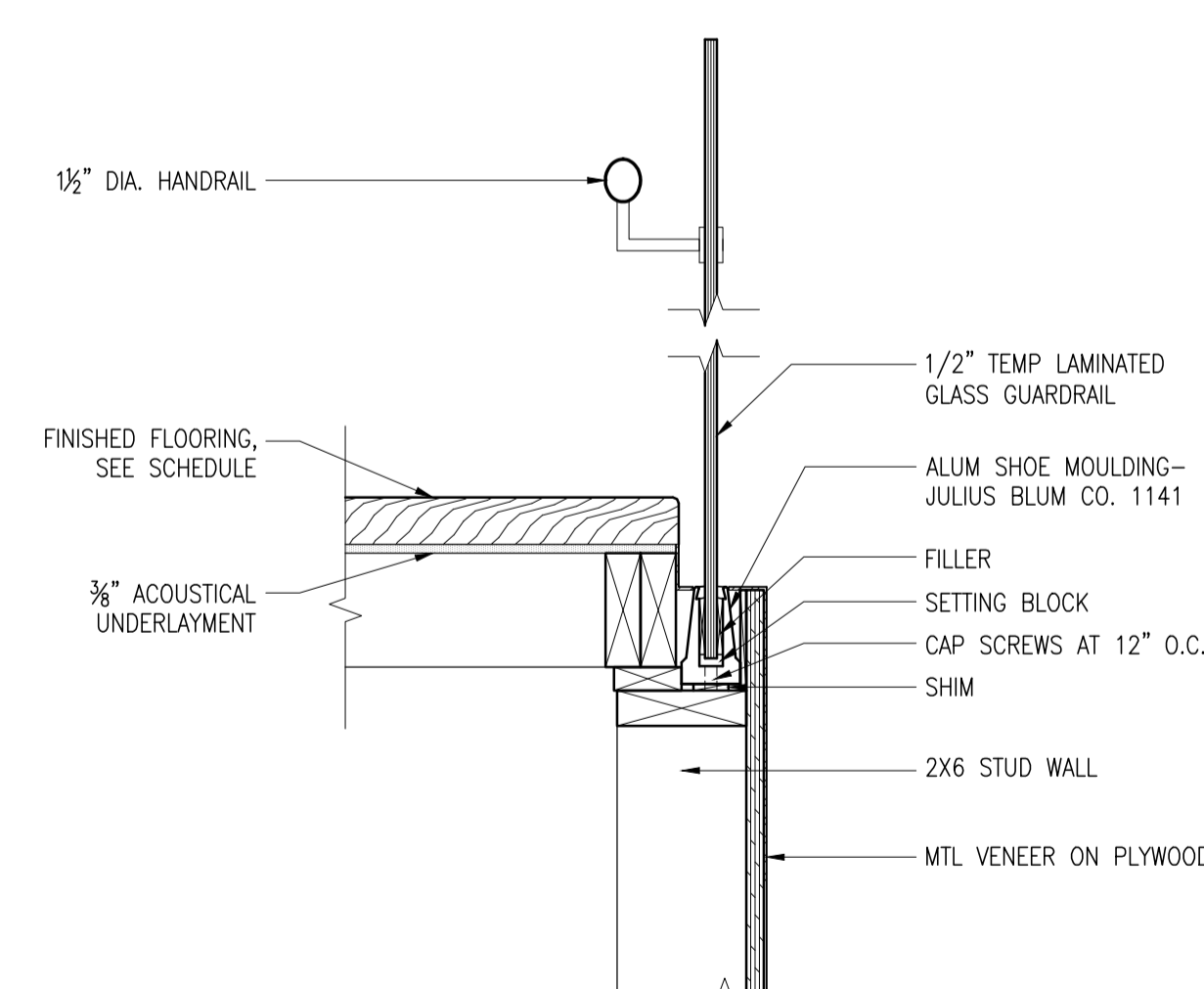
2 TYPICAL STAIR SECTION DETAIL  
A-560 1 1/2" = 1'-0"



3 TYPICAL STAIR LANDING SECTION DETAIL  
A-560 1 1/2" = 1'-0"



4 GUARD RAIL SECTION DTL AT 1ST FLOOR SOFFIT  
A-560 1 1/2" = 1'-0"



5 GUARD RAIL SECTION DTL AT STAIR  
A-560 1 1/2" = 1'-0"

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-9513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

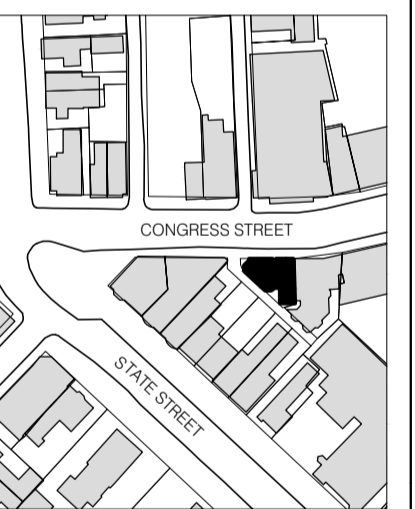
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
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1	3/28/2013	HPCA SET



NTS

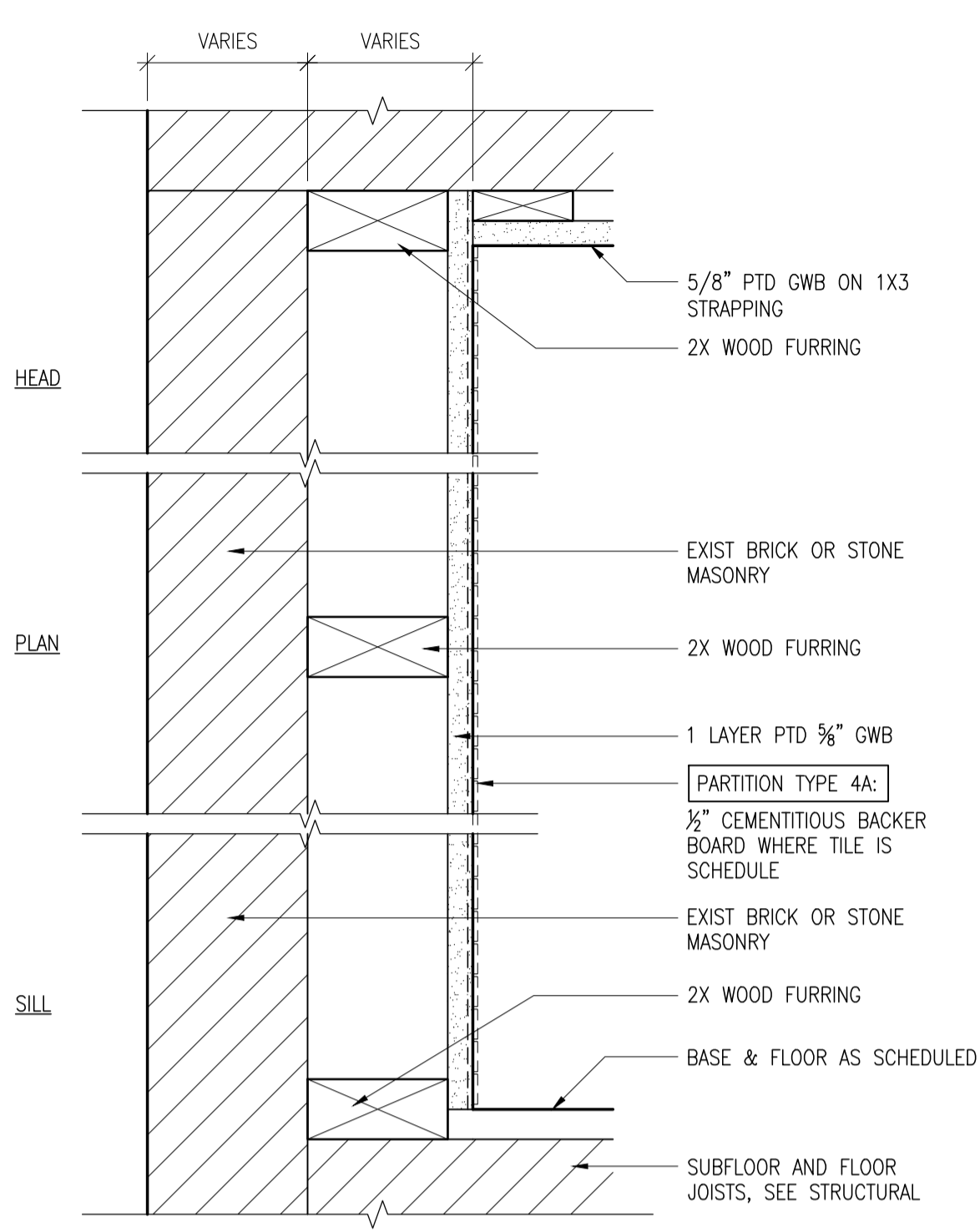


B-SCAN:

DWG. CONTENTS:  
**WALL TYPES**

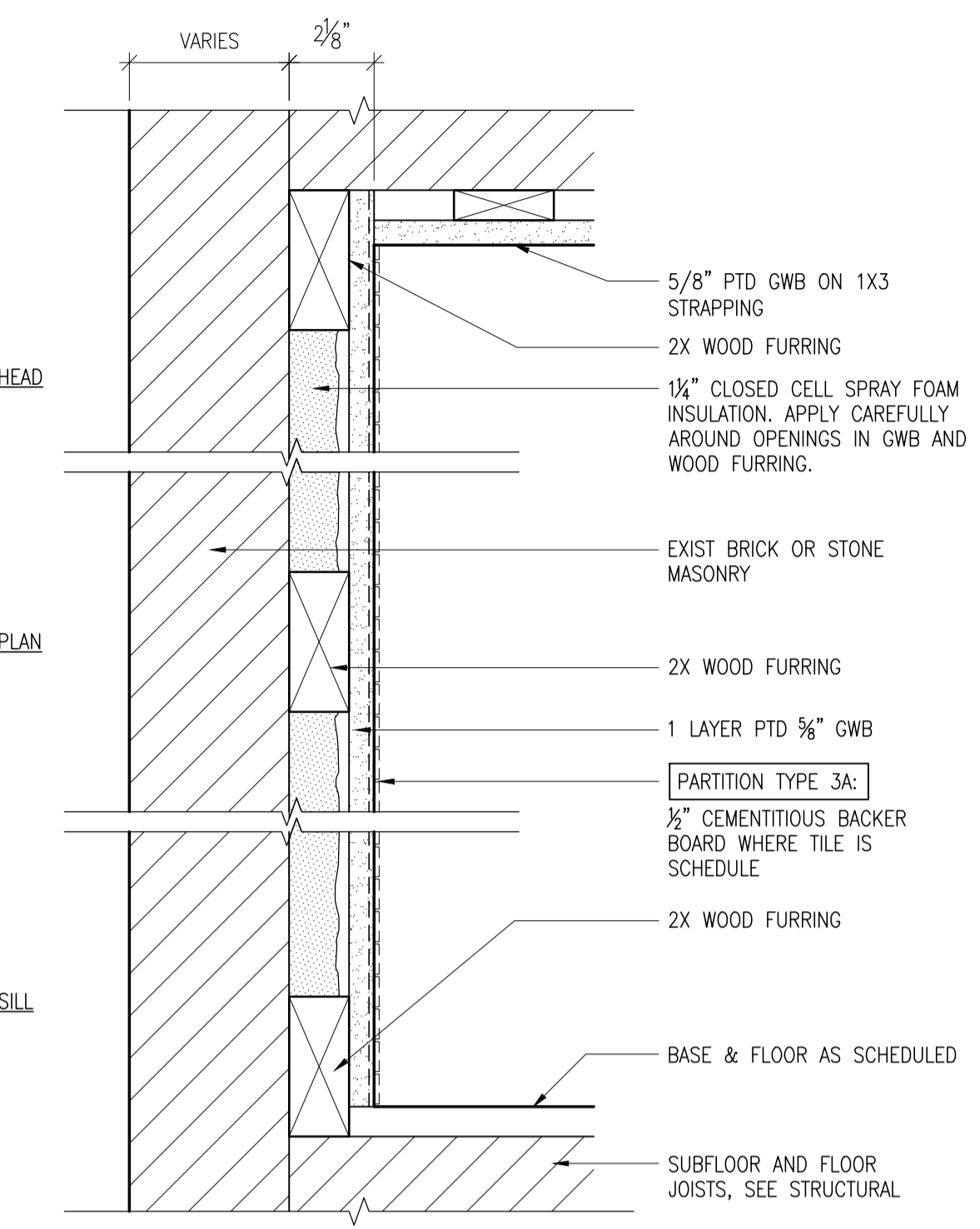
DATE: September 5, 2014  
SCALE: 3" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-590**

SHEET NO.:



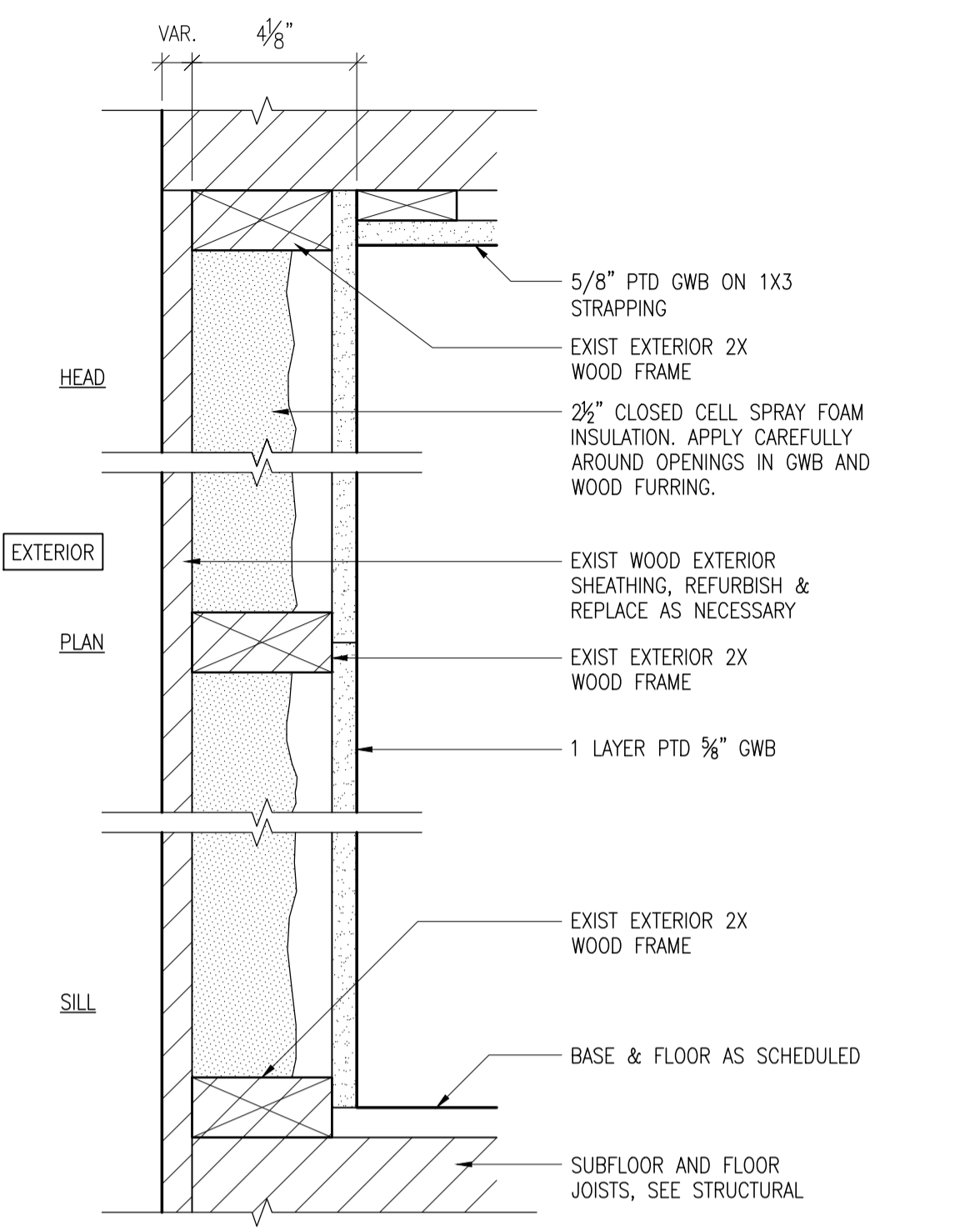
4 PARTITION TYPE 4

4A PARTITION TYPE 4A

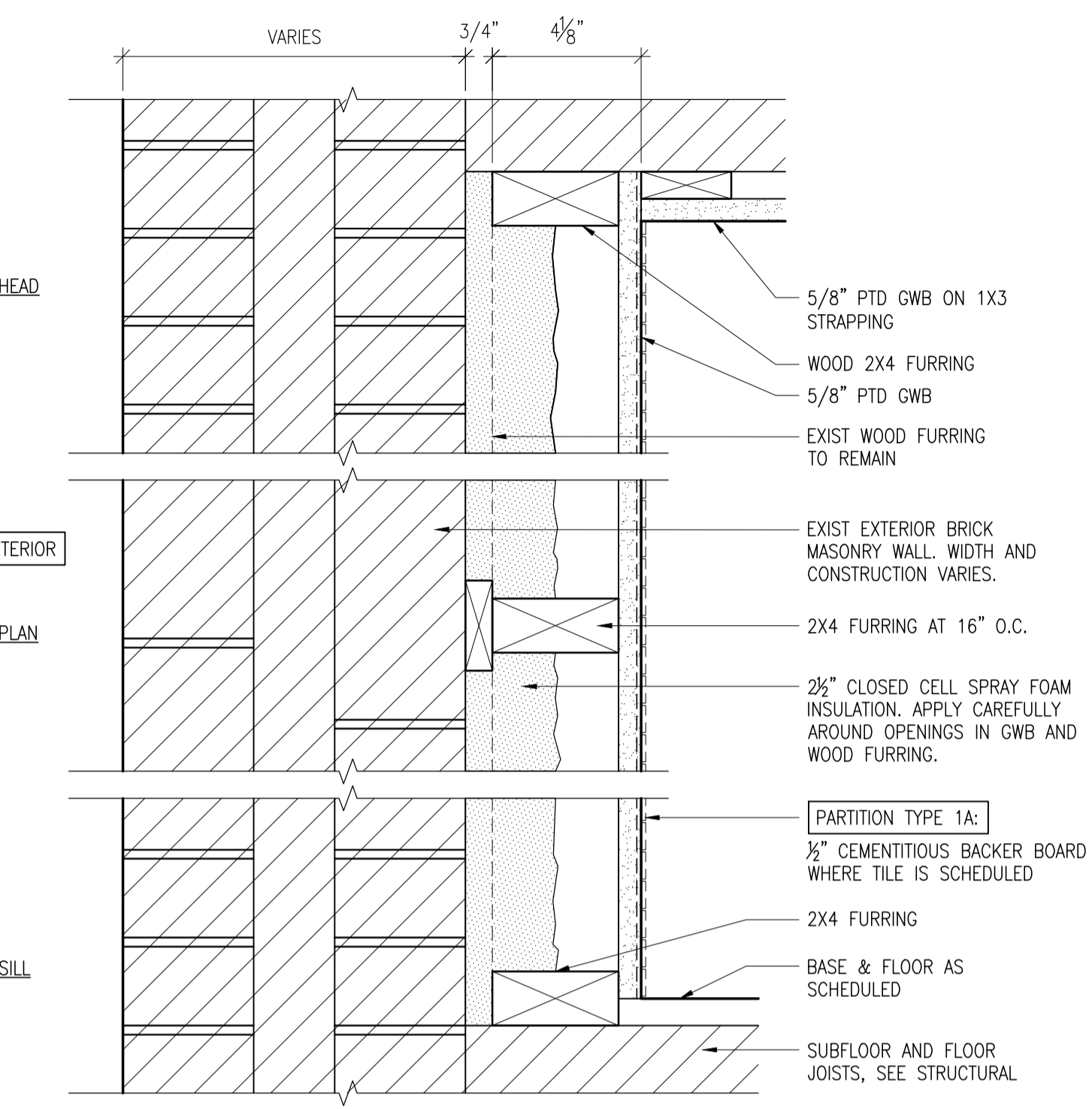


3 PARTITION TYPE 3

3A PARTITION TYPE 3A

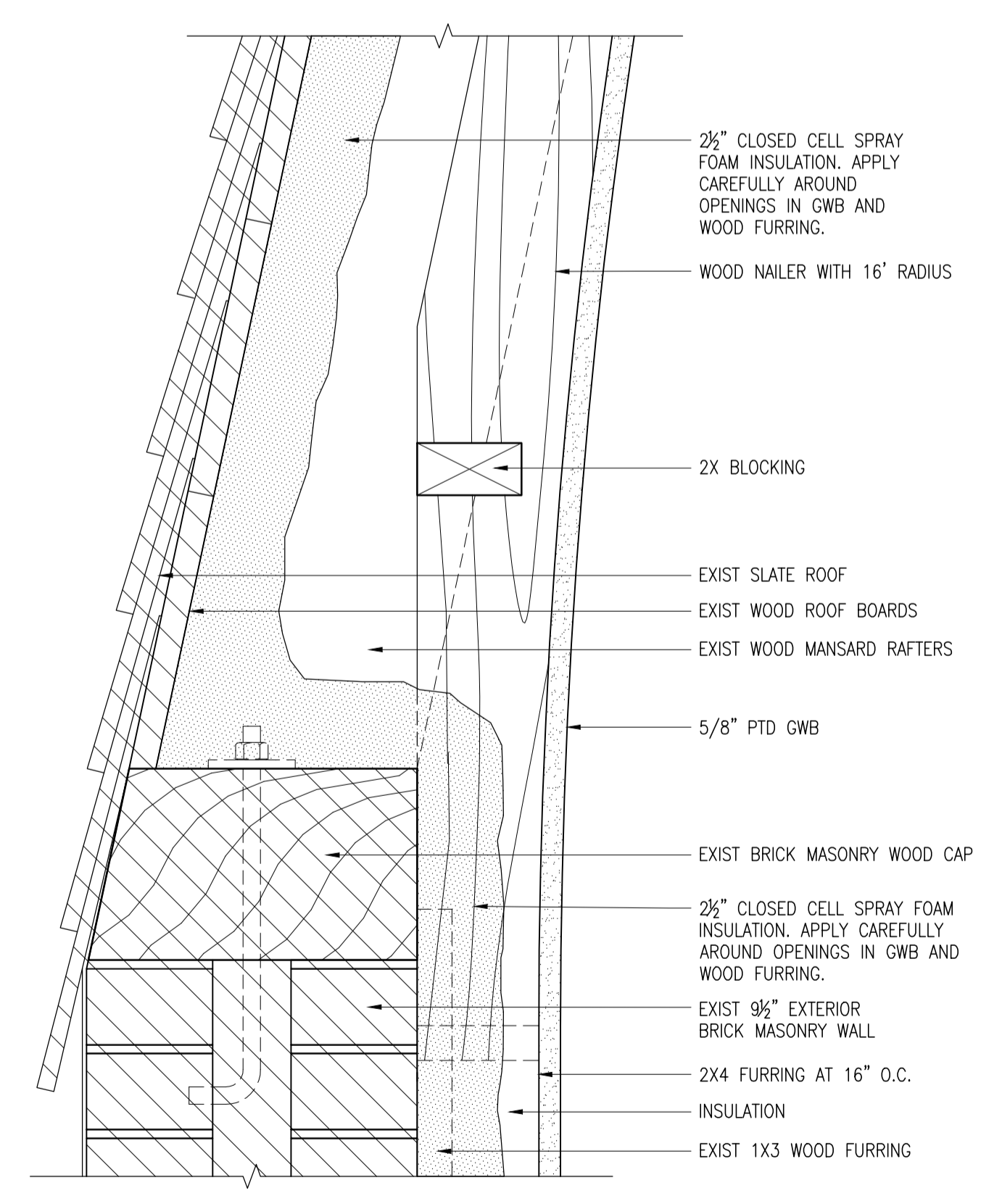


2 PARTITION TYPE 2

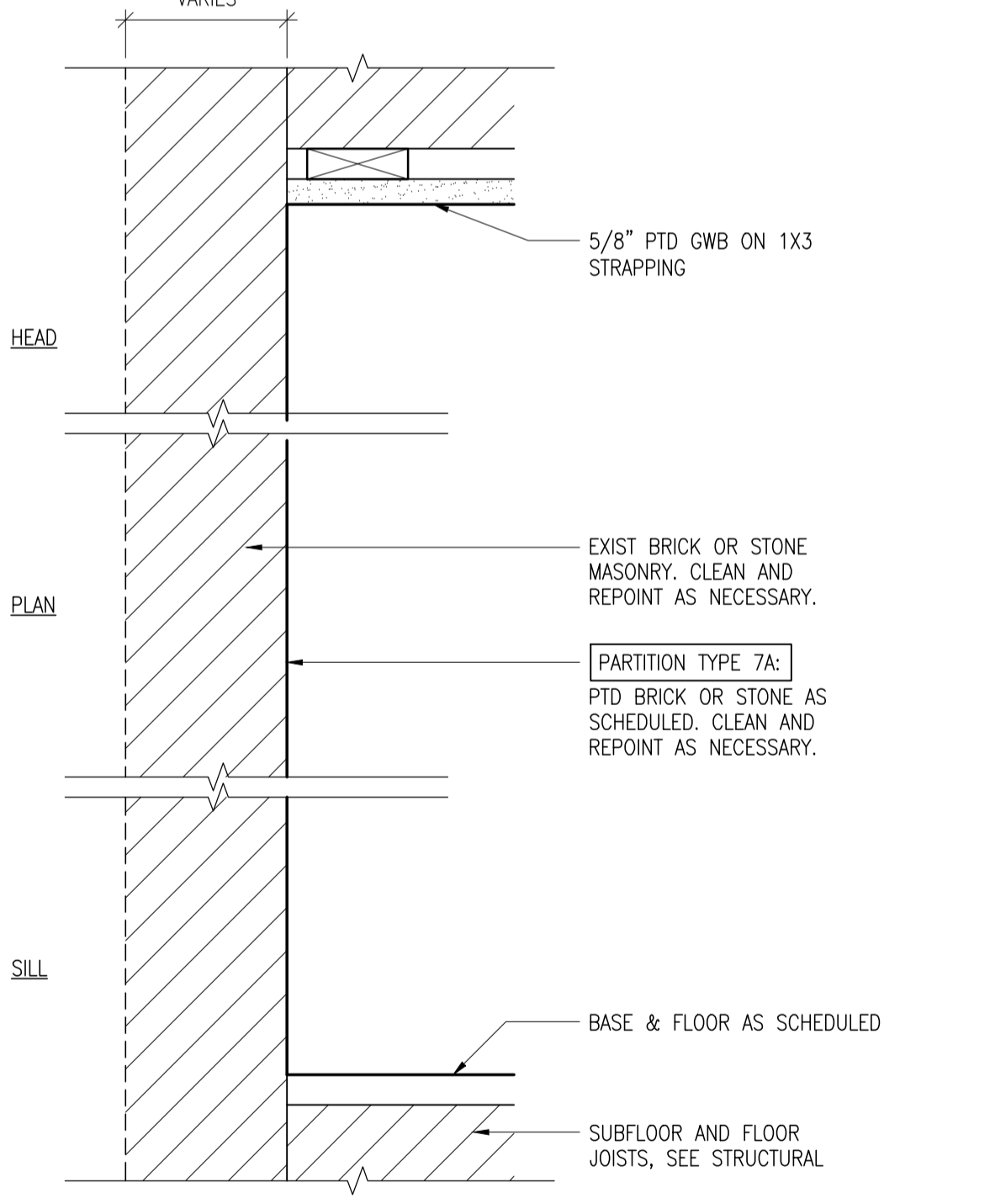


1 PARTITION TYPE 1

1A PARTITION TYPE 1A

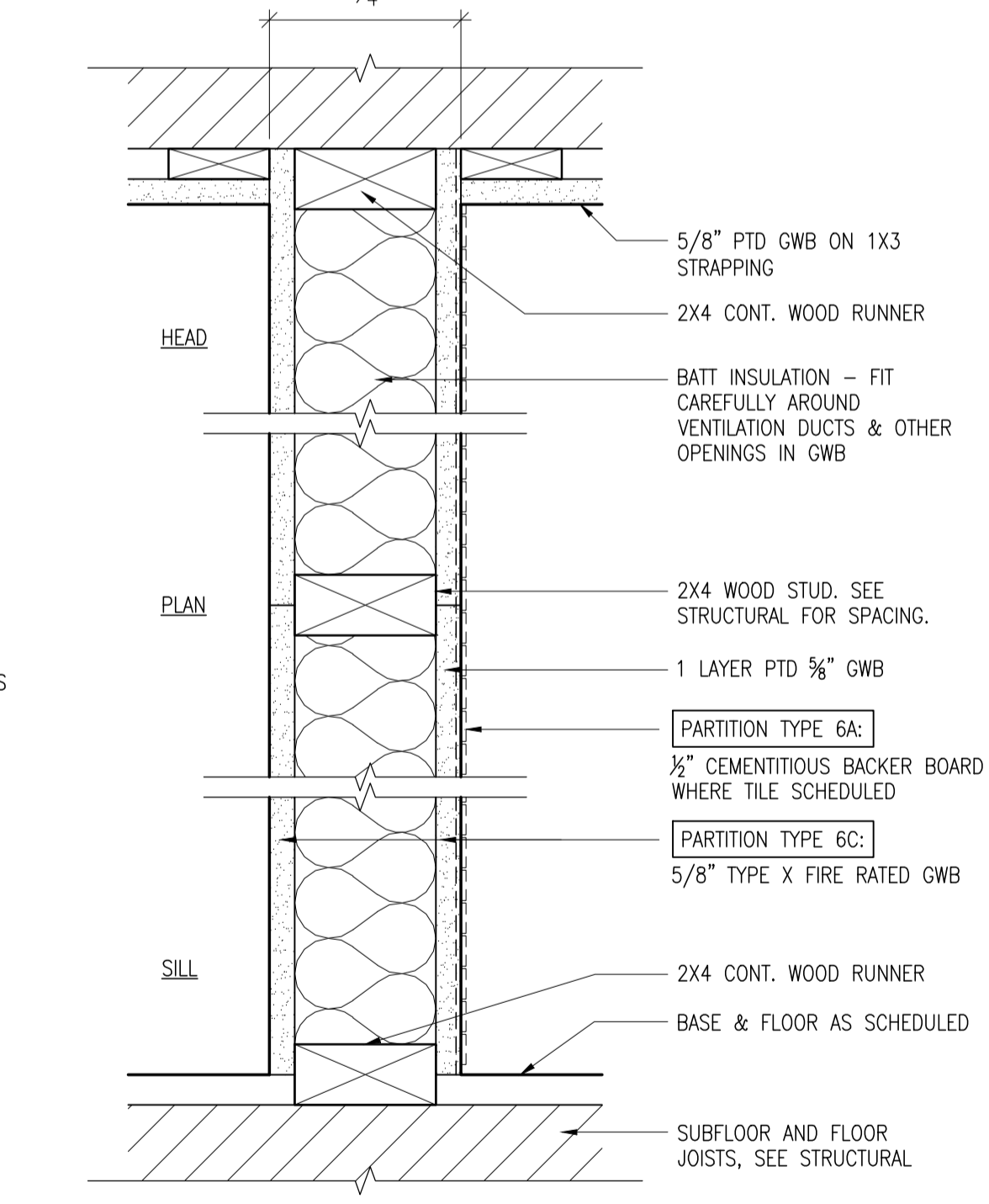


X BRICK TO MANSARD TRANSITION



7 PARTITION TYPE 7

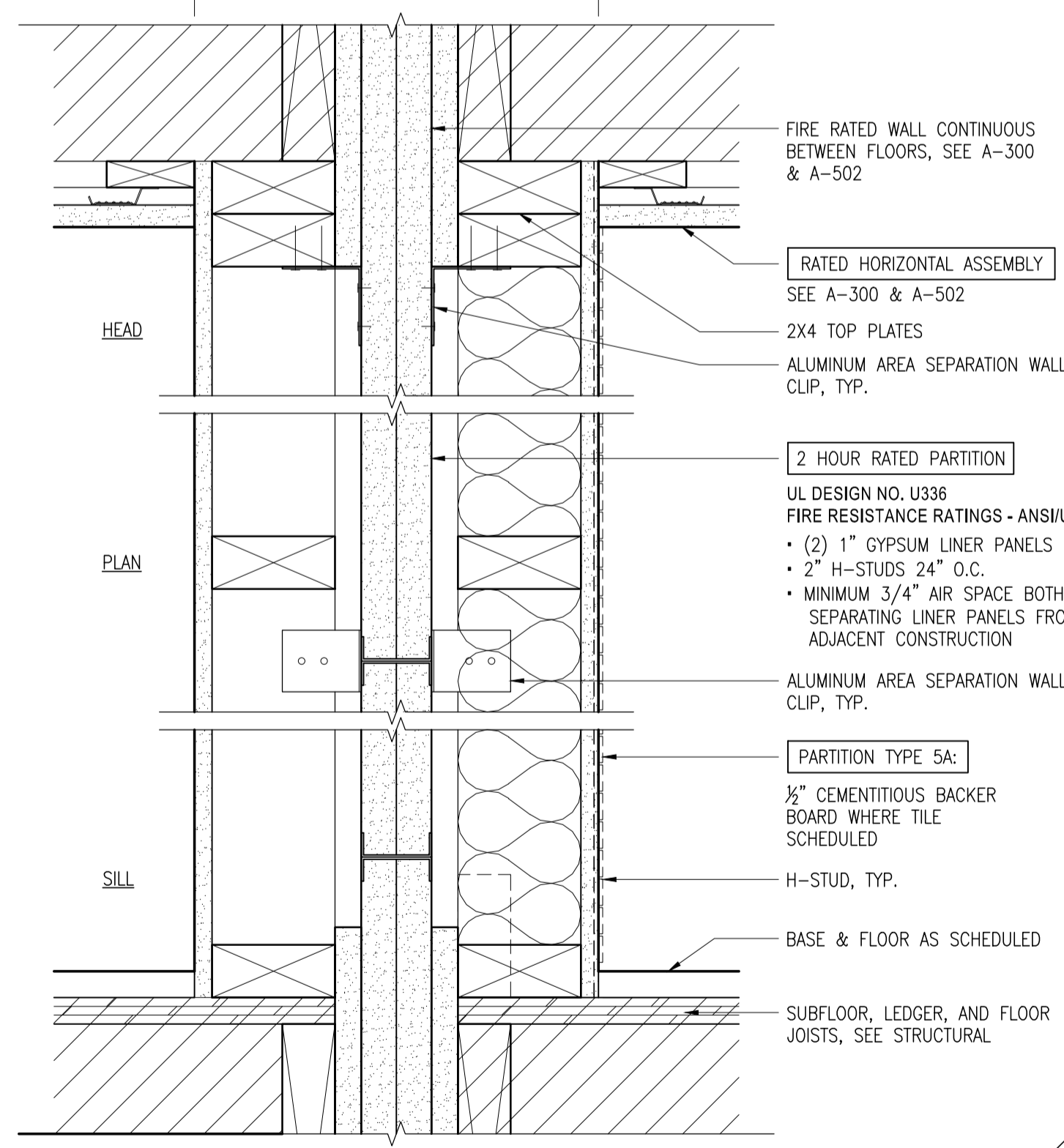
7A PARTITION TYPE 7A



6 PARTITION TYPE 6

6C PARTITION TYPE 6C  
1 HOUR FIRE RATED

6A PARTITION TYPE 6A



5 PARTITION TYPE 5  
2 HOUR FIRE RATED

5A PARTITION TYPE 5A

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
PRESENT ARCHITECTURE PLLC

66 WEST BROADWAY, SUITE 306  
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CONTRACTOR:  
BAYHILL BUILDING & DESIGN

P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

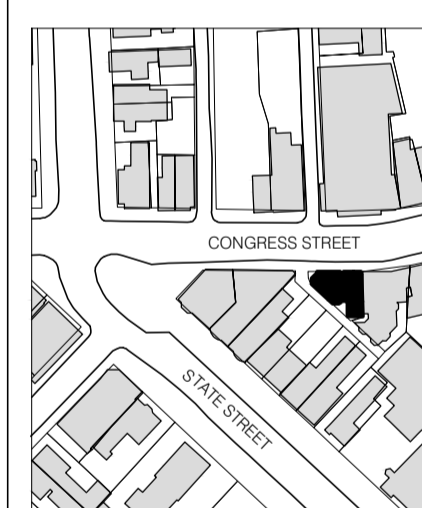
STRUCTURAL ENGINEER:  
ENGINEERING DESIGN PROFESSIONALS

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
A.K. LONGFELLOW LLC

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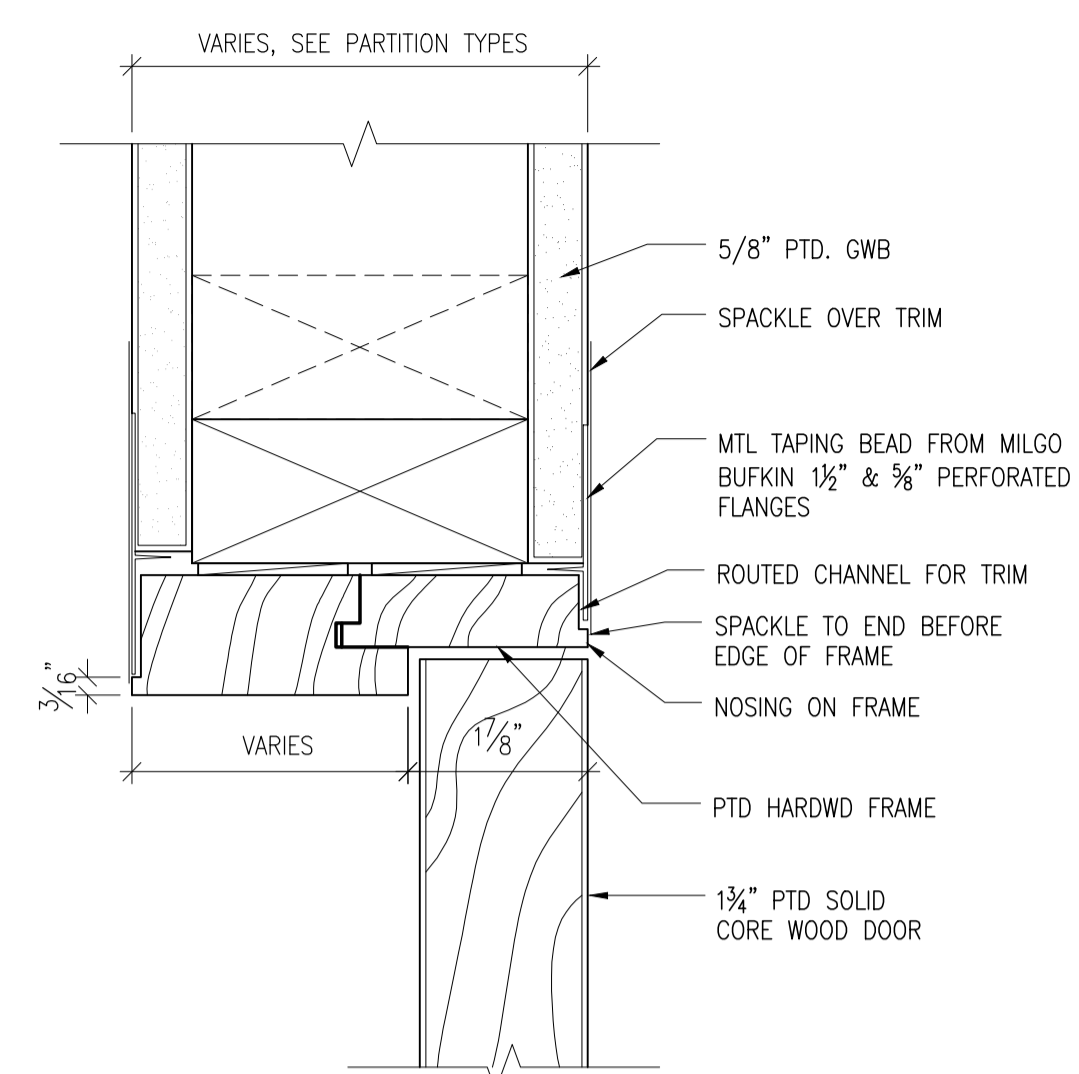
B-SCAN:

DWG. CONTENTS:  
**DOOR DETAILS**

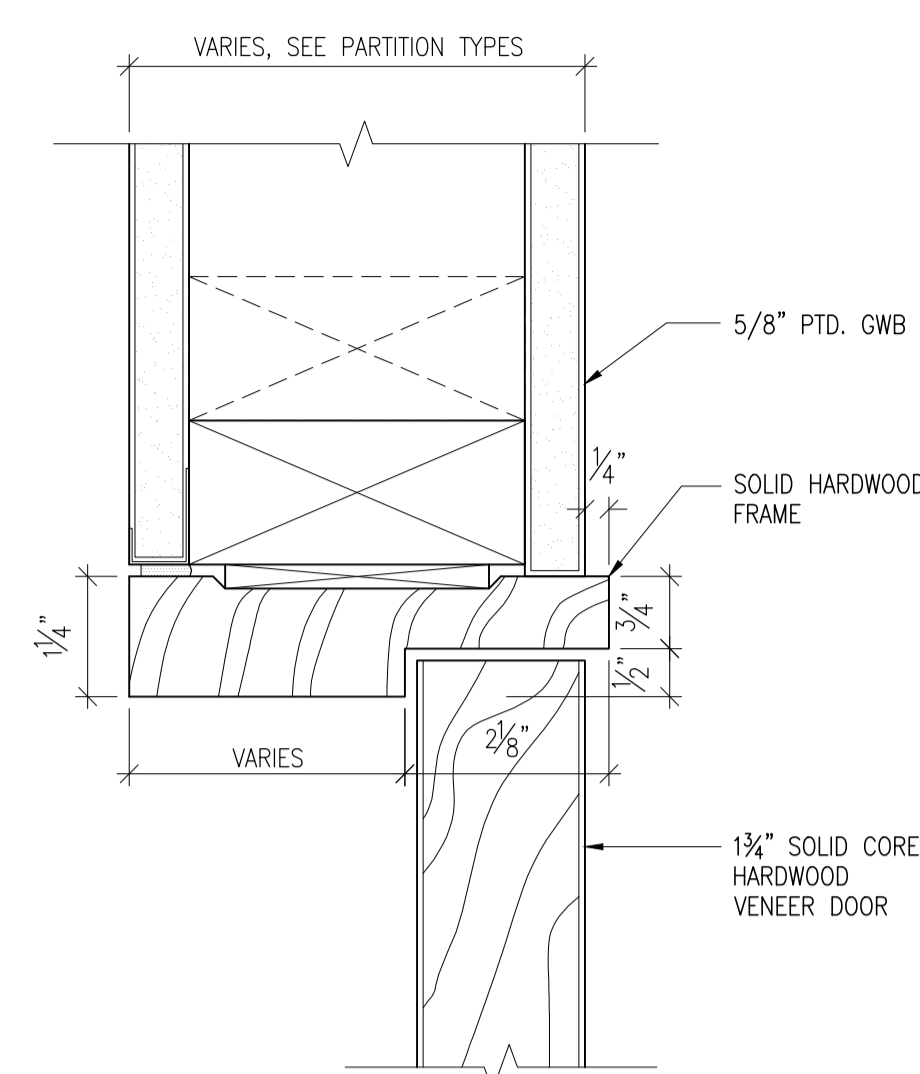
DATE: September 5, 2014  
SCALE: 6" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-600**

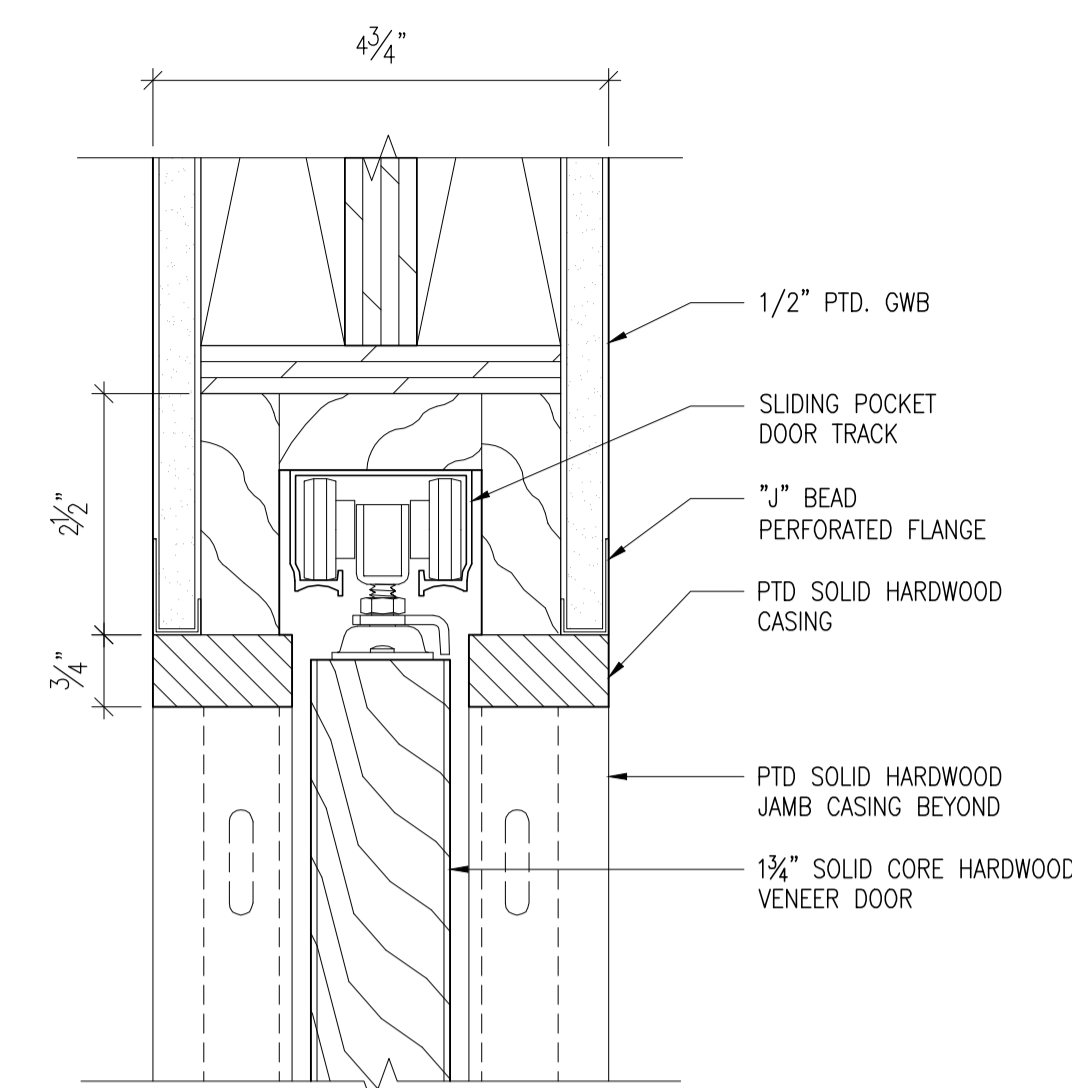
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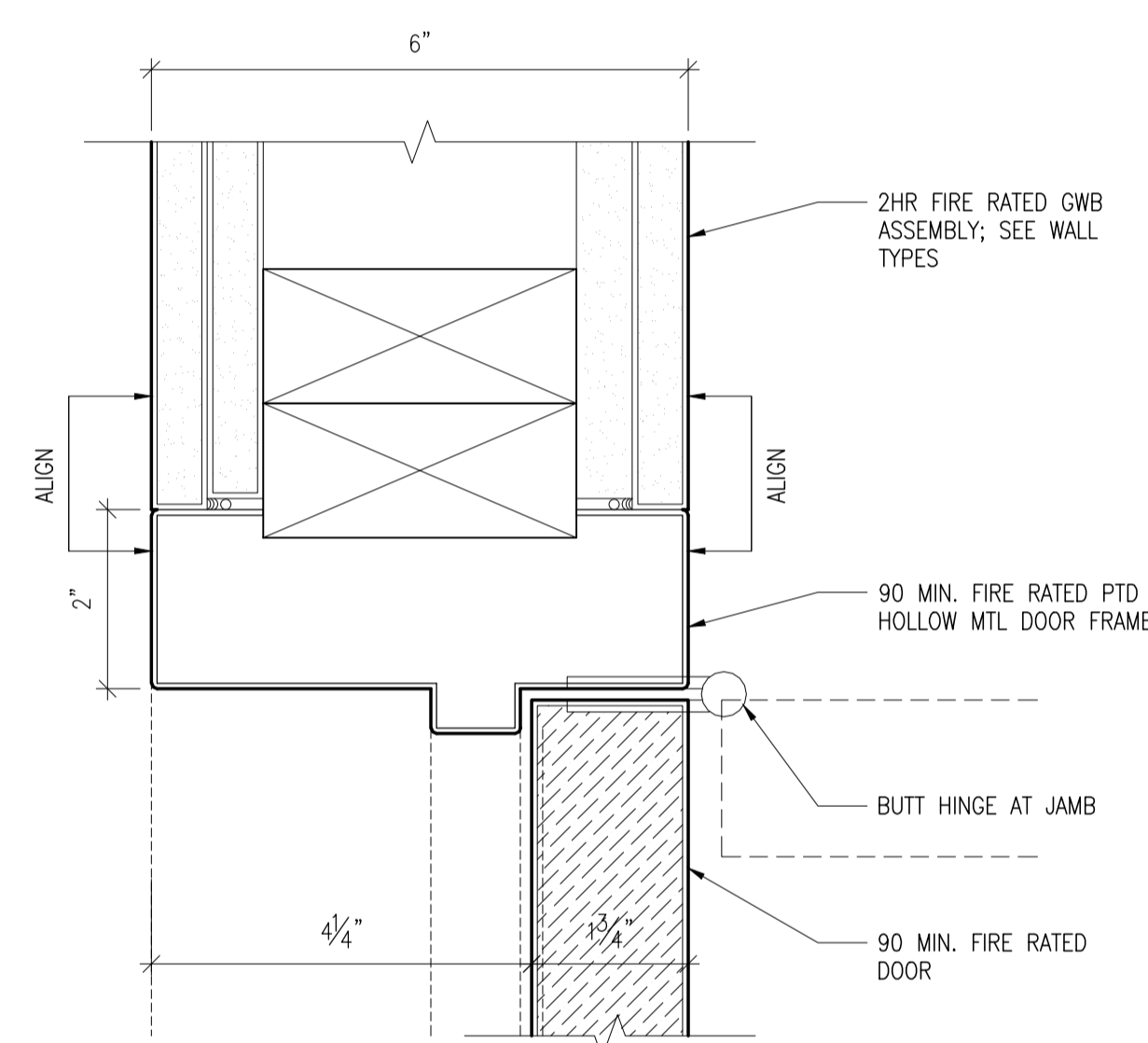
**2** JAMB DTL - CONCEALED HARDWD FRAME  
A-600 6" = 1'-0"



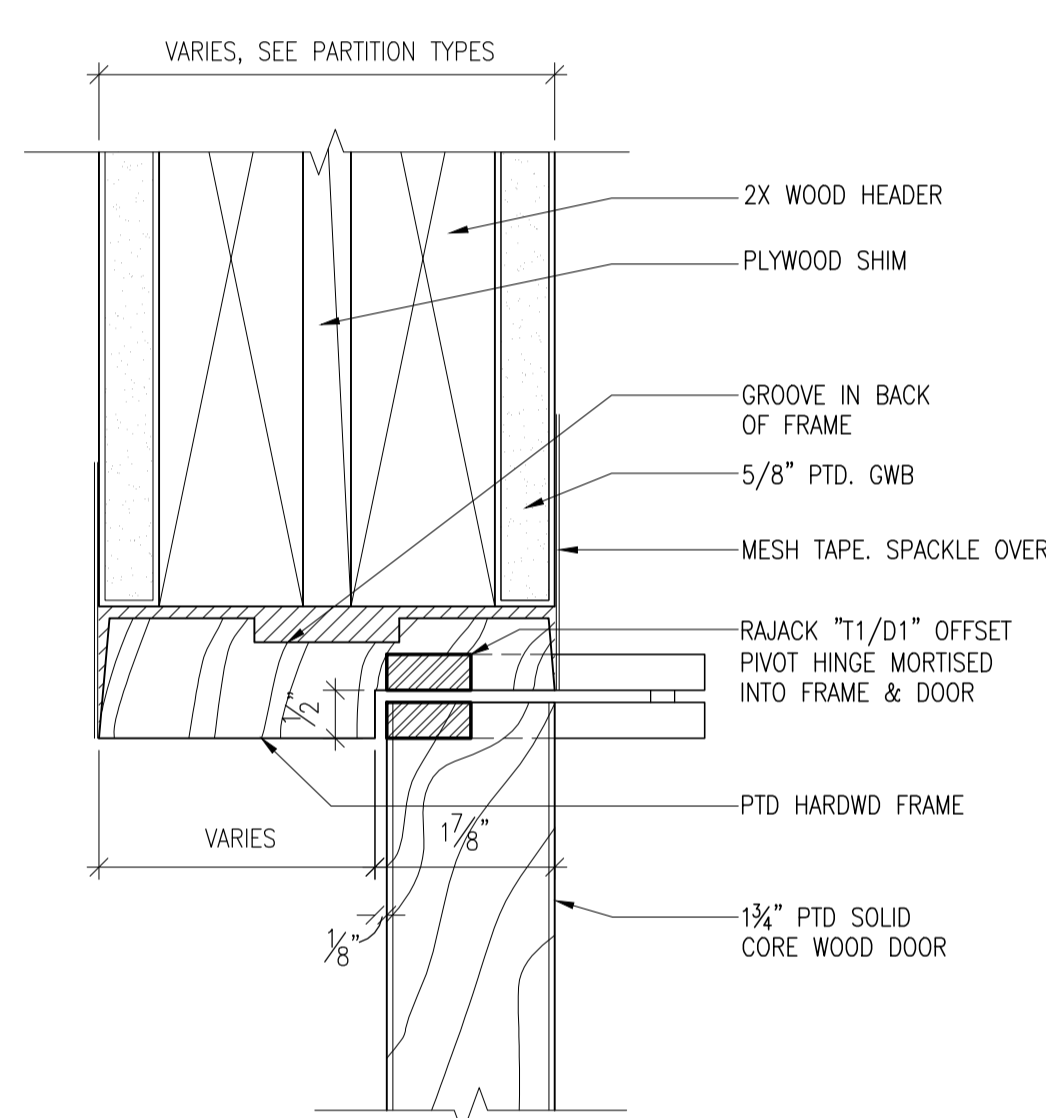
**3** JAMB DTL W/ HARDWD FRAME  
A-600 6" = 1'-0"



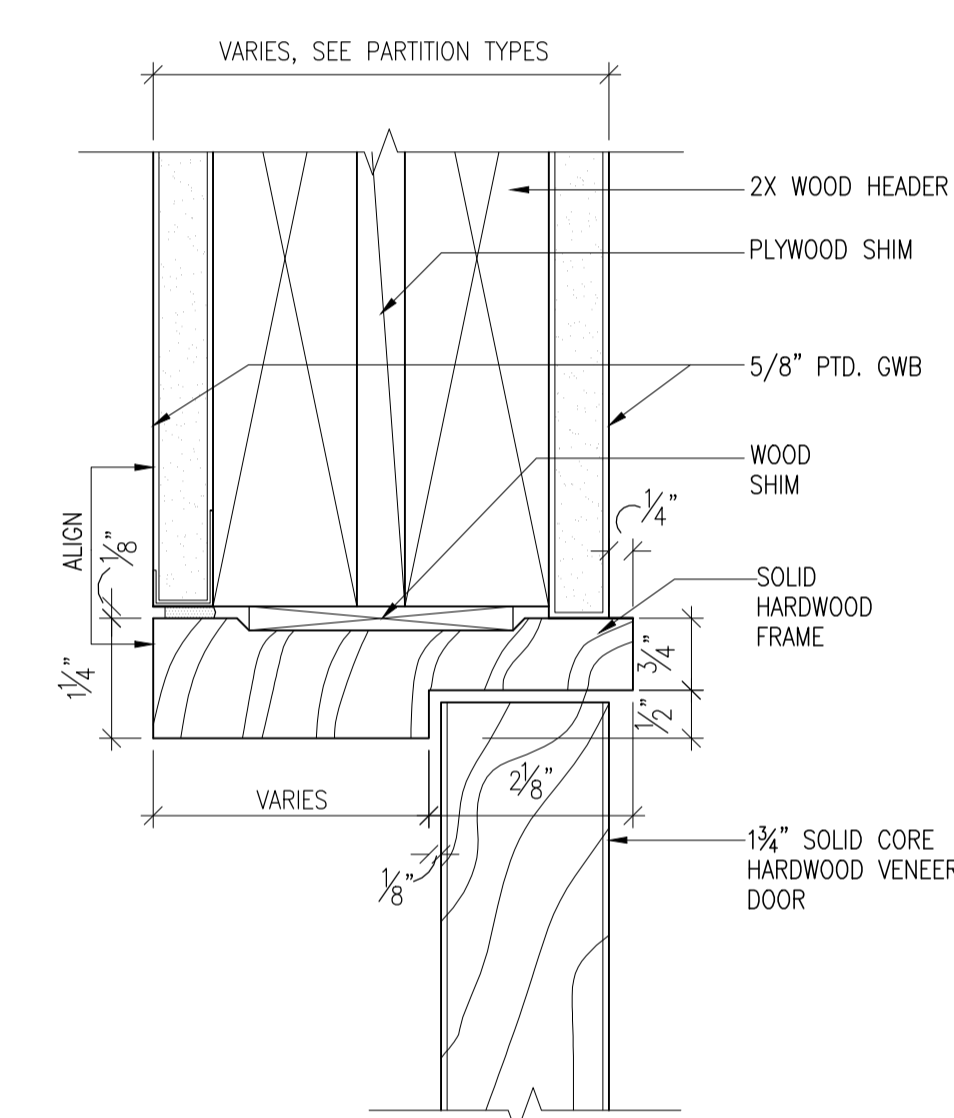
**4** POCKET DOOR HEAD DTL  
A-600 6" = 1'-0"



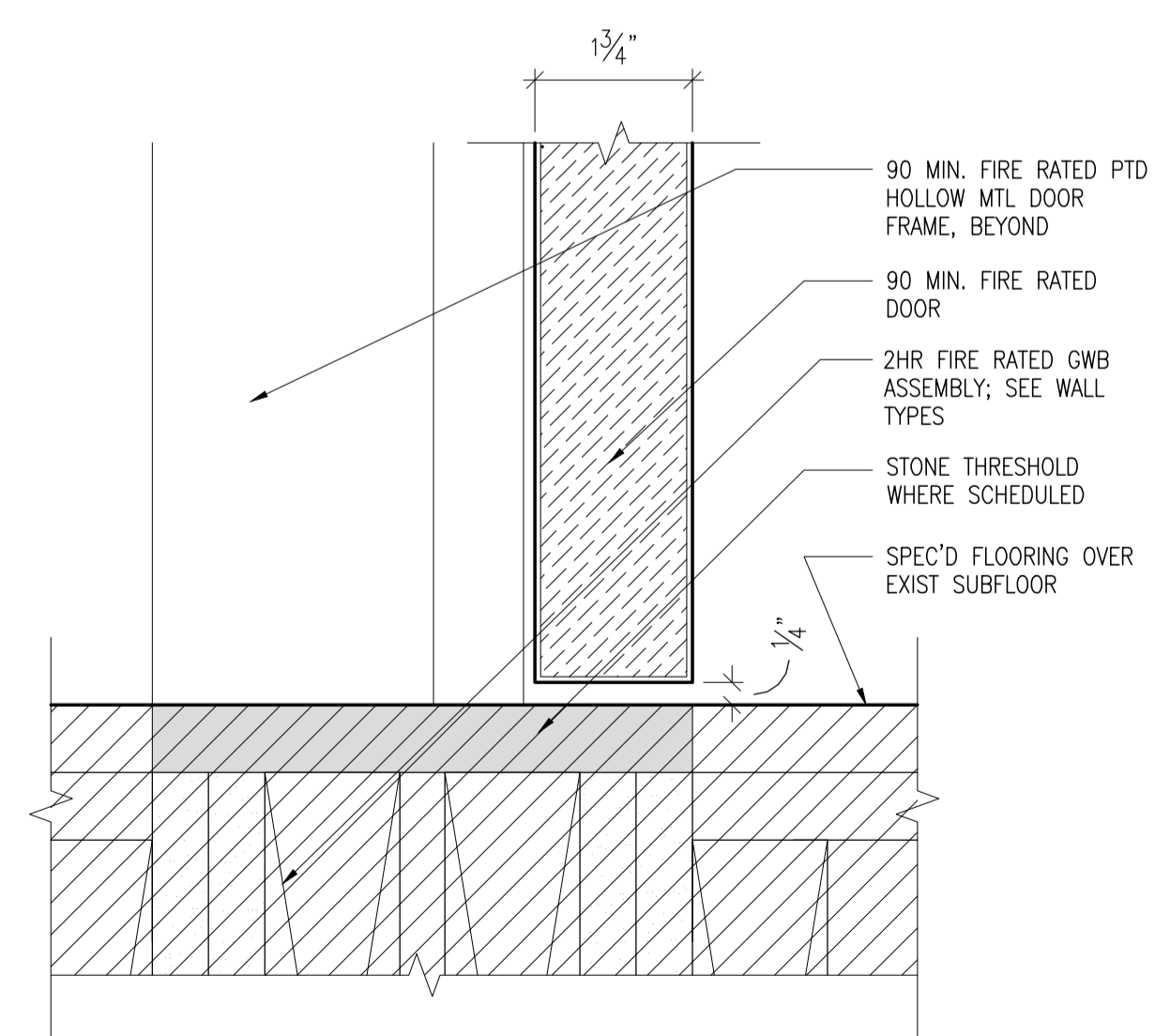
**6** DOOR JAMB & HEAD DTL  
A-600 6" = 1'-0"



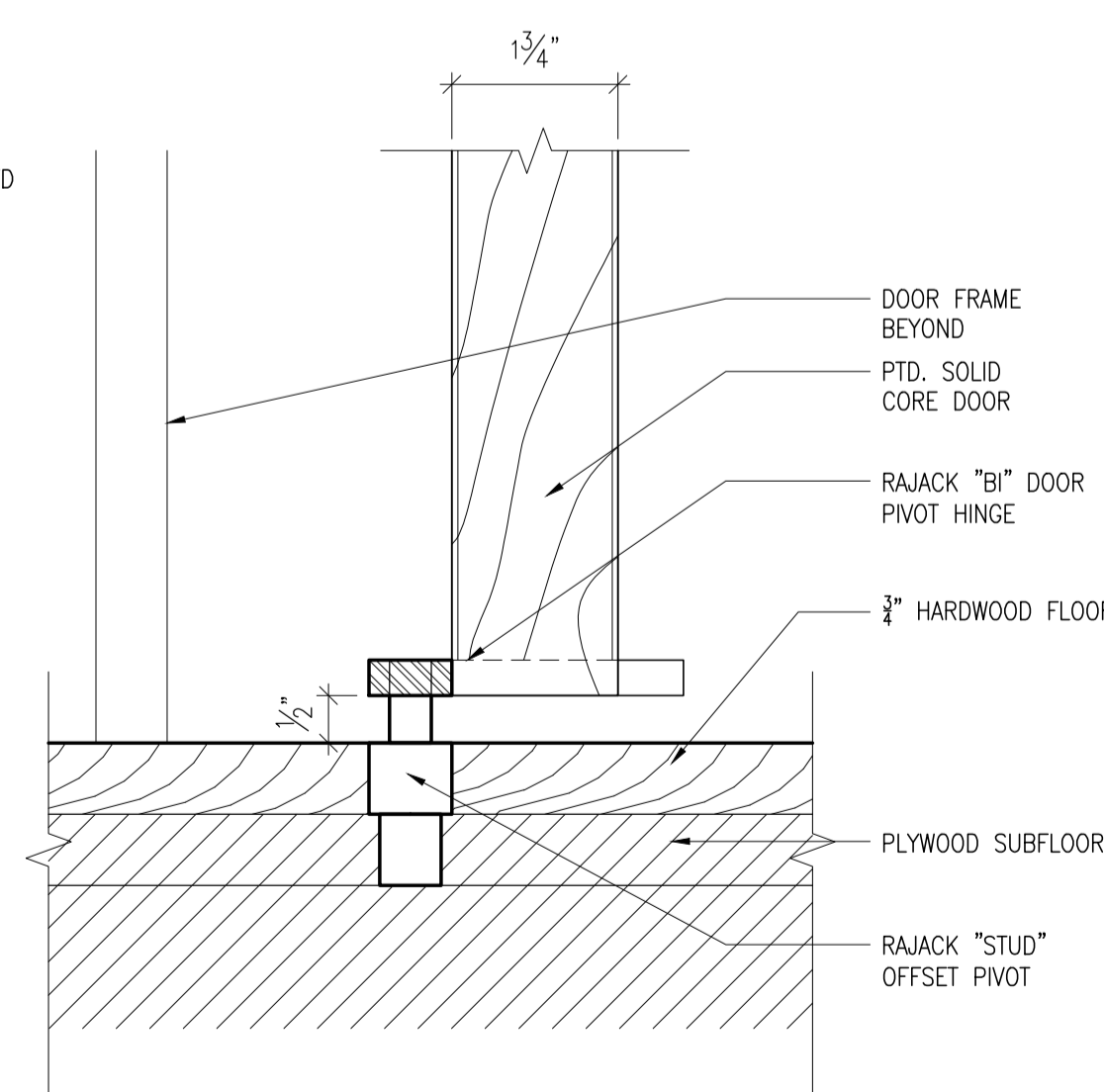
**7** DOOR HEAD - CONCEALED FRAME  
A-600 6" = 1'-0"



**8** HEAD DTL W/ HARDWD FRAME  
A-600 6" = 1'-0"



**11** DOOR SILL DTL  
A-600 6" = 1'-0"



**12** DOOR SILL OFFSET PIVOT- HINGE  
A-600 6" = 1'-0"

**DOOR SCHEDULE**

DOOR NO.	TYPE	MATERIAL	FINISH	WIDTH	HEIGHT	THICKNESS	HARDWARE	HEAD	JAMB	SILL	RATING	REMARKS
B01	E	HOLLOW MTL	PT-1	3'-0"	6'-8"	1 3/4"	HW-4	6/A-600	6/A-600	11/A-600	90 MIN	--
B01A	--	SOLID CORE WD	PT-1	3'-0"	6'-8"	1 3/4"	HW-1	--	--	--	--	--
B03	F	SOLID CORE WD	PT-1	3'-0"	6'-8"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
B04	E	INSUL. MTL	PT-1	V.I.F.	V.I.F.	1 3/4"	HW-3	--	--	--	--	--
B05A	F	SOLID CORE WD	PT-1	3'-0"	6'-8"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	ADA COMPLIANT
B05B	F	SOLID CORE WD	PT-1	2'-8"	6'-8"	1 3/4"	T.B.D.	7/A-600	--	--	--	--
B08	E	HOLLOW MTL	PT-1	3'-0"	6'-8"	1 3/4"	HW-4	6/A-600	6/A-600	11/A-600	90 MIN	--
B08A	E	HOLLOW MTL	PT-1	3'-0"	6'-8"	1 3/4"	HW-3	6/A-600	6/A-600	11/A-600	90 MIN	EGRESS DOOR WITH KEYED PUSH PADDLE EXIT ALARM
B08B	E	HOLLOW MTL	PT-1	3'-0"	6'-8"	1 3/4"	HW-4	6/A-600	6/A-600	11/A-600	90 MIN	--
B08C	E	HOLLOW MTL	PT-1	3'-0"	6'-8"	1 3/4"	HW-4	6/A-600	6/A-600	11/A-600	90 MIN	--
B08D	E	HOLLOW MTL	PT-1	3'-0"	V.I.F.	1 3/4"	HW-4	6/A-600	6/A-600	11/A-600	90 MIN	--
B11	G	SOLID CORE WD	PT-1	V.I.F.	6'-8"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOOR
101	A	SOLID CORE WD	WD-1	3'-0"	7'-0"	1 3/4"	HW-2	MATCH EXIST	MATCH EXIST	MATCH EXIST	--	--
101A	E	HOLLOW MTL	PT-1	3'-0"	7'-0"	1 3/4"	HW-3	6/A-600	6/A-600	11/A-600	90 MIN	EGRESS DOOR WITH KEYED PUSH PADDLE EXIT ALARM
102	F	SOLID CORE WD	PT-1	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
103	F	SOLID CORE WD	PT-1	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
103A	D	SOLID CORE WD	WD-1	3'-0"	7'-0"	1 3/4"	HW-6	MATCH EXIST	MATCH EXIST	MATCH EXIST	--	INTEGRAL TRANSOM
104	B	SOLID WD/GLASS	WD-1	3'-0"	7'-0"	1 3/4"	HW-2	TBD	TBD	TBD	90 MIN	REFURBISH TRANSOM; MATCH EXISTING TRIM & CASING
202	F	SOLID CORE WD	WD-2	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
202A	H	SOLID CORE WD	PT-1	4'-0"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS
204	I	SOLID CORE WD	PT-1	2'-8"	7'-0"	1 3/4"	HW-8	4/A-600	--	--	--	SLIDING POCKET DOOR
207	H	SOLID CORE WD	PT-1	4'-8"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS
209	F	SOLID CORE WD	PT-1	2'-8"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
209A	F	SOLID CORE WD	WD-2	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
209B	C	SOLID WD/GLASS	ALUM/WD-1	2'-6"	V.I.F.	6'-7"	V.I.F.	1 3/4"	HW-5	--	--	--
210	E	HOLLOW MTL	PT-1	3'-0"	7'-0"	1 3/4"	HW-9	6/A-600	6/A-600	11/A-600	90 MIN	--
210A	G	SOLID CORE WD	PT-1	2'-1"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOOR
210B	G	SOLID CORE WD	PT-1	1'-10"	7'-0"	1 3/4"	HW-8	4/A-600	--	--	--	SLIDING CLOSET DOOR
210C	H	SOLID CORE WD	PT-1	3'-4"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS
302	F	SOLID CORE WD	WD-2	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
302A	H	SOLID CORE WD	PT-1	4'-0"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS
304	I	SOLID CORE WD	PT-1	2'-8"	7'-0"	1 3/4"	HW-8	4/A-600	--	--	--	SLIDING POCKET DOOR
307	H	SOLID CORE WD	PT-1	4'-8"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS
309	F	SOLID CORE WD	PT-1	2'-8"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
309A	F	SOLID CORE WD	WD-2	3'-0"	7'-0"	1 3/4"	HW-1	3/A-600	8/A-600	--	--	--
309B	C	SOLID WD/GLASS	ALUM/WD-1	2'-6"	V.I.F.	6'-7"	V.I.F.	1 3/4"	HW-5	--	--	--
310	E	HOLLOW MTL	PT-1	3'-0"	7'-0"	1 3/4"	HW-9	6/A-600	6/A-600	11/A-600	90 MIN	--
310A	G	SOLID CORE WD	PT-1	2'-1"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOOR
310B	G	SOLID CORE WD	PT-1	1'-10"	7'-0"	1 3/4"	HW-8	4/A-600	--	--	--	SLIDING CLOSET DOOR
310C	H	SOLID CORE WD	PT-1	3'-4"	7'-0"	1 3/4"	HW-7	2/A-600	7/A-600	12/A-600	--	CLOSET DOORS

**DOOR HARDWARE**

QUANTITY	HW SET 1	QUANTITY	HW SET 2
10	KNOB - OMNIA DOOR HARDWARE STAINLESS STEEL LATCHSET NO. 12. HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL FUNCTION - PRIVACY LOCK	2	HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL DOOR CLOSER - CONCEALED OR SURFACE MOUNTED FUNCTION - ENTRANCE LOCK
2	KEYED PUSH PADDLE EXIT ALARM SET HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL DOOR CLOSER - CONCEALED OR SURFACE MOUNTED	5	KNOB - LEVER: SATIN STAINLESS STEEL HINGE - 4.5" MORTISE-MOUNT SELF-CLOSING SPRING HINGE SATIN STAINLESS STEEL FUNCTION - STOREROOM CLOSET LOCK
3	EXTERIOR BALCONY DOOR SET KNOB - OMNIA DOOR HARDWARE S.S. LATCHSET NO. 12. HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL FUNCTION - PATIO LOCK	1	KNOB - LEVER: SATIN STAINLESS STEEL HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL DOOR CLOSER - CONCEALED OR SURFACE MOUNTED FUNCTION - ENTRANCE LOCK
8	CLOSET DOOR SET HINGE - RAJACK OFFSET PIVOT PULL - SUGATSUNE SN SERIES STAINLESS STEEL EDGE PULL	4	SLIDING DOOR SET HAWA TOP HUNG SLIDING DOOR HARDWARE PULL - T.B.D.
2	KNOB - LEVER: SATIN STAINLESS STEEL HINGE - BALDWIN 4.5" SATIN STAINLESS STEEL DOOR CLOSER - T.B.D. FUNCTION - APARTMENT ENTRANCE (DEADBOLT BY KEY OUTSIDE, THUMBTURN INSIDE WITH PASSAGE FUNCTION AND ANTI-PANIC DEADBOLT)		

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

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**PRESENT ARCHITECTURE PLLC**  
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NEW YORK, NY 10007  
T: (207) 448-9513

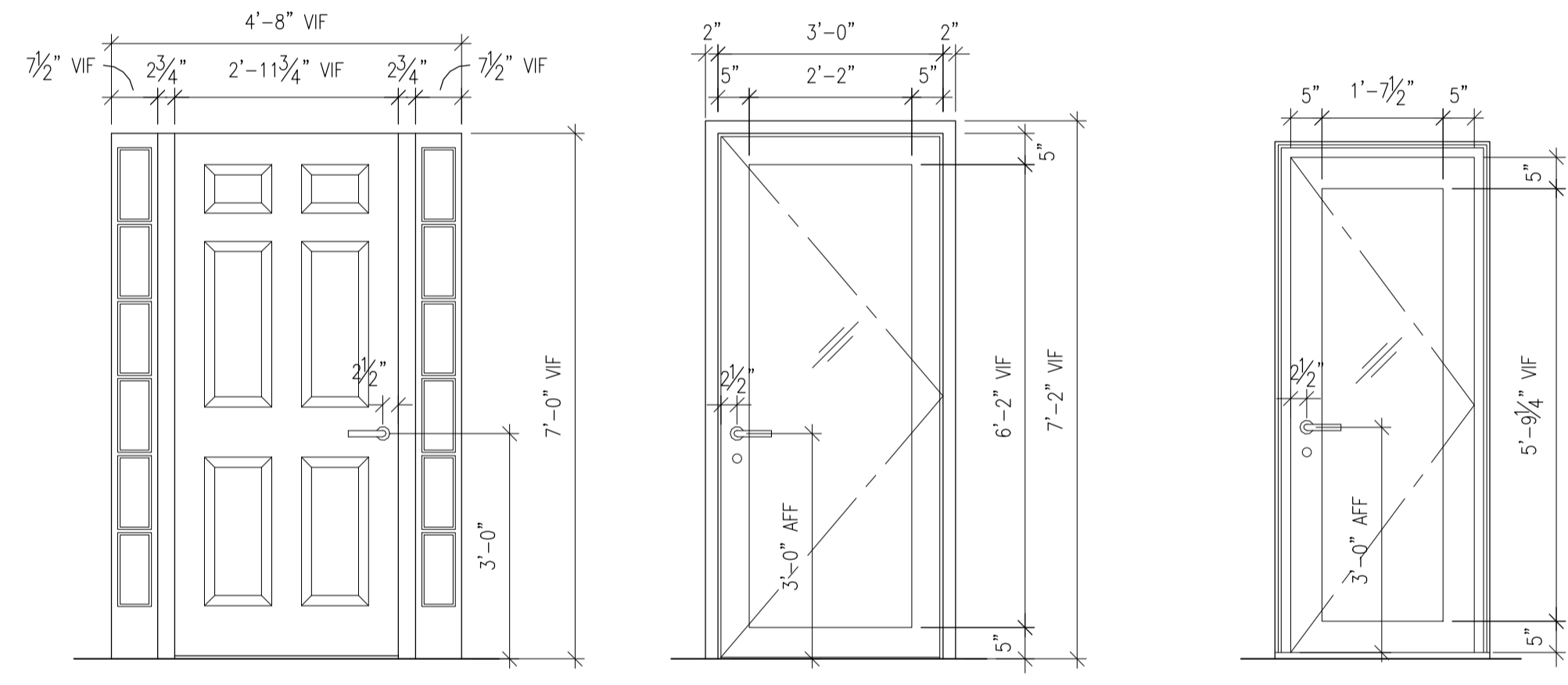
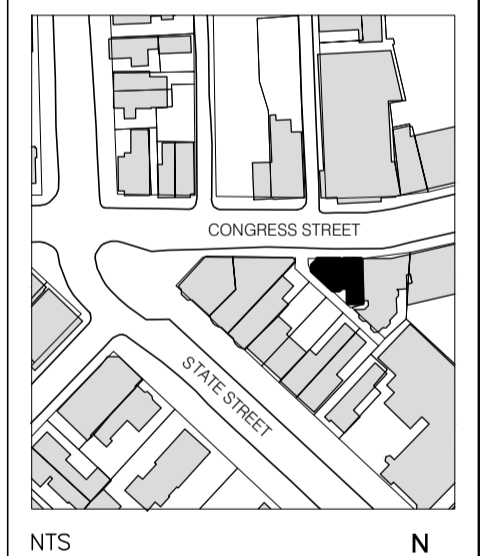
CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

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T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

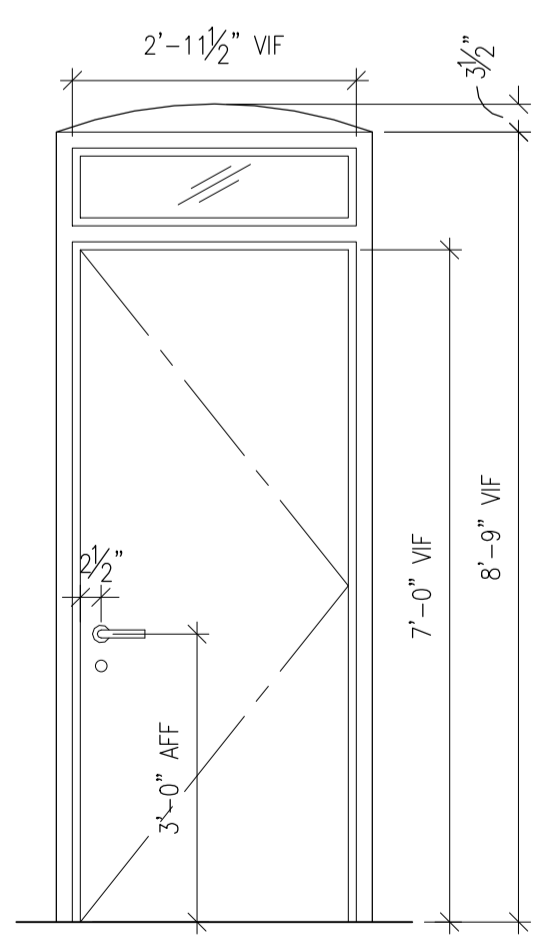
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4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



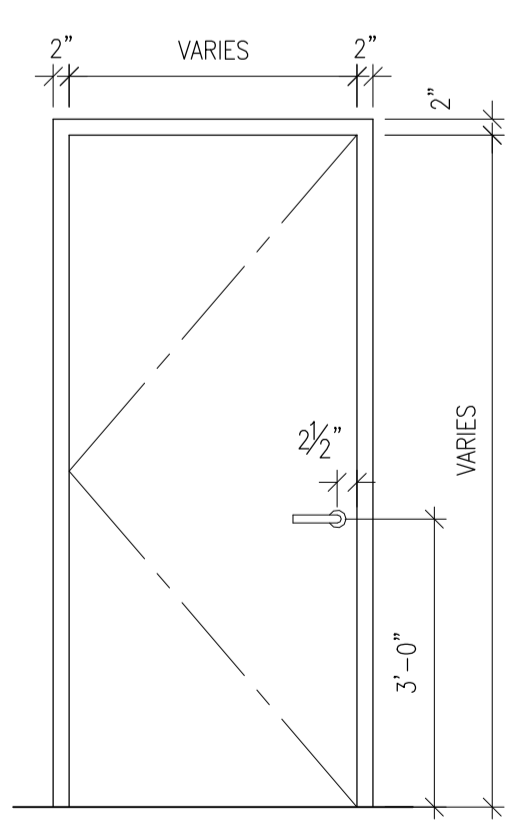
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1/2" = 1'-0"

DOOR TYPE B  
1/2" = 1'-0"

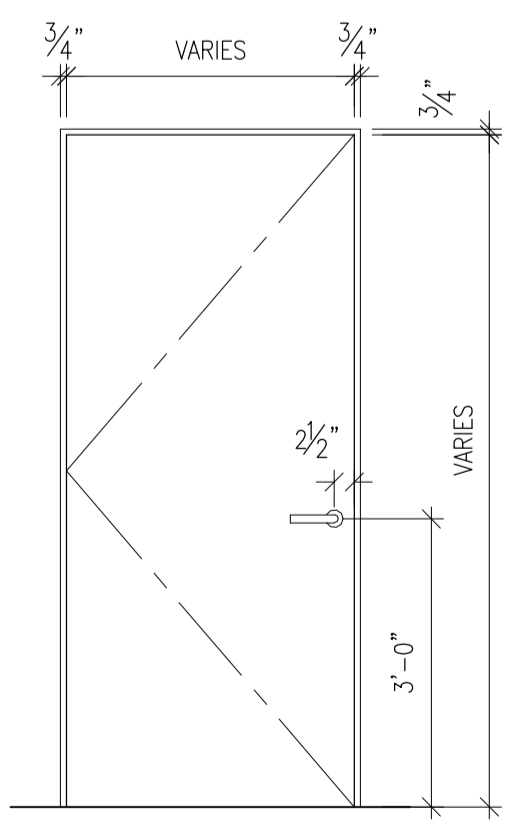
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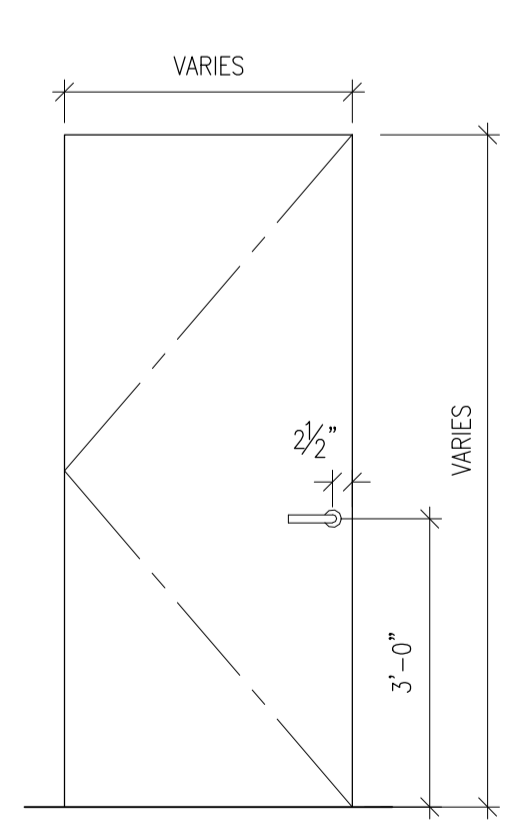
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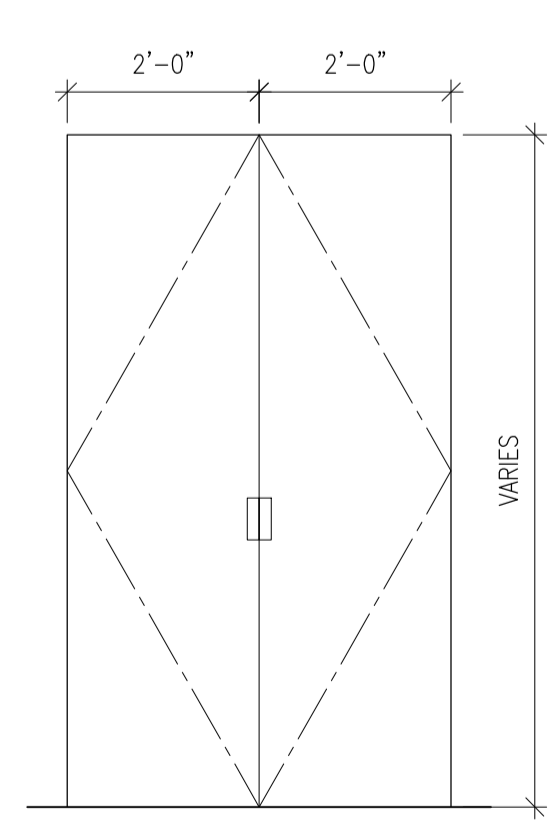
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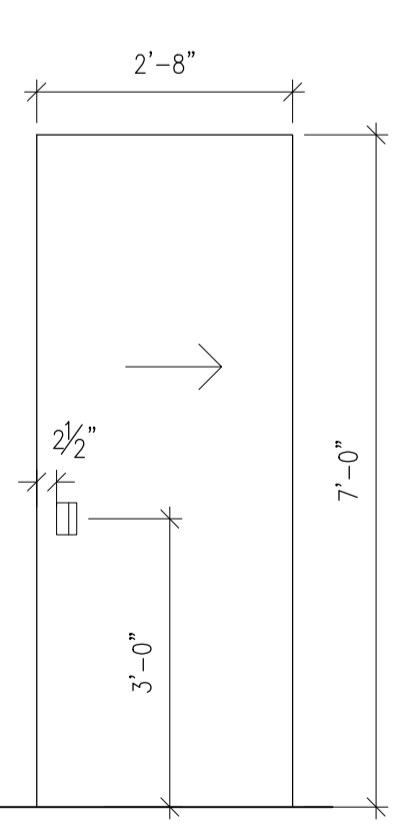
DOOR TYPE F  
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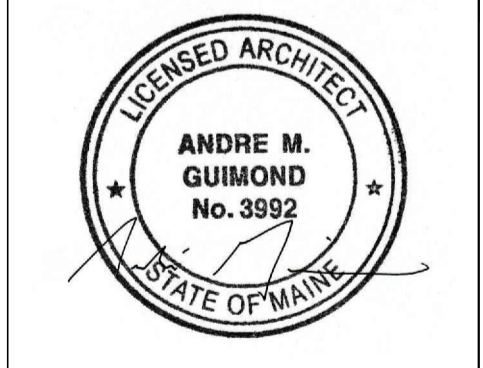
DOOR TYPE G  
1/2" = 1'-0"



DOOR TYPE H  
1/2" = 1'-0"



DOOR TYPE I  
1/2" = 1'-0"



B-SCAN:

DWG. CONTENTS:  
**DOOR TYPES & SCHEDULES**

DATE: September 5, 2014  
SCALE: 1/2" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-601**

SHEET NO.:

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

ARCHITECT:  
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66 WEST BROADWAY, SUITE 306  
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CONTRACTOR:  
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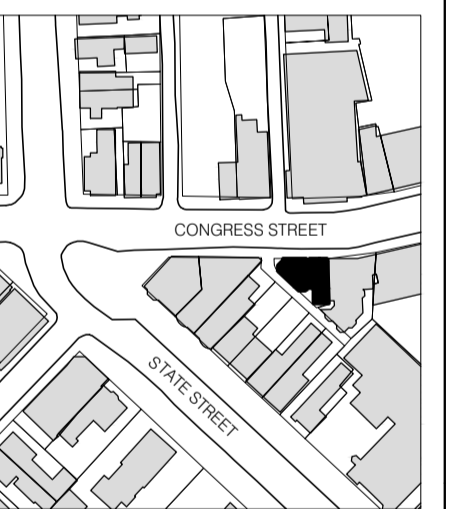
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

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OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



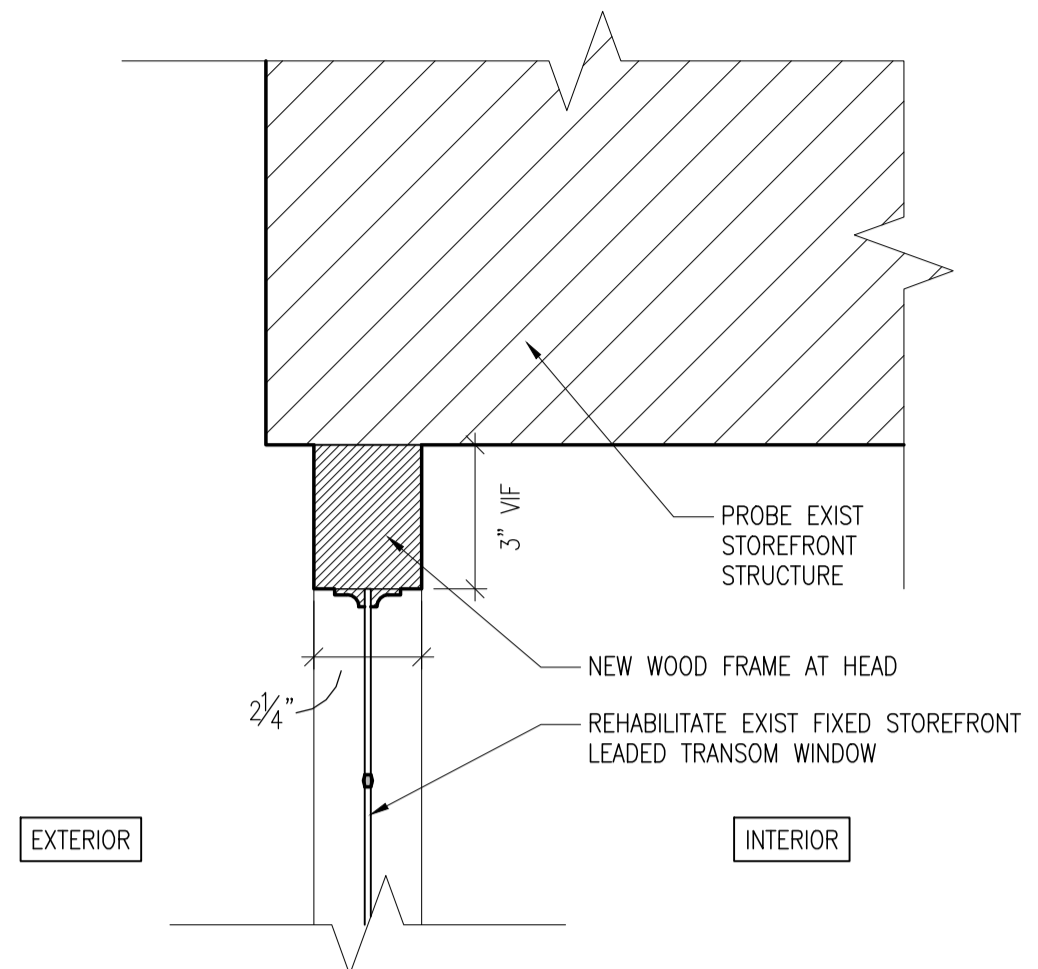
B-SCAN:

DWG. CONTENTS:  
**STOREFRONT  
WINDOW DETAILS**

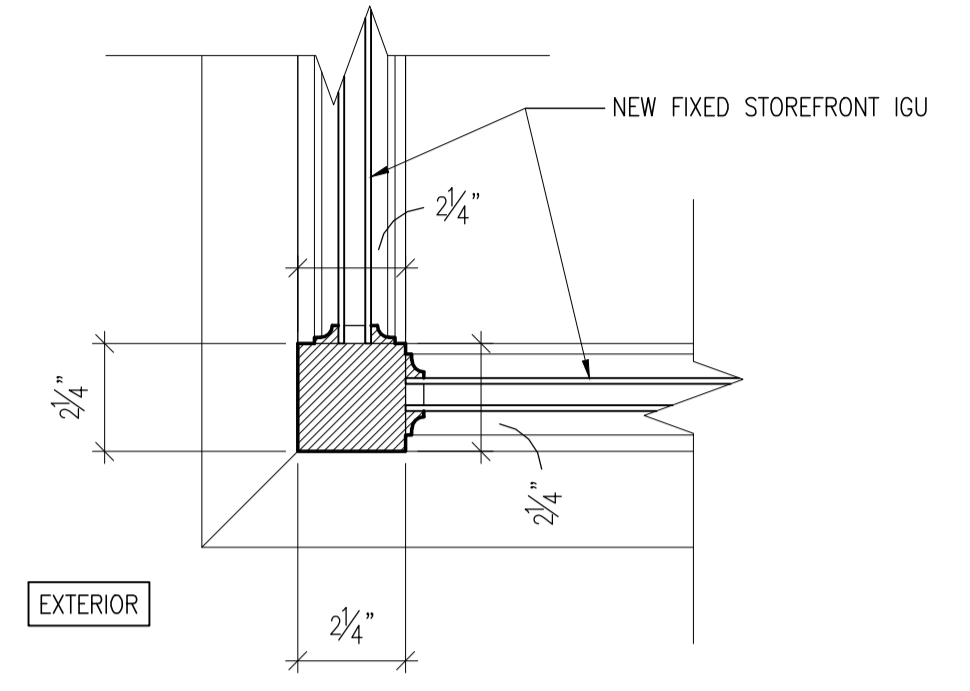
DATE: September 5, 2014  
SCALE: 3" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-602**

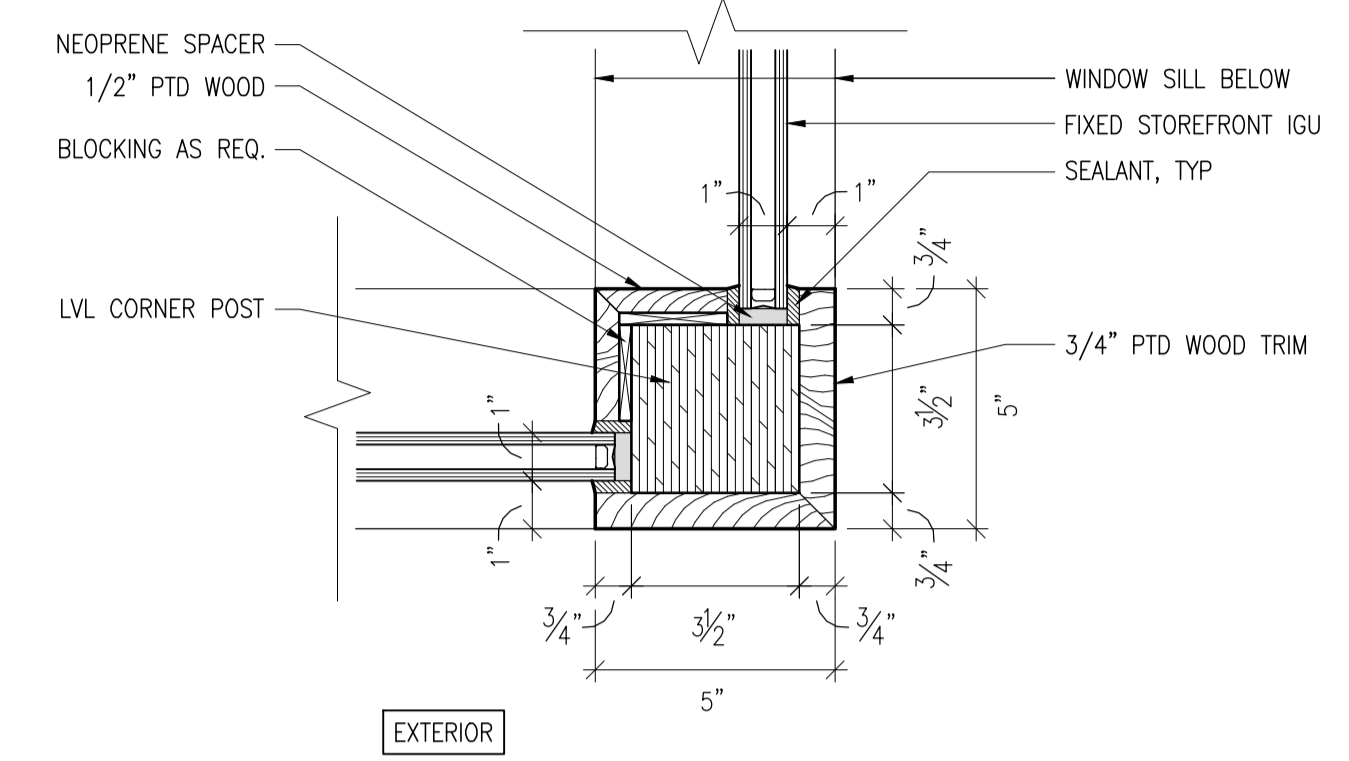
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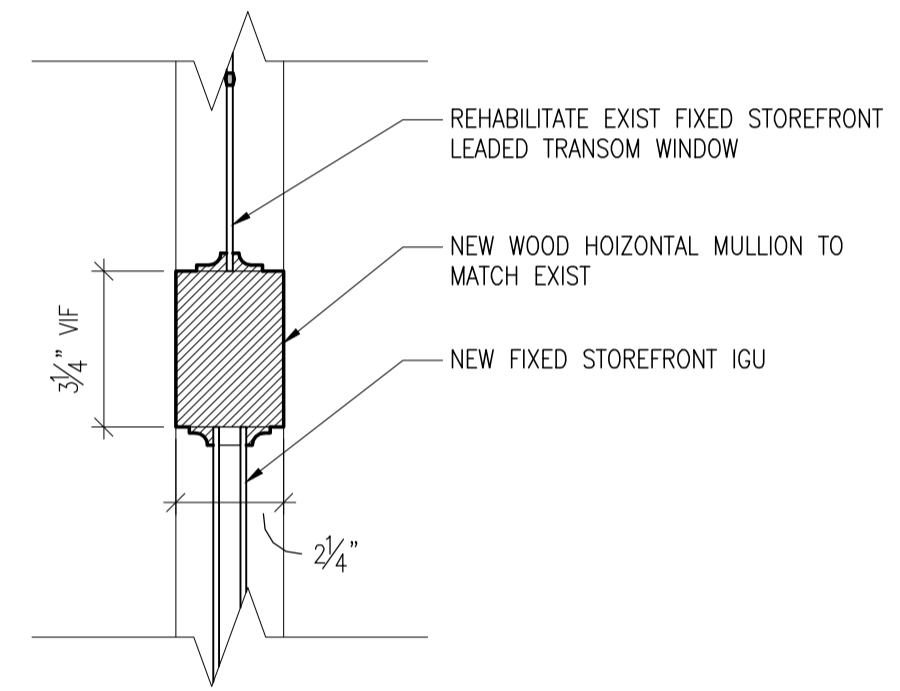
**1** WEST STOREFRONT HEAD-PROPOSED  
A-602 3" = 1'-0"



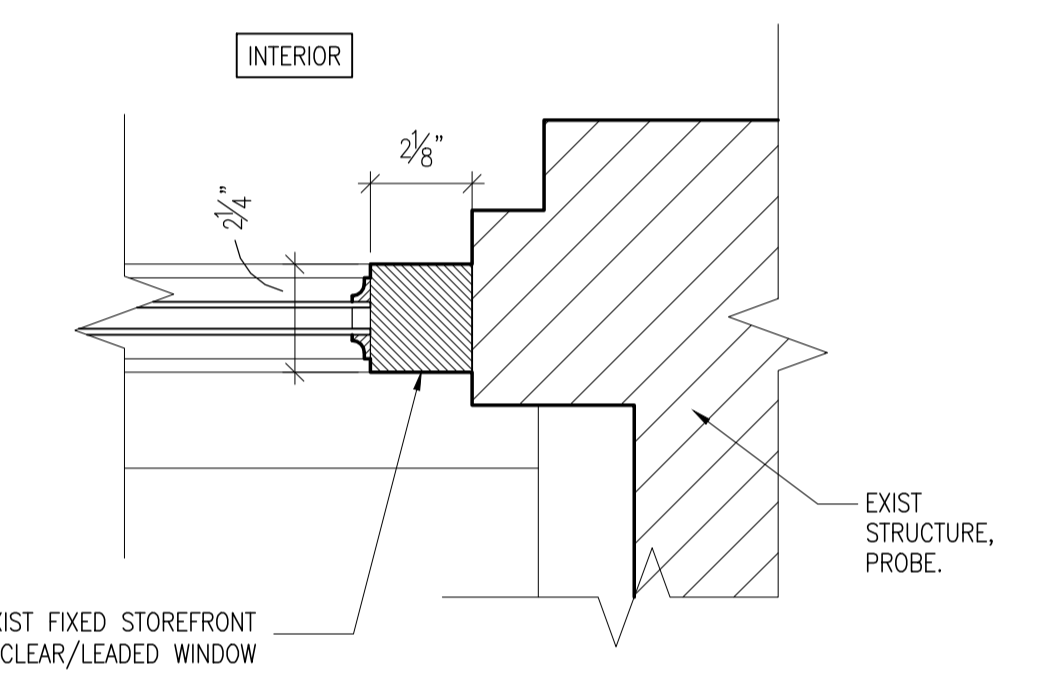
**2** WEST STOREFRONT PLAN DTL @ CORNER-PROPOSED  
A-602 3" = 1'-0"



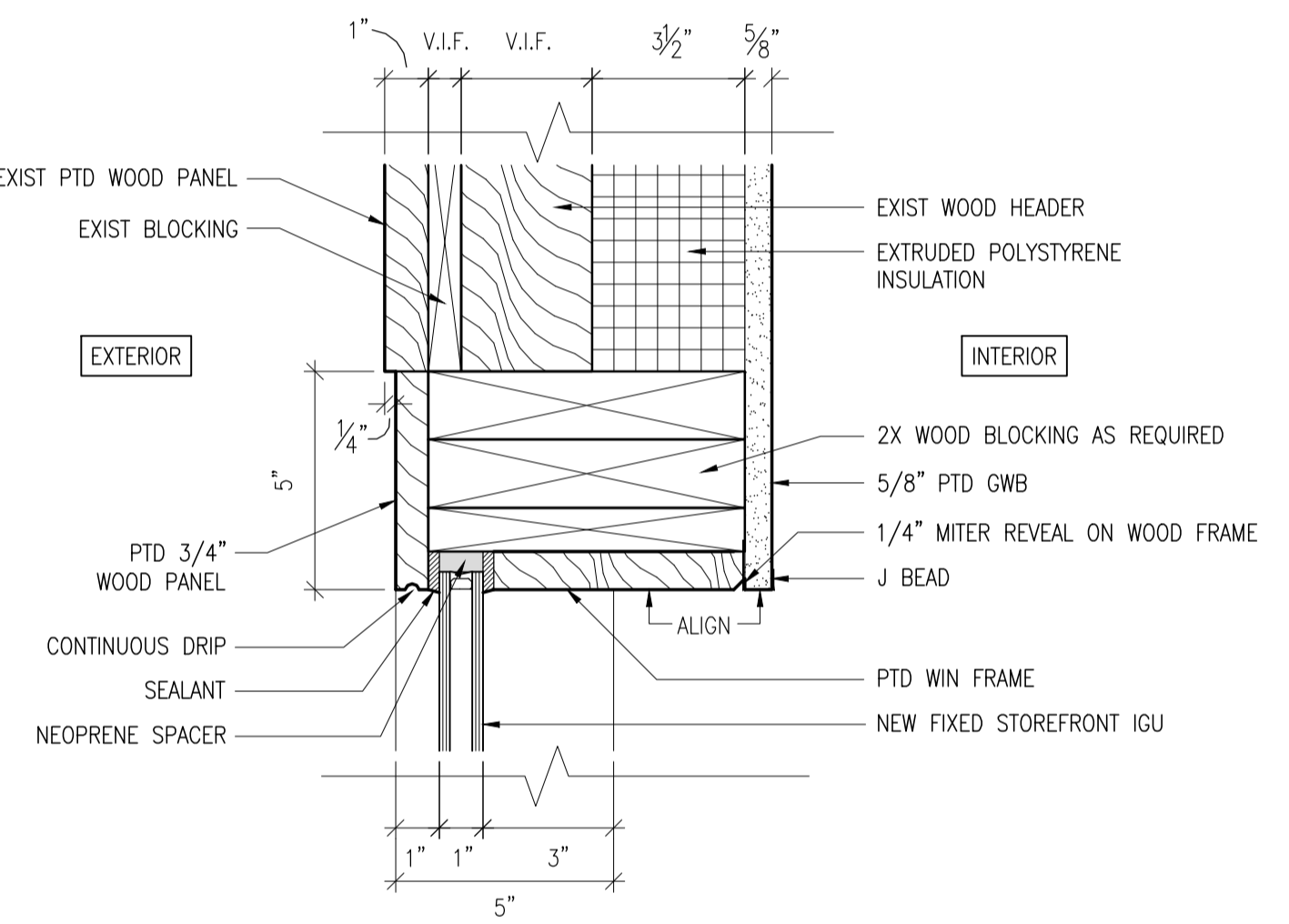
**3** EAST STOREFRONT PLAN DTL @ CORNER-PROPOSED  
A-602 3" = 1'-0"



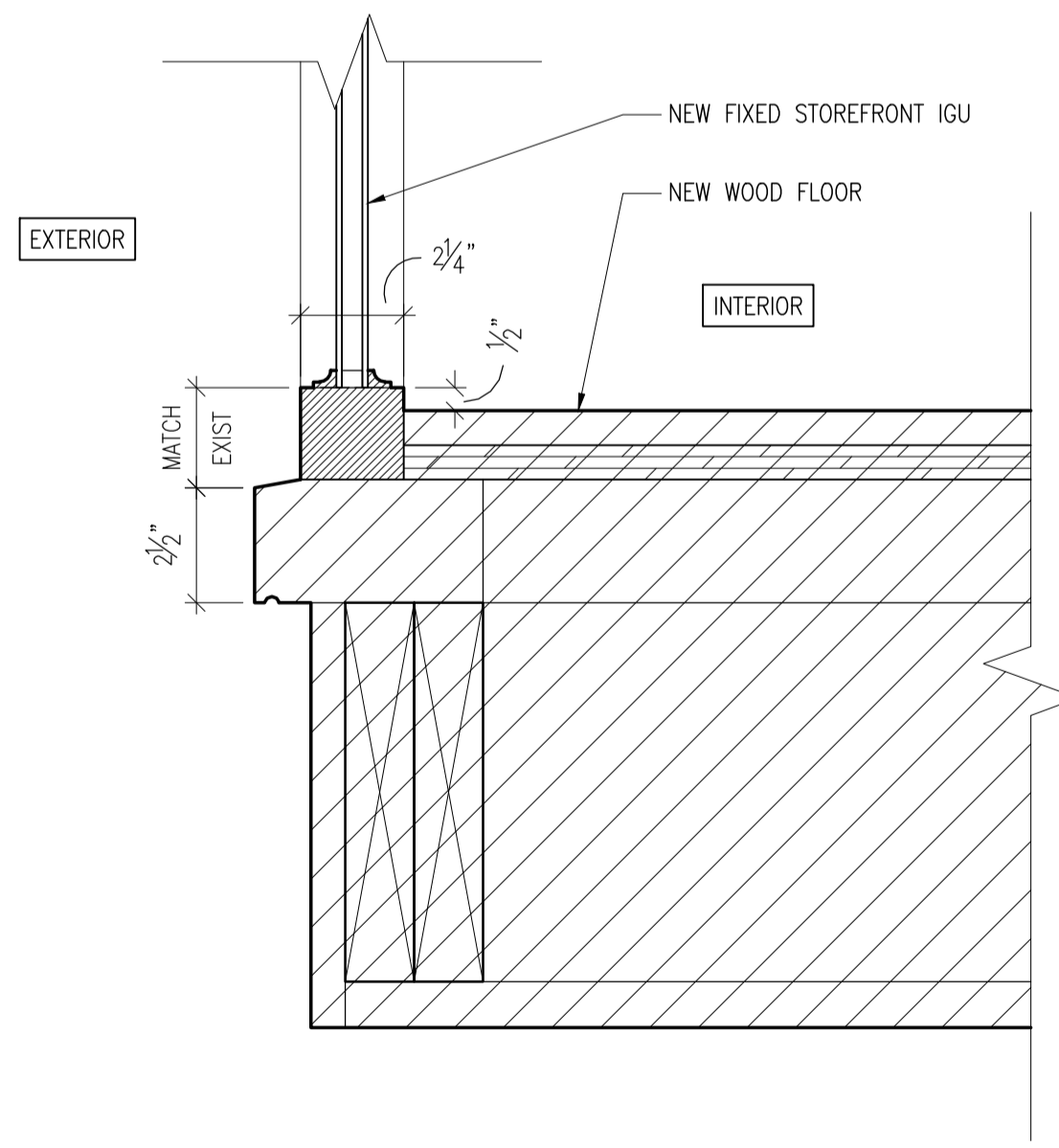
**4** WEST STOREFRONT HORIZ. MULLION-PROPOSED  
A-602 3" = 1'-0"



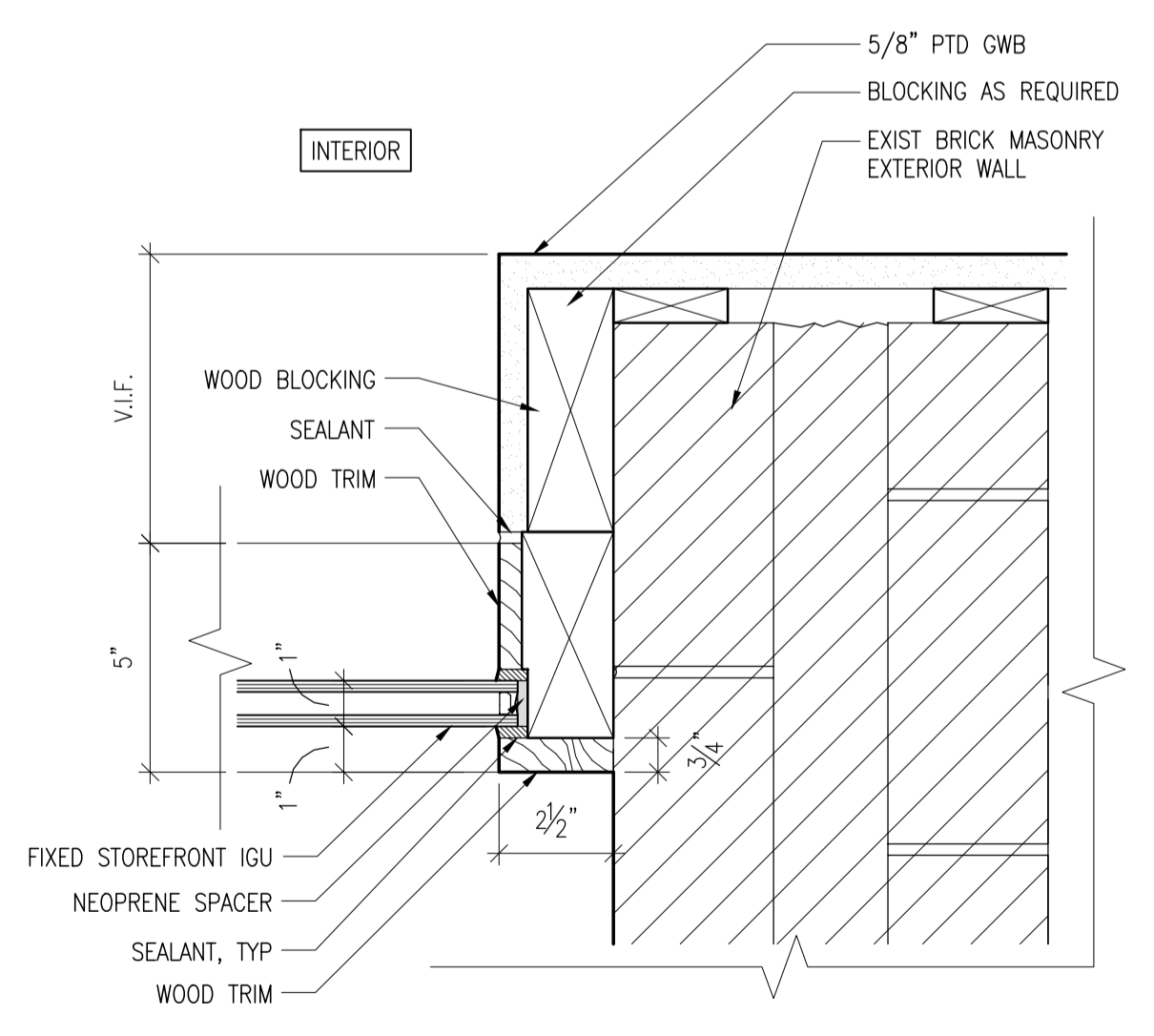
**5** WEST STOREFRONT PLAN DTL @ JAMB-PROPOSED  
A-602 3" = 1'-0"



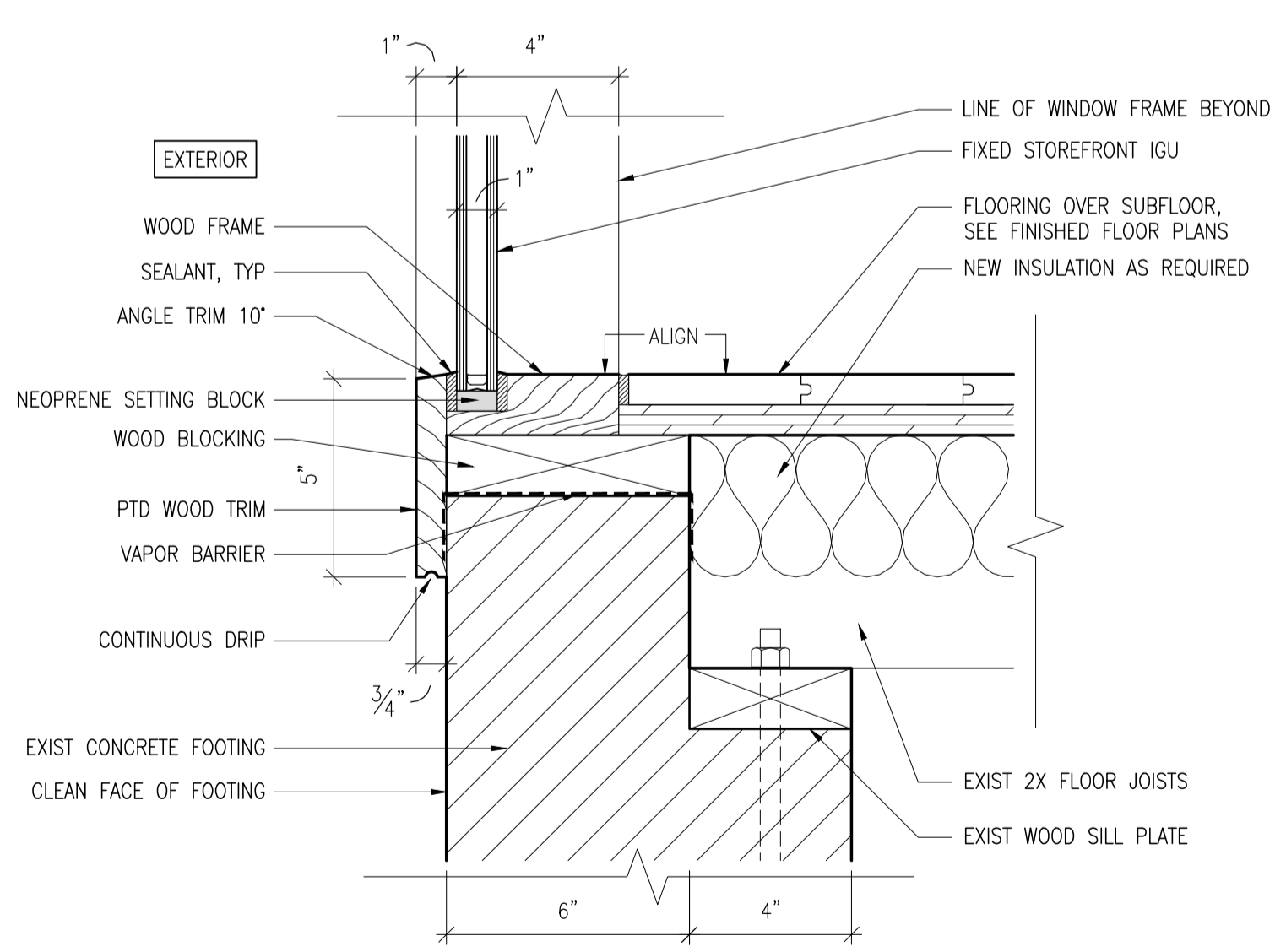
**6** EAST STOREFRONT WD HEAD DTL-PROPOSED  
A-602 3" = 1'-0"



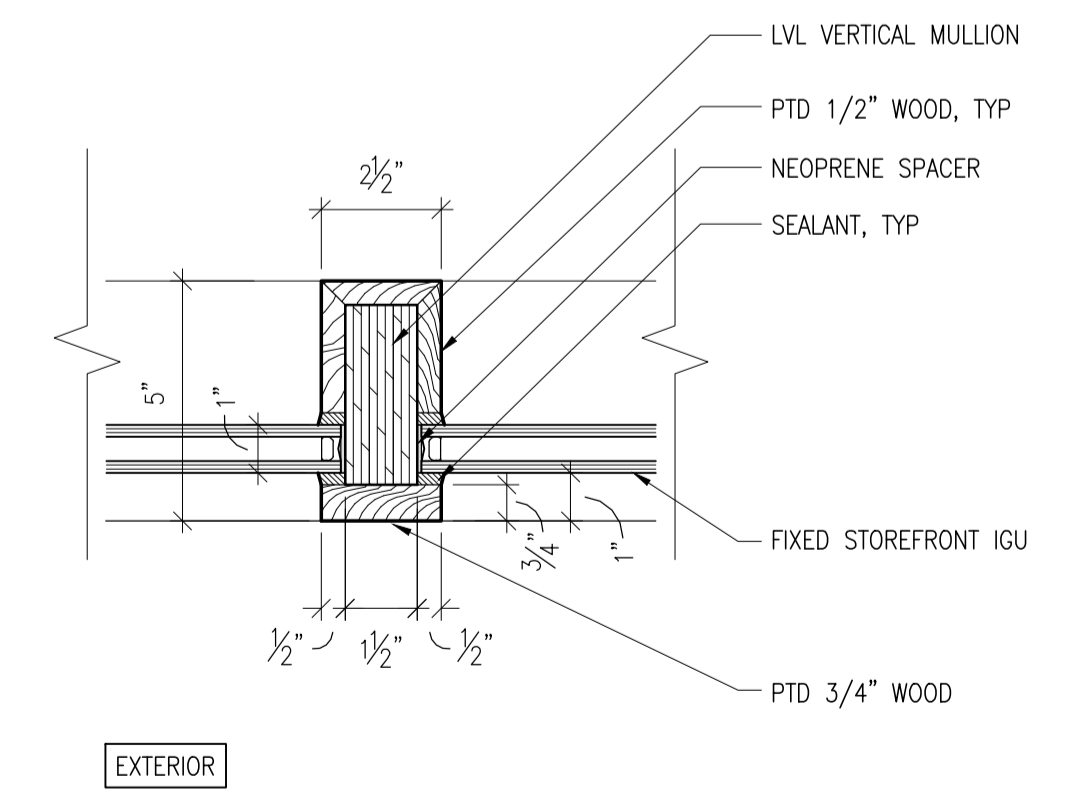
**7** WEST STOREFRONT SILL-PROPOSED  
A-602 3" = 1'-0"



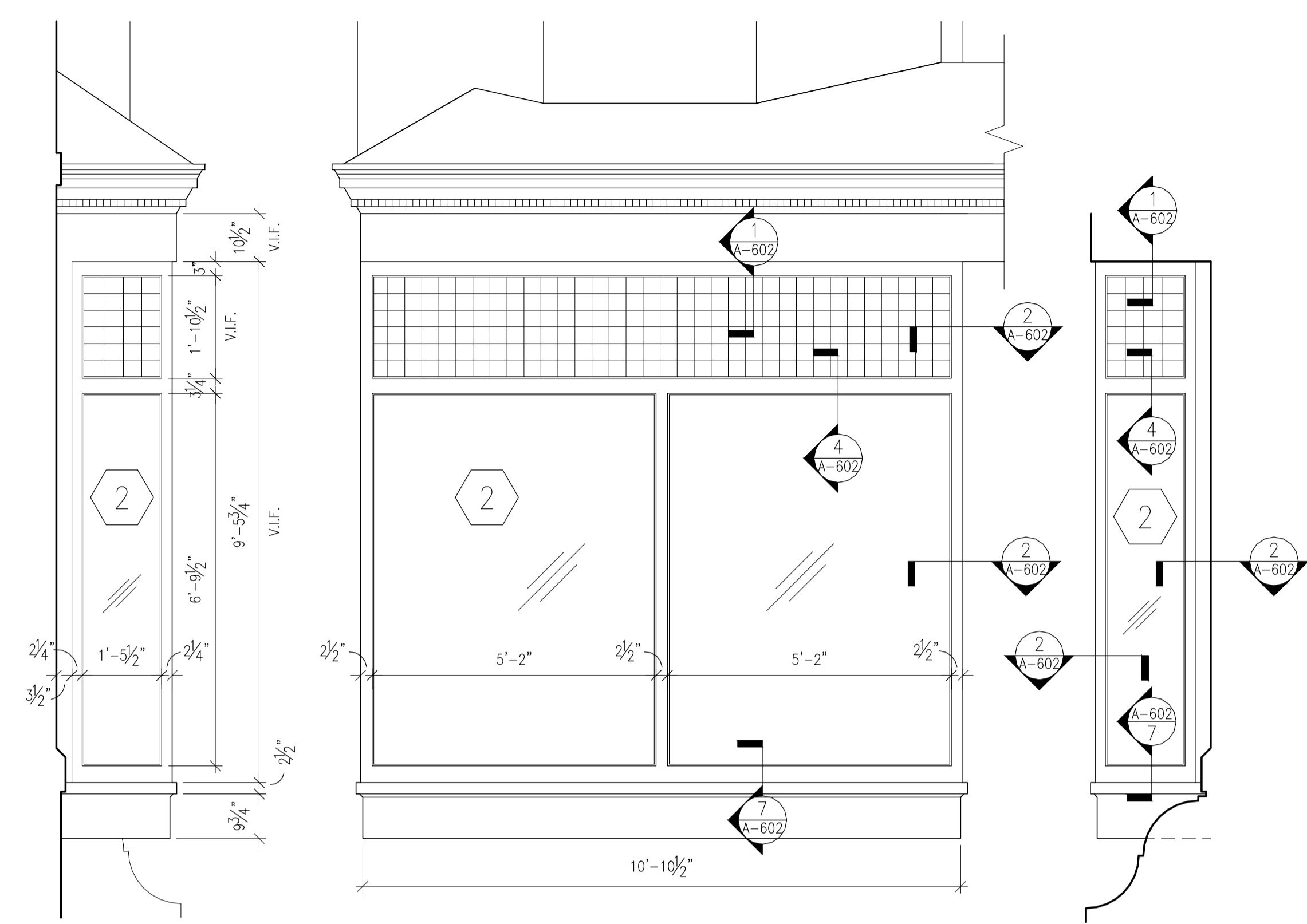
**8** EAST STOREFRONT WD JAMB DTL-PROPOSED  
A-602 3" = 1'-0"



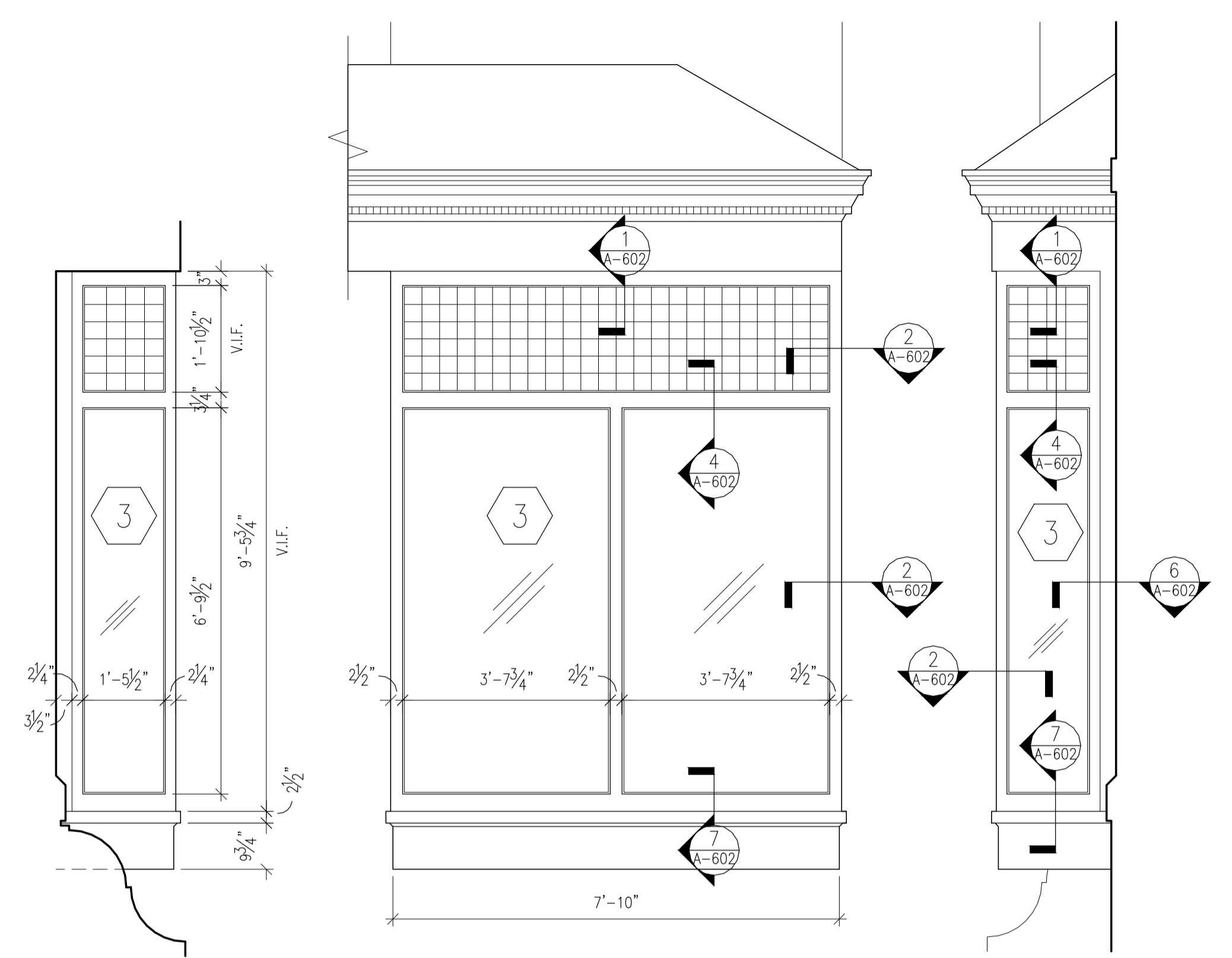
**9** EAST STOREFRONT WD SILL DTL-PROPOSED  
A-602 3" = 1'-0"



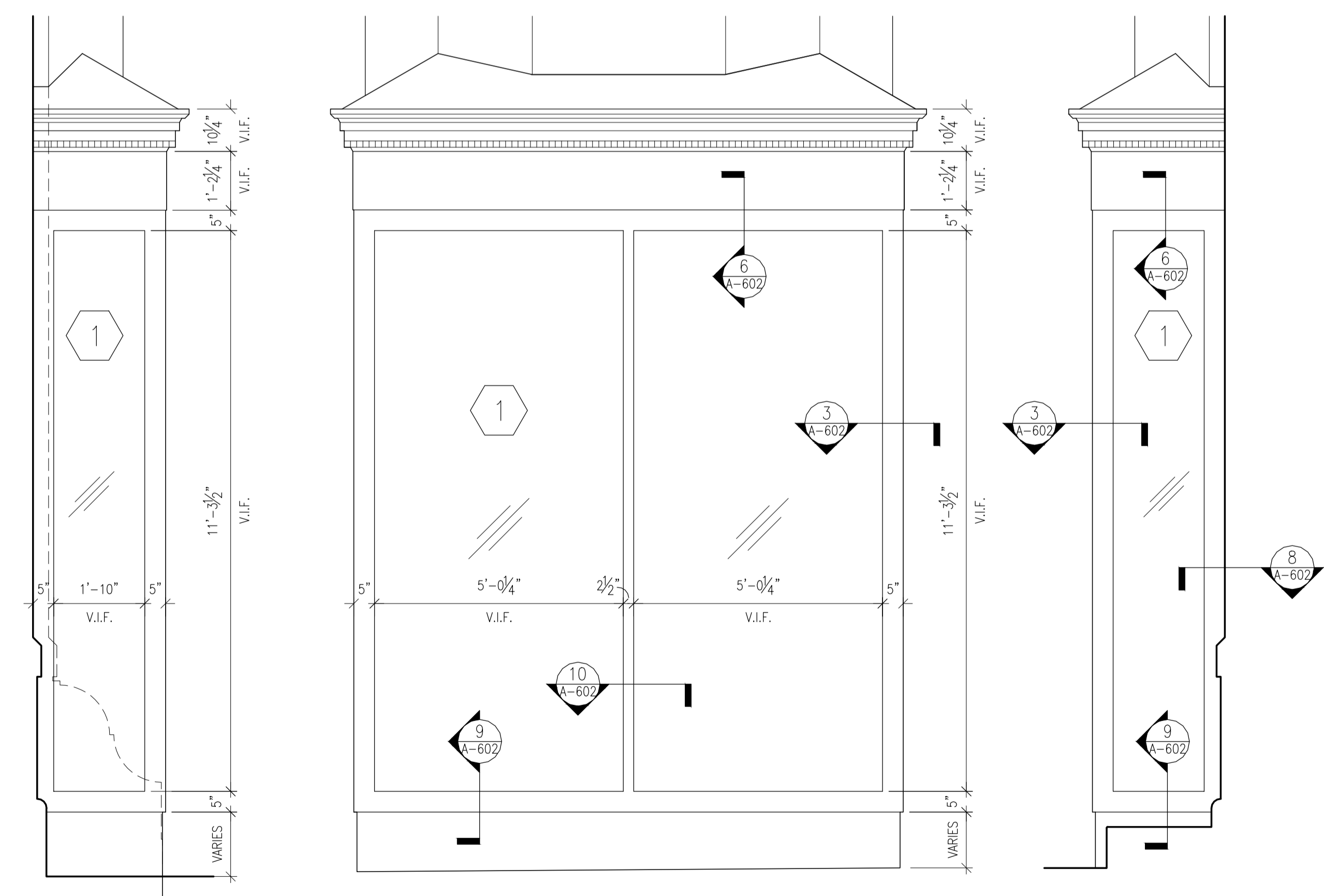
**10** EAST STOREFRONT WD VERT. MULLION DTL-PROPOSED  
A-602 3" = 1'-0"



1 WEST STOREFRONT ELEVATIONS (WINDOW 2)  
A-603 1/2" = 1'-0"



2 WEST STOREFRONT ELEVATIONS (WINDOW 3)  
A-603 1/2" = 1'-0"



3 EAST STOREFRONT ELEVATIONS (WINDOW 1)  
A-603 1/2" = 1'-0"

**660-662  
CONGRESS  
STREET**  
PORTLAND, MAINE

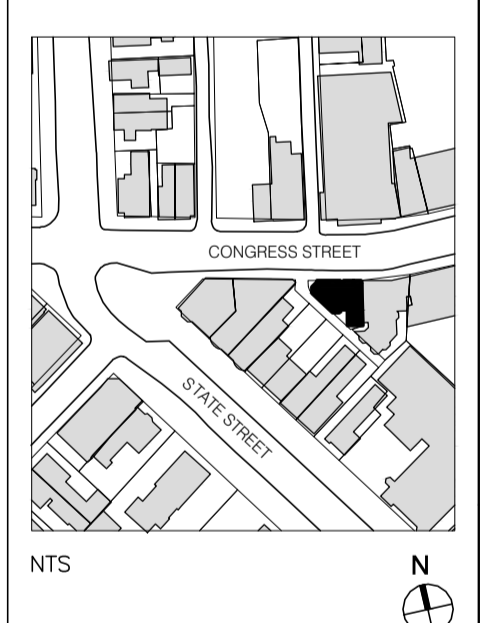
ARCHITECT:  
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CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
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STRUCTURAL ENGINEER:  
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PROFESSIONALS**  
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FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**STOREFRONT  
WINDOWS**

DATE: September 5, 2014  
SCALE: 1/2" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-603**  
SHEET NO.:

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

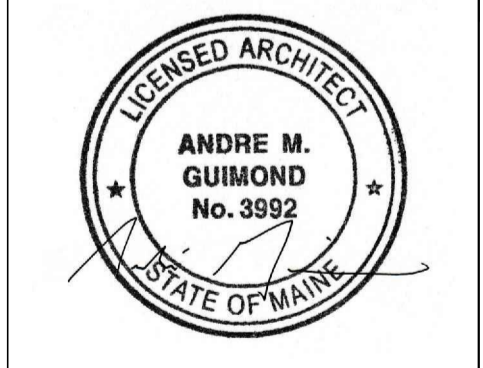
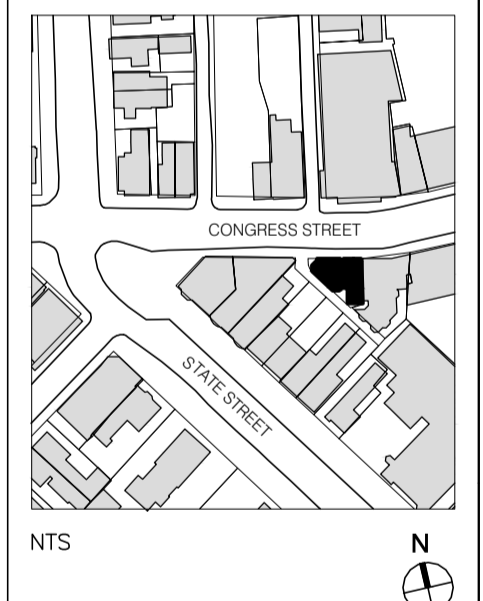
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
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CONTRACTOR:  
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OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
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2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



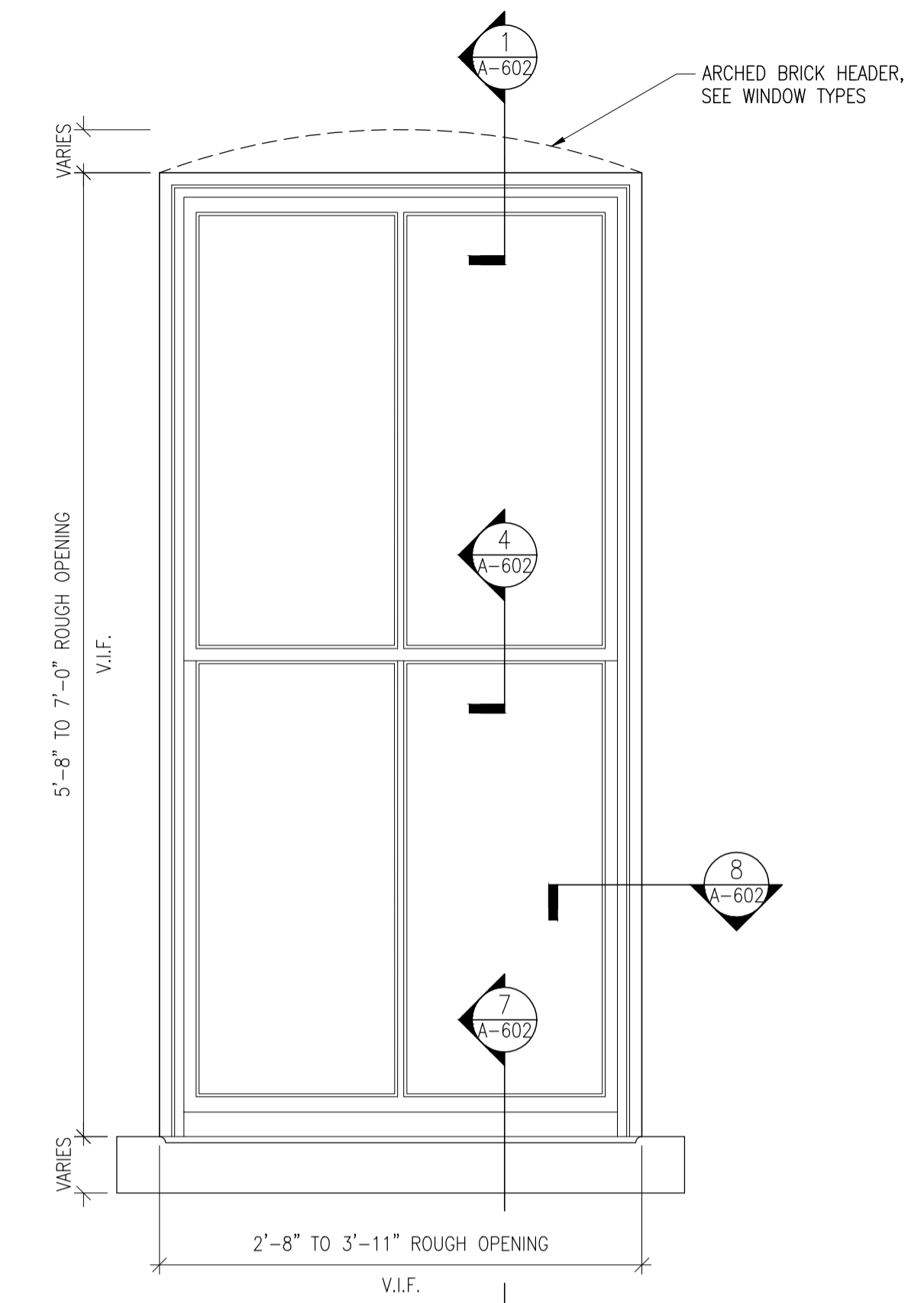
B-SCAN:

DWG. CONTENTS:  
**WINDOW DETAILS**

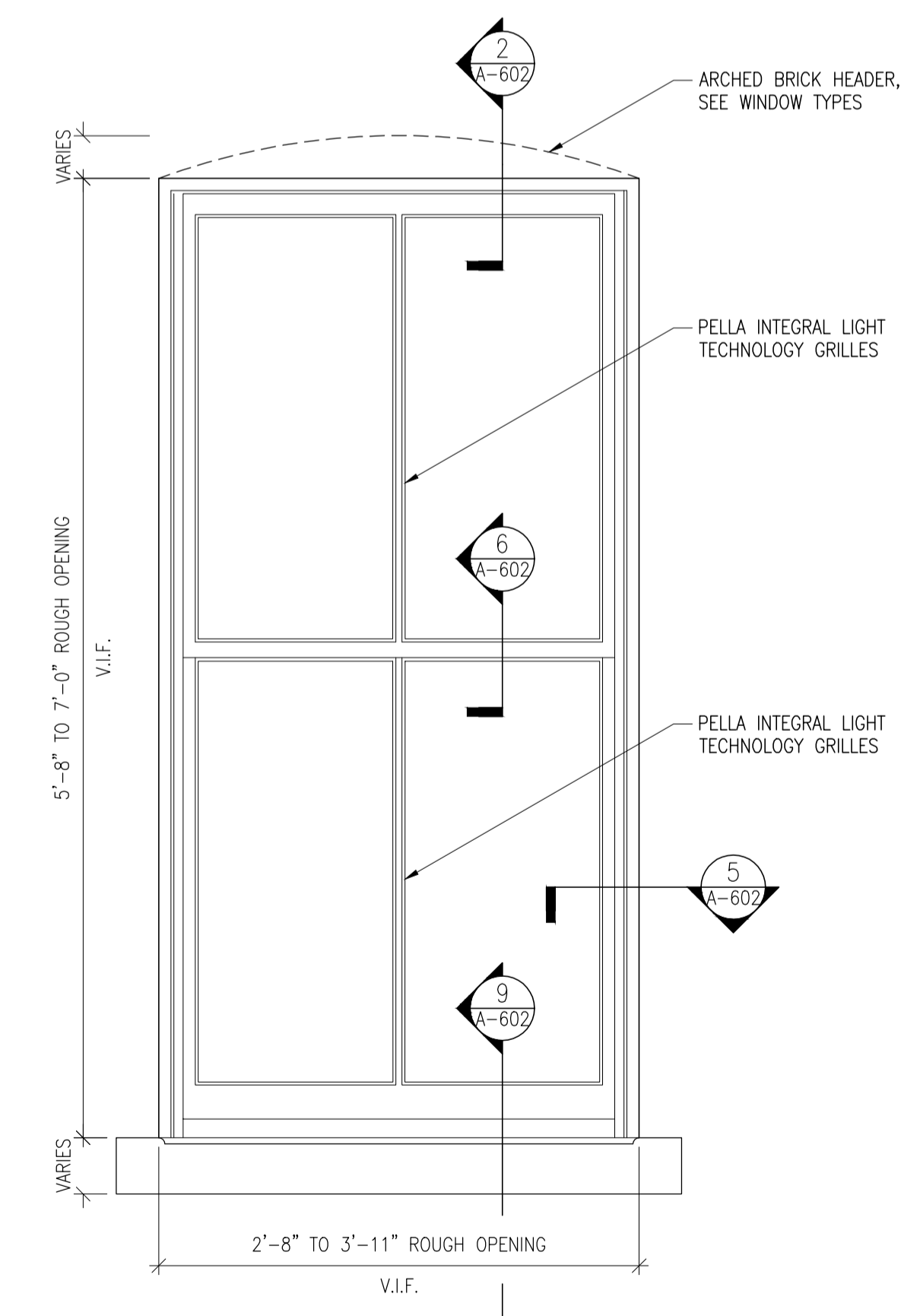
DATE: September 5, 2014  
SCALE: AS NOTED  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.:

**A-604**

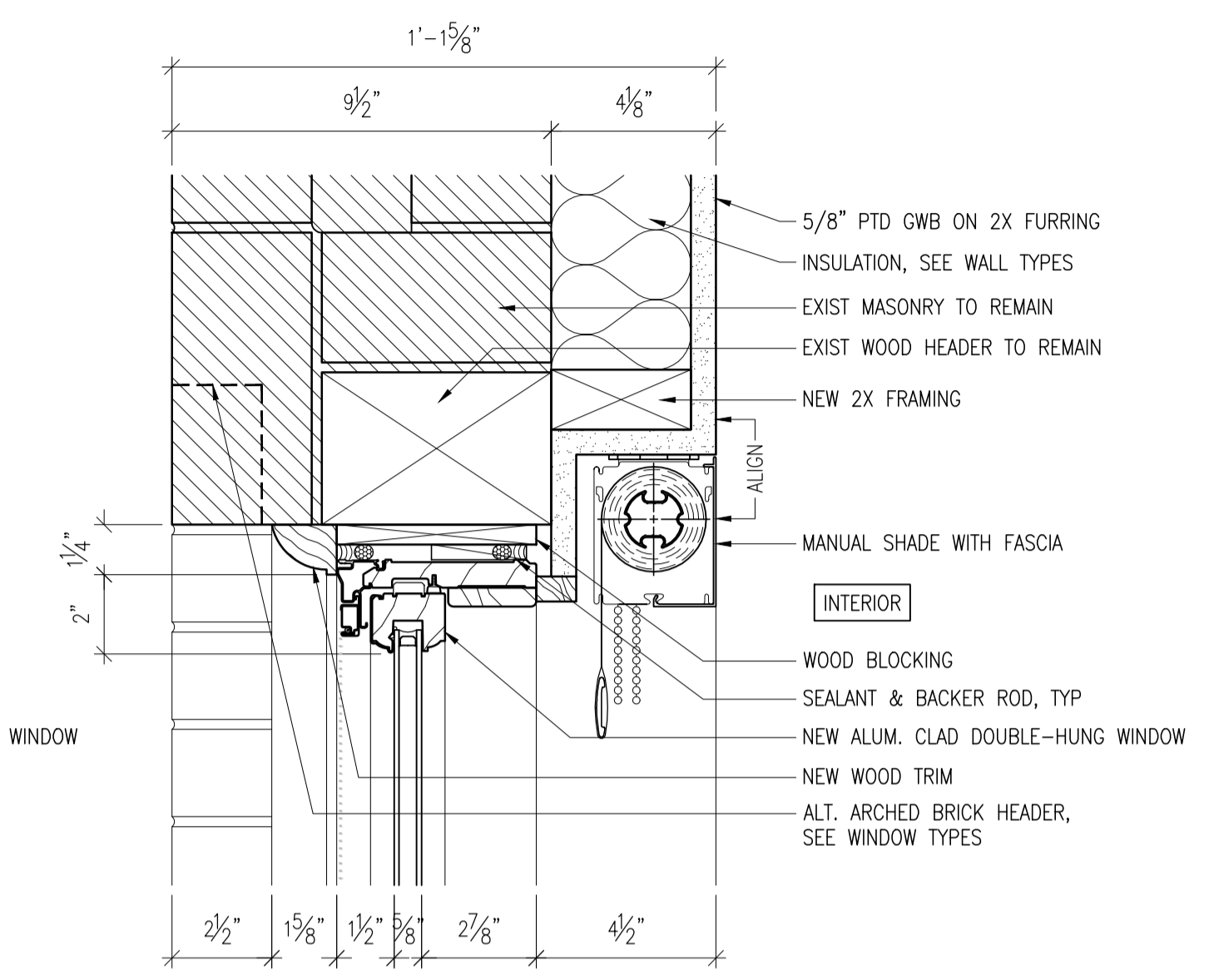
SHEET NO.:



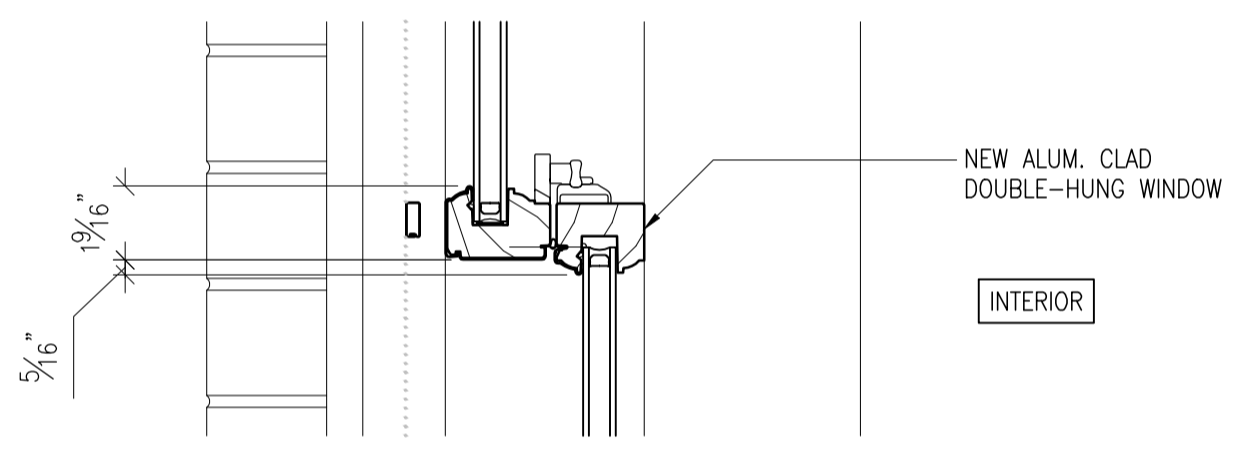
**4 TYPICAL EXISTING WINDOW ELEVATION**  
A-604 1" = 1'-0"



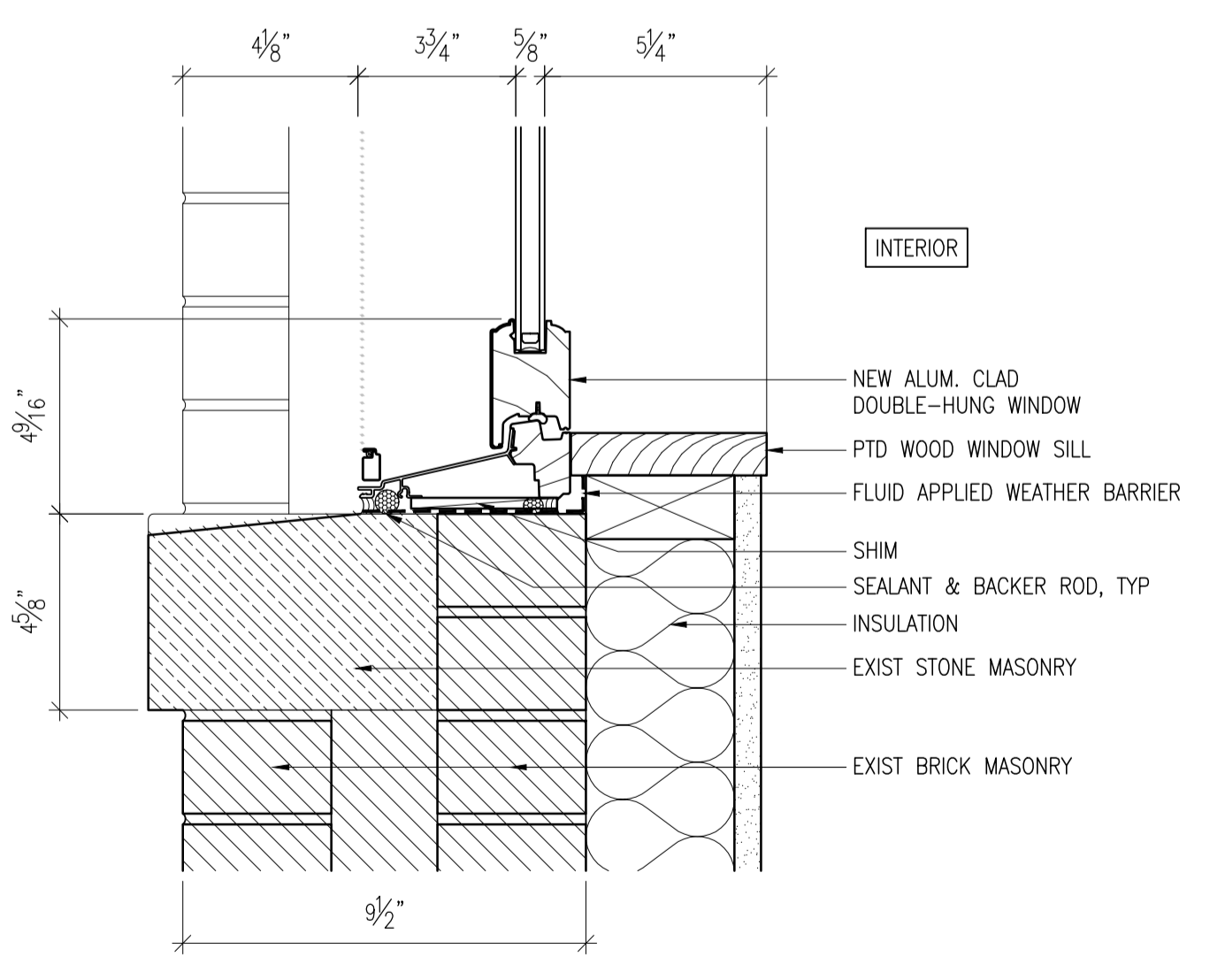
**10 TYPICAL PROPOSED WINDOW ELEVATION**  
A-604 1" = 1'-0"



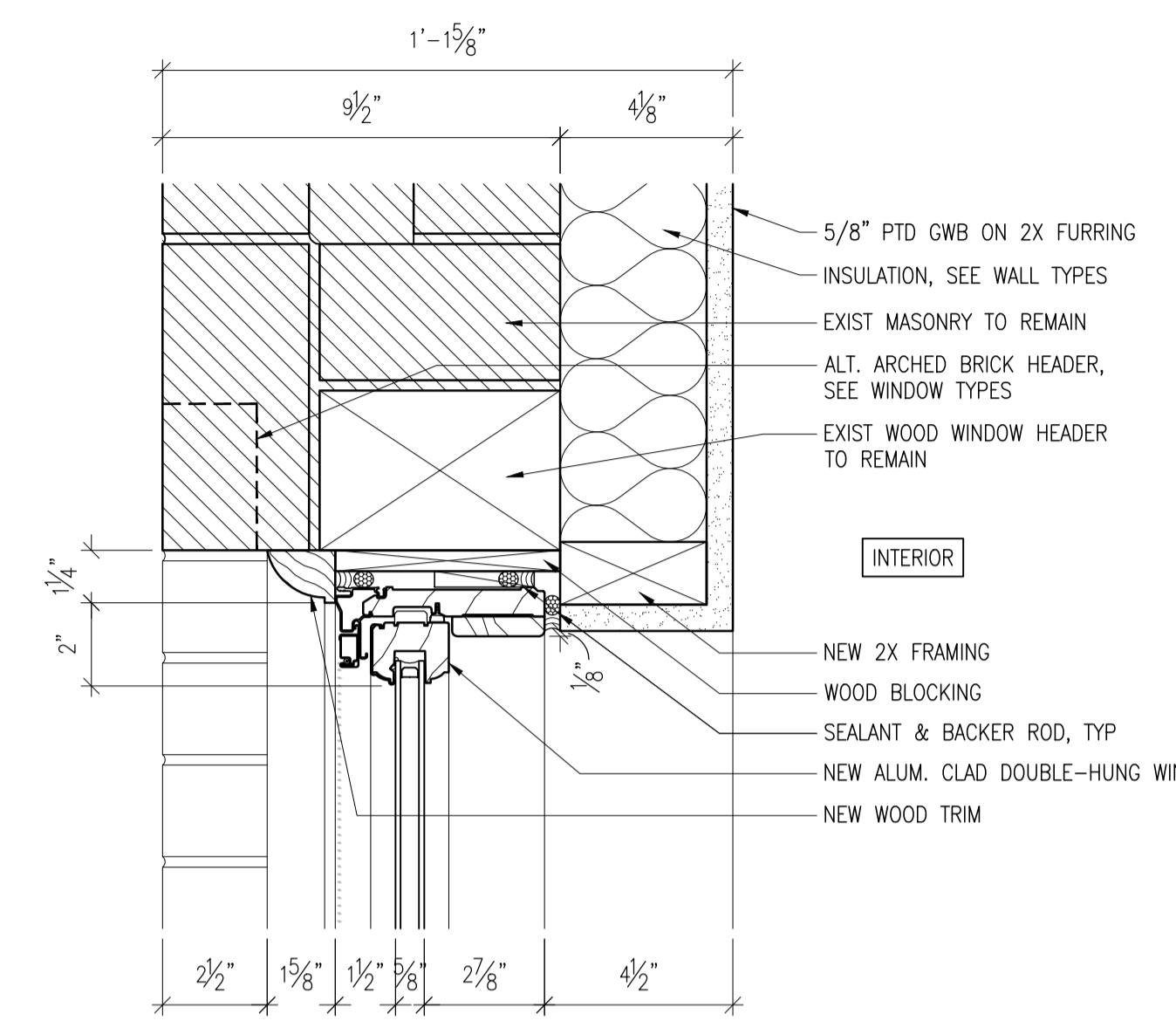
**3 TYP WINDOW DTL AT HEAD W/ SHADE - PROPOSED**  
A-604 3" = 1'-0"



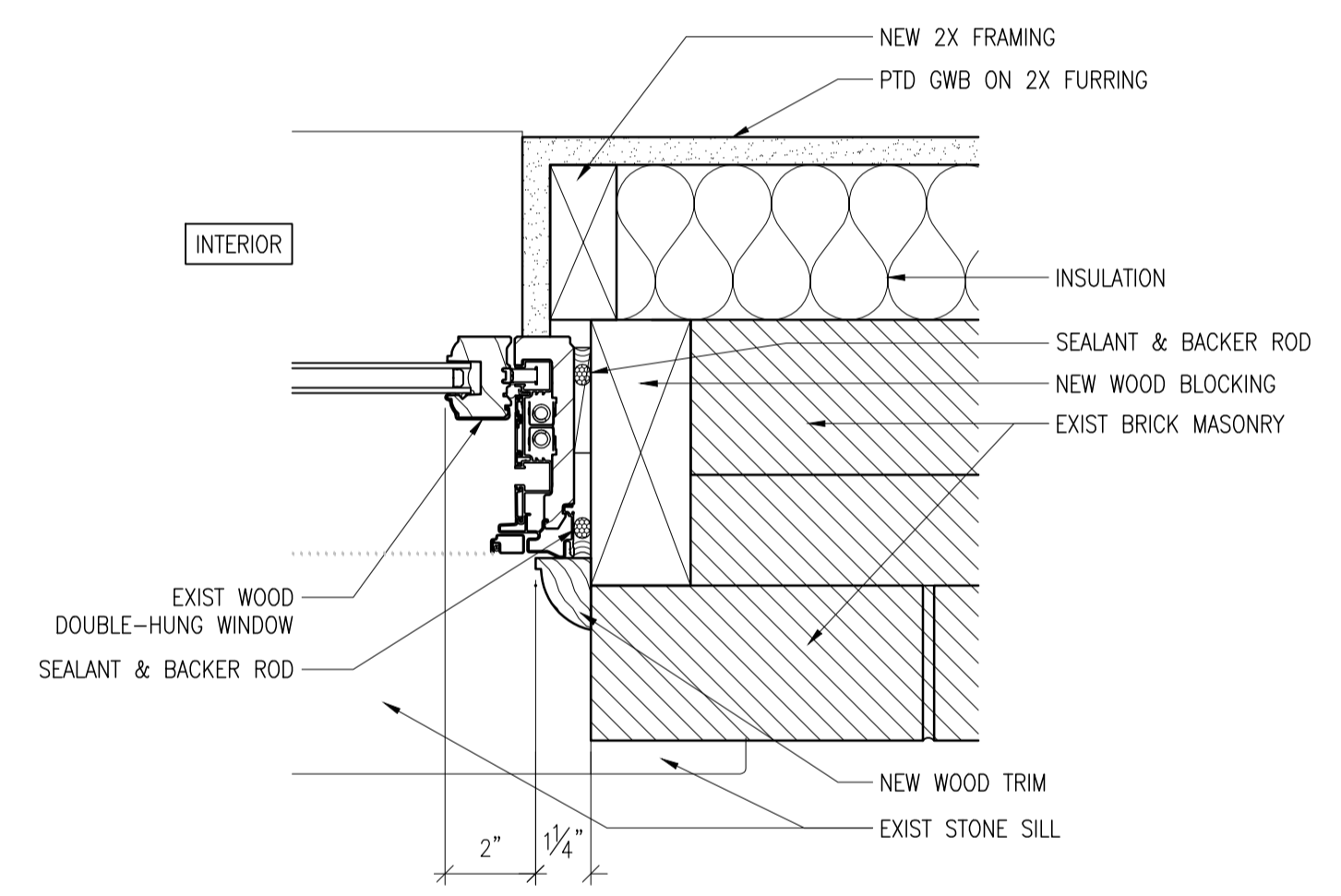
**6 TYP WINDOW DTL AT HORIZ. MULLION - PROPOSED**  
A-604 3" = 1'-0"



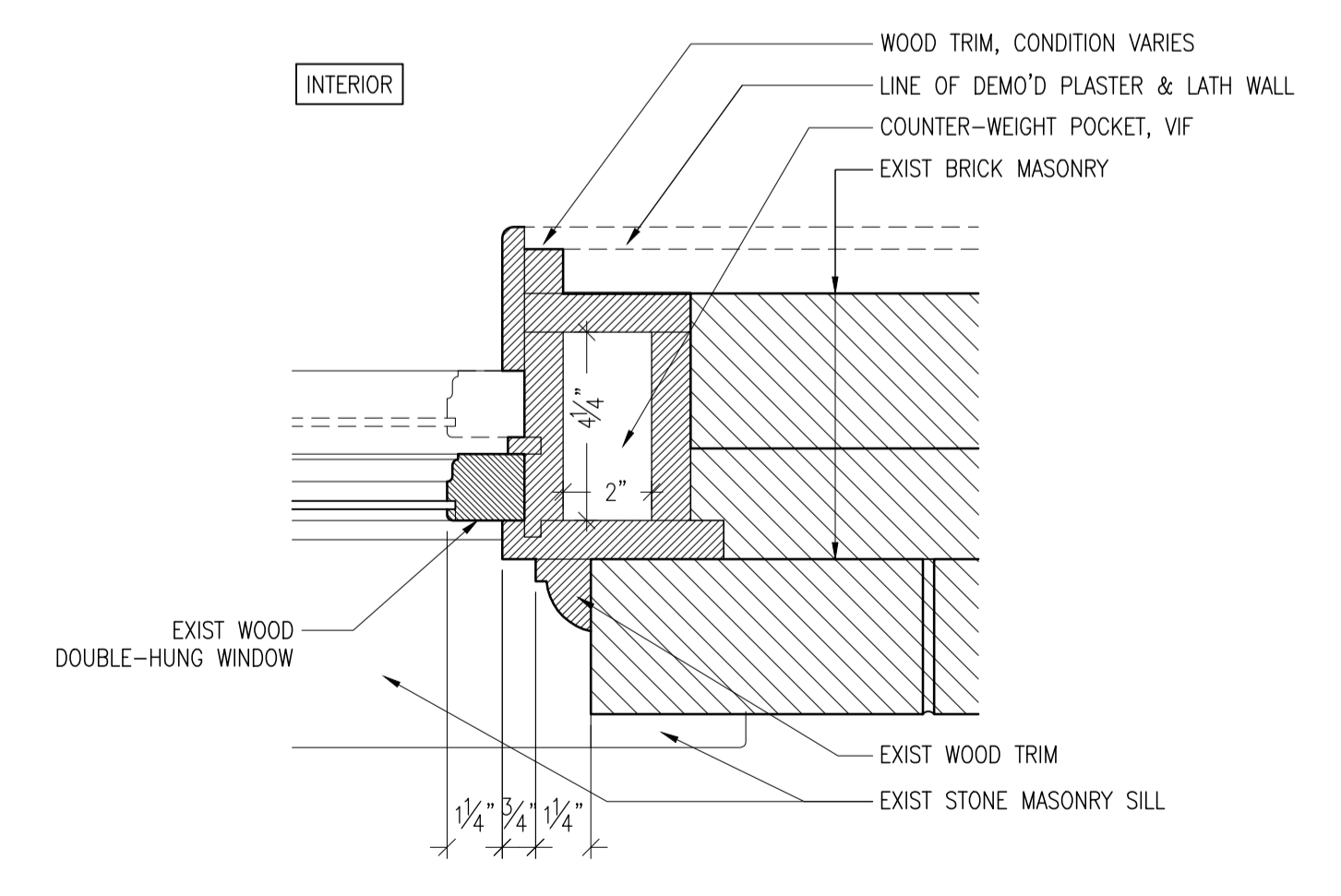
**9 TYP WINDOW DTL AT SILL - PROPOSED**  
A-604 3" = 1'-0"



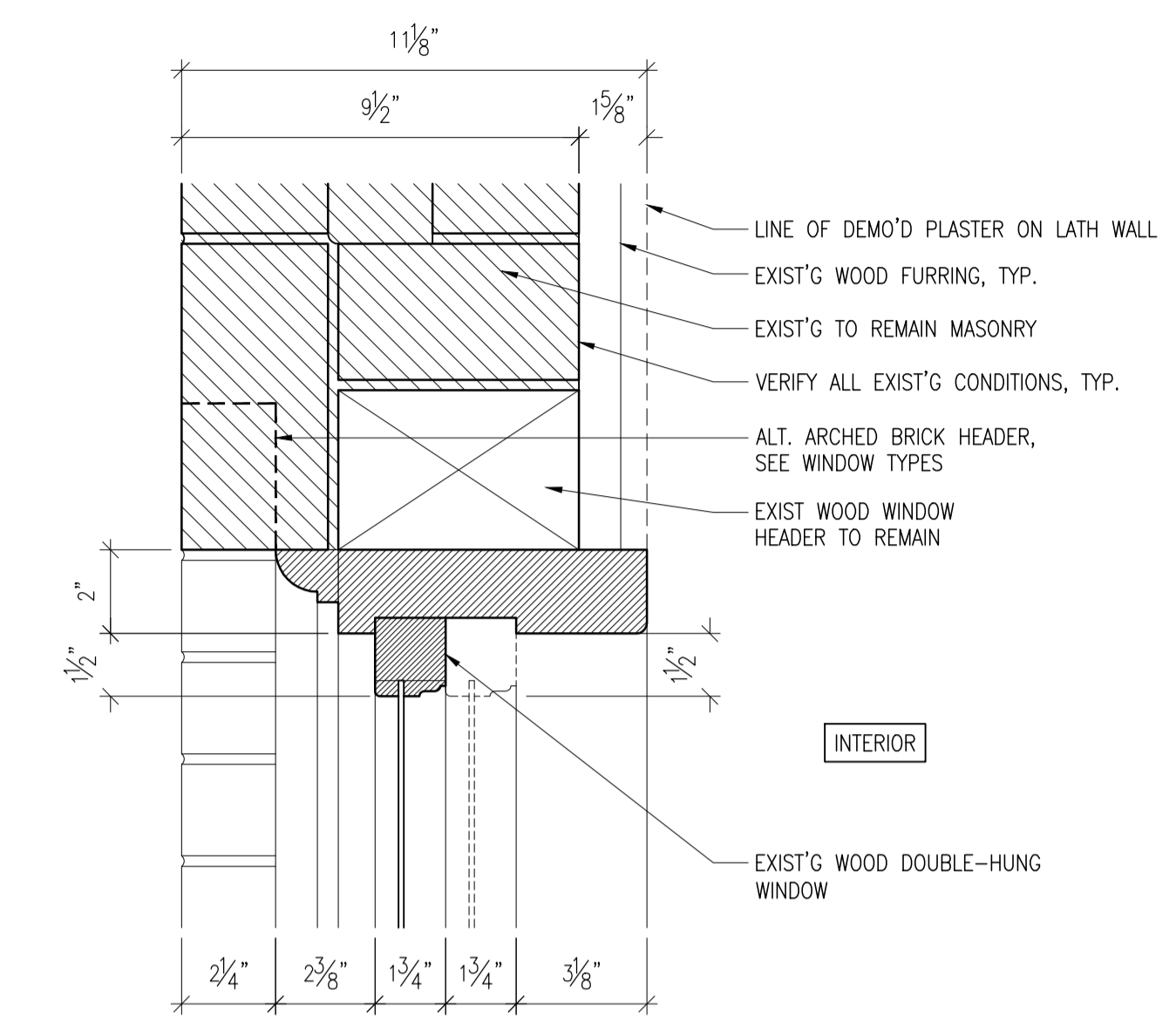
**2 TYP WINDOW DTL AT HEAD - PROPOSED**  
A-604 3" = 1'-0"



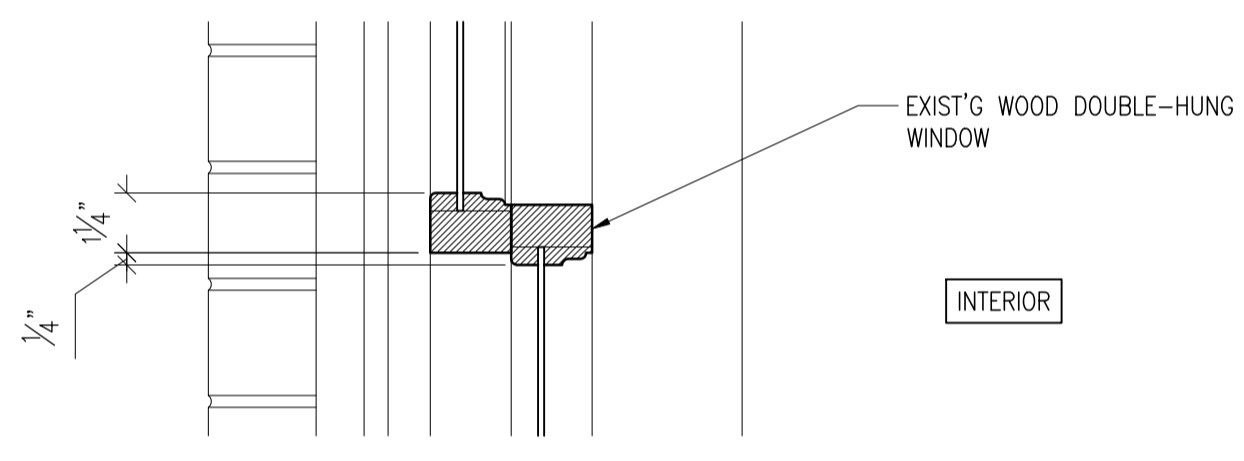
**5 TYP WINDOW DTL AT JAMB - PROPOSED**  
A-604 3" = 1'-0"



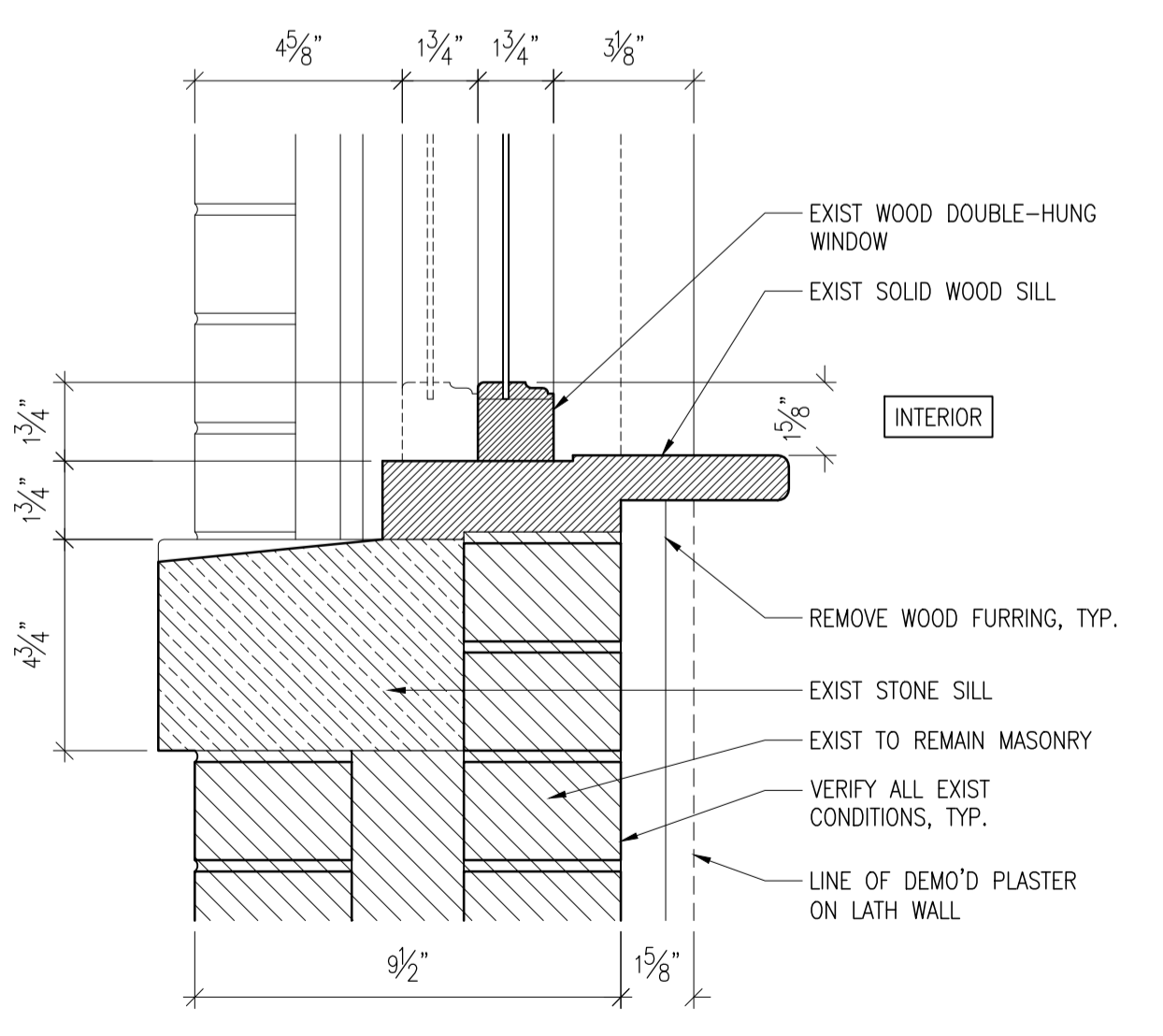
**8 TYP WINDOW DTL AT JAMB - EXISTING**  
A-604 3" = 1'-0"



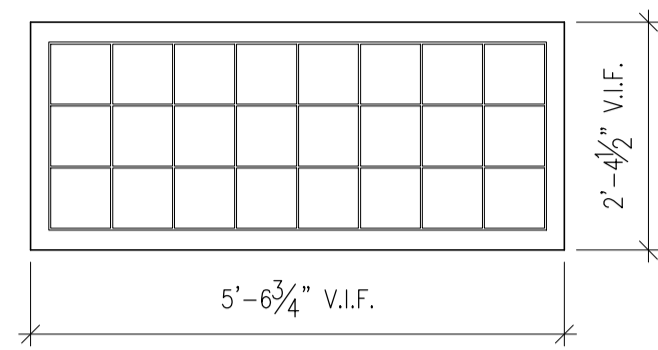
**1 TYP WINDOW DTL AT HEAD - EXISTING**  
A-604 3" = 1'-0"



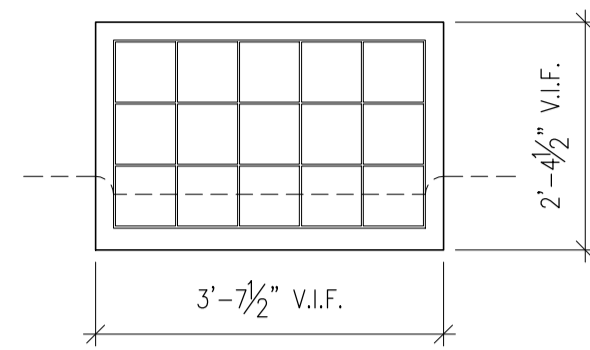
**4 TYP WINDOW DTL AT HORIZ. MULLION - EXISTING**  
A-604 3" = 1'-0"



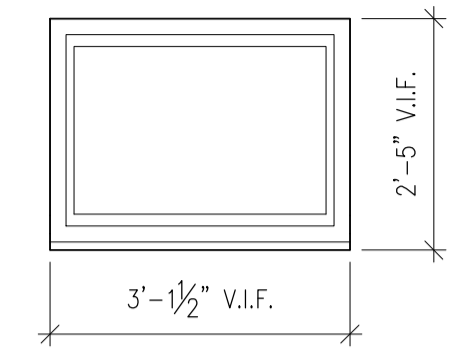
**7 TYP WINDOW DTL AT SILL - EXISTING**  
A-604 3" = 1'-0"



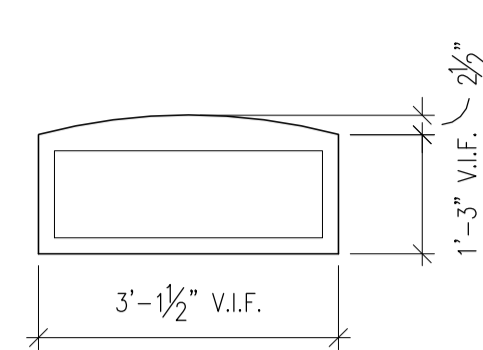
4 GLASS BLOCK WINDOW  
1/2" = 1'-0"



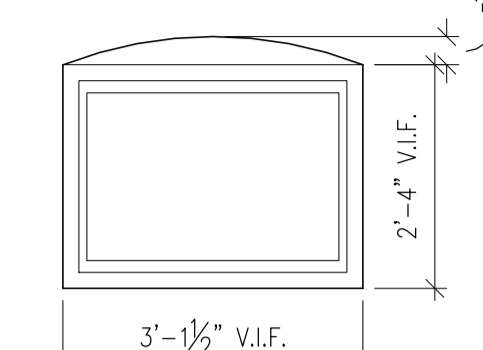
5 GLASS BLOCK WINDOW  
1/2" = 1'-0"



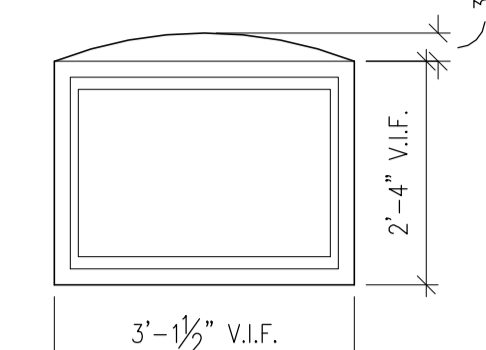
6  
1/2" = 1'-0"



7  
1/2" = 1'-0"



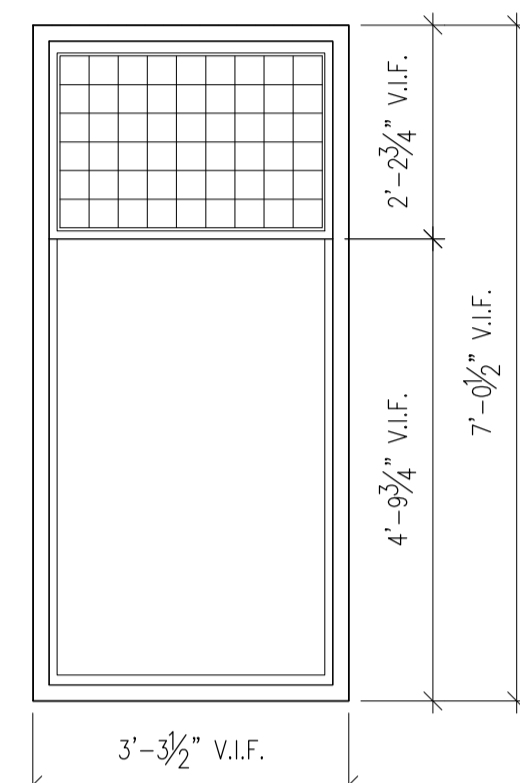
8  
1/2" = 1'-0"



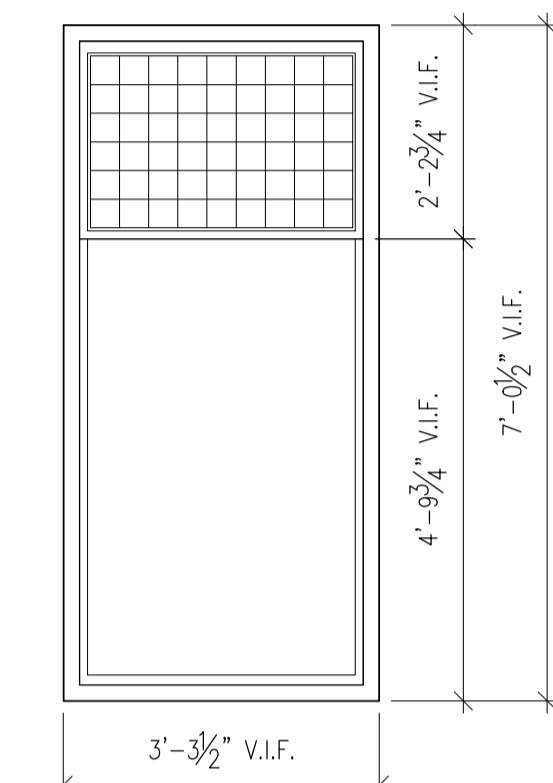
9  
1/2" = 1'-0"

**GENERAL NOTES**

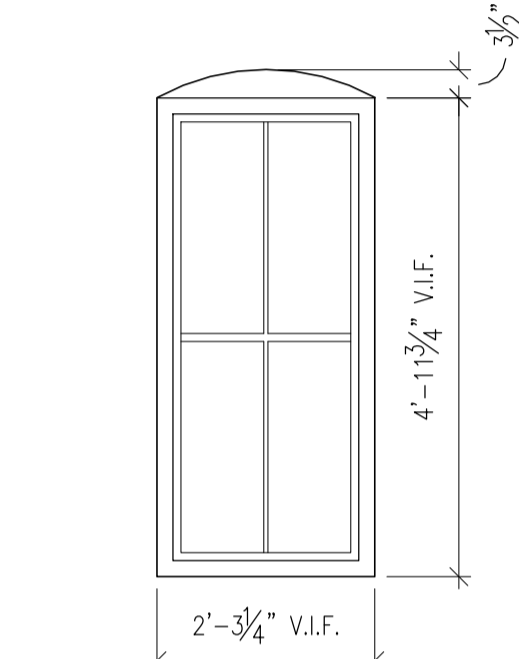
- 1) ALL WINDOW ROUGH OPENINGS ARE TO BE FIELD VERIFIED BY CONTRACTOR.
- 2) ALL FINISHED CURB DIMENSIONS ON SKYLIGHT TYPES ARE APPROXIMATE. INSTALLER TO COORDINATE WITH APPROVED MANUFACTURER INSTALLATION INSTRUCTIONS.
- 3) WINDOW SILL HEIGHTS ARE TO BE FIELD MEASURED BY INSTALLER. SAFETY GLAZING AND WINDOW OPENING LIMITING DEVICES ARE TO BE INSTALLED AS REQUIRED BY CODE.



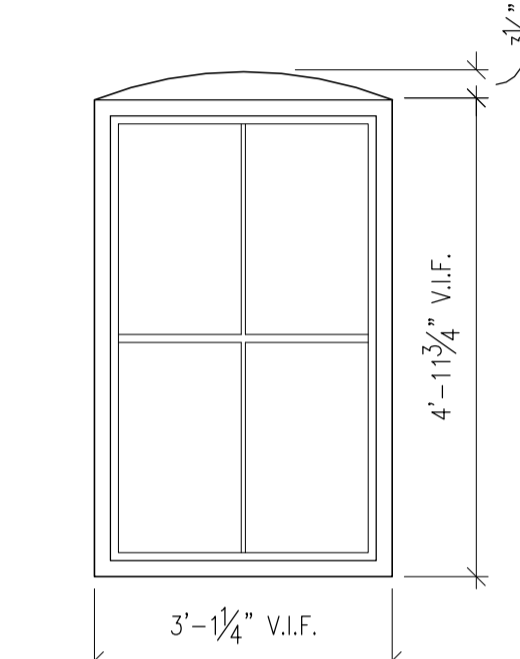
10 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



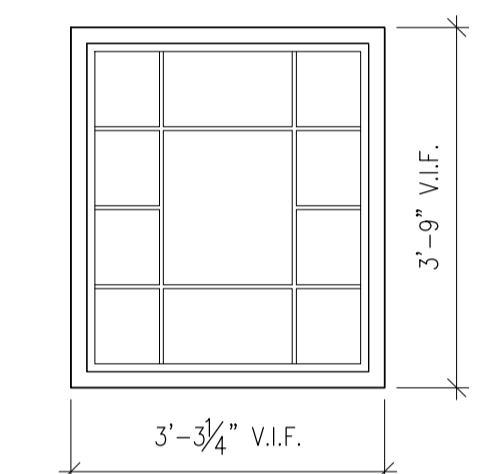
11 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



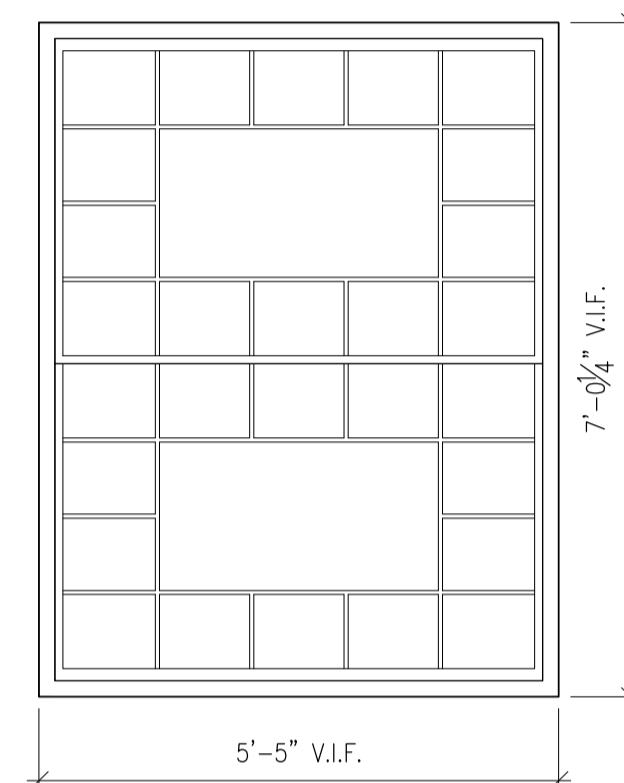
12  
1/2" = 1'-0"



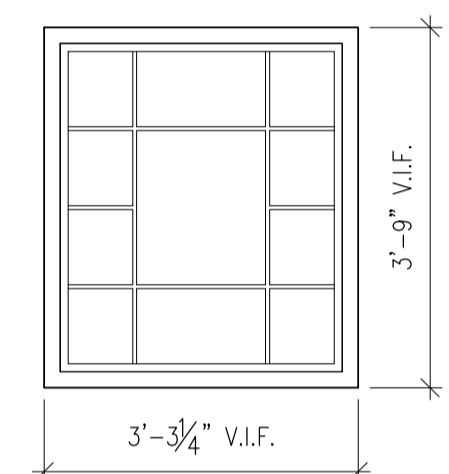
13  
1/2" = 1'-0"



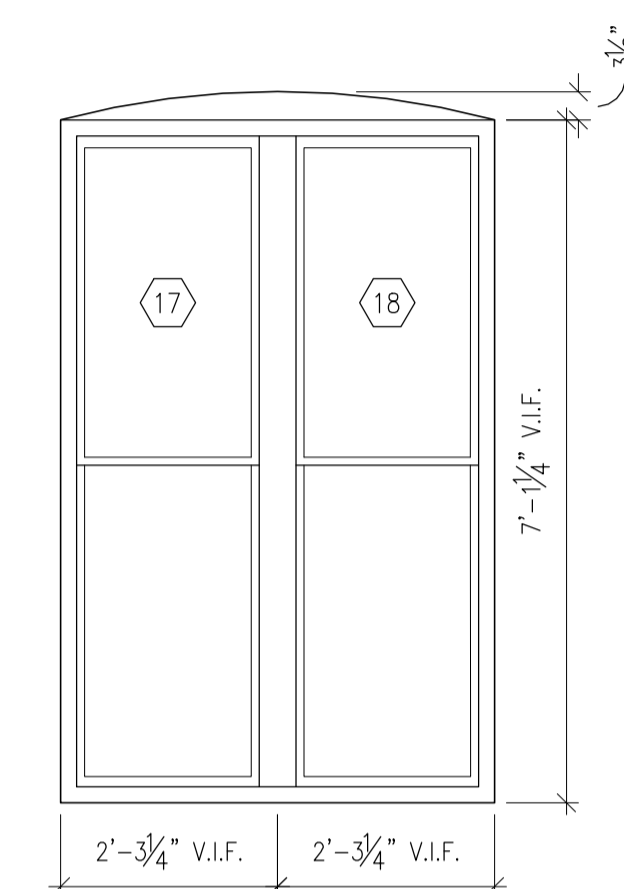
14 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



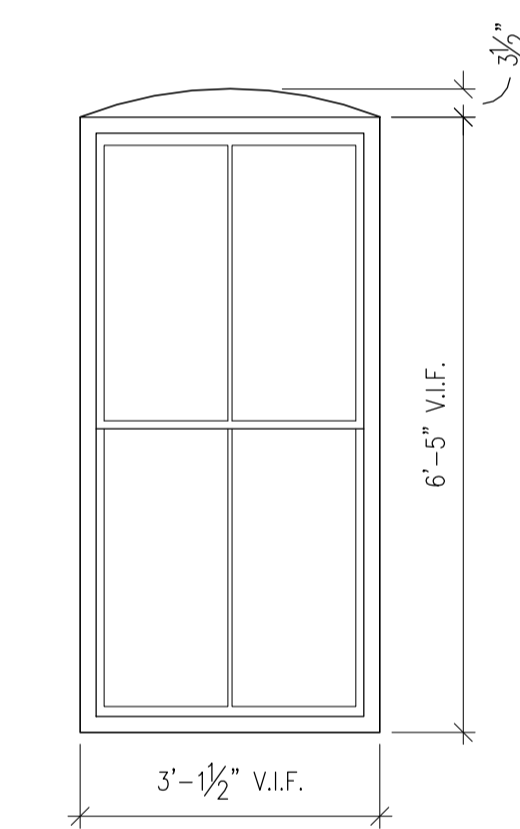
15 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



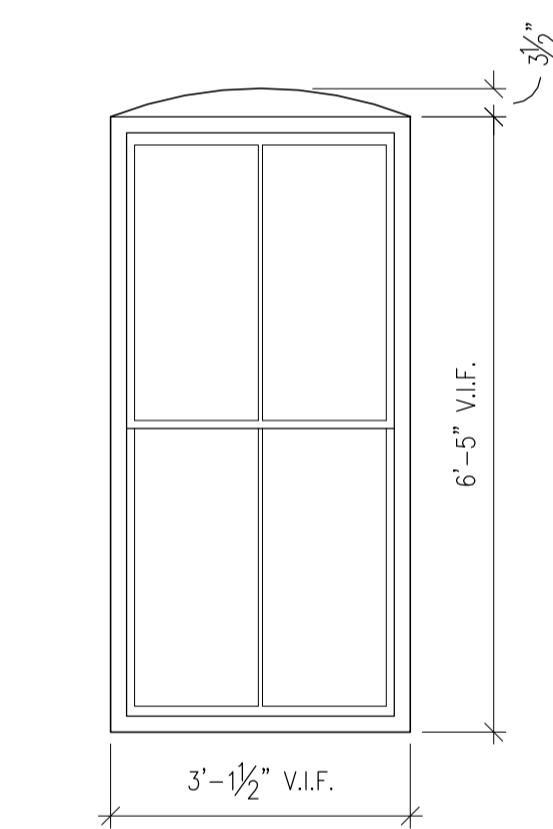
16 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



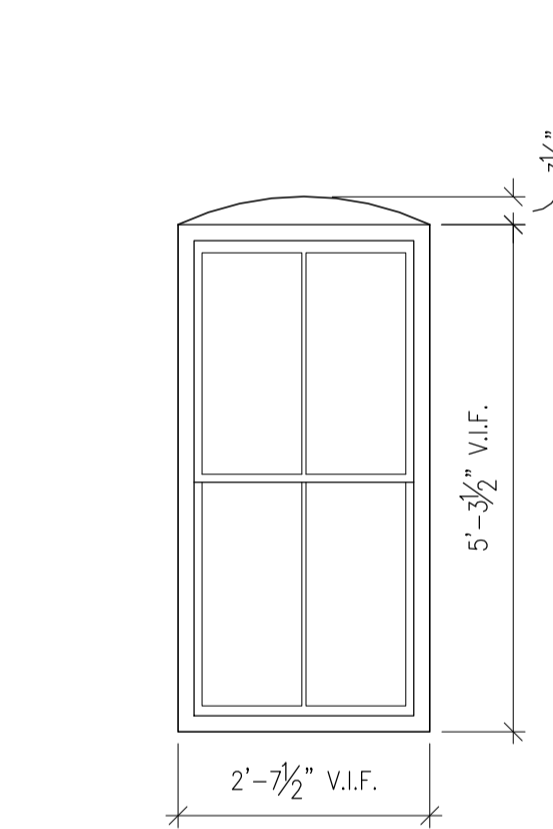
17 18  
1/2" = 1'-0"



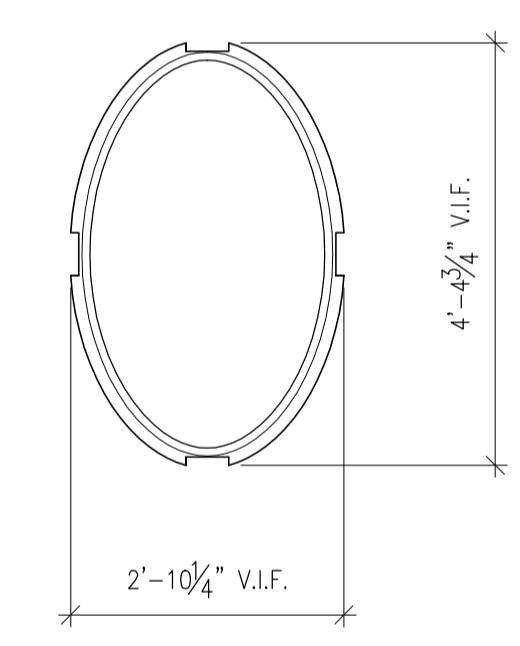
19  
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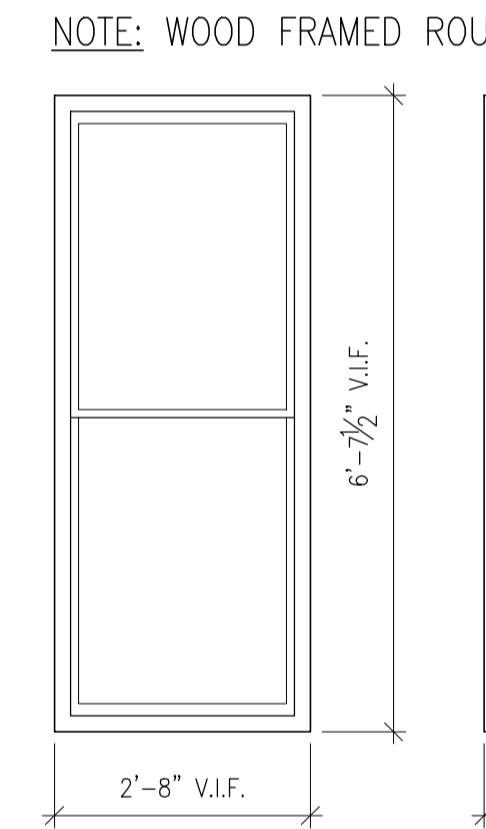
20  
1/2" = 1'-0"



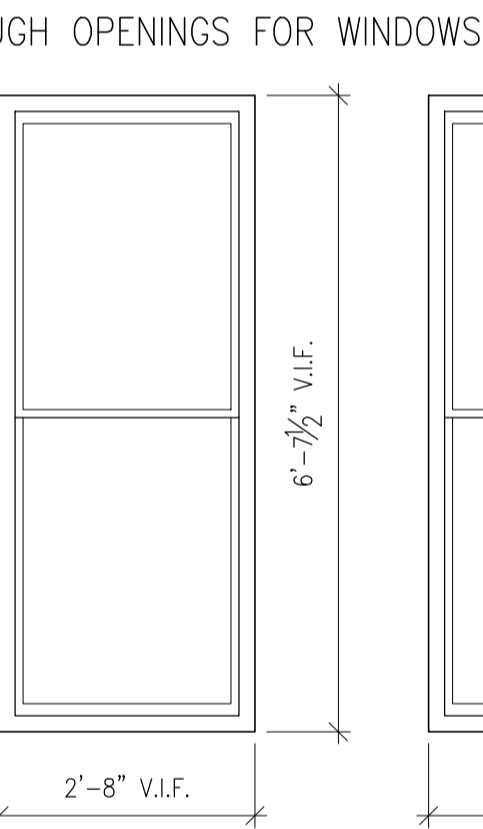
21  
1/2" = 1'-0"



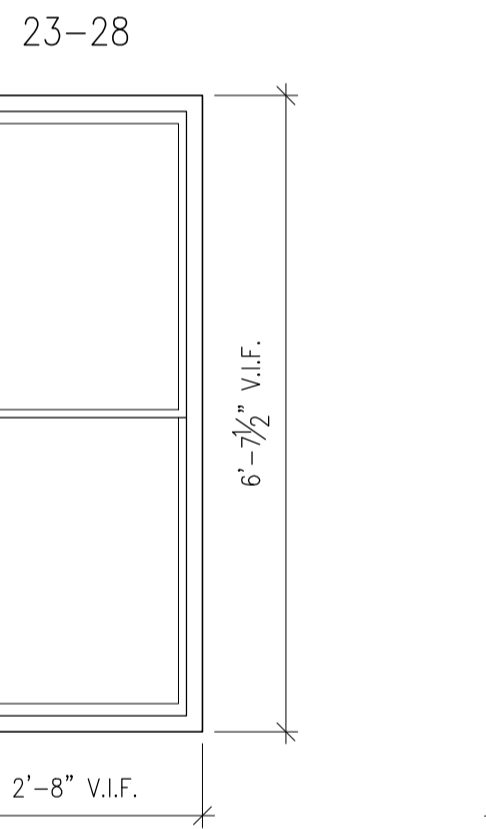
22 REHABILITATE EXIST WINDOW  
1/2" = 1'-0"



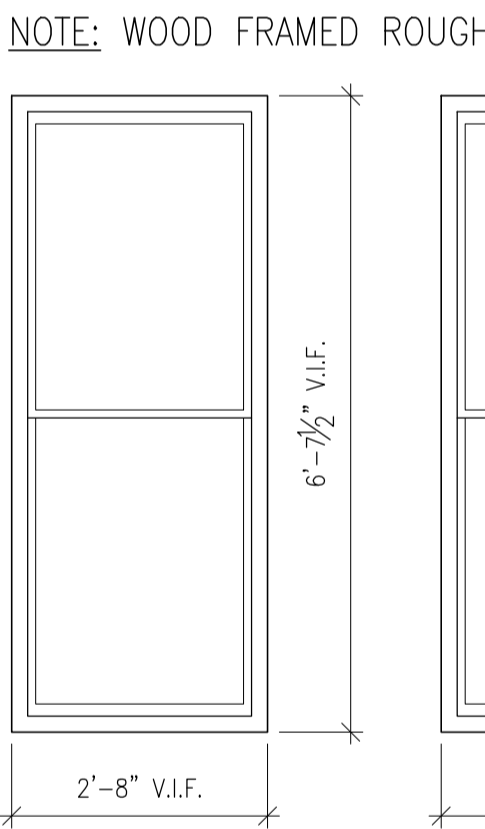
23  
1/2" = 1'-0"



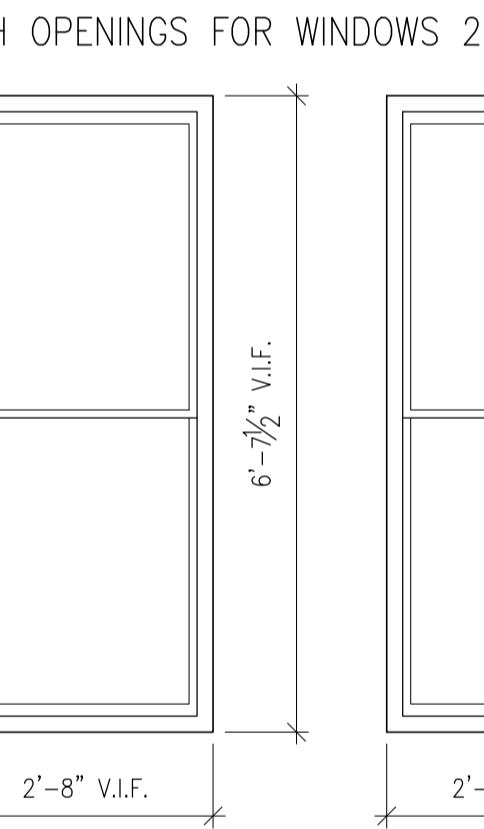
24  
1/2" = 1'-0"



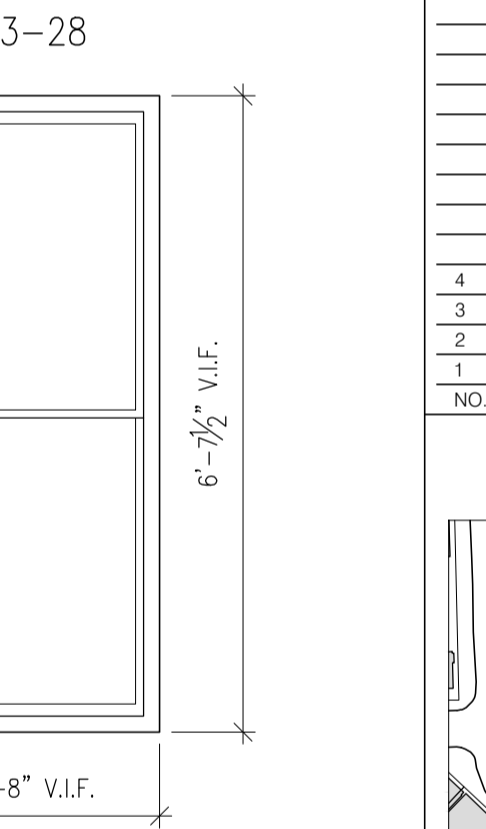
25  
1/2" = 1'-0"



26  
1/2" = 1'-0"

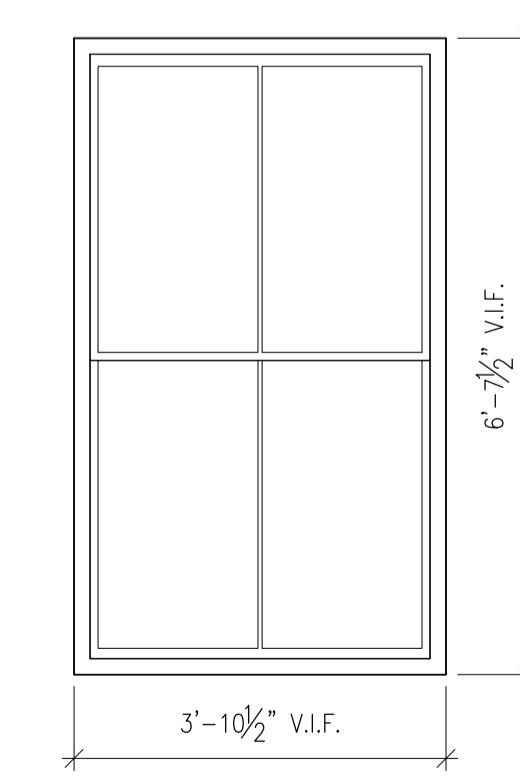


27  
1/2" = 1'-0"

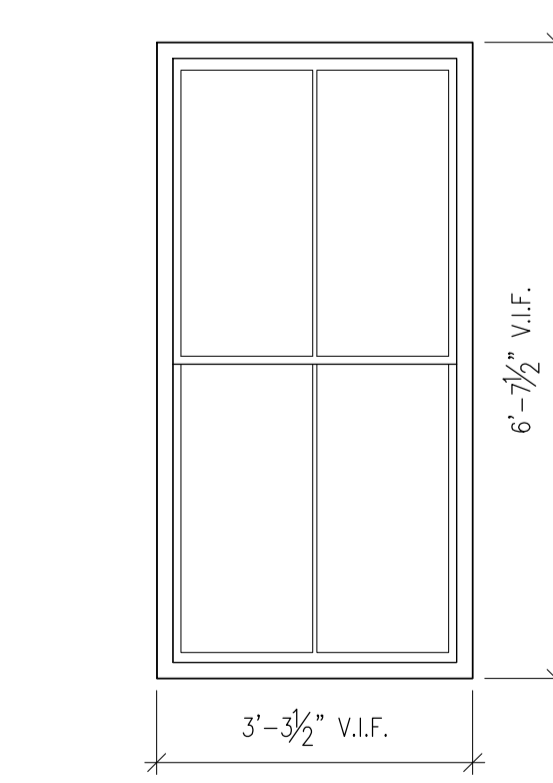


28  
1/2" = 1'-0"

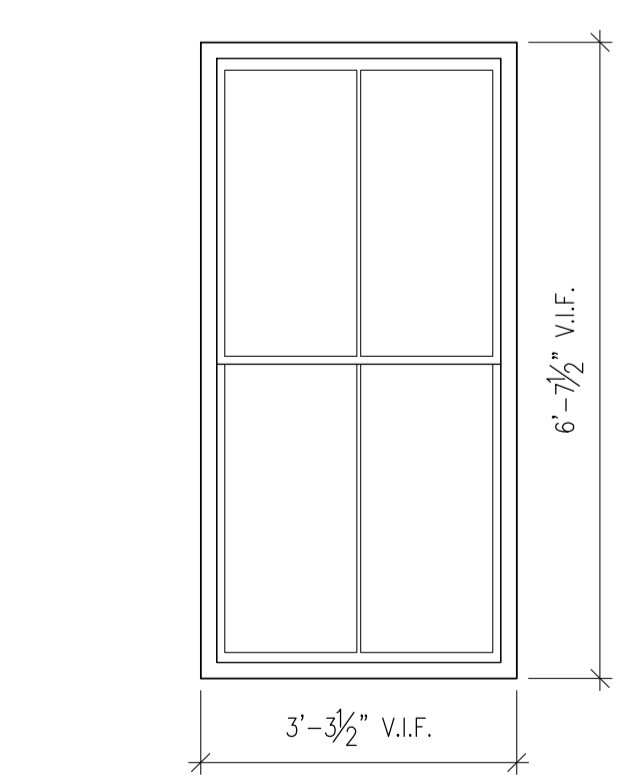
NOTE: WOOD FRAMED ROUGH OPENINGS FOR WINDOWS 23-28



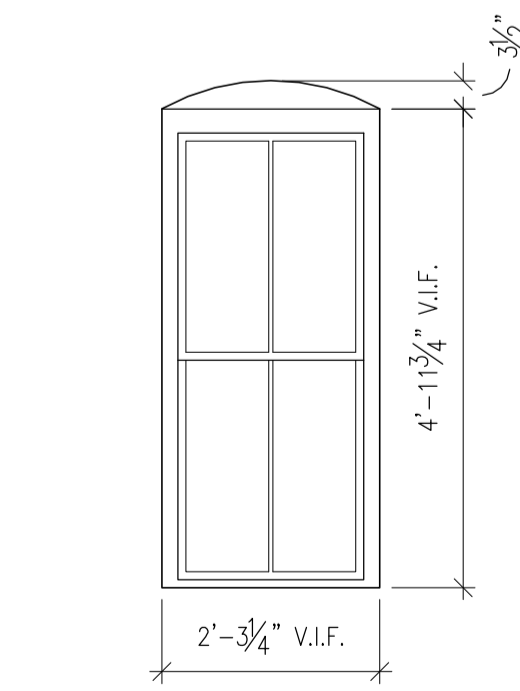
29  
1/2" = 1'-0"



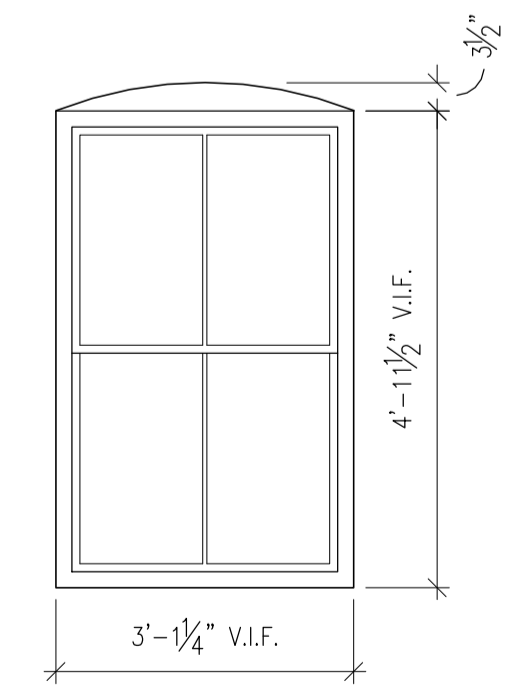
30  
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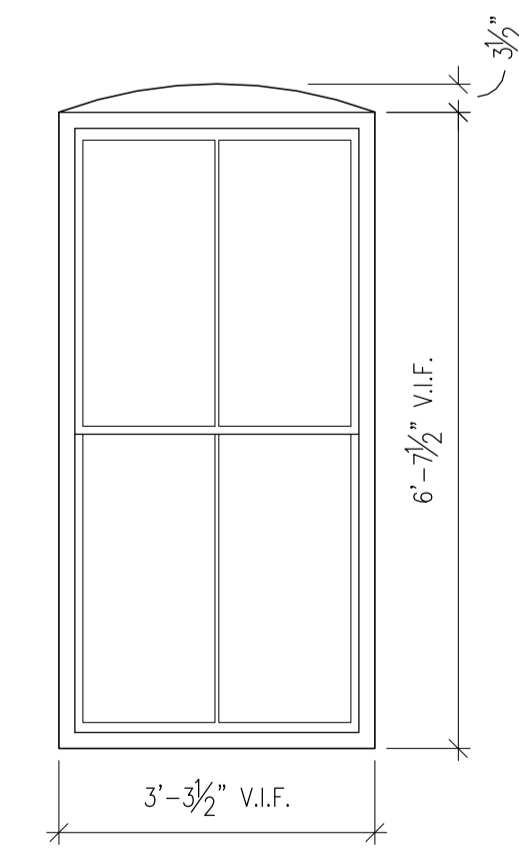
31  
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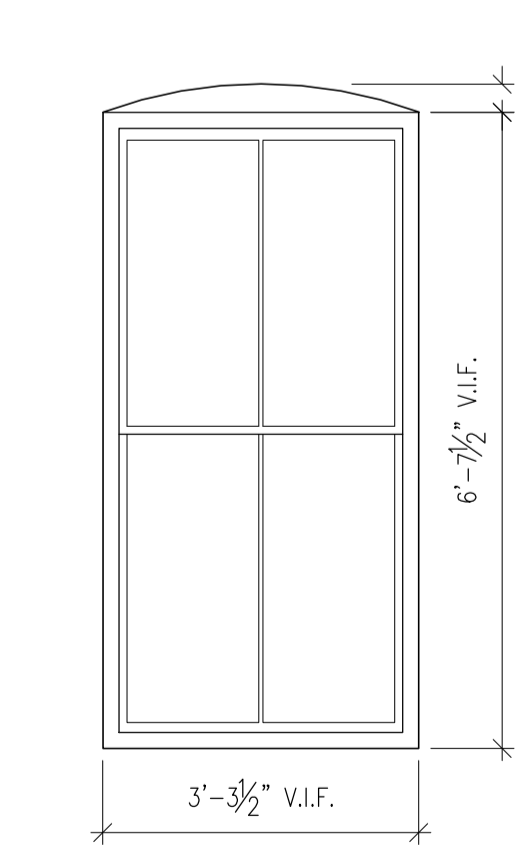
32  
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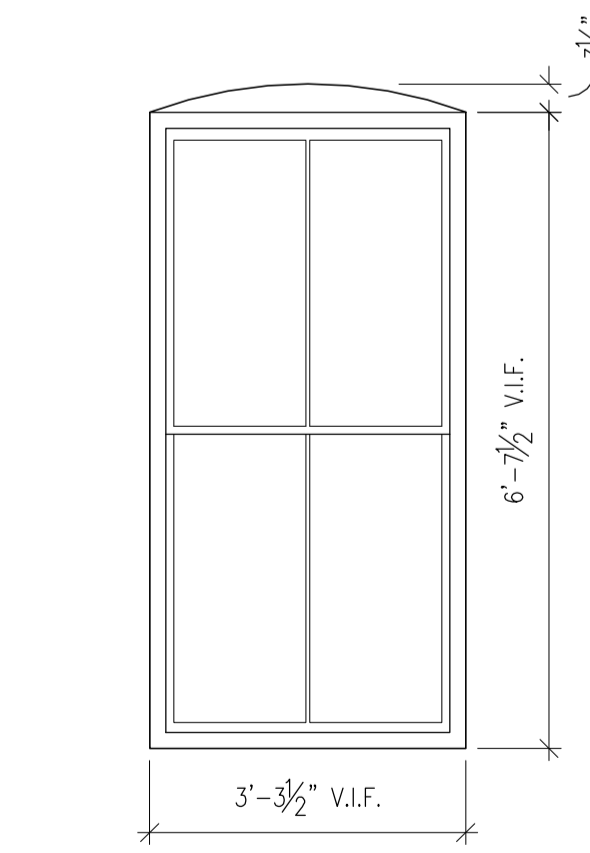
33  
1/2" = 1'-0"



34  
1/2" = 1'-0"



35  
1/2" = 1'-0"



36  
1/2" = 1'-0"

**660-662 CONGRESS STREET**

PORTLAND, MAINE

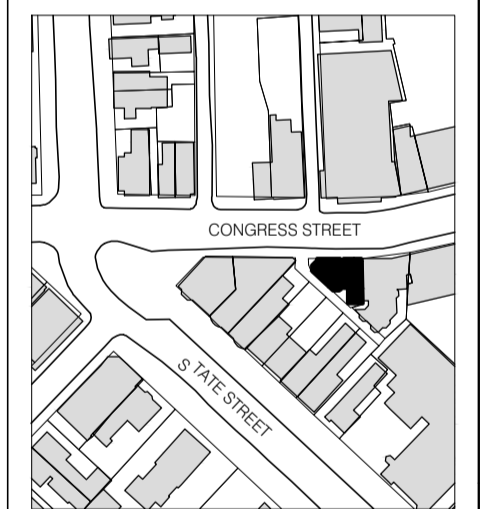
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 448-8513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

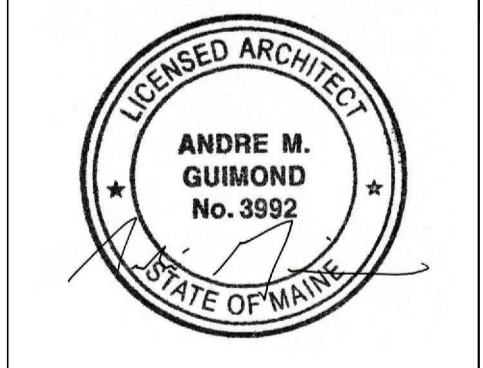
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



B-SCAN:

DWG. CONTENTS:  
**WINDOW TYPES**

DATE: September 5, 2014  
SCALE: 1/2" = 1'-0"

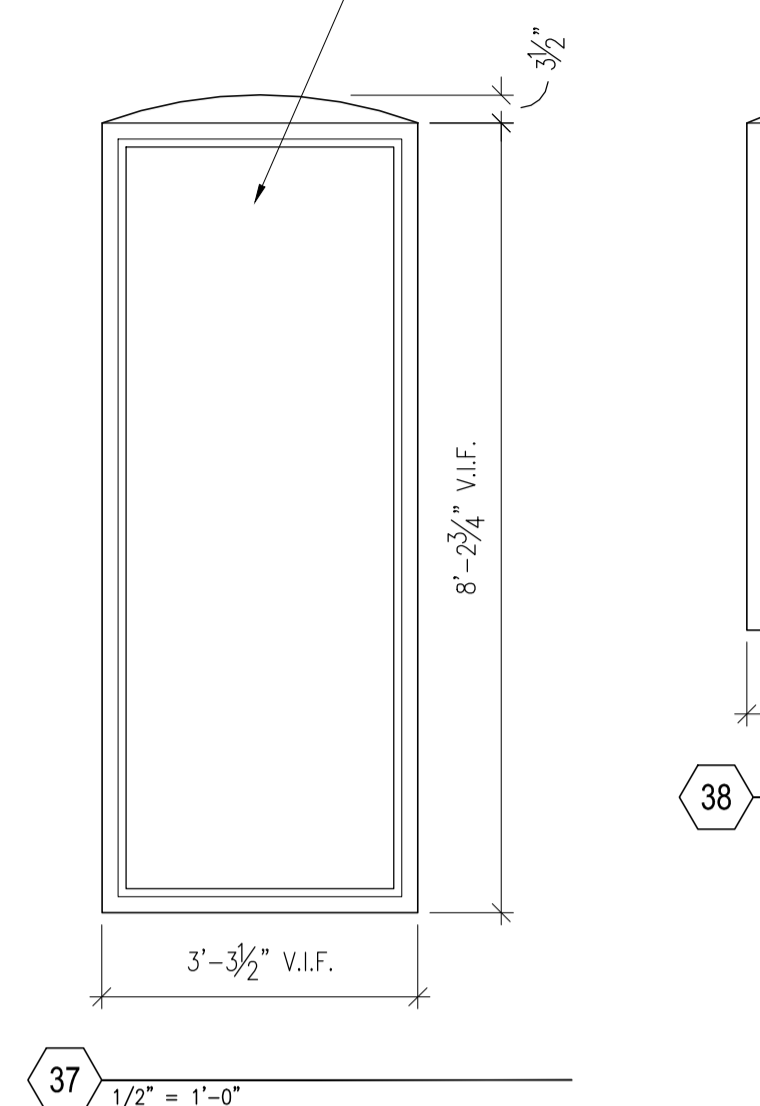
DWG. BY: PROJECT NO.: 008

DWG. NO.: **A-605**

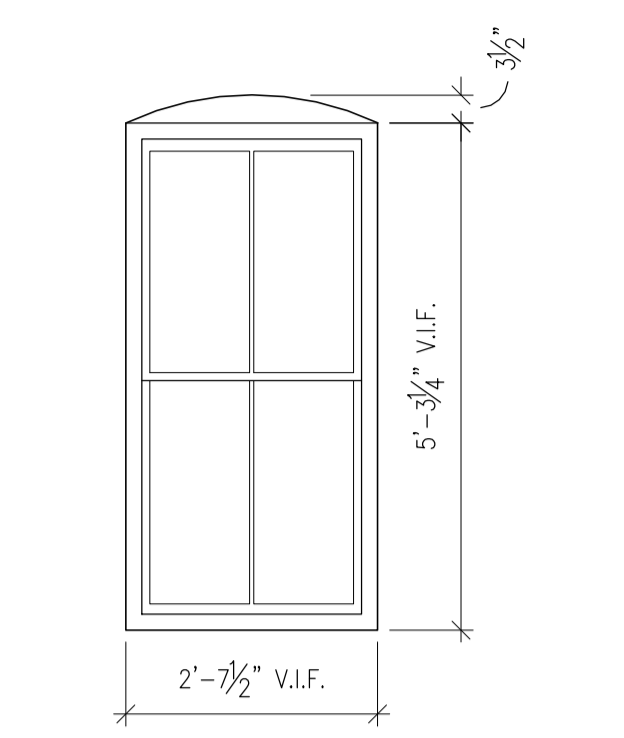
SHEET NO.:



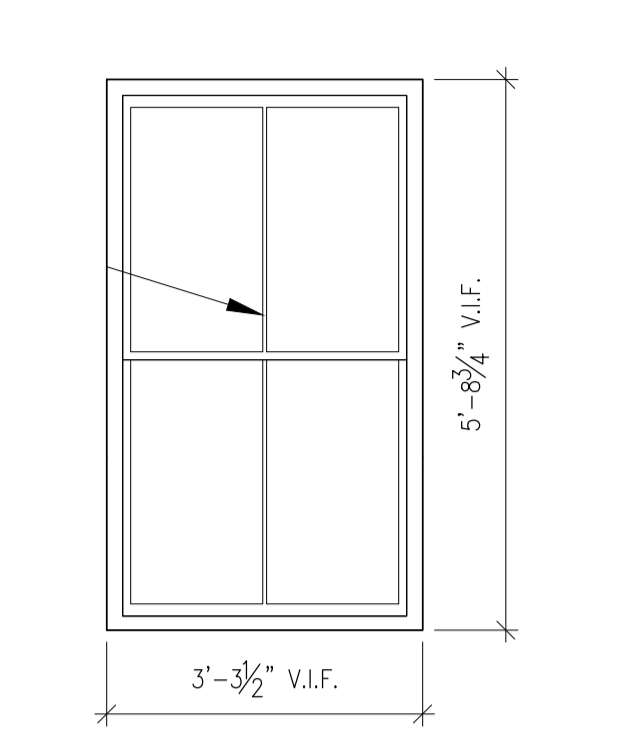
CONVERT UNUSED DOOR TO FULL-HEIGHT WINDOW



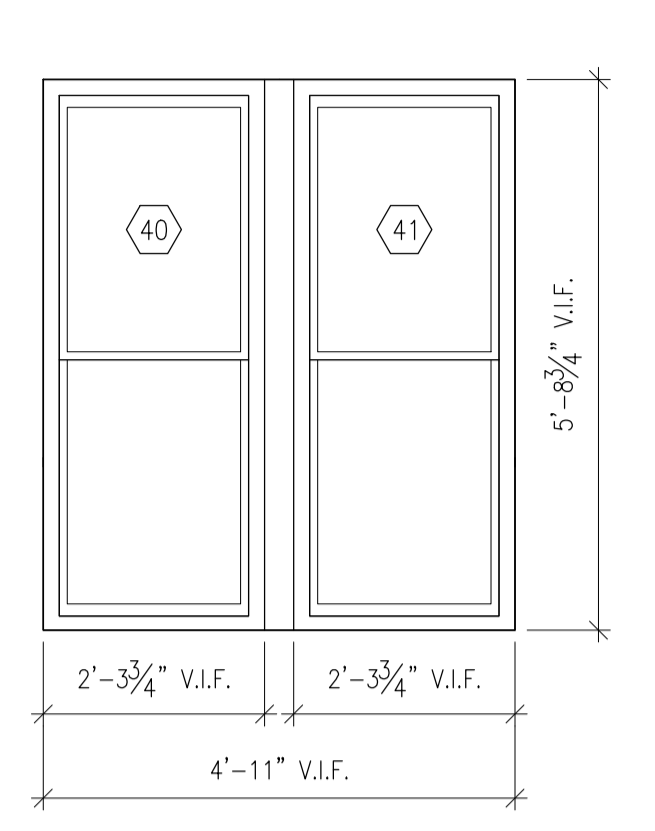
37 1/2" = 1'-0"



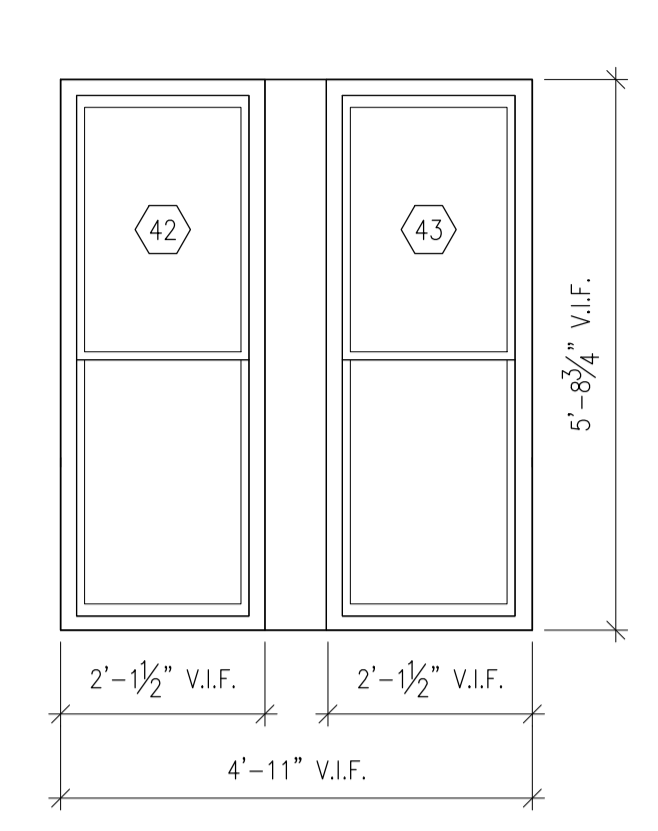
38 1/2" = 1'-0"



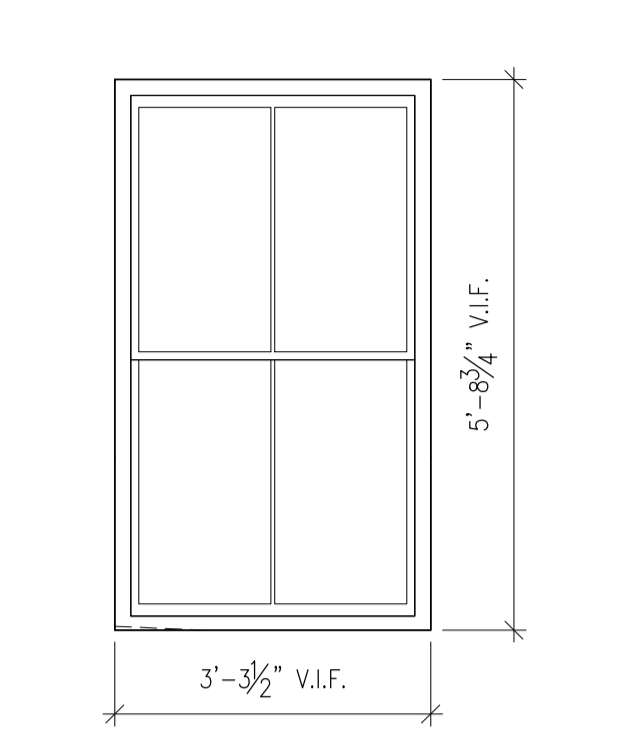
39 1/2" = 1'-0"



40 41 1/2" = 1'-0"



42 43 1/2" = 1'-0"



44 1/2" = 1'-0"

**GENERAL NOTES**

- 1) ALL WINDOW ROUGH OPENINGS ARE TO BE FIELD VERIFIED BY CONTRACTOR.
- 2) ALL FINISHED CURB DIMENSIONS ON SKYLIGHT TYPES ARE APPROXIMATE. INSTALLER TO COORDINATE WITH APPROVED MANUFACTURER INSTALLATION INSTRUCTIONS.
- 3) WINDOW SILL HEIGHTS ARE TO BE FIELD MEASURED BY INSTALLER. SAFETY GLAZING AND WINDOW OPENING LIMITING DEVICES ARE TO BE INSTALLED AS REQUIRED BY CODE.

**660-662 CONGRESS STREET**

PORTLAND, MAINE

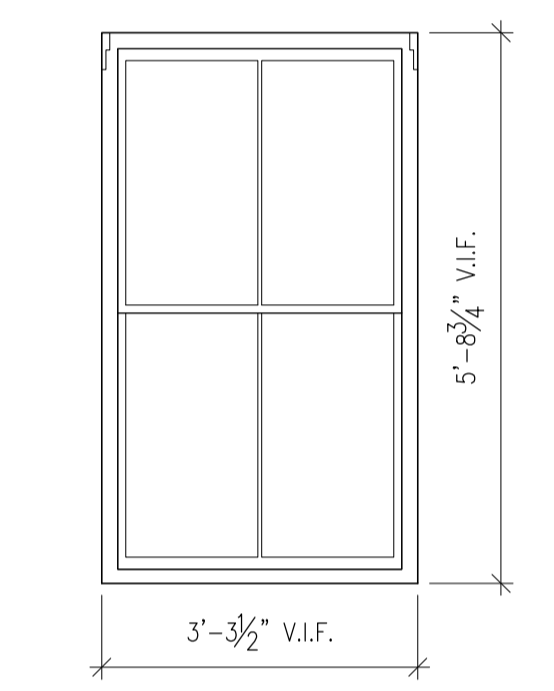
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-8513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

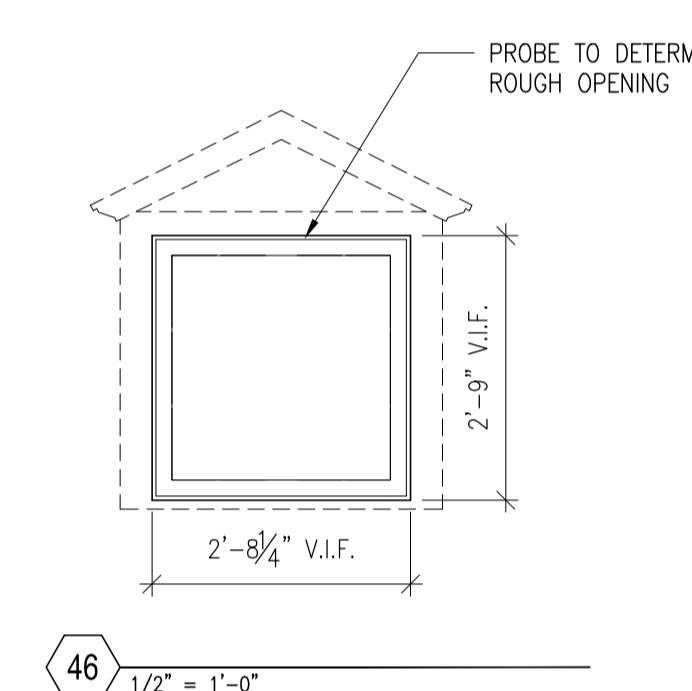
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

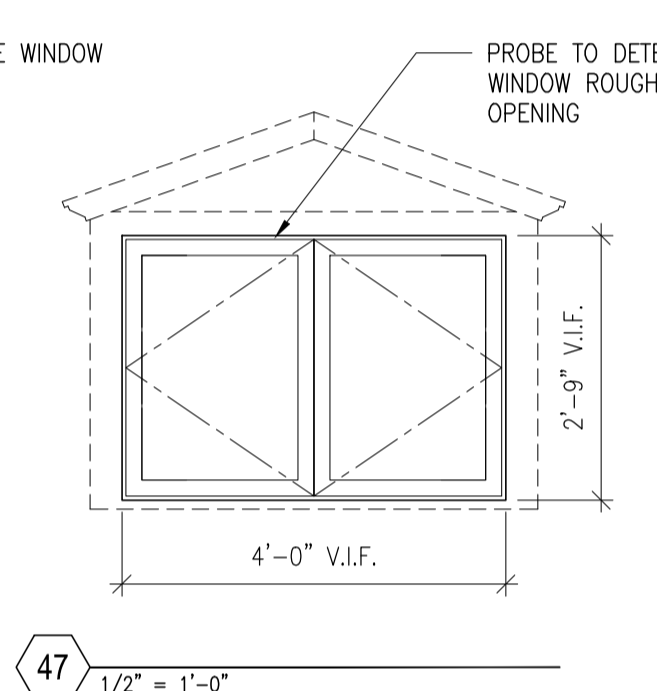
NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



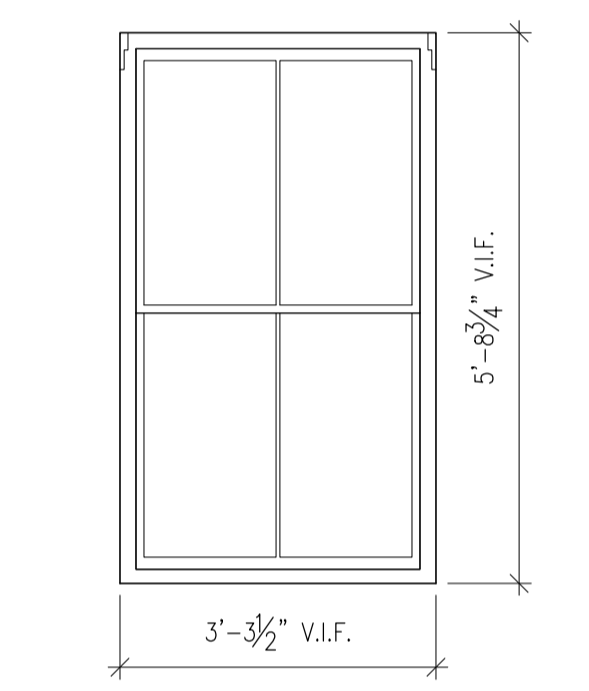
45 1/2" = 1'-0"



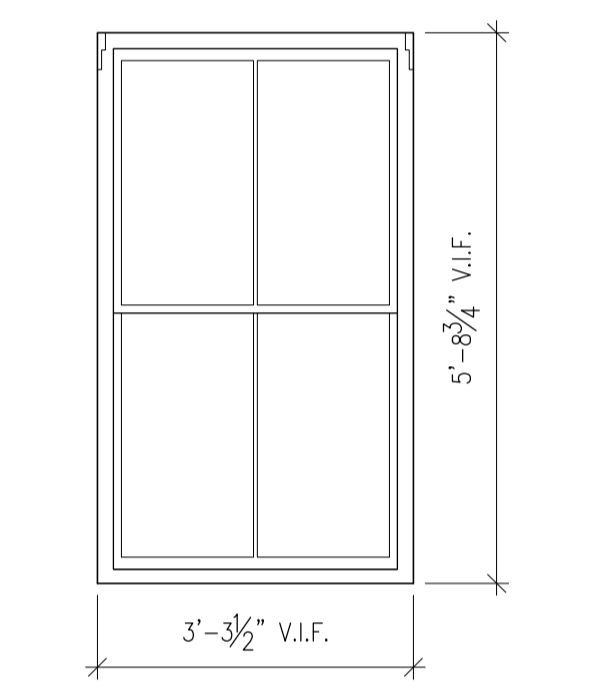
46 1/2" = 1'-0"



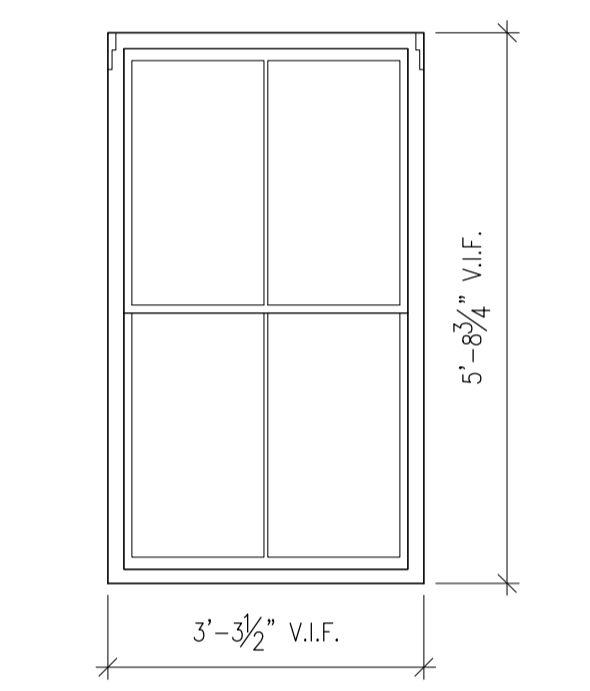
47 1/2" = 1'-0"



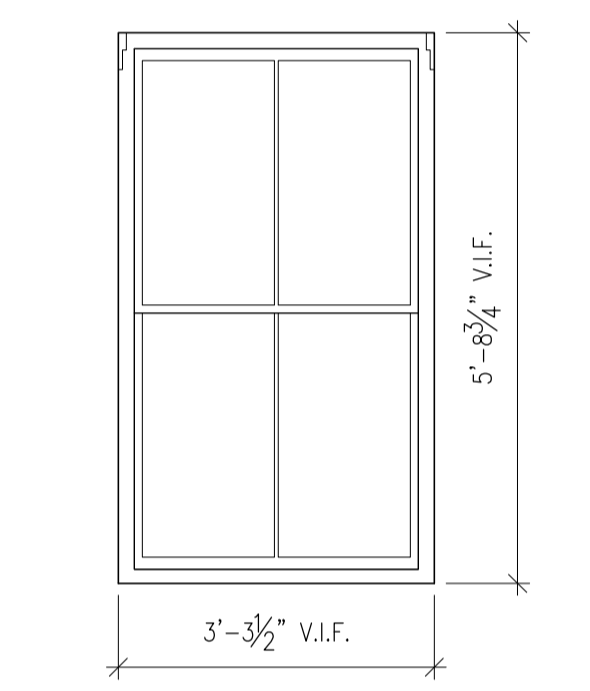
48 1/2" = 1'-0"



49 1/2" = 1'-0"

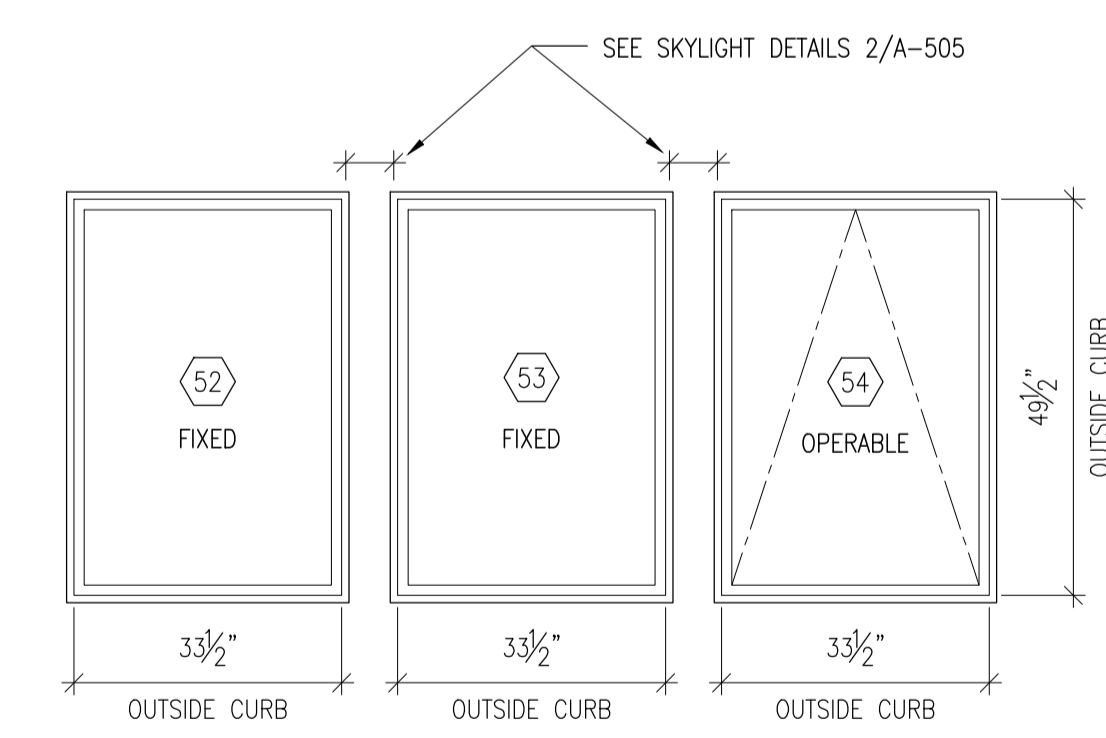


50 1/2" = 1'-0"

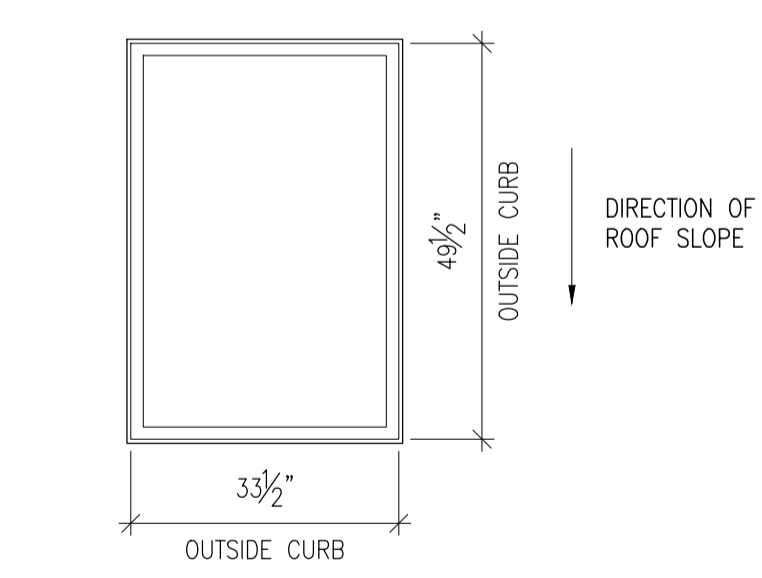


51 1/2" = 1'-0"

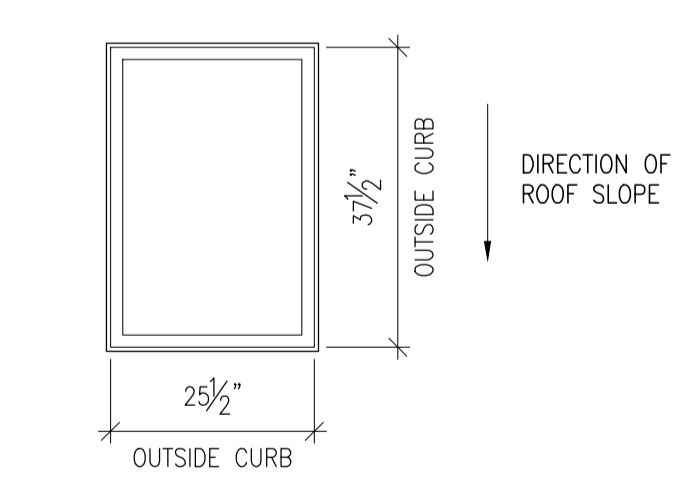
**SKYLIGHT TYPES**



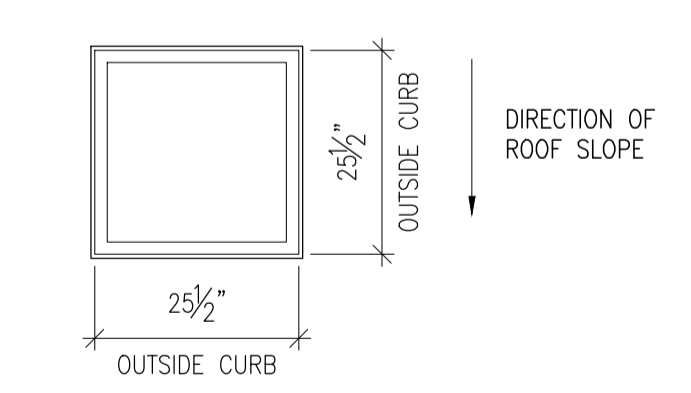
52 53 54 COLUMBIA SKYLIGHTS 1/2" = 1'-0"



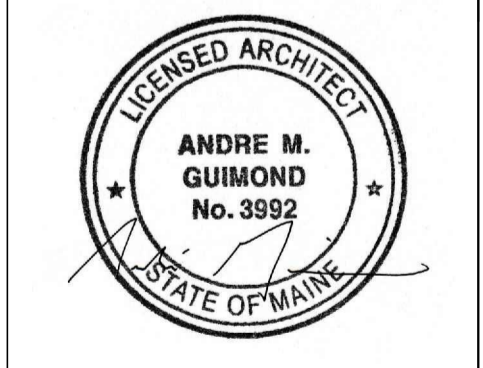
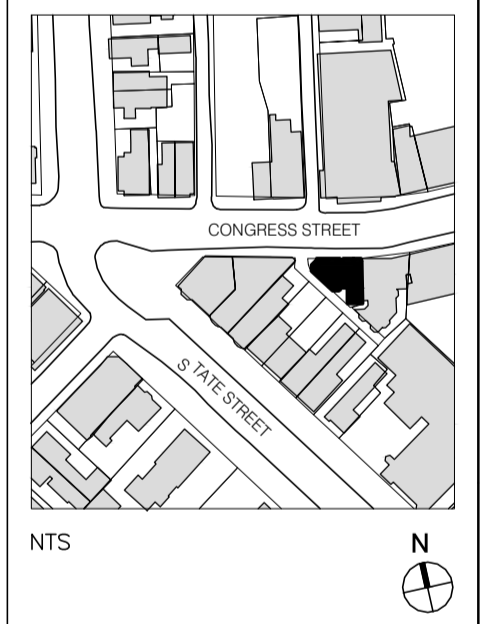
55 VELUX MODEL FCM SKYLIGHT 1/2" = 1'-0"



56 VELUX MODEL FCM SKYLIGHT 1/2" = 1'-0"



57 VELUX MODEL FCM SKYLIGHT 1/2" = 1'-0"



B-SCAN:

DWG. CONTENTS:  
**WINDOW TYPES**

DATE: September 5, 2014  
SCALE: 1/2" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **A-606**

SHEET NO.:

**LIGHTING SCHEDULE**

SYMBOL	QUANTITY	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COLOR/FINISH	COMMENTS
FA	--	RECESSED EXTERIOR LIGHT	--	--	--	--	--
FB	--	WALL-MOUNTED EXTERIOR FLOOD LIGHT	--	--	--	--	--
FC	--	EXTERIOR WALL SCONCE	--	--	--	--	--
FD	--	TRIMLESS RECESSED DOWNLIGHTS	--	--	--	--	--
FE	--	--	--	--	--	--	--
FF	--	TASK POINT LIGHT	PHILIPS	CALCULITE LED	1.75"	--	--
FG	--	T5 LINEAR FLUORESCENT	--	--	--	--	--
FH	--	PENDANT HANGING	--	--	--	--	--
FI	--	EXTERIOR DOWNLIGHT	--	--	--	--	--
FJ	--	PENDANT LIGHT	--	--	--	--	--
FK	--	MILLWORK PUCK LIGHT	--	--	--	--	--
FL	--	SPOT LIGHT	--	--	--	--	--
FM	--	LINEAR LED	--	--	--	--	--
FN	--	RECESSED WALL WASHER	--	--	--	--	--
FR	--	INTERIOR WALL SCONCE	--	--	--	--	--
FS	--	EXTERIOR WALL SCONCE	--	--	--	--	--
FT	--	SURFACE MOUNTED LINEAR T5	--	--	--	--	--
FV	--	BATHROOM VANITY	--	--	--	--	--
FX	--	--	--	--	--	--	--

**WINDOW SCHEDULE**

SYMBOL	MANUFACTURER	MODEL	TYPE	ROUGH OPENING (WIN)/ OUTSIDE CURB (SKL)	COLOR/FINISH	GLASS TYPE	COMMENTS
1	TBD	--	STOREFRONT	SEE A-602 & A-603	PT-6/TBD	TEMPERED IGU	EAST STOREFRONT WINDOWS (4 IGUs)
2	CUSTOM REHABILITATION	--	WOOD STOREFRONT	SEE A-602 & A-603	PT-6/TBD	TEMPERED IGU	MIDDLE STOREFRONT WINDOWS (4 IGUs)
3	CUSTOM REHABILITATION	--	WOOD STOREFRONT	SEE A-602 & A-603	PT-6/TBD	TEMPERED IGU	WEST STOREFRONT WINDOWS (4 IGUs)
4	CUSTOM	--	GLASS BLOCK	5'-6 3/4" x 2'-4 1/4"	TBD	GLASS BLOCK	--
5	CUSTOM	--	GLASS BLOCK	3'-7 1/2" x 2'-4 1/4"	TBD	GLASS BLOCK	--
6	PELLA	ARCHITECT SERIES	CLAD FIXED	3'-1 1/2" x 2'-5"	CLD-1/TBD	CLEAR IGU	--
7	PELLA	ARCHITECT SERIES	CLAD FIXED	3'-1 1/2" x 1'-5 1/2"	CLD-1/TBD	CLEAR IGU	--
8	PELLA	ARCHITECT SERIES	CLAD TILT	3'-1 1/2" x 2'-7 1/2"	CLD-1/TBD	CLEAR IGU	--
9	PELLA	ARCHITECT SERIES	CLAD TILT	3'-1 1/2" x 2'-7 1/2"	CLD-1/TBD	CLEAR IGU	--
10	CUSTOM REHABILITATION	--	WOOD FIXED	3'-3 1/2" x 7'-0 1/2"	PT-6/TBD	CLEAR IGU	REFURBISH EXISTING LEADED GLASS TRANSOM AND FRAMES; NEW IGU
11	CUSTOM REHABILITATION	--	WOOD FIXED	3'-3 1/2" x 7'-0 1/2"	PT-6/TBD	CLEAR IGU	REFURBISH EXISTING LEADED GLASS TRANSOM AND FRAMES; NEW IGU
12	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-4 1/4" x 5'-3 1/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
13	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-1 1/4" x 5'-3 1/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
14	CUSTOM REHABILITATION	--	WOOD FIXED	3'-3 1/4" x 3'-9"	PT-6/TBD	CLEAR IGU	REFURBISH EXISTING 11-LITE WINDOW
15	CUSTOM REHABILITATION	--	WOOD DOUBLE HUNG	5'-5" x 7'-0 1/4"	PT-6/TBD	CLEAR IGU	REFURBISH EXISTING 11-LITE WINDOW
16	CUSTOM REHABILITATION	--	WOOD FIXED	3'-3 1/4" x 3'-9"	PT-6/TBD	CLEAR IGU	REFURBISH EXISTING 11-LITE WINDOW
17	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-3 1/4" x 7'-4 3/4"	CLD-1/TBD	CLEAR IGU	ARCHED HEADER SHARED WITH WINDOW 18
18	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-3 1/4" x 7'-4 3/4"	CLD-1/TBD	CLEAR IGU	ARCHED HEADER SHARED WITH WINDOW 17
19	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-1 1/2" x 6'-8 1/2"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
20	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-1 1/2" x 6'-8 1/2"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
21	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-7 1/2" x 5'-7"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
22	PELLA	ARCHITECT SERIES	CLAD FIXED	2'-10 1/4" x 4'-4 1/4"	CLD-1/TBD	CLEAR IGU	OVAL SPECIALTY WINDOW
23	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
24	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
25	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
26	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
27	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
28	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-8" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING
29	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-10 1/2" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
30	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
31	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 6'-7 1/2"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
32	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-3 1/4" x 5'-3 1/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
33	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-1 1/4" x 5'-3 1/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
34	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 6'-11"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER; EGRESS WINDOW
35	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 6'-11"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER
36	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 6'-11"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER; EGRESS WINDOW
37	PELLA	ARCHITECT SERIES	CLAD FIXED	3'-3 1/2" x 8'-6 1/4"	CLD-1/TBD	TEMPERED IGU	ARCHED HEADER
38	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-7 1/2" x 5'-6 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	ARCHED HEADER; EGRESS WINDOW
39	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
40	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-3 3/4" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU	COORDINATE WITH WINDOW 41
41	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-3 3/4" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU	COORDINATE WITH WINDOW 40
42	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-1 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU	COORDINATE WITH WINDOW 43
43	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	2'-1 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU	COORDINATE WITH WINDOW 42
44	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
45	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
46	PELLA	ARCHITECT SERIES	CLAD FIXED	2'-8 1/4" x 2'-9"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING; SEE WINDOW TYPES
47	PELLA	ARCHITECT SERIES	2 CLAD CASEMENTS	4'-0" x 2'-9"	CLD-1/TBD	CLEAR IGU	WOOD FRAMED ROUGH OPENING; SEE WINDOW TYPES
48	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	EGRESS WINDOW
49	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	--
50	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	EGRESS WINDOW
51	PELLA	ARCHITECT SERIES	CLAD DOUBLE HUNG	3'-3 1/2" x 5'-8 3/4"	CLD-1/TBD	CLEAR IGU W/ INTEGRAL LIGHT SPACER	EGRESS WINDOW
52	COLUMBIA SKYLIGHTS	VCM	FIXED CURB MOUNTED	33 1/2" x 49 1/2"	TBD	LAMINATED GLASS W/ LoE3	--
53	COLUMBIA SKYLIGHTS	VCM	FIXED CURB MOUNTED	33 1/2" x 49 1/2"	TBD	LAMINATED GLASS W/ LoE3	--
54	COLUMBIA SKYLIGHTS	RAS	VENT. CURB MOUNTED	33 1/2" x 49 1/2"	TBD	LAMINATED GLASS W/ LoE3	--
55	VELUX SKYLIGHT	FCM 3046	FIXED CURB MOUNTED	33 1/2" x 49 1/2"	TBD	LAMINATED GLASS W/ LoE3	--
56	VELUX SKYLIGHT	FCM 2234	FIXED CURB MOUNTED	25 1/2" x 37 1/2"	TBD	LAMINATED GLASS W/ LoE3	--
57	VELUX SKYLIGHT	FCM 2222	FIXED CURB MOUNTED	25 1/2" x 25 1/2"	TBD	LAMINATED GLASS W/ LoE3	--

**NOTES**

1) WINDOW MANUFACTURERS TO VERIFY ALL WINDOW OPENING SIZES IN FIELD.

**FINISH CODE LEGEND**

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NAME/NUMBER
CT-1	CERAMIC TILE 1	--	--
CT-2	CERAMIC TILE 2	--	--
CT-3	CERAMIC TILE 3	--	--
ST-1	STONE TILE 1	--	--
ST-2	STONE TILE 2	--	--
B-1	GWB REVEAL BASE	--	--
B-2	HARDWOOD BASE	--	--
WF-1	WOOD FLOORING 1	--	--
WF-2	WOOD FLOORING 2	--	--
WD-1	WOOD 1	--	VENEERED PLYWOOD
WD-2	WOOD 2	--	WOOD FINIS
WD-3	WOOD 3	--	--
PT-1	INTERIOR PAINT 1	BENJAMIN MOORE	WHITE
PT-2	INTERIOR PAINT 1	BENJAMIN MOORE	LIGHT GRAY
PT-3	INTERIOR PAINT 1	BENJAMIN MOORE	RED
PT-4	--	--	--
PT-5	EXTERIOR TRIM PAINT	BENJAMIN MOORE	COLOR 2138-60 (GRAY CASHMERE)
PT-6	EXTERIOR TRIM/WIN FRAME PAINT	BENJAMIN MOORE	COLOR: SATIN BLACK
MTL-1	BLACKENED STEEL	--	--
MTL-2	BRUSHED ALUMINUM	--	--
SS-1	BRUSHED STAINLESS STEEL	--	--
GZ-1	SANDBLASTED MIRROR	--	--
SP-1	SOLID PLASTIC	CORIAN	--
C-1	CONCRETE TOPPING SLAB	--	--
DC-1	DROPPED CEILING	--	--

**660-662 CONGRESS STREET**

PORTLAND, MAINE

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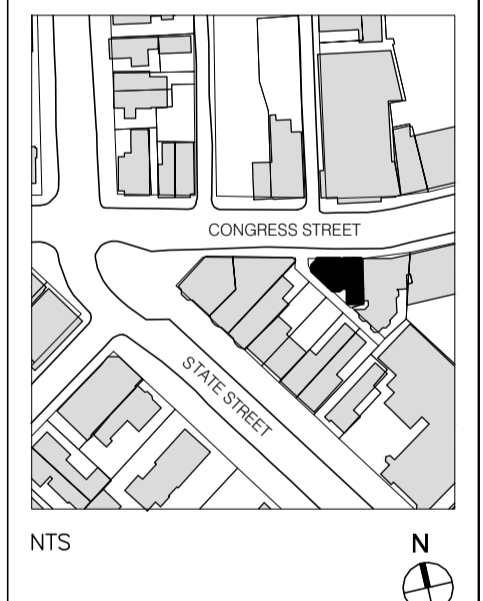
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**ENGINEERING DESIGN PROFESSIONALS**

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OWNER:  
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660 CONGRESS STREET  
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NO.	DATE	ISSUE
5	11/10/2014	PHASE 2 - REVISION 02
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



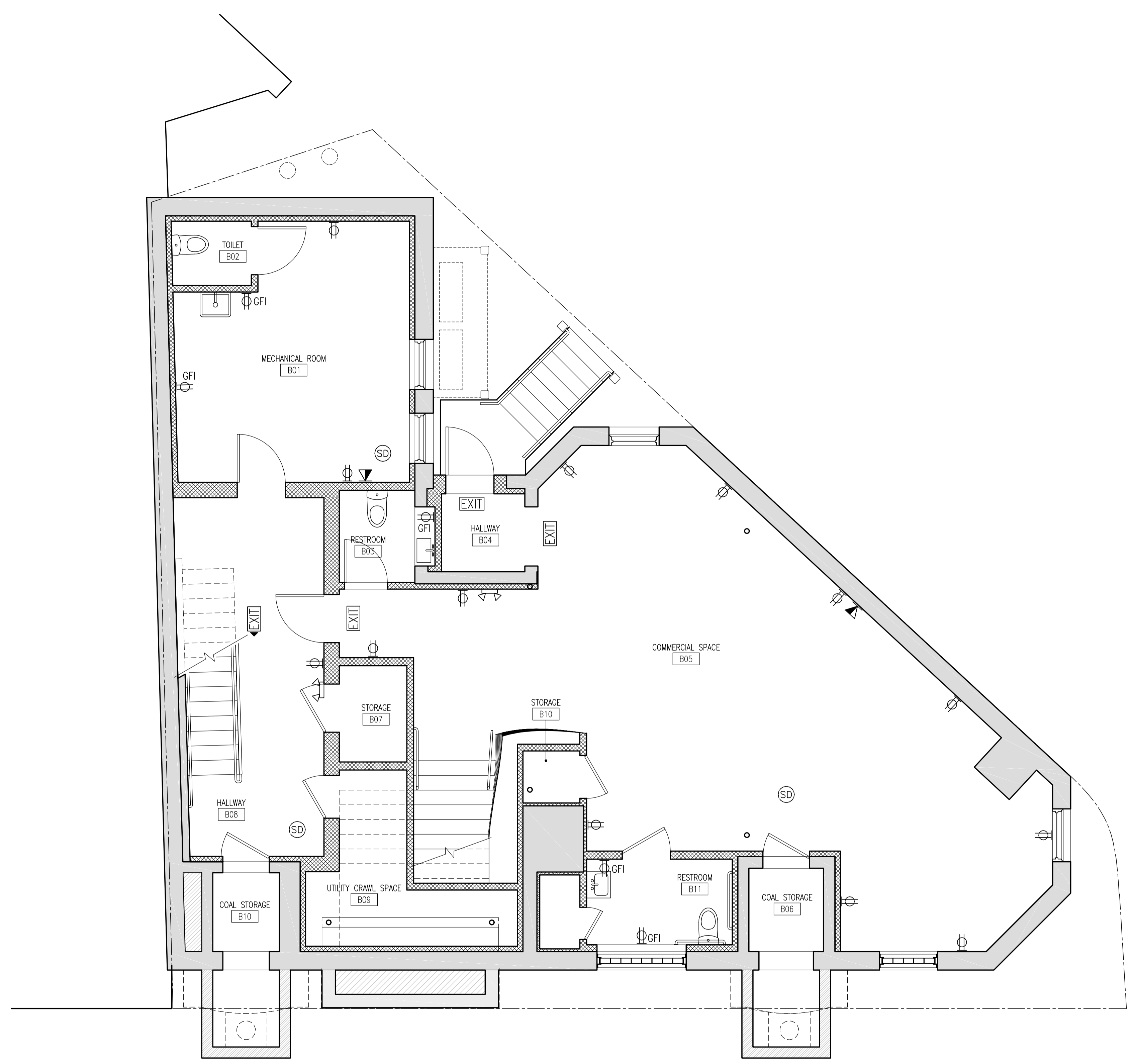
B-SCAN:

DWG. CONTENTS:  
**SCHEDULES**

DATE: November 10, 2014  
SCALE: N.T.S.  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **A-800**

SHEET NO.:



1 BASEMENT ELECTRICAL PLAN  
E-100 1/4" = 1'-0"

- ELECTRICAL NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 4) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 5) ALL WIRING TO BE CONCEALED IN WALLS
  - 6) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
  - 7) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
  - 8) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL. CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 9) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 10) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 11) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 12) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.
  - 13) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

**ELECTRICAL SYMBOLS**

Ⓚ	WALL SWITCH SPECIAL SWITCH TYPES: 2 - TWO WAY 3 - THREE WAY 4 - FOUR WAY D - DIMMER E - EXISTING LOCATION K - KEY OPERATED OC - OCCUPANT SENSOR P - PILOT LIGHTED
JS	JAMB SWITCH/DOOR SWITCH
EXIT	EXIT LIGHT
Ⓜ	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE GFI - GROUND FAULT INTERRUPTER D - DEDICATED DUPLEX RECEPTACLE E - EXISTING RECEPTACLE C - CLOCK RECEPTACLE SP - SURGE PROTECTION RECEPTACLE IG - ISOLATED GROUND RECEPTACLE
Ⓜ	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE
Ⓜ 220V	WALL MOUNTED SPECIAL PURPOSE RECEPTACLE SIZE AND TYPE AS INDICATED ON PLANS
Ⓜ 30A	WALL MOUNTED 208V, 1 PHASE RECEPTACLE NUMBER INDICATES RATED AMPERAGE
Ⓜ	CEILING MOUNTED DUPLEX CONVENIENCE RECEPTACLE
Ⓜ	CEILING MOUNTED JUNCTION BOX
Ⓜ	FLOOR MOUNTED JUNCTION BOX
Ⓜ	WALL MOUNTED JUNCTION BOX
Ⓜ	4" SQUARE BACKBOX FOR WALL MOUNTED DATA OUTLET
Ⓜ	4" SQUARE BACKBOX FOR WALL MOUNTED TELE/DATA OUTLET
Ⓜ	4" SQUARE BACKBOX FOR WALL MOUNTED TELEPHONE OUTLET
Ⓜ	4" SQUARE BACKBOX FOR WALL MOUNTED CABLE TELEVISION
I	INTERCOM STATION
P	FIRE ALARM PULL BOX
Ⓜ	SMOKE/CO DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
H	HEAT DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
VA	VISUAL ALARM CONNECTED TO SP
SP	STROBE PANEL
Ⓜ	EMERGENCY LIGHT

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

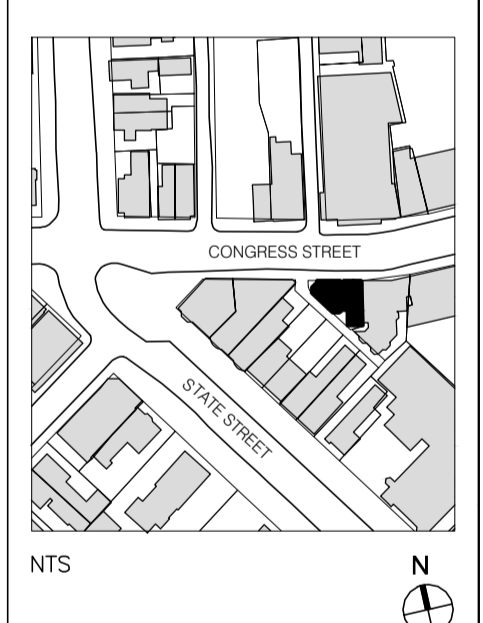
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OWNER:  
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PORTLAND, ME 04101

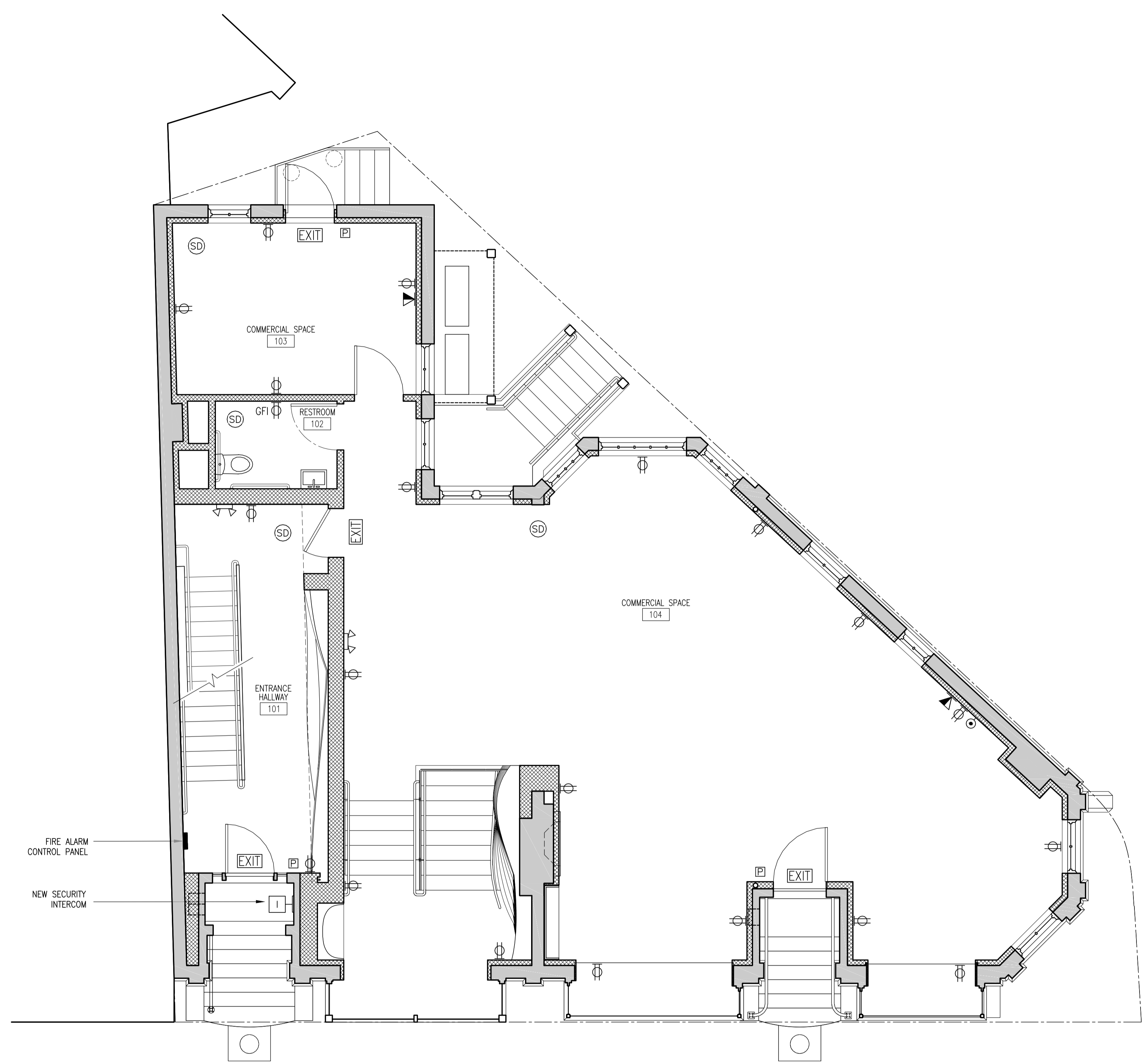
NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**BASEMENT ELECTRICAL PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **E-100**  
SHEET NO.:



1 1ST FLOOR ELECTRICAL PLAN  
E-101 1/4" = 1'-0"

- ELECTRICAL NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 4) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 5) ALL WIRING TO BE CONCEALED IN WALLS
  - 6) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
  - 7) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
  - 8) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL. CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 9) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 10) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 11) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 12) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.
  - 13)

**ELECTRICAL SYMBOLS**

⌘	WALL SWITCH SPECIAL SWITCH TYPES: 2 - TWO WAY 3 - THREE WAY 4 - FOUR WAY D - DIMMER E - EXISTING LOCATION K - KEY OPERATED OC - OCCUPANT SENSOR P - PILOT LIGHTED
JS	JAMB SWITCH/DOOR SWITCH
EXIT	EXIT LIGHT
⌘ GFI	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE GFI - GROUND FAULT INTERRUPTER D - DEDICATED DUPLEX RECEPTACLE E - EXISTING RECEPTACLE C - CLOCK RECEPTACLE SP - SURGE PROTECTION RECEPTACLE IG - ISOLATED GROUND RECEPTACLE
⌘	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE
⌘ 220V	WALL MOUNTED SPECIAL PURPOSE RECEPTACLE SIZE AND TYPE AS INDICATED ON PLANS
⌘ 30A	WALL MOUNTED 208V, 1 PHASE RECEPTACLE NUMBER INDICATES RATED AMPERAGE
⌘	CEILING MOUNTED DUPLEX CONVENIENCE RECEPTACLE
⌘	CEILING MOUNTED JUNCTION BOX
⌘	FLOOR MOUNTED JUNCTION BOX
⌘	WALL MOUNTED JUNCTION BOX
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I	INTERCOM STATION
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SD	SMOKE/CO DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
H	HEAT DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
VA	VISUAL ALARM CONNECTED TO SP
SP	STROBE PANEL
⌘	EMERGENCY LIGHT

**660-662 CONGRESS STREET**  
PORTLAND, MAINE

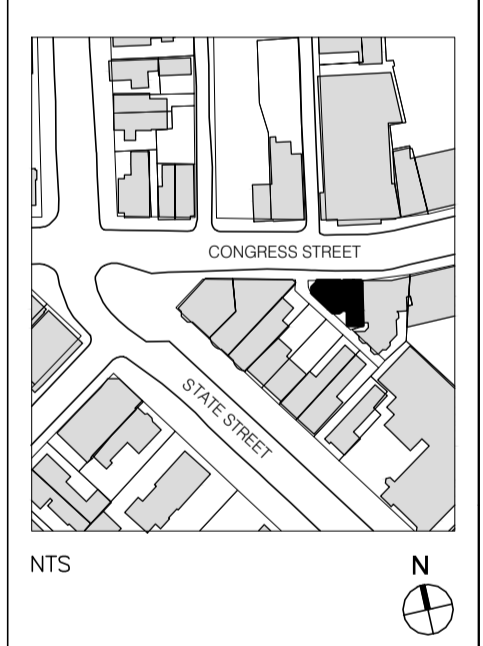
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OWNER:  
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660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG CONTENTS:  
**FIRST FLOOR ELECTRICAL PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **E-101**  
SHEET NO.:

**660-662  
CONGRESS  
STREET**

PORTLAND, MAINE

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STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

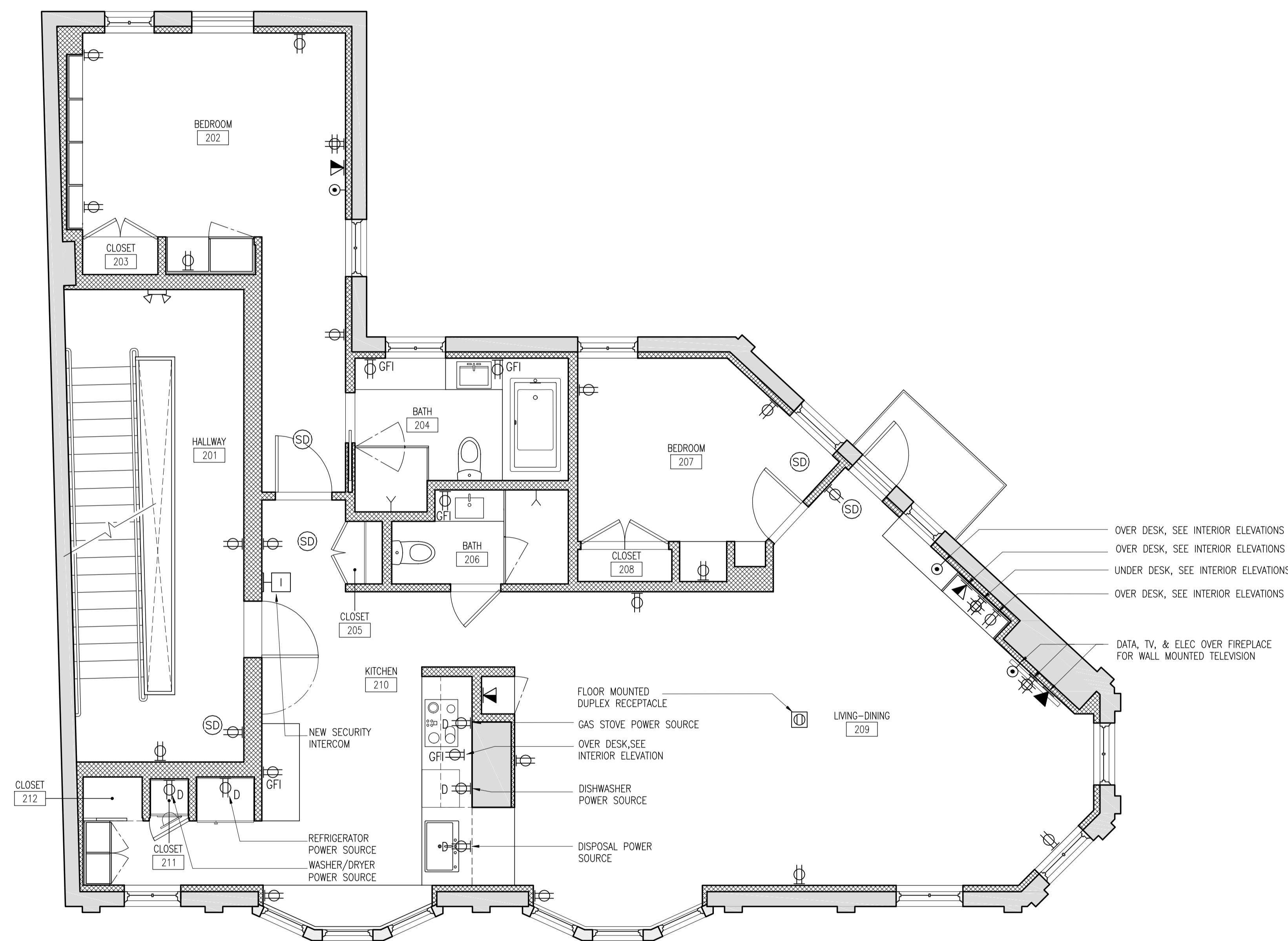
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OWNER:  
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660 CONGRESS STREET  
PORTLAND, ME 04101

- ELECTRICAL NOTES:**
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  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 4) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 5) ALL WIRING TO BE CONCEALED IN WALLS
  - 6) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
  - 7) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
  - 8) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL. CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 9) CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 10) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 11) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 12) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 13) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

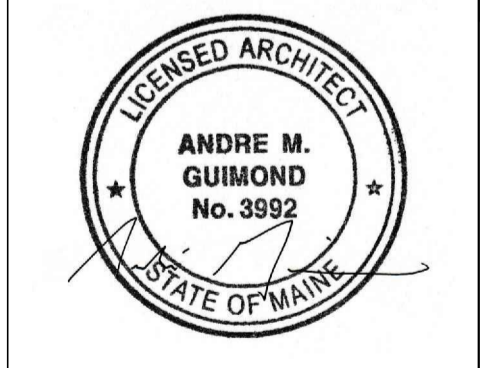
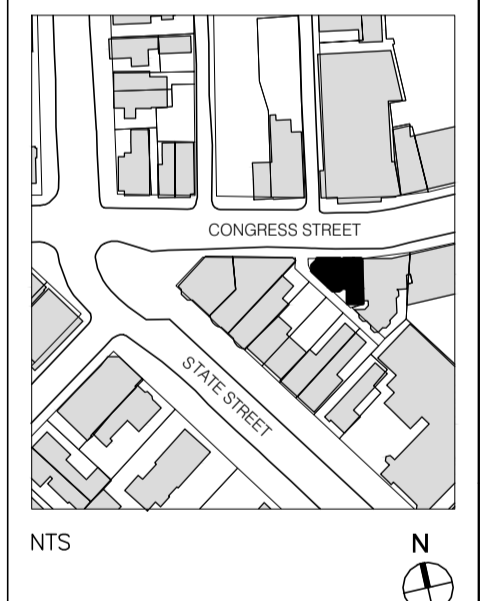
**ELECTRICAL SYMBOLS**

⌘	WALL SWITCH SPECIAL SWITCH TYPES: 2 - TWO WAY 3 - THREE WAY 4 - FOUR WAY D - DIMMER E - EXISTING LOCATION K - KEY OPERATED OC - OCCUPANT SENSOR P - PILOT LIGHTED
JS	JAMB SWITCH/DOOR SWITCH
EXIT	EXIT LIGHT
⌘	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE GFI - GROUND FAULT INTERRUPTER D - DEDICATED DUPLEX RECEPTACLE E - EXISTING RECEPTACLE C - CLOCK RECEPTACLE SP - SURGE PROTECTION RECEPTACLE IG - ISOLATED GROUND RECEPTACLE
⌘	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE
⌘ 220V	WALL MOUNTED SPECIAL PURPOSE RECEPTACLE SIZE AND TYPE AS INDICATED ON PLANS
⌘ 30A	WALL MOUNTED 208V, 1 PHASE RECEPTACLE NUMBER INDICATES RATED AMPERAGE
⌘	CEILING MOUNTED DUPLEX CONVENIENCE RECEPTACLE
⌘	CEILING MOUNTED JUNCTION BOX
⌘	FLOOR MOUNTED JUNCTION BOX
⌘	WALL MOUNTED JUNCTION BOX
⌘	4" SQUARE BACKBOX FOR WALL MOUNTED DATA OUTLET
⌘	4" SQUARE BACKBOX FOR WALL MOUNTED TELE/DATA OUTLET
⌘	4" SQUARE BACKBOX FOR WALL MOUNTED TELEPHONE OUTLET
⌘	4" SQUARE BACKBOX FOR WALL MOUNTED CABLE TELEVISION
I	INTERCOM STATION
P	FIRE ALARM PULL BOX
SD	SMOKE/CO DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
H	HEAT DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
VA	VISUAL ALARM CONNECTED TO SP
SP	STROBE PANEL
⌘	EMERGENCY LIGHT



**1** 2ND FLOOR ELECTRICAL PLAN  
E-102 1/4" = 1'-0"

4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET
NO.	DATE	ISSUE



B-SCAN:

DWG. CONTENTS:  
**SECOND FLOOR  
ELECTRICAL PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **E-102**  
SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

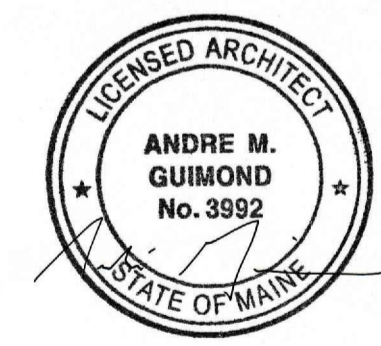
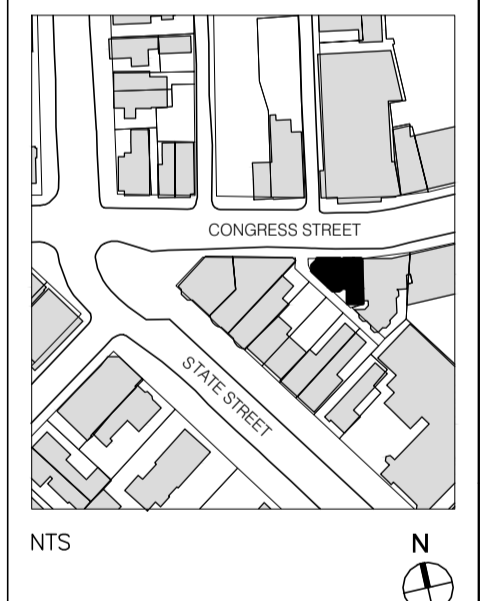
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG CONTENTS:  
**THIRD FLOOR ELECTRICAL PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"

DWG. BY: PROJECT NO.: 008

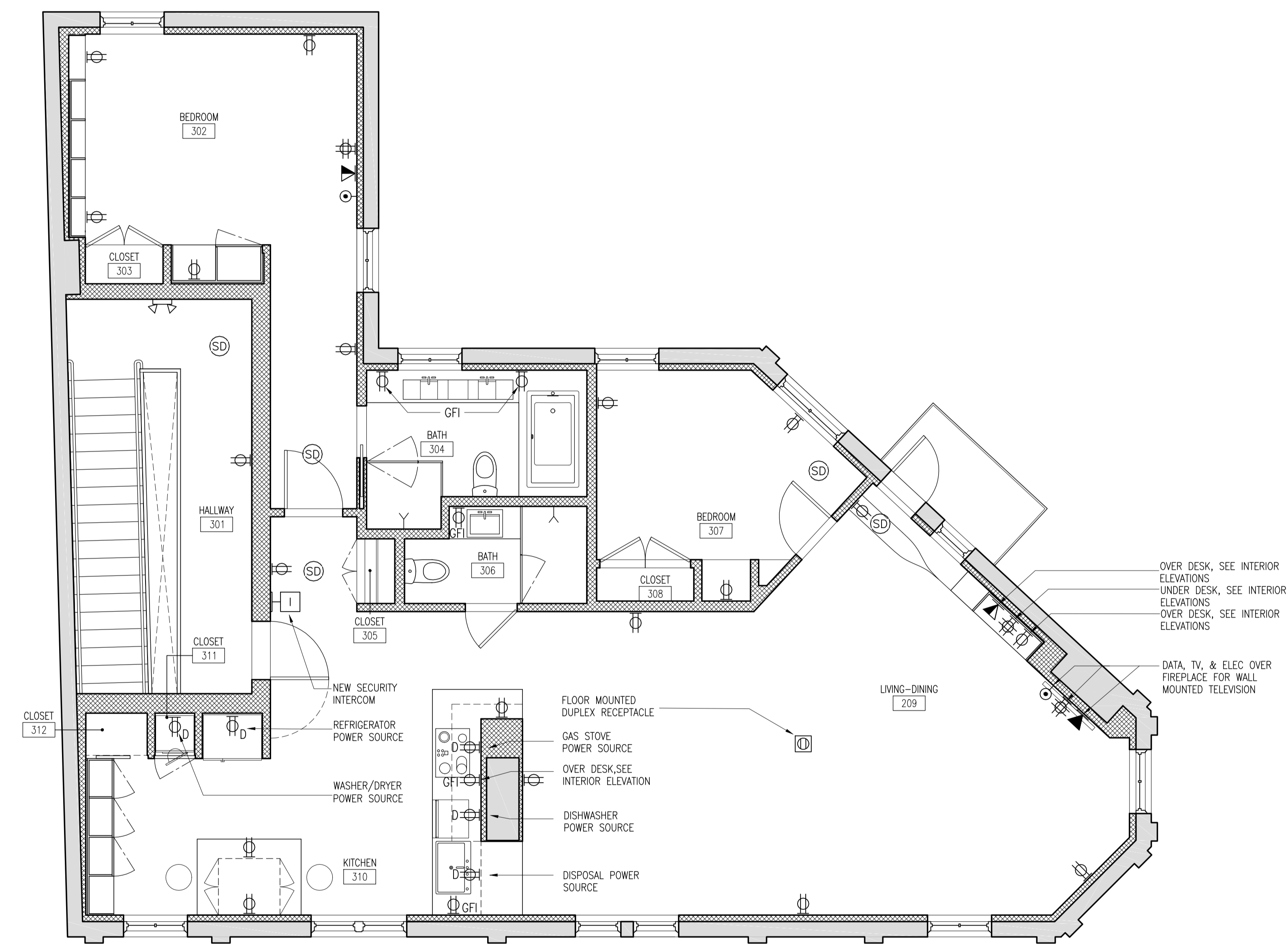
DWG. NO.: **E-103**

SHEET NO.:

- ELECTRICAL NOTES:**
- 1) ALL DIMMERS, SWITCHES, WALL PLATES & ENVIRONMENTAL CONTROLS TO BE LUTRON
  - 2) ALL HVAC GRILLES TO BE TITUS
  - 3) ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
  - 4) ALL DIMMABLE FIXTURES TO BE COORDINATED W/ DIMMERS BY ELECTRICIAN
  - 5) ALL WIRING TO BE CONCEALED IN WALLS
  - 6) LOCATION OF FIXTURES TO BE COORDINATED PRIOR TO INSTALLATION
  - 7) SEE LIGHTING SCHEDULE FOR FIXTURE TYPE.
  - 8) ELECTRICIAN SHALL SUPPLY AND INSTALL ALL WIRING & TERMINATIONS FOR LOW VOLTAGE (TELEPHONE AND COMPUTER) CAT OR EQUAL.
  - 9) CONTRACTOR TO REVIEW ALL OUTLETS WITH DESIGNER PRIOR TO INSTALLATION.
  - 10) ALL OUTLETS IN KITCHEN AND BATHROOM TO BE GROUND FAULT INTERRUPTED.
  - 11) ALL ELECTRICAL FIXTURES TO BE REVIEWED W/ DESIGNER PRIOR TO ORDER & INSTALLATION
  - 12) ALL BATHROOM EXHAUST FANS TO BE NUTONE
  - 13) ALL CEILING FINISHES TO BE PAINTED GWB UNLESS OTHERWISE NOTED.

**ELECTRICAL SYMBOLS**

⊠	WALL SWITCH SPECIAL SWITCH TYPES: 2 - TWO WAY 3 - THREE WAY 4 - FOUR WAY D - DIMMER E - EXISTING LOCATION K - KEY OPERATED OC - OCCUPANT SENSOR P - PILOT LIGHTED
JS	JAMB SWITCH/DOOR SWITCH
EXIT	EXIT LIGHT
⊠ GFI	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE GFI - GROUND FAULT INTERRUPTER D - DEDICATED DUPLEX RECEPTACLE E - EXISTING RECEPTACLE C - CLOCK RECEPTACLE SP - SURGE PROTECTION RECEPTACLE IG - ISOLATED GROUND RECEPTACLE
⊠	WALL MOUNTED DOUBLE DUPLEX RECEPTACLE
⊠ 220V	WALL MOUNTED SPECIAL PURPOSE RECEPTACLE SIZE AND TYPE AS INDICATED ON PLANS
⊠ 30A	WALL MOUNTED 208V, 1 PHASE RECEPTACLE NUMBER INDICATES RATED AMPERAGE
⊠	CEILING MOUNTED DUPLEX CONVENIENCE RECEPTACLE
⊠	CEILING MOUNTED JUNCTION BOX
⊠	FLOOR MOUNTED JUNCTION BOX
⊠	WALL MOUNTED JUNCTION BOX
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I	INTERCOM STATION
P	FIRE ALARM PULL BOX
⊠ SD	SMOKE/CO DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
⊠ H	HEAT DETECTOR WITH SOUNDER BASE, 120V CONNECTION AND DRY CONTACT
⊠ VA	VISUAL ALARM CONNECTED TO ⊠ SP
⊠ SP	STROBE PANEL
⊠	EMERGENCY LIGHT



**1** 3RD FLOOR ELECTRICAL PLAN  
E-103 1/4" = 1'-0"

GENERAL CONTRACTOR ON RECORD:

SPECIAL APPLICATIONS:

- LEGEND:
- R/W/DN PIPE RISER UP OR DOWN
  - AUXILIARY DRAIN
  - PROPOSED STEEL PIPE
  - PROPOSED CPVC PIPE
  - ⊕ SYSTEM RISER
  - ⊕ SWAY BRACING
  - ⊕ HYDRAULIC CALC. POINT

DESIGN & SYSTEM NOTES:

ALL PIPING 1/2" & LARGER TO BE SCHEDULE 10 WITH GROOVED DUCTILE IRON FITTING OR CPVC. ALL PIPING 1/4" & SMALLER TO BE SCHEDULE 40 WITH APPROPRIATE FITTING OR CPVC. POSITION, LOCATION, SPACING, AND USE OF SPRINKLERS SHALL BE IN ACCORDANCE WITH NFPA 13. HYDRAULIC CALCULATION PROCEDURES HAVE BEEN DONE IN ACCORDANCE WITH NFPA 13. (SEE PLANS FOR LOCATION OF REMOTE AREAS, HYDRAULIC REFERENCE POINTS, AND SYSTEM DEMANDS.) HIGH TECH FIRE PROTECTION IS TO BEGIN WORK AT 6" UNDERGROUND 1' AFF INSIDE OF BUILDING. DIMENSIONS AND LOCATIONS GIVEN FOR SPRINKLER HEADS AND PIPE MAY VARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. OWNER TO PROVIDE ADEQUATE HEAT THROUGHOUT BUILDING TO PROTECT WATER FILLED PIPING AND EQUIPMENT FROM FREEZING TEMPERATURES. OWNER TO SEAL TYPE COUPLERS TO BE INSTALLED ON DRY AND/OR PRE-ACTION SYSTEMS. OWNER IS RESPONSIBLE TO MAINTAIN THE SPRINKLER SYSTEM IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 25. INSPECTION, TESTING, & MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS AND/OR ALL APPLICABLE FEDERAL, STATE, AND/OR LOCAL LAWS, CODES AND ORDINANCES. ALL MECHANICAL, ELECTRICAL AND PLUMBING TRADES TO COORDINATE THEIR WORK WITH SPRINKLER CONTRACTOR. ALL ELECTRICAL WORK IS TO BE DONE BY OTHERS.

HEAD LEGEND:

- VIKING\*  
MODEL VK474  
22 / 155"  
K=5.8
- 1/2" RESIDENTIAL PENDENT  
WHITE CONCEALED ESC.  
16" X 16" SPACING
- VIKING\*  
MODEL VK460  
5 / 155"  
K=5.8
- 1/2" RESIDENTIAL WHITE HORIZONTAL  
SIDEWALL SEMI REC. ESC.  
DEFLECTORS 4" TO 6" BELOW CEILING  
16" X 16" SPACING
- GLOBE\*  
MODEL GL5615  
7 / 200"  
K=5.6
- 1/2" BRASS UPRIGHT  
ON SPRIGS
- DEFLECTORS 1" TO 12" BELOW  
NON-COMBUSTIBLE CEILINGS
- GLOBE\*  
MODEL GL5606  
38 / 155"  
K=5.6
- 1/2" WHITE CONCEALED PENDENT  
GLOBE\*  
MODEL GL5634  
2 / 155"  
K=5.6
- 1/2" DRY PENDENT  
WHITE CONCEALED ESC.  
12" MINIMUM
- GLOBE\*  
MODEL GL5626  
1 / 155"  
K=5.6
- 1/2" WHITE HORIZONTAL  
SIDEWALL SEMI REC. ESC.  
DEFLECTORS 4" TO 6" BELOW  
NON-COMBUSTIBLE CEILINGS  
\*OR APPROVED EQUAL\*

TOTAL HEADS ON THIS SHEET: 75

SCALE: 1" = 1'-0"

REVISIONS:  
NO. DATE: DESCRIPTION:

DATE: AUGUST 12, 2014  
 DESIGNER: ED POLUN (RMS# 515)  
 NICET LEVEL: IV CERT # 108534  
 CHECKED BY: J. FOSS

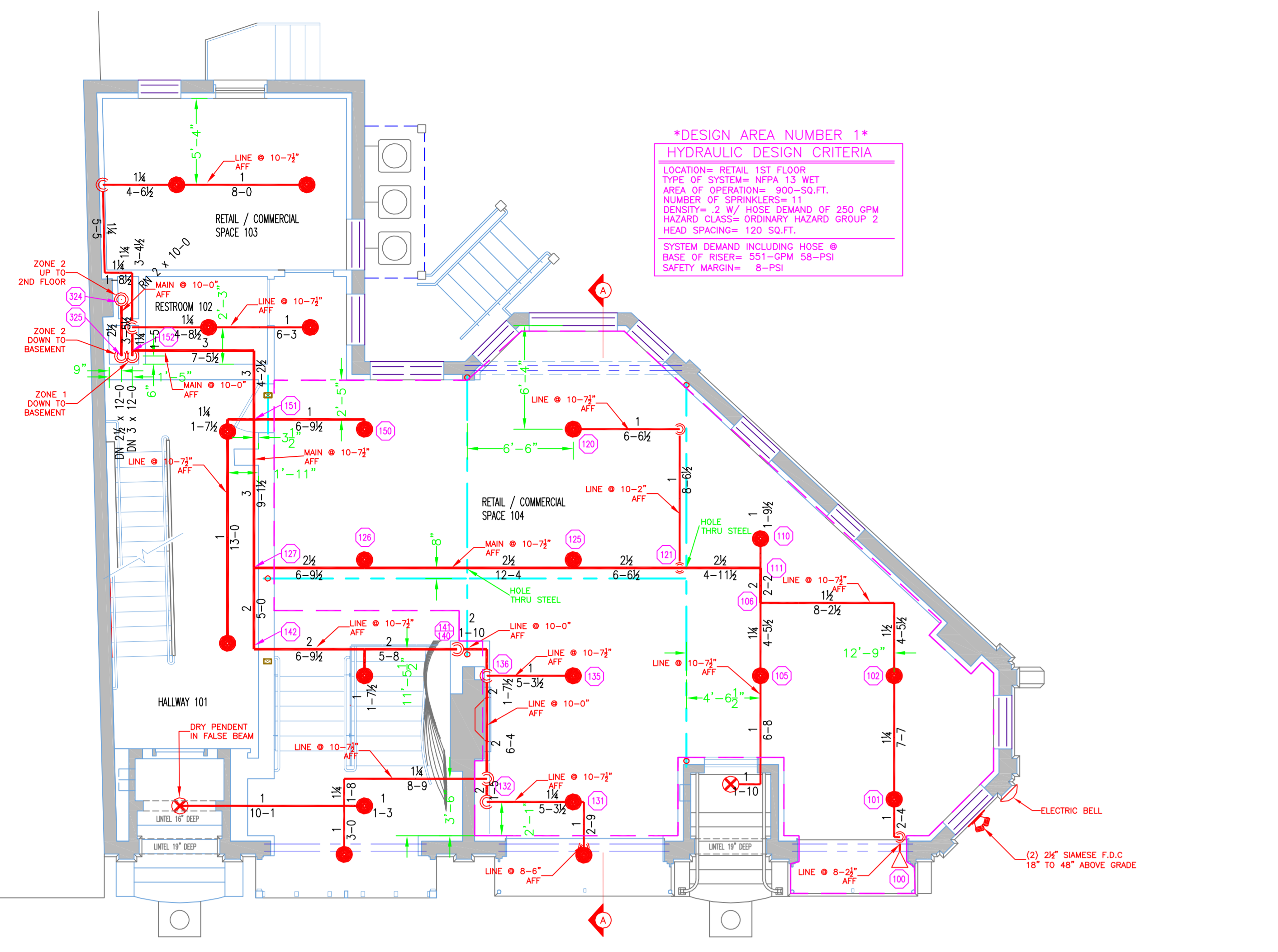
LOCATION:  
 660-662 CONGRESS ST  
 PORTLAND, ME

DRAWING TITLE:  
 660-662 CONGRESS ST.  
 COMMERCIAL ZONE 1  
 RESIDENTIAL ZONE 2  
 FIRE PROTECTION PLAN  
 (NFPA 13 2010ed.)

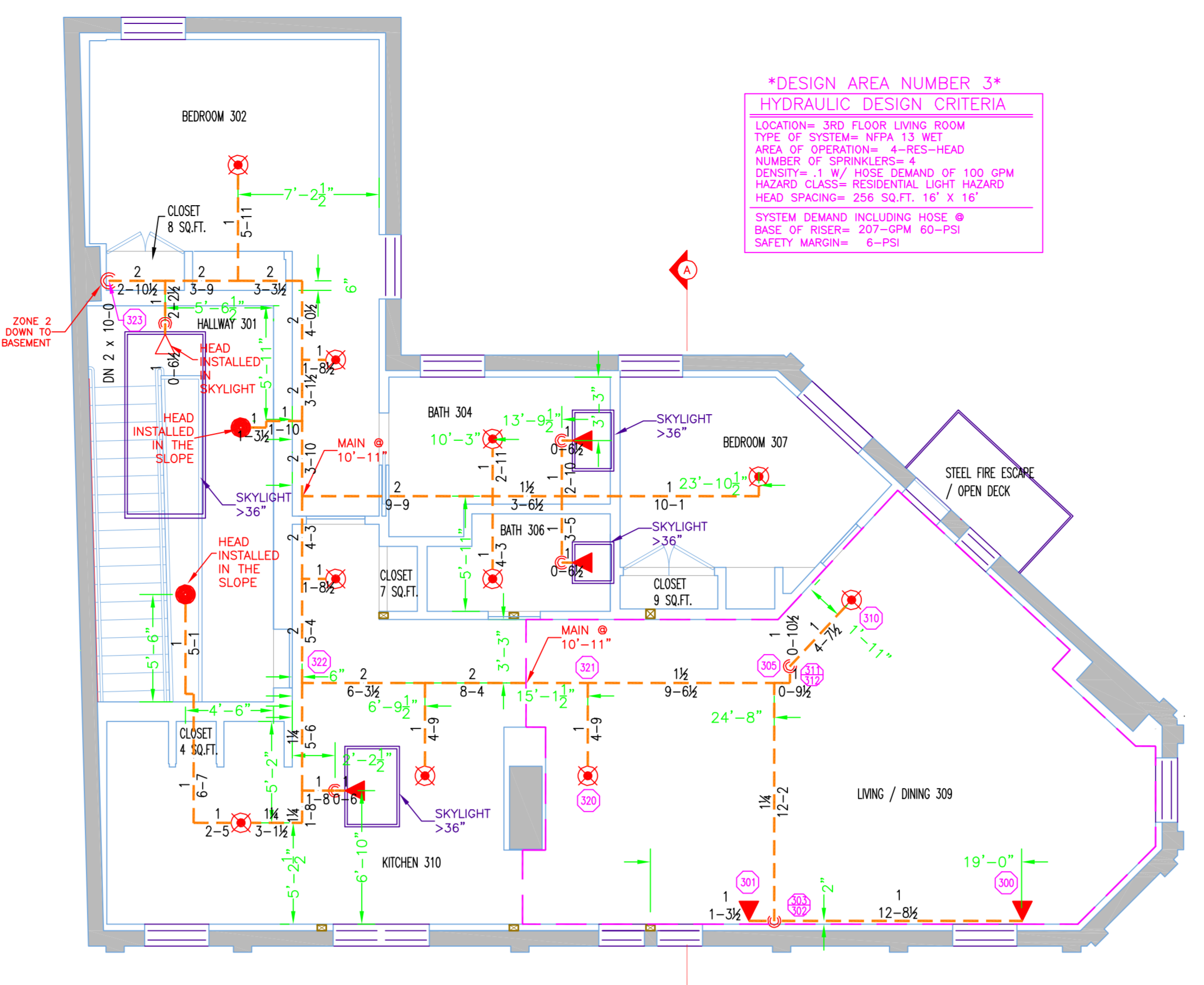
DRAWING NO.:  
 FP-01



6 SITE PLAN  
 SCALE: N.T.S.



1 FIRST FLOOR (ZONE 1)  
 TOTAL PROTECTED AREA 1,740 SQ.FT.  
 SCALE 3/16" = 1'-0"



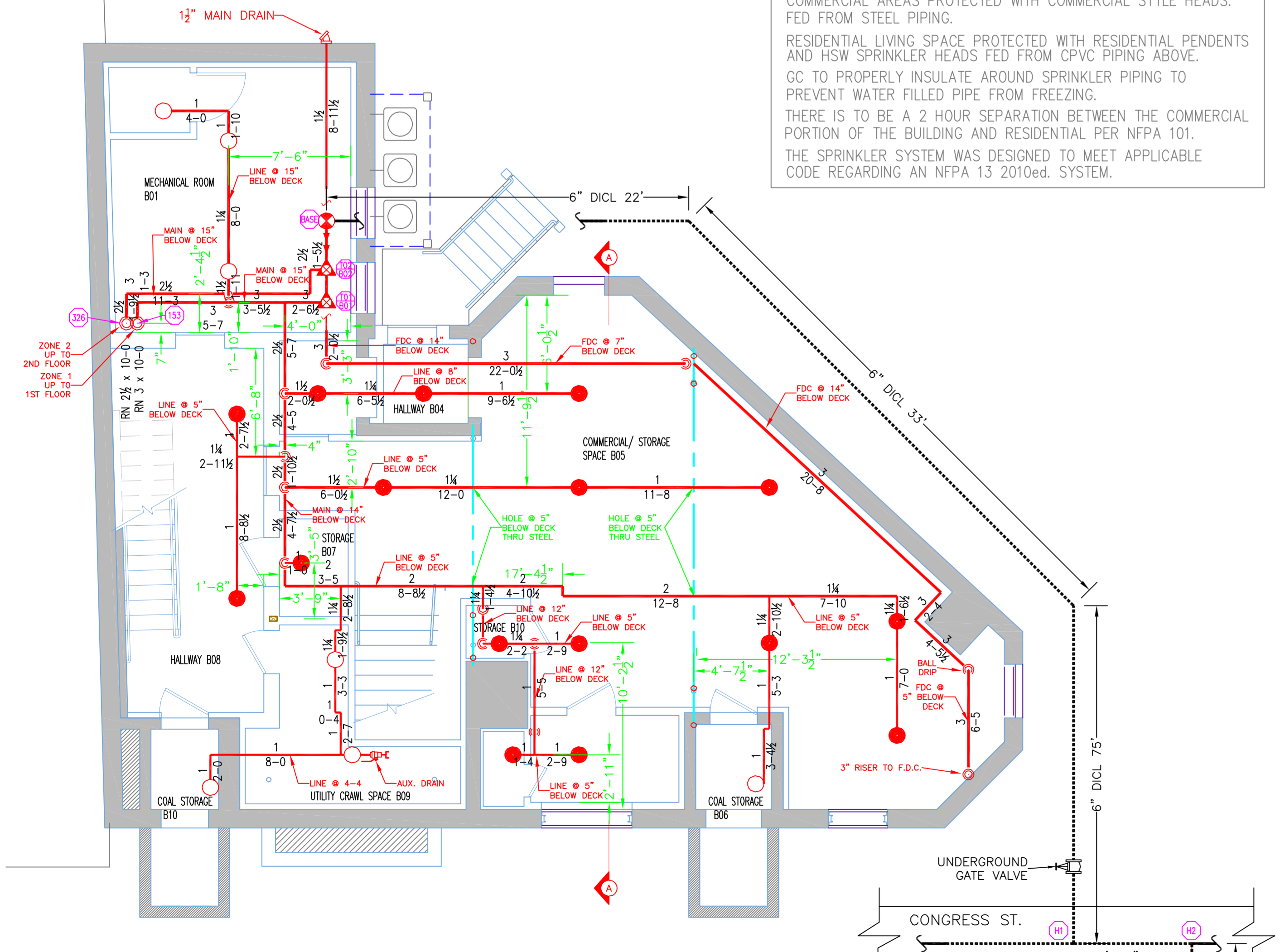
3 THIRD FLOOR (ZONE 2)  
 TOTAL PROTECTED AREA 1,600 SQ.FT.  
 SCALE 3/16" = 1'-0"

**PROJECT DESCRIPTION**

**BUILDING CONST.:**  
 THE BUILDING IS 3 LEVEL ABOVE GRADE + A BASEMENT LEVEL. CONSTRUCTED OF WOOD FRAMING, FIBERGLASS - BLOWN IN INSULATION, AND GYP BOARD CONSTRUCTION. CPVC AND STEEL SPRINKLER PIPING AS SHOWN ON THIS PLAN.

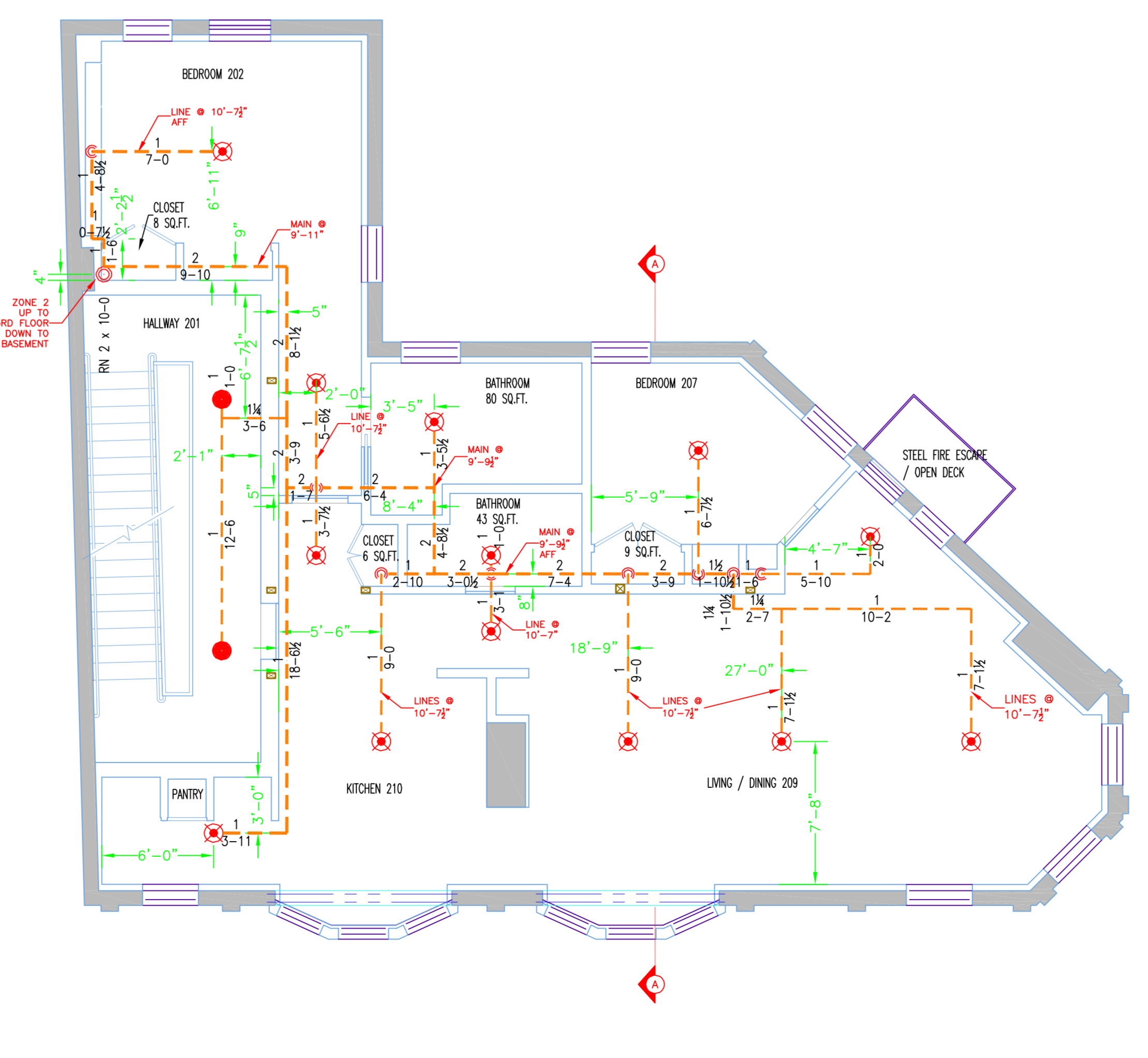
**BUILDING OCCUPANCY:**  
 THE BUILDING IS BEING REMODELED AND DESIGNED FOR MERCANTILE TYPE USAGE IN THE BASEMENT AND 1ST FLOOR. RESIDENTIAL LIVING TYPE USAGE ON THE SECOND AND THIRD FLOOR.

**SPRINKLER SYSTEM DESIGN:**  
 THERE ARE 2 WET ZONED SPRINKLER SYSTEMS FOR THE BUILDING. THE FIRST ZONE IS FOR THE BASEMENT AND 1ST FLOOR COMMERCIAL AREAS AND THE SECOND ZONE IS FOR THE SECOND AND THIRD FLOOR RESIDENTIAL AREAS. COMMERCIAL AREAS PROTECTED WITH COMMERCIAL STYLE HEADS. FED FROM STEEL PIPING. RESIDENTIAL LIVING SPACE PROTECTED WITH RESIDENTIAL PENDENTS AND HSW SPRINKLER HEADS FED FROM CPVC PIPING ABOVE. GC TO PROPERLY INSULATE AROUND SPRINKLER PIPING TO PREVENT WATER FILLED PIPE FROM FREEZING. THERE IS TO BE A 2 HOUR SEPARATION BETWEEN THE COMMERCIAL PORTION OF THE BUILDING AND RESIDENTIAL PER NFPA 101. THE SPRINKLER SYSTEM WAS DESIGNED TO MEET APPLICABLE CODE REGARDING AN NFPA 13 2010ed. SYSTEM.

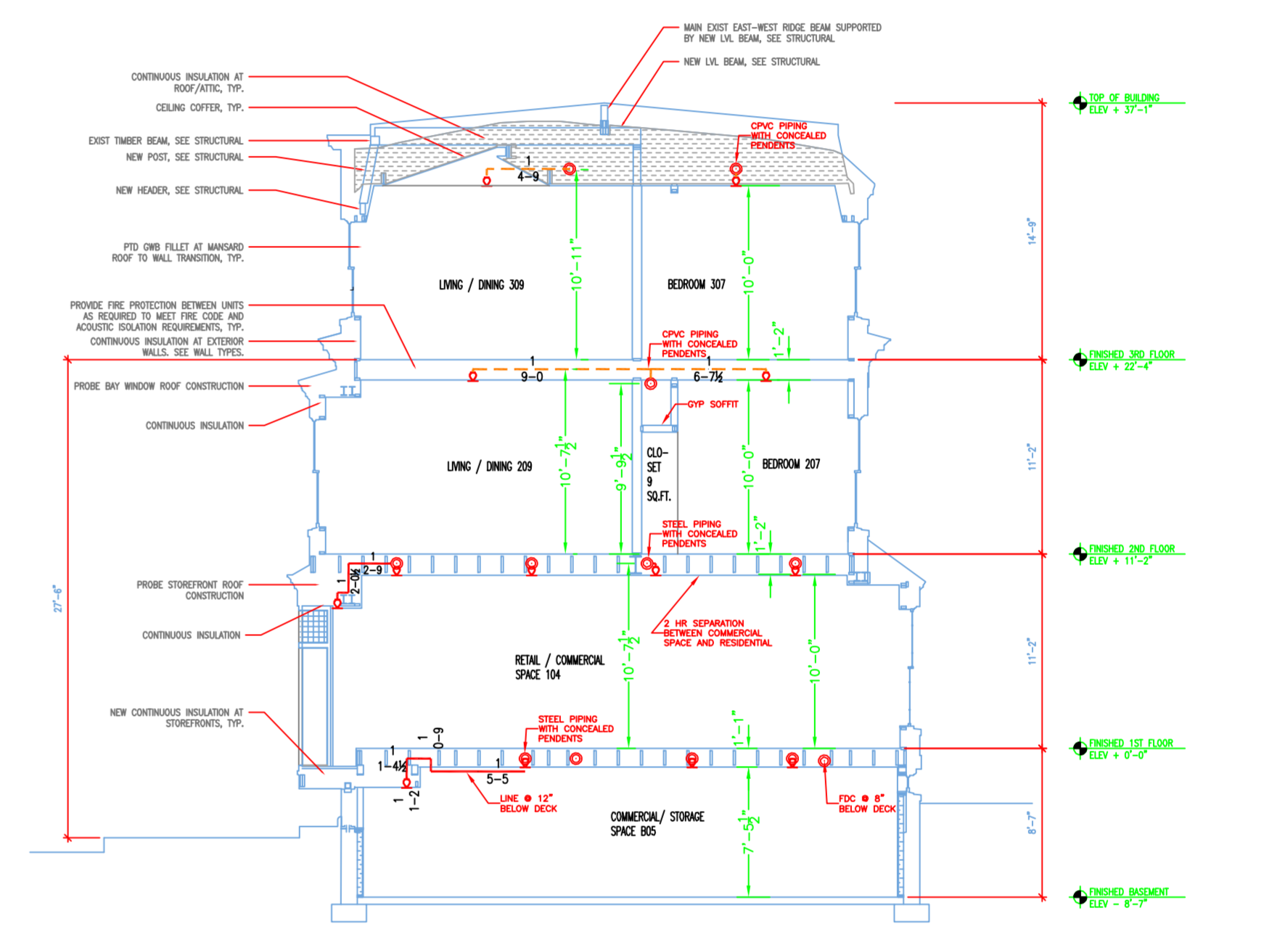


8 BASEMENT LEVEL (ZONE 1)  
 TOTAL PROTECTED AREA 1,650 SQ.FT.  
 SCALE 3/16" = 1'-0"

TEST HYDRANT #00089  
 ELEVATION: 6'  
 STATIC: 66 PSI  
 RESIDUAL: 64 PSI  
 FLOW: 1164 GPM  
 DATE: 8-8-2014



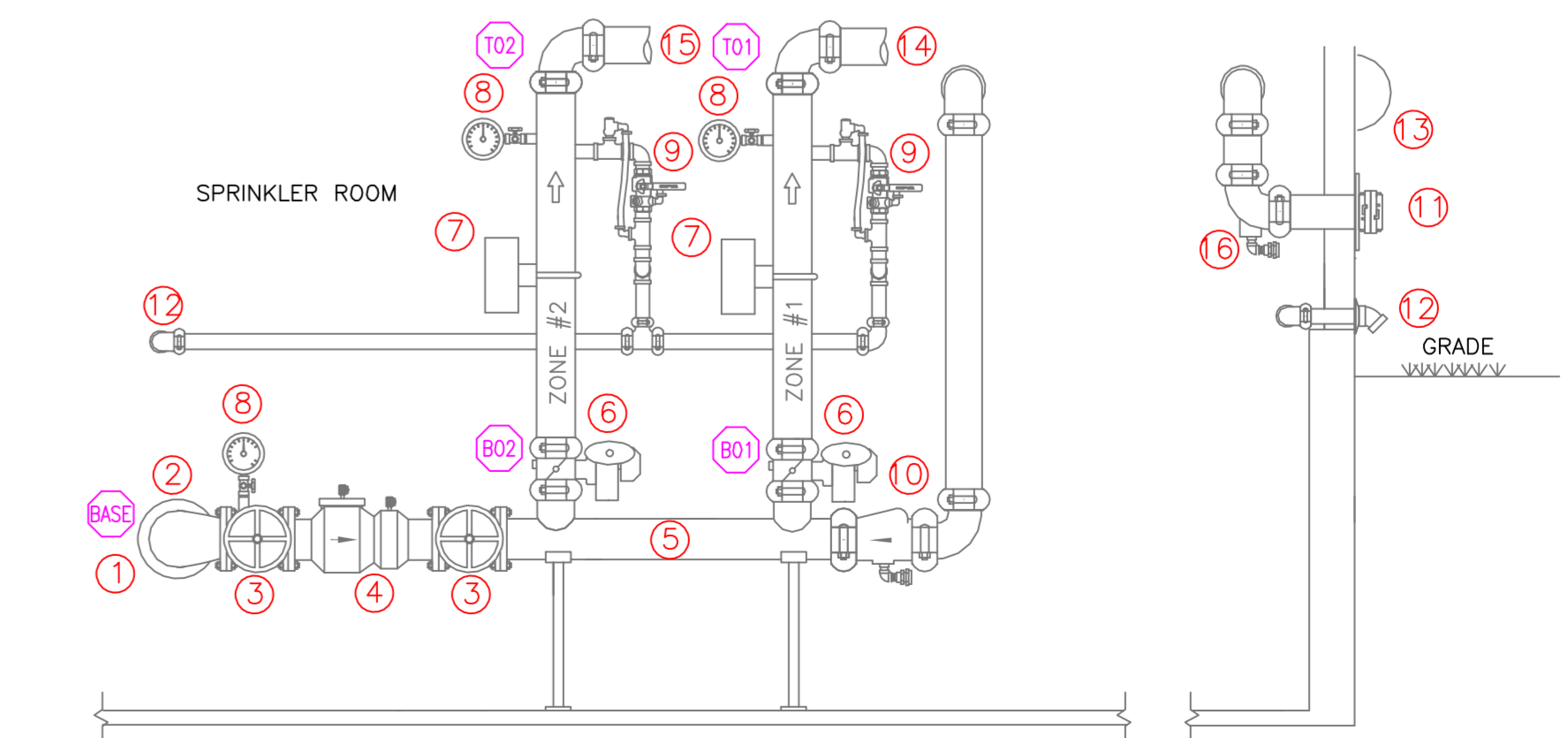
2 SECOND FLOOR (ZONE 2)  
 TOTAL PROTECTED AREA 1,640 SQ.FT.  
 SCALE 3/16" = 1'-0"



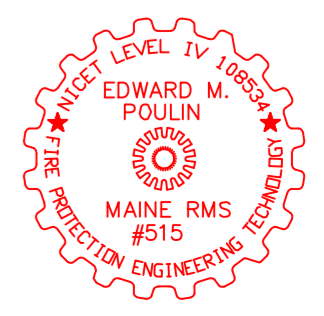
5 SECTION 'A'  
 SCALE 1/8" = 1'-0"

**SPRINKLER SYSTEM COMPONENT DESCRIPTIONS**

1. 6" DIOL UNDERGROUND (BY OTHERS) 1'-6" ABOVE GRADE MINIMUM
2. 6" X 4" FLANGED DUCTILE IRON 90 ELL
3. 4" OS&Y GATE VALVE WITH PRESSURE GAUGE & POTTER OSYSU-1 TAMPER SWITCH
4. 4" WILKINS 350 BACKFLOW PREVENTER
5. 4" HEADER TO FEED ZONE 1 & 2 WET SYSTEMS
6. BUTTERFLY VALVE WITH TAMPER SWITCH
7. POTTER VISR VANE FLOW SWITCH
8. WATER PRESSURE GAUGE
9. INSPECTORS TEST N DRAIN VALVE WITH RELIEF VALVE
10. 3" SWING CHECK VALVE FOR F.D.C. FEED 48" MINIMUM FROM EXTERIOR W BALL DRIP
11. (2) 2 1/2" SIEMSE F.D.C. FOR SPRINKLER SYSTEM (SEE PLAN FOR LOCATION)
12. 1 1/2" MAIN DRAIN PIPED TO EXTERIOR 18" ABOVE GRADE (SEE PLAN FOR LOCATION)
13. 6" ELECTRIC BELL FOR SPRINKLER SYSTEM ON EXTERIOR OF BUILDING
14. 3" WET FEED TO ZONE 1 (COMMERCIAL)
15. 2 1/2" WET FEED TO ZONE 2 (RESIDENTIAL)
16. ADDITIONAL BALL DRIP TO F.D.C.



4 RISER DETAIL  
 SCALE: N.T.S.



# 660 CONGRESS STREET PORTLAND, MAINE

**M-0: COVER SHEET**

**M-1: BASEMENT DUCT AND BOILER VENTING PLAN**

**M-2: FIRST FLOOR DUCT PLAN**

**M-3: SECOND FLOOR DUCT PLAN**

**M-4: THIRD FLOOR DUCT PLAN**

**M-5: BASEMENT PIPING PLAN**

**M-6: FIRST FLOOR PIPING PLAN**

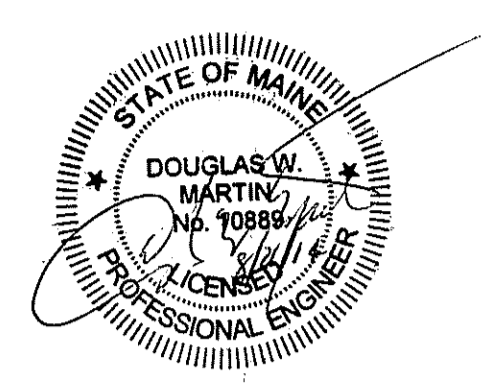
**M-7: SECOND FLOOR PIPING PLAN**

**M-8: THIRD FLOOR PIPING PLAN**

**M-9: DETAILS**

**M-10: EQUIPMENT SCHEDULES**

**M-11: SPECIFICATIONS**



**PERMIT SET**

660 CONGRESS STREET  
PORTLAND, ME

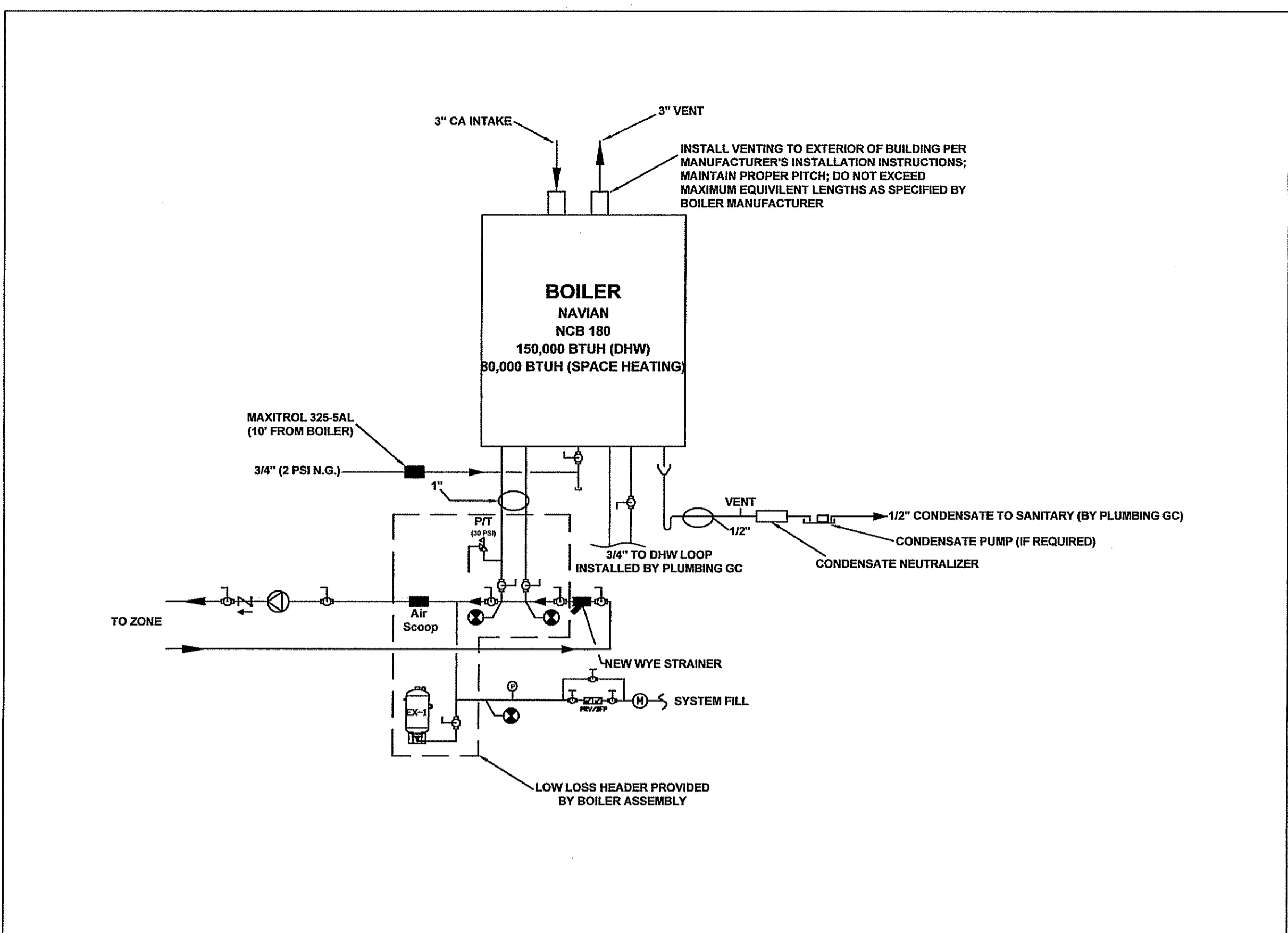
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ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

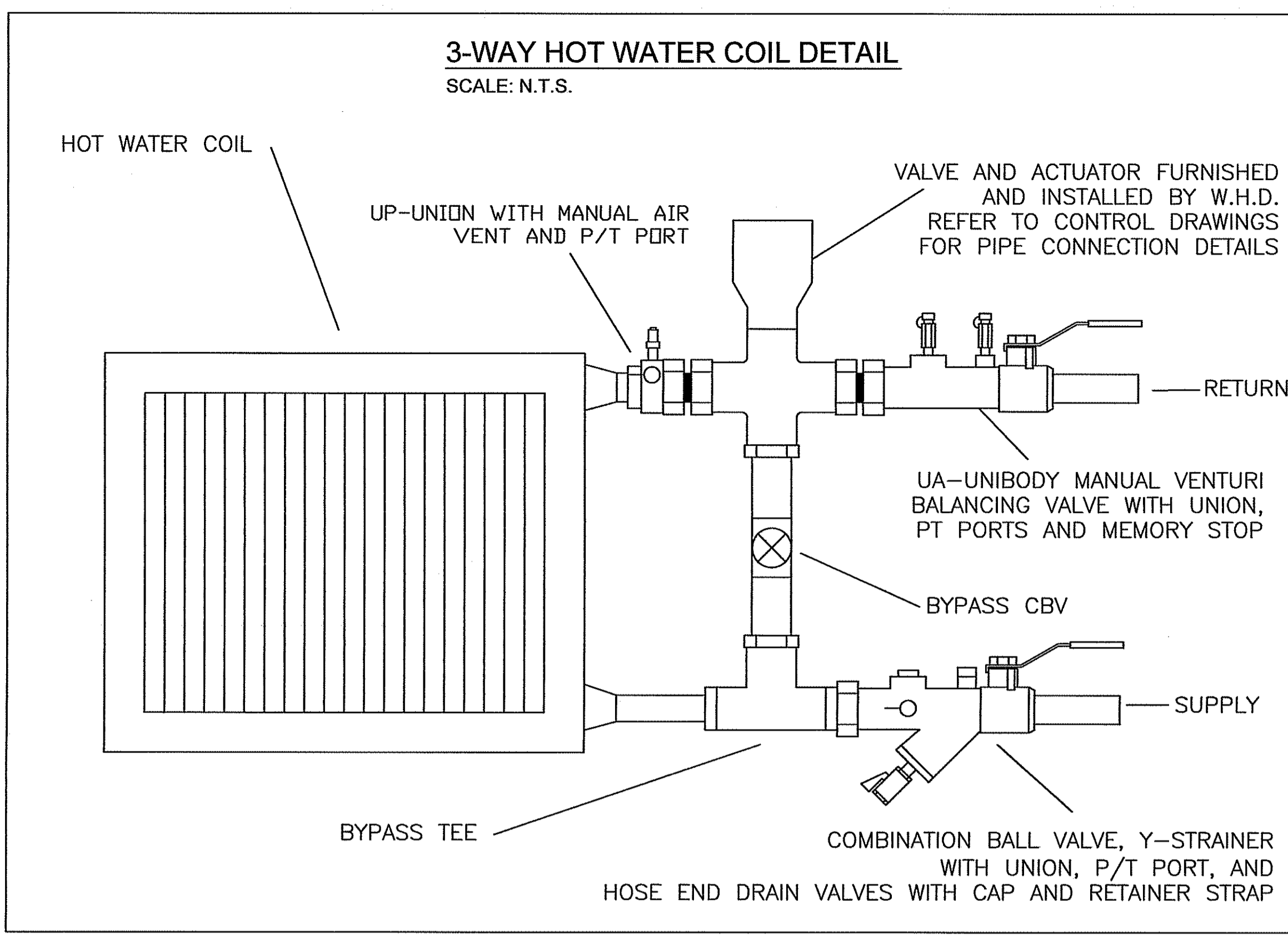
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AND ARE AN INSTRUMENT OF SERVICE FOR THE OWNER'S USE FOR THIS  
PROJECT ON THIS SITE ONLY

**M-0**

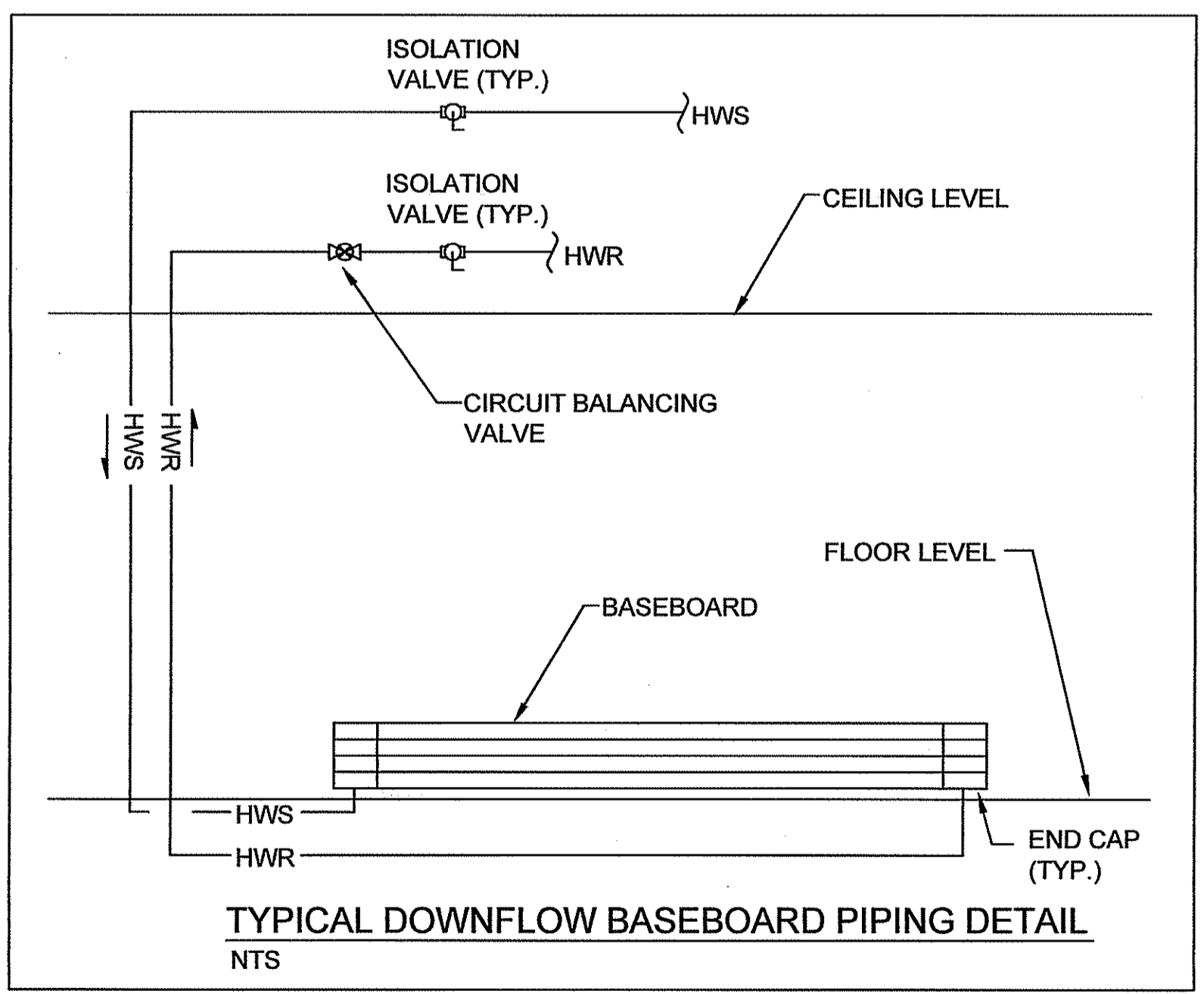




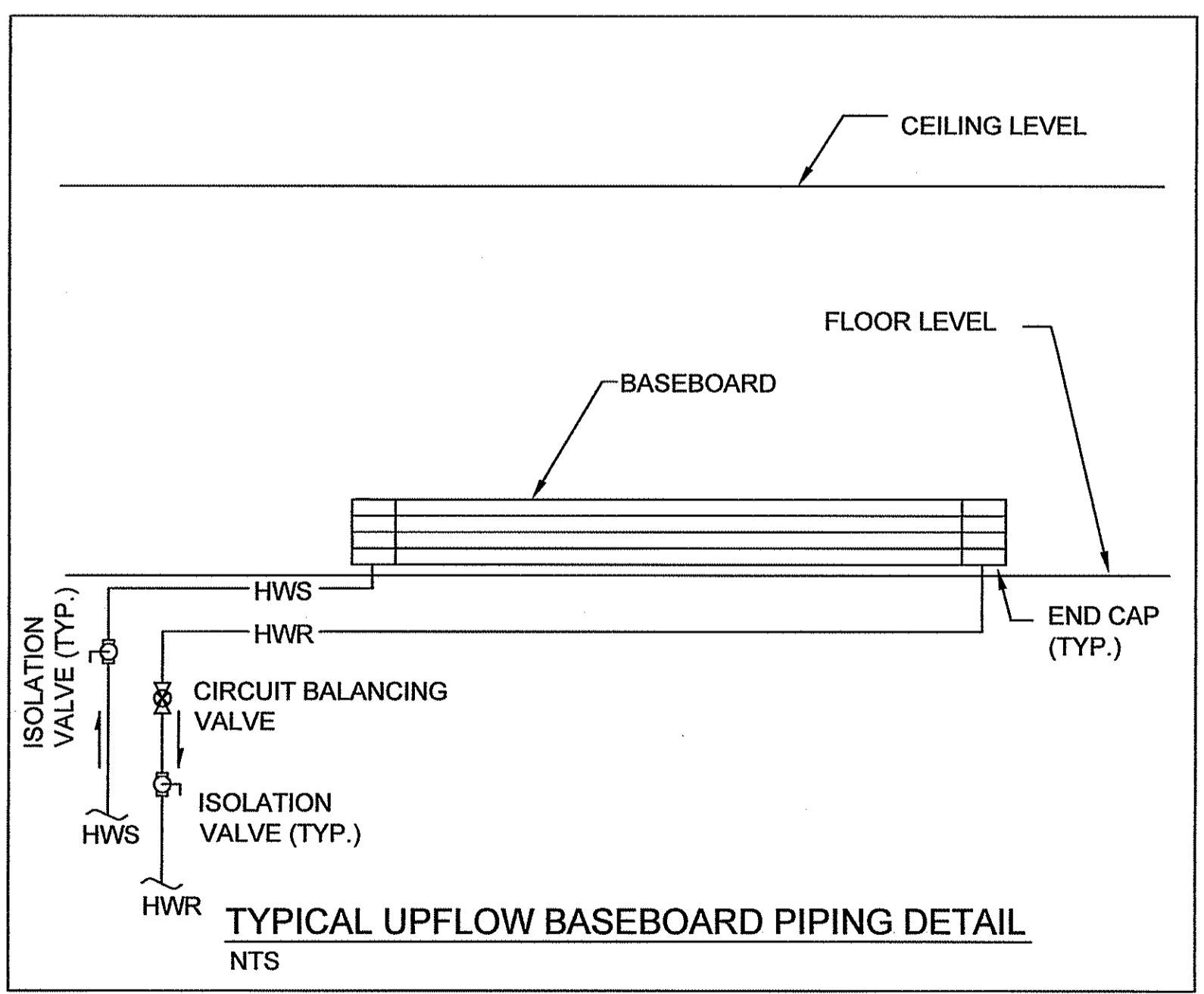
**BOILER DETAIL**  
SCALE: NTS



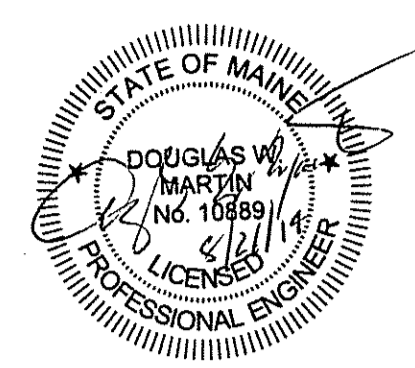
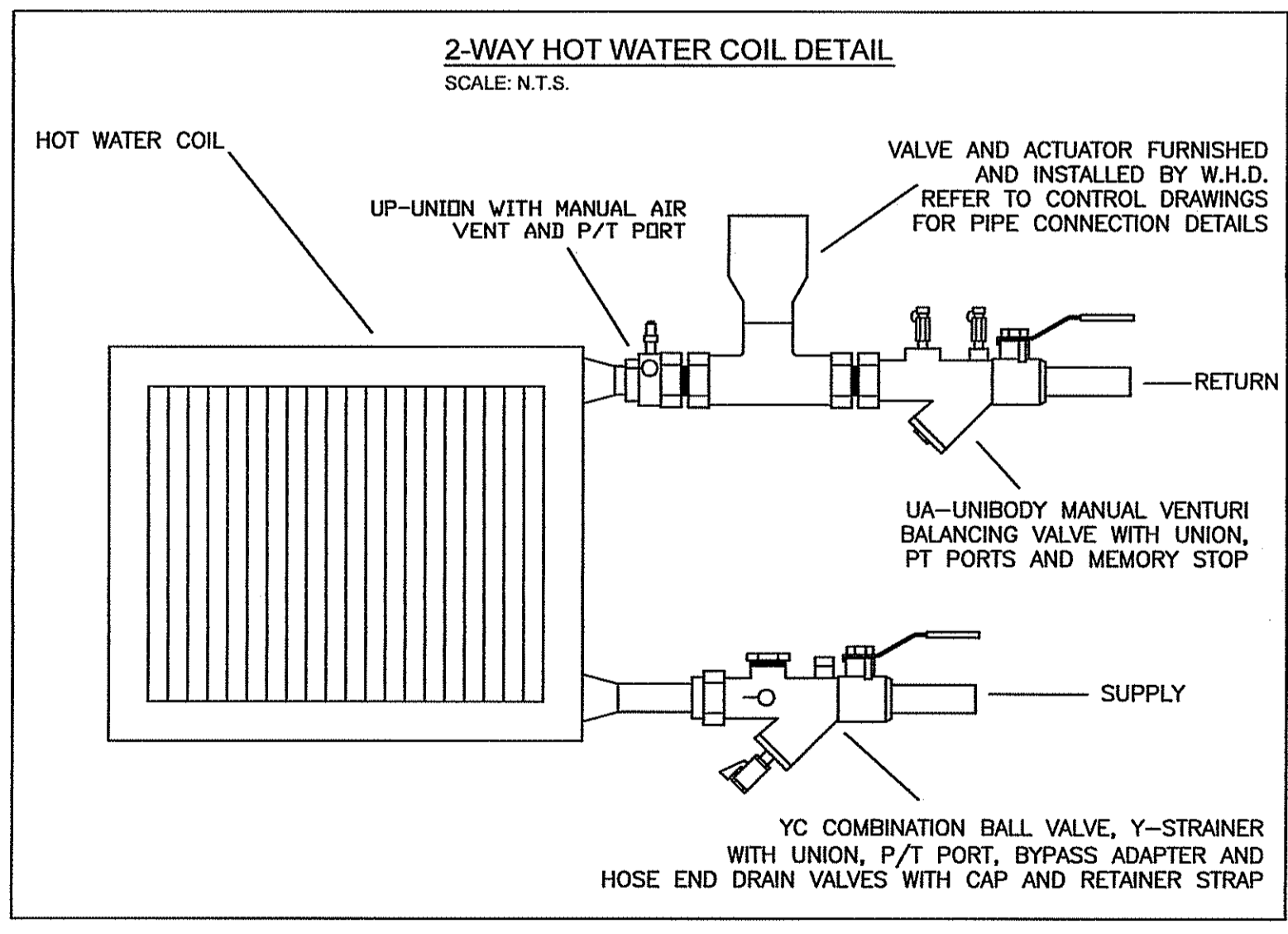
**3-WAY HOT WATER COIL DETAIL**  
SCALE: NTS



**BASEBOARD DETAIL**  
SCALE: NTS



**2-WAY HOT WATER COIL DETAIL**  
SCALE: NTS



**PERMIT SET**

660 CONGRESS STREET  
PORTLAND, ME

DETAILS

PROJECT NUMBER:	57708
ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

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**M-9**



**BASEBOARD SCHEDULE**

BBTAG	LOCATION	FIN LENGTH (FT)	OUTPUT(BTUh)	GPM	NOTES
BB-1	FUTURE KITCHEN	9	4005	1	
BB-2	BASEMENT BATHROOM	4	1780	1	
BB-3	1ST FLOOR STAIRCASE	8	4000	1	

Note: All Baseboard to be Sterling Petite 9 with 0.75" CU Pipe  
Rated @ 1 GPM and 150 Average Water Temperature

**DUCTLESS MINI SPLIT SCHEDULE**

TAG	Capacity Cooling	Service	Manufacturer	Model Number	Max. Airflow CFM	Weight (Lbs.)	V-Ph-Hz	MCA (Amps)	Max. Fuse Size (Amps)	Cooling Output Capacity (Btuh)	Heating Output Capacity (Btuh)	Notes
DS-1	3 TON	Basement	Panasonic	CS-KE36NKU	671	32	208/230/1/60	20	45	34000	36000	

**PUMP AND HYDRONIC SPECIALTY SCHEDULE**

TAG	Service	GPM	HEAD FT.	Manufacture	Model	Electrical	HP/AMP/RPM	Notes
C-1	BB-1/BB-2/FC-1	TBD	TBD	TACO	TBD	TBD	TBD	
C-2	FC-2	TBD	TBD	TACO	TBD	TBD	TBD	
C-3	FC-3	TBD	TBD	TACO	TBD	TBD	TBD	
AS-1	B-1	-	TBD	TACO	433	-	-	
AS-2	B-2 / B-3	-	TBD	TACO	431	-	-	One Air Scoop per Boiler
EX-1	B-1 / B-2 / B-3	-	TBD	TACO	CBX-15	-	-	One Ex. Tank per Boiler

**RD&G SCHEDULE**

Tag	Manufacture	Model	Neck Size (in)	Throw (ft.)	CFM Range	Noise Criteria	Delta P (in.)	Style
S-1	Titus	300RL	6x6	10	100	15	.07	Surface Mount
S-2	Titus	300RL	14x6	16	300	19	.07	Lay-in
S-3	Titus	300RL	22x12		500-1000			Surface Mount
S-4	Titus	300RL	8x8	14	210-225	18	.07	Surface Mount
S-5	Titus	300RL	8x6	10	120	11	.05	Surface Mount
S-6	Titus	OMNI	6	2	70	<10	.05	Ceiling Mounted Diffuser
S-7	Titus	OMNI	8	5-6	210-300	12-24	0.156-0.352	Ceiling Mounted Diffuser
R-1	Titus	350ZR	34x18	-	1020			Side Wall Return Grille
R-2	Titus	350ZR	12x6	-	280	17	.07	Ceiling Return Grille
R-3	Titus	350ZR	40x20	-	1900			Side Wall Return Grille

**FAN COIL SCHEDULE**

Tag	Manufacturer	Model	NOMINAL CFM	Net Cooling Capacity (MBH)	CLG EAT °F	CLG LAT °F	CLG GPM	CLG WPD °F	CLG EWT °F	CLG LWT °F	HEATING CAPACITY (MBH)	HTG EAT °F	HTG LAT °F	HTG GPM	HTG WPD (FEET H2O)	HTG EWT °F	HTG LWT °F	V/Hz/Ph/MCA/MFS	Area Served
FC-1	TRANE	BCVD054A2	1900	66	78/64	53	-	-	-	-	105	55	106	10.5	1.8	150	130	115/1/60/16.63/25	See Drawings
FC-2/FC-3	TRANE	BCHD036A2	1300	44.75	78/64	53	-	-	-	-	35	72	97	3.6	11.2	150	130	115/1/60/16.63/25	See Drawings

**CONDENSOR UNIT SCHEDULE**

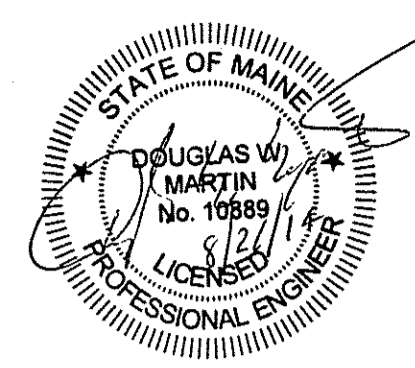
Tag	Manufacturer	Model	NOMINAL COOLING CAPACITY	OPERATING WEIGHT	SEER	V/Hz/Ph/MCA/MFS
CU-1	TRANE	4TTB306061A1000A	5 Tons	275	16	TBD
CU-2/CU-3	TRANE	4TTB3036E1000A	3 Tons	159	13	TBD
CU-4	PANASONIC	CU-KE36NKU	3 Tons	185	16	TBD

**BOILER SCHEDULE**

Tag	Manufacturer	Model	Space Heating Input (MBH)	Space Heating Output (MBH)	Gas Connection (in.)	Supply/Return Connections (in.)	Thermal Efficiency %	Flue Connection (C.A. / VENT) (in.)	Notes
B-1/B-2/B-3	Navian	NCB-180	80	74	3/4	1	93.5	2	Run 3" PVC Venting from Boilers to Concentric Vent Kits

**EXHAUST FAN SCHEDULE**

Tag	Service	Manufacturer	Model Number	CFM	SP (in. wg.)	Speed (rpm)	Power	Electric V/Ph/Hz	Notes
EF-1	Bathrooms	Panasonic	FV-08VKM3	80	0.25	1130	11 W	120/1/60	



**PERMIT SET**

660 CONGRESS STREET  
PORTLAND, ME

**EQUIPMENT SCHEDULES**

PROJECT NUMBER: 57708  
ISSUED: 8.26.14  
DRAWN BY: JLR/MGR/ASG  
CHECKED BY: DWM  
FILENAME: .DWG

THESE DRAWINGS AND PLANS ARE THE PROPERTY OF WH DEMMONS INC.  
AND ARE AN INSTRUMENT OF SERVICE FOR THE OWNER'S USE FOR THIS  
PROJECT ON THIS SITE ONLY

**M-10**

**SECTION 15103 CONTRACTOR REQUIREMENTS**

1. MECHANICAL CONTRACTOR TO HAVE LICENSED PROFESSIONAL ENGINEER ON STAFF.  
2. MECHANICAL CONTRACTOR TO HAVE A SERVICE DEPARTMENT OPERATING TWENTY-FOUR HOURS A DAY, SEVEN DAYS A WEEK.  
3. DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MAINE.

**15110 BASIC MECHANICAL REQUIREMENTS**

1. THESE DRAWINGS ARE DIAGRAMMATIC; IT IS THE INSTALLER'S RESPONSIBILITY TO VERIFY ALL CONDITIONS IN THE FIELD TO INSURE THE SYSTEMS CAN BE INSTALLED AS SHOWN. ANY CONFLICTS WITH STRUCTURE OF OTHER BUILDING SYSTEMS MUST BE RESOLVED PRIOR TO COMMENCING WORK.  
2. IS TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEERING DEPARTMENT'S ATTENTION.  
3. ALL EQUIPMENT MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEERING DEPARTMENT'S ATTENTION.  
4. ALL MOTORS FURNISHED SHALL MEET NEMA REQUIREMENTS AND SHALL HAVE AN OPERATING TEMPERATURE OF NOT TO EXCEED 40° C ABOVE AMBIENT TEMPERATURE AND BE SO MARKED. EXCEPT AS NOTED, ALL MOTORS SHALL BE OF THE OPEN Drip-PROOF TYPE. MOTORS MAY BE FURNISHED OF THE FULLY ENCLOSED TYPE IF IT IS THE STANDARD EQUIPMENT.  
5. NAMEPLATES BEARING MANUFACTURER'S NAME OR IDENTIFIABLE TRADEMARK SHALL BE SECURELY AFFIXED IN A CONSPICUOUS PLACE ON EQUIPMENT, OR OTHERWISE PERMANENTLY MARKED.  
6. FLEXIBLE METAL CONDUIT SHALL BE USED FOR ALL CONNECTIONS TO MOTORS AND VIBRATING EQUIPMENT.  
7. CIRCULATION PUMPS TO BE SIZED WITH A MINIMUM OF A 10% SAFETY FACTOR IN FLOW RATES.  
8. AIR SIDE HVAC SYSTEMS TO BE DESIGNED AT AN IN LEVEL OF 30 TO 35.

**SECTION 15110 DUCTWORK**

**2.01 GENERAL**

A. SECTION INCLUDES: THIS SPECIFICATION, IN CONJUNCTION WITH THE CONTRACT DOCUMENTS AND DESIGN DRAWINGS, PROVIDES THE MINIMUM REQUIREMENTS FOR MATERIALS AND OPERATIONS USED IN THE FABRICATION AND INSTALLATION OF DUCTWORK. SYSTEMS COVERED BY THIS DOCUMENT INCLUDE HEATING, VENTILATING, AIR CONDITIONING AND EXHAUST.

**2.02 PRODUCTS**

1. MATERIALS, GENERAL  
RIGID DUCTS, CASINGS AND FITTINGS SHALL BE MADE FROM GALVANIZED STEEL SHEETS OF LOCK FORM QUALITY PER ASTM A663 WITH A G90 ZINC COATING (0.90 OZ/SQ FT) BOTH SIDES, UNLESS OTHERWISE SHOWN ON THE CONTRACT DOCUMENTS. SHEETS SHALL BE FREE OF FITS, BUSTERS, SILVERS, AND UNGALVANIZED SPOTS.

2. MECHANICAL LINER AND FASTENERS:  
1. LINERS: INTERNAL DUCT LINERS SHALL BE 1/4" THICK FIBERGLASS TYPE 1 OR 1/2" PER ASTM 1071 AND HAVE A THERMAL CONDUCTIVITY (K VALUE) OF 0.2 TO 0.75 DEG. F. LINERS SHALL COMPLY WITH NFPA 90A AND 90B AND WITH NAIMA AH24 AND HAVE A MAXIMUM FLAME-SPREAD INDEX OF 25 AND SMOKE-DEVELOPED INDEX OF 50 WHEN TESTED ACCORDING TO ASTM E84. LINERS SHALL BE TREATED WITH AN EPA APPROVED BIOCIDAL TO RESIST BACTERIAL AND FUNGAL GROWTH. ALL SURFACES EXPOSED TO THE AIR STREAM SHALL BE COATED TO PREVENT EROSION OF GLASS FIBERS.  
2. MECHANICAL FASTENERS: GALVANIZED STEEL, SUITABLE FOR ADHESIVE, MECHANICAL OR WELDING ATTACHMENT (SELF-STICK ADHESIVE FASTENERS ARE NOT PERMITTED). PROVIDE FASTENERS THAT WILL NOT DAMAGE THE LINER WHEN APPLIED AS RECOMMENDED BY THE MANUFACTURER, THAT DO NOT CAUSE LEAKAGE WITHIN THE DUCT AND THAT WILL SUSTAIN A 50-POUND TENSILE LOAD HEAD-ON PERPENDICULAR TO DUCT WALL.  
3. LINER ADHESIVE: NON-OXIDIZING, VINYL ACRYLIC, WATER-BASED ADHESIVE USED TO BOND INSULATION TO SHEET METAL SURFACES. OPERATIONAL TEMPERATURE RANGE: 20 TO 100°F. CURING TIME: 24 HOURS. MANUFACTURED BY UNITED MCGILL, TYPE I-NA, COMPLY WITH NFPA 90A AND 90B AND WITH ASTM C916.

**2.03 DAMPERS**

A. OUTSIDE AIR DAMPERS: DAMPERS SHALL BE LOW-LEAKAGE TYPE, GREENECK MODELS, N20 OR EQUAL.  
B. MANUAL BALANCING DAMPERS (SUPPLY AIR AND GENERAL EXHAUST SYSTEMS): DAMPERS MAY BE FACTORY OR CONTRACTOR FABRICATED PER SMACNA DUCT CONSTRUCTION STANDARDS.  
C. HANGERS AND SUPPORTS  
1. HANGERS: REFER TO SMACNA DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE RECTANGULAR INDUSTRIAL DUCT CONSTRUCTION STANDARDS, AND ROUND INDUSTRIAL DUCT CONSTRUCTION STANDARDS RESPECTIVELY FOR RECTANGULAR AND ROUND DUCTWORK FOR INSTALLATION OF HANGERS AND SUPPORTS.  
2. STRAPS AND ANGLES SHALL BE MANUFACTURED FROM GALVANIZED STEEL. RODS SHALL BE MANUFACTURED FROM UNCOATED OR GALVANIZED STEEL.  
3. REINFORCED IRON BAND FOR DUCT SUPPORT IS PROHIBITED.  
4. WIRE FOR DUCT SUPPORT IS PROHIBITED.

**2.04 HANGERS AND SUPPORTS**

A. GENERAL: REFER TO SMACNA DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE RECTANGULAR INDUSTRIAL DUCT CONSTRUCTION STANDARDS, AND ROUND INDUSTRIAL DUCT CONSTRUCTION STANDARDS RESPECTIVELY FOR RECTANGULAR AND ROUND DUCTWORK FOR INSTALLATION OF HANGERS AND SUPPORTS.  
B. STRAPS AND ANGLES SHALL BE MANUFACTURED FROM GALVANIZED STEEL. RODS SHALL BE MANUFACTURED FROM UNCOATED OR GALVANIZED STEEL.  
C. REINFORCED IRON BAND FOR DUCT SUPPORT IS PROHIBITED.  
D. WIRE FOR DUCT SUPPORT IS PROHIBITED.

**2.05 SEALANTS**

A. DUCT SEALER SHALL BE WATER BASED SEALER FOR INDOOR/OUTDOOR USE. ILL CLASSIFIED AND PAINTABLE AS MANUFACTURED BY DURODYNE MODEL SAS OR EQUAL.  
B. SELF-ADHERING VINYL COATED FABRIC DUCT TAPE IS NOT PERMITTED, EXCEPT TO TEMPORARILY SEAL THE DUCT OPENINGS FOR CONTAMINATION PREVENTION.

**2.06 INSULATION**

A. FLEXIBLE DUCTS  
1. PROVIDE FLEXIBLE DUCT IN FULLY EXTENDED CONDITION, FREE FROM KINKS.  
2. USE ONLY THE MINIMUM LENGTH REQUIRED TO MAKE THE CONNECTION.  
3. DO NOT EXCEED 8'-0" IN LENGTH, FULLY EXTENDED.  
4. WHERE HORIZONTAL SUPPORT IS REQUIRED, HANGER OR SADDLE MATERIAL SHALL BE ENOUGH TO HOLD THE DUCT IN PLACE AND TO PROVIDE THE INTERNAL DIAMETER OF THE DUCT AND SHALL BE A MINIMUM 1" WIDE BANDING MATERIAL HANGERS AT NOT MORE THAN 24" CENTERS. MAXIMUM ALLOWABLE SAG 1/2" PER FOOT OF SUPPORT SPACING. FLEXIBLE DUCT SHALL EXTEND STRAIGHT FOR SEVERAL INCHES FROM A CONNECTION BEFORE BENDING.  
5. MAKE JOINTS AND CONNECTIONS WITH 1/2" WIDE POSITIVE LOCKING STEEL, NYLON OR FLEXIBLE RATED STRAPS. CONNECTIONS SHALL BE PER SMACNA DUCT CONSTRUCTION STANDARDS.  
6. USE INSULATED FLEX WHERE INSULATED DUCT IS REQUIRED.

**2.07 METAL DUCTWORK**

1. INSTALL WITH A MINIMUM OF 4" SEPARATION FROM EARTH TO THE DUCT OR INSULATION FINISH.  
2. SECURELY FASTEN AT EACH CHANGE IN DIRECTION.  
3. INSTALL BRANCH CONNECTIONS AND COUPLINGS TIGHT TO THE DUCT WALL SURFACE WITH A MINIMUM OF PROJECTION INTO DUCT. SECURE WITH SHEET METAL SCREWS AT INTERVALS OF 12 INCHES WITH A MINIMUM OF 3 SCREWS IN EACH CONNECTION.  
C. INSULATION SHALL BE INSTALLED AS DETAILED IN SECTION 15091, "DUCT INSULATION". THE INSULATION, FACINGS, TAPES AND ADHESIVES APPLIED TO THE EXTERIOR SURFACES OF DUCTS LOCATED WITHIN THE BUILDINGS SHALL HAVE A COMPOSITE FLAME SPREAD OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS.  
D. SEALING DUCTWORK  
1. 6" x 2" W.G. CLASSIFICATION: TRANSVERSE JOINTS SHALL BE SEALED AS PER SMACNA GUIDELINES FOR SEAL CLASS A USING PRODUCTS LISTED IN SECTION 2.  
2. GAS FIRED EQUIPMENT  
A. COMBUSTION AIR AND VENTING OF GAS-FIRED EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE.  
3.03 DUCT LINERS  
A. INSTALL DUCT LINERS AT LOCATIONS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH NAIMA FIBROUS GLASS DUCT LINER STANDARD. APPLY WITH A SINGLE LAYER OF INDICATED THICKNESS.  
3.04 HANGERS AND SUPPORTS  
A. HANGERS SHALL BE INSTALLED PLUMB AND SHALL PRESENT A NEAT APPEARANCE. STRAP HANGERS SHALL EXTEND THE FULL DEPTH OF THE DUCT, SEND AND EXTEND 1 INCH UNDER AND AGAINST THE BOTTOM OF THE DUCT.  
C. ATTACH HANGERS TO THE DUCTS USING RIVETS OR SCREWS OF APPROPRIATE SIZES & INCHES ON CENTER (MINIMUM OF 2 EACH SIDE) AND ON THE BOTTOM RETURN.  
D. ALL DUCTS SHALL BE NICELY SUPPORTED.  
E. WHERE VERTICAL DUCTS PASS THROUGH FLOORS OR ROOFS, SUPPORTING ANGLES SHALL BE ATTACHED TO DUCTS AND TO THE STRUCTURE.  
2. PLACE SUPPORTING ANGLES ON AT LEAST TWO SIDES OF THE DUCT.  
3.05 CONNECTORS  
A. PROVIDE FLEXIBLE CONNECTIONS, NOT LESS THAN 4 INCHES WIDE, CONSTRUCTED OF APPROVED FIREPROOF, WATERPROOF, NON-ASBESTOS, AND GLASS FABRIC, AT THE INLET AND OUTLET CONNECTION OF EACH FAN UNIT, SECURELY FASTENED TO THE UNIT AND TO THE DUCTWORK BY A GALVANIZED IRON BAND PROVIDED WITH TIGHTENING SCREWS. THERE SHALL BE NO METAL-TO-METAL CONTACT AT FLEXIBLE CONNECTIONS. THERE SHALL BE NO STRETCHING OF THE FLEXIBLE MATERIAL AT FLEXIBLE CONNECTIONS. THIS CONNECTION SHALL BE ILL LISTED, TO MEET NFPA 90 REQUIREMENTS AND THE FOLLOWING APPLICATIONS:  
1. INDOOR SUPPLY/RETURN AIR: NEOPRENE COATED GLASS FABRIC, MINIMUM 30 OZ/SQ.YD., VENT/FABRICS "VENTGLAS" OR DURODYNE "NEOPRENE".  
2. OUTDOOR SUPPLY/RETURN AIR: U.V. RESISTANT HYALON COATED GLASS FABRIC, MINIMUM 24 OZ/SQ.YD., VENT/FABRICS "VENTILON" OR DURODYNE "DUROLON".  
3.08 DAMPERS  
A. BALANCING DAMPERS: SHALL BE INSTALLED WHERE SHOWN ON DRAWINGS AND AS MAY BE REQUIRED TO BALANCE SYSTEM.

**SECTION 15102 PIPING AND ACCESSORIES**

A. HANGER AND SUPPORT INSTALLATION  
1. VERTICAL PIPING: MSS TYPE B OR TYP3 42, CLAMPS.  
2. INDIVIDUAL, STRAIGHT, HORIZONTAL PIPING RUNS: ACCORDING TO THE FOLLOWING:  
A. 100 FEET OR LESS: MSS TYPE 1, ADJUSTABLE STEEL CLEVIS HANGERS.  
B. LONGER THAN 100 FEET: MSS TYPE 43, ADJUSTABLE ROLLER HANGERS.  
3. INDIVIDUAL, STRAIGHT, HORIZONTAL PIPING RUNS: ACCORDING TO THE FOLLOWING:  
4. ROD DIAMETER MAY BE REDUCED 1 SIZE FOR DOUBLE-ROD HANGERS, WITH 3/8" MINIMUM RODS.  
5. INSTALL HANGERS FOR COPPER PIPING WITH THE FOLLOWING MAXIMUM HORIZONTAL SPACING AND MINIMUM ROD DIAMETERS:  
A. NPS 1-1/2 AND NPS 2: 60 INCHES WITH 3/8" ROD.  
B. NPS 3: 60 INCHES WITH 1/2" ROD.  
C. NPS 4 AND NPS 5: 60 INCHES WITH 5/8" ROD.  
D. NPS 6: 60 INCHES WITH 1" ROD.  
E. NPS 8 TO NPS 12: 60 INCHES WITH 7/8" ROD.  
F. SPACING FOR 10 FOOT LENGTHS MAY BE INCREASED TO 10 FEET.  
G. SPACING FOR FITTINGS IS LIMITED TO 60 INCHES.  
6. INSTALL SUPPORTS FOR FLEXIBLE COPPER PIPING EVERY 15 FEET.  
7. HOT PIPING AND TUBING NOT LISTED ABOVE ACCORDING TO MSS SP-68 AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

**SECTION 15101 CODES AND PERMITS**

1. THE FOLLOWING CODES WILL BE COMPLIED WITH WHEN DESIGNING AND INSTALLING COMPONENTS AND SYSTEMS UNDER DIVISION 15 - MECHANICAL: OSHA, BOCA, IBC, ASHRAE, SMACNA, NFPA, STATE AND LOCAL ENERGY CODES.  
2. STATE AND LOCAL MECHANICAL PERMITS WILL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.  
3. VENTILATION RATES ARE IN COMPLIANCE WITH ASHRAE 62.1:2007.

**SECTION 15091 DUCT INSULATION**

**2.01 GENERAL**

1. PROVIDE SUPPLY DIFFUSERS, RETURN GRILLES AND EXHAUST OUTLETS OF SIZE, TYPE AND DESIGN AS SHOWN ON DRAWINGS. ACCEPTABLE MANUFACTURERS SHALL BE: TITUS, ANEMOSTAT, KRUEGER, OR METALFARE.  
2. EQUIPMENT SHALL BE TESTED AND RATED PER ASHRAE 91-70.  
3. EQUIPMENT SHALL HANDLE AIR QUANTITIES AT OPERATING VOLUMES.  
4. WITHOUT OBSTRUCTION AIR MOVEMENT AS DETERMINED BY ENGINEER.  
5. WITH SOUND PRESSURE LEVEL NOT TO EXCEED 90 DB.  
6. DIFFUSERS WITH SAME ROOM OR AREA SHALL BE OF SAME TYPE AND STYLE TO PROVIDE ARCHITECTURAL UNIFORMITY.  
7. FINISH SHALL BE AS DIRECTED BY ARCHITECT.  
8. COORDINATE DIFFUSERS, REGISTERS AND GRILLES WITH CEILING AND WALL CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LENGTHS AND FOR FRAMING AND METERING ARRANGEMENTS THAT MAY DIFFER FROM THOSE SHOWN ON HVAC DRAWINGS.

**SECTION 15092 REFERENCES**

THE CURRENT EDITIONS OF THE FOLLOWING CODES AND STANDARDS ARE A PART OF THIS SPECIFICATION:  
- AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARDS AND AMERICAN NATIONAL STANDARDS (ANSI/ASME)  
- AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)  
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)  
- AMERICAN WELDING SOCIETY (AWS)

**SECTION 15093 REFRIGERANT SYSTEMS**

**PART 1 - GENERAL**

1.01 SUMMARY  
A. MATERIALS AND OPERATIONS REQUIRED FOR THE INSTALLATION OF BUILT-UP AND PACKAGED SPLIT SYSTEM REFRIGERATION SYSTEMS, INCLUDING PIPING, FITTINGS, EQUIPMENT AND REFRIGERANTS.  
B. RECOVERY AND RECLAMATION OF REFRIGERANTS FROM EQUIPMENT THAT IS TO BE REMOVED OR MODIFIED SHALL BE BY LICENSED PERSONNEL ONLY. THE OWNER / CONTRACTOR SHALL SCHEDULE SUCH WORK THROUGH WH DEMMONS INC.  
1.02 REFERENCES  
THE CURRENT EDITIONS OF THE FOLLOWING CODES AND STANDARDS ARE A PART OF THIS SPECIFICATION:  
- AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARDS AND AMERICAN NATIONAL STANDARDS (ANSI/ASME)  
- AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)  
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)  
- AMERICAN WELDING SOCIETY (AWS)

**PART 2 - PRODUCTS**

2.01 COPPER TUBE AND FITTINGS  
A. DRAWN-TEMPER COPPER TUBE: ASTM B 280, TYPE ACR, CLEAN, DRY AND CAPPED.  
B. ANNEALED-TEMPER COPPER TUBE: ASTM B 280, TYPE ACR, CLEAN, DRY AND CAPPED. F AN LEAKS ARE FOUND, REMOVE THE TEST PRESSURE AND PERFORM REPAIRS.  
RECHARGE THE SYSTEM, AS PREVIOUSLY DESCRIBED, AND ALLOW IT TO REMAIN UNDER PRESSURE FOR 24 HOURS. MAXIMUM PRESSURE DROP SHALL BE 5 PSIG IN 24 HOURS, AT CONSTANT AMBIENT TEMPERATURE. FOR EVERY 10' DROP IN AMBIENT TEMPERATURE, FROM START OF TEST, THE MAXIMUM PRESSURE DROP MAY INCREASE BY 3 PSIG.  
3.08 EVACUATION AND CHARGING  
A. AFTER COMPLETION OF THE PIPING SYSTEM TEST, THE REFRIGERATION SYSTEM SHALL BE EVACUATED AND DEHYDRATED WITH A VACUUM PUMP. THE FOLLOWING PROCEDURE SHALL BE USED UNLESS OTHERWISE NOTED:  
CONNECT TO THE SYSTEM, AN ACCURATE HIGH VACUUM GAUGE WITH A RANGE OF 0 - 1000 MICRONS HG. CONNECT THE VACUUM PUMP TO BOTH THE HIGH AND LOW SIDE OF THE SYSTEM. LEAVE THE COMPRESSOR SUCTION AND DISCHARGE SERVICE VALVES CLOSED. START THE VACUUM PUMP. KEEP AMBIENT AIR TEMPERATURES ABOVE 60°F DURING THE EVACUATION PROCESS. OPERATE THE VACUUM PUMP UNTIL THE SYSTEM IS EVACUATED TO 500 MICRONS HG. BREAK THE SYSTEM VACUUM WITH

**SECTION 15094 GAS PIPING**

1. GAS PIPING TO BE SCH. 40 STEEL WITH MALLEABLE FITTINGS AND / OR CORRUGATED STAINLESS STEEL TUBING (CSST)  
2. INSTALL PIPING IN ACCORDANCE WITH NFPA 54 AND / OR AUTHORITY HAVING JURISDICTION  
3. W.H. DEMMONS TO CONNECT PIPE FROM BUILDING REGULATOR / METER PROVIDED BY GAS COMPANY TO ALL GAS FIRED EQUIPMENT  
4. EXTERIOR PIPE SHALL BE PAINTED AND ALL PIPING SHALL BE LABELED "GAS" IN CONSPICUOUS LOCATIONS PER CODE  
5. GAS PIPING SERVING SEPARATE AREAS OF THE BUILDING SHALL BE IDENTIFIED IN AN APPROVED MANNER AND IN ACCORDANCE WITH NFPA CODE REQUIREMENTS  
6. ALL PIPING SHALL BE TESTED AN ACCORDANCE WITH NFPA 64 REQUIREMENTS. TESTS SHALL BE COMPLETED USING AIR AT A MINIMUM OF 5 PSIG USING A PRESSURE GAUGE RATED FOR 10 PSI FOR A MINIMUM PERIOD OF 24 HOURS. DURING THIS TEST ALL JOINTS SHALL BE EXAMINED.

**SECTION 15095 SEQUENCE OF OPERATION**

REFER TO CONTROL PLANS FOR COMPLETE SEQUENCE OF OPERATION

**SECTION 15091 STARTUP, TESTING AND BALANCING**

A. GENERAL  
1. PROVIDE QUALIFIED PERSONNEL, EQUIPMENT, APPARATUS AND SERVICES FOR START-UP, TESTING AND BALANCING OF MECHANICAL SYSTEMS, TO PERFORMANCE SHOWN ON SCHEDULES, AS SPECIFIED, AS REQUIRED BY CODES, STANDARDS, REGULATIONS AND AUTHORITIES HAVING JURISDICTION INCLUDING CITY, TOWN OR COUNTY INSPECTORS, OWNERS AND ARCHITECT. NOTE THAT SOME ATC START-UP PROCEDURES REQUIRE THE COOPERATION OF THE BALANCING CONTRACTOR, THE EQUIPMENT MANUFACTURER'S REPRESENTATIVE AND THE ATC CONTRACTOR.

**SECTION 15096 HANGERS AND ANCHORS**

A. ALL PIPING SHALL BE RIGIDLY SUPPORTED FROM THE BUILDING STRUCTURE BY MEANS OF ADJUSTABLE RING-TYPE HANGERS. (WELDING TO BUILDING STRUCTURE WILL NOT BE PERMITTED.) UNISTRUT TYPE TRAPEZE HANGERS SHALL BE USED WHERE PIPES RUN SIDE BY SIDE. HANGER SPACING SHALL BE AS FOLLOWS:  
HORIZONTAL:  
COPPER PIPING  
MAXIMUM SPACING  
3/8" AND UNDER 4'-0"  
1/2" THROUGH 3/4" 6'-0"  
1" THROUGH 1-1/2" 8'-0"  
2" AND LARGER 10'-0"  
VERTICAL: COPPER PIPING SHALL BE SUPPORTED AT 10 FEET INTERVALS  
MAXIMUM  
B. ROUND RODS SUPPORTING THE PIPE HANGERS SHALL BE OF THE FOLLOWING DIMENSIONS:  
2" PIPE AND UNDER 3/8" ROD  
2-1/2" TO 3" PIPE 1/2" ROD  
C. HANGER RODS SHALL BE CARBON STEEL PER ASTM A307, GRADE B, THREADED PER ANSI B1.1 COARSE THREAD SERIES, CLASS 2A FIT. HANGER RODS SHALL HAVE MINIMUM 6" THREADED ENDS.  
D. PLACE A HANGER WITHIN 1'-0" OF EACH SIDE FOR EACH HORIZONTAL ELBOW.  
E. USE HANGERS WHICH ARE VERTICALLY ADJUSTABLE 1-1/2" MINIMUM AFTER PIPING IS ERECTED.  
F. USE PLASTIC COATED STRAPS ON COPPER PIPE.

3.06 BRAZED JOINTS  
A. WHEN BRAZING, REMOVE SOLENOID VALVE COILS AND SIGHT GLASSES; ALSO REMOVE VALVE STEMS, SEATS, AND PACKING, AND ACCESSIBLE INTERNAL PARTS OF REFRIGERANT SPECIALTIES. DO NOT APPLY HEAT NEAR EXPANSION VALVE BULB. JOINTS SHALL BE COOL BEFORE REASSEMBLY VALVE.  
B. TUBING SHALL BE CUT SQUARE, REAMED, AND BURRS REMOVED.  
C. BOTH INSIDE OF FITTINGS AND OUTSIDE OF TUBING SHALL BE WELL CLEANED WITH AN ABRASIVE CLOTH OR STAINLESS-STEEL WIRE BRUSH BEFORE BRAZING. STEEL WOOD IS NOT PERMITTED.  
D. DURING BRAZING AN INERT GAS (SUCH AS DRY NITROGEN) SHALL BE CONTINUOUSLY PASSED THROUGH THE SYSTEM AT A FLOW RATE SUFFICIENT TO MAINTAIN AN OXYGEN-FREE ENVIRONMENT TO PREVENT THE FORMATION OF COPPER OXIDE SCALE.  
E. CARE SHALL BE TAKEN TO PREVENT ANNEALING OF FITTINGS AND TUBING WHEN MAKING CONNECTIONS.  
F. COPPER TO COPPER JOINTS SHALL BE BRAZED WITH A COPPER-PHOSPHOROUS BRAZING ALLOY CONTAINING A MINIMUM OF 15% SILVER AND CONFORMING TO AWS A5.8, BCUPS.

**SECTION 15097 REFRIGERANT SYSTEMS**

**PART 1 - GENERAL**

1.01 SUMMARY  
A. MATERIALS AND OPERATIONS REQUIRED FOR THE INSTALLATION OF BUILT-UP AND PACKAGED SPLIT SYSTEM REFRIGERATION SYSTEMS, INCLUDING PIPING, FITTINGS, EQUIPMENT AND REFRIGERANTS.  
B. RECOVERY AND RECLAMATION OF REFRIGERANTS FROM EQUIPMENT THAT IS TO BE REMOVED OR MODIFIED SHALL BE BY LICENSED PERSONNEL ONLY. THE OWNER / CONTRACTOR SHALL SCHEDULE SUCH WORK THROUGH WH DEMMONS INC.  
1.02 REFERENCES  
THE CURRENT EDITIONS OF THE FOLLOWING CODES AND STANDARDS ARE A PART OF THIS SPECIFICATION:  
- AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARDS AND AMERICAN NATIONAL STANDARDS (ANSI/ASME)  
- AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)  
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)  
- AMERICAN WELDING SOCIETY (AWS)

**PART 2 - PRODUCTS**

2.01 COPPER TUBE AND FITTINGS  
A. DRAWN-TEMPER COPPER TUBE: ASTM B 280, TYPE ACR, CLEAN, DRY AND CAPPED.  
B. ANNEALED-TEMPER COPPER TUBE: ASTM B 280, TYPE ACR, CLEAN, DRY AND CAPPED. F AN LEAKS ARE FOUND, REMOVE THE TEST PRESSURE AND PERFORM REPAIRS.  
RECHARGE THE SYSTEM, AS PREVIOUSLY DESCRIBED, AND ALLOW IT TO REMAIN UNDER PRESSURE FOR 24 HOURS. MAXIMUM PRESSURE DROP SHALL BE 5 PSIG IN 24 HOURS, AT CONSTANT AMBIENT TEMPERATURE. FOR EVERY 10' DROP IN AMBIENT TEMPERATURE, FROM START OF TEST, THE MAXIMUM PRESSURE DROP MAY INCREASE BY 3 PSIG.  
3.08 EVACUATION AND CHARGING  
A. AFTER COMPLETION OF THE PIPING SYSTEM TEST, THE REFRIGERATION SYSTEM SHALL BE EVACUATED AND DEHYDRATED WITH A VACUUM PUMP. THE FOLLOWING PROCEDURE SHALL BE USED UNLESS OTHERWISE NOTED:  
CONNECT TO THE SYSTEM, AN ACCURATE HIGH VACUUM GAUGE WITH A RANGE OF 0 - 1000 MICRONS HG. CONNECT THE VACUUM PUMP TO BOTH THE HIGH AND LOW SIDE OF THE SYSTEM. LEAVE THE COMPRESSOR SUCTION AND DISCHARGE SERVICE VALVES CLOSED. START THE VACUUM PUMP. KEEP AMBIENT AIR TEMPERATURES ABOVE 60°F DURING THE EVACUATION PROCESS. OPERATE THE VACUUM PUMP UNTIL THE SYSTEM IS EVACUATED TO 500 MICRONS HG. BREAK THE SYSTEM VACUUM WITH

**SECTION 15098 SEQUENCE OF OPERATION**

REFER TO CONTROL PLANS FOR COMPLETE SEQUENCE OF OPERATION

**SECTION 15091 STARTUP, TESTING AND BALANCING**

A. GENERAL  
1. PROVIDE QUALIFIED PERSONNEL, EQUIPMENT, APPARATUS AND SERVICES FOR START-UP, TESTING AND BALANCING OF MECHANICAL SYSTEMS, TO PERFORMANCE SHOWN ON SCHEDULES, AS SPECIFIED, AS REQUIRED BY CODES, STANDARDS, REGULATIONS AND AUTHORITIES HAVING JURISDICTION INCLUDING CITY, TOWN OR COUNTY INSPECTORS, OWNERS AND ARCHITECT. NOTE THAT SOME ATC START-UP PROCEDURES REQUIRE THE COOPERATION OF THE BALANCING CONTRACTOR, THE EQUIPMENT MANUFACTURER'S REPRESENTATIVE AND THE ATC CONTRACTOR.

**SECTION 15096 HANGERS AND ANCHORS**

A. ALL PIPING SHALL BE RIGIDLY SUPPORTED FROM THE BUILDING STRUCTURE BY MEANS OF ADJUSTABLE RING-TYPE HANGERS. (WELDING TO BUILDING STRUCTURE WILL NOT BE PERMITTED.) UNISTRUT TYPE TRAPEZE HANGERS SHALL BE USED WHERE PIPES RUN SIDE BY SIDE. HANGER SPACING SHALL BE AS FOLLOWS:  
HORIZONTAL:  
COPPER PIPING  
MAXIMUM SPACING  
3/8" AND UNDER 4'-0"  
1/2" THROUGH 3/4" 6'-0"  
1" THROUGH 1-1/2" 8'-0"  
2" AND LARGER 10'-0"  
VERTICAL: COPPER PIPING SHALL BE SUPPORTED AT 10 FEET INTERVALS  
MAXIMUM  
B. ROUND RODS SUPPORTING THE PIPE HANGERS SHALL BE OF THE FOLLOWING DIMENSIONS:  
2" PIPE AND UNDER 3/8" ROD  
2-1/2" TO 3" PIPE 1/2" ROD  
C. HANGER RODS SHALL BE CARBON STEEL PER ASTM A307, GRADE B, THREADED PER ANSI B1.1 COARSE THREAD SERIES, CLASS 2A FIT. HANGER RODS SHALL HAVE MINIMUM 6" THREADED ENDS.  
D. PLACE A HANGER WITHIN 1'-0" OF EACH SIDE FOR EACH HORIZONTAL ELBOW.  
E. USE HANGERS WHICH ARE VERTICALLY ADJUSTABLE 1-1/2" MINIMUM AFTER PIPING IS ERECTED.  
F. USE PLASTIC COATED STRAPS ON COPPER PIPE.

3.06 BRAZED JOINTS  
A. WHEN BRAZING, REMOVE SOLENOID VALVE COILS AND SIGHT GLASSES; ALSO REMOVE VALVE STEMS, SEATS, AND PACKING, AND ACCESSIBLE INTERNAL PARTS OF REFRIGERANT SPECIALTIES. DO NOT APPLY HEAT NEAR EXPANSION VALVE BULB. JOINTS SHALL BE COOL BEFORE REASSEMBLY VALVE.  
B. TUBING SHALL BE CUT SQUARE, REAMED, AND BURRS REMOVED.  
C. BOTH INSIDE OF FITTINGS AND OUTSIDE OF TUBING SHALL BE WELL CLEANED WITH AN ABRASIVE CLOTH OR STAINLESS-STEEL WIRE BRUSH BEFORE BRAZING. STEEL WOOD IS NOT PERMITTED.  
D. DURING BRAZING AN INERT GAS (SUCH AS DRY NITROGEN) SHALL BE CONTINUOUSLY PASSED THROUGH THE SYSTEM AT A FLOW RATE SUFFICIENT TO MAINTAIN AN OXYGEN-FREE ENVIRONMENT TO PREVENT THE FORMATION OF COPPER OXIDE SCALE.  
E. CARE SHALL BE TAKEN TO PREVENT ANNEALING OF FITTINGS AND TUBING WHEN MAKING CONNECTIONS.  
F. COPPER TO COPPER JOINTS SHALL BE BRAZED WITH A COPPER-PHOSPHOROUS BRAZING ALLOY CONTAINING A MINIMUM OF 15% SILVER AND CONFORMING TO AWS A5.8, BCUPS.

**SECTION 15097 REFRIGERANT SYSTEMS**

**PART 1 - GENERAL**

1.01 SUMMARY  
A. MATERIALS AND OPERATIONS REQUIRED FOR THE INSTALLATION OF BUILT-UP AND PACKAGED SPLIT SYSTEM REFRIGERATION SYSTEMS, INCLUDING PIPING, FITTINGS, EQUIPMENT AND REFRIGERANTS.  
B. RECOVERY AND RECLAMATION OF REFRIGERANTS FROM EQUIPMENT THAT IS TO BE REMOVED OR MODIFIED SHALL BE BY LICENSED PERSONNEL ONLY. THE OWNER / CONTRACTOR SHALL SCHEDULE SUCH WORK THROUGH WH DEMMONS INC.  
1.02 REFERENCES  
THE CURRENT EDITIONS OF THE FOLLOWING CODES AND STANDARDS ARE A PART OF THIS SPECIFICATION:  
- AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARDS AND AMERICAN NATIONAL STANDARDS (ANSI/ASME)  
- AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)  
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)  
- AMERICAN WELDING SOCIETY (AWS)

**PART 2 - PRODUCTS**

2.01 COPPER TUBE AND FITTINGS  
A. DRAWN-TEMPER COPPER TUBE: ASTM B 280, TYPE ACR, CLEAN, DRY AND CAPPED.  
B. ANNEALED-TEMPER COPPER TUBE: ASTM B 280, TYPE ACR, CLEAN, DRY AND CAPPED. F AN LEAKS ARE FOUND, REMOVE THE TEST PRESSURE AND PERFORM REPAIRS.  
RECHARGE THE SYSTEM, AS PREVIOUSLY DESCRIBED, AND ALLOW IT TO REMAIN UNDER PRESSURE FOR 24 HOURS. MAXIMUM PRESSURE DROP SHALL BE 5 PSIG IN 24 HOURS, AT CONSTANT AMBIENT TEMPERATURE. FOR EVERY 10' DROP IN AMBIENT TEMPERATURE, FROM START OF TEST, THE MAXIMUM PRESSURE DROP MAY INCREASE BY 3 PSIG.  
3.08 EVACUATION AND CHARGING  
A. AFTER COMPLETION OF THE PIPING SYSTEM TEST, THE REFRIGERATION SYSTEM SHALL BE EVACUATED AND DEHYDRATED WITH A VACUUM PUMP. THE FOLLOWING PROCEDURE SHALL BE USED UNLESS OTHERWISE NOTED:  
CONNECT TO THE SYSTEM, AN ACCURATE HIGH VACUUM GAUGE WITH A RANGE OF 0 - 1000 MICRONS HG. CONNECT THE VACUUM PUMP TO BOTH THE HIGH AND LOW SIDE OF THE SYSTEM. LEAVE THE COMPRESSOR SUCTION AND DISCHARGE SERVICE VALVES CLOSED. START THE VACUUM PUMP. KEEP AMBIENT AIR TEMPERATURES ABOVE 60°F DURING THE EVACUATION PROCESS. OPERATE THE VACUUM PUMP UNTIL THE SYSTEM IS EVACUATED TO 500 MICRONS HG. BREAK THE SYSTEM VACUUM WITH

**SECTION 15092 REFERENCES**

THE CURRENT EDITIONS OF THE FOLLOWING CODES AND STANDARDS ARE A PART OF THIS SPECIFICATION:  
- AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARDS AND AMERICAN NATIONAL STANDARDS (ANSI/ASME)  
- AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)  
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)  
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**PART 2 - PRODUCTS**

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A. DRAWN-TEMPER COPPER TUBE: ASTM B 280, TYPE ACR, CLEAN, DRY AND CAPPED.  
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**SECTION 15093 REFRIGERANT SYSTEMS**

**PART 1 - GENERAL**

1.01 SUMMARY  
A. MATERIALS AND OPERATIONS REQUIRED FOR THE INSTALLATION OF BUILT-UP AND PACKAGED SPLIT SYSTEM REFRIGERATION SYSTEMS, INCLUDING PIPING, FITTINGS, EQUIPMENT AND REFRIGERANTS.  
B. RECOVERY AND RECLAMATION OF REFRIGERANTS FROM EQUIPMENT THAT IS TO BE REMOVED OR MODIFIED SHALL BE BY LICENSED PERSONNEL ONLY. THE OWNER / CONTRACTOR SHALL SCHEDULE SUCH WORK THROUGH WH DEMMONS INC.  
1.02 REFERENCES  
THE CURRENT EDITIONS OF THE FOLLOWING CODES AND STANDARDS ARE A PART OF THIS SPECIFICATION:  
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- AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)  
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)  
- AMERICAN WELDING SOCIETY (AWS)

**PART 2 - PRODUCTS**

2.01 COPPER TUBE AND FITTINGS  
A. DRAWN-TEMPER COPPER TUBE: ASTM B 280, TYPE ACR, CLEAN, DRY AND CAPPED.  
B. ANNEALED-TEMPER COPPER TUBE: ASTM B 280, TYPE ACR, CLEAN, DRY AND CAPPED. F AN LEAKS ARE FOUND, REMOVE THE TEST PRESSURE AND PERFORM REPAIRS.  
RECHARGE THE SYSTEM, AS PREVIOUSLY DESCRIBED, AND ALLOW IT TO REMAIN UNDER PRESSURE FOR 24 HOURS. MAXIMUM PRESSURE DROP SHALL BE 5 PSIG IN 24 HOURS, AT CONSTANT AMBIENT TEMPERATURE. FOR EVERY 10' DROP IN AMBIENT TEMPERATURE, FROM START OF TEST, THE MAXIMUM PRESSURE DROP MAY INCREASE BY 3 PSIG.  
3.08 EVACUATION AND CHARGING  
A. AFTER COMPLETION OF THE PIPING SYSTEM TEST, THE REFRIGERATION SYSTEM SHALL BE EVACUATED AND DEHYDRATED WITH A VACUUM PUMP. THE FOLLOWING PROCEDURE SHALL BE USED UNLESS OTHERWISE NOTED:  
CONNECT TO THE SYSTEM, AN ACCURATE HIGH VACUUM GAUGE WITH A RANGE OF 0 - 1000 MICRONS HG. CONNECT THE VACUUM PUMP TO BOTH THE HIGH AND LOW SIDE OF THE SYSTEM. LEAVE THE COMPRESSOR SUCTION AND DISCHARGE SERVICE VALVES CLOSED. START THE VACUUM PUMP. KEEP AMBIENT AIR TEMPERATURES ABOVE 60°F DURING THE EVACUATION PROCESS. OPERATE THE VACUUM PUMP UNTIL THE SYSTEM IS EVACUATED TO 500 MICRONS HG. BREAK THE SYSTEM VACUUM WITH

**SECTION 15094 GAS PIPING**

1. GAS PIPING TO BE SCH. 40 STEEL WITH MALLEABLE FITTINGS AND / OR CORRUGATED STAINLESS STEEL TUBING (CSST)  
2. INSTALL PIPING IN ACCORDANCE WITH NFPA 54 AND / OR AUTHORITY HAVING JURISDICTION  
3. W.H. DEMMONS TO CONNECT PIPE FROM BUILDING REGULATOR / METER PROVIDED BY GAS COMPANY TO ALL GAS FIRED EQUIPMENT  
4. EXTERIOR PIPE SHALL BE PAINTED AND ALL PIPING SHALL BE LABELED "GAS" IN CONSPICUOUS LOCATIONS PER CODE  
5. GAS PIPING SERVING SEPARATE AREAS OF THE BUILDING SHALL BE IDENTIFIED IN AN APPROVED MANNER AND IN ACCORDANCE WITH NFPA CODE REQUIREMENTS  
6. ALL PIPING SHALL BE TESTED AN ACCORDANCE WITH NFPA 64 REQUIREMENTS. TESTS SHALL BE COMPLETED USING AIR AT A MINIMUM OF 5 PSIG USING A PRESSURE GAUGE RATED FOR 10 PSI FOR A MINIMUM PERIOD OF 24 HOURS. DURING THIS TEST ALL JOINTS SHALL BE EXAMINED.

**SECTION 15095 SEQUENCE OF OPERATION**

REFER TO CONTROL PLANS FOR COMPLETE SEQUENCE OF OPERATION

**SECTION 15091 STARTUP, TESTING AND BALANCING**

A. GENERAL  
1. PROVIDE QUALIFIED PERSONNEL, EQUIPMENT, APPARATUS AND SERVICES FOR START-UP, TESTING AND BALANCING OF MECHANICAL SYSTEMS, TO PERFORMANCE SHOWN ON SCHEDULES, AS SPECIFIED, AS REQUIRED BY CODES, STANDARDS, REGULATIONS AND AUTHORITIES HAVING JURISDICTION INCLUDING CITY, TOWN OR COUNTY INSPECTORS, OWNERS AND ARCHITECT. NOTE THAT SOME ATC START-UP PROCEDURES REQUIRE THE COOPERATION OF THE BALANCING CONTRACTOR, THE EQUIPMENT MANUFACTURER'S REPRESENTATIVE AND THE ATC CONTRACTOR.

**SECTION 15096 HANGERS AND ANCHORS**

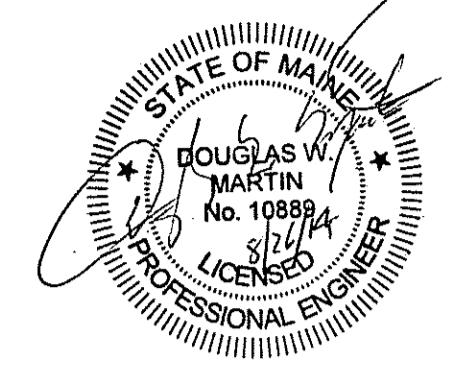
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HORIZONTAL:  
COPPER PIPING  
MAXIMUM SPACING  
3/8" AND UNDER 4'-0"  
1/2" THROUGH 3/4" 6'-0"  
1" THROUGH 1-1/2" 8'-0"  
2" AND LARGER 10'-0"  
VERTICAL: COPPER PIPING SHALL BE SUPPORTED AT 10 FEET INTERVALS  
MAXIMUM  
B. ROUND RODS SUPPORTING THE PIPE HANGERS SHALL BE OF THE FOLLOWING DIMENSIONS:  
2" PIPE AND UNDER 3/8" ROD  
2-1/2" TO 3" PIPE 1/2" ROD  
C. HANGER RODS SHALL BE CARBON STEEL PER ASTM A307, GRADE B, THREADED PER ANSI B1.1 COARSE THREAD SERIES, CLASS 2A FIT. HANGER RODS SHALL HAVE MINIMUM 6" THREADED ENDS.  
D. PLACE A HANGER WITHIN 1'-0" OF EACH SIDE FOR EACH HORIZONTAL ELBOW.  
E. USE HANGERS WHICH ARE VERTICALLY ADJUSTABLE 1-1/2" MINIMUM AFTER PIPING IS ERECTED.  
F. USE PLASTIC COATED STRAPS ON COPPER PIPE.

3.06 BRAZED JOINTS  
A. WHEN BRAZING, REMOVE SOLENOID VALVE COILS AND SIGHT GLASSES; ALSO REMOVE VALVE STEMS, SEATS, AND PACKING, AND ACCESSIBLE INTERNAL PARTS OF REFRIGERANT SPECIALTIES. DO NOT APPLY HEAT NEAR EXPANSION VALVE BULB. JOINTS SHALL BE COOL BEFORE REASSEMBLY VALVE.  
B. TUBING SHALL BE CUT SQUARE, REAMED, AND BURRS REMOVED.  
C. BOTH INSIDE OF FITTINGS AND OUTSIDE OF TUBING SHALL BE WELL CLEANED WITH AN ABRASIVE CLOTH OR STAINLESS-STEEL WIRE BRUSH BEFORE BRAZING. STEEL WOOD IS NOT PERMITTED.  
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E. CARE SHALL BE TAKEN TO PREVENT ANNEALING OF FITTINGS AND TUBING WHEN MAKING CONNECTIONS.  
F. COPPER TO COPPER JOINTS SHALL BE BRAZED WITH A COPPER-PHOSPHOROUS BRAZING ALLOY CONTAINING A MINIMUM OF 15% SILVER AND CONFORMING TO AWS A5.8, BCUPS.

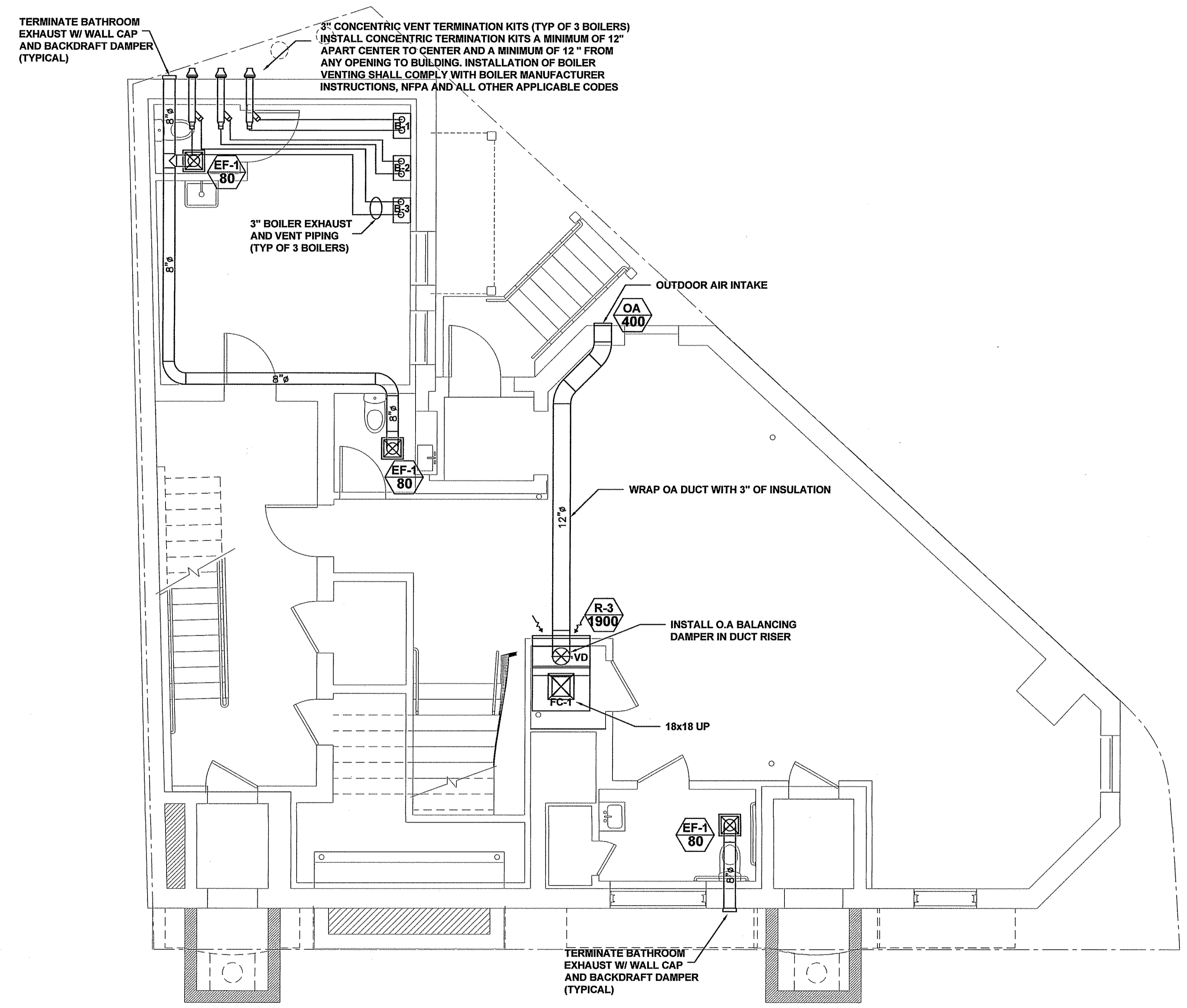
**SECTION 15097 REFRIGERANT SYSTEMS**

**PART 1 - GENERAL**

1.01 SUMMARY  
A. MATERIALS AND OPERATIONS REQUIRED FOR THE INSTALLATION OF BUILT-UP AND PACKAGED SPLIT SYSTEM REFRIGERATION SYSTEMS, INCLUDING PIPING, FITTINGS, EQUIPMENT AND REFRIGERANTS.  
B. RECOVERY AND RECLAMATION OF REFRIGERANTS FROM EQUIPMENT THAT IS TO BE REMOVED OR MODIFIED SHALL BE BY LICENSED PERSONNEL ONLY. THE OWNER / CONTRACTOR SHALL SCHEDULE SUCH WORK THROUGH WH DEMMONS INC.  
1.02 REFERENCES



# PERMIT SET



## BASEMENT DUCT AND BOILER VENTING PLAN

SCALE: 1/4"=1'-0

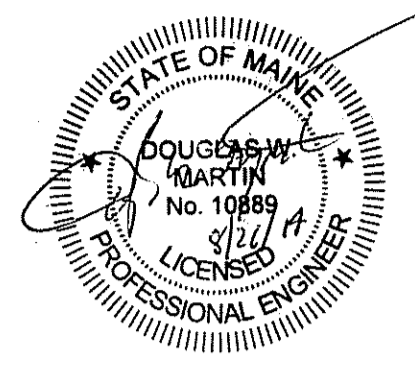
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660 CONGRESS STREET  
PORTLAND, ME

BASEMENT DUCT AND  
BOILER VENTING PLAN

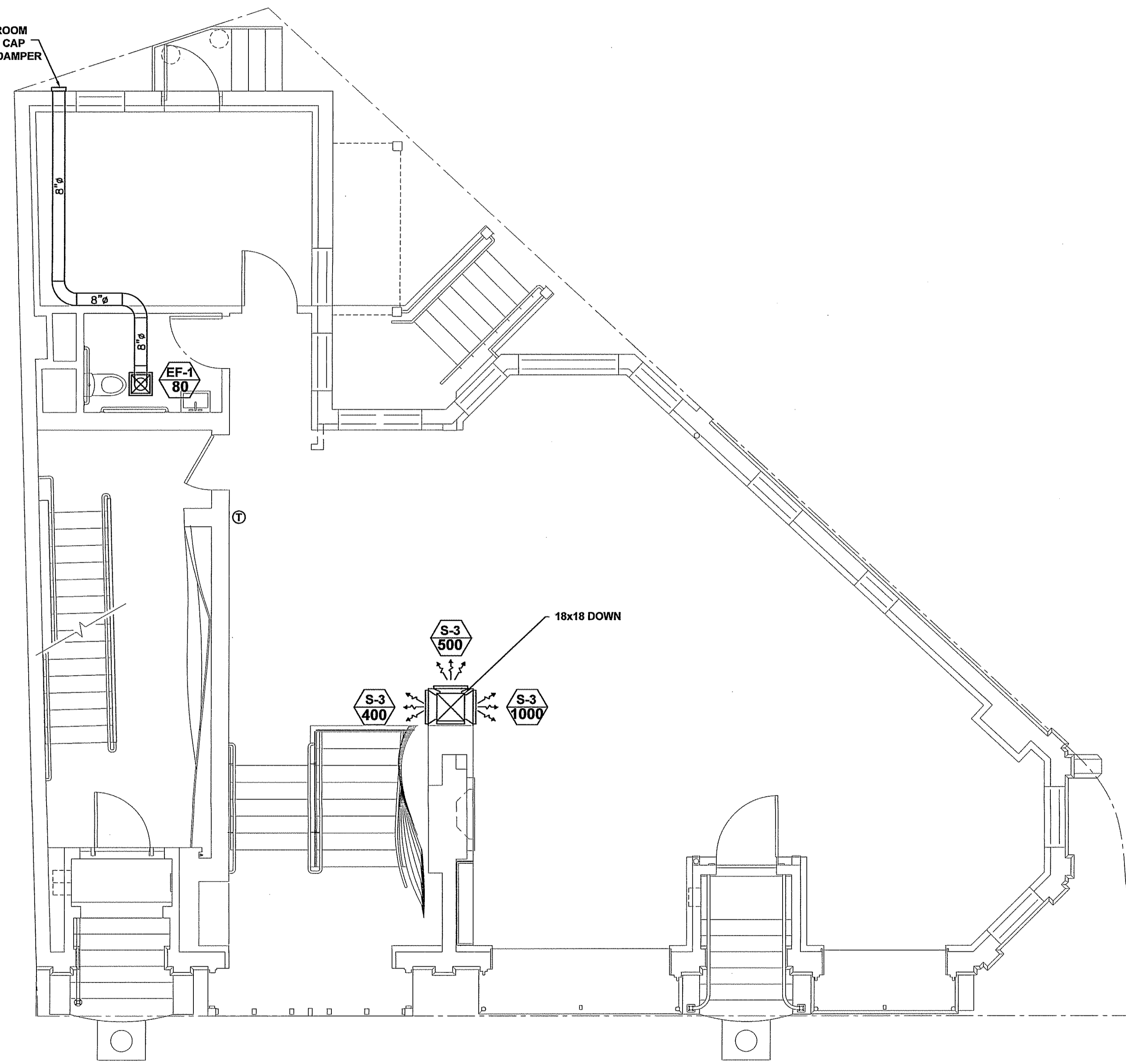
PROJECT NUMBER:	57708
ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

### M-1



**PERMIT SET**

TERMINATE BATHROOM  
EXHAUST W/ WALL CAP  
AND BACKDRAFT DAMPER  
(TYPICAL)



**FIRST FLOOR DUCT PLAN**

**SCALE: 1/4"=1'-0**

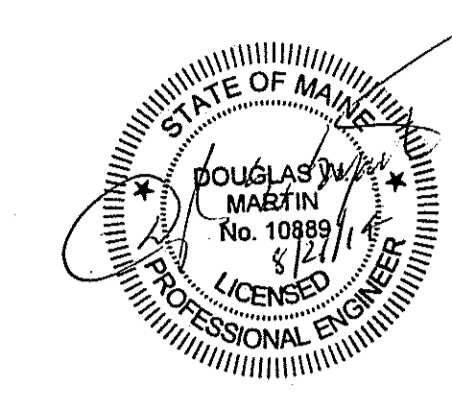
THESE DRAWINGS AND PLANS ARE THE PROPERTY OF WH DEMMONS INC.  
AND ARE AN INSTRUMENT OF SERVICE FOR THE OWNER'S USE FOR THIS  
PROJECT ON THIS SITE ONLY

660 CONGRESS STREET  
PORTLAND, ME

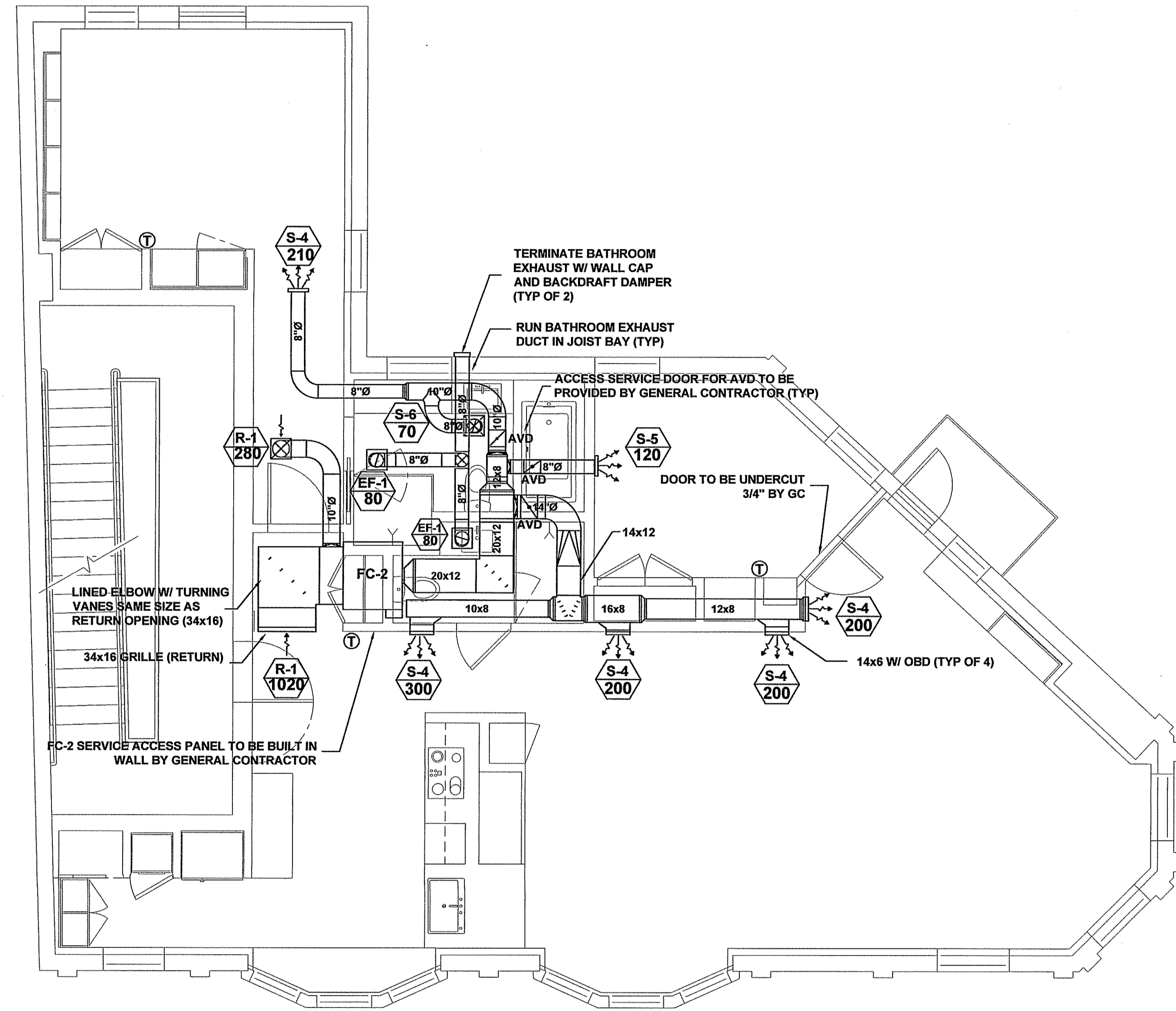
**FIRST FLOOR DUCT PLAN**

PROJECT NUMBER:	57708
ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

**M-2**



# PERMIT SET



## SECOND FLOOR DUCT PLAN

SCALE: 1/4"=1'-0

660 CONGRESS STREET  
 PORTLAND, ME

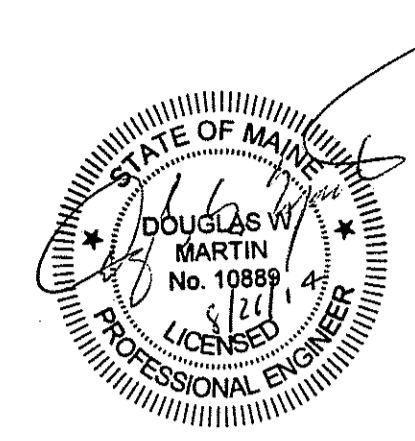
### SECOND FLOOR DUCT PLAN

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ISSUED:	8.26.14
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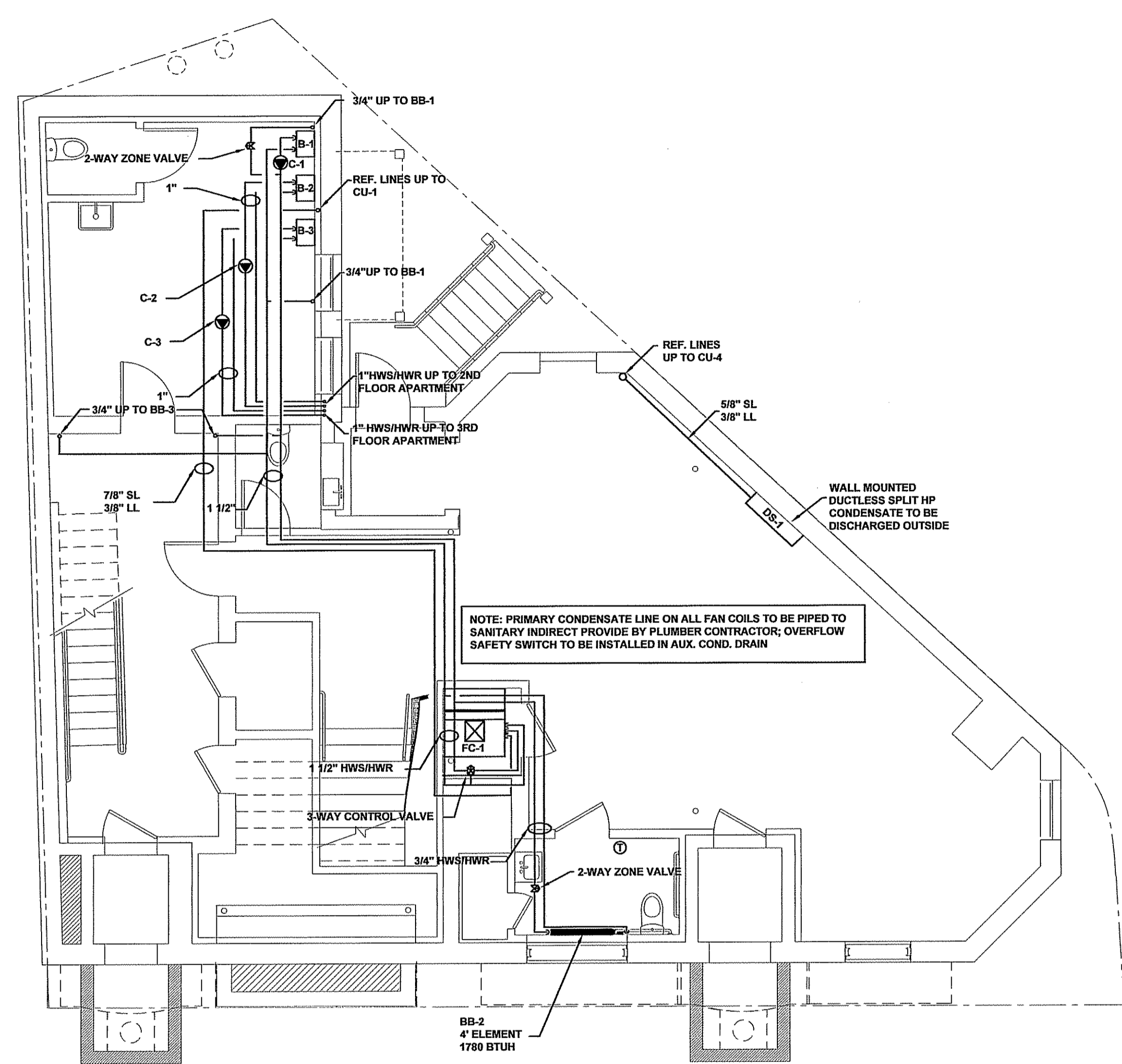
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# M-3

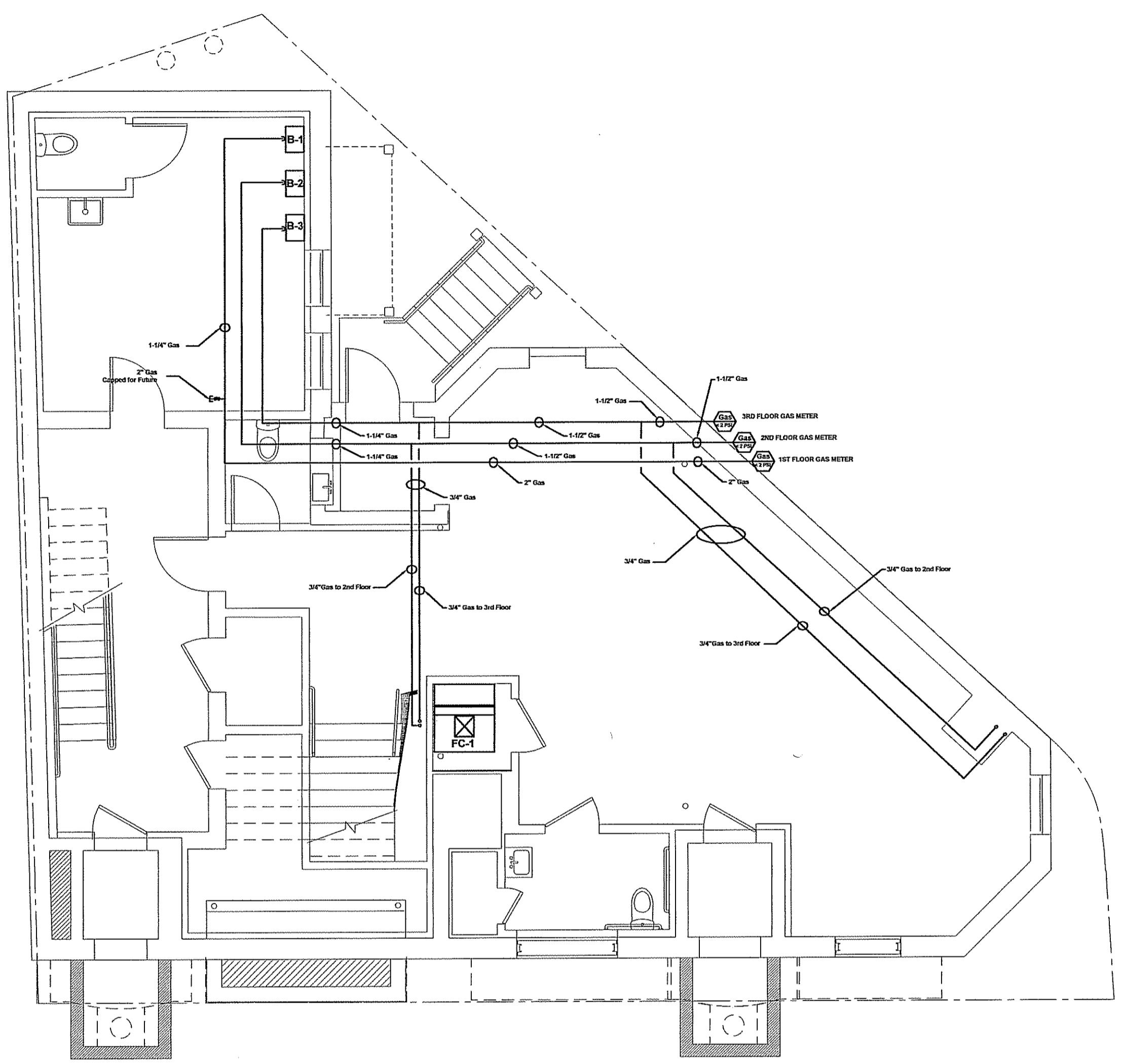




PERMIT SET



**BASEMENT PIPING PLAN**  
SCALE: 3/16"=1'-0



**BASEMENT GAS PIPING PLAN**  
SCALE: 3/16"=1'-0

660 CONGRESS STREET  
PORTLAND, ME

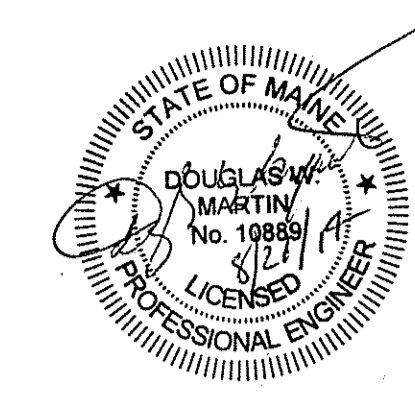
BASEMENT PIPING PLAN

PROJECT NUMBER:	57708
ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

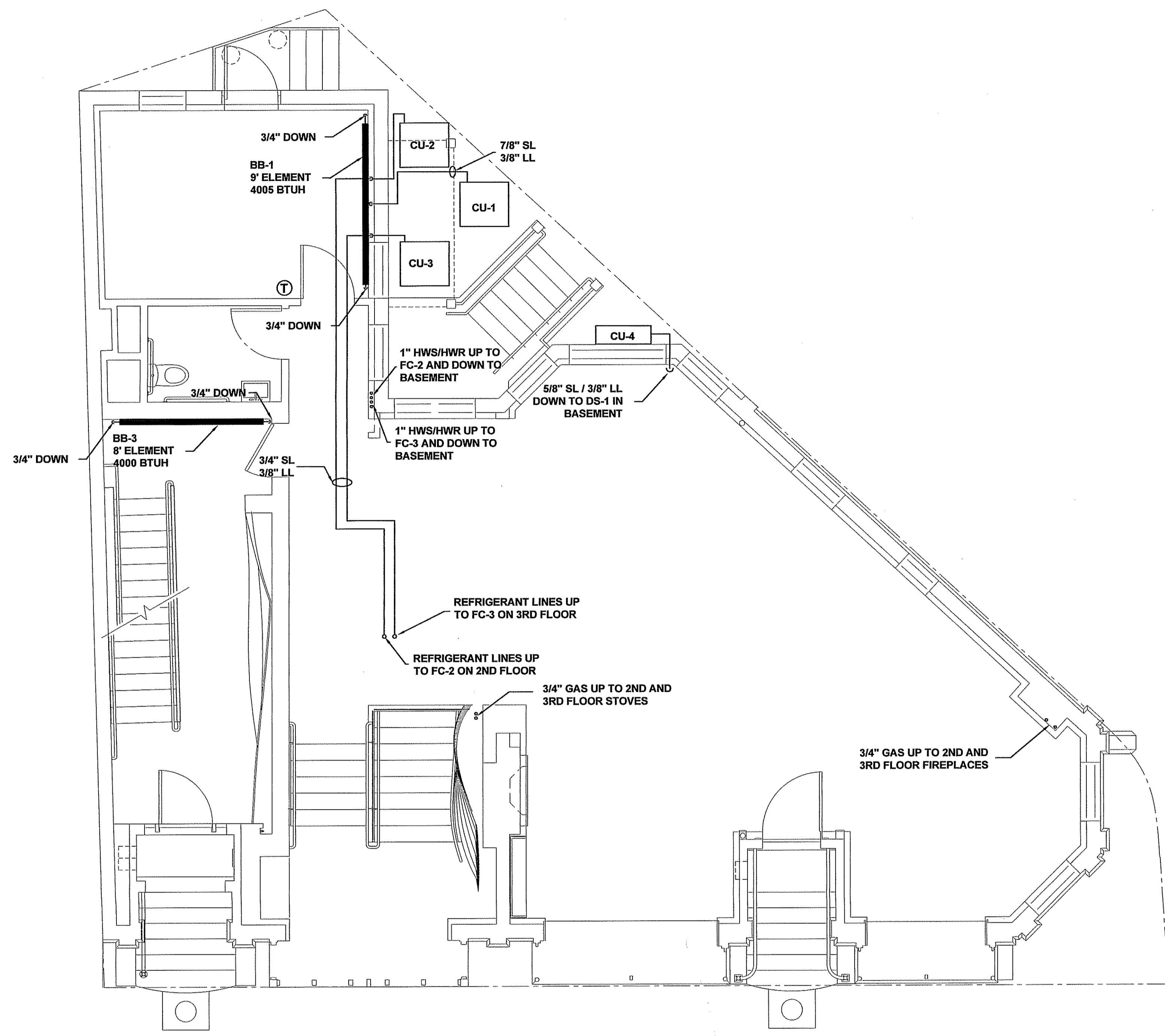
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M-5





**PERMIT SET**



**FIRST FLOOR PIPING PLAN**  
**SCALE: 1/4"=1'-0**

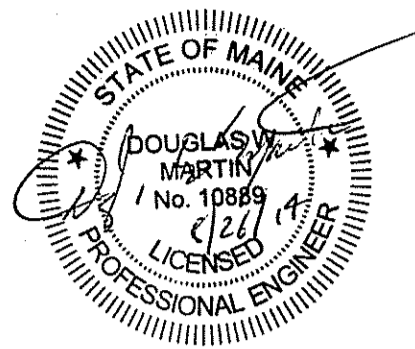
660 CONGRESS STREET  
PORTLAND, ME

**FIRST FLOOR PIPING PLAN**

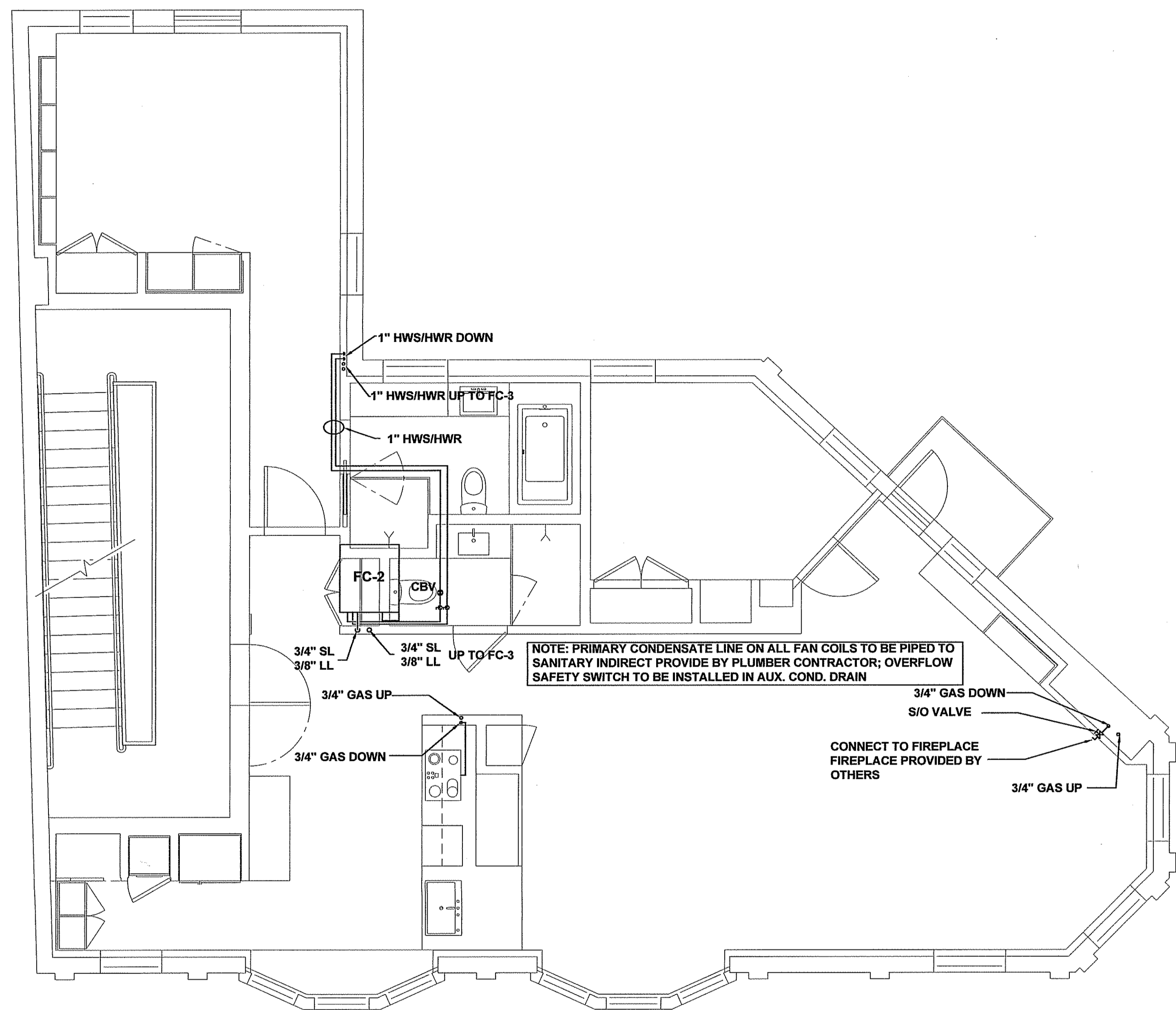
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ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

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AND ARE AN INSTRUMENT OF SERVICE FOR THE OWNER'S USE FOR THIS  
PROJECT ON THIS SITE ONLY

**M-6**



# PERMIT SET



NOTE: PRIMARY CONDENSATE LINE ON ALL FAN COILS TO BE PIPED TO SANITARY INDIRECT PROVIDE BY PLUMBER CONTRACTOR; OVERFLOW SAFETY SWITCH TO BE INSTALLED IN AUX. COND. DRAIN

## SECOND FLOOR PIPING PLAN

SCALE: 1/4"=1'-0

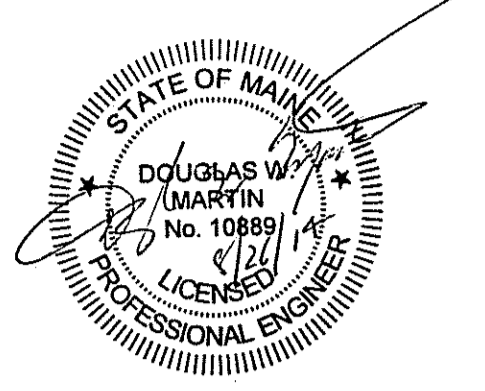
660 CONGRESS STREET  
PORTLAND, ME

### SECOND FLOOR PIPING PLAN

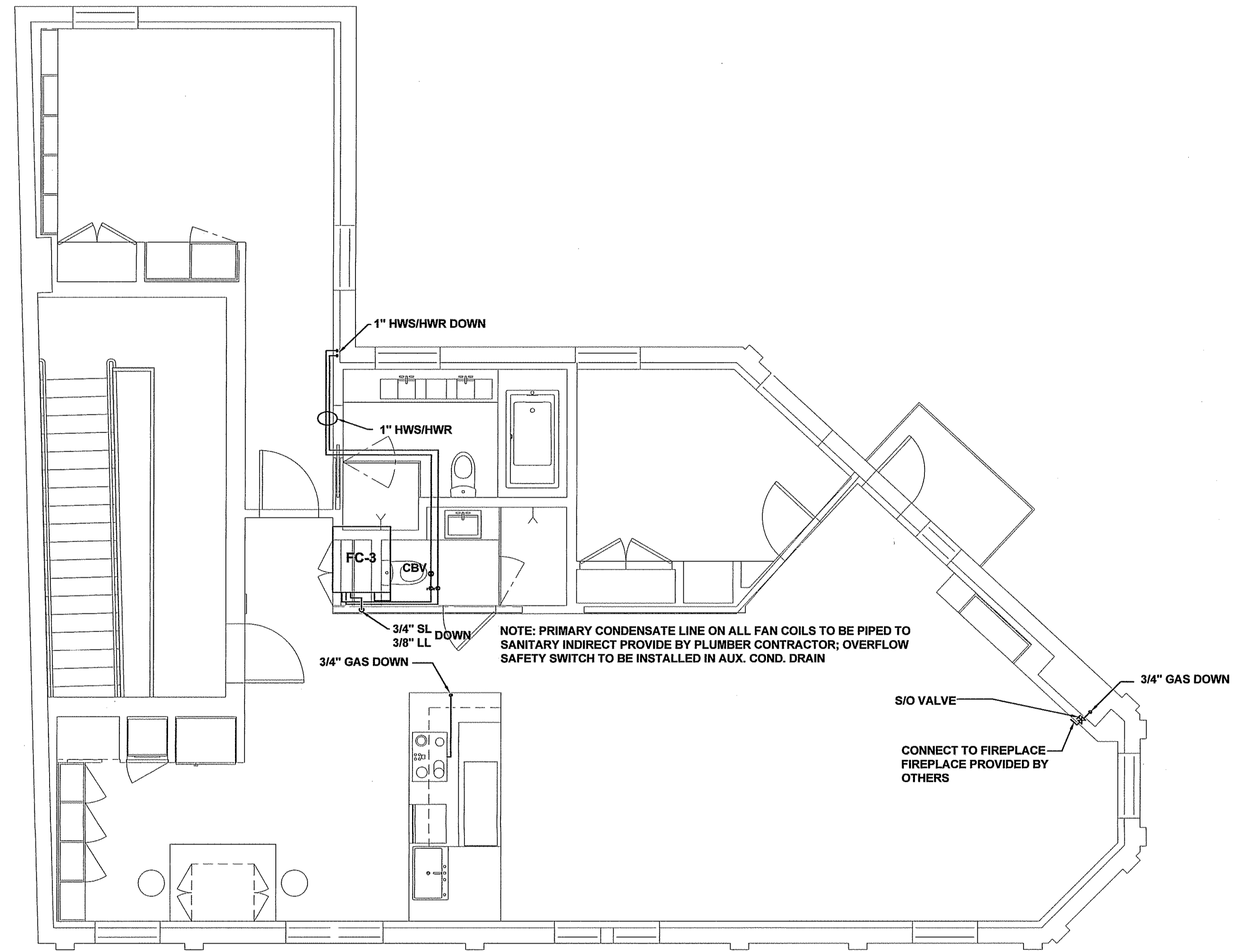
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ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

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# M-7



# PERMIT SET



## THIRD FLOOR PIPING PLAN

SCALE: 1/4"=1'-0

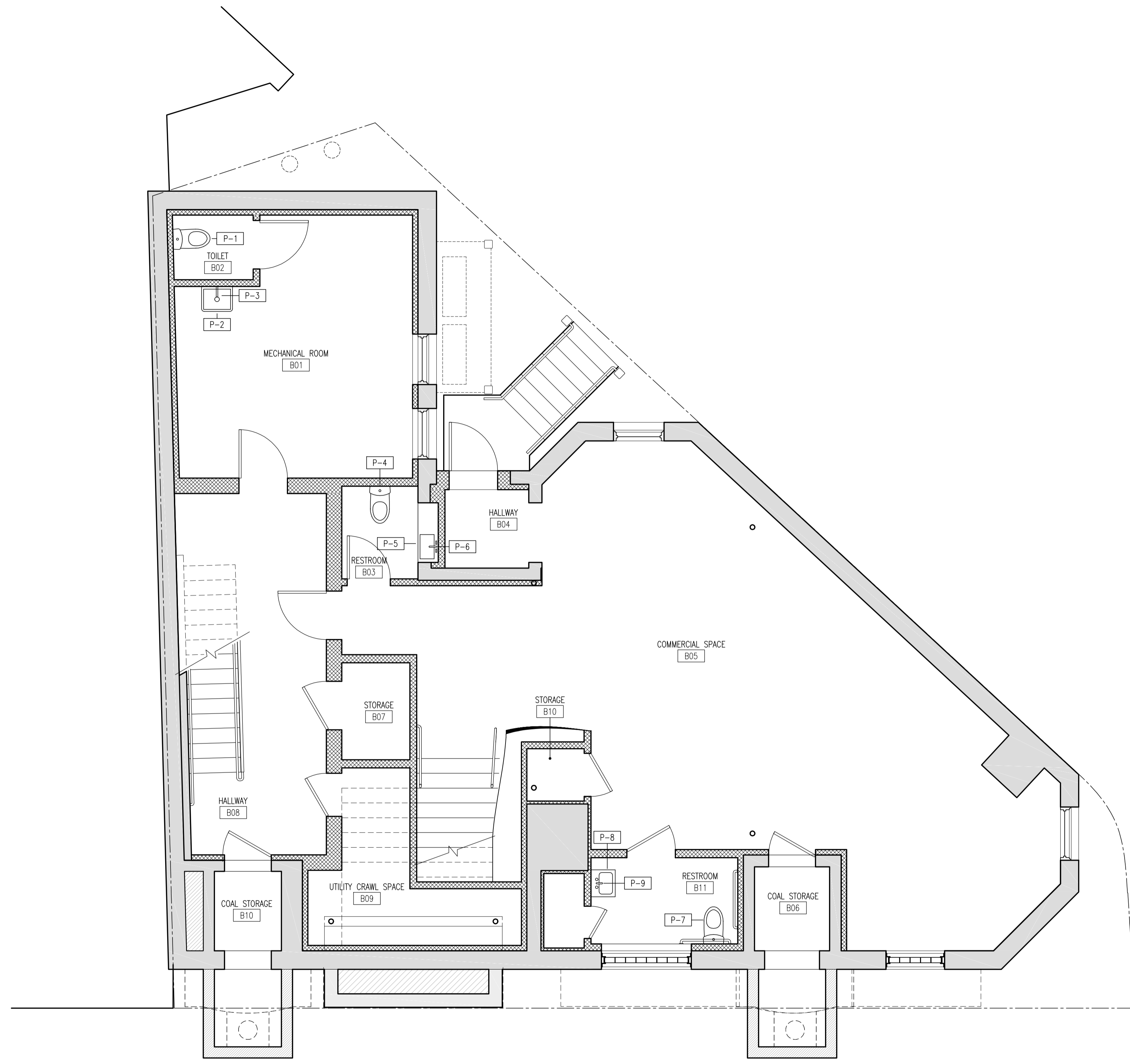
660 CONGRESS STREET  
PORTLAND, ME

### THIRD FLOOR PIPING PLAN

PROJECT NUMBER:	57708
ISSUED:	8.26.14
DRAWN BY:	JLR/MGR/ASG
CHECKED BY:	DWM
FILENAME:	.DWG

THESE DRAWINGS AND PLANS ARE THE PROPERTY OF WH DEMMONS INC. AND ARE AN INSTRUMENT OF SERVICE FOR THE OWNER'S USE FOR THIS PROJECT ON THIS SITE ONLY

# M-8



1 BASEMENT PLUMBING & FIXTURE PLAN  
P-100 1/4" = 1'-0"

### 660-662 CONGRESS STREET

PORTLAND, MAINE

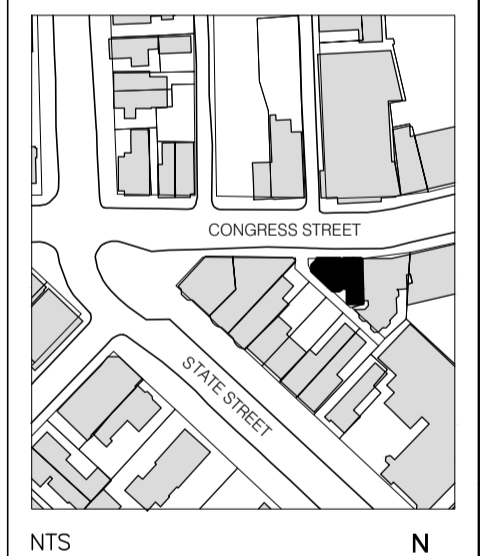
ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**  
66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**  
P.O. BOX 179  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**  
P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**  
660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



B-SCAN:

DWG. CONTENTS:  
**BASEMENT PLUMBING &  
FIXTURE PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008  
DWG. NO.: **P-100**  
SHEET NO.:



# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

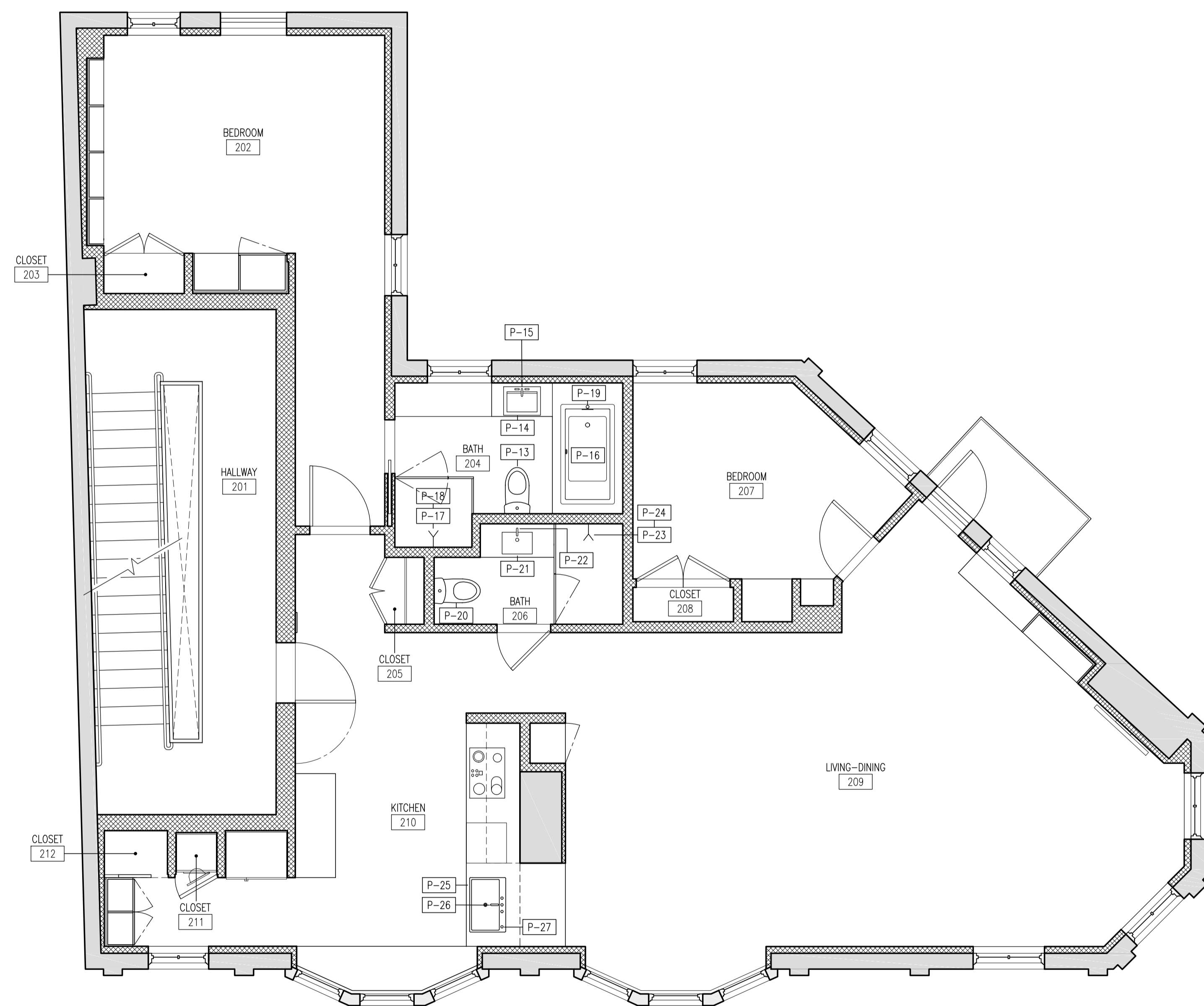
P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

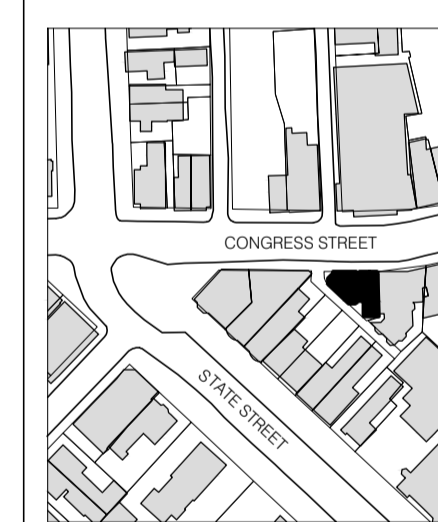
OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101



**1** 2ND FLOOR PLUMBING & FIXTURE PLAN  
P-102 1/4" = 1'-0"

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS N



B-SCAN:

DWG. CONTENTS:  
**2ND FLOOR PLUMBING & FIXTURE PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **P-102**

SHEET NO.:

# 660-662 CONGRESS STREET

PORTLAND, MAINE

ARCHITECT:  
**PRESENT ARCHITECTURE PLLC**

66 WEST BROADWAY, SUITE 306  
NEW YORK, NY 10007  
T: (207) 449-5513

CONTRACTOR:  
**BAYHILL BUILDING & DESIGN**

P.O. BOX 178  
SOUTH FREEPORT, ME 04078  
T: (207) 865-9351

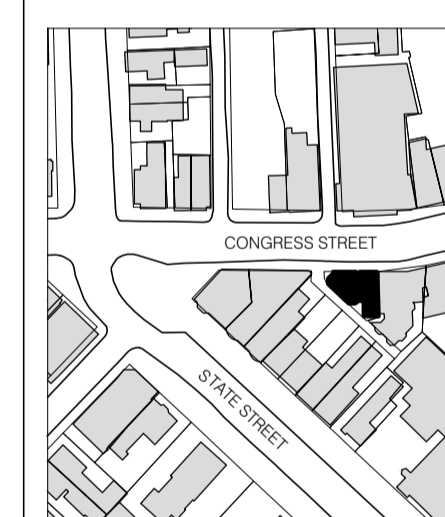
STRUCTURAL ENGINEER:  
**ENGINEERING DESIGN  
PROFESSIONALS**

P.O. BOX 575  
FREEPORT, ME 04032  
T: (207) 865-9505

OWNER:  
**A.K. LONGFELLOW LLC**

660 CONGRESS STREET  
PORTLAND, ME 04101

NO.	DATE	ISSUE
4	7/18/2014	PHASE 2 PERMIT ISSUE
3	1/15/2014	FIRE MARSHAL ISSUE
2	5/15/2013	PHASE 1 PERMIT ISSUE
1	3/28/2013	HPCA SET



NTS



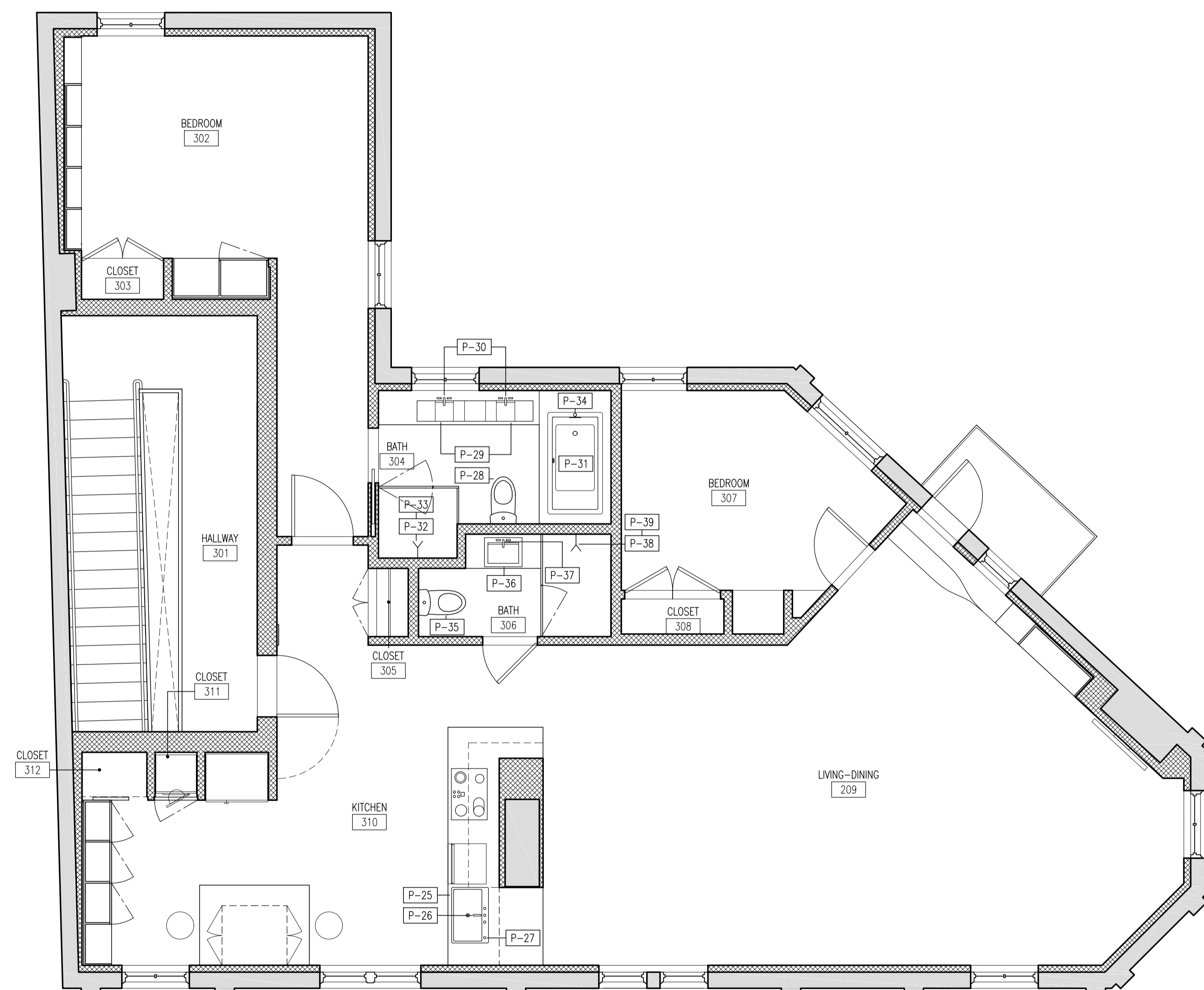
B-SCAN:

DWG CONTENTS:  
**3RD FLOOR PLUMBING &  
FIXTURE PLAN**

DATE: September 5, 2014  
SCALE: 1/4" = 1'-0"  
DWG. BY:  
PROJECT NO.: 008

DWG. NO.: **P-103**

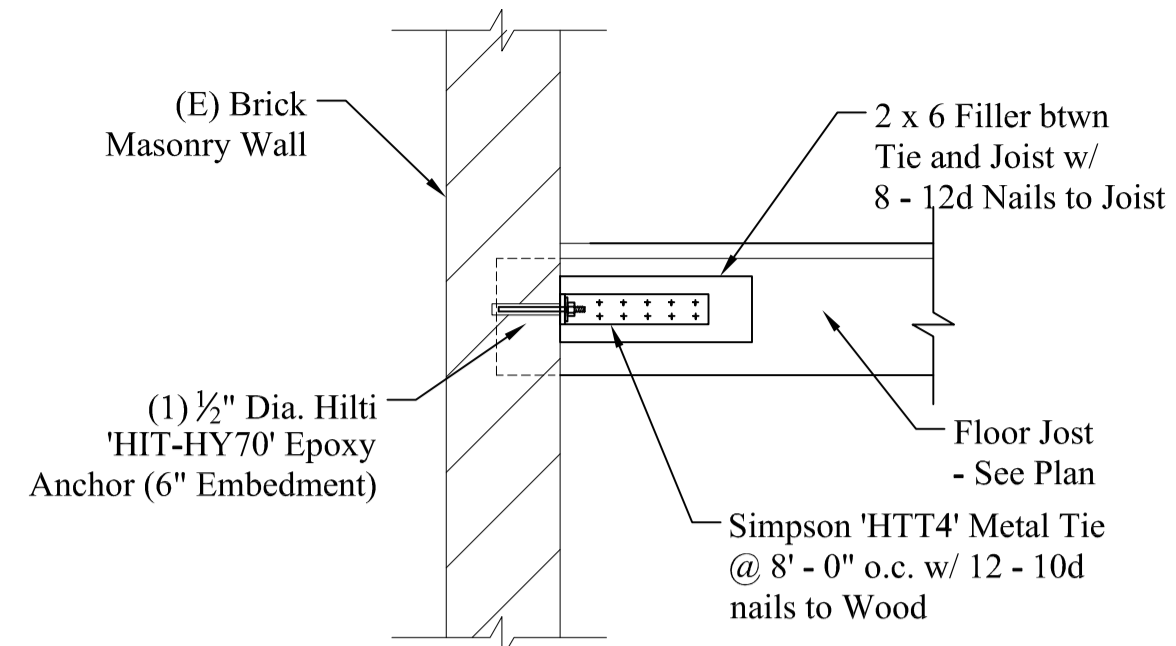
SHEET NO.:



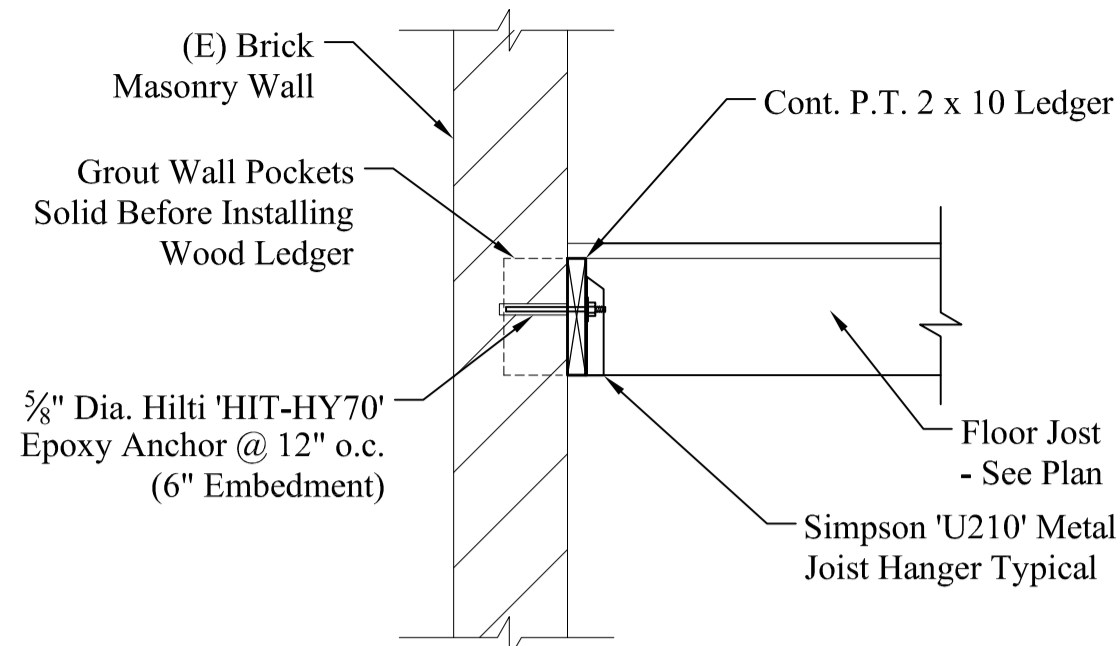
**1** 3RD FLOOR PLUMBING & FIXTURE PLAN  
P-103 1/4" = 1'-0"



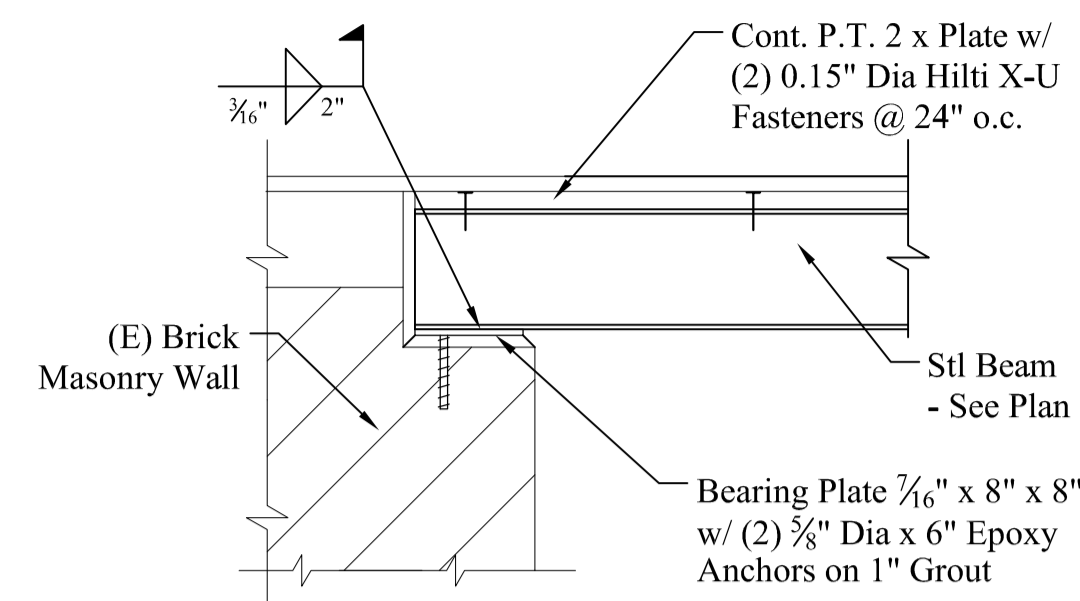




**1 FLOOR TIES @ EXIST. BRICK WALL**  
S6 Scale: 3/4" = 1'-0"



**2 FLOOR JOISTS @ (E) BRICK WALL**  
S6 Scale: 3/4" = 1'-0"



**3 STEEL BEAM @ (E) BRICK WALL**  
S6 Scale: 3/4" = 1'-0"

**STRUCTURAL NOTES:**

**CODE:** Comply with the 2009 International Building Code (IBC) & the 2009 International Existing Building Code (IEBC).

**DESIGN LOADS:**  
 Dead Loads: Roof = 15.0 psf., Floors = 12.0 psf.  
 Live Loads: Roof = 45.0 psf (Plus Drift), 1st Floor = 100.0 psf (Retail), 2nd & 3rd Floor = 40.0 psf.  
 Wind Load: Building = 31.0 psf

**FOUNDATIONS:**

- Bear footings on firm, undisturbed dense native soil at depth shown.
- Assumed soil bearing pressure = 2,000 psf.
- Place foundation concrete only on clean, firm, dry bearing material.
- Engineer shall be notified if stone ledge or marine clay is found during excavation.

**CONCRETE:**

- Concrete regular weight (144 pcf) with Type II cement per ASTM C150, aggregate per ASTM C33, and potable water. No fly-ash permitted in floor slab. Aggregate size = 1" maximum for footings and slab. Minimum compressive strength = 3000 psi for foundations and slab on grade and 4,000 psi for exterior slabs and sidewalks.

**REINFORCING:**

- ASTM A 615-S1, Grade 60 except #2 and #3 bars ASTM A615-S1: Grade 40.
- Lap splices in concrete: 42 bar diameters.

**STEEL:**

- Wide - Flange Beams Sections: ASTM A992, Fy = 50 ksi (min).
- Rolled sections and plates: ASTM A-36, Fy = 36 ksi.
- Steel Pipe Column: (not lally columns) ASTM A-35, Fy = 35 ksi.
- Bolts and plain anchors: ASTM A 307.
- Submit shop drawings. Fabricate after Engineers review.

**WOOD:**

- General:
  - Each piece of lumber shall be "S-DRY" and bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.
  - Double up studs at jamps and under beams.
  - Do not notch or drill joists, beams or load bearing studs without approval.
- Connections:
  - Nail roof plywood with 8d common at 6" o.c. at all edges and boundary members and 10" o.c. at intermediate supports.
  - Glue floor plywood to all framing members and nail with 8d common at 6" o.c. at all plywood edges and boundary members and 10" o.c. at intermediate supports.
  - Nail wall plywood with 10d common nails at 6" o.c. at all edges and boundary members and 12" o.c. at intermediate supports.
- Structural Sawn Lumber:
  - 2 x 6 thru 2 x 14 joists: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.i.
  - Studs: Spruce Pine Fir No. 2 with Fb (repetitive) = 1200 p.s.i.
- Laminated Veneer Lumber (LVL): Fb = 2800 psi, Fv = 285 psi, E = 2,000 ksi
- Parallam Veneer Beams (PL): Fb = 2900 psi, Fv = 290 psi, E = 2,000 ksi
- Parallam Veneer Posts (PL): Fb = 2900 psi, Fv = 290 psi, E = 2,000 ksi
- Plywood:
  - Roof Sheathing: C-D INT-APA (PSI-94) with exterior glue; 1/2" with Identification Index 48/24. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
  - Sub-flooring: C-D INT-APA (PSI-94) with exterior glue; 3/4" with Identification Index 48/24. Lay up with face grain perpendicular to supports. Stagger joints. Each plywood piece to be continuous over a minimum of two spans with a minimum width of 1'-0" unless blocking is provided at all joints.
  - Wall Sheathing: C-D INT-APA (PSI-74) with exterior glue; 1/2" with Identification Index 24/0. All panel edges backed with 2" nominal or wider framing.

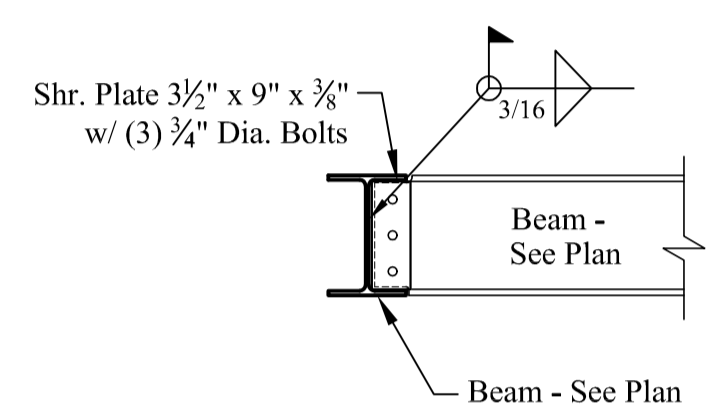
**SCHEDULE OF SPECIAL INSPECTION SERVICES:**

The following comprise the required schedule of special inspections for this project. All special inspections shall be performed by the Engineer of Record (EOR). The construction divisions which require special inspections for this project are as follows:

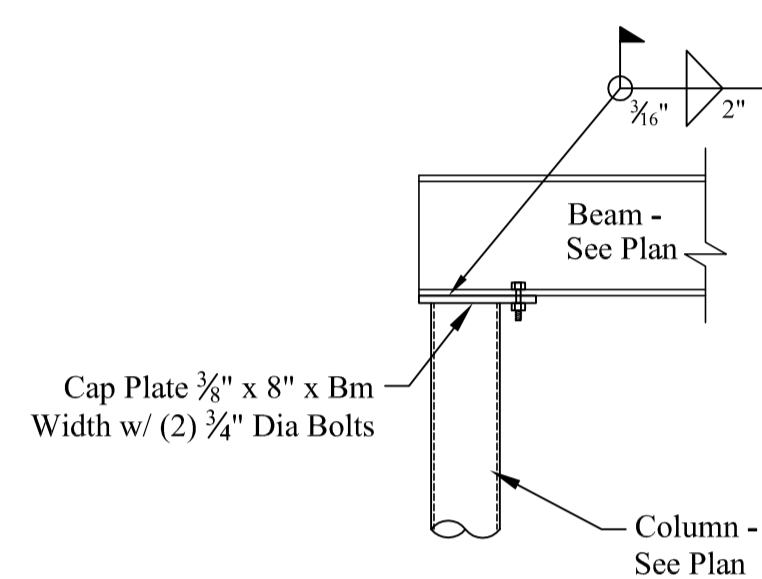
- Cast-In-Place Concrete
  - Structural Steel
  - Wood Framing
- Cast-In-Place Concrete:**
- Mix Designs; Provide a concrete footing mix design for engineers review.
  - Reinforcement Installation; Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters.
  - Concrete Placement; Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
- Structural Steel:**
- Review shop fabrication drawings for steel members and connections.
  - Bolting; Inspect installation and tightening of high-strength bolts.
  - Welding; Visually inspect all welds. Verify size and length of fillet welds. Review welder qualification statements by fabricator and erector.
  - Structural Details; Verify that the general geometry of the erected steel frame conforms to the construction documents and approved shop drawings.
- Wood Framing:**
- Inspect installation of framing members and connections for conformance with contract documents.
  - Field verify member sizes and materials.

**SUPPLEMENTARY NOTES:**

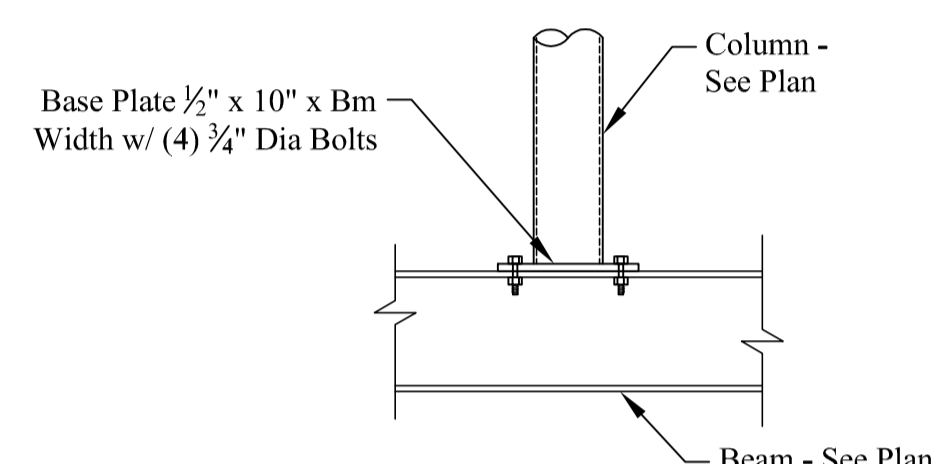
- Verify all dimensions and conditions with architectural drawings prior to starting work. Notify the Engineer of any discrepancies or inconsistencies.
- Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.



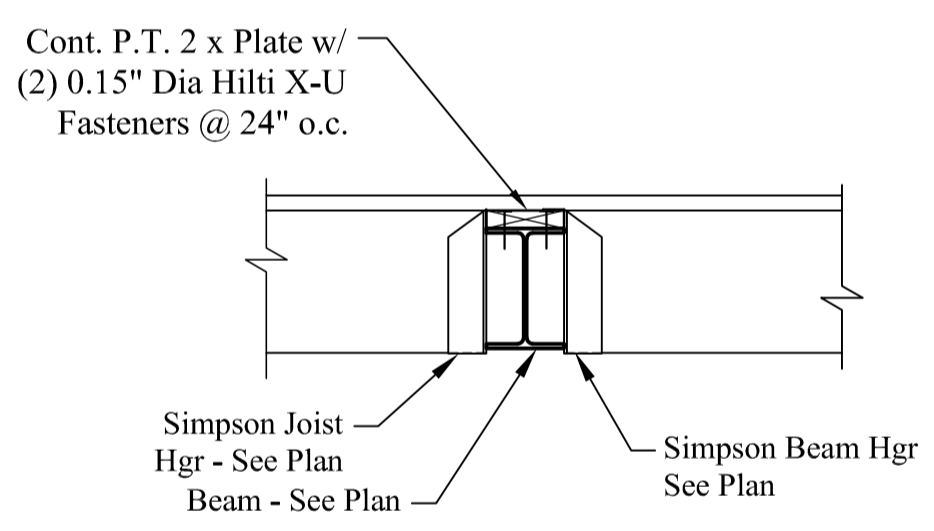
**4 BEAM TO BEAM CONN.**  
S4 Scale: 3/4" = 1'-0"



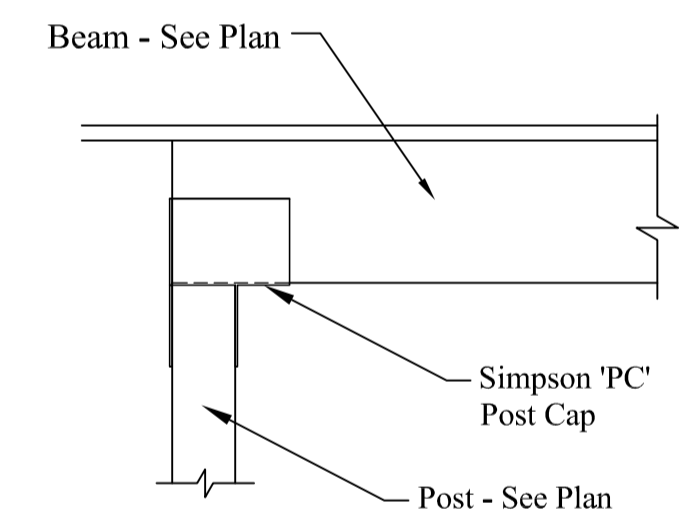
**5 BEAM TO COLUMN CONN.**  
S4 Scale: 3/4" = 1'-0"



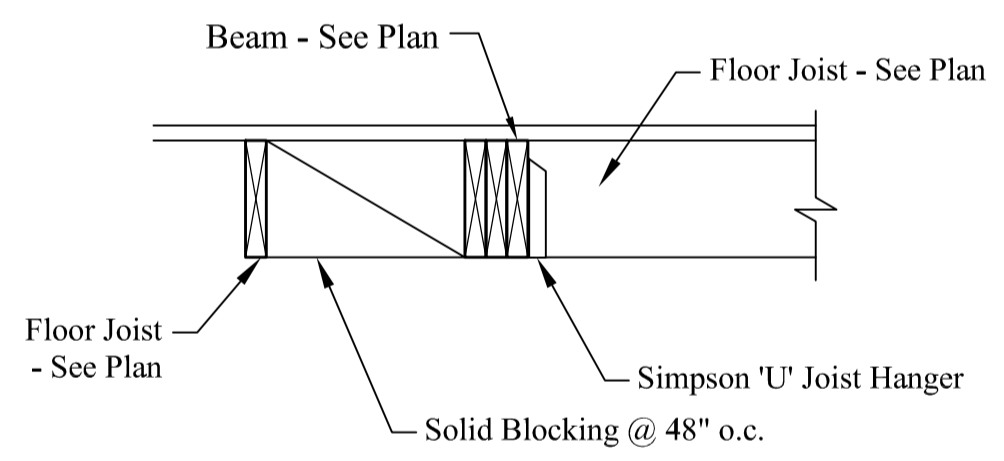
**6 STEEL COLUMN ON BEAM**  
S4 Scale: 3/4" = 1'-0"



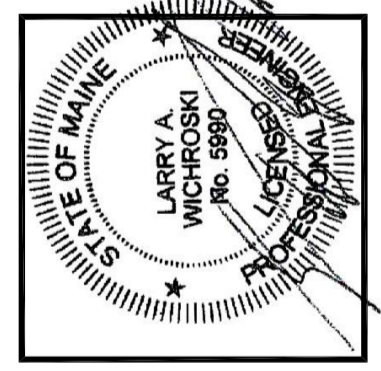
**7 WOOD BM. to STL BEAM CONN.**  
S4 Scale: 3/4" = 1'-0"



**8 WOOD BM. to WOOD POST CONN.**  
S4 Scale: 3/4" = 1'-0"

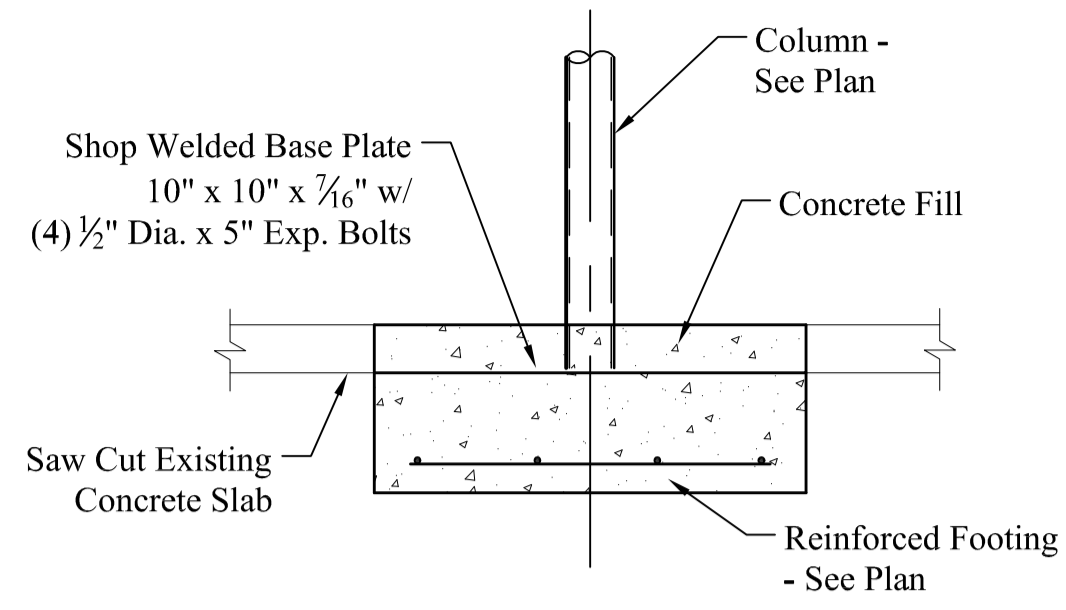


**9 WOOD JOISTS TO WOOD BM. CONN.**  
S4 Scale: 3/4" = 1'-0"

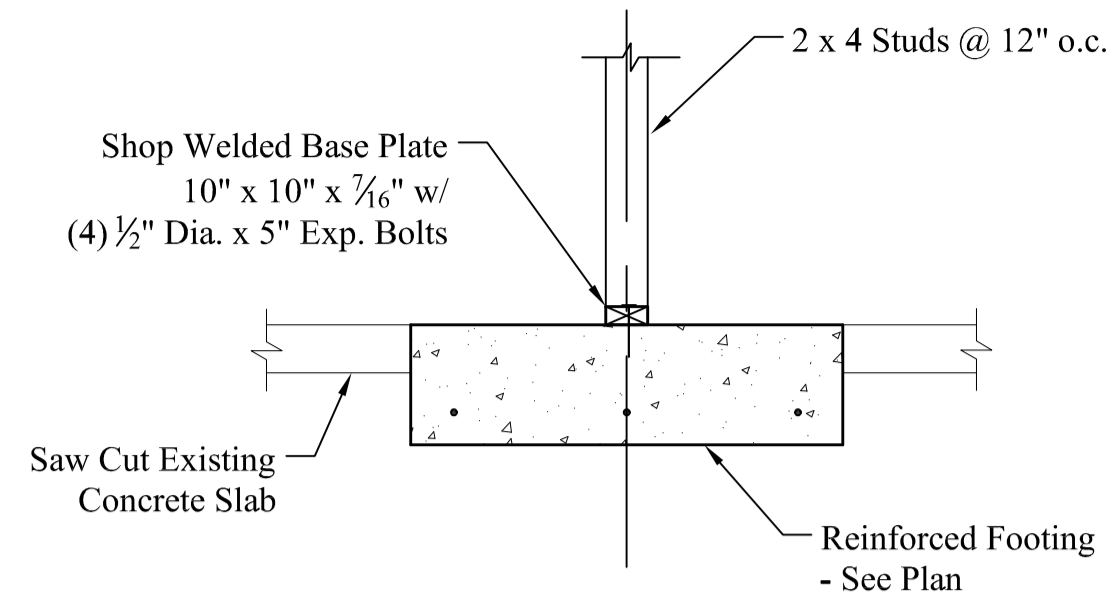


DESIGNED BY:  
 Larry Wichroski, P.E.  
 DRAWN BY:  
 LAW  
 JOB NO.:  
 02412  
 DATE:  
 04-20-2013

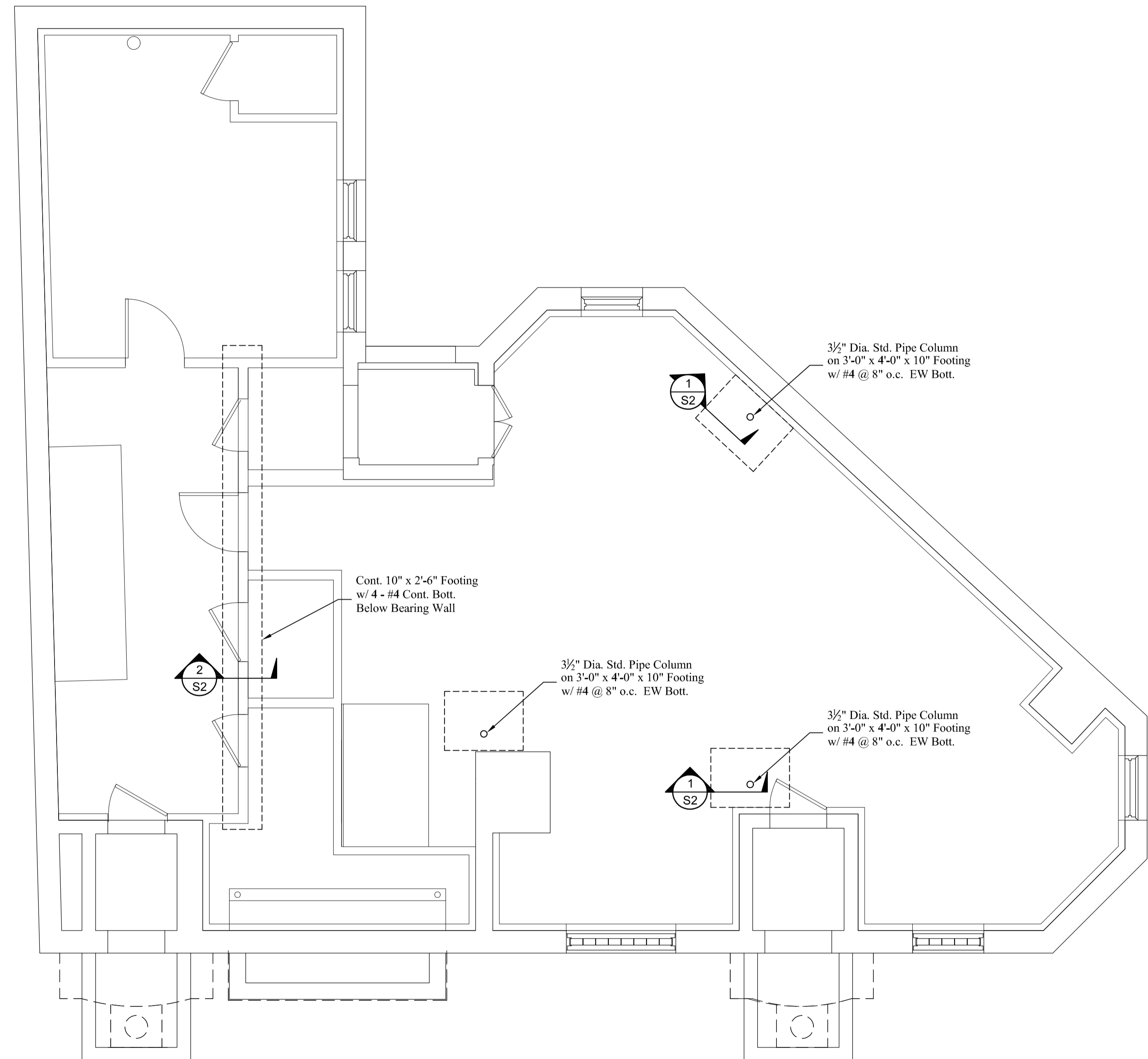
REVISIONS:  
 07-02-13



1  
S2  
**COLUMN FOOTING**  
Scale: 3/4" = 1'-0"




2  
S2  
**BEARING WALL FOOTING**  
Scale: 3/4" = 1'-0"



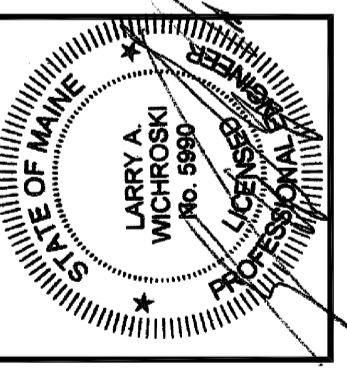
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

- FOUNDATION NOTES:**
1. See Structural Notes sheet S-1 for information.
  2. Refer to architectural drawings for dimensions, wall locations and door and window locations.
  3. Field verify all existing shown information prior to starting work.
  4. Prior to pouring column and wall footings, test bearing soils for proper capacity of 1,500 psf.


  
 ENGINEERING DESIGN PROFESSIONALS  
 Consulting Engineers  
 P.O. BOX 575, FREEPORT, MAINE 04032 (207) 865-9505  
 Date: 11/12/14

**EDP**

**BUILDING REMODEL & REPAIRS**  
**660 Congress Street \* Portland \* Maine**  
**FOUNDATION PLAN**



DESIGNED BY:  
Larry Wichroski, P.E.

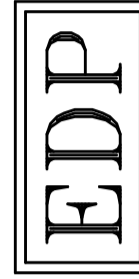
DRAWN BY:  
LAW

JOB NO.:  
02412

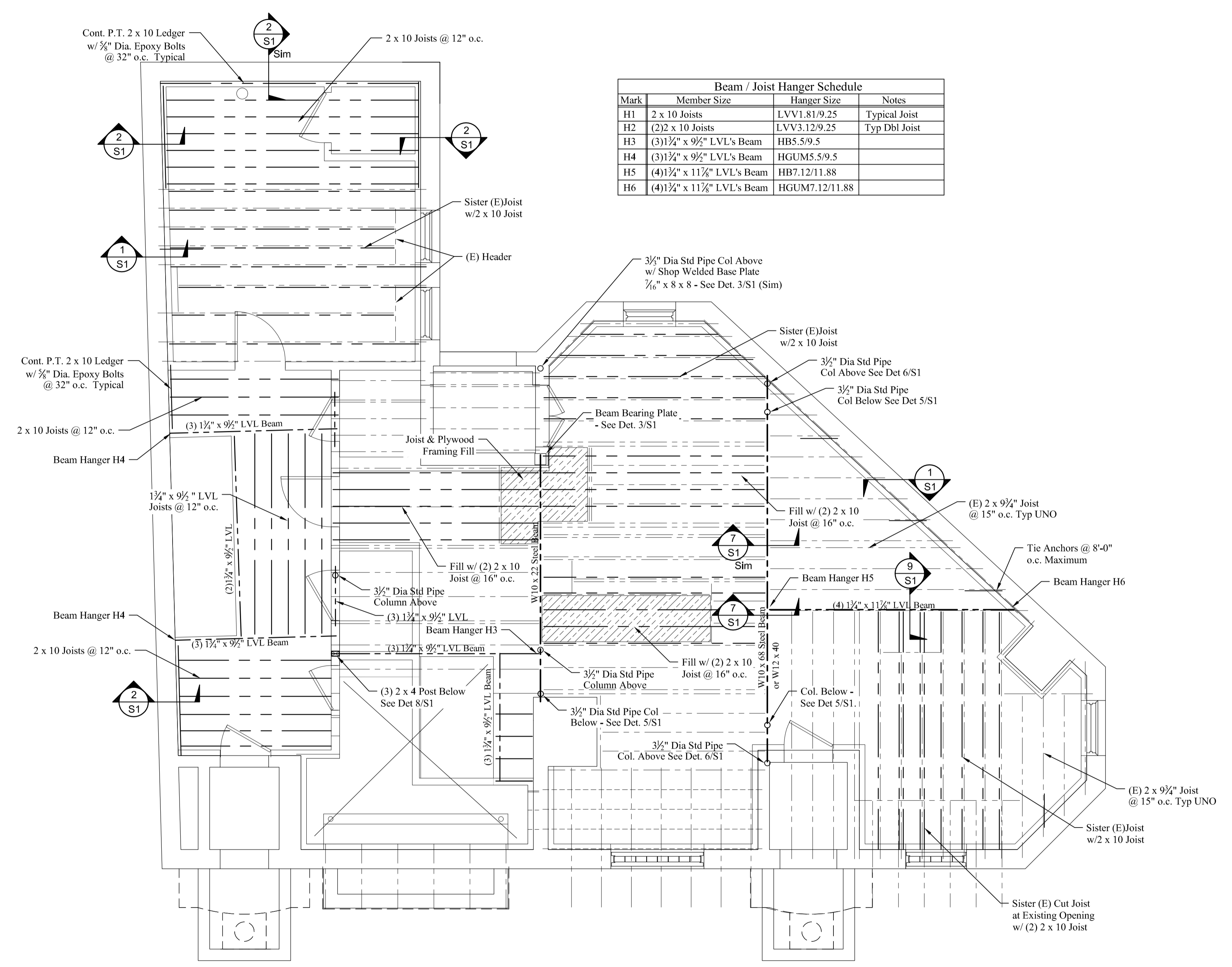
DATE:  
04-20-2013

REVISIONS:


SHEET:  
**S2**



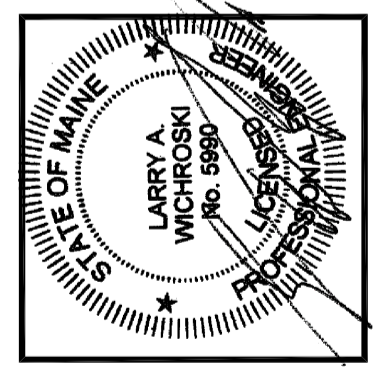
**BUILDING REMODEL & REPAIRS**  
**660 Congress Street \* Portland \* Maine**  
**FIRST FLOOR FRAMING PLAN**



Beam / Joist Hanger Schedule			
Mark	Member Size	Hanger Size	Notes
H1	2 x 10 Joists	LVV1.81/9.25	Typical Joist
H2	(2) 2 x 10 Joists	LVV3.12/9.25	Typ Dbl Joist
H3	(3) 1 1/2" x 9 1/2" LVL's Beam	HB5.5/9.5	
H4	(3) 1 1/2" x 9 1/2" LVL's Beam	HGUM5.5/9.5	
H5	(4) 1 1/2" x 11 1/4" LVL's Beam	HB7.12/11.88	
H6	(4) 1 1/2" x 11 1/4" LVL's Beam	HGUM7.12/11.88	

- FLOOR FRAMING NOTES:**
1. See Structural Notes sheet S-1 for information.
  2. Refer to architectural drawings for dimensions, wall locations, door and window locations and stair opening sizes.
  3. Field verify all existing shown information prior to starting work.
  4. Spike all sistered joists together with 2 rows of 16d nails @ 16" o.c.

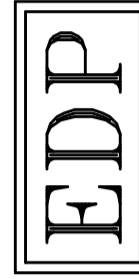
**FIRST FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



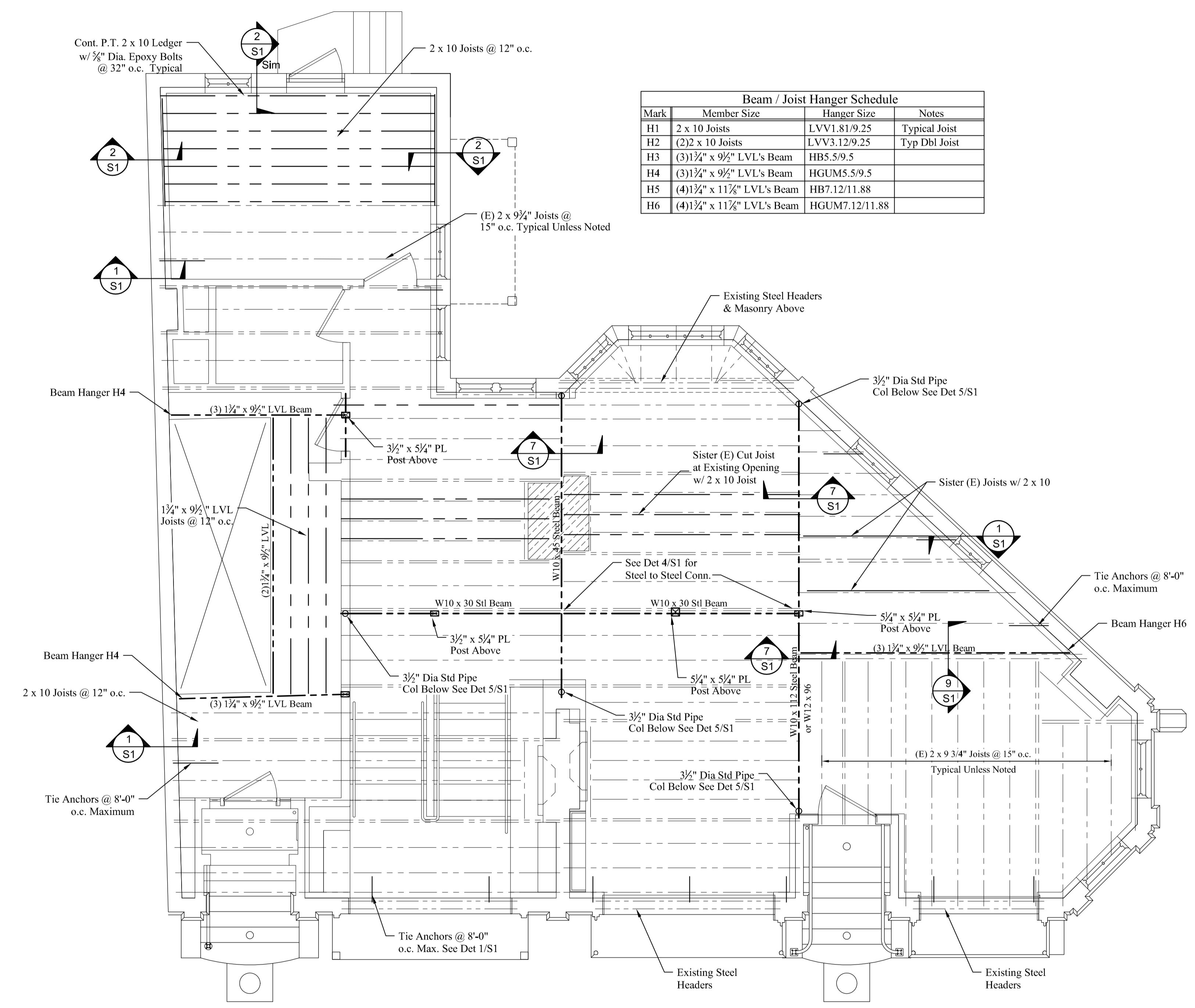
DESIGNED BY:  
 Larry Wichroski, P.E.  
 DRAWN BY:  
 LAW  
 JOB NO.:  
 02412  
 DATE:  
 04-20-2013

REVISIONS:

SHEET:  
**S3**



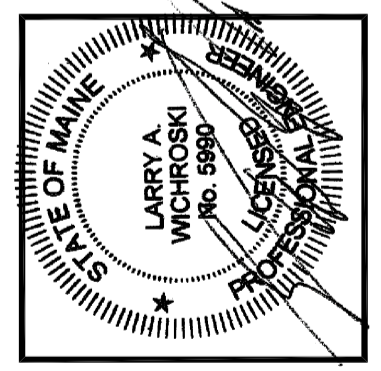
**BUILDING REMODEL & REPAIRS**  
**660 Congress Street \* Portland \* Maine**  
**SECOND FLOOR FRAMING PLAN**



Beam / Joist Hanger Schedule			
Mark	Member Size	Hanger Size	Notes
H1	2 x 10 Joists	LVV1.81/9.25	Typical Joist
H2	(2) 2 x 10 Joists	LVV3.12/9.25	Typ Dbl Joist
H3	(3) 1 1/2" x 9 1/2" LVL's Beam	HB5.5/9.5	
H4	(3) 1 1/2" x 9 1/2" LVL's Beam	HGUM5.5/9.5	
H5	(4) 1 1/2" x 11 1/8" LVL's Beam	HB7.12/11.88	
H6	(4) 1 1/2" x 11 1/8" LVL's Beam	HGUM7.12/11.88	

- FLOOR FRAMING NOTES:**
- See Structural Notes sheet S-1 for information.
  - Refer to architectural drawings for dimensions, wall locations, door and window locations and stair opening sizes.
  - Field verify all existing shown information prior to starting work.
  - Spike all sistered joists together with 2 rows of 16d nails @ 16" o.c.

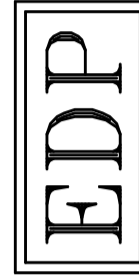
**SECOND FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



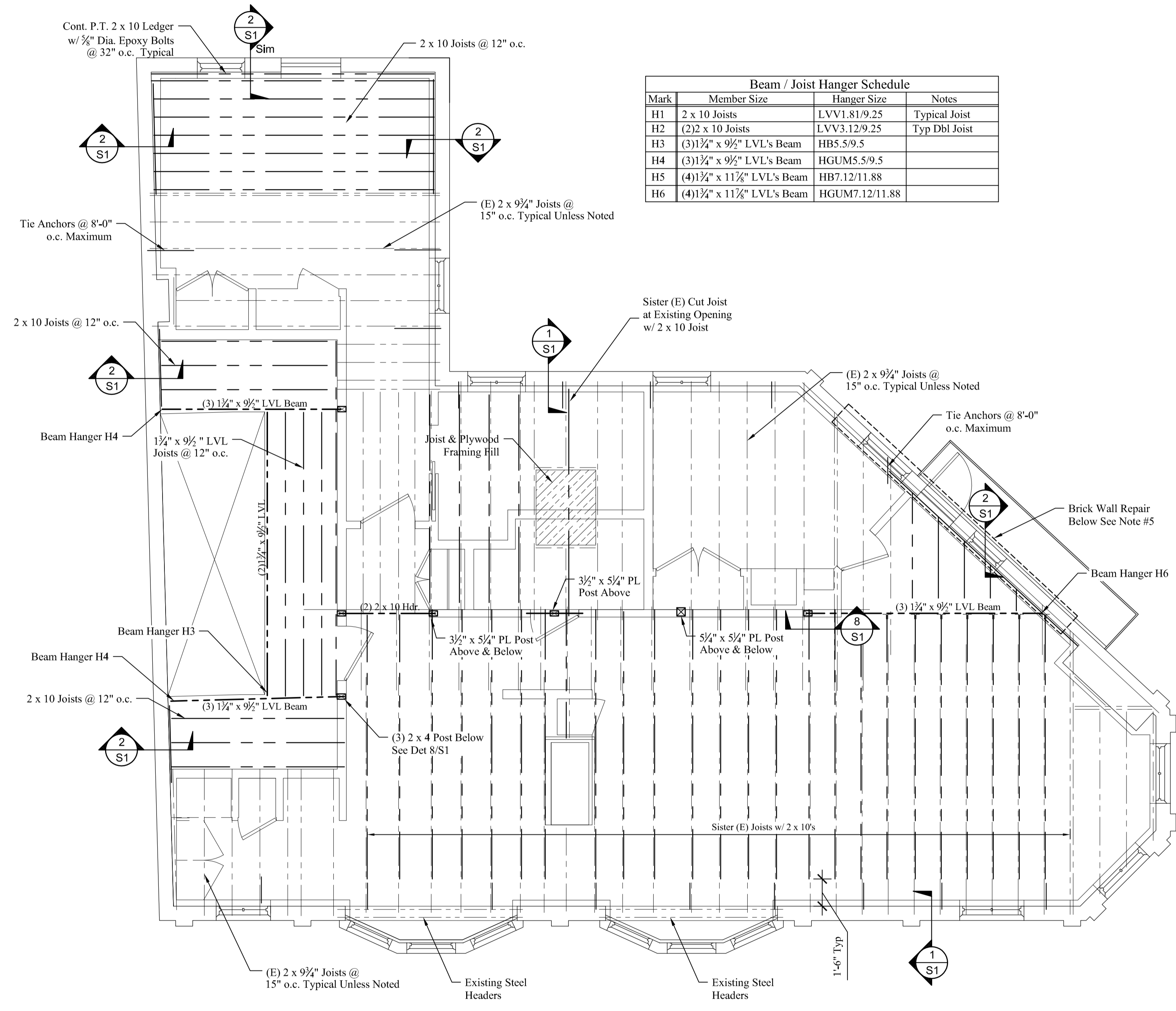
DESIGNED BY:  
 Larry Wichroski, P.E.  
 DRAWN BY:  
 LAW  
 JOB NO.:  
 02412  
 DATE:  
 04-20-2013

REVISIONS:


SHEET:  
**S4**



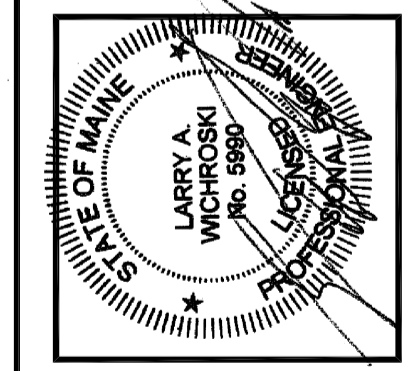
**BUILDING REMODEL & REPAIRS**  
**660 Congress Street \* Portland \* Maine**  
**THIRD FLOOR FRAMING PLAN**



Mark	Member Size	Hanger Size	Notes
H1	2 x 10 Joists	LVV1.81/9.25	Typical Joist
H2	(2) 2 x 10 Joists	LVV3.12/9.25	Typ Dbl Joist
H3	(3) 1 1/2" x 9 1/2" LVL's Beam	HB5.5/9.5	
H4	(3) 1 1/2" x 9 1/2" LVL's Beam	HGUM5.5/9.5	
H5	(4) 1 1/2" x 11 1/8" LVL's Beam	HB7.12/11.88	
H6	(4) 1 1/2" x 11 1/8" LVL's Beam	HGUM7.12/11.88	

- FLOOR FRAMING NOTES:**
1. See Structural Notes sheet S-1 for information.
  2. Refer to architectural drawings for dimensions, wall locations, door and window locations and stair opening sizes.
  3. Field verify all existing shown information prior to starting work.
  4. Spike all sistered joists together with 2 rows of 16d nails @ 16" o.c.
  5. Remove & rebuild damaged existing brick wall below.

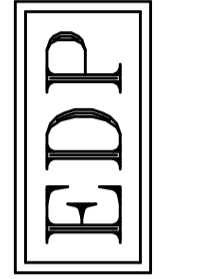
**THIRD FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



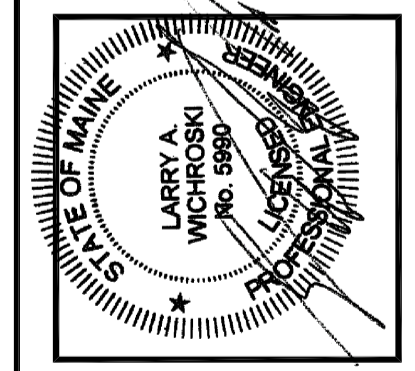
DESIGNED BY:  
 Larry Wichroski, P.E.  
 DRAWN BY:  
 LAW  
 JOB NO.:  
 02412  
 DATE:  
 04-20-2013

REVISIONS:

SHEET:  
**S5**

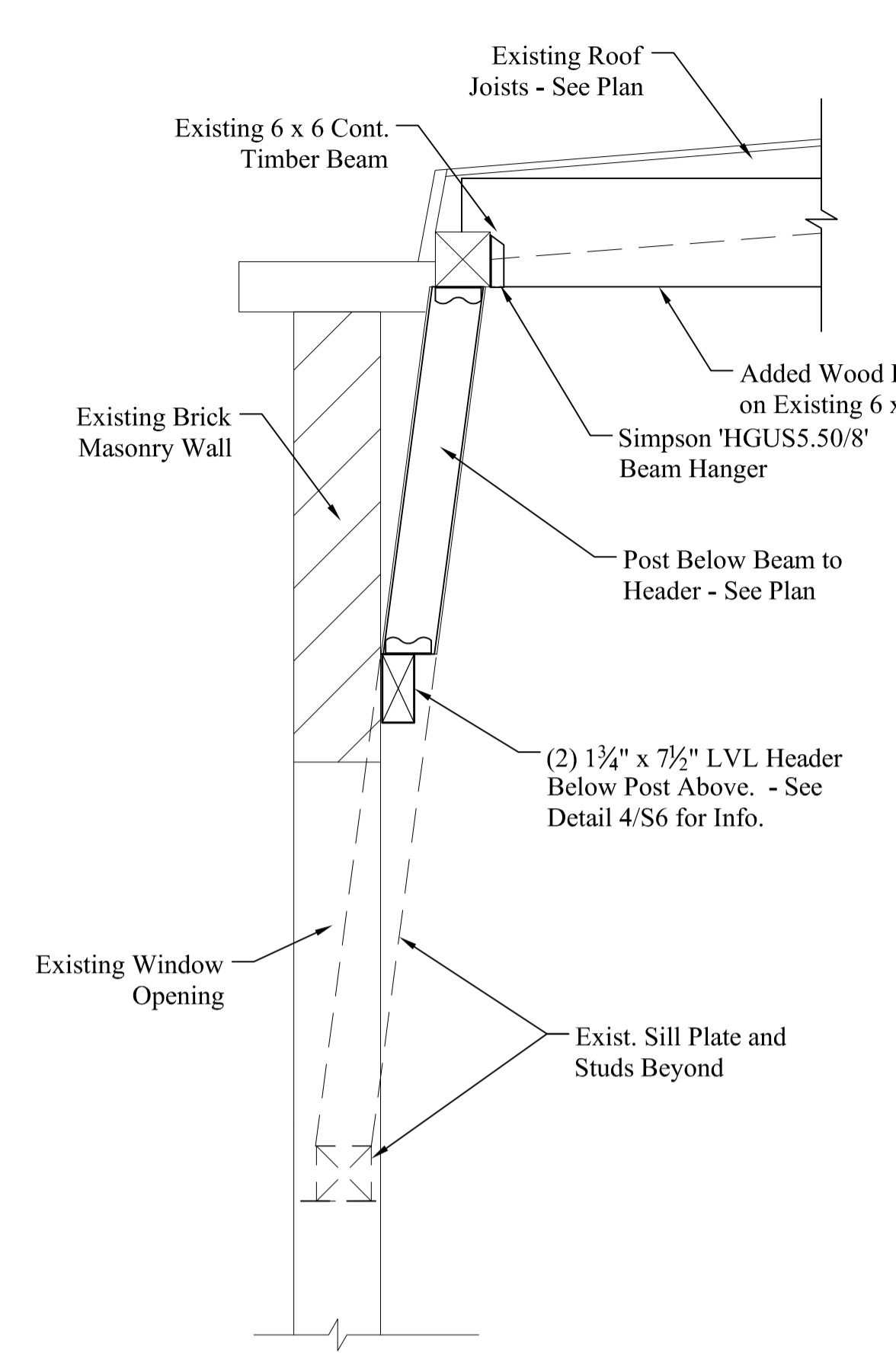


**BUILDING REMODEL & REPAIRS**  
**660 Congress Street \* Portland \* Maine**  
**ROOF FRAMING PLAN**

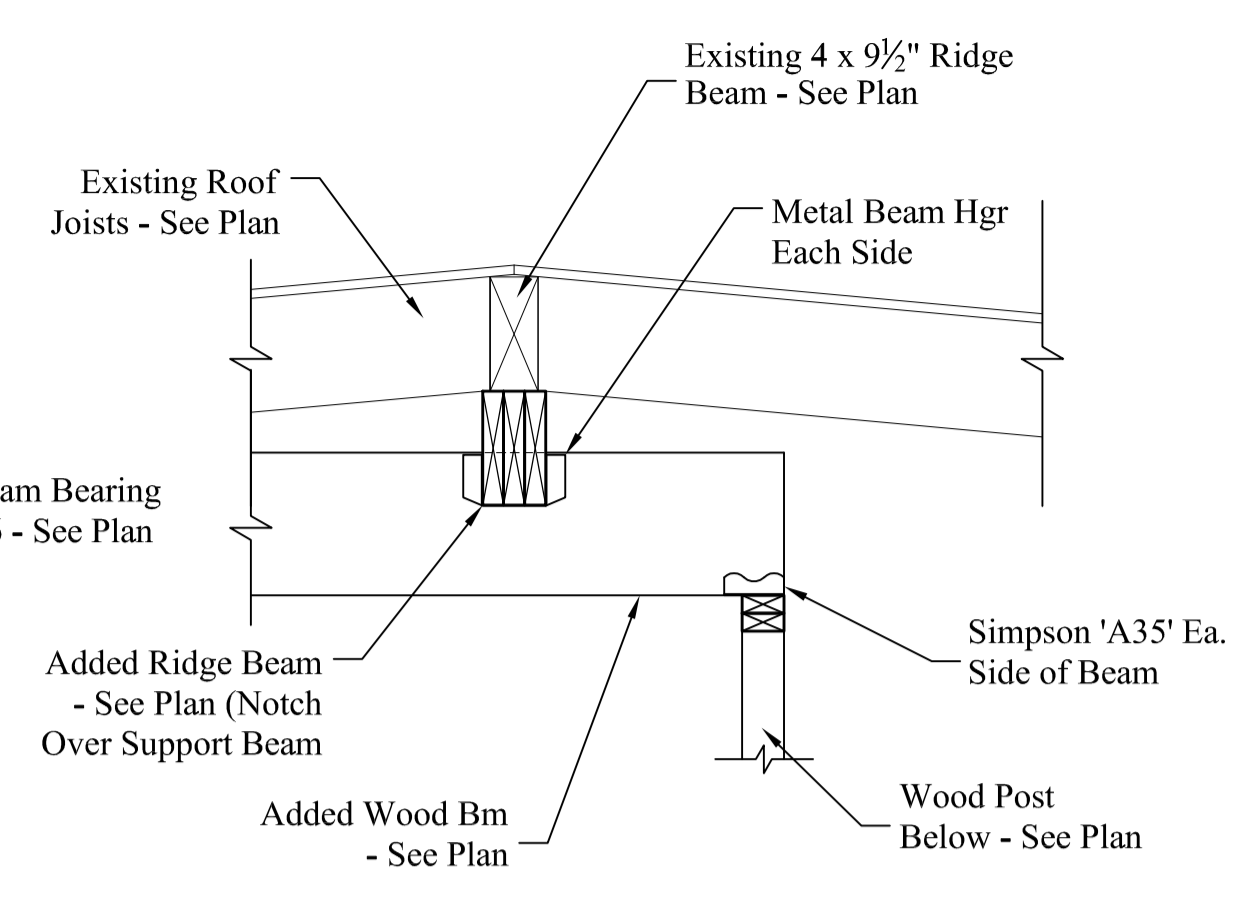


DESIGNED BY:  
Larry Wichroski, P.E.  
DRAWN BY:  
LAW  
JOB NO.:  
02412  
DATE:  
04-20-2013

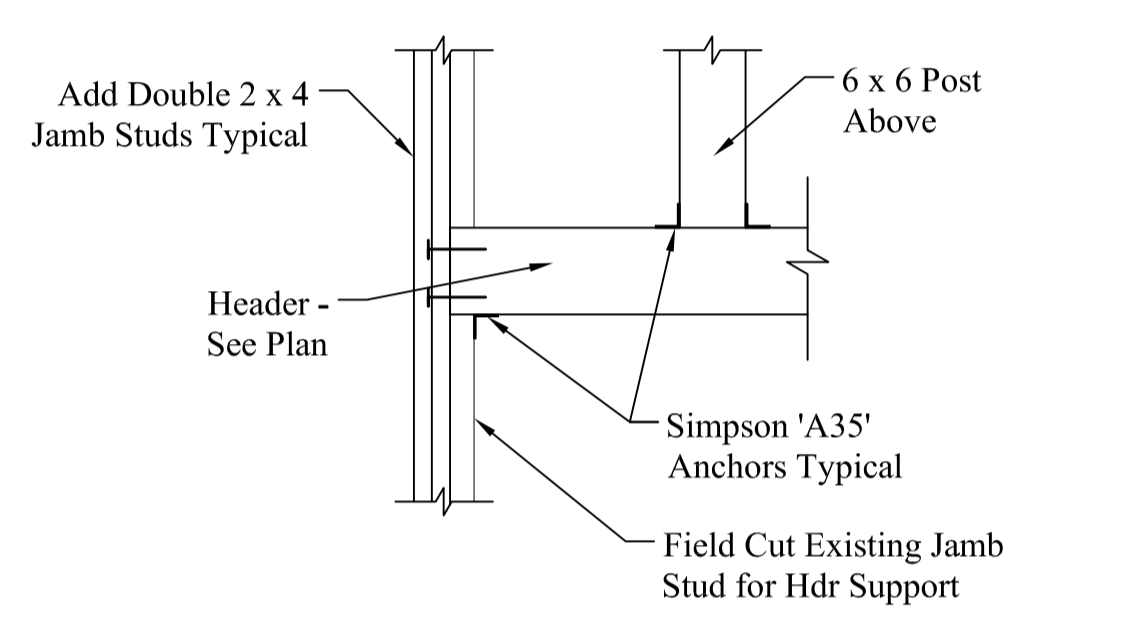
REVISIONS:  
  
  
SHEET:  
**S6**



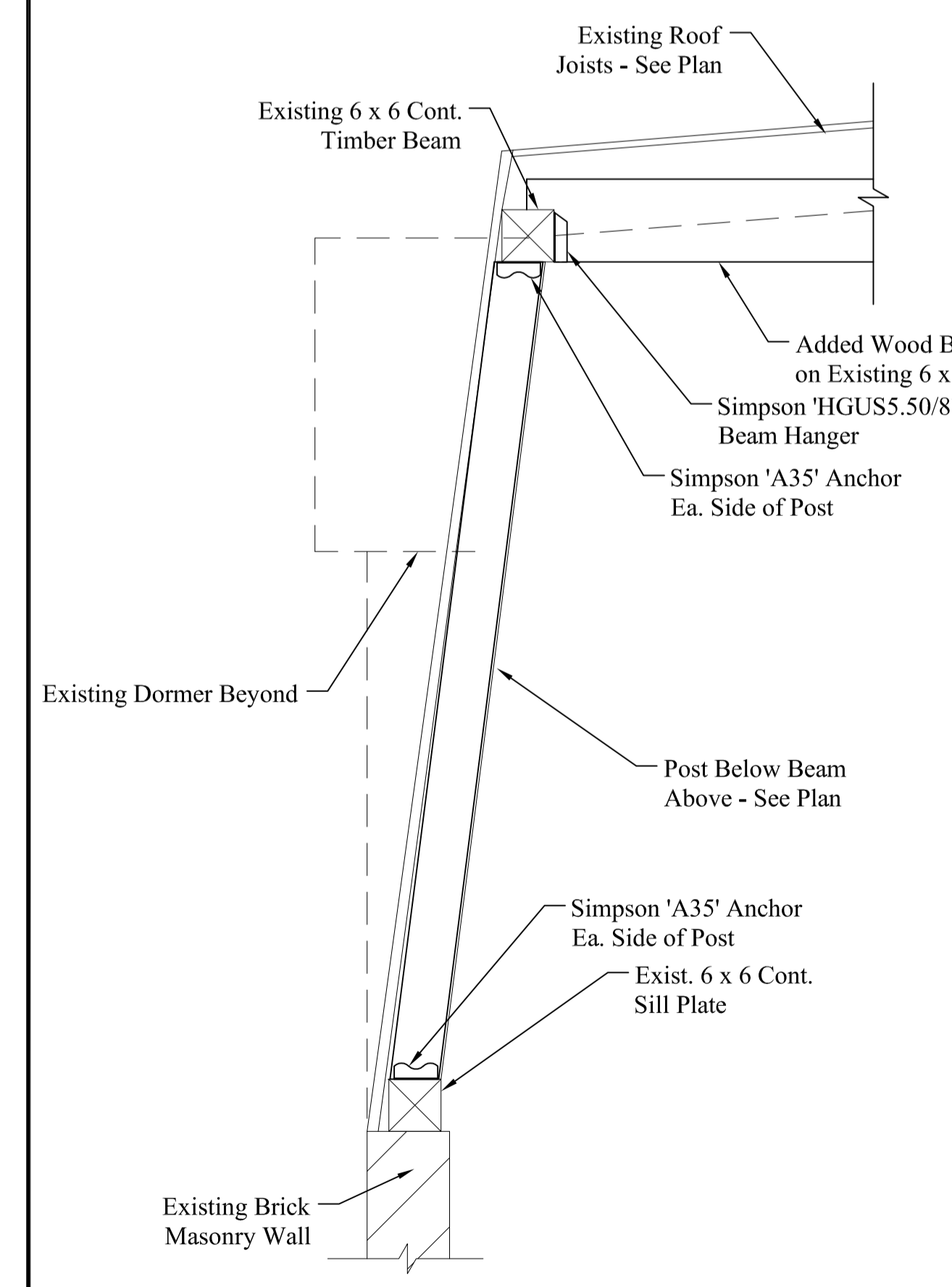
**3**  
S6  
**ROOF BEAM/HDR. @ EXIST. WALL**  
Scale: 3/4" = 1'-0"



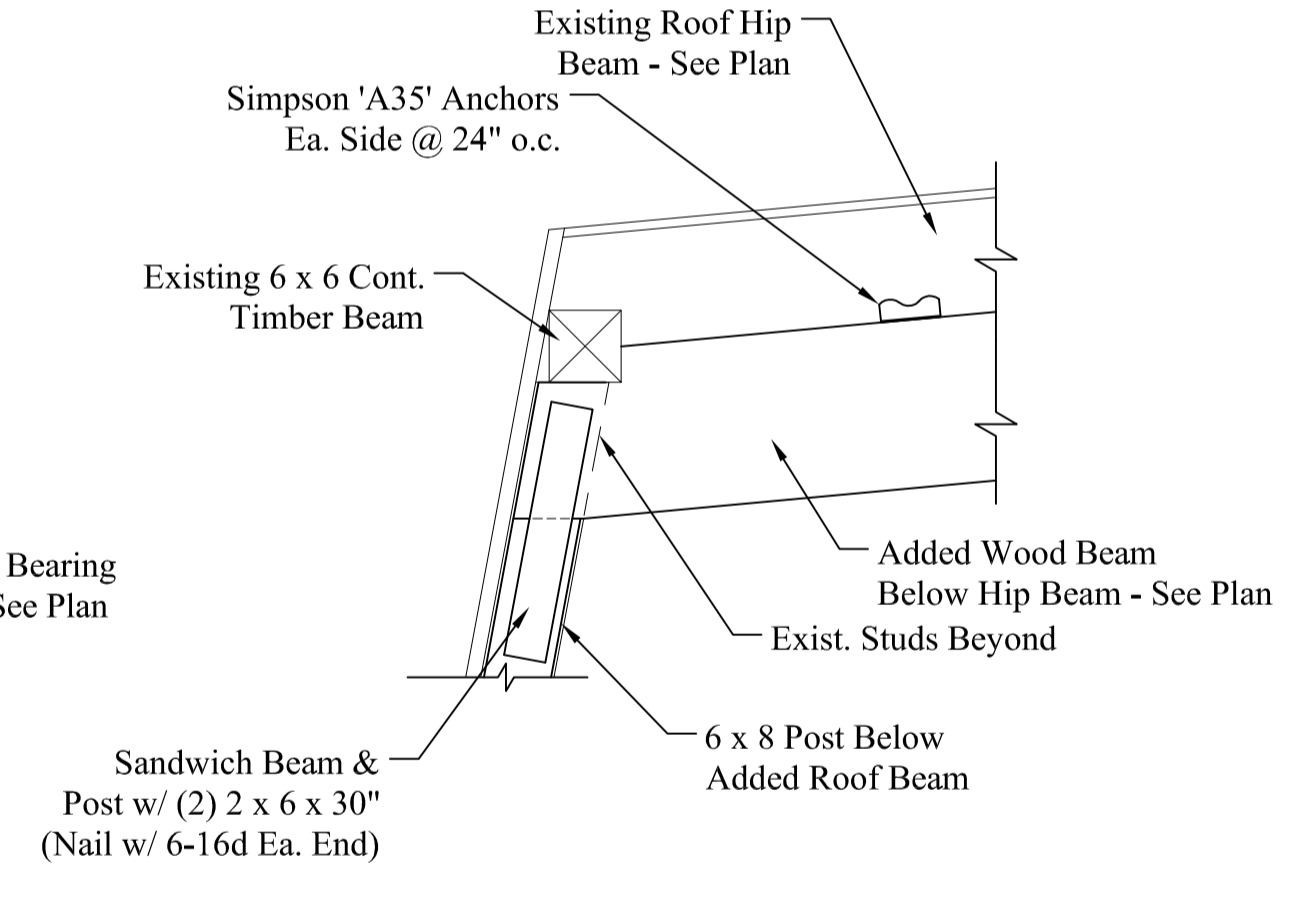
**2**  
S6  
**ROOF BEAM @ EXIST. RIDGE**  
Scale: 3/4" = 1'-0"



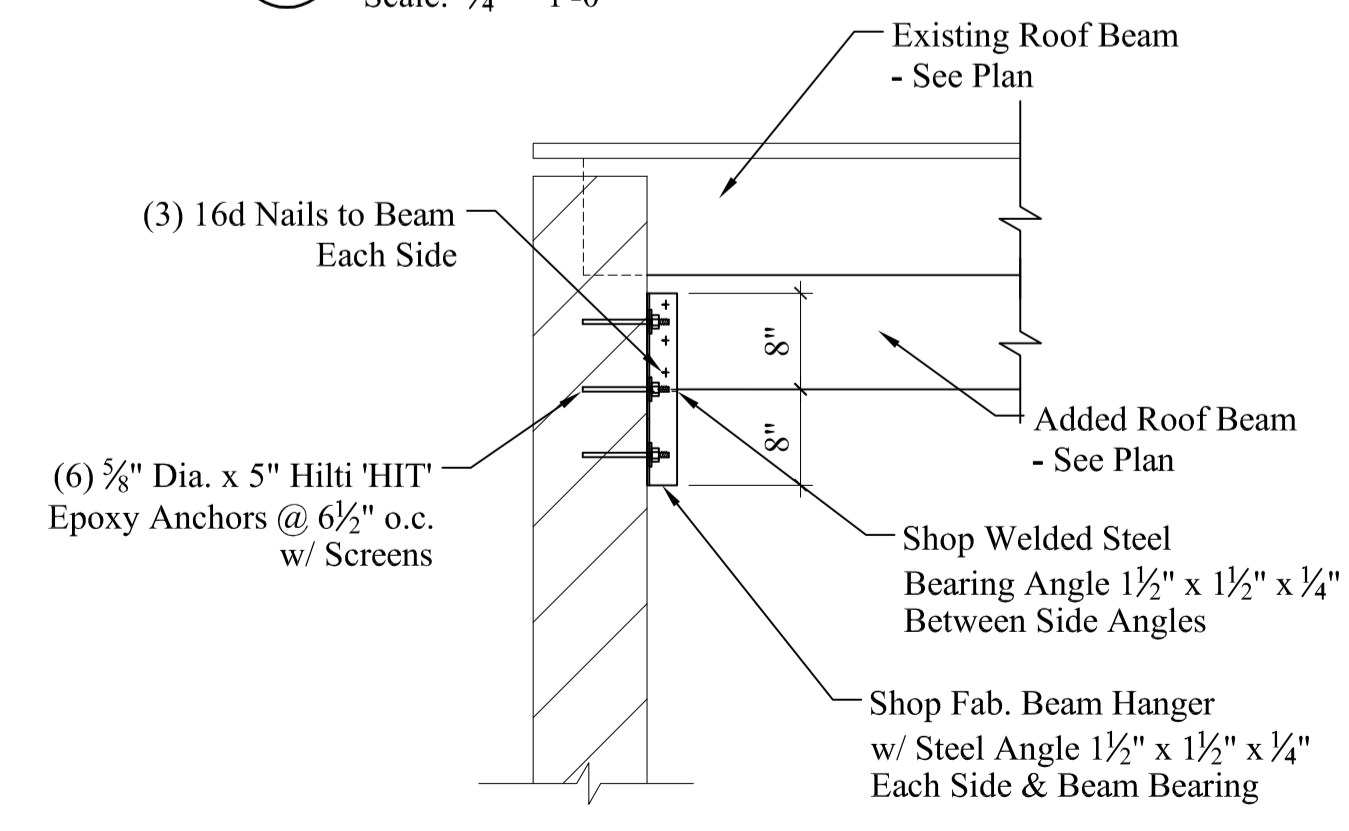
**4**  
S6  
**WINDOW HEADER @ EXIST. WALL**  
Scale: 3/4" = 1'-0"



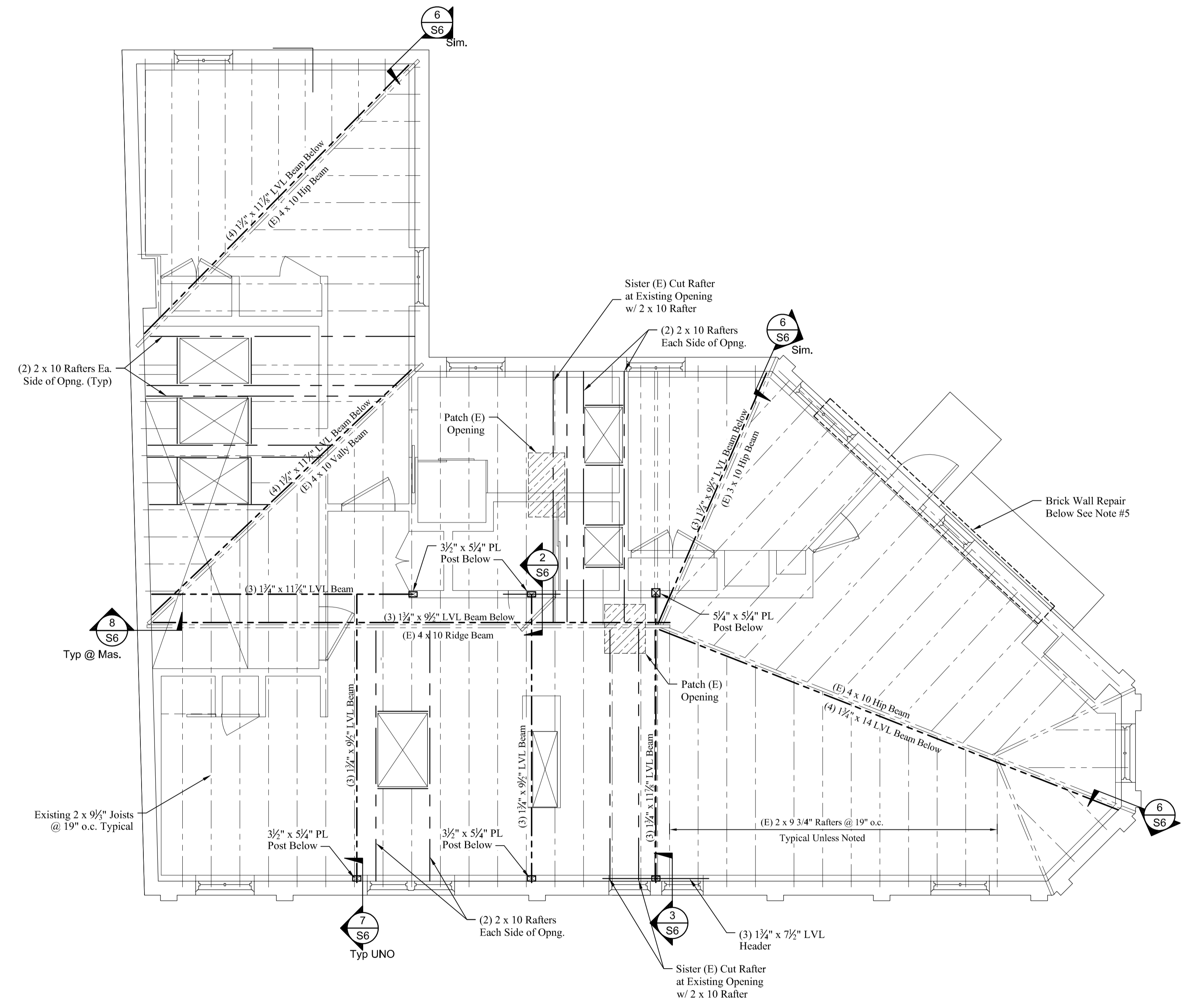
**7**  
S6  
**ROOF BEAM @ EXIST. WALL**  
Scale: 3/4" = 1'-0"



**6**  
S6  
**ROOF BEAM @ EXIST. RIDGE**  
Scale: 3/4" = 1'-0"



**8**  
S6  
**ROOF BEAM @ EXIST. MAS. WALL**  
Scale: 3/4" = 1'-0"



**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

- ROOF FRAMING NOTES:**
1. See Structural Notes sheet S-1 for information.
  2. Refer to architectural drawings for dimensions, wall locations and door and window locations.
  3. Field verify all existing shown information prior to starting work.
  4. Spike all sistered joists together with 2 rows of 16d nails @ 16" o.c.
  5. Remove & rebuild damaged existing brick wall below.