

# 767 Congress Street

## Life Safety Improvements



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Registration:

Project:

767 Congress Street  
Portland, Maine

Client ■ Community ■ Environment

Consultant:

Sheet Issue Date:	<input type="checkbox"/>
Pre-App. Meeting	11/3/14
Client Record	12/15/14
Prelim. Pricing	3/13/15
Permit Submittal	6/8/15

Project Start Date:  August 2014

Project Number:

14-119

Sheet Title:

COVER & NOTES

Sheet Plot Date:   
06/10/2015 A1\_0\_767Congress\_Cover.dwg

A1.0

### Site Diagram & Existing Photos:

### General Notes:

### Project Contacts:

### Abbreviations:

<	ANGLE	MED	MEDIUM
⊙	AT	MAT	MATERIAL
#	NUMBER, POUNDS	MIN	MINIMUM
		MIR	MIRROR
		MISC	MISCELLANEOUS
ABV	ABOVE	NI	NORTH
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
ACC	ACCESS	NTS	NOT TO SCALE
AC	AIR CONDITIONING		
ACT	ACOUSTIC TILE	OC	ON CENTER
ADD	ADDENDUM	OPQ	OPPOSITE
ADJ	ADJUST, ADJUSTABLE	OPG	OPENING
ALT	ALTERNATE, ALTERNATIVE	OPP	OPPOSITE
ALUM	ALUMINUM	OD	OUTER DIAMETER
ANOD	ANODIZED	OH	OVERHEAD
APPROX	APPROXIMATE	OFCI	OWNER FURNISHED - CONTRACTOR INSTALLED
ARCH	ARCHITECT, ARCHITECTURAL	OFI	OWNER FURNISHED - OWNER INSTALLED
AVG	AVERAGE		
BSMT	BASEMENT	PNT	PAINT
BSBL	BUILDING SETBACK LINE	PLL	PARALLEL
BM	BEAM	PKG	PARKING
BLW	BELOW	PAV	PAVE, PAVERS, PAVEMENT
BTWN	BETWEEN	PE	PEDESTAL, PEDESTRIAN
BLK	BLOCK, BLOCKING	PERF	PERFORATE, PERFORATED
BTM	BOTTOM	PLAM	PLASTIC LAMINATE
BLDG	BUILDING	PL	PLATE
		PLY	PLYWOOD
CAB	CABINET	PVC	POLYVINYL CHLORIDE
CSMT	CASEMENT	PCF	POUNDS PER CUBIC FOOT
CIP	CAST IN PLACE	PLF	POUNDS PER LINEAR FOOT
CLG	CEILING	PSF	POUNDS PER SQUARE FOOT
CL	CENTERLINE	PSI	POUNDS PER SQUARE INCH
		PFB	PREFABRICATED
CLR	CLEAR, CLEARANCE	PFN	PREFINISHED
COL	COLUMN	PROP	PROPERTY LINE
CONC	CONCRETE	R	RISER, RISERS
CMU	CONCRETE MASONRY UNITS	RAD	RADIUS
CONST	CONSTRUCTION	REF	REFERENCE
CONT	CONTINUOUS	REFR	REFRIGERATOR
CONTR	CONTRACTOR, CONTRACT	REIN	REINFORCE, REINFORCEMENT
CJ	CONTROL JOINT	RA	RETURN AIR
CORR	CORRUGATED	RVS	REVERSE
CFM	CUBIC FEET PER MINUTE	RH	RIGHT HAND
		ROW	RIGHT OF WAY
DBL	DOUBLE	RD	ROUGH OPENING
DD	DETAIL	RM	ROOM
DTL	DIAGONAL	RF	ROOF
DIAG	DIAMETER		
DIA	DIMENSION, DIMENSIONAL	SF	SQUARE FEET
DN	DOWN	SBK	SETBACK
DR	DOOR	SFTY	SAFETY
DW	DISHWASHER	SCH	SCHEDULE
DWG	DRAWING	SLNT	SEALANT
		SEC	SECTION
EA	EACH	SHT	SHEET
EF	EXHAUST FAN	SIM	SIMILAR
EJ	EXPANSION JOINT	SC	SOLID CORE
E	EAST	SOG	SLAB ON GRADE
ELEC	ELECTRIC, ELECTRICAL	SP	SOUND PROOF
EL	ELEVATION	S	SOUTH
ELEV	ELEVATOR	SQ	SQUARE
EMER	EMERGENCY		
ENCL	ENCLOSURE, ENCLOSE	SS	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
EOP	EQUIPMENT	STL	STEEL
EST	ESTIMATE, ESTIMATED	STOR	STORE, STORAGE
EXH	EXHAUST	SD	SMOKE DETECTOR
EXT	EXTERIOR	STR	STRUCTURAL
		SYM	SYMMETRIC
FOF	FACE OF FINISH	SYS	SYSTEM
FD	FLOOR DRAIN	SYSB	SIDE YARD SETBACK
FIN	FINISH, FINISHED		
FE	FIRE EXTINGUISHER	TEL	TELEPHONE
FP	FIREPROOF, FIREPLACE	TV	TELEVISION
FR	FIRE RESISTANT	THK	THICKNESS
FLR	FLOOR	TBD	TO BE DETERMINED
FJ	FINISH JOINT	TOL	TOLERANCE
FTG	FOOTING	T&G	TONGUE & GROOVE
FND	FOUNDATION	TYP	TYPICAL
FUR	FURRING		
FT	FOOT, FEET	UNO	UNLESS NOTED OTHERWISE
		UL	UNDERWRITER'S LABORATORY
GA	GAGE, GAUGE		
GLV	GALVANIZE, GALVANIZED	VJ	V-JOINT
GSKT	GASKET	VB	VAPOR BARRIER
GC	GENERAL CONTRACTOR	VIF	VERIFY IN FIELD
GL	GLASS, GLAZE, GLAZING	VERT	VERTICAL
GLB	GLASS BLOCK	VG	VERTICAL GRAIN
GRD	GRADE	VIN	VINYL
GF	GROUND FACE	VCT	VINYL TILE
GWB	GYPSON WALLBOARD	VTO	VENT TO OUTSIDE
H	HIGH	WTW	WALL TO WALL
HDW	HARDWARE	WH	WALL HUNG
HJ	HEAD JOINT	WC	WATER CLOSET
HDR	HEADER	W	WEST
HVAC	HEATING, VENTILATION & AIR CONDITIONING	WD	WOOD
		W/D	WASHER/DRYER
MFR	MANUFACTURER	W	WIDE, WIDTH
MAS	MASONRY	WIN	WINDOW
MO	MASONRY OPENING	WO	WITHOUT
MTL	METAL	WIC	WALK-IN CLOSET
MAX	MAXIMUM	WP	WATERPROOF
MECH	MECHANICAL		



- ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, ETC. ARE TO BE FIELD VERIFIED. BUILDING ELEMENTS MAY NOT BE PLUMB, STRAIGHT OR LEVEL AND DIMENSIONS MAY VARY.
- ASBESTOS, LEAD AND MOLD/MILDEW ARE POSSIBLY PRESENT IN THE EXISTING BUILDING AND SHALL BE INSPECTED BY A LICENSED PROFESSIONAL INSPECTOR PRIOR TO ANY FUTURE RENOVATIONS. ALL FEDERAL, STATE AND LOCAL REGULATIONS SHALL BE FOLLOWED FOR TESTING, CONTAINMENT AND REMOVAL OF THESE HAZARDOUS MATERIALS.
- NOTIFY ARCHITECT OF ANY ANY STRUCTURAL / LOAD-BEARING ELEMENTS DISCOVERED DURING DEMOLITION FOR FURTHER DIRECTION PRIOR TO PROCEEDING WITH ALTERATION.
- ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
- THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT (PERMIT DRAWINGS) DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.
- DO NOT SCALE DRAWINGS, ELECTRONIC OR OTHERWISE, DIMENSIONS GOVERN, THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
- CONTRACTOR SHALL SECURE AND PROVIDE ALL PERMITS FOR OCCUPANCY, UTILITIES AND ANY OTHER REQUIRED BY GOVERNING AUTHORITIES, MAKING TIMELY APPLICATIONS, INQUIRIES AND PAYING ALL FEES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS, AND THE METHOD AND MEANS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO EXECUTE THE WORK.
- ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT CLEAN (BROOM) CONDITION AT ALL TIMES.
- ALL OPERATIONS CONDUCTED ON THE PREMISES SHALL NOT BE OBJECTIONABLE BEYOND THE PROPERTY BOUNDARY LINES BY REASON OF NOISE, STEAM, ODOR, FUMES, GASES, SMOKE, VIBRATION, HAZARD OR OTHER CAUSES.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- ALL WALL & CEILING DRYWALL (GWB) FOR THIS PROJECT SHALL BE 5/8" TYPE 'X' DRYWALL.
- MAINTAIN ALL EXIT PATHWAYS DURING CONSTRUCTION.

### Symbol Legend:

01	INTERIOR ELEVATION REFERENCE
04	ELEVATION REFERENCE NUMBER
03	SHEET NUMBER
(FP.00)	KEY PLAN REFERENCE NUMBER
02	EXTERIOR ELEVATION REFERENCE
(A0.00)	ELEVATION REFERENCE NUMBER
	SHEET NUMBER
0	BUILDING SECTION REFERENCE
(A0.00)	SECTION REFERENCE NUMBER
	SHEET NUMBER
+0'-0"	CEILING HEIGHT ABOVE FINISH FLOOR
	CHANGE IN ELEVATION

### GENERAL SITE NOTES:

- SITE PLAN IS BASED ON TAX ASSESSMENT MAP AND SITE PHOTOS AND IS ONLY PROVIDED TO SHOW GENERAL RELATIONSHIP OF BUILDING AND PARKING. THIS IS NOT A SURVEY AND ALL INFORMATION AND PROPERTY LINES MUST BE VERIFIED BY OWNER/ CONTRACTOR.
- ALL UTILITY LOCATIONS TO BE VERIFIED WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.
- NO CHANGES PROPOSED TO BUILDING EXTERIOR OR SITE.



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PORTLAND, ME 04112  
CONTACT: LUCAS ST. CLAIR

### Project Data:

PROJECT ADDRESS:	767 CONGRESS STREET PORTLAND, ME 04112
YEAR BUILT:	1900 (PER ASSESSOR SUMMARY)
LOT:	047 A017001 (PER ASSESSOR SUMMARY)
LOT SIZE:	.3923 ACRES (PER ASSESSOR SUMMARY)
ZONE:	B2-B
BUILDING GROSS AREAS:	1ST FLOOR (RESTAURANT): ±2,487 SF 2ND (STREET LEVEL) FLOOR: ±2,416 SF 3RD FLOOR (OFFICES): ±1,984 SF 4TH FLOOR (RESIDENCE): ±1,882 SF
TOTAL GROSS AREA	±8,769 SF

### Project Description:

MODIFICATIONS TO 2ND FLOOR (STREET LEVEL) AND DOORS AT STAIR ENCLOSURE TO PROVIDE EGRESS ENCLOSURE TO EXTERIOR FROM UPPER FLOORS. FIRE-RATED DOORS ON UPPER FLOORS TO INCREASE EGRESS COMPLIANCE.

FUTURE TENANT IMPROVEMENT AT SECOND FLOOR ASSEMBLY OTHERS. NO MODIFICATIONS PROPOSED TO SITE OR BUILDING EXTERIOR.

### Applicable Codes:

ZONING CODE:	CITY OF PORTLAND LAND USE ORDINANCE
BUILDING CODE:	NFPA 101 2009 MUBEC 2009 W/ MAINE AMENDMENTS
ENERGY CODE:	IECC 2009 W/ MAINE AMENDMENTS
FIRE CODE:	NFPA 1 (FIRE PREVENTION CODE)
PLUMBING CODE:	MAINE UNIFORM PLUMBING CODE 2009
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE 2008

NOTE: BIDDER DESIGN SYSTEMS SHALL MEET ALL APPLICABLE LOCAL, STATE & FEDERAL CODES RELATED TO THEIR SCOPE OF WORK (EVEN IF NOT SPECIFICALLY MENTIONED ABOVE).

### Permitting / Deferred Submittals:

**BUILDING & ADA PERMIT REVIEW:**  
BUILDING PERMIT REVIEW AND APPROVAL WILL BE PER CITY OF PORTLAND AND STATE FIRE MARSHAL.

**SPRINKLER & FIRE ALARM SYSTEM:**  
BIDDER DESIGN, DEFERRED SUBMITTAL. THE BUILDING HAS NFPA 13 FIRE PROTECTION SYSTEM AND FIRE ALARM SYSTEM. BIDDER DESIGNER SHALL SUBMIT TO REQUIRED PERMITTING AGENCIES FOR APPROVAL FOR ANY MODIFICATIONS TO SUPPORT PROPOSED CHANGES.

**ELECTRICAL SYSTEMS:**  
BIDDER DESIGN, DEFERRED SUBMITTAL.

**MECHANICAL (HEATING & VENTILATION) SYSTEMS:**  
BIDDER DESIGN, DEFERRED SUBMITTAL.

**PLUMBING SYSTEMS:**  
BIDDER DESIGN, DEFERRED SUBMITTAL.

**ASBESTOS / LEAD REMOVAL:**  
THE CONTRACTOR SHALL ENSURE THAT THIS PROJECT AND ALL CONSTRUCTION ACTIVITIES RELATED THERETO CONFORM WITH ALL LOCAL, REGIONAL, STATE, AND/OR FEDERAL REGULATIONS PERTAINING TO DISTURBING, DISPLACING, ENCAPSULATING, AND/OR REMOVAL OF ASBESTOS, ASBESTOS CONTAINING MATERIALS (ACM), OR LEAD PAINTED MATERIALS.

### Sheet Index:

ARCHITECTURAL:	REV	DATE	BY	CHK
A1.0				
A2.0				
A3.0				
A3.1				
A3.2				
A7.0				