

767 Congress Street

Life Safety Improvements



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Site Diagram & Existing Photos:

General Notes:

Project Contacts:

ARCHITECT: 2A architects, LLC
P.O. BOX 189
ROCKPORT, ME 04856
PROJECT ARCHITECT: AMANDA ROBERSON AUSTIN, R.A.
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CLIENT/OWNER: QUIMBY COLONY INC
PO BOX 445
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.

NO EXTERIOR WORK IS ANTICIPATED AS PART OF THIS PROJECT. IF EXTERIOR WORK IS FOUND TO BE NECESSARY, NOTIFY THE CITY OF PORTLAND FOR APPROVAL.

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.

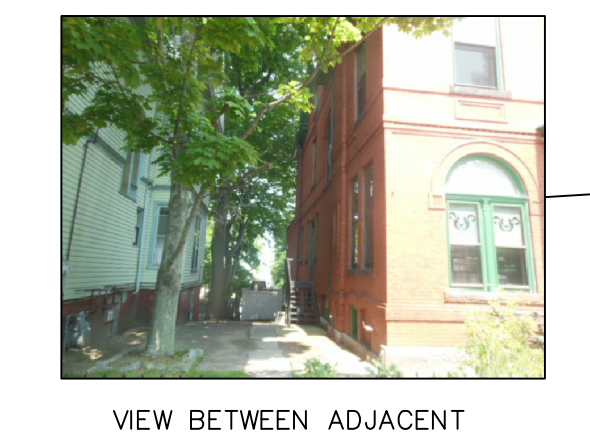
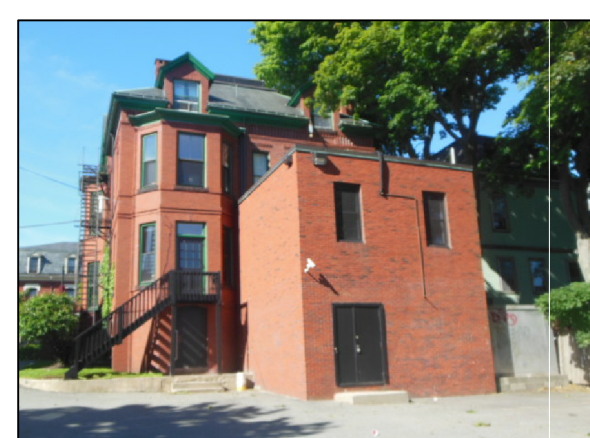
ASBESTOS / LEAD REMOVAL:
THE CONTRACTOR SHALL ENSURE THAT THIS PROJECT AND ALL CONSTRUCTION ACTIVITIES RELATED THERETO CONFORM WITH ALL LOCAL, REGIONAL, STATE, AND/OR FEDERAL REGULATIONS PERTAINING TO DISTURBING, DISPLACING, ENCAPSULATING, AND/OR REMOVAL OF ASBESTOS, ASBESTOS CONTAINING MATERIALS (ACM),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

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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	OPFAQUE
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	OFDI	OWNER FURNISHED - OWNER INSTALLED
AVG	AVERAGE		
BSMT	BASEMENT	PNT	PAINT
BSBL	BUILDING SETBACK LINE	PLL	PARALLEL
BM	BEAM	PKG	PARKING
BLW	BELW	PAV	PAVE, PAVERS, PAVEMENT
BTWN	BETWEEN	PEB	PEDESTAL, PEDESTRIAN
BULK	BLOCK, BLOCKING	PERF	PERFORATE, PERFORATED
BTM	BOTTOM	PLAM	PLASTIC LAMINATE
BLDG	BUILDING	PLT	PLYWOOD
		PVC	POLYVINYL CHLORIDE
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CSMT	CASEMENT	PLF	POUNDS PER LINEAR FOOT
CIP	CAST IN PLACE	PSF	POUNDS PER SQUARE FOOT
CLG	CEILING	PSI	POUNDS PER SQUARE INCH
CL	CENTERLINE	PFB	PREFABRICATED
		PFN	PREFINISHED
CLR	CLEAR, CLEARANCE	PROP	PROPERTY LINE
COL	COLUMN	R	RISER, RISERS
CONC	CONCRETE	RAD	RADIUS
CMU	CONCRETE MASONRY UNITS	REF	REFERENCE
CONST	CONSTRUCTION	REFR	REFRIGERATOR
CONT	CONTINUOUS	REINF	REINFORCE, REINFORCEMENT
CONTR	CONTRACTOR, CONTRACT	RA	RETURN AIR
CJ	CONTROL JOINT	RVS	REVERSE
CORR	CORRUGATED	RH	RIGHT HAND
CFM	CUBIC FEET PER MINUTE	ROW	RIGHT OF WAY
		RD	ROUGH OPENING
DBL	DOUBLE	RM	ROOM
DD	DETAIL	RF	ROOF
DTL	DIAGONAL		
DIAG	DIAMETER	SF	SQUARE FEET
DIA	DIMENSION, DIMENSIONAL	SBK	SETBACK
DN	DOWN	SFTY	SAFETY
DR	DOOR	SCH	SCHEDULE
DW	DISHWASHER	SLNT	SEALANT
DWG	DRAWING	SEC	SECTION
		SHT	SHEET
EA	EACH	SIM	SIMILAR
EF	EXHAUST FAN	SC	SOLID CORE
EJ	EXPANSION JOINT	SOG	SLAB ON GRADE
E	EAST	SP	SOUND PROOF
ELEC	ELECTRIC, ELECTRICAL	S	SOUTH
EL	ELEVATION	SQ	SQUARE
ELEV	ELEVATOR		
EMER	EMERGENCY	SS	STAINLESS STEEL
ENCL	ENCLOSURE, ENCLOSE	STD	STANDARD
EQP	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	V-J	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	GYPSPUM 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	W/O	WITHOUT
MTL	METAL	WO	WOOD
MAX	MAXIMUM	WIC	WALK-IN CLOSET
MECH	MECHANICAL	WP	WATERPROOF

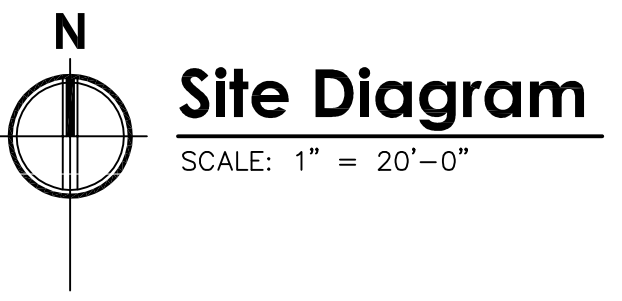


Symbol Legend:

- 01 INTERIOR ELEVATION REFERENCE
- 04 A0.00 02 ELEVATION REFERENCE NUMBER
- 05 SHEET NUMBER
- (FP.00) KEY PLAN REFERENCE NUMBER
- 0.00 EXTERIOR ELEVATION REFERENCE
- A0.00 ELEVATION REFERENCE NUMBER
- 0.00 SHEET NUMBER
- 0.00 BUILDING SECTION REFERENCE
- A0.00 SECTION REFERENCE NUMBER
- 0.00 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.



Registration: ■

Project: ■

Consultant: ■

Sheet Issue Date: ■
Pre-App. Meeting 11/3/14
Client Record 12/15/14
Prelim. Pricing 3/13/15
Permit Submittal 4/8/15
Permit Resubmittal - Rev 1 8/4/15

Project Start Date: ■
August 2014

Project Number: ■

14-119

Sheet Title: ■

COVER & NOTES

Sheet Plot Date: ■
08/04/2015 A1.0_767Congress_Cover.dwg

Sheet Number: ■

A1.0

767 Congress Street
Portland, Maine

Client ■ Community ■ Environment