767 Congress Street

Life Safety Improvements

Abbreviations:

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

Site Diagram & Existing Photos:

INTERIOR VIEW OF (E) COMMERCIAL KITCHEN TO REMAIN ON 2ND (STREET LEVEL) FLOOR

INTERIOR VIEW OF (E) LOBBY SPACE/ OPEN STAIR ON 2ND (STREET LEVEL) FLOOR

(E) VIEW OF REAR OF THE BUILDING FROM PARKING LOT.

VIEW OF (E) SIDE OF BUILDING AT EGRESS DOOR FROM (E) KITCHEN

VIEW BETWEEN ADJACENT BUILDING

VIEW OF (E) BUILDING ENTRY FROM CONGRESS STREET

(E) VIEW OF SIDE OF BUILDING ALONG DRIVEWAY TO PARKING LOT.

Site Diagram

SCALE: 1" = 20'–0"

GENERAL SITE NOTES:

01. 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.
02. ALL UTILITY LOCATIONS TO BE VERIFIED WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.
03. NO CHANGES PROPOSED TO BUILDING EXTERIOR OR SITE.

General Notes:

01. ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, ETC. ARE TO BE FIELD VERIFIED. BUILDING ELEMENTS MAY NOT BE PLUMB, STRAIGHT OR LEVEL AND DIMENSIONS MAY VARY.
02. 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.
03. NOTIFY ARCHITECT OF ANY ANY STRUCTURAL / LOAD–BEARING ELEMENTS DISCOVERED DURING DEMOLITION FOR FURTHER DIRECTION PRIOR TO PROCEEDING WITH ALTERATION.
04. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
05. THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT (PERMIT DRAWINGS) DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.
06. DO NOT SCALE DRAWINGS, ELECTRONIC OR OTHERWISE, DIMENSIONS GOVERN, THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
07. 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.
08. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS, AND THE METHOD AND MEANS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO EXECUTE THE WORK.
09. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT CLEAN (BROOM) CONDITION AT ALL TIMES.
10. 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.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
12. ALL WALL & CEILING DRYWALL (GWB) FOR THIS PROJECT SHALL BE 5/8" TYPE 'X' DRYWALL.
13. MAINTAIN ALL EXIT PATHWAYS DURING CONSTRUCTION.

Symbol Legend:

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

Project Contacts:

ARCHITECT:	2A architects, LLC P.O. BOX 189 ROCKPORT, ME 04856 PROJECT ARCHITECT: AMANDA ROBERSON AUSTIN, R.A. (207) 236.6545 WWW.2AARCH.COM
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. 1

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 WILL 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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AB3.0	AS–BUILT FLOOR PLAN – FIRST & SECOND FLOORS					
AB3.1	AS–BUILT FLOOR PLAN – THIRD & FOURTH FLOORS					
A3.0	2ND (STREET LEVEL) FLOOR PLAN					
A3.1	3RD FLOOR PLAN & DOOR SCHEDULE					
A3.2	4TH FLOOR PLAN					
A7.0	DETAILS, CEILING PLAN, INTERIOR ELEVATIONS					

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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/17/15

Registration:

Project:

767 Congress Street
Portland, Maine

Client ■ Community ■ Environment

Consultant:

Sheet Issue Date:

Pre-App. Meeting	11/3/14
Client Record	12/15/14
Prelim. Pricing	3/13/15
Permit Submittal	6/8/15
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