

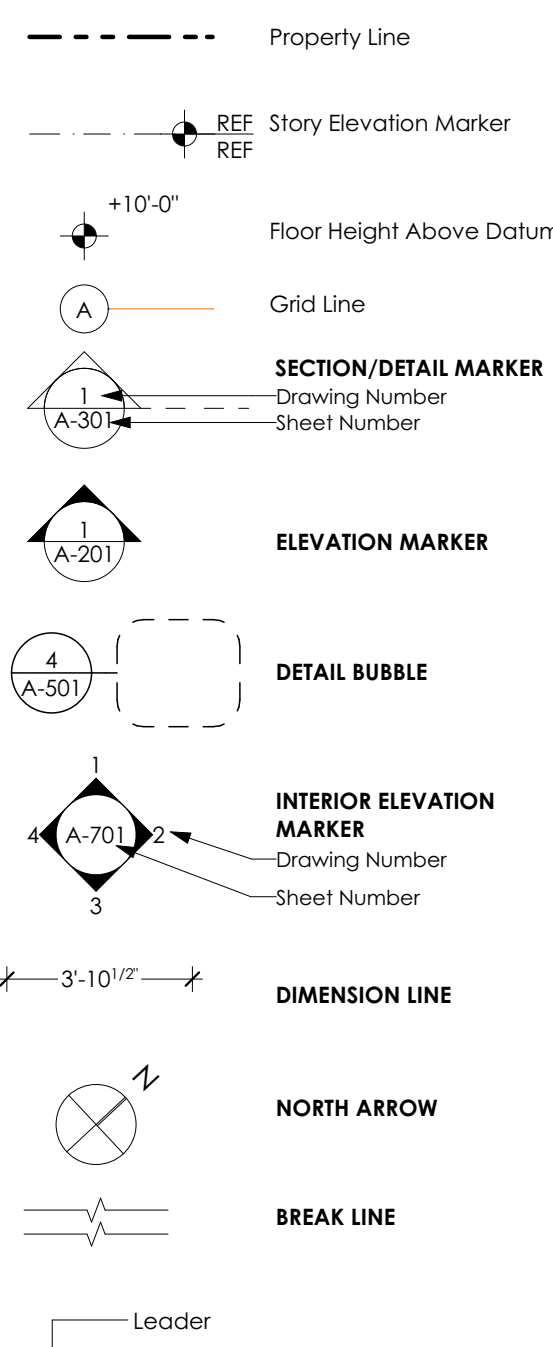
GENERAL CONSTRUCTION NOTES:

- Contractor will review all drawings and specifications and confirm any unclear information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information. Drawings may be downloaded via the following link: <https://drive.google.com/open?id=0B-xUJl8aKWVeN3XUVdPWVNZTg>
- Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.
- Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-end commercial construction. Contractor warrants all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

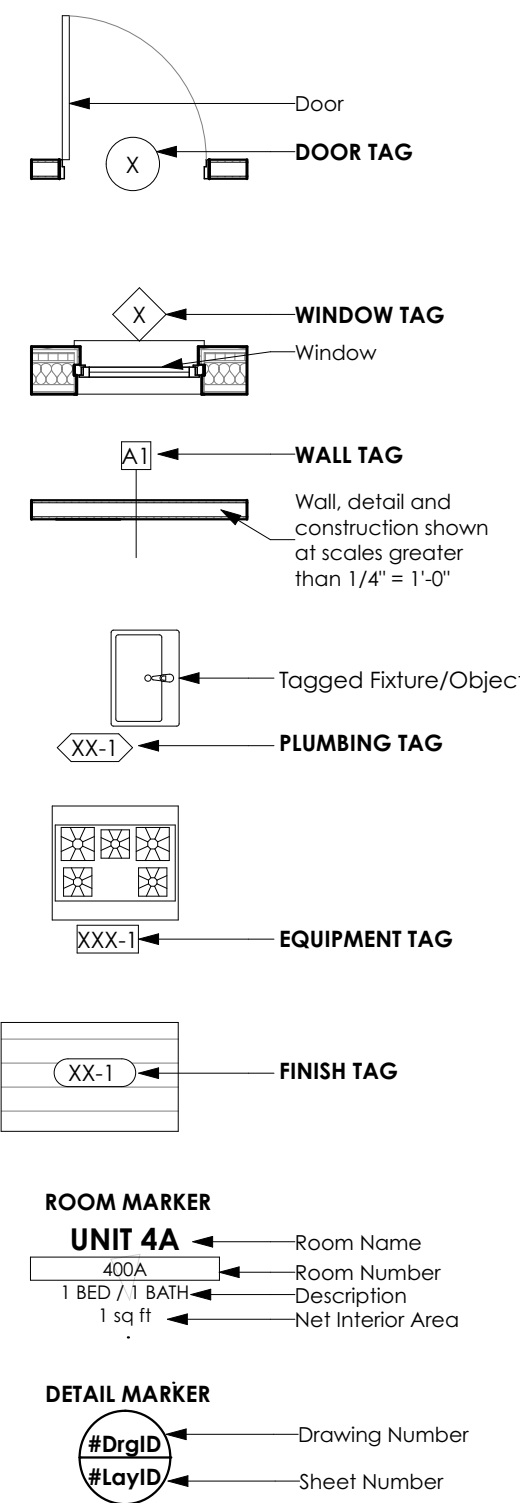
COMMON ABBREVIATIONS

ABV	Above	HT	Height
ACT	Acoustic Ceiling Tile	HM	Hollow Metal
AD	Area Drain	HORIZ	Horizontal
ADJ	Adjustable	HWH	Hot Water Heater
AFF	Above Finished Floor		
ALUM	Aluminum		
ALT	Alternate		
APPROX	Approximate	IBC	International Building Code
ANOD	Anodized	ID	Inside Diameter
		IECC	International Energy Conservation Code
BLDG	Building	INSUL	Insulation
BLKG	Blocking	INT	Interior
B.O.	Bottom of Bulkhead	IRC	International Residential Code
BLKHD	Bulkhead		
		MAX	Maximum
CAB	Cabinet	MECH	Mechanical
CIP	Cast In Place	MIN	Minimum
CEO	Code Enforcement Officer	MISC	Misc
CFCI	Contractor Furnished, Contractor Installed	MO	Masonry Opening
CLG	Ceiling	ML	Metal
CLR	Clear	MUBEC	Maine Uniform Building and Energy Code
CMU	Concrete Masonry Unit		
COL	Column	NIC	Not in Contract
CONC	Concrete		
CONT	Continuous	OC	On Center
CPT	Carpet	OFCI	Owner Furnished, Contractor Installed
CT	Ceramic Tile		
CTR	Center	PCC	Pre-Cast Concrete
		PLUMB	Plumbing
DBL	Double	PLY	Plywood
DIA	Diameter	PNT	Paint
DIM(S)	Dimension(s)	PT	Pressure-Treated
DN	Down	PSF	Pounds per square foot
DR	Door	PSI	Pounds per square inch
DW	Dishwasher		
DWG	Drawing	RBR	Rubber
		RCP	Reflected Ceiling Plan
EA	Each	REQ	Required
EL	Elevation	RM	Room
ELEC	Electrical		
ELEV	Elevator	SIM	Similar
EOS	Edge of Slab	SPEC	Specified or Specification
EQ	Equal	SPK	Sprinkler
ETR	Existing to Remain	SS	Stainless Steel
EQUIP	Equipment	STC	Sound Transmission Coefficient
EXT	Exterior	STL	Steel
		STRUCT	Structural
FA	Fire Alarm		
FAP	Fire Annunciator Panel	TELE	Telephone
FD	Floor Drain	T.O.	Top of Typical
FE	Fire Extinguisher	TYP	Typical
FEC	Fire Extinguisher Cabinet		
FH	Fire Hydrant	UNO	Unless Noted Otherwise
FLR	Floor		
FT	Feet	VIF	Verify in Field
		W/	With
GA	Gauge	WD	Wood
GAL	Gallon		
GALV	Galvanized		
GL	Glass		
GYP	Gypsum Board		
GWB	Gypsum Wall Board		

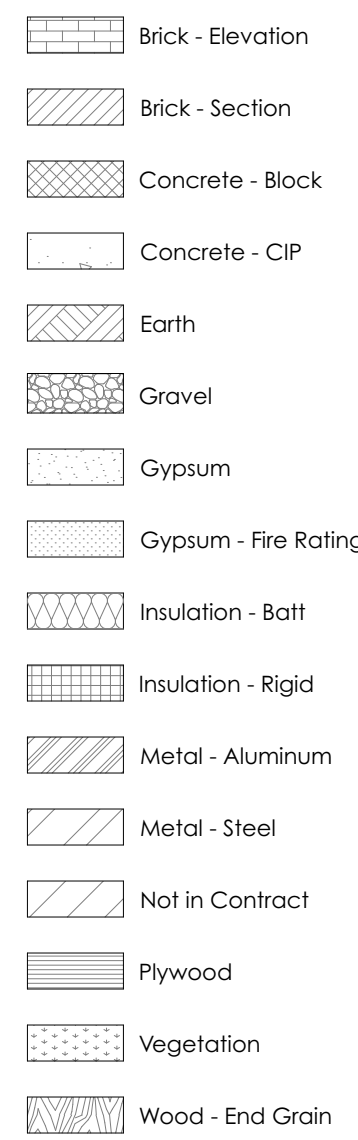
SYMBOL LEGEND



PROJECT TAGS
Refer to Schedules



MATERIAL LEGEND



Brady Residence

9 Moody Street Portland ME 04101

PROJECT ARCHITECT
Caleb Johnson Studio
110 Exchange Street, 2nd Floor
Portland, ME 04101
207-283-8777
Caleb Johnson, AIA
caleb@cjab.me

Point of Contact:
Patrick Boothe, AIA
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or
Josh Jacques
josh@calebjohnsonstudio.com
207-283-8777

OWNER
Jim and Julia Brady
PO Box 7486 Portland ME 04112
207-653-9990

CONSTRUCTION MANAGER
TBD

CONTRACTOR
TBD

NOT FOR CONSTRUCTION

LANDSCAPE DESIGNER
Soren Deniord Design Studio
43 Wellwood Rd, Portland, ME 04103
207-233-8487

Point of Contact:
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soren@sorendeniord.com

STRUCTURAL ENGINEER
Becker Structural Engineers, Inc.
75 York St. #3, Portland, ME 04101
207-879-1838

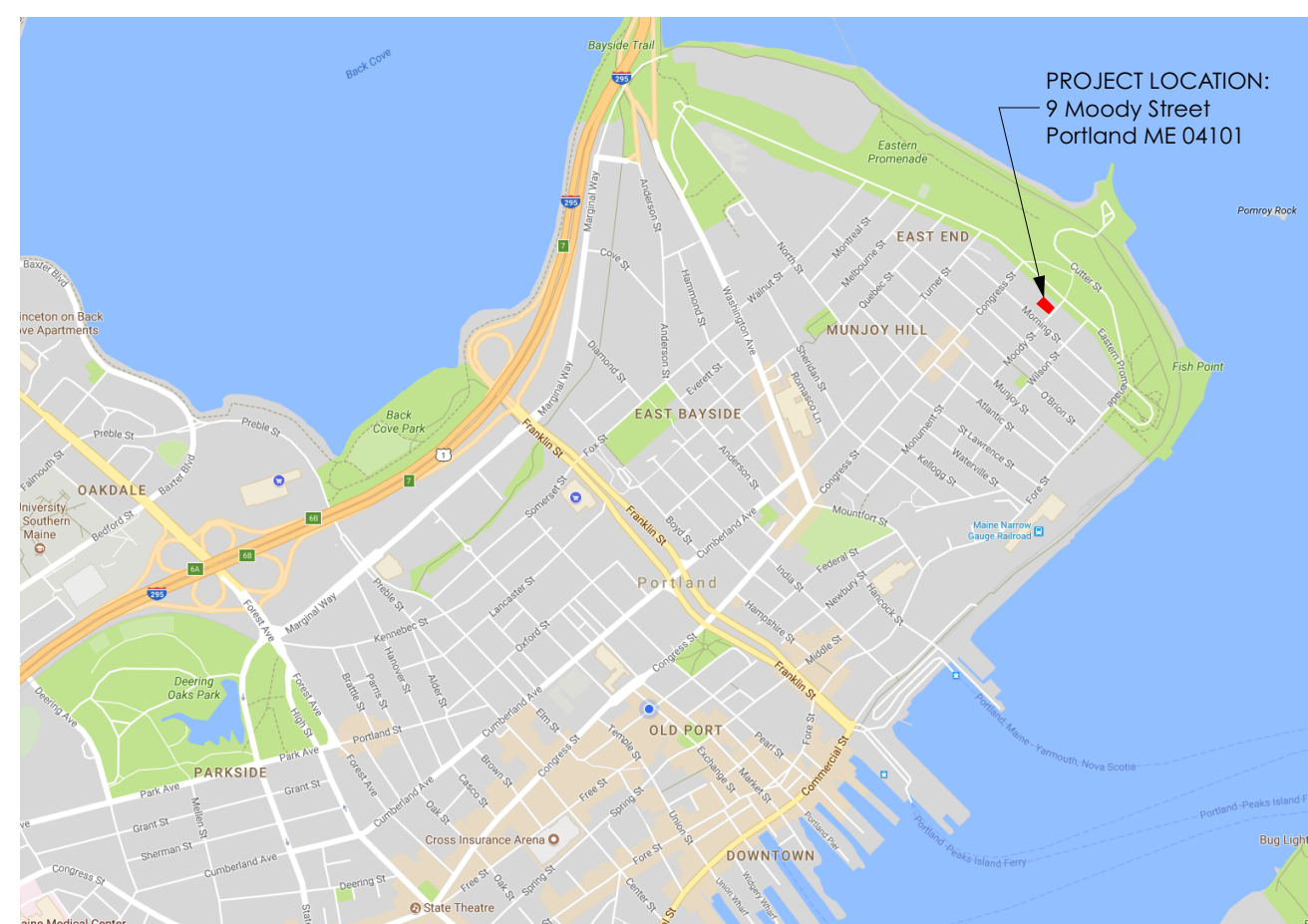
Point of Contact:
Robert Nelson
nelson@beckerstructural.com

MECHANICAL/PLUMBING CONSULTANT
Ripcord Engineering, Inc
Sonia Barrantes, PE
Portland, ME 04101
207-835-4060

LIGHTING CONSULTANT
Greg Day Lighting
100 Front Street, 3rd Floor
Bath, ME 04530
207-671-5551



PROPOSED BUILDING RENDERING



LOCATION MAP



PHOTO OF EXISTING BUILDING ON LOT



PHOTO FROM CORNER OF MOODY STREET AND EASTERN PROMENADE

PROJECT NARRATIVE

New Construction of a 4-story Two Family Dwelling located at 9 Moody Street on Portland's East End. Project requires alterations to various utilities in the immediate vicinity.

The building will be constructed in accordance with IBC 2009 Construction Type VB requirements. A NFPA 13R Sprinkler system will be installed.

The first floor will consist of a parking garage, residential entries, and outdoor space.

The second floor will consist of a one-story residential unit.

Floors three and four will consist of a two-story residential unit for the building owners with a roof terrace on the roof of the 4th floor.

SHEET INDEX

ID	Name	Issued
G-000	COVER SHEET	<input type="checkbox"/>
G-001	CODE ANALYSIS & LIFE SAFETY	<input type="checkbox"/>
G-002	NEIGHBORHOOD CONTEXT	<input type="checkbox"/>
G-003	R6 DESIGN PRINCIPLES DIAGRAMS	<input type="checkbox"/>
G-004	PROJECT SPECIFICATIONS	<input type="checkbox"/>
G-005	PROJECT SPECIFICATIONS	<input type="checkbox"/>
G-006	PROJECT SPECIFICATIONS	<input type="checkbox"/>
C-001	SITE & UTILITY PLAN	<input type="checkbox"/>
C-002	GRADING AND DRAINAGE PLAN	<input type="checkbox"/>
C-003	DEMOLITION PLAN	<input type="checkbox"/>
C-004	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	<input type="checkbox"/>
C-005	CONSTRUCTION DETAILS - SHEET 1	<input type="checkbox"/>
C-006	CONSTRUCTION DETAILS - SHEET 2	<input type="checkbox"/>
C-007	CONSTRUCTION DETAILS - SHEET 3	<input type="checkbox"/>
C-008	BOUNDARY PLAN	<input type="checkbox"/>
L1.0	MATERIALS PLAN	<input type="checkbox"/>
L1.1	MATERIALS PLAN 4TH FLOOR ROOF LAYOUT	<input type="checkbox"/>
L2.0	LAYOUT PLAN	<input type="checkbox"/>
L3.0	GRADING PLAN	<input type="checkbox"/>
L4.0	PLANTING / LIGHTING PLAN	<input type="checkbox"/>
L5.0	HARDSCAPE DETAILS	<input type="checkbox"/>
L5.1	PLANTING DETAILS	<input type="checkbox"/>
S1.0	GENERAL NOTES & TYPICAL DETAILS	<input type="checkbox"/>
S1.1	FOUNDATION & 2ND FLR FRAMING PLAN	<input type="checkbox"/>
S1.2	3RD & 4TH FLOOR FRAMING PLAN	<input type="checkbox"/>
S1.3	ROOF FRAMING PLAN & SECTIONS	<input type="checkbox"/>
S1.4	FRAMING ELEVATIONS & DETAILS	<input type="checkbox"/>
S1.5	FRAMING ELEVATIONS	<input type="checkbox"/>
S1.6	FRAMING ELEVATIONS & DETAILS	<input type="checkbox"/>
S2.0	TYPICAL DETAILS & SECTIONS	<input type="checkbox"/>
S3.0	TYPICAL DETAILS & SECTIONS	<input type="checkbox"/>
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A-102	FLOOR PLANS - 3RD & 4TH FLOORS	<input type="checkbox"/>
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A-105	RCP PLANS - 3RD & 4TH FLOORS	<input type="checkbox"/>
A-106	FURNITURE PLANS - 1ST & 2ND FLOORS	<input type="checkbox"/>
A-107	FURNITURE PLANS - 3RD & 4TH FLOORS	<input type="checkbox"/>
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A-202	PROPOSED ELEVATIONS	<input type="checkbox"/>
A-203	3D VIEWS	<input type="checkbox"/>
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A-302	BUILDING SECTIONS	<input type="checkbox"/>
A-303	WALL SECTIONS	<input type="checkbox"/>
A-304	WALL SECTIONS	<input type="checkbox"/>
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A-402	ORNAMENTAL STAIR DETAILS	<input type="checkbox"/>
A-403	TENANT STAIR DETAILS	<input type="checkbox"/>
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A-503	INTERIOR ELEVATIONS - OWNER GIRL'S SUITES MILLWORK	<input type="checkbox"/>
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A-505	INTERIOR ELEVATIONS - TENANT MILLWORK	<input type="checkbox"/>
A-506	ENTRY/STAIRWELL MILLWORK	<input type="checkbox"/>
A-601	PARTITION SCHEDULE	<input type="checkbox"/>
A-602	WINDOW SCHEDULE	<input type="checkbox"/>
A-603	DOOR AND HARDWARE SCHEDULE	<input type="checkbox"/>
A-604	SCHEDULES	<input type="checkbox"/>
A-701	FOUNDATION DETAILS	<input type="checkbox"/>
A-702	EXTERIOR DETAILS	<input type="checkbox"/>
A-703	EXTERIOR DETAILS	<input type="checkbox"/>
A-704	EXTERIOR DETAILS	<input type="checkbox"/>
A-705	INTERIOR DETAILS	<input type="checkbox"/>
M-001	HVAC LEGEND	<input type="checkbox"/>
M-111	HVAC FLOOR PLAN	<input type="checkbox"/>
M-112	HVAC FLOOR PLAN	<input type="checkbox"/>
M-114	HVAC ROOF PLAN	<input type="checkbox"/>
M-601	HVAC SCHEDULES	<input type="checkbox"/>

PRELIMINARY
NOT FOR CONSTRUCTION

CALEB JOHNSON STUDIO
110 EXCHANGE ST. 2ND FLOOR, PORTLAND, ME 04101
1-207-283-8777

ARCHITECT:
DRAFTEPERSON:
PBJ/JJK
PBJ/JJK
3/7/18
PROJECT STATUS:
90% CDS

Brady Residence
Jim and Julia Brady
9 Moody Street Portland ME 04101

COVER SHEET
G-000