

TWO-FAMILY ON O'BRION STREET

40 O'Brion St, Portland, ME 04101



Consultants:

DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE	PERMIT SET
T-10	TITLE SHEET		<input checked="" type="checkbox"/>
C-01	COVER SHEET		<input type="checkbox"/>
C-02	NOTES SHEET		<input type="checkbox"/>
C-1	TOPOGRAPHIC SURVEY		<input type="checkbox"/>
C-03	CONSTRUCTION MANAGEMENT & EROSION		<input type="checkbox"/>
C-10	SITE PLAN		<input type="checkbox"/>
L-1	LANDSCAPE PLAN		<input type="checkbox"/>
C-20	UTILITY PLAN		<input type="checkbox"/>
C-30	GRADING & DRAINAGE PLAN		<input type="checkbox"/>
C-40	SITE DETAILS 1		<input type="checkbox"/>
C-41	SITE DETAILS 2		<input type="checkbox"/>
C-42	UTILITY DETAILS		<input type="checkbox"/>
C-43	UTILITY DETAILS - 2		<input type="checkbox"/>
C-44	DRAINAGE DETAILS		<input type="checkbox"/>
C-45	EROSION & SEDIMENT CONTROL DETAILS		<input type="checkbox"/>
A-11	FLOOR PLAN - GARAGE/BASEMENT & 1ST FLOOR		<input type="checkbox"/>
	WALL TYPES & WINDOW SCHEDULE		<input type="checkbox"/>
A-12	FLOOR PLAN - 2ND AND 3RD FLOOR		<input type="checkbox"/>
A-13	ROOF PLAN & DOOR SCHEDULE		<input type="checkbox"/>
A-21	ELEVATIONS		<input type="checkbox"/>
A-31	BUILDING SECTIONS		<input type="checkbox"/>
A-32	WALL SECTION		<input type="checkbox"/>
S-10	GENERAL NOTES		<input type="checkbox"/>
S-11	FOUNDATION/1ST FLOOR FRAMING PLAN		<input type="checkbox"/>
S-12	2ND & 3RD FLOOR FRAMING PLAN		<input type="checkbox"/>
S-13	ROOF FRAMING PLAN		<input type="checkbox"/>
S-14	DETAILS		<input type="checkbox"/>



PROJECT SUMMARY

EXISTING CONDITIONS:
THE LOT AT 40 O'BRION STREET IS CURRENTLY UNOCCUPIED WITH NO STRUCTURES CURRENTLY BUILT.

PROJECT DESCRIPTION:
THE 2 UNIT BUILDING WILL CONTAIN PARKING ON THE BASEMENT/GARAGE LEVEL (4 PARKING SPACES). THE TOP THREE FLOORS ARE SPILT DOWN THE CENTER INTO TWO SEPARATE 3-STORY UNITS (2 UNITS TOTAL). THE UNITS ARE ACCESSED FROM ONE MAIN ENTRANCE ON THE GARAGE LEVEL WITH A STAIR THAT GOES TO THE 1ST FLOOR WITH A SEPARATE DOOR FOR EACH UNIT. THE ADDITIONAL FLOORS ARE ACCESSED WITH STAIRS WITHIN EACH UNIT.

MECHANICAL, ELECTRICAL AND PLUMBING:
NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS WILL BE INSTALLED IN THE NEW BUILDING. THE MEP SYSTEMS FOR THE BUILDING WILL BE DESIGN-BUILD. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR THIS WORK.

SPRINKLER SYSTEM:
THE NEW BUILDING WILL BE FULLY SPRINKLED WITH AN NFPA 13-R SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE SPRINKLER SYSTEM.

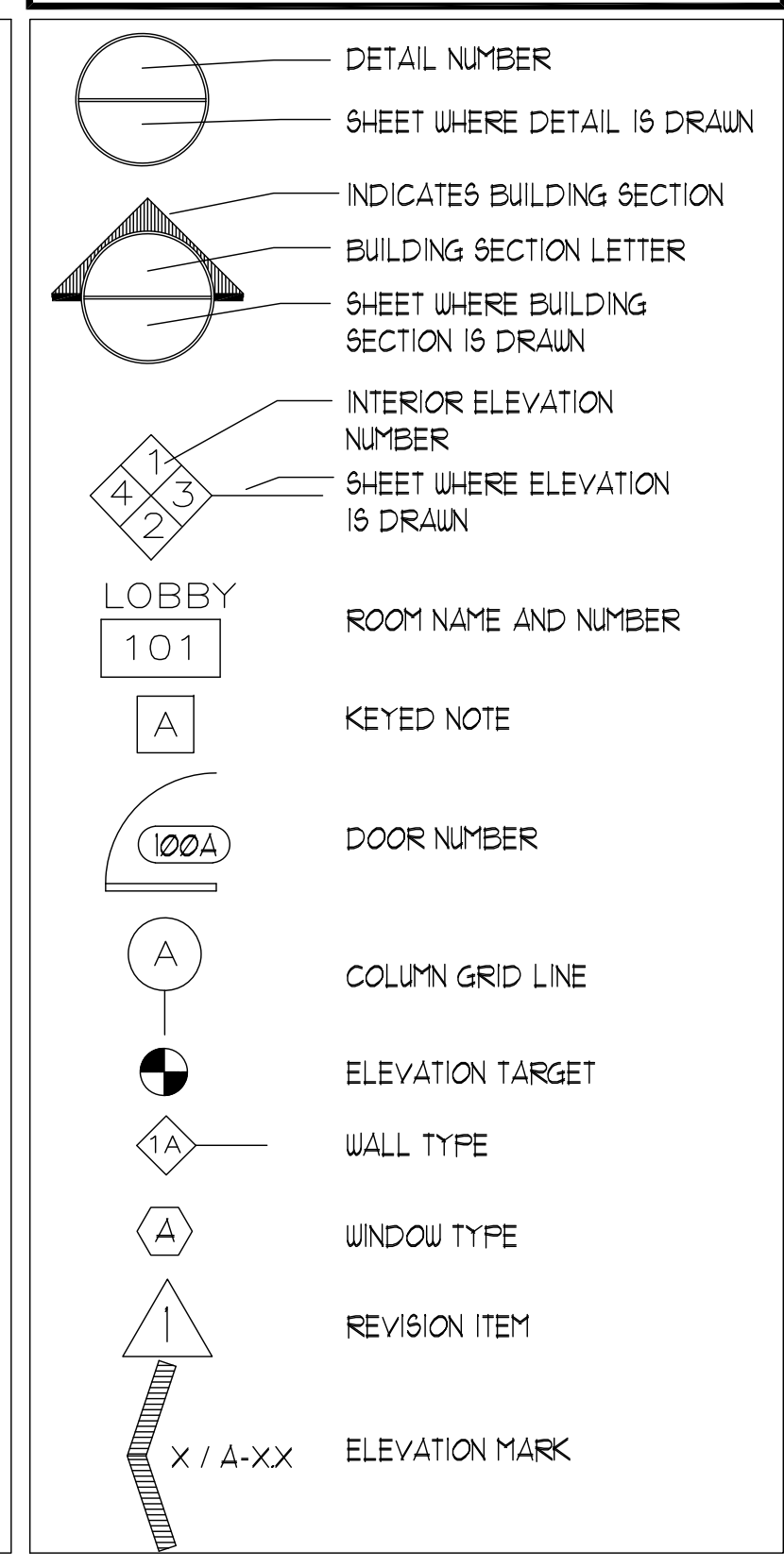
FIRE ALARM SYSTEM:
THE NEW BUILDING WILL HAVE A FIRE ALARM SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE FIRE ALARM SYSTEM.

EXTERIOR SIGNAGE:
AT MAIN ENTRANCE ON O'BRION ST ONLY

ADA:
ADA AND MHPRA COMPLIANT

OCCUPANCY:
PER IBC 2009 SECTION 3101 - BUILDING IS CLASSIFIED AS R-3
OCCUPANT LOAD PER IBC 2009 TABLE 1004.1.1 OCC. PER 200 SF PER INDIVIDUAL UNIT:
1ST FLOOR: 113 SF = 4 OCC.
2ND FLOOR: 113 SF = 4 OCC.
3RD FLOOR: 595 SF = 3 OCC.
TOTAL OCC. PER UNIT = 11 OCC. PER UNIT (2-UNITS TOTAL)

LEGEND



GENERAL NOTES

- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC.
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
- ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
- DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES, AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
- ALL DOORS SHOULD HAVE ADA COMPLIANT LEVER HANDLES.
- SIGNAGE TO MEET ALL ADA REQUIREMENTS INCLUDING THE ONES INDICATED ON THE ADA BLOCK UNLESS NOTED OTHERWISE.

PROJECT CODES

2009 INTERNATIONAL BUILDING CODE
2009 NFPA 101 LIFE SAFETY CODE

PROJECT CONTACTS

ARCHITECT: ANDY HYLAND & JASON PICA
PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
TEL: (207) 761-9000
E-MAIL: JASON@PORTCITYARCH.COM

PERMIT NOTE

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ADDITIONAL PERMITS REQUIRED FOR CONSTRUCTION (INCLUDING BUT NOT LIMITED TO: MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE ALARM SYSTEM). THESE DRAWINGS ARE FOR PURPOSES OF CONSTRUCTION AND OBTAINING THE BUILDING PERMIT ONLY.

PROJECT NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING, AND COORDINATING ALL WORK WITH THE OWNER'S SCHEDULE, WORK TIMES, STORAGE AREAS AND BUILDING ACCESS PRIOR TO BIDDING.
 - CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND THE OWNER IF CONDITIONS IN THE FIELD ARE NOT AS REPRESENTED ON THESE DRAWINGS, PRIOR TO CONTINUING THE WORK.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED SAFETY MEASURES.
- CONTRACTORS TO PROTECT ALL SURROUNDING CONSTRUCTION AS REQUIRED. REPAIR AND REPLACE ALL DAMAGE DONE TO SURROUNDING CONSTRUCTION AS REQUIRED.

PERMIT SET

40 O'Brion St
CONDOS

40 O'Brion Street
Portland, Maine

#	DATE	DESCRIPTION
1	2-15-18	ZONING REVISIONS
2	3-15-18	CODE ENFORCEMENT & CITY PLANNING REV.

Date Issued: OCTOBER 26, 2017
Project Number: 15030
Drawing Scale: AS NOTED

TITLE SHEET

Drawn By: JAP, TS
Checked By: ACH
T1.1