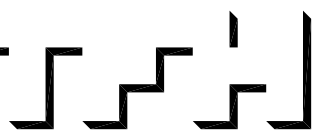


© 2004 TFH ARCHITECTS

SUMNER COURT
 A QUALITY RESIDENTIAL DEVELOPMENT BY FORT SUMNER, LLC
 117 SHERIDAN STREET, PORTLAND, MAINE



TFH ARCHITECTS
 100 COMMERCIAL STREET
 PORTLAND, MAINE 04101
 TELEPHONE 207 775 6141
 ARCHITECTURE PLANNING

CONSULTANTS:
STRUCTURAL:
 Structural Design Consulting
 22 Oakmont Drive
 Old Orchard Beach, ME 04064
 207-934-8038

REVISIONS:

DATE: February 3, 2005

PROJECT No. 0418

DRAWN BY: CSC

CHECKED BY: TST

SCALE:

SHEET TITLE:
 Cover Sheet

G1-0



GENERAL NOTES

- 1: **PROJECT SEQUENCING**
 THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF ALL NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS AND/OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE GENERAL CONTRACTOR AFTER COMPLETION OF THE BUILDING.
- 2: **CODE COMPLIANCE:**
 ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL STRICTLY FOLLOW ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- 3: **COORDINATION:**
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.
- 4: **DISCREPANCIES & CLARIFICATIONS:**
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECT'S ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.
- 5: **LAYOUT:**
 UNLESS INDICATED OTHERWISE, FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES OR ROUGH OPENINGS.
- 6: **DIMENSIONS:**
 ALL DIMENSIONS ARE TO FACE OF ROUGH FRAMING OR OUTER FACE OF CONCRETE/MASONRY. COLUMN LINES 1 AND 4 ARE TO OUT SIDE OF FRAMING/CONCRETE FOUNDATION. COLUMN LINES 2 AND 3 ARE TO CENTER OF LOAD-BEARING PARTITIONS.
- 7: **CENTERING:**
 UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED
- 8: **SYMMETRY:**
 WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.
- 9: **DRAWING SCALES:**
 WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.
- 10: **BUILDING INSULATION:**
 PROVIDE AS INDICATED IN CONSTRUCTION AND PARTITION TYPES DRAWINGS. WHETHER OR NOT SHOWN IN DETAILS OR OTHER DRAWINGS. FOR CLARITY, INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS PROVIDED.
- 11: **BLOCKING:**
 INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, BASE MOLDINGS, AND AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.
- 12: **PENETRATIONS AT STRUCTURAL MEMBERS:**
 BEFORE PENETRATING JOISTS, BEAMS, TRUSSES OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.
- 13: **DAMAGED WORK:**
 BUILDING COMPONENTS WHICH ARE DAMAGED BY THE WORK, THE GENERAL CONTRACTOR, OR ANY SUB-CONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.
- 14: **RATED CONSTRUCTION:**
 PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT CHASES AND AT FLOORS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.
- 15: **INTERIOR FINISHES:**
 INTERIOR FINISHES - INCLUDING BASES, WAINSCOTS, CHAIR-RAILS & CROWN MOLDINGS IF APPLICABLE - INDICATED FOR ONE WALL OF A SPACE OR ROOM ARE APPLICABLE FOR ALL WALLS OF THE SPACE OR ROOM UNLESS NOTED OTHERWISE.
- 16: **CONSTRUCTION DOCUMENTS:**
 THE CONSTRUCTION DOCUMENTS CONSIST OF THESE CONSTRUCTION DRAWINGS AND ANY ADDENDA AND/OR CHANGE ORDERS AS MAY BE NECESSARY.
- 17: **CONCRETE:**
 CONCRETE WORK SHALL COMPLY WITH ACI 318-99, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI-301-99, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
 CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 CONCRETE THAT IS EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED.
 CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND EXCESSIVE COLD AND HOT TEMPERATURES IN ACCORDANCE WITH ACI STANDARDS.
- 18: **PREFABRICATED WOOD TRUSSES:**
 PREFABRICATED WOOD TRUSSES SHALL COMPLY WITH THE FOLLOWING TRUSS PLATE INSTITUTE (TPI) PUBLICATIONS:
 DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES.
 COMMENTARY AND RECOMMENDATIONS FOR HANDLING AND ERECTING WOOD TRUSSES.
 COMMENTARY AND RECOMMENDATIONS FOR BRACING WOOD TRUSSES.
 QUALITY CONTROL MANUAL.
 TYPES OF TRUSSES:
 FLOOR AND ROOF TRUSSES SHALL BE PARALLEL CHORD TRUSSES WITH THE FOLLOWING REQUIREMENTS:
 FLOOR TRUSSES SHALL BE A MAXIMUM DEPTH OF 16" AND BE SPACED AT A MAXIMUM OF 24".
 ROOF TRUSSES SHALL BE A MAXIMUM DEPTH OF 16" AND SPACED AT A MAXIMUM OF 24".
 ALL TRUSSES SHALL BE DESIGNED TO SUPPORT LOADS NOTED IN DESIGN CRITERIA INCLUDING THE EFFECTS OF LOADS TRANSFERRED FROM LEVELS ABOVE AND LOAD COMBINATIONS REQUIRED BY BOCA/199.
 SUBMITTALS:
 SUBMIT DESIGN ANALYSIS AND TEST REPORTS INDICATING LOADING, SECTION MODULUS, ALLOWABLE STRESS, STRESS DIAGRAMS, CALCULATIONS AND SIMILAR INFORMATION NEEDED TO ENSURE THAT TRUSSES COMPLY WITH REQUIREMENTS.
 SUBMIT SHOP DRAWINGS SHOWING SPECIES, SIZES AND STRESS GRADES OF LUMBER; PITCH, SPAN, CAMBER, CONFIGURATION AND SPACING FOR EACH TYPE OF TRUSS; TYPE, SIZE, MATERIAL, FINISH, DESIGN VALUE AND LOCATION OF METAL CONNECTOR PLATES; BEARING AND ANCHORAGE DETAILS.
 DESIGN ANALYSIS AND SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF MAINE.

STRUCTURAL DESIGN CRITERIA

BUILDING CODE:	INTERNATIONAL BUILDING CODE, 2003
LIVE LOAD:	
DWELLING UNITS	40 PSF
PUBLIC CORRIDORS AND STAIRS	100 PSF
DEAD LOAD:	
FLOORS	15 PSF
ROOF	25 PSF
SNOW LOAD:	
GROUND SNOW LOAD	60 PSF
EXPOSURE FACTOR, C _e	1.0
THERMAL FACTOR, C _t	1.1
IMPORTANCE FACTOR	1.0
FLAT ROOF SNOW LOAD, P _f	46 PSF
WIND LOAD:	
BASIC WIND SPEED	85 MPH
BASIC VELOCITY PRESSURE, P _v	18.5 PSF
WIND LOAD IMPORTANCE FACTOR, I	1.1
EXPOSURE CATEGORY	C
EARTHQUAKE DESIGN DATA:	
PEAK VELOCITY-RELATED ACCELERATION, A _v	0.10
PEAK ACCELERATION, A _a	0.10
SEISMIC HAZARD EXPOSURE GROUP	I
SEISMIC PERFORMANCE CATEGORY	C
SOIL PROFILE TYPE	S1
SITE SOIL COEFFICIENT, S	1.0
BASIC STRUCTURAL SYSTEM	LIGHT-FRAMED WALLS WITH SHEAR

CODE SUMMARY

OCCUPANCY: RESIDENTIAL R-2, MULTI-FAMILY DWELLING
 CONSTRUCTION TYPE: TYPE 5A
 BUILDING SIZE:
 FIRST FLOOR: 2,280 GROSS SF (Excludes Decks Public Corridors and Stairs)
 SECOND FLOOR: 2,280 GROSS SF (Excludes Decks Public Corridors and Stairs)
 THIRD FLOOR: 2,376 GROSS SF (Excludes Decks Public Corridors and Stairs)
 FOURTH FLOOR: 2,068 GROSS SF (Excludes Decks Public Corridors and Stairs)
 TOTAL: 9,004 GROSS SF
 OCCUPANT LOAD:
 45 PERSONS (1 OCCUPANT PER 200 GROSS SF)
 SPRINKLER SYSTEM: NFPA 13R
 ACCESSIBILITY: NA

ABBREVIATIONS

AC	AIR CONDITIONING
AFB	ABOVE FINISH FLOOR
FF	FINISH FLOOR
GWB	GYPSUM WALL BOARD
MAX	MAXIMUM
MDO	MEDIUM DENSITY OVERLAY
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
OHE	OVERHEAD ELECTRIC
PT	PRESSURE TREATED
PTD	PAINTED
SIP	STRUCTURAL INSULATED PANEL
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD

INDEX OF DRAWINGS

		DATE
G 1.0	COVER SHEET	FEBRUARY 3, 2005
C 1-0	BOUNDARY AND TOPOGRAPHIC SURVEY	JANUARY 12, 2005
C 1-1	SUBDIVISION PLAN	FEBRUARY 3, 2005
C 2-1	SITE PLAN	FEBRUARY 3, 2005
C 2-2	SITE DETAILS	JANUARY 11, 2005
C 3-1	LANDSCAPE AND LIGHTING PLAN	FEBRUARY 3, 2005
A 1-1	BASEMENT PLAN	FEBRUARY 3, 2005
A 1-2	1ST AND 2ND FLOOR PLANS	FEBRUARY 3, 2005
A 1-3	3RD AND 4TH FLOOR PLANS	FEBRUARY 3, 2005
A 2-1	BUILDING ELEVATIONS	FEBRUARY 3, 2005
A 3-1	BUILDING SECTION	FEBRUARY 3, 2005
A 3-2	BUILDING SECTION	FEBRUARY 3, 2005
A 3-3	BUILDING SECTION	FEBRUARY 3, 2005
A 4-1	PLAN DETAILS	FEBRUARY 3, 2005
A 4-2	FOUNDATION DETAILS	JANUARY 11, 2005
A 4-3	SECTION DETAILS	FEBRUARY 3, 2005
A 4-4	SECTION DETAILS	FEBRUARY 3, 2005
A 4-5	SECTION DETAILS	FEBRUARY 3, 2005
A 4-6	SECTION DETAILS	FEBRUARY 3, 2005
A 5-1	WINDOW SCHEDULE AND DETAILS	FEBRUARY 3, 2005
S 1-1	FOUNDATION PLAN	FEBRUARY 3, 2005
S 1-2	1ST FLOOR FRAMING PLAN	FEBRUARY 3, 2005
S 1-3	2ND FLOOR FRAMING PLAN	FEBRUARY 3, 2005
S 1-4	3RD FLOOR FRAMING PLAN	FEBRUARY 3, 2005
S 1-5	4TH FLOOR FRAMING PLAN	FEBRUARY 3, 2005
S 1-6	ROOF FRAMING PLAN	FEBRUARY 3, 2005
M 1-1	BASEMENT MECHANICAL PLAN	FEBRUARY 3, 2005
M 1-2	1ST. AND 2ND FLOOR MECHANICAL PLANS	FEBRUARY 3, 2005
M 1-3	3RD. AND 4TH. MECHANICAL PLANS	FEBRUARY 3, 2005
E 1-1	BASEMENT ELECTRICAL PLAN	FEBRUARY 3, 2005
E 1-2	1ST. AND 2ND FLOOR ELECTRICAL PLANS	JANUARY 19, 2005
E 1-3	3RD. AND 4TH. ELECTRICAL PLANS	JANUARY 19, 2005