

Peninsula Properties Dev. for New Building at 31 Fore St, Portland, ME 04101

DRAWING LIST

DWG NUM	DRAWING TITLE	ISSUE OR MODIFICATION DATE
T-10	TITLE SHEET	
LS-10	EXCESS PLANS - GARAGE, 1ST, 2ND AND 3RD FLO	
LS-11	EXCESS PLANS - ROOF PLAN	

C-01	COVER SHEET	
C-02	NOTES SHEET	
C-1	TOPOGRAPHIC SURVEY	
C-10	SITE PLAN	
L-1	LANDSCAPE PLAN	
C-10	UTILITY LAYOUT PLAN	
C-30	GRADING, DRAINAGE & EROSION CONTROL	
C-40	SITE DETAILS 1	
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C-42	UTILITY DETAILS	
C-43	DRAINAGE DETAILS	
C-44	EROSION & SEDIMENT CONTROL DETAILS	

A-10	FLOOR PLAN - GARAGE/BASEMENT & 1ST FLOOR	
A-11	FLOOR PLAN - 2ND AND 3RD FLOOR	
A-12	ROOF PLAN & DOOR SCHEDULE	
A-10	ELEVATIONS & WINDOW SCHEDULE	
A-21	ELEVATIONS	
A-22	ELEVATIONS	
A-30	WALL AND ELEVATOR SECTIONS	
A-31	STAIR SECTION	

S-10	DETAILS	
S-11	FOUNDATION/PARKING GARAGE PLAN	
S-12	FIRST FLOOR RETAINING PLAN	
S-13	SECOND FLOOR RETAINING PLAN	
S-14	THIRD FLOOR RETAINING PLANS	
S-15	ROOF RETAINING PLAN	
S-21	SECTIONS	
S-22	SECTIONS	

PROJECT SUMMARY

EXISTING CONDITIONS:
THE CURRENT BUILDING ON THE SITE WILL BE DEMOLISHED AND A NEW 3 STORY BUILDING WITH PARKING GARAGE/BASEMENT UNDERNEATH.

PROJECT DESCRIPTION:

THE 4 UNIT BUILDING WILL CONTAIN PARKING ON THE BASEMENT/GARAGE LEVEL (6 PARKING SPACES, 1 HANDICAP), THE TOP THREE FLOORS CONTAIN TWO UNITS ON THE FIRST FLOOR AND ONE UNIT EACH ON THE 2ND AND 3RD FLOORS (4 UNITS TOTAL). THE UNITS HAVE ACCESS WITH ONE FIRE-RATED STAIRWAY. ALL UNITS HAVE ACCESS TO A FULL SPEED ELEVATOR. THE TOP UNIT WILL ONLY HAVE ACCESS TO THE ROOF DECK.

MECHANICAL, ELECTRICAL, AND PLUMBING:
NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS WILL BE INSTALLED IN THE NEW BUILDING. THE NEW 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 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.

CIVIL ENGINEERING:
CIVIL ENGINEERING HAS BEEN PERFORMED AND HAS BEEN APPROVED BY THE PLANNING DEPARTMENT.

EXTERIOR SIGNAGE:
NONE.

ZONING:
THE ZONING ISSUES ASSOCIATED WITH THIS PROJECT HAVE BEEN APPROVED BY THE ZONING DEPARTMENT.

ADA:
ADA AND MESA COMPLIANT

CODE REVIEW

SEE SHEETS LS-1.0 AND LS-1.1 FOR FULL CODE REVIEW

LEGEND

	DETAIL NUMBER
	SHEET WHERE DETAIL IS DRAWN
	INDICATES BUILDING SECTION
	BUILDING SECTION LETTER
	SHEET WHERE BUILDING SECTION IS DRAWN
	INTERIOR ELEVATION
	NUMBER
	SHEET WHERE ELEVATION IS DRAWN
	LOBBY
	ROOM NAME AND NUMBER
	KEYED NOTE
	DOOR NUMBER
	COLUMN GRID LINE
	ELEVATION TARGET
	WALL TYPE
	WINDOW TYPE
	REVISION ITEM
	ELEVATION MARK

PROJECT CODES

2009 INTERNATIONAL BUILDING CODE
2009 NFPA 101 LIFE SAFETY CODE

PROJECT CONTACTS

ARCHITECT: ANDY HURLAND & JASON PICCOLI
PORT CITY ARCHITECTURE
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GENERAL NOTES

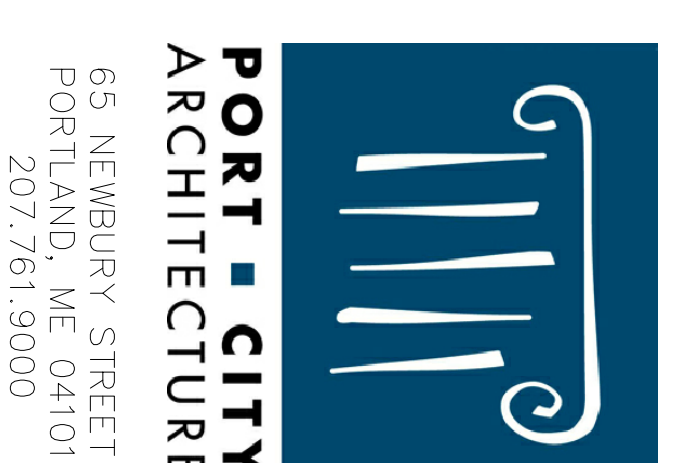
- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE 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 DISCREPANCIES 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 DISPOSSED 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, COORDINATION, INTERFECT, 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 OF DISCREPANCIES OR DISCREPANCIES AND THAT UNDER THE CONDITIONS AND THAT FAILURE TO COOPERATE WITH THE OWNER SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR 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.

DEMO NOTES

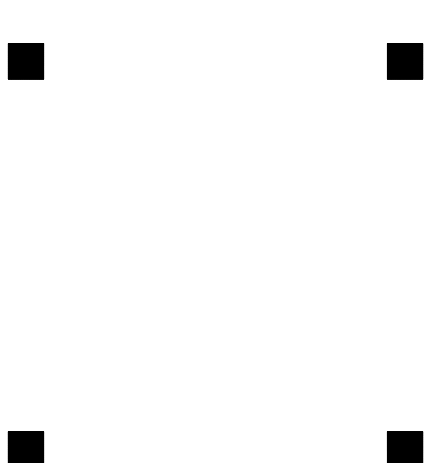
- REMOVE STRUCTURAL ELEMENTS AS NOTED ON PLANS. VERIFY THAT STRUCTURAL ELEMENTS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER OF ANY DISCREPANCIES BEFORE DEMOLITION OF JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS. CONSULT WITH THE ARCHITECT OR STRUCTURAL ENGINEER FOR APPROVAL.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- WHERE REMOVALS OCCUR PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
- WHERE NEW WALLS OR INFILLS ARE OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS. ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
- IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY HAZARDOUS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S ABATOR ON THESE EFFORTS.
- UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
- CONTRACTOR TO REPAIR ALL FINISHES AND PROVIDE INFILL WALLS AND FLOOR FINISHES WHERE REQUIRED.

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.



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Consultants:

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PERMIT SET

31 FORE ST
CONDOS

31 Fore Street
Portland, Maine

#	DATE	DESCRIPTION

Date Issued: APRIL 6, 2016
Project Number: 15108
Drawing Scale: AS NOTED

TITLE SHEET

Drawn By: JAP
Checked By: ACH
T 1.0

