

# FEDERAL ST CONDOMINIUMS

44 Federal Street

Portland, Maine

## LIST OF DRAWINGS

T-1	TITLE SHEET (CODE INFO)	915	PENTHOUSE ROOF FRAMING PLAN	A-5	WALL SECTIONS
B6-1	BOUNDARY SURVEY	916	MOMENT FRAME CONNECTIONS	A-51	WALL SECTIONS
SD-1	SITE DEVELOPMENT PLAN	921	FOUNDATION DETAILS	A-52	STAIR SECTIONS
L-1	LANDSCAPING PLAN	922	FOUNDATION DETAILS	A-6	SCHEDULES
C-1	COVER SHEET	931	FRAMING DETAILS	A-7	EXTERIOR DETAILS
C-2	GENERAL NOTES & LEGEND	932	FRAMING DETAILS	A-8	INT. ELEVATIONS - UNIT A
C-3	SITE DEMOLITION PLAN	A-1	FLOOR PLANS - UNIT A	A-81	INT. ELEVATIONS - UNITS A + B
C-4	GRADING & SITE UTILITIES PLAN	A-11	FLOOR PLANS - UNIT B	A-82	INT. ELEVATIONS - UNITS B + C
C-5	SITE DETAILS	A-12	FLOOR PLANS - UNIT C + G	A-83	INT. ELEVATIONS - UNITS C + G
S10	STRUCTURAL NOTES	A-2	ELEVATIONS - UNIT A	E-1	ELECTRICAL PLAN - UNIT A
S11	FOUNDATION PLAN	A-21	ELEVATIONS - UNIT B + G	E11	ELECTRICAL PLAN - UNIT B
S12	SECOND FLOOR FRAMING PLAN	A-3	ROOF PLAN	E12	ELECTRICAL PLAN - UNITS C + G
S13	THIRD FLOOR FRAMING PLAN	A-4	BUILDING SECTIONS - UNIT A		
S14	ROOF DECK FRAMING PLAN	A-41	BUILDING SECTIONS - UNIT B + G		

## LEGEND

	DETAIL NUMBER
	SHEET WHERE DETAIL IS DRAWN
	SHEET WHERE DETAIL IS TAKEN
	INDICATES BUILDING SECTION OR BUILDING ELEVATION
	BUILDING SECTION LETTER
	SHEET WHERE BUILDING SECTION IS DRAWN
	SHEET WHERE BUILDING SECTION IS TAKEN
	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

## 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 BATTERFACTORY 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 CONTEMPLATED 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.



## CODE INFORMATION

MINIMUM YARD DIMENSIONS: NONE (USE R-6)  
 MINIMUM 10'-0" BETWEEN EXISTING RESIDENTIAL CONSTRUCTION UNDER DIFFERENT OWNERSHIP (DISTANCE MEASURED BUILDING TO BUILDING PER CODE SECTION H-4.17 (a) 3)

MAXIMUM RESIDENTIAL DENSITY: 130 SF. PER DWELLING UNIT  
 1,655 SF. (TOTAL SITE AREA) DIVIDED BY 12.0 SF. = 138 UNITS MAXIMUM  
 ACTUAL NUMBER OF UNITS PROVIDED = 1 UNITS

MINIMUM HABITABLE FLOOR AREA: 400 SF. PER UNIT  
 CONSTRUCTION TYPE: 3B

USE GROUP: RESIDENTIAL MULTIPLE SINGLE-FAMILY DWELLINGS

ALLOWABLE SQUARE FOOTAGE (PER FLOOR) = 9,384 SF.  
 ACTUAL SQUARE FOOTAGE PER FLOOR = 9,363 ± SF.

SPRINKLERS: YES  
 NFPA 13 R SYSTEM (RESIDENTIAL SPRINKLER SYSTEM)

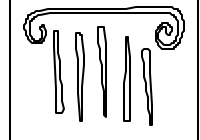
COMMON PATH LIMIT: 50 FT  
 DEAD END LIMIT: 50 FT

TRAVEL DISTANCE LIMIT:  
 WITHIN A DWELLING UNIT TO A CORRIDOR - 125 FT  
 FROM DWELLING UNIT ENTRANCE TO NEAREST EXIT STAIR - 200 FT

EXIT STAIRS: NONE (STAIRS ARE LOCATED WITHIN EACH DWELLING UNIT)  
 FLOOR / CEILING ASSEMBLY: NONE  
 TENANT REPAIRATIONS: 1 HR  
 OCCUPANCY LOAD: 1 PERSON PER 200 SF

## TYPICAL ABBREVIATIONS

∠	ANGLE	ELEC	ELECTRIC	LL	LIVE LOAD	NO	ROUGH OPENING
∠	AT	ELEV	ELEVATION	LUC	LIGHT WEIGHT CONCRETE	RM	ROOM
ADA	AMERICAN DISABILITIES ACT	EMP	EMPLOYEE	MAX	MAXIMUM	RUI	ROOF TOP UNIT
ADJ	ADJUST OR ADJACENT	ENCL	ENCLOSE	MECH	MECHANICAL	S	SOUTH
AFF	ABOVE FINISH FLOOR	ENT	ENTRANCE	MFG	MANUFACTURE	SAT	SUSPENDED ACOUSTICAL TILE
ALUM	ALUMINUM	EQ	EQUAL	MI	MAN HOLE	SCHED	SCHEDULE
ARCH	ARCHITECT OR ARCHITECTURAL	EQUIP	EQUIPMENT	MI	MILLI METER	SD	STORM DRAIN
AVG	AVERAGE	EWC	ELECTRIC WATER COOLER	MIN	MINIMUM	SECT	SECTION
BD	BOARD	EXH	EXHAUST	MSS	MAN SWITCH BOARD	SF	SQUARE FEET
BLDG	BUILDING	EXT	EXISTING	MTD	MOUNTED	SM	SIMILAR
BLKG	BLOCKING	EXP	EXPANSION	MTL	METAL	SP	SHELL PACKAGE
BM	BEAM	EXT	EXTERIOR	MU	MICROWAVE	SPEC	SPECIFICATIONS
BO	BOTTOM OF	FBO	FURNISHED BY OWNER	N	NORTH	SS	STAINLESS STEEL
CL	CENTER LINE	FDN	FOUNDATION	NA	NOT APPLICABLE	SQ	SQUARE
CAB	CABINET	FF	FINISH FLOOR	NAT	NATURAL	STD	STANDARD
CLS	CEILING	FFE	FINISH FLOOR ELEVATION	NC	NOT IN CONTRACT	STL	STEEL
CLR	CLEAR	FIN	FINISH	N	NUMBER	STRUC	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	FIXT	FIXTURE	NTS	NOT TO SCALE	SUSP	SUSPENDED
CNTR	COUNTER	FLG	FLOORING	OC	ON CENTER	SYMM	SYMMETRICAL
COL	COLUMN	FLR	FLOOR	OH	OVER HEAD	T	THERMOSTAT
CONC	CONCRETE	FLUOR	FLUORESCENT	PAR	PARALLEL	T + B	TOP AND BOTTOM
CONT	CONTINUOUS	FT	FOOT or FEET	P/C	PRECAST CONCRETE	TEL	TELEPHONE
COORD	COORDINATE	GA	GAUGE	PERF	PREPARED	TGL	TEMPERED GLASS
COR	CORNER	SALV	SALVAGED	PERP	PERPENDICULAR	THICK	THICKNESS
CPT	CARPET	CC	CORNER CONTRACTOR	PL	PLATE	TI	TENANT IMPROVEMENTS
CU	COLD WATER	GL	GLASS	P-LAM	PLASTIC LAMINATE	T.O.	TOP OF
DEL	DOUBLE	GWB	Gypsum WALL BOARD	PLAS	PLASTER	TOJ	TOP OF JOIST
DEG	DEGREE	HGT	HEIGHT	FLBG	FLUORING	TOB	TOP OF STEEL
DHW	DOMESTIC HOT WATER	HM	HOLLOW METAL	FLYUD	FLYWOOD	TYP	TYPICAL
DIA	DIA METER	HORIZ	HORIZONTAL	PSI	POUNDS PER SQUARE INCH	UL	UNDERWRITERS LABORATORIES, INC
DM	DIMENSION	HR	HOUR	FT	FOOT	UNLESS NOTED OTHERWISE	
DN	DOWN	HVAC	HEATING, VENTILATION & AIR CONDITION	PTD	PRESSURE TREATED	VB	VINYL BAG
DR	DOOR	IBC	INSTALLED BY CONTRACTOR	QTY	QUANTITY	VCT	VINYL COMPOSITE TILE
DS	DOWN SPOUT	N	NONE	R	RIBBON or RADIIUS	VERT	VERTICAL
DW	DISH WASHER	INSUL	INSULATION	RAD	RADIUS	VF	VERIFY IN FIELD
DWG	DRAWING	INT	INTERIOR	RCP	REFLECTED CEILING PLAN	W	WIDE or WEST
E	EAST	JT	JOINT	RD	ROOF DRAIN	WD	WOOD
EA	EACH	LAM	LAMINATED	REF	REFRIGERATOR	WC	WATER COOLER
EU	EXPANSION JOINT	LB	POUNDS	RENF	REINFORCED	W	WITH
		LF	LINEAR FEET	REQD	REQUIRED	WO	WITHOUT
						X	EXISTING



PORT CITY ARCHITECTURE

85 NEWBURY STREET  
 PORTLAND, ME 04101  
 207.781.9000  
 fax: 207.781.2010  
 info@portcityarch.com

CONSULTANTS:

44 FEDERAL STREET  
 CONDOMINIUMS

44 FEDERAL STREET  
 Portland, Maine 04101

2	1-1-06	PERMIT SET
1	6-9-06	REVIEW SET
4	DATE	DESCRIPTION
		REVISIONS

Date Issued: Date - Year

Project Number: 04206

Drawing Scale:

Sheet Name:

TITLE SHEET

Drawn By:	MC
Checked By:	ACH
	<b>T1</b>

PERMIT SET - NOT FOR CONSTRUCTION