



PORT CITY ARCHITECTURE

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44 FEDERAL STREET
CONDOMINIUMS

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3 8-15-25 CONSTRUCTION SET
2 1-1-26 PERMIT SET
1 6-9-26 REVIEW SET

DATE DESCRIPTION
REVISIONS
Date Issued Date Year
Project Number 0426
Drawing Scale

SHEET NAME
TITLE SHEET

Drawn By MC
Checked By AC#
T1

CONSTRUCTION SET - FOR CONSTRUCTION

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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-61	FLOOR FINISH SCHEDULE
C-2	GENERAL NOTES & LEGEND	932	FRAMING DETAILS	A-7	EXTERIOR DETAILS
C-3	SITE DEMOLITION PLAN	A-1	FLOOR PLANS - UNIT A	A-8	INT. ELEVATIONS - UNIT A
C-4	GRADING & SITE UTILITIES PLAN	A-11	FLOOR PLANS - UNIT B	A-81	INT. ELEVATIONS - UNITS A & B
C-5	SITE DETAILS	A-12	FLOOR PLANS - UNIT C & G	A-82	INT. ELEVATIONS - UNITS B & C
S10	STRUCTURAL NOTES	A-2	ELEVATIONS - UNIT A	A-83	INT. ELEVATIONS - UNITS C & G
S11	FOUNDATION PLAN	A-21	ELEVATIONS - UNIT B & G	E-1	ELECTRICAL PLAN - UNIT A
S12	SECOND FLOOR FRAMING PLAN	A-3	ROOF PLAN	E-11	ELECTRICAL PLAN - UNIT B
S13	THIRD FLOOR FRAMING PLAN	A-4	BUILDING SECTIONS - UNIT A	E-12	ELECTRICAL PLAN - UNITS C & G
S14	ROOF DECK FRAMING PLAN	A-41	BUILDING SECTIONS - UNIT B & G		

CODE INFORMATION

MINIMUM YARD DIMENSIONS: NONE (USE R-6)
 MINIMUM 12'-0" BETWEEN EXISTING RESIDENTIAL CONSTRUCTION UNDER DIFFERENT OWNERSHIP (DISTANCE MEASURED BUILDING TO BUILDING PER CODE SECTION 14-12 (b) 3)

MAXIMUM RESIDENTIAL DENSITY: 150 SF PER DWELLING UNIT
 1650 SF (TOTAL SITE AREA) DIVIDED BY 10 SF.: 16 UNITS MAXIMUM
 ACTUAL NUMBER OF UNITS PROVIDED: 1 UNITS

MINIMUM HABITABLE FLOOR AREA: 400 SF. PER UNIT

CONSTRUCTION TYPE: 5B

USE GROUP: RESIDENTIAL MULTIPLE SINGLE-FAMILY DWELLINGS

ALLOWABLE SQUARE FOOTAGE (PER FLOOR): 9384 SF.
 ACTUAL SQUARE FOOTAGE PER FLOOR: 5266 ± SF.

SPRINKLERS: YES
 NFPA 13 R SYSTEM (RESIDENTIAL SPRINKLER SYSTEM)
 COMMON PATH LIMIT: 30 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 EA. DWELLING UNIT)

FLOOR / CEILING ASSEMBLY: NONE

TENANT SEPARATIONS: 1 HR

OCCUPANCY LOAD: 1 PERSON PER 200 SF

CODE COMPLIANCE NOTE:

PRIOR TO CONSTRUCTION OF THE BUILDING, AN ENGINEERING REPORT WILL BE PERFORMED BY A QUALIFIED PROFESSIONAL, TO INSURE THE BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE 2004 INTERNATIONAL ENERGY CONSERVATION CODE SUPPLEMENT. THIS REPORT MAY UTILIZE "RESCHek" OR SIMILAR COMPUTER SOFTWARE TO DEMONSTRATE COMPLIANCE. EITHER A PREScriptive APPROACH OR A TRADE-OFF APPROACH MAY BE USED. THIS REPORT MUST BE SENT TO, AND APPROVED BY, THE LOCAL BUILDING OFFICIAL FOR THE CITY OF PORTLAND.

TYPICAL ABBREVIATIONS

AND	ELEC	ELECTRIC	LL	LIVE LOAD	RO	ROUGH OPENING
ANG	ELEV	ELEVATION	LWC	LIGHT WEIGHT CONCRETE	RM	ROOM
AT	ENP	EMPLOYEE	MAX	MAXIMUM	RTU	ROOM TOP UNIT
ADA	ENCL	ENCLOSE	MECH	MECHANICAL	S	SOUTH
ADJ	ENT	ENTRY or ENTRANCE	MFG	MANUFACTURE	SAT	SUSPENDED ACOUSTICAL TILE
APP	EQ	EQUAL	MH	MAN HOLE	SCHED	SCHEDULE
ALUM	EQUIP	EQUIPMENT	ML	MILLIMETER	SD	STORM DRAIN
ARCH	EWL	ELECTRIC WATER COOLER	MM	MINIMUM	SECT	SECTION
AVG	EXH	EXHAUST	MSB	MAIN SWITCH BOARD	SF	SQUARE FEET
BD	EXIST	EXISTING	MTD	MOUNTED	SM	SIMILAR
BLDG	EXP	EXPANSION	MTL	METAL	SP	SHELL PACKAGE
BLKG	EXT	EXTERIOR	MU	MICROWAVE	SPEC	SPECIFICATIONS
BM	FB	FURNISHED BY OWNER	N	NORTH	SS	STAINLESS STEEL
BO	FDX	FOUNDATION	N/A	NOT APPLICABLE	SQ	SQUARE
C	FF	FINISH FLOOR	NAT	NATURAL	STD	STANDARD
CAB	FFE	FINISH FLOOR ELEVATION	NIC	NOT IN CONTRACT	STL	STEEL
CLG	FIN	FINISH	N	NUMBER	STRUC	STRUCTURAL
CLR	FIX	FIXTURE	NYS	NOT TO SCALE	SUSP	SUSPENDED
CMU	FLG	FLOORING	OC	ON CENTER	SYMM	SYMMETRICAL
CONTR	FLR	FLOOR	OH	OVER HEAD	T	THERMOSTAT
COL	FLUOR	FLUORESCENT	PAR	PARALLEL	T & B	TOP AND BOTTOM
CONC	FT	FOOT or FEET	P/C	PREFRCAST CONCRETE	TEL	TELEPHONE
CONT	GA	GALVE	PERF	PREFRORATED	TGL	TEMPERED GLASS
COORD	GALV	GALVANIZED	PERP	PERRFOLLAR	THICK	THICKNESS
COR	GC	GENERAL CONTRACTOR	PL	PLATE	T	TENANT IMPROVEMENTS
CPT	GL	GLASS	P-LAM	PLASTIC LAMINATE	T.O.	TOP OF
CJ	GWB	GYPSUM WALL BOARD	PLAS	PLASTER	TOJ	TOP OF JOIST
DBL	HGT	HEIGHT	PLBS	PLUMBING	TOB	TOP OF STEEL
DEG	HM	HOLLOW METAL	PLYD	PLYWOOD	TYP	TYPICAL
DHW	HORIZ	HORIZONTAL	PSI	POUNDS PER SQUARE INCH	UL	UNDERWRITERS LABORATORIES, INC
DIA	HR	HOUR	PT	PRESSURE TREATED	UNO	UNLESS NOTED OTHERWISE
DM	HVAC	HEATING, VENTILATION & AIR CONDITION	PTH	PAINT	VB	VINYL BASE
DN	IBC	INSTALLED BY CONTRACTOR	QTY	QUANTITY	VCT	VINYL COMPOSITE TILE
DR	N	INCHES	R	RIBB or RADUIS	VERT	VERTICAL
DS	INSUL	INSULATION	RAD	RADIUS	VIF	VERIFY IN FIELD
DU	INT	INTERIOR	ROF	REFLECTED CELLING PLAN	U	UNDE or WEST
DWG	JT	JOINT	ROD	ROOF DRAIN	UD	WOOD
E	LAM	LAMINATED	REP	REFRIGERATOR	UC	WATER COOLER
EA	LB	POUNDS	REIN	REINFORCED	U	UNIT
EJ	LF	LINEAR FEET	REQD	REQUIRED	W/O	WITHOUT
					X	EXISTING

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



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.