

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

3	8-15-25	CONSTRUCTION SET
2	1-11-25	PERMIT SET
1	6-9-25	REVIEW SET

REVISIONS	
Date Issued	Date - Year

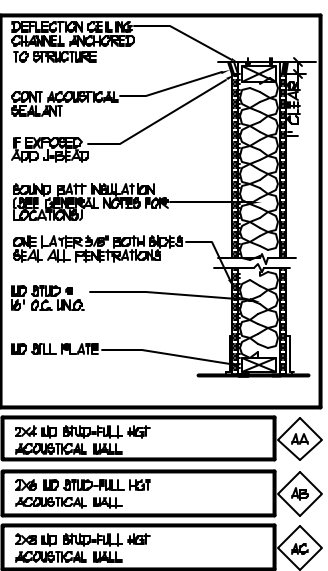
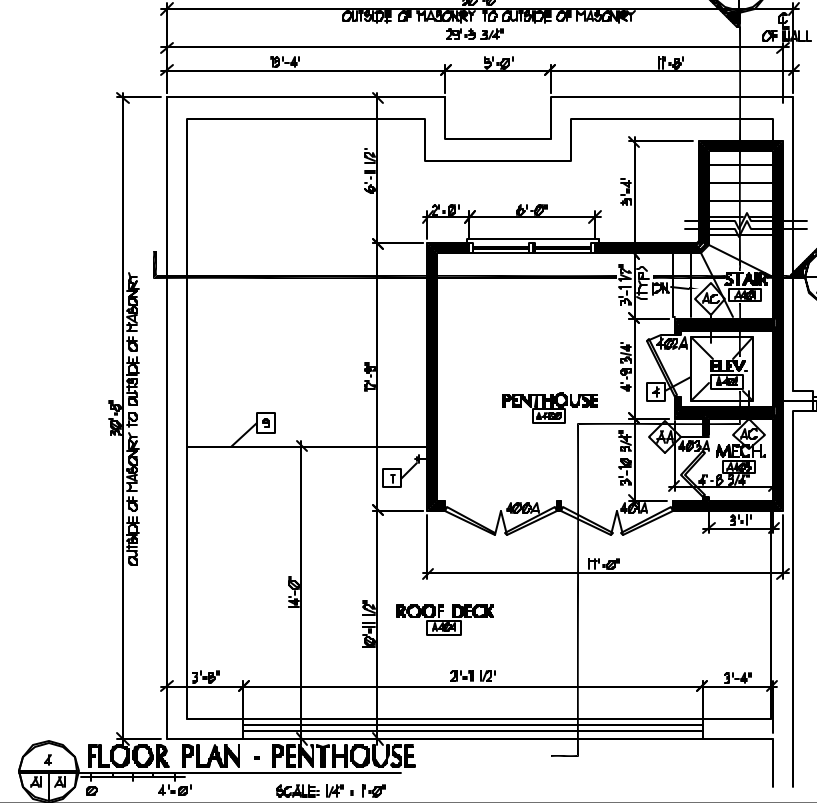
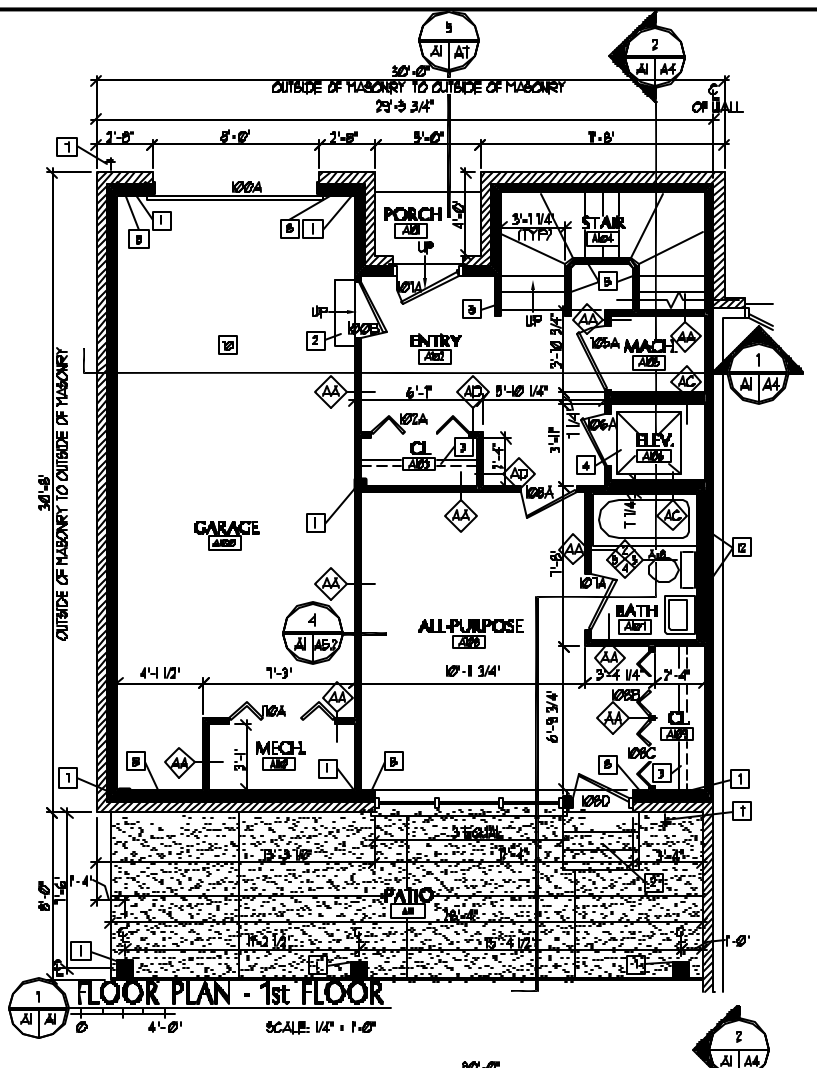
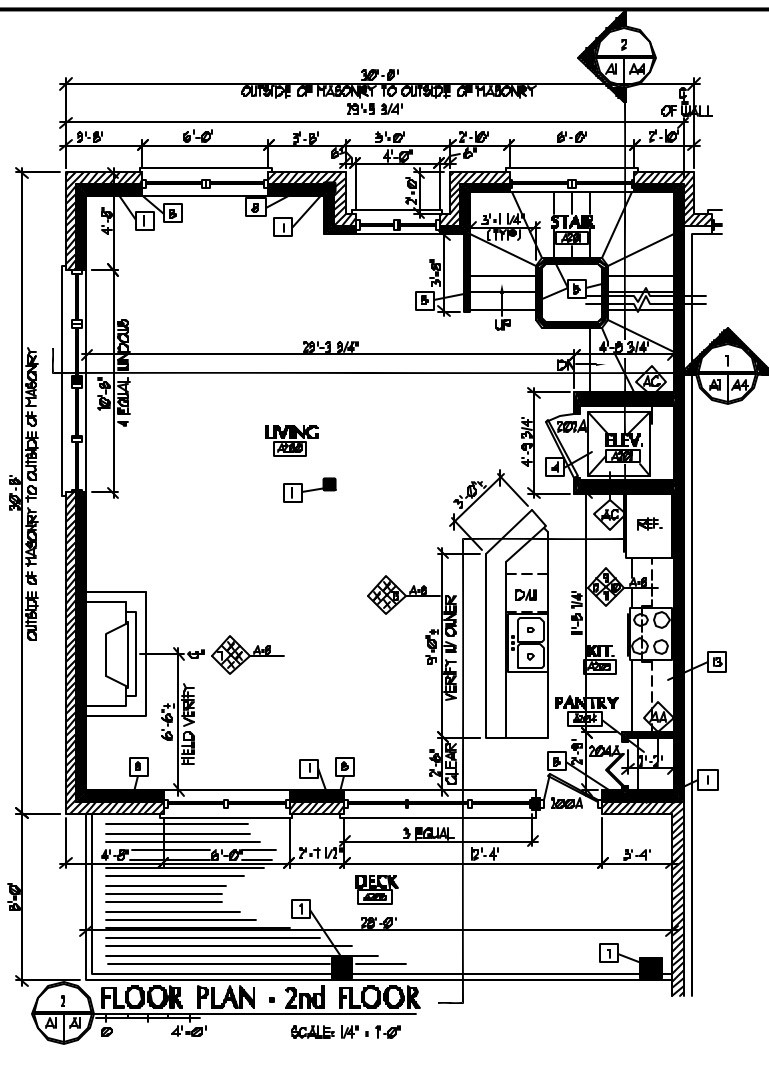
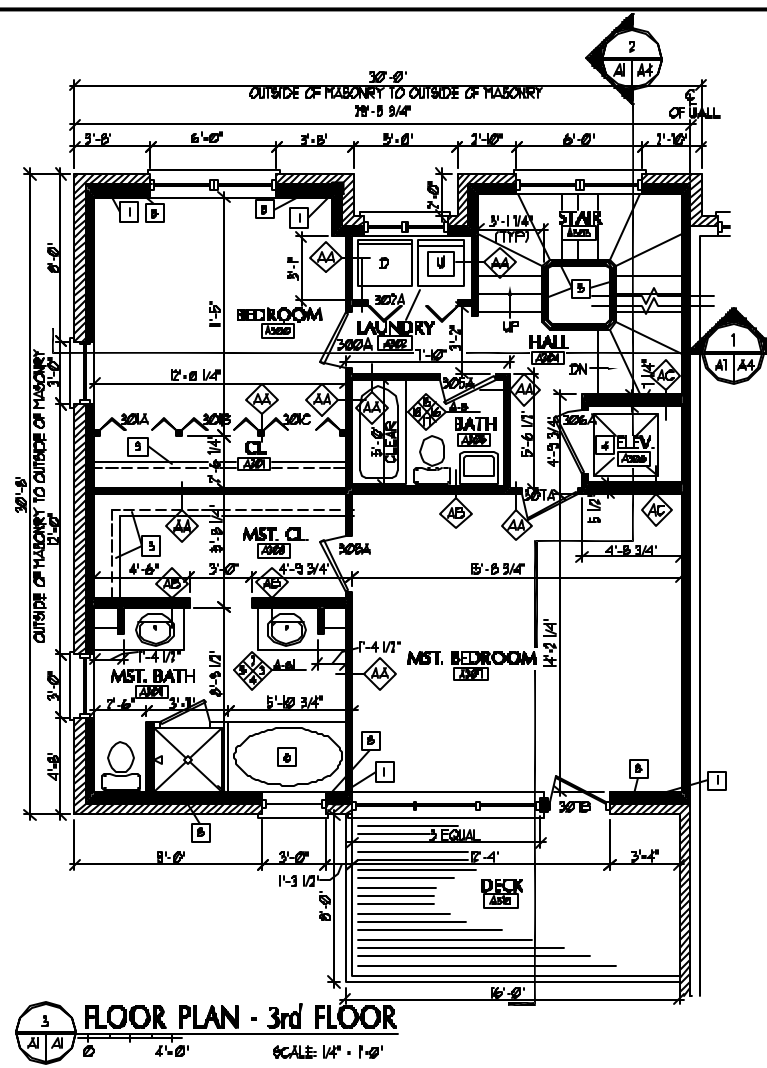
Drawn By: MC
Checked By: ACH

PROJECT NAME
**FLOOR PLAN
UNIT A**

A1

CONSTRUCTION SET - FOR CONSTRUCTION

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- FLOOR PLAN - GENERAL NOTES**
- ALL INTERIOR DIMENSIONS ARE 61/2" TO 61/2" UNLESS OTHERWISE INDICATED.
 - DIMENSIONS MARKED "CLEAR" ARE TO BE A MINIMUM DISTANCE CLEAR BETWEEN FINISHED CONTRACTOR TO FIELD VERIFY.
 - MAXIMUM RISER HEIGHT ON ALL STAIRS TO BE 1 3/4" AND MINIMUM TREAD DEPTH TO BE 10" UNLESS OTHERWISE INDICATED.
 - ALL GIBS TO BE A MAXIMUM OF 1/4" ABOVE FIN. FL.
 - CONTRACTOR TO VERIFY DIMENSIONS OF ALL KITCHEN APPLIANCES.
 - GIBS IN ALL BATHROOMS AND KITCHENS TO BE MR. GIBS.
 - PROVIDE AND INSTALL FLOOR DRAINS IN ALL LAUNDRY AREAS.
 - MINIMUM TREAD DEPTH ON UNDER STAIRS TO BE 6". SEE 3/ AS2
 - ALL TILE AREAS TO HAVE CEMENTITIOUS BACKER BOARD.
 - BOUND BATT INSULATION TO BE INSTALLED IN THE INTERIOR WALLS OF ALL BEDROOMS, BATHROOMS, LAUNDRY ROOMS, AND MECH. ROOMS (VERIFY W/ OWNER).
 - REFER TO SITE GRADING PLAN (SHEET C-4) FOR EXTERIOR STAIR ELEVATIONS, 1 EXACT NUMBER OF STAIRS.
 - 5/8" TYPE "X" GYP. BD. TO BE INSTALLED ON ALL GARAGE CEILING.
 - VERIFY ALL COLUMN PIER AND FOOTING LOCATIONS W/ STRUCTURAL.
 - MIN CLEAR WIDTH (INCLUDING HANDRAILS) OF ALL PORTIONS OF ALL STAIRS TO BE 3'-0".

- FLOOR PLAN - KEYED NOTES**
- COLUMN PER STRUCTURAL.
 - PROVIDE AND INSTALL PRECAST CONC. STEPS W/ 1 3/4" (MAX) RISER AND 10" (MIN) TREAD.
 - PROVIDE AND INSTALL MD. CLOSET SHELF AND ROD.
 - PROVIDE AND INSTALL RESIDENTIAL LINDING DRUM ELEVATOR TO DESTINATION BY NATIONAL WHEEL-CHAIR ACCESSIBILITY ACT. CONTRACTOR TO VERIFY EXACT LOCATION OF ELEVATOR SHUNT AND MACHINE ROOM W/ EXACT MODEL SUPPLIED.
 - WALLS AROUND STAIR TO BE 4" HIGH AS MEASURED FROM THE LEADING EDGE OF THE TREAD (T.T.P.).
 - PROVIDE AND INSTALL ACRYLIC DRAIN IN BATH TO FLOOR W/ 2x3 BY KOHLER. VERIFY EXACT MODEL AND COLOR WITH OWNER.
 - PROVIDE AND INSTALL FROST-PROOF HOSE BIB.
 - MD. STUD WALL TO BE 2 x 8 @ 16" O.C.
 - EXTENT OF MD. DECKING ON BLEACHERS, VERIFY W/ OWNER.
 - PROVIDE & INSTALL MD. BLOCKING AS REQ'D FOR GARAGE DOOR OPENING MOTOR TRACK AND OTHER RELATED HARDWARE.
 - THIS WINDOW TO BE AN EGRESS WINDOW (COMPLY WITH 2003 IBC).
 - PROVIDE AND INSTALL A 3/2" MD. STUD PLUMBING WALL ADJACENT TO THE 1-HR FIRE SEPARATION WALL.
 - PLUMBING AS FOR KITCHEN TO STUB UP THROUGH THE FLOOR (NOT WITHIN THE 1-HR SEPARATION WALL).

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

