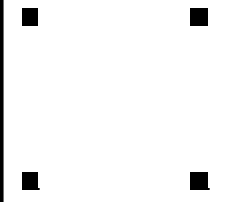


PORT CITY ARCHITECTURE

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	6-15-26	CONSTRUCTION SET
2	1-11-26	PERMIT SET
1	6-9-26	REVIEW SET

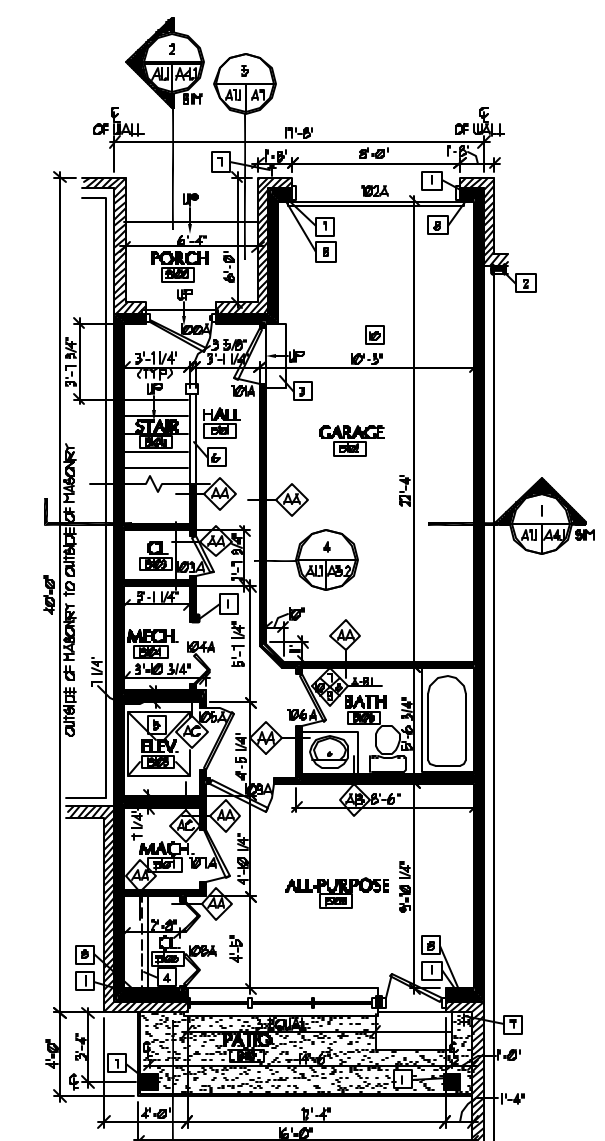
DATE DESCRIPTION REVISIONS

Date Issued Date - Year
 Project Number 0426

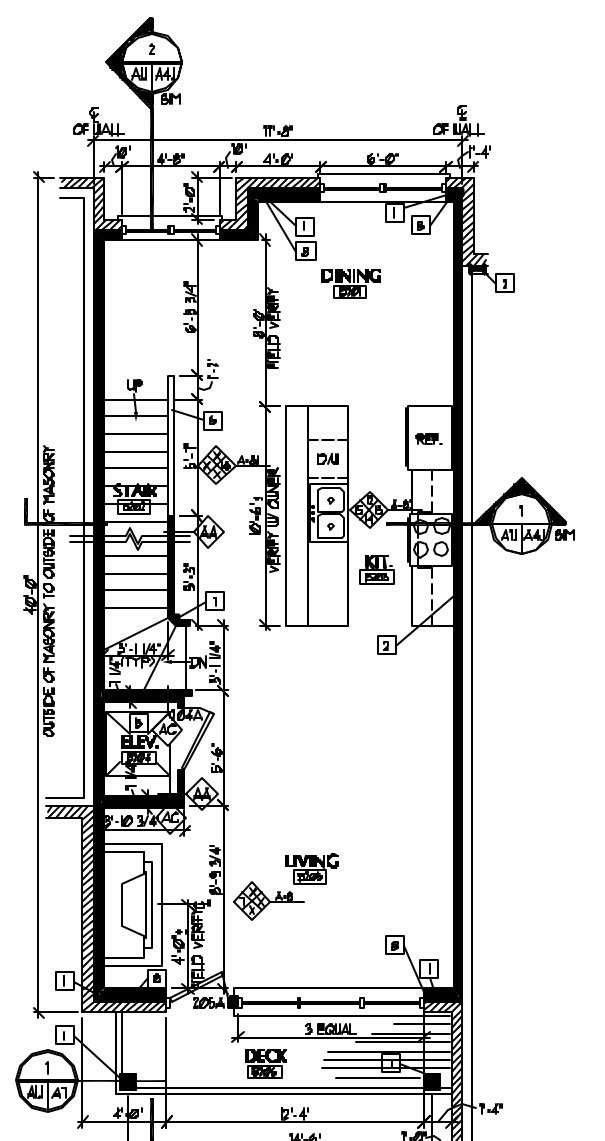
Drawing State

SHEET NAME
FLOOR PLAN UNIT B

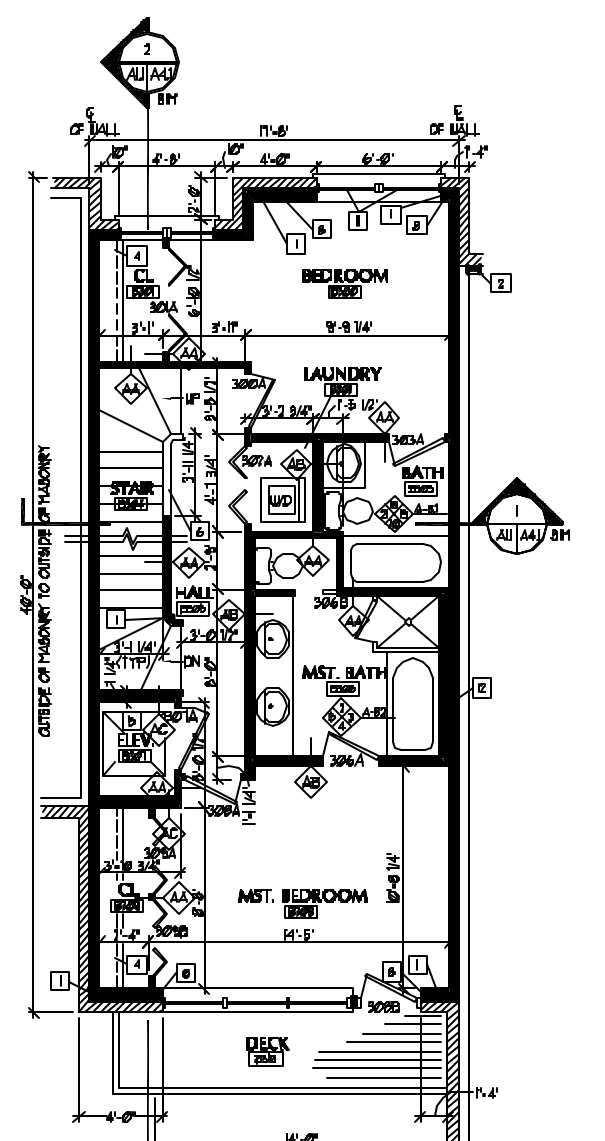
Drawn By MC
 Checked By ACH
A1.1



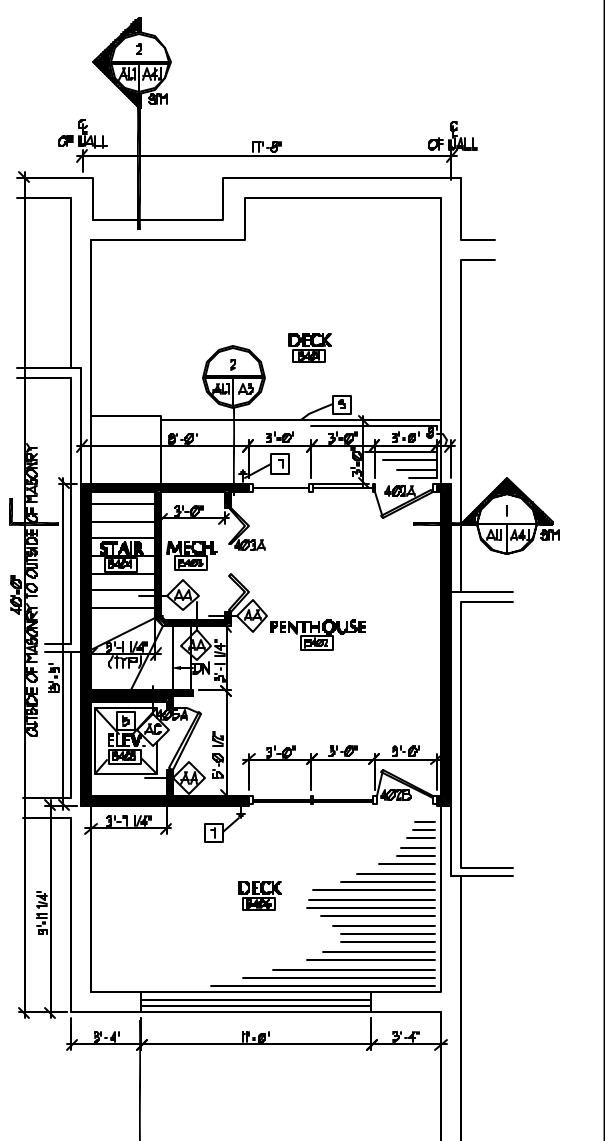
1 FLOOR PLAN - 1st FLOOR
 SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - 2nd FLOOR
 SCALE: 1/4" = 1'-0"

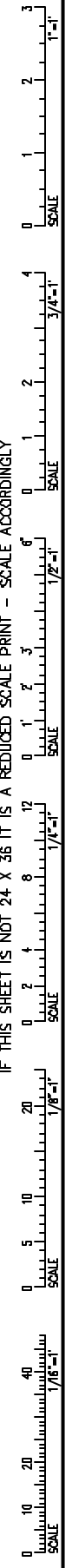


3 FLOOR PLAN - 3rd FLOOR
 SCALE: 1/4" = 1'-0"



4 FLOOR PLAN - PENTHOUSE
 SCALE: 1/4" = 1'-0"

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



FLOOR PLAN - GENERAL NOTES

- A. ALL INTERIOR DIMENSIONS ARE STUD TO STUD, UNLESS OTHERWISE INDICATED.
- B. DIMENSIONS MARKED 'CLEAR' ARE TO BE A MINIMUM DISTANCE CLEAR BETWEEN FINISHES. CONTRACTOR TO FIELD VERIFY.
- C. MAXIMUM RISER HEIGHT ON ALL STAIRS TO BE 7 3/4" AND MINIMUM TREAD DEPTH TO BE 10" UNLESS OTHERWISE INDICATED.
- D. ALL GIBS TO BE A MAXIMUM OF 1/4" ABOVE FIN. FL.
- E. CONTRACTOR TO VERIFY DIMENSIONS OF ALL KITCHEN APPLIANCES.
- F. GIBS IN ALL BATHROOMS AND KITCHENS TO BE NYC GIB.
- G. PROVIDE AND INSTALL FLOOR DRAINS IN ALL LAUNDRY AREAS.
- H. MINIMUM TREAD DEPTH ON UNDER STAIRS TO BE 6". SEE 3/ AS2.
- I. ALL TILE AREAS TO HAVE CEMENTITIOUS BACKER BD.
- J. SOUND BATT INSUL. TO BE INSTALLED IN THE INTERIOR WALLS OF ALL BEDROOMS, BATHROOMS, LAUNDRY ROOMS, AND MECH ROOMS (VERIFY W/ OWNER).
- K. REFER TO SITE GRADING PLAN (SIT. C-1) FOR EXTERIOR STAIR ELEVATIONS, & EXACT NUMBER OF STAIRS.
- L. 5/8" TYPE 'X' GYP. BD. TO BE INSTALLED ON ALL GARAGE CEILING.
- M. VERIFY ALL COLUMN, PER AND FOOTING LOCATIONS W/ STRUCTURAL.
- N. MIN. CLEAR WIDTH (EXCLUDING HANDRAILS) OF ALL PORTIONS OF ALL STAIRS TO BE 3'-0".

FLOOR PLAN - KEYED NOTES

- 1 COLUMN (SEE STRUCT)
- 2 PUMPING GAS FOR KITCHEN TO STUB UP THROUGH THE FLOOR (NOT WITHIN THE FIRE SEPARATION WALL)
- 3 PROVIDE AND INSTALL PRECAST CONC. STEM W/ 1 3/4" MAXI REBAR AND 10" MINU TREAD
- 4 PROVIDE AND INSTALL MD. CLOSET SHELF AND ROD.
- 5 PROVIDE AND INSTALL RESIDENTIAL LINING DRUM ELEVATOR (EVL TO DESIGN) BY NATIONAL WHEEL-ELEVATOR (NWE) (ELEVATOR ROOM). CONTRACTOR TO VERIFY EXACT DIMENSIONS OF ELEVATOR SHAFT AND MACHINE ROOM W/ EXACT MODEL SUPPLIED.
- 6 WALLS BESIDE STAIRS TO BE 4" HGL AS MEASURED FROM THE LEADING EDGE OF THE TREAD (NTP).
- 7 PROVIDE AND INSTALL FROST-PROOF WARE BIB.
- 8 MD. STUD WALL TO BE 1 x 6 AT 16" O.C.
- 9 EXTENT OF MD. DECKING OVER SLEEPERS
- 10 PROVIDE & INSTALL MD. BLOCKING AS REQD FOR GARAGE DOOR OPENING MOTOR, TRACK AND OTHER RELATED HARDWARE.
- 11 THIS WINDOW TO BE AN ENERGY WINDOW (COMPLY WITH 2023 BCC).
- 12 PROVIDE AND INSTALL 1 x 6 MD. STUD WALL ADJACENT TO 1-HR FIRE SEPARATION WALL, AS REQD. FOR FUMING.

CONSTRUCTION SET - FOR CONSTRUCTION