

Guilford Court - 8 Unit

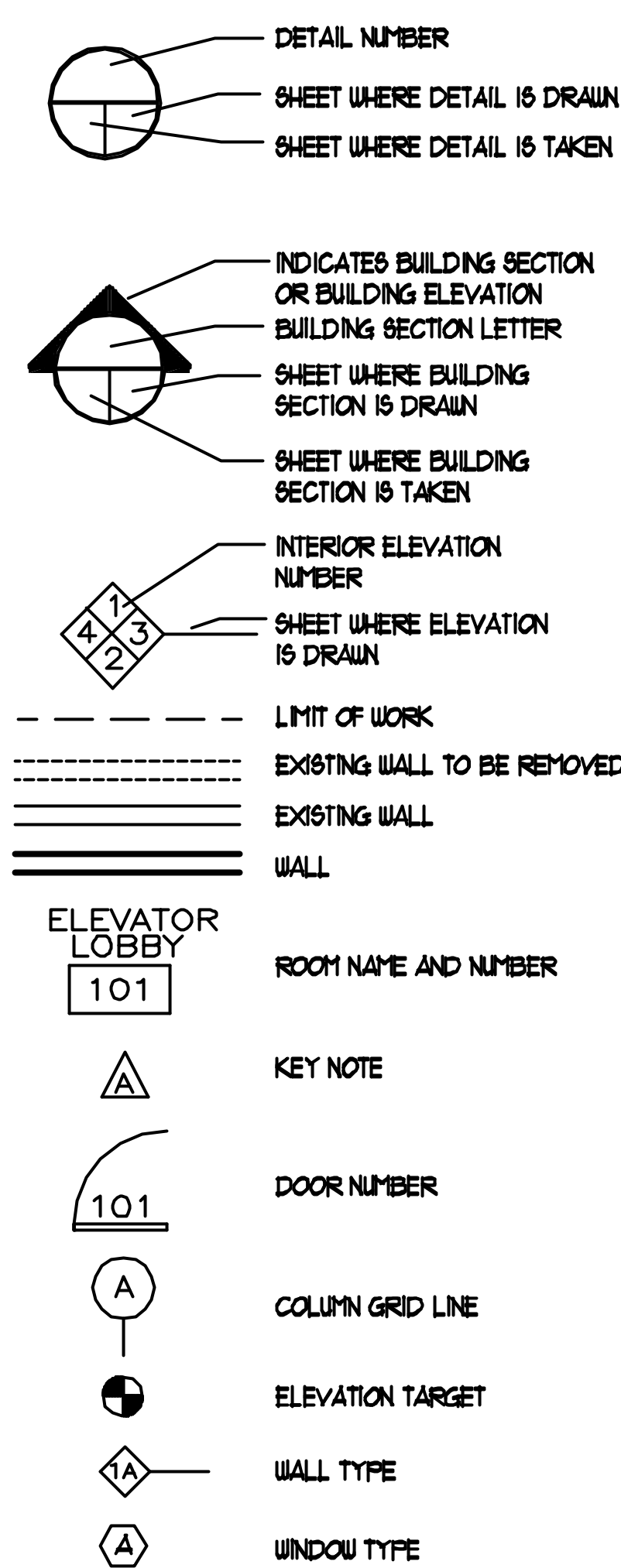
157 York Street

Portland, Maine

LIST OF DRAWINGS

T-1	TITLE	S-5	SECOND FLOOR FRAMING PLAN	A-8	EXTERIOR ELEVATIONS
C-1	SITE PLAN	S-6	THIRD FLOOR FRAMING PLAN	A-9	BUILDING SECTIONS
C-2	BOUNDARY SURVEY	S-7	ROOF FRAMING PLAN	A-10	BUILDING SECTIONS
C-3	SITE UTILITIES	A-1	BASEMENT FLOOR PLAN	A-11	STAIR SECTIONS
C-4	LANDSCAPING PLAN	A-2	FIRST FLOOR PLAN	A-12	ENLARGED PLANS AND INT. ELEV.
C-5	SITE DETAILS	A-3	SECOND FLOOR PLAN	A-13	ENLARGED PLANS AND INT. ELEV.
S-1	NOTES, LEGEND & ABBREVIATIONS	A-4	THIRD FLOOR PLAN		
S-2	TRUSS DIAGRAM	A-5	ROOF PLAN		
S-3	FOUNDATION PLAN	A-6	SCHEDULES		
S-4	FIRST FLOOR FRAMING PLAN	A-7	SCHEDULES / DETAILS		

LEGEND



GENERAL NOTES

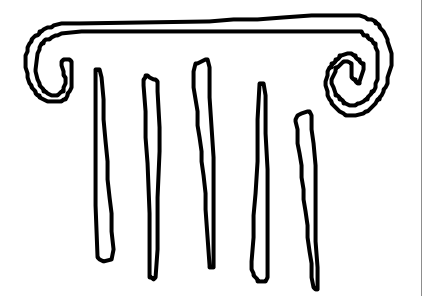
- ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- IT IS THE INTENT AND MEANING OF THESE 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 SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER)
- 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 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. 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

- CONSTRUCTION TYPE: 5B
- USE: R-2 (BOCA 3003)
RESIDENTIAL MULTIPLE FAMILY DWELLING
- SIZE: TOTAL: 12,593 SF
ALLOWABLE: 30,120 SF
- SPRINKLERS - YES - REQ'D BOCA 3049
NFPA 13 R SYSTEM (RESIDENTIAL SPRINKLER SYSTEM)
- COMMON PATH LIMIT - 50 FT
- DEAD END LIMIT - 50 FT
- SHAFTS - 1 HR
- EXIT STAIRS - 1 HR
- FLOOR / CEILING ASSEMBLY - 30 MIN
- TENANT SEPARATIONS - 30 MIN
- OCCUPANCY LOAD: 1 PERSON PER 200 SF
- TRAVEL DISTANCE LIMIT - WITHIN A DWELLING UNIT TO A CORRIDOR - 125 FT
FROM DWELLING UNIT ENTRANCE TO NEAREST EXIT STAIR - 200 FT

TYPICAL ABBREVIATIONS

# AND ANG ANGLE @ AT ADA AMERICAN DISABILITIES ACT ADJ ADJUST OR ADJACENT AFF ABOVE FINISH FLOOR ALUM ALUMINUM ARCH ARCHITECT OR ARCHITECTURAL AVG AVERAGE BD BOARD BLDG BUILDING BLKG BLOCKING BM BEAM BO BOTTOM OF C CENTER LINE CAB CABINET CLG CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT CNTR COUNTER COL COLUMN CONC CONCRETE CONT CONTINUOUS COORD COORDINATE COR CORNER CPT CARPET CW COLD WATER DBL DOUBLE DEG DEGREE DHW DOMESTIC HOT WATER DIA DIAMETER DIM DIMENSION DN DOWN DR DOOR DS DOWN SPOUT DW DISH WASHER DRWG DRAWING E EAST EA EACH EJ EXPANSION JOINT	ELEC ELECTRIC ELEV ELEVATION EMP EMPLOYEE ENCL ENCLOSE ENT ENTRY or ENTRANCE EQ EQUAL EQUIP EQUIPMENT EWC ELECTRIC WATER COOLER EXH EXHAUST EXIST EXISTING EXP EXPANSION EXT EXTERIOR FBO FURNISHED BY OWNER FDN FOUNDATION FF FINISH FLOOR FFE FINISH FLOOR ELEVATION FIN FINISH FIXT FIXTURE FLG FLOORING FLR FLOOR FLUOR FLUORESCENT FT FOOT or FEET GA GAUGE GALV GALVANIZED GC GENERAL CONTRACTOR GL GLASS GWB GYPSUM WALL BOARD HGT HEIGHT HM HOLLOW METAL HORIZ HORIZONTAL HR HOUR HYAC HEATING, VENTILATION & AIR CONDITION IBC INSTALLED BY CONTRACTOR IN INCHES INSUL INSULATION INT INTERIOR JT JOINT LAM LAMINATED LB POUNDS LF LINEAR FEET	LL LIVE LOAD LWC LIGHT WEIGHT CONCRETE MAX MAXIMUM MECH MECHANICAL MFG MANUFACTURE MH MAN HOLE MIL MILLIMETER MIN MINIMUM MSB MAIN SWITCH BOARD MTD MOUNTED MTL METAL MW MICROWAVE N NORTH N/A NOT APPLICABLE NAT NATURAL NIC NOT IN CONTRACT # NUMBER NTS NOT TO SCALE OC ON CENTER OH OVER HEAD PAR PARALLEL P/C PRECAST CONCRETE PERF PERFORATED PERP PERPENDICULAR PL PLATE P-LAM PLASTIC LAMINATE PLAS PLASTER PLBG PLUMBING PLYUD PLYWOOD PSI POUNDS PER SQUARE INCH PT PRESSURE TREATED PTD PAINT QTY QUANTITY R RISER or RADIUS RAD RADIUS RCP REFLECTED CEILING PLAN RD ROOF DRAIN REF REFRIGERATOR REIN REINFORCED REQD REQUIRED	RO ROUGH OPENING RM ROOM RTU ROOF TOP UNIT S SOUTH SAT SUSPENDED ACOUSTICAL TILE SCHED SCHEDULE SD STORY DRAIN SECT SECTION SF SQUARE FEET SIM SIMILAR MTL METAL SPEC SPECIFICATIONS SS STAINLESS STEEL SQ SQUARE STD STANDARD STL STEEL STRUC STRUCTURAL SUSP SUSPENDED SYMM SYMMETRICAL T THERMOSTAT T & B TOP AND BOTTOM TEL TELEPHONE TGL TENERED GLASS THICK THICKNESS TI TENANT IMPROVEMENTS T.O. TOP OF TOJ TOP OF JOIST TOS TOP OF STEEL TYP TYPICAL UL UNDERWRITERS LABORATORIES, INC UNO UNLESS NOTED OTHERWISE VB VINYL BASE VCT VINYL COMPOSITE TILE VERT VERTICAL VF VERIFY IN FIELD W WIDE or WEST WD WOOD WC WATER COOLER W WITH W/O WITHOUT X EXISTING
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GUILFORD COURT
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 PORTLAND, ME

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TITLE
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