LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- BUILDING
- EDGE OF PAVEMENT
- EDGE OF PATIO
- GRANITE CURB
- CONCRETE WALL
- STOCKADE FENCE
- STOCKADE FENCE
- 4 CONCRETE WALL
- STONEWALL
- BOUND FOUND
- IRON PIPE OR SOLID PIN FOUND
- IRON PIPE SET
- (50.00') DISTANCE FROM REFERENCE PLAN OR DEED.
- N/F NOW OR FORMERLY
- EX. T.W.V 78.7 + TOP OF WALL ELEVATION
- SEWER MANHOLE
- ELECTRIC OR CABLE MANHOLE
- HYDRANT
- GATE VALVE
- GAS VALVE
- CATCH BASIN WITH CURB INLET
- UTILITY POLE
- CONTOURS
- GAS LINE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- DECIDUOUS TREE

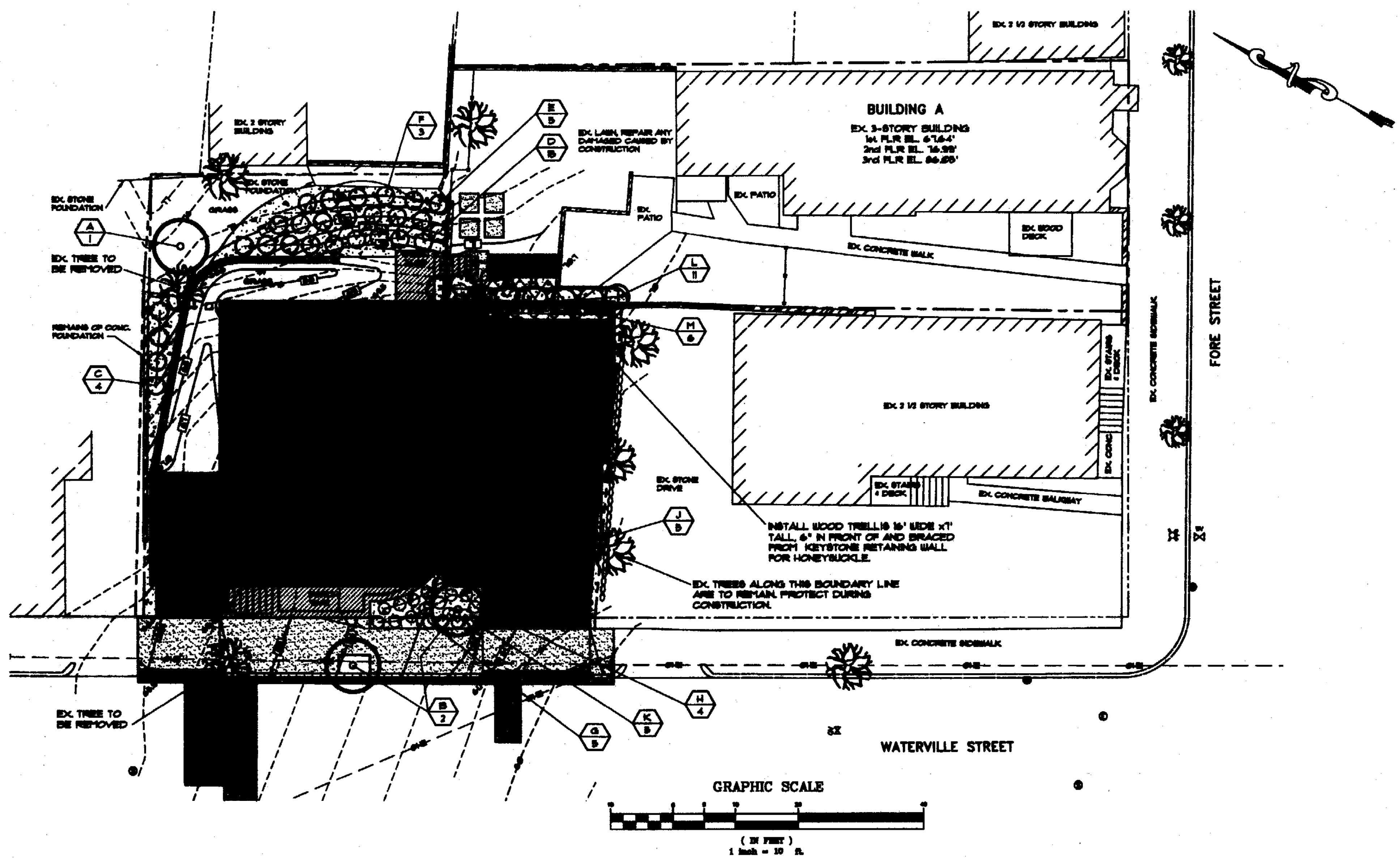
PROPOSED

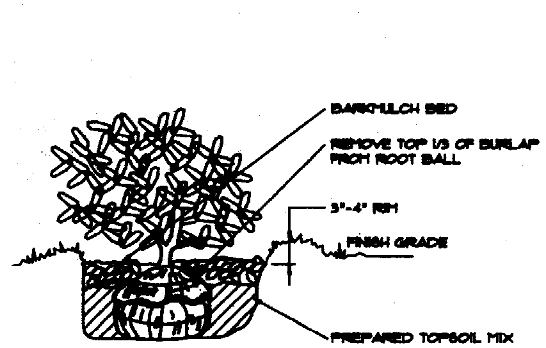
- EDGE OF PAVEMENT
- SLOPED BITUMINOUS CURB
- VERTICAL GRANITE CURB
- BUILDING
- CONTOURS
- GAS LINE
- SANITARY SEWER
- STORM DRAIN
- UNDERGROUND ELECTRIC
- WATER LINE
- UNDERDRAIN
- FOUNDATION DRAIN
- STORMDRAIN
- SPOT GRADE
- TOP OF WALL ELEVATION
- SANITARY MANHOLE
- DRAIN MANHOLE
- FIELD INLET
- SURFACE DRAINAGE
- PARKING SPACE DESIGNATION
- SILT FENCE
- CHAINLINK FENCE
- MODULAR BLOCK RETAINING WALL
- CONC. RETAINING WALL
- BARKMULCH BED
- WOOD DECK 4 STEPS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT

PLANT LIST

A / 12 — SYMBOL / QUANTITY

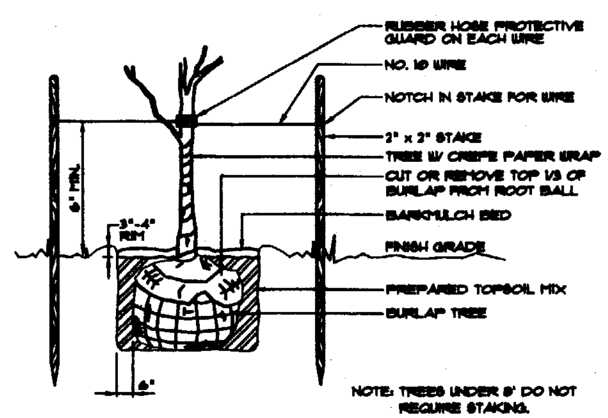
SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY
A	GREEN ASH / fraxinus lanceolata Marshall's Seedless	2 1/2" cal.	1
B	FLOWERING CRAB / malus "Snowdrift"	1 1/2" cal.	2
C	HEMLOCK / tsuga canadensis 'Canadian'	4-5' tall	4
D	JUNIPER / juniperus pfitzeriana green 'Chinensis'	18"-24" tall	15
E	BURNING BUSH / euonymus alatus	24"-30" tall	5
F	FORSYTHIA / forsythia 'Karl Sax'	18-24" tall	3
G	ARBORVITAE / thuja occidentalis 'Woodwardii'	18"-24" tall	5
H	DWARF WINGED EUONYMUS / e. alatus compacta	15"-18" tall	4
J	YEW / taxus cuspidata 'Nana'	18"-24" tall	5
K	HYDRANGEA / hydrangea arborescens 'Annabelle'	2-3' tall	8
L	RHODODENDRON / rhododendron 'English Roseum'	2-3' tall	11
M	HONEYSUCKLE/ lonicera sakhalinensis	2 year	6





(3) SHRUB PLANTING DETAIL

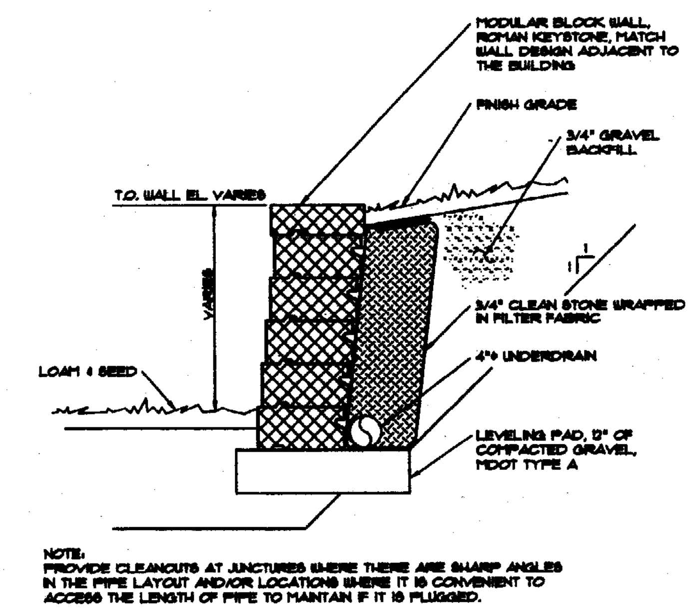
NOT TO SCALE



NOTE: TREES UNDER 8' DO NOT REQUIRE STAKING.

(2) TREE PLANTING DETAIL

NOT TO SCALE



NOTE:
PROVIDE CLEANOUTS AT JUNCTURES WHERE THERE ARE SHARP ANGLES IN THE PIPE LAYOUT AND/OR LOCATIONS WHERE IT IS CONVENIENT TO ACCESS THE LENGTH OF PIPE TO MAINTAIN IF IT IS PLUGGED.

(1) LANDSCAPE MODULAR BLOCK WALL

NOT TO SCALE

STATE OF MAINE — THOMAS S. GREER — 4306 — PROFESSIONAL ENGINEER — 5/7/03

WATERVILLE STREET CONDOMINIUMS
FOR
CASCO BAY VENTURES, FALMOUTH MAINE

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

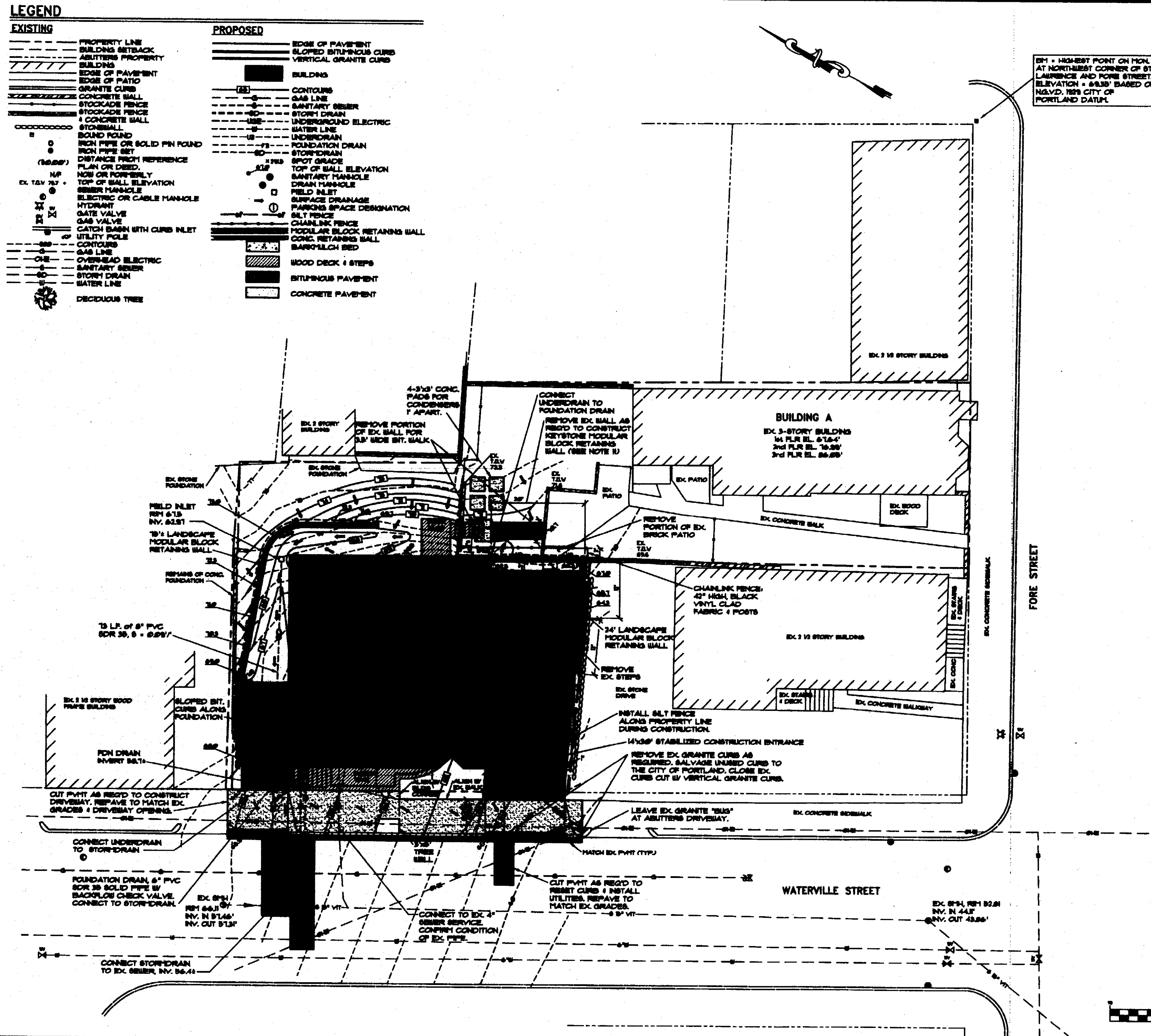
CONSULTANTS:

REVISIONS:
3/14/03 REV'D PER CITY REVIEW
3/28/03 REV'D PER CITY REVIEW
5/6/03 REV'D PER CITY REVIEW

DATE:	JAN. 13, 2003
PROJECT No.	PG 02205
DRAWN BY:	JDC
CHECKED BY:	TSG
SCALE:	AS SHOWN

SHEET TITLE:
LANDSCAPE PLAN AND DETAILS

C3



SITE NOTES

1. ELEVATIONS ARE BASED ON CITY DATUM. MON. AT NORTHWEST CORNER OF ST. LAWRENCE AND FORE STREET. ELEVATION = 69.35'
2. PROPOSED BUILDING SHALL HAVE A NUMBER CLEARLY VISIBLE FROM WATERVILLE STREET.
3. CALL DIG-SAFE (1-888-225-4977) PRIOR TO BEGINNING WORK.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR THE LATEST EDITION (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED: SILT FENCE, HAY BALE, ETC. AS WELL AS THEIR LOCATION.)
5. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL UTILITY SERVICE CONNECTIONS PROPOSED WITHIN CITY STREETS ARE TO BE INSPECTED BY THE INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTLAND WHERE APPLICABLE.
7. SEWER SERVICE CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL REQUIRE A STREET OPENING PERMIT FROM PUBLIC WORKS.
8. ANY CURBING TO BE REMOVED THAT IS NOT REUSED REMAINS THE PROPERTY OF THE CITY OF PORTLAND. CURBING THAT IS REMOVED AND NOT REUSED WILL BE TAKEN TO THE CITY'S OUTER CONGRESS STREET STOCKYARD.
9. CONTRACTOR TO MATCH NEW PAVEMENT THICKNESSES AND MATERIAL TO EXISTING PAVEMENT THICKNESS AND MATERIAL IN THE RIGHT-OF-WAY AREAS. THIS MAY INCLUDE COBBLESTONE.
10. GENERAL CONTRACTOR TO CLEAN ALL CATCH BASINS OR FIELD INLETS, INCLUDING SUMPS, ADJACENT TO THE DEVELOPMENT SITE ONCE THE BUILDING AND SITE WORK ARE BOTH COMPLETE.
11. PROVIDE MODULAR BLOCK RETAINING WALL IN CONFORMANCE WITH PLAN "KEYSTONE WALL SECTION, DESIGN VALUES, CONSTRUCTION NOTES, DETAILS, PARTIAL SITE PLAN & WALL ELEVATION PROFILE" BY ASSOCIATED DESIGN PARTNERS INC. 80 LEIGHTON ROAD, FALMOUTH, ME 04105. DATED 01-03-02
12. THE OWNERS SHALL CONTRACT TO HAVE SNOW REMOVED FROM THE SITE.

CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES

1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
3. SEE PLAN FOR INSTALLATION OF POWERLINE UTILITIES, OVERHEAD OR UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE CONSTRUCTED WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED: SILT FENCE, HAY BALE, ETC. AS WELL AS THEIR LOCATION.)
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH BARKMULCH OR LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE.)
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
9. SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

GRAPHIC SCALE

0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

STATE OF MAINE
THOMAS S. GREER
4806
PROFESSIONAL ENGINEER
5/7/03

WATERVILLE STREET CONDOMINIUMS

FOR

CASCO BAY VENTURES, FALMOUTH MAINE

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

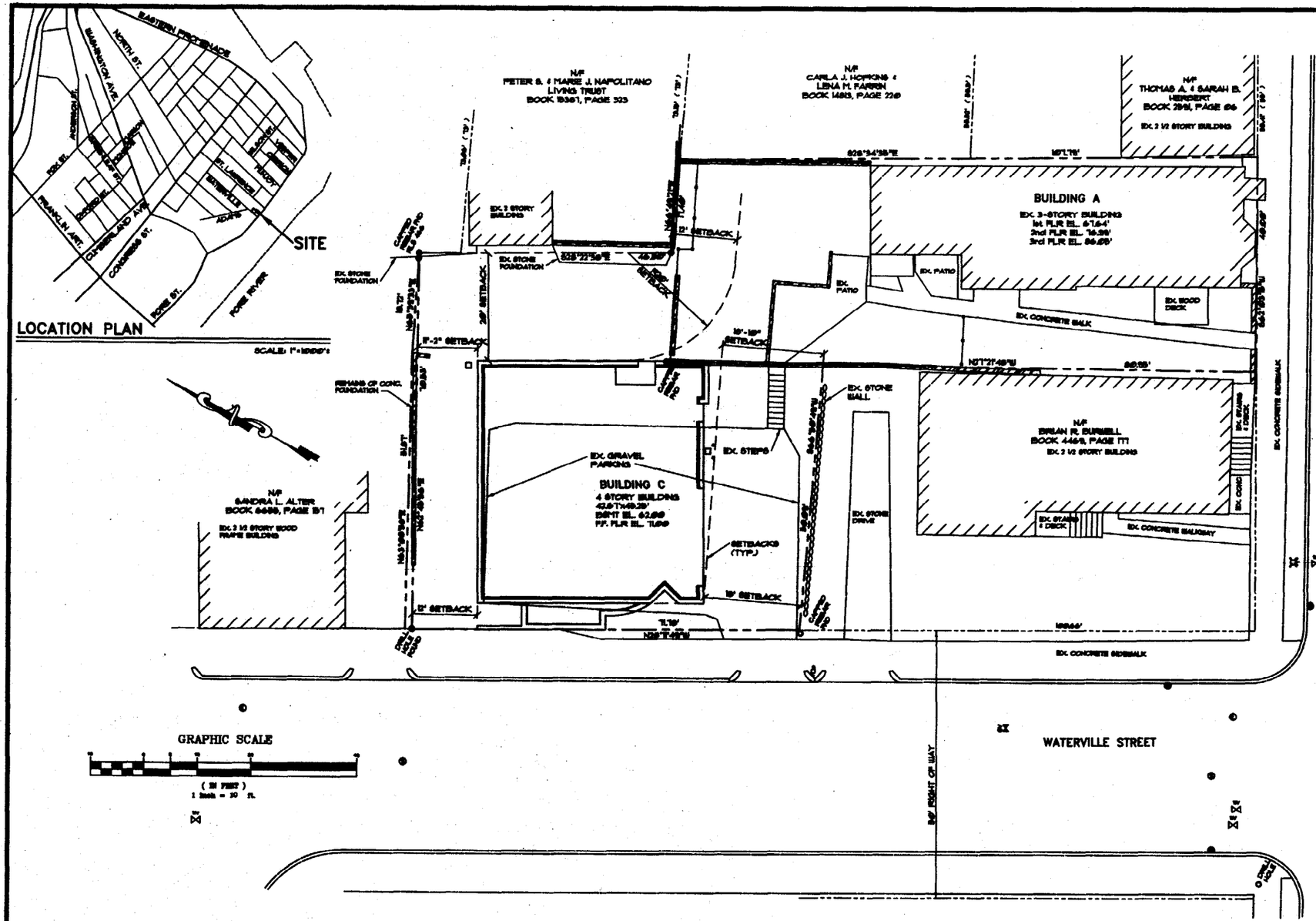
CONSULTANTS:

REVISIONS:
3/14/03 REV'D PER CITY REVIEW
3/28/03 REV'D PER CITY REVIEW
5/6/03 REV'D PER CITY REVIEW

DATE:	JAN. 13, 2003
PROJECT No.	PG 02206
DRAWN BY:	JDC
CHECKED BY:	TSG
SCALE:	AS SHOWN

SHEET TITLE:
SITE PLAN

C2



SUBDIVISION PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

_____ DATE

LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- BUILDING
- EDGE OF PAVEMENT
- EDGE OF PATIO
- GRANITE CURB
- CONCRETE WALL
- STOCKADE FENCE
- STOCKADE FENCE
- 4' CONCRETE WALL
- STONEWALL
- BOUND FOUND
- IRON PIPE OR SOLID PIN FOUND
- IRON PIPE SET
- (50.00') DISTANCE FROM REFERENCE PLAN OR DEED.
- N/F NOW OR FORMERLY
- Ex. 73.1 / 72.7 + TOP OF WALL ELEVATION
- SEWER MANHOLE
- ELECTRIC OR CABLE MANHOLE
- HYDRANT
- GATE VALVE
- GAS VALVE
- CATCH BASIN WITH CURB INLET
- UTILITY POLE

ZONING REQUIREMENTS

ZONE: R-6 RESIDENTIAL
PERMITTED USES: MULTI-FAMILY DWELLINGS

1. MINIMUM LOT SIZE:	4,000 S.F.
2. MINIMUM AREA PER DWELLING UNIT:	1,000 S.F.
3. MINIMUM STREET FRONTAGE:	40 FEET
4. MINIMUM YARD DIMENSIONS:	
FRONT YARD:	15 FEET
REAR YARD:	30 FEET
SIDE YARD: 4 STORY	12 FEET
THE WIDTH OF ONE SIDE YARD MAY BE REDUCED ONE FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN 10 FEET.	
5. MAXIMUM LOT COVERAGE:	50%
6. MINIMUM LOT WIDTH:	50 FEET
7. MAXIMUM STRUCTURE HEIGHT:	45 FEET

PARKING: 2 PARKING SPACE PER DWELLING UNIT

GENERAL NOTES

1. OWNER/DEVELOPER: CASCO BAY VENTURES, FALMOUTH, MAINE, CCRD BK 8711 PG 256.
2. ARCHITECT: TPH ARCHITECTS, PORTLAND, MAINE.
3. ENGINEER: PINGHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
4. BOUNDARY, TOPOGRAPHY AND EXISTING CONDITIONS TAKEN FROM "EXISTING CONDITIONS PLAN OF LOTS ON FORE AND WATERVILLE STREETS PREPARED BY: BACK BAY BOUNDARY, INC. PROFESSIONAL LAND SURVEYING, PORTLAND, MAINE FOR: CASCO BAY VENTURES. DATE: 8-13-2003, REVISED: 09-19-2003, BENCHMARK: MON. AT NW CORNER OF ST. LAURENCE AND FORE STREET. ELEVATION = 69.39', SEE SITE PLAN.
5. ZONE: R-6.
6. TAX MAP REFERENCE: MAP 16, BLOCK J, LOTS 24, 25 AND 13.
7. TOTAL PARCEL: APPROXIMATLEY 8818 S.F., 0.20 ACRES.
8. BUILDING SHALL HAVE NUMBERS CLEARLY VISIBLE FROM THE ROAD.
9. BUILDING TO BE SERVICED BY PUBLIC GAS, SEWER AND WATER.
10. POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
11. CALL DIG-SAFE (1-888-220-4511) PRIOR TO BEGINNING WORK.
12. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT. DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
13. SOILS AS SHOWN IN "SOIL SURVEY CUMBERLAND COUNTY, MAINE" PUBLISHED BY SOILS CONSERVATION SERVICE ARE CLASSIFIED AS HINCKLEY.
14. THIS PROJECT IS THE SUBDIVISION OF 8818 s.f. OF LAND FOR 2-BUILDINGS WITH 3 DWELLING UNITS IN THE EXISTING BUILDING AND 4-DWELLING UNITS IN THE PROPOSED BUILDING.
15. THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DIMINIUS CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE. DRAWINGS INCLUDED IN THIS SUBMITTAL ARE:
C1 - SUBDIVISION PLAN
C2 - SITE PLAN
C3 - LANDSCAPE PLAN & DETAILS
C4 - DETAILS

CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES

1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
3. SEE PLAN FOR INSTALLATION OF POWERLINE UTILITIES, OVERHEAD OR UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE CONSTRUCTED WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED: SILT FENCE, HAY BALE, ETC. AS WELL AS THEIR LOCATION.)
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH BARK MULCH OR LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
9. SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

STATE OF MAINE — THOMAS S. HOYT — REGISTERED ARCHITECT — 5703

WATERVILLE STREET CONDOMINIUMS
FOR
CASCO BAY VENTURES, FALMOUTH MAINE

TPH ARCHITECTS
165 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

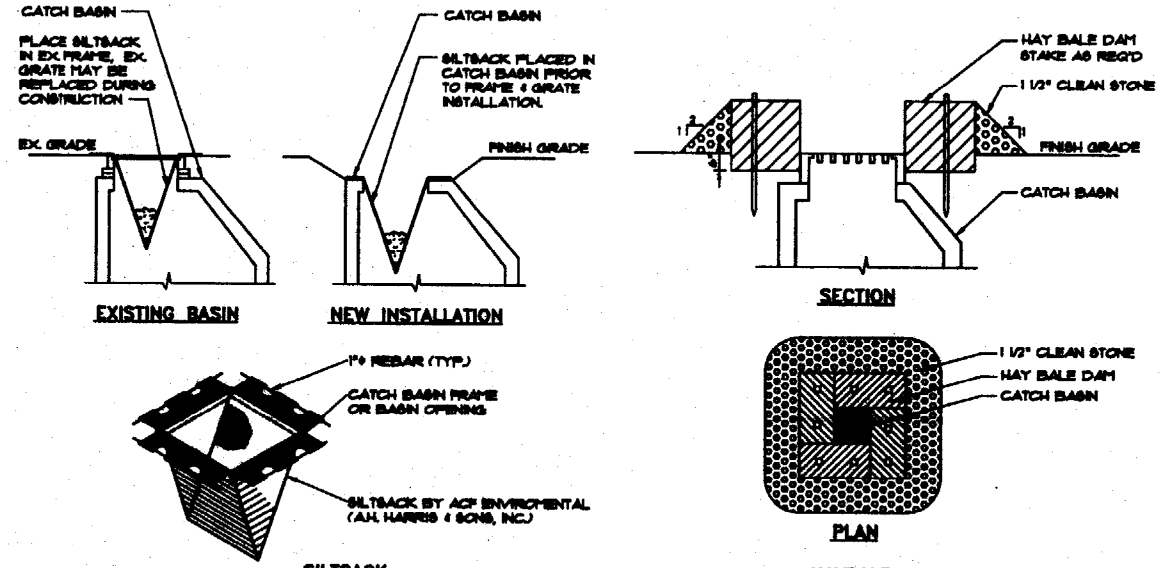
CONSULTANTS:
CIVIL
Pingham & Greer
Consulting Engineers, Inc.
170 U.S. Route One
Falmouth, ME 04105
207-781-2822
SURVEYING
Back Bay Boundary
Consulting Land Surveyors, Inc.
170 U.S. Route One
Falmouth, ME 04105
207-781-2822

REVISIONS:
3/14/03 REVD PER CITY REVIEW
6/9/03 REVD PER CITY REVIEW

DATE:	JAN. 13, 2003
PROJECT No.	PG 02305
DRAWN BY:	JDC
CHECKED BY:	TSH
SCALE:	AS SHOWN

SHEET TITLE:
SUBDIVISION PLAN

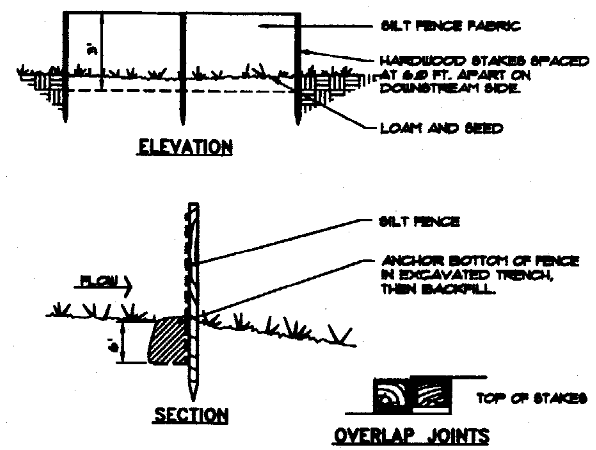
C1



CATCHBASIN INLET MAY BE PROTECTED BY EITHER HAYBALE AND STONE FILTER OR SILTSACK

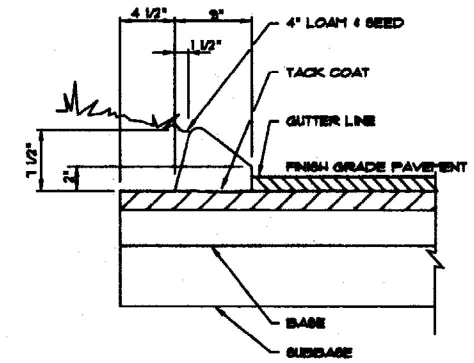
(4) CATCH BASIN PROTECTION

NOT TO SCALE



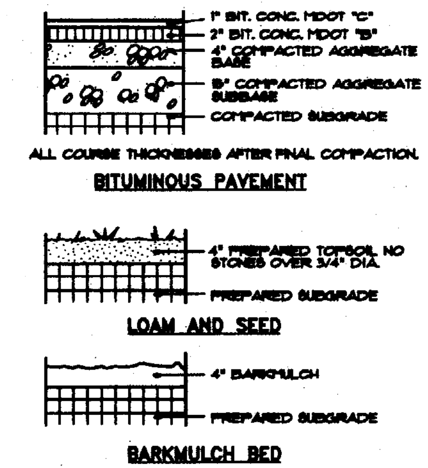
(3) SILT FENCE DETAIL

NOT TO SCALE



(2) BITUMINOUS CURB DETAIL

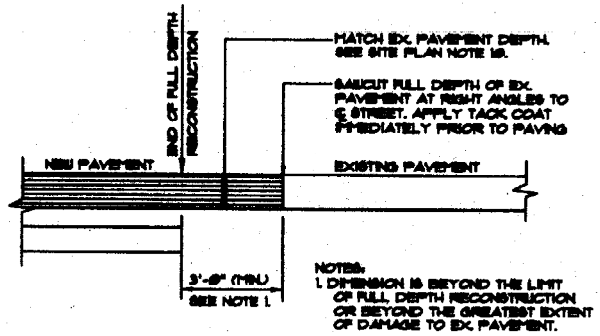
NOT TO SCALE



SEE CITY OF PORTLAND DETAILS FOR CONCRETE SIDEWALK AND DRIVEWAY APRONS.

(1) SURFACING DETAILS

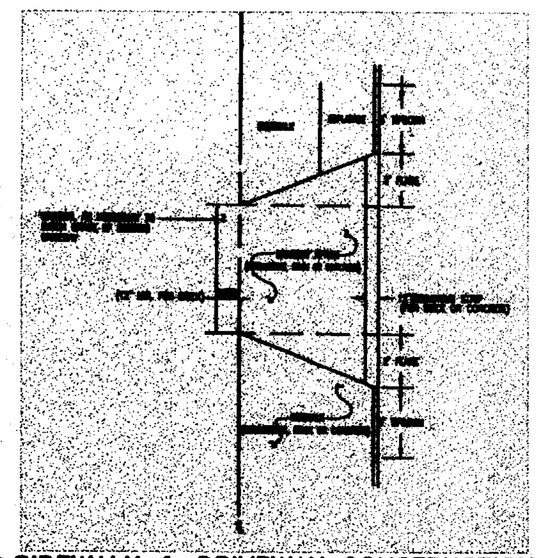
NOT TO SCALE



NOTES:
1. DIMENSION IS BEYOND THE LIMIT OF FULL DEPTH RECONSTRUCTION OR BEYOND THE GREATEST EXTENT OF DAMAGE TO EX. PAVEMENT.

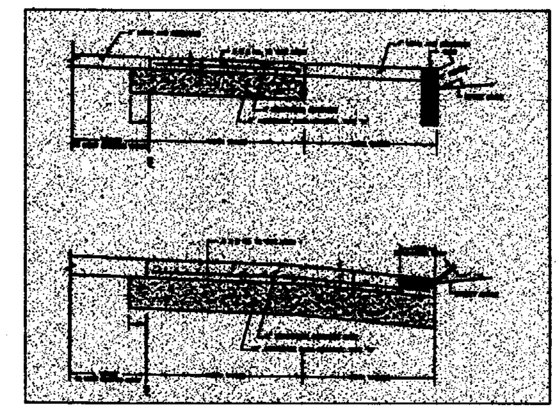
(8) PAVEMENT CUTTING & MATCHING DETAIL

NOT TO SCALE



(7) SIDEWALK & DRIVEWAY CONSTRUCTION

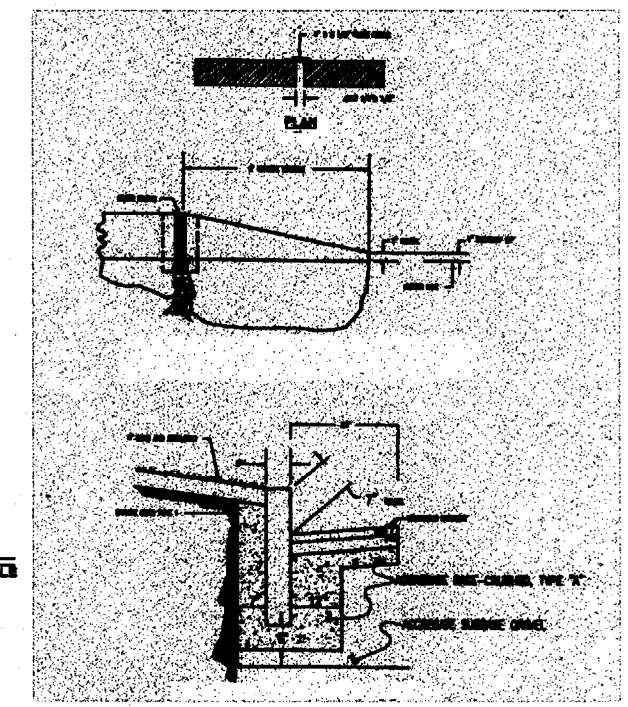
NOT TO SCALE



SECTION @ DRIVEWAY

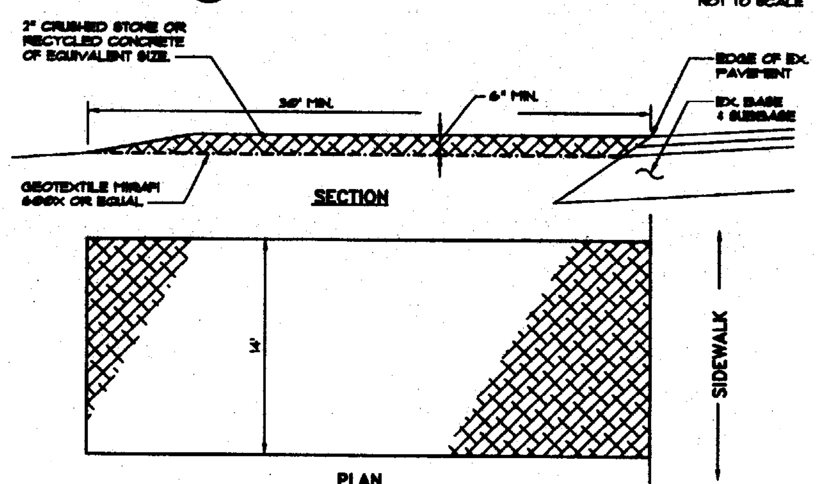
(6) CONCRETE SIDEWALK AND DRIVEWAY CONSTRUCTION

NOT TO SCALE



(5) CURB INSTALLATION

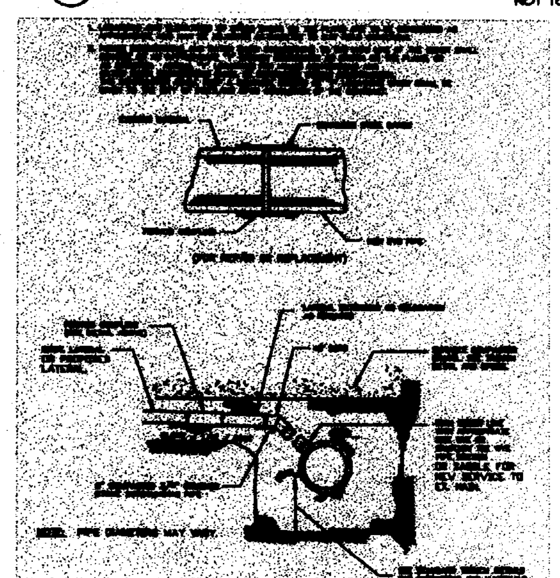
NOT TO SCALE



NOTES:
1. MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORMDRAINS.
2. REMOVE STABILIZED CONSTRUCTION ENTRANCE TO FINISH CONSTRUCTION & PAVEMENT.

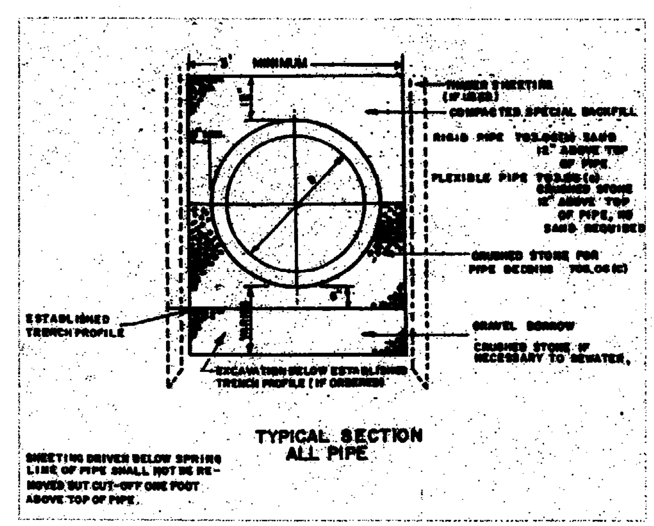
(12) STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



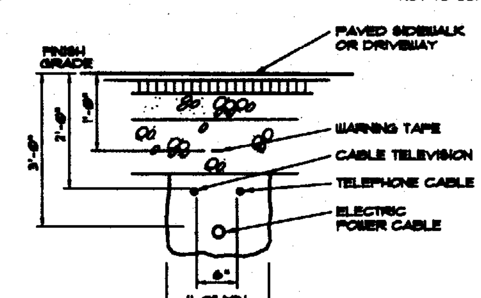
(11) TYP. EXISTING LATERAL CONNECTION

NOT TO SCALE



(10) TRENCH SECTION

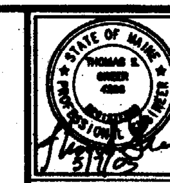
NOT TO SCALE



NOTES:
1. SEE CMP CO. STANDARD TRENCH FOR BACKFILL MATERIAL REQUIREMENTS.
2. PROVIDE SCH. 40 PVC CONDUIT UNDER PAVED AREAS.

(9) CABLE TRENCH SECTION

NOT TO SCALE



WATERVILLE STREET CONDOMINIUMS

FOR

CASCO BAY VENTURES, FALMOUTH MAINE

TFH ARCHITECTS
160 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

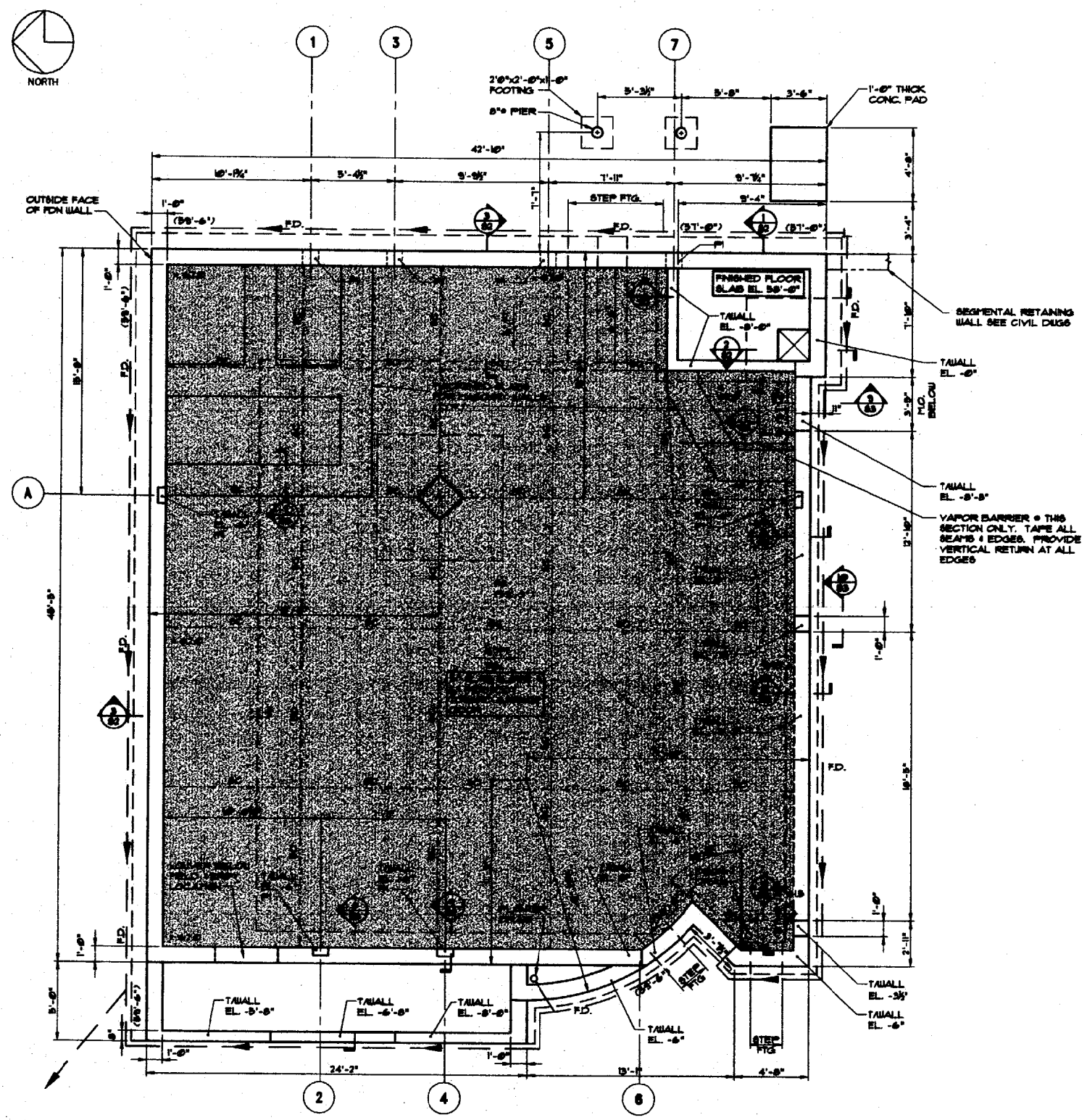
CONSULTANTS:

REVISIONS:
3/14/03 REV'D PER CITY REVIEW
5/8/03 REV'D PER CITY REVIEW

DATE:	JAN. 13, 2003
PROJECT No.	PG 02205
DRAWN BY:	JDC
CHECKED BY:	TSG
SCALE:	AS SHOWN

SHEET TITLE:
DETAILS

C4



FOUNDATION PLAN

½" = 1'-0"

1. T/WALL EL. 6'8"-10" (U.N.O.)
   T/W = TOP OF WALL ELEVATION
2. B/S = BRICK SHELF ELEVATION
3. B/FTG. = BOTTOM OF FOOTING ELEVATION
   (X'-X") = BOTTOM OF FOOTING ELEVATION
4. INSTALL ANCHOR BOLTS AT EACH END OF ALL EXTERIOR BRACED BAYS AS SHOWN ON S-5, AND AT 32" O.C. UNIFORM SPACING AS SHOWN ON S-7.
5. INDICATES RIGID INSULATION UNDER SLAB
6. SK = SCREED KEY
7. SC = SAW CUT CONTROL JOINT

GENERAL STRUCTURAL NOTES:

1. DESIGN CODE: 1996 BOCA NATIONAL BUILDING CODE.
2. ROOF DESIGN LOADS:
   GROUND SNOW LOAD: 60 PSF
   FLAT ROOF SNOW LOAD: 42 PSF WITH DRIFTING WHERE APPLICABLE
   SNOW EXPOSURE FACTOR Ce = 1.0
   SNOW IMPORTANCE FACTOR I = 1.1
   ROOF THERMAL FACTOR Ct = 1.0
3. FLOOR DESIGN LOADS:
   GARAGE LIVE LOAD: 50 PSF
   DWELLING UNITS LIVE LOAD: 40 PSF
   STAIR/EXIT LIVE LOAD: 100 PSF
   ATTIC LIVE LOAD: 20 PSF
   BALCONY LIVE LOAD: 60 PSF
4. WIND LOADS:
   BASIC WIND SPEED 85 MPH
   WIND LOAD IMPORTANCE FACTOR 1.23
   EXPOSURE B
   INTERNAL PRESSURE COEFFICIENT GCpi = +/- 0.25
   WIND PRESSURE ON LATERAL LOAD SYSTEM:
   0 FT 26 PSF
   16 FT 27 PSF
   21 FT 29 PSF
   36 FT 30 PSF
5. SEISMIC LOADS:
   SEISMIC HAZARD EXPOSURE GROUP II
   Av = 0.12
   Aa = 0.12
   SEISMIC PERFORMANCE CATEGORY: C-1
   RESPONSE MODIFICATION FACTOR: R=5.5
6. STAIRWAY LOADS:
   DISTRIBUTED LOAD: 100 PSF
   CONCENTRATED LOADS: 300 POUNDS ACTING ON 4 SQ IN. AT CENTER OF TREADS
7. DESIGN STAIRWAYS FOR WHICHEVER OF THE ABOVE LOADS PRODUCES THE GREATEST STRESSES. STAIRWAY DESIGN SHALL BE BY FABRICATOR.
8. U.N.O. = UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS AND SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS THAT PREVENT CONTRACTOR'S COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.

PARKING SLAB NOTES:

1. THE FOLLOWING REQUIREMENTS APPLY TO THE CONCRETE PARKING GARAGE SLAB ONLY. THESE ITEMS DO NOT APPLY TO INTERIOR SLABS UNLESS SPECIFIC EXCEPTION IS TAKEN IN THESE NOTES. ALL OTHER SPECIFICATION REQUIREMENTS IN SECTION 03340 APPLY TO THE PARKING SLAB, AS WELL AS OTHER SLABS.

   SLAB FINISH FOR PARKING SLAB: PROVIDE A SWIRL FLOAT FINISH. A TROWEL FINISH IS NOT DESIRED.

   CURING FOR PARKING SLAB: PROVIDE 7-DAY WET CURE BY COVERING SLAB WITH CURING COVER SHEETS WITH ALL JOINTS AND PERIMETER LAPPED AND TAPED. DO NOT ADD WATER FOR CURING. BEGIN CURING AS SOON AS POSSIBLE AFTER FINISHING OPERATIONS AND JOINT CUTTING ARE COMPLETE. REPAIR ANY DAMAGE TO SHEETS IMMEDIATELY. INSTALL SHEETS AND SEAL JOINTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

   PENETRATING SEALER: APPLY PENETRATING SEALER AT MANUFACTURER'S RECOMMENDED RATE AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. OBSERVE MANUFACTURER'S RECOMMENDED WAITING PERIOD FOLLOWING CONCRETE PLACEMENT & CURING BEFORE APPLYING SEALER.

   CUT SAW CUT JOINTS AND SAW CUTS AT SCREED KEY JOINTS USING A G-2000 SOFT CUT SAW OR LARGER WITH 13"ø" X .125" BLADE.

2. PROVIDE THE FOLLOWING MATERIALS FOR THE PARKING SLAB. SUBMIT PRODUCT DATA FOR EACH ITEM FOR REVIEW BY ENGINEER.

   CURING COVER: WHITE SYNTHETIC FIBER MAT WITH BONDED WHITE, POLYETHYLENE SHEET EQUIVALENT TO TRANSGUARD 4000 BY REEF INDUSTRIES, INC.

   JOINT SEALANT: TWO-PART POLYURETHANE SEALANT EQUIVALENT TO SONOLASTIC SL-2. CLEAN AND PRIME JOINT AND INSTALL SEALANT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

   FOAM JOINT FILLER: 1.5 LB. DENSITY POLYETHYLENE FOAM WITH REMOVABLE CAP ON TOP FOR SEALANT RESERVOIR.

   PENETRATING SEALER: WATER BASED SILANE/SILOXANE CHLORIDE SCREEN EQUIVALENT TO SALTGUARD WB BY PROSOCO, INC.

FOUNDATION NOTES:

1. REFER TO GEOTECHNICAL REPORT PREPARED BY RJL GILLESPIE DATED FEBRUARY 21, 2003 AND SUPPLEMENTAL LETTER REPORT DATED MARCH 18, 2003 FOR GEOTECHNICAL RECOMMENDATIONS.
2. DESIGN BEARING CAPACITY: 3.0 KSF FOOTINGS ON SOIL
3. PROVIDE MIN. 4'-0" OF SOIL COVER ABOVE BOTTOM OF FOOTING OR PROVIDE INSULATION AS SHOWN ON THE DRAWINGS. PLACE FOOTINGS ON UNDISTURBED MATERIAL OR STRUCTURAL FILL EXTENDING TO UNDISTURBED MATERIAL. NOTIFY ENGINEER IF UNSUITABLE MATERIALS ARE ENCOUNTERED AT FOOTING SUBGRADE.
4. UNDER FLOOR SLABS, REMOVE TOPSOIL AND UNSUITABLE MATERIALS. FILL TO SLAB SUBGRADE ELEVATION WITH A MINIMUM 18 INCH THICKNESS OF COMPACTED STRUCTURAL FILL.
5. UNDER SLABS (AND FOOTINGS IF REQUIRED) COMPACT MATERIAL TO 95% OF MAX. DENSITY DETERMINED BY ASTM D861, MODIFIED, MAXIMUM 12 INCH LIFT THICKNESS.
6. PROVIDE STRUCTURAL FILL MATERIAL MEETING THE FOLLOWING GRADATIONS BY WEIGHT:

SIEVE SIZE	PASSING
6"	100
3"	70-100
No. 4	30 - 70
No. 40	5 - 30
No. 200	0 - 5

7. BACKFILL BOTH SIDES OF FOUNDATION WALLS AT THE SAME TIME EXCEPT FOR WALLS DESIGNED TO BE PERMANENT RETAINING WALLS. DO NOT BACKFILL RETAINING WALLS UNTIL 7 DAYS AFTER PLACING CONCRETE.

CONCRETE NOTES:

1. DESIGN CODE: ACI 318-95
2. MIN. 28 DAY COMPRESSIVE STRENGTH: 3000 PSI
3. REINFORCEMENT: GRADE 60, ASTM A615
   WELDED WIRE FABRIC: ASTM A185 (FLAT SHEETS ONLY)
4. MIN. CONCRETE COVER: 3" FOR CONCRETE CAST AGAINST SOIL. 2" FOR OTHER CONCRETE UNLESS SHOWN OTHERWISE.
5. PROVIDE CONTROL JOINTS OR CONSTRUCTION JOINTS IN FOUNDATION WALLS AT 40' O.C. MAX. SPACING.
6. SPLICE LENGTHS (UNLESS SHOWN OTHERWISE)
   HORIZONTAL BARS IN WALLS, LONGITUDINAL BARS IN FOOTINGS:
   #3 1' - 4"
   #4 1' - 10"
   #5 2' - 3"
   #6 2' - 8"
   OTHER BARS:
   #4 2' - 5"
   #5 3' - 0"
   #6 3' - 6"
   WELDED WIRE FABRIC - 6".
7. COORDINATE PENETRATIONS THRU CONCRETE WITH ARCHITECTURAL, CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS. COORDINATE PAD SIZES WITH MECHANICAL EQUIPMENT.

STATE OF MAINE TIMOTHY S. DEAN NO. 7545 REGISTERED PROFESSIONAL ENGINEER

WATERVILLE STREET CONDOMINIUMS
FOR
CASCO BAY VENTURES, FALMOUTH MAINE

TPH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 0141
ARCHITECTURE PLANNING

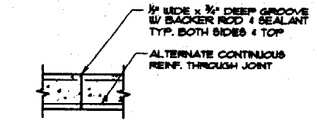
CONSULTANTS:

REVISIONS:
REV. 1 - GENERAL REVISIONS

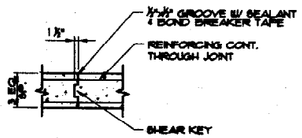
DATE:	MAY 6, 2003
PROJECT No.	PG 02205
DRAWN BY:	MJB
CHECKED BY:	TSD
SCALE:	AS SHOWN

SHEET TITLE:
FOUNDATION PLAN

S1

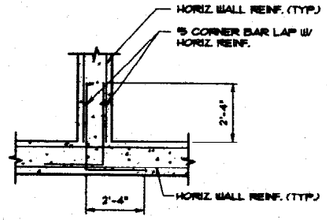


CONTROL JOINT

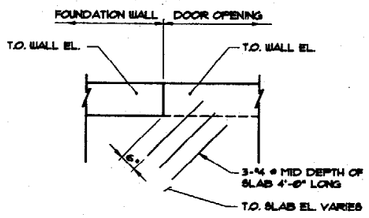


CONSTRUCTION JOINT

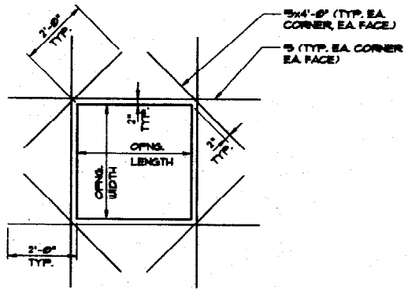
TYP. WALL JOINTS
N.T.S.



TYP. INTERSECTION REINFORCING
N.T.S.

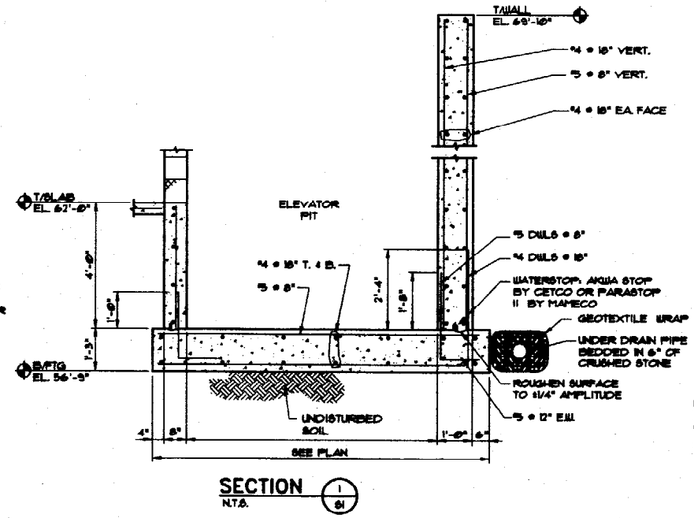


ADD'L SLAB REINF. @ DOORS
N.T.S.

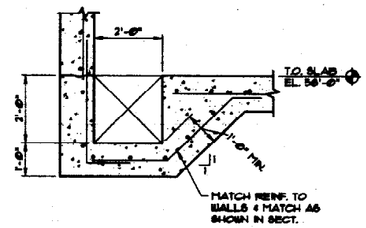


ADD'L REINF. @ TYP. CONC. OPNGS
N.T.S.

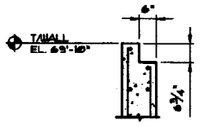
TYP. WALL REINF. NOT SHOWN FOR CLARITY.



SECTION (1/S1)
N.T.S.

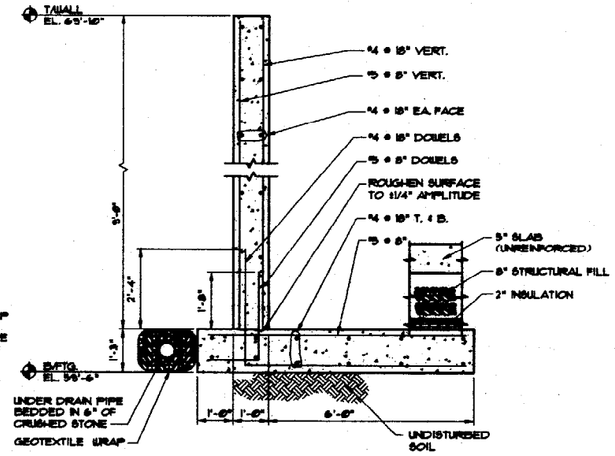


SECTION (2/S1)
N.T.S.

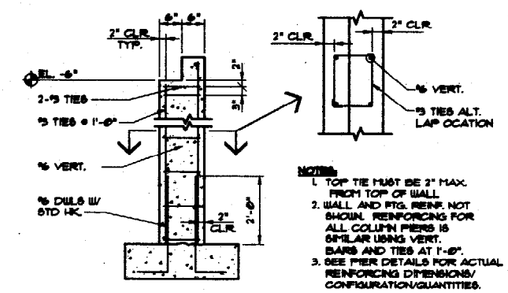


TYP. BEAM POCKET

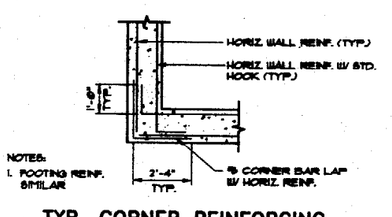
SECTION (4/S1)
N.T.S.



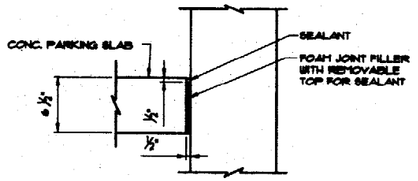
TYP. RETAINING WALL SECTION (3/S1)
1/2"=1'-0"



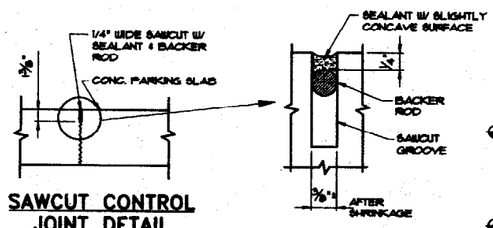
SECTION @ TYP. EXTERIOR COLUMN PIER
NTS



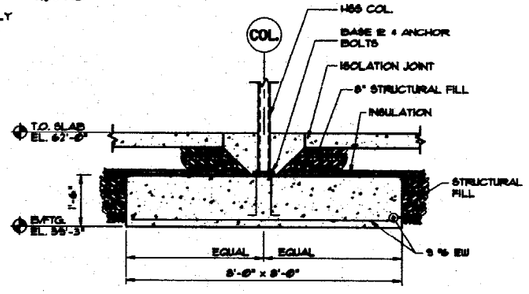
TYP. CORNER REINFORCING
N.T.S.



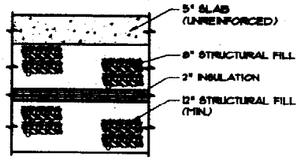
TYP. ISOLATION JOINT
1 ½" = 1'-0"



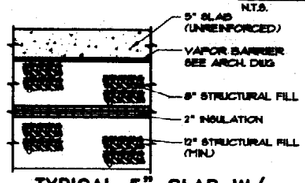
SAWCUT CONTROL JOINT DETAIL
1 ½" = 1'-0"



TYP. INTERIOR COLUMN FOOTING
N.T.S.



TYPICAL 5" SLAB
N.T.S.



TYPICAL 5" SLAB W/ VAPOR BARRIER
N.T.S.

WATERVILLE STREET CONDOMINIUMS
FOR
CASCO BAY VENTURES, FALMOUTH MAINE

TPH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 0141
ARCHITECTURE PLANNING

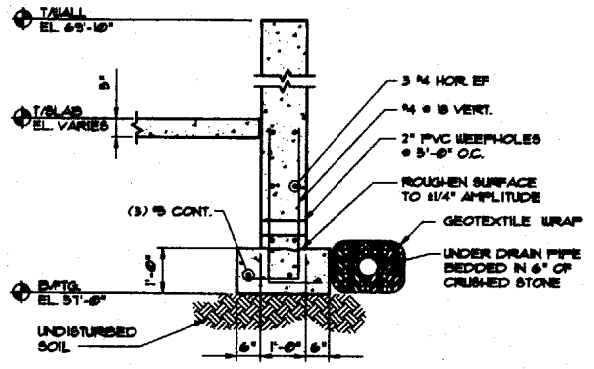
CONSULTANTS:

REVISIONS:
REV. 1 - GENERAL REVISIONS

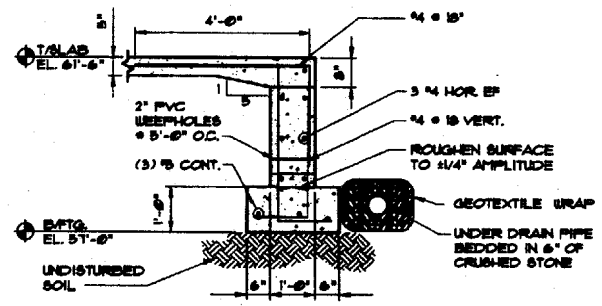
DATE: MAY 6, 2003
PROJECT No. PG 02305
DRAWN BY: MJB
CHECKED BY: TSD
SCALE: AS SHOWN

SHEET TITLE:
CONCRETE SECTIONS & DETAILS

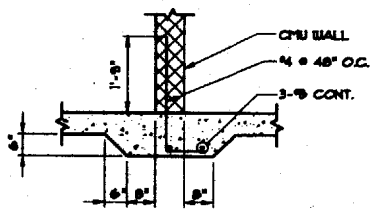
S2



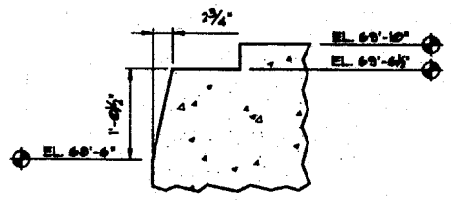
SECTION 5/S1
1/2"=1'-0"



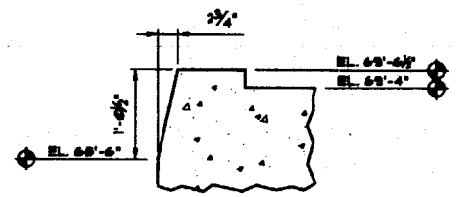
SECTION 6/S1
1/2"=1'-0"



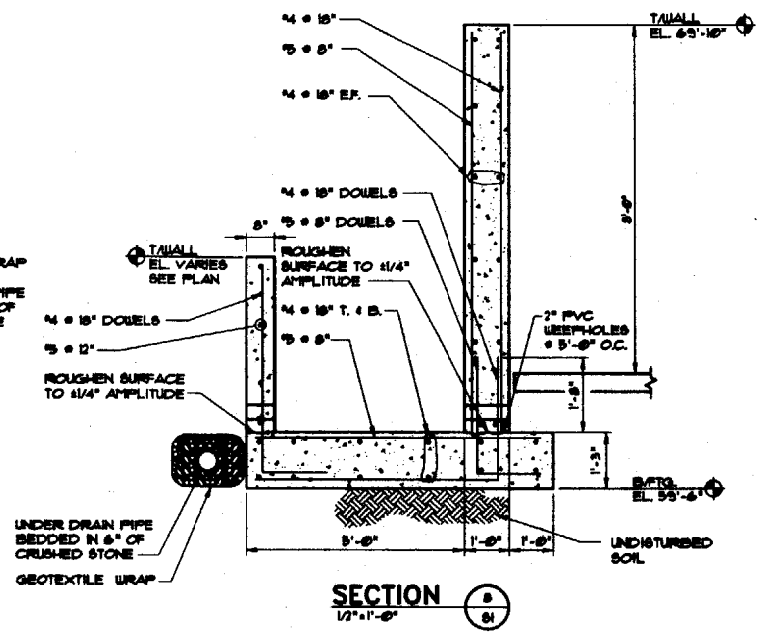
SECTION 7/S1
1/2"=1'-0"



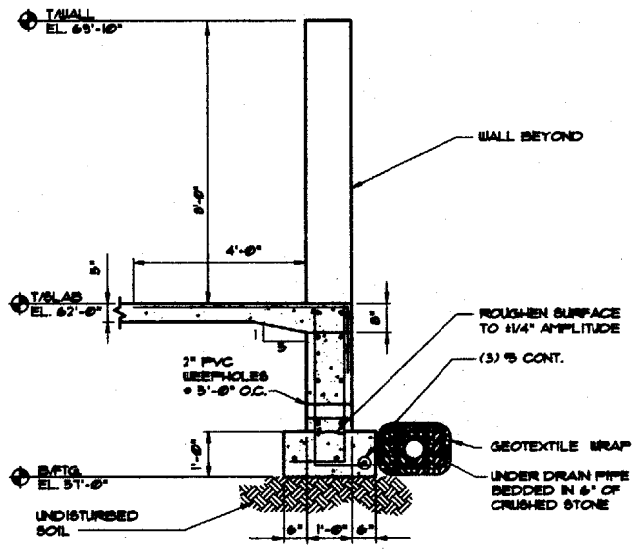
SECTION 10/S1
1"=1'-0"



SECTION 11/S1
1"=1'-0"



SECTION 8/S1
1/2"=1'-0"



AT MAN DOOR

SECTION 9/S1
1/2"=1'-0"

STATE OF MAINE
TIMOTHY S. DEAN
NO. 7545
REGISTERED
PROFESSIONAL ENGINEER

WATERVILLE STREET CONDOMINIUMS
FOR
CASCO BAY VENTURES, FALMOUTH MAINE

TPH ARCHITECTS
109 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 0141
ARCHITECTURE PLANNING

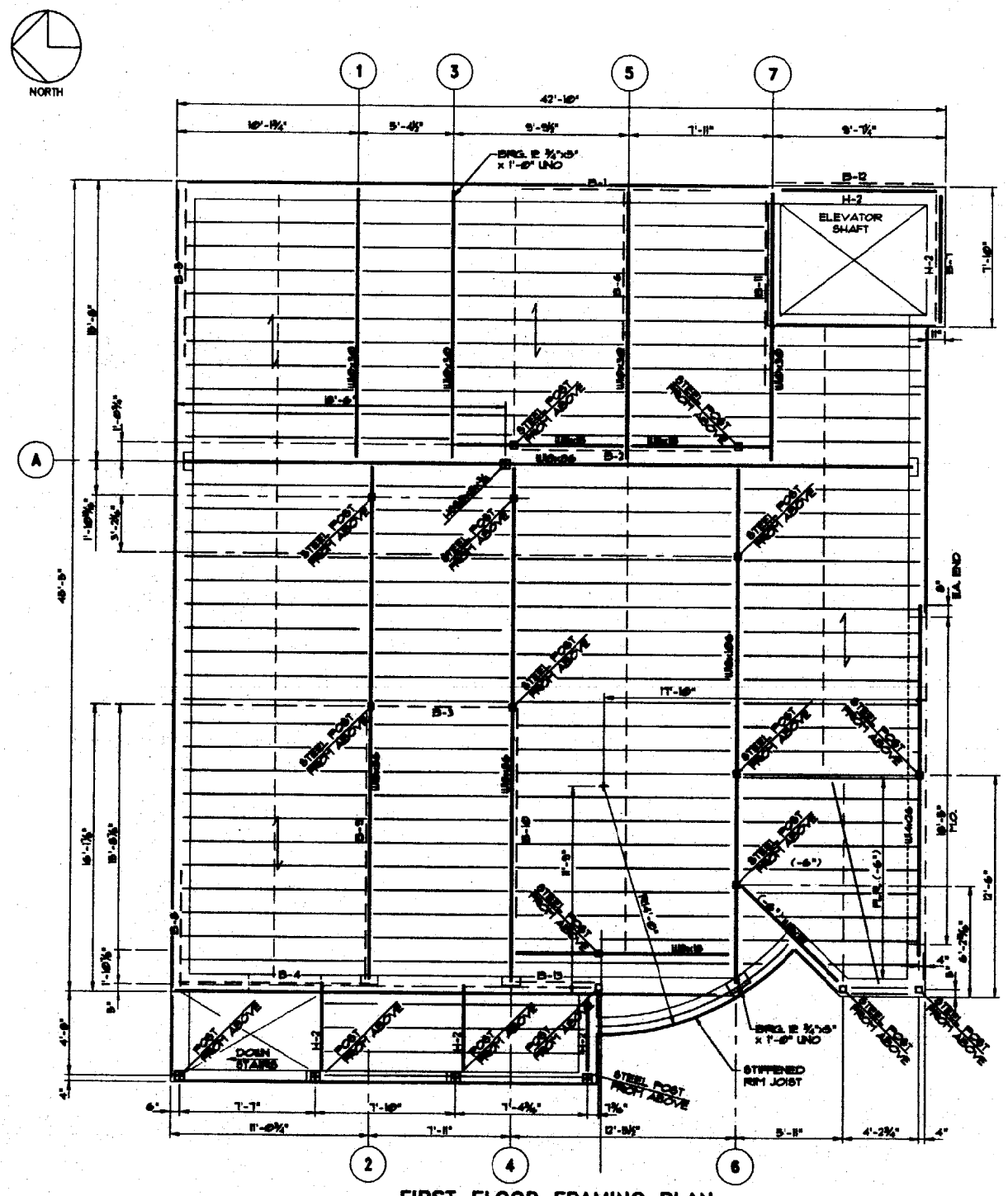
CONSULTANTS:

REVISIONS:
NO. 1 - GENERAL REVISIONS

DATE:	MAY 6, 2003
PROJECT No.	PG 02286
DRAWN BY:	MJB
CHECKED BY:	TSD
SCALE:	AS SHOWN

SHEET TITLE:
CONCRETE
SECTIONS & DETAILS

S3

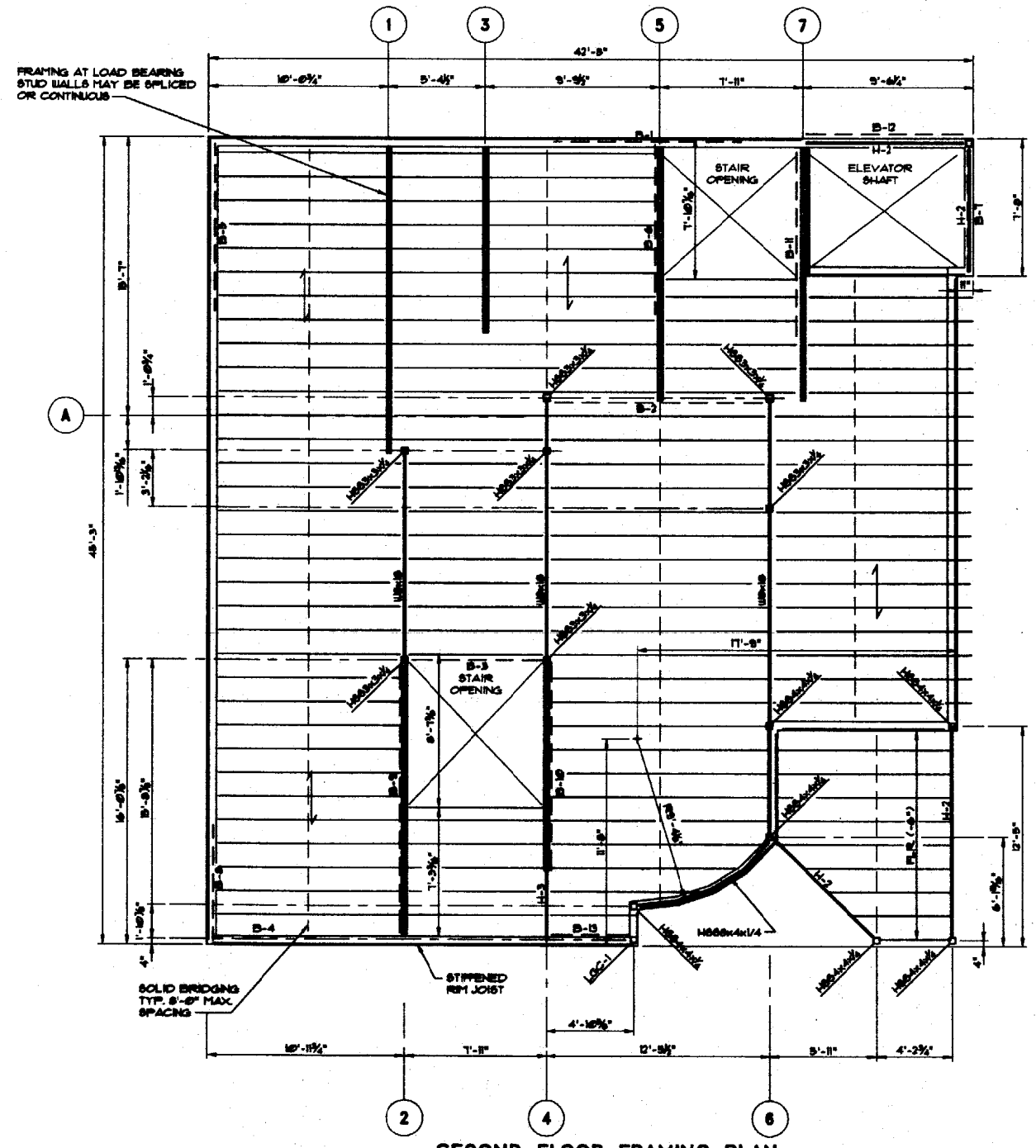


FIRST FLOOR FRAMING PLAN

½" = 1'-0"

DIMENSIONS TO EXTERIOR EDGES ARE FROM FACE OF FOUNDATION WALL

1. T.O. STEEL EL. "A" = 16'-6½"
2. ALL FLOOR JOIST ARE TO BE 16"x12" 14 GA. @ 16" O.C. (U.N.O.)
3. 2 ½" LW CONCRETE ON ⅝" UFB FORM DECK W#12.4xW12.4-6x6 WWF @ MID-DEPTH



SECOND FLOOR FRAMING PLAN

½" = 1'-0"

DIMENSIONS TO EXTERIOR EDGES ARE FROM FACE OF METAL STUD WALL

1. T.O. STEEL EL. "A" = 19'-1¾"
2. ALL FLOOR JOIST ARE TO BE 16"x12" 16 GA. @ 16" O.C. (U.N.O.)
3. ¾" PLYWOOD DECK SCREWED TO JOISTS W/#8-16 @ 16" O.C.
4. ▬▬▬ INDICATE LOAD BEARING STUD WALL INTERIOR STUDS 3⅝"x2" x 14 GA. EXTERIOR STUDS 6"x2" x 16 GA.
5. — — — — BRACED BAY
6. LGC-1 - SEE SHEET S-1
7. ALL HSS COLUMNS WITHIN WALLS TO HAVE A STUD FASTENED TO EACH SIDE W/ 3/8 PAF AT 2'-0" O.C.

STATE OF MAINE
TIMOTHY T. DEAN
NO. 7545
REGISTERED
PROFESSIONAL ENGINEER

WATERVILLE STREET CONDOMINIUMS
FOR
CASCO BAY VENTURES, FALMOUTH MAINE

TPH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 0141
ARCHITECTURE PLANNING

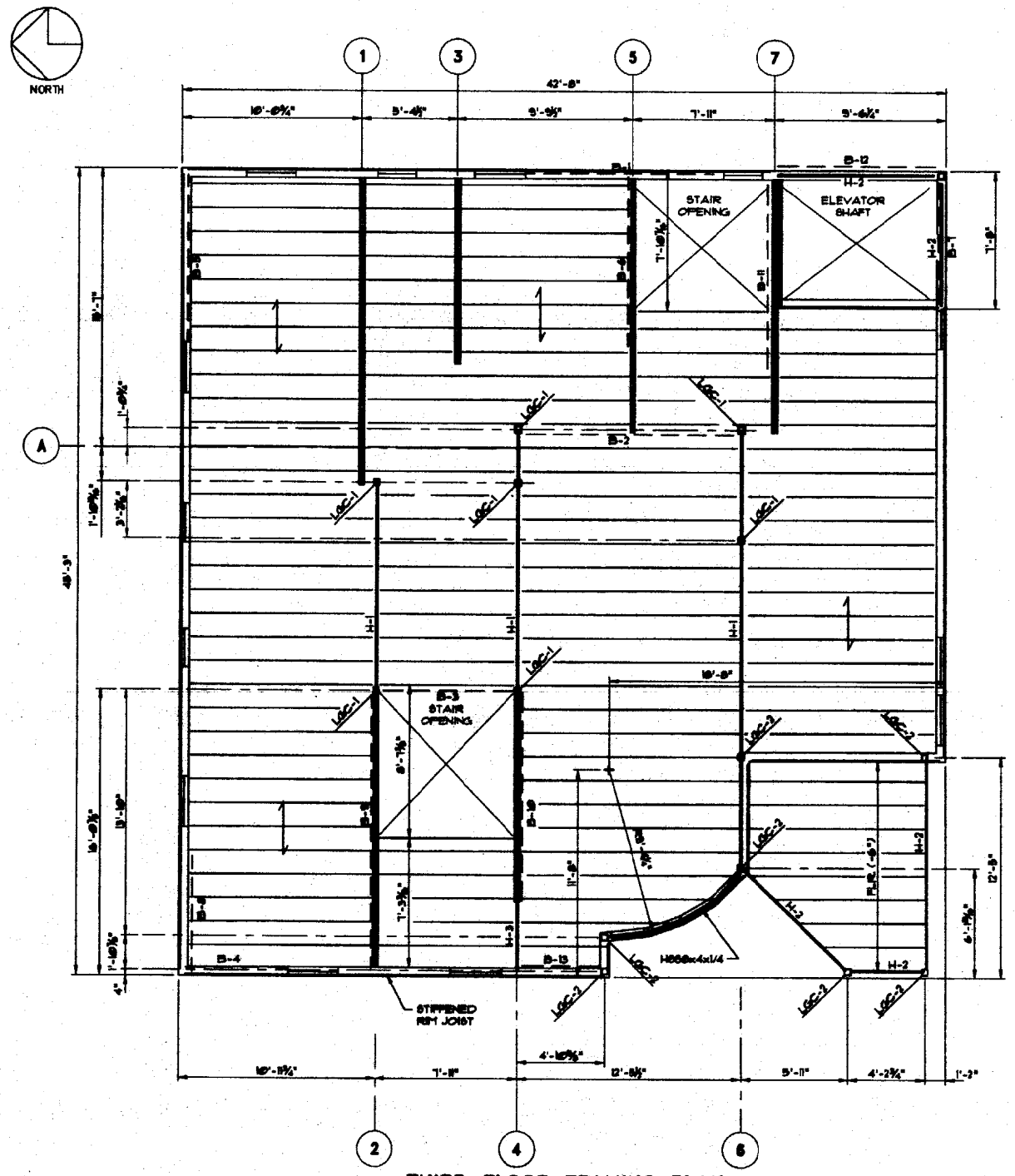
CONSULTANTS:

REVISIONS:
MK. 1 - GENERAL REVISIONS

DATE:	MAY 6, 2005
PROJECT No.	PG 02306
DRAWN BY:	MJB
CHECKED BY:	TSD
SCALE:	AS SHOWN

SHEET TITLE:
FIRST FLOOR & SECOND FLOOR FRAMING PLANS

S4

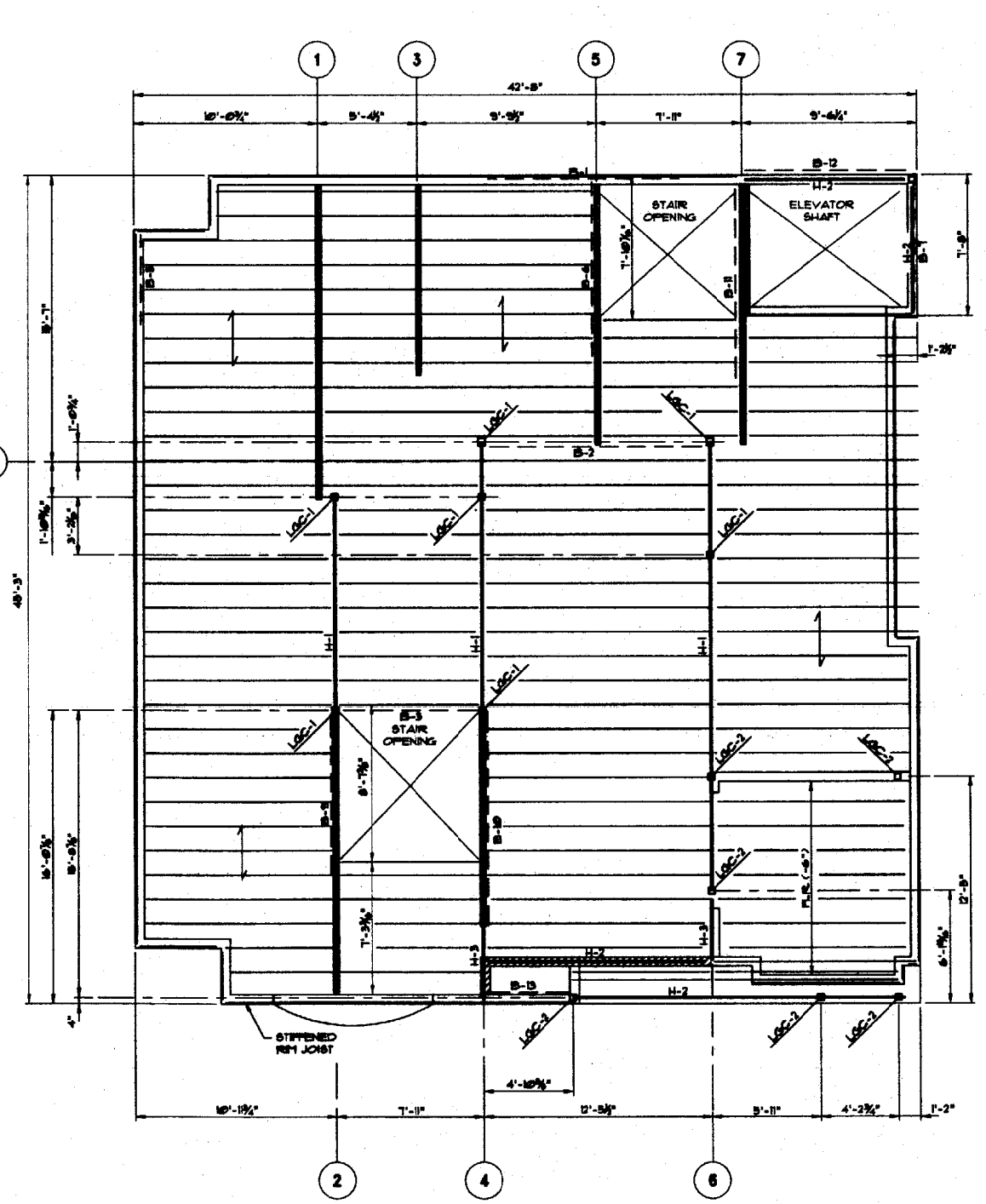


THIRD FLOOR FRAMING PLAN

¼" = 1'-0"

DIMENSIONS TO EXTERIOR EDGES ARE FROM FACE OF METAL STUD WALL

1. T.O. STEEL EL. 88'-1¾"
2. ALL FLOOR JOIST ARE TO BE 16"x2" 16 GA. @ 16" O.C. (U.N.O.)
3. ¾" PLYWOOD DECK SCREWED TO JOISTS W/#8-16 @ 16" O.C.
4. ▬▬ INDICATE LOAD BEARING STUD WALL. INTERIOR STUDS 3⅝"x2" x 14 GA. EXTERIOR STUDS 6"x2" x 16 GA.
5. — — — — BRACED BAY



FOURTH FLOOR FRAMING PLAN

¼" = 1'-0"

DIMENSIONS TO EXTERIOR EDGES ARE FROM FACE OF METAL STUD WALL

1. T.O. STEEL EL. 97'-1¾"
2. ALL FLOOR JOIST ARE TO BE 16"x2" 16 GA. @ 16" O.C. (U.N.O.)
3. ¾" PLYWOOD DECK SCREWED TO JOISTS W/#8-16 @ 16" O.C.
4. ▬▬ INDICATE LOAD BEARING STUD WALL. INTERIOR STUDS 3⅝"x2" x 14 GA. EXTERIOR STUDS 6"x2" x 16 GA.
5. — — — — BRACED BAY
6. ▨ LOAD BEARING WALL ABOVE.

WATERVILLE STREET CONDOMINIUMS

FOR

CASCO BAY VENTURES, FALMOUTH MAINE

TPH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND, MAINE 04101
TELEPHONE 207 775 0141
ARCHITECTURE PLANNING

CONSULTANTS:

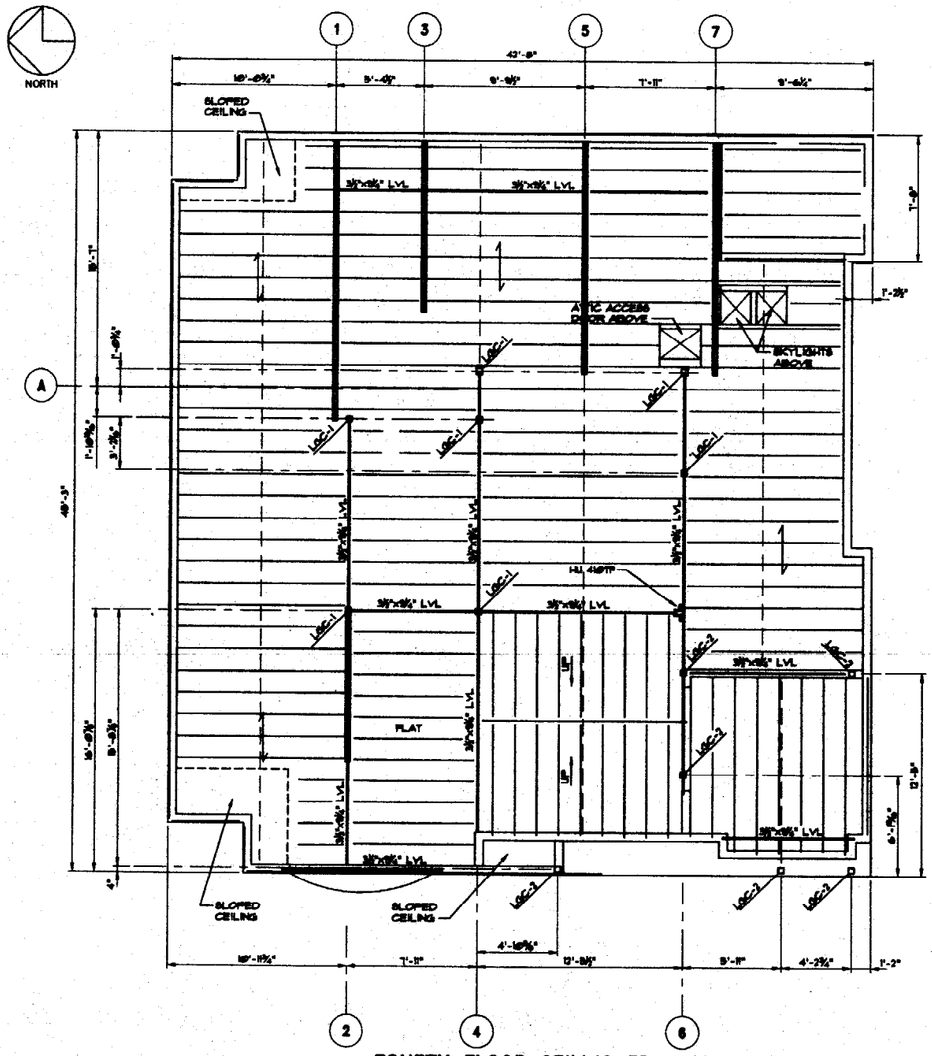
REVISIONS:

DATE:	MAY 9, 2003
PROJECT No.	PG 02288
DRAWN BY:	MJS
CHECKED BY:	TSD
SCALE:	AS SHOWN

SHEET TITLE:

FIRST FLOOR & SECOND FLOOR FRAMING PLANS

S5

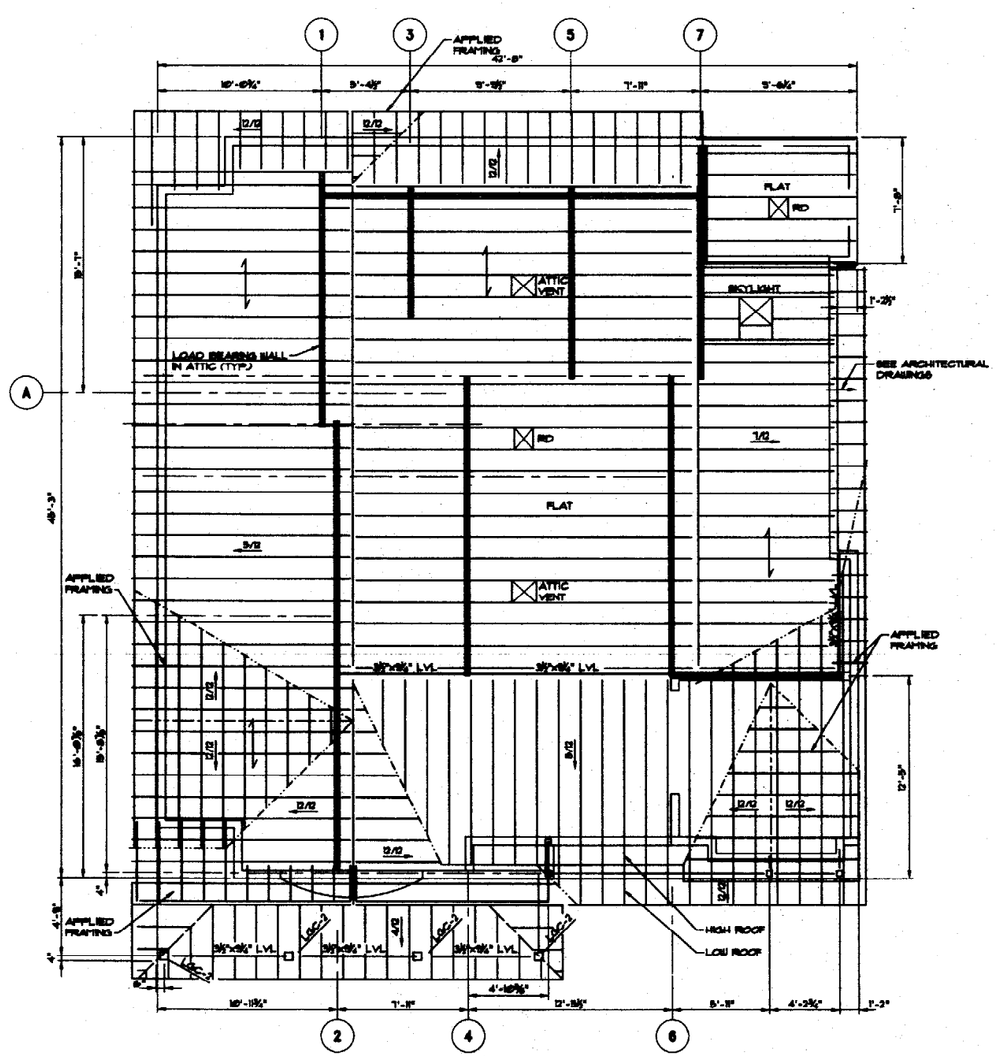


FOURTH FLOOR CEILING FRAMING PLAN

1/4" = 1'-0"

DIMENSIONS TO EXTERIOR EDGES ARE FROM FACE OF METAL STUD WALL

1. ALL CEILING JOIST ARE TO BE 2"x10" @ 16" O.C. (U.N.O.)
2. 2x6 TOP PLATE FASTENED TO LIGHT GAGE TOP TRACK W/ #2-14 SCREWS AT 16"O.C. HURRICANE CLIPS MUST ATTACH TO METAL STUDS.
3. ═══ INDICATE LOAD BEARING STUD WALL INTERIOR STUDS 3⅝"x2" x 14 GA. EXTERIOR STUDS 6"x2" x 16 GA.
4. PLATE HEIGHT EL. 106'-⅛". COORDINATE WITH ARCHITECTURAL PLANS.



ROOF FRAMING PLAN

1/4" = 1'-0"

1. ALL ROOF JOISTS ARE TO BE 2x10 @ 16" O.C. (U.N.O.)
2. VERIFY ROOF PITCH W/ ARCH. PLANS.

WOOD FRAMING NOTES:

1. STRUCTURAL LUMBER: NO. 2 SPRUCE-PINE-FIR OR BETTER, 19% MAX. MOISTURE CONTENT.

   PRESSURE TREATED LUMBER: NO. 2 OR BETTER SOUTHERN YELLOW PINE.

   LAMINATED VENEER LUMBER (L.V.L.) EQUIVALENT TO 2.0E S.P. MICRO-LAM BY TRUS JOIST MACMILLAN.

   LUMBER SIZES SHOWN ARE NOMINAL SIZES.
2. DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST & PAPER ASSOCIATON.
3. FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE BOCA NATIONAL BUILDING CODE/1996, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
4. NAILING REQUIREMENTS FOR PLYWOOD ROOF DECKS: PROVIDE 8d COMMON NAILS FOR ROOF AS FOLLOWS, UNLESS SHOWN OTHERWISE:

   6" O.C. ALONG ALL PANEL EDGES
   12" O.C. ALONG INTERMEDIATE MEMBERS FOR ROOF
5. ROOF SHEATHING: APA RATED SHEATHING, EXPOSURE 1 OR STRUCTURAL 1 OR II SHEATHING EXPOSURE 1.

   ROOF: SPAN RATING 32/16, MIN. THICKNESS 15/32"

   INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
6. PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS, FOR SINGLE 2x'S PROVIDE HANGERS EQUAL TO SIMPSON LSI20 OR LUS28, FOR BUILT-UP MEMBERS PROVIDE SIMPSON U OR LU SERIES HANGER AS REQUIRED BY SIZE OF MEMBER.
7. PROVIDE GALVANIZED METAL RAFTER TIES EQUAL TO SIMPSON SA42 BETWEEN ROOF RAFTERS AND SUPPORTING MEMBERS, UNLESS SHOWN OTHERWISE.
8. NAILERS FOR TRUSSES AT ROOFS: No. 2 OR BETTER DOUGLAS-FIR-LARCH, OR MIN. Fc PERPENDICULAR = 565 P.S.I.

STATE OF MAINE
TIMOTHY S. DEAN
NO. 7545
REGISTERED
PROFESSIONAL ENGINEER

WATERVILLE STREET CONDOMINIUMS
FOR
CASCO BAY VENTURES, FALMOUTH MAINE

TPH ARCHITECTS
109 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 0141
ARCHITECTURE PLANNING

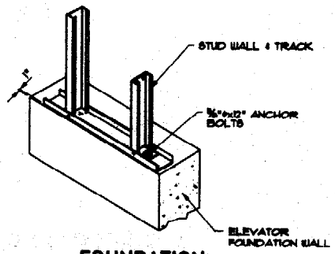
CONSULTANTS:

REVISIONS:

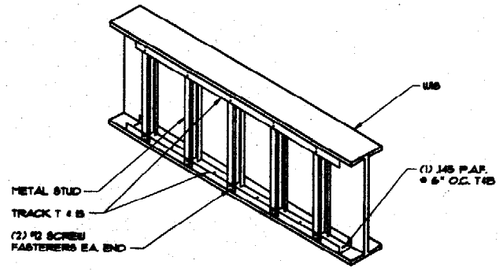
DATE:	MAY 6, 2002
PROJECT No.	PB 02288
DRAWN BY:	MJB
CHECKED BY:	TSD
SCALE:	AS SHOWN

SHEET TITLE:
FOURTH FLOOR CEILING & ROOF FRAMING PLANS

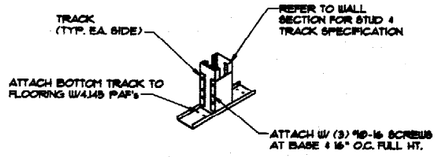
S6



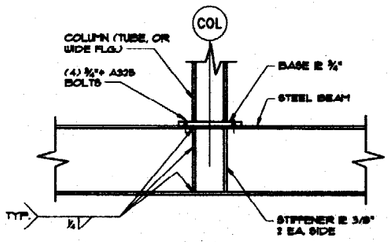
FOUNDATION CONNECTION DETAIL
1/2"=1'-0"



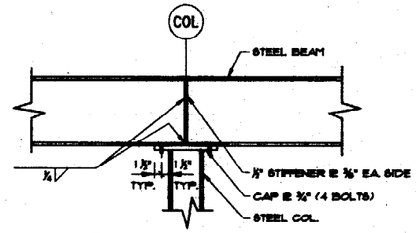
INFILL OF W-SHAPED BEAM DETAIL
1"=1'-0"



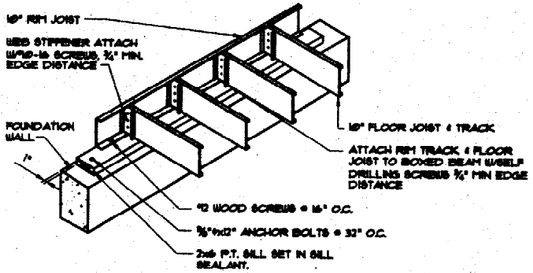
INTERIOR POST TO SLAB CONNECTION DETAIL
1/2"=1'-0"



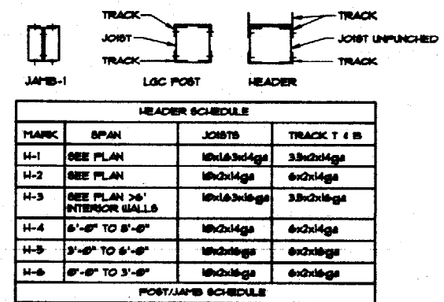
TRANSFER BEAM CONNECTION
N.T.S.



BEAM FRAMING OVER COLUMN
N.T.S.

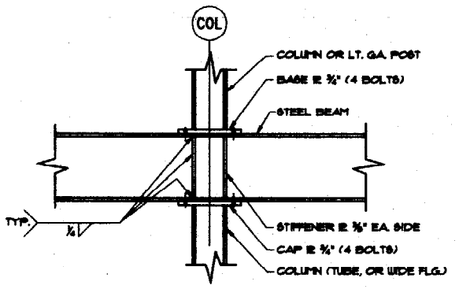


1ST FLOOR SILL CONNECTION DETAIL
1/2"=1'-0"

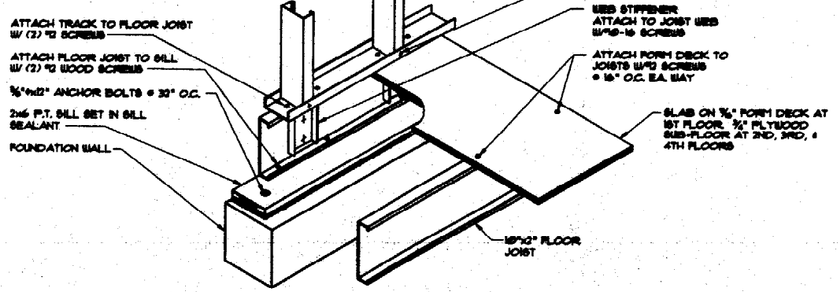


HEADER SCHEDULE			
MARK	SPAN	JOISTS	TRACK T 4 B
H-1	SEE PLAN	18x1.63x14ga	3.3x2x14ga
H-2	SEE PLAN	18x2x14ga	6x2x14ga
H-3	SEE PLAN >6' INTERIOR WALLS	18x1.63x16ga	3.3x2x16ga
H-4	5'-6" TO 8'-6"	18x2x14ga	6x2x14ga
H-5	3'-6" TO 6'-6"	18x2x16ga	6x2x16ga
H-6	6'-6" TO 3'-6"	18x2x16ga	6x2x16ga

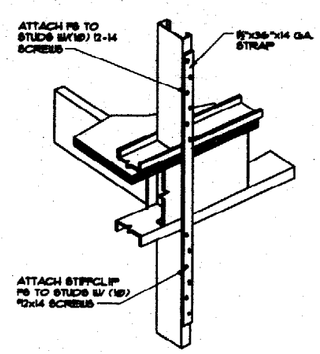
POST/JAMB SCHEDULE			
MARK	SPAN	STUDS	TRACK EF
LGC-1	@ INTERIOR WALLS	3⅝x2x14ga	6x1.29x14ga
LGC-2	@ EXTERIOR WALLS	6x2x14ga	6x1.29x14ga
J-1	@ INTERIOR WALLS	3⅝x2x14ga	3⅝x2x14ga
J-2	@ EXTERIOR WALLS	6x2x14ga	6x2x14ga



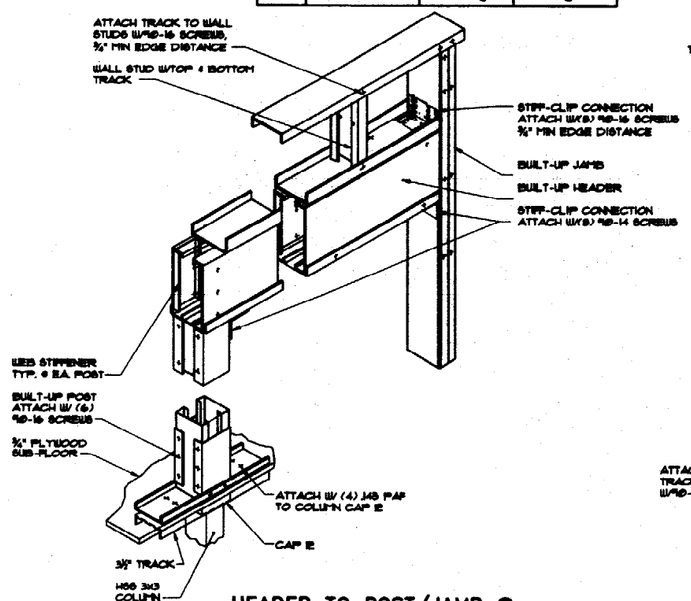
STACKED COLUMN CONNECTION
N.T.S.



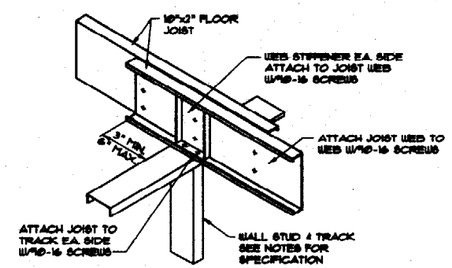
RIM JOIST, STIFFENERS BELOW STUDS
1"=1'-0"



FLAT STRAP FLOOR TIES BRACED WALL
1"=1'-0"



HEADER TO POST/JAMB @ OPENING CONNECTION DETAIL
1"=1'-0"



JOIST LAP OVER INTERIOR BEARING WALL
1"=1'-0"

BRIDGING NOT SHOWN FOR CLARITY

STATE OF MAINE — TIMOTHY S. DEAN — NO. 7545 — REGISTERED PROFESSIONAL ENGINEER

WATERVILLE STREET CONDOMINIUMS
FOR
CASCO BAY VENTURES, FALMOUTH MAINE

TPH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 0141
ARCHITECTURE PLANNING

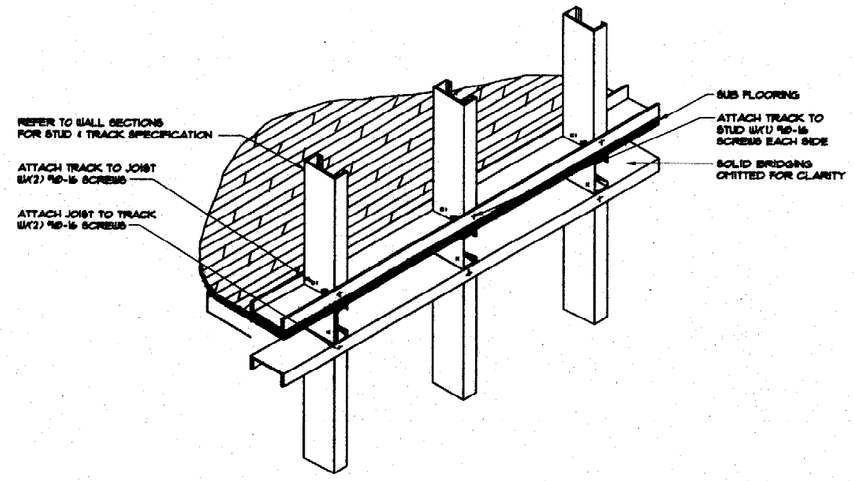
CONSULTANTS:

REVISIONS:

DATE:	MAY 6, 2022
PROJECT No.	PG 02205
DRAWN BY:	MJB
CHECKED BY:	TSD
SCALE:	AS SHOWN

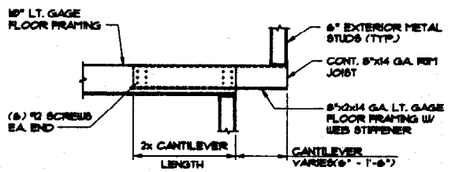
SHEET TITLE:
STRUCTURAL SECTIONS & DETAILS

S7



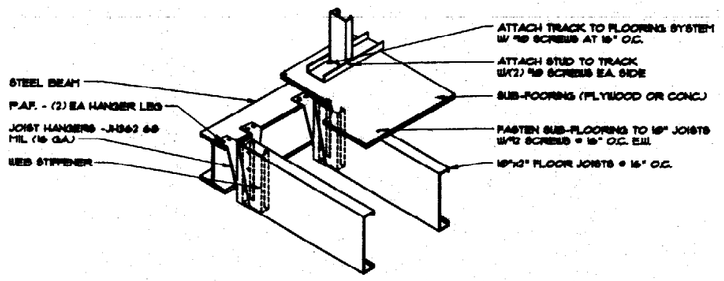
BEARING WALL @ FLOOR JOIST ALIGNED

1"=1'-0"



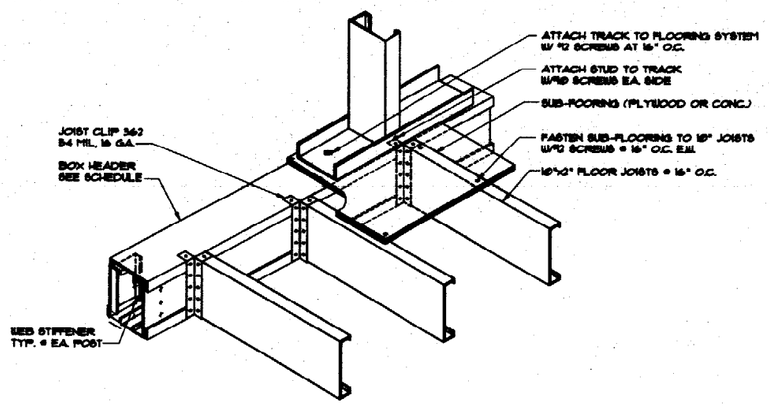
TYP. LIGHT GAGE CANTILEVER DETAIL

1/2"=1'-0"



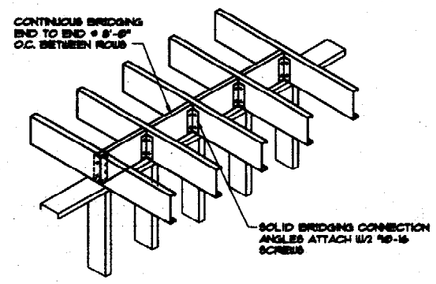
JOIST HANGER CONNECTION DETAIL

1"=1'-0"



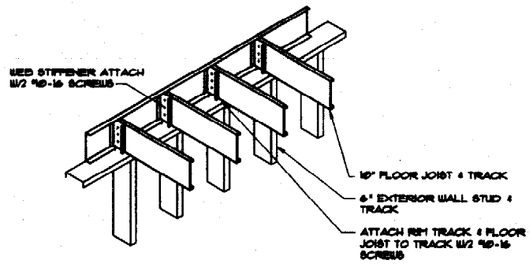
JOIST CLIP CONNECTION DETAIL

1"=1'-0"



SOLID FLOOR BRIDGING DETAIL

1/2"=1'-0"



JOIST END WEB STIFFENER DETAIL

1/2"=1'-0"

JOIST & STUD DESIGNATIONS
STUDS: 6x2x16 GA. 6 = STUD WEB DEPTH (IN) 2 = STUD FLANGE WIDTH (IN) 16 = GAGE OF STUD
GAGE TO MILS CONVERSION:
20 GAGE = 33 MILS 18 GAGE = 43 MILS 16 GAGE = 54 MILS 14 GAGE = 68 MILS 12 GAGE = 97 MILS

COLD FORMED METAL FRAMING NOTES:

1. INSTALLATION SHALL BE IN ACCORDANCE W/DIETRICH INDUSTRIES' (OR APPROVED EQUAL) PRINTED INSTRUCTIONS AND RECOMMENDATIONS.
2. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT REMOVE BRACING UNTIL WORK IS PERMANENTLY STABILIZED.
3. STEEL FRAMING MEMBERS MAY BE CUT WITH A SAW OR SHEAR. LOAD BEARING MEMBERS MAY BE TORCH CUT ONLY IF ENDS ARE GROUND SMOOTH.
4. ALL LIGHT GAGE FRAMING MEMBERS SHALL BE MANUFACTURED FROM STEEL THAT MEETS THE REQUIREMENTS OF A.I.S.I. SPECIFICATIONS, LATEST EDITION.
5. METAL STUD DESIGN IS BASED ON DIETRICH INDUSTRIES STANDARDS.

   MIN. Fy = 33 KSI FOR 16 GA. & LIGHTER (UNLESS NOTED) + 340 KSI FOR 14 GA. & HEAVIER.
6. USE ONLY THE FOLLOWING FASTENERS (UNLESS NOTED OTHERWISE):
   A. P.A.F. = Ø.145" DIA. POWDER ACTUATED FASTENERS (HILTI) USE "X-DNIBP8" AT 1 ½" LENGTH FOR ATTACHMENT TO CONCRETE USE "X-EDNIB-P8" AT ¾" LENGTH FOR ATTACHMENT TO STEEL.
   B. USE #8-18 OR #12-14 SCREWS TYPICAL FOR ALL LIGHT GAGE STEEL TO LIGHT GAGE STEEL CONNECTIONS.
   SCREW DESIGN VALUES ARE BASED ON AISI/LGSEA VALUES.
   P.A.F.'S BASED ON AISI/LGSEA VALUES.
7. FRAMING COMPONENTS SHALL BE GALVANIZED PER ASTM A525, MINIMUM G60 COATING.
8. FASTENERS PENETRATION THROUGH JOINED MATERIALS SHALL NOT BE LESS THAN THREE EXPOSED THREADS. MINIMUM SPACING AND EDGE DISTANCE OF SCREW FASTENERS SHALL NOT BE LESS THAN ½".
9. ALL CLIP ANGLES SHALL MATCH STUD GAGE UNLESS NOTED OTHERWISE. ANGLE LENGTH EQUAL TO STUD DEPTH - ½".
10. BOTH FLANGES OF STUDS MUST BE ATTACHED TO TRACK MEMBERS AT TOP & BOTTOM.
11. ALL AXIALLY LOADED MEMBERS SHALL BE ALIGNED VERTICALLY TO ALLOW FOR FULL TRANSFER OF LOADS DOWN TO THE FOUNDATION.
12. LOAD BEARING MEMBERS SHALL BEAR SQUARELY AND TIGHTLY IN THEIR TRACKS. PROVIDE AT LEAST 1" OF UNPUNCHED STEEL AT BEARING POINTS.
13. JOISTS AND RAFTERS: PROVIDE CONTINUOUS SOLID BRIDGING AT ALL SUPPORT POINTS AND AT ALL APPLIED WALL LOADS. PROVIDE END BLOCKING WHERE JOIST ENDS ARE NOT OTHERWISE RESTRAINED FROM ROTATION. PROVIDE SOLID BRIDGING IN THE FIRST TWO ROWS OF MEMBERS. ATTACH FLAT STRAPPING TO TOP AND BOTTOM FLANGES OF JOIST FROM THIRD ROW EXTENDING FOR A MAXIMUM OF 16'-8". REPEAT SOLID BRIDGING FOR ONE JOIST SPACE AND THEN ANOTHER 16'-8" OF FLAT STRAPPING. BRIDGING SHOULD BE A MAXIMUM OF 8' ON CENTER BETWEEN SUPPORTS.
14. STUD LATERAL BRIDGING REQUIREMENTS FOR WALLS SUBJECT TO AXIAL LOADING- BRIDGING MAY BE PROVIDED BY ONE OF THE FOLLOWING:
   A. 1 ½" COLD ROLLED U-CHANNEL ATTACHED W/CLIPS AND (2) No. 10 SCREWS
   B. 1 ½"-20 GAGE FLAT STRAPPING APPLIED TO FACE OF STUDS (@ SPACING AS REQUIRED)
   C. SAFTZZER BAR S-600 BRIDGING RUNNING THROUGH STUDS THEN TWIST LOCKING (@ SPACING AS REQUIRED)
15. BRIDGING INTERVALS SHALL BE 4'-0" O.C. MAX. VERTICALLY, OR AS NOTED ON THESE PLANS.

STRUCTURAL STEEL:

1. DESIGN SPECIFICATION: AISC ALLOWABLE STRESS DESIGN SPECIFICATION FOR BUILDINGS, 1989.
2. CONSTRUCTION IS AISC TYPE 2. FRAMES ARE NOT FULLY SELF-SUPPORTING AND REQUIRE SUPPORT FROM OTHER STRUCTURAL ELEMENTS.

   THESE ELEMENTS INCLUDE:

   HORIZONTAL FLOOR/ROOF DIAPHRAGMS

   TEMPORARY SUPPORT FOR THE STEEL FRAME MUST BE PROVIDED UNTIL THESE ELEMENTS ARE COMPLETE AND CONNECTED TO THE STEEL FRAME. THE STRUCTURAL ENGINEER OF RECORD HAS NOT DESIGNED AND IS NOT RESPONSIBLE FOR TEMPORARY SUPPORT DURING ERECTION.
3. STRUCTURAL STEEL: ASTM A 992 FOR WIDE FLANGE SHAPES. ASTM A 500 GRADE B FOR TUBES ASTM A53 TYPE E OR S FOR PIPES. ASTM A36 FOR ALL OTHER SHAPES AND PLATES.
4. CONNECTIONS: FIELD BOLTS, ASTM A325N BOLTS EXCEPT WHERE FIELD WELDING IS SHOWN. ANCHOR BOLTS: MIN. YIELD 36 KSI WELDING: E70 ELECTRODES.
5. DESIGN AND DETAIL SIMPLE SHEAR CONNECTIONS USING "ALLOWABLE STRESS DESIGN FOR STRUCTURAL STEEL BUILDINGS, VOLUME II, 1992" BY AISC.
6. CONNECTIONS WITH BOLTS SUBJECT TO SHEAR ONLY ARE DESIGNATED AS SNUG-TIGHT CONNECTIONS REQUIRING WRENCH TIGHTENING ONLY. BOLTS SUBJECT TO TENSION OR SHEAR AND TENSION MUST BE FULLY TIGHTENED. PROVIDE TENSION CONTROL BOLTS FOR FULLY TIGHTENED CONNECTIONS.
7. WHERE SHOWN END REACTIONS AND MEMBER FORCES ARE IN KIPS AND KIP-FT. WHERE BEAM REACTIONS ARE NOT SHOWN, DESIGN CONNECTIONS FOR ONE-HALF OF THE ALLOWABLE LOAD CARRYING CAPACITY OF THE BEAM BUT NOT LESS THAN 6 KIPS SERVICE LOAD.
8. PROVIDE MINIMUM OF 2 BOLTS FOR CONNECTIONS UNLESS SHOWN OTHERWISE.
9. IF SINGLE PLATE SHEAR CONNECTIONS ARE USED AT TUBE COLUMNS, BEAM WEBS, OR COLUMN WEBS, LIMIT MAXIMUM PLATE THICKNESS TO ½ X TUBE WALL OR WEB THICKNESS.

STATE OF MAINE — TIMOTHY S. DEAN — NO. 7545 — REGISTERED PROFESSIONAL ENGINEER

WATERVILLE STREET CONDOMINIUMS
FOR
CASCO BAY VENTURES, FALMOUTH MAINE

TPH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

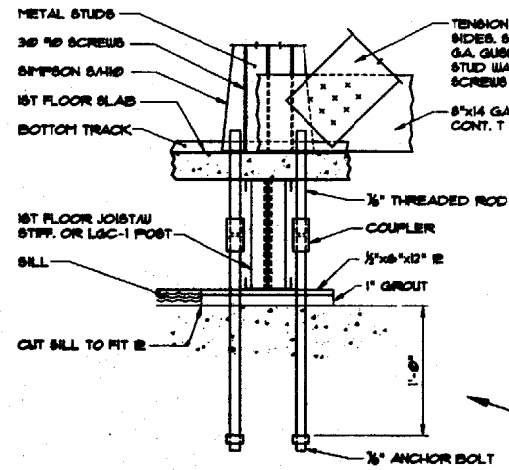
CONSULTANTS:

REVISIONS:
REV. 1 - GENERAL REVISIONS

DATE:	MAY 6, 2022
PROJECT No.	PG 02203
DRAWN BY:	MJB
CHECKED BY:	TSD
SCALE:	AS SHOWN

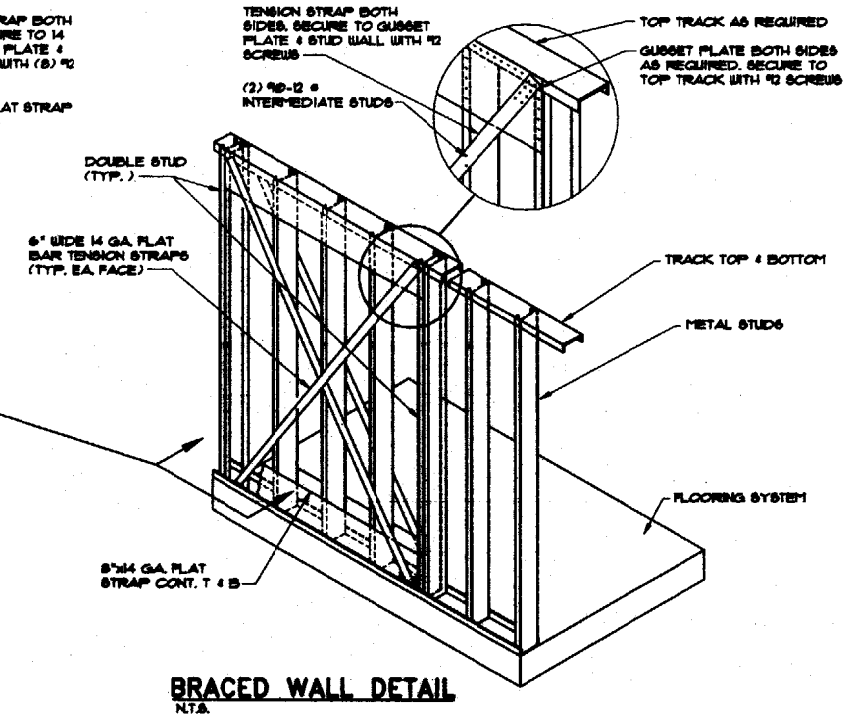
SHEET TITLE:
STRUCTURAL SECTIONS & DETAILS

S8



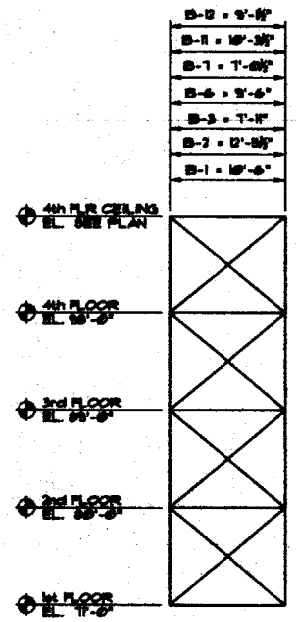
TYP. HOLD DOWN AT EACH END OF ALL EXTERIOR BRACE BAYS

N.T.S.

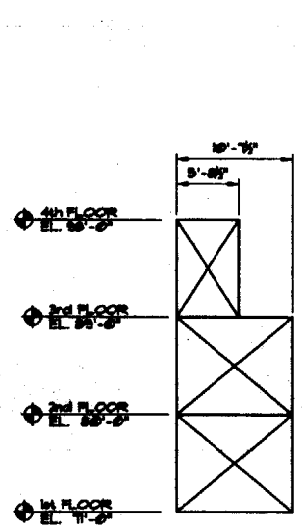


BRACED WALL DETAIL

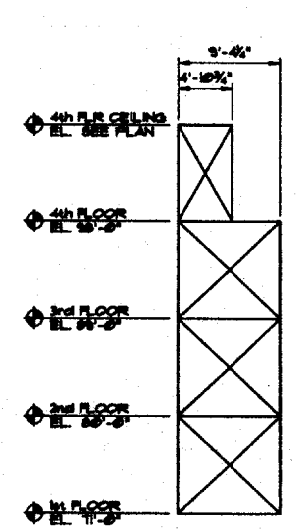
N.T.S.



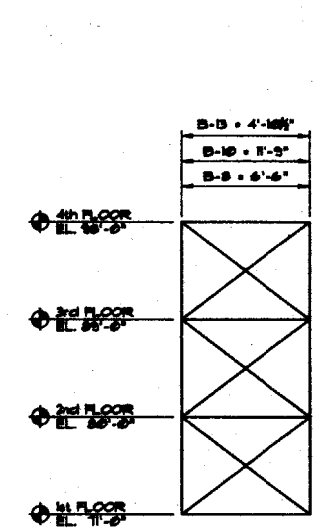
BRACING ELEVATION @ B-1, B-2, B-3, B-6 & B-7, B-11 & B-12



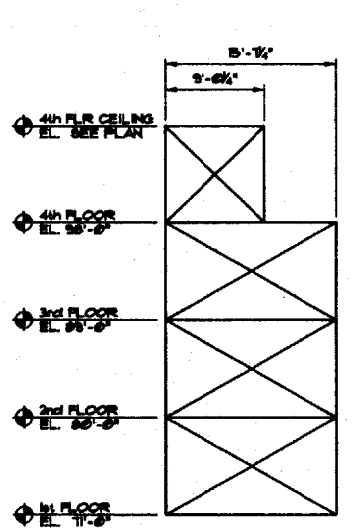
BRACING ELEVATION @ B-4



BRACING ELEVATION @ B-5



BRACING ELEVATION @ B-8, B-10 & B-13



BRACING ELEVATION @ B-9

WATERVILLE STREET CONDOMINIUMS
FOR
CASCO BAY VENTURES, FALMOUTH MAINE

TPH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 0141
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

DATE:	MAY 9, 2008
PROJECT No.	PG 02305
DRAWN BY:	MJB
CHECKED BY:	TSD
SCALE:	AS SHOWN

SHEET TITLE:
STRUCTURAL SECTIONS & DETAILS

S9