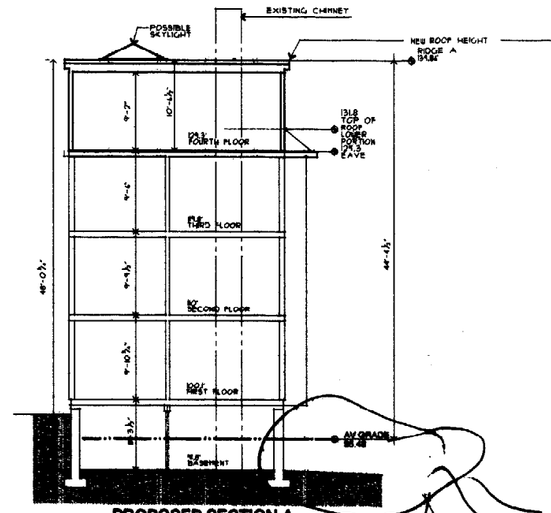
project title

WATERVILLE STREET CONDOMINIUMS

PORTLAND, MAINE

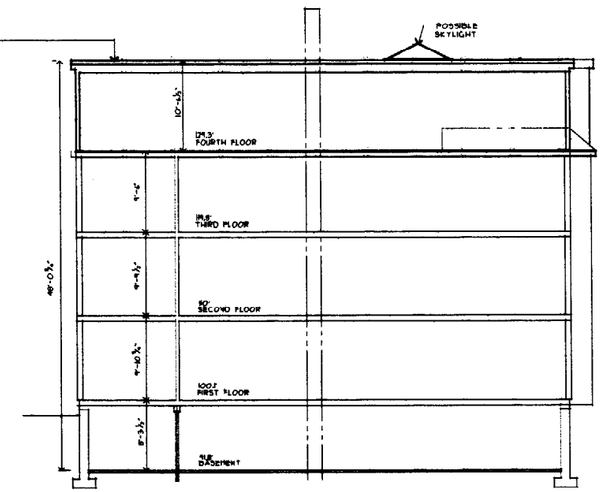
EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SECTION A

SCALE: 1/8" = 1'-0"



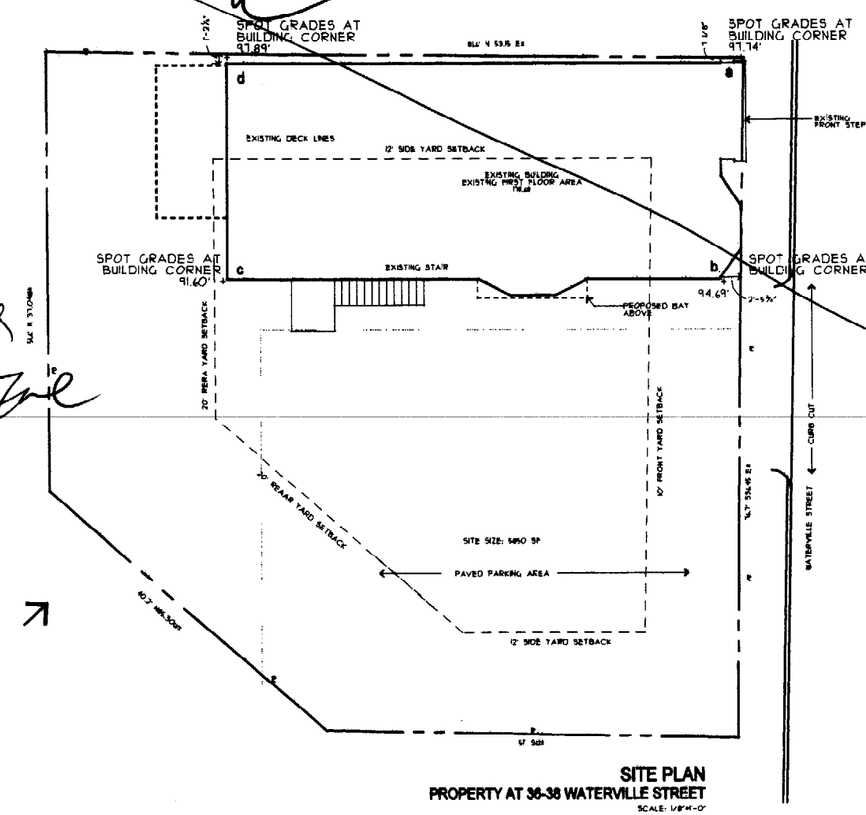
PROPOSED SECTION B

SCALE: 1/8" = 1'-0"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
JUL 15 2003
RECEIVED

139.86
95.48
44.38'

45' MAX permitted in R-6 Zone



SITE PLAN
PROPERTY AT 36-38 WATERVILLE STREET

SCALE: 1/8"=1'-0"

97.74
94.69
91.60
97.89
381.92 ÷ 4
95.48 Average

TABULATIONS

EXISTING FIRST FLOOR FOOTPRINT
1711.6#

EXISTING FOURTH FLOOR HABITABLE SPACE
MIN 4' HEADROOM
1100#

NEW SPACE TO BE ADDED TO FOURTH FLOOR BY CONSTRUCTING DORMERS (INCLUDING DECKS)
406#

ELEVATIONS AT CORNER OF BUILDING
(FROM INFOMATION PRODUCED BY NADEAU AND LODGE, RLS)

a 97.74'
b 94.69'
c 91.60'
d 97.89'

AVERAGE GRADE AT BUILDING
95.48'
HIGHEST POINT OF ROOF LINE
139.85'

DISTANCE FROM AVERAGE GRADE TO REQUIRED ROOF MEASURING POINT
44'-4 1/2"

GTA.2 architects
44 oak street
portland, maine 04101
207-771-5491 fax 774-0848

7.01.03 ROOF MODIFICATIONS
revisions

date
MAY, 2002

sheet title
SITE INFO/ SECTION

scale
AS NOTED

drawn by
SMT

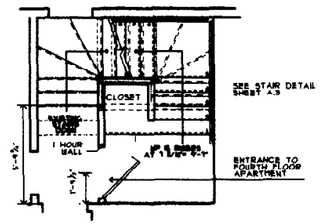
project number
0208

sheet number
F.S.1

project title

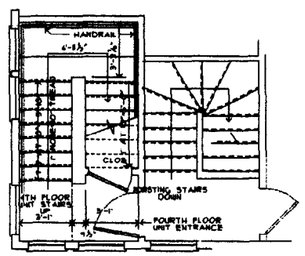
WATERVILLE STREET CONDOMINIUMS

PORTLAND, MAINE



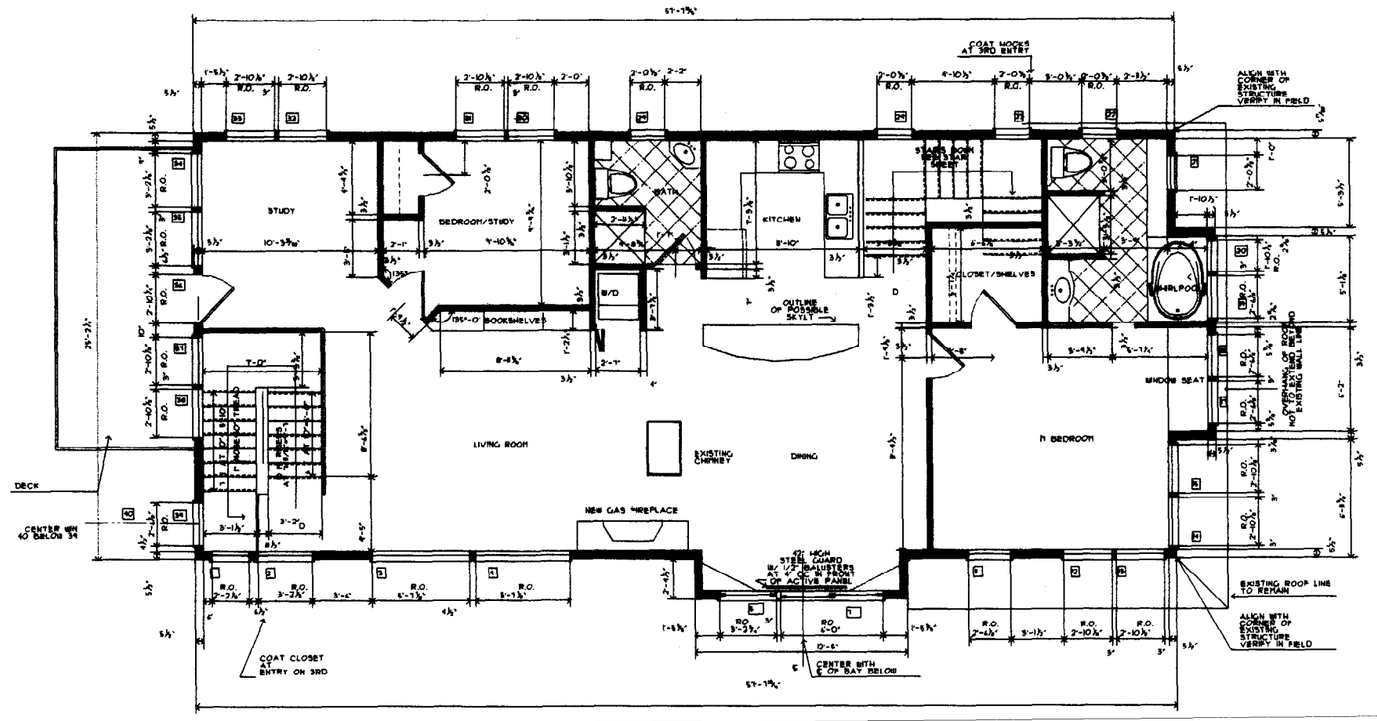
STAIR PLAN AT 3RD FLOOR

SCALE: 1/4"=1'-0"



STAIR PLAN AT 3RD FLOOR

SCALE: 1/4"=1'-0"



4TH FLOOR PLAN

SCALE: 1/4"=1'-0"

SPRINKLER NOTE:

BUILDING TO BE EQUIPTED WITH A 13R SPRINKLER SYSTEM

SUPPLY, RISERS, AND CONTROLS TO BE INSTALLED AS PART OF THIS CONTRACT. ALL OTHER REQUIRED AREAS TO HAVE COVERAGE AS PART OF THIS RENOVATION OR WITHIN A PERIOD OF NO GREATER THAN TWO (2) YEARS AFTER CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE FOURTH FLOOR RENOVATIONS.

DRAWINGS FOR THIS PHASE ARE TO BE PREPARED BY DEAN AND ALLYN, INC

GTA 2 architects

44 oak street

portland, maine 04101

207-771-5481 fax 774-0846

7.1.03 ROOF MODIFICATIONS

revisions

date

APRIL, 2002

sheet title

FLOOR PLAN

1

scale

AS NOTED

drawn by

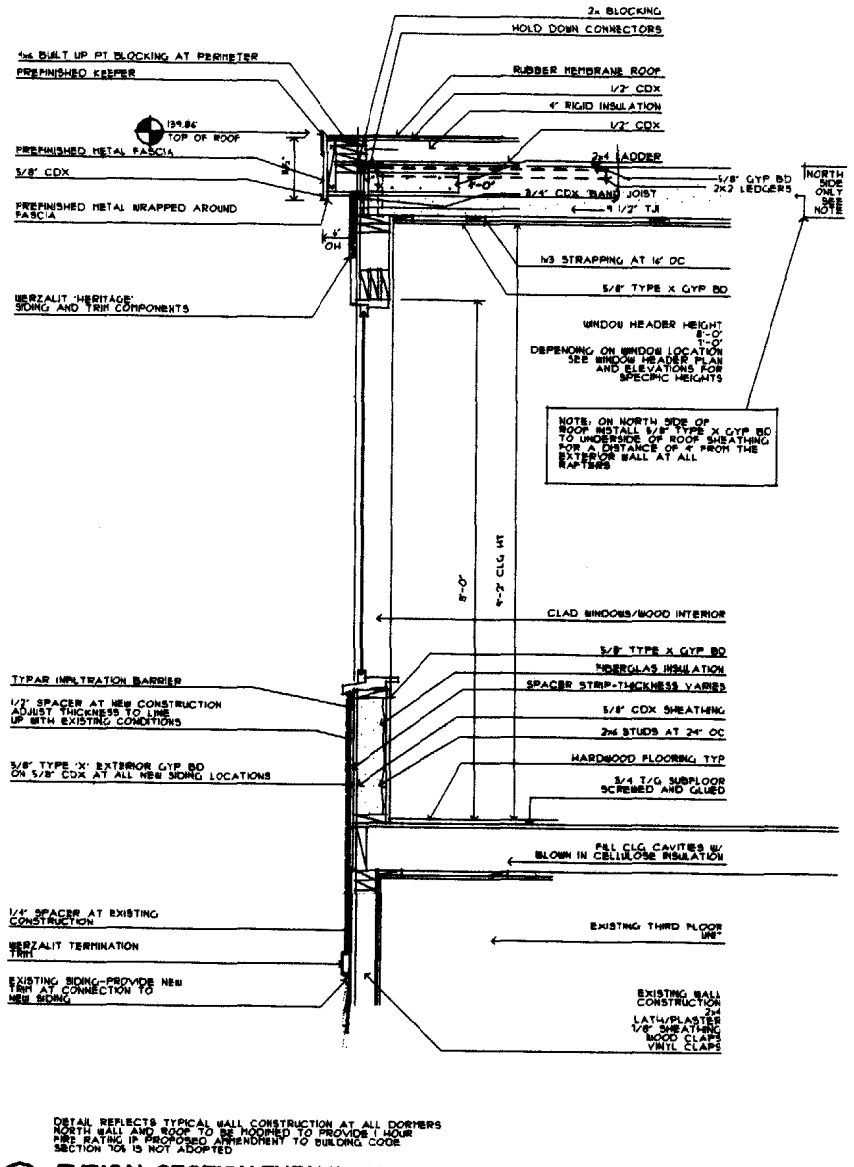
SMT

project number

0206

sheet number

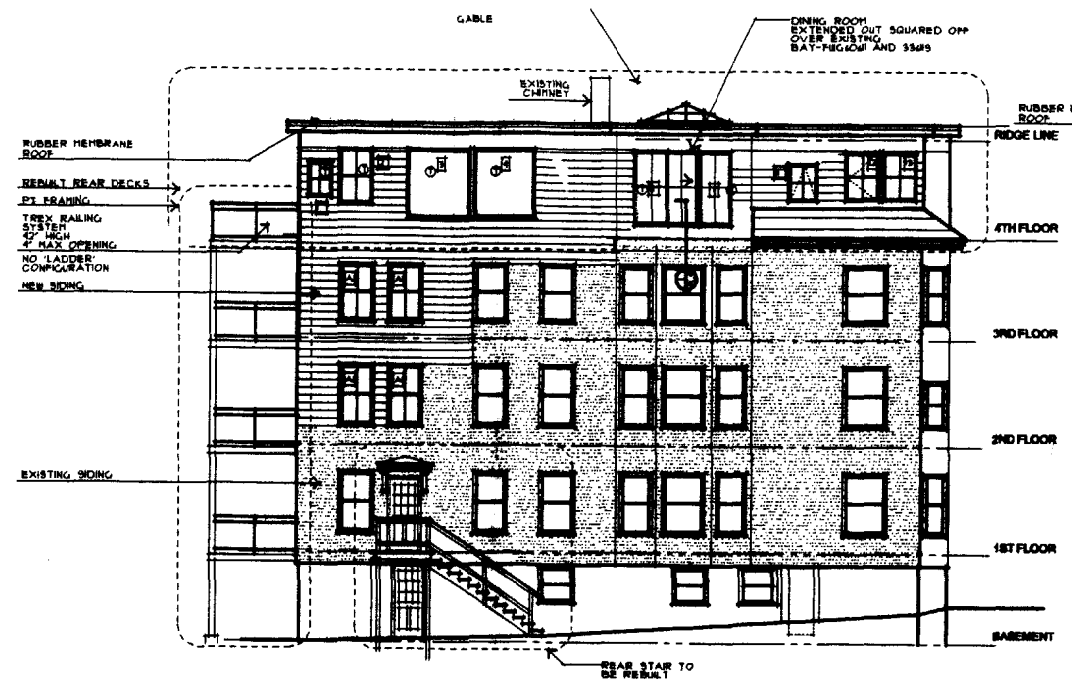
F.A.1



DETAIL REFLECTS TYPICAL WALL CONSTRUCTION AT ALL DORMERS NORTH WALL AND ROOF TO BE MODIFIED TO PROVIDE 1 HOUR FIRE RATING IF PROPOSED AMENDMENT TO BUILDING CODE SECTION 104 IS NOT ADOPTED

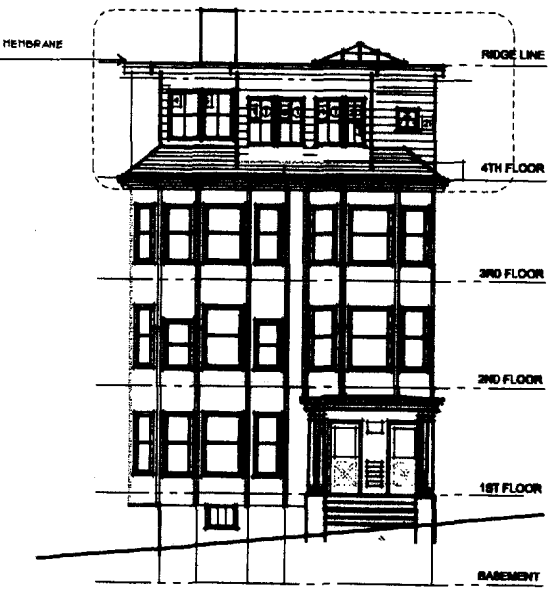
TYPICAL SECTION THRU WALL

SCALE: 3/4" = 1'-0"



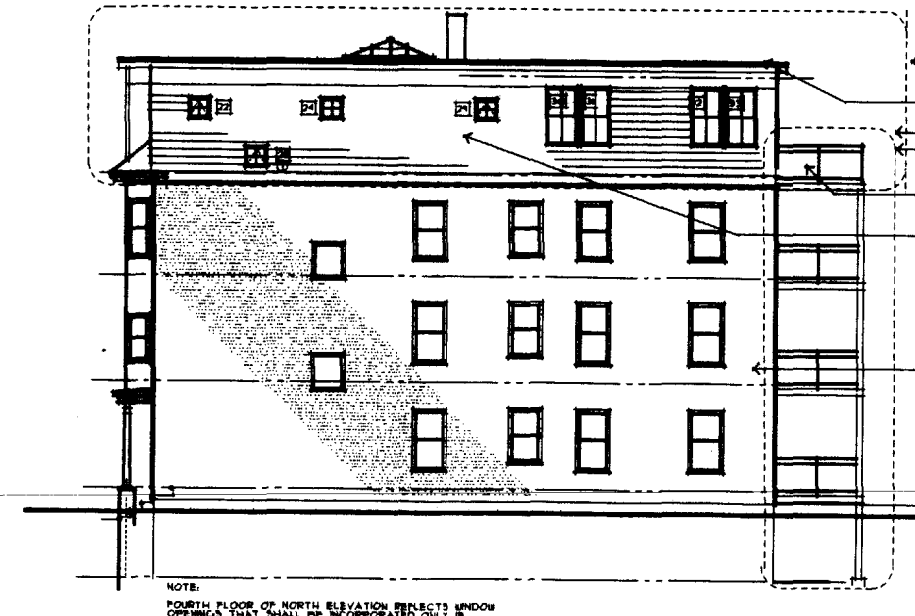
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

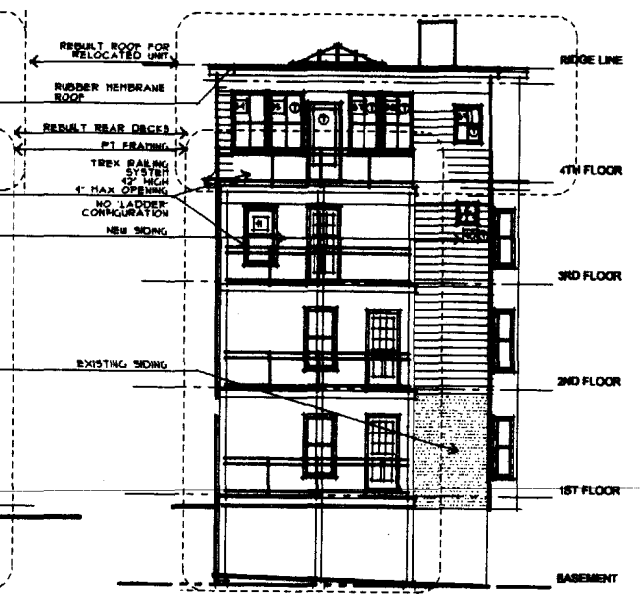
SCALE: 1/8"=1'-0"



NOTE:
FOURTH FLOOR OF NORTH ELEVATION REFLECTS WINDOW OPENINGS THAT SHALL BE INCORPORATED ONLY IF PROPOSED AMENDMENT TO SECTION 104 OF THE BUILDING CODE IS ADOPTED. IF AMENDMENT IS NOT ADOPTED, NO WINDOWS WILL BE INSERTED INTO THE FOURTH FLOOR RENOVATION.

NORTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

NOTE CONCERNING WINDOWS ON NORTH ELEVATION:

NOTE:
FOURTH FLOOR OF NORTH ELEVATION REFLECTS WINDOW OPENINGS THAT SHALL BE INCORPORATED ONLY IF PROPOSED AMENDMENT TO SECTION 104 OF THE BUILDING CODE IS ADOPTED. IF AMENDMENT IS NOT ADOPTED, NO WINDOWS WILL BE INSERTED INTO THE FOURTH FLOOR RENOVATION.

WINDOW SCHEDULE

LABEL	W	H	UNIT #	R.O. (WxH)	HEAD HEIGHT
1-TRANS	3'-1 5/8"	3'-3 5/16"	DHT2931	3'-3 1/8" x 3'-3 1/8"	T
2-DH	2'-1 5/8"	5'-0 1/8"	TH8060	2'-3 1/8" x 5'-0 1/8"	8'
3-PICTURE	3'-1 5/16"	4'-4 1/8"	DHP3442	3'-1 1/8" x 4'-4 1/8"	8'
4-PICTURE	3'-1"	4'-4 1/8"	DHP3442	3'-1 1/8" x 4'-4 1/8"	8'
5-PICTURE	3'-1"	6'-10 3/8"	PWG3396S	3'-1 3/4" x 6'-8"	8'
6-OUT					
7-SLIDING DOOR	5'-11 1/4"	6'-10 3/8"	PWG 4068L	5'-0" x 6'-8"	8'
8-OUT					
9-OUT					
10-OUT					
11-DH	2'-1 5/8"	3'-4 1/8"	TH8433	2'-1 1/8" x 3'-4 1/8"	T
12-DH	2'-1 5/8"	4'-4 1/8"	TH8443	2'-1 1/8" x 4'-4 1/8"	8'
13-DH	2'-1 5/8"	4'-4 1/8"	TH8443	2'-1 1/8" x 4'-4 1/8"	8'
14-DH	2'-1 5/8"	4'-4 1/8"	TH8443	2'-1 1/8" x 4'-4 1/8"	8'
15-DH					
16-DH	1'-8 5/8"	4'-4 1/8"	TH8443	2'-1 1/8" x 4'-4 1/8"	T
17-DH	1'-8 5/8"	4'-4 1/8"	TH8443	2'-1 1/8" x 4'-4 1/8"	T
18-DH	1'-8 5/8"	4'-4 1/8"	TH8443	2'-1 1/8" x 4'-4 1/8"	T
19-DH	1'-8 5/8"	4'-4 1/8"	TH8443	2'-1 1/8" x 4'-4 1/8"	T
20-DH	1'-8 5/8"	4'-4 1/8"	TH8443	2'-1 1/8" x 4'-4 1/8"	T
21-AWN	2'-0 5/8"	2'-0 1/8"	A31	2'-0 5/8" x 2'-0 5/8"	T
22-AWN	2'-0 5/8"	2'-0 1/8"	A31	2'-0 5/8" x 2'-0 5/8"	T
23-AWN	2'-0 5/8"	2'-0 1/8"	A31	2'-0 5/8" x 2'-0 5/8"	T FROM LANDING
24 OUT					
25 OUT					
26 OUT					
27-AWN	2'-0 5/8"	2'-0 1/8"	A31	2'-0 5/8" x 2'-0 5/8"	T
30-DH	2'-1 5/8"	5'-1 1/8"	TH8063	2'-3 1/8" x 5'-3 1/8"	8'
31-DH	2'-1 5/8"	5'-1 1/8"	TH8063	2'-3 1/8" x 5'-3 1/8"	8'
32-DH	2'-1 5/8"	5'-8 1/8"	TH8284	2'-3 1/8" x 5'-8 1/8"	8'
33-DH	2'-1 5/8"	5'-8 1/8"	TH8284	2'-3 1/8" x 5'-8 1/8"	8'
34-DH	2'-1 5/8"	5'-8 1/8"	TH8284	2'-3 1/8" x 5'-8 1/8"	8'
35 OUT					
36 OUT					
37-DH	2'-1 5/8"	5'-8 1/8"	TH8284	2'-3 1/8" x 5'-8 1/8"	8'
38-DH	2'-1 5/8"	5'-8 1/8"	TH8284	2'-3 1/8" x 5'-8 1/8"	8'
39 TRANS	2'-9 5/8"	3'-3 5/16"	DHT2931	2'-9 1/8" x 3'-3 1/8"	T
40-AWN	2'-0 5/8"	2'-0 1/8"	A31	2'-0 5/8" x 2'-0 5/8"	T
41-DH	2'-9 5/8"	6'-1 1/8"	TH8952	2'-9 1/8" x 6'-1 1/8"	MATCH AD

ANDERSEN 400 SERIES TILT WINDOWS
PROVIDE 3/4" PERMANENT INT AND EXT GRILLES, PATTERN AS SHOWN

project title
WATERVILLE STREET CONDOMINIUMS

PORTLAND, MAINE

GTA.2 architects
44 oak street
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7.7.03 ROOF REVISIONS
revisions

date
APRIL, 2002

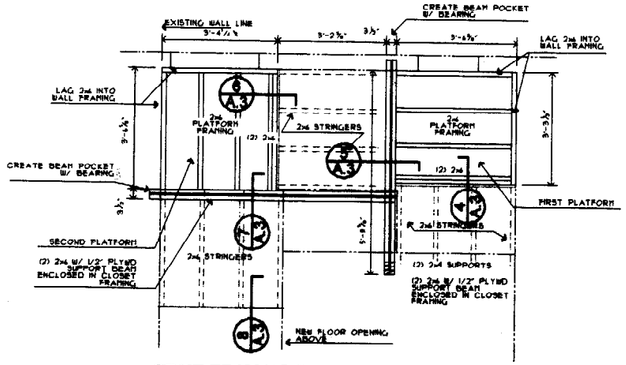
sheet title
ELEVATIONS

scale
AS NOTED

drawn by
SMT

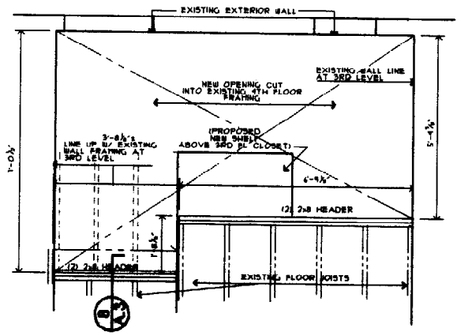
project number
0208

sheet number
F.A.2



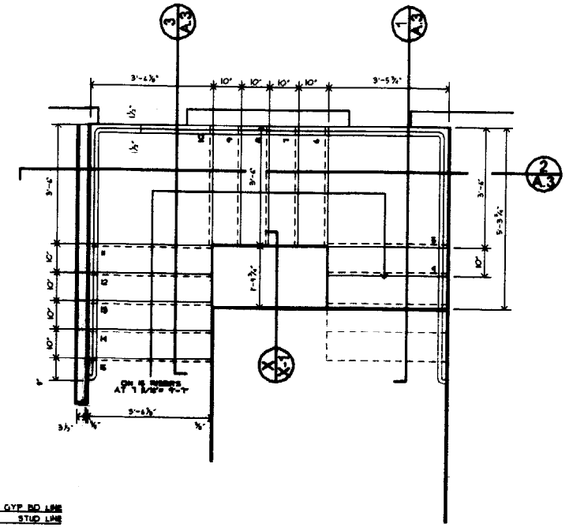
STAIR FRAMING PLAN AT 3RD FLOOR AND INTERMEDIATE LANDINGS

SCALE: 1/2"=1'-0"



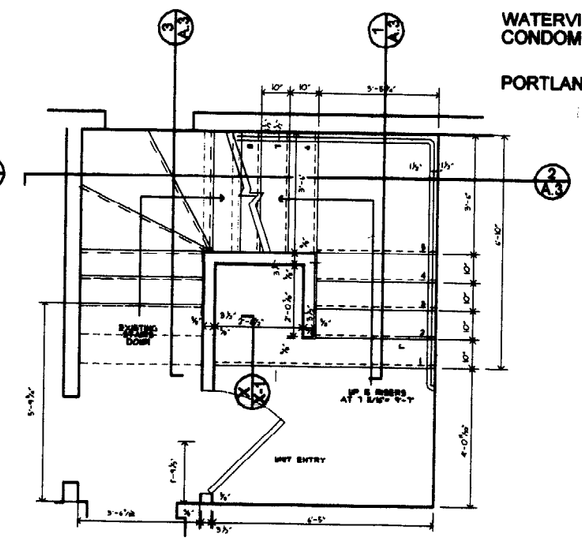
STAIR FRAMING PLAN AT 4TH FLOOR

SCALE: 1/2"=1'-0"



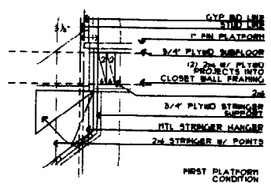
STAIR PLAN AT 4TH FLOOR

SCALE: 1/2"=1'-0"



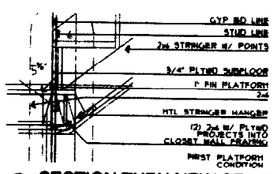
STAIR PLAN AT 3RD FLOOR

SCALE: 1/2"=1'-0"



SECTION THRU NEW STAIR

SCALE: 1"= 1'-0"



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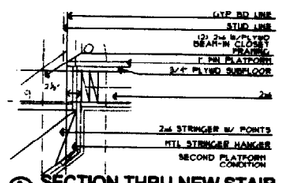

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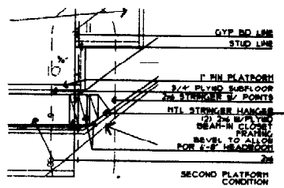

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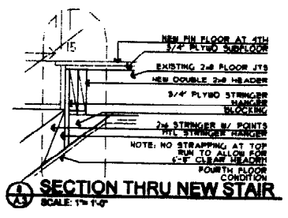

SECTION THRU NEW STAIR

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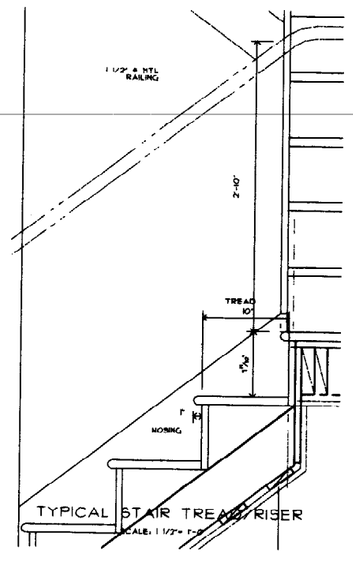
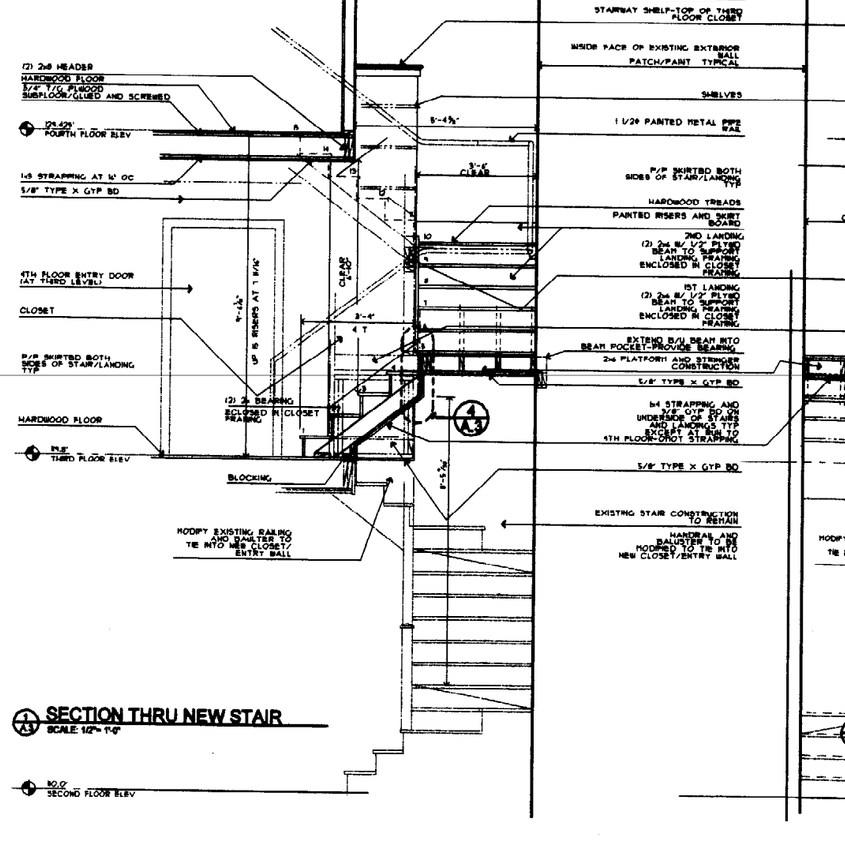


TYPICAL STAIR TREAD/ RISER

SCALE: 1 1/2"= 1'-0"



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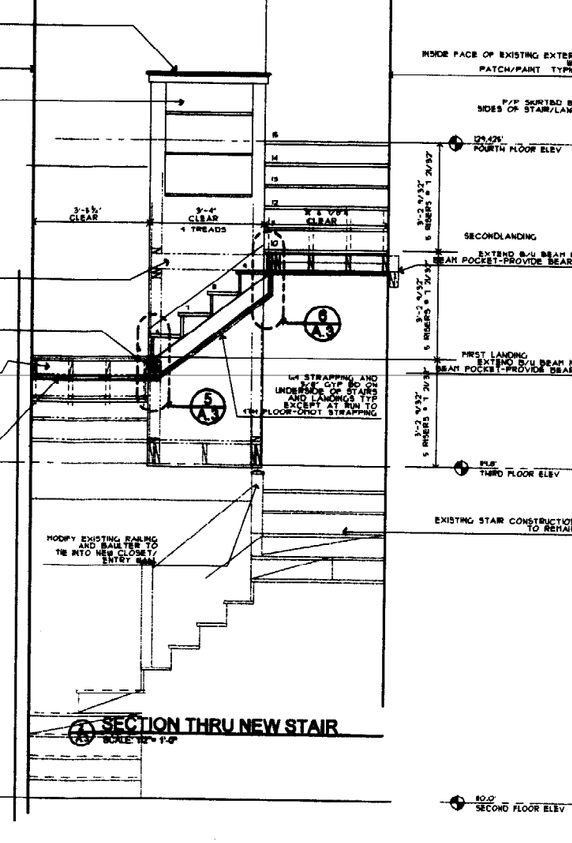
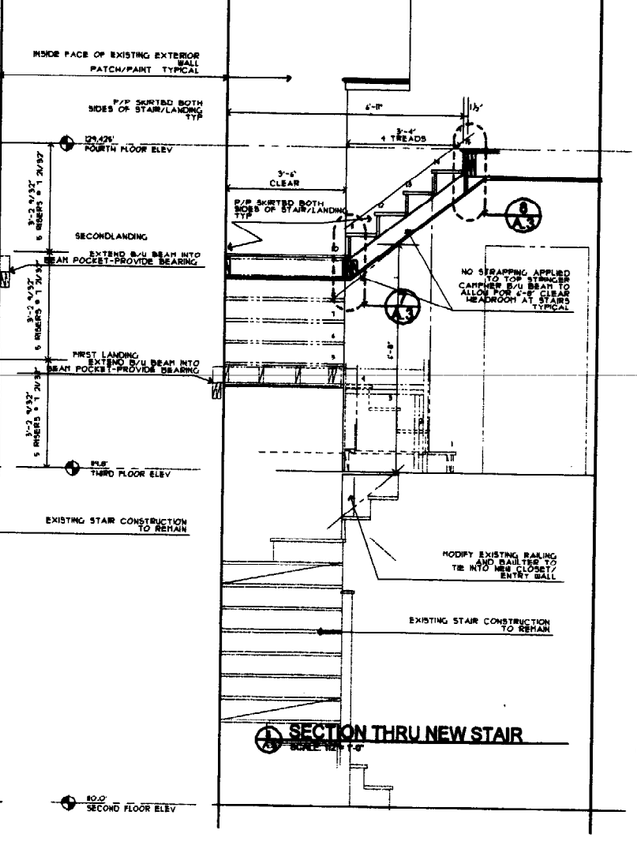


SECTION THRU NEW STAIR

SCALE: 1/2"= 1'-0"



SECTION THRU NEW STAIR

SCALE: 1/2"= 1'-0"

project title

WATERVILLE STREET CONDOMINIUMS

PORTLAND, MAINE

GTA.2 architects
44 oak street
portland, maine 04101
207-771-8491 fax 774-0848

revisions

date
MAY, 2002

sheet title
DETAILS

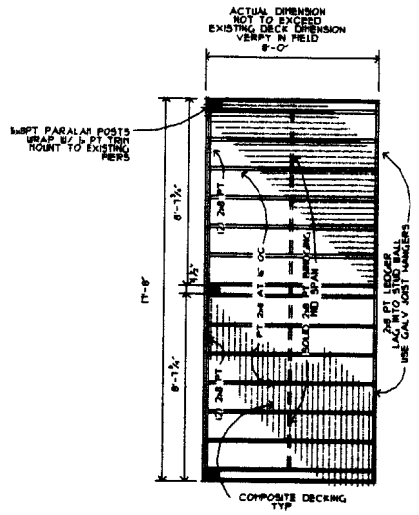
scale
AS NOTED

drawn by
SMT

project number
0206

C:\DATA\CAD\DWG\CONNOLLEY\BOX\STAIRS

sheet number
A.3



REAR DECK FRAMING
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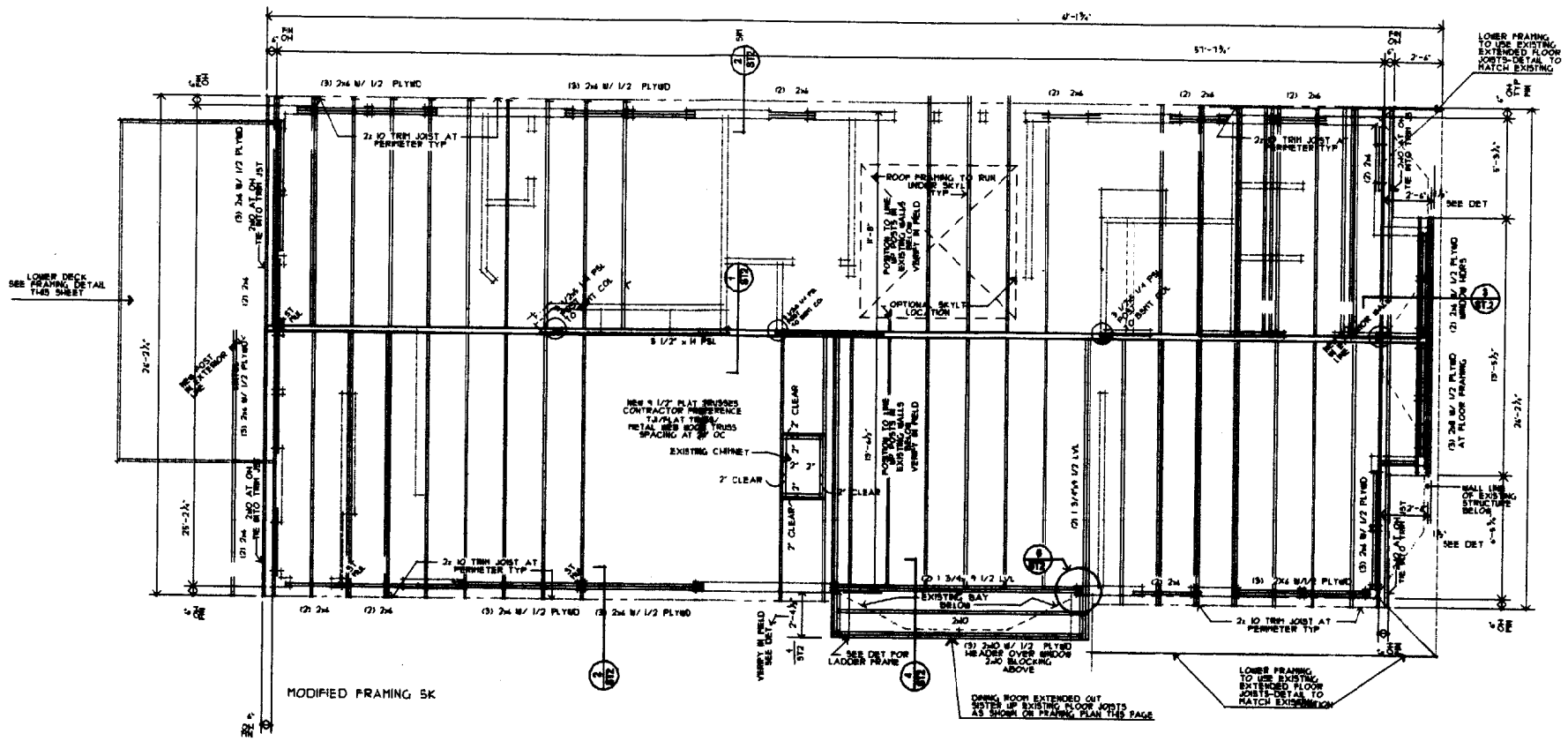
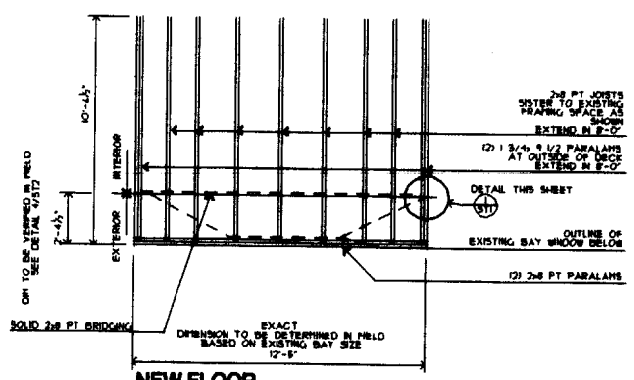
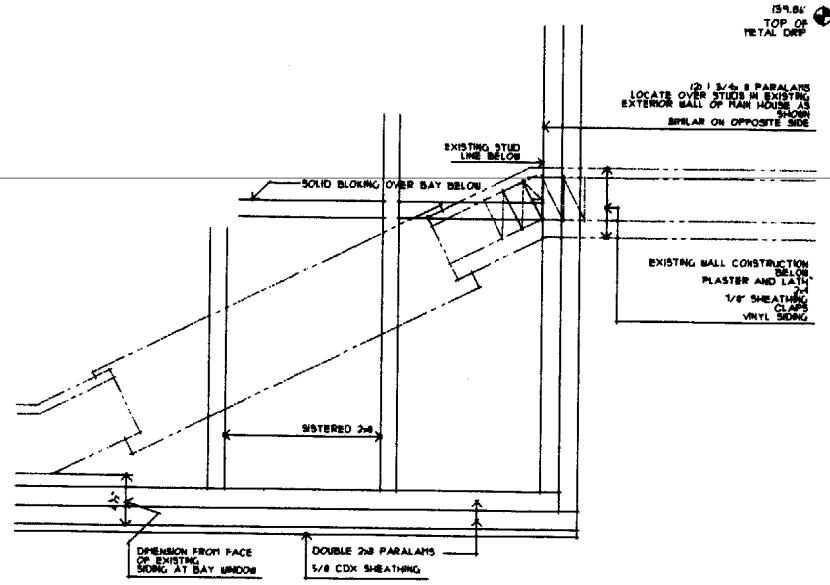


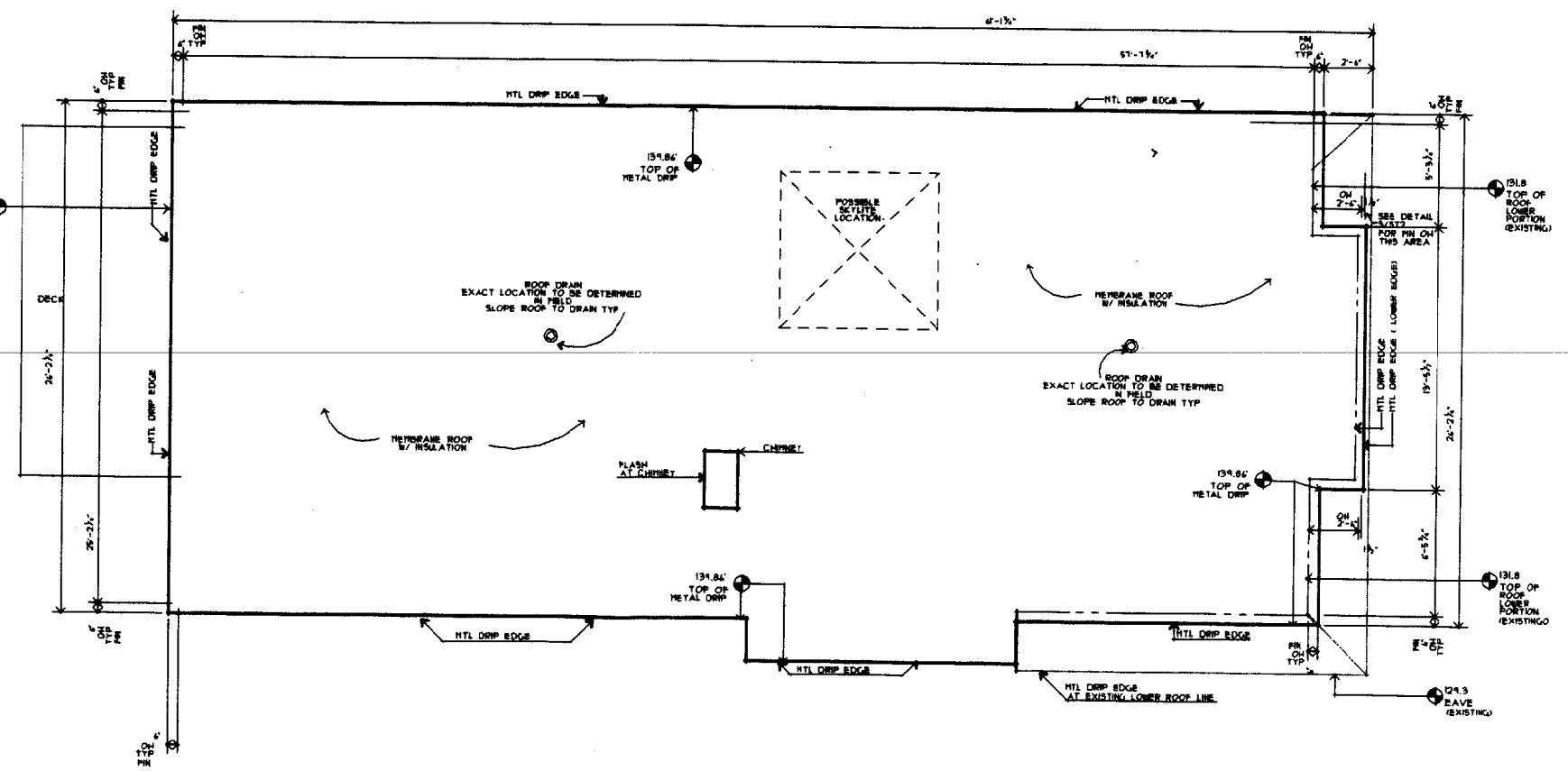
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



NEW FLOOR FRAMING AT DINING ROOM BAY
SCALE: 1/4"=1'-0"



1 ST1 4TH FLOOR FRAMING DETAIL OVER EXISTING BAY
SCALE: 1 1/2"= 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

project title
WATERVILLE STREET CONDOMINIUMS

PORTLAND, MAINE

GTA.2 architects
44 oak street
portland, maine 04101
207-771-5481 fax 774-0846

7.01.03 ROOF MODIFICATIONS
revisions

date
MAY, 2002

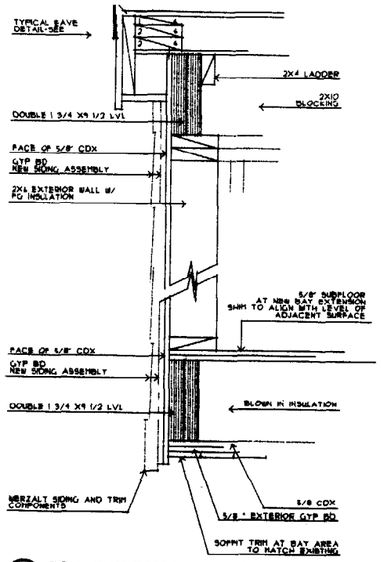
sheet title
ROOF FRAMING PLAN
ROOF PLAN

scale
AS NOTED

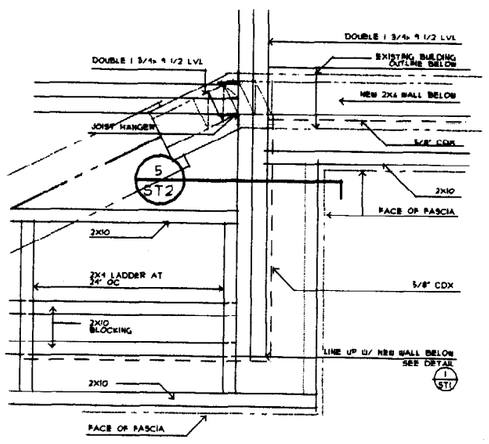
drawn by
SMT

project number
0206

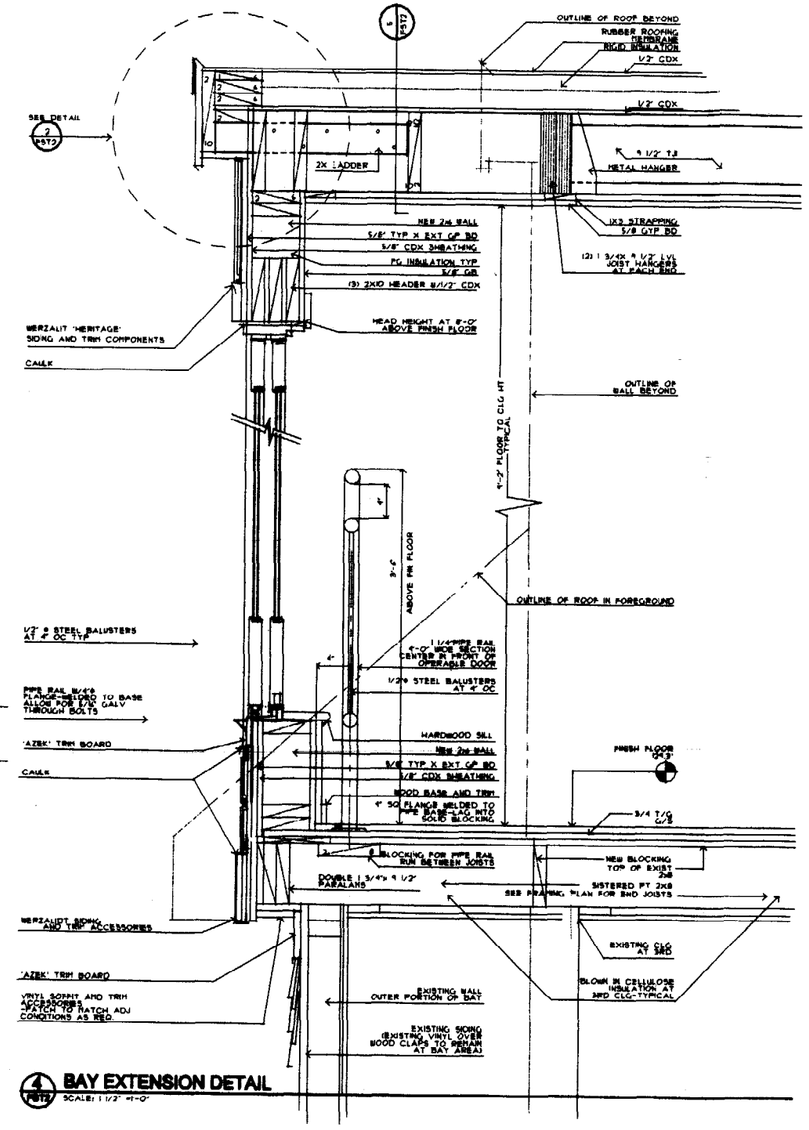
sheet number
F.ST.1



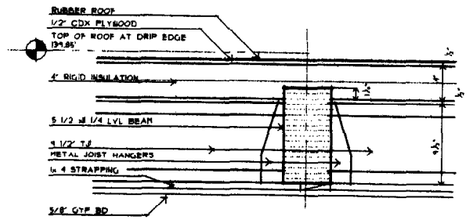
5 ST2 FRAMING DETAIL AT BAY
SCALE: 1 1/2"=1'-0"



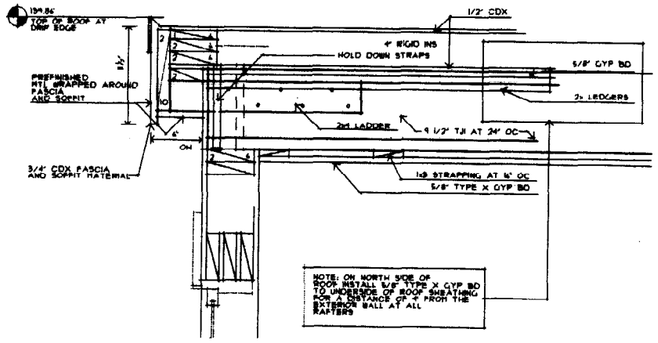
6 ST2 FRAMING DETAIL AT BAY
SCALE: 1 1/2"=1'-0"



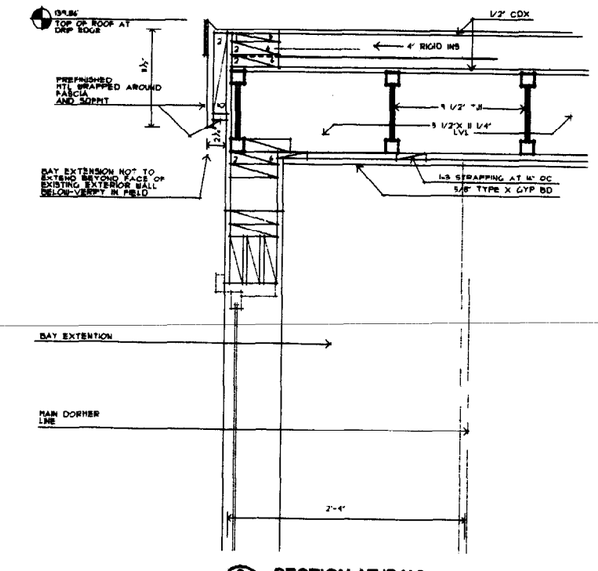
4 ST2 BAY EXTENSION DETAIL
SCALE: 1 1/2" =1'-0"



1 ST2 SECTION AT ROOF FRAMING
SCALE: 1 1/2"= 1'-0"



2 ST2 TYPICAL EAVE DETAIL
SCALE: 1 1/2"= 1'-0"



3 ST2 SECTION AT 'BAY'
SCALE: 1 1/2"= 1'-0"

project title
WATERVILLE STREET CONDOMINIUMS

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7.7.03 ROOF REVISIONS
revisions

date
JUNE, 2002

sheet title
FRAMING DETAILS PLAN

scale
AS NOTED

drawn by
SMT

project number
0208

C:\DATA\CAD\DWG\CONNOLLEY\FLAT ROOF\DETAILS

sheet number
F.ST2