



PROPOSED ADDITIONS to EXISTING BUILDING at 61 INDIA STREET PORTLAND, MAINE

ZONE REQUIREMENTS

For City Planning Zone: B2b

Dimension requirements	Required	Proposed
Min. Lot Size (Bus. use)	None	7,672 sf.
Min. Area/unit (Res. use)	1,000 sf/unit	7,672 sf/unit
Min. Street Frontage	50'	49.50' (as existing)
Min/Max. Front Yard	NA	(as existing)
Min. Rear Yard	10'	10.5'
Min. Side Yard	None	None (as existing)
Min. Lot Width	None	49.1' (as existing)
Max. Structure Height	45'	42.5'
Max. Impervious area	90%	97.1% (as existing)

Car park requirements	Required	Proposed
Extg. Res. units	2 spaces	2 spaces
Extg. Retail unit (<2,000sf)	0 spaces	0 spaces
New Retail unit (<2,000sf)	0 spaces	0 spaces
New Bus. unit (<1,000sf)	2 spaces	2 spaces
New Res. units	1 spaces	1 spaces
Total car parks	5 spaces	5 spaces

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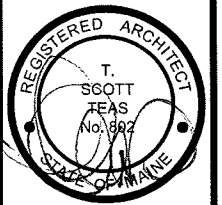
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PROPOSED ADDITIONS TO
61 INDIA STREET
PORTLAND, MAINE 04101
PEARL PROPERTIES LLC, 198 TUTTLE ROAD, CUMBERLAND ME 04021



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

CONSULTANTS:
REVISION #2 - 12/01/08



DATE: 8/25/08

PROJECT No. 0806

DRAWN BY: SA

CHECKED BY: TST

SCALE: 3/16"=1'-0"

SHEET TITLE:
ZONE
SUMMARY &
DRAWING INDEX

G1.0

CODE SUMMARY

Building Code: IBC 2003
 NFPA 101 2003

Occupancy: IBC Business Group B
 IBC Residential Group R-2
 IBC Mercantile Group M
 NFPA Business
 NFPA Residential
 NFPA Mercantile

No. of Floors: 4

Construction: IBC Type 5A
 NFPA 5 (111)

Sprinkler: New 4-floor addition only
 NFPA 13 (1st & 2nd floor only)
 NFPA 13R (3rd & 4th floor only)

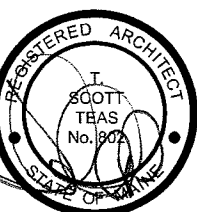
Fire Ratings:

- IBC Table 601 Structural frame 1Hr
- IBC Table 601 Exterior walls (<30' sep dist) 1Hr
- IBC Table 601 Exterior walls (≥30' sep dist) 0Hr
- IBC Table 601 Interior walls (bearing) 1Hr
- IBC Table 601 Interior walls (non bearing) 0Hr
- IBC Table 601 Floors 1Hr
- IBC Table 601 Roof 1Hr
- IBC 302.3.2 Occ. use separation 1 and 2Hr
- IBC 1019.1 Stairs (≥ 4 floors) 2Hr
- IBC 1019.1 Stairs (< 4 floors) 1Hr
- IBC 707.4 Shafts (≥ 4 floors) 2Hr
- IBC 707.4 Shafts (< 4 floors) 1Hr
- IBC 1013.3 R-2 Common path = 75' max.
- IBC 1013.3 B Common path = 100' max.
- IBC 1015.1 Exit travel dist = 250' max.

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PROJECT No. PROTECTION

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SCALE: 3/32"=1'-0"

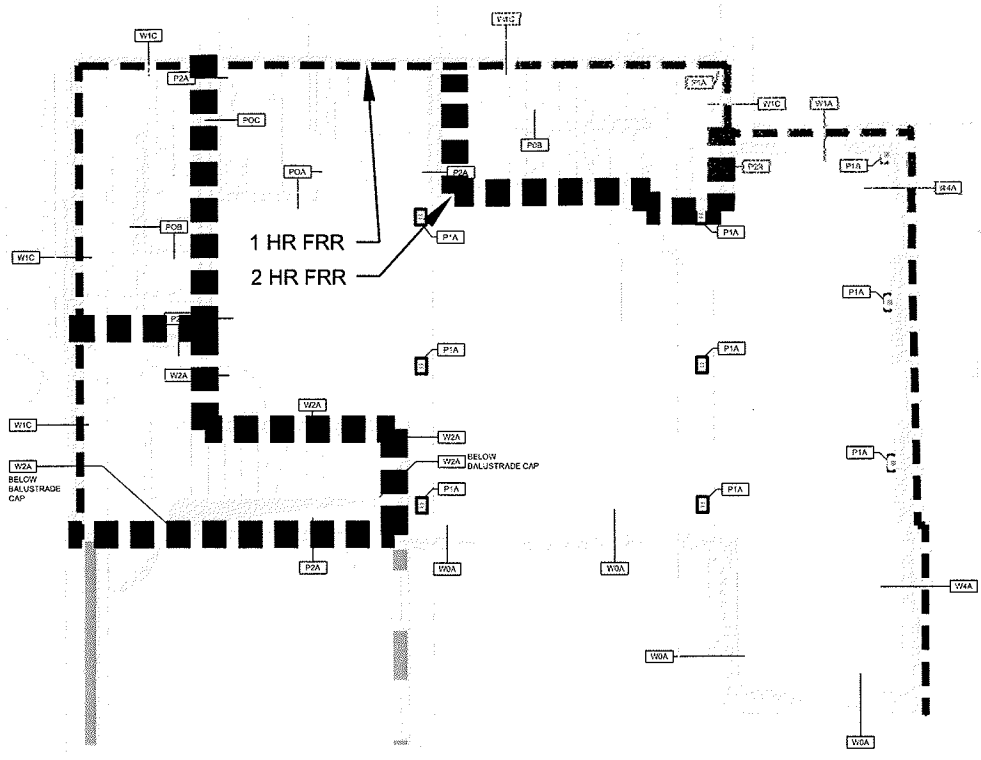
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 CODE SUMMARY &
 FIRE PROTECTION

FLOOR AREAS

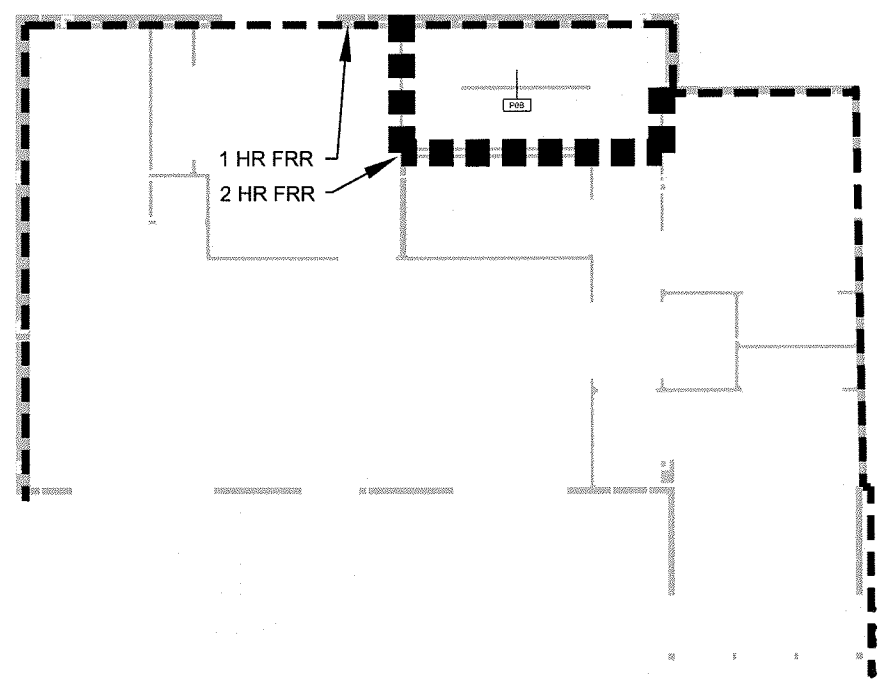
(New 4-floor addition only)

1st Floor (Retail, Mercantile)	1,355.0
2nd Floor (Business)	1,361.0
3rd Floor (Residential)	1,373.0
4th Floor (Residential)	1,322.0
Total Area (square feet)	5,411.0 (gross)

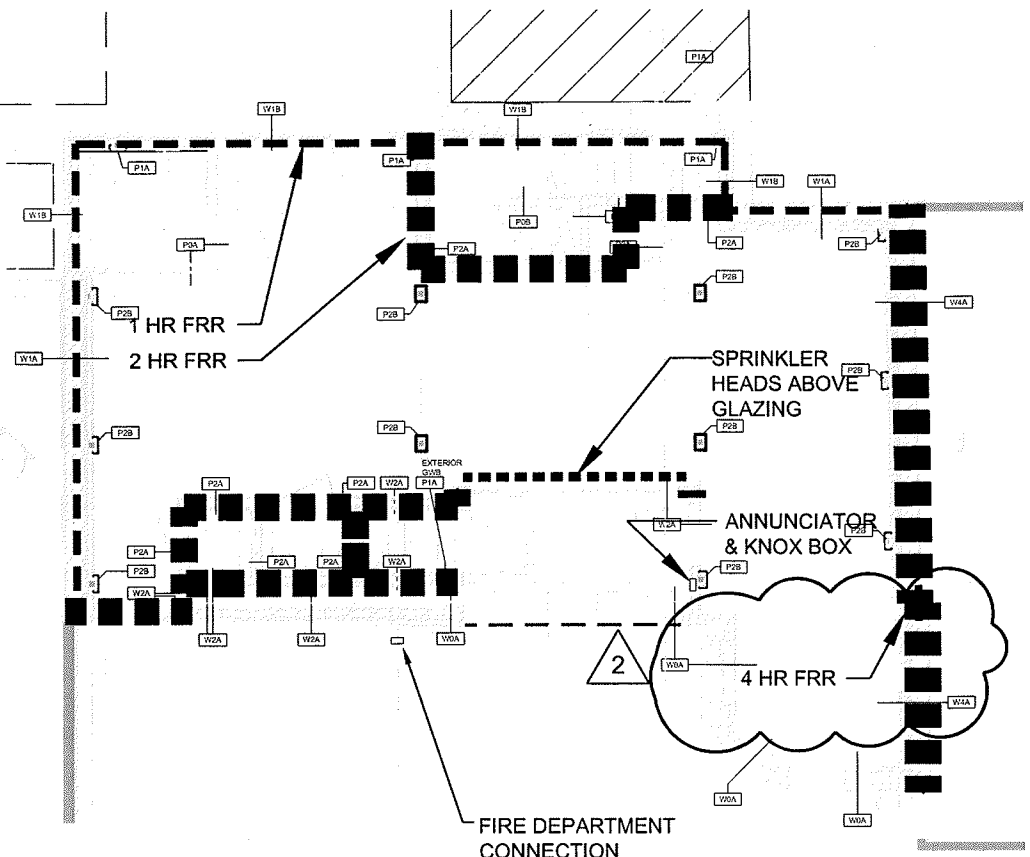
G1.1



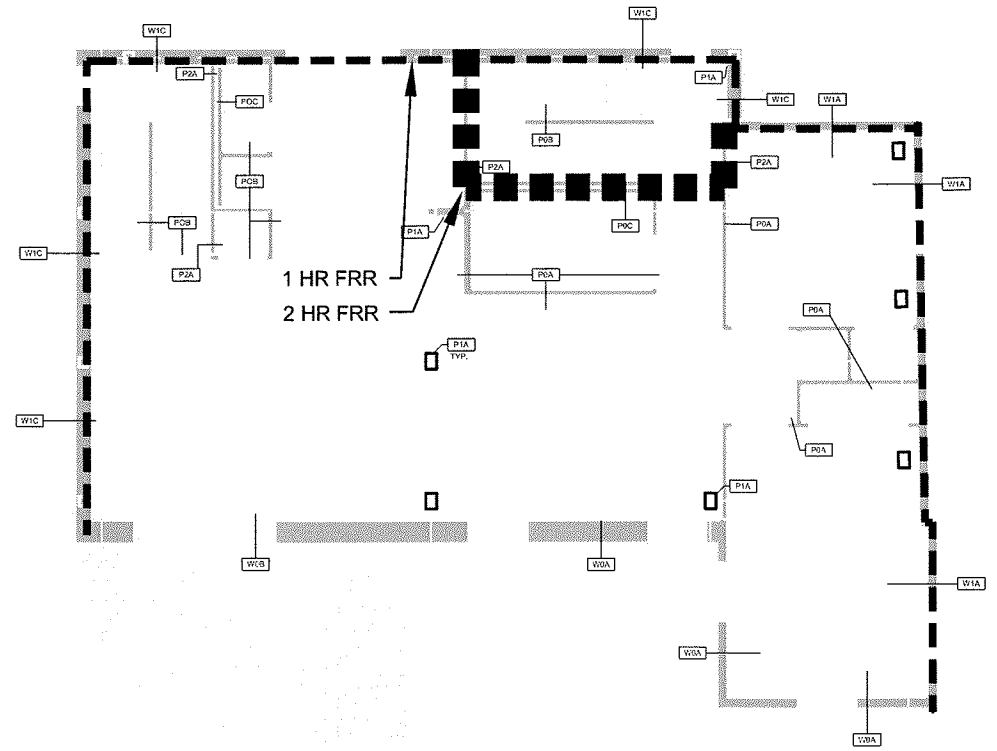
2ND. FLOOR



4TH. FLOOR



1ST. FLOOR

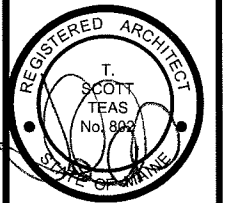


3RD. FLOOR

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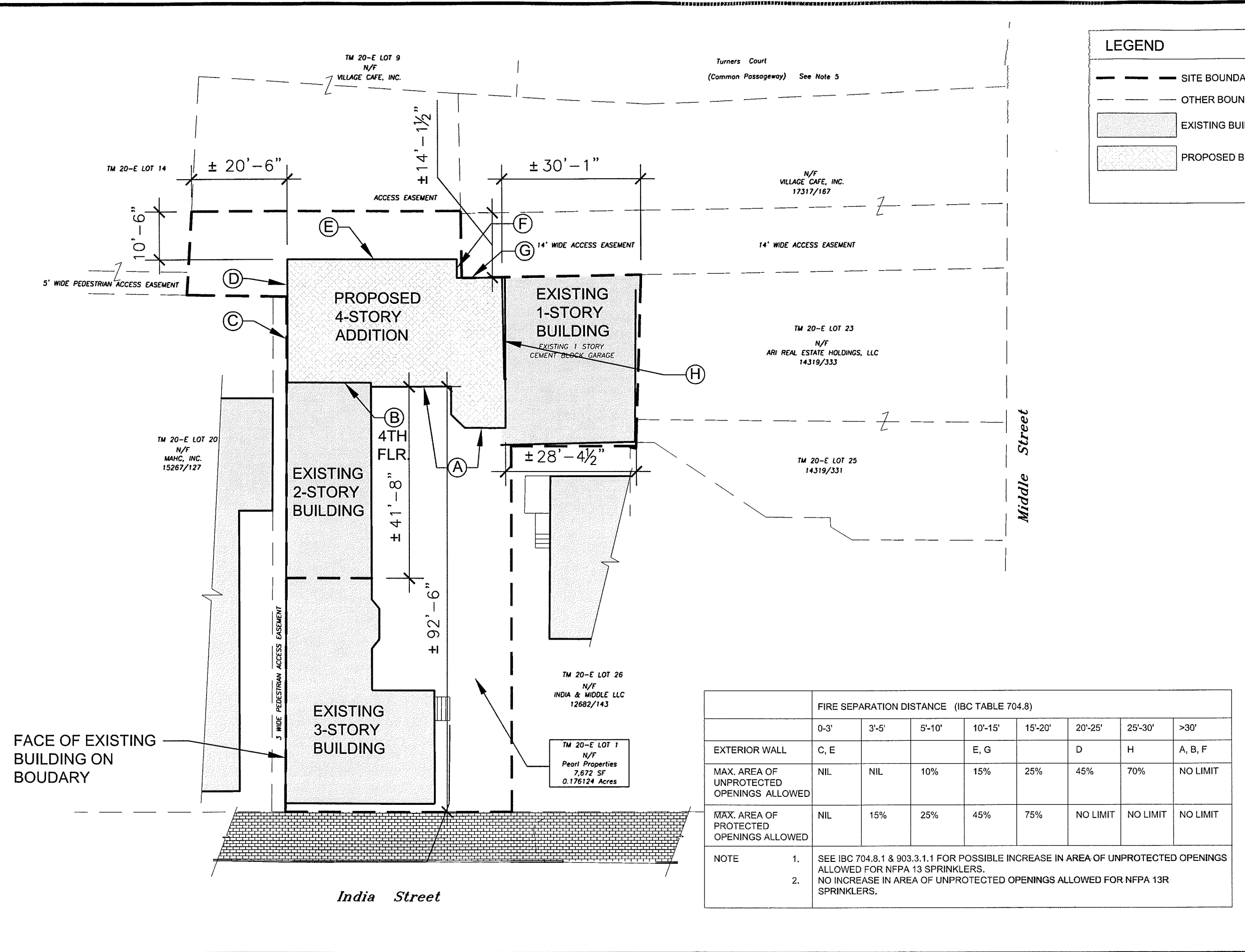
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BOUNDARY
SEPARATION
DISTANCES

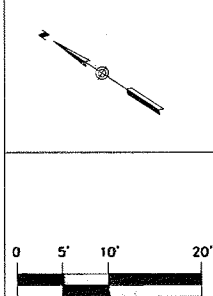
G1.2

LEGEND

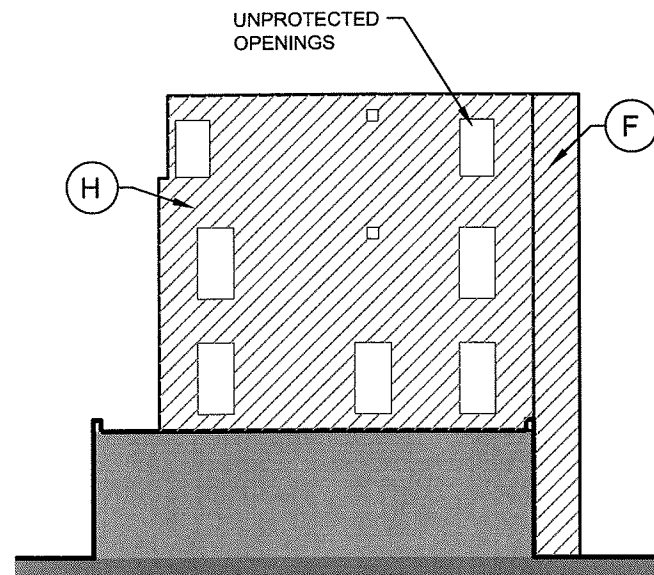
- SITE BOUNDARIES
- OTHER BOUNDARIES
- EXISTING BUILDING
- PROPOSED BUILDING



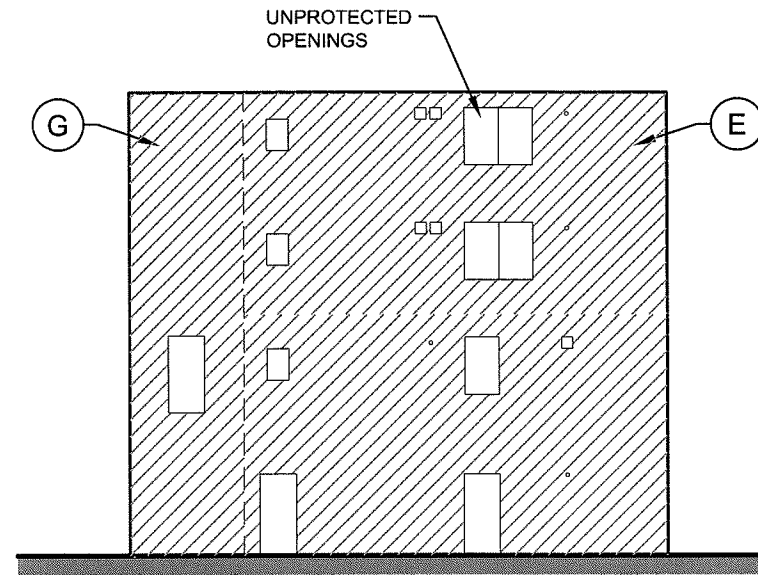
	FIRE SEPARATION DISTANCE (IBC TABLE 704.8)							
	0-3'	3'-5'	5'-10'	10'-15'	15'-20'	20'-25'	25'-30'	>30'
EXTERIOR WALL	C, E			E, G		D	H	A, B, F
MAX. AREA OF UNPROTECTED OPENINGS ALLOWED	NIL	NIL	10%	15%	25%	45%	70%	NO LIMIT
MAX. AREA OF PROTECTED OPENINGS ALLOWED	NIL	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT
NOTE	1. SEE IBC 704.8.1 & 903.3.1.1 FOR POSSIBLE INCREASE IN AREA OF UNPROTECTED OPENINGS ALLOWED FOR NFPA 13 SPRINKLERS. 2. NO INCREASE IN AREA OF UNPROTECTED OPENINGS ALLOWED FOR NFPA 13R SPRINKLERS.							



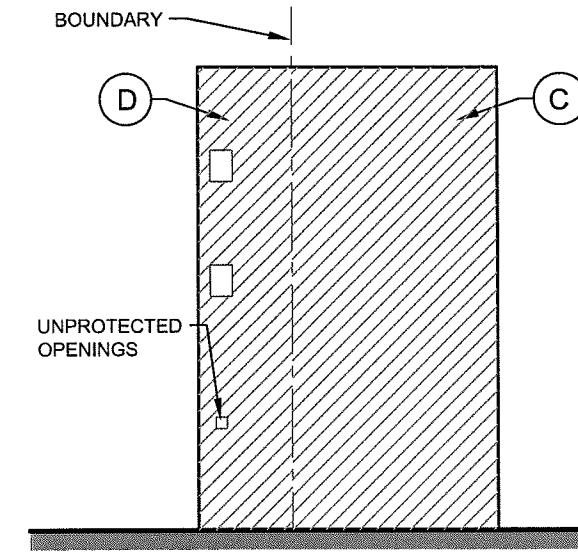
NOTES:
 1. SEE DRAWING G1.2
 FOR WALL LOCATIONS &
 SEPARATION DISTANCES
 TO LOT BOUNDARIES



SOUTH-EAST ELEVATION

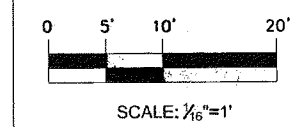


NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

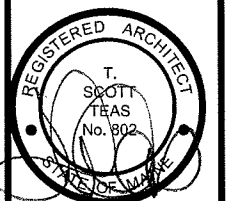
EXTERIOR WALL	AREA OF UNPROTECTED OPENINGS (NOTE 1)							
	A	B	C	D	E	F	G	H
MAX. AREA OF UNPROTECTED OPENINGS ALLOWED	NO LIMIT	NO LIMIT	NIL	45%	15%	NO LIMIT NOTE 2	15%	70%
AREA OF WALL (SF)	NA	NA	727.7	329.4	1,490.5	163.2	402.9	951.8
AREA OF UN PROTECTED OPENINGS (SF)	NA	NA	NIL	11.5	141.4	NIL	21.1	130.5
% OF WALL UNPROTECTED	NA	NA	NIL	3.5%	9.5%	NIL	5.0%	13.7%
NOTE	1. REFER TO G1.2 FOR FIRE SEPARATION DISTANCES TO LOT BOUNDARIES. 2. WALL F MUST BE RATED 1HR MIN. PER IBC 1019.1.4 FOR EXTERIOR STAIR WALL RETURNS							



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CONSULTANTS:

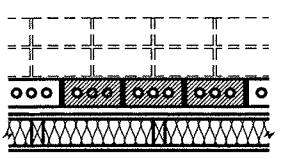
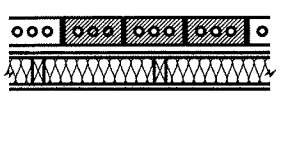
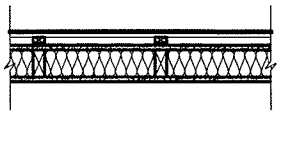
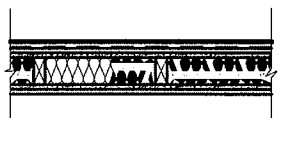
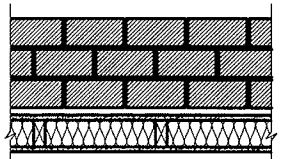


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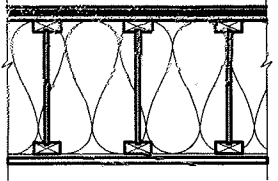
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 AREA OF UNPROTECTED OPENINGS

G1.3

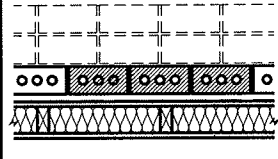
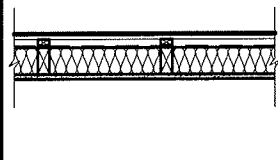
EXTERIOR WALL ASSEMBLIES - FIRE RATED

KEY	FRR	INSULATION	UL-GA RATING	DESCRIPTION
W1A	1 hour	R-25.7 (R-27.3)	UL 364	 <ul style="list-style-type: none"> - EXISTING BRICK VENEER SINGLE WYTHE (OR TRIPLE WYTHE, SHOWN DOTTED) - STAINLESS STEEL ADJUST. MASONRY TIES AT 16" O.C. VERT. AND 16" O.C. HORIZ. - AIR SPACE - 1/2" HUBER "ZIP SYSTEM" EXTERIOR SHEATHING - 2X4 WOOD STUDS 16" O.C. - 3 1/2" POLYURETHANE FOAMED-IN-PLACE INSULATION (R6.25 PER INCH) - VAPOR BARRIER - 5/8" TYPE 'X' GWB
W1B	1 hour	R-25.7	UL 364	 <ul style="list-style-type: none"> - NEW BRICK VENEER SINGLE WYTHE - STAINLESS STEEL ADJUST. MASONRY TIES AT 16" O.C. VERT. AND 16" O.C. HORIZ. - AIR SPACE - 1/2" HUBER "ZIP SYSTEM" EXTERIOR SHEATHING - 2X4 WOOD STUDS 16" O.C. - 3 1/2" POLYURETHANE FOAMED-IN-PLACE INSULATION (R6.25 PER INCH) - VAPOR BARRIER - 5/8" TYPE 'X' GWB
W1C	1 hour	R-26.1	UL 364	 <ul style="list-style-type: none"> - HORIZONTAL METAL SIDING - CONCEALED FASTENERS - 1X3 VERTICAL BATTENS AT EACH STUD - AIR BARRIER - 5/8" EXTERIOR GYPSUM SHEATHING - 1/2" PLYWOOD SHEATHING - 2X4 WOOD STUDS 16" O.C. - 3 1/2" POLYURETHANE FOAMED-IN-PLACE INSULATION (R6.25 PER INCH) - VAPOR BARRIER - 5/8" TYPE 'X' GWB
W2A	2 hour	R-25.6	UL 334	 <ul style="list-style-type: none"> - HORIZONTAL METAL SIDING - CONCEALED FASTENERS - AIR BARRIER - (2) LAYERS 5/8" EXTERIOR GYPSUM SHEATHING - 2X4 WOOD STUDS 16" O.C. - 3 1/2" POLYURETHANE FOAMED-IN-PLACE INSULATION (R6.25 PER INCH) - VAPOR BARRIER - (2) LAYERS 5/8" TYPE 'X' GWB
W4A	4 hour			 <p>WALL CONSTRUCTION SIMILAR TO (W1A) WITH TRIPLE WHYTHE OF BRICK</p> <p>TRIPLE WYTHE BRICK WALL FIRE RATING OF 4 HOURS CALCULATED BY METHOD IN IBC 2003 - TABLE 721.4.1 AND EQUATION 7-7 FOR RATINGS OF MULTI-WHYTHE MASONRY WALLS</p> <p>(1) WHYTHE OF SOLID BRICK 3.75" THICK = 1.25 HRS</p> <p>(EQUATION 7-7) = (1.25 ^ 0.59 + 1.25 ^ 0.59 + 1.25 ^ 0.59) ^ 1.7 = 8.08 HRS</p>

ROOF ASSEMBLIES - FIRE RATED

KEY	FRR	INSULATION	UL-GA RATING	DESCRIPTION
R1A	1 hour	R-56.6	UL P522 (similar)	 <ul style="list-style-type: none"> - ADHERED ROOF MEMBRANE - 1/2" FIBERBOARD ROOF UNDERLAYMENT - 1" MIN. TAPERED INSULATION (R5.0 PER INCH) - 3/4" T & G ROOF SHEATHING (SEE STRUCTURAL DWGS) - 1'-4" JOISTS AT 12" O.C. MAX. (SEE STRUCTURAL DWGS) - BLOWN-IN CELLULOSE - COMPLETELY FILL CAVITY (R-3.13 PER INCH) - VAPOR BARRIER - 1/2" MTL RESILIENT SOUND CHANNELS 16" O.C. - 1 LAYER 5/8" TYPE 'X' GWB

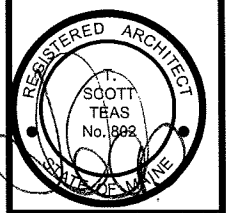
EXTERIOR WALL ASSEMBLIES - NON-FIRE RATED

KEY	INSULATION	DESCRIPTION
W0A	R-25.7 (R-27.3)	 <p>EXISTING BRICK VENEER SINGLE WYTHE (OR TRIPLE WYTHE, SHOWN DOTTED)</p> <ul style="list-style-type: none"> - STAINLESS STEEL ADJUST. MASONRY TIES AT 16" O.C. VERT. AND 16" O.C. HORIZ. - AIR SPACE - 1/2" HUBER "ZIP SYSTEM" EXTERIOR SHEATHING - 2X4 WOOD STUDS 16" O.C. - 3 1/2" POLYURETHANE FOAMED-IN-PLACE INSULATION (R6.25 PER INCH) - VAPOR BARRIER - 5/8" GWB
W0B	R-25.5	 <p>EXTERIOR METAL CLAD WALL</p> <ul style="list-style-type: none"> - HORIZONTAL METAL SIDING - CONCEALED FASTENERS - 1X3 VERTICAL BATTENS AT EACH STUD - AIR BARRIER - 1/2" PLYWOOD SHEATHING - 2X4 WOOD STUDS 16" O.C. - 3 1/2" POLYURETHANE FOAMED-IN-PLACE INSULATION (R6.25 PER INCH) - VAPOR BARRIER - 5/8" GWB

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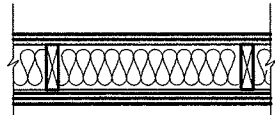




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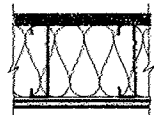
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EXTERIOR WALL & ROOF ASSEMBLIES

G1.4

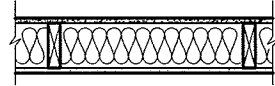
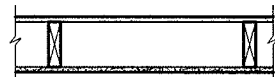
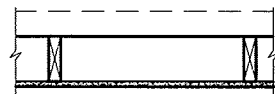
INTERIOR PARTITION ASSEMBLIES - FIRE RATED

KEY	FRR	INSULATION	UL-GA RATING	DESCRIPTION
P2A	2 hour	STC-60	UL 334	 <p>TYPICAL STAIR & CORRIDOR WALL - 2 LAYERS 5/8" TYPE 'X' GWB LAYER NAIL APPLIED TO STUDS - 2 X 6 WOOD STUDS (OR 2 X 4 STUDS WHERE SHOWN ON ARCH. PLANS) AT 16" O.C. - 5-1/2" BATT INSULATION - 1/2" MTL RESILIENT SOUND CHANNEL 16" O.C. (ON STAIR / CORRIDOR SIDE) - 2 LAYERS 5/8" TYPE 'X' GWB NAIL APPLIED.</p>
P1A	1 hour	-	UL X528	 <p>TYPICAL STEEL COLUMN WRAP - 1-5/8" X 1-5/16" #25 MSG GALV. STEEL STUD ON COLUMN - 1 LAYER 5/8" TYPE 'X' GWB SCREW FIXED (APPLY VERTICALLY WITHOUT HORIZ. JOINTS)</p>
P2B	2 hour	-	UL X528	 <p>TYPICAL STEEL COLUMN WRAP - 1-5/8" X 1-5/16" #25 MSG GALV. STEEL STUD ON COLUMN - 3 LAYERS 1/2" TYPE 'X' GWB SCREW FIXED (APPLY VERTICALLY WITHOUT HORIZ. JOINTS)</p>

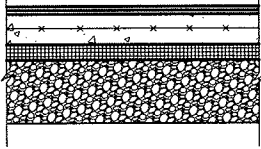
FLOOR ASSEMBLIES - FIRE RATED (CONTINUED)

KEY	FRR	STC RATING	IIC RATING	UL-GA RATING	DESCRIPTION
F2A	2 hr	51	52	G 556	 <p>- 3/2" FIBER REINFORCED GYPSUM BOARD UNDERLAYMENT - 3/4" T&G CEMENT-FIBER FLOOR SHEATHING (SEE STRUCTURALS) - 7" C-CHANNEL JOISTS AT 24" O.C. MAX (SEE STRUCTURAL DRAWINGS) - ACOUSTIC FIBERGLASS BATT INSULATION - COMPLETELY FILL CAVITY - 1/2" RESILIENT CHANNELS SPACED 12" O.C. - 1 LAYER 5/8" TYPE 'X' GWB JOINTS STAGGERED</p>

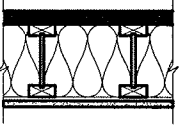
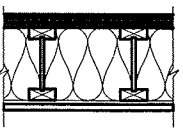
INTERIOR PARTITION ASSEMBLIES - NON-FIRE RATED

KEY	FRR	INSULATION	UL-GA RATING	DESCRIPTION
P0A	-	STC-35	-	 <p>TYPICAL INTERIOR WALL - 1 LAYER 5/8" GWB LAYER - 2 X 4 WOOD STUDS (OR 2 X 6 STUDS WHERE SHOWN ON ARCH. PLANS) AT 16" O.C. - 5-1/2" OR 3-1/2" BATT INSULATION - 1 LAYER 5/8" GWB</p>
P0B	-	-	-	 <p>MINOR INTERIOR WALL - 1 LAYER 5/8" GWB LAYER - 2X4 WOOD STUDS (OR 2X6 STUDS WHERE SHOWN ON PLANS) AT 16" O.C. - 1 LAYER 5/8" GWB</p>
P0C	-	-	-	 <p>INTERIOR FRAMED OUT SERVICE WALL - AIR GAP TO FACE OF GWB OF ADJACENT WALL (SHOWN DOTTED) - 2 X 6 WOOD STUDS AT 16" O.C. - 1 LAYER 5/8" GWB</p>

SLAB ON GRADE ASSEMBLIES

KEY	INSULATION	DESCRIPTION
S01	R-10	 <p>- FINISH FLOOR - 4" CONCRETE SLAB WITH FIBER REINFORCING (SEE STRUCTURAL DRAWINGS) - 2" EXTRUDED POLYSTYRENE INSULATION BOARD (R-5 PER INCH) - HIGH DENSITY POLYETHYLENE MOISTURE BARRIER (15 MIL) - 6" CRUSHED STONE STRUCTURAL FILL (SEE STRUCTURAL DRAWINGS) - GEO-TEXTILE FABRIC UNDER WHOLE SLAB - UNDISTURBED EARTH</p>

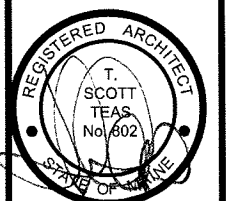
FLOOR ASSEMBLIES - FIRE RATED

KEY	FRR	STC RATING	IIC RATING	UL-GA RATING	DESCRIPTION
F1A	1 hour	STC-55	IIC-82	L 530	 <p>FLOOR ASSEMBLY WITH CARPET & PAD (SEE ARCHITECTURAL PLANS) - 1/2" T&G A-C PLYWOOD - 1/2" SOUND BOARD ('HOMASOTE OR APPROVED EQUAL') - 3/4" T&G FLOOR SHEATHING (SEE STRUCTURAL DRAWINGS) - 9/16" MIN. ENGINEERED WOOD JOISTS AT 24" O.C. MAX (SEE STRUCTURAL DRAWINGS) - ACOUSTIC FIBREGLASS BATT INSULATION - COMPLETELY FILL CAVITY - 1/2" RESILIENT CHANNELS SPACED 16" O.C. - 1 LAYER 5/8" TYPE 'X' GWB FIXED PERPENDICULAR TO CHANNELS. JOINTS STAGGERED</p>
F1B	1 hour	STC-53	IIC-55	L 528	 <p>FLOOR ASSEMBLY WITH RESILIENT FLOORING (SEE ARCHITECTURAL PLANS) - 1/2" T&G A-C PLYWOOD - 1/2" SOUND BOARD ('HOMASOTE OR APPROVED EQUAL') - 3/4" T&G FLOOR SHEATHING (SEE STRUCTURAL DRAWINGS) - 9/16" MIN. ENGINEERED WOOD JOISTS AT 24" O.C. MAX (SEE STRUCTURAL DRAWINGS) - ACOUSTIC FIBREGLASS BATT INSULATION - COMPLETELY FILL CAVITY - 1/2" RESILIENT CHANNELS SPACED 16" O.C. - 1 LAYER 5/8" TYPE 'X' GWB FIXED PERPENDICULAR TO CHANNELS. JOINTS STAGGERED</p>

PROPOSED ADDITIONS TO
 61 INDIA STREET
 PORTLAND, MAINE 04101
 PEARL PROPERTIES LLC, 198 TUTTLE ROAD, CUMBERLAND ME 04021


 TFH ARCHITECTS
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 PORTLAND MAINE 04101
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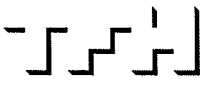


DATE: 8/25/08
 PROJECT No. 806
 DRAWN BY: RTL
 CHECKED BY: TST
 SCALE: AS SHOWN

SHEET TITLE:
 INTERIOR
 PARTITION
 & FLOOR
 ASSEMBLIES

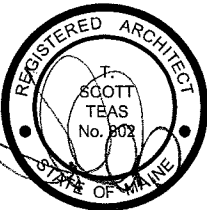
G1.5

PROPOSED ADDITIONS TO
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ADDED WINDOW AND
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DATE: 8/25/08

PROJECT No. 0806

DRAWN BY: SA

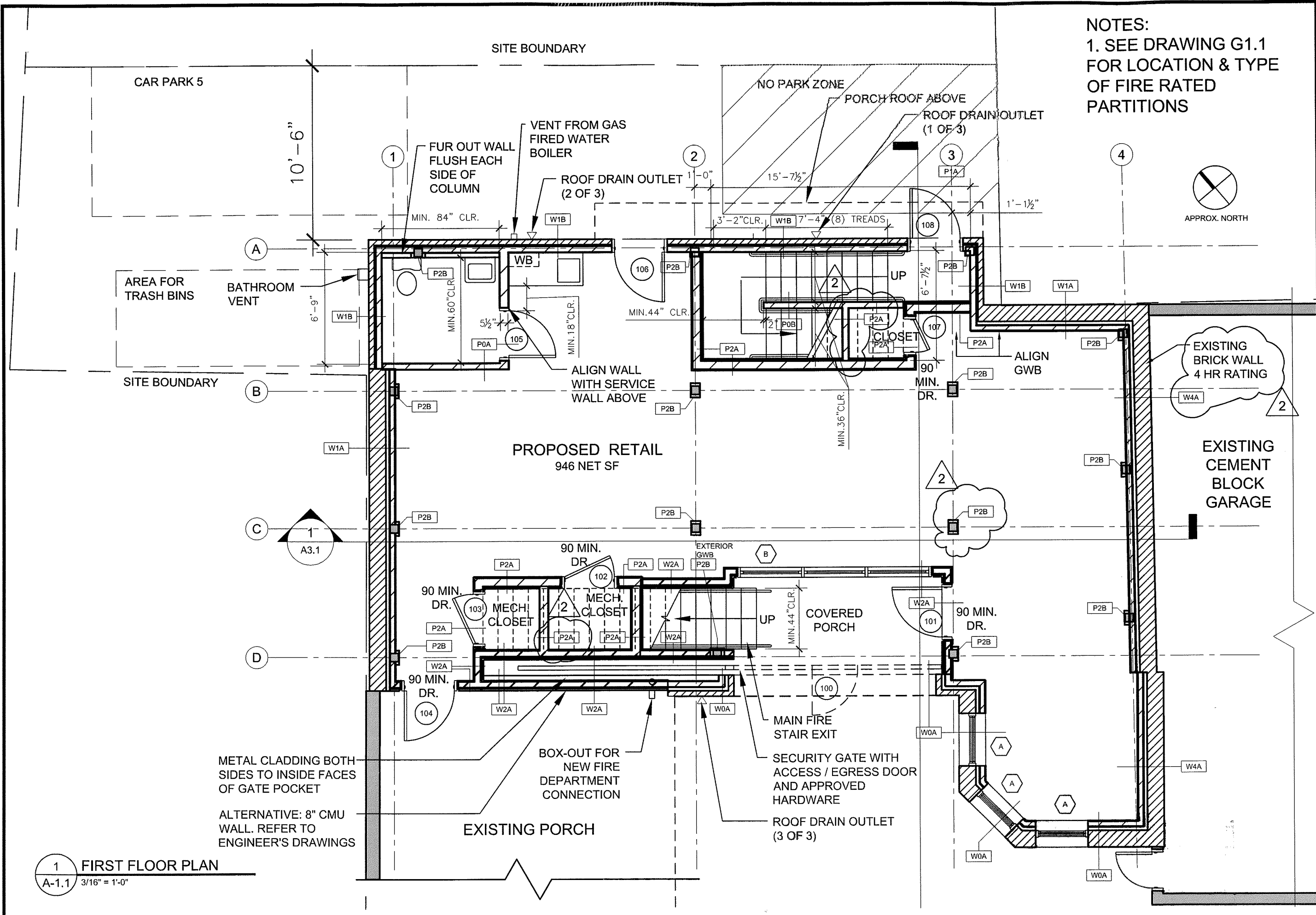
CHECKED BY: TST

SCALE: 3/16"=1'-0"

SHEET TITLE:
1ST FLOOR PLAN

A1.1

NOTES:
1. SEE DRAWING G1.1
FOR LOCATION & TYPE
OF FIRE RATED
PARTITIONS



SITE BOUNDARY

CAR PARK 5

NO PARK ZONE

PORCH ROOF ABOVE

ROOF DRAIN OUTLET
(1 OF 3)

FUR OUT WALL
FLUSH EACH
SIDE OF
COLUMN

VENT FROM GAS
FIRED WATER
BOILER

ROOF DRAIN OUTLET
(2 OF 3)

3'-2" CLR. W1B 7'-4" (8) TREADS

10'-6"

A

AREA FOR
TRASH BINS

BATHROOM
VENT

6'-9"

SITE BOUNDARY

B

PROPOSED RETAIL
946 NET SF

EXISTING
BRICK WALL
4 HR RATING

EXISTING
CEMENT
BLOCK
GARAGE

C

1
A3.1

90 MIN.
DR.

EXTERIOR
GWB
P2B

90 MIN.
DR.

MECH.
CLOSET

MECH.
CLOSET

COVERED
PORCH

90 MIN.
DR.

D

90 MIN.
DR.

MECH.
CLOSET

MECH.
CLOSET

UP

90 MIN.
DR.

METAL CLADDING BOTH
SIDES TO INSIDE FACES
OF GATE POCKET

ALTERNATIVE: 8" CMU
WALL. REFER TO
ENGINEER'S DRAWINGS

EXISTING PORCH

BOX-OUT FOR
NEW FIRE
DEPARTMENT
CONNECTION

MAIN FIRE
STAIR EXIT

SECURITY GATE WITH
ACCESS / EGRESS DOOR
AND APPROVED
HARDWARE

ROOF DRAIN OUTLET
(3 OF 3)

1 FIRST FLOOR PLAN

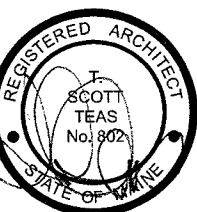
A-1.1 3/16" = 1'-0"

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REVISION #2 - 12/01/08



DATE: 8/25/08

PROJECT No. 0806

DRAWN BY: SA

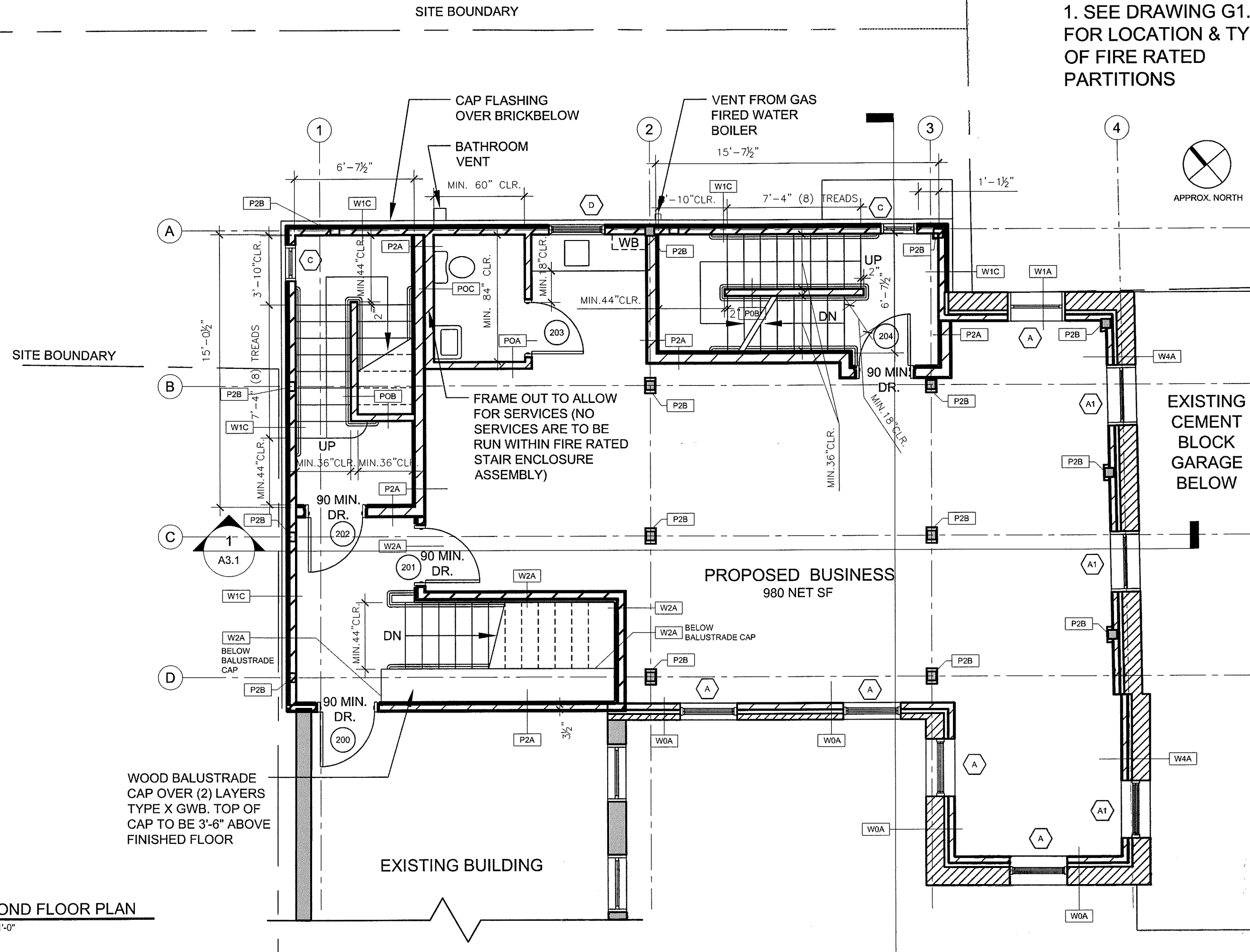
CHECKED BY: TST

SCALE: 3/16"=1'-0"

SHEET TITLE:
2ND FLOOR PLAN

A1.2

NOTES:
1. SEE DRAWING G1.1
FOR LOCATION & TYPE
OF FIRE RATED
PARTITIONS



SITE BOUNDARY

SITE BOUNDARY

WOOD BALUSTRADE
CAP OVER (2) LAYERS
TYPE X GWB. TOP OF
CAP TO BE 3'-6" ABOVE
FINISHED FLOOR

EXISTING BUILDING

PROPOSED BUSINESS
980 NET SF

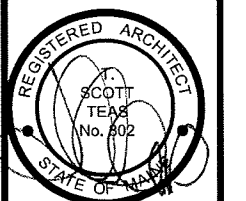
EXISTING
CEMENT
BLOCK
GARAGE
BELOW

1 SECOND FLOOR PLAN
A-1.2 3/16" = 1'-0"

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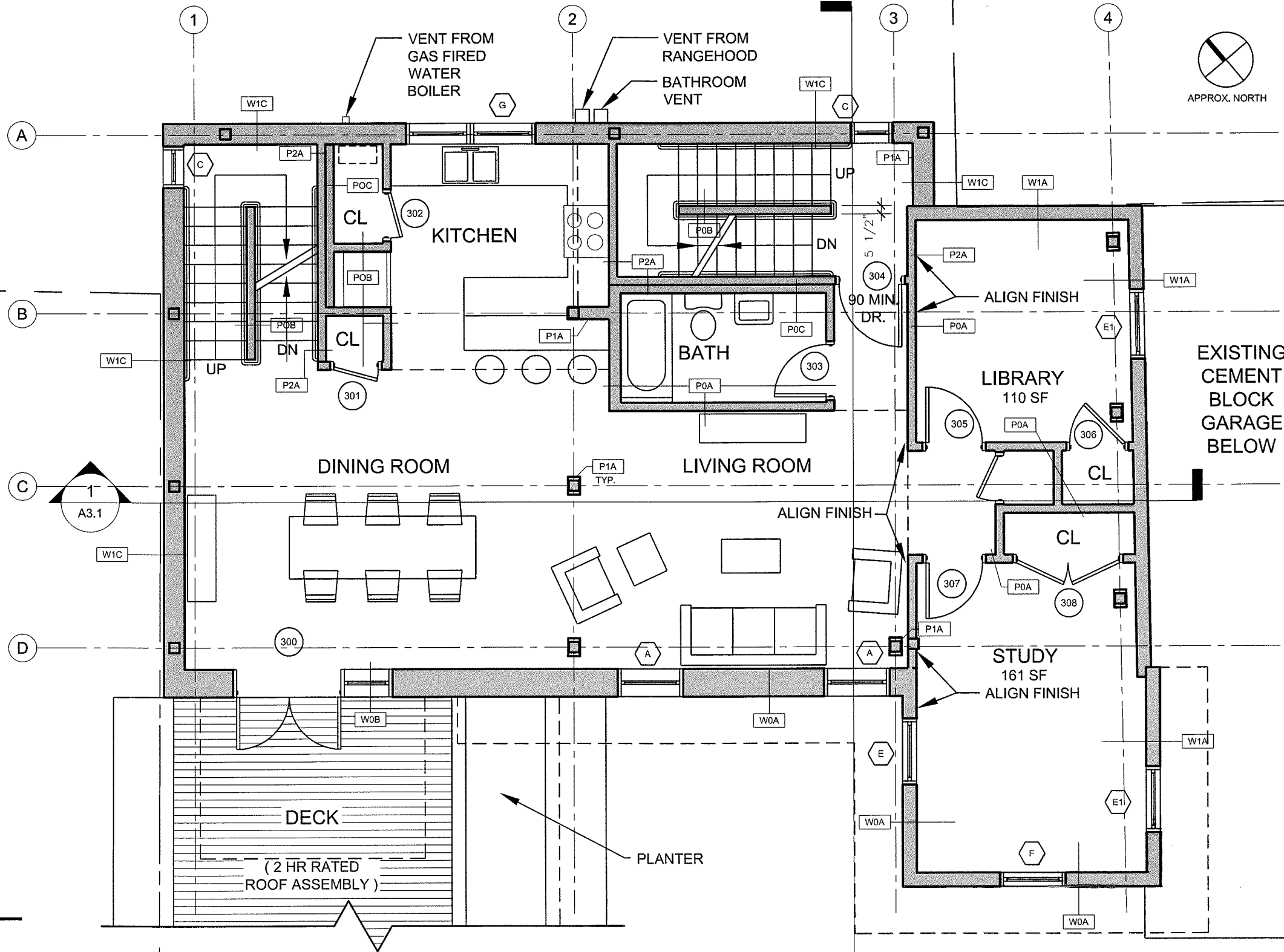
CONSULTANTS:
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DATE: 8/25/08
 PROJECT No. 0806
 DRAWN BY: SA
 CHECKED BY: TST
 SCALE: 3/16"=1'-0"
 SHEET TITLE:
 3RD FLOOR PLAN

A1.3

NOTES:
 1. SEE DRAWING G1.1
 FOR LOCATION & TYPE
 OF FIRE RATED
 PARTITIONS



3RD. FLOOR
 LOWER LEVEL OF
 RESIDENTIAL UNIT
 (±1,047.5 SF NET)

1 THIRD FLOOR PLAN
 A-1.3 3/16" = 1'-0"

4TH. FLOOR
UPPER LEVEL OF
RESIDENTIAL UNIT
(±1,030 SF. NET)

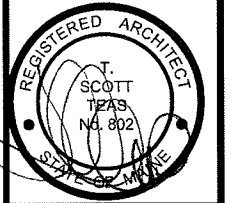
NOTES:
1. SEE DRAWING G1.1
FOR LOCATION & TYPE
OF FIRE RATED
PARTITIONS

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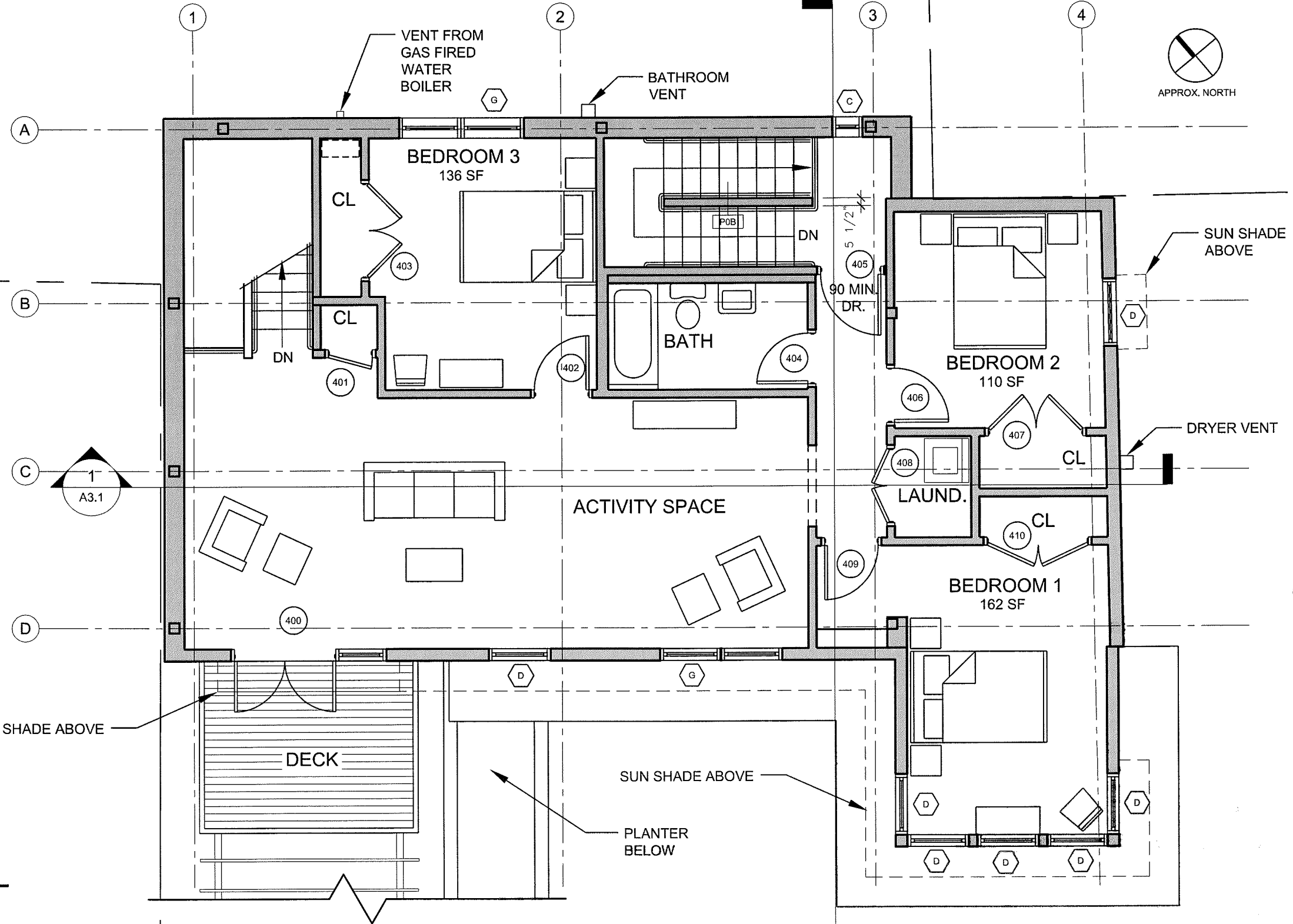
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SCALE: 3/16"=1'-0"

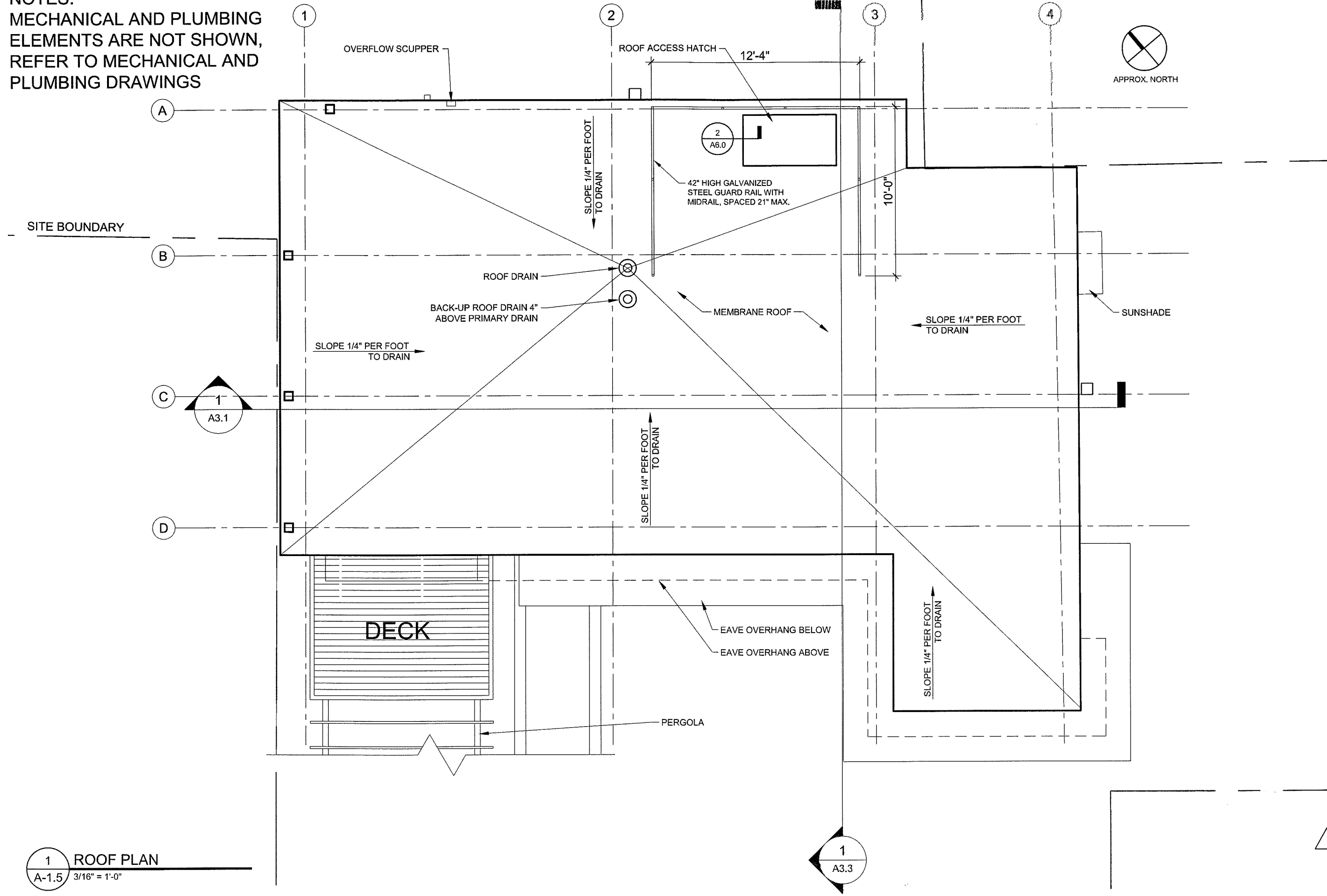
SHEET TITLE:
4TH FLOOR PLAN

A1.4



1 FOURTH FLOOR PLAN
A-1.4 3/16" = 1'-0"

NOTES:
MECHANICAL AND PLUMBING
ELEMENTS ARE NOT SHOWN,
REFER TO MECHANICAL AND
PLUMBING DRAWINGS



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REGISTERED ARCHITECT
SCOTT TEAS
No. 902
STATE OF MAINE

DATE: 10/28/08
PROJECT No. 0806
DRAWN BY: RJS
CHECKED BY: TST
SCALE: 3/16"=1'-0"

SHEET TITLE:
ROOF PLAN

1 A1.5

1 ROOF PLAN
A-1.5 3/16" = 1'-0"

KEY TO MATERIALS

	MATERIAL	COLOR
B1	BRICK - EXISTING	EXISTING
B2	BRICK - NEW	TO MATCH EXISTING
C1	CORNICE - WOOD	WHITE
M1	METAL - PANEL	METECNO MORIN L-24W-2 LINEAR PANEL W/ CONCEALED FASTNERS LIGHT CHARCOAL GREY
M2	METAL - FLASHING	TO MATCH M1
M3	METAL - STRUT	GALVANIZED STEEL
S1	SUNSHADE	TREX WINCHESTER GREY
V1	VENT - BTHRM.	PAINT TO MATCH M1
V2	VENT - RHOD.	PAINT TO MATCH M1
V3	VENT - BOILER	BLACK
V4	VENT - DRYER	PAINT TO MATCH M1

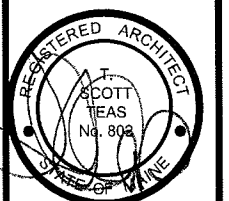
NOTES:
1. SEE DRAWING G1.2 FOR ALLOWABLE AREA OF UNPROTECTED OPENINGS.



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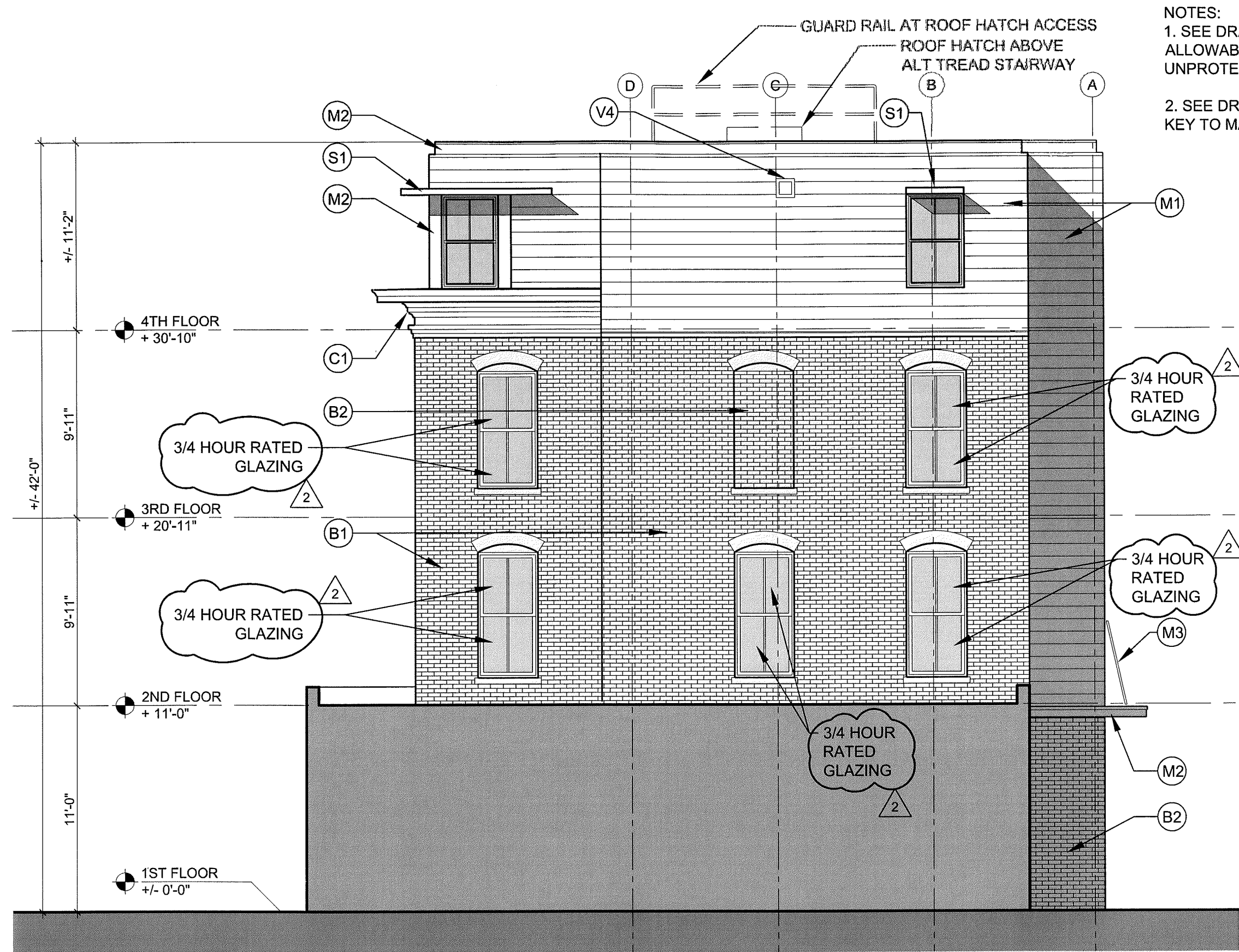
CONSULTANTS:



DATE: 8/25/08
PROJECT No. 0806
DRAWN BY: SA
CHECKED BY: TST
SCALE: 3/16"=1'-0"

SHEET TITLE:
SOUTH-WEST
ELEVATION

A2.1

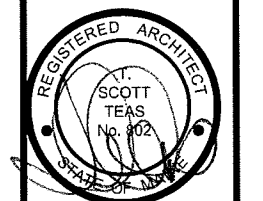


NOTES:
 1. SEE DRAWING G1.2 FOR ALLOWABLE AREA OF UNPROTECTED OPENINGS.
 2. SEE DRAWING A2.1 FOR KEY TO MATERIALS

PROPOSED ADDITIONS TO
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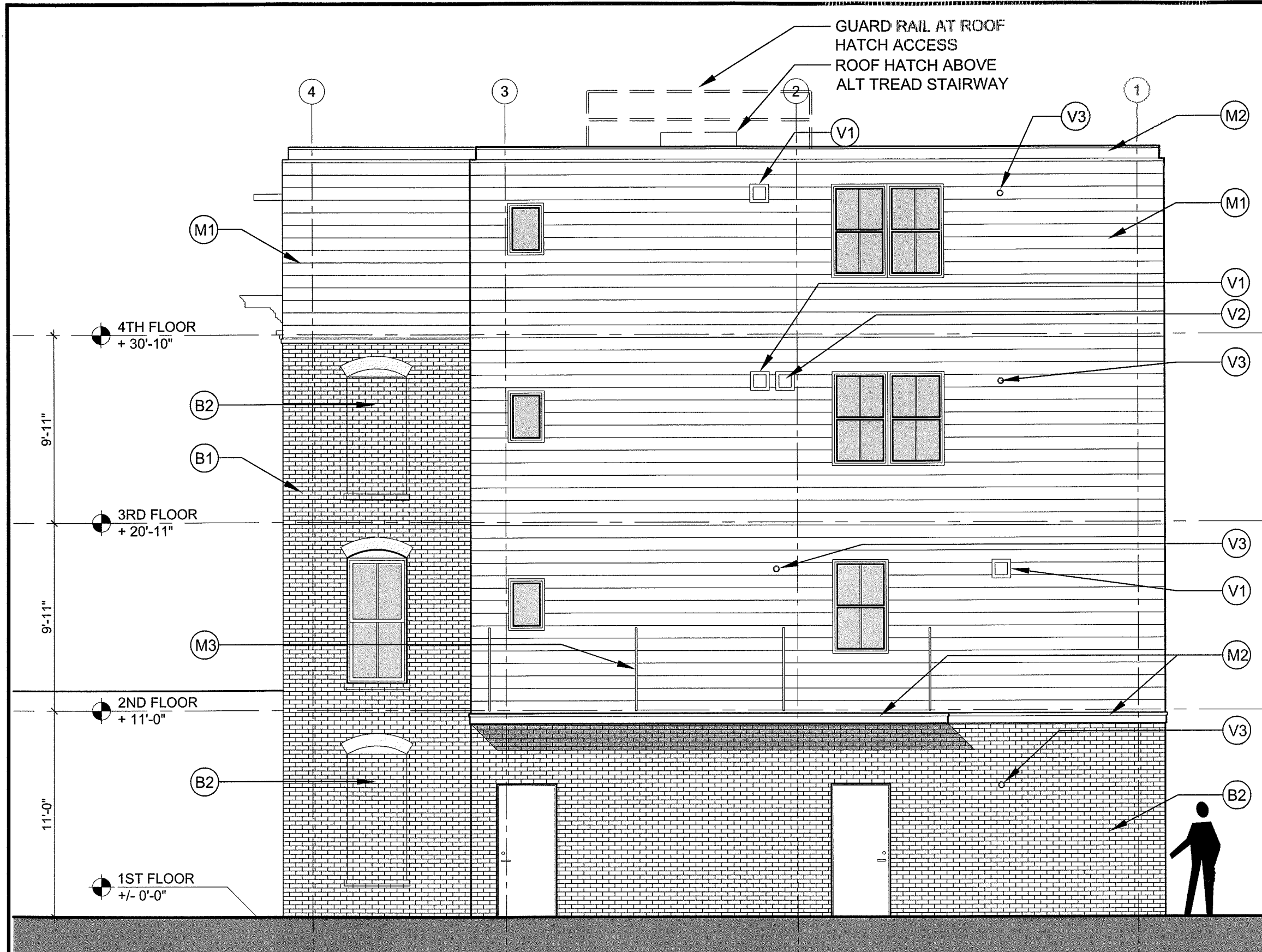


DATE: 8/25/08
 PROJECT No. 0806
 DRAWN BY: SA
 CHECKED BY: TST
 SCALE: 3/16"=1'-0"

SHEET TITLE:
 SOUTH-EAST ELEVATION

1 SOUTH-EAST ELEVATION
 A-2.2 3/16" = 1'-0"

A2.2

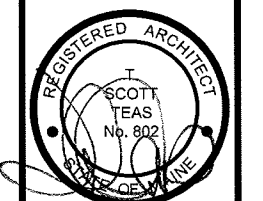


NOTES:
 1. SEE DRAWING G1.2 FOR ALLOWABLE AREA OF UNPROTECTED OPENINGS.
 2. SEE DRAWING A2.1 FOR KEY TO MATERIALS

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 DRAWN BY: SA
 CHECKED BY: TST
 SCALE: 3/16" = 1'-0"

SHEET TITLE:
 NORTH-EAST
 ELEVATION

A2.3

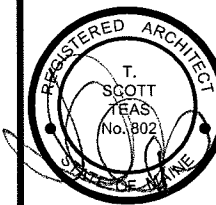
1 **NORTHEAST ELEVATION**
 A-2.3 3/16" = 1'-0"

NOTES:
 1. SEE DRAWING G1.2 FOR ALLOWABLE AREA OF UNPROTECTED OPENINGS.
 2. SEE DRAWING A2.1 FOR KEY TO MATERIALS

PROPOSED ADDITIONS TO
 61 INDIA STREET
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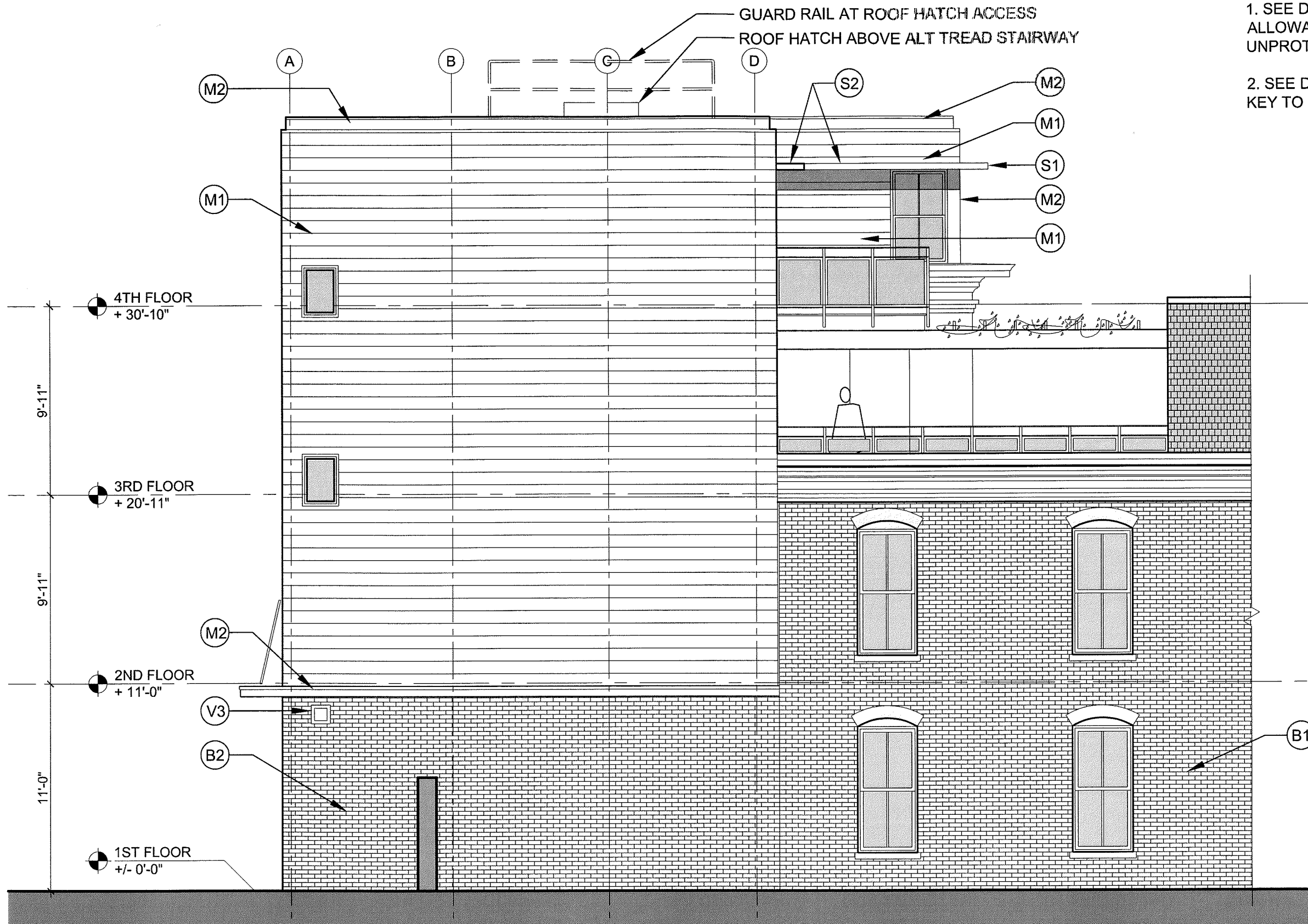
CONSULTANTS:



DATE: 8/25/08
 PROJECT No. 0806
 DRAWN BY: SA
 CHECKED BY: TST
 SCALE: 3/16" = 1'-0"

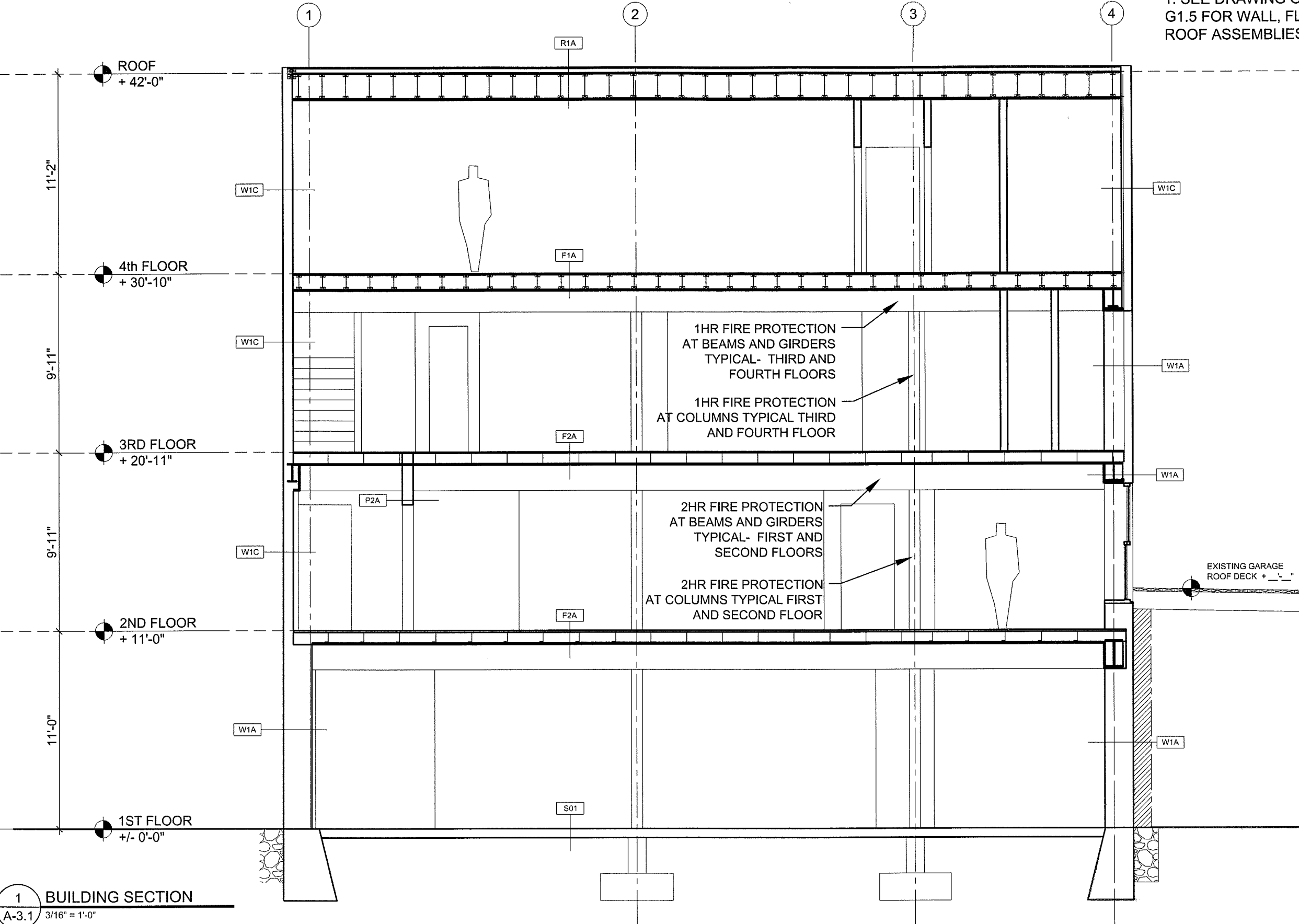
SHEET TITLE:
 NORTH-WEST
 ELEVATION

A2.4



1 NORTHWEST ELEVATION
 A-2.4 3/16" = 1'-0"

NOTES:
 1. SEE DRAWING G1.4 AND G1.5 FOR WALL, FLOOR AND ROOF ASSEMBLIES

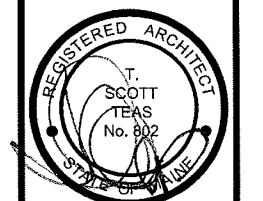


1 BUILDING SECTION
 A-3.1 3/16" = 1'-0"

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 PROJECT No. 0806
 DRAWN BY: RJS
 CHECKED BY: TST
 SCALE: 3/16"=1'-0"

SHEET TITLE:
 BUILDING SECTION

2 A3.1

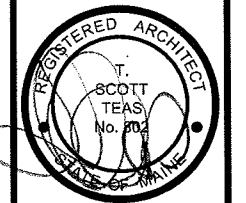
NOTES:
 1. SEE DRAWING G1.4 AND G1.5 FOR WALL, FLOOR AND ROOF ASSEMBLIES

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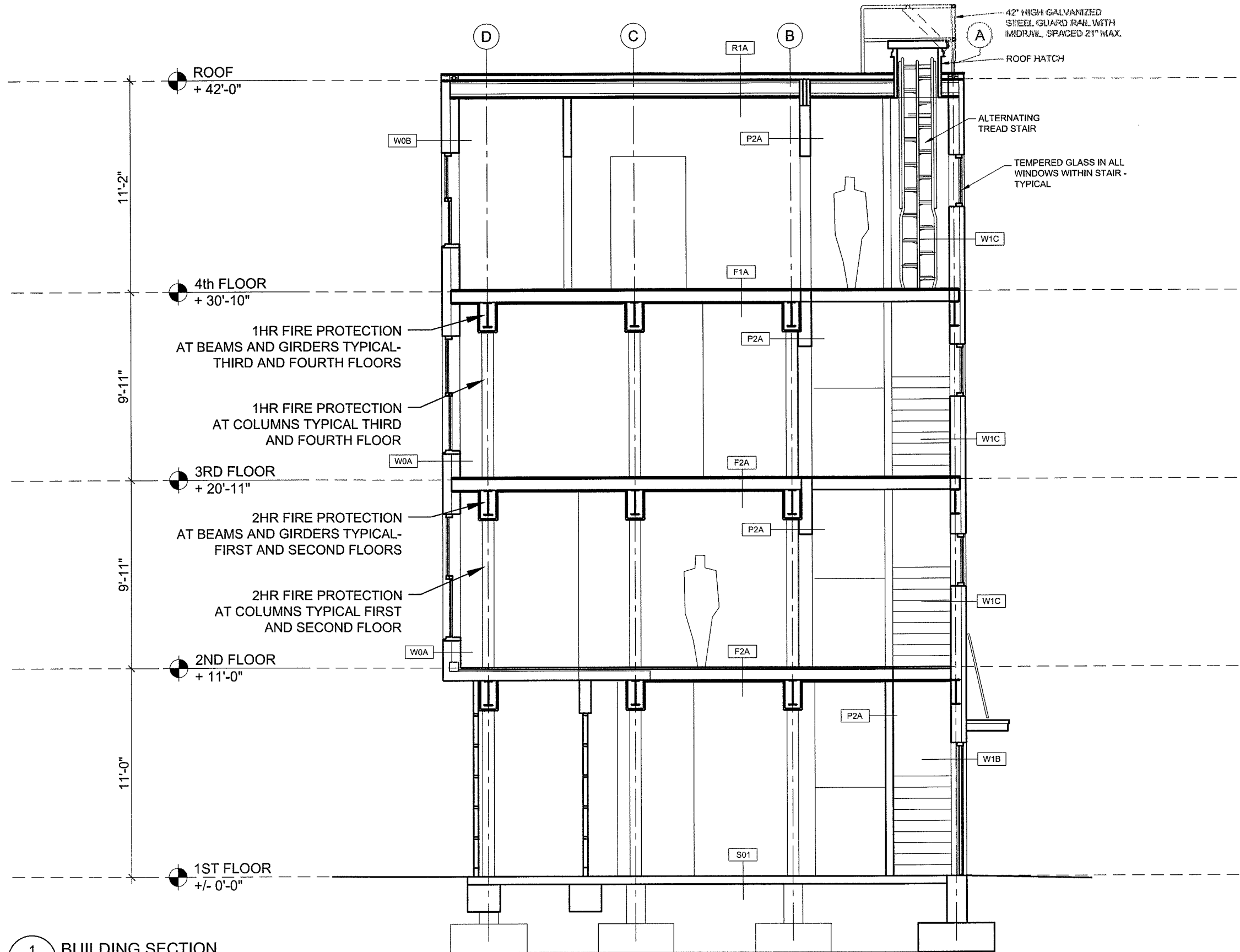
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 DRAWN BY: RJS
 CHECKED BY: TST
 SCALE: 3/16"=1'-0"

SHEET TITLE:
 BUILDING SECTION

A3.2

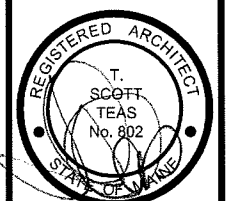


1 BUILDING SECTION
 A-3.2 3/16" = 1'-0"

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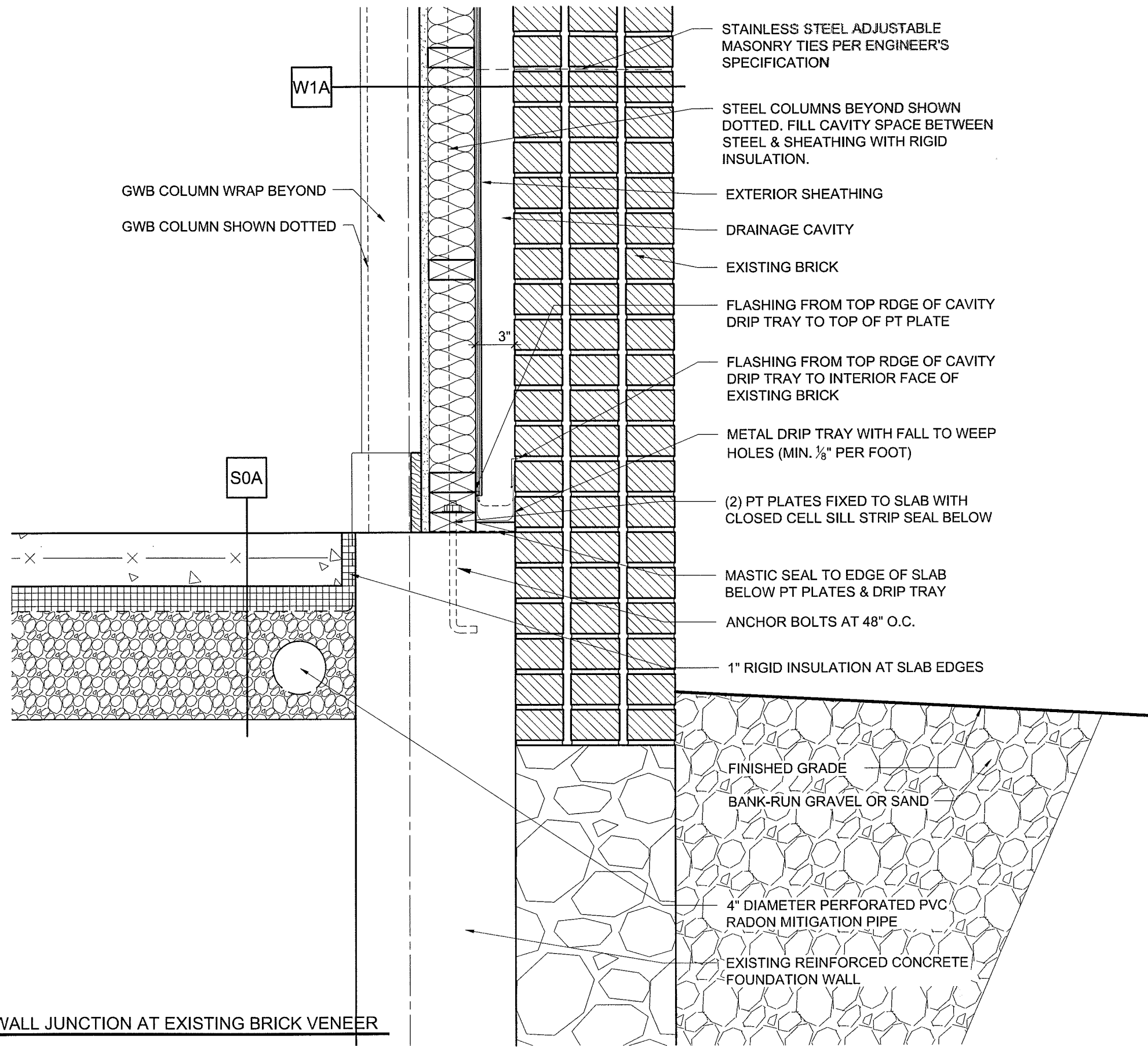
CONSULTANTS:



DATE: 8/25/08
 PROJECT No. 0806
 DRAWN BY: RTL
 CHECKED BY: TST
 SCALE: 1 1/2"=1'-0"

SHEET TITLE:
 DETAILS

A5.1

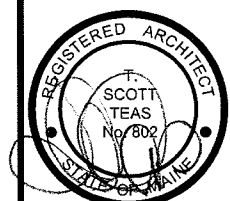


1 TYPICAL SLAB/WALL JUNCTION AT EXISTING BRICK VENEER
 1-1/2" = 1'-0"

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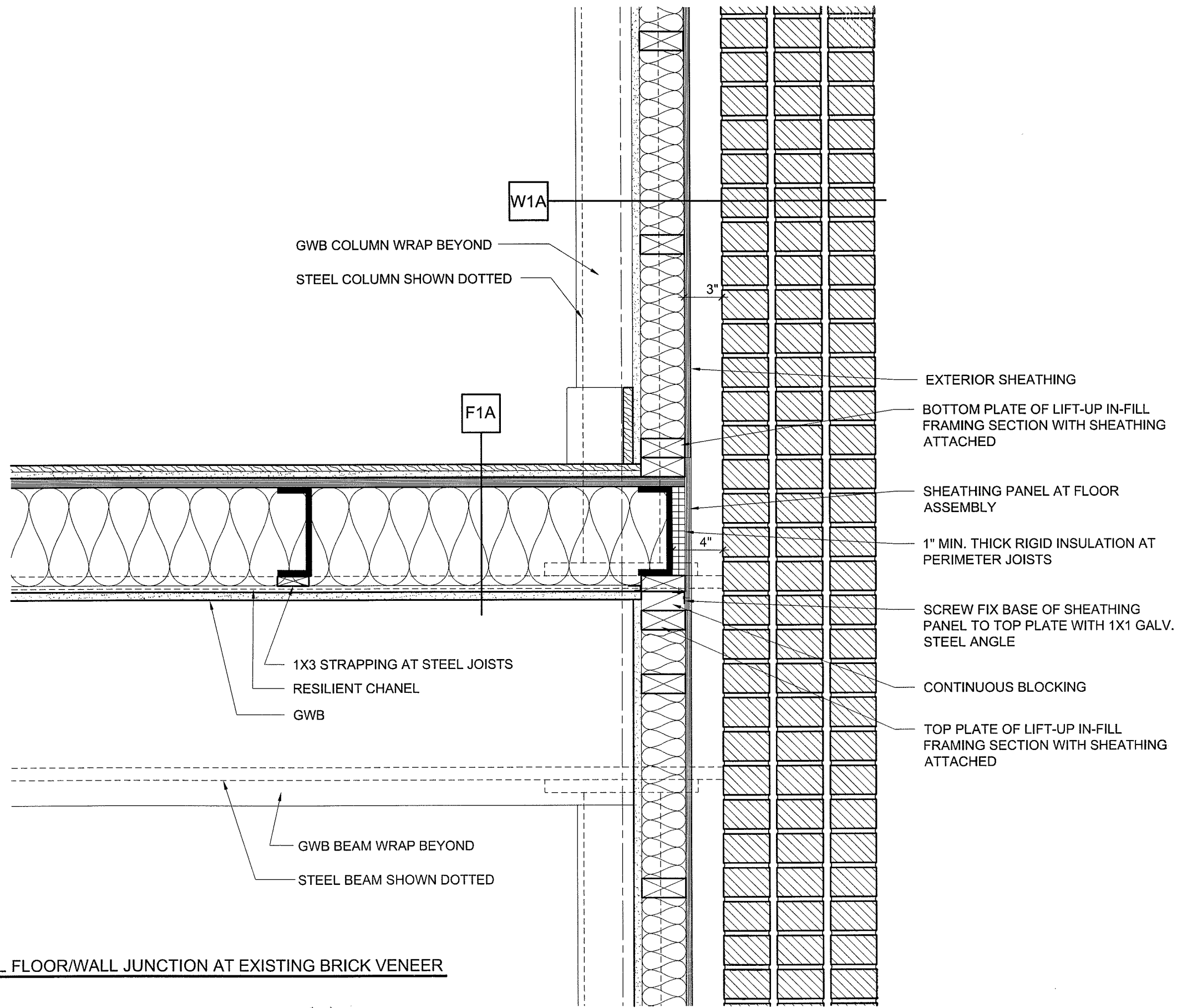
CONSULTANTS:



DATE: 8/25/08
 PROJECT No. 0806
 DRAWN BY: RTL
 CHECKED BY: TST
 SCALE: 1/2"=1'-0"

SHEET TITLE:
 DETAILS

A5.2

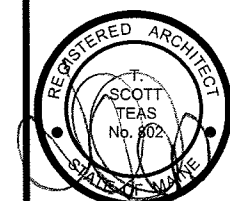


1 TYPICAL FLOOR/WALL JUNCTION AT EXISTING BRICK VENEER
 1-1/2" = 1'

PROPOSED ADDITIONS TO
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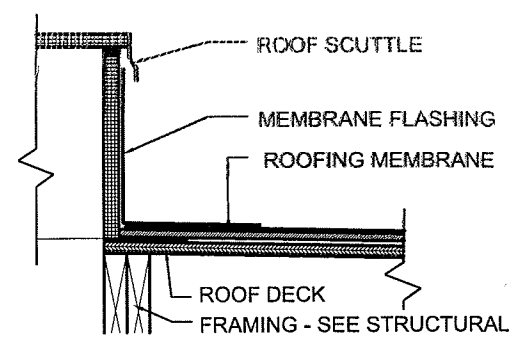
CONSULTANTS:
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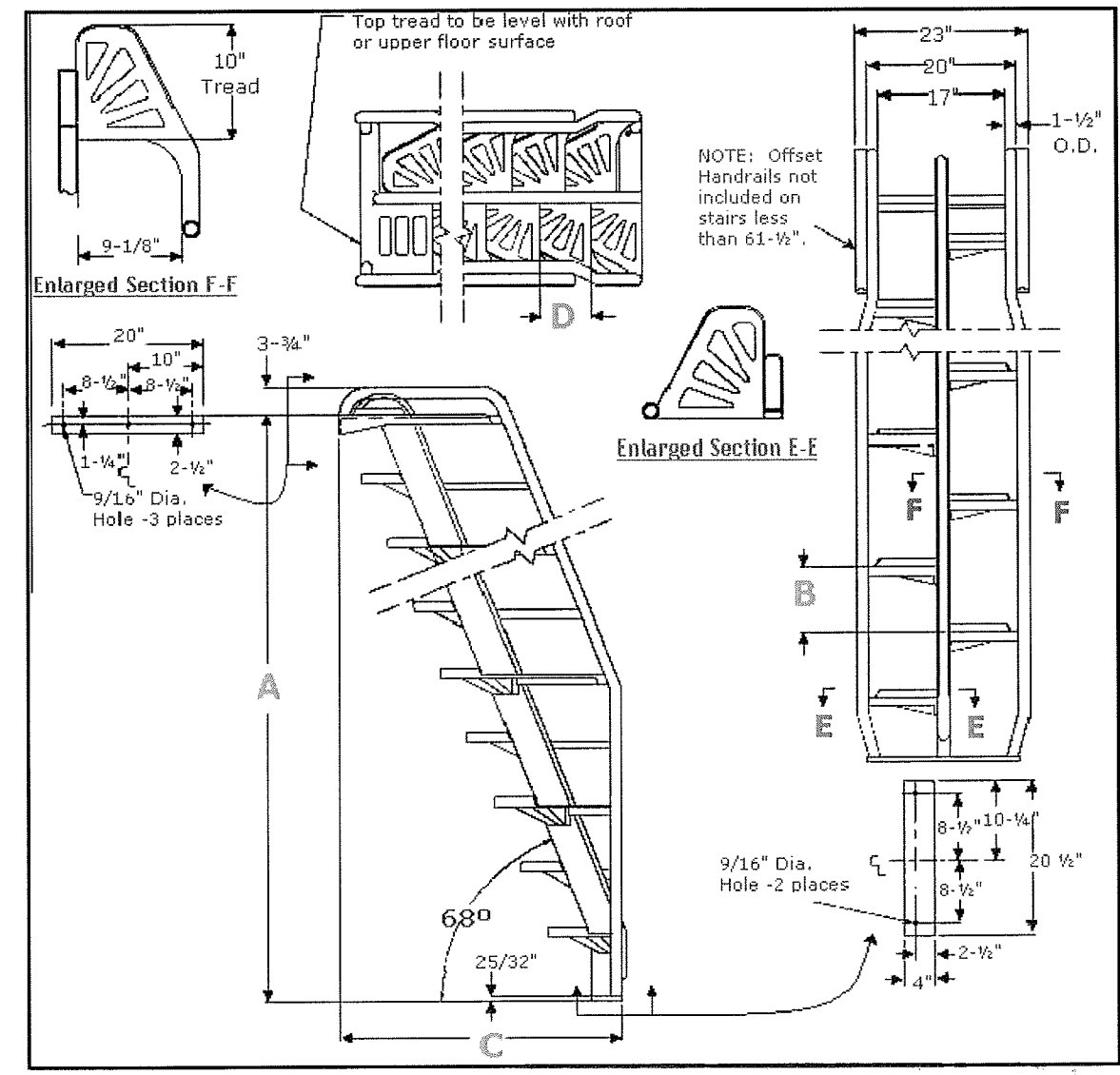
DATE: 10/28/08
 PROJECT No. 0806
 DRAWN BY: RJS
 CHECKED BY: TST
 SCALE: AS NOTED

SHEET TITLE:
 STAIR
 DETAILS

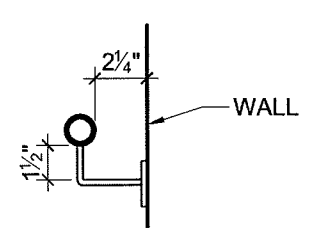
A6.0



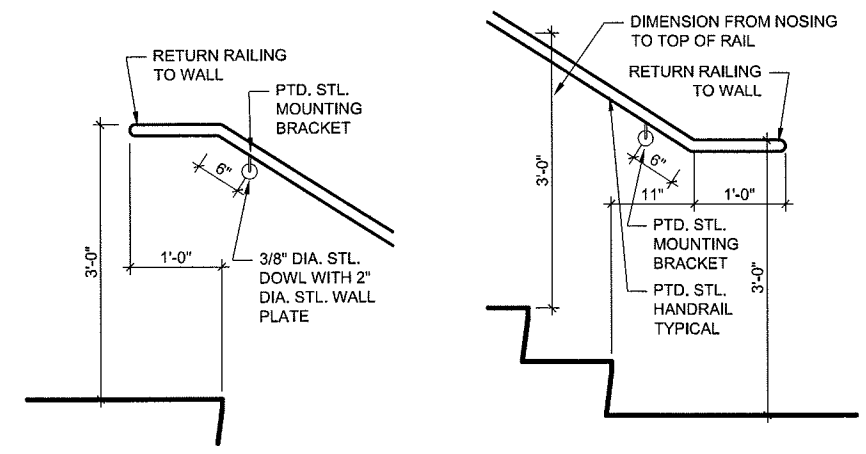
2 ROOF HATCH SECTION DETAIL
 A6.0 1" = 1'-0"



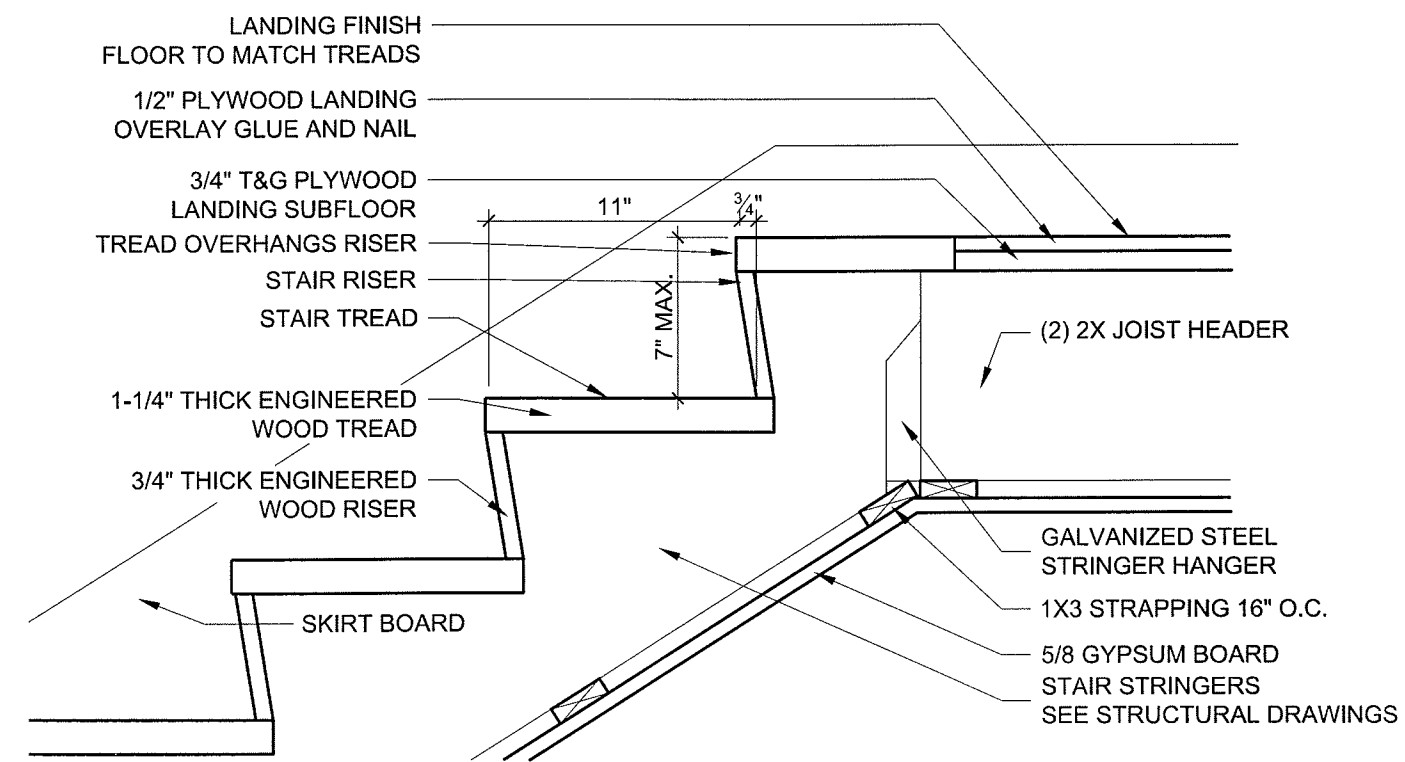
1 ALTERNATING TREAD STAIR DETAILS
 A6.0 NOT TO SCALE



4 TYPICAL HANDRAIL
 A6.0 1-1/2" = 1'-0"

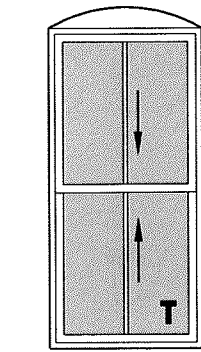


5 TYPICAL HANDRAIL DETAIL TOP AND BOTTOM
 A6.0 1/2" = 1'-0"

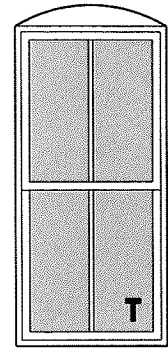


3 STAIR SECTION DETAIL AT TOP OF STRINGER
 A6.0 1-1/2" = 1'-0"

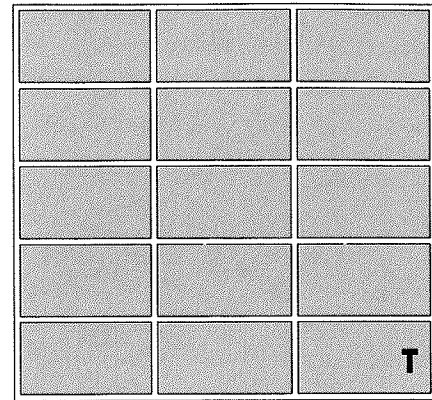
WINDOW TYPES - SCALE 1/4"=1'-0"



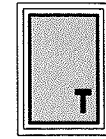
A DOUBLE HUNG



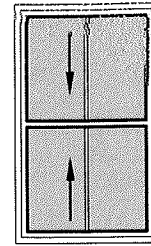
A1 FIXED FIRE RATED GLAZING



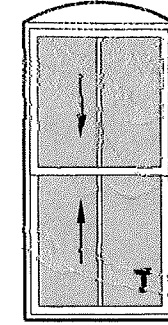
B STOREFRONT



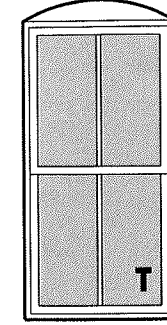
C AWNING



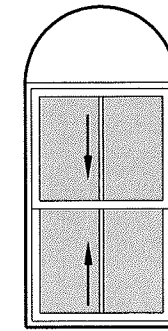
D DOUBLE HUNG



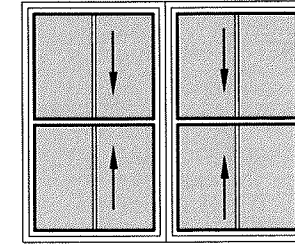
E DOUBLE HUNG



E1 FIXED FIRE RATED GLAZING



F DOUBLE HUNG



G PAIR OF DOUBLE HUNG

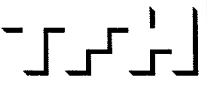
LEGEND:
 T = TEMPERED GLASS
 FG = FIBERGLASS
 AL = ALUMINUM
 DH = DOUBLE HUNG
 AW = AWNING
 LV = LOUVER
 F = FIXED
 CL = GLIDER

NOTES:
 1. ALL GLAZING WITHIN 18" OF THE FLOOR TO BE TEMPERED
 2. FULL SCREENS ALL OPENINGS
 3. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS
 4. CONTRACTOR TO VERIFY THAT ALL EGRESS OPENINGS MEET EGRESS REQUIREMENTS
 5. ALL EXTERIOR GLAZING INSULATED
 6. FRAME OPENINGS WITH ELEVATIONS

WINDOW SCHEDULE

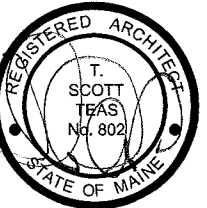
KEY	ACTION	ROUGH OPENING (WxH) VIF	R.O. HEAD HEIGHT FROM SUB FLOOR	DETAILS			MATERIAL	FINISH	REMARKS
				HEAD	JAMB	SILL			
A	DH	3'-2-1/2" X 6'-8-1/2"	-	-	-	-	MTL	-	EGRESS IN BEDROOMS
A1	F	3'-2-1/2" X 6'-8-1/2"	-	-	-	-	MTL	-	EGRESS IN BEDROOMS, 3/4 HOUR FIRE RATED GLAZING - PERMANANTLY FIXED 2 OVER 2 WITH FIRE RATED FRAME
B	F	8'-10-1/2" X 8'-3-1/2"	-	-	-	-	MTL	-	STOREFRONT, TEMPERED GLASS
C	AW	2'-0-1/2" X 2'-9-1/2"	-	-	-	-	MTL	-	TEMPERED GLASS
D	DH	3'-0-1/2" X 5'-0-1/2"	-	-	-	-	MTL	-	EGRESS IN BEDROOMS
E	DH	3'-2-1/2" X 6'-2-1/2"	-	-	-	-	MTL	-	EGRESS IN BEDROOMS
E1	F	3'-2-1/2" X 6'-2-1/2"	-	-	-	-	MTL	-	EGRESS IN BEDROOMS, 3/4 HOUR FIRE RATED GLAZING - PERMANANTLY FIXED 2 OVER 2 WITH FIRE RATED FRAME
F	DH	3'-2-1/2" X 5'-0-1/2"	-	-	-	-	MTL	-	EGRESS IN BEDROOMS
G	DH	6'-0-1/2" X 5'-0-1/2"	-	-	-	-	MTL	-	PAIR OF DOUBLE HUNG, EGRESS IN BEDROOMS

PROPOSED ADDITIONS TO
 61 INDIA STREET
 PORTLAND, MAINE 04101
 PEARL PROPERTIES LLC, 198 TUTTLE ROAD, CUMBERLAND ME 04021



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

CONSULTANTS:
 ISSUED AS PART OF
 DRAWING PACKAGE
 REVISION #2 - 12/01/08

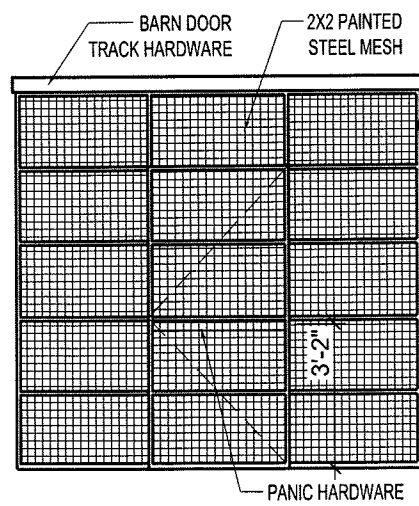


DATE: 10/28/08
 PROJECT No. 0806
 DRAWN BY: RJS
 CHECKED BY: TST
 SCALE: AS NOTED

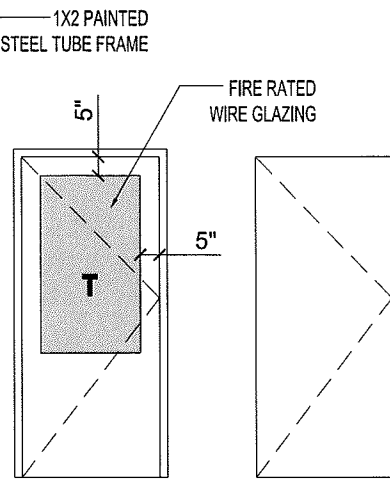
SHEET TITLE:
 WINDOW SCHEDULE

A7.0

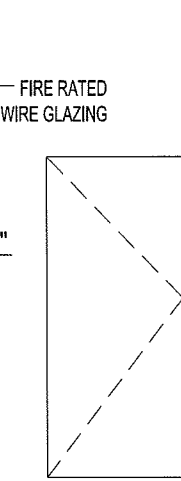
DOOR TYPES - SCALE 1/4"=1'-0"



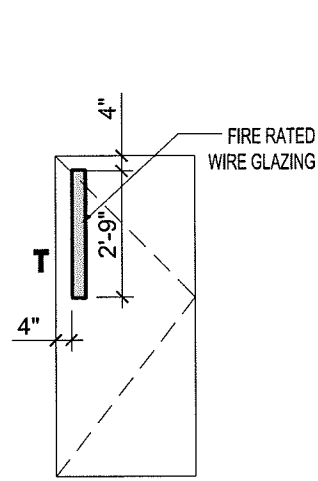
A SLIDING GATE WITH EGRESS DOOR



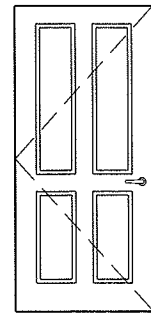
B SINGLE DOOR



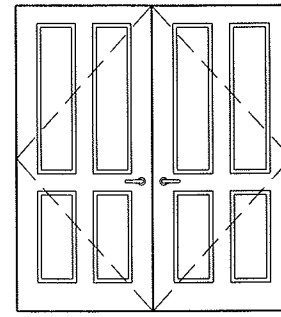
C SINGLE DOOR



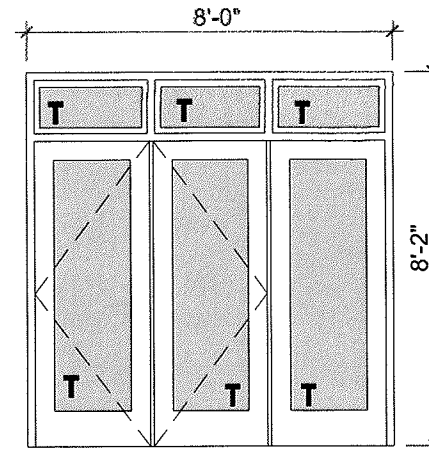
D SINGLE DOOR SAFETY GLAZED



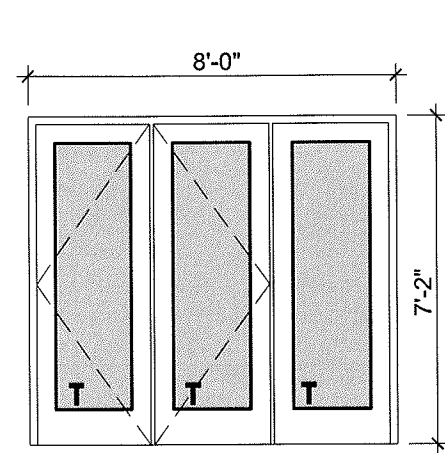
E 4 PANEL INTERIOR



F 4 PANEL INTERIOR DOUBLE



G DOUBLE DOOR WITH SIDELIGHT



H DOUBLE DOOR WITH SIDELIGHT

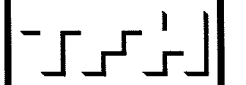
DOOR SCHEDULE

DOOR NO.	DOOR			FRAME			GENERAL					
	TYPE	SIZE		MATERIAL	THRESHOLD	DETAILS	CLOSER	FIRE RATING (MINUTES)	HARDWARE	HARDWARE KEY		REMARKS
		WIDTH	HEIGHT							THICKNESS	MLS - MORTISE LOCK SET	
100	A	8'-10"	8'-3"	-	MTL	-	-	-	Y	-	SLIDING SECURITY GATE WITH 3'-0" X 6'-8" DOOR WITH PANIC HDW.	
101	B	3'-0"	7'-0"	-	MTL	-	-	-	Y	90	PANIC HARDWARE	
102	C	3'-0"	6'-8"	-	MTL	-	-	-	Y	90		
103	C	3'-0"	6'-8"	-	MTL	-	-	-	Y	90		
104	C	3'-0"	6'-8"	-	MTL	-	-	-	Y	90		
105	C	3'-0"	6'-8"	-	MTL	-	-	-	Y	-	PR	
106	C	3'-0"	7'-0"	-	MTL	-	-	-	Y	45	EGRESS HARDWARE	
107	C	2'-4"	6'-8"	-	MTL	-	-	-	Y	90		
108	C	3'-0"	7'-0"	-	MTL	-	-	-	Y	45	PANIC HARDWARE	
200	C	3'-0"	6'-8"	-	MTL	-	-	-	Y	90		
201	D	3'-0"	6'-8"	-	MTL	-	-	-	Y	90		
202	D	3'-0"	6'-8"	-	MTL	-	-	-	Y	90	PANIC HARDWARE	
203	C	3'-0"	6'-8"	-	MTL	-	-	-	Y	-	PR	
204	D	3'-0"	6'-8"	-	MTL	-	-	-	Y	90	PANIC HARDWARE	
300	G	5'-0"	6'-8"	-	MTL	-	-	-	-	-	DOUBLE DOOR WITH 2'-6" SIDELIGHT AND TRANSOM WINDOWS	
301	E	2'-6"	6'-8"	-	WD	-	-	-	-	-		
302	E	2'-6"	6'-8"	-	WD	-	-	-	-	-		
303	E	3'-0"	6'-8"	-	WD	-	-	-	-	-	PR	
304	D	3'-0"	6'-8"	-	MTL	-	-	-	Y	90	PANIC HARDWARE	
305	E	3'-0"	6'-8"	-	WD	-	-	-	-	-		
306	E	3'-0"	6'-8"	-	WD	-	-	-	-	-		
307	E	3'-0"	6'-8"	-	WD	-	-	-	-	-		
308	F	5'-0"	6'-8"	-	WD	-	-	-	-	-	DOUBLE DOOR	

DOOR SCHEDULE (CONTINUED)

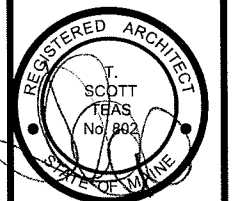
DOOR NO.	DOOR			FRAME			GENERAL					
	TYPE	SIZE		MATERIAL	THRESHOLD	DETAILS	CLOSER	FIRE RATING (MINUTES)	HARDWARE	HARDWARE KEY		REMARKS
		WIDTH	HEIGHT							THICKNESS	MLS - MORTISE LOCK SET	
400	H	5'-0"	7'-0"	-	MTL	-	-	-	-	-	-	DOUBLE DOOR WITH 2'-6" SIDELIGHT
401	E	2'-6"	6'-8"	-	WD	-	-	-	-	-	-	
402	E	3'-0"	6'-8"	-	WD	-	-	-	-	-	-	
403	F	5'-0"	6'-8"	-	WD	-	-	-	-	-	-	DOUBLE DOOR
404	E	3'-0"	6'-8"	-	WD	-	-	-	-	-	PR	
405	D	3'-0"	6'-8"	-	MTL	-	-	-	Y	90	-	PANIC HARDWARE
406	E	3'-0"	6'-8"	-	WD	-	-	-	-	-	PR	
407	F	5'-0"	6'-8"	-	WD	-	-	-	-	-	-	DOUBLE DOOR
408	F	4'-0"	6'-8"	-	WD	-	-	-	-	-	-	DOUBLE DOOR
409	E	3'-0"	6'-8"	-	WD	-	-	-	-	-	PR	
410	F	5'-0"	6'-8"	-	WD	-	-	-	-	-	-	DOUBLE DOOR

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SHEET TITLE:
DOOR SCHEDULE