

# Pearl Place Building 1 & 2

Portland Maine

Developer  
Avesta Pearl  
Street One, L.P.

Architect  
Winton Scott Architects

Landscape Architect  
Carroll Associates

WALL SECTIONS

## A4.1

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

SEPTEMBER 1, 2006

### CONSTRUCTION ASSEMBLIES

#### WALLS

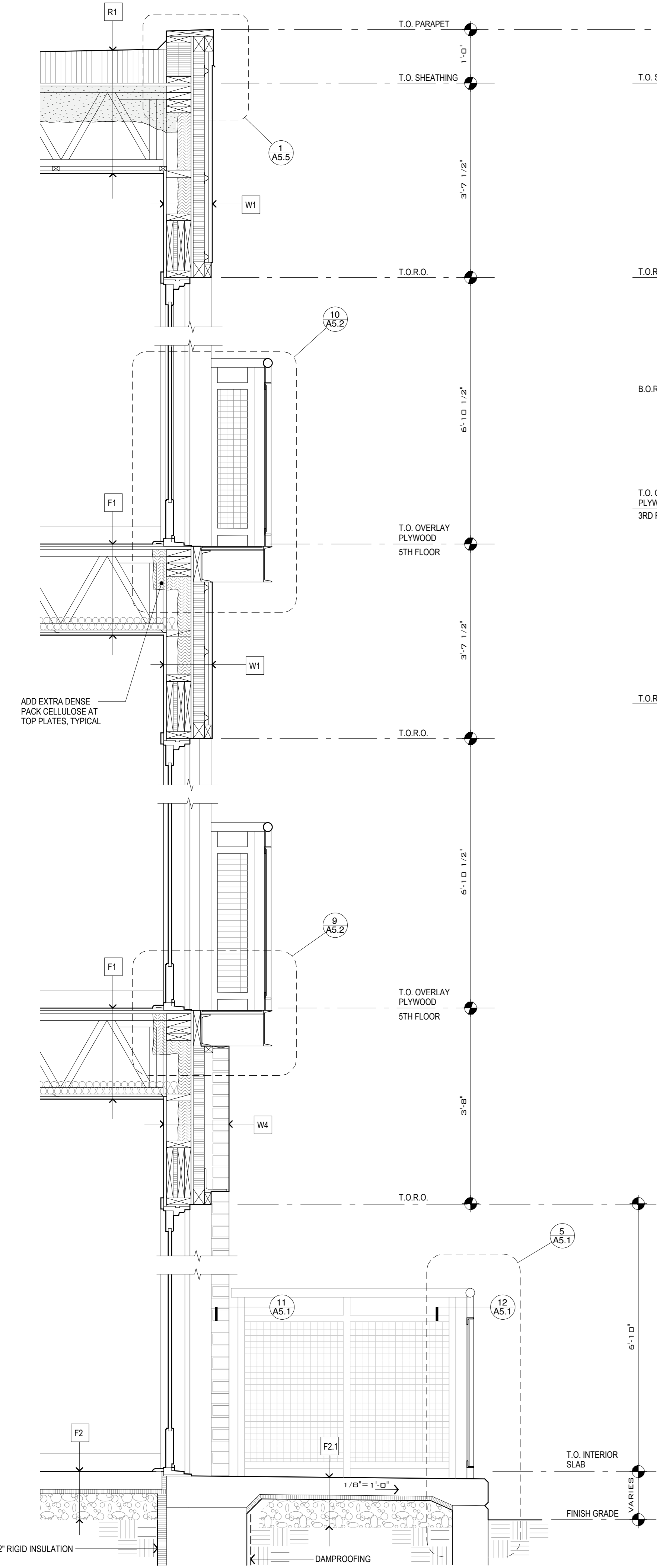
- W1** BUILDING 1 - BEARING & NON-BEARING
  - PRE-FINISHED METAL SIDING
  - 7/8" METAL HAT CHANNELS
  - 2 1/2" METAL Z-FURRING & RIGID INSULATION, TAPE SEAMS
  - WALL SHEATHING PER STRUCTURAL
  - 2X6 WOOD STUDS PER STRUCTURAL
  - 3" DENSE PACK CELLULOSE INSULATION
  - 5/8" PTD. GWB (M.R. GWB @ BATHROOMS ONLY)
- W2** BUILDING 2 - NON-BEARING
  - PRE-FINISHED METAL SIDING
  - 7/8" METAL HAT CHANNELS
  - AIR INFILTRATION BARRIER
  - WALL SHEATHING PER STRUCTURAL
  - 2X6 FIRE-TREATED WOOD STUDS
  - 2X2 STRAPPING SPACED PER GWB MANUF. REC.
  - 7" DENSE PACK CELLULOSE INSULATION
  - VAPOR BARRIER
  - 5/8" PTD. GWB
- W3** BUILDING 2 - BEARING
  - 2-HR FIRE RATED ASSEMBLY (ESR 1365)
  - PRE-FINISHED METAL SIDING
  - 7/8" METAL HAT CHANNELS
  - AIR INFILTRATION BARRIER
  - 1/2" BLAZEGUARD PLYWD. SHEATHING
  - 2X6 FIRE-TREATED WOOD STUDS
  - 2X2 STRAPPING SPACED PER GWB MANUF. REC.
  - 7" DENSE PACK CELLULOSE INSULATION
  - VAPOR BARRIER
  - (2) LAYERS FC TYPE X GWB, PAINTED
  - 1/2" M.R. GWB OVER RATED GWB @ BATHROOMS ONLY
- W4** BUILDING 1 - BRICK BEARING & NON-BEARING
  - BRICK VENEER
  - 1 7/8" AIR SPACE
  - 2 1/2" METAL Z-FURRING & RIGID INSULATION, TAPE SEAMS
  - WALL SHEATHING PER STRUCTURAL
  - 2X6 WOOD STUDS PER STRUCTURAL
  - 3" DENSE PACK CELLULOSE INSULATION
  - PTD. 5/8" GWB (M.R. GWB @ BATHROOMS ONLY)
- W5** BUILDING 2 - BRICK NON-BEARING
  - BRICK VENEER
  - 2 3/8" AIR SPACE
  - 1/2" WALL SHEATHING PER STRUCTURAL
  - 2X6 FIRE-TREATED WOOD STUDS
  - 2X2 STRAPPING SPACED PER GWB MANUF. REC.
  - 7" DENSE PACK CELLULOSE INSULATION
  - VAPOR BARRIER
  - PTD. 5/8" GWB
- W6** BUILDING 2 - BRICK BEARING
  - 2-HR FIRE RATED ASSEMBLY (ESR 1365)
  - BRICK VENEER
  - 2 3/8" AIR SPACE
  - 1/2" BLAZEGUARD PLYWD.
  - 2X6 FIRE-TREATED WOOD STUDS
  - 2X2 STRAPPING SPACED PER GWB MANUF. REC.
  - 7" DENSE PACK CELLULOSE INSULATION
  - VAPOR BARRIER
  - (2) LAYERS 5/8" FC TYPE X GWB, PAINTED
- W7** DEMISING WALL - 1-HR. RATED (UL Des US27, STC 50)
  - 5/8" PTD. FC TYPE X GWB, PAINTED
  - 1/2" PLYWOOD WHERE REQUIRED BY STRUCTURAL
  - 2X6 WOOD STUDS PER STRUCTURAL
  - 3 1/2" SAFB
  - 1/2" RESILIENT CHANNELS
  - 5/8" FC TYPE X GWB, PAINTED
- W8** CONCRETE FOUNDATION WALL
  - 12" AIR SPACE
  - 2 1/2" METAL STUDS
  - 2" HIGH DENSITY SPRAY-FOAM INSULATION
  - 5/8" PTD. GWB

#### FLOORS

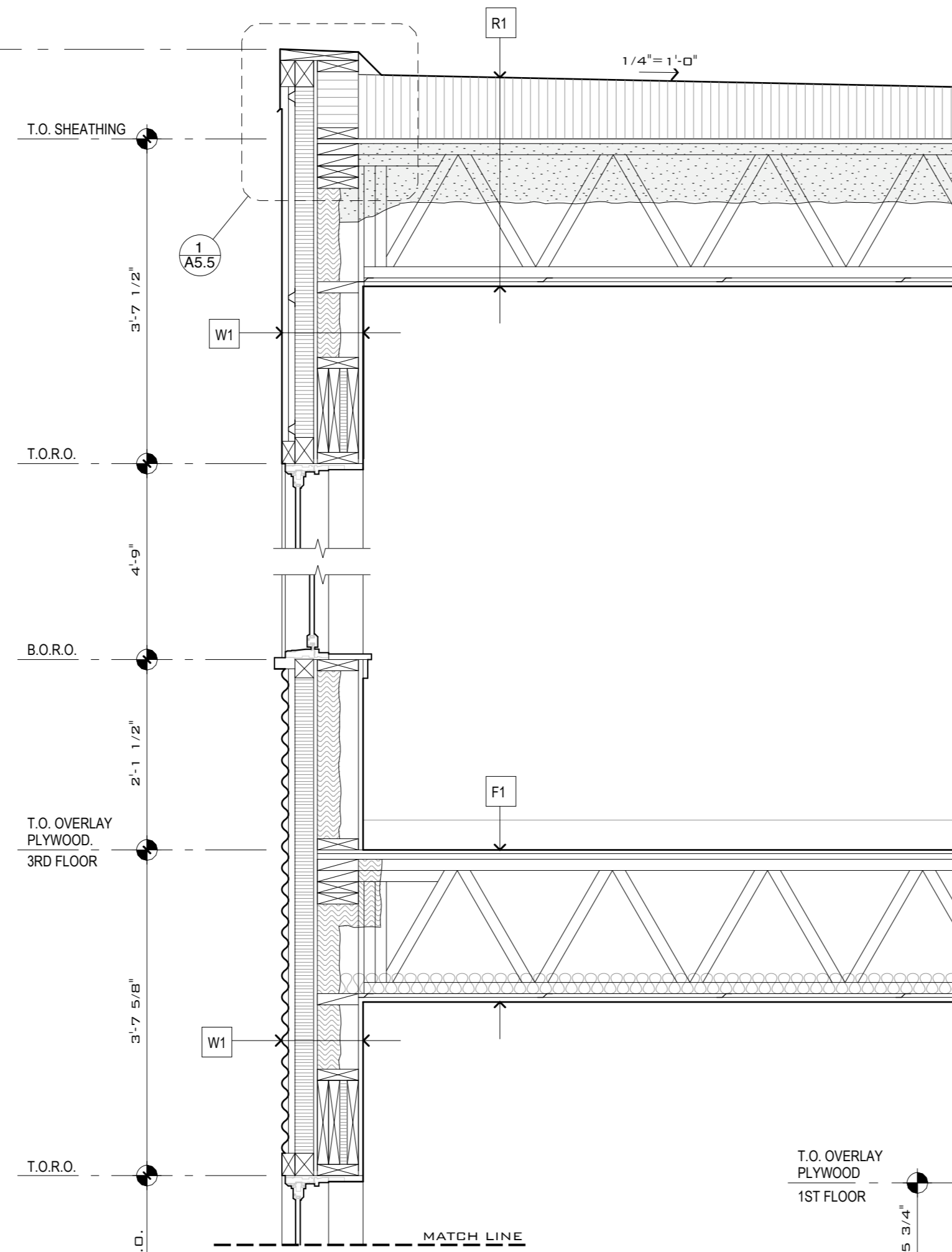
- F1** 1-HR FIRE RATED (UL DES L514, STC 51, IIC 70)
  - 44 OZ. CARPET OVER 40 OZ. PAD OR RESILIENT FLOORING WITH 3/8" UNDERLAYMENT
  - 1/2" OVERLAY PLYWOOD
  - 3/4" T&G PLYWOOD
  - OPEN-WEB WOOD OR 2X JOISTS PER STRUC.
  - 3" SAFB
  - 1/2" RESILIENT CHANNELS
  - 5/8" PTD. FC TYPE X GWB
  - 1/2" M.R. GWB OVER 5/8" FC TYPE X GWB @ BATHROOMS ONLY
- F2** FINISH FLOOR @ F2 ONLY
  - C.I.P. CONCRETE SLAB
- F2.1** 1" RIGID INSULATION UNDER ENTIRE SLAB
  - 6" CRUSHED STONE DRAINAGE PAD (NO FINES)
- F3** FINISHED FLOOR
  - 1/2" OVERLAY PLYWOOD OVER 3/4" T&G PLYWOOD
  - OPEN-WEB WOOD JOISTS PER STRUCTURAL
  - 3" SAFB BETWEEN JOISTS
  - 1/2" RESILIENT CHANNELS
  - 5/8" PTD. GWB
- F4** PARKING GARAGE (2 HR RATED, UL DESIGN NO. D502)
  - FINISHED FLOOR
  - CONCRETE SLAB & METAL DECK PER STRUCTURAL
  - STEEL BEAMS PER STRUCTURAL
  - SUSPENDED 1 1/2" METAL CHANNELS @ 48" O.C.
  - 7/8" METAL HAT CHANNELS @ 24" O.C.
  - 5/8" FC TYPE "X" GWB, FIRE TAPED
  - 1" POLYISOCYANURATE RIGID INSULATION
  - 4 1/2" INSULATED NAILBOARD
  - 1/2" DENS-GLASS EXT. GYP., SAND PAINTED TEXTURE
- F5** 5/4 X 6 WOOD COMPOSITE DECKING
  - TAPERED P.T. 2X SLEEPERS @ 16" O.C. SET ON 4"x12" ASPHALTIC CORE TRAFFIC PADS
  - EPDM MEMBRANE
  - TAPERED RIGID INSULATION
  - ROOF SHEATHING PER STRUCTURAL
  - JOISTS PER STRUCTURAL
  - SPRAY FOAM URETHANE INSULATION (8" MIN.)
  - 1X STRAPPING SPACED PER GWB MANUF. REC.
  - 5/8" PTD. GWB (M.R. GWB @ BATHROOMS ONLY)
- F6** CORRIDOR FLOOR-CEILING ASSEMBLY
  - 1/2" OVERLAY PLYWOOD
  - 3/4" T&G PLYWOOD SUB-FLOOR
  - 2X WOOD JOISTS PER STRUCTURAL
  - 3" S.A.F.B. BETWEEN JOISTS
  - 1X STRAPPING SPACED PER GWB MANUF. REC.
  - 5/8" GWB
  - ACOUSTIC CEILING TILE
- F7** 2-HR FIRE RATED (UL DESIGN L511, GA. #FC5710)
  - FINISH FLOOR PER SCHEDULE
  - 1/2" OVERLAY PLYWOOD OVER 3/4" T&G PLYWOOD
  - OPEN-WEB WOOD OR 2X WOOD JOISTS PER STRUC.
  - 5/8" FC TYPE X GWB
  - 1/2" RESILIENT CHANNELS
  - 5/8" FC TYPE X GWB, PAINTED

#### ROOF

- R1** EPDM MEMBRANE ROOFING
  - TAPERED RIGID INSULATION CRICKETING
  - ROOF SHEATHING PER STRUCTURAL
  - OPEN-WEB WOOD OR 2X WOOD JOISTS PER STRUC.
  - SPRAY FOAM URETHANE INSULATION (8" MIN.)
  - 1X STRAPPING SPACED PER GWB MANUF. REC.
  - 5/8" PTD. GWB (M.R. GWB @ BATHROOMS ONLY)
- R2** EPDM MEMBRANE ROOFING
  - TAPERED RIGID INSULATION CRICKETING
  - ROOF SHEATHING PER STRUCTURAL
  - 2X WOOD JOISTS PER STRUCTURAL
  - SPRAY FOAM URETHANE INSUL. (8" MIN.)
  - SUSPENDED ACOUSTIC CEILING TILE



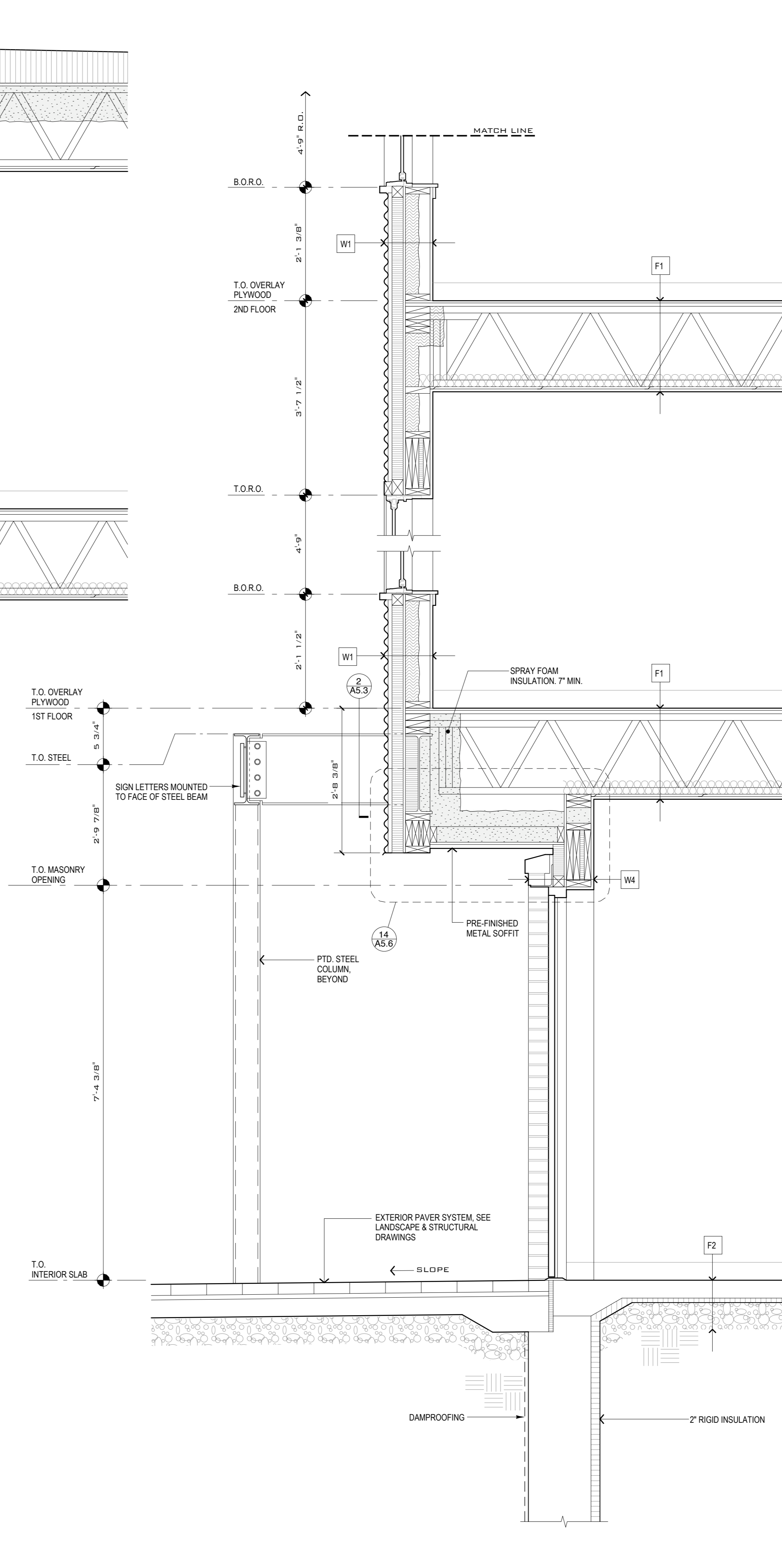
**1 WALL SECTION**  
3/4" = 1'-0"



**2 WALL SECTION**  
3/4" = 1'-0"

#### GENERAL NOTES

1. Contractor responsible for verifying all rough opening dimensions with window & door manufacturer's installation requirements prior to construction and shall notify Architect of any discrepancies.
2. Shop paint all exposed steel. Color to be chosen by Architect.
3. Provide interior and exterior footing drains typical both buildings. Connect to storm water drainage system.
4. Contractor responsible for providing, coordinating installation, and coordinating orientation of all metal Z-furring, U-furring and custom fabricated metal shapes as required for installation of rigid insulation and metal siding system at exterior walls of Building 1 based on the type of siding used and all other factors. All exterior metal siding and associated flashing to be securely anchored to metal furring channels or P.T. blocking typical.
5. Fill stud cavity full with dense pack cellulose insulation at discontinuities in exterior rigid insulation at Building 1.
6. Exterior walls, roofs, windows & doors to be constructed/installed using air tight construction techniques. Refer to typical air tight construction details on sheet A5.8, and window and door details.



**3 WALL SECTION**  
3/4" = 1'-0"