

# Pearl Place Building 1 & 2

Portland Maine

Developer  
**Avesta Pearl  
Street One, L.P.**

Architect  
**Winton Scott Architects**

Landscape Architect  
**Carroll Associates**

WALL SECTIONS

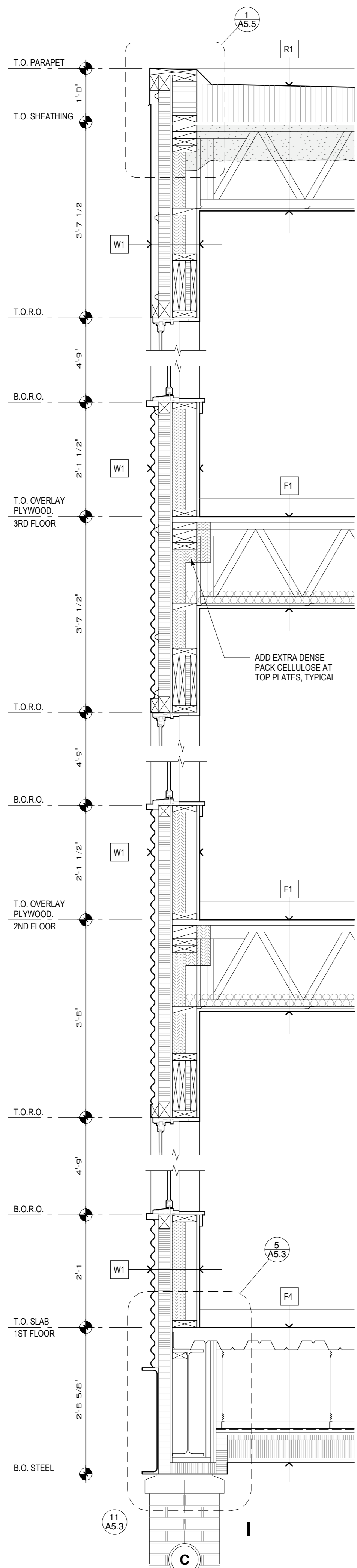
# A4.2

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

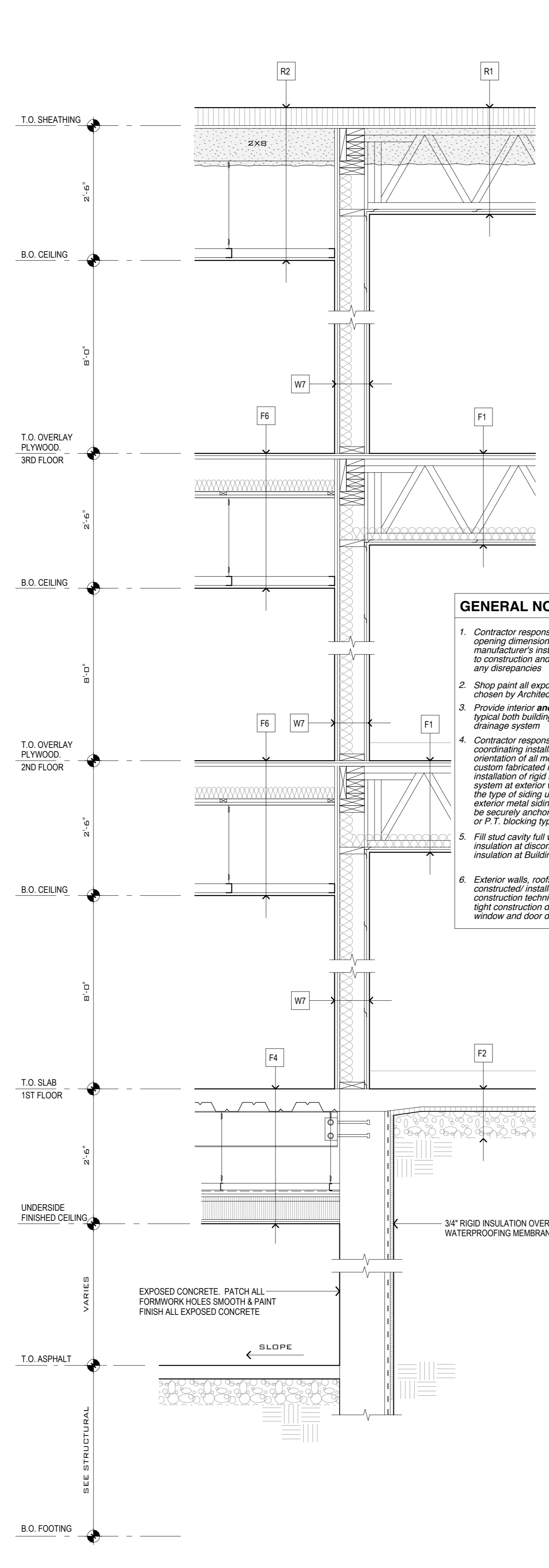
SEPTEMBER 1, 2006

### 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 U27, 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**
    - 1/2" 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 INSUL. (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



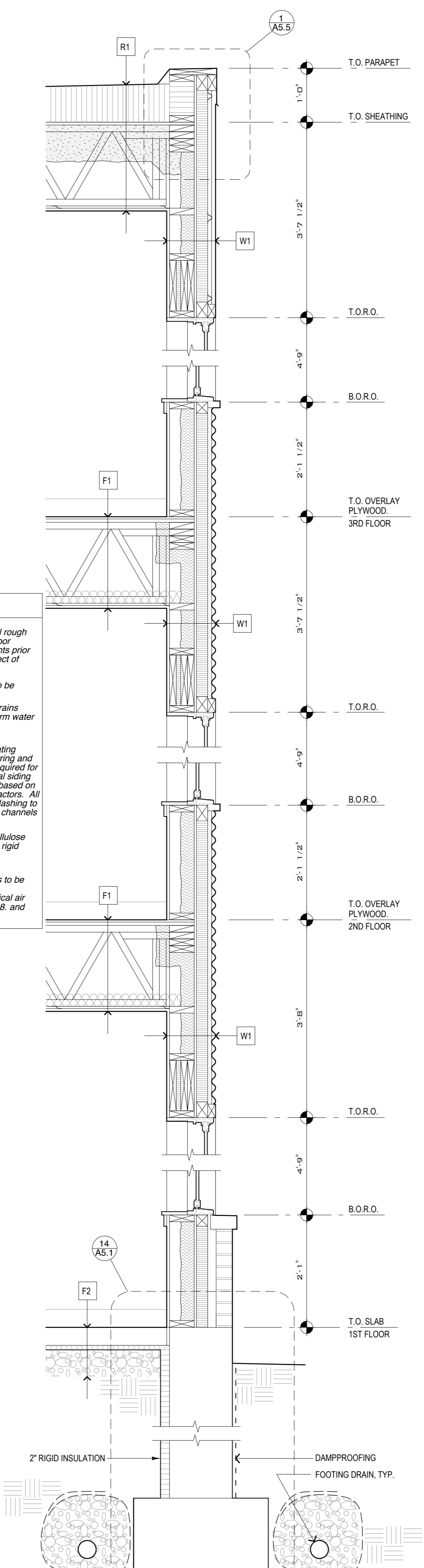
**4 WALL SECTION**  
3/4" = 1'-0"



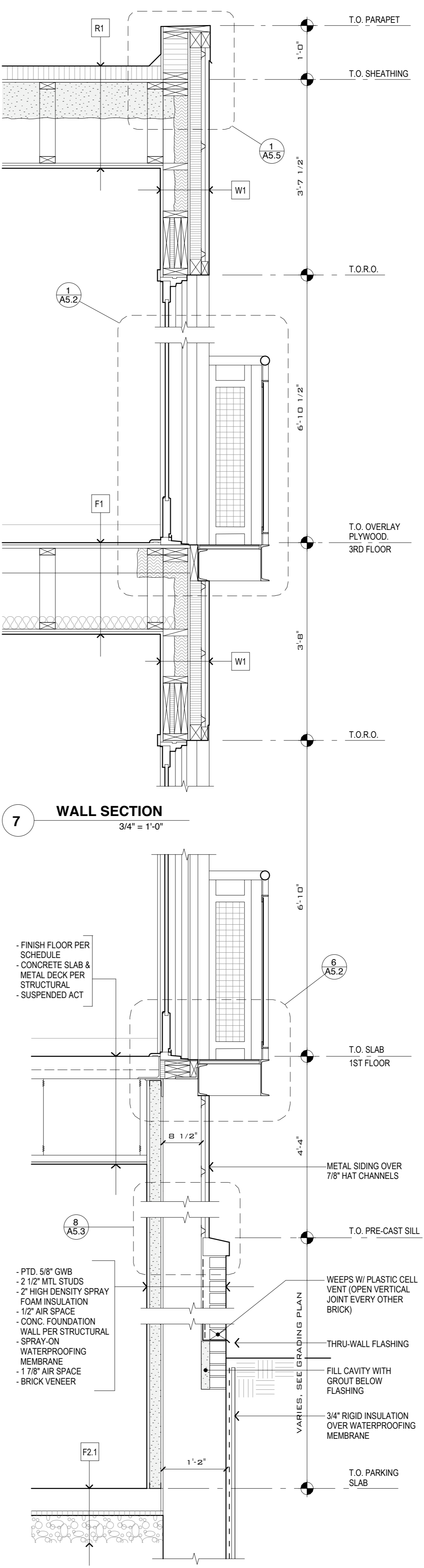
**5 WALL SECTION**  
3/4" = 1'-0"

**GENERAL NOTES**

- 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
- Shop paint all exposed steel. Color to be chosen by Architect.
- Provide interior and exterior footing drains typical both buildings. Connect to storm water drainage system
- 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 F.T. blocking typical.
- Fill stud cavity full with dense pack cellulose insulation at discontinuities in exterior rigid insulation at Building 1.
- 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.



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



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

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