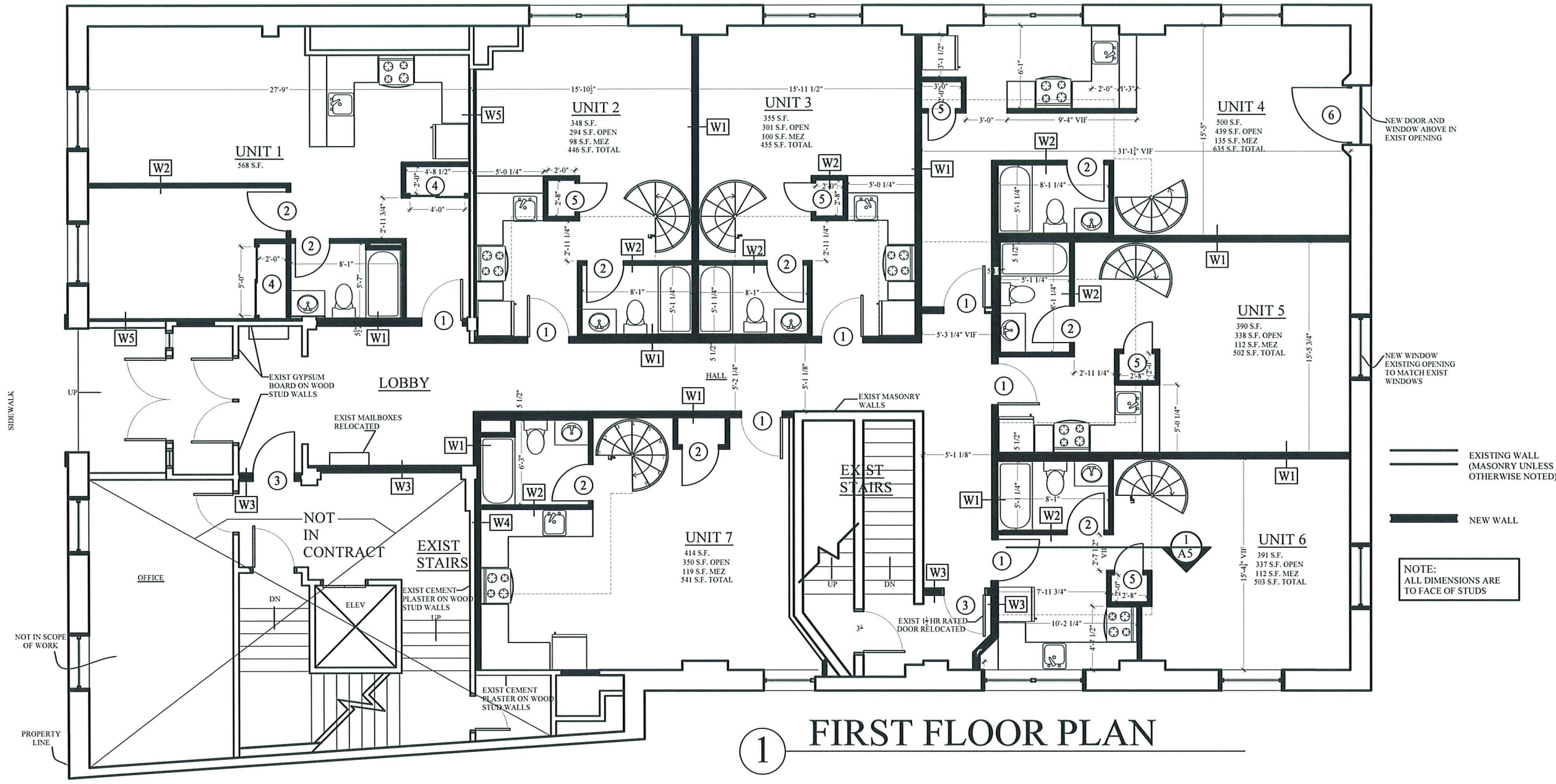


1 DEMOLITION FLOOR PLAN

OWNER:		ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Project:		CUMBERLAND ST CUMBERLAND STREET PORTLAND, ME	
Date	Scale	Revisions:	
AUGUST 7, 2006	1/4" = 1'-0"		
DEMOLITION PLAN			
A-1			



1 FIRST FLOOR PLAN

RELEVANT CODES

IBC-2003	CODE REFERENCE	FIRE RESISTANCE FOR TYPE 3B	CODE REFERENCE
USE GROUP R-2 (RESIDENTIAL)	310	BEARING WALLS - EXT. - 2 HOUR	T-601
CONSTRUCTION TYPE 3-B (UnProtected combustible)	T-503	BEARING WALLS - INT. - 0 HOUR	T-601
R-2 Sprinkled W/NFPA 13	903.3.1.1	NONBEARING WALLS - INT. - 0 HOUR	T-601
16,000sf. ALLOWED WITHOUT INCREASES	T-503	NONBEARING WALLS - EXT. - 1 HOUR	T-602
4,923sf. PROPOSED		FLOOR CONSTRUCTION - 0 HOUR	T-601
ALLOWABLE HGT. WITH SPRINKLER 75'	504.2	ROOF CONSTRUCTION - 0 HOUR	T-601
5 STORIES ALLOWED WITH SPRINKLER	504.2	EXIT STAIRS - 2 HOURS	1019.1
5 STORIES PROPOSED		NON-COMBUSTIBLE (101 LIFE SAFETY HND.BK.)	A.7.1.3.2.1 (5)
76'-6" PROPOSED		FIRE PARTITIONS	708.1
		CORRIDOR FIRE PARTITION (NONBEARING) - 1/2 HR	T-1016.1
		DWELLING UNIT SEPARATION - 1 HR	708.3
		4-STORY SHAFT - 2 HOURS	707.4
		DRAFTSTOPPING - N/A	717.3.2 exception 1
		STANDPIPE REQUIRED	905.3.1
		FIRE DEPT. CONNECTION REQUIRED	903.3.7 (AS DIRECTED BY FIRE)
		ALARM NOT REQUIRED	907.2.9 exception 2
		SMOKE DETECTORS REQUIRED	907.2.10.1.2

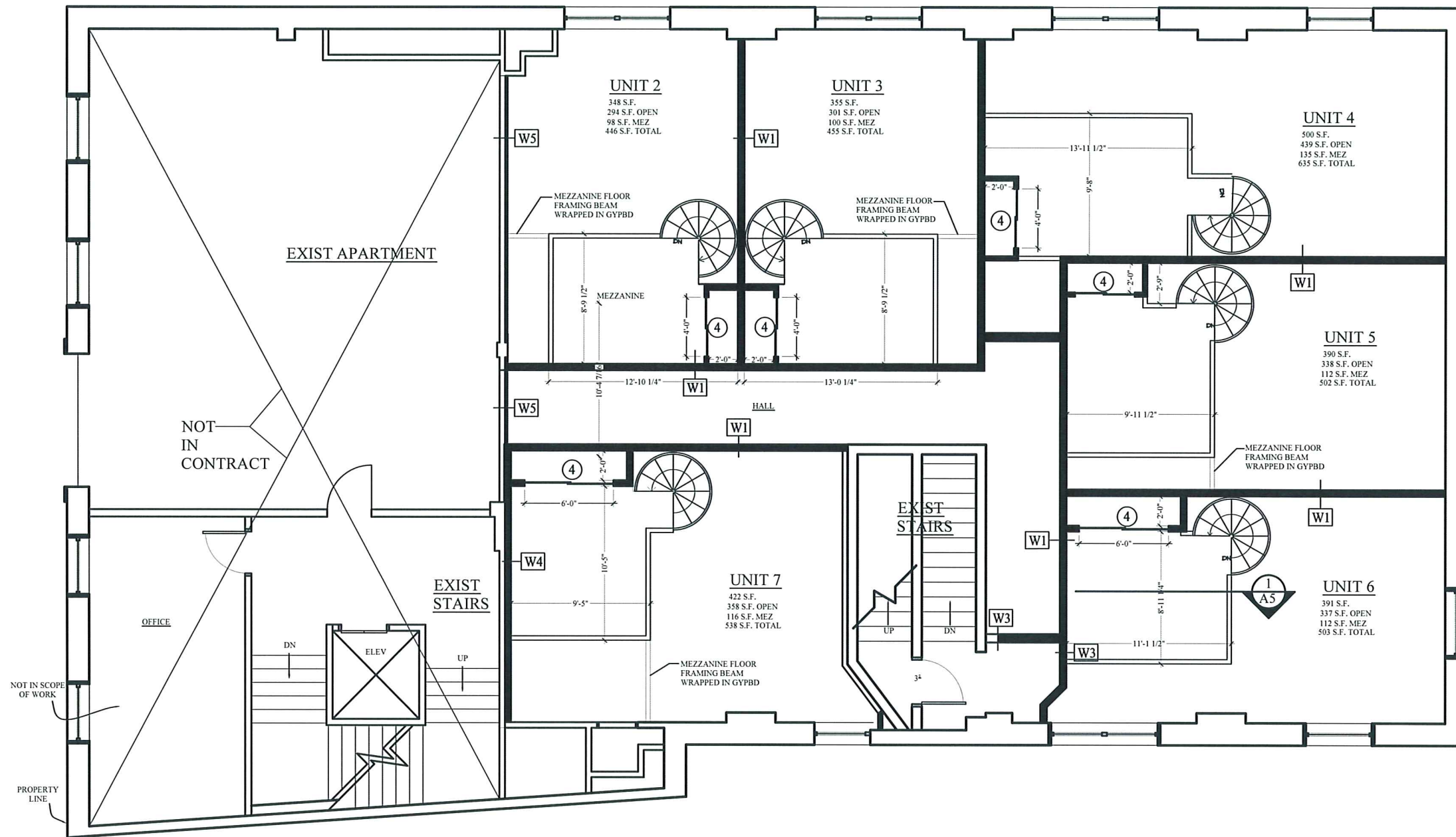
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Project:
CUMBERLAND ST
 CUMBERLAND STREET
 PORTLAND, ME

Date: AUGUST 7, 2006
 Scale: 1/4" = 1'-0"
 Revisions:

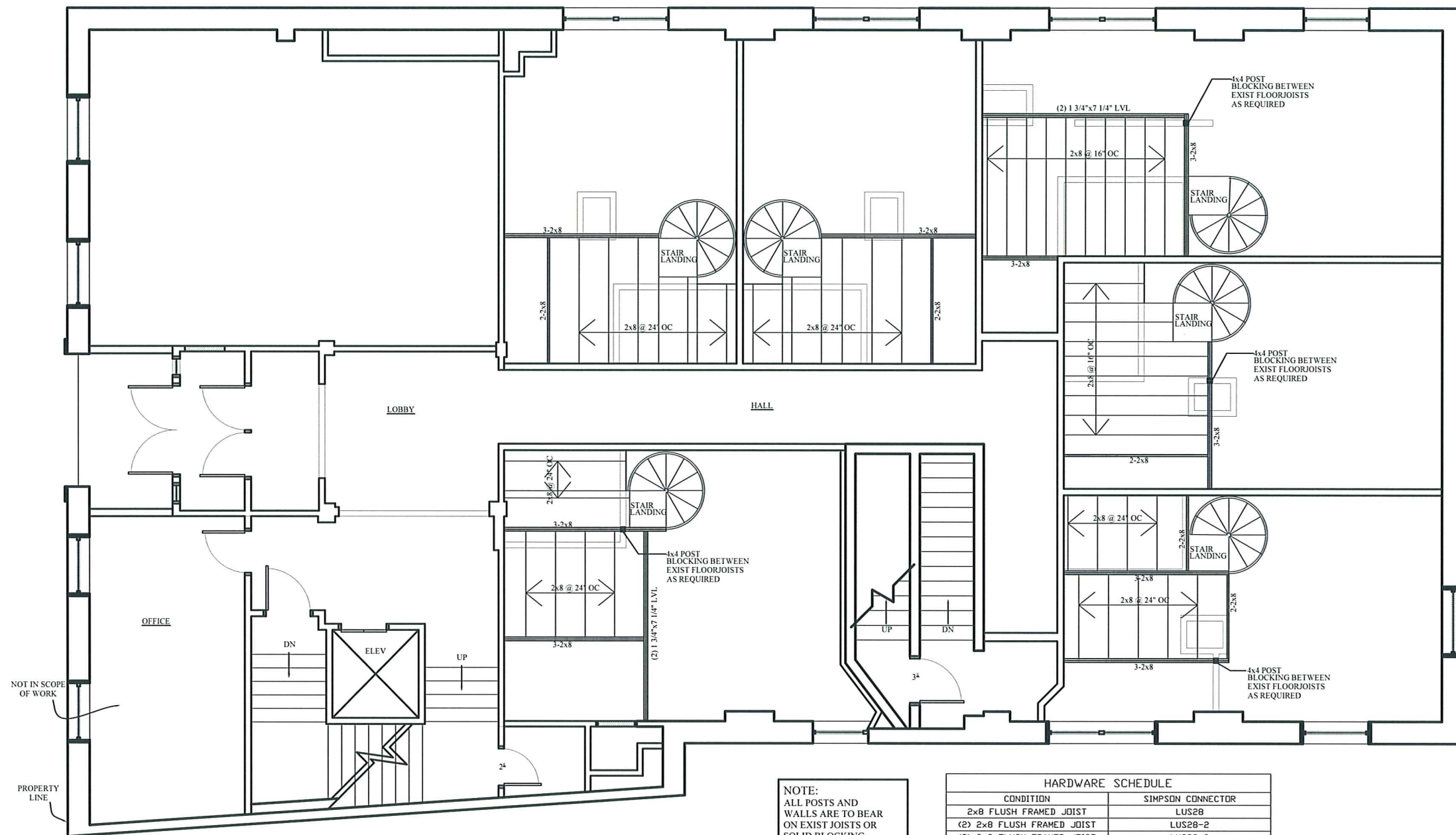
1ST FLOOR PLAN

A-2



② MEZZANINE FLOOR
PLAN

OWNER:	
ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Project: CUMBERLAND ST CUMBERLAND STREET PORTLAND, ME	
Date: AUGUST 7, 2006	Scale: 1/4" = 1'-0"
Revisions:	
MEZZANINE PLAN	
A-3	



② MEZZANINE FLOOR FRAMING PLAN

NOTE:
ALL POSTS AND WALLS ARE TO BEAR ON EXIST JOISTS OR SOLID BLOCKING - CONTRACTOR TO VERIFY

HARDWARE SCHEDULE	
CONDITION	SIMPSON CONNECTOR
2x8 FLUSH FRAMED JOIST	LUS28
(2) 2x8 FLUSH FRAMED JOIST	LUS28-2
(3) 2x8 FLUSH FRAMED JOIST	LUS28-3
(2) 7 1/4" FLUSH FRAMED LVL	HU48 (MAX)
(3) 2x8 DVER 4x4 PDST	PC64 (SHIM AT PDST)

OWNER:

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PORTLAND, ME

Scale

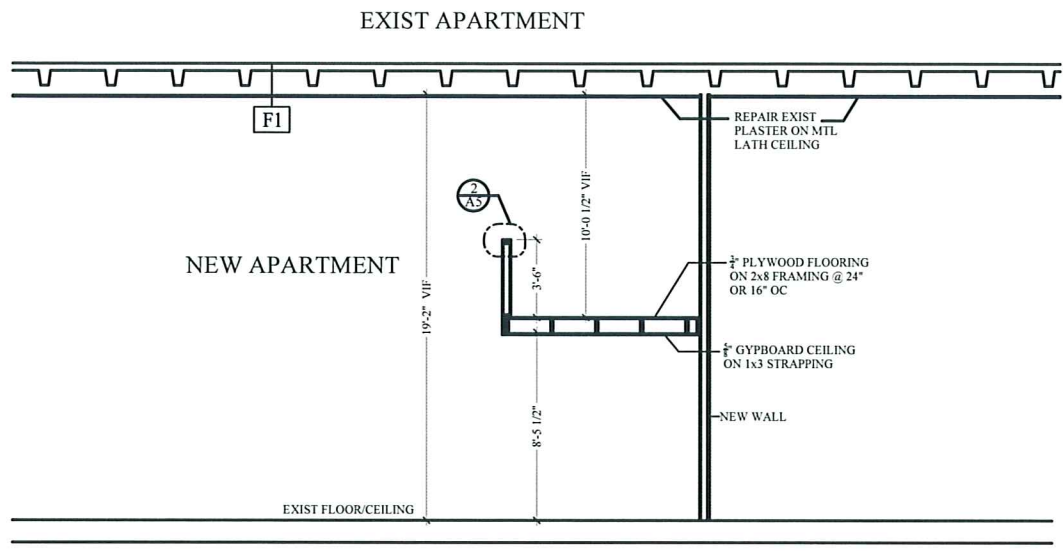
Date

1/4" = 1'-0"

AUGUST 7, 2006

Revisions:

MEZZANINE FRAMING PLAN

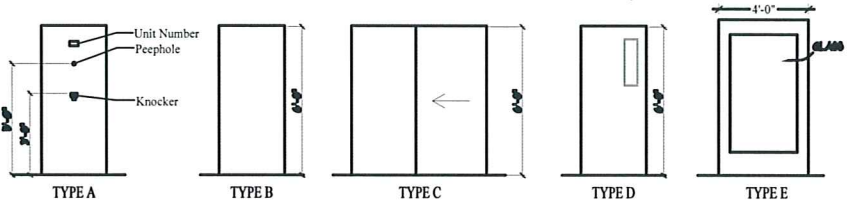


EXIST BASEMENT

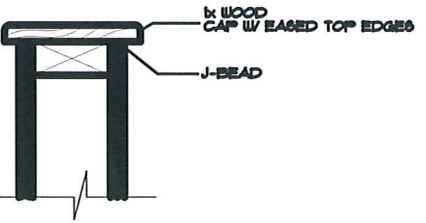
1 TYPICAL MEZZANINE SECTION

DOOR SCHEDULE

DOOR#	LOCATION	TYPE	FINISH	REMARKS
1	UNIT ENTRY	TYPE A	WOOD	WOOD CAP W/ EASED TOP EDGES
2	UNIT ENTRY	TYPE B	WOOD	WOOD CAP W/ EASED TOP EDGES
3	UNIT ENTRY	TYPE C	WOOD	WOOD CAP W/ EASED TOP EDGES
4	UNIT ENTRY	TYPE D	WOOD	WOOD CAP W/ EASED TOP EDGES
5	UNIT ENTRY	TYPE E	WOOD	WOOD CAP W/ EASED TOP EDGES
6	MEZZANINE	BI-PASS	WOOD	WOOD CAP W/ EASED TOP EDGES



DOOR TYPES



2 DETAIL

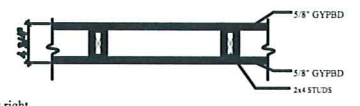
W1

GA FILE NO. WP 3240 PROPRIETARY 1 HOUR FIRE
50 to 54 STC SOUND
Thickness: 5/8"
Approx. Weight: 7 pcf
Fire Test: UL R1319-93, 94, 129;
E-10-86;
UL Design U311;
ULC Design U311
Field Sound Test: BBN 760903, 9-17-76
GYPSON WALLBOARD, RESILIENT CHANNELS,
MINERAL FIBER INSULATION, WOOD STUDS
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 or 2 x 6 wood studs 16" or 24" o.c. with 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.
OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1/4" Type W drywall screws 12" o.c. Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)
PROPRIETARY GYPSUM BOARD
United States Gypsum Company - 5/8" SHEETROCK Brand Gypsum Panels, FIRECODE C Core



W2

GA FILE NO. WP 3510 GENERIC 1 HOUR FIRE - 35 to 39 STC SOUND
Fire Test: UL R3501-47, -48, 9-17-65, Design U309; UL R1319-129, 7-22-70, UL Design U314
Sound Test: NGC 2404, 10-14-70
GYPSON WALLBOARD, WOOD STUDS
One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 24" o.c. (SEE STRUCTURAL FOR SPACING) with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints staggered 24" on opposite sides. (LOAD-BEARING)



W3

GA FILE NO. WP 4135 GENERIC 2 HOUR FIRE
40 to 44 STC SOUND
Thickness: 6/8"
Approx. Weight: 12 pcf
Fire Test: FM WP 305, 9-27-74
Sound Test: NOC 2363, 4-1-70
GYPSON WALLBOARD, WOOD STUDS
Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 6d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c. Joints staggered 24" each layer and side. Sound tested with studs 16" o.c. and with nails for base layer spaced 6" o.c. (LOAD-BEARING)



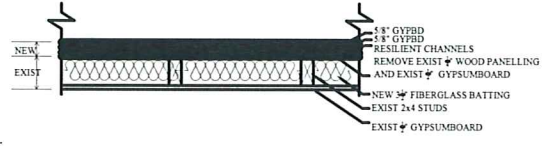
W4

ONE-HOUR WALL MEMBRANE
(Based on UL Design U 301)
The membrane consists of 2 layers of 5/8" type X gypsum board directly applied to framing or furring. The base layer of gypsum board is applied either parallel or at right angles to wall or partition framing 16" o.c. and attached with 1 1/4" Type W or S drywall spaced at 8" o.c. The face layer of gypsum board is applied either parallel or at right angles to the framing and attached with Type W or S drywall screws spaced 8" o.c. Joints of the face layer are offset 24" from the joints in the base layer. Face layer joints and fasteners are finished to Level 1 as specified in GA-214, Levels of Gypsum Board Finish.



W5

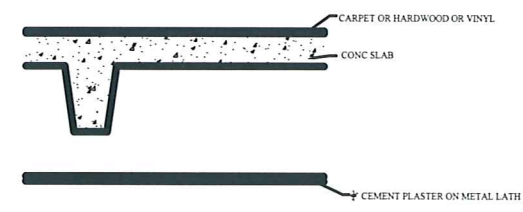
ONE-HOUR WALL MEMBRANE
(Based on UL Design U 301)
The membrane consists of 2 layers of 5/8" type X gypsum board directly applied to resilient channels. The base layer of gypsum board is applied either parallel or at right angles to wall or partition framing 16" o.c. The face layer of gypsum board is applied either parallel or at right angles to the framing and attached with Type W or S drywall screws spaced 8" o.c. Joints of the face layer are offset 24" from the joints in the base layer. Face layer joints and fasteners are finished to Level 1 as specified in GA-214, Levels of Gypsum Board Finish.



STC RATING
W1 = 50-54 STC. (tested)
W5 assembly incorporates the same sound reducing features as W1 - the batting and the resilient channels to reduce vibration and the mass of the gypsumboard. It is our assumption that this assembly will be equal or better (because of the increased mass of gypsumboard) at sound reduction than W1

F1

EXISTING FLOOR/CEILING ASSEMBLY
STC = 49 FOR 4" CONC SLAB ONLY
(National Bureau of Standards NBS # 808, 1964.)
Exist conc slab.
Cement Plaster on Metal Lath hung below conc. slab.
Carpet over conc slab.



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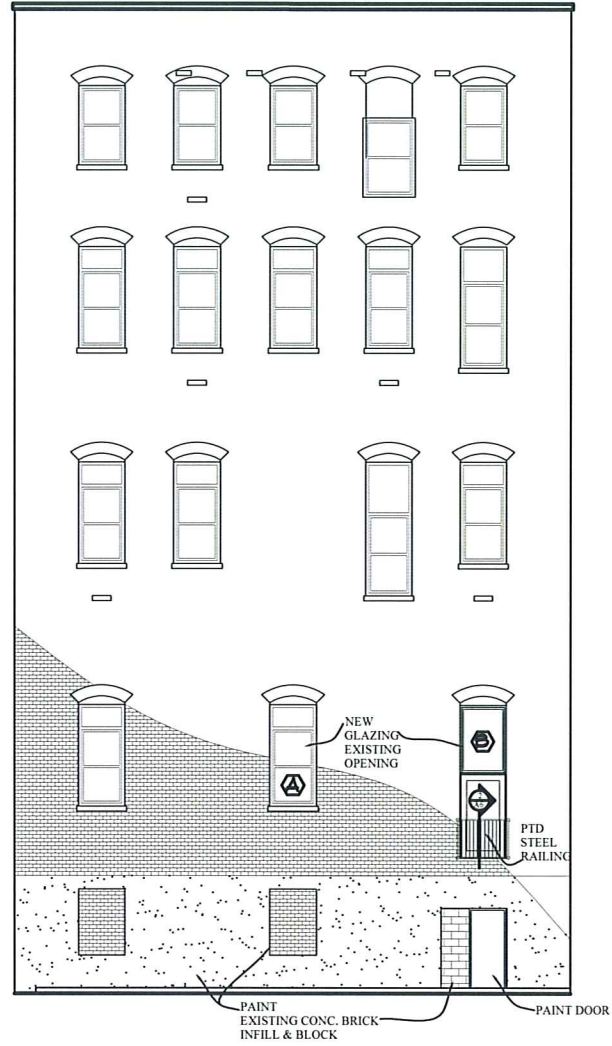
Project:

Scale 1/4" = 1'-0"

Date AUGUST 7, 2006

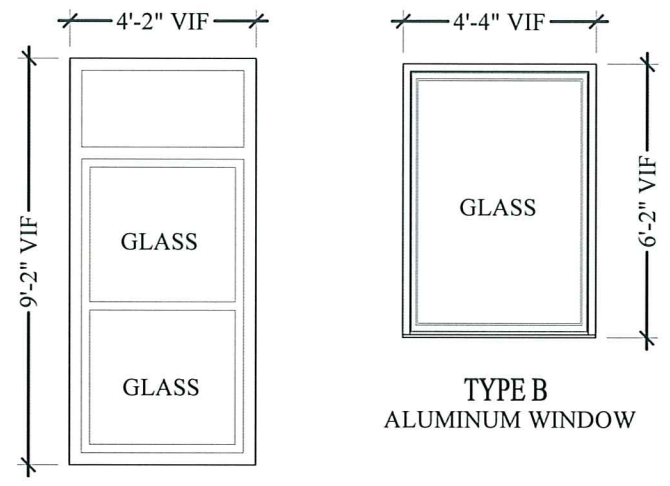
TYPICAL SECTION
MEZZANINE SECTION
DOOR SCHEDULE
WALL TYPES
DETAILS

A-5

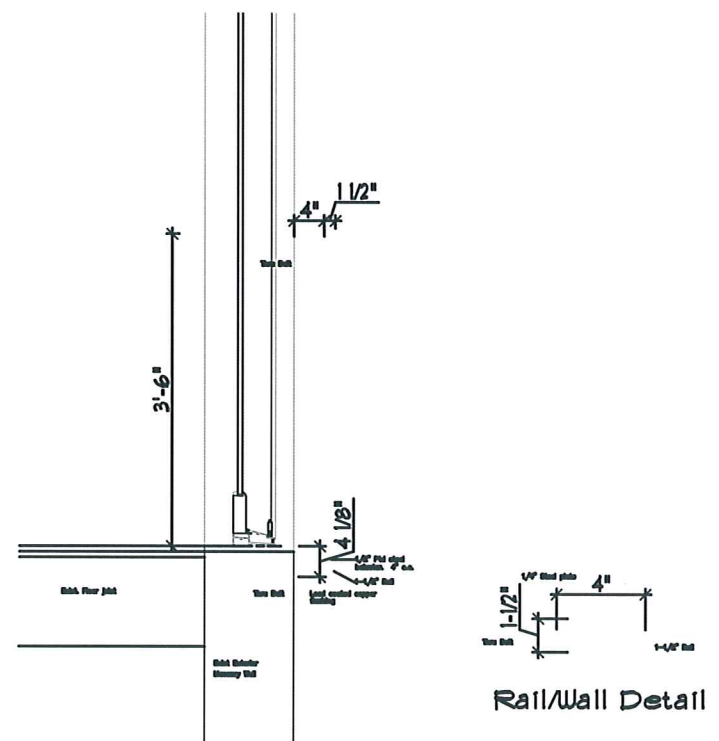


① PROPOSED REAR ELEVATION
SCALE: 1/8"=1'

WINDOW SCHEDULE



TYPE A
ALUMINUM WINDOW
TO MATCH EXIST WINDOWS



② SECTION @ FRENCH BALCONY
SCALE 1"=1'

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Revisions:	
REAR ELEVATION WINDOW SCHEDULE DETAILS	
A-6	