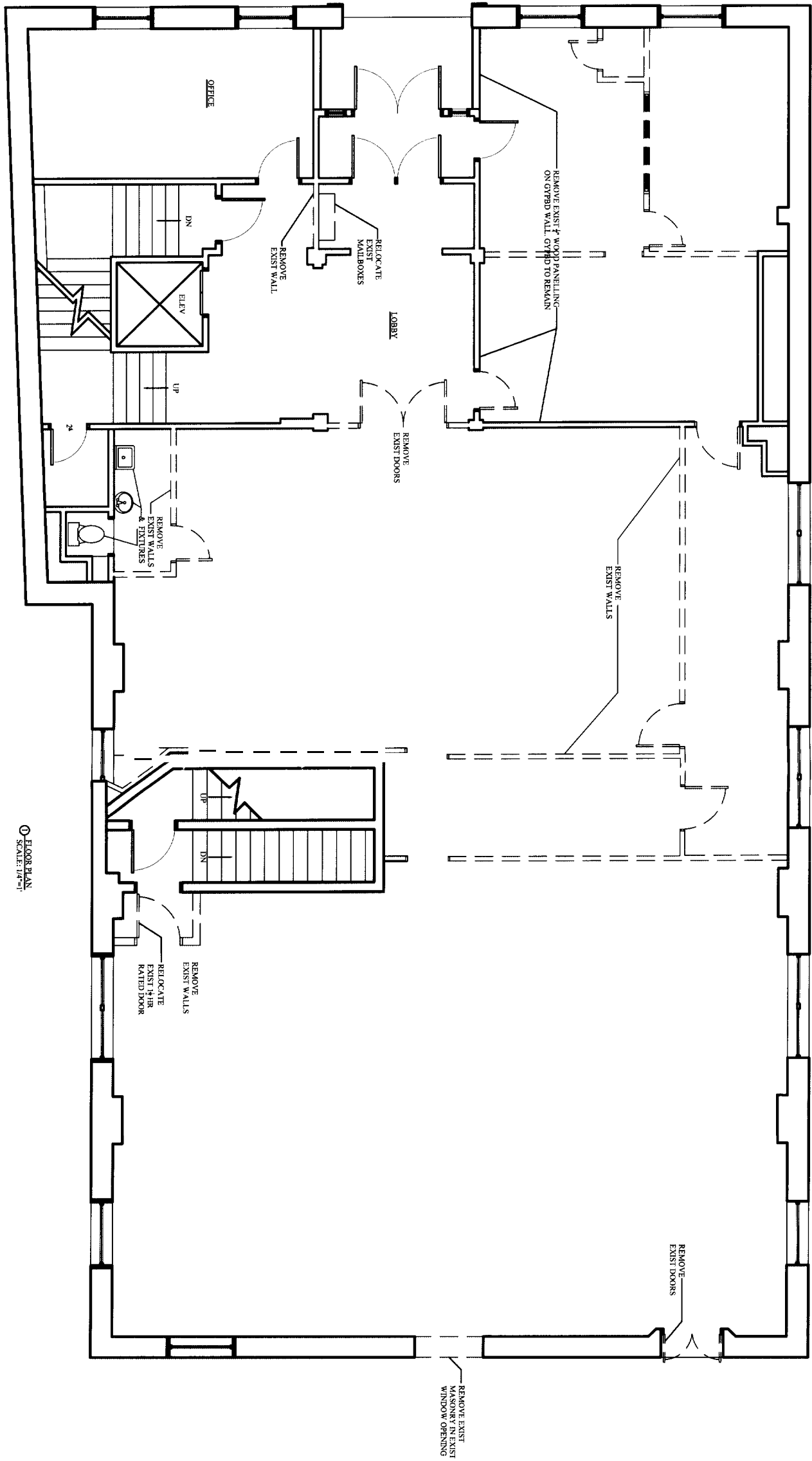


1 DEMOLITION FLOOR PLAN



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

2:1

DEMOLITION PLAN

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

Revisions:

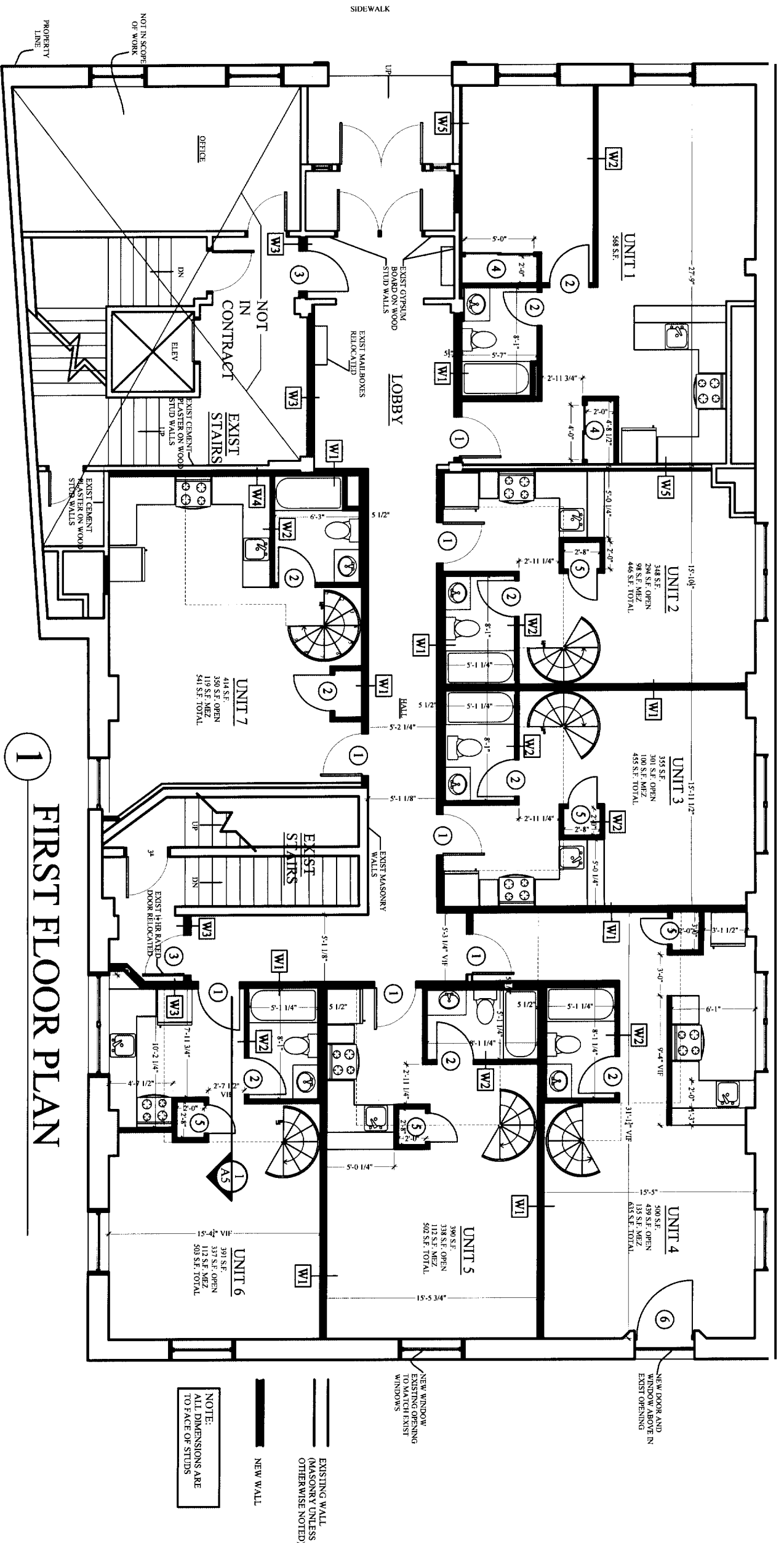
Project:

CUMBERLAND ST
CUMBERLAND STREET
PORTLAND, ME

ARCHETYPE, P.A.
ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

OWNER:



FIRST FLOOR PLAN

RELEVANT CODES

IBC-2003	CODE REFERENCE
USE GROUP R-2 (RESIDENTIAL)	310
CONSTRUCTION TYPE 3-B (Unprotected combustible)	T-503
R-2 Sprinkled w/NFPA 13	903.3.1.1
16,000sf. ALLOWED WITHOUT INCREASES	T-503
4,923sf. PROPOSED	
ALLOWABLE HGT. WITH SPRINKLER 75'	504.2
5 STORIES ALLOWED WITH SPRINKLER	504.2
5 STORIES PROPOSED	
76'-6" PROPOSED	

FIRE RESISTANCE FOR TYPE 3B	CODE REFERENCE
BEARING WALLS - EXT. - 2 HOUR	T-601
BEARING WALLS - INT. - 0 HOUR	T-601
NONBEARING WALLS - INT. - 0 HOUR	T-601
NONBEARING WALLS - EXT. - 1 HOUR	T-602
FLOOR CONSTRUCTION - 0 HOUR	T-601
ROOF CONSTRUCTION - 0 HOUR	T-601
EXIT STAIRS - 2 HOURS	1019.1
NON-COMBUSTIBLE (101 LIFE SAFETY HND.BK.)	A.7.1.3.2.1 (5)

FIRE PARTITIONS

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

NOTE:
ALL DIMENSIONS ARE TO FACE OF STUDS

NEW WALL

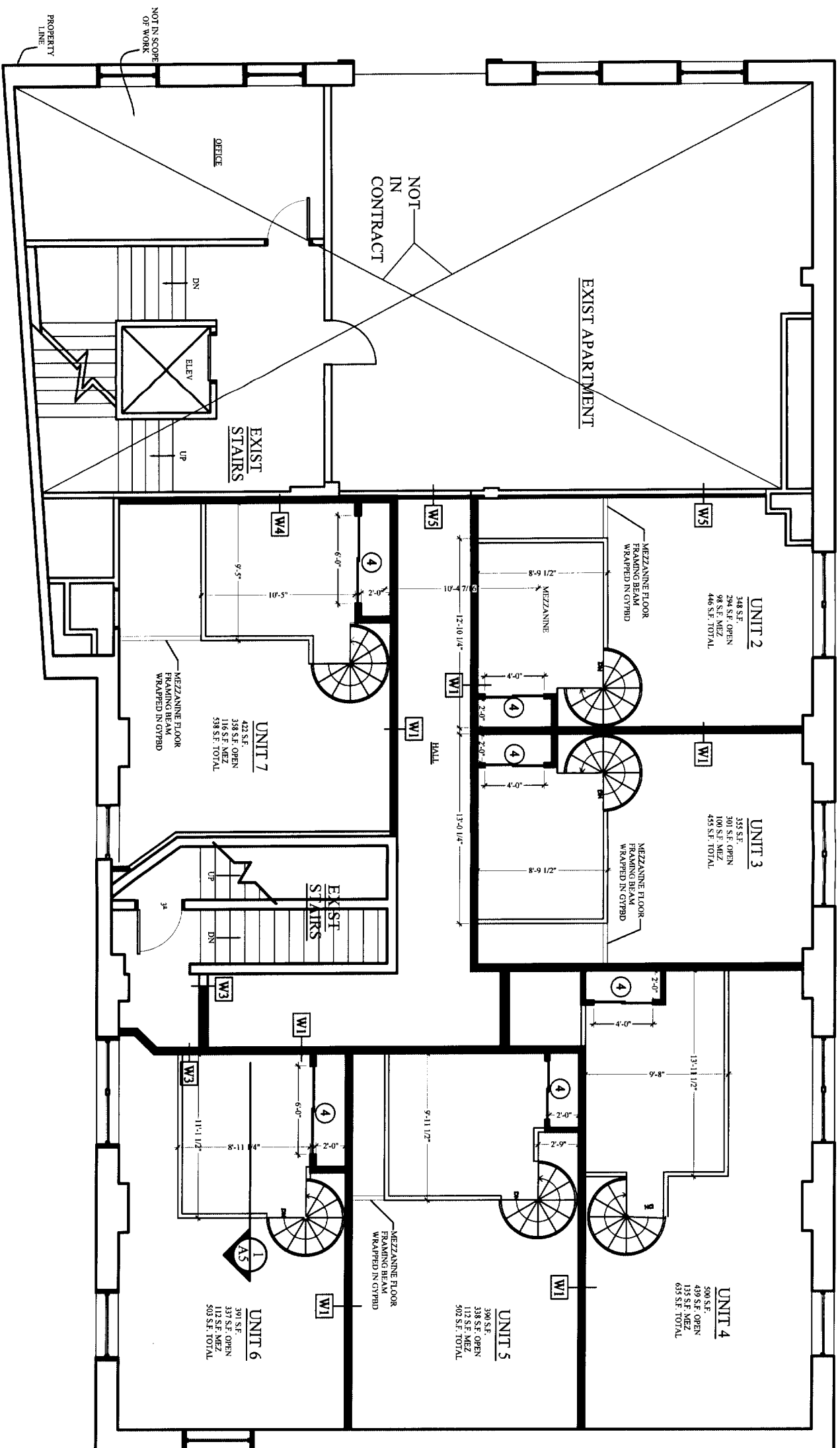
EXISTING WALL (MASONRY UNLESS OTHERWISE NOTED)

NEW WINDOW AND WINDOW ABOVE IN EXIST OPENING

NEW WINDOW EXISTING OPENING TO MATCH EXIST WINDOWS

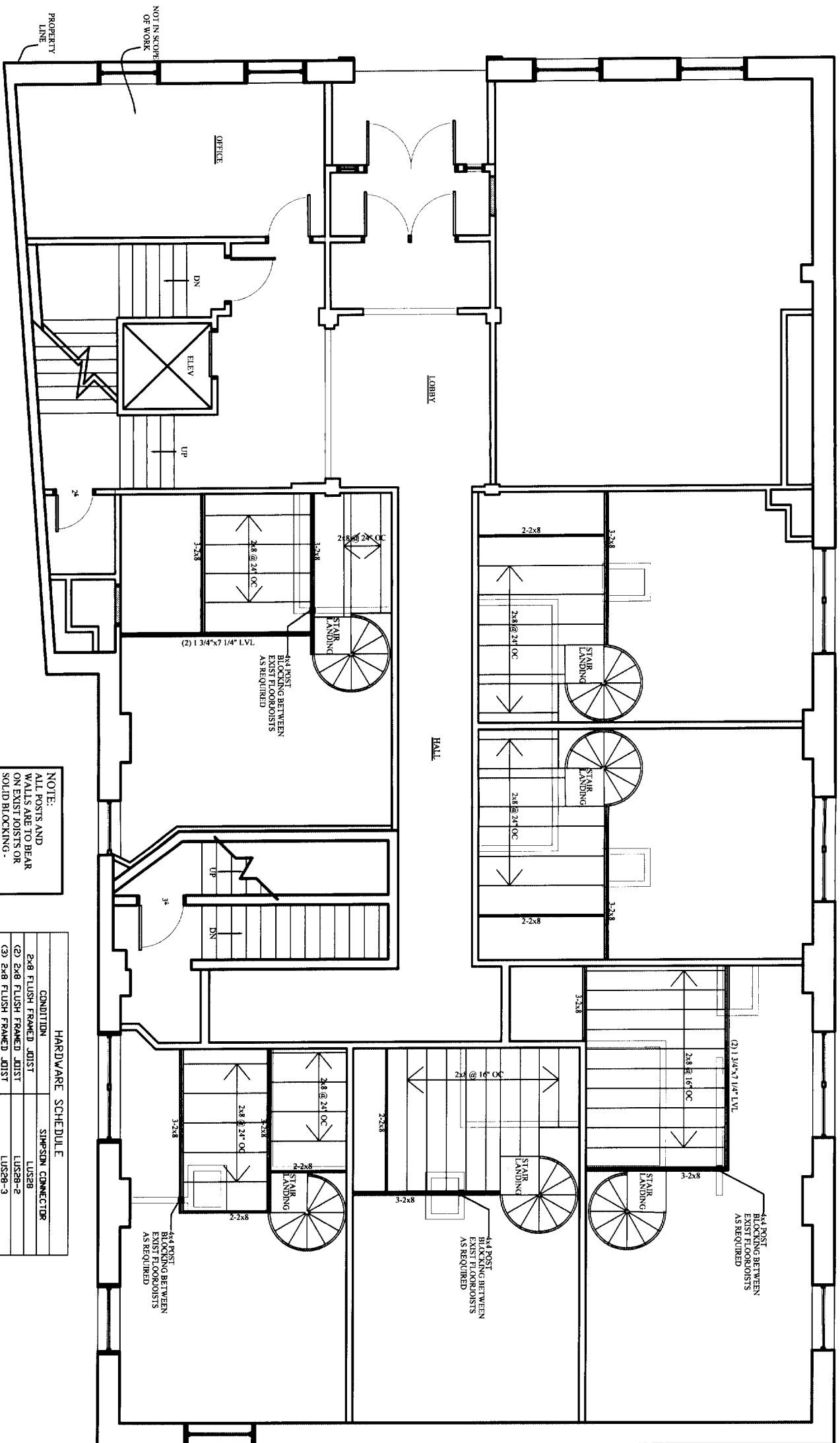
Date AUGUST 7, 2006	Scale 1/4" = 1'-0"	Project: CUMBERLAND ST CUMBERLAND STREET PORTLAND, ME	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207)772-6022 Fax (207)7724056	OWNER
Revisions:				
1ST FLOOR PLAN				

A-2



2 MEZZANINE FLOOR
PLAN

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



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	LUS2B
(2) 2x8 FLUSH FRAMED JOIST	LUS2B-2
(3) 2x8 FLUSH FRAMED JOIST	LUS2B-3
(2) 7/8" FLUSH TRIMED LVL	HLAB (MAX)
(3) 2x8 OVER 4x4 POST	PC4 (SMR AT POST)

2 MEZZANINE FLOOR FRAMING PLAN

Date
AUGUST 7, 2006

Scale
1/4" = 1'-0"

Project:
CUMBERLAND ST
CUMBERLAND STREET
PORTLAND, ME

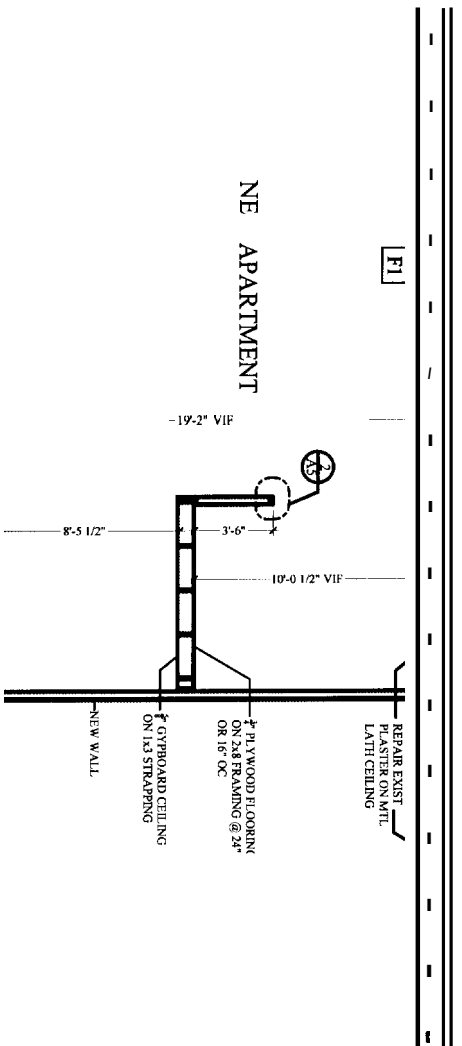
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

OWNER

MEZZANINE
FRAMING PLAN

Revisions:

EXIST APARTMENT

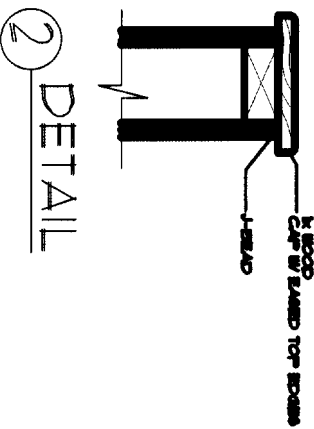
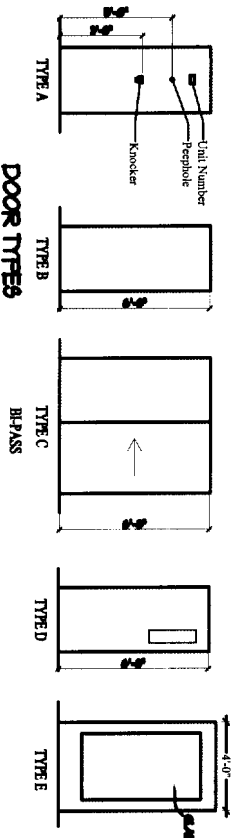


LIST BASEMENT

1 TYPICAL MEZZANINE SECTION

DOOR SCHEDULE

NO.	TYPE	FINISH	GLASS	GLASS TYPE	OPERATION	LOCKING	OTHER
1	TYPE A	WOOD	6	6	SWING	NO	
2	TYPE B	WOOD	6	6	SWING	NO	
3	TYPE C	WOOD	6	6	SLIDING	NO	
4	TYPE D	WOOD	6	6	SWING	NO	
5	TYPE E	WOOD	6	6	SWING	NO	



2 DETAIL

W1

GA FILE NO. WP 3240 PROPRIETARY 1 HOUR FIRE
UL Design U314
Approx. Weight: 7 pcf
Thickness: 1 1/2"
Finish: UL RHP-EL 94, 128
UL Design U311
UL Design U312
UL Design U313
UL Design U314
UL Design U315
UL Design U316
UL Design U317
UL Design U318
UL Design U319
UL Design U320
UL Design U321
UL Design U322
UL Design U323
UL Design U324
UL Design U325
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UL Design U336
UL Design U337
UL Design U338
UL Design U339
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UL Design U341
UL Design U342
UL Design U343
UL Design U344
UL Design U345
UL Design U346
UL Design U347
UL Design U348
UL Design U349
UL Design U350

W2

GA FILE NO. WP 3510 GENERIC 1 HOUR FIRE - 35 to 39 STC SOUND
UL Design U314
Fire Test: UL R3501-47, -48, 9-17-65, Design U309; UL R1319-128, 7-22-70;
Sound Test: NCC 2404, 10-14-70
UL Design U314
UL Design U315
UL Design U316
UL Design U317
UL Design U318
UL Design U319
UL Design U320
UL Design U321
UL Design U322
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UL Design U349
UL Design U350

W3

GA FILE NO. WP 4132 GENERIC 2 HOUR FIRE
UL Design U314
Approx. Weight: 13 pcf
Thickness: 6 1/2"
Finish: UL RHP-EL 94, 128
UL Design U311
UL Design U312
UL Design U313
UL Design U314
UL Design U315
UL Design U316
UL Design U317
UL Design U318
UL Design U319
UL Design U320
UL Design U321
UL Design U322
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UL Design U349
UL Design U350

W4

ONE-HOUR WALL MEMBRANE
(Based on UL Design U 301)
The membrane consists of 2 layers of 1/2" Type X gypsum board directly applied to framing or lath. 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 1/2" Type W or S applied either parallel or at right angles to the framing. The face layer of gypsum board is applied either parallel or at right angles to the framing and attached with Type W or S applied either parallel or at right angles to the framing. The face layer of gypsum board is finished to Level 1 as specified in UL-214, Layers of Gypsum Board Finish.

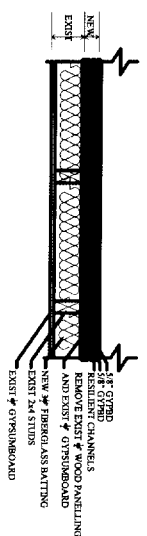
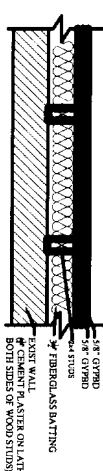
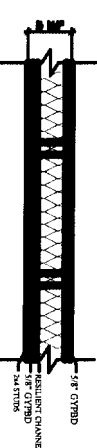
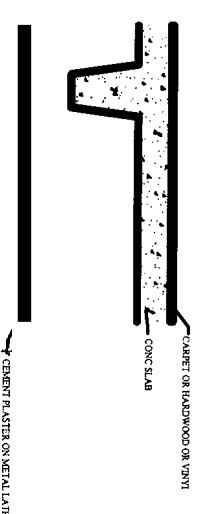
W5

ONE-HOUR WALL MEMBRANE
(Based on UL Design U 301)
The membrane consists of 2 layers of 1/2" 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. and attached with 1 1/2" Type W or S applied either parallel or at right angles to the framing. The face layer of gypsum board is applied either parallel or at right angles to the framing and attached with Type W or S applied either parallel or at right angles to the framing. The face layer of gypsum board is finished to Level 1 as specified in UL-214, Layers of Gypsum Board Finish.

STC RATING
W1 = 50-54 STC (tested)
W2 = 35-39 STC (tested)
W3 = 40-44 STC (tested)
W4 = 40-44 STC (tested)
W5 = 40-44 STC (tested)
It is our assumption that this assembly will be equal or better (because of the increased mass of gypsumboard) of sound reduction than W1

F1

EXISTING FLOOR/CEILING ASSEMBLY
STC = 48 FOR 4" CONC SLAB ONLY
(National Bureau of Standards NBS # 808, 1984.)
Exist conc slab.
Cement Plaster on Metal Lath hung below conc. slab.
Carpet over conc slab.



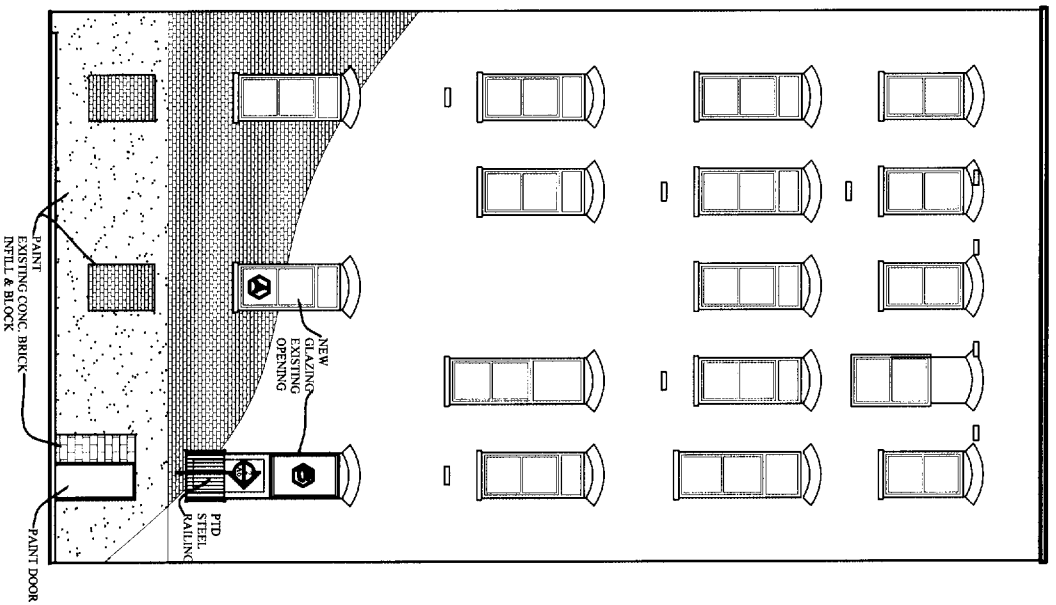
Scale

CUMBERLAND ST
CUMBERLAND STREET
PORTLAND, ME

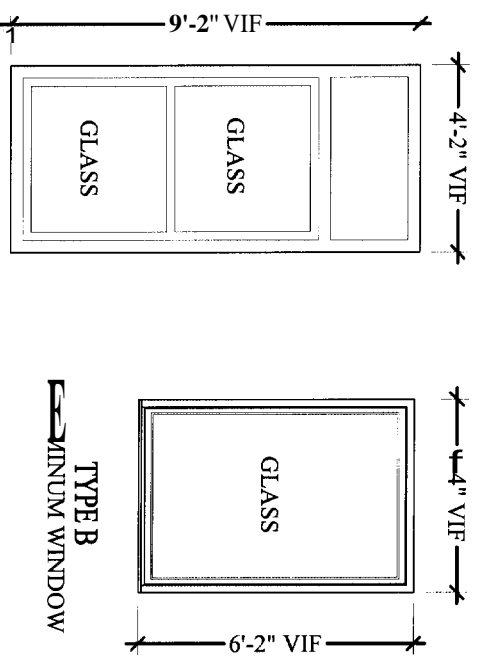
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

TYPICAL MEZZANINE SECTION
DOOR SCHEDULE
WALL TYPES
DETAILS

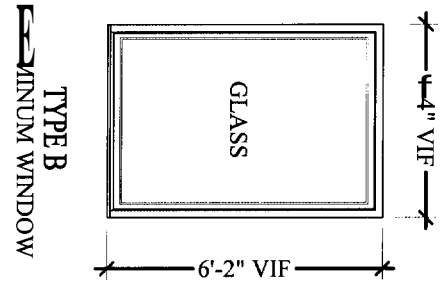
A-5



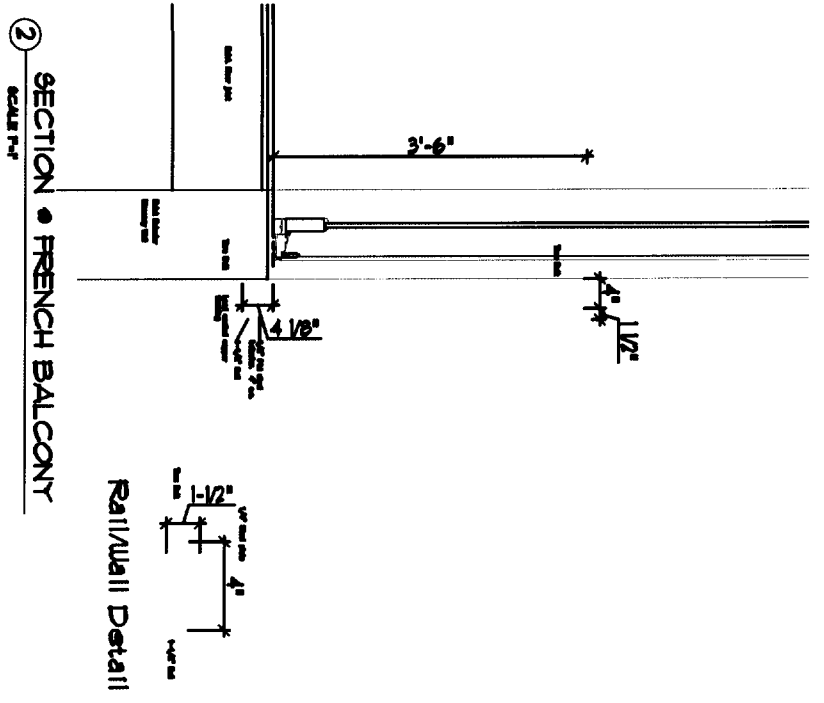
WINDOW SCHEDULE



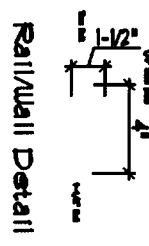
TYPE A
ALUMINUM WINDOW
TO MATCH EXIST WINDOWS



TYPE B
ALUMINUM WINDOW



SECTION • FRENCH BALCONY
SCALE: 1/4\"/>



Railing/Wall Detail

Date	AUGUST 7,	Scale	1/8" = 1'-0"
Revisions:			

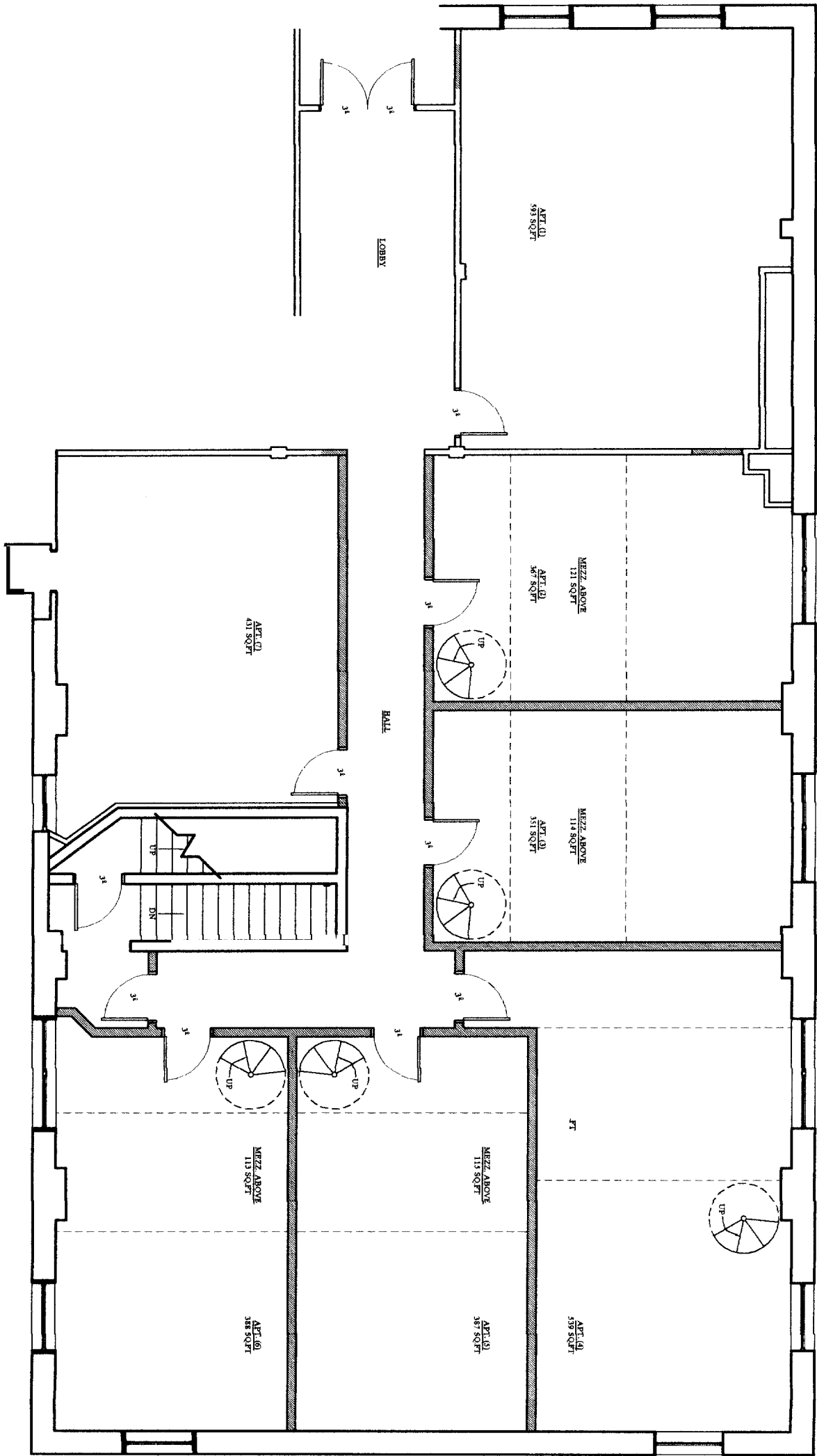
CUMBERLAND ST
CUMBERLAND STREET
PORTLAND, ME

ARCHETYPE, P.A. ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

OWNER:

A-6

REAR ELEVATION
WINDOW SCHEDULE
DETAILS



① FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 3417 GROSS
 SQ. FT.

A-1	PROPOSED	Date OCT, 2005	Scale AS NOTED	Project	ARCHITECTS, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	OWNER
	PLAN	Revisions		The Earl - 341 Cumberland Ave.		
				CUMBERLAND AVENUE PORTLAND, ME		

DESCRIPTION AS PER SURVEY

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE NORTHWESTERLY SIDE OF CUMBERLAND AVENUE IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY CORNER OF CUMBERLAND AVENUE AT THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO MADELINE A. MARPOLIANO BY ANTHONY J. MARPOLIANO BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 11888 PAGE 239, SAID PARCEL OF LAND BEING THE SOUTH-EASTERLY CORNER OF THE BUILDING LOCATED ON THE PREMISES HERIN DESCRIBED AND DISTANT 174.72 FEET TO THE EAST ALONG SAID STREET LINE FROM A CITY MONUMENT AT OR NEAR THE INTERSECTION WITH PREBLE STREET.

THENCE S 67° 22' 30" W ALONG SAID SIDE LINE OF CUMBERLAND AVENUE 56.20 FEET TO THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF CASCO PAPER BOX REALTY ASSOCIATES, SAID POINT BEING ON THE EASTERLY FACE OF THE BUILDING LOCATED ON LAND OF SAID REALTY ASSOCIATES;

THENCE N 25° 53' 30" W ALONG SAID REALTY ASSOCIATES LAND BY THE EASTERLY FACE OF THE BUILDING THEREON, 101.63 FEET TO THE CORNER OF BUILDING;

THENCE N 71° 24' 40" E ALONG SAID REALTY ASSOCIATES LAND BY THE SOUTHERLY FACE OF THE BUILDING THEREON 12.37 FEET TO THE CORNER OF BUILDING;

THENCE N 86° 12' 50" E ACROSS THE REMAINS OF A 12' EIGHT INCH PASSAGEWAY LEADING TO PORTLAND STREET 12.37 FEET TO THE WESTERLY BOUNDARY OF LAND NOW OR FORMERLY OF WILLIAM J. DOWD;

THENCE S 26° 44' 00" E ALONG SAID DOWD LAND 174 FEET TO A POINT ON THE NORTHERLY FACE OF THE BUILDING SITUATED ON THE PREMISES HEREIN DESCRIBED;

THENCE N 67° 31' 30" E ALONG SAID DOWD LAND 37' SAID NORTHERLY FACE OF BUILDING, 30.14 FEET TO THE NORTHEAST CORNER OF SAID BUILDING;

THENCE S 26° 27' 05" E ALONG SAID DOWD LAND AND SAID MARPOLIANO LAND 94.81 FEET TO THE POINT OF BEGINNING, CONTAINING 5,377 SQUARE FEET.

TOGETHER WITH A RIGHT OF WAY IN COMMON WITH OTHERS IN THAT MASSACHUSETTS BOUNDARY BEING PARTIALLY BOUNDED IN THAT AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF PORTLAND STREET AND THE NORTHWESTERLY CORNER OF LAND CONVEYED TO CASCO PAPER BOX REALTY ASSOCIATES BY DEED RECORDED IN CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 4402 PAGE 235;

THENCE S 26° 44' 00" E ALONG SAID LAND OF CASCO PAPER BOX REALTY ASSOCIATES 87.31 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF THE ABOVE DESCRIBED PREMISES;

THENCE N 86° 12' 50" E ALONG SAID NORTHERLY BOUNDARY OF LAND NOW OR FORMERLY OF WILLIAM J. DOWD;

THENCE N 26° 44' 00" W ALONG SAID DOWD LAND 55.88 FEET TO A POINT ON THE SAID SIDE LINE OF PORTLAND STREET;

THENCE N 86° 12' 50" W ALONG SAID SIDE LINE OF PORTLAND STREET 13.85 FEET TO THE POINT OF BEGINNING.

CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF MAINE, CERTIFIES TO (1) WADSWORTH CORPORATION, ET AL, ET AL, ET AL, INC., ITS SUCCESSOR AND ASSIGNS AND (2) FIRST AMERICAN TITLE INSURANCE COMPANY AS FOLLOWS:

THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE GROUND JUNE 23, 1997 AND IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS SET FORTH IN THE MASSACHUSETTS LAND SURVEYING ACT AND MAPS ACT, AS AMENDED, AND THE ACTS AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS DEFINED THEREIN, AND INCLUDES DEVS. 2, 3, 4, 6, 8, 9, 10, 11, AND 13 OF TABLE A HEREBY.

THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED JULY 1, 1997, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY ARE SHOWN ON THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED.

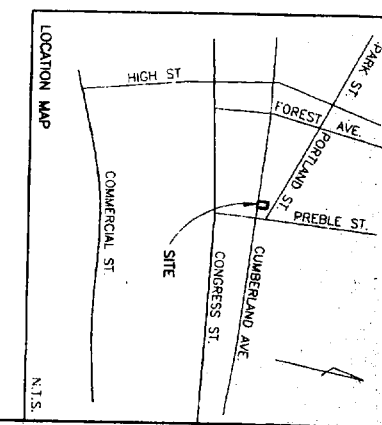
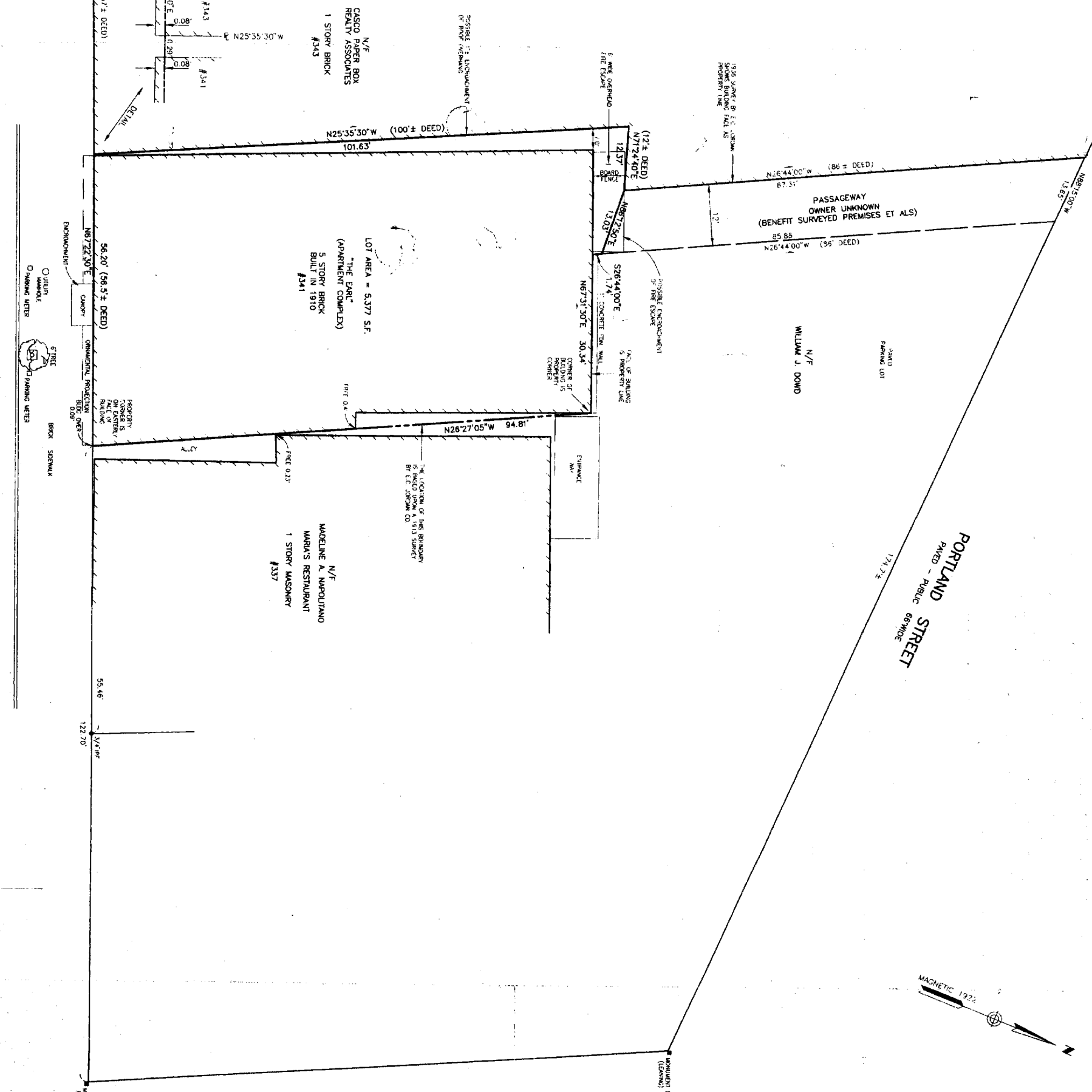
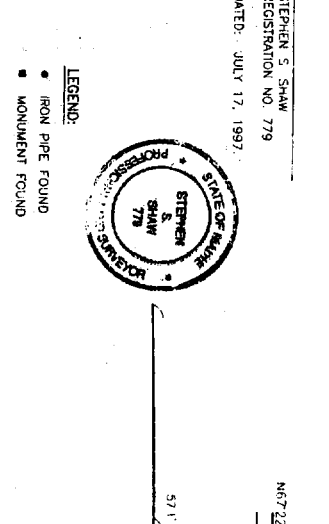
APPROPRIATE RECORDING REFERENCES TO THE STATE OF MAINE RECORDS MATTERS CAN BE LOCATED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM STANDARD PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.

TO THE BEST OF OUR KNOWLEDGE THE SUBJECT PROPERTY DOES NOT SERVE AN ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR NEGATIVES OR EGRESS.

THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE C AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. [THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA.]

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

STEPHEN S. SHAW
REGISTRATION NO. 779
DATED: JULY 17, 1997.



- NOTES:**
- 1) OWNER OF RECORD: WADSWORTH CORPORATION, C.C.R.D. BOOK 11912, PAGE 218
 - 2) THE SURVEYED PREMISES IS WITHIN ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250051 0015 B (JULY 17, 1986).
 - 3) THE SURVEYED PREMISES CONTAINS 5,377 SQUARE FEET.
 - 4) THE BUILDING, ITS PROJECTIONS, ENCROACH SIGHTLY UPON CUMBERLAND AVENUE WHICH IS A TYPICAL SITUATION WITH RESPECT TO OLD BUILDINGS IN PORTLAND.
 - 5) ZONING DISTRICT: B-3
 - 6) MINIMUM LOT SIZE: NONE
 - 7) MINIMUM STREET FRONTAGE: 15 FT
 - 8) STREET WALL BUILD TO LINE: 5 FT
 - 9) MINIMUM YARD DIMENSIONS: NONE
 - 10) MAXIMUM LOT COVER: NONE
 - 11) MAXIMUM BUILDING HEIGHT: 35 FT
 - 12) MINIMUM BUILDING HEIGHT: 10 FT
 - 13) IN HEIGHT WITHIN 50 FT OF STREET FRONTAGE
 - 14) MAXIMUM HEIGHT OF STRUCTURES: 65 FT
 - 15) THERE ARE NO PARKING REQUIREMENTS FOR THE PROPERTY, BUT TO THE BEST OF MY KNOWLEDGE, THE PROPERTY COMPLIES WITH ZONING REQUIREMENTS.

REV. 11/17/97 I.M.S. CHANGES

ALTA/ACSM LAND TITLE SURVEY

ON
CUMBERLAND AVENUE, PORTLAND, MAINE

MADE FOR
WADSWORTH CORPORATION
28 PREBLE STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	SSS	Date		Job No.	
Trace By	JLW	July 1, 1997		94131P	
Check By	SSS	Scale		Dwg. No.	
Book No.	812	1" = 10'			